

**PLAT RECORDING SHEET**

**PLAT NAME:** Candela Retail Center

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 6.94

**LEAGUE:** John Foster 2-1/2 Leagues Grant

**ABSTRACT NUMBER:** A-26

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 1

**OWNERS:** CAN RT DEV, LLC

\_\_\_\_\_  
**(DEPUTY CLERK)**

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, CAN RT DEV, LLC, A TEXAS LIMITED LIABILITY COMPANY, REPRESENTED HEREIN BY, BEAU EVANS, ITS MEMBER, AND PATRICIA HAMILTON, ITS MEMBER, OWNER (OR OWNERS) HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 6.94 ACRE TRACT DESCRIBED IN THE ABOVE FORGOING PLAT OF CANDELA RETAIL CENTER, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND MYSELF (OR OURSELVES), MY (OR OUR) HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES 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 EASEMENT OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLACE SIXTEEN FEET (16'0") ABOVE 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 DEPICT THEREON, WHEREBY THE AERIAL EASEMENTS TOTAL TWENTY ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES 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 PLACE 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. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL THIRTY FEET (30'0") IN WIDTH.

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, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY FEET (20'0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY 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 AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLIES, 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 ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE 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, CAN RT DEV, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BEAU EVANS, ITS MEMBER, THEREUNTO AUTHORIZED, ATTESTED BY ITS MEMBER, PATRICIA HAMILTON, THIS \_\_\_\_ DAY OF SEPTEMBER, 2025.

CAN RT DEV, LLC,  
A TEXAS LIMITED LIABILITY COMPANY

BY: BEAU EVANS MEMBER ATTEST: PATRICIA HAMILTON MEMBER

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BEAU EVANS, MEMBER, AND PATRICIA HAMILTON, MEMBER OF CAN RT DEV, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF SEPTEMBER, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

CHRIS D. KALKOMEY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5869

I, THOMAS R. LANGFORD, 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.

THOMAS R. LANGFORD, III  
REGISTERED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 67630

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF CANDELA RETAIL CENTER 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 SEPTEMBER 2025.

BY: LISA M. CLARK OR M. SONNY GARZA CHAIR OR VICE CHAIRMAN BY: VONN TRAN SECRETARY

CANDELA SHOPPING, LLC  
CALLED 1.50 AC.  
C.C.F. NO. 2024016237  
O.P.R.F.B.C.T.

ORAN RIDGE DRIVE  
(60' R.O.W.)  
PLAT NO. P.R.F.B.C.T.

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 87°45'37" E | 55.57'   |
| L2   | N 61°19'03" E | 221.73'  |
| L3   | S 32°24'11" W | 93.62'   |
| L4   | S 26°56'26" W | 116.65'  |

| CURVE | DELTA     | RADIUS    | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-----------|-----------|------------|---------------|--------------|
| C1    | 27°52'23" | 2,065.00' | 1,004.58'  | S 41°28'37" E | 994.70'      |
| C2    | 87°49'00" | 35.00'    | 53.64'     | S 11°30'19" E | 48.55'       |
| C3    | 05°27'46" | 300.00'   | 28.60'     | S 29°40'19" W | 28.59'       |
| C4    | 29°43'58" | 2,337.00' | 1,212.75'  | N 41°55'58" W | 1,199.18'    |

CANDELA SEC. 12  
PLAT NO. 20240028  
P.R.F.B.C.T.

RESERVE "A"  
6.58 ACRES  
(286,848 S.F.)

JDS NURSERY LLC  
RESIDUE CALLED 200.00 ACRES  
C.C.F. NO. 2019095366  
O.P.R.F.B.C.T.

CANDELA SEC. 15  
PLAT NO. 20250082  
P.R.F.B.C.T.

PLAT NOTES:

- ANY DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDING, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF DRAINAGE FACILITY, AND ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WHOLLY WITHIN LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY, ESD NO. 4, CAD11, & FBC MUD 229.
- IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
- THERE ARE NO EXISTING AND PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FORT BEND COUNTY FLOODPLAIN REGULATIONS, ARTICLE 5, SEC. B REQUIRES ALL STRUCTURES TO BE ELEVATED A MINIMUM OF EIGHTEEN (18) INCHES ABOVE THE IMPACTING 100-YEAR WATER SURFACE ELEVATION.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 115.25' 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.
- 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.
- THE CONTOURS SHOWN HEREON WERE CREATED USING SPOT ELEVATIONS PROVIDED BY SURVEYOR.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 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 A.D.A.
- THIS PLAT LIES WITHIN LIGHTING ZONE 3.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (NO. 4204) STATE PLANE GRID COORDINATE (NAD83), 2001 ADJ. AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A COMBINED PROJECT SCALE FACTOR OF 0.99987975.
- UNLESS OTHERWISE INDICATED THE BUILDING LINES (B.L.) 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, WHICH MAY BE AMENDED FROM TIME TO TIME.
- 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 AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.

METES AND BOUND DESCRIPTION

A METES & BOUNDS DESCRIPTION OF AN 6.94 ACRE TRACT OF LAND IN THE JOHN FOSTER 2-1/2 LEAGUES GRANT, ABSTRACT 26, FORT BEND COUNTY, TEXAS, BEING OUT OF AND A PART OF THE RESIDUE OF THAT CERTAIN CALLED 200.00 ACRE TRACT RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2019095366, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS, WITH ALL BEARING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, BASED UPON GPS OBSERVATIONS.

COMMENCING AT A 5/8 INCH IRON ROD WITH CAP MARKED "JONES | CARTER" FOUND FOR THE LOWER NORTHWEST CORNER OF SAID RESIDUE OF A CALLED 200.00 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THE RESIDUE OF A CALLED 7.34 ACRE TRACT RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2020010389, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS, SAID POINT BEING IN THE EAST LINE OF AN ADJOINING CALLED 339.60 ACRE TRACT RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2017112484, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS, AND DESCRIBED IN VOLUME 349, PAGE 524, DEED RECORDS, FORT BEND COUNTY, TEXAS, SAID POINT BEARS NORTH 02 DEGREES 14 MINUTES 24 SECONDS WEST, 2,683.89 FEET FROM A 1/2 INCH IRON PIPE (THICKWALL) FOUND FOR THE ORIGINAL SOUTHWEST CORNER OF SAID CALLED 200.00 ACRE TRACT;

THENCE SOUTH 75 DEGREES 22 MINUTES 45 SECONDS EAST CROSSING SAID CALLED 200.00 ACRE TRACT, 344.78 FEET TO A 5/8 INCH IRON ROD WITH CAP MARKED "QUIDDITY" SET FOR THE NORTHWEST CORNER AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 45 MINUTES 37 SECONDS EAST ESTABLISHING THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, 55.57 FEET TO A 5/8 INCH IRON ROD WITH CAP MARKED "QUIDDITY" SET FOR ANGLE POINT;

THENCE NORTH 61 DEGREES 19 MINUTES 03 SECONDS EAST CONTINUING ALONG SAID LINE, 221.73 FEET TO A 5/8 INCH IRON ROD WITH CAP MARKED "QUIDDITY" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF F. M. HIGHWAY 359 (130-FOOT WIDE), AND BEING IN A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH SAID NON-TANGENT CURVE TO THE LEFT, BEING THE WESTERLY RIGHT-OF-WAY LINE OF F. M. HIGHWAY 359, HAVING A CENTRAL ANGLE OF 27 DEGREES 52 MINUTES 23 SECONDS, AN ARC LENGTH OF 1,004.58 FEET, A RADIUS OF 2,065.00 FEET, AND A CHORD BEARING SOUTH 41 DEGREES 28 MINUTES 37 SECONDS EAST, 994.70 FEET TO A 5/8 INCH IRON ROD WITH CAP MARKED "QUIDDITY" SET AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

THENCE WITH SAID REVERSE CURVE TO THE RIGHT, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF F. M. HIGHWAY 359, HAVING A CENTRAL ANGLE OF 87 DEGREES 49 MINUTES 00 SECONDS, AN ARC LENGTH OF 53.64 FEET, A RADIUS OF 35.00 FEET, AND A CHORD BEARING SOUTH 11 DEGREES 30 MINUTES 19 SECONDS EAST, 48.55 FEET TO A 5/8 INCH IRON ROD WITH CAP MARKED "QUIDDITY" SET AT THE END OF SAID CURVE;

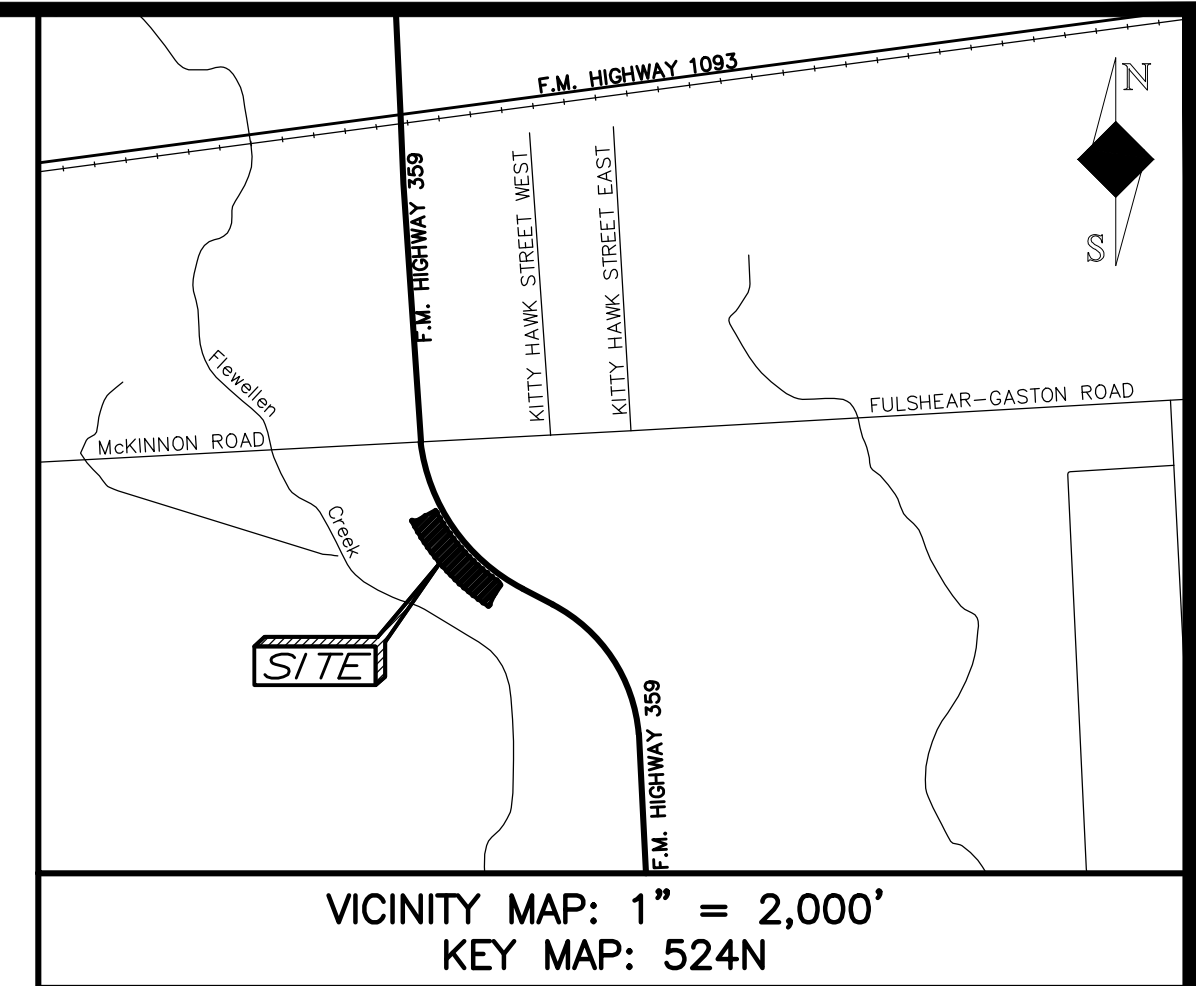
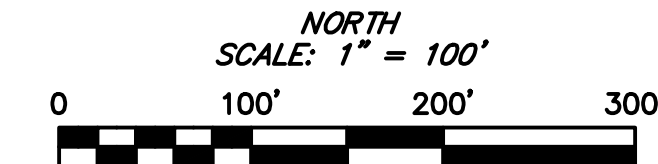
THENCE ESTABLISHING THE SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT, CROSSING SAID CALLED 200.00 ACRE TRACT, WITH THE FOLLOWING COURSES AND DISTANCES:

SOUTH 33 DEGREES 24 MINUTES 11 SECONDS WEST, 93.62 FEET TO A 5/8 INCH IRON ROD WITH CAP MARKED "QUIDDITY" SET AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 05 DEGREES 27 MINUTES 46 SECONDS, AN ARC LENGTH OF 28.60 FEET, A RADIUS OF 300.00 FEET, AND A CHORD BEARING SOUTH 29 DEGREES 40 MINUTES 19 SECONDS WEST, 28.59 FEET TO A 5/8 INCH IRON ROD WITH CAP MARKED "QUIDDITY" SET AT THE END OF SAID CURVE;

SOUTH 26 DEGREES 56 MINUTES 26 SECONDS WEST, 116.65 FEET TO A 5/8 INCH IRON ROD WITH CAP MARKED "QUIDDITY" SET FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, BEING IN A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 29 DEGREES 43 MINUTES 58 SECONDS, AN ARC LENGTH OF 1,212.75 FEET, A RADIUS OF 2,337.00 FEET, AND A CHORD BEARING NORTH 41 DEGREES 55 MINUTES 58 SECONDS WEST, 1,199.18 FEET TO THE PLACE OF BEGINNING AND CONTAINING 6.94 ACRES OF LAND, MORE OR LESS.



I, J. STACY SLAWNSKI, FORT BEND COUNTY ENGINEER, HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL 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 THE DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWNSKI, 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. MCGOY, COMMISSIONER, PRECINCT 4

I, LAURA RICHARD, CLERK OF THE COMMISSIONERS' COURT OF FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_ 2025, AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND DULY RECORDED ON \_\_\_\_ 2025, AT \_\_\_\_ O'CLOCK \_\_\_\_ M., IN PLAT NUMBER \_\_\_\_ 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, COUNTY CLERK OF FORT BEND COUNTY, TEXAS BY: DEPUTY

# CANDELA RETAIL CENTER

A SUBDIVISION OF 6.94 ACRES OF LAND  
SITUATED IN  
THE JOHN FOSTER 2-1/2 LEAGUES GRANT, ABSTRACT NO. 26  
CITY OF HOUSTON ETJ, FORT BEND COUNTY, TEXAS

1 RESERVE, 1 BLOCK

OWNER:  
**CAN RT DEV, LLC**  
6510 S. FM 359, SUITE 100  
FULSHEAR, TEXAS 78209  
(281) 944-9660

SURVEYOR:  
**QUIDDITY ENGINEERING, LLC**  
2322 W. GRAND PARKWAY NORTH SUITE 150  
KATY, TEXAS 77449  
(281) 342-2033  
TBPELS REG. NO. 10046100

APPLICANT/ENGINEER:  
**CIVL-CON CONSULTANTS LLC.**  
1445 NORTH LOOP WEST, SUITE 325  
HOUSTON, TEXAS 77008  
(713) 992-4148  
TBPE REG. NO. 10046100