

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Discovery Hills Commerce Center

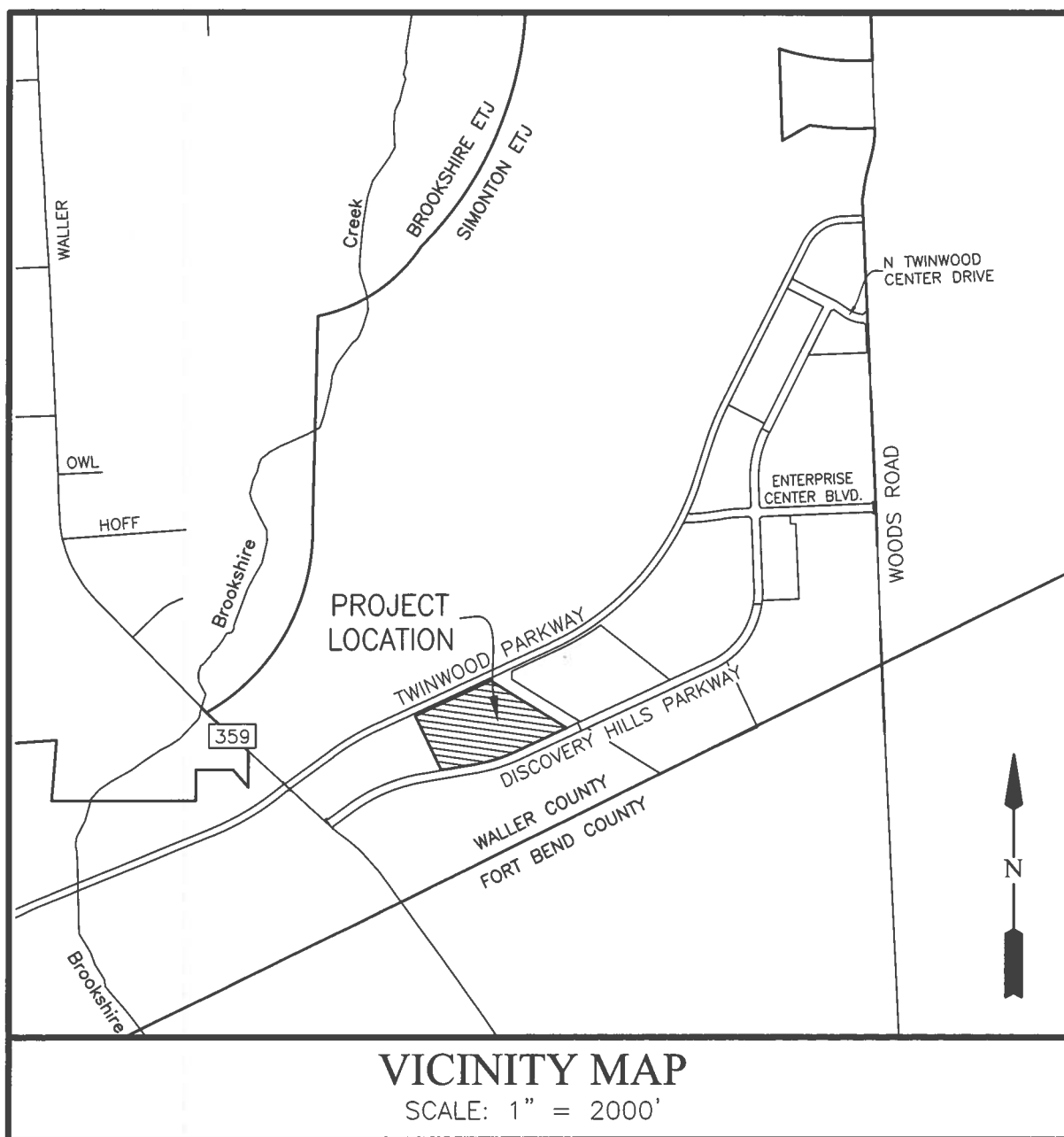
Date: August 20, 2025

Background

Final Plat of Discovery Hills Commerce Center which consists of 24.02 acres will include 1 Block and 9 Commercial Reserve in Precinct 4.

Staff Recommendation

Approve Plat



KEY MAP NO. 482 K

FINAL PLAT OF DISCOVERY HILLS COMMERCE CENTER

A SUBDMISION OF 24.02 ACRES OF LAND SITUATED IN
THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT NUMBER 16,
WALLER COUNTY, TEXAS

9 COMMERCIAL RESERVES (24.02 ACRES)

1 BLOCK

JULY 14, 2025

JOB NO. 4016-0005.310

OWNER/DEVELOPER:

**URBAN TWINWOOD II, LP,
A TEXAS LIMITED PARTNERSHIP**

DON WEAVER, MANAGER

2110 GRANDWAY DRIVE, KATY, TX 77449

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

ENGINEER:

ProE CONSULTING
1334 BRITTMORE ROAD, SUITE 1703
HOUSTON, TX 77043
PHONE: (832) 714-2568
EMAIL: JUSTIN@PROE.CONSLTING

SURVEYOR:

LJA Surveying, Inc.

3600 W Sam Houston Parkway S

Suite 175

Houston, Texas 77042

aferguson@ljasurvey.com

Phone 713.953.5200

Fax 713.953.5026

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



WE, DON WEAVER, MANAGER AND DARLEEN ST. JEAN, VICE PRESIDENT, RESPECTIVELY OF URBAN TWINWOOD II, LP, A TEXAS LIMITED PARTNERSHIP, AS GENERAL PARTNER OF URBAN TWINWOOD GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF DISCOVERY HILLS 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 II, LP, A TEXAS LIMITED PARTNERSHIP, AS GENERAL PARTNER OF URBAN TWINWOOD 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 URBAN TWINWOOD II, LP, A TEXAS LIMITED PARTNERSHIP, AS GENERAL PARTNER OF URBAN TWINWOOD GP, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED TO BE SIGNED BY DON WEAVER, ITS MANAGER, ATTESTED BY ITS VICE PRESIDENT, DARLEEN ST. JEAN, AND ITS SEAL, THIS 14th DAY OF July, 2025

URBAN TWINWOOD II, LP, A TEXAS LIMITED PARTNERSHIP

BY: URBAN TWINWOOD GP, LLC, A TEXAS LIMITED LIABILITY COMPANY
AS GENERAL PARTNER

BY: [Signature]
DON WEAVER, MANAGER

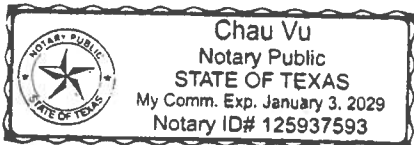
ATTEST: [Signature]
DARLEEN ST. JEAN, VICE PRESIDENT

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 II, LP, A TEXAS LIMITED PARTNERSHIP, AS GENERAL PARTNER OF URBAN TWINWOOD GP, LLC, A TEXAS 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 14th DAY OF July, 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 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 7/16/25

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



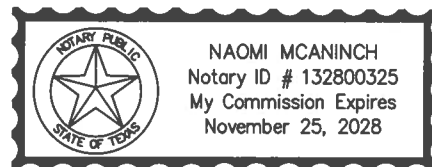
STATE OF TEXAS
COUNTY OF HARRIS

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 16th DAY OF JULY, 2025.

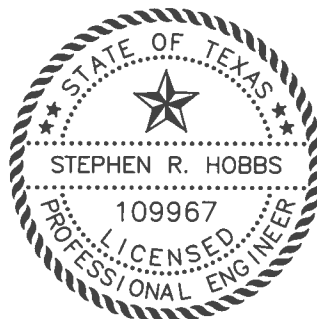
Naomi McAninch

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



I, STEPHEN R. HOBBS, 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.

Stephen R. Hobbs
STEPHEN R. HOBBS, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 109967



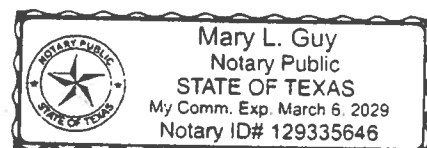
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEPHEN R. HOBBS, 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 23 DAY OF July, 2025.

Mary L. Guy

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. 2025-20

APPROVED BY THE BOARD OF SUPERVISORS ON 6.23.2025
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, 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____.

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 24.02 ACRES (1,046,374 SQUARE FEET) OF LAND LOCATED IN THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT NUMBER 16, WALLER COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION 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, IN 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 24.02 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (2001 ADJUSTMENT):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND IN THE NORTH RIGHT-OF-WAY LINE OF DISCOVERY HILLS PARKWAY (CALLED 100-FOOT WIDE) AS DESCRIBED IN INSTRUMENT NUMBER 2201674, W.C.O.P.R., SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 25° 47' 35" WEST, 704.02 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

THENCE, NORTH 65° 15' 01" EAST, 979.30 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

THENCE, SOUTH 58° 17' 42" EAST, 1,049.71 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF SAID DISCOVERY HILLS PARKWAY;

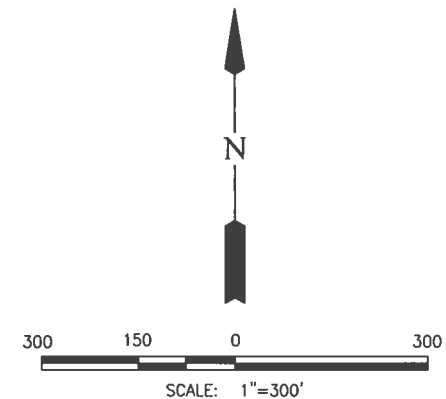
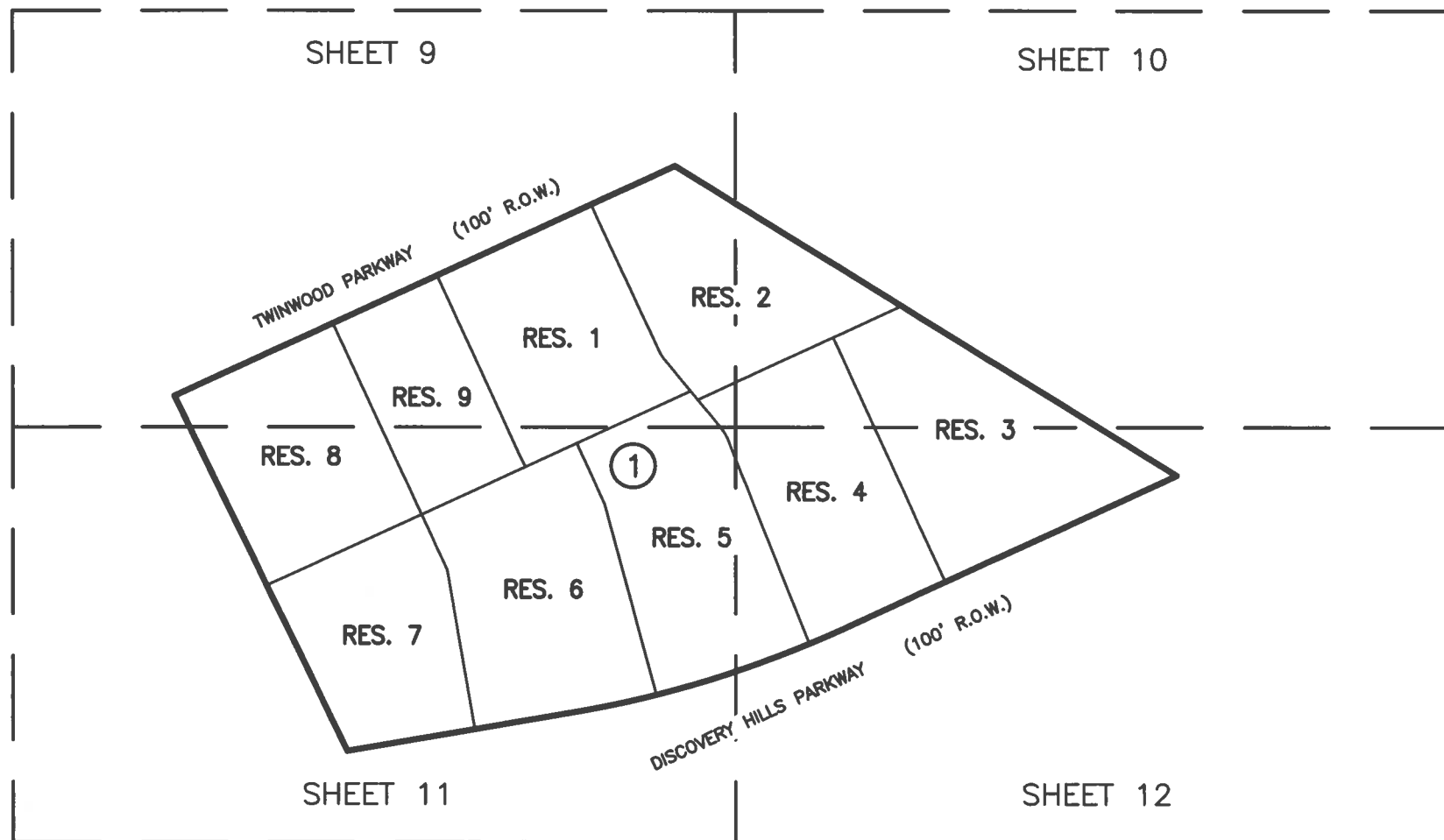
THENCE, SOUTH 65° 15' 24" WEST, 652.28 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN SAID NORTH RIGHT-OF-WAY LINE, THE BEGINNING OF A TANGENT CURVE;

THENCE, 510.39 FEET CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 14° 59' 47", AND A CHORD WHICH BEARS SOUTH 72° 45' 17" WEST, 508.93 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN SAID NORTH RIGHT-OF-WAY LINE;

THENCE, SOUTH 80° 15' 10" WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 403.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.02 ACRES (1,046,374 SQUARE FEET) 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 AND MAP NO. 48473C0425F WITH A REVISED DATE OF MAY 16, 2019, 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. 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. WATERLINE EASEMENT RECORDED IN INSTRUMENT NO. 2508261 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
14. SANITARY SEWER EASEMENT RECORDED IN INSTRUMENT NO. 2508259 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
15. STORM SEWER EASEMENT RECORDED IN INSTRUMENT NO. 2508260 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
16. PLEASE CONTACT THE WALLER COUNTY CLERK FOR A FULL SIZE COPY OF THIS RECORDED SUBDIVISION PLAT.



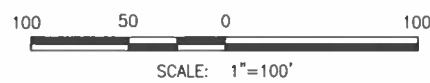
FINAL PLAT OF
 DISCOVERY HILLS COMMERCE CENTER
 JOB NO. 4016-0005.310
 SHEET 8 OF 12

LJA ENGINEERING, INC.

NBI 1272, NOW TWINWOOD
VOL. 1330, PG. 240, O.P.R.W.C.T.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1,950.00'	14°59'47"	510.39'	S 72°45'17" W	508.93'
C2	100.00'	14°37'42"	25.53'	S 32°03'50" E	25.46'
C3	100.00'	17°44'43"	30.97'	N 30°30'19" W	30.85'



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

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

TWINWOOD PARKWAY (80' R.O.W.)
INSTRUMENT NO. 1807098 & 1807099, O.P.R.W.C.T.

PROPOSED
TEMPORARY ACCESS AND
UTILITY EASEMENT

TELECOMMUNICATION EASEMENT
INSTRUMENT NO. 2500324
O.P.R.W.C.T.

RESERVE 2
2690 TWINWOOD PARKWAY

RESERVE 1
2694 TWINWOOD PARKWAY

RESERVE 9
2698 TWINWOOD PARKWAY

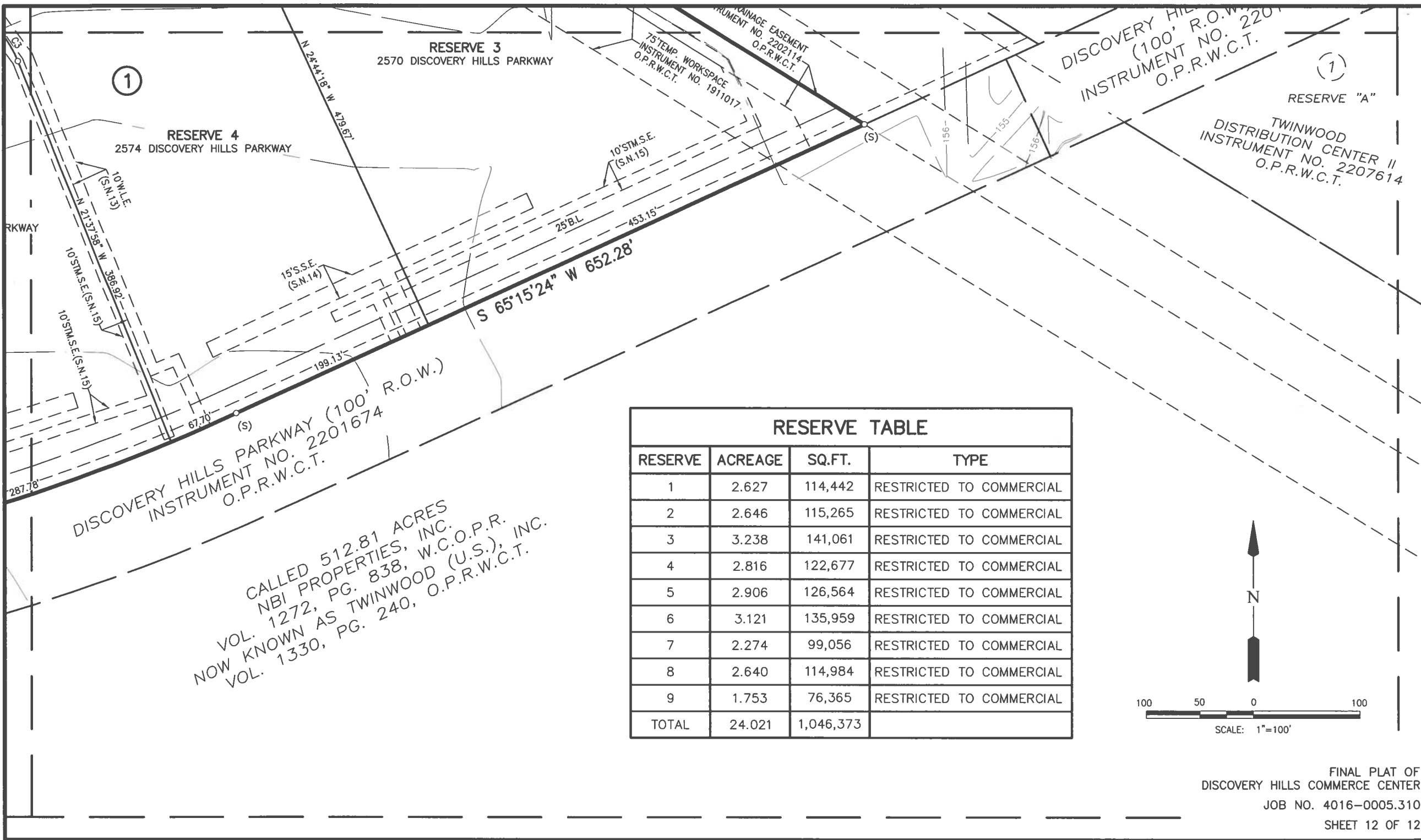
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FINAL PLAT OF
DISCOVERY HILLS COMMERCE CENTER
JOB NO. 4016-0005.310
SHEET 9 OF 12

LJA ENGINEERING, INC.



- | | |
|--------------|--|
| B.L. | INDICATES BUILDING LINE |
| D.E. | INDICATES DRAINAGE EASEMENT |
| S.S.E. | INDICATES SANITARY SEWER EASEMENT |
| W.L.E. | INDICATES WATERLINE EASEMENT |
| STM.S.E. | INDICATES STORM SEWER EASEMENT |
| P.A.E. | INDICATES PRIVATE ACCESS EASEMENT |
| 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.D.R. | INDICATES FORT BEND COUNTY DEED RECORDS |
| R.O.W. | INDICATES RIGHT-OF-WAY |
| P.O.B. | INDICATES POINT OF BEGINNING |
| S.N. | INDICATES SEE NUMBER |
| VOL. | INDICATES VOLUME |
| PG. | INDICATES PAGE |
| TEMP. | INDICATES TEMPORARY |
| T.B.M. | INDICATES TEMPORARY BENCHMARK |
| (PSX) | INDICATES X-CUT PREVIOUSLY SET |
| (PS) | INDICATES PREVIOUSLY SET 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEY" |



RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
1	2.627	114,442	RESTRICTED TO COMMERCIAL
2	2.646	115,265	RESTRICTED TO COMMERCIAL
3	3.238	141,061	RESTRICTED TO COMMERCIAL
4	2.816	122,677	RESTRICTED TO COMMERCIAL
5	2.906	126,564	RESTRICTED TO COMMERCIAL
6	3.121	135,959	RESTRICTED TO COMMERCIAL
7	2.274	99,056	RESTRICTED TO COMMERCIAL
8	2.640	114,984	RESTRICTED TO COMMERCIAL
9	1.753	76,365	RESTRICTED TO COMMERCIAL
TOTAL	24.021	1,046,373	

FINAL PLAT OF
DISCOVERY HILLS COMMERCE CENTER
JOB NO. 4016-0005.310
SHEET 12 OF 12