

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Twinwood Distribution Center IV

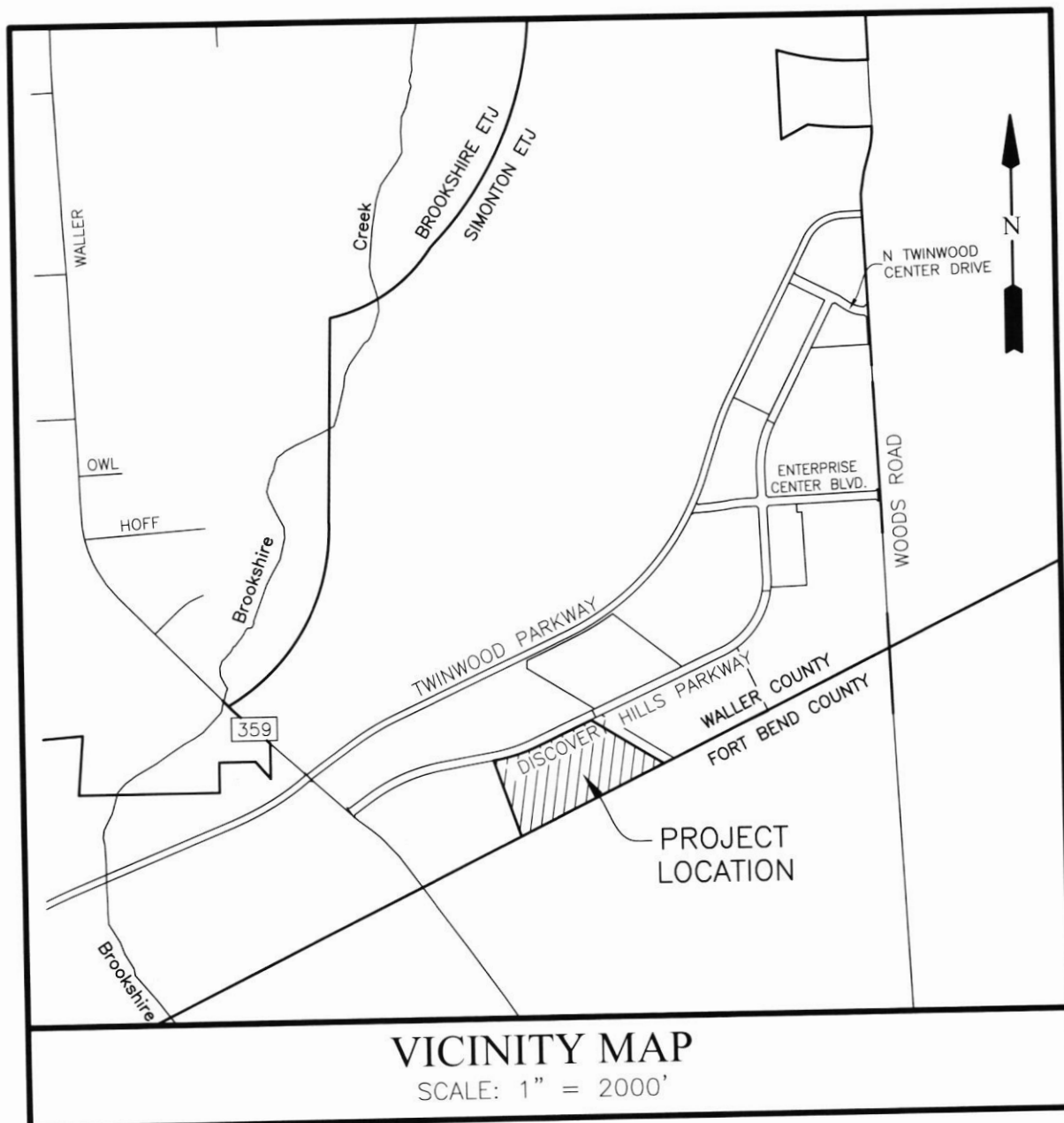
Date: August 19, 2026

Background

Final Plat of Twinwood Distribution Center IV which consists of 31.52 acres will include 1 Block and 2 Reserve in Precinct 4.

Staff Recommendation

Approve Plat



KEY MAP NO. 482 J, K, N & P

FINAL PLAT TWINWOOD DISTRIBUTION CENTER IV

A SUBDIVISION OF 31.52 ACRES OF LAND SITUATED IN THE NATHAN BROOKSHIRE LEAGUE,
ABSTRACT NUMBER 16, WALLER COUNTY, TEXAS.

2 COMMERCIAL RESERVES (31.52 ACRES)

1 BLOCK

JUNE 18, 2026

JOB NO. 3010-0004.310

OWNER/DEVELOPER:

CLAY PARTNERS – TWINWOOD DISTRIBUTION #4, L.P.,
A TEXAS LIMITED PARTNERSHIP

CLAY PARTNERS – TWINWOOD DISTRIBUTION #5, L.P.,
A TEXAS LIMITED PARTNERSHIP

LOUIS B. SULLIVAN III, VICE PRESIDENT

1244 N POST OAK RD., SUITE 200, HOUSTON, TEXAS 77055

PHONE: (713) 789-2529 EMAIL: dsullivan@claydevelopment.com

ENGINEER:

CLAY
DEVELOPMENT & CONSTRUCTION INC.
COMMERCIAL DESIGN-BUILDERS

1244 N Post Oak Rd. Suite 200

Houston, TX 77055

Phone (713)789-2529

Fax (713)782-3755

www.claydevelopment.com

wsheffer@claydevelopment.com

TEXAS BOARD OF PROFESSIONAL ENGINEERS
REGISTRATION # F-004975

SURVEYOR:

LJA Surveying, Inc.

3600 W Sam Houston Parkway S

Suite 175

Houston, Texas 77042

Phone 713.953.5200

Fax 713.953.5026

T.B.P.E.L.S. Firm No. 10194382

STATE OF TEXAS
COUNTY OF WALLER

WE, LOUIS B. SULLIVAN III AND CHRIS BROUSSARD, VICE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF CLAY PARTNERS - TWINWOOD DISTRIBUTION #4 GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF CLAY PARTNERS - TWINWOOD DISTRIBUTION #4, L.P., A TEXAS LIMITED PARTNERSHIP, AND OF CLAY PARTNERS - TWINWOOD DISTRIBUTION #5 GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF CLAY PARTNERS - TWINWOOD DISTRIBUTION #5, L.P., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF TWINWOOD DISTRIBUTION CENTER IV, 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 CLAY PARTNERS - TWINWOOD DISTRIBUTION #4, L.P., A TEXAS LIMITED PARTNERSHIP AND CLAY PARTNERS - TWINWOOD DISTRIBUTION #5 GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, 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 CLAY PARTNERS - TWINWOOD DISTRIBUTION #4, L.P., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED TO BE SIGNED BY LOUIS B. SULLIVAN III, VICE PRESIDENT OF ITS GENERAL PARTNER, CLAY PARTNERS - TWINWOOD DISTRIBUTION #4 GP, LLC, ATTESTED BY CHRIS BROUSSARD, VICE PRESIDENT OF SAID GENERAL PARTNER, AND ITS SEAL, THIS 25th DAY OF June, 2026, A.D.

CLAY PARTNERS - TWINWOOD DISTRIBUTION #4, L.P.,
A TEXAS LIMITED PARTNERSHIP

BY: CLAY PARTNERS - TWINWOOD DISTRIBUTION #4 GP, LLC,
A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: [Signature]
LOUIS B. SULLIVAN III, VICE PRESIDENT

BY: [Signature]
CHRIS BROUSSARD, VICE PRESIDENT

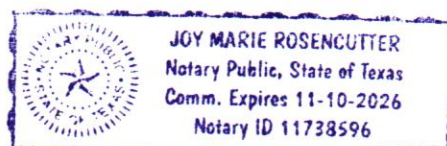
STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LOUIS B. SULLIVAN III, VICE PRESIDENT, AND CHRIS BROUSSARD, VICE PRESIDENT OF CLAY PARTNERS - TWINWOOD DISTRIBUTION #4 GP, LLC, GENERAL PARTNER OF CLAY PARTNERS - TWINWOOD DISTRIBUTION #4, L.P., A TEXAS LIMITED PARTNERSHIP, 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 SAID GENERAL PARTNER, FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED, AND IN THE CAPACITIES STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 25th DAY OF June, 2026, A.D.

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



FINAL PLAT
TWINWOOD DISTRIBUTION CENTER IV
JOB NO. 3010-0004.310
SHEET 2 OF 14

IN TESTIMONY, HERETO, THE CLAY PARTNERS - TWINWOOD DISTRIBUTION #5, L.P., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED TO BE SIGNED BY LOUIS B. SULLIVAN III, VICE PRESIDENT OF ITS GENERAL PARTNER, CLAY PARTNERS - TWINWOOD DISTRIBUTION #5 GP, LLC, ATTESTED BY CHRIS BROUSSARD, VICE PRESIDENT OF SAID GENERAL PARTNER, AND ITS SEAL, THIS 25th DAY OF June, 2026, A.D.

CLAY PARTNERS - TWINWOOD DISTRIBUTION #5, L.P.,
A TEXAS LIMITED PARTNERSHIP

BY: CLAY PARTNERS - TWINWOOD DISTRIBUTION #5 GP, LLC,
A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: [Signature]
LOUIS B. SULLIVAN III, VICE PRESIDENT

BY: [Signature]
CHRIS BROUSSARD, VICE PRESIDENT

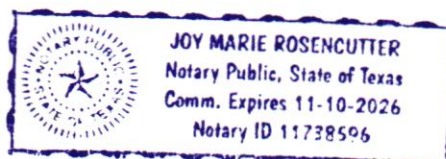
STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LOUIS B. SULLIVAN III, VICE PRESIDENT, AND CHRIS BROUSSARD, VICE PRESIDENT OF CLAY PARTNERS - TWINWOOD DISTRIBUTION #5 GP, LLC, GENERAL PARTNER OF CLAY PARTNERS - TWINWOOD DISTRIBUTION #5, L.P., A TEXAS LIMITED PARTNERSHIP, 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 SAID GENERAL PARTNER, FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED, AND IN THE CAPACITIES STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 25th DAY OF June, 2026, A.D.

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



I, GEOFFREY BEACH, 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.

[Signature]
GEOFFREY BEACH, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 140048

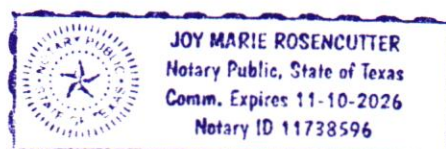


STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GEOFFREY BEACH, 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 25th DAY OF June, 2026, A.D.

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



THIS IS TO CERTIFY THAT I, AARON G. FERGUSON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE 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) AND MAP NO. 48473C0425F, EFFECTIVE DATE MAY 16, 2019, THE SUBJECT TRACT LIES WITHIN ZONE "X", NO SCREEN (AREA OF MINIMAL FLOOD HAZARD).

Aaron G. Ferguson 6/18/26
AARON G. FERGUSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6601

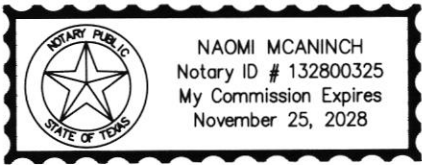


STATE OF TEXAS
COUNTY OF HARRIS

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 18 DAY OF JUNE, 2026, A.D.

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. 2026-40

APPROVED BY THE BOARD OF SUPERVISORS ON 05.11.2026
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, J. 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____, 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.

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

FINAL PLAT
TWINWOOD DISTRIBUTION CENTER IV
JOB NO. 3010-0004.310
SHEET 5 OF 14

LJA ENGINEERING, INC.

METES AND BOUNDS:

BEING 31.52 ACRES OF LAND LOCATED IN THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT NUMBER 16, WALLER COUNTY, TEXAS, OUT 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, OF 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 31.52 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS

COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 2001 ADJUSTMENT):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE NORTHEAST CORNER OF THAT CERTAIN CALLED 30.14 ACRE TRACT DESCRIBED IN THE DEED TO FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 213, BY AN INSTRUMENT OF RECORD IN INSTRUMENT NUMBER 2114521, W.C.O.P.R., IN THE SOUTH RIGHT-OF-WAY LINE OF DISCOVERY HILLS PARKWAY (CALLED 100-FEET WIDE) DESCRIBED IN INSTRUMENT NUMBER 2201674, W.C.O.P.R.;

THENCE, NORTH 80° 15' 10" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 18.53 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 536.56 FEET CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,050.00 FEET, A CENTRAL ANGLE OF 14° 59' 47", AND A CHORD WHICH BEARS NORTH 72° 45' 17" EAST, 535.03 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

THENCE, NORTH 65° 15' 24" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, 718.60 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 58° 17' 42" EAST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, 1,011.47 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN THE NORTH LINE OF THAT CERTAIN CALLED 192.04 ACRE TRACT DESCRIBED AS TRACT 3, PART 1 IN THE DEED TO FF TEXAS HOLDINGS, LP. IN FILE NUMBER 2013104491, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), THE NORTH LINE OF FORT BEND COUNTY, AND THE NORTH LINE OF THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT NUMBER 14, FORT BEND COUNTY, TEXAS, COMMON TO THE SOUTH LINE OF THE AFOREMENTIONED 512.81 ACRE TRACT, THE SOUTH LINE OF SAID WALLER COUNTY, AND THE SOUTH LINE OF THE AFOREMENTIONED NATHAN BROOKSHIRE LEAGUE, ABSTRACT NUMBER 16;

THENCE, SOUTH 64° 48' 51" WEST, ALONG SAID COMMON LINE AND THE NORTH LINE OF THAT CERTAIN CALLED 99.99 ACRE TRACT DESCRIBED IN THE DEED TO LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2023119352, F.B.C.O.P.R., 1,917.84 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER IN THE SOUTHEAST CORNER OF THE AFOREMENTIONED 30.14 ACRE TRACT;

THENCE, NORTH 19° 07' 13" WEST, ALONG THE EAST LINE OF SAID 30.14 ACRE TRACT, 936.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.52 ACRES 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 HGCS D 66: A STAINLESS STEEL ROD IN SLEEVE ACCESSED THROUGH A LOGO CAP STAMPED HGCS D 66 1986. THE POINT IS LOCATED A 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: TBM URBAN _CP1: X-CUT ON INLET, LOCATED 25' SOUTHWEST OF THE SOUTHEAST CORNER OF SUBJECT PLAT.
ELEVATION = 155.13 FEET NAVD88 (2001) FBC LIDAR DATUM
4. 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) AND MAP NO. 48473C0425F, EFFECTIVE DATE MAY 16, 2019, THE SUBJECT TRACT LIES WITHIN ZONE "X", NO SCREEN (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 AND PRIOR TO LOT 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. THE PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
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, WALLER COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 18, AND WITHIN A PORTION OF THE SIMONTON ETJ.
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.
13. PLEASE CONTACT THE WALLER COUNTY CLERK FOR A FULL SIZE COPY OF THIS RECORDED SUBDIVISION PLAT.

SHEET 9

SHEET 10

SHEET 11

SHEET 12

SHEET 13

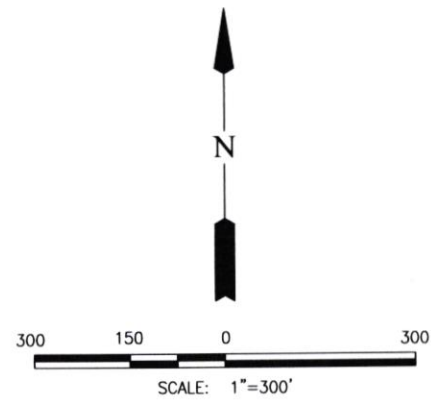
SHEET 14

DISCOVERY HILLS PARKWAY (100' R.O.W.)

①

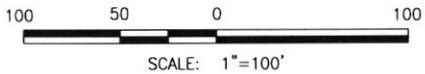
RESERVE "B"

RESERVE "A"



FINAL PLAT
TWINWOOD DISTRIBUTION CENTER IV
JOB NO. 3010-0004.310
SHEET 8 OF 14

LJA ENGINEERING, INC.



RESERVE 12

CALLED 51
NBI PROPE
VOL. 1272, PG. 8
NOW KNOWN AS TWIN
VOL. 1330, PG. 240

RESERVE "3"

DISCOVERY HILLS
COMMERCE CENTER
INSTRUMENT NO. 2510407
O.P.R.W.C.T.

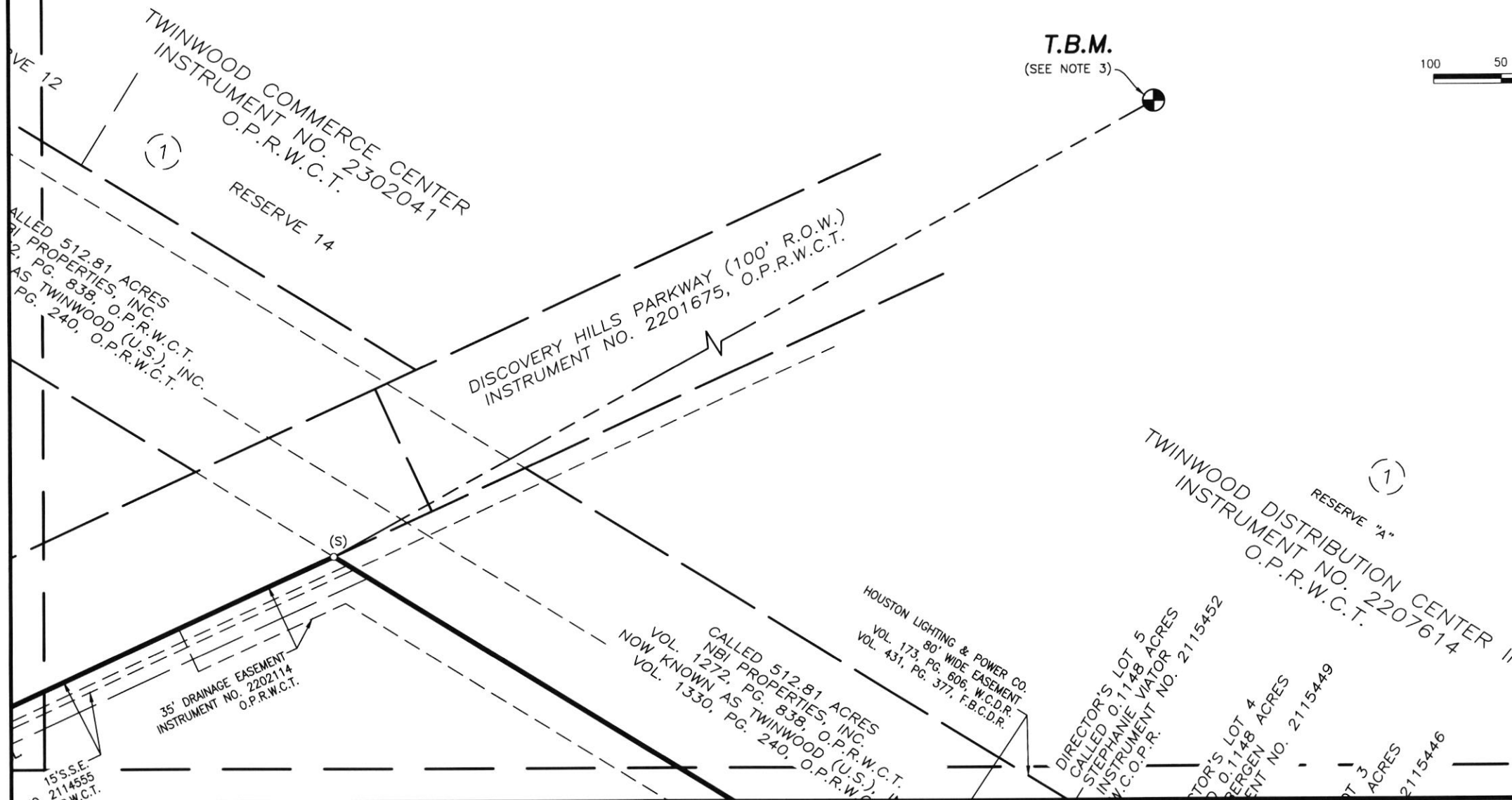
RESERVE "4"

DISCOVERY HILLS PARKWAY
1674

N 65°15'24" E 718.60'
-574.05'
25'B.L.

FINAL PLAT
TWINWOOD DISTRIBUTION CENTER IV
JOB NO. 3010-0004.310
SHEET 9 OF 14

LJA ENGINEERING, INC.



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	2,050.00'	14°59'47"	536.56'	N 72°45'17" E	535.03'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 80°15'10" E	18.53'

P.O.B.

NAD83 GRID COORDINATES
X=2,940,654.59
Y=13,832,748.99

RESERVE "6"

RESERVE "5"

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

10' PARKING SETBACK

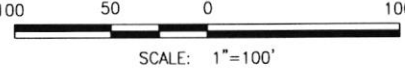
INSTRUMENT NO. 2114
O.P.R.W.C.T.

15'S.S.E.
INSTRUMENT NO. 2114555
O.P.R.W.C.T.

S 24°44'36" E 851.70'

①

RESERVE "A"
(RESTRICTED TO COMMERCIAL)
14.88 ACRES 648,319 SQ.FT.



FINAL PLAT
TWINWOOD DISTRIBUTION CENTER IV
JOB NO. 3010-0004.310
SHEET 11 OF 14

15'S.S.E.
T NO. 2114555
O.P.R.W.C.T.

WOOD (U.S.), INC.
O.P.R.W.C.T.
240, O.P.R.W.C.T.

DIRECTOR'S LOT 1
CALLED STEPHAN
INSTRUMENT NO. 2115446

DIRECTOR'S LOT 2
CALLED DOUG BERGEN
INSTRUMENT NO. 2115447

DIRECTOR'S LOT 3
CALLED BRIAN TOLDAN
INSTRUMENT NO. 2115448

DIRECTOR'S LOT 4
CALLED KAREN LEE CLOWSON
INSTRUMENT NO. 2115449

DIRECTOR'S LOT 5
CALLED DEBBY HODGES
INSTRUMENT NO. 2115450

S 58°17'42" E 1,011.47'
25' DRAINAGE EASEMENT
INSTRUMENT NO. 2202114

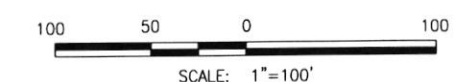
50' ENTERPRISE CRUDE PIPELINE LLC
PERMANENT EASEMENT
INSTRUMENT NO. 1911017

①
RESERVE "B"
(RESTRICTED TO COMMERCIAL)
16.63 ACRES 724,469 SQ.FT.

REMAINDER OF A
TRACT 3, PART 1
FF TEXAS HOLDINGS, LP
DOC. NO. 2013104491
F.B.C.O.P.R.

NATHAN BROOKSHIRE LEAGUE, A-16
NATHAN BROOKSHIRE LEAGUE, A-14

10' ELECTRIC EASEMENT
(TOGETHER WITH AERIAL EASEMENT)
INSTRUMENT NO. 2213026, W.C.O.P.R.



FINAL PLAT
TWINWOOD DISTRIBUTION CENTER IV
JOB NO. 3010-0004.310
SHEET 12 OF 14

30.14 ACRES
LED MUNICIPAL UTILITY
END NO. 213
DISTRICT NO. 2114521
RUMENT NO. 2114521
W.C.O.P.R.

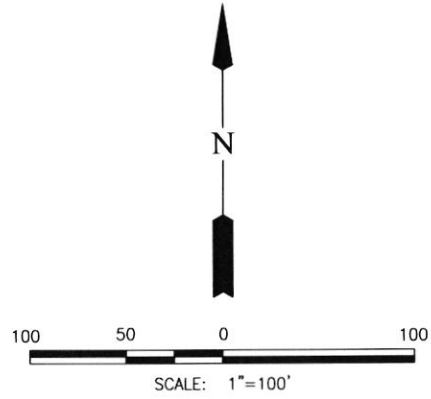
0713° W 936.88'

SIMONTON ETJ STRIP
CALLED 100' WIDE
ORDINANCE NO. 2015-08
INSTRUMENT NO. 1501454, O.P.R.W.C.T.

WALLER COUNTY
FORT BEND COUNTY

784.73'

(PS)



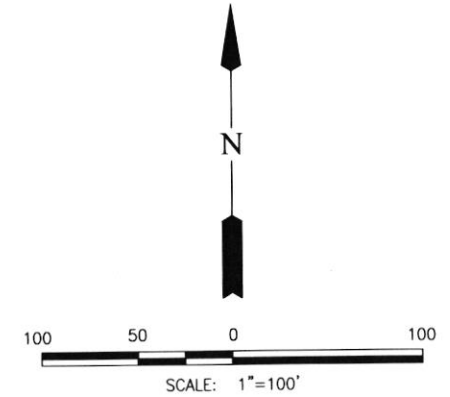
FINAL PLAT
TWINWOOD DISTRIBUTION CENTER IV
JOB NO. 3010-0004.310
SHEET 13 OF 14

LJA ENGINEERING, INC.

S 64°48'51" W 1,917.84'

10' ELECTRIC
(TOGETHER WITH
INSTRUMENT NO. 221302)

CALL 99.99 ACRES
LAMAR CONSOLIDATED
INDEPENDENT SCHOOL DISTRICT
DOC. NO. 2023119352
F.B.C.O.P.R.



LEGEND

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

FINAL PLAT
TWINWOOD DISTRIBUTION CENTER IV
JOB NO. 3010-0004.310
SHEET 14 OF 14