PLAT RECORDING SHEET

PLAT NAME:	Candela South Sec 4
PLAT NO:	
ACREAGE:	15.51
LEAGUE:	John Foster 2-1/2 Leagues Grant
ABSTRACT NU	UMBER: A-26
NUMBER OF E	DLOCKS. 2
NUMBER OF E	
NUMBER OF I	OTS: 60
NUMBER OF F	RESERVES: 3
OWNERS: JD	OS Nursery Tract South, LLC.
(DEPUTY CLERK)	

COUNTY OF FORT BEND					
We, JDS Nursery Tract South, LLC., a corporation, its managing member, ow map of CANDELA SOUTH SEC 4, do lines, dedications, restrictions, and not (except those streets designated as and public places shown thereon fo successors, and assigns to warrant are	mer hereinafter referr nereby make and est otations on said map private streets, or p r the purposes and	ed to as Owners of ablish said subdivision os or plat and herebermanent access eas considerations there	the 15.51 acre tract n and development by dedicate to the sements), alleys, par in expressed; and	described in the about the described in the property use of the public forks, water courses, or	ove and foregoin according to o rever, all street drains, easement
FURTHER, Owners have dedicated ar unobstructed aerial easements. The (10' 0") perimeter ground easements six inches (5' 6") for sixteen feet (upward, located adjacent to and adj indicated and depicted hereon, whereb	aerial easements shal or seven feet, six inc 16' 0") perimeter gr oining said public uti	ll extend horizontally hes (7' 6") for fourte ound easements, fro lity easements that	an additional eleven een feet (14' 0") per m a plane sixteen are designated with	feet, six inches (11' imeter ground easem feet (16' 0") above aerial easements (U	6") for ten fee ents or five fee the ground leve
FURTHER, Owners have dedicated ar unobstructed aerial easements. The back—to—back ground easements or e for sixteen feet (16' 0") back—to—badjacent to both sides and adjoining and depicted hereon, whereby the aerial	aerial easements sheight feet (8' 0") for ack ground easemen said public utility eas	nall extend horizontal fourteen feet (14'0 ts, from a plane si ements that are des	ly an additional ten ") back-to-back gro xteen feet (16' 0") ignated with aerial e	feet (10'0") for to bund easements or s above ground level	ten feet (10'0' even feet (7'0' upward, locate
FURTHER, Owners do hereby declare the single family residential dwelling units terms and conditions of such restrictions.	thereon (or the place				
FURTHER, Owners do hereby covenan prevent the drainage of any septic to ditch, either directly or indirectly.					
FURTHER, We do hereby covenant ardrainage easement, ditch, gully, creel clear of fences, buildings, excessive that such abutting property shall no structure.	k or natural drainage vegetation and other	e way shall hereby b obstructions to the	e restricted to keep operations and mai	such drainage way: ntenance of the dra	s and easement inage facility an
FURTHER, We do hereby dedicate to bayous, creeks, gullies, ravines, draws County or any other governmental ag of construction and maintenance of d	and drainage ditche ency shall have the r	s located in said su ight to enter upon s	bdivision, as easeme	ents for drainage pur	poses. Fort Ben
FURTHER, We do hereby acknowledge Bend County, Texas", and do here Commissioners Court on March 23, 20	by covenant and ag	gree and shall com			
IN TESTIMONY WHEREOF, JDS Nurse thereunto authorized,	ry Tract South, LLC.	has caused these pre	esents to be signed	by L. Michael Cox, Pr	resident,
this day of	, 2023				
DS Nursery Tract South, LLC.					
By: Memorial Development Services, Inc a Texas corporation, its managing men					
Ву:					
L. Michael Cox, President					
STATE OF TEXAS § COUNTY OF FORT BEND §					
BEFORE ME, the undersigned authority, of subscribed to the foregoing instrument expressed.				·	
GIVEN UNDER MY HAND AND SEAL OF OF	FICE, this	day of	, 2023.		
		_			
Notary Public in and for the State of Te	xas				
Print Name		-			
My commission expires:		_			
This is to certify that the Planning SEC 4 in conformance with the laws o		-			
recording of this plat this			•	, u	2337577204 (11
By: Martha L. Stein	or	M. Sonny (
Chair		Vice Chairr	nan		

Margaret Wallace Brown AICP, CNU-A

STATE OF TEXAS

I, Devin P. Espinosa, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.

Devin P. Espinosa P.E. Professional Engineer No. 139534

I, Chris D. Kalkomey, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

Chris D. Kalkomey Texas Registration No. 5869 Registered Professional Land Surveyor

THE STATE OF TEXAS

COUNTY OF FORT BEND

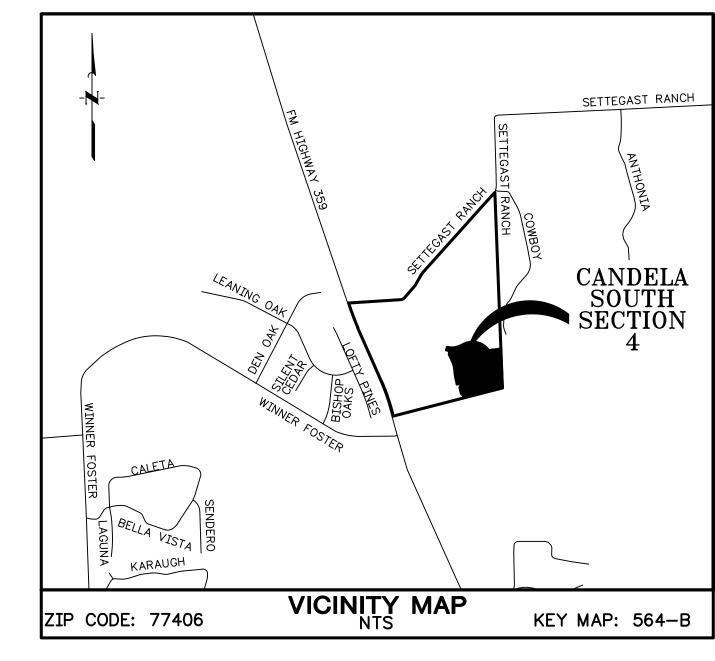
I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on _______, 202_, at ______ o'clock in Plat

lumber(s) ______ of the Plat Records of said County.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard Fort Bend County, Texas

> By:____ Deputy



I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners' Court. However, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or any other area or subdivision within the watershed.

	J. Stacy Slawinski, P.E. Fort Bend County Engineer	Date	
OVED by the Commissioners' Co	urt of Fort Bend County, Texo	as, this day of	, 202
Vincent M. Morales, Jr. Commissioner, Precinct 1		Grady Prestage Commissioner, Precinct 2	
KP George County Judge			
W.A. "Andy" Meyers Commissioner, Precinct 3		Kendric D. Jones Commissioner, Precinct 4	

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

ENGINEER/SURVEYOR/PLANNER:



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

DISTRICT NAMES				
FBC ASSISTA	FBC ASSISTANCE FBC ASSISTANCE DISTRICT NO.			
WCID		N/A		
MUD		FBCMUD No. 229		
LID		N/A		
DID		FORT BEND COUNTY DRAINAGE DISTRICT		
SCHOOL		LAMAR CISD		
FIRE		FORT BEND COUNTY ESD 4		
IMPACT FEE AR	EA	N/A		
CITY OR CITY	ETJ	HOUSTON ETJ		
UTILITIES CC	٠.	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 2,525 Sq Ft

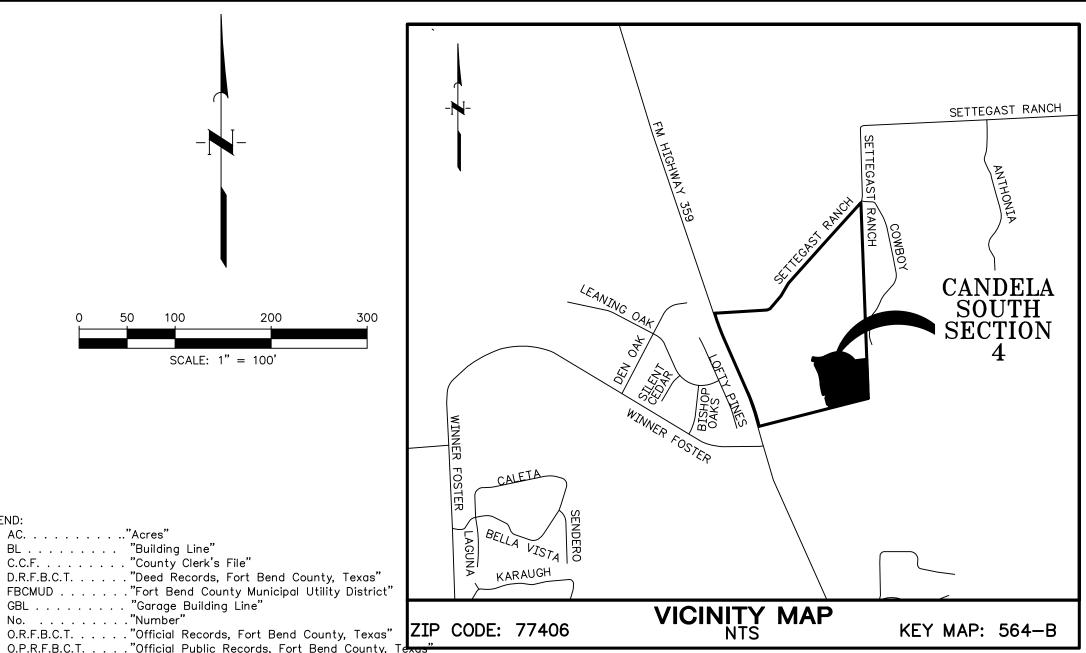
RESTRICTED RESERVE C Restricted to Landscape, Open Space & Incidental Utility Purposes Only 4,330 Sq Ft

	Line Table			Line Tabl	е
Line	Bearing	Distance	Line	Bearing	Distance
L1	N16*09'38"E	50.00'	L25	S52°48'54"E	8.61
L2	N65°16'04"E	101.79	L26	S76°32'59"W	511.87
L3	N57°36'43"E	32.97'	L27	S13°27'01"E	102.11
L4	N82°39'21"E	179.08'	L28	S06°45'53"E	83.53'
L5	S02°10'47"E	372.64	L29	S25°57'45"E	86.12
L6	S02°08'45"E	310.76	L30	N65°16'04"E	115.18
L7	S76*32'59"W	691.50'	L31	N68*46'00"E	49.24
L8	N13°27'01"W	50.00'	L32	N84°31'30"E	47.67
L9	N13°27'01"W	95.00'	L33	S75°25'20"E	47.34
L10	N13°27'01"W	50.00'	L34	S61°52'32"E	46.79
L11	S76*32'59"W	57.98'	L35	S45°41'41"E	46.75
_12	N13°27'01"W	20.00'	L36	S30°30'00"E	46.95
L13	N13°08'05"W	74.29'	L37	S14*20'59"E	49.13
_14	N09°36'21"W	78.52'	L38	N02°13'40"W	53.54'
L15	N04°56'12"W	59.84'	L39	N03°44'29"E	110.53
L16	N06°53'13"W	49.68'	L40	N08°23'21"W	130.51
L17	N10°56'11"W	48.45'	L41	S76*32'59"W	287.33
L18	N16°50'45"W	48.45'	L42	S02°10'47"E	582.00'
L19	N22°45'19"W	48.45'	L43	N55°53'54"E	105.13
L20	N25*57'27"W	54.93'	L44	S76*32'59"W	593.16
L21	N25°57'45"W	61.58'	L45	S58*27'01"E	14.14'
L22	N06°42'10"E	64.86'	L46	N13°27'01"W	122.91'
L23	N65°16'04"E	101.79	L47	N67°33'06"E	130.88
L24	S02°10'47"E	243.49	L48	N76°32'59"E	132.43

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	295.00'	40°53'34"	210.55'	N85°42'51"E	206.10'	109.98'
C2	345.00'	82°20'39"	495.83'	S73*33'37"E	454.24'	301.73'
C3	30.00'	90°00'00"	47.12'	N58 ° 27'01"W	42.43'	30.00'
C4	25.00'	90°00'01"	39.27'	N31°32'59"E	35.36'	25.00'
C5	345.00'	9 ° 27'28"	56.95'	N78*34'06"W	56.88'	28.54'
C6	320.00'	40°53'34"	228.39'	N85*42'51"E	223.57'	119.30'
C7	320.00'	112'33'09"	628.61'	N58°27'21"W	532.30'	479.39'
C8	50.00'	78*43'46"	68.70'	N37°11'06"E	63.43'	41.02'
С9	800.00'	6*41'08"	93.35'	S10°06'27"E	93.29'	46.73'
C10	800.00'	11*45'34"	164.19'	N72*39'02"E	163.90'	82.39'
C11	625.00'	19"11'52"	209.41'	N16°21'49"W	208.44'	105.70'
C12	300.00'	11°21'45"	59.49'	S2016'52"E	59.40'	29.84'
C13	25.00'	75 ° 23 ' 13"	32.89'	N60°04'28"W	30.57'	19.32'
C14	25.00'	90°00'00"	39.27'	N31°32'59"E	35.36'	25.00'
C15	25.00'	24*57'05"	10.89'	S89*01'32"W	10.80'	5.53'
C16	50.00'	128*37'55"	112.25'	N37°11'06"E	90.12'	103.97
C17	25.00'	24*57'05"	10.89'	S14°39'19"E	10.80'	5.53'
C18	25.00'	91 ° 39'18"	39.99'	S20°43'03"W	35.86'	25.73'
C19	25.00'	90°00'00"	39.27'	S58°27'01"E	35.36'	25.00'
C20	25.00'	82°05'39"	35.82'	S34°16'56"W	32.83'	21.77'
C21	25.00'	46"16'36"	20.19'	N86°12'22"W	19.65'	10.68'
C22	50.00'	276 ° 19'00"	241.13'	N21°13'34"W	66.71	44.77'
C23	25.00'	50°17'28"	21.94'	N45°45'40"E	21.25'	11.74'
C24	25.00'	90°17'54"	39.40'	S60°03'28"E	35.45'	25.13'

	(1) B	LEGEND: AC
	CANDELA SOUTH	BL C.C.F D.R.F.B.C.
	STREET DEDICATION	FBCMUD
A	AND RESERVES	No O.R.F.B.C.
	C.C.F. NO P.R.F.B.C.T.	O.P.R.F.B.C.
		ROW SSE Sa. ft
SINTEGE	C2	Sq. ft Stm SE . UE
De la companya della companya della companya de la companya della	2 315E ROAD - C7	WLE
48 C1 SUNLI	GHT ROW) 56.39 85.52	N: 13,799,926.5760 E: 2,976,824.5251
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50 51 C5 10' BL	7.69' (1) 2 8 8 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	GENER 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Ch 60, 10, Br 10	1 8 5 7 4 1 33 7 1 33 7 7 9 1 33 7 7 9 1 33 7 1 33	$\begin{array}{cccccccccccccccccccccccccccccccccccc$
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2 NEATON OF SOLUTION OF SOLUTI	26 100 25 21.55'- 216 ME 13.93'	N82'39'21"E 5) Co 8 145.12' 5) All
3 B NEAT 124 TE SOO SE 8	27 5 6 27 5 6 27 5 6 5 6 7 5 6	8) Ur
10 / 89 I	2 N86'28'56"E	9) Sin th co
4	25' BL N86'28'56"E 130.00' A271' S2 CIRCLE N86'28'56' A LE N86'28' A LE N86' A L	1 135.00' ac
5 % S W S W S W S W S W S W S W S W S W S	SUNLIT VAN VARIE 129.64. 129.64. 129.64. 201	$\wp = \frac{10.000 \text{ MeV}}{1.3\% \text{ meV}}$ CALLED 25.7368 AC.
	23 2 N87'49'13"E- 1	O.P.R.F.B.C.T. ar
7 N82'01'06 E 130.00'		ev 5 7 4 100 14) Th
39 N83"4" 130.00"	3 5 1 5 1 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	th 135.00' 50 150
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38 SEC 3	14 18 14 16 18 18 18 18 18 18 18 18 18 18 18 18 18	m 9 10 m fe
C.C.F. NO 10 P.R.F.B.C.T.	17 80 1 1 109 28 L25 34 35 5	ce 128.09' 128.09' 17) Th
7 18 11 6.32.5 17.6.32.5 18.00	7.11 52.50 52.50 54.63 50.50 52.50 411.91 - C15	18) Th 19) All
12 % % 15 %	52.50' 52.50' 52.50' 52.50' 40.50' 50.00' 50.00' 16.48' 23.12' 1	20) All 22) A 23) Sir
20	\[\begin{align*} \begin{align*} & \delta & \delt	(SEE NOTE SEE NOTE SE
23 22		Obligation of the state of the
21 / 21 / 2041)	40.00' 50.00' 10.29' 125' BL 225' BL 225' BL 225' 19 SIGN 19 S	an 2.90 The second seco
MERCURY, SKY RUND ODEN (50) ROW ODEN	22 % 21 80 20 8 3 1 1 6 1 50.00 1 50.0	pr 32, 2003041875, 200304 32, 2003041875, 200304 26) Th 27) All
7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	50.00 SOUTH WINNING AC) C.C.C. T. (40)	
\uparrow	17 (CALLED 1.173 OP R.E.B. O. 1.	TODD HARMON, et ux CALLED 38.452 AC.
	CALLED 30, WIDE EASEMENT (CALLED TO A 14,824.25 sq.ft. is the public for hereby dedicated to the public for right-of-way purposes.	C.C.F. NO. 2011075985 O.P.R.F.B.C.T.
11 10 STER ROAD		U.P.K.F.B.C. 1.
11 10 WINNER FOSTER ROAD WINNER FOSTER ROW) (50, ROW) N: 13,799,081 E: 2,976,172.	SOUTHWESTERN BELL TELEPHONE, LP CALLED 10' WIDE EASEMENT (APPROX. LOCATION) C.C.F. NO 2004030961 & 2002075331	
N: 13,799,061 E: 2,976,172.	397 County	
N: 13,799,081 E: 2,976,172.	TEXACAN ENERGY, INC CALLED 68.605 AC.	
	C.C.F. NO. 2004009719	

O.P.R.F.B.C.T.



GBL "Garage Building Line" O.R.F.B.C.T. "Official Records, Fort Bend County, Texas" ZIP CODE: 77406 O.P.R.F.B.C.T. . . . "Official Public Records, Fort Bend County, 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 • "Set 3/4—inch Iron Rod with Cap Stamped "Quiddity Property Corner"

. "Block Number"

AC."Acres" BL "Building Line" C.C.F. "County Clerk's File"

1) The radius on all block corners is 25 feet, unless otherwise noted

2) 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 revest in the dedicator, his heirs, assigns or successors.

- 3) All block corner and cul—de—sac return to tangent radii are twenty—five feet (25'). 4) All cul-de-sac radii are fifty feet (50'), unless otherwise indicated. 5) Contours shown hereon are based upon NAVD88 datum.
- 6) All building lines along street right-of-ways as shown on the plat.
- 7) All easements are centered on lot lines unless shown otherwise.

8) 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. 9) 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

adjacent lot shall be single family residential. 10) 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. 11) 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.

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

12) 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. 13) 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

14) 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. 15) 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.

16) 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 McMillian 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).

17) 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.

18) This property lies within lighting zone LZ3 according to the "Orders for Regulation of Outdoor Lighting".

19) All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.

20) All property to drain into the drainage easement only through an approved drainage structure. 21) All lots shall have adequate wastewater collection service.

22) A minimum distance of 10' shall be maintained between residential dwellings.

23) 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. 24) 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. 25) 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

26) There are no pipelines nor pipeline easements within the limits of the subdivision.

27) 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

(713) - 917 - 9757

3 RESERVES **DECEMBER 2023**

3 BLOCKS

ENGINEER/SURVEYOR/PLANNER:

DEVELOPER/OWNER: JDS Nursery Tract South, LLC. 5005 Riverway Drive, Ste 500 HOUSTON, TEXAS 77056

Registration Nos. F-23290 & 10046100
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000