

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final RePlat Approval – Pederson Road Business Park Second Replat

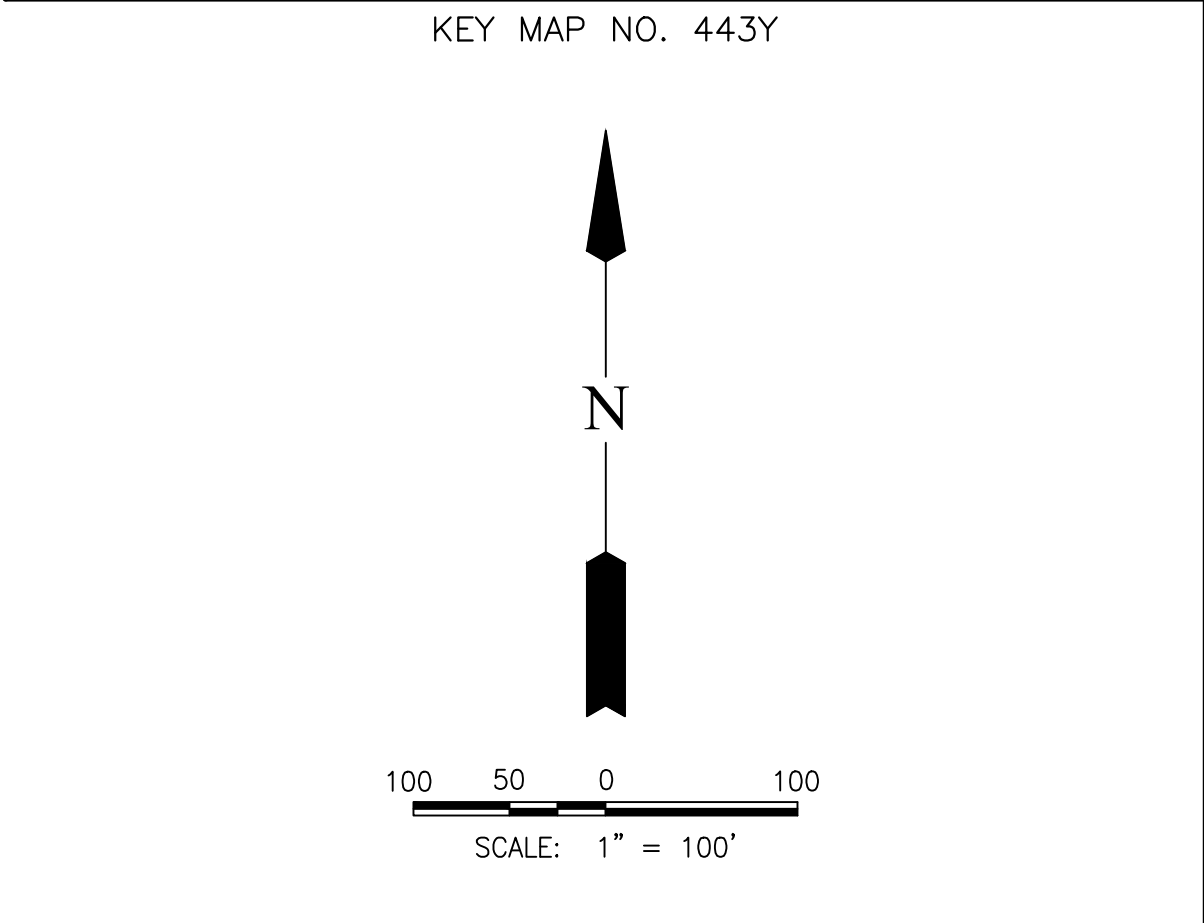
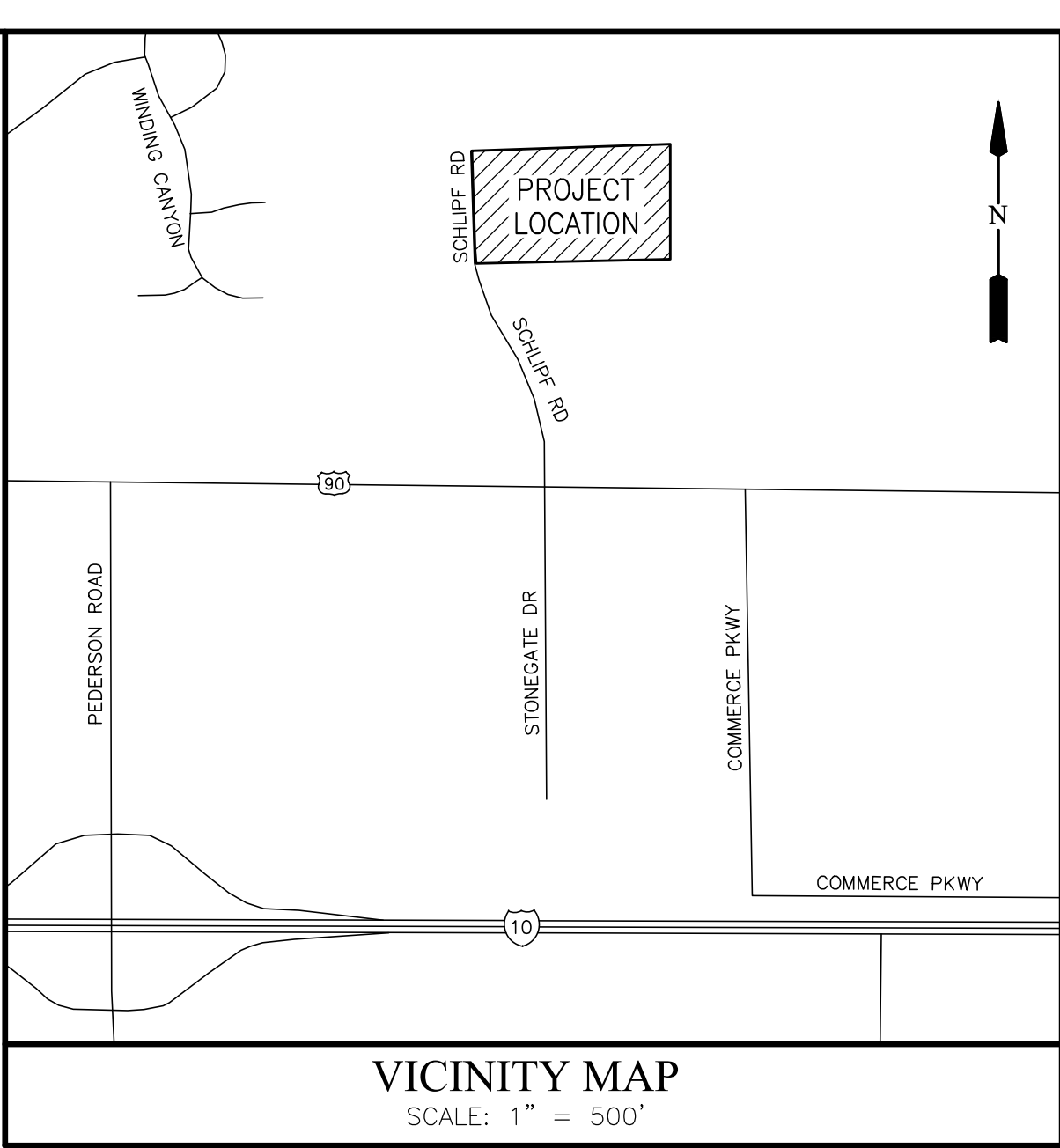
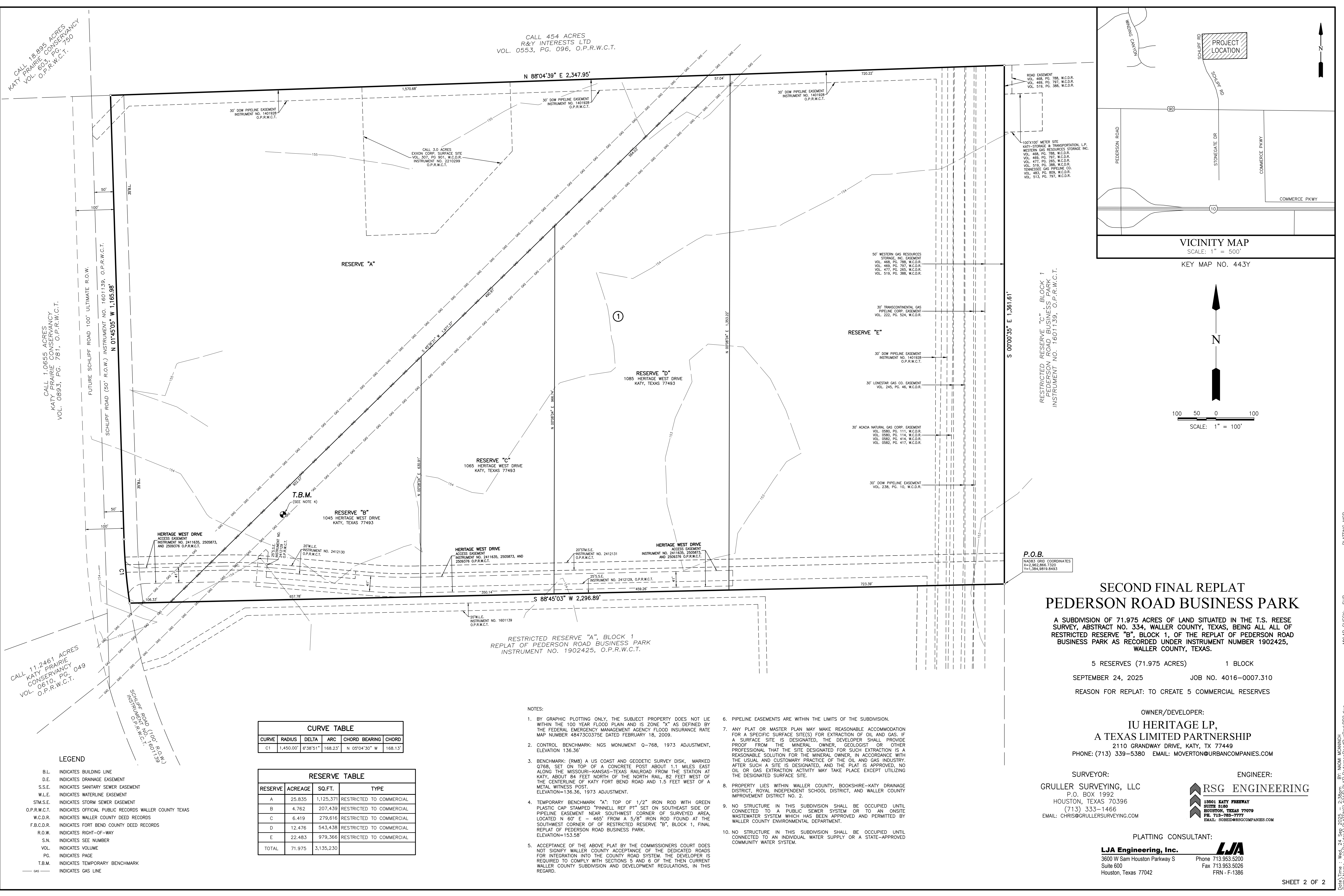
Date: November 19, 2025

Background

Final RePlat of Pederson Road Business Park Second Replat which consist of 71.975 acres will include 5 Reserves & 1 Block in Precinct 4.

Staff Recommendation

Approve Plat



SECOND FINAL REPLAT PEDERSON ROAD BUSINESS PARK

A SUBDIVISION OF 71.975 ACRES OF LAND SITUATED IN THE T.S. REESE SURVEY, ABSTRACT NO. 334, WALLER COUNTY, TEXAS, BEING ALL ALL OF RESTRICTED RESERVE "B", BLOCK 1, OF THE REPLAT OF PEDERSON ROAD BUSINESS PARK AS RECORDED UNDER INSTRUMENT NUMBER 1902425, WALLER COUNTY, TEXAS.

5 RESERVES (71.975 ACRES) 1 BLOCK

SEPTEMBER 24, 2025 JOB NO. 4016-0007.310

REASON FOR REPLAT: TO CREATE 5 COMMERCIAL RESERVES

OWNER/DEVELOPER:

IU HERITAGE LP,
A TEXAS LIMITED PARTNERSHIP

2110 GRANDWAY DRIVE, KATY, TX 77449
PHONE: (713) 339-5380 EMAIL: MOVERTON@URBANCOMPANIES.COM

SURVEYOR:

GRULLER SURVEYING, LLC
P.O. BOX 1992
HOUSTON, TEXAS 70396
(713) 333-1466
EMAIL: CHRIS@GRULLERSURVEYING.COM

ENGINEER:

RSG ENGINEERING
13501 KATY FREEWAY
SUITE 3100
HOUSTON, TEXAS 77079
PH. 713-768-7777
EMAIL: SBOBID@RSGCOMPANIES.COM

PLATTING CONSULTANT:

LJA Engineering, Inc.
3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1,450.00'	6°38'51"	168.23'	N 05°04'30" W	168.13'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	25.835	1,125,371	RESTRICTED TO COMMERCIAL
B	4.762	207,439	RESTRICTED TO COMMERCIAL
C	6.419	279,616	RESTRICTED TO COMMERCIAL
D	12.476	543,438	RESTRICTED TO COMMERCIAL
E	22.483	979,366	RESTRICTED TO COMMERCIAL
TOTAL	71.975	3,135,230	

NOTES:

- BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS ZONE "X" AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48473C0375E DATED FEBRUARY 18, 2009.
- CONTROL BENCHMARK: NGS MONUMENT Q-768, 1973 ADJUSTMENT, ELEVATION=136.36'
- BENCHMARK: (RMB) A US COAST AND GEODETIC SURVEY DISK, MARKED Q768, SET ON TOP OF A CONCRETE POST ABOUT 1.1 MILES EAST ALONG THE MISSOURI-KANSAS-TEXAS RAILROAD FROM THE STATION AT KATY, ABOUT 84 FEET NORTH OF THE NORTH RAIL, 82 FEET WEST OF THE CENTERLINE OF KATY FORT BEND ROAD AND 1.5 FEET WEST OF A METAL WITNESS POST. ELEVATION=136.36, 1973 ADJUSTMENT.
- TEMPORARY BENCHMARK "A": TOP OF 1/2" IRON ROD WITH GREEN PLASTIC CAP STAMPED "PINNELL REF PT" SET ON SOUTHEAST SIDE OF PIPELINE EASEMENT NEAR SOUTHWEST CORNER OF SURVEYED AREA, LOCATED N 60° E ~ 465' FROM A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF OF RESTRICTED RESERVE "B", BLOCK 1, FINAL REPLAT OF PEDERSON ROAD BUSINESS PARK. ELEVATION=153.58'
- 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.

- PIPELINE EASEMENTS ARE WITHIN THE LIMITS OF THE SUBDIVISION.
- 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.
- PROPERTY LIES WITHIN WALLER COUNTY, BOOKSHIRE-KATY DRAINAGE DISTRICT, ROYAL INDEPENDENT SCHOOL DISTRICT, AND WALLER COUNTY IMPROVEMENT DISTRICT NO. 2.
- 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.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM.

STATE OF TEXAS
COUNTY OF WALLER

WE, IU HERITAGE, LP, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ITS GENERAL PARTNERS, IHBP GP LLC, A TEXAS LIMITED LIABILITY COMPANY, BY KRIS A. VAN NORMAN, MEMBER, AND COTX URBAN LLC, A TEXAS LIMITED LIABILITY COMPANY, BY DON WEAVER, MANAGER, BEING THE OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF SECOND REPLAT OF PEDERSON ROAD BUSINESS PARK, 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 ALTERATION 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:

- THAT DRAINAGE OF SEPTIC TANKS INTO ROADS, STREETS, ALLEYS, OR PUBLIC DITCHES, STREAMS, ETC., EITHER DIRECTLY OR INDIRECTLY IS STRICTLY PROHIBITED.
- ALL STOCK ANIMALS, HORSES, AND FOWL SHALL BE FENCED IN AND NOT ALLOWED TO RUN AT LARGE IN THE SUBDIVISION.
- DRAINAGE STRUCTURES UNDER PRIVATE DRIVES SHALL HAVE A .83 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.
- PROPERTY OWNERS WILL OBTAIN DEVELOPMENT PERMITS/PERMIT EXEMPTIONS FROM THE COUNTY FLOOD PLAIN ADMINISTRATOR FOR ALL DEVELOPMENT.
- THE PROPERTY SUBDIVIDED HEREIN IS FURTHER RESTRICTED IN ITS USE AS SPECIFIED IN THE SUBDIVISION RESTRICTIONS AS FILED SEPARATELY FOR RECORD AT PAGE _____ OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. A COPY OF SAID RESTRICTIONS WILL BE FURNISHED BY THE AFORESAID IU HERITAGE LP, A TEXAS LIMITED PARTNERSHIP, TO THE PURCHASER OF EACH AND EVERY LOT IN THE SUBDIVISION PRIOR TO CULMINATION OF EACH SALE.
- THERE ARE NO UNDERGROUND PIPELINES WITHIN THE CONFINES OF THIS SUBDIVISION EXCEPT AS SHOWN ON THE ABOVE PLAT.
- 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, IU HERITAGE, LP, A TEXAS LIMITED PARTNERSHIP, HAS CAUSED TO BE SIGNED BY ITS GENERAL PARTNERS: IHBP GP LLC, A TEXAS LIMITED LIABILITY COMPANY, BY KRIS A. VAN NORMAN, MEMBER, AND COTX URBAN LLC, A TEXAS LIMITED LIABILITY COMPANY, BY DON WEAVER, MANAGER, AND ITS SEAL, THIS _____ DAY OF _____, 20____, A.D.

IU HERITAGE, LP, A TEXAS LIMITED PARTNERSHIP

BY: IHBP GP LLC, A TEXAS LIMITED LIABILITY COMPANY, AS GENERAL PARTNER

BY: _____
KRIS A. VAN NORMAN, MEMBER

BY: COTX URBAN LLC, A TEXAS LIMITED LIABILITY COMPANY, AS GENERAL PARTNER

BY: _____
DON WEAVER, MANAGER

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KRIS A. VAN NORMAN, A MEMBER OF IHBP GP LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF IU HERITAGE, LP, A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DON WEAVER, THE MANAGER OF COTX URBAN LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF IU HERITAGE, LP, A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS IS TO CERTIFY THAT I, KENNETH A. GRULLER, 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. 48473C0375E, EFFECTIVE DATE FEBRUARY 18, 2009, THE SUBJECT TRACT LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL CHANCE FLOODPLAIN)

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, OR AREA OF EXTRA TERRITORIAL JURISDICTION.

KENNETH A. GRULLER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5476

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. GRULLER, 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 AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, SALIM NAZIH OBEID, 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.

SALIM NAZIH OBEID, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 118989

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SALIM NAZIH OBEID, 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 AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2025--57

APPROVED BY THE BOARD OF SUPERVISORS ON _____ DATE _____

PRESIDENT

SECRETARY

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.

LEGAL DESCRIPTION:

BEING A TRACT OR PARCEL OF LAND CONTAINING 71.9750 ACRES OF LAND OR 3,135,230 SQUARE FEET, LOCATED IN THE H. & T. C. R. R. COMPANY SURVEY, SECTION 107, ABSTRACT 170, WALLER COUNTY, TEXAS, SAID 71.9750 ACRE TRACT BEING ALL OF PART OF RESERVE (B) IN BLOCK 1 OF REPLAT PEDERSON ROAD BUSINESS PARK, A SUBDIVISION DULY OF RECORD IN PLAT NUMBER 1902425 IN THE DEED RECORDS OF WALLER COUNTY (W.C.D.R.), TEXAS; SAID RESERVE (A) OF RECORD IN THE NAME OF WEATHERFORD ARTIFICIAL LIFT SYSTEMS IN VOLUME 1310, PAGE 819, W.C.D.R.; SAID 71.9750 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (BEARINGS BASED ON AFORESAID DEED):

COMMENCING AT A 1/2 INCH IRON ROD FOUND FOR THE MOST NORTHERLY SOUTHEAST CORNER OF AFORESAID RESERVE (A), BEING ON THE NORTH LINE OF A CALLED 21.713 ACRE TRACT OF RECORD IN THE NAME OF R&Y INTERESTS, LTD. IN VOLUME 0575, PAGE 029, W.C.D.R.;

THENCE, COINCIDENT THE EAST LINE OF AFORESAID RESERVE (A), NORTH 01 DEGREES 47 MINUTES 53 SECONDS WEST, A DISTANCE OF 629.61 FEET TO THE NORTHEAST CORNER OF RESERVE (G) IN AFORESAID SUBDIVISION AND BEING THE SOUTHEAST CORNER OF RESERVE (C) IN AFORESAID SUBDIVISION;

THENCE, COINCIDENT THE SOUTH LINE OF AFORESAID RESERVE (C) AND THE NORTH LINE OF AFORESAID RESERVE (G), SOUTH 88 DEGREES 34 MINUTES 27 SECONDS WEST, A DISTANCE OF 452.27 FEET TO THE SOUTHWEST CORNER OF SAID RESERVE (C) AND THE NORTHWEST CORNER OF SAID RESERVE (G);

THENCE, COINCIDENT AN EAST LINE OF AFORESAID RESERVE (A) AND THE WEST LINE OF AFORESAID RESERVE (C), NORTH 00 DEGREES 00 MINUTES 35 SECONDS WEST, A DISTANCE OF 573.33 FEET TO A 5/8 INCH IRON ROD WITH (GRULLER) CAP SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS AFORESAID RESERVE (A), SOUTH 88 DEGREES 45 MINUTES 03 SECONDS WEST, A DISTANCE OF 2,298.89 FEET TO A 5/8 INCH IRON ROD WITH (GRULLER) CAP SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING ON THE WEST LINE OF SAID RESERVE (A) AND BEING ON THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF SCHLIFF ROAD (WIDTH VARIES);

THENCE, COINCIDENT THE EAST R.O.W. LINE OF SCHLIFF ROAD AND A CURVE TO THE RIGHT, AN ARC LENGTH OF 168.23 FEET, HAVING A RADIUS OF 1,450.00 FEET, A CENTRAL ANGLE OF 06 DEGREES 38 MINUTES 51 SECONDS AND A CHORD BEARING OF NORTH 05 DEGREES 04 MINUTES 30 SECONDS WEST, A DISTANCE OF 168.13 FEET TO A 5/8 INCH IRON ROD WITH (GRULLER) CAP SET;

THENCE, COINCIDENT THE EAST R.O.W. LINE OF SCHLIFF ROAD NORTH 01 DEGREES 45 MINUTES 05 SECONDS WEST, A DISTANCE OF 1,165.98 FEET TO A 5/8 INCH IRON ROD WITH (GRULLER) CAP SET FOR THE NORTHWEST CORNER OF BOTH THE HEREIN DESCRIBED TRACT AND AFORESAID RESERVE (A), BEING THE NORTHEAST TERMINUS OF SAID SCHLIFF ROAD AND BEING ON THE SOUTH LINE OF A CALLED 454 ACRE TRACT OF RECORD IN THE NAME OF R&Y INTERESTS, LTD. IN VOLUME 00553, PAGE 096 IN THE OFFICE PUBLIC RECORDS OF WALLER COUNTY (O.R.W.C.T.), TEXAS;

THENCE, COINCIDENT THE NORTH LINE OF AFORESAID RESERVE (A) AND THE SOUTH LINE OF AFORESAID 454 ACRE TRACT, NORTH 88 DEGREES 04 MINUTES 39 SECONDS EAST, A DISTANCE OF 2,347.95 FEET TO A 5/8 INCH IRON ROD WITH (GRULLER) CAP SET FOR THE NORTHEAST CORNER OF BOTH THE HEREIN DESCRIBED TRACT AND SAID RESERVE (A) AND BEING THE NORTHWEST CORNER OF RESERVE (C) IN AFORESAID SUBDIVISION;

THENCE, COINCIDENT THE EAST LINE OF AFORESAID RESERVE (A) AND THE WEST LINE OF AFORESAID RESERVE (C), SOUTH 00 DEGREES 00 MINUTES 35 SECONDS EAST, A DISTANCE OF 1,361.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 91.9750 ACRES OF LAND.

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 _____ ROSS MCCALL, P.E.
COUNTY ENGINEER

APPROVED BY COMMISSIONERS COURT OF WALLER COUNTY, TEXAS,

THIS _____ DAY OF _____, 20____, A.D.

CARBETT "TREY" J. DUHON III
COUNTY JUDGE

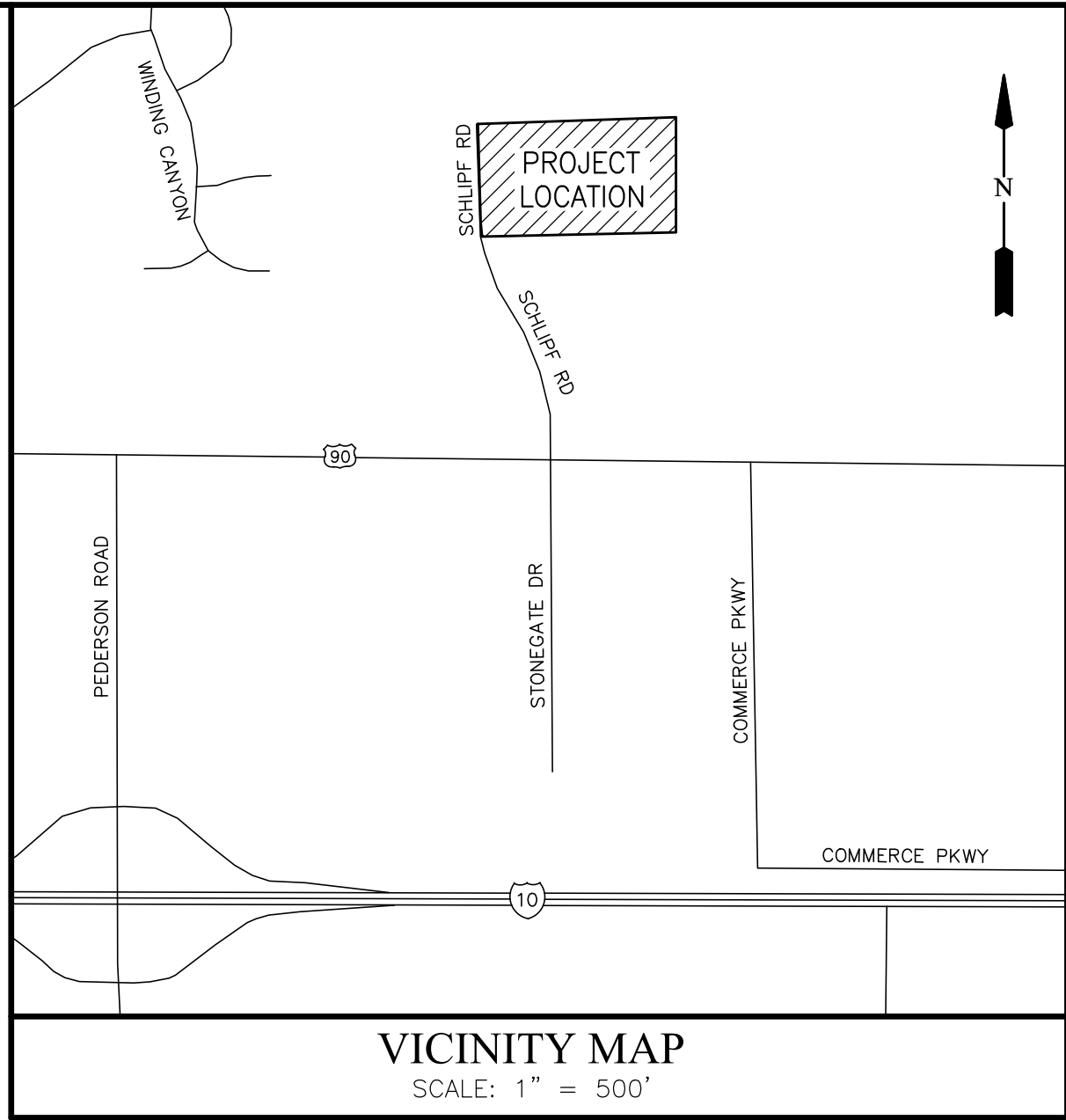
JOHN A. AMSLER
PRECINCT 1, COUNTY COMMISSIONER

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.



VICINITY MAP

SCALE: 1" = 500'

KEY MAP NO. 443Y

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____.

A.D. 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

SECOND FINAL REPLAT PEDERSON ROAD BUSINESS PARK

A SUBDIVISION OF 71.975 ACRES OF LAND SITUATED IN THE T.S. REESE SURVEY, ABSTRACT NO. 334, WALLER COUNTY, TEXAS, BEING ALL OF RESTRICTED RESERVE "B", BLOCK 1, OF THE REPLAT OF PEDERSON ROAD BUSINESS PARK AS RECORDED UNDER INSTRUMENT NUMBER 1902425, WALLER COUNTY, TEXAS.

5 RESERVES (71.975 ACRES) 1 BLOCK

SEPTEMBER 24, 2025 JOB NO. 4016--0007.310

REASON FOR REPLAT: TO CREATE 5 COMMERCIAL RESERVES

OWNER/DEVELOPER:

IU HERITAGE LP,
A TEXAS LIMITED PARTNERSHIP

2110 GRANDWAY DRIVE, KATY, TX 77449

PHONE: (713) 339-5380 EMAIL: MOVERTON@URBANCOMPANIES.COM

SURVEYOR:

GRULLER SURVEYING, LLC

P.O. BOX 1992

HOUSTON, TEXAS 70396

(713) 333-1466

EMAIL: CHRIS@GRULLERSURVEYING.COM

ENGINEER:

RSG ENGINEERING

13501 KATY FREEWAY

SUITE 3180

HOUSTON, TEXAS 77079

PH 713-788-7777

EMAIL: SOBEID@RSGCOMPANIES.COM

PLATTING CONSULTANT:

LJA Engineering, Inc.

3600 W Sam Houston Parkway S

Suite 600

Houston, Texas 77042

Phone 713.953.5200

Fax 713.953.5026

FRN - F-1386