100 50 0 100 200 300

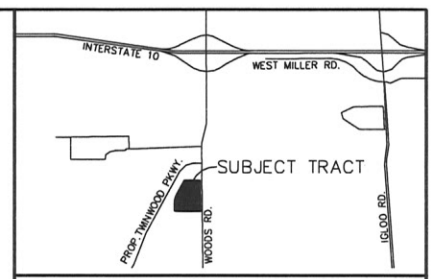
| Curve | Radius | Length | Delta | Chord | Chord Bear. |
|---|---|---|---|---|---|
| C1 | 1150.00' | 584.34' | 29°06'47" | 578.07' | N12°16'48" E |

| Course | Bearing | Distance |
|---|---|---|
| L1 | S42°36'09"W | 35.28' |
| L2 | N47°16'36"W | 35.36' |

NOTES:

1. The surveyor has not abstracted the subject property.
2. This survey was created with the benefit of a title commitment prepared by Integrity Title under Job Number 2647094A, dated June 15, 2026.
3. Basis of Bearings for the survey is the Texas State Plane Coordinate Systems, South Central Zone NAD83.
4. By graphic plotting only, the subject property lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain, as defined by the Federal Emergency Management Agency flood insurance rate map number 48071C0335E dated 05-04-2015.
5. Control benchmark: Harris County Floodplain Reference Marker No. 190073, Elev.=150.12', NAVD88, 2001 Adjustment.

   TBM "A": Square cut on RCP located at the southwest intersection of Woods Road and proposed Enterprise Center Boulevard, as shown hereon, Elev.=157.78'.
6. Plat is within the City of Simonton ETJ.




VICINITY MAP
SCALE: N.T.S.

● = SET 5/8" IR W/CAP, UNLESS OTHERWISE NOTED

BLOCK 1
COMMERCIAL RESERVE "A"
FINAL PLAT
PENINSULA TWINWOOD
PLAT No. 2304451, W.C.P.R.

CALLED 0.7154 ACRES
WALLER COUNTY, TEXAS
INSTRUMENT No. 2105042

REMAINDER 17.2825 ACRES
KOHINOOR GROUP, L.P.
VOL. 1293, PG. 107, W.C.D.R.

N87°34'14"E 803.47'

BLOCK 1
RESTRICTED RESERVE "A"
FINAL PLAT OF
WELCOME GROUP MDT
PLAT No. 1808483, W.C.P.R.

CONC. DRIVEWAY

N26°50'12"E 780.83'

25' B.L.

BLOCK 1
RESTRICTED RESERVE "A"
FINAL PLAT OF
WELCOME GROUP TWINWOOD
PLAT No. 2307125, W.C.P.R.

10' S.S.E.
W.C.C.F. No. 2009786

DISCOVERY HILLS PARKWAY
(100' R.O.W.)
INSTRUMENT No. 2020008872, W.C.O.R.

C1

BLOCK 1
RESTRICTED RESERVE "A"
(RESTRICTED TO COMMERCIAL USE)
41.9342 ACRES
(1,826,654 SQ. FT.)

S02°31'07"E 1537.64' WOODS ROAD (CALLED 60' R.O.W.)
INSTRUMENT No. 2105042, W.C.O.R.

CALLED 16.587 ACRES
DRAINAGE EASEMENT
WALLER COUNTY ROAD IMPROVEMENT DISTRICT No. 1
INSTRUMENT No. 2105934, W.C.O.R.

CALLED 189.906 ACRES
UNRESTRICTED RESERVE "A"
FINAL PLAT OF P150
PLAT No. 2202492, W.C.P.R.

UNRESTRICTED RESERVE "B"
FINAL PLAT OF P150
PLAT No. 2202492, W.C.P.R.

0.0040 ACRE W.L.E.
W.C.C.F. No. 2009785

N02°16'36"W
END. 5/8" I.R. 285.05'

10'x10' S.S.E.
W.C.C.F. No. 2009437

END. 5/8" I.R.

S87°43'24"W 1290.12'
ENTERPRISE CENTER BOULEVARD
(100' R.O.W.) INSTRUMENT No. 2008673, W.C.D.R.

30' DRAINAGE ESMT. & R.O.W.
BROOKSHIRE-KATY DRAINAGE DISTRICT
VOL. 1918, PG. 727 & VOL. 406, PG. 29, W.C.D.R.

JORDAN RANCH BLVD.
(40' R.O.W.)

CALLED 190.91 ACRES
WOODS ROAD & I-10 INVESTMENTS, INC.
VOL. 1338, PG. 389, W.C.D.R.

CALLED 2.5598 ACRES
2123 WOODS RD., LLC
INSTRUMENT No. 2105780, W.C.D.R.

CALLED 15.396 ACRES
MYRNA JEAN JORDAN NAIL
VOL. 901, PG. 380, W.C.D.R.

BLOCK 1
COMMERCIAL RESERVE "A"
FINAL REPLAT
ENTERPRISE PARK AT TWINWOOD
PLAT No. 2603614, W.C.P.R.

BLOCK 1
RESERVE "A"
FINAL PLAT
DIESELCORE TWINWOOD BUSINESS PARK
PLAT No. 2206146, W.C.P.R.

CALLED 10.14 ACRES
SUNNINGHILLS LLC
INSTRUMENT No. 2403607, W.C.D.R.

LEGEND

- IRON ROD SET/FIND
- POWER POLE
- GUY ANCHOR
- MANHOLE
- MONITOR WELL
- SAMPLE WELL
- CLEANOUT
- GATE VALVE & BOX
- WATER METER
- FIRE HYDRANT
- FIRE DEPT. CONNECTION
- TELEPHONE PEDESTAL
- CABLE EQUIPMENT
- ELECTRIC BOX
- LIGHT STANDARD
- LIGHT
- AREA INLET
- PIPE BOLLARD
- TRAFFIC SIGN
- HANDICAPPED SIGN
- TREE
- FIBER OPTIC CABLE
- WOOD FENCE
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- OVERHEAD ELECTRIC
- WATERLINE
- GAS LINE
- TELEPHONE LINE
- CENTER OF SWALE
- TOP OF BANK

# FINAL PLAT OF TWINWOOD DISTRICT

BEING A SUBDIVISION OF 41.9342 ACRES

LOCATED IN THE
NATHAN BROOKSHIRE LEAGUE, A-16
WALLER COUNTY, TEXAS

SCALE: 1" = 100' August 2026

1 RESERVE 1 BLOCK

OWNER/DEVELOPER:
EXETER TWINWOOD LAND, L.P.
1244 N. POST OAK ROAD, SUITE 200
Houston, Texas 77055
Phone: (713) 333 1466

Gruller Surveying, LLC
PROFESSIONAL LAND SURVEYING
11020 KATY FREEWAY, STE. 108
HOUSTON, TEXAS 77043 TFR #10120100
PH: 713.333.1466/ FX: 713.782.3755
JOB. No. 36-1904 PAGE 1 OF 2

STATE OF TEXAS
COUNTY OF HARRIS

A. WE, EXETER TWINWOOD LAND, L.P., A TEXAS LIMITED PARTNERSHIP OWNER(S) OF RECORD OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT OF TWINWOOD DISTRUBUTION, DO HEREBY MAKE MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID TWINWOOD DISTRIBUTION, ACCORDING TO THE LINES, LOTS, AND EASEMENTS THEREIN SHOWN AND DESIGNATE SAID SUBDIVISION AS TWINWOOD DISTRIBUTION, LOCATED IN THE H.&T.C.R.R. CO. SURVEY SECTION 107, ABSTRACT 170, WALLER COUNTY, TEXAS.

B. WE, THE AFOREMENTIONED, HEREBY DEDICATE FOR THE PUBLIC USE ALL EASEMENTS AND ROADS SHOWN THEREON. THERE IS ALSO DEDICATED FOR UTILITIES, AN AERIAL EASEMENT FIVE (5) FEET WIDE TAKEN FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND, LOCATED ADJACENT TO ALL UTILITY EASEMENTS AND STREETS SHOWN THEREON.

C. 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 DRIVE SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND SHALL BE A MINIMUM OF ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18" 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.
4. PROPERTY OWNERS WILL OBTAIN CLASS "B" BUILDING PERMITS FROM THE COUNTY FLOOD PLAIN ADMINISTRATOR FOR ALL BUILDING CONSTRUCTION WITHIN THE 100 YEAR FLOOD PLAIN.
5. THE PROPERTY SUBDIVIDED HEREIN IS FURTHER RESTRICTED IN ITS USE AS SPECIFIED IN THE SUBDIVISION RESTRICTIONS FILED FOR RECORD AT PAGE 729, VOLUME 1128, PAGE 395 & VOL. 1128, PG. 399 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. A COPY OF SAID RESTRICTIONS WILL BE FURNISHED BY THE AFORESAID C-2 STONEGATE, LLC, 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.

WE, Exeter Twinwood Land, L.P., a Texas limited partnership BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT WALLER COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION UNTIL AND UNLESS OWNERS HAVE IMPROVED THE ROADWAYS TO THE THEN CURRENT STANDARDS REQUIRED BY WALLER COUNTY AND THE ROADS HAVE BEEN ACCEPTED FOR MAINTENANCE BY FORMAL, WRITTEN ACTION OF THE WALLER COUNTY COMMISSIONERS COURT AND THE ROADWAY, WITH ALL REQUIRED RIGHT OF WAY, HAS BEEN DEDICATED BY THE OWNERS THEREOF, AND ACCEPTED BY THE COUNTY, AS A PUBLIC STREET. OWNERS AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO OWNERS FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN ON THIS SUBDIVISION.

I, J. Ross McCall, PE, COUNTY ENGINEER OF WALLER COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE WALLER COUNTY COMMISSIONER'S COURT; AND FURTHER, THAT IT COMPLIES OR WILL COMPLY WITH SECTION VI, WALLER COUNTY SUBDIVISION REGULATIONS, DATED _____, 2026.

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

APPROVED BY THE COMMISSIONERS' COURT OF WALLER COUNTY, TEXAS, THIS_____DAY OF_____A.D., 2026.

_____
Carbett J. Duhon III
COUNTY JUDGE

_____ _____
John A. Amsler, COMMISSIONER, PRECINCT ONE
Walter E. Smith, P.E., RPLS, COMMISSIONER, PRECINCT TWO

_____ _____
Kendric D. Jones, COMMISSIONER, PRECINCT THREE
Justin Beckendorff, COMMISSIONER, PRECINCT FOUR

I, DEBBIE HOLLAN, CLERK OF THE COUNTY COURT OF WALLER COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR REGISTRATION IN MY OFFICE ON _____ DAY OF _____, 2026 A.D., AT _____ O'CLOCK _____M., AND DULY RECORDED ON, _____ DAY OF _____, 2026 A.D., AT _____ O'CLOCK _____M., AT FILE No. _____ OF THE DEED RECORDS OF WALLER COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, ON THIS _____ DAY OF _____ A.D., 2026

_____
DEBBIE HOLLAN
COUNTY CLERK

BY:_____

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT No. _____

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.

EXETER TWINWOOD LAND, L.P., A TEXAS LIMITED PARTNERSHIP (OWNERS) BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT WALLER COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION UNTIL AND UNLESS OWNERS AND/OR THE PROPERTY OWNERS ASSOCIATION HAS IMPROVED THE ROADWAYS TO THE THEN CURRENT STANDARDS REQUIRED BY WALLER COUNTY AND THE ROADS HAVE BEEN ACCEPTED FOR MAINTENANCE BY FORMAL, WRITTEN ACTION OF THE WALLER COUNTY COMMISSIONERS COURT AND THE ROADWAY, WITH ALL REQUIRED RIGHT OF WAY, HAS BEEN DEDICATED BY THE OWNERS THEREOF, AND ACCEPTED BY THE COUNTY, AS A PUBLIC STREET. OWNERS AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO OWNERS AND/OR THE PROPERTY OWNERS ASSOCIATION FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN ON THIS SUBDIVISION.

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, Kenneth A. Gruller, R.P.L.S., 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 correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods have an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet.

_____
Kenneth A. Gruller, R.P.L.S.
Texas Registration No. 5476

STATE OF TEXAS · REGISTERED · KENNETH A. GRULLER · 5476 · PROFESSIONAL LAND SURVEYOR

IN TESTIMONY WHEREOF, EXETER TWINWOOD LAND, L.P., OWNER OF TWINWOOD DISTRIBUTION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JASON HONESTY, VICE PRESIDENT, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2026.

EXETER TWINWOOD LAND, L.P., a Texas limited partnership

By: Exeter Twinwood Land GP, LLC, a Delaware limited liability company, its general partner

By: Exeter Five REIT South, LLC, a Delaware limited liability company, its sole member

By: Exeter Operating Partnership V, L.P., a Delaware limited partnership, its sole member

By: Exeter Operating Partnership V GP LLC, a Delaware limited liability company, its sole general partner

By:Exeter Industrial REIT V LLC, a Delaware limited liability company, its sole member

By:_____
Name: Jason Honesty
Title: Vice President

COMMONWEALTH OF PENNSYLVANIA )

) ss:

COUNTY OF _____ )

On _____ before me, _____, a Notary Public, personally appeared Jason Honesty, the Vice President of Exeter Industrial REIT V LLC, a Delaware limited liability company, the sole member of Exeter Operating Partnership V GP LLC, a Delaware limited liability company, the sole general partner of Exeter Operating Partnership V, L.P., a Delaware limited partnership, the sole member of Exeter Five REIT South, LLC, a Delaware limited liability company, the sole member of Exeter Twinwood Land GP, LLC, a Delaware limited liability company, the general partner of Exeter Twinwood Land, L.P., a Texas limited partnership, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the Commonwealth of Pennsylvania that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

I, CHARLES A. KALKOMEY, ENGINEER FOR THE BROOKSHIRE-KATY DRAINAGE DISTRICT, DO HEREBY CERTIFY THAT THIS PLAT OF THIS SUBDIVISION COMPLIES WITH ALL EXISTING RULES AND REGULATIONS ADOPTED BY SAID DISTRICT AS OF THE DATE SHOWN HEREON.

_____
CHARLES A. KALKOMEY, P.E.
REGISTRATION NO. 46208
DATE:_____

METES AND BOUNDS DESCRIPTION
41.9342 ACRES
LOCATED IN THE
NATHAN BROOKSHIRE LEAGUE, A-16
WALLER COUNTY, TEXAS

Being a tract or parcel of land containing 41.9342 acres of land or 1,826,654 square feet, located in the Nathan Brookshire League, Abstract 16, Waller County, Texas, Said 41.9342 acre tract being out of a 41.93 acre tract of record in the name of Exeter Twinwood Land, L.P. in Waller County Clerk's File Number (W.C.C.F.) 2115284; Said 41.9342 acre tract being more particularly described as follows (bearings based on the Texas State Plane Coordinate System, South Central Zone (NAD83)):

BEGINNING at a 5/8 inch iron rod with "Gruller" cap set for the northeast corner the herein described tract, being on the south line of a called 17.2825 acre tract of record in the name of Kohinoor Group, L.P. in Volume 1293, Page 107 in the Deed Records of Waller County (W.C.D.R.), Texas and being on the west Right-of-Way (R.O.W.) line of Woods Road (80 feet wide);

THENCE, coincident the east line of herein described tract and the west R.O.W. line of aforesaid Woods Road, South 02 degrees 31 minutes 07 seconds East, a distance of 1,537.64 feet to a 5/8 inch iron rod found for the north corner of a R.O.W. transition from the west R.O.W. line of said Woods Road to the north R.O.W. line of Enterprise Center Boulevard (100 feet wide);

THENCE, coincident aforesaid R.O.W. transition , South 42 degrees 36 minutes 09 seconds West, a distance of 35.28 feet to a 5/8 inch iron rod found for the south corner of said R.O.W. transition being on the north R.O.W. line of aforesaid Enterprise Center Boulevard;

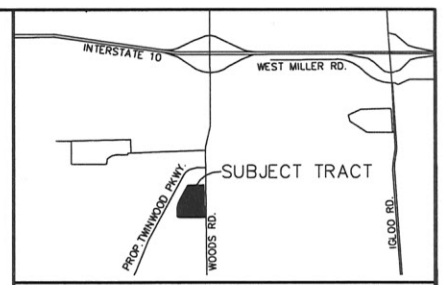
THENCE, coincident the south line of both aforesaid 41.93 acre tract and the herein described tract and the north R.O.W. line of aforesaid Enterprise Center Boulevard, South 87 degrees 43 minutes 24 seconds West, a distance of 1,290.12 feet to a 5/8 inch iron rod with "Gruller" cap set for the south corner of a R.O.W. transition from the north R.O.W. line of said Enterprise Center Boulevard to the east R.O.W. line of Discovery Hills Parkway (100 feet wide);

THENCE, coincident aforesaid R.O.W. transition, North 47 degrees 16 minutes 36 seconds West, a distance of 35.36 feet to a 5/8 inch iron rod with "Gruller" cap set for the north corner of said R.O.W. transition and being on the east R.O.W. line of aforesaid Discovery Hills Parkway;

THENCE, coincident the west line of the herein described tract and the east R.O.W. line of aforesaid Discovery Hills Parkway, the following three (3) courses:

1. North 02 degrees 16 minutes 36 seconds West, a distance of 285.05 feet to a 5/8 inch iron rod with "Gruller" cap set for the beginning of a curve to the right;
2. Coincident aforesaid curve to the right, an arc length of 584.34 feet, having a radius of 1,150.00 feet, a central angle of 29 degrees 06 minutes 47 seconds and a chord bearing of North 12 degrees 16 minutes 48 seconds East, a distance of 578.07 feet to a 5/8 inch iron rod with "Gruller" cap set;
3. North 26 degrees 50 minutes 12 seconds East, a distance of 790.83 feet to a 5/8 inch iron rod with "Gruller" cap set for the northwest corner of the herein described tract and being the southwest corner of aforesaid 17.2825 acre tract;

THENCE, coincident the north line of the herein described tract, North 87 degrees 34 minutes 14 seconds East, a distance of 803.47 feet to the POINT OF BEGINNING and containing 41.9342 acres of land.




VICINITY MAP
SCALE: N.T.S.

● = SET 5/8" IR W/CAP, UNLESS OTHERWISE NOTED

# FINAL PLAT OF TWINWOOD DISTRIBUTION

BEING A SUBDIVISION OF 41.93 ACRES

LOCATED IN THE
NATHAN BROOKSHIRE LEAGUE, A-16
WALLER COUNTY, TEXAS

SCALE: 1" = 100' August 2026

1 RESERVE 1 BLOCK

OWNER/DEVELOPER:
EXETER TWINWOOD LAND, L.P.
1244 N. POST OAK ROAD. SUITE 200
Houston, Texas 77055
Phone: (713) 333 1466

Gruller Surveying, LLC
PROFESSIONAL LAND SURVEYING
11020 KATY FREEWAY, STE. 108
HOUSTON, TEXAS 77043 TFR #10120100
PH: 713.333.1466/ FX: 713.782.3755
JOB. No. 36-1904