

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Partial Replat Approval of Woods Crossing

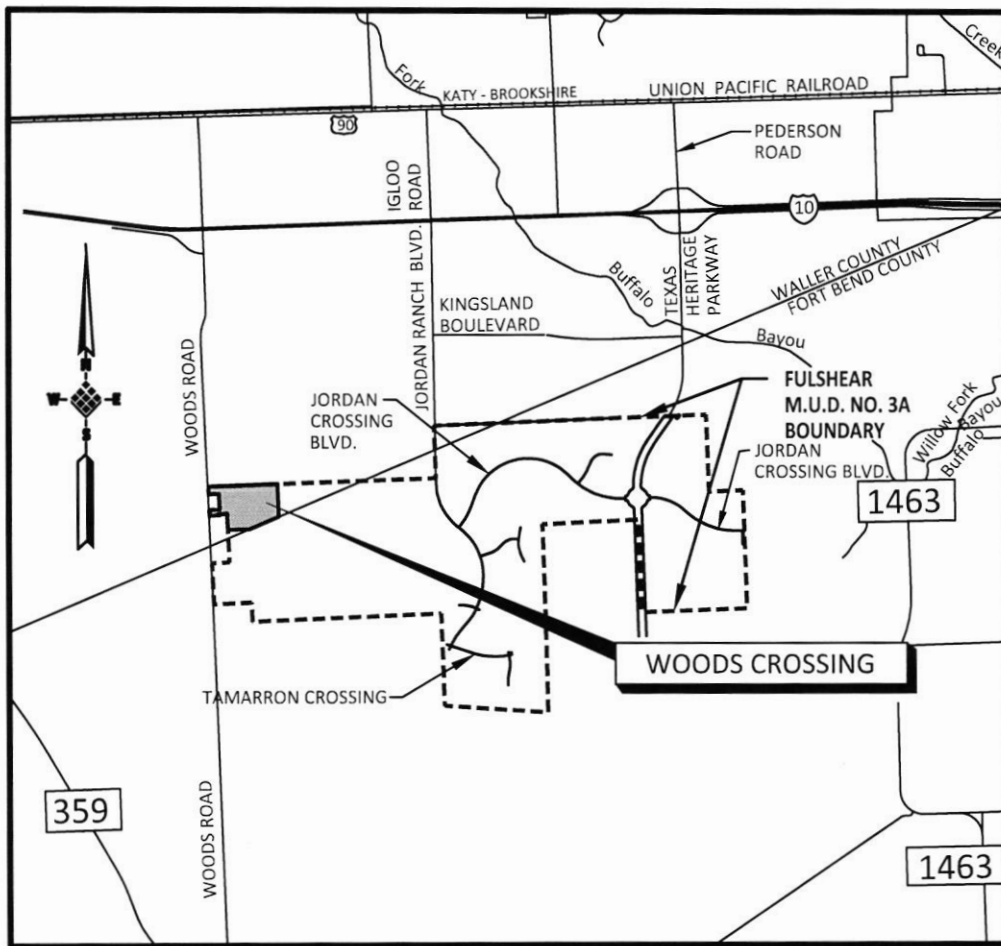
Date: August 19, 2026

Background

Final Partial Replat of Woods Crossing which consist of 36.202 acres will include 1 Block & 3 Reserves in Precinct 4.

Staff Recommendation

Approve Plat



WALLER COUNTY KEY MAP NO. 482L

VICINITY MAP
SCALE 1" = 5,000'

FINAL PLAT OF 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 UNRESTRICTED RESERVE B OF
FINAL PLAT 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

1233 W. LOOP S., SUITE 1250 - HOUSTON, TX 77027
PH: (832) 831-9265
L.GARZA@VIGAVI.COM

ENGINEER:



January 2026

IDS PROJECT No 2442-001-00

13430 NW. Freeway
Suite 700
Houston, Tx. 77040
713.462.3178

TxEng Firm 2726
TxSurv Firm 10110700

SHEET 1 OF 16

JHERZOG@IDSEG.COM

WOODS CROSSING PARTIAL REPLAT

STATE OF TEXAS
COUNTY OF WALLER

I, LUIS RENE GARZA VILLARREAL, Manager of WOODS CROSSING VENTURE, LLC, owner of the property subdivided in this plat of WOODS CROSSING PARTIAL REPLAT, 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.

We, the aforementioned, hereby dedicate to the public 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.

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 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 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 Floodplain Administrator for all development.
5. There are no underground pipelines within the confines of this subdivision except as shown on the above plat.
6. 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 WHEREOF, WOODS CROSSING VENTURE, LLC, has caused these presents to be signed by LUIS RENE GARZA VILLARREAL, Manager, this 30 day of January, 2026.

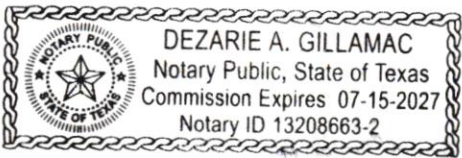
BY: WOODS CROSSING VENTURE, LLC

By: 
LUIS RENE GARZA VILLARREAL, Manager

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the under signed authority, on this day personally appeared LUIS RENE GARZA VILLARREAL, Manager of WOODS CROSSING VENTURE, LLC, known to me, to be the persons whose name is 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 30 DAY OF January, 2026.




Notary Public
In and for Harris County, Texas

Carbett "Trey" J. Duhon III, County Judge

John A. Amsler, Commissioner, Precinct 1

Walter E. Smith, P.E., R.P.L.S., Commissioner, Precinct 2

Kendric D. Jones, Commissioner, Precinct 3

Justin Beckendorff, Commissioner, Precinct 4

NOTE: 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, Carlos Jaramillo, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

A portion of this subdivision lies within the boundaries of any municipality's corporate city limits, or area of extra territorial jurisdiction.

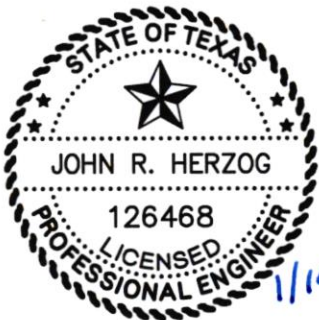
No portion of this subdivision lies within the boundaries of the 1% annual chance (100 year) floodplain as delineated on Waller County Community Panel No. 48473C0350E, dated 2/18/2009.

No portion of this subdivision lies within the boundaries of the 0.2% annual chance (500 year) floodplain as delineated on Waller County Community Panel No. 48473C0350E, dated 2/18/2009



Carlos Jaramillo
Carlos Jaramillo, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6960

I, John R. Herzog, A Professional Engineer licensed in the State of Texas do hereby certify that this plat meets the requirements of Waller County to the best of my knowledge.



John R. Herzog
John R. Herzog, P.E.
Licensed Professional Engineer, No.126468

1/14/26

This plat of WOODS CROSSING PARTIAL REPLAT is approved by the City Planning and Zoning Commission of the City of Fulshear, Texas this 7th day of February, 2026

Amy Pearce
Amy Pearce, Chair

Grace Malveaux
Grace Malveaux, Co-Chair

The plat of WOODS CROSSING PARTIAL REPLAT was approved by the City of Fulshear Council on the 18th day of February, 2026, and signed on this 9th day of February, 2026, provided; however, this approval shall be invalid, and null and void, unless this plat is filed with the County Clerk of Waller, Texas within one (1) year hereafter.

Donald McCoy
Donald McCoy, Mayor

Mariela Rodriguez
Mariela Rodriguez, City Secretary

\\idseg\fs\Projects\2400\244200100 Vigavi Woods Crossing\CAD\DWG\Woods C-PLAT.dwg [WC 1-3] Plotted Jan 14, 2026 at 7:53am by talkman (Last Saved by: talkman)

I, J. Ross McCall, P.E., 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

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2025-04

APPROVED BY THE BOARD OF SUPERVISORS ON 5.28.2025

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, 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 ____ 2026, A.D. at ____ o’clock ____ M, in File No. ____ 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 written above.

Debbie Hollan
Clerk of the County Court
Waller County, Texas

By: _____
Deputy

ABBREVIATIONS:

- A.E. indicates a aerial easement
- B.L. indicates a building line
- D.R.W.C. indicates Deed Records of Waller County
- U.E. indicates a utility easement
- W.S.E. indicates a water and sewer easement
- VOL., PG. indicates Volume, Page
- P.R.F.B.C. indicates Plat Records of Fort Bend County
- O.P.R.F.B.C. indicates Official Public Records of Fort Bend County
- O.R.F.B.C. indicates Original Records of Fort Bend County
- O.P.R.W.C.T. indicates Official Public Records of Waller County, Texas
- F.B.C.O.P.R.R.P. indicates Fort Bend County Official Public Records of Real Property
- ESMT. indicates Easement
- H.L. & P. indicates Houston Lighting and Power
- SQ. FT. indicates square feet
- AC. indicates acre
- R.O.W. indicates right-of-way
- indicates found 5/8" iron rod (unless otherwise noted)
- indicates set 5/8" iron rod with plastic cap stamped "IDS" (unless otherwise noted)

\\idseg\fs\Projects\2400\244200100 Vigavi Woods Crossing\CAD\DWG\Woods C-PLAT.dwg [WC 1-4] Plotted Jan 14, 2026 at 7:53am by taltman (Last Saved by: taltman)

Notes:

1. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to grid by applying the combined scale factor of 0.999870017
2. All non-perimeter easements on property lines are centered unless otherwise noted.
3. All bearings are based on the Texas Coordinate System of 1983, South Central Zone.
4. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
5. The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by Commissioners Court. Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the Developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the streets. The County will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets.
6. The County assumes no responsibility for the accuracy of representations by other parties on the plat. Floodplain data, in particular, may change depending on subsequent development.
7. The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the County.
8. Structures built on lots in the designated Floodplain shall be elevated to two (2) feet or more above the 500-year floodplain elevation, in the 100-year floodplain. Within the 500-year, these structures must be elevated to one (1) above the 500-year floodplain elevation. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.). Contact the County Engineer's Office for specific information.
9. The property lies within the extraterritorial jurisdiction of the City of Fulshear, Waller County, Texas, and Fulshear Municipal Utility District No. 3A.
10. Reason for replatting is to re-subdivide this property into three commercial/industrial tracts.

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'

\\idseg\fs\Projects\2400\244200100 Vigavi Woods Crossing\CAD\DWG\Woods C-PLAT.dwg [WC 1-6] Plotted Jan 14, 2026 at 7:53am by taltman (Last Saved by: taltman)

BEING 36.202 acres of land in the H.&T.C.R.R. CO. Survey, Section 75, Abstract Number 155, Waller County, Texas, being all 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 36.335 acre tract described in the deed from Fort Bend Jordan Ranch LP to Woods Crossing Venture, LLC, recorded under Instrument Number 2415197 in the Official Public Records of Fort Bend County, Texas, and together with a portion of the 19.459 acre tract described in the deed from Woods Crossing Venture, LLC, to E&P Projects, LLC, recorded under Instrument Number 2415305 in the Official Public Records of Fort Bend County, Texas, 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 the FINAL PLAT OF P150 according to the plat thereof recorded under Instrument No. 2202492 in the Official Public Records of Waller County, Texas, and the northwest corner of the herein described tract, in the easterly right-of-way line of Woods Road (80' R.O.W.);

THENCE North 88° 02' 48" East - 1831.15 feet, with the southerly line of said FINAL PLAT OF P150, to an "X" in concrete found for the northeast corner of said Unrestricted Reserve "B" of FINAL PLAT OF JORDAN RANCH WALLER COUNTY and 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 said Unrestricted Reserve "B" of FINAL PLAT OF JORDAN RANCH WALLER COUNTY, and 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 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 36.335 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 Instrument 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 an angle corner of the herein described tract;

THENCE South 02° 36' 07" East - 33.08 feet to a 5/8-inch iron rod with cap stamped "IDS" found for an angle 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 most westerly southwest corner of said called 36.335 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 Instrument No. 2105780 of the Official Public Records of Waller County, Texas, and an angle corner of the herein described tract;

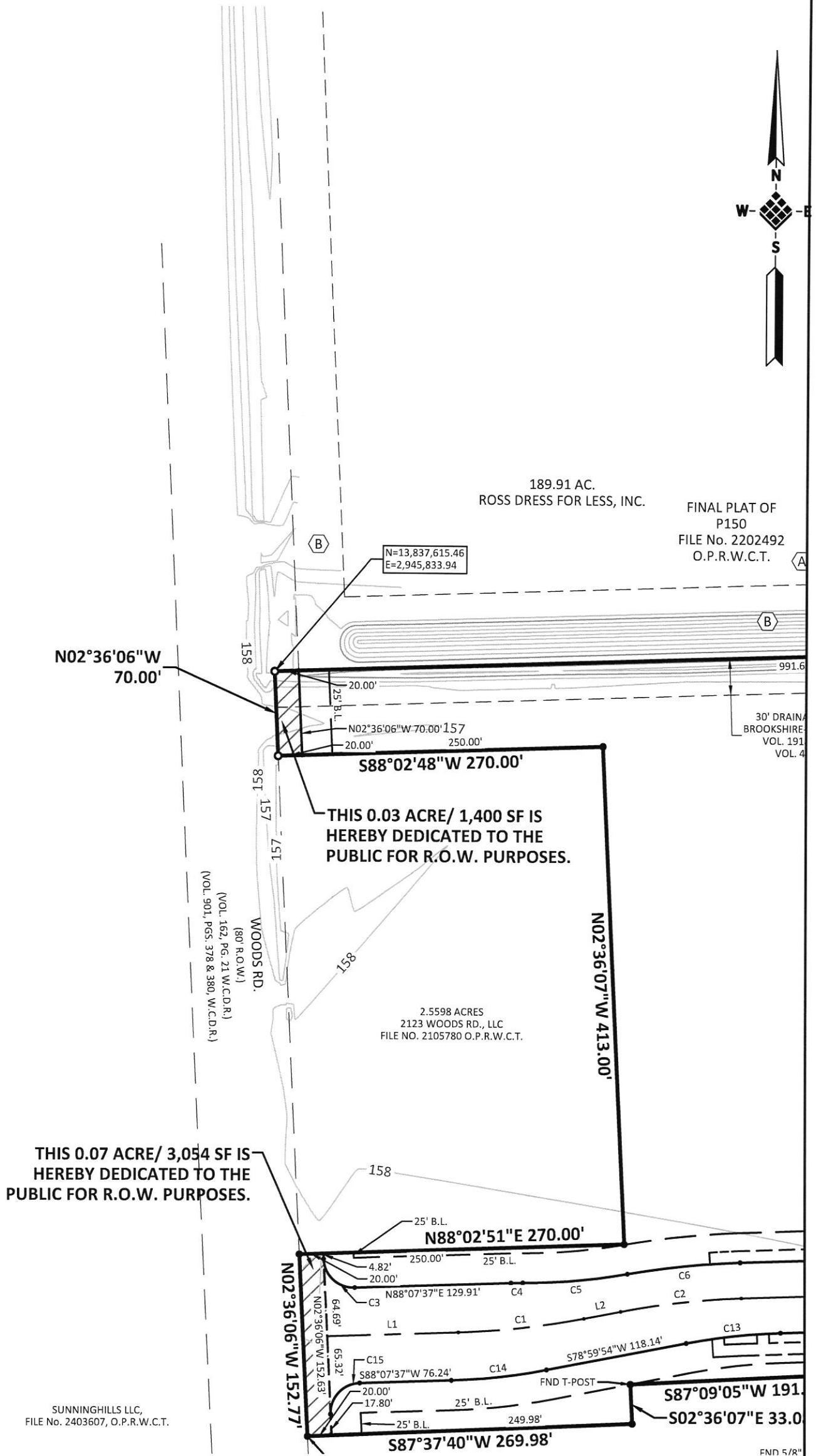
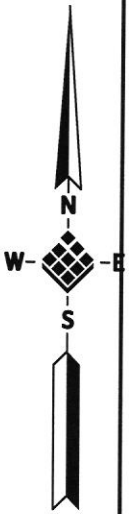
THENCE North 88° 02' 51" East - 270.00 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the southeast corner of said called 2.5598 acre tract, and an interior corner of the herein described tract;

THENCE North 02° 36' 07" West - 413.00 feet, 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;

THENCE South 88° 02' 48" West - 270.00 feet, 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.

\\idseg\fs\Projects\2400\244200100 Vigavi Woods Crossing\CAD\DWG\Woods C-PLAT.dwg [WC 2-7] Plotted Jan 14, 2026 at 7:53am by taltman (Last Saved by: taltman)





SUNNINGHILLS LLC,
FILE NO. 2403607, O.P.R.W.C.T.

152.77'
1.63'
20.00'
17.80'
25' B.L.
249.98'
587°37'40"W 269.98'
FND 1/2" I.P.
FND 5/8" w/o
FND T-POST
587°09'05"W 191.0
502°36'07"E 33.0

J&J FAMILY VENTURES LLC,
FILE NO. 2105509, O.P.R.W.C.T.

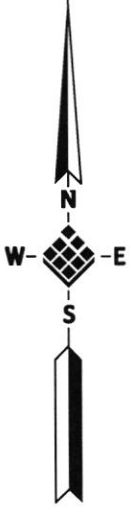
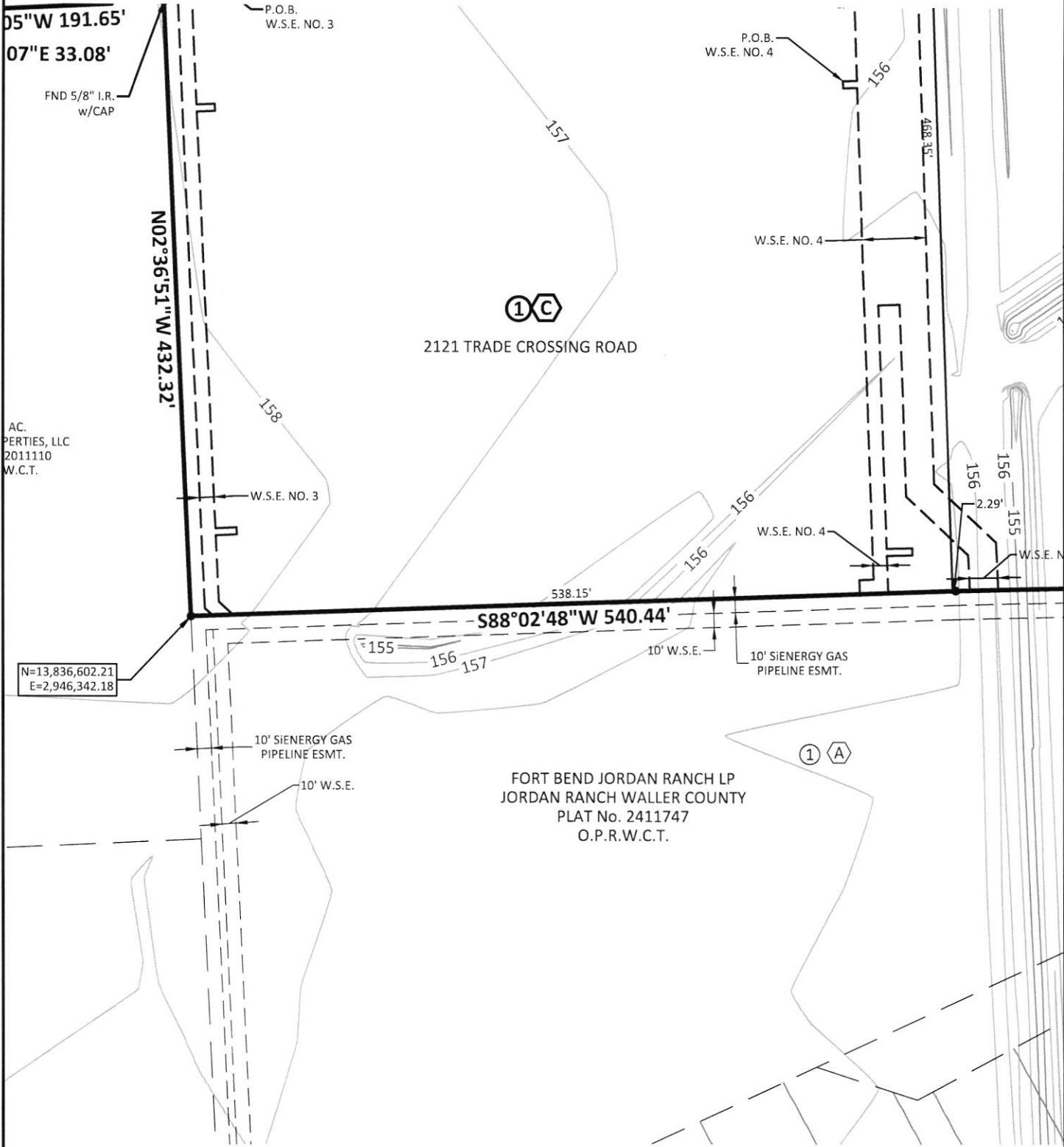
3.92 AC.
DACAB PROPERTIES, LLC
FILE NO. 2011110
O.P.R.W.C.T.

J&J FAMILY VENTURES LLC,
FILE NO. 2021080982, O.P.R.F.B.C.

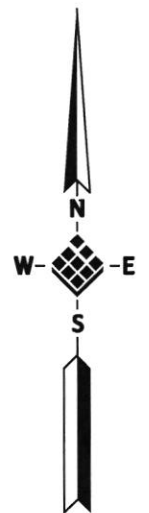
N=13,836,602
E=2,946,342

J&J FAMILY VENTURES LLC,
FILE NO. 2021080982, O.P.R.F.B.C.

\\\\idseg\\fs\\Projects\\2400\\244200100 Vigavi Woods Crossing\\CAD\\DWG\\Woods C-PLAT.dwg [WC 2-10] Plotted Jan 14, 2026 at 7:53am by taltman (Last Saved by: taltman)



\\idseg\fs\Projects\2400\244200100 Vigavi Woods Crossing\CAD\DWG\Woods C-PLAT.dwg [WC 2-11] Plotted Jan 14, 2026 at 7:53am by taltman (Last Saved by: taltman)



FINAL PLAT OF
P150
FILE No. 2202492
O.P.R.W.C.T.

DRAINAGE
WALLER
IMPROVEMENT
FILE NO. 201

819.52'

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

W.S.E. NO. 2

25' W.S.E.

156

2140 TRADE CROSSING ROAD

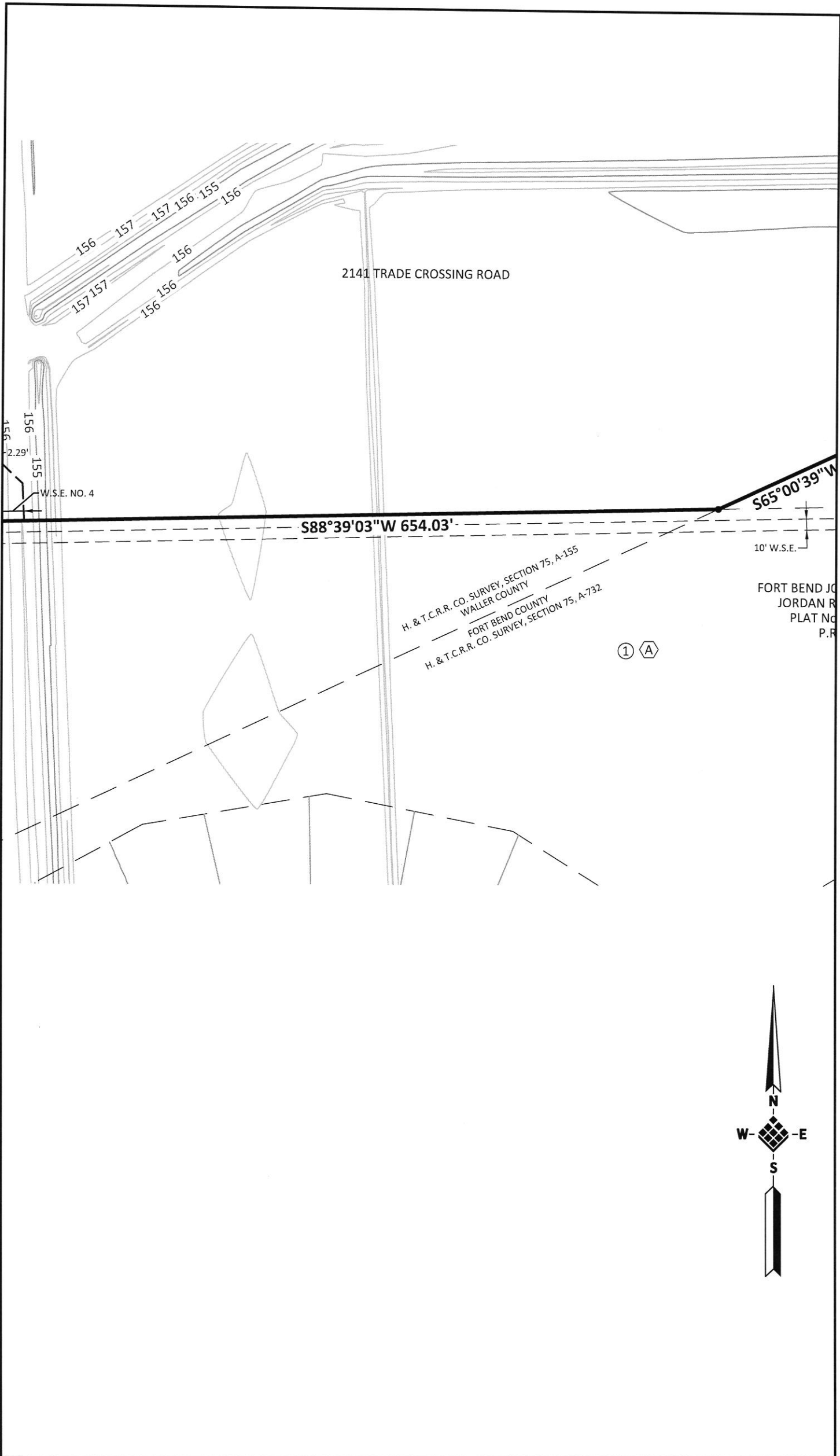
①B

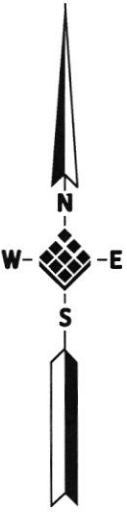
SEE INSET A

25' B.L.
S01°56'57"E 1,029.99'

SEE INSET B

\\idseg\fs\Projects\2400\244200100 Vigavi Woods Crossing\CAD\DWG\Woods C-PLAT.dwg [WC 2-12] Plotted Jan 14, 2026 at 7:53am by taltman (Last Saved by: taltman)





DRAINAGE EASEMENT
WALLER COUNTY ROAD
IMPROVEMENT DISTRICT NO. 1
FILE NO. 2015934 O.P.R.W.C.T.

N=13,837,677.88
E=2,947,664.02

FND 'X' IN CONCRETE

25' W.S.E.

10' SIENERGY GAS
PIPELINE ESMT.

10' SIENERGY
GAS PIPELINE ESMT.

25' W.S.E.

10' W.S.E.

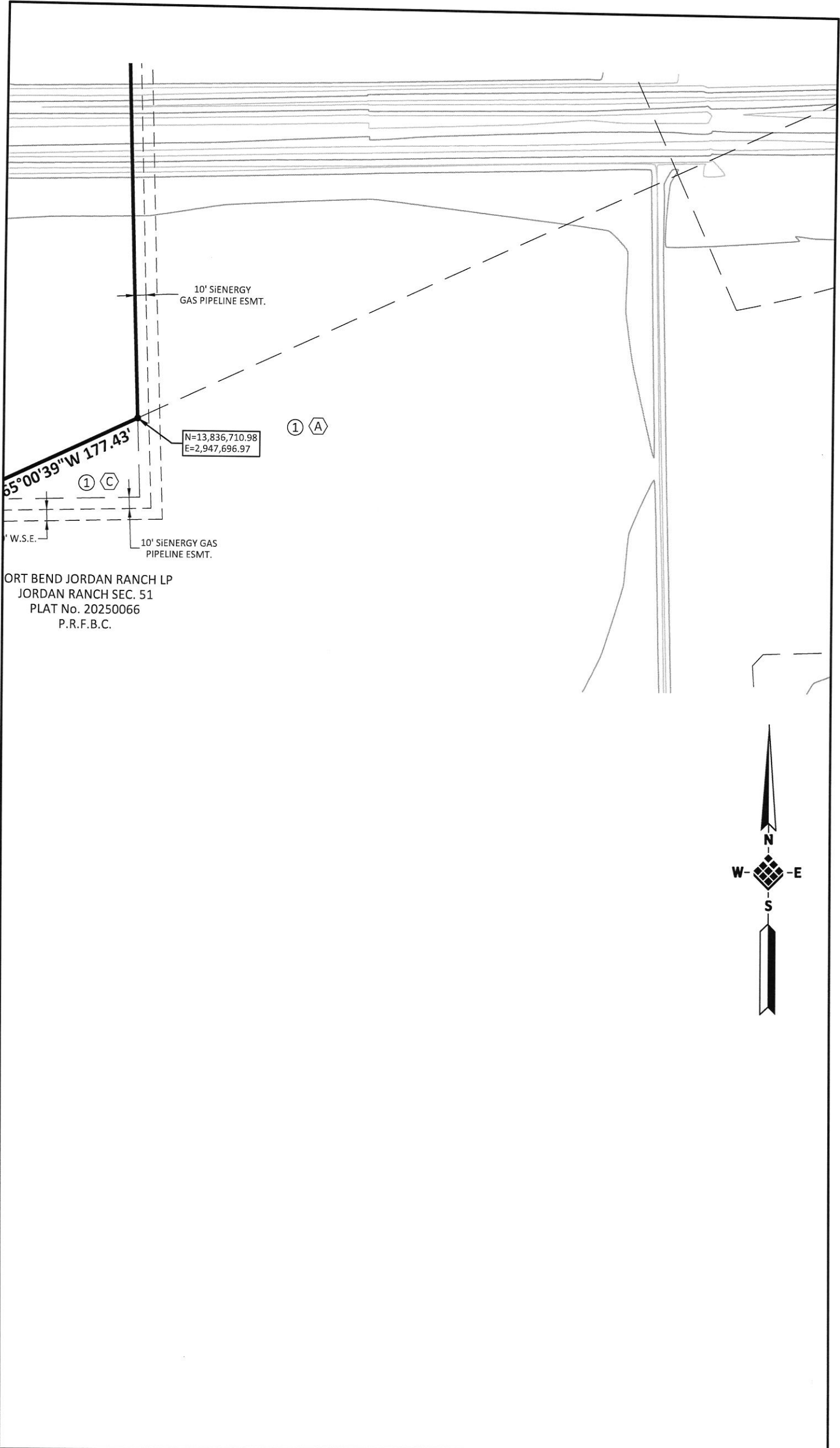
S01°57'06"E 967.45'

FORT BEND JORDAN RANCH LP
JORDAN RANCH WALLER COUNTY
PLAT No. 2411747
O.P.R.W.C.T.



\\idseg\fs\Projects\2400\244200100 Vigavi Woods Crossing\CAD\DWG\Woods C-PLAT.dwg [WC 2-13] Plotted Jan 14, 2026 at 7:53am by taltman (Last Saved by: taltman)

\\idseg\fs\Projects\2400\244200100 Vigavi Woods Crossing\CAD\DWG\Woods C-PLAT.dwg [WC 2-14] Plotted Jan 14, 2026 at 7:53am by taltman (Last Saved by: taltman)



\\idseg\fs\Projects\2400\244200100 Vigavi Woods Crossing\CAD\DWG\Woods C-PLAT.dwg [WC 2-15] Plotted Jan 14, 2026 at 7:53am by talkman (Last Saved by: talkman)

LINE TABLE			CURVE TABLE					
LINE	BEARING	LENGTH	CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
L1	S88°07'37"W	109.15'	C1	9°07'42"	660.00'	105.15'	S83°33'45"W	105.04'
L2	S78°59'54"W	30.90'	C2	9°03'09"	640.00'	101.12'	S83°31'29"W	101.01'
L3	S88°03'03"W	590.25'	C3	89°16'17"	25.00'	38.95'	S47°14'15"E	35.13'
L4	S88°03'03"W	50.00'	C4	1°52'16"	300.00'	9.80'	N89°03'44"E	9.80'
L5	N88°03'03"E	0.33'	C5	10°00'46"	500.00'	87.38'	N84°59'29"E	87.27'
L6	S88°03'03"W	0.40'	C6	8°03'57"	670.00'	94.32'	N84°01'05"E	94.24'
			C7	47°50'57"	15.00'	12.53'	N64°07'35"E	12.17'
			C8	95°41'54"	52.00'	86.85'	N88°03'03"E	77.10'
			C9	47°50'57"	15.00'	12.53'	S68°01'28"E	12.17'
			C10	47°45'47"	15.00'	12.50'	S64°10'10"W	12.15'
			C11	47°45'47"	15.00'	12.50'	N68°04'03"W	12.15'
			C12	95°31'34"	52.00'	86.70'	S88°03'03"W	77.00'
			C13	9°03'09"	500.00'	79.00'	S83°31'29"W	78.92'
			C14	9°07'42"	500.00'	79.66'	S83°33'45"W	79.58'
			C15	90°43'41"	25.00'	39.59'	S42°45'46"W	35.58'

RESERVE TABLE				
	RESERVE NAME	RESTRICTION	SQ. FT.	ACRES
	RESERVE A	COMMERCIAL/INDUSTRIAL	394,178	9.049
	RESERVE B	COMMERCIAL/INDUSTRIAL	841,831	19.326
	RESERVE C	COMMERCIAL/INDUSTRIAL	269,925	6.197

