

STATE OF TEXAS

IN THE COMMISSIONERS COURT

COUNTY OF WALLER

OF WALLER COUNTY, TEXAS

ORDER DESIGNATING WALLER COUNTY VIGAVI REINVESTMENT ZONE 15
PURSUANT TO TEXAS TAX CODE SECTIONS 312.401 AND 312.201

**AN ORDER DESIGNATING A CERTAIN AREA WITHIN WALLER COUNTY, TEXAS
AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 312 OF THE TEXAS TAX
CODE, ESTABLISHING THE BOUNDARIES THEREOF, AND PROVIDING FOR AN
EFFECTIVE DATE.**

RECITALS

WHEREAS, Waller County, Texas (“County”) is a county of the State of Texas, having been duly created and organized under the constitution and laws of Texas, and further, the Waller County Commissioners Court (“Commissioners Court”) is the governing body of the County;

WHEREAS, Texas Tax Code Chapter 312 authorizes the County to designate reinvestment zones and enter into tax abatement agreements;

WHEREAS, the County adopted the Waller County Tax Abatement and Incentive Policy Guidelines and Criteria on November 29, 2023 governing reinvestment zones and tax abatement agreements;

WHEREAS, the Commissioners Court desires to create the proper economic and social environment to induce the investment in the county of private resources in productive business enterprises and to encourage the employment of residents of the County;

WHEREAS, the Commissioners Court desires to promote the development or redevelopment of certain tracts of land (the “Area”) within its jurisdiction by the creation of a reinvestment zone as authorized by Texas Tax Code Chapter 312 and the Waller County Tax Abatement and Incentive Policy Guidelines and Criteria;

WHEREAS, the Area does not include land within the taxing jurisdiction of a municipality;

WHEREAS, the Commissioners Court both published notice of the public hearing on the designation of the Area as Waller County Vigavi Reinvestment Zone 15 in The Waller County Express and The Katy Times, both newspapers having general circulation in the County, and delivered in writing to the presiding officer of the governing body of each taxing unit that includes in its boundaries real property that is to be included in the proposed reinvestment zone, and such notice was delivered not later than the seventh day before the public hearing;

WHEREAS, the Commissioners Court held a public hearing on the designation of the Area as Waller County Vigavi Reinvestment Zone 15, during which any interested person was able to appear and speak for or against the creation of the reinvestment zone and whether all or part of the territory described should be included in the proposed reinvestment zone;

WHEREAS, the Commissioners Court finds that designating the Area as a reinvestment zone will contribute to the retention or expansion of primary employment and/or will attract major investment in the zone that will be a benefit to the property to be included in the zone, and will contribute to the economic development of the county;

WHEREAS, the Commissioners Court finds that it is in the best interest of the county to designate the property described as 116 acres of land out of a 293 acre tract, out of the H & T.C.R.R. Co. Survey, Section 101, Abstract 168, as a reinvestment zone, pursuant to Sections 312.401 and

312.201 of the Tax Code (The Property Redevelopment and Tax Abatement Act);

IT IS THEREFORE ORDERED BY THE COMMISSIONERS COURT OF WALLER COUNTY, TEXAS THAT:

Section 1. Findings:

- a. The facts and recitations contained in the Recitals of this Order are hereby found and declared to be true and correct, and are adopted as part of this Order for all purposes.
- b. The Commissioners Court conducted the public hearing on April 16, 2025, heard evidence and testimony, and makes the following findings and determinations based on the evidence and testimony presented to it:
 1. The public hearing on the designation of the reinvestment zone was properly called, held, and conducted; and that notice of such hearing was published as required by law and provided to the respective presiding officers of the governing bodies and all taxing units overlapping the territory inside the proposed reinvestment zone;
 2. The designation of the reinvestment zone will result in benefits to Waller County, Texas; and will contribute to the retention or expansion of primary employment, and/or will attract major investment in the zone that will be a benefit to the property included in the zone, and will contribute to the economic development of the County.
 3. The Area meets the criteria set forth in the Texas Tax Code Chapter 312 and the Waller County Tax Abatement and Incentive Policy Guidelines and Criteria.
 4. No portion of the Area includes land within the taxing jurisdiction of a municipality.

Section 3. Zone Designation: The Commissioners Court hereby designates the area described by Exhibit A attached hereto, and depicted in the map in Exhibit B attached hereto, both of which are incorporated herein by reference for all purposes, as a reinvestment zone under Texas Tax Code § 312.401. The reinvestment zone shall hereafter be named Waller County Vigavi Reinvestment Zone Number 15.

Section 4. Effective Date: The reinvestment zone shall take effect upon the passage of this Order, and shall remain in effect for a period of five years from the date of designation.

Section 5. Severability: If any section, paragraph, clause, or provision of this Order shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Order.

Section 6. Notice: It is hereby found, determined, and declared that sufficient written notice of the date, hour, place, and subject of the meeting of the Commissioners Court at which this Order was adopted was posted at a place convenient and readily accessible at all times as required by Texas Government Code, Chapter 551, and that a public hearing was held prior to the designation of such reinvestment zone, and that proper notice of the hearing was published in a newspaper of general

circulation within the County, and such notice was delivered to the presiding officers of any affect taxing entity as required by Texas Tax Code, Chapter 312.

ORDERED, APPROVED, AND ADOPTED on this the 16th day of April, 2025.

Carbett “Trey” J. Duhon III
County Judge

John A Amsler
Commissioner, Precinct No. 1

Kendrick Jones
Commissioner, Precinct No. 3

Walter Smith
Commissioner, Precinct No. 2

Justin Beckendorff
Commissioner, Precinct No. 4

ATTEST

Debbie Hollan
County Clerk

EXHIBIT A

METES AND BOUNDS DESCRIPTION OF 36.202 ACRES OF LAND IN THE H. & T.C.R.R. CO. SURVEY, SECTION 75, ABSTRACT NUMBER 155 WALLER COUNTY, TEXAS

BEING 36.202 acres of land in the H.&T.C.R.R. CO. Survey, Section 75, Abstract Number 155, Waller County, Texas, being a portion of Unrestricted Reserve "B" of FINAL PLAT OF JORDAN RANCH WALLER COUNTY according to the plat thereof recorded under Instrument No. 2411747 of the Official Public Record of Waller County, Texas, together with a portion of the 1352.43 acre tract described in the deed from The Massimo Fabio Silvestri Irrevocable Trust and The Rocco Paolo Silvestri Irrevocable Trust to Fort Bend Jordan Ranch LP recorded under File Number 2015027940 in the Official Public Records of Fort Bend County, Texas, and recorded under File No. 1501833 of the Official Public Records of Waller County, Texas, together with all of the called 0.941 acre tract described as "Tract 1" in the deed from Lyle Talbert Jordan, Trustee of the Lyle Talbert Jordan Non GST Trust to Myrna Jean Jordan Nail, Trustee of the Myrna Jean Jordan Nail Non GST Trust recorded in Volume 901, Page 375 of the Deed Records of Waller County, Texas, together with a portion of the called 15.396 acre tract described as "Tract 2" in the deed from Lyle Talbert Jordan, Trustee of the Lyle Talbert Jordan Non GST Trust to Myrna Jean Jordan Nail, Trustee of the Myrna Jean Jordan Nail Non GST Trust recorded in Volume 901, Page 380 of the Deed Records of Waller County, Texas, along with all of the called 3.083 acre tract described in the deed from Myrna Jean Jordan Nail, Trustee of the Myrna Jean Jordan Nail Non-GST Trust to Mary Ann Jordan recorded under File Number 1508628 of the Official Public Records of Waller County, Texas, and a portion of Jordan Road, also known as Jordan Field Road (a 70-foot wide private road), said 36.202 acres being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

BEGINNING at a 5/8-inch iron rod found for the southwest corner of Unrestricted Reserve "B" of FINAL PLAT OF P150 according to the plat thereof recorded under File No. 2202492 in the Official Public Records of Waller County, Texas, and the northwest corner of the herein described tract, at the intersection of the easterly right-of-way line of Woods Road (80' R.O.W.) and said Jordan Road;

THENCE North 88° 02' 48" East - 1831.15 feet, with the southerly line of said Unrestricted Reserve "B" of FINAL PLAT OF P150, to an "X" in concrete found for the northeast corner of the herein described tract;

THENCE South 01° 57' 06" East - 967.45 feet, with the easterly line of said Unrestricted Reserve "B" of FINAL PLAT OF JORDAN RANCH WALLER COUNTY, to a 5/8-inch iron rod with cap stamped "IDS" found for the most easterly southeast corner of the herein described tract;

THENCE South 65° 00' 39" West - 177.43 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the most southerly southeast corner of said Unrestricted Reserve "B" of FINAL PLAT OF JORDAN RANCH WALLER COUNTY, and the most southerly southeast corner of the herein described tract;

THENCE South 88° 39' 03" West - 654.03 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the southeast corner of said called 15.396 acre tract, the southwest corner of said

Unrestricted Reserve "B" of FINAL PLAT OF JORDAN RANCH WALLER COUNTY and an angle corner of the herein described tract;

THENCE South 88° 02' 48" West - 540.44 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the most southerly southwest corner of said called 15.396 acre tract and the most southerly southwest corner of the herein described tract, in the easterly line of a called 3.922 acre tract described in the deed from Leyton Trent Jordan to Dacab Properties, LLC recorded under File No. 2011110 of the Official Public Records of Waller County, Texas;

THENCE North 02° 36' 51" West - 432.32 feet to a 5/8-inch iron rod with cap found for the northeast corner of the said called 3.922 acre tract and an interior corner of the herein described tract;

THENCE South 87° 09' 05" West - 191.65 feet to a T-post found for the most westerly southwest corner of said called 15.396 acre tract, and an interior corner of the herein described tract, in the east line of said called 0.941 acre tract;

THENCE South 02° 36' 07" East - 33.08 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the southeast corner of said called 0.941 acre tract and an interior corner of the herein described tract;

THENCE South 87° 37' 40" West - 269.98 feet to a 1/2-inch iron pipe found for the southwest corner of the said called 0.941 acre tract and the most westerly southwest corner of the herein described tract, in the easterly right-of-way line of said Woods Road;

THENCE North 02° 36' 06" West - 152.77 feet, with the easterly right-of-way line of said Woods Road, to a 5/8-inch iron rod with cap stamped "IDS" found for the southwest corner of a called 2.5598 acre tract described in the deed from Becksters Holdings LLC to 2123 Woods RD. LLC recorded under File No. 2105780 of the Official Public Records of Waller County, Texas, the northwest corner of said called 0.941 acre tract and an angle corner of the herein described tract;

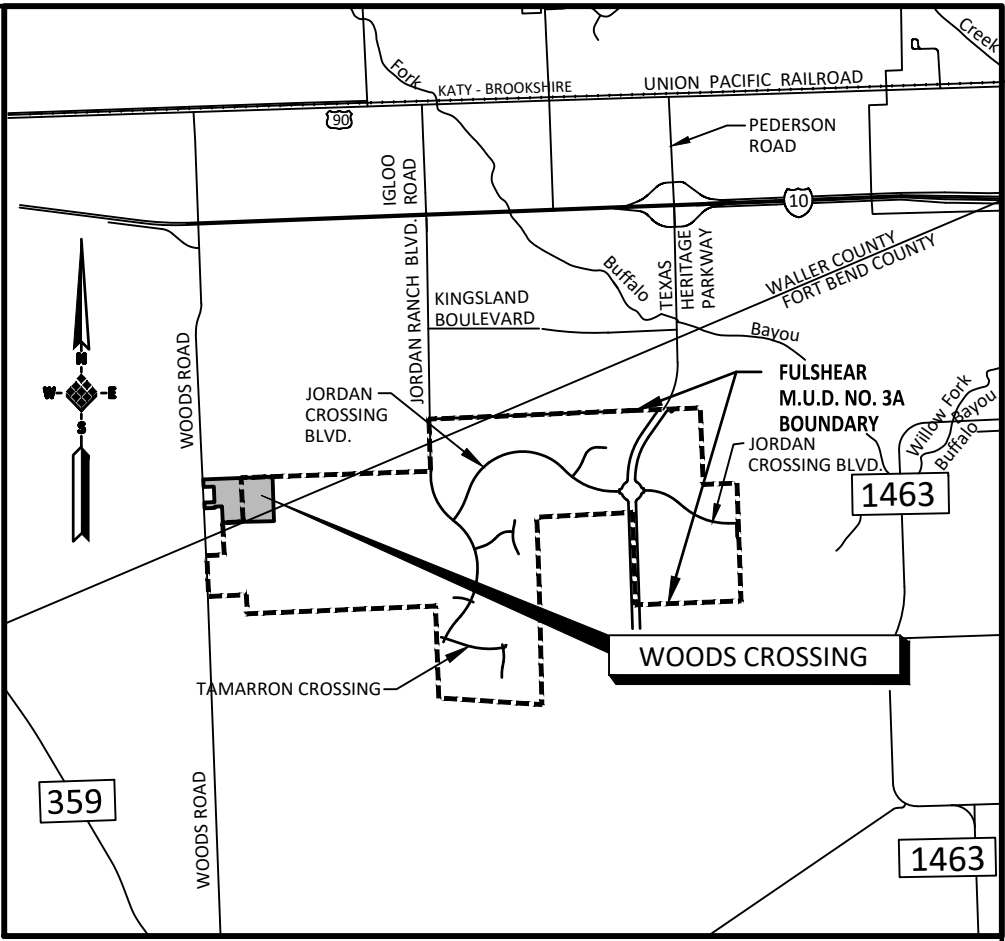
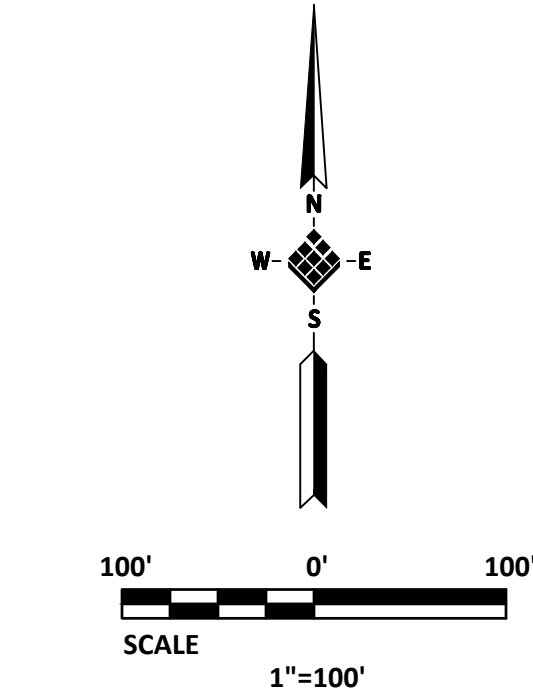
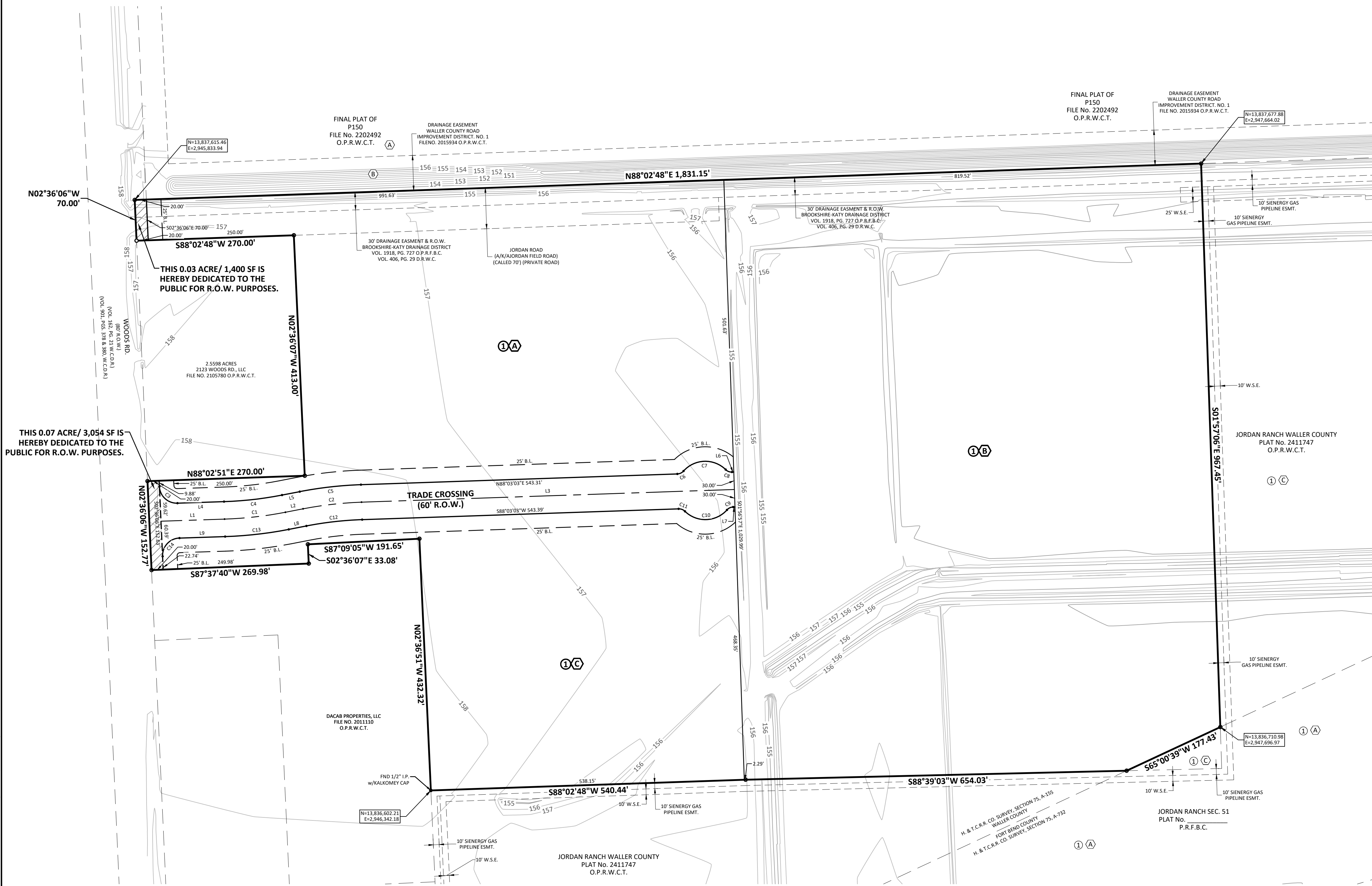
THENCE North 88° 02' 51" East - 270.00 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the southeast corner of said called 2.5598 acre tract, the northeast corner of said called 0.94 acre tract, and an interior corner of the herein described tract, in the westerly line of said called 15.396 acre tract;

THENCE North 02° 36' 07" West - 413.00 feet, with the westerly line of said 15.396 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" found for the northeast corner of said 2.5598 acre tract and an interior corner of the herein described tract, in the south line of said Jordan Road;

THENCE South 88° 02' 48" West - 270.00 feet, with the south line of said Jordan Road, to a 5/8-inch iron rod with cap stamped "IDS" set for the northwest corner of the said called 2.5598 acre tract and an angle corner of the herein described tract, in the easterly right-of-way line of said Woods Road;

THENCE North 02° 36' 06" West - 70.00 feet, with the easterly line of said Woods Road, to the **POINT OF BEGINNING** of the herein described tract and containing 36.202 acres of land.

EXHIBIT B



WALLER COUNTY KEY MAP NO. 482L
VICINITY MAP
SCALE 1" = 5,000'

LINE TABLE			CURVE TABLE					
LINE	BEARING	LENGTH	CURVE	DELTA	RADIUS	CURVE LENGTH	CHORD BEARING	CHORD DISTANCE
L1	N88°07'37"E	109.15'	C1	9°07'42"	660.00'	105.15'	N83°33'45"E	105.04'
L2	N78°59'54"E	30.90'	C2	9°03'09"	640.00'	101.12'	N83°31'29"E	101.01'
L3	N88°03'03"E	640.25'	C3	89°16'17"	30.00'	46.74'	S47°14'15"E	42.16'
L4	N88°07'37"E	79.91'	C4	9°07'42"	630.00'	100.37'	N83°33'45"E	100.27'
L5	N78°59'54"E	30.90'	C5	9°03'09"	670.00'	105.86'	N83°31'29"E	105.75'
L6	N88°03'03"E	3.06'	C6	46°13'57"	15.00'	12.10'	N64°56'05"E	11.78'
L7	S88°03'03"W	3.13'	C7	92°27'54"	50.00'	80.69'	N88°03'03"E	72.22'
L8	S78°59'54"W	30.90'	C8	46°13'57"	15.00'	12.10'	S68°49'58"E	11.78'
L9	S88°07'37"W	78.39'	C9	46°08'29"	15.00'	12.08'	S64°58'49"W	11.76'
			C10	92°16'58"	50.00'	80.53'	N88°03'03"W	72.11'
			C11	46°08'29"	15.00'	12.08'	S68°52'42"W	11.76'
			C12	9°03'09"	610.00'	96.38'	S83°31'29"W	96.28'
			C13	9°07'42"	690.00'	109.93'	S83°33'45"W	109.82'
			C14	90°43'43"	30.00'	47.51'	S42°45'45"W	42.70'

RESERVE TABLE				
	RESERVE NAME	RESTRICTION	SQ. FT.	ACRES
Ⓐ	RESERVE A	COMMERCIAL/INDUSTRIAL	396,171	9.095
Ⓑ	RESERVE B	COMMERCIAL/INDUSTRIAL	847,640	19.459
Ⓒ	RESERVE C	COMMERCIAL/INDUSTRIAL	272,655	6.259

JORDAN RANCH SUBDIVISION
WOODS CROSSING
PARTIAL REPLAT

A SUBDIVISION OF
36.202 ACRES

LOCATED IN
H. & T.C.R.R. CO. SURVEY, SECTION 75, A-155
WALLER COUNTY, TEXAS

ALSO BEING A PARTIAL REPLAT OF BLOCK 1 RESERVE B OF
JORDAN RANCH WALLER COUNTY AS RECORDED IN
PLAT NUMBER 2411747, O.P.R.W.C.T.

0 LOTS 1 BLOCK 3 RESERVES

REASON FOR REPLAT:
TO CREATE 3 RESERVES

OWNER/DEVELOPER: WOODS CROSSING VENTURE, LLC

ENGINEER: **IDS**
Engineering Group

13430 NW. Freeway
Suite 700
Houston, Tx. 77040
713.462.3178
TxEng Firm 2726
TxSurv Firm 10110700

Benchmark:
Elevations are based on Harris County Floodplain RM 190055, located on the east side of FM 1463, approximately 550' south of Corbitt Road, 15'± east of the power lines and 2'± off curb line of a driveway leading to a shopping center. Top of a stainless-steel rod inside an 8" PVC sleeve.

Note: The RM is now 3'± below ground level

NAVD88, 2001 Adj. Elevation = 136.32

Temporary Benchmark:
IDS Engineering Group - Jordan Ranch Control Point No. 84
"X" marked in concrete near the median of Jordan Ranch Blvd., at the intersection of Jordan Ranch Blvd. and Green Jay Run

NAVD88 2001 Adj. Elevation = 153.40'