WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

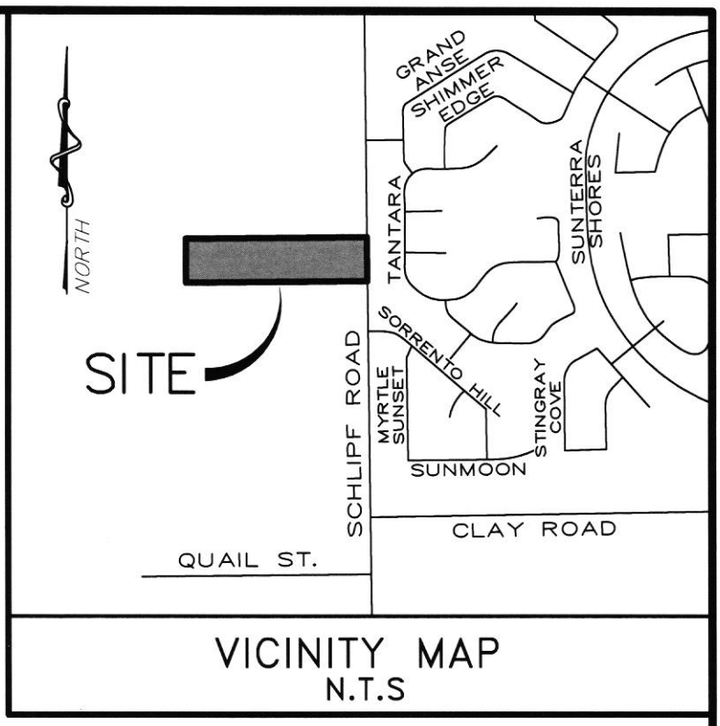
To: Honorable Commissioners' Court

Item: Final Plat Approval-Katy Fields Business Park

Date: October 28, 2026

Background
Final Plat of Katy Fields Business Park which consists of 10.00 acres will include 2 Blocks, and 6 Reserves in Precinct 4.

Staff Recommendation
Approve Plat



VICINITY MAP
N.T.S

KEY MAP 283Z

(TOTAL RESERVE AREA = 341,532 Sq. Ft.)

**** Proposed Industrial Office Warehouses ****

** FINAL PLAT **

KATY FIELDS BUSINESS PARK

A SUBDIVISION OF 10.000 ACRES (435,600 SQUARE FEET) OF LAND, SITUATED IN THE H. & T. C. RAILROAD COMPANY SURVEY, SECTION 112, BLOCK 1, (a.k.a. FRED EULE SURVEY) ABSTRACT NO. 373, WALLER COUNTY, TEXAS.

2 BLOCKS **6 RESERVES**

OWNER/DEVELOPER:
4343 SCHLIPF LLC
1000 N. POST OAK ROAD, SUITE 220
HOUSTON, TEXAS 77055
713-480-9321

SURVEYOR:
THE PINNELL GROUP, LLC
25207 OAKHURST DRIVE
SPRING, TEXAS 77386
281-363-8700
FIRM REG. #10039600

DATE: OCTOBER, 2026 *SCALE: 1" = 60'* *PROJECT NO. 25-209*

GENERAL NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON BASED ON THE TEXAS COORDINATE SYSTEM (NAD83), SOUTH CENTRAL ZONE NO. 4204. DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.999897659.

2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT. PER TEXAS ADMINISTRATIVE CODE 285.4, FACILITY PLANNING [C] REVIEW OF SUBDIVISION OR DEVELOPMENT PLANS. PERSONS PROPOSING RESIDENTIAL SUBDIVISIONS, MANUFACTURED HOUSING COMMUNITIES, MULTI-UNIT RESIDENTIAL DEVELOPMENTS, BUSINESS PARKS, OR OTHER SIMILAR STRUCTURES THAT USE OSSF'S FOR SEWAGE DISPOSAL SHALL SUBMIT PLANNING MATERIALS FOR THESE DEVELOPMENTS TO THE PERMITTING AUTHORITY AND RECEIVE APPROVAL PRIOR TO SUBMITTING AN OSSF APPLICATION.

3. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE-APPROVED COMMUNITY WATER SYSTEM.

4. ALL PIPELINE EASEMENTS OF RECORD WITHIN THE BOUNDARIES OF THIS PLAT ARE SHOWN HEREON.

5. BY GRAPHIC PLOTTING ONLY, THIS TRACT OF LAND LIES IN ZONE X (UNSHADED) "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48473C0350 E; SAID MAP REVISED: FEBRUARY 18, 2009.

6. RIGHT-OF-WAY EASEMENTS FOR WIDENING STREETS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL STREET OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY STREET WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT OR MAINTENANCE.

7. THIS TRACT OF LAND IS SUBJECT TO A PIPELINE EASEMENT GRANTED TO HUMBLE PIPE LINE COMPANY (UNKNOWN WIDTH AND LOCATION) AS DESCRIBED IN VOLUME 87, PAGE. 419, OF THE W.C.D.R.

8. THIS TRACT OF LAND IS SUBJECT TO THAT CERTAIN BLANKET EASEMENT GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, AS DESCRIBED IN THE INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 1102479 OF THE W.C.O.P.R.

LEGEND:

I.R.	–	IRON ROD
I.P.	–	IRON PIPE
B.L.	–	BUILDING LINE
FND.	–	FOUND
T.B.M.	–	TEMPORARY BENCHMARK
P.O.C.	–	POINT OF COMMENCING
P.O.B.	–	POINT OF BEGINNING
R.O.W.	–	RIGHT-OF-WAY
F.E.M.A.	–	FEDERAL EMERGENCY MANAGEMENT AGENCY
W.C.D.R.	–	WALLER COUNTY DEED RECORDS
W.C.O.P.R.	–	WALLER COUNTY OFFICIAL PUBLIC RECORDS

LINE TABLE

NO.	BEARING	DIST.
L1	N 43°01'41" E	28.23'
L2	S 46°58'19" E	28.34'
L3	S 02°04'37" E	325.00'

TEMPORARY BENCHMARK:

T.B.M. – RAILROAD SPIKE IN POWER POLE LOCATED ON EAST SIDE OF SCHLIPF ROAD, NEAR NORTHEAST CORNER OF PROPERTY, AS SHOWN HEREON. ELEVATION = 166.28 FEET.

BENCHMARK:

BENCHMARK: ELEVATION CONTOURS SHOWN HEREON BASED ON HARRIS COUNTY FLOODPLAIN REFERENCE BENCHMARK NO. 190100, BEING AN ALUMINUM ROD LOCATED ON SOUTH SIDE OF CLAY ROAD, WEST OF CANE ISLAND CREEK, ELEVATION 153.42 FEET, N.A.V.D. 1988, 2001 ADJUSTMENT.

FINAL PLAT
KATY FIELDS BUSINESS PARK

This is to certify that I, Daniel N. Pinnell, 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 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 No. 48473C0350E, dated 2/18/2009.

Daniel N. Pinnell 10-01-2026

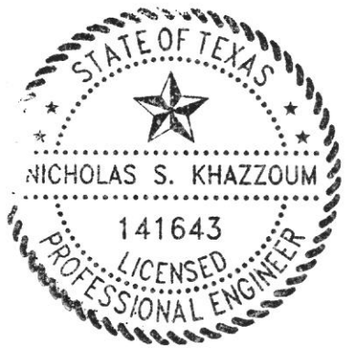
Daniel N. Pinnell
Registered Professional Land Surveyor
Texas Registration No. 5349



I, Nicholas S. Khazzoum, a Registered Professional Engineer of the State of Texas, do hereby certify that all engineering for streets and drainage within the subdivision is in compliance with these Regulations (including the Engineering Design Standards incorporated as Appendix A) and with all generally accepted engineering standards.

10.2.26

Nicholas S. Khazzoum
Registered Professional Engineer
Texas Registration No. 141643



FINAL PLAT
KATY FIELDS BUSINESS PARK

STATE OF TEXAS

COUNTY OF HARRIS

We, Central Bank, its successors and assigns, owner and holder of a lien against the property described in the plat known as KATY FIELDS BUSINESS PARK, said lien being evidenced by instrument of record in the Clerk's File No. 2610506 of the Official Public Records of Waller County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: _____

Jeff Welch
SVP

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Welch, SVP Lending known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 6 day of October, 2026.

JOSE RENE PINEDA JR
Notary Public, State of Texas
Comm. Expires 07-10-2028
Notary ID 126578372

_____
Notary Public in and for the State of Texas

My Commission Expires: July 10, 2028

FINAL PLAT
KATY FIELDS BUSINESS PARK

STATE OF TEXAS

COUNTY OF WALLER

We, 4343 SCHLIPF LLC, acting by and through David Gross, Member, owners of the property subdivided in the above map of KATY FIELDS BUSINESS PARK, make subdivision of the property according to the lines, streets, lots, alleys, parks, building lines and easements as shown, and dedicate to the public use, the streets (except those streets designated as private streets, or permanent access easements), alleys, parks and easements shown, forever, and waive all claims for damages occasioned by the establishment of grades, as approved for the streets and drainage easements indicated, or occasioned by the alteration 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 purposes 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 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 Volume _____ Page _____ of the Deed Records of Waller County, Texas. A copy of said restriction will be furnished by the aforesaid 4343 SCHLIPF 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.

N TESTIMONY, HERETO, the 4343 SCHLIPF LLC, has caused these presents to be signed by David Gross, Member, thereunto authorized, this 2 day of October, 2026.

4343 SCHLIPF LLC

By: _____
David Gross, Member

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared David Gross known to me to be the person whose name is subscribed to the foregoing instrument 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

2 day of October, 2026.

KATHRINA E PEARSON
Notary Public, State of Texas
Comm. Expires 02-14-2030
Notary ID 129709742

_____
Notary Public in and for the State of Texas

My Commission Expires: February 14, 30

FINAL PLAT
KATY FIELDS BUSINESS PARK

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 above written.

Debbie Hollan

_____
Clerk of the County Court
Waller County, Texas

By: _____
Deputy

BROOKSHIRE–KATY DRAINAGE DISTRICT PERMIT NO. 2026.49

APPROVED BY THE BOARD OF SUPERVISORS ON 07.13.2026
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.

FINAL PLAT
KATY FIELDS BUSINESS PARK

I, J. Ross McCall, P.E., County Engineer of Waller County, certify that the plat of this subdivision complies with all the 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 _____, 2026 A.D.

_____
Carbett "Trey" 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

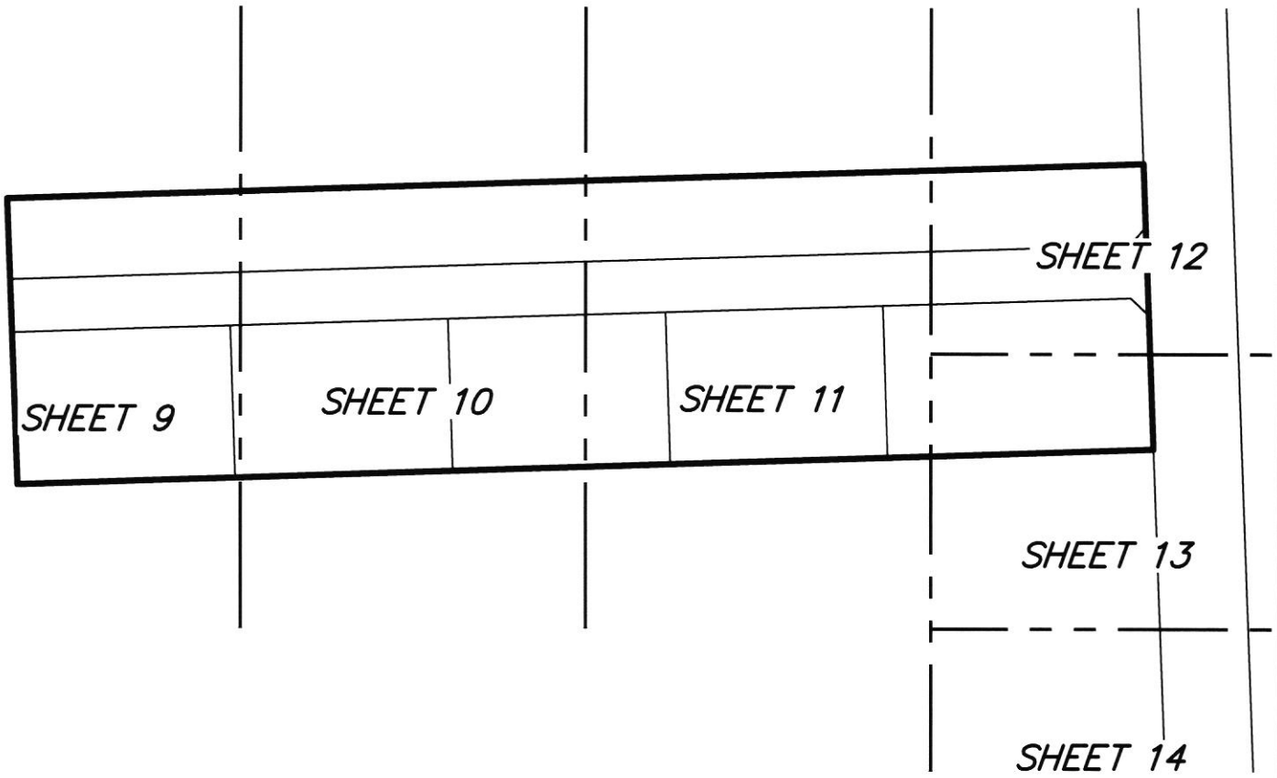
NOTE: ACCEPTANCE OF THE ABOVE PLAT BY THE COMMISSIONERS COURT DOES NOT SIGNIFY WALLER COUNTY ACCEPTANCE OF THE DEDICATED ROADS FOR INTEGRATION INTO THE COUNTY ROAD SYSTEM. THE DEVELOPER IS REQUIRED TO COMPLY WITH SECTIONS 5 AND 6 OF THE THEN CURRENT WALLER COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, IN THIS REGARD.

PRIVATELY MAINTAINED PAVED STREETS:

4343 SCHLIPF LLC, by filing this Plat of Record, and all future owners of property within this subdivision, by purchasing such property, acknowledge and agree that Waller County shall have no obligation whatsoever to repair or accept maintenance of the roads shown on this subdivision until and unless 4343 SCHLIPF LLC, has improved the roadways to the then current standards required by Waller County and the roads have been accepted for maintenance by formal, written action of the Waller County Commissioners Court and the roadway, with all required right-of-way, has been dedicated by the owners thereof, and accepted by the County, as a public street. 4343 SCHLIPF LLC, and all future owners of property within this subdivision shall look solely to 4343 SCHLIPF LLC, for future maintenance and repair of the roads and streets shown on this Subdivision.

FINAL PLAT
KATY FIELDS BUSINESS PARK

SHEET INDEX

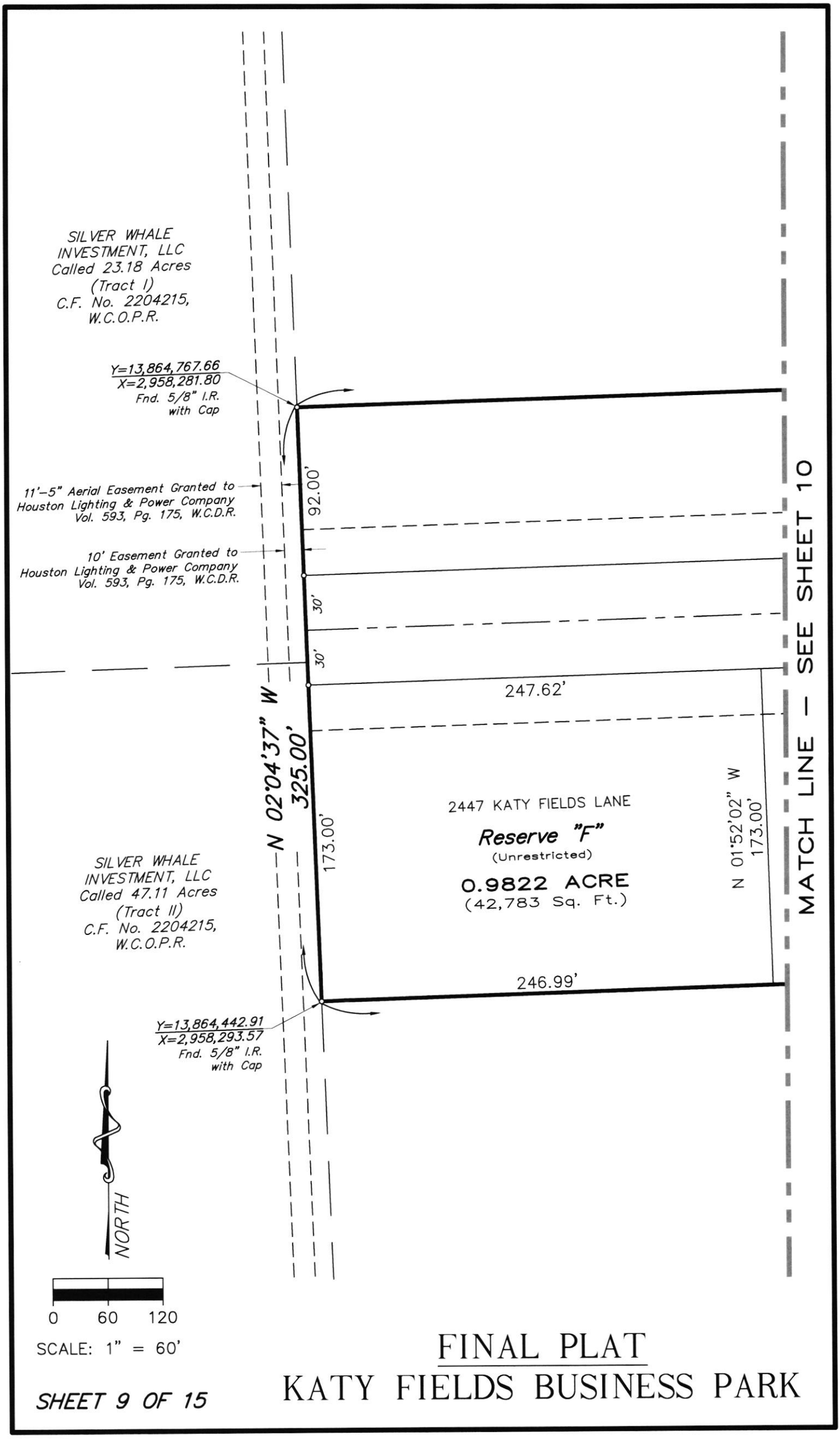






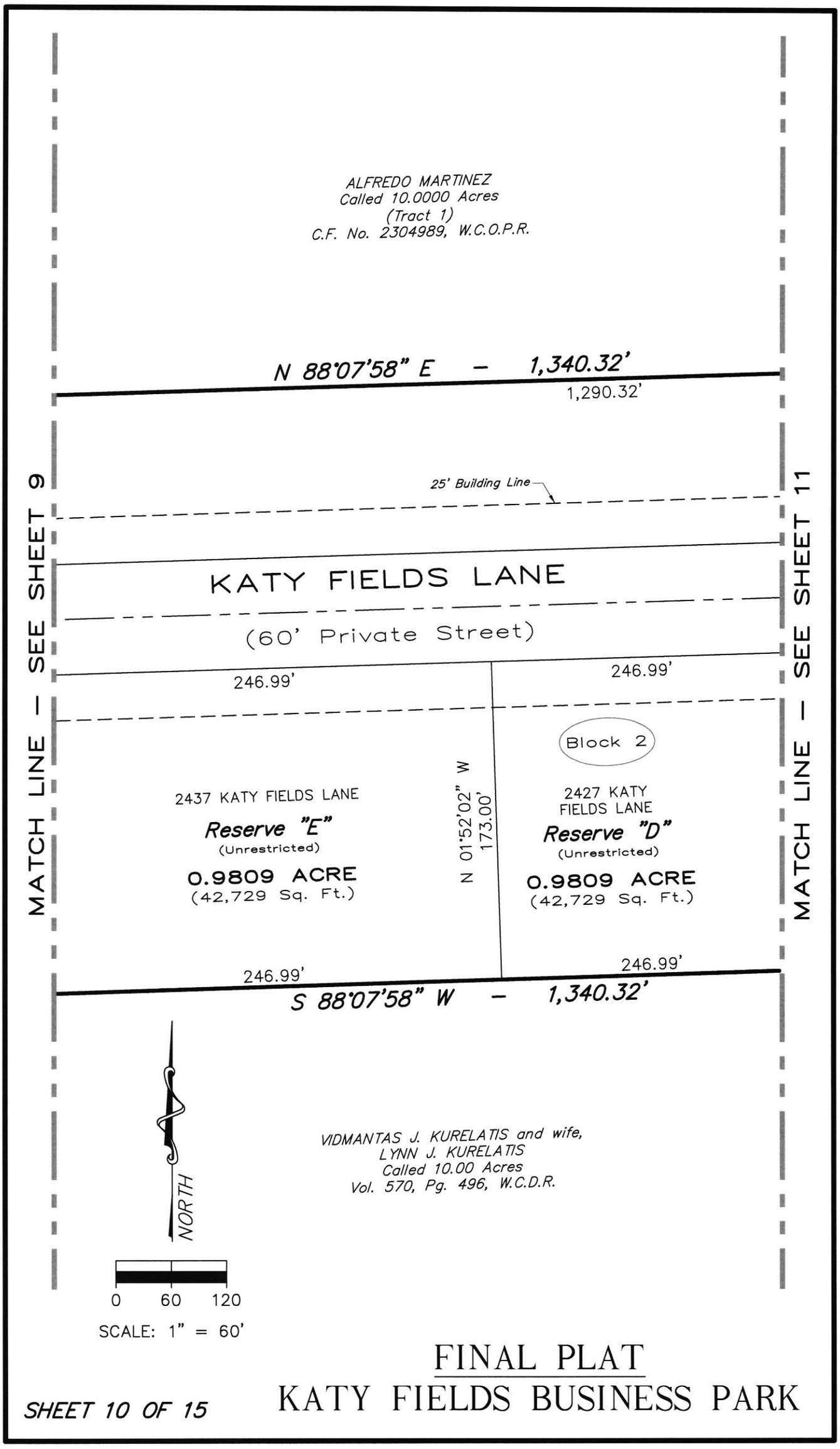
SCALE: 1" = 200'

FINAL PLAT
KATY FIELDS BUSINESS PARK

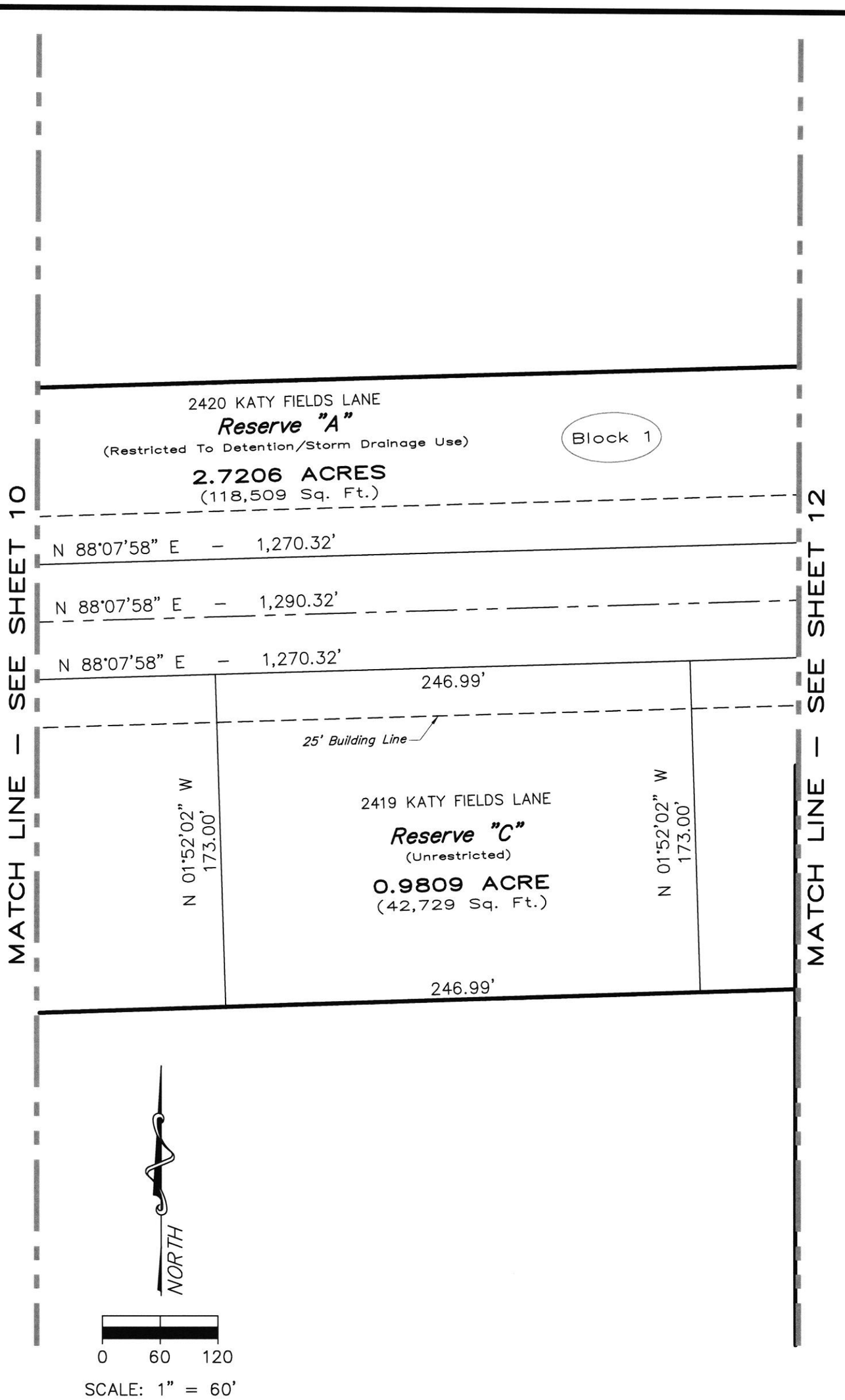


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KATY FIELDS BUSINESS PARK

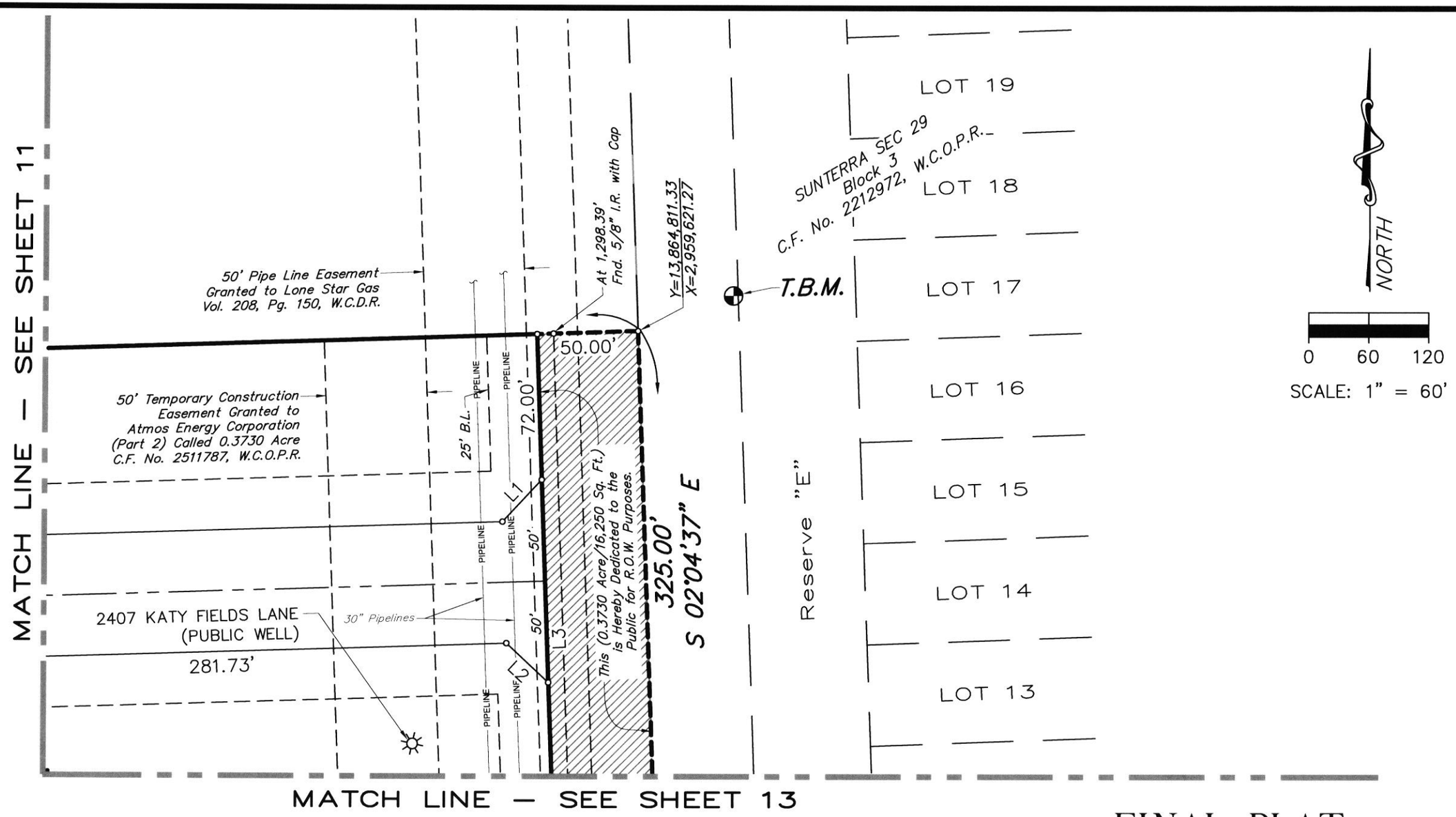
SHEET 9 OF 15



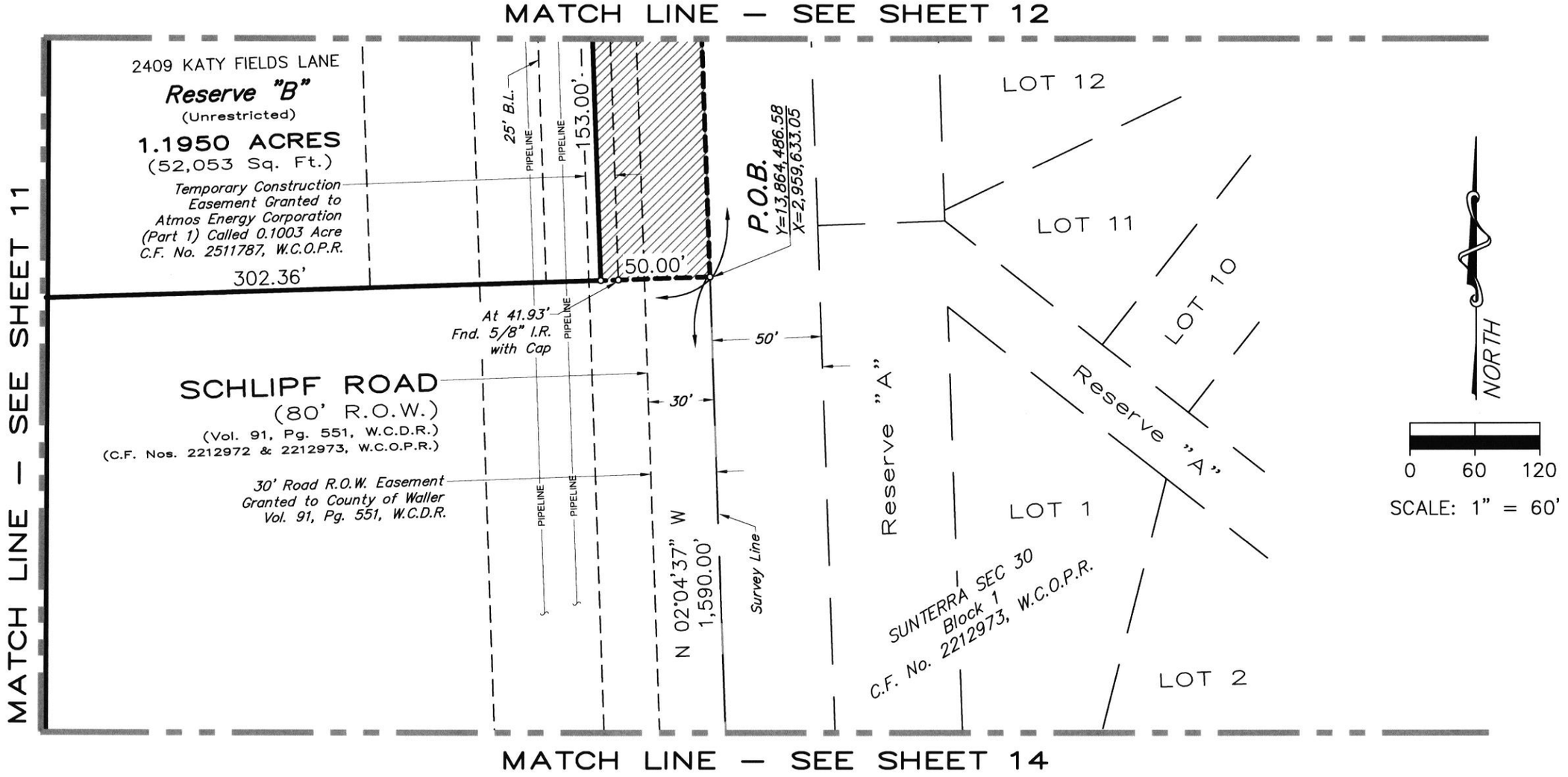
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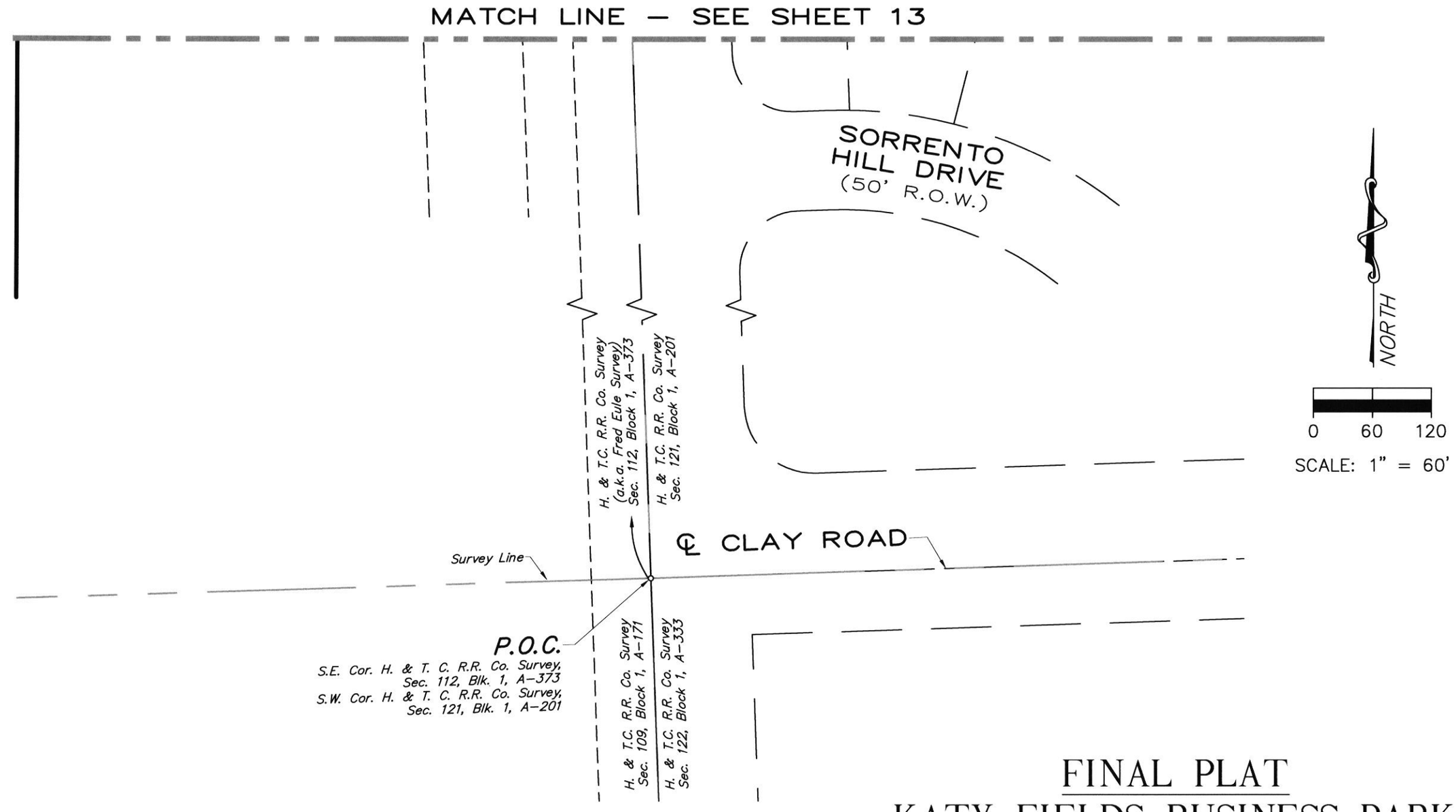
FINAL PLAT
KATY FIELDS BUSINESS PARK



FINAL PLAT
KATY FIELDS BUSINESS PARK



FINAL PLAT
KATY FIELDS BUSINESS PARK



FINAL PLAT
KATY FIELDS BUSINESS PARK

LEGAL DESCRIPTION:

All that certain 10.000 acres of land situated in the H. & T.C. Railroad Company Survey, Section 112, Block 1 (a.k.a. Fred Eule Survey), Abstract No. 373, Waller County, Texas, being that same called 10.00 acres of land conveyed to Aaron Stephens, as Trustee of the Harris Rosa Trust, dated May 18, 2023, as described in the deed recorded in Instrument No. 2306220 of the Waller County Official Public Records (W.C.O.P.R.), and being more particularly described by metes and bounds as follows:

COMMENCING at a point in asphalt pavement located at the intersection of Schlipf Road (right-of-way width varies) and Clay Road (right-of-way width varies; 80 feet wide at this point), said point being the southeast corner of said H. & T.C. Railroad Company Survey, Section 112, Block 1, Abstract No. 373, and being the southwest corner of the H. & T.C. Railroad Company Survey, Section 121, Block 1, Abstract No. 201, and the northwest corner of the H. & T.C. Railroad Company Survey, Section 122, Block 1, Abstract No. 333, and the northeast corner of the H. & T.C. Railroad Company Survey, Section 109, Block 1, Abstract No. 171, all in Waller County, Texas;

THENCE North 02 deg. 04 min. 37 sec. West, along said asphalt pavement of Schlipf Road (80 feet wide right-of-way along this line according to the deed recorded in Volume 91, Page 551 of the Waller County Deed Records (W.C.D.R.) and according to the plats recorded in Instrument Nos. 2212972 & 2212973, both of the W.C.O.P.R.), with the east line of the H. & T.C. Railroad Company Survey, Section 112, Block 1, Abstract No. 373 and the west line of said H. & T.C. Railroad Company Survey, Section 121, Block 1, Abstract No. 201, a distance of 1,590.00 feet to a point at the southeast corner and POINT OF BEGINNING of the herein described tract of land, same being the northeast corner of a called 10.00 acres of land conveyed to Vidmantas J. Kurelatis and wife, Lynn J. Kurelatis, as described in the deed recorded in Volume 570, Page 496 of the Waller County Deed Records;

THENCE South 88 deg. 07 min. 58 sec. West, along and with the north line of said Kurelatis 10.00 acres, over and across Schlipf Road, at a distance of 30.00 feet pass the west right-of-way line of Schlipf Road as described in said deed recorded in Volume 91, Page 551, W.C.D.R., at a distance of 41.93 feet pass a 5/8 inch iron rod with cap found on line for reference, continuing along the north line of the Kurelatis 10.00 acres, with a 4' hogwire fence, in all a total distance of 1,340.32 feet to a 5/8 inch iron rod with cap found at the southwest corner of the herein described tract of land, same being the northwest corner of the Kurelatis 10.00 acres and being situated in the upper east line of a called 47.11 acres of land (Tract II) conveyed to Silver Whale Investments, LLC, as described in the deed recorded in Instrument No. 2204215 of the W.C.O.P.R.;

THENCE North 02 deg. 04 min. 37 sec. West, along said upper east line of the 47.11 acres and along the lower east line of a called 23.18 acres of land (Tract I) conveyed to Silver Whale Investments, LLC, as described in said deed recorded in Instrument No. 2204215 of the W.C.O.P.R., a distance of 325.00 feet to a 5/8 inch iron rod with cap found at the northwest corner of the herein described tract of land, same being the southwest corner of a called 10.0000 acres of land (Tract 1) conveyed to Alfredo Martinez, as described in the deed recorded in Instrument No. 2304989 of the W.C.O.P.R.;

THENCE North 88 deg. 07 min. 58 sec. East, along the south line of said Martinez 10.0000 acres, with a 4' hogwire fence, at a distance of 1,298.39 feet pass a 5/8 inch iron rod with cap found on line for reference, at a distance of 1,310.32 feet pass the west right-of-way line of Schlipf Road, continuing in all a total distance of 1,340.32 feet to a point in Schlipf Road at the northeast corner of the herein described tract of land, same being the southeast corner of the Martinez 10.0000 acres;

THENCE South 02 deg. 04 min. 37 sec. East, along the asphalt paving of Schlipf Road, with the east line of the H. & T.C. Railroad Company Survey, Section 112, Block 1, Abstract No. 373 and the west line of said H. & T.C. Railroad Company Survey, Section 121, Block 1, Abstract No. 201, a distance of 325.00 feet to the POINT OF BEGINNING and containing within these metes and bounds 10.000 acres (435,600 square feet) of land.

FINAL PLAT
KATY FIELDS BUSINESS PARK