NOTICE OF MEETING
WALLER COUNTY, TEXAS
REGULAR SESSION

Wednesday, November 18, 2026 at 9:00 AM
Waller County Courthouse, Hempstead, Texas

AGENDA

NOTICE is hereby given that the Commissioners Court of Waller County, Texas, will meet at the date and time listed above at its meeting place at:

Waller County Courthouse
836 Austin Street
Hempstead, Texas 77445

Said meeting will be a regular meeting for the purpose of transacting the business of the County and to **discuss and take possible action on any of the agenda items listed below:**

CALL TO ORDER

1. Approval of Agenda.

ECONOMIC DEVELOPMENT

2. **Public Hearing:** Conduct a public hearing concerning the designation of Waller County HEA Reinvestment Zone 9 pursuant to Texas Tax Code Chapter 312. The proposed reinvestment zone is comprised of approximately 1290.0863 acres of land in Waller County, Texas generally located west of FM 2855, east of FM 362, south of Morton Road, and north of U.S. Highway 90 Business in Brookshire, Texas 77423, and consists of a 646.8295 acre tract of land depicted as Tract 3 in the H.&T.C.R.R. Co. Survey, Section 99, AB 167: and a 671.415 acre tract of land depicted as Tracts 4 and 5 in the J.G. Bennett Survey, AB 291 (H&T.C.R.R. Co. Survey, Section 102).

3. Discuss and take action on the order for the designation of Waller County HEA Reinvestment Zone 9.

4. **Public Hearing:** Conduct a public hearing concerning the designation of Waller County Race Rock Reinvestment Zone 18 pursuant to Texas Tax Code Chapter 312. The proposed reinvestment zone is comprised of approximately 53.8679 acres of land in Waller County, Texas generally located west of FM 362, east of Adams Flat Road, south of Wilson Road, and north of McGregor Lane and Clapp Road in Brookshire, Texas 77423, and consists of all of the following tracts: a 15.281 acre tract of land conveyed by deed dated May 20, 2026 to Race Rock Infrastructure Holdco LLC, as recorded by instrument number 2607340 in the Deed Records of Waller County, Texas; a 19.310 acre tract of land conveyed by deed dated May 5, 2026 to Race Rock Infrastructure Holdco LLC, as recorded by instrument number 2606433 in the Deed Records of Waller County, Texas; and a 19.2769 acre tract of land conveyed by

Administrator's Deed dated October 23, 2025 to Race Rock Infrastructure Holdco LLC as recorded by instrument number 2513964 in the Deed Records of Waller County, Texas.

5. Discuss and take action on the order for the designation of Waller County Race Rock Reinvestment Zone 18.

6. Discuss and take action to amend the tax abatement agreement between Waller County, Texas, and Twinwood Industrial Owner, LLC ("Twinwood") entered on June 14, 2023 and identified by contract number 230614-11b ("Agreement"). The Agreement will be amended to include Niedax MonoSystems, Inc. ("Niedax"), extend the term of the abatement, and require additional improvements to the property. Niedax is the tax abatement applicant, and will lease property owned by Twinwood. The property is located in the Waller County Twinwood Business Park Reinvestment Zone 12 ("Zone"), located in Waller County, Texas and designated as a reinvestment zone by Waller County on May 10, 2023. The Zone is generally located north of the boundary line between Waller and Fort Bend Counties, south of Twinwood Parkway, east of FM 359 and west of Woods Road in Brookshire, Texas, 77423. Twinwood improved the property under the Agreement by constructing an approximately 91,000 square foot distribution facility at an estimated cost of $5,000,000.00, and Niedax will improve the property by investing $2,000,000.00 in equipment that will be used for the manufacturing of cable management and electrical installation systems for industrial, commercial, infrastructure, and energy markets.

7. Discuss and take action to amend the tax abatement agreement between Waller County, Texas and Twinwood Industrial Owner, LLC ("Twinwood") entered on June 14, 2023 and identified by contract number 230614-11d ("Agreement"). The Agreement will be amended to include Vestas-American Wind Technology, Inc ("Vestas"), extend the term of the abatement, and require additional improvements to the property. Vestas is the tax abatement applicant, and will lease property owned by Twinwood. The property is located in the Waller County Twinwood Business Park Reinvestment Zone 12 ("Zone"), located in Waller County, Texas and designated as a reinvestment zone by Waller County on May 10, 2023. The Zone is generally located north of the boundary line between Waller and Fort Bend Counties, south of Twinwood Parkway, east of FM 359 and west of Woods Road in Brookshire, Texas, 77423. Twinwood improved the property under the Agreement by constructing an approximately 181,000 square foot distribution facility at an estimated cost of $9,000,000.00, and Vestas will improve the property by investing $2,800,000.00 in personal property and equipment that will be used for the storage and distribution of spare parts for wind turbine operations.

8. Discuss and tax action on the tax abatement agreement between Waller County, Texas, Race Rock Instrastructure Holdco, LLC ("Race Rock") and Orizon Industries, LLC ("Orizon"). Orizon is the tax abatement applicant, and will lease property owned by Race Rock. The property is located in the reinvestment zone to be titled Waller County Race Rock Reinvestment Zone 18 ("Zone"), if such zone is created by the Commissioners Court ("Court") following the public hearing to be held on November 18, 2026 before the tax abatement agreement will be considered by the Court. The land to comprise the Zone is generally located west of FM 362, east of Adams Flat Road, south of Wilson Road, and north of McGregor Lane and Clapp Road in Brookshire, Texas 77423. Race Rock will improve the property by constructing a 460,000 square foot facility at an estimated cost

of at least $37,500,000.00, and Orizon will improve the property by installing equipment worth an estimated value of at least $31,000,000.00. The facility and equipment will be used for the production of steel poles and structures primarily used in the power and utility industry.

9. Discuss and tax action on the tax abatement agreement between Waller County, Texas, and WCF, LLC ("WCF"). WCF is the owner of the property and the tax abatement applicant. The property is located in the reinvestment zone to be titled Waller County HEA Reinvestment Zone 9 ("Zone"), if such zone is created by the Commissioners Court ("Court") following the public hearing to be held on November 18, 2026 before the tax abatement agreement will be considered by the Court. The land to comprise the Zone is generally located west of FM 2855, east of FM 362, south of Morton Road, and north of U.S. Highway 90 Business in Brookshire, Texas 77423. WCF will improve the property by constructing a 13,000 square foot aircraft hangar at an estimated cost of at least $1,670,000.00. The hangar will be used to store aircraft.

ADJOURN MEETING

NOTICE

The County Commissioners Court of Waller County reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberation about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 Personnel Matters, 551.076 (Deliberations about Security Devices) and 551.086 (Economic Development).