

PLAT RECORDING SHEET

PLAT NAME: Candela South Sec 2 Partial Replat No 1

PLAT NO: _____

ACREAGE: 0.363

LEAGUE: John Foster 2-1/2 Leagues Grant

ABSTRACT NUMBER: A-26

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 2

NUMBER OF RESERVES: 0

OWNERS: Perry Homes, LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, Perry Homes, LLC, a Texas Limited Liability Company, acting by and through Lee Jones, Senior Vice President, Land, owner hereinafter referred to as Owners of the 0.363 acre tract described in the above and foregoing map of Candela South Sec 2 Partial Replat No 1, 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 plat 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.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

IN TESTIMONY WHEREOF, Perry Homes, LLC, a Texas Limited Liability Company has caused these presents to be signed by Lee Jones, Senior Vice President, Land, thereunto authorized, this 1st day of May, 2025.

Perry Homes, LLC,
a Texas Limited Liability Company

By: Lee Jones
Senior Vice President, Land

STATE OF TEXAS
COUNTY OF FORT BEND

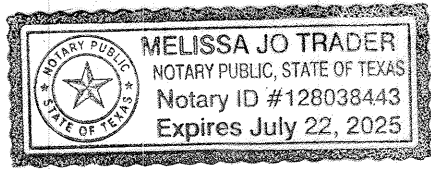
BEFORE ME, the undersigned authority, on this day personally appeared Lee Jones, Senior Vice President, Land, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1st day of May, 2025.

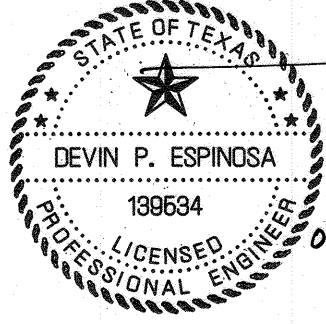
Melissa Jo Trader
Notary Public in and for the State of Texas

Melissa Jo Trader
Print Name

My commission expires: July 22, 2025



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.

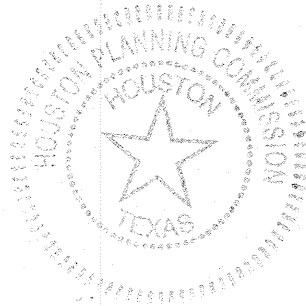


Devin P. Espinosa, P.E.
Professional Engineer No. 139534

Approved by the City of Houston Planning Commission this 14 day of May, 2025.

By: Lisa M. Oldirk or Sonny Garza
Chair Vice Chairman

By: H. Rodriguez
Vice Chairman Secretary



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 or 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.



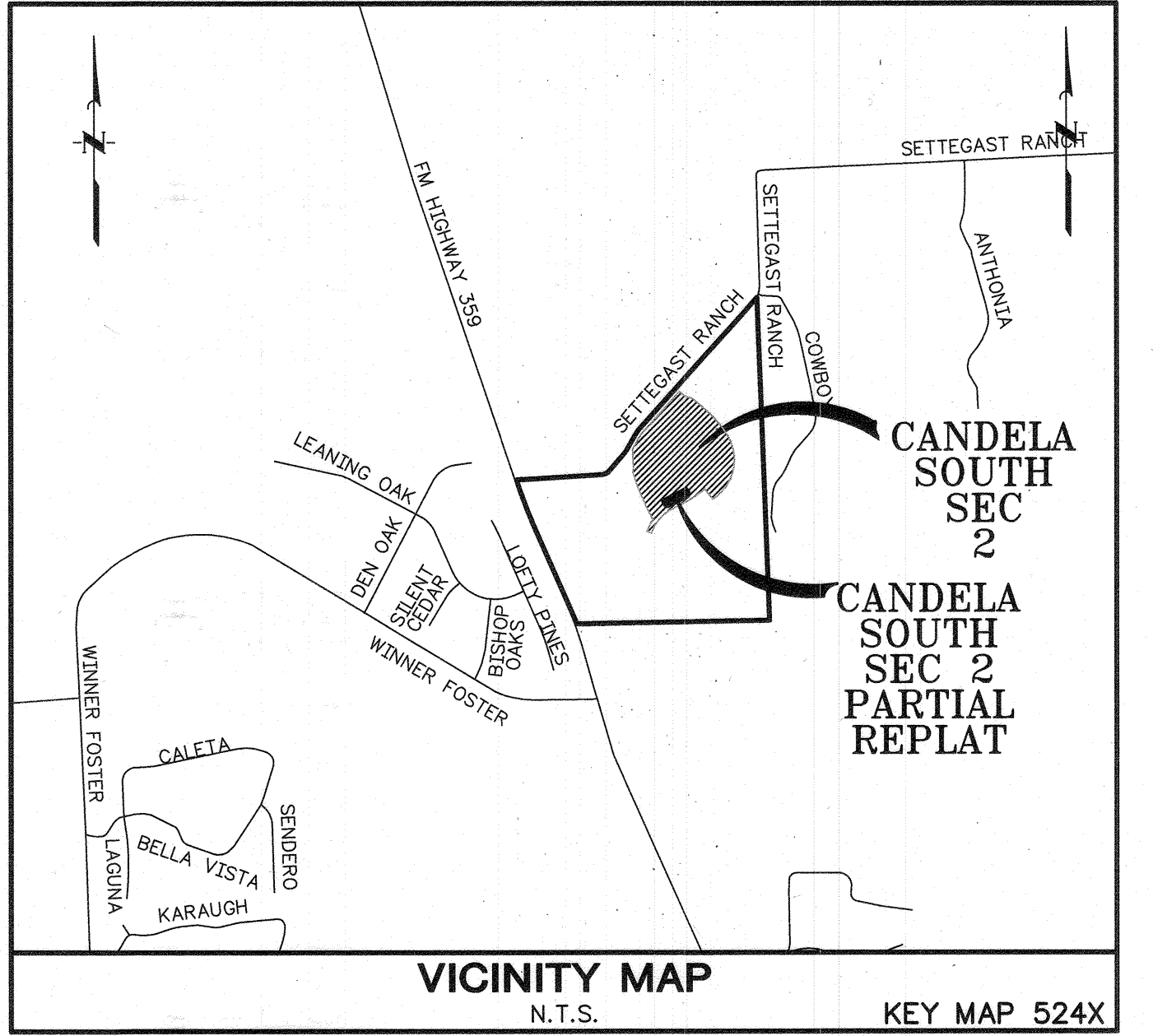
Chris D. Kalkomey
Registered Professional Land Surveyor
Texas Registration No. 5869

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 2023, 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



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

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this day of , 2025.

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

CANDELA SOUTH SEC 2 PARTIAL REPLAT NO 1

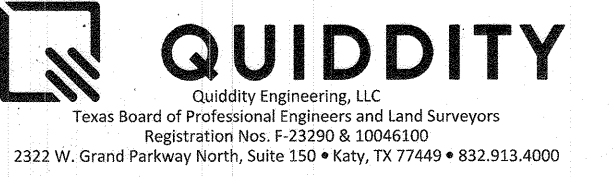
A SUBDIVISION OF 0.363 ACRES OF LAND OUT OF THE
JOHN FOSTER 2-1/2 LEAGUES GRANT, A-26
ALSO BEING A PARTIAL REPLAT OF LOT 27 AND 28, BLOCK 3 OF
CANDELA SOUTH SEC 2 SUBDIVISION
RECORDED UNDER PLAT No. 20240061, P.R.F.B.C.T.
BEING LOTS 27 AND 28, BLOCK 3
FORT BEND COUNTY, TEXAS

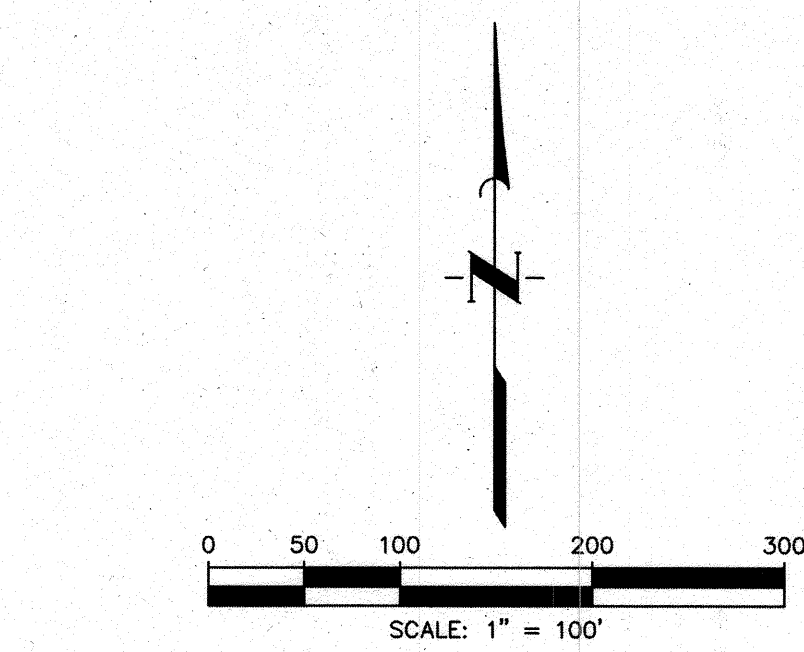
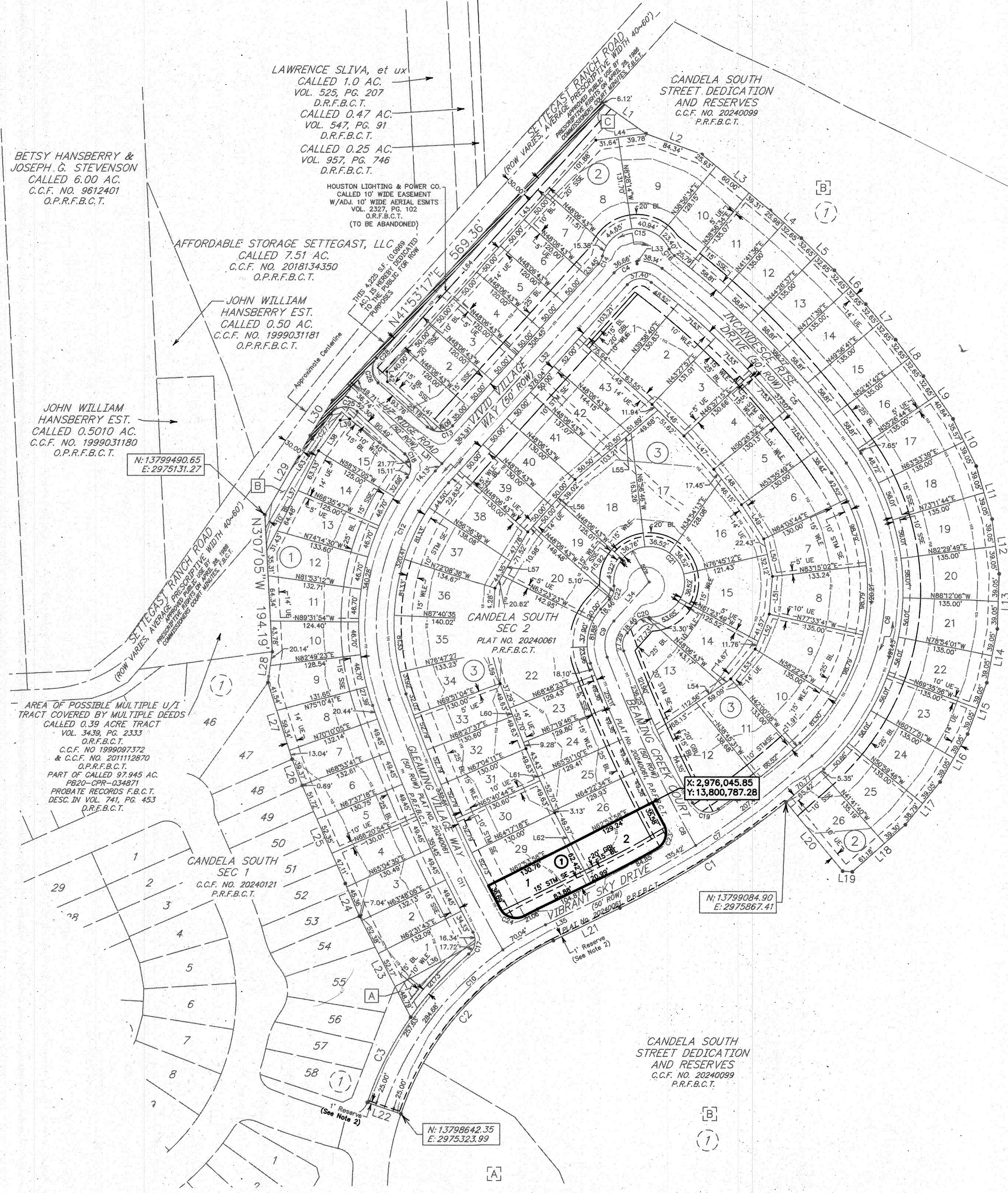
2 LOTS 0 RESERVES 1 BLOCK
REASON FOR REPLAT: TO AMEND A STORM SEWER
EASEMENT

APRIL 2025

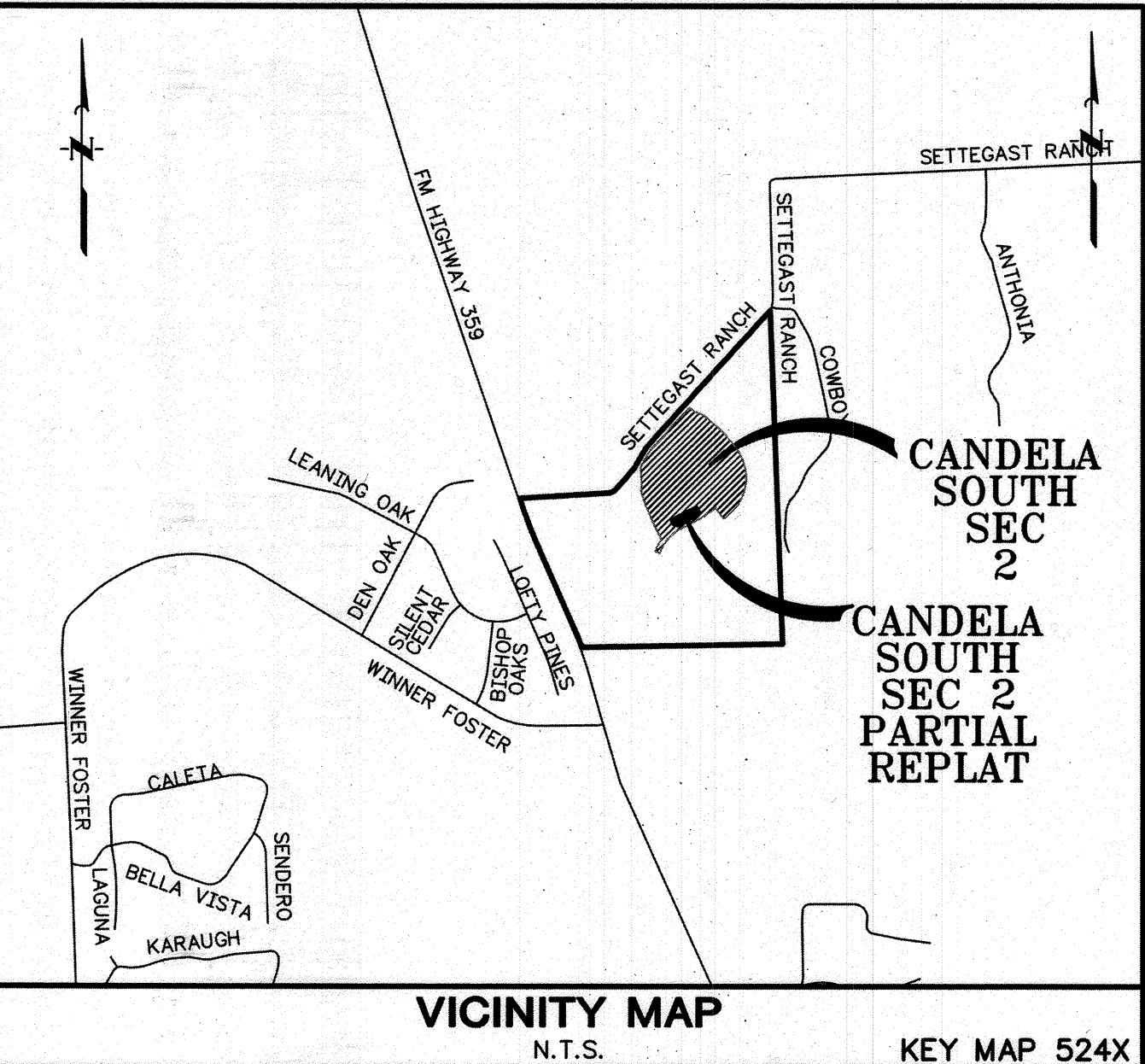
DEVELOPER/OWNER:
Perry Homes, LLC
A Texas Limited Liability Company
3200 SOUTHWEST FREEWAY
HOUSTON, TEXAS 77027
346.867.4923

ENGINEER/PLANNER/SURVEYOR:





- 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"
 - Easmt. "Easement"
 - 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"
 - Set 3/4-inch Iron Rod with Cap Stamped
 - ① "Block Number"
 - "Street Name Break"
- GENERAL NOTES**
- 1) The radius on all block corners is 25 feet, unless otherwise noted.
 - 2) Contours shown hereon are based upon NAVD88 datum.
 - 3) All building lines along street right-of-ways as shown on the plat.
 - 4) All easements are centered on lot lines unless shown otherwise.
 - 5) 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.
 - 6) 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.
 - 7) 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.
 - 8) Per the Flood Insurance Rate Map (FIRM) No. 481570315L for Fort Bend County, Texas dated April 2, 2014, Candela South Sec 2 is located within Unshaded Zone "X" defined as areas determined to be outside the 0.2% annual chance Floodplain.
 - 9) 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.
 - 10) 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 point 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.
 - 11) 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.
 - 12) Elevations shown hereon are based on NGS Monument "K 806 Resett". 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 "1" junction power pole 257, 138 feet South-Southeast of the center of the center of the East and 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).
 - 13) 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.
 - 14) This property lies within lighting zone L23 according to the "Orders for Regulation of Outdoor Lighting".
 - 15) All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
 - 16) All property to drain into the drainage easement only through an approved drainage structure.
 - 17) All lots shall have adequate wastewater collection service.
 - 18) A minimum distance of 10' shall be maintained between residential dwellings.
 - 19) 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.
 - 20) 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 they be on an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - 21) This plat was prepared from information furnished by Stewart Title Company, File No. 22157039563, Effective Date January 23, 2024. The surveyor has not abstracted the above property.
 - 22) There are no pipelines nor pipeline easements within the limits of the subdivision.
 - 23) All utility easements are fourteen feet (14') wide unless otherwise noted.




CANDELA SOUTH SEC 2 PARTIAL REPLAT NO 1

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2 LOTS 0 RESERVES 1 BLOCK
REASON FOR REPLAT: TO AMEND A STORM SEWER
EASEMENT

APRIL 2025

DEVELOPER/OWNER:
Perry Homes, LLC
A Texas Limited Liability Company
3200 SOUTHWEST FREEWAY
HOUSTON, TEXAS 77027
346.867.4923

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-33206 & L2046100
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000