

PLAT RECORDING SHEET

PLAT NAME: Candela Sec 15

PLAT NO: _____

ACREAGE: 33.39

LEAGUE: John Foster 2 ½ Leagues Grant

ABSTRACT NUMBER: A-26

NUMBER OF BLOCKS: 6

NUMBER OF LOTS: 156

NUMBER OF RESERVES: 11

OWNERS: JDS Nursery Tract, LLC

(DEPUTY CLERK)

- RESTRICTED RESERVE [A]

Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.80 AC
34,875 Sq. Ft.

RESTRICTED RESERVE [D]

Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.15 AC
6,698 Sq. Ft.

RESTRICTED RESERVE [F]

Restricted to Open Space,
Landscape, Drainage, &
Incidental Utility Purposes
Only
0.15 AC
6,614 Sq. Ft.

RESTRICTED RESERVE [H]

Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.07 AC
2,960 Sq. Ft.

RESTRICTED RESERVE [J]

Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.42 AC
18,312 Sq. Ft.

RESTRICTED RESERVE [B]

Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.31 AC
13,392 Sq. Ft.

RESTRICTED RESERVE [E]

Restricted to Open Space,
Landscape, Drainage, &
Incidental Utility Purposes
Only
0.11 AC
4,641 Sq. Ft.

RESTRICTED RESERVE [G]

Restricted to Drainage
Purposes Only
0.36 AC
15,677 Sq. Ft.

RESTRICTED RESERVE [I]

Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.06 AC
2,765 Sq. Ft.

RESTRICTED RESERVE [K]

Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.18 AC
7,845 Sq. Ft.
- The main map shows a large subdivision of land in Candela Sec 15. It includes numerous lots, many of which are numbered. Key streets shown include Candela Heights Drive, Sepia Cielo Circle, Brilliant Brook Drive, Stardust Meadow Court, Concord Dawn Drive, and Irindona Splendor Street. There are also several reserves labeled A through K, each with specific restrictions. The map includes bearings and distances for various boundaries and easements. A north arrow and a scale bar (1" = 100') are located in the upper right. A vicinity map in the top right corner shows the location of the section within the larger context of the area.
- LEGEND:

 - AC "Acres"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - DE "Drainage Easement"
 - D.R.F.B.C.T. "Deed Records, Fort Bend County, Texas"
 - ESMT "Easement"
 - FBCMUD "Fort Bend County Municipal Utility District"
 - 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"
 - 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 ENG. Property Corner" as per certification"
 - "Block Number"
 - "Street Name Break"
- GENERAL NOTES:

 - 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.
 - Contours shown hereon are based upon NAVD88 datum.
 - This tract is located within the extraterritorial jurisdiction of the City of Houston, Fort Bend County, Texas, Fort Bend County Municipal Utility District No. 229, Lamar Consolidated Independent School District, Fort Bend County Drainage District, Fort Bend County ESD No. 4, and Fort Bend County Assistance District No. 11.
 - According to map No. 4815700115L of the Federal Emergency Management Agency's flood insurance rate maps for Fort Bend County, dated April 2, 2014, the subject tract is situated within: UNSHADED ZONE "X" & SHADED ZONE "A"; UNSHADED ZONE "X" IS defined as areas determined to be outside the 0.2% chance floodplain, shaded zone "a" is defined as area subject to flooding by the 1% annual chance flood.
 - 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.
 - 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 plot, in accordance with the A.D.A.
 - All elevations are based on NGS monument "H 806 Reset" with a published elevation of 116.58 feet NAVD88. All bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations.
 - The coordinates shown hereon are Texas State Plane, South Central Zone, NAD 83 (grid) based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.99987975.
 - 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.
 - 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 owner's 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 there 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 Stewart Title Company, File No. ATHCS23002773, Effective Date May 31, 2024. The Surveyor has not abstracted the above property.
 - The top of all floor slabs shall be a minimum of 109.44' 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 drainage roadway or drainage restraint, whichever is higher.
 - 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.
 - All lots are restricted to Single Family Residential Uses as defined by Chapter 42 Code of Ordinances, City of Houston, Texas, which may be amended from time to time.
 - There are no pipelines or pipeline easements within the platted area.
 - A minimum distances of 10' shall be maintained between residential dwelling units.
 - Fort Bend County MUD No. 229 shall own and maintain all drainage easements, drainage swales and reserves.
 - The 15' Access Easement located within Reserve "I" shall be clear and accessible at all times to Fort Bend County Drainage District.
- # CANDELA

SEC 15
- A SUBDIVISION OF 33.39 ACRES OF LAND
OUT OF THE
JOHN FOSTER 2 1/2 LEAGUES GRANT, A-26
FORT BEND COUNTY, TEXAS
156 LOTS 11 RESERVES 6 BLOCKS
SEPTEMBER 2024
- | DISTRICT NAMES | |
|------------------|------------------------------------|
| FBC ASSISTANCE | FBC ASSISTANCE DISTRICT NO. 11 |
| WCID | N/A |
| MUD | FBC MUD No 229 |
| LID | N/A |
| DD | 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 |
- SOMERVILLE ACRES, INC.
CALLED 137.0556 ACRES
C.C.F. NO. 9681280
O.P.R.F.B.C.T.
- DEVELOPER/OWNER
JDS Nursery Tract, LLC
5005 Riverway Drive, Ste 500
HOUSTON, TEXAS 77056
(713)-917-9757
- ENGINEER/PLANNER/SURVEYOR:

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-22596 & 30048200
23221 W. Grand Parkway North, Suite 550 #400, TX 77460 • 832.913.4000
- K:\163338\163338-0049-01 Candela Section 15 Paving & Plotting\2 Design Phase\Planning\Candela Section 15 - PLAT.dwg Mar 12,2025 - 7:06am CKJ
- SHEET 1 OF 3

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, JDS Nursery Tract, LLC, acting by and through L. Michael Cox, President, by Memorial Development Services, Inc., a Texas corporation, its managing member, owner hereinafter referred to as Owners of the 33.39 acre tract described in the above and foregoing map of Candela Sec 15, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plot and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

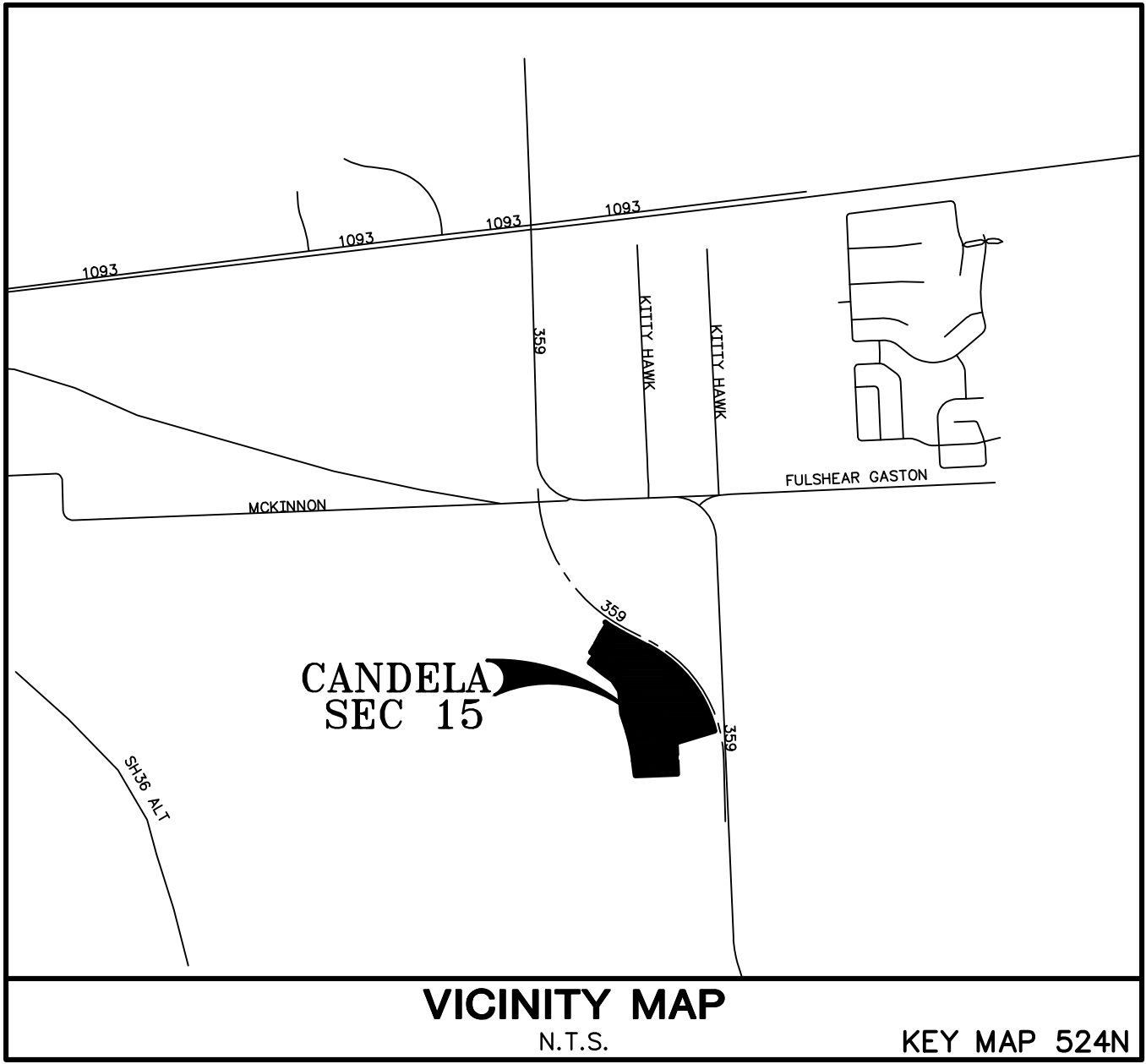
FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, We do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any time and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, We do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

I, Christian R. Walker, 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.

Christian R. Walker, PE
Professional Engineer No. 151142



I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plot 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

APPROVED by the Commissioners' Court of Fort Bend County, Texas, 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

Dexter L. McCoy
Commissioner, Precinct 4

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared L. Michael Cox, President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 202__.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Candela Sec 15 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this _____ day of _____, 202__.

By: Lisa M. Clark or M. Sonny Garza
Title Chair Vice Chairman

By: Vann Tran
Secretary

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 Number(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

CANDELA SEC 15

A SUBDIVISION OF 33.39 ACRES OF LAND
OUT OF THE

JOHN FOSTER 2 1/2 LEAGUES GRANT, A-26
FORT BEND COUNTY, TEXAS

156 LOTS 11 RESERVES 6 BLOCKS
SEPTEMBER 2024

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

ENGINEER/PLANNER/SURVEYOR:

QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 30048300
2322 W. Grand Parkway North, Suite 500 Katy, TX 77459 • 832.913.4000

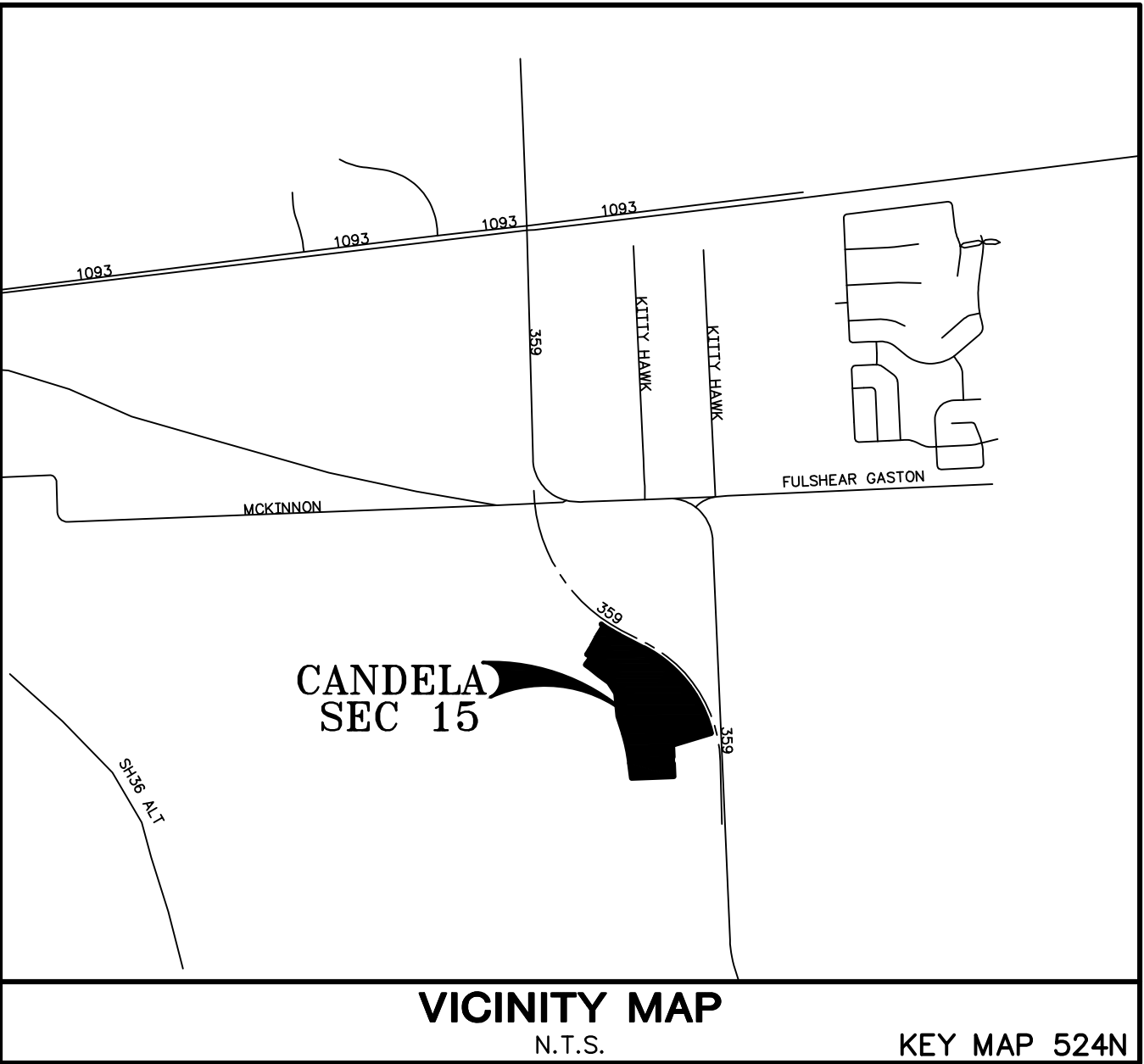
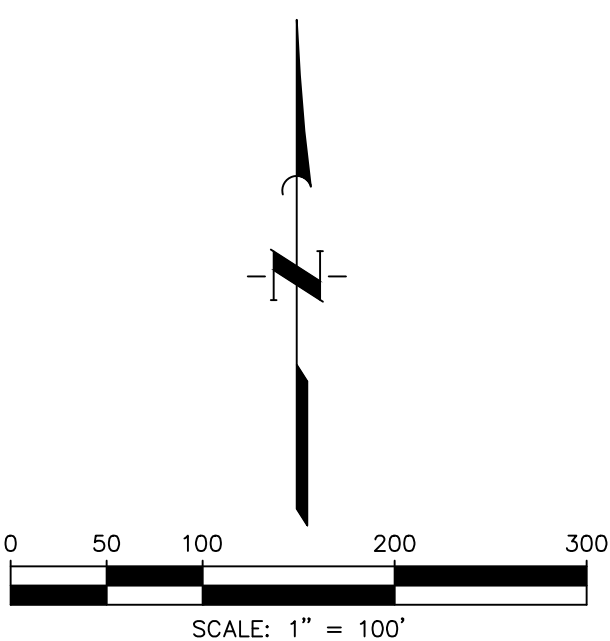
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°17'09"E	144.64'
L2	S54°32'35"W	20.00'
L3	S59°06'53"E	20.00'
L4	S02°17'09"E	163.10'
L5	N06°27'58"W	184.41'
L6	N32°49'54"W	160.38'
L7	N53°30'57"W	149.63'
L8	N51°22'31"W	139.70'
L9	N54°03'33"W	69.17'
L10	N35°56'27"E	17.08'
L11	N56°15'20"W	60.00'
L12	N32°24'11"E	26.66'
L13	N26°56'26"E	119.40'
L14	N32°24'11"E	93.62'
L15	N32°24'11"E	348.78'
L16	S54°03'33"E	371.36'
L17	S05°51'13"E	132.50'
L18	N83°32'11"E	52.85'
L19	S17°16'49"E	86.48'
L20	S40°30'02"W	3.90'
L21	S02°17'09"E	142.54'
L22	S83°08'07"W	50.00'
L23	S67°16'29"E	2.46'
L24	S56°29'48"W	190.01'
L25	N83°32'11"E	187.76'
L26	S75°23'55"W	3.66'
L27	N62°29'07"W	285.07'
L28	S32°24'11"W	142.22'
L29	S12°35'49"E	14.14'
L30	S32°24'11"W	112.78'
L31	N48°49'46"E	61.40'
L32	N65°40'27"E	133.16'
L33	N62°27'00"W	415.12'
L34	S58°31'57"E	161.12'

LINE TABLE		
LINE	BEARING	DISTANCE
L35	S52°43'59"E	161.12'
L36	S46°54'50"E	161.12'
L37	S42°03'18"E	107.44'
L38	N37°36'37"W	103.98'
L39	N08°58'15"E	12.44'
L40	N76°33'39"W	13.03'
L41	N31°54'22"W	33.64'
L42	S30°09'10"E	42.98'
L43	N28°27'12"W	42.98'
L44	N26°07'21"W	85.96'
L45	N23°47'30"W	42.98'
L46	N22°14'16"W	42.98'
L47	N19°18'04"W	83.49'
L48	S12°25'23"E	62.19'
L49	N30°47'36"E	101.71'
L50	S86°54'28"W	29.32'
L51	S78°22'05"W	84.56'
L52	S76°26'26"W	114.16'
L53	S85°05'25"W	142.42'
L54	N62°29'07"W	116.94'
L55	N54°28'15"W	198.25'
L56	S37°52'14"W	12.58'
L57	N83°32'11"E	93.42'
L58	N72°05'15"E	133.71'
L59	N09°57'02"E	12.49'
L60	N54°00'08"E	110.66'
L61	N70°25'48"E	77.92'
L62	N79°56'08"E	78.86'
L63	N83°32'11"E	210.58'
L64	N50°09'33"W	15.83'
L65	S09°13'20"W	20.00'
L66	N74°21'28"W	20.00'
L67	N68°01'27"E	35.86'
L68	N70°04'52"E	82.24'

LINE TABLE		
LINE	BEARING	DISTANCE
L69	N72°56'45"E	82.24'
L70	N75°48'38"E	82.24'
L71	N78°40'30"E	82.24'
L72	N81°32'06"E	82.24'
L73	S83°08'07"W	67.67'
L74	S78°34'30"W	87.35'
L75	S87°42'51"W	196.04'
L76	S87°42'51"W	268.26'
L77	S06°25'17"E	99.61'
L78	S06°34'25"E	40.06'
L79	S08°35'00"E	40.01'
L80	S09°18'28"E	39.96'
L81	S10°40'10"E	39.80'
L82	S11°15'17"E	39.81'
L83	S12°59'04"E	39.81'
L84	S13°43'55"E	39.80'
L85	S15°11'39"E	39.80'
L86	S15°41'15"E	39.81'
L87	S17°42'30"E	39.93'
L88	S17°25'25"E	199.07'
L89	S76°59'49"W	129.23'
L90	S78°00'22"W	131.29'
L91	S05°51'13"E	284.79'
L92	S32°49'54"E	164.60'
L93	S53°30'57"E	151.27'
L94	S51°22'31"E	139.75'
L95	S54°03'33"E	69.41'
L96	N35°56'27"E	129.94'
L97	S83°44'09"E	18.13'
L98	N62°29'07"W	350.88'
L99	S57°39'44"W	123.42'
L100	S06°27'58"E	60.67'


CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	2065.00'	7°04'18"	254.87'	S58°56'58"E	254.71'	127.60'
C2	1615.00'	48°41'48"	1372.62'	S38°08'13"E	1331.68'	730.84'
C3	50.00'	66°20'32"	57.89'	S02°17'09"E	54.71'	32.68'
C4	2000.00'	10°57'28"	382.49'	N11°56'42"W	381.91'	191.83'
C5	2530.00'	2°11'47"	96.99'	N34°50'34"E	96.98'	48.50'
C6	2470.00'	1°20'28"	57.82'	N33°04'26"E	57.82'	28.91'
C7	500.00'	5°27'46"	47.67'	N29°40'19"E	47.65'	23.85'
C8	300.00'	5°27'46"	28.60'	N29°40'19"E	28.59'	14.31'
C9	35.00'	87°49'00"	53.64'	N11°30'19"W	48.55'	33.69'
C10	2500.00'	1°20'28"	58.52'	N33°04'26"E	58.52'	29.26'
C11	400.00'	48°12'19"	336.54'	N29°57'23"W	326.70'	178.95'
C12	1200.00'	11°25'36"	239.32'	S11°34'01"E	238.92'	120.06'
C13	2160.00'	9°51'25"	371.60'	N12°21'07"W	371.14'	186.26'
C14	50.00'	83°16'22"	72.67'	S49°03'35"E	66.44'	44.45'
C15	1500.00'	10°26'04"	273.17'	N84°05'12"E	272.79'	136.96'
C16	600.00'	4°07'15"	43.15'	N04°20'46"W	43.14'	21.59'
C17	750.00'	7°38'56"	100.12'	S79°18'39"W	100.05'	50.14'
C18	1800.00'	15°31'45"	487.86'	N75°22'15"E	486.37'	245.43'
C19	50.00'	89°54'30"	78.46'	N22°39'07"E	70.65'	49.92'
C20	1425.00'	4°01'0'59"	999.39'	N42°23'37"W	979.04'	521.24'
C21	50.00'	85°06'41"	74.27'	S74°57'32"W	67.63'	45.91'
C22	1060.00'	8°24'53"	155.67'	S79°19'45"W	155.54'	77.98'
C23	1200.00'	8°33'18"	179.17'	N79°15'32"E	179.01'	89.75'
C24	500.00'	16°26'52"	143.53'	N66°45'27"E	143.04'	72.26'
C25	300.00'	8°08'16"	42.61'	S79°28'03"W	42.57'	21.34'
C26	300.00'	38°32'17"	201.78'	N64°16'03"E	198.00'	104.88'
C27	25.00'	92°11'47"	40.23'	S79°50'34"W	36.03'	25.98'
C28	25.00'	28°50'15"	12.58'	N06°51'23"E	12.45'	6.43'
C29	50.00'	141°26'24"	123.43'	S49°26'42"E	94.39'	142.94'
C30	25.00'	29°13'39"	12.75'	S74°26'56"W	12.62'	6.52'
C31	25.00'	9°01'8"10"	39.40'	N47°26'14"W	35.45'	25.13'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C32	25.00'	85°37'37"	37.36'	S40°31'39"W	33.98'	23.16'
C33	25.00'	47°08'53"	20.57'	N75°27'21"W	20.00'	10.91'
C34	50.00'	97°13'59"	84.85'	N79°30'06"E	75.03'	56.75'
C35	50.00'	112°47'11"	98.42'	S88°08'59"W	83.29'	75.24'
C36	25.00'	49°17'05"	21.50'	N56°23'57"E	20.85'	11.47'
C37	25.00'	92°34'24"	40.39'	S33°14'13"W	36.14'	26.15'
C38	25.00'	27°48'04"	12.13'	S81°33'10"W	12.01'	6.19'
C39	50.00'	145°27'41"	126.94'	N22°43'21"E	95.49'	160.84'
C40	25.00'	27°39'28"	12.07'	S36°10'45"E	11.95'	6.15'
C41	25.00'	88°26'46"	38.59'	S12°16'26"W	34.87'	24.33'
C42	35.00'	91°48'48"	56.09'	N77°35'47"W	50.27'	36.13'
C43	35.00'	92°54'08"	56.75'	N10°02'44"E	50.74'	36.82'
C44	25.00'	87°16'47"	38.08'	S79°51'48"E	34.51'	23.84'
C45	25.00'	93°32'16"	40.81'	N79°10'19"E	36.43'	26.59'
C46	25.00'	88°14'51"	38.51'	S09°56'07"E	34.81'	24.25'
C47	35.00'	87°49'00"	53.64'	S76°18'42"W	48.55'	33.69'
C48	25.00'	86°27'44"	37.73'	S10°49'41"E	34.25'	23.50'
C49	25.00'	76°46'33"	33.50'	S59°00'56"E	31.05'	19.81'
C50	25.00'	107°51'18"	47.06'	N03°34'50"E	40.41'	34.32'
C51	25.00'	91°17'38"	39.83'	S37°53'22"W	35.75'	25.57'
C52	25.00'	92°51'33"	40.52'	S55°40'06"E	36.23'	26.28'
C53	25.00'	51°39'25"	22.54'	N39°27'42"E	21.78'	12.10'
C54	50.00'	276°13'06"	241.05'	N28°15'28"W	66.77'	44.85'
C55	25.00'	45°12'26"	19.73'	S87°14'53"W	19.22'	10.41'
C56	25.00'	92°05'18"	40.18'	S31°49'17"W	35.99'	25.93'
C57	25.00'	85°18'48"	37.22'	S58°18'16"E	33.88'	23.03'
C58	25.00'	80°59'11"	35.34'	N86°33'30"W	32.47'	21.35'
C59	2,080.00'	3°29'34"	126.80'	S60°44'20"E	126.78'	63.42'
C60	1,600.00'	27°06'53"	757.19'	N48°55'40"W	750.14'	385.82'
C61	1,600.00'	18°57'59"	529.64'	N23°14'30"W	527.23'	267.27'



DISTRICT NAMES	
FBC ASSISTANCE	FBC ASSISTANCE DISTRICT NO. 11
WCID	N/A
MUD	FBC MUD No 229
LID	N/A
DID	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

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

ENGINEER/PLANNER/SURVEYOR:
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