

PLAT RECORDING SHEET

PLAT NAME: Candela Flewellen Creek Reserves

PLAT NO: _____

ACREAGE: 16.52

LEAGUE: John Foster 2 ½ Leagues Grant

ABSTRACT NUMBER: A-26

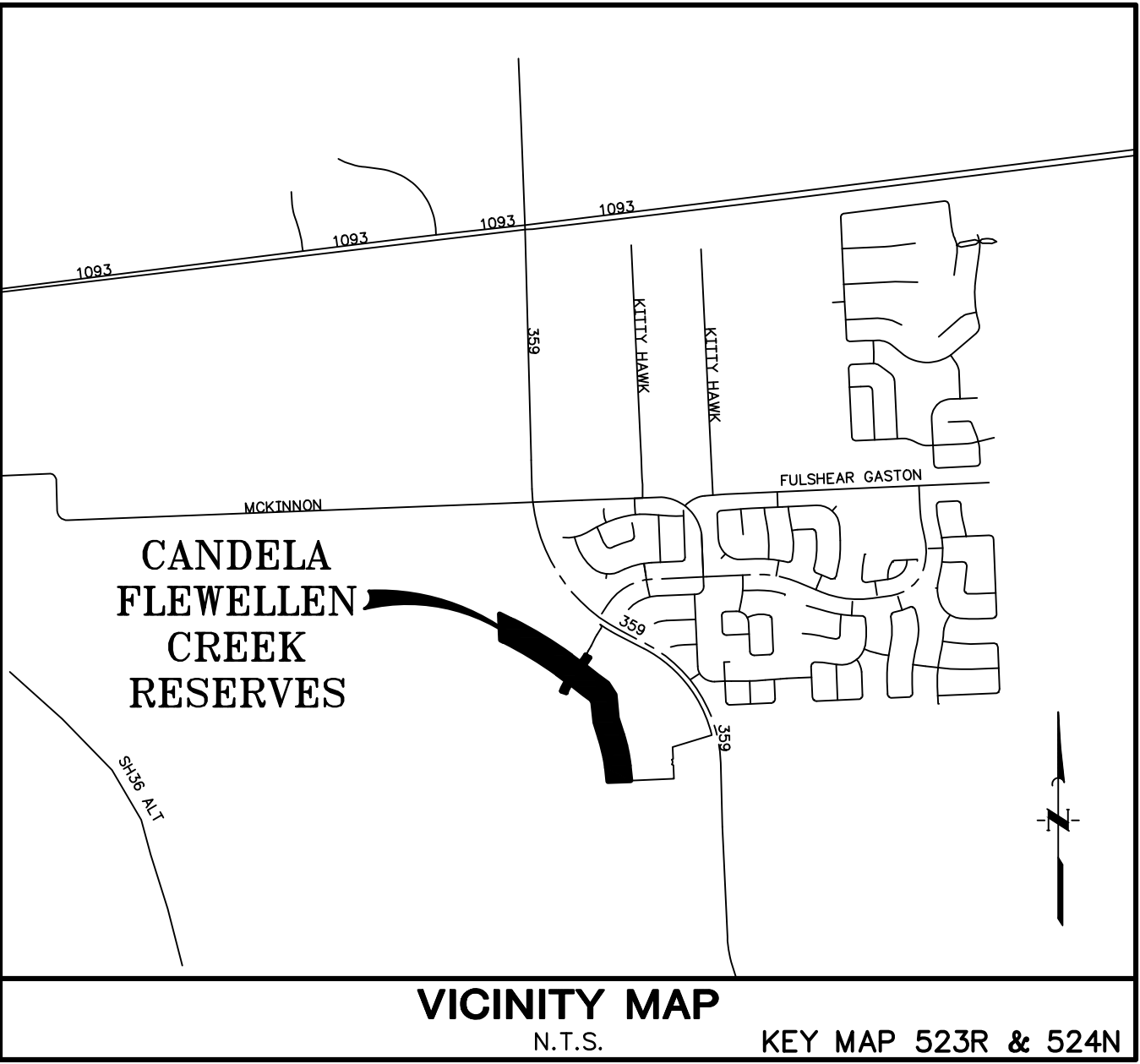
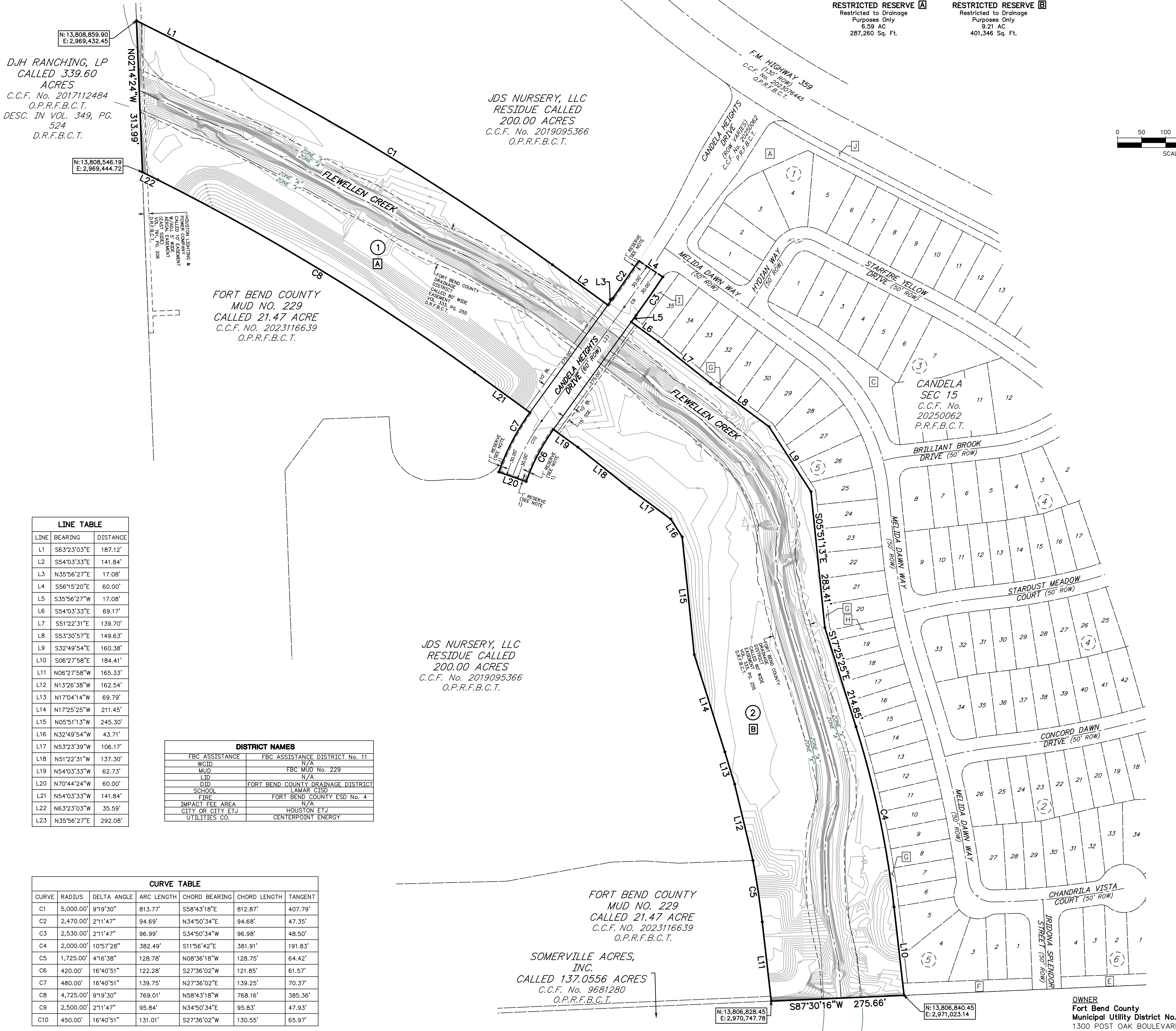
NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 2

OWNERS: Fort Bend County MUD 229 and JDS Nursery Tract , LLC

(DEPUTY CLERK)



- LEGEND:
- AC "Acres"
 - AE "Aerial Easement"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - DESC. "Description"
 - D.R.F.B.C.T. "Deed Records, Fort Bend County, Texas"
 - Easmt "Easement"
 - FBCMUD "Fort Bend County Municipal Utility District"
 - No. "Number"
 - 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"
 - Sq. Ft. "Square Feet"
 - Vol. "Volume and Page"
 - "Set 3/4-inch Iron Rod with Cap Stamped "Quiddity Eng. Property Corner" as per certification"
- 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 dedicatior, 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 Assistance District No. 11, CenterPoint Energy, Fort Bend County ESD 4, 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 Flewellen Creek Reserves is located within Unshaded Zone "X" defined as areas determined to be outside the 0.2% annual chance floodplain; and Zone "A" defined as Special Flood Hazard Areas subject to inundation by the 1% (100-year) annual chance flood, with no Base Flood Elevations determined.
 - 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 plat, 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 of 1983, South Central Zone based upon GPS observations.
 - The coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone (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.
 - Ownership and maintenance of all drainage easements and reserves is the responsibility of Fort Bend County Municipal Utility District No. 229. Fort Bend County Drainage District maintains its easement along Flewellen Creek and has the right to use Reserves A & B for maintenance operations and future expansion of the creek.
 - 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 Charter Title Company, File No. 2024-0395, Effective Date June 21, 2024. The Surveyor has not abstracted the above property.
 - 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.
 - There are no pipelines nor pipeline easements within the platted area.

CANDELA FLEWELLEN CREEK RESERVES

A SUBDIVISION OF 16.52 ACRES OF LAND
OUT OF THE
JOHN FOSTER 2 1/2 LEAGUES GRANT, A-26
FORT BEND COUNTY, TEXAS
2 RESERVES 2 BLOCKS
AUGUST 2024

OWNER
Fort Bend County
Municipal Utility District No. 229
1300 POST OAK BOULEVARD, SUITE 2400
HOUSTON, TEXAS 77056
(832) 467-1599

OWNER
JDS Nursery Tract, LLC
a Texas Limited Liability Company
5005 RIVERWAY DRIVE
HOUSTON, TEXAS 77056
(713) 917-9757

ENGINEER/PLANNER/SURVEYOR:
 QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-2220 & 10048100
2332 West Grand Parkway North, Suite 550 • Katy, TX 77449 • 832.913.4000

We, JDS Nursery Tract, LLC, a Texas Limited Liability Company 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 16.52 acre tract described in the above and foregoing map of Candela Flewellen Creek Reserves, do hereby make and establish said subdivision and development plan of said property according to all lines, bearings, distances, and other 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, paths, 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 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, 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 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.

this _____ day of _____, 202_

By: _____
L. Michael Cox, President

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.

My commission expires: _____

By: _____
Vonn Tran
Secretary

Christian R. Walker, PE
Professional Engineer No. 151142

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.

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.

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 202_____.

Grady Prestage
Commissioner, Precinct 2

W.A. "Andy" Meyers
Commissioner, Precinct 3

Dexter L. McCoy
Commissioner, Precinct 4

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.

By: _____
Deputy

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AUGUST 2024**

OWNER
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5005 RIVERWAY DRIVE
HOUSTON, TEXAS 77056
(713) 917-9757

 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
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