

PLAT RECORDING SHEET

PLAT NAME: Candela South Sec 4

PLAT NO: _____

ACREAGE: 15.51

LEAGUE: John Foster 2-1/2 Leagues Grant

ABSTRACT NUMBER: A-26

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 60

NUMBER OF RESERVES: 3

OWNERS: JDS Nursery Tract South, LLC.

(DEPUTY CLERK)

DISTRICT NAMES	
FBC ASSISTANCE	FBC ASSISTANCE DISTRICT NO. 11
WCID	N/A
MUD	FBCMUD No. 229
LID	N/A
OID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR CISD
FIRE	FORT BEND COUNTY ESD 4
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY

RESTRICTED RESERVE [A]
Restricted to Landscape, Open
Space & Incidental Utility
Purposes Only
0.69 AC
29,851 Sq Ft

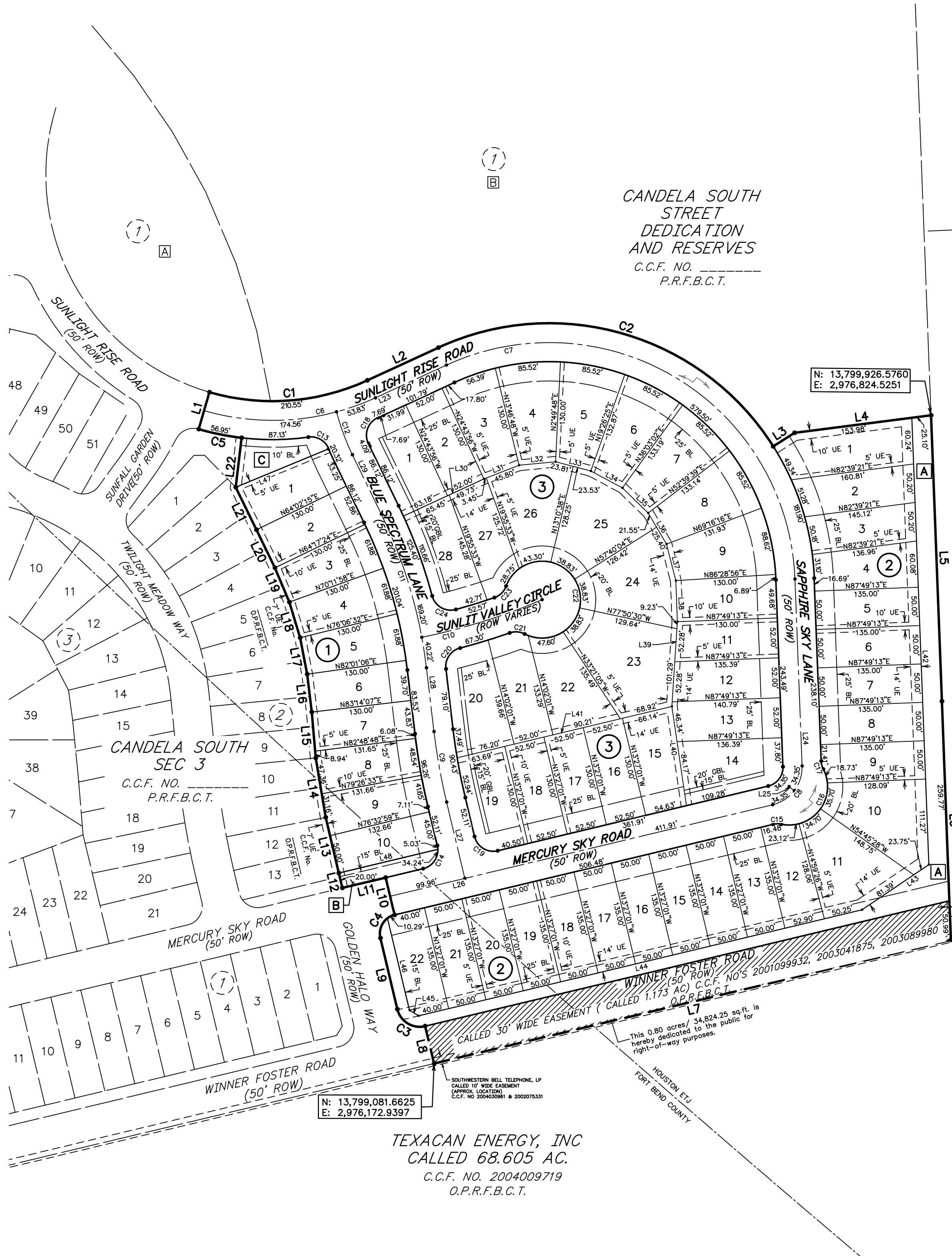
RESTRICTED RESERVE [B]
Restricted to Landscape, Open
Space & Incidental Utility
Purposes Only
0.06 AC
2,525 Sq Ft

RESTRICTED RESERVE [C]
Restricted to Landscape, Open
Space & Incidental Utility
Purposes Only
0.10 AC
4,330 Sq Ft

Line Table		
Line	Bearing	Distance
L1	N16°09'38"E	50.00'
L2	N65°16'04"E	101.79'
L3	N57°36'43"E	32.97'
L4	N82°39'21"E	179.08'
L5	S02°10'47"E	372.64'
L6	S02°08'45"E	310.76'
L7	S76°32'59"W	691.50'
L8	N13°27'01"W	50.00'
L9	N13°27'01"W	95.00'
L10	N13°27'01"W	50.00'
L11	S76°32'59"W	57.98'
L12	N13°27'01"W	20.00'
L13	N13°08'05"W	74.29'
L14	N09°36'21"W	78.52'
L15	N04°56'12"W	59.84'
L16	N06°53'13"W	49.68'
L17	N10°56'11"W	48.45'
L18	N16°50'45"W	48.45'
L19	N22°45'19"W	48.45'
L20	N25°57'27"W	54.93'
L21	N25°57'45"W	61.58'
L22	N06°42'10"E	64.86'
L23	N65°42'04"E	101.79'
L24	S02°10'47"E	243.49'

Line Table		
Line	Bearing	Distance
L25	S52°48'54"E	8.61'
L26	S76°32'59"W	511.87'
L27	S13°27'01"E	102.11'
L28	S06°45'53"E	83.53'
L29	S25°57'45"E	86.12'
L30	N65°16'04"E	115.18'
L31	N68°46'00"E	49.24'
L32	N84°31'30"E	47.67'
L33	S75°25'20"E	47.34'
L34	S61°52'32"E	46.79'
L35	S45°41'41"E	46.75'
L36	S30°30'00"E	46.95'
L37	S14°20'59"E	49.13'
L38	N02°13'40"W	53.54'
L39	N03°44'29"E	110.53'
L40	N08°23'21"W	130.51'
L41	S76°32'59"W	287.33'
L42	S02°10'47"E	582.00'
L43	N55°53'54"E	105.13'
L44	S76°32'59"W	593.16'
L45	S58°27'01"E	14.14'
L46	N13°27'01"W	122.91'
L47	N65°73'30"E	130.88'
L48	N76°32'59"E	132.43'

Curve Table					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	295.00'	40°53'34"	210.55'	N85°42'51"E	206.10'
C2	345.00'	82°20'39"	495.83'	S73°33'37"E	454.24'
C3	30.00'	90°00'00"	47.12'	N58°27'01"W	42.43'
C4	25.00'	90°00'01"	39.27'	N31°32'59"E	35.36'
C5	345.00'	9°27'28"	56.95'	N78°34'06"W	56.88'
C6	320.00'	40°53'34"	228.39'	N85°42'51"E	223.57'
C7	320.00'	112°33'09"	628.61'	N58°27'21"W	532.30'
C8	50.00'	78°43'46"	68.70'	N37°11'06"E	63.43'
C9	800.00'	6°41'08"	93.35'	S10°06'27"E	93.29'
C10	800.00'	11°45'34"	164.19'	N72°39'02"E	163.90'
C11	625.00'	19°11'52"	209.41'	N16°21'49"W	208.44'
C12	300.00'	11°21'45"	59.49'	S20°16'52"E	59.40'
C13	25.00'	75°23'13"	32.89'	N60°04'28"W	30.57'
C14	25.00'	90°00'00"	39.27'	N31°32'59"E	35.36'
C15	25.00'	24°57'05"	10.89'	S89°01'32"W	10.80'
C16	50.00'	128°37'55"	112.25'	N37°11'06"E	90.12'
C17	25.00'	24°57'05"	10.89'	S14°39'19"E	10.80'
C18	25.00'	91°39'18"	39.99'	S20°43'03"W	35.86'
C19	25.00'	90°00'00"	39.27'	S58°27'01"E	35.36'
C20	25.00'	82°05'39"	35.82'	S34°16'56"W	32.83'
C21	25.00'	46°16'36"	20.19'	N86°12'22"W	19.65'
C22	50.00'	276°19'00"	241.13'	N21°13'34"W	66.71'
C23	25.00'	50°17'28"	21.94'	N45°45'40"E	21.25'
C24	25.00'	90°17'54"	39.40'	S60°03'28"E	35.45'



KEVIN HARRIS
CALLED 25.7368 AC.
C.C.F. NO. 9645246
O.P.R.F.B.C.T.

TODD HARMON, et ux
CALLED 38.452 AC.
C.C.F. NO. 2011075985
O.P.R.F.B.C.T.

TEXACAN ENERGY, INC
CALLED 68.605 AC.
C.C.F. NO. 2004009719
O.P.R.F.B.C.T.

- LEGEND:
- AC. "Acres"
 - BL. "Building Line"
 - C.C.F. "County Clerk's File"
 - D.R.F.B.C.T. "Deed Records, Fort Bend County, Texas"
 - FBCMUD "Fort Bend County Municipal Utility District"
 - GBL "Garage Building Line"
 - No. "Number"
 - O.R.F.B.C.T. "Official Records, Fort Bend County, Texas"
 - O.P.R.F.B.C.T. "Official Public Records, Fort Bend County, Texas"
 - P.R.F.B.C.T. "Plat Records, Fort Bend County, Texas"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq. ft. "Square Feet"
 - Stm SE "Storm Sewer Easement"
 - UE "Utility Easement"
 - WLE "Water Line Easement"
 - ③ "Block Number"
 - "Street Name Break"

- GENERAL NOTES:
- The radius on all block corners is 25 feet, unless otherwise noted.
 - One-foot reserve (1' reserve) dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revert in the dedicatory, his heirs, assigns or successors.
 - All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
 - All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
 - Contours shown hereon are based upon NAVD88 datum.
 - All building lines along street right-of-ways as shown on the plat.
 - All easements are centered on lot lines unless shown otherwise.
 - Unless otherwise indicated the building lines (BL) whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
 - Single Family residential shall mean the use of a lot with one building for and containing not more than two separate units with facilities for living, sleeping, cooking and eating there in. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.
 - Each lot shall provide a minimum of two off-street parking spaces per unit. In those instances where a secondary unit is provided, only one additional space shall be provided.
 - This tract is located within the extraterritorial jurisdiction of the City of Houston, Fort Bend County, Texas, Lamar Consolidated Independent School District, Fort Bend County Assistance District No. 11, ESD No. Fort Bend County MUD No. 229, and Fort Bend County Drainage District.
 - Per the Flood Insurance Rate Map (FIRM) No. 48157C0115L for Fort Bend County, Texas dated April 2, 2014, Candela South Sec 4 is located within Unshaded Zone "X" defined as areas determined to be outside the 0.2% annual chance Floodplain.
 - The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage District Criteria Manual which allows street ponding with intense rainfall events.
 - The top of all floor slabs shall be a minimum of 113.50' feet above mean sea level (NAVD 88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.
 - Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
 - Elevations shown hereon are based on NGS Monument "K 806 Reset". Being a brass disk found in concrete. Location as described by NGS data sheet being 6.7 miles North of Rosenberg, 0.25 miles West along the Atchison, Topeka, and Santa Fe Railway from the station at Rosenberg, thence North 4.95 miles North along F.M. Highway 723, thence 1.5 miles Northwest along F.M. Highway 359, 0.35 mile South of the junction of Winner-Foster Road West, 0.1 mile South of the junction of a driveway West to McMillan Ranch, 50.5 feet East of the centerline of the Road, 112.5 feet East-Northeast and across the road from the "T" junction power pole 257, 138 feet South-Southeast of the center of the center of the East end of a 36-inch pipe culvert, 0.5 foot East of a fence, 1.5 feet North of a witness post. Elevation = 110.48 (NAVD88).
 - The coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.99987659.
 - This property lies within lighting zone L23 according to the "Orders for Regulation of Outdoor Lighting".
 - All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
 - All property to drain into the drainage easement only through an approved drainage structure.
 - All lots shall have adequate wastewater collection service.
 - A minimum distance of 10' shall be maintained between residential dwellings.
 - Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
 - Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owners expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - This plat was prepared from information furnished by Alamo Title Company, GF No. ATHCS23002626, Effective Date February 6, 2024. The surveyor has not abstracted the above property.
 - There are no pipelines nor pipeline easements within the limits of the subdivision.
 - All utility easements are fourteen feet (14') wide unless otherwise noted.

CANDELA SOUTH SEC 4

A SUBDIVISION OF 15.51 ACRES OF LAND
OUT OF THE
JOHN FOSTER 2-1/2 LEAGUES GRANT, A-26
FORT BEND COUNTY, TEXAS

60 LOTS 3 RESERVES 3 BLOCKS
DECEMBER 2023

DEVELOPER/OWNER:
JDS Nursery Tract South, LLC.
5005 Riverway Drive, Ste 500
HOUSTON, TEXAS 77056
(713)-917-9757

ENGINEER/SURVEYOR/PLANNER:

