

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-TMEIC Twinwood

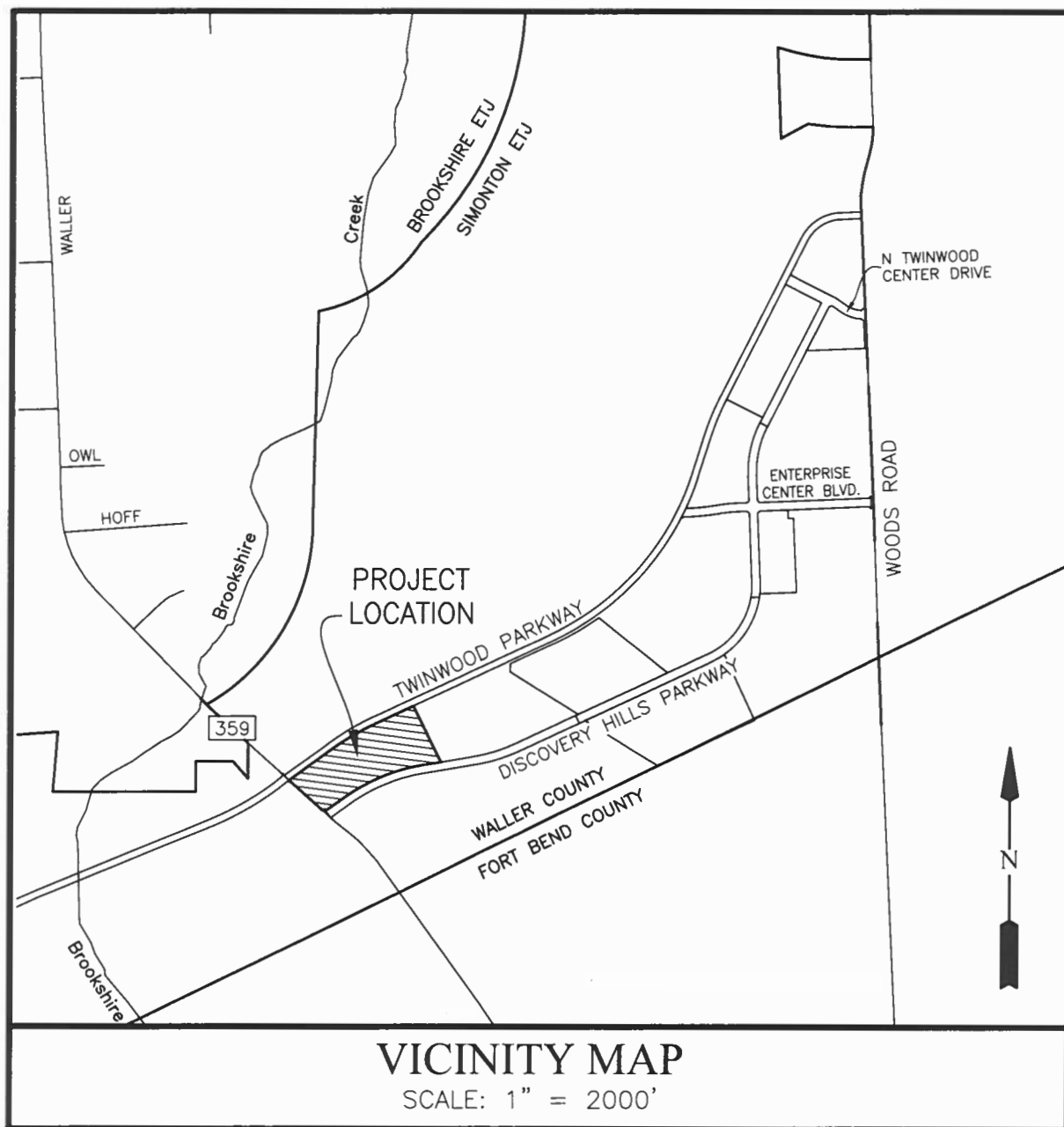
Date: April 30, 2025

Background

Final Plat of TMEIC Twinwood which consists of 20.00 acres will include 1 Block and 1 Commercial Reserve in Precinct 4.

Staff Recommendation

Approve Plat



KEY MAP NO. 482 J&N

FINAL PLAT OF TMEIC TWINWOOD

A SUBDIVISION OF 20.00 ACRES OF LAND SITUATED IN
THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT NUMBER 16,
WALLER COUNTY, TEXAS.

1 COMMERCIAL RESERVE (20.00 ACRES) 1 BLOCK

MARCH 26, 2025

JOB NO. 6062-0001.308

OWNER/DEVELOPER:

**TMEIC CORPORATION AMERICAS,
A DELAWARE CORPORATION**

15810 PARK TEN PLACE, SUITE 370, HOUSTON, TEXAS 77084

ENGINEER:

SURVEYOR:

LJA Engineering, Inc.

1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
ahutchison@lja.com



Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

LJA Surveying, Inc.

3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
aferguson@ljasurvey.com



Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

STATE OF TEXAS
COUNTY OF WALLER

WE, TMEIC CORPORATION AMERICAS, A DELAWARE CORPORATION, WESLEY POFF, DIRECTOR – STRATEGIC PROJECTS AND DIEGO PACHECO, ASSOCIATE GENERAL COUNSEL, RESPECTIVELY OF TMEIC CORPORATION AMERICAS, A DELAWARE CORPORATION, OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF TMEIC TWINWOOD, MAKE SUBDIVISION OF THE PROPERTY ON BEHALF OF THE CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN AND DEDICATED TO THE PUBLIC, THE STREETS, ALL ALLEYS, PARKS AND EASEMENTS SHOWN, AND WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERNATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO THE GRADES, AND BIND OURSELVES, OUR HEIRS SUCCESSORS AND ASSIGNS TO WARRANT AND 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 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.

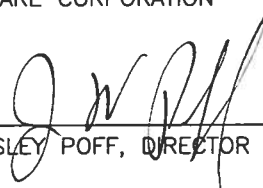
FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (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 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.

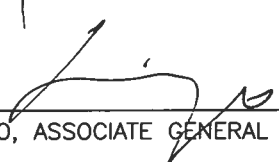
FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE TO THE PROPERTY AND SHALL BE ENFORCEABLE AT THE OPTION OF WALLER COUNTY, BY WALLER COUNTY, OR ANY CITIZEN THEREOF, BY INJUNCTION AS FOLLOWS:

1. THAT DRAINAGE OF SEPTIC TANKS INTO ROADS, STREETS, ALLEYS, OR PUBLIC DITCHES, STREAMS, ETC., EITHER DIRECTLY OR INDIRECTLY IS STRICTLY PROHIBITED.
2. ALL STOCK ANIMALS, HORSES, AND FOWL SHALL BE FENCED IN AND NOT ALLOWED TO RUN AT LARGE IN THE SUBDIVISION.
3. DRAINAGE STRUCTURES UNDER PRIVATE DRIVES SHALL HAVE A B3 NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND SHALL BE A MINIMUM OF ONE AND ONE QUARTERS (1-1/4) SQUARE FEET (15" DIAMETER PIPE) REINFORCED CONCRETE PIPE, UNLESS SPECIFIED BY THE COUNTY ROAD ADMINISTRATOR, OR COUNTY ENGINEER. CULVERTS AND BRIDGES MUST BE USED FOR ALL DRIVEWAYS AND/OR WALKS, ALTHOUGH DIP-STYLE DRIVEWAYS ARE ENCOURAGED WHERE APPROPRIATE.
4. PROPERTY OWNERS WILL OBTAIN DEVELOPMENT PERMITS/PERMIT EXEMPTIONS FROM THE COUNTY FLOOD PLAIN ADMINISTRATOR FOR ALL DEVELOPMENT.
5. THE PROPERTY SUBDIVIDED HEREIN IS FURTHER RESTRICTED IN ITS USE AS SPECIFIED IN THE SUBDIVISION RESTRICTIONS AS FILED SEPARATELY FOR RECORD AT PAGE _____ VOLUME _____ OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. A COPY OF SAID RESTRICTIONS WILL BE FURNISHED BY THE AFORESAID TMEIC CORPORATION AMERICAS, A DELAWARE CORPORATION, TO THE PURCHASER OF EACH AND EVERY LOT IN THE SUBDIVISION PRIOR TO CULMINATION OF EACH SALE.
6. THERE ARE NO UNDERGROUND PIPELINES WITHIN THE CONFINES OF THIS SUBDIVISION EXCEPT AS SHOWN ON THE ABOVE PLAT.
7. THERE SHALL BE NO SANITARY SEWER SYSTEM OR ANY WATER WELL CONSTRUCTED WITHIN 50 FEET OF ANY LOT LINE THAT DOES NOT ADJOIN A PUBLIC ROAD.

IN TESTIMONY, HERETO, THE TMEIC CORPORATION AMERICAS, A DELAWARE CORPORATION, HAS CAUSED TO BE SIGNED BY WESLEY POFF, ITS DIRECTOR – STRATEGIC PROJECTS, ATTESTED BY ITS ASSOCIATE GENERAL COUNSEL, DIEGO PACHECO, AND ITS SEAL, THIS 28th DAY OF MARCH, 2025.

TMEIC CORPORATION AMERICAS,
A DELAWARE CORPORATION

BY: 
WESLEY POFF, DIRECTOR – STRATEGIC PROJECTS

ATTEST: 
DIEGO PACHECO, ASSOCIATE GENERAL COUNSEL

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Botetourt

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WESLEY POFF, DIRECTOR – STRATEGIC PROJECTS OF TMEIC CORPORATION AMERICAS, A DELAWARE CORPORATION, KNOWN TO ME, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE CORPORATION, FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED, AND IN THE CAPACITIES STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 28th DAY OF March, 2025.

Savannah Hare
SIGNATURE OF NOTARIAL OFFICER

SAVANAH HARE
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #00294361
My Commission Expires December 31, 2028

NOTARY REGISTRATION NUMBER: 00294361

MY COMMISSION EXPIRES: December 31, 2028

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DIEGO PACHECO, ASSOCIATE GENERAL COUNSEL, OF TMEIC CORPORATION AMERICAS, A DELAWARE CORPORATION, KNOWN TO ME, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE CORPORATION, FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED, AND IN THE CAPACITIES STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 31st DAY OF March, 2025.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

YESSICA ALEJANDRA CARRIZALES
My Notary ID # 131877931
Expires April 18, 2027

THIS IS TO CERTIFY THAT I, AARON G. FERGUSON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THIS SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, LOT CORNERS AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP MAP NO. 48473C0350E, EFFECTIVE DATE FEBRUARY 18, 2009, THE SUBJECT TRACT LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL CHANCE FLOODPLAIN)

A.G. Ferguson 4/1/25

AARON G. FERGUSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6601



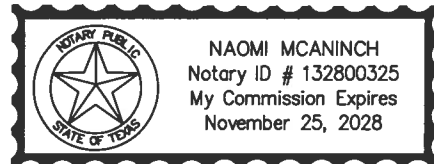
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AARON G. FERGUSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 7th DAY OF April, 2025.

Naomi McAninch

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

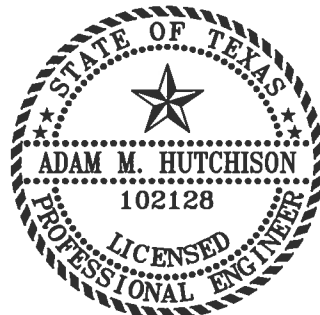


I, ADAM M. HUTCHISON, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF WALLER COUNTY TO THE BEST OF MY KNOWLEDGE.

Adam M. Hutchison

ADAM M. HUTCHISON, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 102128

4-2-25
TBP E-1386



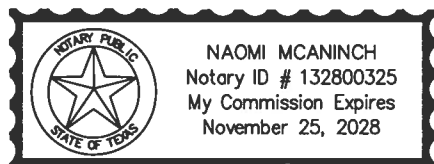
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ADAM M. HUTCHISON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 2nd DAY OF APRIL, 2025.

Naomi McAninch

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



1. IT IS TO BE UNDERSTOOD THAT THE APPROVAL OF THE PRELIMINARY PLAT BY THE DISTRICT DOES NOT CONSTITUTE OFFICIAL ACCEPTANCE OF THE PROPOSED DEVELOPMENT BY THE DISTRICT BUT DOES CONSTITUTE AN AUTHORIZATION TO BEGIN AND PROCEED WITH THE PREPARATION OF THE FINAL DRAINAGE PANS AND PLAT.
2. THE APPLICANT SHALL NOT USE THIS PRELIMINARY APPROVAL TO COMMENCE ANY CONSTRUCTION ACTIVITIES UNTIL THE FINAL DRAINAGE PLANS AND PLAT HAVE BEEN APPROVED AND ACCEPTED IN OFFICIAL ACTIONS BY THE DISTRICT AND FROM ANY GOVERNING ENTITY WITH JURISDICTION.

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. ~~00725~~ 2025-01

APPROVED BY THE BOARD OF SUPERVISORS ON April 14, 2025
DATE
[Signature]
PRESIDENT
[Signature]
SECRETARY
[Signature]
DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

I, ROSS MCCALL, COUNTY ENGINEER OF WALLER COUNTY, CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL EXISTING RULES AND REGULATIONS OF WALLER COUNTY.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL WALLER COUNTY PERMIT REQUIREMENTS HAVE BEEN MET.

DATE _____ J. ROSS MCCALL, P.E.
COUNTY ENGINEER

APPROVED BY COMMISSIONERS COURT OF WALLER COUNTY, TEXAS,

THIS _____ DAY OF _____, 20____.

CARBETT "TREY" J. DUHON III
COUNTY JUDGE

JOHN A. AMSLER
PRECINCT 1, COUNTY COMMISSIONER

KENDRIC D. JONES
PRECINCT 3, COUNTY COMMISSIONER

WALTER E. SMITH, P.E., R.P.L.S.
PRECINCT 2, COUNTY COMMISSIONER

JUSTIN BECKENDORFF
PRECINCT 4, COUNTY COMMISSIONER

ACCEPTANCE OF THE ABOVE PLAT BY THE COMMISSIONERS COURT DOES NOT SIGNIFY WALLER COUNTY ACCEPTANCE OF THE DEDICATED ROADS FOR INTEGRATION INTO THE COUNTY ROAD SYSTEM. THE DEVELOPER IS REQUIRED TO COMPLY WITH SECTIONS 5 AND 6 OF THE THEN CURRENT WALLER COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, IN THIS REGARD.

I, DEBBIE HOLLAN, CLERK OF THE COUNTY COURT OF WALLER COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON THE _____ DAY OF _____ 20____, AT _____ O'CLOCK _____. M, IN INSTRUMENT NUMBER _____, OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HEMPSTEAD, THE DAY AND DATE LAST ABOVE WRITTEN.

DEBBIE HOLLAN
CLERK OF THE COUNTY COURT
WALLER COUNTY, TEXAS

BY: _____
DEPUTY

BEING 20.00 ACRES (871,200 SQUARE FEET) OF LAND LOCATED IN THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT NUMBER 16, WALLER COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 512.81 ACRE TRACT DESCRIBED IN THE DEED TO NBI PROPERTIES, INC. BY AN INSTRUMENT OF RECORD IN VOLUME 1272, PAGE 838, IN THE OFFICIAL PUBLIC RECORDS OF SAID WALLER COUNTY, TEXAS (W.C.O.P.R.), SAID NBI PROPERTIES, INC. NOW KNOWN AS TWINWOOD (U.S.), INC. BY AN INSTRUMENT OF RECORD IN VOLUME 1330, PAGE 240, W.C.O.P.R., SAID 20.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (2001 ADJUSTMENT):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR THE NORTH END OF THE NORTHEAST CUT-BACK CORNER AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF DISCOVERY HILLS PARKWAY (CALLED 100-FEET WIDE) AS DESCRIBED IN INSTRUMENT NUMBER 2201674, W.C.O.P.R. AND THE NORTHEAST RIGHT-OF-WAY LINE OF FARM-TO-MARKET HIGHWAY (F.M.) 359 (CALLED 100-FEET WIDE), AS DESCRIBED IN VOLUME 114, PAGE 312 AND VOLUME 114, PAGE 313 OF THE DEED RECORDS OF SAID WALLER COUNTY, TEXAS (W.C.D.R.), SAID POINT BEING IN A SOUTHWEST LINE OF SAID 512.81 ACRE TRACT

THENCE, NORTH 35° 56' 35" WEST, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE, COMMON TO SAID SOUTHWEST LINE, 497.38 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

THENCE, NORTH 54° 03' 40" EAST, DEPARTING SAID COMMON LINE, 500.28 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 611.25 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 3,130.00 FEET, A CENTRAL ANGLE OF 11° 11' 21", AND A CHORD WHICH BEARS NORTH 59° 39' 21" EAST, 610.28 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 65° 15' 01" EAST, 454.95 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 25° 47' 35" EAST, 704.02 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF THE AFOREMENTIONED DISCOVERY HILLS PARKWAY;

THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID DISCOVERY HILLS PARKWAY, THE FOLLOWING FOUR (4) COURSES:

1) SOUTH 80° 15' 10" WEST, 225.91 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

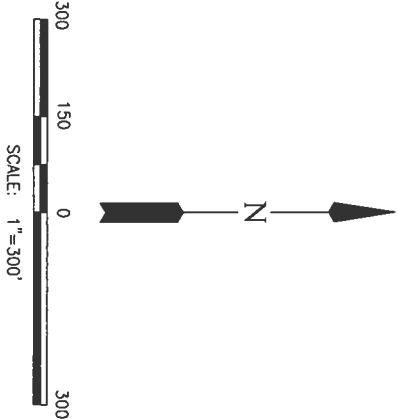
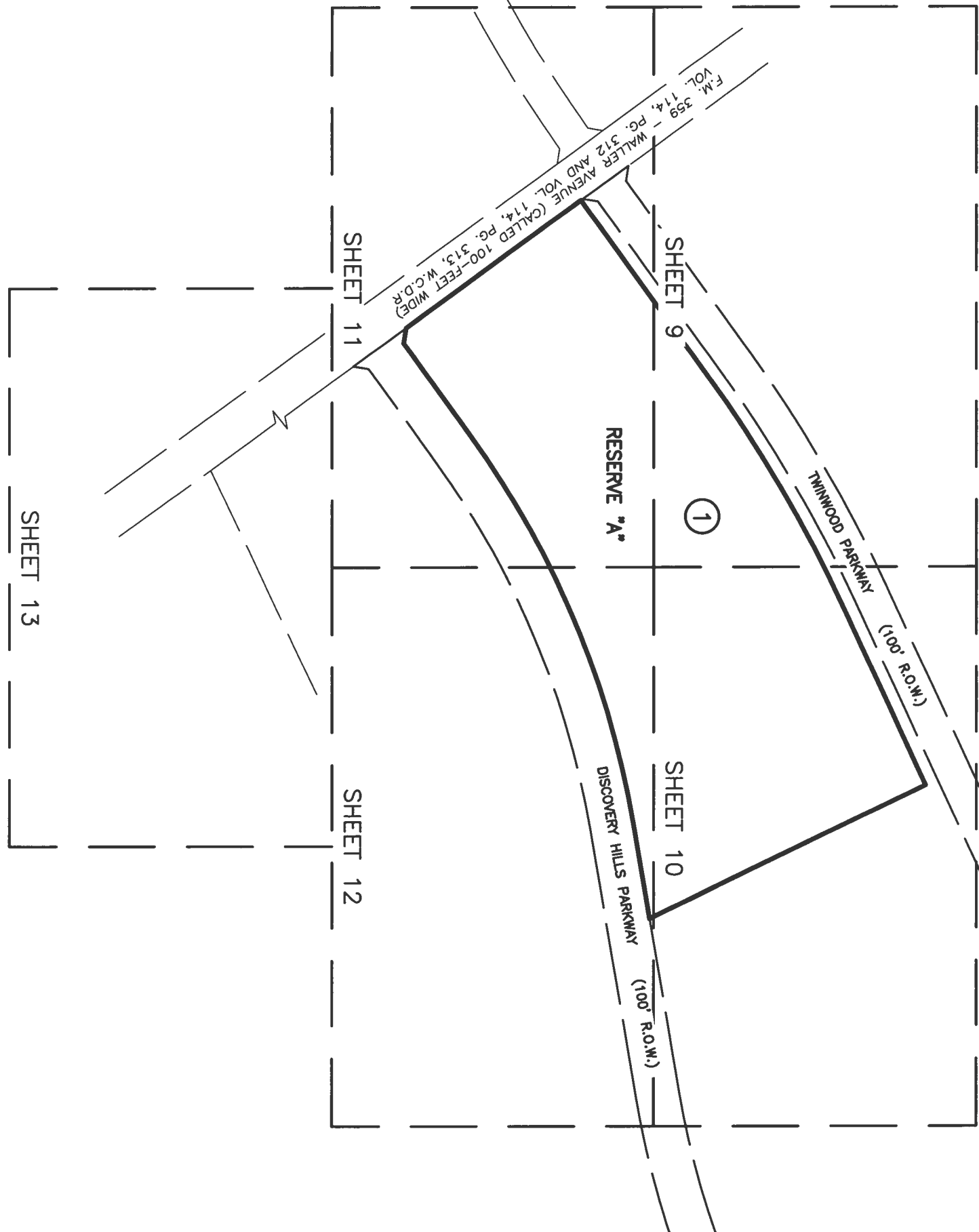
2) 973.69 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,130.00 FEET, A CENTRAL ANGLE OF 26° 11' 30", AND A CHORD WHICH BEARS SOUTH 67° 09' 25" WEST, 965.24 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

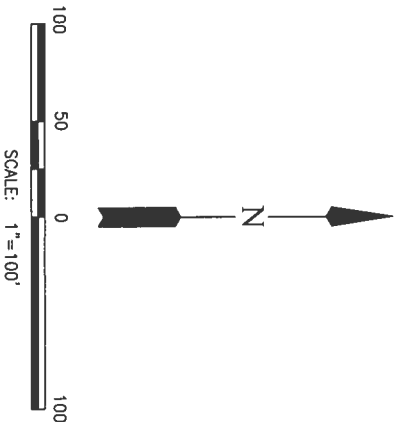
3) SOUTH 54° 03' 40" WEST, 262.06 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

4) NORTH 80° 56' 27" WEST, 35.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.00 ACRES (871,200 SQUARE FEET) OF LAND.

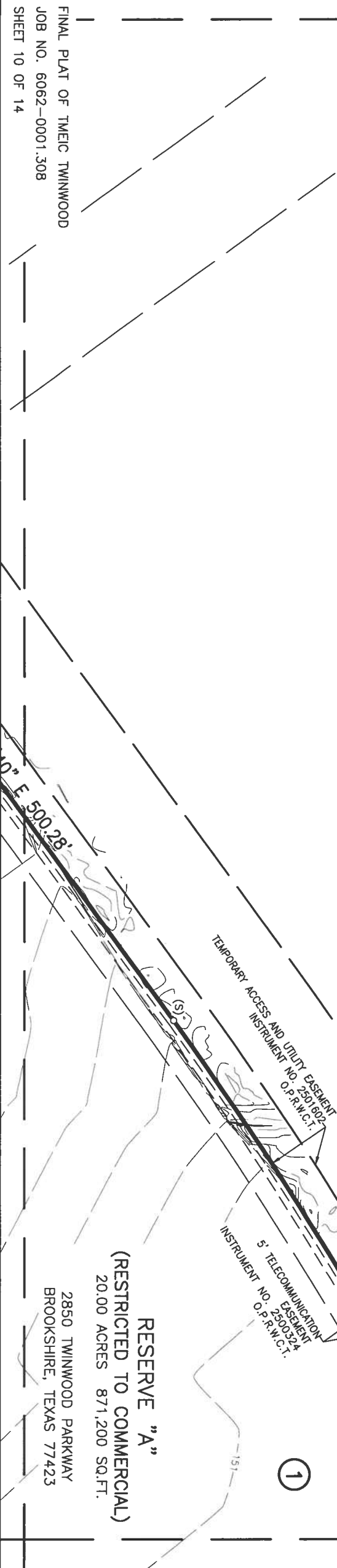
NOTES:

1. THE FOLLOWING COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.999877178.
2. BENCHMARK: NGS HGCSO 66: A STAINLESS-STEEL ROD IN SLEEVE ACCESSED THROUGH A LOGO CAP STAMPED HGCSO 66 1986. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 625 FEET SOUTHEAST OF THE INTERSECTION OF FM 1463 AND CORBITT ROAD AND +/- 55 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463.
ELEVATION = 136.60 FEET NAVD88 (2001) FBC LIDAR DATUM
3. TEMPORARY BENCHMARK: RRP1-CP_09: 1/2-INCH IRON ROD WITH CAP STAMPED LJA SURVEY SET ALONG THE NORTHEAST SIDE OF FARM-TO-MARKET(FM) 359. THE POINT IS LOCATED +/- 90 FEET NORTH OF THE INTERSECTION OF FM 359 AND TWINWOOD PARKWAY.
ELEVATION = 147.45 FEET NAVD88 (2001) FBC LIDAR DATUM
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP MAP NO. 48473C0350E WITH AN EFFECTIVE DATE OF FEBRUARY 18, 2009 AND MAP NO. 48473C0425F WITH A REVISED DATE OF MAY 16, 2019, THE SUBJECT TRACT LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL CHANCE FLOODPLAIN AND AREA OF MINIMAL FLOOD HAZARD). LJA DOES NOT WARRANT OR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
5. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA ENG" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION.
6. ACCEPTANCE OF THE ABOVE PLAT BY THE COMMISSIONERS COURT DOES NOT SIGNIFY WALLER COUNTY ACCEPTANCE OF THE DEDICATED ROADS FOR INTEGRATION INTO THE COUNTY ROAD SYSTEM. THE DEVELOPER IS REQUIRED TO COMPLY WITH SECTIONS 5 AND 6 OF THE THEN CURRENT WALLER COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, IN THIS REGARD.
7. NO PIPELINE EASEMENTS ARE WITHIN THE LIMITS OF THE SUBDIVISION.
8. ANY PLAT OR MASTER PLAN MAY MAKE REASONABLE ACCOMMODATION FOR A SPECIFIC SURFACE SITE(S) FOR EXTRACTION OF OIL AND GAS. IF A SURFACE SITE IS DESIGNATED, THE DEVELOPER SHALL PROVIDE PROOF FROM THE MINERAL OWNER, GEOLOGIST OR OTHER PROFESSIONAL THAT THE SITE DESIGNATED FOR SUCH EXTRACTION IS A REASONABLE SOLUTION FOR THE MINERAL OWNER, IN ACCORDANCE WITH THE USUAL AND CUSTOMARY PRACTICE OF THE OIL AND GAS INDUSTRY. AFTER SUCH A SITE IS DESIGNATED, AND THE PLAT IS APPROVED, NO OIL OR GAS EXTRACTION ACTIVITY MAY TAKE PLACE EXCEPT UTILIZING THE DESIGNATED SURFACE SITE.
9. WALLER COUNTY IS NOT RESPONSIBLE FOR FUTURE EXPANSION, A LARGER CROSS SECTION, CONCRETE CURB & GUTTER SECTION AND ADDITIONAL ROW OR SHIFTING OF LANES ON DISCOVERY HILLS PARKWAY.
10. PROPERTY LIES WITHIN WALLER COUNTY, BOOKSHIRE-KATY DRAINAGE DISTRICT, ROYAL INDEPENDENT SCHOOL DISTRICT, AND WALLER COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 18.
11. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ONSITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT.
12. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM.





CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	3,130.00'	11°11'21"	611.25'	N 59°39'21" E	610.28'
C2	2,130.00'	26°11'30"	973.69'	S 67°09'25" W	965.24'



512.81 ACRES, O.P.
CALLED PROPERTIES, AS INC. W.C.T.
NBI PG. KNOWN
1272, PG. 240, O.P. R.W.C.T.
VOL. 1330, PG. 240,
TWINWOOD PG.

VOL.

(80' R.O.W.) 1807099
AY 098
O.V.C.T.

N 65°15'01" E 454.95'

S 25°47'35" E 704.02'

512.81 ACRES
CALLED PROPERTIES, W.C.O.P.R. INC.
NBI 1272, PG. 240, O.P. R.W.C.T.
VOL. 1330, PG. 240, O.P. R.W.C.T.
NOW KNOWN AS TWINWOOD

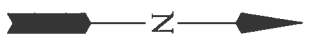
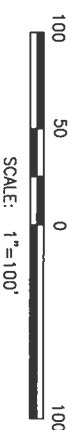
RESERVE "A"
(RESTRICTED TO COMMERCIAL)
20.00 ACRES 871,200 SQ.FT.

2850 TWINWOOD PARKWAY
BROOKSHIRE, TEXAS 77423

①

DRAINAGE EASEMENT
INSTRUMENT NO. 2202114
O.P. R.W.C.T.

10' W.L.E.
INSTRUMENT NO. 2114554
O.P. R.W.C.T.



T.B.M.
(SEE NOTE 3)

TWINWOOD PARKWAY
(80' R.O.W.)

CALLLED 477.895 ACRES
F.N. 2006146817, F.B.C.O.P.R.
NBI PROPERTIES, INC.
NOW KNOWN AS
TWINWOOD (U.S.), INC.
VOL. 1330, PG. 240, W.C.D.R.
F.N. 2012121483, F.B.C.D.R.

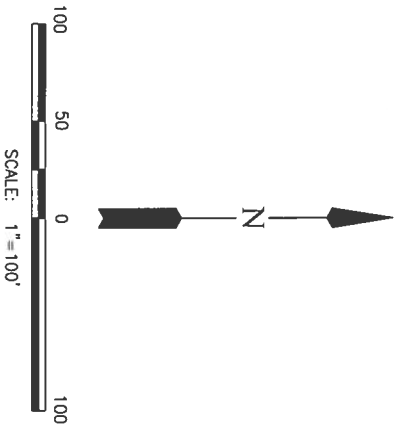
F.M. VOL. 359
114, PG. 312
WALLER AVENUE (CALLED 100-FEET WIDE)
N 35°56'35" W 497.38'
INSTRUMENT NO. 2301088
O.P.R.W.C.T.
15 W.L.E.
25 B.L.

1

RESERVE "A"
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20.00 ACRES 871,200 SQ.FT.
2850 TWINWOOD PARKWAY
BROOKSHIRE, TEXAS 77423

P.O.B.
NAD83 GRID COORDINATES
X=2,939,262.5553
Y=13,833,921.6475

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 80°56'27" W	35.36'



RESERVE "A"
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BROOKSHIRE, TEXAS 77423

10' W.L.E.
INSTRUMENT NO. 2114554
O.P.R.W.C.T.
25' B.L.
10' PAVING SETBACK

DISCOVERY HILLS PARKWAY
(100' R.O.W.)
INSTRUMENT NO. 2201674
O.P.R.W.C.T.

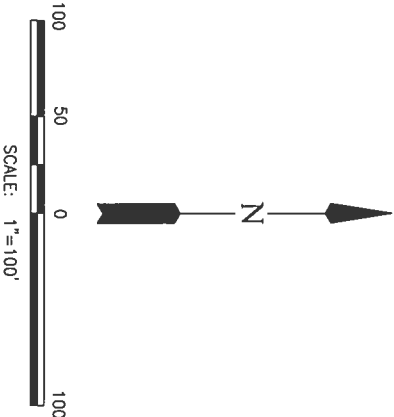
512.81 ACRES
INC. O.P.R. INC.
CALLED PROPERTIES, W.C.O.P.R. INC.
PG. 838, (U.S.), T.
NBI 1272, AS TWINWOOD O.P.R.W.C.T.
VOL. 240, PG. 240,
VOL. KNOWN AS
1330,
NOW VOL.

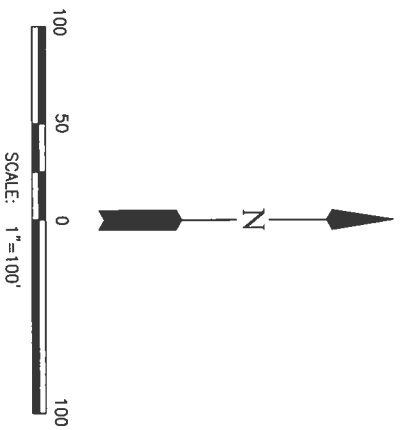
(S) S 80°15'10" W 225.91' (S)

LEGEND

- B.L. INDICATES BUILDING LINE
- W.L.E. INDICATES WATERLINE EASEMENT
- O.P.R.W.C.T. INDICATES OFFICIAL PUBLIC RECORDS WALLER COUNTY TEXAS
- W.C.D.R. INDICATES WALLER COUNTY DEED RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- R.O.W. INDICATES RIGHT-OF-WAY
- P.O.B. INDICATES POINT OF BEGINNING
- T.B.M. INDICATES TEMPORARY BENCHMARK
- VOL. INDICATES VOLUME
- PG. INDICATES PAGE
- F.N. INDICATES FILE NUMBER
- (S) INDICATES SET 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEY"
- (F) INDICATES FOUND 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEY"

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	3,130.00'	11°11'21"	611.25'	N 59°39'21" E	610.28'
C2	2,130.00'	26°11'30"	973.69'	S 67°09'25" W	965.24'





WALLER COUNTY
FORT BEND COUNTY

1.223'

NATHAN BROOKSHIRE LEAGUE, A-16
WALLER COUNTY

NATHAN BROOKSHIRE LEAGUE, A-14
FORT BEND COUNTY

TRACT 3 - PARTS 1 & 2
HOLDINGS, LP
FF TEXAS 2013104491
FF F.N.F.B.C.O.P.R.