

PLAT RECORDING SHEET

PLAT NAME: Candela Sec 18

PLAT NO: _____

ACREAGE: 36.70

LEAGUE: John Foster 2 1/2 Leagues Grant

ABSTRACT NUMBER: A - 26

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 58

NUMBER OF RESERVES: 4

OWNERS: JDS Nursery Tract, LLC

(DEPUTY CLERK)

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S63°23'03"E	35.59'
L2	S54°03'33"E	141.84'
L3	S70°44'24"E	60.00'
L4	S54°03'33"E	62.73'
L5	S51°22'31"E	137.30'
L6	S53°23'39"E	106.17'
L7	S32°49'54"E	43.71'
L8	S05°51'13"E	245.30'
L9	S17°25'25"E	211.45'
L10	S17°04'14"E	69.79'
L11	S13°26'38"E	162.54'
L12	S06°27'58"E	165.33'
L13	S05°51'13"E	309.62'
L14	N79°05'04"E	97.23'
L15	S46°28'54"W	8.67'
L16	N02°06'35"W	537.66'
L17	S87°53'25"W	171.73'
L18	N48°14'30"W	7.00'
L19	N85°37'36"E	119.54'
L20	N40°50'06"E	130.54'
L21	N72°55'46"E	21.75'
L22	S87°53'25"W	154.38'
L23	N86°13'26"W	71.35'
L24	S87°52'06"W	68.36'

LINE TABLE		
LINE	BEARING	DISTANCE
L25	S79°39'32"W	220.45'
L26	S88°35'26"W	229.01'
L27	N80°55'52"W	124.05'
L28	N41°22'31"W	121.17'
L29	N02°06'35"W	747.15'
L30	S42°53'25"W	14.14'
L31	N87°53'25"E	130.00'
L32	N47°06'35"W	14.14'
L33	N87°53'25"E	130.00'
L34	N36°42'54"E	132.95'
L35	N87°56'43"E	136.30'
L36	N85°37'36"E	141.16'
L37	S86°45'52"E	59.02'
L38	S67°07'45"E	57.89'
L39	S47°31'20"E	57.89'
L40	S27°54'54"E	57.89'
L41	S09°26'41"E	61.88'
L42	S01°20'51"E	131.41'
L43	N84°08'47"E	140.32'
L44	N77°35'45"E	130.27'
L45	N87°14'31"E	59.15'
L46	S89°30'52"E	59.15'
L47	S85°43'40"E	78.96'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	4,725.00'	9°19'30"	769.01'	S58°43'18"E	768.16'
C2	480.00'	16°40'51"	139.75'	S27°36'02"W	139.25'
C3	420.00'	16°40'51"	122.28'	N27°36'02"E	121.85'
C4	1,725.00'	4°16'38"	128.78'	S08°36'18"E	128.75'
C5	450.00'	6°03'51"	47.63'	S16°13'41"W	47.60'
C6	325.00'	88°31'11"	502.11'	N50°06'49"W	453.64'
C7	1,200.00'	9°42'46"	203.42'	S83°56'27"W	203.18'
C8	1,200.00'	15°18'44"	320.70'	N86°44'26"E	319.74'
C9	50.00'	83°29'37"	72.86'	S43°51'24"E	66.58'
C10	50.00'	87°44'11"	76.56'	S41°45'30"W	69.30'
C11	25.00'	83°16'50"	36.34'	S22°22'49"E	33.22'
C12	25.00'	89°34'32"	39.08'	S50°38'29"E	35.22'
C13	25.00'	46°53'43"	20.46'	N62°44'03"E	19.90'
C14	50.00'	276°21'06"	241.16'	N02°32'15"W	66.68'
C15	25.00'	49°34'03"	21.63'	N69°08'44"W	20.96'
C16	25.00'	22°23'26"	9.77'	S83°09'33"W	9.71'
C17	50.00'	129°00'01"	112.57'	S43°32'09"E	90.26'
C18	25.00'	23°04'26"	10.07'	N09°25'38"E	10.00'
C19	25.00'	23°04'26"	10.07'	N13°38'48"W	10.00'
C20	50.00'	133°53'03"	116.84'	S41°45'30"W	92.01'
C21	25.00'	23°04'26"	10.07'	S82°50'11"E	10.00'
C22	25.00'	80°13'12"	35.00'	N58°59'45"E	32.21'
C23	25.00'	85°50'14"	37.45'	N37°03'54"E	34.05'
C24	25.00'	90°00'00"	39.27'	S42°53'25"W	35.36'
C25	25.00'	48°11'23"	21.03'	N68°00'54"W	20.41'
C26	50.00'	276°22'46"	241.19'	N02°06'35"W	66.67'
C27	25.00'	48°11'23"	21.03'	N63°47'43"E	20.41'
C28	25.00'	90°00'00"	39.27'	S47°06'35"E	35.36'

RESTRICTED RESERVE **A**
Restricted to Lift Station
Purposes Only
0.40 AC
17,291 Sq. Ft.

RESTRICTED RESERVE **B**
Restricted to Detention
Purposes Only
19.63 AC
854,984 Sq. Ft.

RESTRICTED RESERVE **C**
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.11 AC
4,813 Sq. Ft.

RESTRICTED RESERVE **D**
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.41 AC
17,703 Sq. Ft.

RESTRICTED RESERVE **B**
Restricted to Detention
Purposes Only
19.63 AC
854,984 Sq. Ft.


RESTRICTED RESERVE **B**
Restricted to Detention
Purposes Only
19.63 AC
854,984 Sq. Ft.

SOMERVILLE ACRES, INC.
CALLED 137.0556 ACRES
C.C.F. NO. 9681280
O.P.R.F.B.C.T.

- LEGEND:
- AC "Acres"
 - AE "Access Easement"
 - 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"
 - Easmt "Easement"
 - FBCMUD "Fort Bend County Municipal Utility District"
 - GBL "Garage Building Line"
 - No. "Number"
 - O.P.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"
 - Vol., Pg. "Volume ___, Page ___"
 - WLE "Water Line Easement"
 - "Set 3/4-inch Iron Rod (with Cap Stamped Quiddity ENG. Property Corner)" as per certification"
 - ① "Block Number"
 - — — — — "Street Name Break"

- GENERAL NOTES:
- 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.
 - Per the Flood Insurance Rate Map (FIRM) No. 481570015L for Fort Bend County, Texas dated April 2, 2014, Candela Sec 18 is located within Unshaded Zone "X" defined as areas determined to be outside the 0.2% annual chance Floodplain.
 - 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, 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. FAHCS24006053, Effective Date October 15, 2024. The Surveyor has not obstructed the above property.
 - The top of all floor slabs shall be a minimum of 109.10' 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.
 - 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 shall have adequate wastewater collection service.
 - There are no pipelines or pipeline easements within the platted area.
 - A minimum distances of 10' shall be maintained between residential dwelling units.
 - Multiple fee ownerships exist within the platted area.
 - Fort Bend County MUD No 229 shall own and maintain Reserve "B".
 - 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.

OWNER
JDS Nursery Tract, LLC
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
713.917.9757

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quality Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-2259 & 10040000
2322 W. Grand Parkway North, Suite 524 #404, TX 77469 • 832.913.4000

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 36.70 acre tract described in the above and foregoing map of Candela Sec 18, 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 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 boyous, 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.

IN TESTIMONY WHEREOF, JDS Nursery Tract, LLC. has caused these presents to be signed by L. Michael Cox, President, thereunto authorized,

this 11th day of July, 2025

By: Memorial Development Services, Inc.,
a Texas corporation, its managing member

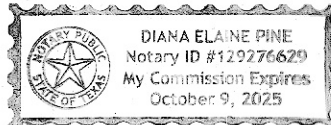
By: L. Michael Cox, President

STATE OF TEXAS §
COUNTY OF HARDIS §

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 11th day of July, 2025

Diana Elaine Pine
Notary Public in and for the State of Texas



Diana Elaine Pine
Print Name

My commission expires: October 9, 2025

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Candela Sec 18 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 23 day of July, 2025

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

By: John Fran Secretary



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, 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



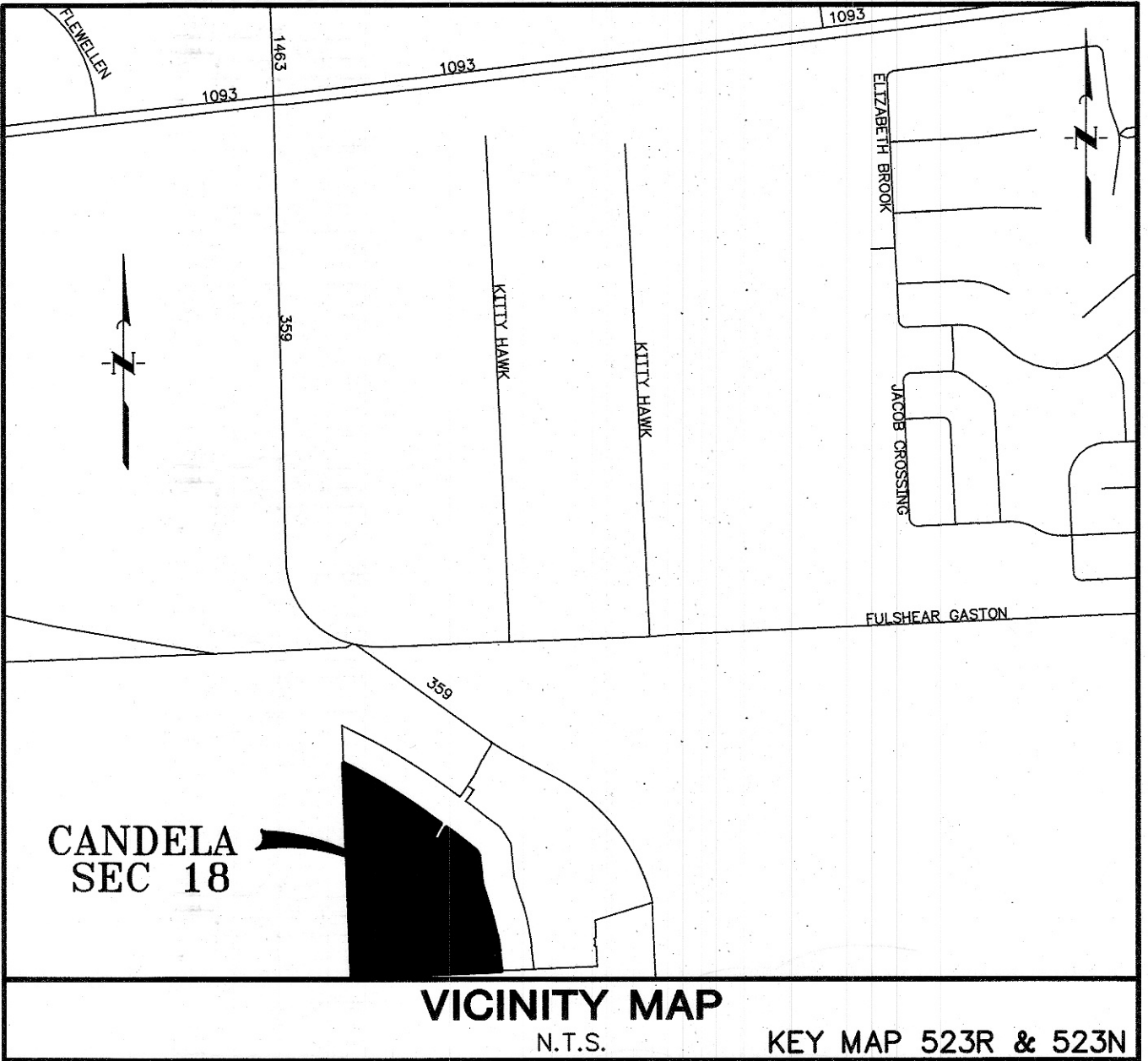
THE STATE OF TEXAS §
COUNTY OF FORT BEND §

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



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 intersecting drainage artery or parent stream or any other area or subdivision within the watershed.

J. Stacy Slawinski, P.E.
Fort Bend County Engineer

Date

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

CANDELA SEC 18

A SUBDIVISION OF 36.70 ACRES OF LAND
OUT OF THE
JOHN FOSTER 2 1/2 LEAGUES GRANT, A-26
FORT BEND COUNTY, TEXAS

58 LOTS 4 RESERVES 2 BLOCKS
JULY 2025

OWNER
JDS Nursery Tract, LLC
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
713.917.9757

ENGINEER/PLANNER/SURVEYOR:

