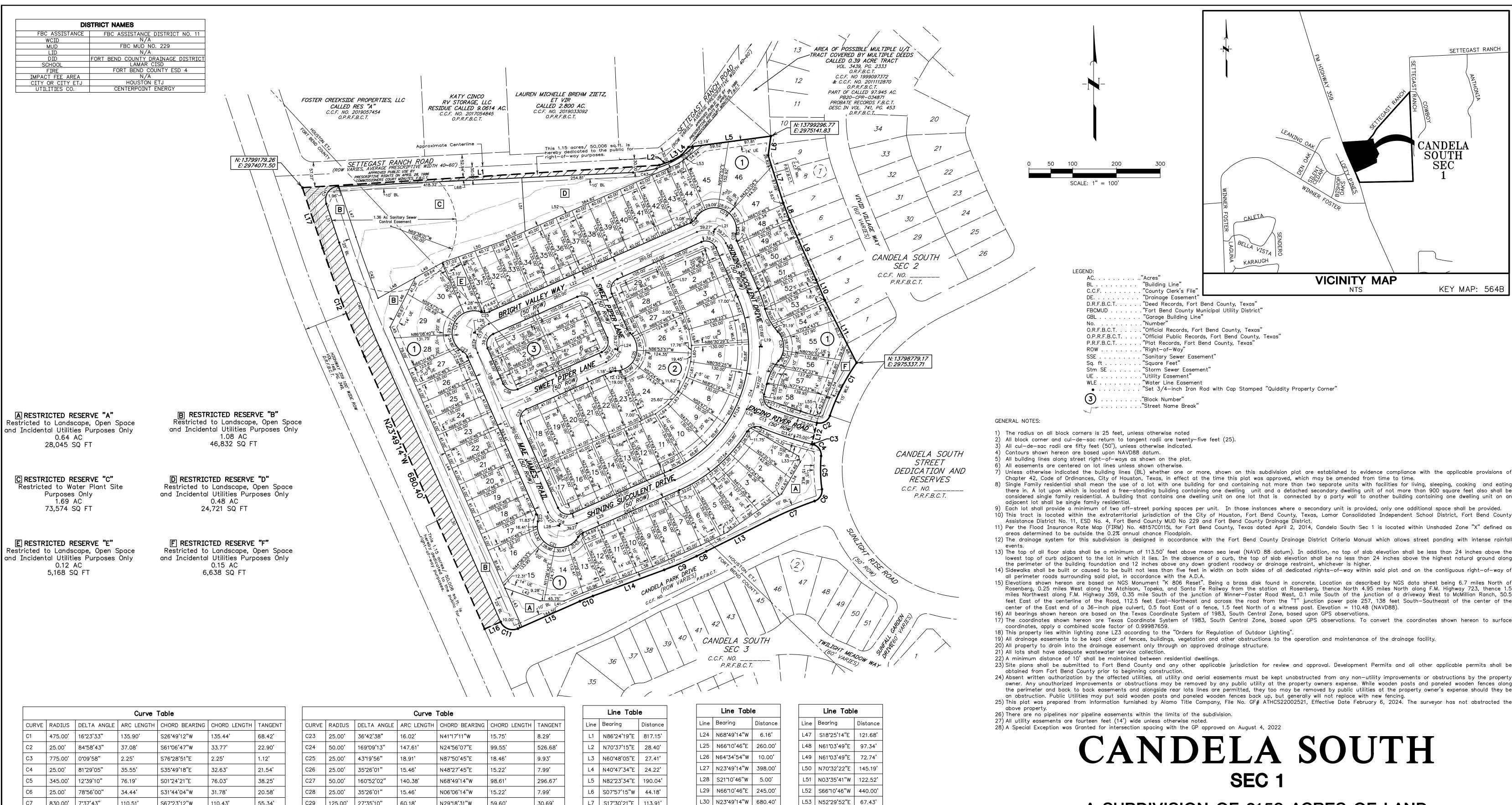
PLAT RECORDING SHEET

PLAT NAME:	Candela South Sec 1									
PLAT NO:										
ACREAGE:	21.53									
LEAGUE:	John Foster 2-1/2 Leagues Grant									
	-									
ABSTRACT NU	UMBER: A-26									
NUMBER OF B	BLOCKS: 3									
NUMBER OF I										
NUMBER OF F										
OWNERS: JD	OS Nursery Tract South, LLC.									
(DEPUTY CLERK)										



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	475.00'	16 ° 23'33"	135.90'	S26°49'12"W	135.44'	68.42'
C2	25.00'	84*58'43"	37.08'	S61°06'47"W	33.77'	22.90'
C3	775.00'	0*09'58"	2.25'	S76°28'51"E	2.25'	1.12'
C4	25.00'	81*29'05"	35.55'	S35°49'18"E	32.63'	21.54'
C5	345.00'	12*39'10"	76.19'	S01°24'21"E	76.03'	38.25'
C6	25.00'	78 ° 56'00"	34.44'	S31°44'04"W	31.78'	20.58'
C7	830.00'	7*37'43"	110.51'	S67°23'12"W	110.43'	55.34'
C8	2,470.00	0*34'35"	24.85'	S63°51'38"W	24.85'	12.42'
C9	800.00'	5*44'26"	80.15'	S67°01'08"W	80.12'	40.11'
C10	500.00'	3*42'35"	32.37'	S68°02'04"W	32.37'	16.19'
C11	30.00'	90'00'00"	47.12'	N68°49'14"W	42.43'	30.00'
C12	2,815.00	5*24'00"	265.31'	N21°07'14"W	265.21	132.75'
C13	750.00'	11°00'27"	144.09'	N70°53'39"W	143.86'	72.27'
C14	325.00'	90'00'00"	510.51'	N21°10'46"E	459.62'	325.00'
C15	50.00'	90'00'00"	78.54'	N68°49'14"W	70.71'	50.00'
C16	50.00'	90'00'00"	78.54'	N21°10'46"E	70.71'	50.00'
C17	50.00'	90'00'00"	78.54'	N21°10'46"E	70.71'	50.00'
C18	50.00'	90'00'00"	78.54'	N68°49'14"W	70.71	50.00'
C19	25.00'	80°31'14"	35.13'	N72°27'56"E	32.31'	21.17'
C20	25.00'	35 ° 26'01"	15.46'	N48°27'45"E	15.22'	7.99'
C21	50.00'	160 ° 52'02"	140.38'	N68°49'14"W	98.61'	296.67
C22	25.00'	35 ° 26'01"	15.46'	N06°06'14"W	15.22'	7.99'
					·	

	Curve Table									
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT				
C23	25.00'	36°42'38"	16.02'	N41°17'11"W	15.75'	8.29'				
C24	50.00'	169°09'13"	147.61'	N24°56'07"E	99.55'	526.68'				
C25	25.00'	43°19'56"	18.91'	N87°50'45"E	18.46'	9.93'				
C26	25.00'	35°26'01"	15.46'	N48°27'45"E	15.22'	7.99'				
C27	50.00'	160°52'02"	140.38'	N68°49'14"W	98.61'	296.67'				
C28	25.00'	35°26'01"	15.46'	N06°06'14"W	15.22'	7.99'				
C29	125.00'	27*35'10"	60.18'	N2918'31"W	59.60'	30.69'				
C30	50.00'	83°36'13"	72.96'	N01°17'59"W	66.66'	44.71				
C31	125.00'	27°35'10"	60.18'	N26°42'32"E	59.60'	30.69'				
C32	25.00'	84°24'19"	36.83'	N25°19'51"W	33.59'	22.67				
C33	25.00'	90°00'00"	39.27	N21°10'46"E	35.36'	25.00'				
C34	25.00'	24°00'06"	10.47'	N77°16'36"E	10.40'	5.31'				
C35	50.00'	136 ° 11'47"	118.85'	N21°10'46"E	92.78'	124.37'				
C36	25.00'	24*00'06"	10.47'	N34°55'04"W	10.40'	5.31'				
C37	25.00'	90°00'00"	39.27	N21°10'46"E	35.36'	25.00'				
C38	25.00'	90°00'00"	39.27	N68°49'14"W	35.36'	25.00'				
C39	25.00'	90°00'00"	39.27	N68°49'14"W	35.36'	25.00'				
C40	2,775.00	5°24'00"	261.54'	S21°07'14"E	261.44'	130.87				
C41	30.00'	105°41'36"	55.34'	S34°25'34"W	47.82'	39.59'				
C42	2,735.00	3°07'06"	148.85'	S19*58'47"E	148.83'	74.44'				
C43	215.00'	40*59'09"	153.80'	N66°46'47"E	150.54	80.36				

Line	Line Tabl	Distance
L11	N86°24'19"E	817.15
L2	N70°37'15"E	
		28.40'
L3	N60°48'05"E	27.41'
L4	N40°47'34"E	24.22'
L5	N82°23'34"E	190.04
L6	S07°57'15"W	44.18'
L7	S17°30'21"E	113.91'
L8	S20°45'28"E	40.06'
L9	S23°49'14"E	151.17
L10	S23°16'56"E	50.60'
L11	S26°52'43"E	160.37
L12	S13°36'08"W	50.00'
L13	S63°34'21"W	162.53
L14	S69°53'21"W	173.52
L15	S66°10'46"W	154.50'
L16	S66°10'46"W	40.00'
L17	N18°25'14"W	145.59
L18	N65°23'25"W	20.41
L19	S8918'16"W	5.00'
L20	N23°49'14"W	123.00'
L21	S21°10'46"W	5.00'
L22	N66°10'46"E	520.00'
L23	N23°49'14"W	138.00'

Line	Bearing	Distance
L24	N68°49'14"W	6.16'
L25	N66°10'46"E	260.00
L26	N64*34'54"W	10.00'
L27	N23°49'14"W	398.00
L28	S21°10'46"W	5.00'
L29	N66°10'46"E	245.00
L30	N23°49'14"W	680.40
L31	N18 ° 25 ' 14"W	93.33'
L32	N59*38'02"W	127.11
L33	N14°38'02"W	14.14
L34	N30°21'58"E	84.12
L35	N54°49'26"E	151.51'
L36	N63°51'29"E	67.63'
L37	N66°10'46"E	120.00'
L38	S68*49'33"W	40.04
L39	S69°28'37"W	131.09'
L40	S66°24'39"W	46.51
L41	N89°26'23"W	55.03'
L42	S70°08'26"E	85.43'
L43	S23°49'14"E	96.72
L44	S23°49'14"E	624.21
L45	S22°33'28"E	26.85
L46	S27°01'52"W	127.05

L54 N21°05'56"E 169.13 L55 | S64°08'06"W | 14.32'

L56 N71°35'41"W 123.03 L57 | N23'49'14"W | 131.00

L58 | N21°35'21"W | 39.99' L59 N09'46'34"W 37.22'

L60 N02°47'32"E 37.22' L61 N15°21'38"E 37.22'

L62 N27°55'44"E 37.22' L63 N40°29'50"E 37.22'

L64 N53°03'56"E 37.22' L65 | N64°25'03"E | 39.23'

L66 N6610'46"E 251.00'

| L67 | N23°49'14"W | 138.00'

L68 | N87°16'21"E | 675.09'

VICINITY MAP KEY MAP: 564B . . "Deed Records, Fort Bend County, Texas" . "Fort Bend County Municipal Utility District" "Official Records, Fort Bend County, Texas" . "Official Public Records, Fort Bend County, Texas" . "Plat Records, Fort Bend County, Texas" • "Set 3/4—inch Iron Rod with Cap Stamped "Quiddity Property Corner"

- 7) 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.
- 8) 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
- 10) 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. 4, Fort Bend County MUD No 229 and Fort Bend County Drainage District.
- 12) 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 rainfal
- 13) 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 14) 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
- 15) 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 o 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). 16) All bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
- 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.

- 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
- 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, File No. GF# ATHCS22002521, Effective Date February 6, 2024. The surveyor has not abstracted the
- 26) There are no pipelines nor pipeline easements within the limits of the subdivision.
- 28) A Special Exception was Granted for intersection spacing with the GP approved on August 4, 2022

CANDELA SOUTH SEC 1

A SUBDIVISION OF 21.53 ACRES OF LAND OUT OF THE JOHN FOSTER 2-1/2 LEAGUES GRANT, A-26 FORT BEND COUNTY, TEXAS

3 BLOCKS 93 LOTS 6 RESERVES **JULY 2023**

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



SETTEGAST RANCH

assigns to	ndela South Sec 1, do restrictions, and not its designated as priv wn thereon for the p	er, owner hereinafter hereby make and e tations on said map ate streets, or perm urposes and conside	through L. Michael Cox, President, by Memorial Development Services, Inc., a r referred to as Owners of the 21.53 acre tract described in the above and for establish said subdivision and development plan of said property according to all ps or plat and hereby dedicate to the use of the public forever, all streets (manent access easements), alleys, parks, water courses, drains, easements and erations therein expressed; and do hereby bind ourselves, our heirs, successors the land so dedicated.	egoir I line exce publ
unobstructe (10' 0") per six inches upward, loc	ed aerial easements. rimeter ground easem (5' 6") for sixteen f cated adjacent to and	The aerial easemen ents or seven feet, eet (16' 0") perimed adjoining said pub	presents do dedicate to the use of the public for public utility purpose fats shall extend horizontally an additional eleven feet, six inches (11' 6") for te six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five eter ground easements, from a plane sixteen feet (16' 0") above the ground blic utility easements that are designated with aerial easements (U.E. and A. asement totals twenty one feet, six inches (21' 6") in width.	en fe e fee d lev
FURTHER, unobstructe back—to—back for sixteen adjacent to	Owners have dedicated aerial easements. ack ground easements feet (16' 0") backboth sides and adjo	ed and by these p The aerial easeme or eight feet (8' (-to—back ground ed ining said public util	presents do dedicate to the use of the public for public utility purpose fents shall extend horizontally an additional ten feet (10'0") for ten feet (10") for fourteen feet (14'0") back—to—back ground easements or seven feet (assements, from a plane sixteen feet (16'0") above ground level upward, letty easements that are designated with aerial easements (U.E. and A.E.) as incotals thirty feet (30'0") in width.	0'0 (7'0 ocate
single famil		units thereon (or th	of land designated as lots on this plat are originally intended for the construct he placement of mobile home subdivision) and shall be restricted for same und	
FURTHER, (Owners do hereby co	venant and agree to	that all of the property within the boundaries of this plat is hereby restrict public or private street, permanent access easement, road or alley, or any dr	
FURTHER, \drainage ed	We do hereby covena asement, ditch, gully, nces, buildings, exces	nt and agree that creek or natural d sive vegetation and	all of the property within the boundaries of this subdivision and adjacent t drainage way shall hereby be restricted to keep such drainage ways and ease I other obstructions to the operations and maintenance of the drainage facilited and to drain directly into this easement except by means of an approved dr	emen ty ai
bayous, cre County or o	eks, gullies, ravines,	draws and drainage al agency shall have	strip of land twenty (20) feet wide on each side of the center line of any ce ditches located in said subdivision, as easements for drainage purposes. Fort the the right to enter upon said easement at any time and all times for the putes and structures.	t Bei
Bend Coun	ty, Texas", and do	hereby covenant	f the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of and agree and shall comply with this order as adopted by Fort Bend (subsequent amendments.	
		-	C. has caused these presents to be signed by L. Michael Cox, President, thereunto c	uthc
this	day of	, 2	2023.	
COUNTY OF BEFORE ME,	FORT BEND the undersigned autho		sonally appeared L. Michael Cox, President, known to me to be the person whose r dged to me that they executed the same for the purposes and considerations	
COUNTY OF I BEFORE ME, subscribed t expressed.	FORT BEND the undersigned autho o the foregoing instru	§ rity, on this day pers ument and acknowled		
COUNTY OF F BEFORE ME, subscribed t expressed.	FORT BEND the undersigned autho o the foregoing instru	§ rity, on this day persument and acknowled	dged to me that they executed the same for the purposes and considerations	
COUNTY OF I BEFORE ME, subscribed t expressed. GIVEN UNDER	FORT BEND the undersigned autho o the foregoing instru R MY HAND AND SEAL	§ rity, on this day persument and acknowled	dged to me that they executed the same for the purposes and considerations	
COUNTY OF R BEFORE ME, subscribed t expressed. GIVEN UNDER	FORT BEND the undersigned autho o the foregoing instru R MY HAND AND SEAL	§ rity, on this day persument and acknowled OF OFFICE, this of Texas	dged to me that they executed the same for the purposes and considerations day of	
COUNTY OF I BEFORE ME, subscribed t expressed. GIVEN UNDER	the undersigned author the foregoing instructions of the foregoing	§ rity, on this day persument and acknowled OF OFFICE, this of Texas	dged to me that they executed the same for the purposes and considerations day of	
COUNTY OF R BEFORE ME, subscribed t expressed. GIVEN UNDER	the undersigned author the foregoing instructions of the foregoing	§ rity, on this day persument and acknowled OF OFFICE, this of Texas	dged to me that they executed the same for the purposes and considerations day of	
COUNTY OF R BEFORE ME, subscribed t expressed. GIVEN UNDER	the undersigned author the foregoing instructions of the foregoing	§ rity, on this day persument and acknowled OF OFFICE, this of Texas	dged to me that they executed the same for the purposes and considerations day of	
COUNTY OF R BEFORE ME, subscribed t expressed. GIVEN UNDER	the undersigned author the foregoing instructions of the foregoing	§ rity, on this day persument and acknowled OF OFFICE, this of Texas	dged to me that they executed the same for the purposes and considerations day of	
COUNTY OF R BEFORE ME, subscribed t expressed. GIVEN UNDER Notary Public Print Name My commission	the undersigned author the foregoing instructions of the foregoing	§ rity, on this day persument and acknowled OF OFFICE, this of Texas	dged to me that they executed the same for the purposes and considerations	ther
COUNTY OF R BEFORE ME, subscribed t expressed. GIVEN UNDER Notary Public Print Name My commission This is Sec 1 in co	the undersigned author of the foregoing instructions of the foregoing instructions of the foregoing instructions on expires: to certify that the Planformance with the lateral conformance wi	sprity, on this day persument and acknowled of OFFICE, this of Texas anning Commission of the State of	dged to me that they executed the same for the purposes and considerations day of	SOU
COUNTY OF R BEFORE ME, subscribed t expressed. GIVEN UNDER Notary Public Print Name My commission This is Sec 1 in co	the undersigned author of the foregoing instructs and for the State on expires: to certify that the Planformance with the latest this plat this	sprity, on this day persument and acknowled of OFFICE, this of Texas anning Commission of the State of	dged to me that they executed the same for the purposes and considerations day of	SOU
Subscribed to expressed. GIVEN UNDER Notary Publication Print Name My commission This is Sec 1 in concept to the property of the property	the undersigned author of the foregoing instructs and the foregoing instructs and for the State on expires: to certify that the Planformance with the latest this plat this	sprity, on this day persument and acknowled of OFFICE, this	dged to me that they executed the same for the purposes and considerations	SOU
COUNTY OF R BEFORE ME, subscribed t expressed. GIVEN UNDER Notary Public Print Name My commission This is Sec 1 in contraction of B	the undersigned author of the foregoing instructions of the foregoing instructions of the foregoing instructions on expires: to certify that the Planformance with the location of this plat this	sprity, on this day persument and acknowled of OFFICE, this	dged to me that they executed the same for the purposes and considerations	SOU

STATE OF TEXAS

COUNTY OF FORT BEND

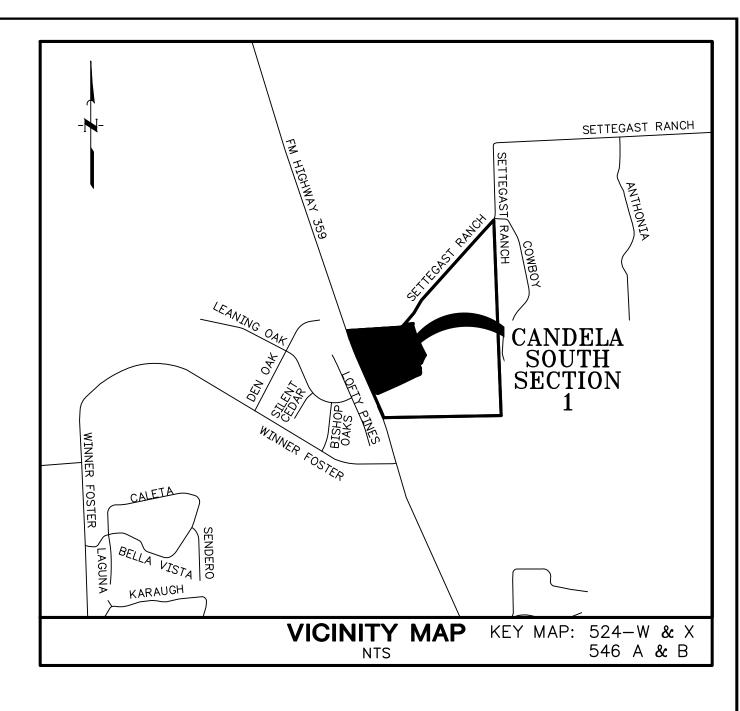
I, Devin P. Espinosa, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.

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 Registered Professional Land Surveyor Texas Registration No. 5869



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.	Date
Fort Bend County Engineer	

ROVED by the Commissioners' Court of Fort Bend County, Texas, this d	day of, 2023.
--	---------------

Vincent M. Morales, Jr. Commissioner, Precinct 1	Grady Prestage Commissioner, Precinct 2
KP George County Judge	

.A. Andy Meyers	Dexter L. McCoy
ommissioner, Precinct 3	Commissioner, Precinct 4

THE STATE OF TEXAS	§
COUNTY OF FORT BEND	ξ

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

Laura Richard Fort Bend County, Texas

CANDELA SOUTH

SEC 1

A SUBDIVISION OF 21.53 ACRES OF LAND
OUT OF THE
JOHN FOSTER 2-1/2 LEAGUES GRANT, A-26

FORT BEND COUNTY, TEXAS

93 LOTS

(713)-917-9757

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

6 RESERVES

3 BLOCKS

AUGUST 2023 ENGINEER / SURVEYOR:



SHEET 2 OF 2