

PLAT RECORDING SHEET

PLAT NAME: Oran Ridge Drive Street Dedication & Reserves

PLAT NO: _____

ACREAGE: 1.05

LEAGUE: John Foster 2 ½ Leagues Grant

ABSTRACT NUMBER: A-26

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 2

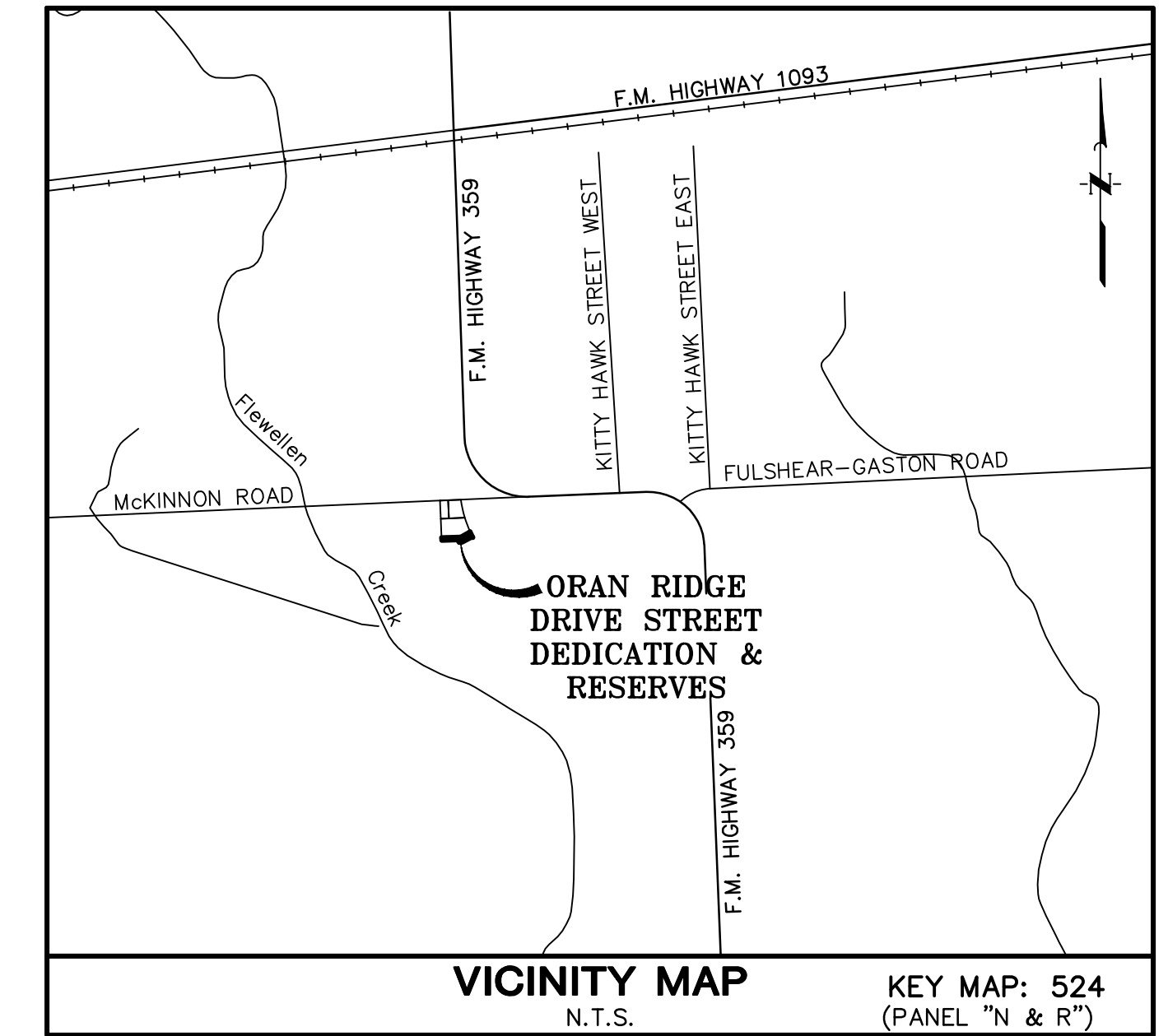
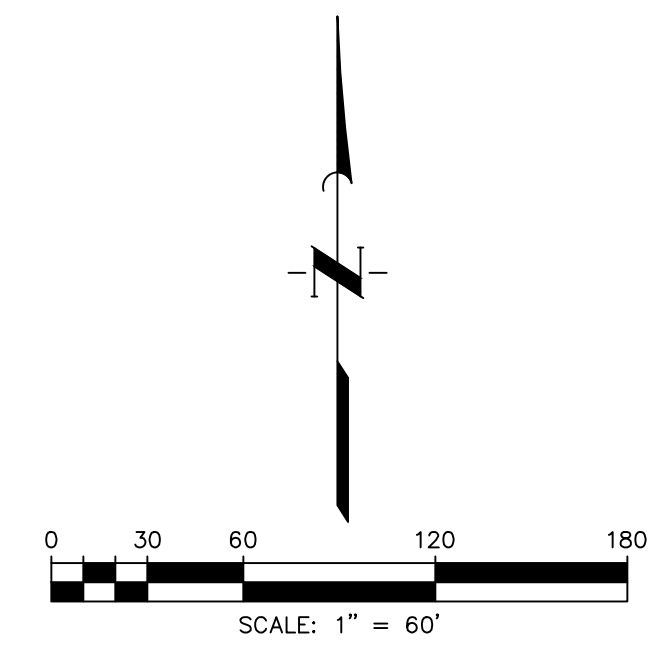
OWNERS: JDS Nursery Tract, LLC,

(DEPUTY CLERK)

DISTRICT NAMES	
WCID	N/A
MMD/MUD	FBC MUD No. 229
LD	N/A
DD	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR C.I.S.D.
FIRE	FORT BEND COUNTY EMERGENCY SERVICES DISTRICT No. 4
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	CITY OF HOUSTON, ETJ
UTILITIES CO.	CENTERPOINT ENERGY
FBC ASSISTANCE	DISTRICT No. 11

RESTRICTED RESERVE [A]
 Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
 0.12 AC
 5,248 Sq. Ft.

RESTRICTED RESERVE [B]
 Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
 0.12 AC
 5,205 Sq. Ft.



- 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"
 - Esm "Easement"
 - FC "Film Code"
 - No "Number"
 - O.P.R.F.B.C.T. "Official Public Records, Fort Bend County, Texas"
 - P.R.F.B.C.T. "Plot Records, Fort Bend County, Texas"
 - SSE "Sanitary Sewer Easement"
 - Sq. Ft. "Square Feet"
 - Stm SE "Storm Sewer Easement"
 - VOL. PG. "Volume and Page"
 - WLE "Waterline Easement"
 - Ⓛ "Block Number"
 - Ⓜ "Set 3/4-inch Iron Rod With Cap Stamped 'QUIDDITY ENG. PROPERTY CORNER' as Per Certification"
- General Notes**
- 1) One-foot reserve dedicated to the public in fee as a buffer separation between this 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 plot, 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 re-vest in the dedicator, his heirs, assigns or successors.
 - 2) This plot is located in lighting zone LZ3 of the Fort Bend County Lighting Ordinance.
 - 3) The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale 0.99987975.
 - 4) 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.
 - 5) This plot was prepared from information by Texas American Title, dated June 6, 2025. The surveyor has not abstracted the subject tract.
 - 6) Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any public utility of 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.
 - 7) 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.
 - 8) Contours shown hereon are NAVD 88 datum.
 - 9) Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
 - 10) All building lines along street right-of-ways as shown on the plat.
 - 11) All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
 - 12) 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, Fort Bend County Drainage District, Lamar C.I.S.D., FBC Emergency Service District No. 4, CenterPoint Energy, FBC Assistance District No. 11.
 - 13) According to the Flood Insurance Rate Map (FIRM) No. 48157C0115L for Fort Bend County, Texas effective April 2, 2014, this section lies within Zone "X", which is determined to be outside the 0.2% annual chance floodplain.
 - 14) Elevations shown hereon are based on NGS Monument # 806 reset, located 8.6 miles North from Rosenberg, 0.25 mile West along the Atchison, Topeka and Santa Fe Railway from the station at Rosenberg, thence 4.95 miles North along Farm Road 723, thence 3.4 miles North along Farm Road 359, at the North end of a curve, at the junction of a field road 41, feet West of the center line of the road, 20 feet South of the center line of the road West, 10 feet South of the South end of a gate, 12 1/2 feet southwest of the center of the South end of a 15-inch pipe culvert, 1.0 foot East of a fence, 1.2 feet North a witness post, about level with the road, and set in the top of a concrete post projecting 0.1 foot above the ground with a published elevation of 116.58' (NAVD 88).
 - 15) 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 plot and on the contiguous right-of-way of all perimeter roads surrounding said plot, in accordance with the A.D.A.
 - 16) There are no pipelines nor pipeline easements within the limits of the subdivision.
 - 17) Unless otherwise indicated, the building lines (B.L.) whether one or more, shown on this subdivision are established to evidence compliance with the applicable provisions of Chapter 42, Code or Ordinances, City of Houston, Texas, which may be amended from time to time.

HINES TEXAS HERITAGE INVESTORS L.P.,
 CALLED 2,951.9 ACRES
 C.C.F. No. 2024125245
 O.P.R.F.B.C.T.

SHEELSTONE, LLC
 CALLED 2.887 ACRES
 C.C.F. No. 2025066905
 O.P.R.F.B.C.T.

CANDELA SHOPPING, LLC
 CALLED 1.150 ACRES
 C.C.F. No. 2024016237
 O.P.R.F.B.C.T.

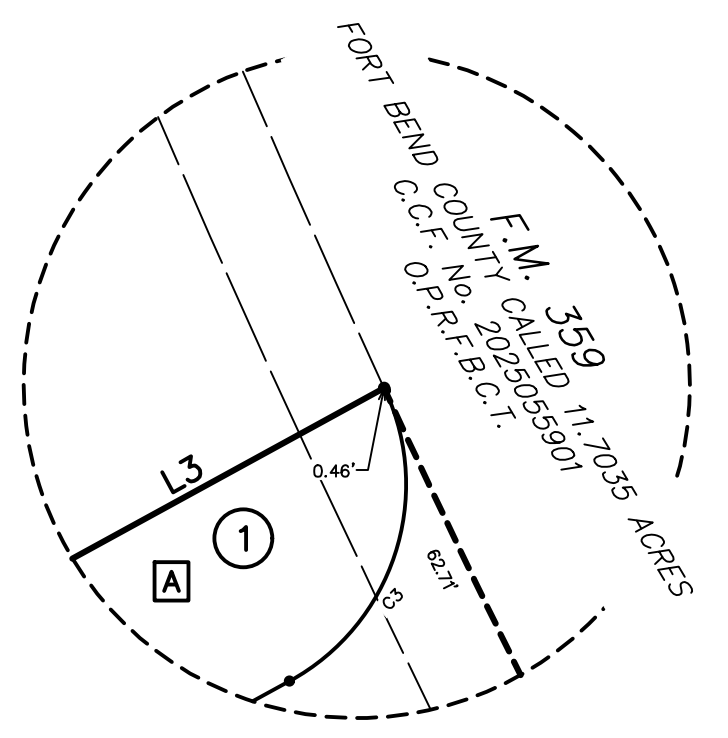
CANDELA SEC 12
 PLAT No. 20240028
 P.R.F.B.C.T.

CAN RT DEV, LLC
 CALLED 6.94 ACRES
 C.C.F. No. 2025019803
 O.P.R.F.B.C.T.

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

LINE	BEARING	DISTANCE
L1	S02°14'24"E	60.00'
L2	S87°45'37"W	362.03'
L3	S61°19'03"E	202.65'
L4	N61°19'03"E	221.73'
L5	N87°45'37"E	55.57'
L6	S27°20'20"E	44.17'
L7	N87°45'37"E	311.22'
L8	N61°19'03"E	97.55'
L9	N87°45'37"E	401.07'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	2065.00'	2°46'39"	100.11'	N26°09'06"W	100.10'	50.06'
C2	180.00'	26°26'34"	83.07'	N74°32'20"E	82.34'	42.29'
C3	35.00'	86°05'36"	52.59'	N18°16'16"E	47.78'	32.69'
C4	35.00'	36°39'28"	22.39'	S79°38'47"W	22.01'	11.59'




ORAN RIDGE DRIVE STREET DEDICATION & RESERVES

A SUBDIVISION OF 105 ACRES OF LAND
 OUT OF THE
 JOHN FOSTER 2 1/2 LEAGUES GRANT, A-26
 FORT BEND COUNTY, TEXAS

2 RESERVES 2 BLOCKS
 SEPTEMBER 2025

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-21090 & 10040100
 2322 W. Grand Parkway North, Suite 510 • Katy, TX 77449 • 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 1.05 acre tract described in the above and foregoing map of Oran Ridge Drive Street Dedication & Reserves, 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 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, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Oran Ridge Drive Street Dedication where building setback lines or public utility easement are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easement shown in said adjacent acreage.

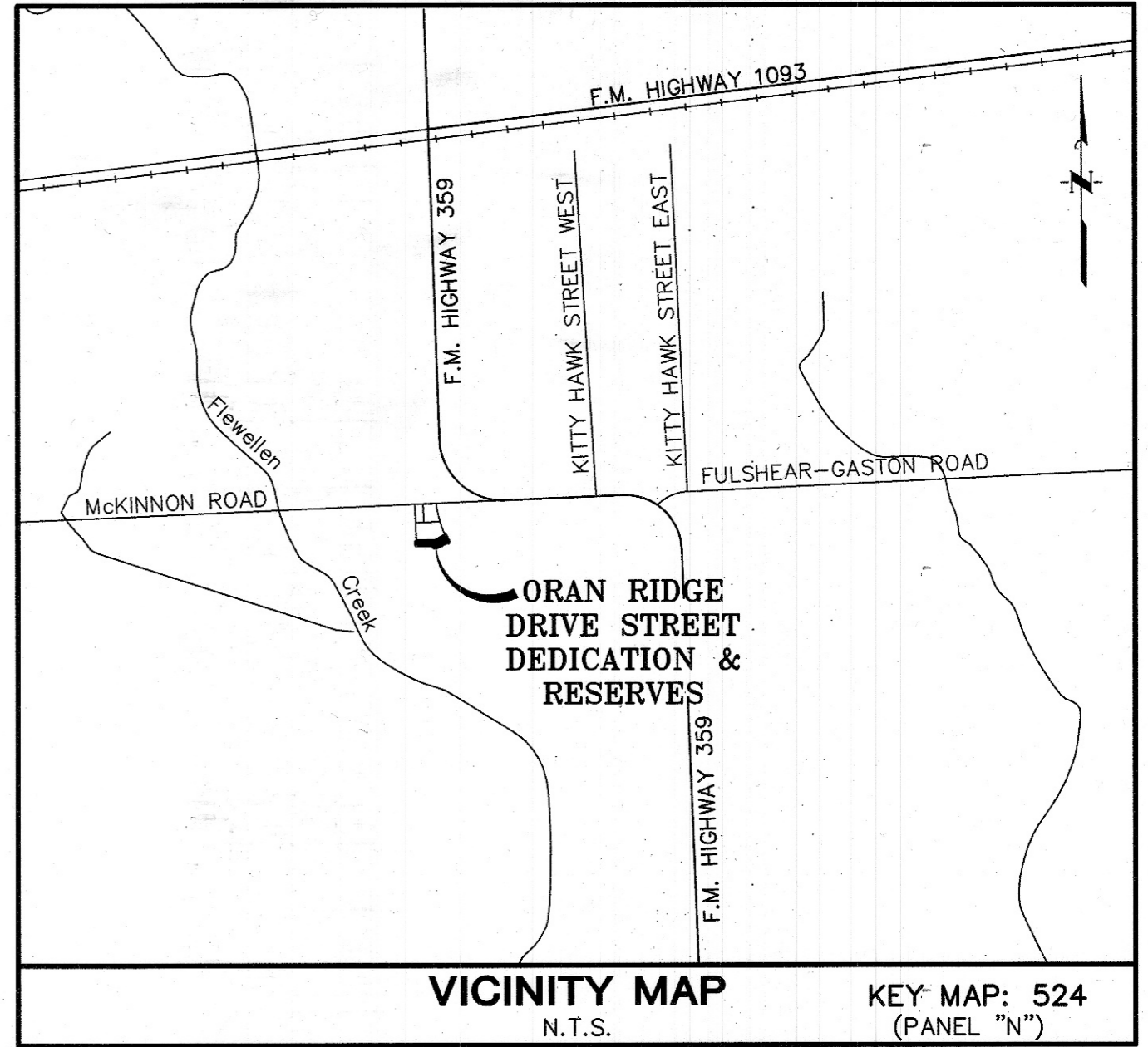
FURTHER, We do hereby dedicate to the public a strip of land twenty (20') feet wide on each side of the center line of any and all bays, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency 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.



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

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

IN TESTIMONY WHEREOF, JDS Nursery Tract, LLC, has caused these presents to be signed by L. Michael Cox, President, thereunto authorized, this 22nd day of September, 2025.

By: Memorial Development Services, Inc.,
a Texas corporation, its managing member
L. Michael Cox
L. Michael Cox, President

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

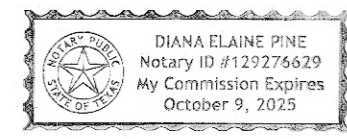
W.A. "Andy" Meyers
Commissioner, Precinct 3
Dexter L. McCoy
Commissioner, Precinct 4

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Oran Ridge Drive Street Dedication & Reserves 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 8 day of October, 2025.

By: *Lisa M. Clark* or *M. Sonny Garza*
Lisa M. Clark or M. Sonny Garza
Chair Vice Chairman
By: *Vann Tran*
Vann Tran
Secretary



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 22nd day of September, 2025.
Diana Elaine Pine
Notary Public in and for the State of Texas
Diana Elaine Pine
Print Name
My commission expires: October 9, 2025



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
Laura Richard
Fort Bend County, Texas
By: _____
Deputy

ORAN RIDGE DRIVE STREET DEDICATION & RESERVES

A SUBDIVISION OF 1.05 ACRES OF LAND
OUT OF THE
JOHN FOSTER 2 1/2 LEAGUES GRANT, A-26
FORT BEND COUNTY, TEXAS
2 RESERVES 2 BLOCKS
SEPTEMBER 2025

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 No. F-3220 & S0045100
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000