

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final RePlat Approval of Twinwood Commerce Center Reserve 15

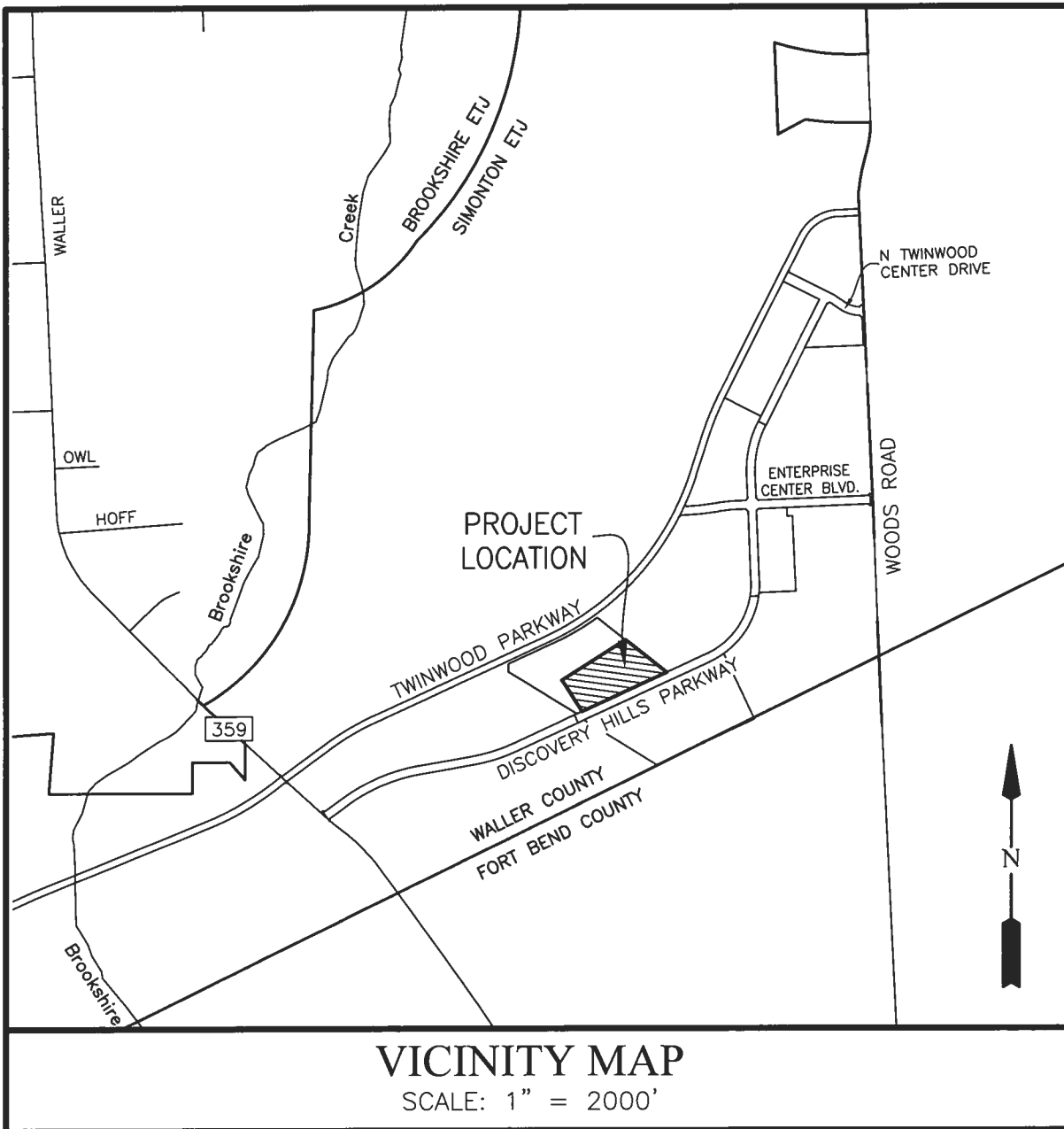
Date: February 20, 2024

Background

Final RePlat of Twinwood Commerce Center Reserve 15 Subdivision which consists of 11.383 acres will include 1 Block and 3 Commercial Reserves in Precinct 4.

Staff Recommendation

Approve Plat



KEY MAP NO. 482 K

FINAL REPLAT OF TWINWOOD COMMERCE CENTER

A SUBDIVISION OF 11.383 ACRES OF LAND SITUATED IN THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT NUMBER 16, WALLER COUNTY, TEXAS, BEING ALL OF RESERVE 15, TWINWOOD COMMERCE CENTER, A SUBDIVISION RECORDED UNDER INSTRUMENT NO. 2302041, MAP RECORDS OF WALLER COUNTY, TEXAS.

3 COMMERCIAL RESERVES (11.383 ACRES)

1 BLOCK

DECEMBER 14, 2023

JOB NO. 4016-0003.310

REASON FOR REPLAT: TO CREATE 3 COMMERCIAL RESERVES

OWNER/DEVELOPER:

**URBAN TWINWOOD, LP,
A TEXAS LIMITED PARTNERSHIP
DON WEAVER, MANAGER**

2110 GRANDWAY DRIVE, KATY, TX 77449

PHONE: (713) 339-5380 EMAIL: moverton@urbancompanies.com

ENGINEER:

SURVEYOR:



RSG ENGINEERING

13501 KATY FREEWAY
SUITE 3180
HOUSTON, TEXAS 77070
PH. 713-783-7777
EMAIL: SOBEID@RSGCOMPANIES.COM

LJA Surveying, Inc.



3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382
aferguson@ljasurvey.com

STATE OF TEXAS
COUNTY OF WALLER

WE, DON WEAVER, MANAGER AND DARLEEN ST. JEAN, VICE PRESIDENT, RESPECTIVELY OF URBAN TWINWOOD, LP, A TEXAS LIMITED PARTNERSHIP, AS GENERAL PARTNER OF URBAN TWINWOOD GP, LLC, OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF REPLAT OF RESERVE 15 TWINWOOD COMMERCE CENTER, 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 URBAN TWINWOOD, LP, A TEXAS LIMITED PARTNERSHIP, AS GENERAL PARTNER OF URBAN TWINWOOD GP, 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 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 URBAN TWINWOOD, LP, A TEXAS LIMITED PARTNERSHIP, AS GENERAL PARTNER OF URBAN TWINWOOD GP, LLC, HAS CAUSED TO BE SIGNED BY DON WEAVER, ITS MANAGER, ATTESTED BY ITS VICE PRESIDENT, DARLEEN ST. JEAN, AND ITS SEAL, THIS 15th DAY OF DECEMBER, 2023.

URBAN TWINWOOD, LP,
A TEXAS LIMITED PARTNERSHIP

BY: URBAN TWINWOOD GP, LLC,
AS GENERAL PARTNER

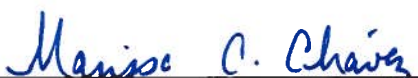
BY: 
DON WEAVER, MANAGER

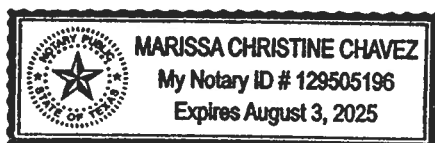
ATTEST: 
DARLEEN ST. JEAN, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DON WEAVER, MANAGER, AND DARLEEN ST. JEAN, VICE PRESIDENT OF URBAN TWINWOOD, LP, A TEXAS LIMITED PARTNERSHIP, AS GENERAL PARTNER OF URBAN TWINWOOD GP, LLC, 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 THE CORPORATION, FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED, AND IN THE CAPACITIES STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF December 2023


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 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. 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)


AARON G. FERGUSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6601

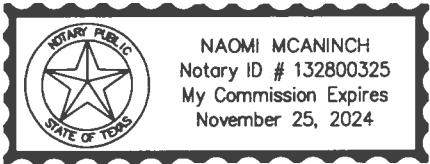


STATE OF TEXAS
COUNTY OF HARRIS

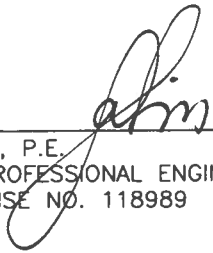
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AARON G. FERGUSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

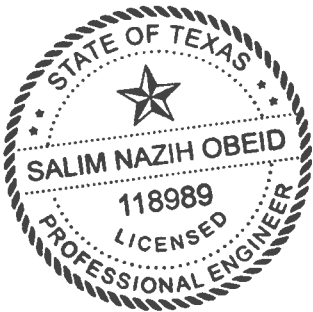
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14th DAY OF DECEMBER, 2023.


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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

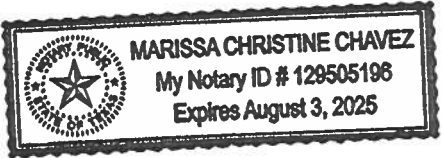


STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SALIM OBEID, 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 18th DAY OF December, 2023.


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. 2024-03

APPROVED BY THE BOARD OF SUPERVISORS ON 01/29/2024
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, 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_____.

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_____, 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

BEING 11.383 ACRES OF LAND LOCATED IN THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT NUMBER 16, WALLER COUNTY, TEXAS, AND BEING ALL OF RESERVE 15 OF TWINWOOD COMMERCE CENTER, A SUBDIVISION OF RECORD IN INSTRUMENT NUMBER 2302041 OF THE OFFICIAL PUBLIC RECORDS OF SAID WALLER COUNTY, TEXAS (W.C.O.P.R.), SAID 11.383 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 SOUTHEAST CORNER OF SAID RESERVE 15, COMMON TO THE SOUTH CORNER OF COMMERCIAL RESERVE "B" OF ENTERPRISE PARK AT TWINWOOD, A SUBDIVISION OF RECORD IN INSTRUMENT NUMBER 2308539, W.C.O.P.R., IN THE NORTH RIGHT-OF-WAY LINE OF DISCOVERY HILLS PARKWAY AS RECORDED IN INSTRUMENT NUMBER 2201675, W.C.O.P.R.;

THENCE, SOUTH 65° 15' 24" WEST, ALONG THE SOUTH LINE OF SAID RESERVE 15, COMMON TO SAID NORTH RIGHT-OF-WAY LINE, 1,098.45 FEET TO AN X-CUT PREVIOUSLY SET FOR THE SOUTHWEST CORNER OF SAID RESERVE 15, COMMON TO THE SOUTHEAST CORNER OF RESERVE 14 OF SAID TWINWOOD COMMERCE CENTER;

THENCE, NORTH 32° 15' 20" WEST, ALONG A WEST LINE OF SAID RESERVE 15, COMMON TO THE EAST LINE OF SAID RESERVE 14, 362.96 FEET TO AN X-CUT PREVIOUSLY SET FOR A WEST CORNER OF SAID RESERVE 15, COMMON TO THE NORTH CORNER OF SAID RESERVE 14 AND THE EAST CORNER OF RESERVE 13 OF SAID TWINWOOD COMMERCE CENTER;

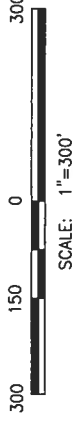
THENCE, NORTH 33° 12' 20" WEST, ALONG A WEST LINE OF SAID RESERVE 15, COMMON TO THE EAST LINE OF SAID RESERVE 13, 75.56 FEET TO AN X-CUT PREVIOUSLY SET FOR THE NORTHWEST CORNER OF SAID RESERVE 15, COMMON TO THE SOUTHWEST CORNER OF RESERVE 4 OF SAID TWINWOOD COMMERCE CENTER;

THENCE, NORTH 57° 44' 40" EAST, ALONG THE NORTH LINE OF SAID RESERVE 15, COMMON TO THE SOUTH LINES OF RESERVES 4, 5, AND 6 OF SAID TWINWOOD COMMERCE CENTER, 884.31 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE NORTHEAST CORNER OF SAID RESERVE 15, COMMON TO THE SOUTHEAST CORNER OF SAID RESERVE 6, IN THE SOUTHWEST LINE OF THE AFOREMENTIONED COMMERCIAL RESERVE "B";

THENCE, SOUTH 51° 44' 24" EAST, ALONG THE EAST LINE OF SAID RESERVE 15, COMMON TO THE SOUTHWEST LINE OF SAID COMMERCIAL RESERVE "B", 617.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.383 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 HGCSO 66: A STAINLESS-STEEL ROD IN SLEEVE ACCESSED THROUGH A LOGO CAP STAMPED HGCSO 66 1986. THE POINT IS LOCATED AT 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: RRP1-CP_07: TOP OF A 1/2 IRON ROD WITH PLASTIC CAP STAMPED "LJA CONTROL" SET AT THE NORTHWEST SIDE OF TWINWOOD PARKWAY. THE POINT IS LOCATED +/- 2,200 FEET SOUTHWEST OF THE INTERSECTION OF ENTERPRISE CENTER AND TWINWOOD PARKWAY AND +/- 31 FEET NORTHWEST OF THE EDGE OF PAVEMENT OF TWINWOOD PARKWAY.
ELEVATION = 156.73 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). 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.
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. NO PIPELINE EASEMENTS ARE WITHIN THE LIMITS OF THE SUBDIVISION.
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, AND WALLER COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 18.
11. SUBJECT TO A WATERLINE EASEMENT AGREEMENT, RECORDED IN INSTRUMENT NO. 2114554 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
12. SUBJECT TO A DRAINAGE EASEMENTS, RECORDED IN INSTRUMENT NO. 2202114 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
13. SUBJECT TO A TEMPORARY ACCESS AND UTILITY EASEMENT, RECORDED IN INSTRUMENT NO. 2203937 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
14. SUBJECT TO A SHORT FORM BLANKET EASEMENT GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, RECORDED IN INSTRUMENT NO. 1902658 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
15. ACCESS EASEMENT RECORDED IN INSTRUMENT NO. 2300102 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
16. WATERLINE EASEMENT RECORDED IN INSTRUMENT NO. 2215947 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
17. 10' SANITARY SEWER EASEMENT RECORDED IN INSTRUMENT NO. 2215945 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
18. 10' STORM SEWER EASEMENT RECORDED IN INSTRUMENT NO. 2215946 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
19. 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.
20. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM.
21. PLEASE CONTACT THE WALLER COUNTY CLERK FOR A FULL SIZE COPY OF THIS RECORDED SUBDIVISION PLAT.



SHEET 10

SHEET 9

SHEET 12

SHEET 11

TWINWOOD PARKWAY
(100' R.O.W.)

TWINWOOD COMMERCE CENTER
INSTRUMENT NO. 2302041
O.P.R.W.C. 1

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

①

RES. 15C

RES. 15B

RES. 15A

—Z—

SCALE: 1"=100'

T.B.M.

—(SEE NOTE 3)

10/10/2006

70
TWIN 30;
— B.O. 7093

$$\frac{1330}{180} = 7.38$$

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தேசம்

6070 ANK 90

PAK 180 C.I.

Doc. No. 20. R. N. 11.

CONFIDENTIAL

TJ-100

5/5/5

10/10/10

SMKUS
(S/N 18)

135

10 S.N.17

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RESERVE

RESERVE 8

0

RESERVE 11

$\Delta 10^\circ$

(S.N. 16) S.S.E.

10

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RESERVE

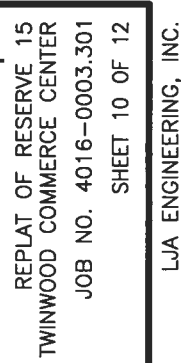
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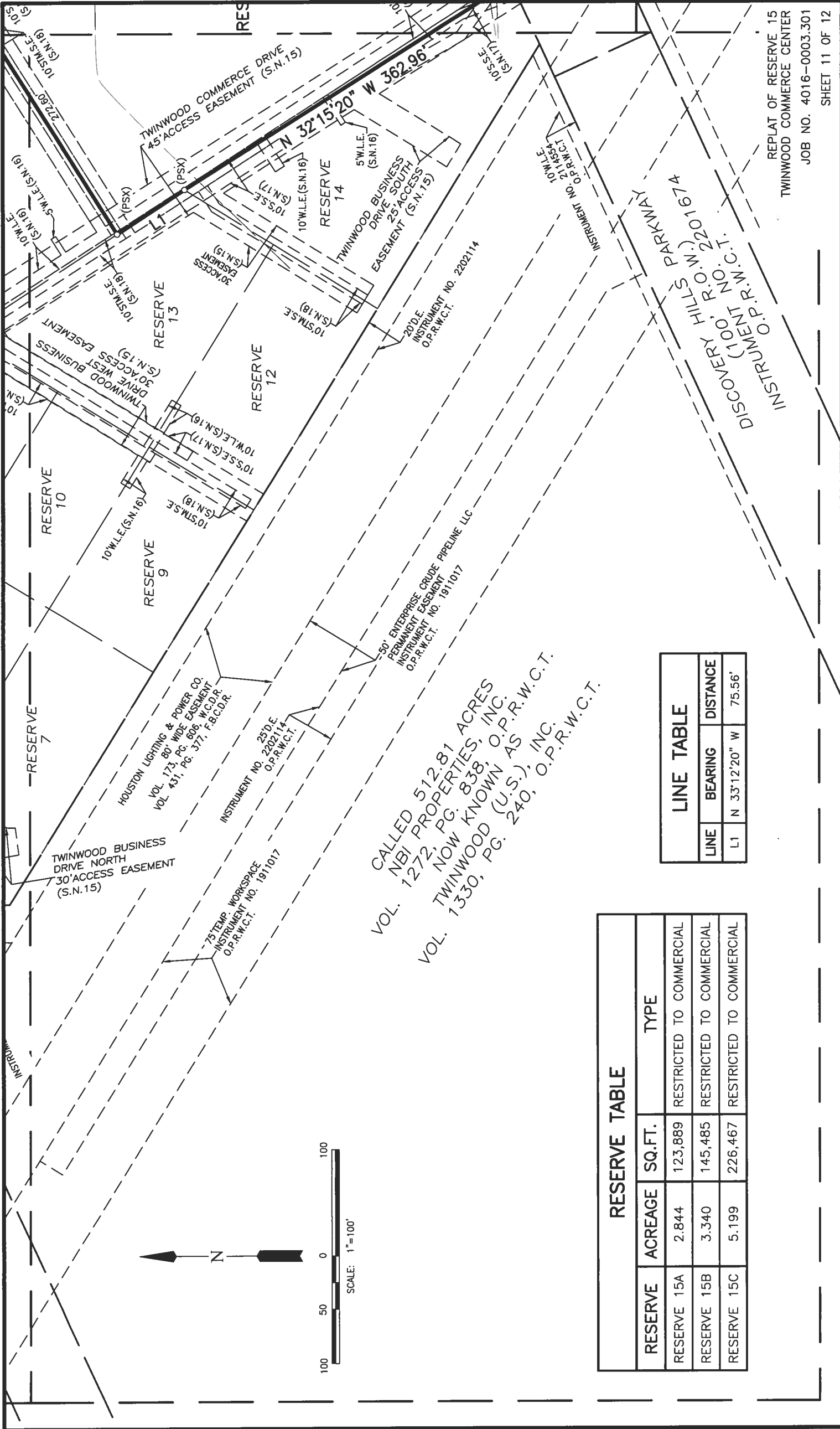
LJA ENGINEERING, INC.

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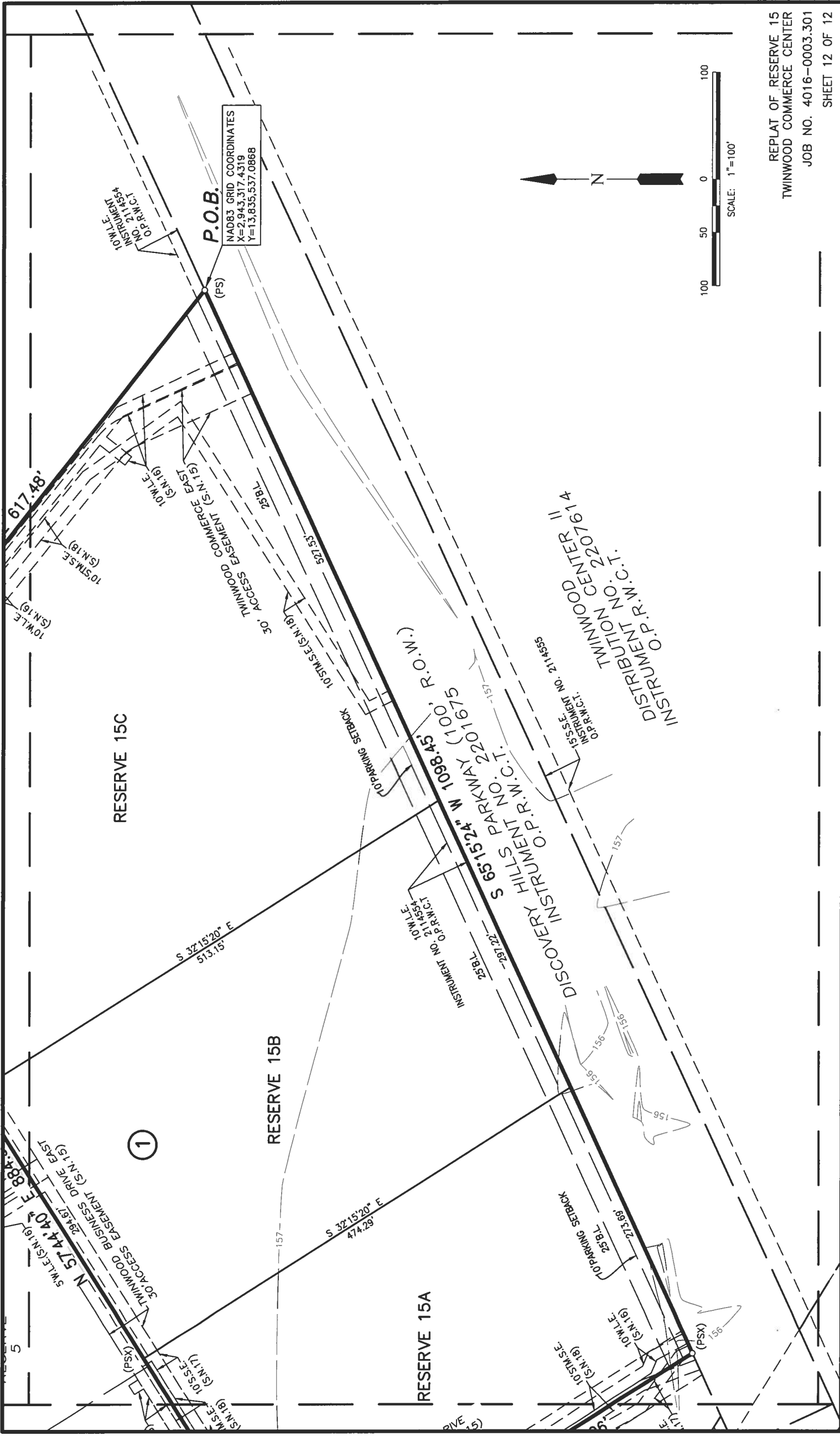
SCALE: 1"=100'





RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
RESERVE 15A	2.844	123,889	RESTRICTED TO COMMERCIAL
RESERVE 15B	3.340	145,485	RESTRICTED TO COMMERCIAL
RESERVE 15C	5.199	226,467	RESTRICTED TO COMMERCIAL

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 33°12'20" W	75.56'



SCALE: 1"=100'

REPLAT OF RESERVE 15
TWINWOOD COMMERCE CENTER
JOB NO. 4016-0003.301
SHEET 12 OF 12

LJA ENGINEERING, INC.