

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final RePlat Approval for Enterprise Park at Twinwood

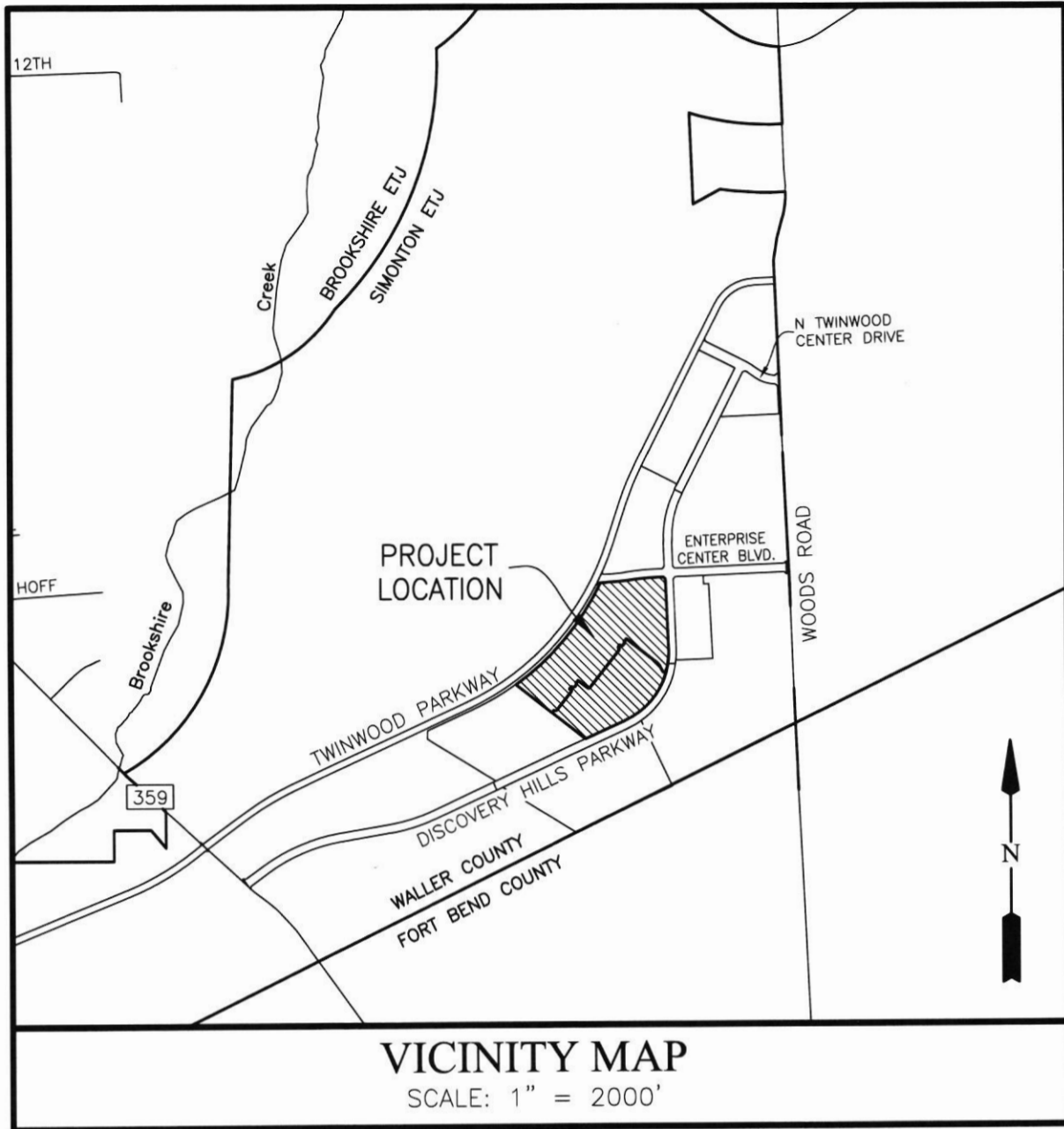
Date: March 18, 2026

Background

Final RePlat of Enterprise Park at Twinwood which consist of 47.92 acres will include 1 Block and 2 Commercial Reserves in Precinct 4.

Staff Recommendation

Approve Plat



KEY MAP NO. 482K

FINAL REPLAT ENTERPRISE PARK AT TWINWOOD

A SUBDIVISION OF 47.92 ACRES OF LAND SITUATED IN THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT NUMBER 16, BEING ALL OF COMMERCIAL RESERVES "A" AND COMMERCIAL RESERVE "B", ENTERPRISE PARK AT TWINWOOD, A SUBDIVISION RECORDED UNDER INSTRUMENT NO. 2308539, MAP RECORDS OF WALLER COUNTY, TEXAS.

2 COMMERCIAL RESERVES

1 BLOCK

NOVEMBER 24, 2025

JOB NO. 3054-4601.310

REASON FOR REPLAT: TO CREATE 2 COMMERCIAL RESERVES

OWNER:

TWINWOOD INDUSTRIAL OWNER LLC,
A DELAWARE LIMITED LIABILITY COMPANY

TODD KING, PARTNER
11750 KATY FREEWAY, SUITE 420
HOUSTON, TEXAS, 77097
PHONE: 713-904-2910
EMAIL: TKing@panattoni.com

OWNER:

TWINWOOD TWO INDUSTRIAL OWNER LLC,
A DELAWARE LIMITED LIABILITY COMPANY

TODD KING, PARTNER
11750 KATY FREEWAY, SUITE 420
HOUSTON, TEXAS, 77097
PHONE: 713-904-2910
EMAIL: TKing@panattoni.com

SURVEYOR:

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, TODD KING, LOCAL PARTNER AND DAVID PEÑA, DEVELOPMENT MANAGER, RESPECTIVELY OF TWINWOOD INDUSTRIAL OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER, AND WE, TODD KING, LOCAL PARTNER AND DAVID PEÑA, DEVELOPMENT MANAGER, RESPECTIVELY OF TWINWOOD TWO INDUSTRIAL OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER, HERINAFTER REFERRED TO AS OWNERS OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF REPLAT ENTERPRISE PARK AT TWINWOOD, 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 TWINWOOD INDUSTRIAL OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND TWINWOOD TWO INDUSTRIAL OWNER LLC, A DELAWARE 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 TWINWOOD INDUSTRIAL OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY TODD KING, ITS LOCAL PARTNER, THEREUNTO, ATTESTED BY ITS DEVELOPMENT MANAGER, DAVID PEÑA, AND ITS SEAL, THIS 8th DAY OF DECEMBER, 2025.

TWINWOOD INDUSTRIAL OWNER, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: TWINWOOD INDUSTRIAL VENTURE, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

BY: TWINWOOD INDUSTRIAL PG, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGING MEMBER

BY: PDC HOUSTON LP IV, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGER

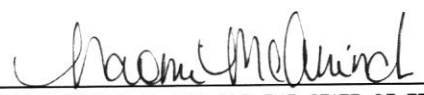
BY: 
TODD KING, LOCAL PARTNER

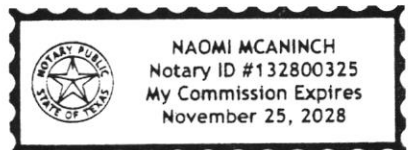
ATTEST: 
DAVID PEÑA, DEVELOPMENT MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TODD KING, LOCAL PARTNER AND DAVID PEÑA, DEVELOPMENT MANAGER, RESPECTIVELY OF TWINWOOD INDUSTRIAL OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 8th DAY OF DECEMBER 2025.


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



FINAL REPLAT
ENTERPRISE PARK AT TWINWOOD
JOB NO. 3054-4601.310
SHEET 2 OF 14

IN TESTIMONY, HERETO, THE TWINWOOD TWO INDUSTRIAL OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY TODD KING, ITS LOCAL PARTNER, THEREUNTO, ATTESTED BY ITS DEVELOPMENT MANAGER, DAVID PEÑA, AND ITS SEAL, THIS 8th DAY OF DECEMBER, 2025.

TWINWOOD TWO INDUSTRIAL OWNER, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: TWINWOOD INDUSTRIAL VENTURE, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

BY: TWINWOOD INDUSTRIAL PG, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGING MEMBER

BY: PDC HOUSTON LPIV, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: [Signature]
TODD KING, LOCAL PARTNER

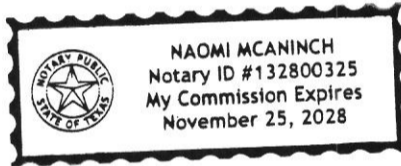
ATTEST: [Signature]
DAVID PEÑA, DEVELOPMENT MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TODD KING, LOCAL PARTNER AND DAVID PEÑA, DEVELOPMENT MANAGER, RESPECTIVELY OF TWINWOOD TWO INDUSTRIAL OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 8th DAY OF DECEMBER 2025.

[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.

NO 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) FLOOD PLAIN AS DELINEATED ON WALLER COUNTY COMMUNITY PANEL #48473C0350E, DATED 2/18/2009.

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

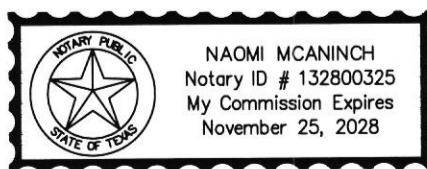


STATE OF TEXAS
COUNTY OF HARRIS

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 3rd DAY OF DECEMBER, 2025.

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



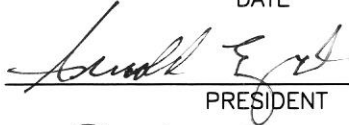
1. IT IS TO BE UNDERSTOOD THAT THE APPROVAL OF THE PRELIMINARY PLAT BY THE DISTRICT DOES NOT CONSTITUTE OFFICIAL ACCEPTANCE OF THE PROPOSED DEVELOPMENT BY THE DISTRICT BUT DOES CONSTITUTE AN AUTHORIZATION TO BEGIN AND PROCEED WITH THE PREPARATION OF THE FINAL DRAINAGE PANS AND PLAT.
2. THE APPLICANT 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. 2025-99

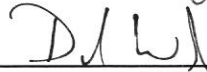
APPROVED BY THE BOARD OF SUPERVISORS ON

11/10/25

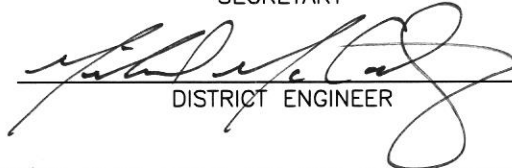
DATE



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.

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

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

LEGAL DESCRIPTION:

BEING 47.92 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. AND THAT CERTAIN CALLED 190.91 ACRE TRACT DESCRIBED IN THE DEED TO WOODS ROAD & I-10 INVESTMENTS, INC. BY AN INSTRUMENT OF RECORD IN VOLUME 1338, PAGE 389, W.C.O.P.R., SAID WOODS ROAD & I-10 INVESTMENTS NOW KNOWN AS TWINWOOD (U.S.) INC. BY CERTIFICATE OF MERGER FILED ON MAY 31, 2018 WITH THE OFFICE OF THE SECRETARY OF STATE OF TEXAS, SAID 47.92 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" SET AT THE NORTHWESTERLY END OF THE CUTBACK CORNER AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF ENTERPRISE CENTER BOULEVARD (CALLED 100-FEET WIDE) AS SHOWN ON TWINWOOD BUSINESS PARK PHASE 3 STREET DEDICATION, A SUBDIVISION OF RECORD UNDER FILE NUMBER 2008673, W.C.O.P.R. AND THE WEST RIGHT-OF-WAY LINE OF DISCOVERY HILLS PARKWAY (CALLED 100-FEET WIDE) AS SHOWN ON SAID TWINWOOD BUSINESS PARK PHASE 3 STREET DEDICATION;

THENCE, SOUTH 47° 16' 36" EAST, ALONG SAID CUTBACK LINE, 35.36 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE SOUTHEASTERLY END OF SAID CUTBACK CORNER;

THENCE, SOUTH 02° 16' 36" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID DISCOVERY HILLS PARKWAY, 813.14 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 1,060.81 FEET PARTIALLY ALONG SAID WEST RIGHT-OF-WAY LINE AND THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 900.00 FEET, A CENTRAL ANGLE OF 67° 32' 00", AND A CHORD WHICH BEARS SOUTH 31° 29' 24" WEST, 1,000.46 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" (AT 183.50 FEET PASS A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID TWINWOOD BUSINESS PARK PHASE 3 STREET DEDICATION);

THENCE, SOUTH 65° 15' 24" WEST, 514.31 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 51° 44' 24" WEST, 1,041.29 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 1,576.78 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 3,100.00 FEET, A CENTRAL ANGLE OF 29° 08' 35", AND A CHORD WHICH BEARS NORTH 40° 05' 02" EAST, 1,559.84 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF ENTERPRISE CENTER BOULEVARD;

THENCE, NORTH 87° 43' 24" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID ENTERPRISE CENTER BOULEVARD, 70.59 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 239.73 FEET CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,300.00 FEET, A CENTRAL ANGLE OF 05° 58' 19", AND A CHORD WHICH BEARS NORTH 84° 44' 14" EAST, 239.62 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

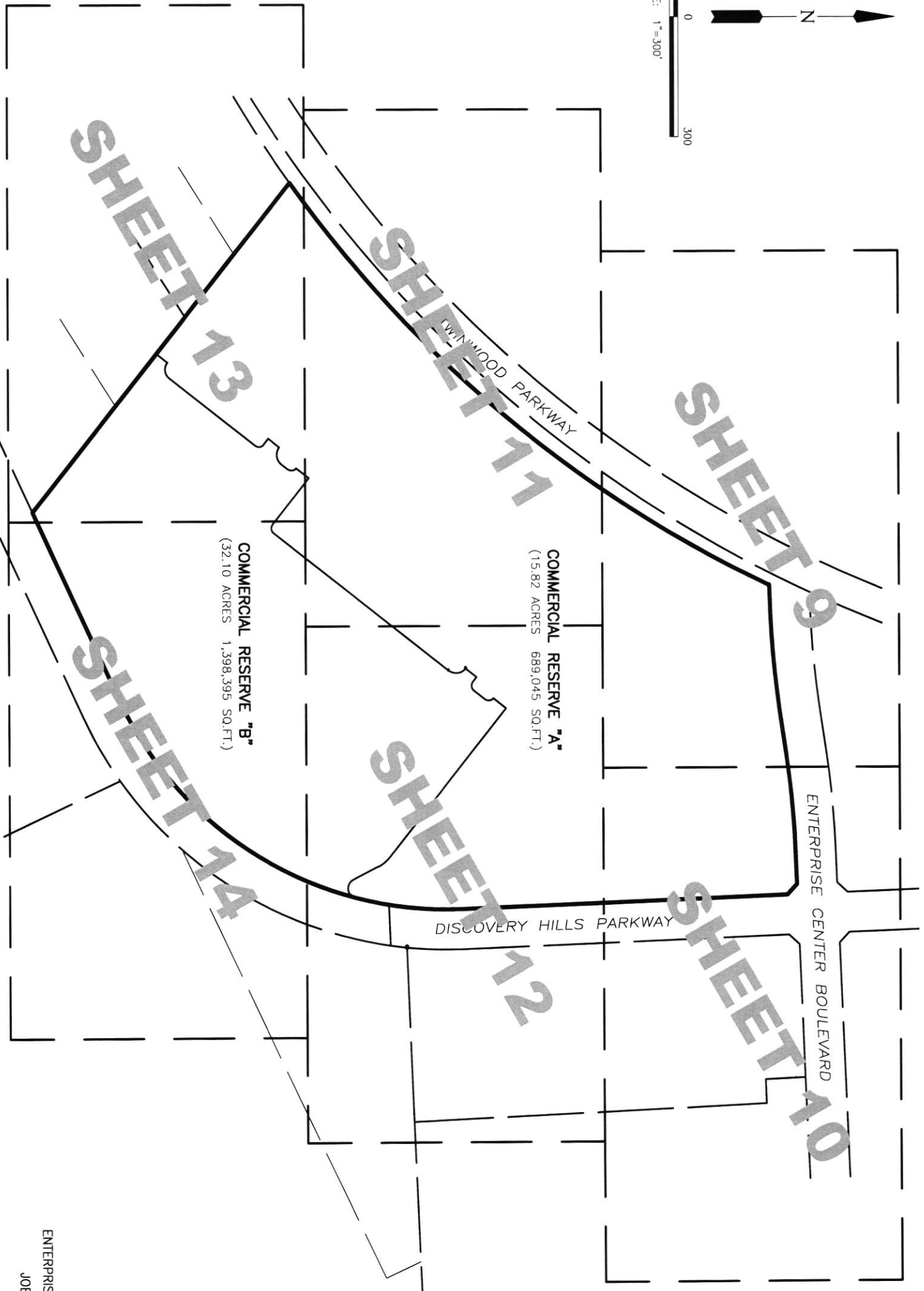
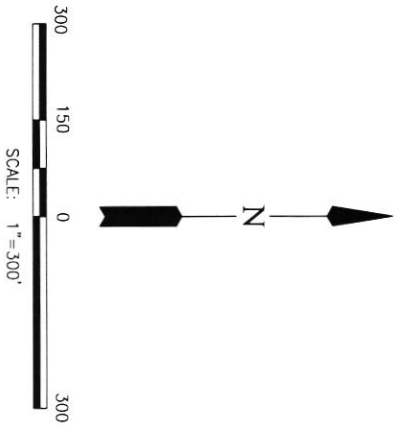
THENCE, NORTH 81° 45' 05" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, 120.90 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF TANGENT A CURVE;

THENCE, 229.30 FEET CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,200.00 FEET, A CENTRAL ANGLE OF 05° 58' 19", AND A CHORD WHICH BEARS NORTH 84° 44' 14" EAST, 229.20 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

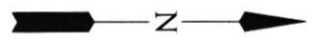
THENCE, NORTH 87° 43' 24" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, 87.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 47.92 ACRES OF LAND.

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. THIS SUBDIVISION LIES WITHIN UNSHADED ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48473C0350E, EFFECTIVE DATE FEBRUARY 18, 2009, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
4. 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.
5. 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.
6. THERE ARE NO PIPELINES AND PIPELINE EASEMENTS SHOWN WITHIN THE LIMITS OF THE SUBDIVISION.
7. 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.
8. 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.
9. PROPERTY LIES WITHIN WALLER COUNTY, BOOKSHIRE-KATY DRAINAGE DISTRICT, AND ROYAL INDEPENDENT SCHOOL DISTRICT.
10. SUBJECT TO PIPELINE RIGHT-OF-WAY IN FAVOR OF SHELL PIPE LINE CORPORATION AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER VOLUME 105, PAGE 464 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, PARTIALLY ASSIGNED BY VOLUME 508, PAGE 297, VOLUME 624, PAGE 196 AND VOLUME 674, PAGE 197 AND ASSIGNED TO COPANO NGL SERVICES, BY VOLUME 698, PAGE 793 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS. (BLANKET IN NATURE)
11. SUBJECT TO RECIPROCAL EASEMENT AGREEMENT AS SET FORTH IN CLERK'S FILE NUMBER 2412743 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
12. SUBJECT TO LIMITED SPACE SHORT FORM BLANKET EASEMENT AS SET FORTH IN CLERK'S FILE NUMBER 2505861 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
13. PLEASE CONTACT THE WALLER COUNTY CLERK FOR A FULL SIZE COPY OF THIS RECORDED SUBDIVISION PLAT.



FINAL REPLAT
 ENTERPRISE PARK AT TWINWOOD
 JOB NO. 3054-4601.310
 SHEET 8 OF 14



CURVE TABLE

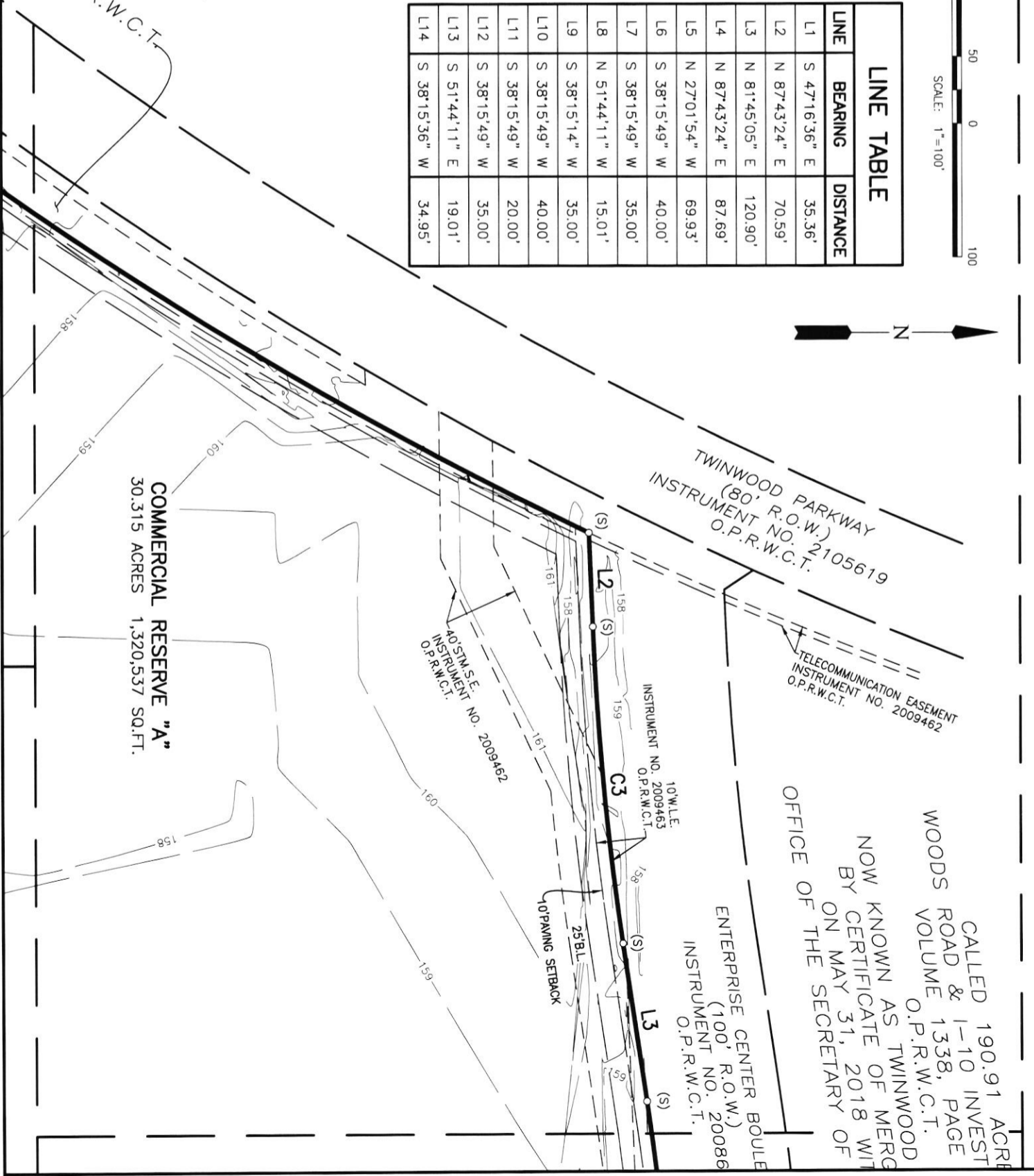
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	900.00'	67°32'00"	1060.81'	S 31°29'24" W	1000.46'
C2	3100.00'	29°08'35"	1576.78'	N 40°05'02" E	1559.84'
C3	2300.00'	5°58'19"	239.73'	N 84°44'14" E	239.62'
C4	2200.00'	5°58'19"	229.30'	N 84°44'14" E	229.20'
C5	45.00'	15°44'54"	12.37'	S 61°28'42" W	12.33'
C6	25.00'	83°36'57"	36.48'	N 68°50'22" W	33.33'
C7	90.00'	24°42'17"	38.81'	N 39°23'02" W	38.51'
C8	15.00'	90°00'00"	23.56'	S 06°44'11" E	21.21'
C9	15.00'	90°00'00"	23.56'	S 83°15'49" W	21.21'
C10	30.00'	90°00'00"	47.12'	S 06°44'11" E	42.43'
C11	15.00'	90°00'00"	23.56'	S 83°15'49" W	21.21'
C12	15.00'	90°00'00"	23.56'	S 06°44'11" E	21.21'
C13	30.00'	90°00'41"	47.13'	S 83°16'09" W	42.43'
C14	15.00'	90°00'00"	23.56'	S 06°44'11" E	21.21'
C15	28.00'	90°00'44"	43.99'	S 83°16'11" W	39.60'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 47°16'36" E	35.36'
L2	N 87°43'24" E	70.59'
L3	N 81°45'05" E	120.90'
L4	N 87°43'24" E	87.69'
L5	N 27°01'54" W	69.93'
L6	S 38°15'49" W	40.00'
L7	S 38°15'49" W	35.00'
L8	N 51°44'11" W	15.01'
L9	S 38°15'14" W	35.00'
L10	S 38°15'49" W	40.00'
L11	S 38°15'49" W	20.00'
L12	S 38°15'49" W	35.00'
L13	S 51°44'11" E	19.01'
L14	S 38°15'36" W	34.95'

CALLED 512.81 ACRES
 NBI PROPERTIES, INC.
 1272, PG. 838, O.P.R.W.C.T.
 NOW KNOWN AS
 TWINWOOD (U.S.), INC.
 1330, PG. 240, O.P.R.W.C.T.

ED 512.81 ACRES
 PROPERTIES, INC.
 PG. 838, O.P.R.W.C.T.
 NOW KNOWN AS
 (U.S.), INC.
 240, O.P.R.W.C.T.



ACRES INVESTMENTS, INC.
PAGE 389
WOOD (U.S.) INC.
MERGER FILED
8 WITH THE
OF STATE OF TEXAS

DISCOVERY HILLS PARKWAY
(100' R.O.W.)
INSTRUMENT NO. 2008673
O.P.R.W.C.T.

CALLED 41.93 ACRES
CLAY PARTNERS
TWINWOOD DISTRIBUTION #1 L.P.
INSTRUMENT NO. 2001741
O.P.R.W.C.T.

P.O.B.
NAD83 GRID COORDINATES
X=2,943,887.22
Y=13,835,742.42

T.B.M.
ELEVATION=157.88'
CUT BOX ON INLET
ENTERPRISE CENTER BOULEVARD
(100' R.O.W.)
INSTRUMENT NO. 2008673
O.P.R.W.C.T.

CALLLED 19.49 ACRES
IRONWOOD YOAKUM PARTNERS, LLC
INSTRUMENT NO. 1608441
O.P.R.W.C.T.

DIESEL CORE TWINWOOD
BUSINESS PARK
INSTRUMENT NO. 2206146
O.P.R.W.C.T.

COMMERCIAL RESERVE "A"
30.315 ACRES 1,320,537 SQ.FT.

S 02°16'36" E 813.14'

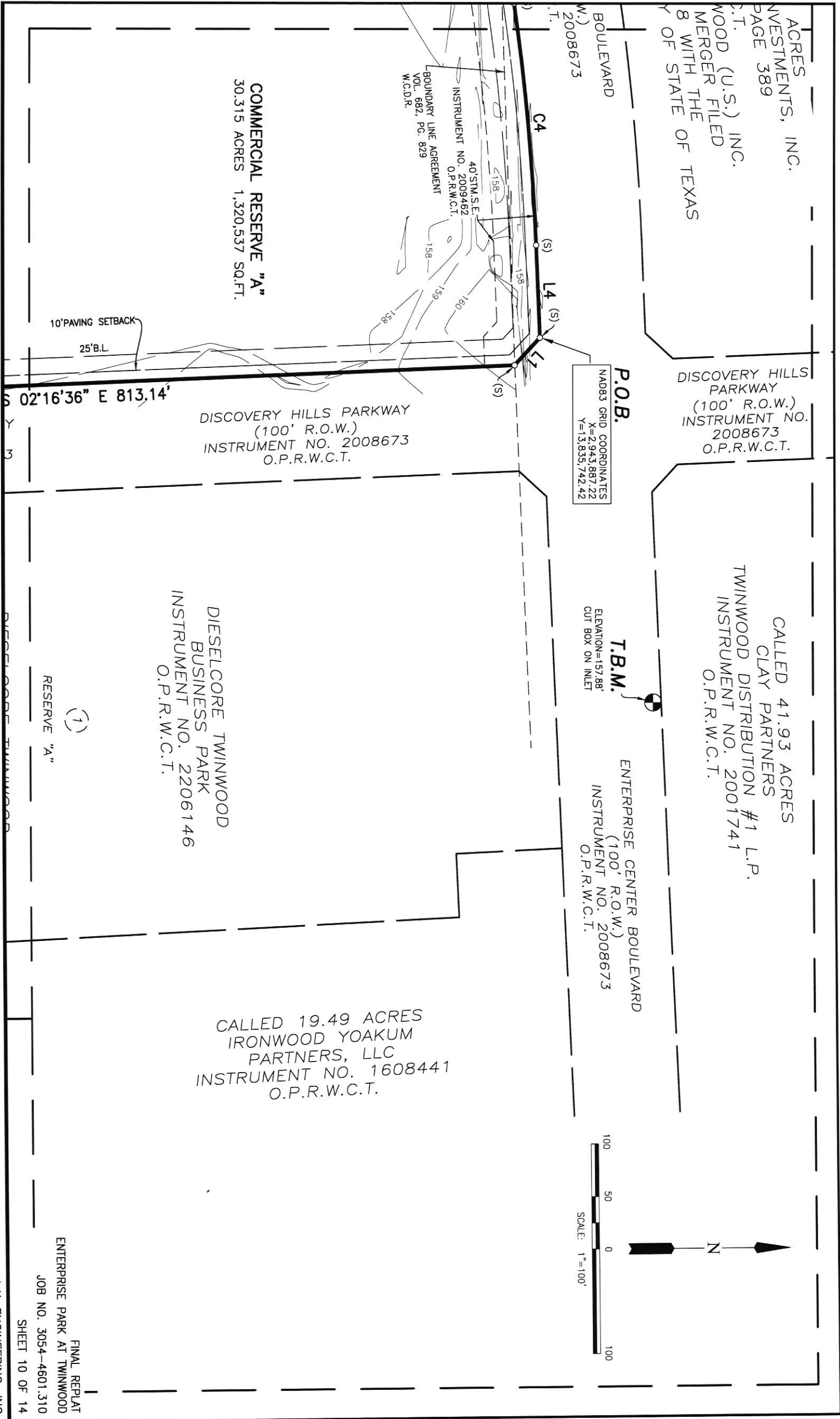
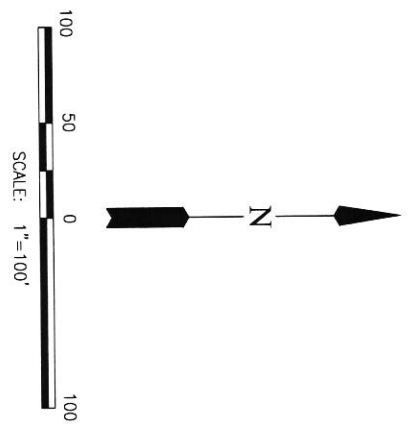
DIESEL CORE TWINWOOD

RESERVE "A"

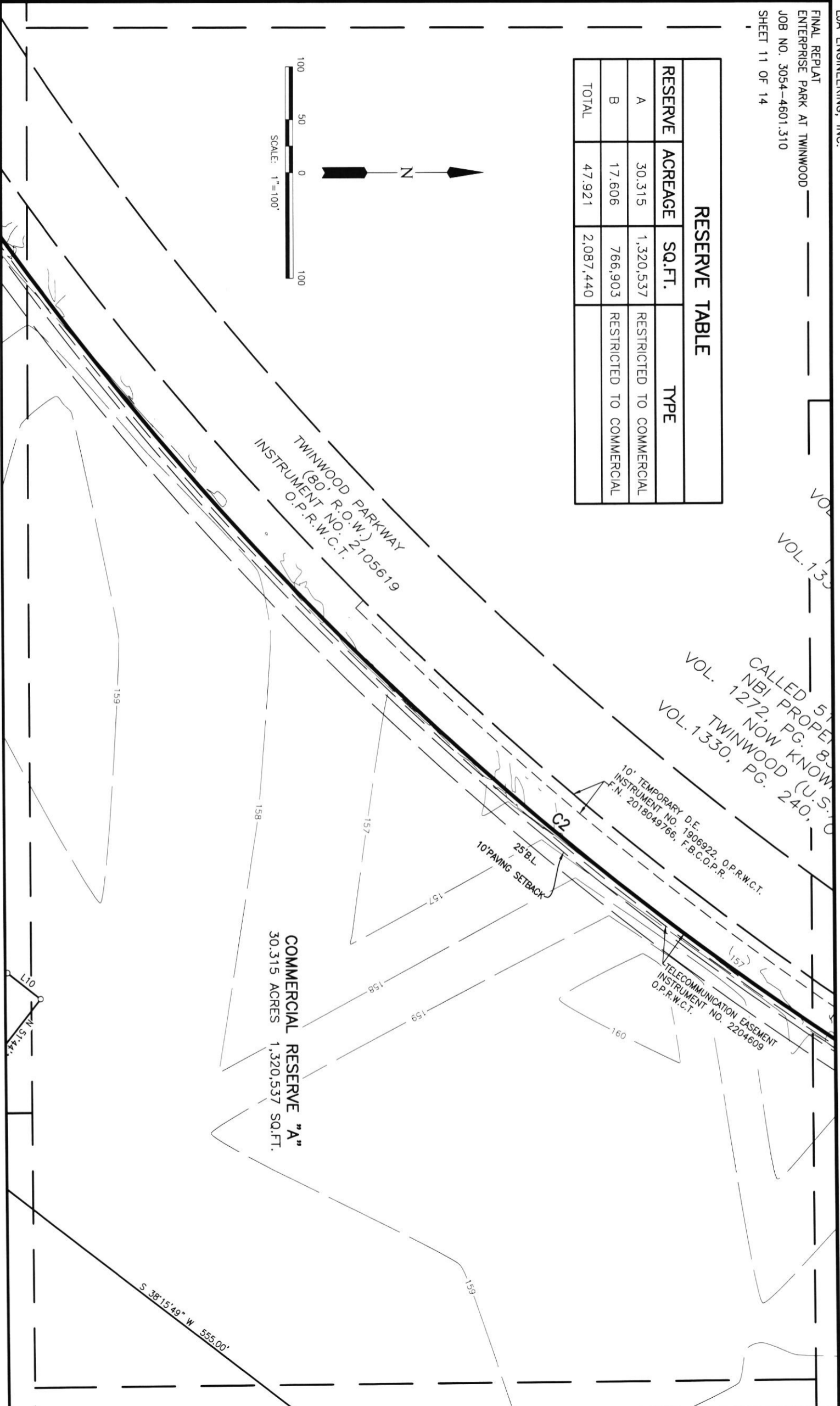
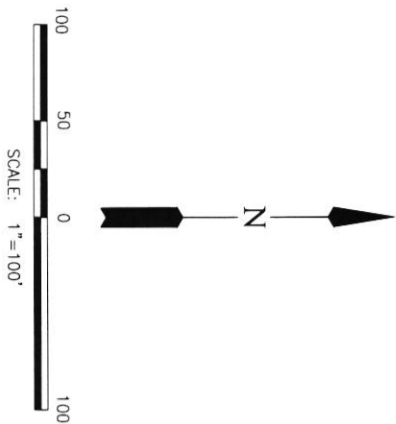
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FINAL REPLAT
ENTERPRISE PARK AT TWINWOOD
JOB NO. 3054-4601.310
SHEET 10 OF 14

LJA ENGINEERING, INC.



RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	30.315	1,320,537	RESTRICTED TO COMMERCIAL
B	17.606	766,903	RESTRICTED TO COMMERCIAL
TOTAL	47.921	2,087,440	



VOL. 133

CALLLED 51
NBI PROPEN
1272, PG. 83
NOW KNOWN
TWINWOOD (U.S. O
VOL. 1330, PG. 240,

COMMERCIAL RESERVE "A"
30.315 ACRES 1,320,537 SQ.FT.

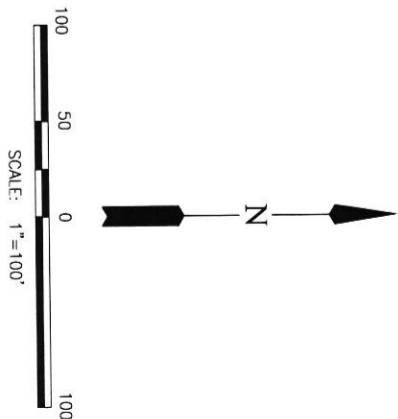
COMMERCIAL RESERVE "B"
17.606 ACRES 766,903 SQ.FT.

10' W.L.E.
INSTRUMENT NO. 2009463
O.P.R.W.C.T.

DISCOVERY HILLS PARKWAY
(100' R.O.W.)
INSTRUMENT NO. 2008673
O.P.R.W.C.T.

RESERVE "A"
DIESEL CORE TWINWOOD
BUSINESS PARK
INSTRUMENT NO. 2206146
O.P.R.W.C.T.

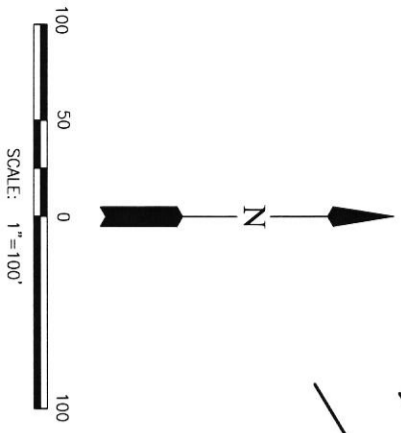
RESERVE "A"
(1)



FINAL REPLAT
ENTERPRISE PARK AT TWINWOOD

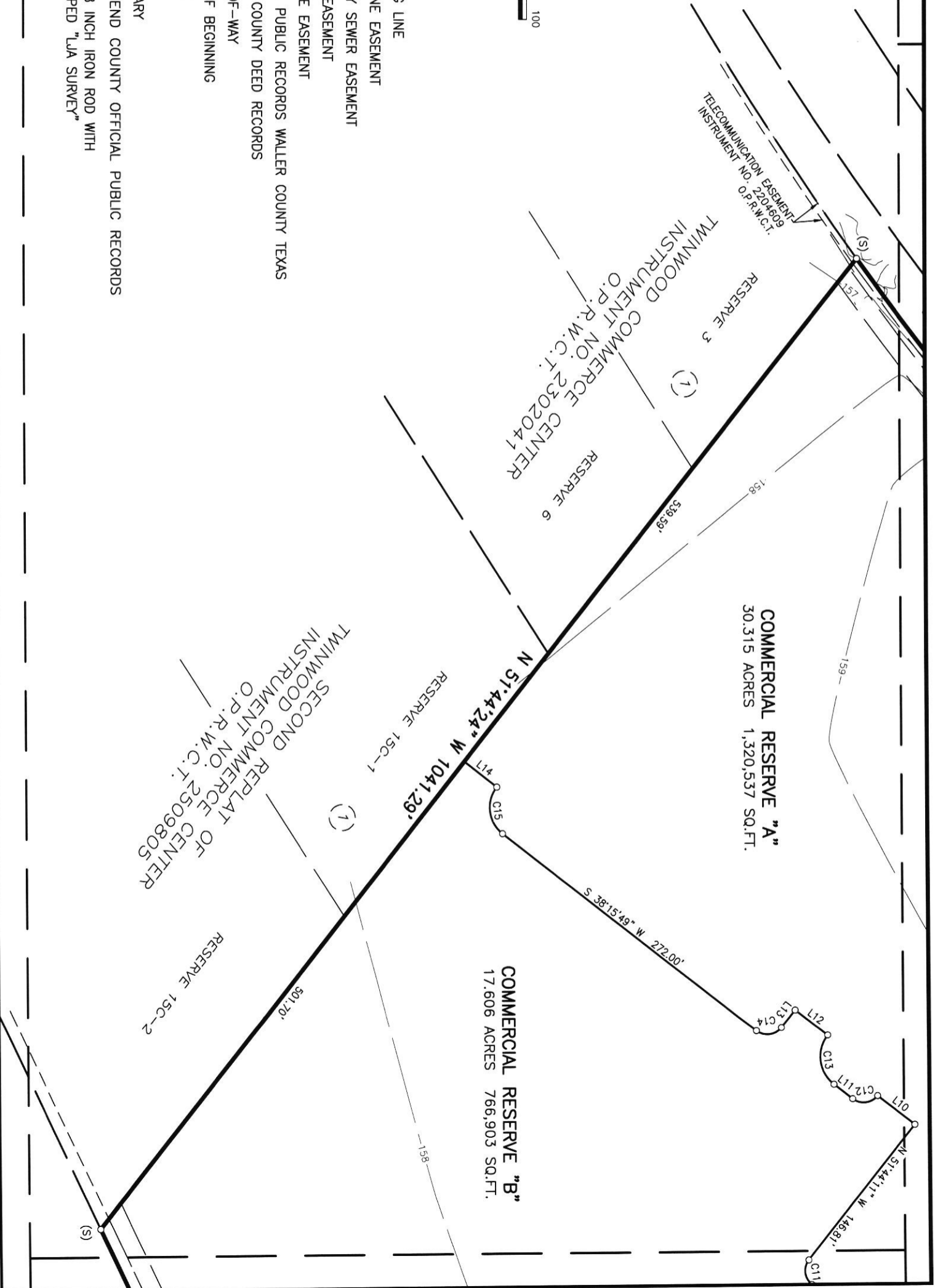
JOB NO. 3054-4601.310
SHEET 12 OF 14

LJA ENGINEERING, INC.



LEGEND

- B.L. INDICATES BUILDING LINE
- W.L.E. INDICATES WATERLINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- O.P.R.W.C.T. INDICATES OFFICIAL PUBLIC RECORDS WALLER COUNTY TEXAS
- W.C.D.R. INDICATES WALLER COUNTY DEED RECORDS
- R.O.W. INDICATES RIGHT-OF-WAY
- P.O.B. INDICATES POINT OF BEGINNING
- VOL. INDICATES VOLUME
- PG. INDICATES PAGE
- T.B.M. INDICATES TEMPORARY
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- (S) INDICATES SET 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEY"



COMMERCIAL RESERVE "B"
17.606 ACRES 766,903 SQ.FT.

10' W.L.E.
INSTRUMENT NO. 2114554
O.P.R.W.C.T.

S 65°15'24" W 514.31'

10' PAVING SETBACK
25' B.L.

(S)

RESERVE "A"

(1)

TWINWOOD DISTRIBUTION
CENTER II
INSTRUMENT NO. 2207614
O.P.R.W.C.T.

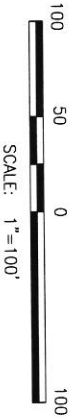
DISCOVERY HILLS PARKWAY
(100' R.O.W.)
INSTRUMENT NO. 2201675
O.P.R.W.C.T.

10' W.L.E.
INSTRUMENT NO. 2114554
O.P.R.W.C.T.

RESERVE "B"

(1)

TWINWOOD DISTRIBUTION
CENTER III
INSTRUMENT NO. 2314770
O.P.R.W.C.T.



FINAL REPLAT
ENTERPRISE PARK AT TWINWOOD
JOB NO. 3054-4601.310
SHEET 14 OF 14

LJA ENGINEERING, INC.