

PLAT RECORDING SHEET

PLAT NAME: Broadstone Candela

PLAT NO: _____

ACREAGE: 11.33

LEAGUE: John Foster 2 1/2 League

ABSTRACT NUMBER: 26

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: CRP/AR Candela

(DEPUTY CLERK)

v:\250515 - Alliance Realty Partners\250515-01-001 (ENG) - Alliance Candela Broadstone Candela.dwg Nov 20, 2025 - 8:52am Terra Associates Inc., Plano

STATE OF TEXAS
COUNTY OF FORT BEND

WE, CRP/AR CANDELA OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP, ACTING BY AND THROUGH CRP/AR CANDELA GP, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, ACTING BY AND THROUGH CRP/AR CANDELA VENTURE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER, ACTING BY AND THROUGH BROADSTONE CANDELA ALLIANCE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ITS ADMINISTRATIVE MEMBER, REPRESENTED HEREIN BY, CYRUS BAHRAMI, ITS MEMBER, AND MARK BRAMLETT, ITS MEMBER, OWNER (OR OWNERS) HEREAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 11.33 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF BROADSTONE CANDELA, 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 SEVEN FEET, SIX INCHES (7' 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 10 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 THE 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, 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 AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAINS, 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 PURPOSES 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, 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 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 TO COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, THE CRP/AR CANDELA OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP, ACTING BY AND THROUGH, CRP/AR CANDELA GP, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, ACTING BY AND THROUGH, CRP/AR CANDELA VENTURE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER, ACTING BY AND THROUGH, BROADSTONE CANDELA ALLIANCE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ITS ADMINISTRATIVE MEMBER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CYRUS BAHRAMI, ITS MEMBER, THEREUNTO AUTHORIZED, ATTESTED BY ITS MEMBER, MARK BRAMLETT, THIS DAY OF _____ 2025.

CRP/AR CANDELA OWNER, L.P.,
A DELAWARE LIMITED PARTNERSHIP
BY: CRP/AR CANDELA GP, L.L.C.,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER
BY: CRP/AR CANDELA VENTURE, L.L.C.,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER
BY: BROADSTONE CANDELA ALLIANCE, L.L.C.,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS ADMINISTRATIVE MEMBER

BY: _____ ATTEST: _____
CYRUS BAHRAMI, MEMBER MARK BRAMLETT
MEMBER

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CYRUS BAHRAMI, MEMBER, AND MARK BRAMLETT, MEMBER OF BROADSTONE CANDELA ALLIANCE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ADMINISTRATIVE MEMBER OF CRP/AR CANDELA VENTURE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, SOLE MEMBER OF CRP/AR CANDELA GP, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTNER OF CRP/AR CANDELA OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE 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 _____ DAY OF _____ 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

PRINTED NAME OF NOTARY: _____

MY COMMISSION EXPIRES: _____

I, MARK JOSEPH PIRIANO, 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.

MARK JOSEPH PIRIANO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5778

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

BY: _____ BY: _____
LISA M. CLARK (OR) M. SONNY GARZA VONN TRAN
TITLE CHAIR OR VICE CHAIRMAN SECRETARY

I, KEVIN POLASEK, 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.

KEVIN POLASEK, P.E.
PROFESSIONAL ENGINEER NO. 96632

OWNERS:
CRP/AR CANDELA
OWNER, L.P.,
A DELAWARE LIMITED
PARTNERSHIP
820 GESSNER, SUITE 1000
HOUSTON, TEXAS 77024
PHONE: (713) 599-0280

ENGINEER/SURVEYOR:
Bowman
CONSULTING GROUP
2900 N. LOOP WEST - SUITE 950
HOUSTON, TEXAS 77092
TEL. (713) 993-0333
T.B.P.E.L.S. ENGINEERING FIRM NO. F-14309
T.B.P.E.L.S. SURVEYING FIRM NO. 10194283

A SUBDIVISION BEING 11.33 ACRES (493,683 SQUARE FEET)
OF LAND SITUATED IN THE JOHN FOSTER 2 1/2 LEAGUE,
ABSTRACT 26, FORT BEND COUNTY, TEXAS.

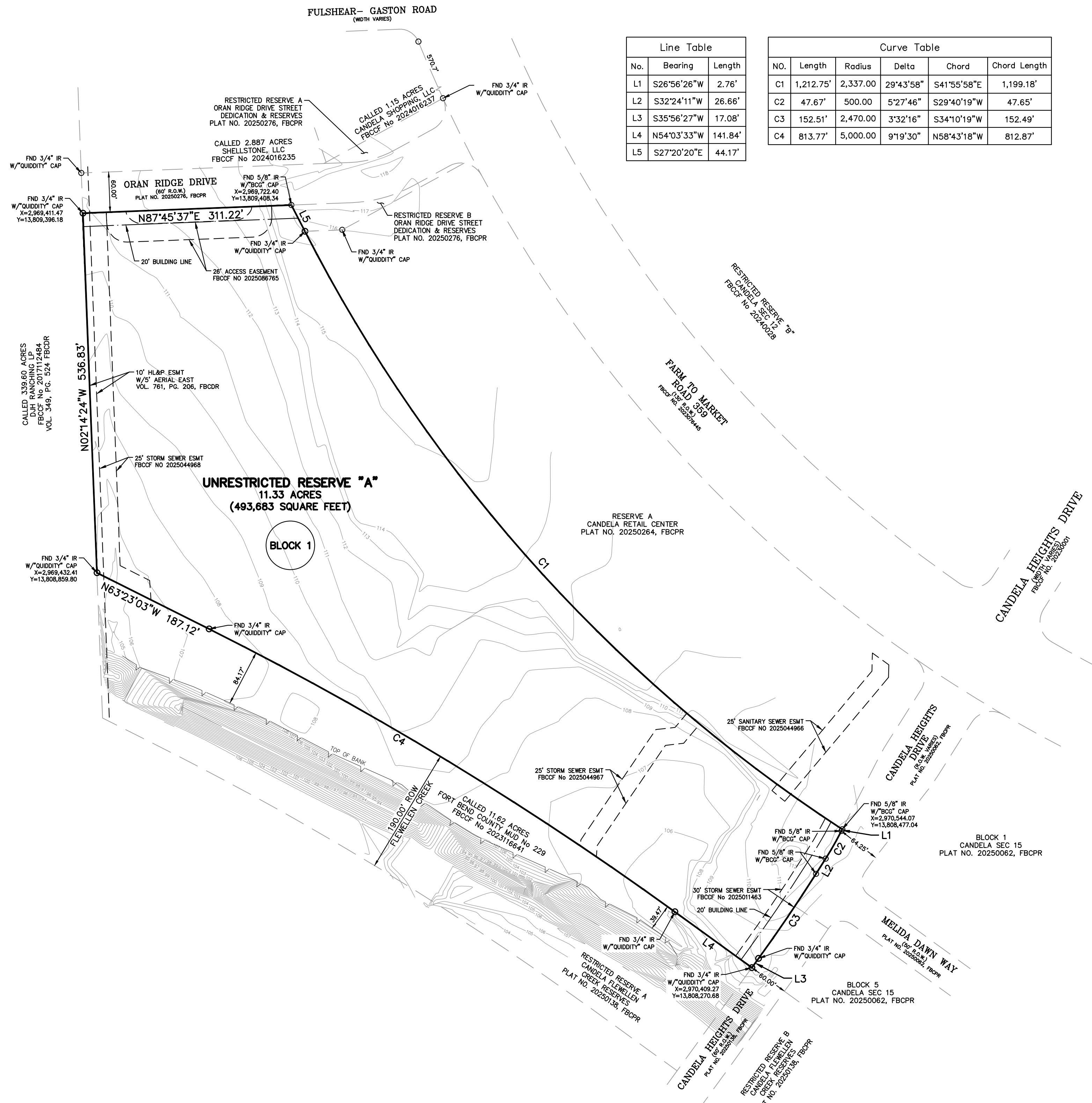
1 BLOCK 1 RESERVE

SCALE: 1" = 100'

NOVEMBER, 2025

BOWMAN PROJECT NO. 250515-01-001

SHEET 1 OF 1

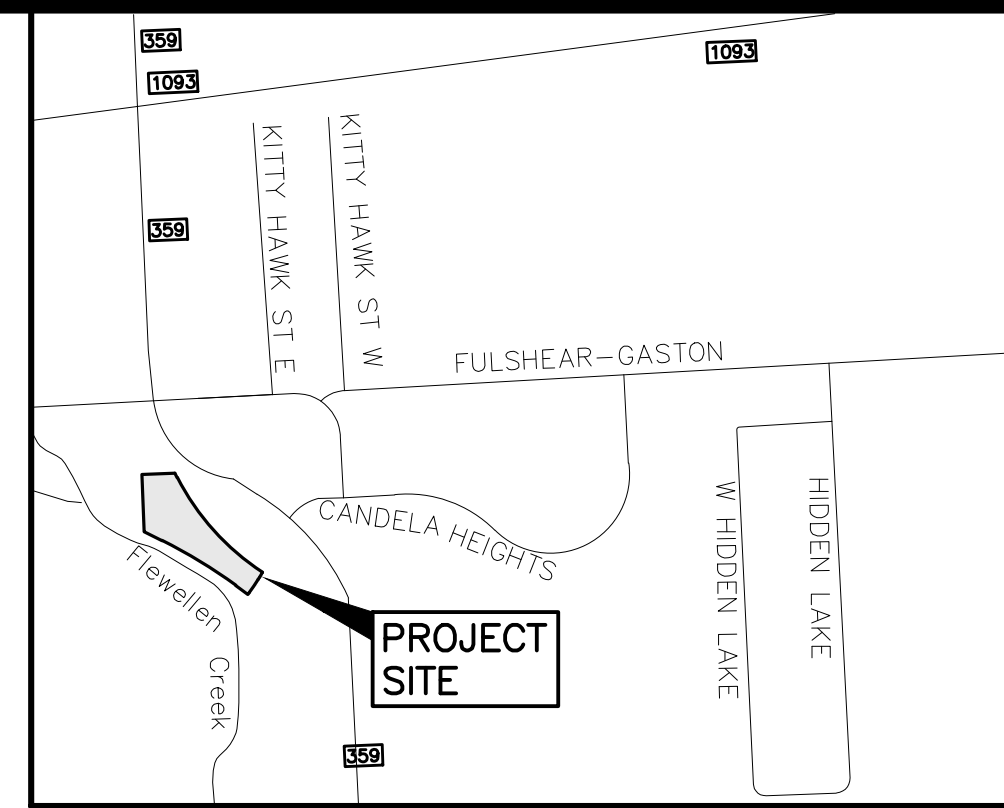
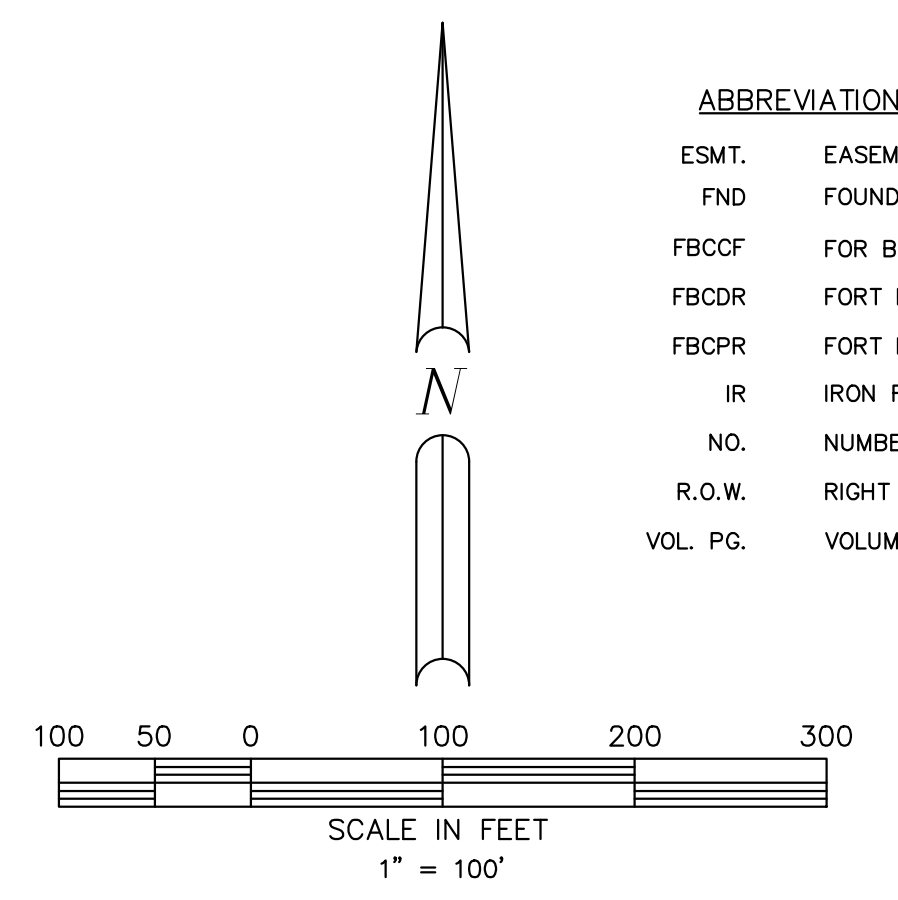


Line Table

No.	Bearing	Length
L1	S26°56'26"W	2.76'
L2	S32°24'11"W	26.66'
L3	S35°56'27"W	17.08'
L4	N54°03'33"W	141.84'
L5	S27°20'20"E	44.17'

Curve Table

NO.	Length	Radius	Delta	Chord	Chord Length
C1	1,212.75'	2,337.00'	29°43'58"	S41°55'58"E	1,199.18'
C2	47.67'	500.00'	5°27'46"	S29°40'19"W	47.65'
C3	152.51'	2,470.00'	3°32'16"	S34°10'19"W	152.49'
C4	813.77'	5,000.00'	9°19'30"	N58°43'18"W	812.87'



Vicinity Map (not to scale)
KEY MAP: 523 R & 524 N

NOTES:

- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT, DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 113.45 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 RESTRAIN, WHICHEVER IS HIGHER.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINE (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, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES, (NAD 83) AND MAY BE CONVERTED TO SURFACE BY APPLYING SCALE FACTOR OF 0.999870017.
- 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.
- 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.
- CONTOURS SHOWN HEREON ARE BASED UPON NAVD88 DATUM.
- 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.
- THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED) AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBER 4815700115L, DATED AND REVISED APRIL 02, 2014.
- THIS PLAT LIES WITHIN LIGHT ZONE 3 OF THE FORT BEND COUNTY LIGHTING ORDINANCE
- THIS PROPERTY LIES WITHIN:
12.1. FORT BEND COUNTY;
12.2. FORT BEND COUNTY DRAINAGE DISTRICT.
12.3. LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
12.4. FORT BEND COUNTY MUD 229.
12.5. COUNTY ASSISTANCE DISTRICT 11.
12.6. FORT BEND ESD No. 4.
12.7. IMPACT FEE AREA N/A
12.8. CITY OF HOUSTON ETJ
12.9. CENTERPOINT ENERGY UTILITIES
12.10. LID N/A
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING 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 WAS PREPARED TO MEET CITY OF HOUSTON ETJ AND FORT BEND COUNTY REQUIREMENTS.
- THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL ON-SITE DRAINAGE AND DETENTION FACILITIES.
- THIS RESERVE IS SUBJECT TO THOSE CERTAIN RESTRICTIVE COVENANTS SET OUT IN FORT BEND COUNTY CLERK'S FILE NUMBERS 2020014949 & 2022018301, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS.

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 ON 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

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 RECORDATION IN MY OFFICE ON _____ 2025, AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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