



**NOTICE OF MEETING
WALLER COUNTY, TEXAS
REGULAR SESSION**

**Wednesday, November 19, 2025 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.

PUBLIC COMMENT

CONSENT AGENDA

Items identified within the Consent Agenda are of a routine nature and will be passed with one vote without being discussed separately. If a member of the court or public requests that a particular item be discussed, that agenda item will be pulled from the Consent Agenda and discussed as part of the regular agenda at the appropriate time. One vote will approve the remaining items on the Consent Agenda.

2. Approval of Minutes.
3. Request by County Auditor to Approve and/or Ratify 2025 Budget Adjustments and Departmental Line-Item Transfers.
4. Request by County Treasurer for Approval of Payroll Disbursements.
5. Request by County Treasurer to approve disbursement of funds for Retiree Insurance Premiums.
6. Request by County Treasurer for approval of Monthly Report.
7. Request by County Treasurer for approval of Election Payroll Disbursements.

8. Request by County Engineer to declare surplus property and request permission to sell a used 2004 Ford Escape, a 2011 Volvo Motor Grader and a used 2003 Ingersoll Rand Roller on govdeals.com.
- [9.](#) Request by County Engineer to place roads in Sunterra Lakes Section 1 into the developer's one-year maintenance period, effective August 11, 2025, and reduce the maintenance bond.
- [10.](#) Request by County Engineer to place roads in Sunterra Lakes Section 4 into the developer's one-year maintenance period, effective August 4, 2025, and reduce the maintenance bond.
- [11.](#) Request by County Engineer to place roads in Sunterra Lakes Boulevard Street Dedication Section 1 into the developer's one-year maintenance period, effective August 27, 2025, and reduce the maintenance bond.
- [12.](#) Request by County Engineer to place roads in Sunterra Lakes Section 2 into the developer's one-year maintenance period, effective July 31, 2025, and reduce the maintenance bond.
- [13.](#) Request by County Engineer to place roads in Sunterra Lakes Section 3 into the developer's one-year maintenance period, effective July 31, 2025, and reduce the maintenance bond.
- [14.](#) Request by County Engineer to approve acceptance of the roads in Sunterra Section 71 into county maintenance and release the bond.
- [15.](#) Request by County Engineer to approve acceptance of the roads in Sunterra Section 55 into county maintenance and release the bond.
- [16.](#) Request by County Engineer to approve acceptance of the roads in Twinwood Business Park Phase 1A, Segment E into county maintenance and release the bond.
- [17.](#) Request by County Engineer to approve acceptance of the roads in Freeman Ranch Section 5 into county maintenance and release the bond.
- [18.](#) Request by County Engineer to approve the Final Plat of Sunterra North Commercial Development and accept the Construction Bond in Precinct 3.
- [19.](#) Request by County Engineer to approve the Final Plat of Sofi Lakes Reserve Section 1 in Precinct 3.
- [20.](#) Request by County Engineer to approve Final Replat of Pederson Road Business Park Second Replat in Precinct 4.
- [21.](#) Request by County Engineer to approve the Final Plat of Sofi Lakes Reserve Section 2 in Precinct 3.
- [22.](#) Request by County Engineer to accept a Formal Notice by Trident Intrastate Pipeline LLC for 48" Natural Gas Pipeline within the right of way of Morison Rd, Hebert Rd,

Mound Creek Rd, Joseph Rd, Howell Rd, Reids Prairie Rd and Pine Tree Ln. - Project # 2025-2023.

- [23.](#) Request by County Engineer to accept a Formal Notice by Ezee Fiber Texas LLC for Fiber Optic Cable with Conduit and Accessories within the right of way of Pappas Dr, Pappas Creek Ct, Green Prairie Dr, Southern Sky Dr, Southern Creek Ct, Pecan Creek Dr, Tallow Pointe Ln, Redwood Peak Ln, Canton Farms Ct, Norhill Heights Ln, Willow Breeze Dr, Willow Oak Way and Piper Glen Ln. (Willow Creek Farms) - Project # 2025-2720.
- [24.](#) Request by County Engineer to accept a Formal Notice by Jordan Ranch Real Estate, LLC for 365 feet of 8" Sanitary Sewer Lines, and Road Bore within the right of way of Jordan Ranch Blvd, and West Miller Rd., - Project # 2025-2285.
- [25.](#) Request by County Engineer to accept a Formal Notice by Ezee Fiber Texas, LLC for Fiber Optic Lines with Conduit and Accessories within the right of way of Kingsland Blvd., Scarlet Oak Ln., Fringe Tree Ln., Cork Tree Ct., Tulip Tree Ln., Silver Linden Ln., and Spindle Tree Ln.- Project # 2025-2737.
- [26.](#) Request by County Engineer to accept a Formal Notice by Ezee Fiber Texas, LLC for Fiber Optic Lines with Conduit and Accessories within the right of way of Jordan Ranch Blvd, Pappas Dr., Willow Chase Ln, Prairie Farms Dr, Katy Creek Ct, Stone Creek Ct, Green Meadows Ln, White Oak Ln, Golden Sky Ct, Prairie Creek Ct, Creekside Dr, Western Sky Dr, Live Oak Way, and Arrowbrook Ln.- Project # 2025-2739.
- [27.](#) Request by County Engineer to accept a Formal Notice by Comcast of Houston, LLC for Fiber Optic Cable within the right of way of Penick Rd- Project # 2025-2606.
- [28.](#) Request by County Engineer to accept a Formal Notice by A T & T Communications for Fiber Optic Cable within the right of way of Joseph Rd.- Project # 2025-2236.
- [29.](#) Request by Commissioner, Precinct 3 to issue a public notice in a newspaper of general circulation establishing a public hearing during the regular session of Commissioners Court on December 10, 2025 on the creation of Waller County Tax Increment Reinvestment Zone (TIRZ), Precinct 3 within Waller County. Funds to be paid from line item 125-401-544100 [Bid Notices and Printing].

Requests to approve payments on the following:

- [30.](#) \$10,400.00 for Invoice #1581 to Fort Bend Medical Examiner from line item 125-423-540702 [Autopsy].
- [31.](#) \$85,124.45 for Invoice #75157-5 to Civil Corp for Professional Services rendered through September 28, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
- [32.](#) \$95,731.15 for Invoice #74083-4 to Civil Corp for Professional Services rendered through August 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

- [33.](#) \$130,051.23 for Invoice #112575-4 to Edminster Hinshaw Russ & Assoc. dba EHRA Engineering. Professional Services for the Date Ending September 21, 2025. Funds to be paid from line item 605-605- 545405 [Prof. Services].
- [34.](#) \$52,549.02 for Invoice #GG-1546-2 to Gradient Group for Billing Period August 1, 2025 through September 30, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
- [35.](#) \$75,876.50 for Invoice #203265-4 to TEDSI Infrastructure Group for Professional Services rendered from September 1, 2025 through September 30, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
- [36.](#) \$15,450.00 for Invoice #25-001.005 to Trilogy Engineering Services LLC for services rendered from September 1, 2025 through September 30, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
- [37.](#) \$24,150.00 for Invoice #1004 to URSA Dynamics LLC to be paid from line item 125-411-540300 [Legal].
- [38.](#) \$1,680.00 for Invoice #7306 to The Randle Law Office to be paid from line item 125-411-540300 [Legal].
- 39. Request by County Auditor to Approve and/or Ratify Accounts Payable.

ECONOMIC DEVELOPMENT

- 40. Presentation and update by the Waller County Economic Development Partnership.
- [41.](#) Discuss and take action to approve contract with the Waller County Economic Development Partnership for 2026-2028.
- 42. Public hearing: on the adoption of the Waller County Tax Abatement Guidelines and Criteria.
- [43.](#) Discuss and take action to adopt a resolution to participate in tax abatement agreements and approve the Waller County Tax Abatement Guidelines and Criteria.

COUNTY ENGINEER

- [44.](#) Public Hearing: Pederson Road Business Park Second Replat. The amendment will create 5 (five) Commercial Reserves by Owners IU Heritage LP.
- [45.](#) Discuss and take action to approve the Final Plat of Waterford Run in Precinct 2.

DISTRICT ATTORNEY

- 46. Discuss and take action to approve creation of paid internship program for District Attorney's Office.

GRANT MANAGER

47. Discuss and take action to approve new grant projects funded by the FY22 SETH grant in an amount not to exceed \$38,000.00.

FIRE MARSHAL

48. Discuss and take action on Burn Ban.

TREASURER

- [49.](#) Discuss and take action to approve continuation of policy and payment for Texas Association of Counties Auto Liability, Auto Physical Damage, and General Liability coverages effective January 1, 2026.
- [50.](#) Discuss and take action to approve continuation of policy and payment for Texas Association of Counties Workers' Compensation coverage effective 01/01/2026.
- [51.](#) Discuss and take action to approve CJD Crime Victims Salary Order for grant year 2025-2026.
52. Discuss and take action to approve Salary Order amendment 2025.7 effective November 23, 2025.

DIRECTOR OF FACILITIES

- [53.](#) Discuss and take action on the 3rd floor expansion project including review of final floor plan and guaranteed maximum price from Sedalco.

MISCELLANEOUS

- [54.](#) Discuss and take action to appoint Lynn Spencer to serve as Waller County's primary representative on the HGAC Local Development Corporation.
55. Approve deliberation of business and financial issues in executive session based on determination and recommendation from the District Attorney's Office that deliberation in an open meeting regarding business and financial issues related to the purchase, exchange, lease, or value of real properties would have a detrimental effect on the position of the County in negotiations with third persons.
56. Approve deliberation of business and financial issues in executive session based on determination and recommendation from the District Attorney's Office that deliberation in an open meeting regarding business and financial issues related to contract negotiations for it would have a detrimental effect on the position of the County in negotiations with third persons.

EXECUTIVE SESSION

57. Deliberate business and financial issues related to the purchase, exchange, lease or value of real properties pursuant to Government Code Sections 551.072 and 551.0725.

58. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.
59. Reconvene in Open Session to take any action necessary on matters discussed in Executive Session.

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).



MINUTES

WALLER COUNTY COMMISSIONERS COURT REGULAR SESSION

WEDNESDAY – NOVEMBER 12, 2025

BE IT REMEMBERED that the Honorable Commissioner's Court of Waller County, Texas, met in **REGULAR SESSION** on Wednesday, the 12th day of November 2025 at its meeting place at the Waller County Joe Kuciemba Annex, Hempstead, Texas.

CALL TO ORDER

The meeting was called to order by Waller County Judge Trey Duhon at 9:01 a.m. with the following members of the Court present to-wit:

Carbett "Trey" J. Duhon III, County Judge
John A. Amsler, Commissioner Precinct 1
Walter Smith, Commissioner Precinct 2
Kendric D. Jones, Commissioner Precinct 3
Justin Beckendorff, Commissioner Precinct 4
Debbie Hollan, County Clerk

Delivery of Invocation by: Commissioner Amsler

Pledge to the American Flag and Texas Flag by: Commissioner Beckendorff

1. Approval of Agenda.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon	– Yes	Commissioner Amsler	– Yes	Commissioner Smith	– Yes
		Commissioner Jones	– Yes	Commissioner Beckendorff	– Yes

PUBLIC COMMENT – None

CONSENT AGENDA

Items identified within the Consent Agenda are of a routine nature and will be passed with one vote without being discussed separately. If a member of the court or public requests that a particular item be discussed, that agenda item will be pulled from the Consent Agenda and discussed as part of the regular agenda at the appropriate time. One vote will approve the remaining items on the Consent Agenda.

2. Approval of Minutes – October 29, 2025 Regular Session

3. Request by County Treasurer for Approval of Payroll Disbursements.

4. Request by County Auditor to Approve and/or Ratify 2025 Budget Adjustments and Departmental Line-Item Transfers.

5. Request by County Engineer to accept Formal Notice from Flock Safety for Kimberly Dao regarding the installation of two (2) ALPR/PTZ cameras within the right of way of Anserra Trails SB From I10 Svc Rd, and Anserra Trails NB approaching I10 Svc Rd - Project # 2025-963.
6. Request by County Engineer to approve Mobility Bond assignments for Mayer Road from FM 1488 to FM 362.
7. Request by County Engineer to approve acceptance of the roads in Twinwood Business Park Phase 1A, Segment E into the county maintenance and release the bond.
8. Request by County Engineer to approve acceptance of the roads in Twinwood Business Park Phase 3 into the county maintenance and release the bond.
9. *Agenda Item 9 removed from the Consent Agenda for Court to take separate action. (page 3)*

Requests to approve payments on the following:

10. \$200.00 for Invoice #23959 to Texas Judicial Academy to be paid from line item 125-411-5632300 [County Organizational Dues].
11. \$1,175.00 for Invoice dated October 14, 2025 to Schmidt Funeral Home to be paid from line item 125-423-540705 [Transport to Morgue].
12. \$500.00 for Invoice #0675 to Clay's Mortuary & Cremations to be paid from line item 125-423-540705 [Transport to Morgue].
13. \$3,508.12 for Invoice #32063 to ICS to be paid from line item 604-604-581839 [Courthouse Soft Cost].
14. \$25,296.00 for Invoice #22005 to Imperial Woodworks, Inc. to be paid from line item 604-604-581839 [Courthouse Soft Cost].
15. \$707.00 for Invoice #250058 to Sterling Flags to be paid from line item 604-604-581839 [Courthouse Soft Cost].
16. \$1,202.00 for Invoice #190732 to UES Professional Solutions 44, LLC to be paid from line item 606-606-545405 [Soft Cost].
17. \$27,159.07 for Invoice #32098-5 to BGE, Inc. for Professional Services rendered August 23, 2025 through September 26, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
18. \$38,833.75 for Invoice #32099-5 to BGE, Inc. for Professional Services rendered August 23, 2025 through September 26, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
19. \$5,000.00 for Invoice #75860-07 to Binkley & Barfield, Inc. for Professional Services rendered September 1, 2025 through September 30, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

20. \$110,907.78 for Invoice #75665-07 to Binkley & Barfield, Inc. for Professional Services rendered September 1, 2025 through September 30, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
21. \$91,486.49 for Invoice #193895-04 to HR Green for Professional Services rendered July 26, 2025 through August 22, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
22. \$96,420.56 for Invoice #65035800-0925-06 to Kimley-Horn and Associates, Inc. for services rendered September 1, 2025 through September 30, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
23. \$93,739.75 for Invoice #100200-6 to R.G. Miller Engineers, Inc. for Professional Engineering Services rendered August 18, 2025 through September 21, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
24. \$14,519.13 for Invoice #304200.00-6 to Schaumburg & Pugh, Inc. for Professional Services rendered September 1, 2025 through September 26, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
25. Request by County Auditor to Approve and Ratify Accounts Payable.

Motion to approve **Consent Agenda** with item 9 removed made by Commissioner Beckendorff, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

Commissioner Jones – Yes

Commissioner Smith – Yes

Commissioner Beckendorff – Yes

9. Request by County Engineer to approve the Final Plat of Azalea Section 1 and accept the Construction Bond in Precinct 1.

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.

Motion carried by 4-0 vote with 1 Abstained.

Judge Trey Duhon – Yes

Commissioner Amsler

Commissioner Jones – Abstained

Commissioner Smith – Yes

Commissioner Beckendorff – Yes

PRESENTATION

26. **Presentation** by the Waller County Historical Society.

Commissioner Beckendorff made motion to accept the print from the Historical Society, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

Commissioner Jones – Yes

Commissioner Smith – Yes

Commissioner Beckendorff – Yes

ECONOMIC DEVELOPMENT

27. Discuss and take action to amend the tax abatement agreement between Waller County, Texas, and Twinwood Industrial Owner, LLC having Contract ID #230614-11d. Twinwood Industrial Owner, LLC was the property owner and tax abatement applicant. The property is located on Discovery Hills Parkway in Brookshire, Texas in the Waller County Twinwood Business Park Reinvestment Zone 12. The Reinvestment Zone is located west of and adjacent to Woods Road and south of Interstate 10.

Twinwood Industrial Owner, LLC constructed a spec distribution building of approximately 181,000 square feet and at estimated cost of \$9,000,000.00.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Smith – Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

TAX ASSESSOR-COLLECTOR

28. **Presentation** of 2024-2025 statistics related to value for Business Personal Property and Single-Family Homes. *No action required.*

ELECTIONS

29. Discuss and take action to approve the Canvass of the November 4, 2025 Constitutional Amendment and Joint Special Election.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Smith – Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

COUNTY ENGINEER

30. Discuss and take action to accept Assignment and Assumption of Detention Facilities Maintenance Agreement from Fort Bend County Municipal Utility District No. 213 - Twinwood Parkway PH 1A, Segment E, to Waller County; and Special Warranty Deed for the detention tracts.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Smith – Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

GRANT MANAGER

31. Discuss and take action to authorize the County Judge to accept the FY26 Victims of Crime Act Formula Grant Program award from the Office of the Governor in the amount of \$50,854.00 with a required local match contribution of \$25,701.73. Funding to be paid from line item 125-411-509900 [Transfer to Grant Fund].

Motion made by Commissioner Beckendorff, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Smith – Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

PROCUREMENT DIRECTOR

32. Discuss and take action to approve purchase of marquee sign for Precinct 4 Annex from Aria Signs & Designs, LLC, in an amount not to exceed \$79,800.00. Funds to be paid from line item 125-600-581610 [Pct 4 Building].

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Smith – Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

TREASURER

33. Discuss and take action to approve Salary Order amendment 2025.6 effective November 16, 2025.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

FIRE MARSHAL

34. ~~Discuss and take action on Burn Ban.~~
Item **WITHDRAWN**.

DIRECTOR OF POLICY & ADMINISTRATION

35. Discuss and take action to approve 2027 Budget Calendar.

Motion made by Commissioner Beckendorff, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

36. Discuss and take action on purchase sale agreement between Waller County and the City of Houston.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

Commissioner Beckendorff dismissed from meeting at 9:50 a.m.

DIRECTOR OF FACILITIES

37. Discuss and take action to approve payment of \$37,114.04 for Application # 20 to Sedalco from line item 604-581000 [Bldg Purch, Const, or Improv] **125-600-581620.**
and

38. Discuss and take action to approve payment of \$582,756.24 to be paid from:
\$33,026.91- 604-581045 [Professional Services]
\$549,729.33 - 604-581000 [Bldg Purch, Const, or Improv].

Motion to approve **agenda items 37 and 38** made by Commissioner Jones, seconded by Commissioner Smith.

Motion to amend the line item on agenda item 37 to 125-600-581620 made by Commissioner Smith, seconded by Commissioner Amsler.

Amendment carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Absent

Amended Motion carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Absent

MISCELLANEOUS

39. Discuss and take action to approve Resolution for the Nomination for Board of Directors of the Waller County Appraisal District.

Motion made by Commissioner Jones to split the votes between Tim Juneke, 695 votes and Brenda Nicholas, 694 votes, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Smith – Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Absent

40. ~~Approve deliberation of business and financial issues in executive session based on determination and recommendation from the District Attorney's Office that deliberation in an open meeting regarding business and financial issues related to the purchase, exchange, lease, or value of real properties would have a detrimental effect on the position of the County in negotiations with third persons. Item WITHDRAWN.~~

41. ~~Approve deliberation of business and financial issues in executive session based on determination and recommendation from the District Attorney's Office that deliberation in an open meeting regarding business and financial issues related to contract negotiations for it would have a detrimental effect on the position of the County in negotiations with third persons. Item WITHDRAWN.~~

EXECUTIVE SESSION

42. ~~Consultation with District Attorney regarding advice about pending or contemplated litigation or a settlement offer. Item WITHDRAWN.~~
43. ~~Deliberate business and financial issues related to the purchase, exchange, lease or value of real properties pursuant to Government Code Sections 551.072 and 551.0725. Item WITHDRAWN.~~
44. ~~Deliberate business and financial issues related to contract negotiations pursuant to Government Code Section 551.0725. Item WITHDRAWN.~~
45. ~~Reconvening Open Session to take any action necessary on matters discussed in Executive Session. Item WITHDRAWN.~~

ADJOURN MEETING

Motion to **adjourn** meeting by Commissioner Amsler, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Smith – Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Absent

Meeting was **ADJOURNED** at 9:56 a.m.

I **ATTEST** that the above proceedings are the true and correct minutes taken in my capacity as
Ex-Officio for the Commissioners' Court of Waller County.

Debbie Hollan
Waller County Clerk

APPROVED this the 19th day of November 2025.

Carbett "Trey" J. Duhon, III
County Judge

DRAFT



Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Vendor: 18425 - AMWINS GROUP BENEFITS									Vendor Total:	22,600.00
Dec 2025	Invoice	12/1/2025	12/1/2025	12/1/2025	12/1/2025	22,600.00	0.00	0.00	0.00	22,600.00
County Portion Dec 2025	APBNK - APBNK				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
County Portion Dec 2025	N/A		0.00	0.00	22,600.00	0.00	0.00	0.00	22,600.00	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
125-685-520303	Health Insurance				22,600.00	100.00%				
Vendor: 07548 - TAC HEBP									Vendor Total:	20,762.14
Dec 2025 County	Invoice	12/1/2025	12/1/2025	12/1/2025	12/1/2025	13,685.36	0.00	0.00	0.00	13,685.36
BCBS Co Portion Ret Prem Dec 2025	APBNK - APBNK				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
BCBS Co Portion Ret Prem Dec 2025	N/A		0.00	0.00	13,685.36	0.00	0.00	0.00	13,685.36	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
125-685-520303	Health Insurance				13,685.36	100.00%				
Dec 2025 Retiree	Invoice	12/1/2025	12/1/2025	12/1/2025	12/1/2025	7,076.78	0.00	0.00	0.00	7,076.78
BCBS Retiree Payment Dec 2025	APBNK - APBNK				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
BCBS Retiree Payment Dec 2025	N/A		0.00	0.00	7,076.78	0.00	0.00	0.00	7,076.78	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
999-203-111200	Medical Insurance				7,076.78	100.00%				

Item 5.

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	3	43,362.14	0.00	0.00	0.00	43,362.14	0.00	43,362.14
Grand Total:		43,362.14	0.00	0.00	0.00	43,362.14	0.00	43,362.14

Account Summary

Account	Name	Amount
125-685-520303	Health Insurance	36,285.36
Total:		36,285.36

Account	Name	Amount
999-203-111200	Medical Insurance	7,076.78
Total:		7,076.78

Monthly Report of Joan Beaty, Waller County Treasurer
OCTOBER 2025



THE STATE OF TEXAS
COUNTY OF WALLER

AFFIDAVIT

Pursuant to LGC 114.026, I, Joan Beaty, Waller County Treasurer do hereby submit The Treasurer's Monthly Report. This report includes, but is not limited to, money received and disbursed, debts due to and owed by the County, and other financial proceedings in the Treasurer's Office. The Treasurer's Books agree with the Auditor's General Ledger and the Bank Statements have been reconciled.

All investments are in compliance with both the Public Funds Investment Act and the Waller County Investment Policy. The investment strategy is passive, which maintains a liquid cash flow and safety of the investment as priorities. As your Treasurer, I keep a watchful eye to ensure that the "return of our principal" takes precedent over the "return on our principal". {GC 2256.023}

Therefore, Joan Beaty, County Treasurer of Waller County, Texas, who being fully sworn, upon oath says that the within and foregoing report is true and correct to the best of her knowledge.

Filing with accompanying vouchers this

15th day of October, 2025

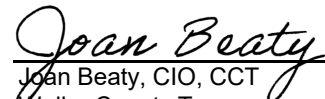
Page 1 General Operating Account Funds report of money received and disbursed

Page 2 Special Funds report of money received and disbursed

Page 3 Investment Portfolio by fund

Page 4 Long Term Debt

Attachment A Unpaid claims


Joan Beaty, CIO, CCT
Waller County Treasurer

Commissioners' Court having reviewed the Treasurer's Report as presented, having taken reasonable steps to ensure its accuracy and based upon presentations of the Treasurer's Office approve the report, subject to the county auditor's review and request that it be filed with the official minutes of this meeting. {LGC 114.026(c)}

In addition, the below signatures affirm that the Treasurer's Report complies with statutes as referenced. {LGC 114.026(d)}

The affidavit must state the amount of the cash and other assets that are in the custody of the County Treasurer at the time of the examination.
{LGC 114.026(d)} \$196,134,416.10 Month Ending Balance

Commissioners' Court Approval:

Carbett "Trey" J. Duhon III
Waller County Judge

John A. Amsler
Commissioner, Precinct 1

Walter E. Smith
Commissioner, Precinct 2

Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorff
Commissioner, Precinct 4

ATTEST:

Debbie Hollan, County Clerk

Date

Monthly Report of Joan Beaty, Waller County Treasurer

OCTOBER 2025

Item 6.

Fund	Beginning Balance	Total Received	Total Disbursed	Adjustments	Account Balances	TexPool Investments	TX Class Investments	Total Fund Balance
101 Voter Reg/Chapter 19	\$6,058.98	\$11.91	\$0.00	\$0.00	\$6,070.89	\$0.00	\$0.00	\$6,070.89
108 Elections	\$21,915.64	\$0.00	\$21,915.64	\$0.00	\$0.00	\$191,874.80	\$0.00	\$191,874.80
110 Road & Bridge	\$443,308.71	\$2,319,804.52	\$1,515,989.94	\$0.00	\$1,247,123.29	\$0.00	\$9,403,902.44	\$10,651,025.73
111 Law Library	\$14,384.37	\$4,263.65	\$16,908.10	\$0.00	\$1,739.92	\$307,182.44	\$0.00	\$308,922.36
112 Title IV Juv. Justice	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$103,298.80	\$0.00	\$103,298.80
113 DC Recs. Pres.	\$326.18	\$281.94	\$608.12	\$0.00	\$0.00	\$29,513.93	\$0.00	\$29,513.93
114 County RMPF	\$13,219.41	\$3,925.12	\$15,368.02	\$0.00	\$1,776.51	\$187,196.71	\$0.00	\$188,973.22
115 CC Recs. Pres.	\$50,069.00	\$19,794.12	\$65,877.77	\$0.00	\$3,985.35	\$318,823.52	\$0.00	\$322,808.87
116 CC Preservation	\$674.83	\$245.09	\$872.83	\$0.00	\$47.09	\$40,256.83	\$0.00	\$40,303.92
117 Courthouse Security	\$18,097.24	\$5,388.17	\$21,342.52	\$0.00	\$2,142.89	\$315,561.49	\$0.00	\$317,704.38
118 Graffiti	\$50.01	\$0.12	\$50.01	\$0.00	\$0.12	\$1,052.14	\$0.00	\$1,052.26
119 JP Technology	\$5,870.38	\$2,264.21	\$7,191.98	\$0.00	\$942.61	\$91,704.02	\$0.00	\$92,646.63
120 DC/Child Abuse Prev	\$4.47	\$0.00	\$4.47	\$0.00	\$0.00	\$1,852.51	\$0.00	\$1,852.51
121 Family Protection	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$43,122.67	\$0.00	\$43,122.67
122 Guardianship	\$70.01	\$680.00	\$5,418.16	\$0.00	-\$4,668.15	\$57,916.26	\$0.00	\$53,248.11
123 Justice Crt. Sec.	\$61.31	\$23.95	\$74.71	\$0.00	\$10.55	\$26,989.42	\$0.00	\$26,999.97
124 CC-Technology	\$194.59	\$56.23	\$248.00	\$0.00	\$2.82	\$9,649.85	\$0.00	\$9,652.67
125 General	\$358,028.75	\$4,800,373.99	\$5,007,259.44	\$53,339.97	\$204,483.27	\$41,576,962.06	\$18,827,366.32	\$60,608,811.65
126 DC-Technology	\$46.78	\$41.96	\$88.74	\$0.00	\$0.00	\$4,816.65	\$0.00	\$4,816.65
127 CC-RPD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$39,548.36	\$0.00	\$39,548.36
128 DC-RPD	\$40.07	\$20.00	\$60.07	\$0.00	\$0.00	\$32,064.00	\$0.00	\$32,064.00
129 DA Pretrial Div. Fee	\$8,223.89	\$5,209.01	\$8,837.58	\$0.00	\$4,595.32	\$73,844.75	\$0.00	\$78,440.07
131 Juv. Case Manager	\$2,084.98	\$58.73	\$0.00	\$0.00	\$2,143.71	\$0.00	\$0.00	\$2,143.71
132 Fire Marshal Fund	\$71,470.89	\$137.74	\$1,365.96	\$0.00	\$70,242.67	\$0.00	\$0.00	\$70,242.67
135 Court Facility	\$81,494.21	\$2,599.33	\$0.00	\$0.00	\$84,093.54	\$0.00	\$0.00	\$84,093.54
137 Justice Crt. Support	\$117,197.02	\$5,440.49	\$0.00	\$0.00	\$122,637.51	\$0.00	\$0.00	\$122,637.51
181 Available School	\$0.00	\$34,656.91	\$34,656.91	\$0.00	\$0.00	\$0.00	\$747,702.93	\$747,702.93
186 Ogg Trust	\$20,338.79	\$39.96	\$0.00	\$0.00	\$20,378.75	\$0.00	\$0.00	\$20,378.75
191 Narcotic Program	\$10.69	\$0.00	\$0.00	\$0.00	\$10.69	\$0.00	\$0.00	\$10.69
192 Federal Forfeiture	\$14,805.22	\$0.00	\$14,805.22	\$0.00	\$0.00	\$150,581.83	\$0.00	\$150,581.83
212 SCAAP-Federal Rev.	\$122,183.35	\$0.00	\$0.00	\$0.00	\$122,183.35	\$0.00	\$0.00	\$122,183.35
228 CJD-VOCA #4254701	-\$18,552.10	\$0.00	\$8,312.63	-\$20.00	-\$26,884.73	\$0.00	\$0.00	-\$26,884.73
234 STEP CMV-00029	-\$10,623.73	\$1,268.30	\$2,517.30	\$0.00	-\$11,872.73	\$0.00	\$0.00	-\$11,872.73
235 STEP COMP-00094	-\$16,206.98	\$0.00	\$3,123.64	\$0.00	-\$19,330.62	\$0.00	\$0.00	-\$19,330.62
241 ARPA Grant	\$266,231.58	\$0.00	\$138,463.80	\$0.00	\$127,767.78	\$0.00	\$0.00	\$127,767.78
244 LHMPP Grant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
245 CDBG-MIT Brookshire	-\$25.80	\$0.00	\$0.00	\$0.00	-\$25.80	\$0.00	\$0.00	-\$25.80
246 CDBG-MIT Prairie View	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
247 C4 Radio Grant #5005301	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
307 SAVNS Grant#1446517	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
311 Formula Grant	\$50,192.00	\$0.00	\$0.00	-\$50,192.00	\$0.00	\$0.00	\$0.00	\$0.00
318 TJJD-A	\$76,308.12	\$102,808.83	\$68,344.73	-\$3,229.44	\$107,542.78	\$0.00	\$0.00	\$107,542.78
324 SB22 Grant - DA	\$67,204.20	\$67.57	\$32,814.78	\$0.00	\$34,456.99	\$0.00	\$0.00	\$34,456.99
325 SB22 Grant - SO	\$115,156.33	\$110.88	\$58,725.19	\$0.00	\$56,542.02	\$0.00	\$0.00	\$56,542.02
326 HGAC Recycle Grant	-\$33,615.44	\$0.00	\$0.00	\$0.00	-\$33,615.44	\$0.00	\$0.00	-\$33,615.44
413 SETH Grant	\$50,000.00	\$0.00	\$0.00	\$0.00	\$50,000.00	\$0.00	\$0.00	\$50,000.00
515 Debt Service	\$54,779.88	\$56,793.20	\$111,573.08	\$0.00	\$0.00	\$0.00	\$1,156,368.23	\$1,156,368.23
604 Co. Courthouse Project	\$8,066,974.38	\$0.00	\$8,066,974.38	\$0.00	\$0.00	\$0.00	\$6,173,412.86	\$6,173,412.86
605 Mobility Bond Ser 2024	-\$134,102.08	\$1,847,709.93	\$1,713,607.85	\$0.00	\$0.00	\$0.00	\$103,249,173.74	\$103,249,173.74
606 Tax Notes, Series 2025	\$0.00	\$142,090.99	\$7,725.42	\$0.00	\$134,365.57	\$0.00	\$9,907,239.81	\$10,041,605.38
999 Payroll	\$564,812.98	\$3,943,559.76	\$3,928,758.61	\$0.00	\$579,614.13	\$0.00	\$0.00	\$579,614.13
Totals	\$10,468,763.11	\$13,299,726.61	\$20,879,885.60	-\$101.47	\$2,888,502.65	\$43,603,813.04	\$149,465,166.33	\$195,957,482.02
			Plus Outstanding Checks		\$4,212,242.14			
			Treasurer's Bank Balance		\$7,100,744.79			
			PB Statement Balance		\$7,100,744.79			
			Reconciled Bank Balance		\$7,100,744.79			

Monthly Report of Joan Beaty, Waller County Treasurer

OCTOBER 2025

Item 6.

Miscellaneous Accounts

Fund	Beginning Balance	Total Received	Total Disbursed	Adjustments	Account Balances	TexPool Investments	TX Class Investments	Total Fund Balance
188 Dismuke Estate	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$76,661.87	\$0.00	\$76,661.87
			Bank Statement Balance		\$0.00			
189 Hospital Trust	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,544.85	\$0.00	\$3,544.85
			Bank Statement Balance		\$0.00			
238 GLO Buyout/Acq Grant	\$374.87	\$0.24	\$0.00	\$0.00	\$375.11	\$0.00	\$0.00	\$375.11
			Add Outstanding Checks		\$0.00			
			Bank Statement Balance		\$375.11			
239 GLO Infrastructure Grant	\$920.44	\$102.23	\$1,022.41	\$0.00	\$0.26	\$0.00	\$0.00	\$0.26
			Add Outstanding Checks		\$0.00			
			Bank Statement Balance		\$0.26			
801 JP1 Report Acct	\$9,426.94	\$44,572.25	\$26,800.14	\$0.00	\$27,199.05	\$0.00	\$0.00	\$27,199.05
			Bank Statement Balance		\$27,199.05			
802 JP2 Report Acct	\$11,451.61	\$30,682.75	\$31,620.32	\$0.00	\$10,514.04	\$0.00	\$0.00	\$10,514.04
			Bank Statement Balance		\$10,514.04			
803 JP3 Report Acct	\$10,590.49	\$6.00	\$2,673.00	\$0.00	\$7,923.49	\$0.00	\$0.00	\$7,923.49
			Bank Statement Balance		\$7,923.49			
804 JP4 Report Acct	\$7,636.40	\$54,816.20	\$51,095.47	\$0.00	\$11,357.13	\$0.00	\$0.00	\$11,357.13
			Bank Statement Balance		\$11,357.13			
805 DC E-Filing	\$1,995.69	\$14,394.15	\$15,623.10	\$0.00	\$766.74	\$0.00	\$0.00	\$766.74
			Bank Statement Balance		\$766.74			
807 CC Recording Fee	\$15,004.46	\$63,169.97	\$64,258.00	\$0.00	\$13,916.43	\$0.00	\$0.00	\$13,916.43
			Bank Statement Balance		\$13,916.43			
808 CC Credit Card	\$2,578.91	\$16,832.93	\$17,347.00	\$0.00	\$2,064.84	\$0.00	\$0.00	\$2,064.84
			Bank Statement Balance		\$2,064.84			
810 CC E-Filing	\$9,186.12	\$10,106.84	\$10,366.00	\$0.00	\$8,926.96	\$0.00	\$0.00	\$8,926.96
			Bank Statement Balance		\$8,926.96			
811 DC Credit Card	\$1,278.51	\$9,790.74	\$10,562.70	\$0.00	\$506.55	\$0.00	\$0.00	\$506.55
			Bank Statement Balance		\$506.55			
812 R&B Credit Card	\$29,398.79	\$64,183.15	\$86,846.00	\$0.00	\$6,735.94	\$0.00	\$0.00	\$6,735.94
			Bank Statement Balance		\$6,735.94			
814 FM Credit Card	\$34.43	\$13,908.81	\$13,758.30	\$0.00	\$184.94	\$0.00	\$0.00	\$184.94
			Bank Statement Balance		\$184.94			
815 Environmental Cr Card	\$3,615.61	\$11,952.60	\$13,230.00	\$0.00	\$2,338.21	\$0.00	\$0.00	\$2,338.21
			Bank Statement Balance		\$2,338.21			
816 JP1 Efile	\$534.06	\$1,381.49	\$845.00	\$0.00	\$1,070.55	\$0.00	\$0.00	\$1,070.55
			Bank Statement Balance		\$1,070.55			
817 JP2 Efile	\$201.95	\$1,793.21	\$1,829.00	\$0.00	\$166.16	\$0.00	\$0.00	\$166.16
			Bank Statement Balance		\$166.16			
818 JP3 Efile	\$952.52	\$3,744.14	\$2,444.00	\$0.00	\$2,252.66	\$0.00	\$0.00	\$2,252.66
			Bank Statement Balance		\$2,252.66			
819 JP4 Efile	\$163.86	\$1,807.15	\$1,543.00	\$0.00	\$428.01	\$0.00	\$0.00	\$428.01
			Bank Statement Balance		\$428.01			
820 Treasurer Credit Card	\$92.67	\$5,092.92	\$5,185.30	\$0.00	\$0.29	\$0.00	\$0.00	\$0.29
			Bank Statement Balance		\$0.29			

WALLER COUNTY
INVESTMENT PORTFOLIO FOR MONTH ENDING
OCTOBER 2025

Item 6.

ACTIVITY

FINANCIAL INSTRUMENT AND INVESTED FUND	PURCHASE PRICE	MTD YIELD	BEGINNING BALANCE	TRANSFERS	MTD INTEREST	ENDING BALANCE
TEXAS CLASS INVESTMENTS						
125-General	\$22,745,561.55	4.2753%	\$22,745,561.55	(\$4,000,000.00)	\$81,804.77	\$18,827,366.32
110-R&B	\$11,363,035.50	4.2753%	\$11,363,035.50	(\$2,000,000.00)	\$40,866.94	\$9,403,902.44
515-Debt Service	\$1,041,979.56	4.2753%	\$1,041,979.56	\$110,573.08	\$3,815.59	\$1,156,368.23
181-Permanent School	\$779,589.45	4.2753%	\$779,589.45	(\$34,656.91)	\$2,770.39	\$747,702.93
604-Co Courthouse Project	\$648,161.39	4.2753%	\$648,161.39	\$5,521,613.86	\$3,637.61	\$6,173,412.86
605-Mobility Bond 2024	\$104,716,428.55	4.2753%	\$104,716,428.55	(\$1,847,709.93)	\$380,455.12	\$103,249,173.74
606-Tax Notes, Series 2025	\$10,012,681.22	4.2753%	\$10,012,681.22	(\$141,827.50)	\$36,386.09	\$9,907,239.81
TEXPOOL INVESTMENTS						
108-Elections	\$169,358.52	4.1418%	\$169,358.52	\$21,915.64	\$600.64	\$191,874.80
111-Law Library	\$290,424.47	4.1418%	\$290,424.47	\$15,732.84	\$1,025.13	\$307,182.44
112-Title IV Juvenile Justice	\$102,936.68	4.1418%	\$102,936.68	\$0.00	\$362.12	\$103,298.80
113-RPF District Clerk	\$28,804.35	4.1418%	\$28,804.35	\$608.12	\$101.46	\$29,513.93
114-County RMPF	\$171,222.96	4.1418%	\$171,222.96	\$15,368.02	\$605.73	\$187,196.71
115-RPF County Clerk	\$291,698.29	4.1418%	\$291,698.29	\$26,093.30	\$1,031.93	\$318,823.52
116-CC Preservation	\$39,245.73	4.1418%	\$39,245.73	\$872.83	\$138.27	\$40,256.83
117-Courthouse Security	\$293,182.89	4.1418%	\$293,182.89	\$21,342.52	\$1,036.08	\$315,561.49
118-Graffiti	\$998.70	4.1418%	\$998.70	\$50.01	\$3.43	\$1,052.14
119-JP Technology	\$84,812.22	4.1418%	\$84,812.22	\$6,591.98	\$299.82	\$91,704.02
120-DC Child Abuse Prev.	\$1,841.53	4.1418%	\$1,841.53	\$4.47	\$6.51	\$1,852.51
121-Family Protect Fee	\$42,971.53	4.1418%	\$42,971.53	\$0.00	\$151.14	\$43,122.67
122-Guardianship	\$57,713.26	4.1418%	\$57,713.26	\$0.00	\$203.00	\$57,916.26
123-Justice Court Security	\$26,820.35	4.1418%	\$26,820.35	\$74.71	\$94.36	\$26,989.42
124-CC Technology	\$9,368.81	4.1418%	\$9,368.81	\$248.00	\$33.04	\$9,649.85
125-General	\$41,431,219.72	4.1418%	\$41,431,219.72	\$0.00	\$145,742.34	\$41,576,962.06
126-DC Technology	\$4,711.29	4.1418%	\$4,711.29	\$88.74	\$16.62	\$4,816.65
127-CC RP Digitizing	\$39,409.74	4.1418%	\$39,409.74	\$0.00	\$138.62	\$39,548.36
128-DC RP Digitizing	\$31,891.77	4.1418%	\$31,891.77	\$60.07	\$112.16	\$32,064.00
129-DA Pretrial Diversion	\$73,585.88	4.1418%	\$73,585.88	\$0.00	\$258.87	\$73,844.75
188-Dismuke	\$76,393.15	4.1418%	\$76,393.15	\$0.00	\$268.72	\$76,661.87
189-Hospital	\$3,532.47	4.1418%	\$3,532.47	\$0.00	\$12.38	\$3,544.85
192-Federal Forfeiture	\$135,297.40	4.1418%	\$135,297.40	\$14,805.22	\$479.21	\$150,581.83
TOTALS	\$194,714,878.93		\$194,714,878.93	(\$2,268,150.93)	\$702,458.09	\$193,149,186.09

STATISTICS

1. THIS PORTFOLIO IS IN COMPLIANCE WITH THE WALLER COUNTY INVESTMENT POLICY AND APPLICABLE LAW.
2. CURRENT INVESTMENTS ARE AVAILABLE SAME OR NEXT DAY TO MAXIMIZE OPERATING FUNDS.
3. AS A COMPARATIVE BENCHMARK THE AVERAGE 90 DAY T-BILL RATE THIS MONTH 3.93%
4. THE TOTAL AMOUNT OF INVESTED DOLLARS FOR MONTH END: \$193,149,186.09
5. PROSPERITY BANK PLEDGED COLLATERAL MARKET VALUE: \$31,009,039.24
THIS AMOUNT WAS ADEQUATE TO SECURE ALL DEPOSITS AT PROSPERITY BANK.
6. TexPool Rated: AAAm by Standard & Poor's.
7. Texas CLASS Rated: AAAm by Standard & Poor's.
8. THIS REPORT IS PROVIDED ON A MONTHLY BASIS EXCEEDING THE PUBLIC FUNDS INVESTMENT ACT AND WALLER COUNTY INVESTMENT POLICY REQUIREMENTS TO KEEP THE COMMISSIONERS' COURT FULLY INFORMED.

WALLER COUNTY, TEXAS
Summary of Debt

Prepared by Alan Younts, Waller County Auditor

Total Capital Leases

Year	Principal	Interest
2024	\$0.00	\$0.00
2025	\$0.00	\$0.00
2026	\$0.00	\$0.00
2027	\$0.00	\$0.00
2028	\$0.00	\$0.00
2029-2033	\$0.00	\$0.00
2034-2038	\$0.00	\$0.00
2039-2043	\$0.00	\$0.00
	<u>\$0.00</u>	<u>\$0.00</u>

Total Bonds

Year	Principal	Interest
2024	\$4,085,000.00	\$2,679,200.76
2025	\$4,235,000.00	\$2,534,241.01
2026	\$4,390,000.00	\$2,375,519.76
2027	\$4,560,000.00	\$2,209,879.01
2028	\$4,035,000.00	\$2,036,175.01
2029-2033	\$18,310,000.00	\$7,907,912.55
2034-2038	\$21,020,000.00	\$4,174,646.60
2039-2043	\$10,630,000.00	\$1,100,575.00
	<u>\$71,265,000.00</u>	<u>\$25,018,149.70</u>

Treasurer's Record of Unpaid Claims	As of 10/31/2025		
	Date Registered	Reg #	Amount Registered
Vendors			
QUILL CORPORATION	04/18/23	3675	\$ 132.06
SPARKLIGHT	07/05/23	5416	\$ (322.29)
TURNER PIERCE AND FULTZ INC.	08/01/23	6062	\$ 323.77
VERIZON	08/15/23	6470	\$ (37.99)
RICOH USA, INC.	09/26/23	7478	\$ 260.24
ENTEC PEST MANAGEMENT INC	10/30/23	8234	\$ 250.00
NAPA AUTO PARTS	01/11/24	9982	\$ 170.88
HOMETOWN HARDWARE	01/22/24	10186	\$ 202.32
NAPA AUTO PARTS	01/26/24	10292	\$ 20.34
BECKENDORFF, JUSTIN	03/07/24	11503	\$ 203.05
KING RANCH AG & TURF	04/11/24	12554	\$ (16.00)
LIMITED SALES, EXCISE, AND USE TAX	04/29/24	12916	\$ 196.40
AT&T -CWO	07/12/24	14793	\$ 47,228.98
DIRECT ENERGY BUSINESS,LLC	10/17/24	17540	\$ 34.53
OTIS ELEVATOR COMPANY	10/18/24	17585	\$ 1,993.64
HOUSTON AREA POLICE CHIEFS ASSOCIATION	11/18/24	18477	\$ 60.00
CARRINGTON,PATRICE	12/02/24	18727	\$ 300.00
CARRINGTON,PATRICE	12/02/24	18728	\$ 300.00
GUINN & ASSOCIATES, PLLC	12/16/24	19206	\$ 1,420.00
XEROX CORPORATION	01/06/25	19692	\$ 224.82
XEROX CORPORATION	01/06/25	19693	\$ 298.95
BECKENDORFF, JUSTIN	01/06/25	19695	\$ 52.34
XEROX CORPORATION	01/09/25	19776	\$ 168.36
PAPE-DAWSON ENGINEERS	01/09/25	19794	\$ 1,930.50
PAPE-DAWSON ENGINEERS	01/09/25	19796	\$ 4,752.00
TAE4-HYDP DISTRICT 9	01/16/25	20013	\$ 110.00
TAE4-HYDP DISTRICT 9	01/16/25	20014	\$ 110.00
DIRECT ENERGY BUSINESS, LLC	02/13/25	20822	\$ 34.53
DIRECT ENERGY BUSINESS, LLC	02/13/25	20823	\$ 31.97
DIRECT ENERGY BUSINESS, LLC	02/13/25	20824	\$ 23.83
DIRECT ENERGY BUSINESS, LLC	02/19/25	20841	\$ 23.44
WAUKESHA-PEARCE INDUSTRIES, LLC	02/28/25	21269	\$ 60,106.00
XEROX CORPORATION	03/24/25	21945	\$ 238.47
GALLS, LLC	04/16/25	22591	\$ 26.40
GALLS, LLC	04/16/25	22592	\$ 29.99
GALLS, LLC	04/16/25	22593	\$ 18.99
GALLS, LLC	04/16/25	22594	\$ 303.70
GALLS, LLC	04/16/25	22595	\$ 309.95
DIRECT ENERGY BUSINESS, LLC	04/21/25	22762	\$ 68.39
ODP BUSINESS SOLUTIONS, LLC	04/22/25	22855	\$ 540.99
FORD, RUSSELL	04/28/25	22968	\$ 65.00
QUILL CORPORATION	04/28/25	22980	\$ 3,114.85
SPARKLIGHT	05/27/25	23864	\$ (334.21)
ROGER N ADAIR	05/27/25	23876	\$ 550.00
WAUKESHA-PEARCE INDUSTRIES, LLC	06/30/25	24796	\$ 74,723.00
TYLER TECHNOLOGIES, INC	07/30/25	25792	\$ 40,990.00
DANA SAFETY SUPPLY, INC.	07/31/25	25807	\$ 11,613.41
REPUBLIC SERVICES #473	08/06/25	25867	\$ 282.06
TRAVIS COUNTY CLERK	08/06/25	25873	\$ 607.00
FORT BEND SENIORS	08/06/25	25901	\$ 40,000.00
TEXAS STAR TRANSPORT, LLC	08/07/25	25963	\$ 3,016.15
TEXAS COMMUNICATIONS OF BRYAN	08/07/25	26031	\$ (800.00)
SCHMIDT FUNERAL HOME	08/07/25	26059	\$ 2,495.00
XEROX CORPORATION	08/11/25	26071	\$ 236.94
ODP BUSINESS SOLUTIONS, LLC	08/11/25	26093	\$ 131.00
ODP BUSINESS SOLUTIONS, LLC	08/13/25	26215	\$ 74.89
ODP BUSINESS SOLUTIONS, LLC	08/21/25	26414	\$ 575.00
SPARKLIGHT	09/03/25	26646	\$ 545.93
XEROX CORPORATION	09/03/25	26668	\$ 243.87
GRANTWORKS, INC	09/04/25	26722	\$ 6,160.77
ODP BUSINESS SOLUTIONS, LLC	09/09/25	26965	\$ 257.11
STEWART, RAYMOND	09/09/25	26977	\$ 410.55
QUADIENT	09/10/25	27001	\$ 511.59
SPARKLIGHT	09/10/25	27005	\$ 125.93
WALLER COUNTY ECONOMIC DEV.	09/10/25	27010	\$ 75,000.00
HOMETOWN HARDWARE	09/18/25	27125	\$ 91.98
ODP BUSINESS SOLUTIONS, LLC	09/18/25	27153	\$ 8.60
ODP BUSINESS SOLUTIONS, LLC	09/18/25	27155	\$ 20.69
ODP BUSINESS SOLUTIONS, LLC	09/18/25	27156	\$ 116.93
ODP BUSINESS SOLUTIONS, LLC	09/18/25	27157	\$ 48.63
ODP BUSINESS SOLUTIONS, LLC	09/18/25	27158	\$ 36.73
ODP BUSINESS SOLUTIONS, LLC	09/18/25	27166	\$ 275.72

Item 6.

Treasurer's Record of Unpaid Claims	As of 10/31/2025		
	Date Registered	Reg #	Amount Registered
Vendors			
TELOMACK CABLING SOLUTIONS	09/18/25	27174	\$ 459.72
CITIBANK, N.A	09/18/25	27177	\$ 2,016.98
LAROCHE	09/18/25	27186	\$ 536.64
GFT INFRASTRUCTURE INC	09/22/25	27290	\$ 151,574.98
TELOMACK CABLING SOLUTIONS	09/22/25	27295	\$ 1,410.00
BOXX MODULAR INC.	09/23/25	27338	\$ 1,832.00
GALLS, LLC	09/23/25	27357	\$ 192.68
THE RANDLE LAW OFFICE	09/23/25	27372	\$ 680.00
INNOVATIVE COMMUNICATION SYSTEMS	09/23/25	27388	\$ 950.00
PITNEY BOWES INC	09/23/25	27399	\$ 156.75
QUIDDITY	09/24/25	27445	\$ 10,999.00
SOUTHERN SOFTWARE, INC.	09/25/25	27454	\$ 2,185.00
HOMETOWN HARDWARE	09/26/25	27517	\$ 42.95
BECKWORTH, BENJAMIN	09/26/25	27532	\$ 3,070.00
SCHMIDT FUNERAL HOME	10/01/25	27589	\$ 1,125.00
VERIZON	10/01/25	27603	\$ 37.99
BRAZOS VALLEY COUNCIL OF GOVERNMENTS	10/02/25	27624	\$ 8,250.00
BROOKSHIRE HARDWARE	10/02/25	27627	\$ 705.68
SKELTON BUSINESS EQUIPMENT	10/02/25	27637	\$ 234.00
PERDUE BRANDON FIELDER COLLINS & MOTT LLP	10/06/25	27651	\$ 914.02
XEROX CORPORATION	10/08/25	27744	\$ 379.73
XEROX CORPORATION	10/08/25	27745	\$ 555.07
FORT BEND MEDICAL EXAMINER	10/08/25	27757	\$ 8,650.00
L&W SUPPLYE CORPORATION	10/08/25	27795	\$ 3,116.25
COLLIER EQUINE VET SERVICE, PA	10/08/25	27799	\$ 95.00
COLLIER EQUINE VET SERVICE, PA	10/08/25	27800	\$ 55.00
COLLIER EQUINE VET SERVICE, PA	10/08/25	27801	\$ 45.00
COLLIER EQUINE VET SERVICE, PA	10/08/25	27802	\$ 45.00
COLLIER EQUINE VET SERVICE, PA	10/08/25	27803	\$ 45.00
HOMETOWN HARDWARE	10/08/25	27805	\$ 517.72
HOMETOWN HARDWARE	10/08/25	27806	\$ 37.96
UNITED AG & TURF	10/08/25	27811	\$ (16.74)
HOMETOWN HARDWARE	10/08/25	27812	\$ 37.99
SPARKLIGHT	10/09/25	27847	\$ 1,091.86
CITY ELECTRIC SUPPLY	10/09/25	27857	\$ 668.80
XEROX CORPORATION	10/10/25	27869	\$ 237.49
XEROX CORPORATION	10/10/25	27873	\$ 262.77
RICOH USA INC.	10/10/25	27884	\$ 347.81
VOSS LIGHTING	10/10/25	27897	\$ 1,183.10
L&W SUPPLY CORPORATION	10/10/25	27903	\$ 3,116.25
HUSCH BLACKWELL LLP	10/15/25	27915	\$ 1,725.00
XEROX CORPORATION	10/15/25	27918	\$ 394.33
INNOVATIVE COMMUNICATION SYSTEMS	10/15/25	27973	\$ 3,508.12
INNOVATIVE COMMUNICATION SYSTEMS	10/15/25	27974	\$ 87.50
INNOVATIVE COMMUNICATION SYSTEMS	10/15/25	27975	\$ 175.00
LDD BLUELINE	10/15/25	27984	\$ 3,712.50
LDD BLUELINE	10/15/25	27985	\$ 2,878.72
LDD BLUELINE	10/15/25	27986	\$ 1,207.21
TEXASJUDICIAL ACADEMY	10/15/25	27988	\$ 200.00
JOHNSTONE SUPPLY	10/15/25	27989	\$ 524.80
SINGLETON & SONS FUNERAL HOME, INC.	10/15/25	27990	\$ 2,000.00
SPARKLIGHT	10/15/25	27992	\$ 150.00
HOMETOWN HARDWARE	10/15/25	27995	\$ 31.99
HOMETOWN HARDWARE	10/15/25	27996	\$ 55.98
PLATINUM COPIER SOLUTIONS	10/16/25	27998	\$ 250.00
BRADY INDUSTRIES	10/16/25	28002	\$ 3,120.16
THE HOME DEPOT	10/16/25	28027	\$ 1,260.65
SCHMIDT FUNERAL HOME	10/16/25	28030	\$ 1,175.00
AMAZON CAPITAL SERVICES	10/20/25	28047	\$ 304.81
ROCA CLEANING SERVICES	10/20/25	28048	\$ 600.00
ROCA CLEANING SERVICES	10/20/25	28049	\$ 600.00
DELICIOUS PASTRIES BY MARY	10/20/25	28080	\$ 1,904.00
HOMETOWN HARDWARE	10/20/25	28084	\$ 41.16
HOMETOWN HARDWARE	10/20/25	28085	\$ 51.97
HOMETOWN HARDWARE	10/20/25	28086	\$ 11.89
HOMETOWN HARDWARE	10/20/25	28087	\$ 149.00
AMERICAN PATRIOT INDUSTRIES	10/20/25	28088	\$ 2,415.83
HD SUPPLY FACILITIES MAINTENCE, LTD.	10/21/25	28142	\$ (71.20)
HD SUPPLY FACILITIES MAINTENCE, LTD.	10/21/25	28143	\$ 81.39
HD SUPPLY FACILITIES MAINTENCE, LTD.	10/21/25	28144	\$ 197.79
UTILITY ASSOCIATES INC.	10/21/25	28149	\$ 22,555.00
VOLKERT, INC	10/21/25	28150	\$ 36,498.13

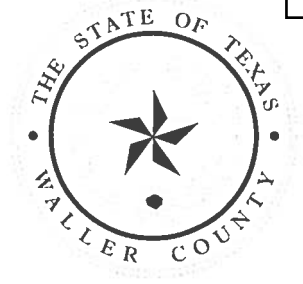
Treasurer's Record of Unpaid Claims	As of 10/31/2025		
	Date Registered	Reg #	Amount Registered
Vendors			
TEDSI INFRASTRUCTURE GROUP	10/21/25	28152	\$ 30,017.65
LJA ENGINEERING	10/21/25	28153	\$ 313,974.50
KIMLEY-HORN AND ASSOCIATED, INC	10/21/25	28154	\$ 97,529.02
GFT INFRASTRUCTURE INC	10/21/25	28155	\$ 81,541.50
CLASSIC EVENTS CATERING & CAFÉ	10/21/25	28164	\$ 4,600.00
CITY ELECTRIC SUPPLY	10/21/25	28167	\$ 1,047.50
1 STEP DETECT	10/21/25	28180	\$ 1,531.00
CIVIL CORP	10/22/25	28209	\$ 71,621.05
XPERNET SERVICES	10/22/25	28215	\$ 714.00
XPERNET SERVICES	10/22/25	28216	\$ 23,890.00
XPERNET SERVICES	10/22/25	28217	\$ 4,600.00
XPERNET SERVICES	10/22/25	28218	\$ 5,655.00
ODP BUSINESS SOLUTIONS, LLC	10/22/25	28220	\$ 206.80
KING ARCHITECTURAL CONSULTING SERVICES PLLC	10/22/25	28222	\$ 2,050.16
CANON FINANCIAL SERVICES, INC.	10/22/25	28225	\$ 461.91
XEROX CORPORATION	10/22/25	28226	\$ 9.41
QUILL COROPORATION	10/22/25	28228	\$ 15.66
QUILL COROPORATION	10/22/25	28229	\$ 62.69
QUILL COROPORATION	10/22/25	28230	\$ 68.14
HONEY BEE SEPTIC LLC	10/22/25	28232	\$ 306.05
HOMETOWN HARDWARE	10/22/25	28233	\$ 38.94
LEGACY WASTE SERVICES	10/22/25	28234	\$ 770.80
EDMONDS INSURANCE AGENCY	10/22/25	28237	\$ 350.00
EDMONDS INSURANCE AGENCY	10/22/25	28238	\$ 210.00
EDMONDS INSURANCE AGENCY	10/22/25	28239	\$ 100.00
PERDUE BRANDON FIELDER COLLINS & MOTT LLP	10/22/25	28241	\$ 631.45
ORIENTAL TRADING	10/22/25	28244	\$ 93.78
HOMETOWN HARDWARE	10/22/25	28245	\$ 67.96
BURRELL, JERRY	10/22/25	28246	\$ 15.00
TEXAS JUSTICE COURT TRAINING CENTER	10/22/25	28247	\$ 350.00
UES PROFESSIONAL SOLUTIONS 44	10/22/25	28249	\$ 1,202.00
IMPERIAL WOODWORKS	10/22/25	28250	\$ 25,296.00
GENTRY, SHERRY	10/22/25	28251	\$ 30.80
FAYETTE COUNTY CSCD	10/22/25	28252	\$ 1,080.00
NETPROTEC LLC	10/22/25	28253	\$ 600.00
HOMETOWN HARDWARE	10/22/25	28254	\$ 333.68
HOMETOWN HARDWARE	10/22/25	28255	\$ 103.10
HOMETOWN HARDWARE	10/22/25	28256	\$ 5.98
RICHARD OVIDIO RENDON VELASCO	10/22/25	28257	\$ 250.00
STERLING FLAGS	10/22/25	28258	\$ 707.00
LAW ENFORCEMENT SYSTEMS	10/22/25	28261	\$ 214.00
COMMAND COMMUNICATIONS	10/22/25	28262	\$ 2,134.95
QUILL CORPORATION	10/22/25	28263	\$ 56.68
QUILL CORPORATION	10/22/25	28264	\$ 142.70
QUILL CORPORATION	10/22/25	28265	\$ 150.27
QUILL CORPORATION	10/22/25	28266	\$ 2,111.65
TEXAS JUSTICE COURT TRAINING CENTER	10/23/25	28267	\$ 50.00
TEXAS JUSTICE COURT TRAINING CENTER	10/02/25	28268	\$ 50.00
TEXAS STAR TRANSPORT, LLC	10/28/25	28270	\$ 1,609.34
TEXAS STAR TRANSPORT, LLC	10/28/25	28271	\$ 1,682.42
TEXAS STAR TRANSPORT, LLC	10/28/25	28272	\$ 3,080.70
TEXAS STAR TRANSPORT, LLC	10/28/25	28273	\$ 1,627.92
TEXAS STAR TRANSPORT, LLC	10/28/25	28274	\$ 3,299.63
TEXAS STAR TRANSPORT, LLC	10/28/25	28275	\$ 1,638.32
TEXAS STAR TRANSPORT, LLC	10/28/25	28276	\$ 816.17
TEXAS STAR TRANSPORT, LLC	10/28/25	28277	\$ 2,388.33
TEXAS STAR TRANSPORT, LLC	10/28/25	28278	\$ 3,166.11
TEXAS STAR TRANSPORT, LLC	10/28/25	28279	\$ 3,121.66
TEXAS STAR TRANSPORT, LLC	10/28/25	28280	\$ 3,121.34
TEXAS STAR TRANSPORT, LLC	10/28/25	28281	\$ 3,087.32
TEXAS STAR TRANSPORT, LLC	10/28/25	28282	\$ 3,158.51
NAPA AUTO PARTS	10/28/25	28283	\$ 805.98
SAN BERNARD ELECTRIC CO-OP	10/28/25	28284	\$ 526.55
ALSCO	10/28/25	28285	\$ 325.28
XEROX CORPORATION	10/28/25	28286	\$ 40.33
XEROX CORPORATION	10/28/25	28287	\$ 81.82
XEROX CORPORATION	10/28/25	28288	\$ 79.49
XEROX CORPORATION	10/28/25	28289	\$ 108.28
XEROX CORPORATION	10/28/25	28290	\$ 94.47
XEROX CORPORATION	10/28/25	28291	\$ 88.85
XEROX FINANCIAL SERVICES	10/28/25	28292	\$ 179.00
CONSOLIDATED COMMUNICATIONS	10/28/25	28293	\$ 252.91

Treasurer's Record of Unpaid Claims	As of 10/31/2025		
	Date Registered	Reg #	Amount Registered
Vendors			
CONSOLIDATED COMMUNICATIONS	10/28/25	28294	\$ 117.40
QUILL COROPORATION	10/28/25	28295	\$ 30.39
QUILL COROPORATION	10/28/25	28296	\$ 24.69
QUILL COROPORATION	10/28/25	28297	\$ 25.55
QUILL COROPORATION	10/28/25	28298	\$ 234.89
QUILL COROPORATION	10/28/25	28299	\$ 1.95
QUILL COROPORATION	10/28/25	28300	\$ 5.87
QUILL COROPORATION	10/28/25	28301	\$ 128.76
QUILL COROPORATION	10/28/25	28302	\$ 99.16
QUILL COROPORATION	10/28/25	28303	\$ 101.08
QUILL COROPORATION	10/28/25	28304	\$ 19.02
LEGACY WASTE SERVICES	10/28/25	28305	\$ 808.80
ALTEX WELDING SUPPLY INC.	10/28/25	28306	\$ 150.66
ARBORTRUE, LLC	10/28/25	28307	\$ 7,072.50
WINSLOW, DEBBIE	10/28/25	28308	\$ 9.50
MCFADDEN, JACOB	10/28/25	28309	\$ 10.00
RG MILLER ENGINEERS	10/28/25	28310	\$ 93,739.75
KIMLEY-HORN AND ASSOCIATED, INC	10/28/25	28311	\$ 96,420.56
GREAT SOUTHERN STABILIZED, LLC	10/28/25	28312	\$ 642.57
WAKEFIELD BRIDGE, INC.	10/28/25	28313	\$ 10,000.00
HOMETOWN HARDWARE	10/28/25	28314	\$ 69.98
TURNER, PIERCE & FULTZ, INC	10/28/25	28315	\$ 550.33
FELLS, ASTON	10/29/25	28316	\$ 175.00
PETROLEUM TRADERS CORPORATION	10/29/25	28317	\$ 16,887.04
ALTEX WELDING SUPPLY INC.	10/29/25	28318	\$ 145.68
UTILITY TRAILER SALES SOUTHEAST TEXAS, INC.	10/29/25	28319	\$ 139.94
DOGGETT HEAVY MACHINERY SERVICES	10/29/25	28320	\$ 132.50
WALLER COUNTY ASPHALT	10/29/25	28321	\$ 10,000.10
ZAVALA, IRMA	10/29/25	28322	\$ 895.00
CLAY'S MORTUARY & CREMATIONS	10/29/25	28323	\$ 500.00
AMAZON CAPITAL SERVICES	10/29/25	28324	\$ (69.99)
5M LEGACY PROPERTIES, LLC	10/29/25	28325	\$ 3,575.00
TOMPKINS, STEPHANIE	10/29/25	28326	\$ 149.99
RICOH USA INC.	10/29/25	28327	\$ 130.12
KIMBALL MIDWEST	10/29/25	28328	\$ 785.60
KELLEY, MCKENZIE	10/29/25	28329	\$ 29.82
COLLIER EQUINE VET SERVICE, PA	10/29/25	28330	\$ 45.00
COLLIER EQUINE VET SERVICE, PA	10/29/25	28331	\$ 45.00
COLLIER EQUINE VET SERVICE, PA	10/29/25	28332	\$ 45.00
COLLIER EQUINE VET SERVICE, PA	10/29/25	28333	\$ 45.00
COLLIER EQUINE VET SERVICE, PA	10/29/25	28334	\$ 45.00
COLLIER EQUINE VET SERVICE, PA	10/29/25	28335	\$ 45.00
COLLIER EQUINE VET SERVICE, PA	10/29/25	28336	\$ 45.00
VORTECH	10/29/25	28337	\$ 320.78
TYLER TECHNOLOGIES, INC	10/29/25	28338	\$ 636.86
BRADY INDUSTRIES	10/29/25	28339	\$ 5,426.36
TRINICOM COMMUNICATIONS, LLC	10/29/25	28340	\$ 107.49
TRINICOM COMMUNICATIONS, LLC	10/29/25	28341	\$ 233.60
SOUTHERN TIRE MART	10/29/25	28342	\$ 3,307.72
MARCH, MATTHEW	10/29/25	28343	\$ 31.50
MARCH, MATTHEW	10/29/25	28344	\$ 31.50
MARCH, MATTHEW	10/29/25	28345	\$ 65.80
MARCH, MATTHEW	10/29/25	28346	\$ 88.90
MARCH, MATTHEW	10/29/25	28347	\$ 88.90
PIERCE, CHERYL	10/29/25	28348	\$ 54.60
HENSLEY, DEAN	10/29/25	28349	\$ 23.77
GIGATRON SOFTWARE CORPORATION	10/29/25	28350	\$ 724.00
INNOVATIVE COMMUNICATION SYSTEMS	10/29/25	28351	\$ 369.02
INNOVATIVE COMMUNICATION SYSTEMS	10/29/25	28352	\$ 238.22
WILLIAMS MITIGATION AND CONSULTING LLC	10/29/25	28353	\$ 320.50
TRINICOM COMMUNICATIONS, LLC	10/29/25	28354	\$ 107.49
HOMETOWN HARDWARE	10/29/25	28355	\$ 57.00
HOMETOWN HARDWARE	10/29/25	28356	\$ 449.95
HOMETOWN HARDWARE	10/29/25	28357	\$ 7.18
HOMETOWN HARDWARE	10/29/25	28358	\$ 76.56
HOMETOWN HARDWARE	10/29/25	28359	\$ 321.69
VOSS LIGHTING	10/29/25	28360	\$ 2,039.00
VOYAGER FLEET SYSTEMS, INC.	10/29/25	28361	\$ 51,041.61
AT&T	10/30/25	28363	\$ 713.54
AT&T	10/30/25	28364	\$ 365.92
AT&T	10/30/25	28365	\$ 2,774.45
ODP BUSINESS SOLUTIONS, LLC	10/30/25	28366	\$ 105.35

Treasurer's Record of Unpaid Claims		As of 10/31/2025	
Vendors	Date Registered	Reg #	Amount Registered
ODP BUSINESS SOLUTIONS, LLC	10/30/25	28367	\$ 19.61
ODP BUSINESS SOLUTIONS, LLC	10/30/25	28368	\$ 60.99
ODP BUSINESS SOLUTIONS, LLC	10/30/25	28369	\$ 62.59
ODP BUSINESS SOLUTIONS, LLC	10/30/25	28370	\$ 22.65
CAPITAL ONE	10/30/25	28371	\$ 570.43
AGUILAR, ALFONSO	10/30/25	28372	\$ 200.00
AGUILAR, ALFONSO	10/30/25	28373	\$ 200.00
SAN BERNARD ELECTRIC CO-OP	10/30/25	28374	\$ 12,820.13
AMAZON CAPITAL SERVICES	10/30/25	28375	\$ 290.26
LANDRY, JILL	10/30/25	28376	\$ 500.00
KATY PRINTERS	10/30/25	28377	\$ 564.60
QUILL COROPORATION	10/30/25	28378	\$ 87.98
ZAVALA, IRMA	10/30/25	28379	\$ 545.00
ZAVALA, IRMA	10/30/25	28380	\$ 170.00
CONSOLIDATED COMMUNICATIONS	10/30/25	28381	\$ 185.58
DELL MARKETING L.P	10/30/25	28382	\$ 5,774.90
ROWDY HAACK	10/30/25	28383	\$ 350.00
CHARLES KARISCH	10/30/25	28384	\$ 673.44
PERDUE BRANDON FIELDER COLLINS & MOTT LLP	10/30/25	28385	\$ 4,916.49
ODP BUSINESS SOLUTIONS, LLC	10/30/25	28386	\$ (575.00)
AMG PRINTING & MAILING	10/30/25	28387	\$ 18,514.44
HOMETOWN HARDWARE	10/30/25	28388	\$ 88.57
HARDY, CHARLESTON	10/30/25	28389	\$ 371.45
HUFFMAN,BRENT	10/30/25	28390	\$ 932.66
TOTAL UNPAID			\$ 1,751,919.60

WALLER COUNTY ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer



November 6, 2025

Christian R. Walker, P.E.
Quiddity Engineering, LLC
2322 West Grand Parkway North, Ste 150
Katy, Texas 77449-7821
832-280-8346

Re: Sunterra Lakes Sec 1 – Substantial Completion /One-Year Warranty Period

Mr. Walker

This formal notice is per your request to inspect the above referenced project in order to begin the one (1) year maintenance period.

On 08/11/2025, Mr. Robert J.P. Goodspeed from Waller County Engineering Department concluded all punch list items are completed.

The County will consider the maintenance period to start on 08/11/2025. The road will be reviewed again in one (1) year to determine if any additional work is required before a motion for final acceptance of the road is submitted to Waller County Commissioners' Court.

Please contact us on or after the anniversary date of 08/11/2026 to schedule the Final Inspection.

If you have questions or require further information, please feel free to contact me at (979) 826-7670.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Ross McCall", is written over a circular stamp that partially overlaps the signature.

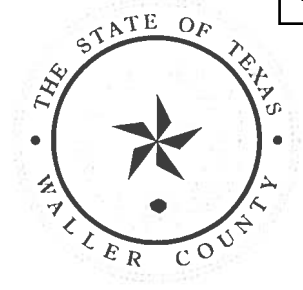
J. Ross McCall, P.E.
Waller County Engineer

SUNTERRA LAKES SECTION 1

Road Name	Precinct	Length		Right-of-Way	Pavement		Subdivision	Plat Recordation		Cost of	Comments
		Feet	Miles	Width	Type	Width		Date	Instrument No.	Construction	
SUNLIT CIRCLE	3	2349.21	0.44	60'	6" Concrete Pavement	28	Sunterra Lakes	5/1/2025	2504916	\$ 628,375.90	
DAYBREAK DRIVE	3	424.00	0.08	60'	6" Concrete Pavement	28	Sunterra Lakes	5/1/2025	2504916	\$ 113,413.18	
OASIS FALLS DRIVE	3	1138.44	0.22	60'	6" Concrete Pavement	28	Sunterra Lakes	5/1/2025	2504916	\$ 304,514.39	
STAR SKYE DRIVE	3	1303.75	0.25	60'	6" Concrete Pavement	28	Sunterra Lakes	5/1/2025	2504916	\$ 348,732.16	
STARLIGHT SUMMIT DRIVE	3	424.00	0.08	60'	6" Concrete Pavement	28	Sunterra Lakes	5/1/2025	2504916	\$ 113,413.18	
NEWSTAR DRIVE	3	150.00	0.03	60'	6" Concrete Pavement	28	Sunterra Lakes	5/1/2025	2504916	\$ 40,122.59	
		5789.40	1.10							\$ 1,548,571.40	

WALLER COUNTY ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer



November 6, 2025

Christian R. Walker, P.E.
Quiddity Engineering, LLC
2322 West Grand Parkway North, Ste 150
Katy, Texas 77449-7821
832-280-8346

Re: Sunterra Lakes Sec 4 – Substantial Completion /One-Year Warranty Period

Mr. Walker

This formal notice is per your request to inspect the above referenced project in order to begin the one (1) year maintenance period.

On 08/04/2025, Mr. Robert J.P. Goodspeed from Waller County Engineering Department concluded all punch list items are completed.

The County will consider the maintenance period to start on 08/04/2025. The road will be reviewed again in one (1) year to determine if any additional work is required before a motion for final acceptance of the road is submitted to Waller County Commissioners' Court.

Please contact us on or after the anniversary date of 08/04/2026 to schedule the Final Inspection.

If you have questions or require further information, please feel free to contact me at (979) 826-7670.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Ross McCall", is written over the word "Sincerely,".

J. Ross McCall, P.E.
Waller County Engineer

SUNTERRA LAKES SECTION 4

Road Name	Precinct	Length		Right-of-Way	Pavement		Subdivision	Plat Recordation		Cost of	Comments
		Feet	Miles	Width	Type	Width		Date	Instrument No.	Construction	
SUNFLOWER VIEW ST		2440.38	0.46	60'	6" Concrete Pavement	28	Sunterra Lakes	5/30/2025	2506307	\$ 662,339.18	
AMOR LANE		69.58	0.01	60'	6" Concrete Pavement	28	Sunterra Lakes	5/30/2025	2506307	\$ 18,884.38	
STARRY NIGHT DRIVE		195.32	0.04	60'	6" Concrete Pavement	28	Sunterra Lakes	5/30/2025	2506307	\$ 53,010.60	
SUN BURST LANE		1521.33	0.29	60'	6" Concrete Pavement	28	Sunterra Lakes	5/30/2025	2506307	\$ 412,901.89	
SUNRISE GLEN DRIVE		300.00	0.06	60'	6" Concrete Pavement	28	Sunterra Lakes	5/30/2025	2506307	\$ 81,422.40	
		4526.61	0.86							\$ 1,228,558.45	

WALLER COUNTY ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer



November 6, 2025

Christian R. Walker, P.E.
Quiddity Engineering, LLC
2322 West Grand Parkway North, Ste 150
Katy, Texas 77449-7821
832-280-8346

Re: Sunterra Lakes Boulevard Street Dedication Sec 1 – Substantial Completion /One-Year Warranty Period

Mr. Walker

This formal notice is per your request to inspect the above referenced project in order to begin the one (1) year maintenance period.

On 08/27/2025, Mr. Robert J.P. Goodspeed from Waller County Engineering Department concluded all punch list items are completed.

The County will consider the maintenance period to start on 08/27/2025. The road will be reviewed again in one (1) year to determine if any additional work is required before a motion for final acceptance of the road is submitted to Waller County Commissioners' Court.

Please contact us on or after the anniversary date of 08/27/2026 to schedule the Final Inspection.

If you have questions or require further information, please feel free to contact me at (979) 826-7670.

Sincerely,

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J. Ross McCall, P.E.
Waller County Engineer

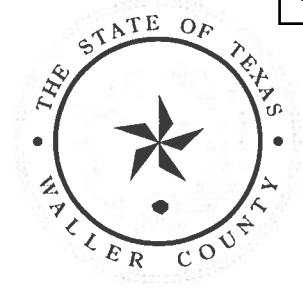
Item 11.

SUNTERRA LAKES Blvd Street Ded Sec 1

[illegible]

WALLER COUNTY ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer



November 6, 2025

Darren J McAffe, P.E.
Quiddity Engineering, LLC
4350 Lockhill Selma Rd., Ste 100
San Antonio, Texas 78249-2162
210-546-0053

Re: Sunterra Lakes Sec 2 – Substantial Completion /One-Year Warranty Period

Mr. Walker

This formal notice is per your request to inspect the above referenced project in order to begin the one (1) year maintenance period.

On 07/31/2025 , Mr. Robert J.P. Goodspeed from Waller County Engineering Department concluded all punch list items are completed.

The County will consider the maintenance period to start on 07/31/2025. The road will be reviewed again in one (1) year to determine if any additional work is required before a motion for final acceptance of the road is submitted to Waller County Commissioners' Court.

Please contact us on or after the anniversary date of 07/31/2026 to schedule the Final Inspection.

If you have questions or require further information, please feel free to contact me at (979) 826-7670.

Sincerely,

A blue ink signature of J. Ross McCall, written in a cursive style, is positioned above the printed name and title.

J. Ross McCall, P.E.
Waller County Engineer

SUNTERRA LAKES SECTION 2

[illegible]

WALLER COUNTY ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer



November 6, 2025

Darren J McAffe, P.E.
Quiddity Engineering, LLC
4350 Lockhill Selma Rd., Ste 100
San Antonio, Texas 78249-2162
210-546-0053

Re: Sunterra Lakes Sec 3 – Substantial Completion /One-Year Warranty Period

Mr. Walker

This formal notice is per your request to inspect the above referenced project in order to begin the one (1) year maintenance period.

On 07/31/2025 , Mr. Robert J.P. Goodspeed from Waller County Engineering Department concluded all punch list items are completed.

The County will consider the maintenance period to start on 07/31/2025. The road will be reviewed again in one (1) year to determine if any additional work is required before a motion for final acceptance of the road is submitted to Waller County Commissioners' Court.

Please contact us on or after the anniversary date of 07/31/2026 to schedule the Final Inspection.

If you have questions or require further information, please feel free to contact me at (979) 826-7670.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Ross McCall", with a long horizontal flourish extending to the right.

J. Ross McCall, P.E.
Waller County Engineer

SUNTERRA LAKES SECTION 3

[illegible]

WALLER COUNTY ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer



November 6, 2025

Karena B Hauter, PE
Quiddity
2322 W. Grand Parkway North, Suite 150
Katy, Texas 77449
832-913-4000

Re: Sunterra Section 71 – Final Acceptance

Mr. Hauter,

Our office has performed a Final Inspection on the above referenced project. Punch list items have been completed, and the roads appear to meet requirements as set forth in the latest version of the Waller County Subdivision and Development Regulations.

I will be recommending that the Waller County Commissioners Court accept the roads for maintenance.

If you have any questions, please let me know.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Ross McCall", is written over a faint circular stamp.

J. Ross McCall, P.E.
Waller County Engineer

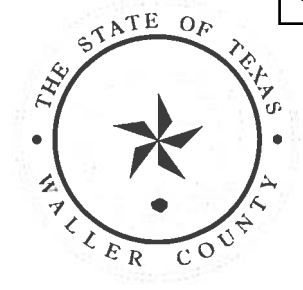
Sunterra Section 71										
Road Name	Precinct	Length		Right-of-Way	Pavement		Subdivision	Plat Recordation		COSTS
		Feet	Miles	Width	Type	Width		Date	Instrument No.	
Harrier Place Drive	3	1440	0.272	50'	6 inch	28'	Freeman Ranch	8/21/2024	2410333	\$ 360,963.00
Pintail Green Drive	3	860.0	0.162	50'	6 inch	28'		8/21/2024	2410333	\$ 215,571.00
Wren Ridge Drive	3	500.0	0.094	50'	6 inch	28'		8/21/2024	2410333	\$ 125,334.00
Avalos Drive	3	600	0.113	50'	6 inch	28'		8/21/2024	2410333	\$ 150,399.00
Soul Shire Drive	3	350	0.006	50'	6 inch	28'		8/21/2024	2410333	\$ 87,733.00

3750 0.647

\$ 940,000.00

WALLER COUNTY ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer



November 6, 2025

Blair M. Bozoarth, P.E.
Quiddity Engineering, LLC
2322 W. Grand Parkway North, Suite 150
Katy, Texas 77449
832-913-400

Re: Sunterra Sec 55 – Final Completion Acceptance

Mr. Boyd,

Our office has performed a Final Inspection on the above referenced project. Punch list items have been completed, and the roads appear to meet requirements as set forth in the latest version of the Waller County Subdivision and Development Regulations.

I will be recommending that the Waller County Commissioners Court accept the roads for maintenance.

If you have any questions, please let me know.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Ross McCall", with a long horizontal flourish extending to the right.

J. Ross McCall, P.E.
Waller County Engineer

Sunterra Section 55																
Road Name	Precinct	Location	Length		Right-of-Way		Pavement		Acceptance			Subdivision	Plat Recordation		Est. Cost of Construction	Comments
			Feet	Miles	Width	Type	Width	Date	Volume	Page		Date	Instrument No.			
Pearl Shore Drive	3	403V	422.5	0.08	60'	6 inch	28'				Freeman Ranch	5/21/2024	2406276	\$ 100,567.68		
Sea Turtle Drive	3	403V	759.0	0.140	60"	6 inch	28'					5/21/2024	2406276	\$ 180,664.77		
			1181.5	0.220										\$ 281,232.45		

WALLER COUNTY ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer



November 6, 2025

Steven Boyd, PE
Project manager
LJA Engineering
1904 n Grand Pkwy, Suite 105
Katy, Texas 77449

Re: Twinwood Business Park Phase 1A, Segment E – Final Completion Acceptance

Mr. Boyd,

Our office has performed a Final Inspection on the above referenced project. Punch list items have been completed, and the roads appear to meet requirements as set forth in the latest version of the Waller County Subdivision and Development Regulations.

I will be recommending that the Waller County Commissioners Court accept the roads for maintenance.

If you have any questions, please let me know.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Ross McCall", is written over a faint circular stamp that matches the Waller County seal.

J. Ross McCall, P.E.
Waller County Engineer

Twinwood Parkway PH 1A, Seg E

Road Name	Precinct	Length		Right-of-Way	Pavement		Subdivision	Plat Recordation		Cost of	Comments
		Feet	Miles	Width	Type	Width		Date	Instrument No.	Construction	
Twinwood parkway	4	6136.62	1.16	90,100	Asphalt	22		5/30/2025	2506312	\$ 2,485,060.57	Includes 250 foot long 3 span bridge over Brookshire Creek
		6136.62	1.16							\$ 2,485,060.57	

WALLER COUNTY ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer



November 6, 2025

Jordan C. Konesheck, PE
Pape-Dawson Engineers
10350 Richmond Ave., Suite 200
Houston, TX 77042
713-428-2400

Re: Freeman Ranch Section 5 – Final Completion Acceptance

Mr. Konesheck,

Our office has performed a Final Inspection on the above referenced project. Punch list items have been completed, and the roads appear to meet requirements as set forth in the latest version of the Waller County Subdivision and Development Regulations.

I will be recommending that the Waller County Commissioners Court accept the roads for maintenance.

If you have any questions, please let me know.

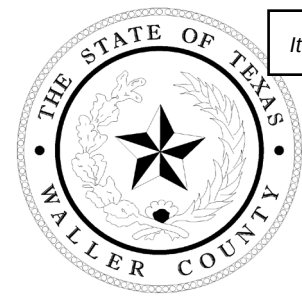
Sincerely,

A handwritten signature in blue ink, appearing to read "J. Ross McCall", is written over the printed name and title.

J. Ross McCall, P.E.
Waller County Engineer

Freeman Ranch Section 5

Road Name	Precinct	Length		Right-of-Way		Pavement		Subdivision	Plat Recordation		Cost of	Comments
		Feet	Miles	Width		Type	Width		Date	Instrument No.	Construction	
Sunny Highlands Drive	3	1443.66	0.27	60' Foot		6" Rein. Conc.	28	Freeman Rance Sec 5			\$ 433,098.00	
Lynn Lotus Drive	3	319.42	0.06	60' Foot		6" Rein. Conc.	28	Freeman Rance Sec 5			\$ 95,826.00	
Light Summit Drive		650.49	0.12	60' Foot		6" Rein. Conc.	28	Freeman Rance Sec 5			\$ 195,147.00	
Beechwood Hacienda Drive	3	1152.27	0.22	60' Foot		6" Rein. Conc.	28	Freeman Rance Sec 5			\$ 345,681.00	
Cordova Cliff Drive	3	185.43	0.04	60' Foot		6" Rein. Conc.	28	Freeman Rance Sec 5			\$ 55,629.00	
Mystic Slopes Drive	3	431.44	0.08	60' Foot		6" Rein. Conc.	28	Freeman Rance Sec 5			\$ 129,432.00	
Mustang Trot Drive	3	383.29	0.07	60' Foot		6" Rein. Conc.	28	Freeman Rance Sec 5			\$ 114,987.00	
San Miguel Creek Drive	3	1392.27	0.26	60' Foot		6" Rein. Conc.	28	Freeman Rance Sec 5			\$ 417,681.00	
Polly Groce Drive	3	449.37	0.09	60' Foot		6" Rein. Conc.	28	Freeman Rance Sec 5			\$ 134,811.00	
Texas Pecan Drive	3	448.89	0.09	60' Foot		6" Rein. Conc.	28	Freeman Rance Sec 5			\$ 134,667.00	
		6856.53	1.30								\$ 2,056,959.00	



Item 18.

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra North Commercial Development

Date: November 19, 2025

Background

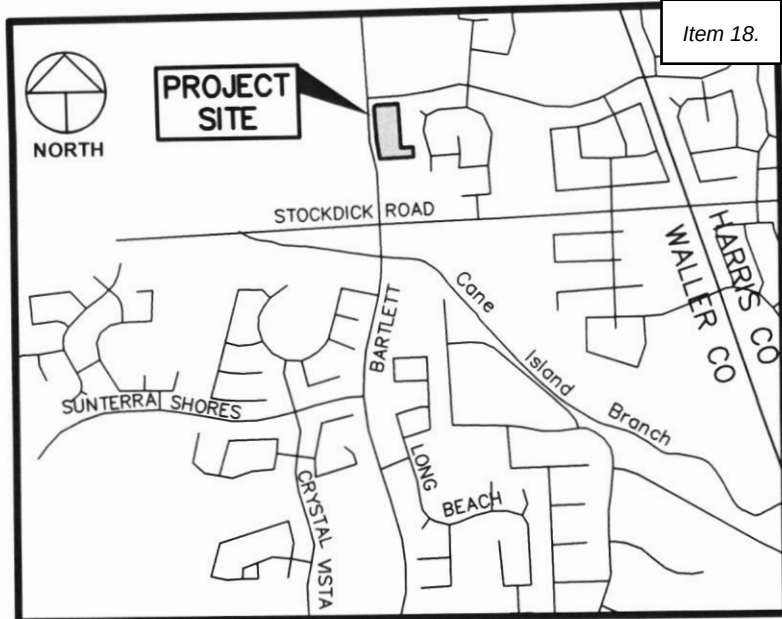
Final Plat of Sunterra North Commercial Development which consists of 3.365 acres will include 1 Block and 2 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond

ABBREVIATIONS

A.E.	-	AERIAL EASEMENT
D.E.	-	DRAINAGE EASEMENT
ESMT.	-	EASEMENT
FND	-	FOUND
W.C.C.F.	-	WALLER COUNTY CLERK FILE
W.C.D.R.	-	WALLER COUNTY DEED RECORDS
W.C.M.R.	-	WALLER COUNTY MAP RECORDS
W.C.P.R.	-	WALLER COUNTY PLAT RECORDS
IR	-	IRON ROD
NO.	-	NUMBER
PG.	-	PAGE
R.O.W.	-	RIGHT-OF-WAY
AC.	-	ACRES
SQ. FT.	-	SQUARE FEET
VOL.	-	VOLUME
B.L.	-	BUILDING LINE
W.L.E.	-	WATER LINE EASEMENT
S.S.E.	-	SANITARY SEWER EASEMENT
U.E.	-	UTILITY EASEMENT
	-	SET 5/8" CAPPED IR "WINDROSE"



WALLER COUNTY, TEXAS VICINITY MAP

SCALE: 1" = 2000'

BENCHMARK PUBLISHED ELEVATION - 156.48'

HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 190105 BEING AN ALUM ROD STAMPED 190105 LOCATED FROM THE INTERSECTION OF CLAY ROAD AND PITTS ROAD, TRAVEL NORTH APPROXIMATELY 0.2 MILES TO THE BRIDGE.

TEMPORARY BENCHMARK "E" ELEVATION - 162.88'

BEING A CUT BOX ON STORM INLET ON THE EAST R.O.W. LINE OF BARTLETT ROAD APPROXIMATELY 150 FEET SOUTH FROM ITS INTERSECTION WITH TANTARA BEND DRIVE.

Owner / Developer

MH SUNTERRA RETAIL II, LLC,
a Texas limited liability company

6003 Isla Vista Ct
Houston Tx 77041
832-858-5016

Chris@NobleMerchantProperties.com

Engineer

ALJ LINDSEY, LLC

18635 N. Eldridge Parkway, Ste. 200
Tomball, TX 77377
281-301-5955

DDenton@aljindsey.com
Firm Registration No. F-11526

Surveyor

WINDROSE
LAND SURVEYING | PLATTING

FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

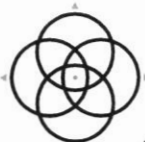
PROPOSED SITE USE:
COMMERCIAL DEVELOPMENT

FINAL PLAT OF
**SUNTERRA NORTH
COMMERCIAL DEVELOPMENT**

A SUBDIVISION OF
3.365 AC. / 146,565 SQ. FT.
SITUATED IN THE H. & T. C. RR. SURVEY
NO. 129, ABSTRACT NO. 204
WALLER COUNTY, TEXAS

1 BLOCK 2 RESERVES

JULY 2025



We, MH SUNTERRA RETAIL II, LLC, a Texas limited liability company, acting by and through Malabar Hill Capital LLC, its General Partner, acting by and through PARVEZ MERCHANT, Manager, and MOUNANG DESAI, Manager, hereinafter referred to as the Owners of the 1.301 acre tract described in the above and foregoing map of SUNTERRA NORTHEAST COMMERCIAL DEVELOPMENT, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on 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 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 purposes 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 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 easements totals thirty feet (30'0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1- 3/4) square feet (18" diameter) with culverts or bridges to be provided for all the private driveways or walkways crossing such drainage facilities.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

IN TESTIMONY WHEREOF, MH SUNTERRA RETAIL II, LLC, a Texas limited liability company, acting by and through Malabar Hill Capital LLC, its General Partner, has caused these presents to be signed by PARVEZ MERCHANT, Manager, and MOUNANG DESAI, Manager, thereunto authorized, this

the 25 day of July, 2025.

By: MH SUNTERRA RETAIL II, LLC, a Texas limited liability company

By: Malabar Hill Capital LLC, its General Partner



PARVEZ MERCHANT - Manager



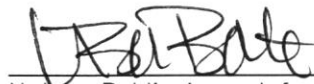
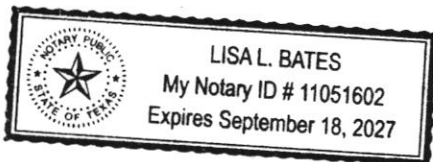
MOUNANG DESAI - Manager

STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared PARVEZ MERCHANT, Manager, and MOUNANG DESAI, Manager, known to me to be the persons whose names are 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 25 day of July, 2025



Notary Public in and for the
State of Texas

9-18-27

My Commission Expires:

FINAL PLAT OF
**SUNTERRA NORTH
COMMERCIAL DEVELOPMENT**

A SUBDIVISION OF
3.365 AC. / 146,565 SQ. FT.
SITUATED IN THE H. & T. C. RR. SURVEY
NO. 129, ABSTRACT NO. 204
WALLER COUNTY, TEXAS

1 BLOCK 2 RESERVES

JULY 2025

I, MATTHEW CARPENTER, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.



Matthew Carpenter
MATTHEW CARPENTER
Registered Professional Land Surveyor
Texas Registration No. 6942

I, J. Ross McCall, P.E., County Engineer of Waller County, certify that the plat of this subdivision complies with all existing rules and regulations of Waller County, at such time this plat was approved. 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

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO.2025-03

Approved by the Board of Supervisor on 04.28.2025
Date

Donald E. Bell

President

D. H. L.

Secretary

Phil S. Taylor

District Engineer

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWER 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 PLAT 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 OF
**SUNTERRA NORTH
COMMERCIAL DEVELOPMENT**

A SUBDIVISION OF
3.365 AC. / 146,565 SQ. FT.
SITUATED IN THE H. & T. C. RR. SURVEY
NO. 129, ABSTRACT NO. 204
WALLER COUNTY, TEXAS

1 BLOCK 2 RESERVES
JULY 2025

Z:\58517-SUNTERRA\PLAT\SEC5 P132230\LEGAL-20250724-PLAT-FINAL-SUNTERRA NORTH COMMERCIAL DEVELOPMENT-58517-P132230.DWG - AVO - 07/2

APPROVED by Commissioners Court of Waller County, Texas, this
day of _____, 20____.

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

Walter E. Smith, P.E., RLPS
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 Regulation, in this regard.

Privately maintained paved streets: MH SUNTERRA RETAIL II, LLC, a Texas limited liability company, 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 MH SUNTERRA RETAIL II, LLC, a Texas limited liability company and/or the Property Owner's Association 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. MH SUNTERRA RETAIL II, LLC, a Texas limited liability company and all future owners of property within this subdivision shall look solely to MH SUNTERRA RETAIL II, LLC, a Texas limited liability company and/or the Property Owner's Association for future maintenance and repair of the roads and streets shown on this Subdivision.

I, Debbie Hollan, Clerk of the County Court of Waller County, Texas, do hereby certify that
the within instrument with its certificate of authentication was filed for registration in my office

on _____, 20____, at _____ o'clock____.M., and duly recorded

on _____, 20____, at _____ o'clock____.M., and under File

No. _____ of the Official Public Records of Waller County, Texas.

Debbie Hollan
County Clerk

By: _____
Deputy

FINAL PLAT OF
**SUNTERRA NORTH
COMMERCIAL DEVELOPMENT**

A SUBDIVISION OF
3.365 AC. / 146,565 SQ. FT.
SITUATED IN THE H. & T. C. RR. SURVEY
NO. 129, ABSTRACT NO. 204
WALLER COUNTY, TEXAS

1 BLOCK 2 RESERVES
JULY 2025

DESCRIPTION RESERVE "A"

A TRACT OR PARCEL CONTAINING 1.742 ACRES OR 75,875 SQUARE FEET OF LAND BEING OUT OF A CALLED 12.28 ACRE TRACT, DESCRIBED IN DEED TO MH SUNTERRA HOLDINGS, LLC., AS RECORDED UNDER WALLER COUNTY CLERK'S FILE (W.C.C.F.) NO. 2300914, SITUATED IN THE H. & T. C. RR. CO. SURVEY, ABSTRACT NO. 204, WALLER COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204):

COMMENCING AT A CAPPED 5/8 INCH IRON ROD STAMPED "QUIDDITY ENG" FOUND ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF TANTARA BEND DRIVE, FOR THE NORTHWEST CORNER OF RESERVE "D", BLOCK 2, SUNTERRA SECTION 50, MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 2215869, WALLER COUNTY PLAT RECORDS (W.C.P.R.) AND THE NORTHEAST CORNER OF SAID 12.28 ACRE TRACT;

THENCE, SOUTH 02 DEG. 01 MIN. 40 SEC. EAST, WITH THE COMMON LINE OF SAID 12.28 ACRE TRACT AND SAID BLOCK 2, PASSING A DISTANCE OF 158.46 FEET, A CAPPED 5/8 INCH IRON ROD STAMPED "QUIDDITY ENG" FOUND FOR THE COMMON WEST CORNER OF LOTS 42 AND 43 OF SAID BLOCK 2, PASSING AT A DISTANCE OF 203.08 FEET, A CAPPED 5/8 INCH IRON ROD STAMPED "QUIDDITY ENG" FOUND FOR THE COMMON WEST CORNER OF LOTS 38 AND 39, OF SAID BLOCK 2, AND CONTINUING FOR A TOTAL DISTANCE OF 443.26 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE EASTERLY NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 01 MIN. 40 SEC. EAST, PASSING A DISTANCE OF 89.47 FEET, A CAPPED 5/8 INCH IRON STAMPED "QUIDDITY ENG" FOUND FOR THE COMMON WEST CORNER OF LOTS 34 AND 35 OF SAID BLOCK 2, AND CONTINUING FOR A TOTAL DISTANCE OF 103.58 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF SAID BLOCK 2 FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEG. 51 MIN. 58 SEC. WEST, OVER AND ACROSS SAID 12.28 ACRE TRACT, A DISTANCE OF 350.51 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE EAST R.O.W. LINE OF BARTLETT ROAD (100 FEET WIDE) AS RECORDED UNDER W.C.C.F. NO. 2108104, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 09 DEG. 48 MIN. 38 SEC. WEST, WITH THE EAST R.O.W. LINE OF SAID BARTLETT ROAD, A DISTANCE OF 72.58 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, CONTINUING WITH THE EAST CURVED R.O.W. LINE OF SAID BARTLETT ROAD TO THE RIGHT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 05 DEG. 13 MIN. 14 SEC., AN ARC LENGTH OF 177.68 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 07 DEG. 12 MIN. 01 SEC. WEST, - 177.62 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 12.28 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 81 DEG. 25 MIN. 32 SEC. EAST, A DISTANCE OF 249.98 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 02 DEG. 01 MIN. 40 SEC. EAST, A DISTANCE OF 173.08 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR AN INTERIOR CORNER;

NORTH 87 DEG. 58 MIN. 20 SEC. EAST, A DISTANCE OF 128.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.742 ACRES OR 75,875 SQUARE FEET OF LAND.

DESCRIPTION RESERVE "B"

A TRACT OR PARCEL CONTAINING 1.623 ACRES OR 70,690 SQUARE FEET OF LAND BEING OUT OF A CALLED 12.28 ACRE TRACT, DESCRIBED IN DEED TO MH SUNTERRA HOLDINGS, LLC., AS RECORDED UNDER WALLER COUNTY CLERK'S FILE (W.C.C.F.) NO. 2300914, SITUATED IN THE H. & T. C. RR. CO. SURVEY, ABSTRACT NO. 204, WALLER COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204):

COMMENCING AT A CAPPED 5/8 INCH IRON ROD STAMPED "QUIDDITY ENG" FOUND ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF TANTARA BEND DRIVE, FOR THE NORTHWEST CORNER OF RESERVE "D", BLOCK 2, SUNTERRA SECTION 50, MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 2215869, WALLER COUNTY PLAT RECORDS (W.C.P.R.) AND THE NORTHEAST CORNER OF SAID 12.28 ACRE TRACT;

THENCE, WITH THE CURVED SOUTH R.O.W. LINE OF SAID TANTARA BEND DRIVE TO THE LEFT, HAVING A RADIUS OF 1,130.00 FEET, A CENTRAL ANGLE OF 01 DEG. 09 MIN. 51 SEC., AN ARC LENGTH OF 22.96 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 87 DEG. 04 MIN. 20 SEC. WEST ? 22.96 FEET TO A POINT OF TANGENCY;

THENCE, SOUTH 87 DEG. 39 MIN. 15 SEC. WEST, WITH THE SOUTH R.O.W. LINE OF SAID TANTARA BEND DRIVE, A DISTANCE OF 105.04 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 01 MIN. 40 SEC. EAST, OVER AND ACROSS SAID 12.28 ACRE TRACT, A DISTANCE OF 269.24 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 81 DEG. 25 MIN. 32 SEC. WEST, CONTINUING OVER AND ACROSS SAID 12.28 ACRE TRACT, A DISTANCE OF 249.98 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE EAST R.O.W. LINE OF BARTLETT ROAD (100 FEET WIDE) AS RECORDED UNDER W.C.C.F. NO. 2108104 FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE CURVED R.O.W. LINE OF SAID BARTLETT ROAD TO THE RIGHT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 02 DEG. 14 MIN. 39 SEC., AN ARC LENGTH OF 76.38 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 03 DEG. 28 MIN. 04 SEC. WEST, - 76.37 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR A POINT OF TANGENCY;

THENCE, NORTH 02 DEG. 20 MIN. 45 SEC. WEST, CONTINUING WITH THE EAST R.O.W. LINE OF SAID BARTLETT ROAD, A DISTANCE OF 190.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTH END OF A CURVED CUT-BACK CORNER AT THE INTERSECTION OF THE EAST R.O.W. LINE OF SAID BARTLETT ROAD AND THE SOUTH R.O.W. LINE OF SAID TANTARA BEND DRIVE FOR THE WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH SAID CURVED CORNER TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90 DEG. 00 MIN. 00 SEC., AN ARC LENGTH OF 47.12 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 42 DEG. 39 MIN. 15 SEC. EAST, - 42.43 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTH END OF SAID CUT-BACK LINE AND THE NORTHERLY NORTHWEST CORNER OF SAID 12.28 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 39 MIN. 15 SEC. EAST, WITH THE SOUTH R.O.W. LINE OF SAID TANTARA BEND DRIVE, A DISTANCE OF 221.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.623 ACRES OR 70,690 SQUARE FEET OF LAND.

FINAL PLAT OF
**SUNTERRA NORTH
COMMERCIAL DEVELOPMENT**

A SUBDIVISION OF
3.365 AC. / 146,565 SQ. FT.
SITUATED IN THE H. & T. C. RR. SURVEY
NO. 129, ABSTRACT NO. 204
WALLER COUNTY, TEXAS

1 BLOCK 2 RESERVES

JULY 2025

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN THE CITY PLANNING LETTER, FILE NO. 2791024-08503, DATED DECEMBER 2ND, 2024, AND IS SUBJECT TO THE LIMITATIONS OF THAT LETTER.
2. ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204, TEXAS COORDINATE SYSTEM OF 1983 (NAD 83), AND MAY BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR - 0.999899866.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR WALLER COUNTY, TEXAS, MAP NO. 48473C0375E REVISED/DATED UNDER LETTER OF MAP REVISION NO. 19-0601115 DATED APRIL 27, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE "A". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE SURVEYING AND LAND SERVICES.
4. NO PIPELINES OR PIPELINE EASEMENTS EXIST WITHIN THE BOUNDARIES OF THIS PLAT.
5. 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.
6. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM.
7. ALL PROPERTY CORNERS ARE MARKED WITH A 5/8-INCH CAPPED IRON ROD STAMPED "WINDROSE", UNLESS OTHERWISE INDICATED.
8. THIS PROPERTY IS FULLY LOCATED WITHIN THE CITY OF HOUSTON ETJ, WALLER COUNTY, BROOKSHIRE-KATY DRAINAGE DISTRICT, HARRIS-WALLER MUD #4, AND KATY INDEPENDENT SCHOOL DISTRICT.
9. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF WALLER COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, WALLER COUNTY, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
10. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE NEW FENCING.
11. IT IS TO BE UNDERSTOOD THAT THE APPROVAL OF THE PRELIMINARY PLAT BY BKDD DOES NOT CONSTITUTE OFFICIAL ACCEPTANCE OF THE PROPOSE DEVELOPMENT BY BKDD BUT DOES CONSTITUTE AN AUTHORIZATION TO BEGIN AND PROCEED WITH THE PREPARATION OF THE DRAINAGE PLANS AND PLAT.
12. 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.
13. SUBJECT TO SHORT FORM BLANKET EASEMENT RECORDED UNDER W.C.C.F. NO. 2208302.

FINAL PLAT OF
**SUNTERRA NORTH
COMMERCIAL DEVELOPMENT**

A SUBDIVISION OF
3.365 AC. / 146,565 SQ. FT.
SITUATED IN THE H. & T. C. RR. SURVEY
NO. 129, ABSTRACT NO. 204
WALLER COUNTY, TEXAS

1 BLOCK 2 RESERVES
JULY 2025

RESTRICTED RESERVE "A", BLOCK 1
SUNTERRA BEND DRIVE STREET DEDICATION AND RESE
PLAT NO. 2215870, W.C.P.R. Item 18.

R=30.00'
D=90°00'00"
L=47.12'
CH=N 42°39'15" E
42.43'

TANTARA BEND DRIVE
60' R.O.W.
PLAT NO. 2215870, W.C.P.R.

N 87°39'15" E 221.50'

X: 2,964,841.66 (GRID)
Y: 13,869,583.98 (GRID)

P.O.B.
X: 2,965,091.69
Y: 13,869,624.25

N 02°20'45" W
190.00'

TBM "E"

RESTRICTED RESERVE "B"
1.623 AC.
70,690 SQ. FT.
(RESTRICTED TO COMMERCIAL USE)
7436 BARTLETT RD. KATY, TX 77493

RESIDUE
CALLED 304.68 ACRES
ASTRO SUNTERRA
W.C.C.F. NO. 2115246

BARTLETT ROAD
100' R.O.W.
W.C.C.F. NO. 2108104

R=1950.00'
D=07°27'53"
L=254.05'
CH=N 06°04'42" W
253.87'

N 81°25'32" E 249.98'

SHEET 7
SHEET 8

RESTRICTED RESERVE "A"
1.742 AC.
75,875 SQ. FT.
(RESTRICTED TO COMMERCIAL USE)
7446 BARTLETT RD. KATY, TX 77493

N 09°48'38" W
72.58'

X: 2,964,888.68 (GRID)
Y: 13,869,070.23 (GRID)

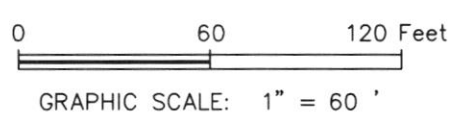
S 87°51'58" W 350.51'

CALLLED 12.28 ACRES
MH SUNTERRA HOLDINGS, LLC
W.C.C.F. NO. 2300914

**SUNTERRA NORTH
COMMERCIAL DEVELOPMENT**

A SUBDIVISION OF
3.365 AC. / 146,565 SQ. FT.
SITUATED IN THE H. & T. C. RR. SURVEY
NO. 129, ABSTRACT NO. 204
WALLER COUNTY, TEXAS

1 BLOCK 2 RESERVES
JULY 2025



Z:\58517-SUNTERRA\PLAT\SEC5 PI32230\LEGAL-20250724-PLAT-FINAL-SUNTERRA NORTH COMMERCIAL DEVELOPMENT-58517-PI32230.DWG -- AVO -- 07/2

RESTRICTED RESERVE "A", BLOCK 1
SUNTERRA BEND DRIVE STREET DEDICATION AND RESERVES
PLAT NO. 2215870, W.C.P.R.

Item 18.

ARA BEND DRIVE

60' R.O.W.
NO. 2215870, W.C.P.R.

N 87°39'15" E 221.50'

10' S.S.E.
15' B.L.

25' ACCESS EASEMENT
W.C.C.F. NO. 2401726

60.0'

P.O.B.

X: 2,965,091.69 (GRID)
Y: 13,869,624.25 (GRID)

FND 5/8" CAPPED
IR "QUIDDITY ENG"

RESERVE "D"

RESTRICTED RESERVE "B"

1.623 AC.
70,690 SQ. FT.
(RESTRICTED TO COMMERCIAL USE)
7436 BARTLETT RD. KATY, TX 77493

①

N 81°25'32" E 249.98'

SHEET 7
SHEET 8

25' ACCESS EASEMENT
W.C.C.F. NO. 2401726

269.24'

S 02°01'40" E 442.32'

173.08'

CALLLED 12.28 ACRES
MH SUNTERRA HOLDINGS, LLC
W.C.C.F. NO. 2300914

N 87°58'20" E 128.00'

RESTRICTED RESERVE "A"

1.742 AC.
75,875 SQ. FT.
(RESTRICTED TO COMMERCIAL USE)
7446 BARTLETT RD. KATY, TX 77493

S 87°51'58" W 350.51'

CALLLED 12.28 ACRES
MH SUNTERRA HOLDINGS, LLC
W.C.C.F. NO. 2300914

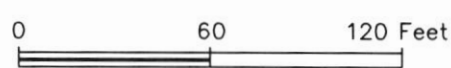
X: 2,965,238.91 (GRID)
Y: 13,869,083.28 (GRID)

15' STM.S.E.

S 02°01'40" E
103.58'



NORTH



GRAPHIC SCALE: 1" = 60'

**SUNTERRA NORTH
COMMERCIAL DEVELOPMENT**

A SUBDIVISION OF
3.365 AC. / 146,565 SQ. FT.
SITUATED IN THE H. & T. C. RR. SURVEY
NO. 129, ABSTRACT NO. 204
WALLER COUNTY, TEXAS

1 BLOCK 2 RESERVES
JULY 2025



Item 19.

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sofi Lakes Reserve Section 1

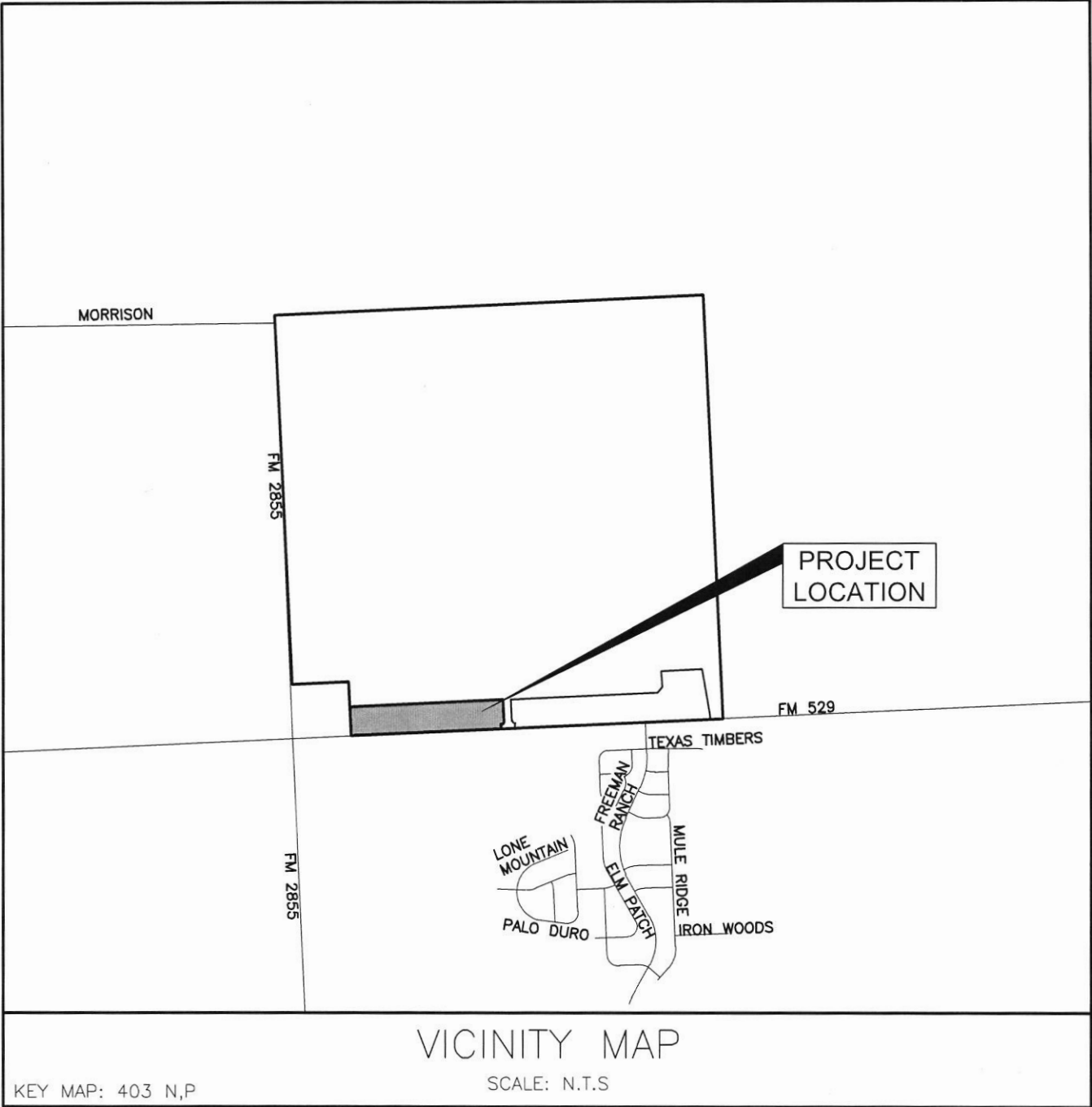
Date: November 19, 2025

Background

Final Plat of Sofi Lakes Reserve Section 1 which consists of 15.46 acres will include 1 Block and 1 Reserve in Precinct 3.

Staff Recommendation

Approve Plat



**FINAL PLAT OF
SOFI LAKES
RESERVE SEC 1**

A SUBDIVISION OF 15.46 ACRES OF LAND LOCATED IN
H. & T.C. R.R. SURVEY, BLOCK 113, A-173
WALLER COUNTY, TEXAS

1 BLOCK 1 RESERVE
DATE: FEBRUARY, 2025 SCALE: 1" = 100'

BKDD PERMIT NO. 2024-58

DATE: 2/20/24	FINAL PLAT OF SOFI LAKES RESERVE SEC 1	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-368-7927 SOPHIA FILFIL SOPHAFILFIL@GMAIL.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-368-7927 SOPHIA FILFIL SOPHAFILFIL@GMAIL.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F-487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.461.9600 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N Houston, TX 77063 713.413.1900 millersurvey.com
SCALE: 1"=100'					
SHEET 1 OF 10					

LA4928 EAST WALLER COUNTY MANAGEMENT DISTRICT SOFI LAKES 4834.500 DETENTION PH 1 AND 2 CAD\PLAT\SOFI LAKES DETENTION POND SEC 1\01 CAD\03 PLAT\PLAT SOFI LAKES RESERVE SEC 1.DWG Feb. 20, 2025-1:08 PM SALVADOR CISNEROS

STATE OF TEXAS
COUNTY OF WALLER

WE, 622 SOFI LAKES, L.P., ACTING BY AND THROUGH SOPHIA FILFIL, PRESIDENT, BEING AN OFFICER OF 622 SOFI LAKES, L.P., OWNERS OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF SOFI LAKES RESERVE SEC 1, 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.

WE, THE FOREMENTIONED, HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS AND ROADS SHOWN THEREON. THERE IS ALSO DEDICATED FOR UTILITIES, AN AERIAL EASEMENT FIVE (5) FEET WIDE TAKEN FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND, LOCATED ADJACENT TO ALL UTILITY EASEMENT AND STREETS SHOWN THEREON.

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 FLOODPLAIN ADMINISTRATOR FOR ALL DEVELOPMENT.
5. THERE ARE NO UNDERGROUND PIPELINES WITHIN THE CONFINES OF THIS SUBDIVISION EXPECT AS SHOWN ON THE ABOVE PLAT.
6. THERE SHALL BE NO SANITARY SEWER SYSTEMS OR ANY WATER WELL CONSTRICTED WITHIN 50 FEET OF ANY LOT LINE THAT DOES NOT ADJOIN A PUBLIC ROAD.

IN TESTIMONY HERETO, THE SOFI LAKES, L.P., HAS CAUSED THESE PRESENTS TO BE SIGNED BY SOPHIA FILFIL, ITS PRESIDENT, HEREUNTO AUTHORIZED, BEING AN OFFICER OF 622 SOFI LAKES, L.P., AND ITS SEAL THIS 21st DAY OF February, 2025.

622 SOFI LAKES, L.P.

BY: [Signature]
SOPHIA FILFIL,
PRESIDENT

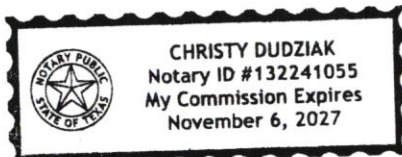
STATE OF TEXAS
COUNTY OF WALLER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SOPHIA FILFIL, PRESIDENT OF 622 SOFI LAKES, L.P., 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 21st DAY OF February, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME:

MY COMMISSION EXPIRES: 11-6-27



THIS IS TO CERTIFY THAT I, ANTHONY R. PEACOCK, 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) FLOODPLAIN AS DELINEATED ON WALLER COUNTY COMMUNITY PANEL # 48473C0275E AND 48473C0350E DATED 2/18/2009.

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE 0.2% ANNUAL CHANCE (500 YEAR) FLOODPLAIN AS DELINEATED ON WALLER COUNTY COMMUNITY PANEL 48473C0275E AND 48473C0350E DATED 2/18/2009.

Anthony R. Peacock
ANTHONY R. PEACOCK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5047



I, J. ROSS MCCALL, P.E., 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 THE SUBDIVISION MAY BEGIN UNTIL ALL WALLER COUNTY PERMIT REQUIREMENTS HAVE BEEN MET.

DATE

J. ROSS MCCALL, P.E.
COUNTY ENGINEER

DATE: 2/20/24

SCALE: 1"=100'

SHEET 2 OF 10

FINAL PLAT OF
SOFI LAKES
RESERVE SEC 1

OWNER:

622 SOFI
LAKES, L.P.
9019 TRI-CITY BEACH RD.
BAYTOWN, TX 77523
713-398-7927
SOPHIA FILFIL
SOPHIAFILFIL@GMAIL.COM

DEVELOPER:

GARDENBURE
DEVELOPMENT LLC
9019 TRI-CITY BEACH RD.
BAYTOWN, TEXAS 77523
713-398-7927
SOPHIA FILFIL
SOPHIAFILFIL@GMAIL.COM

ENGINEER

RG Miller

DCCM

R.G. Miller Engineers, Inc. | TxDOT F-487
1080 Eldridge Parkway Suite 600,
Houston, Texas 77077
713.461.9600 | rgmiller.com

SURVEYOR

MillerSurvey

DCCM

Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com

I, DEBBIE HOLLAN, CLERK OF THE COUNTY COURT OF WALLER COUNTY, COUNTY CLERK IN AND FOR WALLER COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON

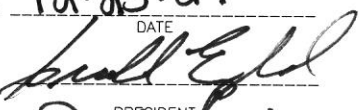
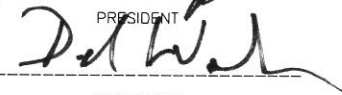
_____, 2025, AT _____ O'CLOCK ____ M., IN FILE NO. _____ OF THE PLAT RECORDS OF SAID COUNTY. WITNESS MY HAND AND SEAL OF OFFICE, AT HEMPSTEAD, THE DAY AND DATE LAST ABOVE WRITTEN.

DEBBIE HOLLAN

CLERK OF THE COUNTY COURT
WALLER COUNTY, TEXAS

BY: _____
DEPUTY

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-58

APPROVED BY THE BOARD OF SUPERVISION ON 12.23.24
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 THE M 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.

APPROVED BY COMMISSIONERS COURT OF WALLER COUNTY, TEXAS, THIS _____ DAY OF _____, 2025.

CARBETT "TREY" J. 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 SYSTEMS. THE DEVELOPER IS REQUIRED TO COMPLY WITH SECTIONS 5 AND 6 OF THE THEN CURRENT WALLER COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, IN THE REGARD.

\\s02b-east\waller-county-management\DISTRICT\SOFI LAKES\4834.500 DETENTION PH 1 AND 2\CAD\PLAT\SOFI LAKES RESERVE SEC 1.DWG Feb. 20, 2025-1:08 PM SALVADOR CORDERO

DATE: 2/20/24	FINAL PLAT OF SOFI LAKES RESERVE SEC 1	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GMAIL.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GMAIL.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.451.9600 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.com
SCALE: 1"=100'					
SHEET 3 OF 10					

FIELD NOTES FOR 15.46 ACRES

BEING A TRACT OF LAND CONTAINING 15.46 ACRES (673,381 SQUARE FEET), LOCATED IN THE H.&T.C.R.R. SURVEY BLOCK 113, ABSTRACT NUMBER (NO.) 173, WALLER COUNTY, TEXAS; SAID 15.46 ACRE TRACT BEING A PORTION OF A CALLED 622.4 ACRE TRACT RECORDED IN THE NAME OF 622 SOFI LAKES, L.P. UNDER WALLER COUNTY CLERK'S FILE NUMBER (W.C.C.F.) NUMBER (NO.) 2408032; SAID 15.46 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), AS PER GPS OBSERVATIONS):

BEGINNING AT A 3/4-INCH IRON ROD FOUND ON THE NORTH R.O.W. LINE OF F.M. 529 (A.K.A FREEMAN ROAD, 120' WIDE PER VOL. 187, PG. 253, W.C.D.R.), FOR THE NORTH LINE OF A CALLED 3.972 ACRE TRACT RECORDED IN THE NAME OF THE STATE OF TEXAS, UNDER VOL. 187, PG. 253, W.C.D.R., AT THE SOUTHEAST CORNER OF A CALLED 10.00 ACRE TRACT RECORDED IN THE NAME OF HUMBLE OIL & REFINING CO., UNDER VOL. 198, PG. 623, W.C.D.R., AND BEING THE SOUTHWEST CORNER OF SAID 622.4 ACRE TRACT, AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE LINES COMMON TO SAID 10.00 AND 622.4 ACRE TRACTS, NORTH 02 DEGREES 05 MINUTES 19 SECONDS WEST, A DISTANCE OF 358.53 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 10.00 ACRE TRACT, FOR AN INTERIOR CORNER OF SAID 622.4 ACRE TRACT, BEARS NORTH 02 DEGREES 05 MINUTES 19 SECONDS WEST, A DISTANCE OF 309.20 FEET;

THENCE, THROUGH AND ACROSS SAID 622.4 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES:

1. NORTH 87 DEGREES 58 MINUTES 44 SECONDS EAST, A DISTANCE OF 1,881.27 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
2. SOUTH 01 DEGREES 58 MINUTES 35 SECONDS EAST, A DISTANCE OF 265.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
3. 54.98 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 43 DEGREES 01 MINUTES 25 SECONDS WEST, A DISTANCE OF 49.50 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
4. SOUTH 01 DEGREES 58 MINUTES 35 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT ON THE LINE COMMON TO THE NORTH LINE OF SAID 3.972 ACRE TRACT AND THE SOUTH LINE OF SAID 622.4 ACRE TRACT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE LINE COMMON TO THE NORTH LINE OF SAID 3.972 ACRE TRACT AND THE SOUTH LINE OF SAID 622.4 ACRE TRACT, SOUTH 88 DEGREES 01 MINUTES 25 SECONDS WEST, A DISTANCE OF 1,845.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.46 ACRES OF LAND.

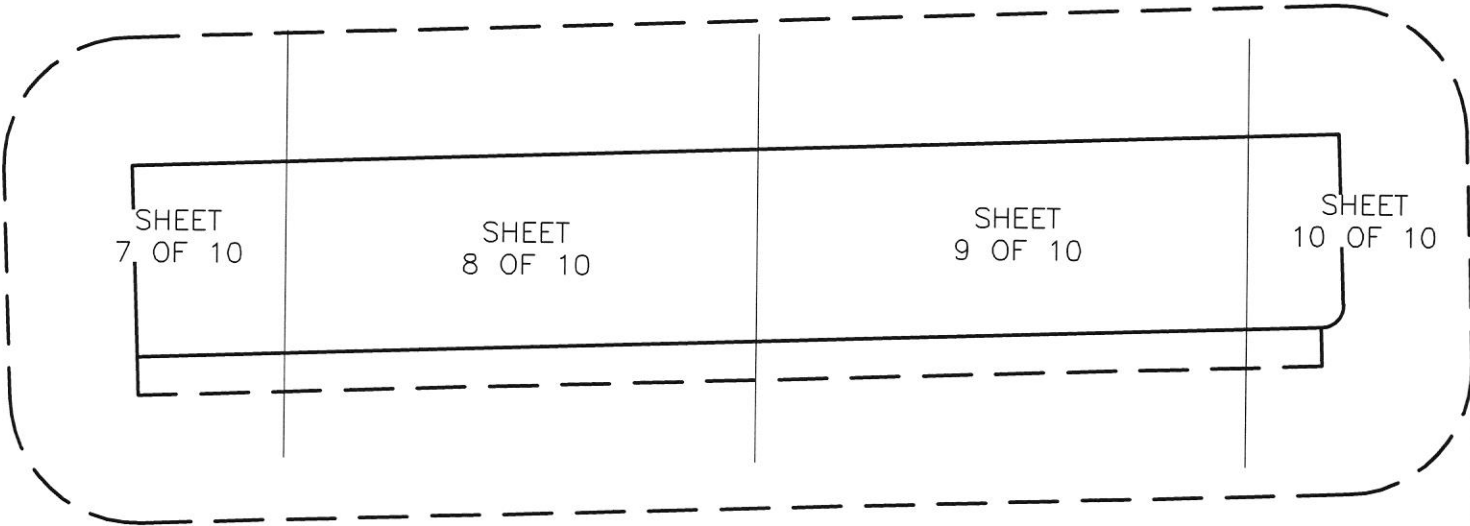
NOTES:

1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAYBE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999889861431.
2. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), AS PER GPS OBSERVATIONS.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBERS 48473C0275E AND 48473C0350E, BOTH HAVING AN EFFECTIVE DATE OF 02/18/2009, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED).
4. STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOODPLAIN SHALL BE ELEVATED TO TWO (2) FEET OR MORE ABOVE THE 500-YEAR FLOODPLAIN ELEVATION, IN THE 100-YEAR FLOODPLAIN. WITHIN THE 500-YEAR, THESE STRUCTURES MUST BE ELEVATED TO ONE (1) ABOVE THE 500-YEAR FLOODPLAIN ELEVATION NO DEVELOPMENT PERMITS WILL BE ISSUED IN A FLOOD HAZARD AREA BELOW THE BASE FLOOD ELEVATION (B.F.E.). CONTACT THE COUNTY ENGINEER'S OFFICE FOR SPECIFIC INFORMATION
5. THERE ARE NO KNOWN PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
6. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM
7. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN OFFSITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT.
8. NEW DEVELOPMENT WITHIN THE SUBDIVISION PLAT SHALL OBTAIN A STORM WATER QUALITY PERMIT BEFORE THE ISSUANCE OF ANY DEVELOPMENT PERMITS.
9. RIGHT-OF-WAY EASEMENTS FOR WIDENING STREETS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ALL 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.
10. SUBJECT PLAT WAS DEANNEX FROM THE CITY OF HOUSTON EXTRA-TERRITORIAL JURISDICTION (E.T.J.) ON SEPTEMBER 7, 2023.
11. PROJECT BENCHMARK: NGS F 768 (PID: AW0121) BEING A BRASS DISK STAMPED "F 768 1943" ON THE TOP OF A CONCRETE BRIDGE ABUTMENT AT THE SOUTH END OF THE EAST ABUTMENT OF THE HIGHWAY BRIDGE OVER BESSIES CREEK. TO REACH THE BENCHMARK HEAD 2.1 MILES WEST ALONG U.S. HWY 90 FROM THE JUNCTION OF F.M. 359 SOUTH IN BROOKSHIRE, BEING ABOUT 0.25 MILE WEST OF THE JUNCTION OF DONIGAN ROAD AND U.S. HWY. 90, 0.2 MILE EAST OF THE JUNCTION OF U.S. HWY. 90 LEADING INTO I-10 WEST AND THE ACCESS ROAD. ELEVATION = 130.50' NAVD88
12. TEMPORARY BENCHMARK (TBM) "A": BEING AN "X" CUT IN CONCRETE HEADWALL OF A CULVERT AT THE NORTHEAST INTERSECTION OF F.M. 2855 AND F.M. 529. ELEVATION = 176.65' NAVD88
13. ALL ELEVATIONS PLOTTED HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS PER GPS OBSERVATIONS.
14. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 87, PG. 420, W.C.D.R. (BLANKET IN NATURE).
15. THIS PLAT IS SUBJECT TO A HUMBLE OIL AND REFINING COMPANY EASEMENT RECORDED IN VOL. 90, PG. 53, W.C.D.R. (BLANKET IN NATURE)
16. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 95, PG. 232, W.C.D.R. (BLANKET IN NATURE)
17. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 95, PG. 233, W.C.D.R. (BLANKET IN NATURE)
18. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 95, PG. 234, W.C.D.R. (BLANKET IN NATURE)
19. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 98, PG. 495, W.C.D.R. (BLANKET IN NATURE)
20. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 98, PG. 496, W.C.D.R. (BLANKET IN NATURE)
21. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 98, PG. 497, W.C.D.R. (BLANKET IN NATURE)
22. THIS PLAT IS SUBJECT TO A HUMBLE OIL & REFINING COMPANY EASEMENT RECORDED IN VOL. 100, PG. 188, W.C.D.R. (BLANKET IN NATURE)
23. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 103, PG. 519, W.C.D.R. (BLANKET IN NATURE)
24. THIS PLAT IS SUBJECT TO A THE DOW CHEMICAL COMPANY EASEMENT RECORDED IN VOL. 124, PG. 542, W.C.D.R. (BLANKET IN NATURE)
25. THIS PLAT IS SUBJECT TO A HUMBLE OIL & REFINING COMPANY EASEMENT RECORDED IN VOL. 198, PG. 622, W.C.D.R. (BLANKET IN NATURE)

LV-4928-EAST WALLER COUNTY MANAGEMENT DISTRICT SOFI LAKES 483.4 500 DETENTION PH. 1 AND 2(CAD) PLAT SOFI LAKES DETENTION POND SEC. 1.01 CAD\03 PLAT PLAT SOFI LAKES RESERVE SEC. 1.DWG F&H 20, 2025-1:09 PM SALVADOR CSNEROS

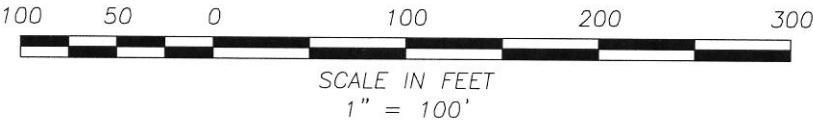
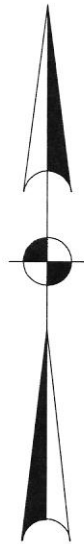
DATE: 2/20/24	FINAL PLAT OF SOFI LAKES RESERVE SEC 1	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILIT SOPHAFILIT@GMAIL.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7527 SOPHIA FILIT SOPHAFILIT@GMAIL.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. Tel: 713 F-487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.461.9600 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.com
SCALE: 1"=100'					
SHEET 4 OF 10					

SHEET INDEX
(NOT TO SCALE)



L:\4928 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834-500 DETENTION PH 1 AND 2\CAD\PLAT\SOFI LAKES DETENTION POND SEC 1.DWG Feb. 20, 2025-1:10 PM SALVADOR OSNEROS

DATE: 2/20/24	FINAL PLAT OF SOFI LAKES RESERVE SEC 1	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GMAIL.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GMAIL.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.491.9600 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg No. 10047190 1760 W. Sam Houston Pkwy N Houston, TX 77043 713.413.1900 millersurvey.com
SCALE: 1"=100'					
SHEET 5 OF 10					



LEGEND

A.E.	=	AERIAL EASEMENT
B.L.	=	BUILDING LINE
D.E.	=	DRAINAGE EASEMENT
F.C.	=	FILM CODE
NO.	=	NUMBER
O.P.R.W.C.T.	=	OFFICIAL PUBLIC RECORDS, WALLER COUNTY, TEXAS
PG.	=	PAGE
P.O.B.	=	POINT OF BEGINNING
R	=	RADIUS
R.O.W.	=	RIGHT-OF-WAY
S.S.E.	=	SANITARY SEWER EASEMENT
STM.S.E.	=	STORM SEWER EASEMENT
T.B.M.	=	TEMPORARY BENCHMARK
U.E.	=	UTILITY EASEMENT
VOL.	=	VOLUME
W.C.D.R.	=	WALLER COUNTY DEED RECORD
W.C.C.F.	=	WALLER COUNTY CLERK FILE
W.L.E.	=	WATER LINE EASEMENT
X	=	EASTING COORDINATE
Y	=	NORTHING COORDINATE
①	=	BLOCK NUMBER
●	=	FOUND 5/8" IRON ROD (UNLESS OTHERWISE INDICATED)
•	=	SET 5/8" IRON ROD WITH "MILLER SURVEY" CAP
⊕	=	BENCHMARK

LINE TABLE

LINE	BEARING	LENGTH
L1	S01°58'35"E	60.00'

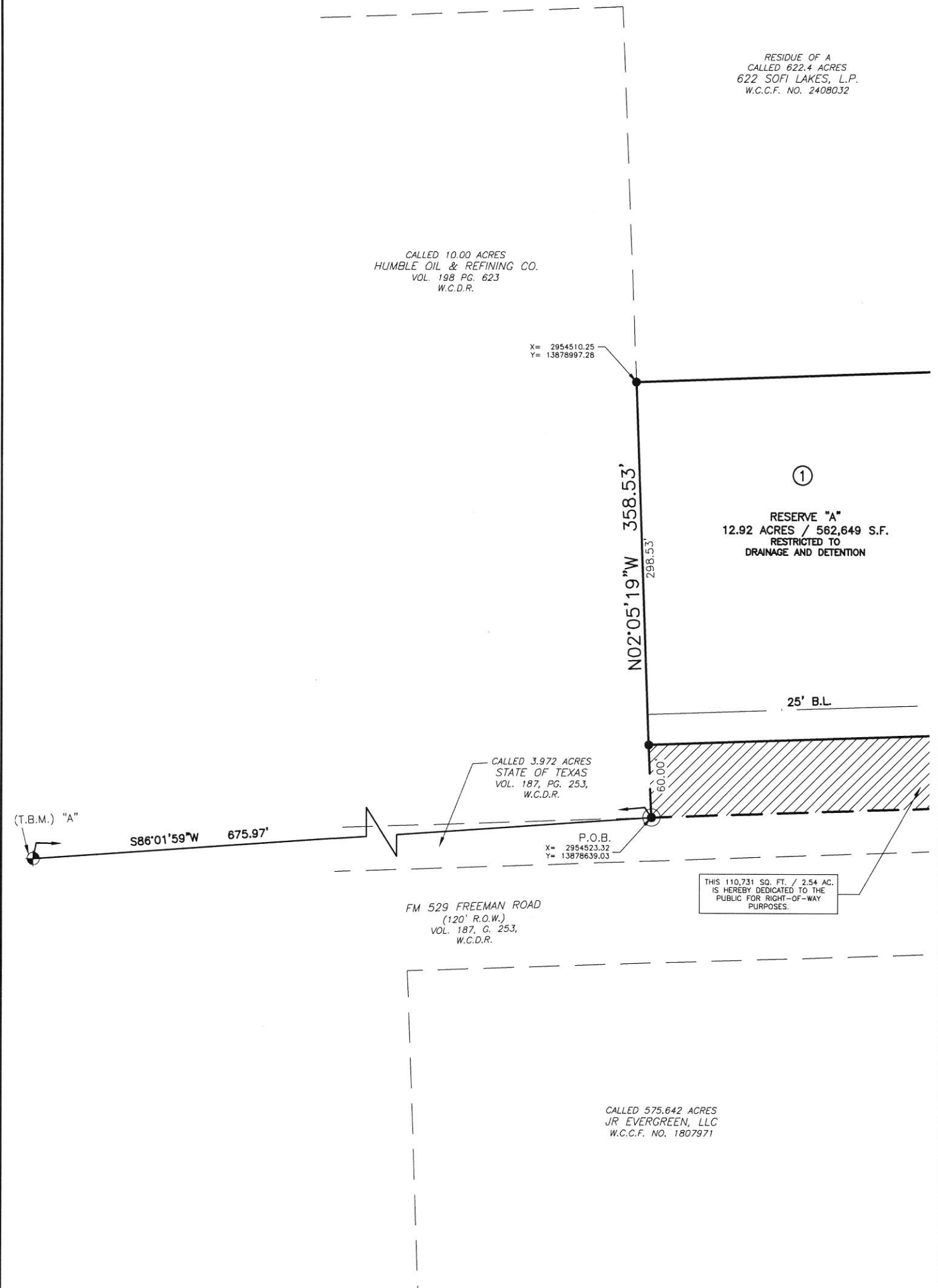
CURVE TABLE

CURVE	ARCH LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	54.98'	35.00'	90°00'00"	S43°01'25"W	49.50'

L:\4828 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834-500 DETENTION PH 1 AND 2\CAD\PLAN\SOFI LAKES DETENTION POND SEC 1.DWG P&B 25 2025-5:10 AM CHMD MILLER

DATE: 2/20/24	FINAL PLAT OF SOFI LAKES RESERVE SEC 1	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GMAIL.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GMAIL.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng P - 487 1060 Eldridge Parkway Suite 600, Houston, Texas 77077 713.461.9600 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.com
SCALE: 1"=100'					
SHEET 6 OF 10					

LA4928, EAST WALKER COUNTY, MANAGEMENT DISTRICT, SOFI LAKES, 4234-500 DETENTION PH 1 AND 2, (C&D) PLAT, SOFI LAKES RESERVE SEC 1, DWG. Feb. 20, 2025-1:11 PM, SALVADOR CISNEROS



DATE: 2/20/24	FINAL PLAT OF SOFI LAKES RESERVE SEC 1	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GMAIL.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GMAIL.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. T&E Reg P - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.461.9600 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.com
SCALE: 1"=100'					
SHEET 7 OF 10					

RESIDUE OF A
CALLED 622.4 ACRES
622 SOFI LAKES, L.P.
W.C.C.F. NO. 2408032

N87°58'44"E 1881.27'

①

RESERVE "A"
12.92 ACRES / 562,649 S.F.
RESTRICTED TO
DRAINAGE AND DETENTION

25' B.L.

S88°01'25"W 1845.68'

S88°01'25"W 1845.56'

CALLED 3.972 ACRES
STATE OF TEXAS
VOL. 187, PG. 253,
W.C.D.R.

THIS 110,731 SQ. FT. / 2.54 AC.
IS HEREBY DEDICATED TO THE
PUBLIC FOR RIGHT-OF-WAY
PURPOSES.

120.00'

FM 529 FREEMAN ROAD
(120' R.O.W.)
VOL. 187, G. 253,
W.C.D.R.

CALLED 20.000 ACRES
WET SOUNDS, INC.
VOL. 1376, PG. 621, W.C.D.R.

LA 4928-EAST WALLER COUNTY MANAGEMENT DISTRICT SOFI LAKES 1834.500 DETENTION PH 1 AND 2 (ADJ) PLAT SOFI LAKES DETENTION POND SEC 1 01 040 (03) PLAT PLAT SOFI LAKES RESERVE SEC 1 DWG Feb. 20, 2025-1:11 PM SALVADOR CISNEROS

DATE: 2/20/24

SCALE: 1"=100'

SHEET 8 OF 10

FINAL PLAT OF
SOFI LAKES
RESERVE SEC 1

OWNER:
622 SOFI
LAKES, L.P.
9019 TRI-CITY BEACH RD.
BAYTOWN, TX 77523
713-398-7927
SOPHA FILFIL
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DEVELOPER:
GARDENBURE
DEVELOPMENT LLC
9019 TRI-CITY BEACH RD.
BAYTOWN, TEXAS 77523
713-398-7927
SOPHA FILFIL
SOPHAFILFIL@GMAIL.COM

ENGINEER
RG Miller
DCCM
R.G. Miller Engineers, Inc. | TxEng F-487
1080 Elchridge Parkway Suite 600,
Houston, Texas 77077
713.481.9600 | rgmiller.com

SURVEYOR
MillerSurvey
DCCM
Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N
Houston, TX 77043
713.413.1900 | millersurvey.com

RESIDUE OF A
CALLED 622.4 ACRES
622 SOFI LAKES, L.P.
W.C.C.F. NO. 2408032

①

RESERVE "A"
12.92 ACRES / 562,649 S.F.
RESTRICTED TO
DRAINAGE AND DETENTION

25' B.L.

THIS 110,731 SQ. FT. / 2.54 AC.
IS HEREBY DEDICATED TO THE
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FM 529 FREEMAN ROAD
(120' R.O.W.)
VOL. 187, G. 253,
W.C.D.R.

CALLED 3.972 ACRES
STATE OF TEXAS
VOL. 187, PG. 253,
W.C.D.R.

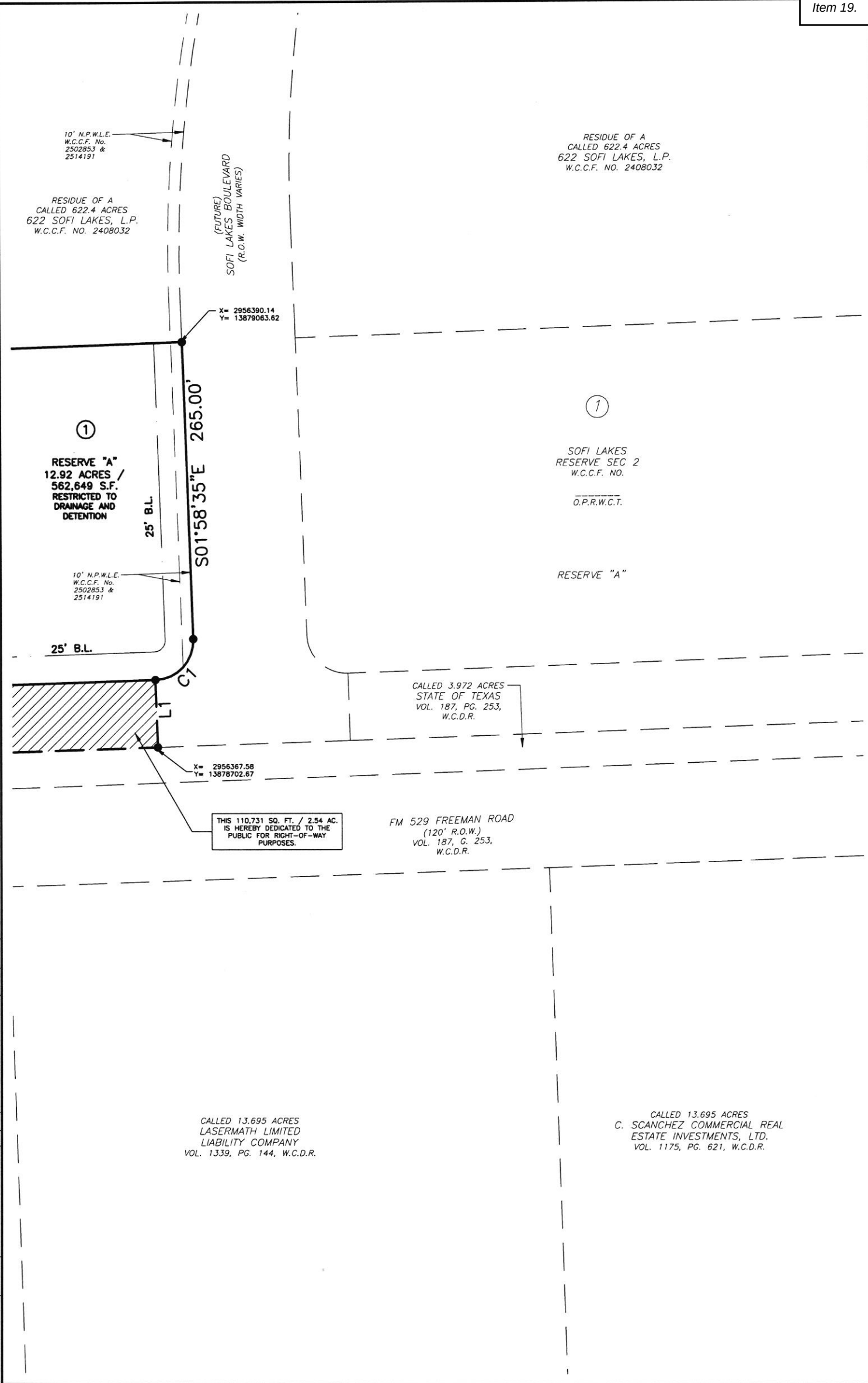
CALLED 7.408 ACRES
URIAS GOMEZ & ERICKA GOMEZ
VOL. 1289, PG. 482, W.C.D.R.

CALLED 13.695 ACRES
LASERMATH LIMITED
LIABILITY COMPANY
VOL. 1339, PG. 144, W.C.D.R.

LY4828-EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.500 DETENTION PH 1 AND 2\CAD\PLAT\SOFI LAKES RESERVE SEC 1.DWG Feb. 20, 2025-1:12 PM SALVADOR CISNEROS

DATE: 2/20/24	FINAL PLAT OF SOFI LAKES RESERVE SEC 1	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GMAIL.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GMAIL.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. 11441 King F - 487 1080 Elcridge Parkway Suite 600, Houston, Texas 77077 713.461.9600 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 19947100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.com
SCALE: 1"=100'					
SHEET 9 OF 10					

L:\4928 EAST WALKER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834-500 DETENTION PH 1 AND 2\CAD\PLAT\SOFI LAKES DETENTION POND SEC 1.DWG Nov. 5, 2025--10:18 AM SALVADOR CISNEROS



DATE: 2/20/24	FINAL PLAT OF SOFI LAKES RESERVE SEC 1	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHAFILFIL@GMAIL.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHAFILFIL@GMAIL.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F-487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713-461-9600 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.com
SCALE: 1"=100'					
SHEET 10 OF 10					



WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final RePlat Approval – Pederson Road Business Park Second Replat

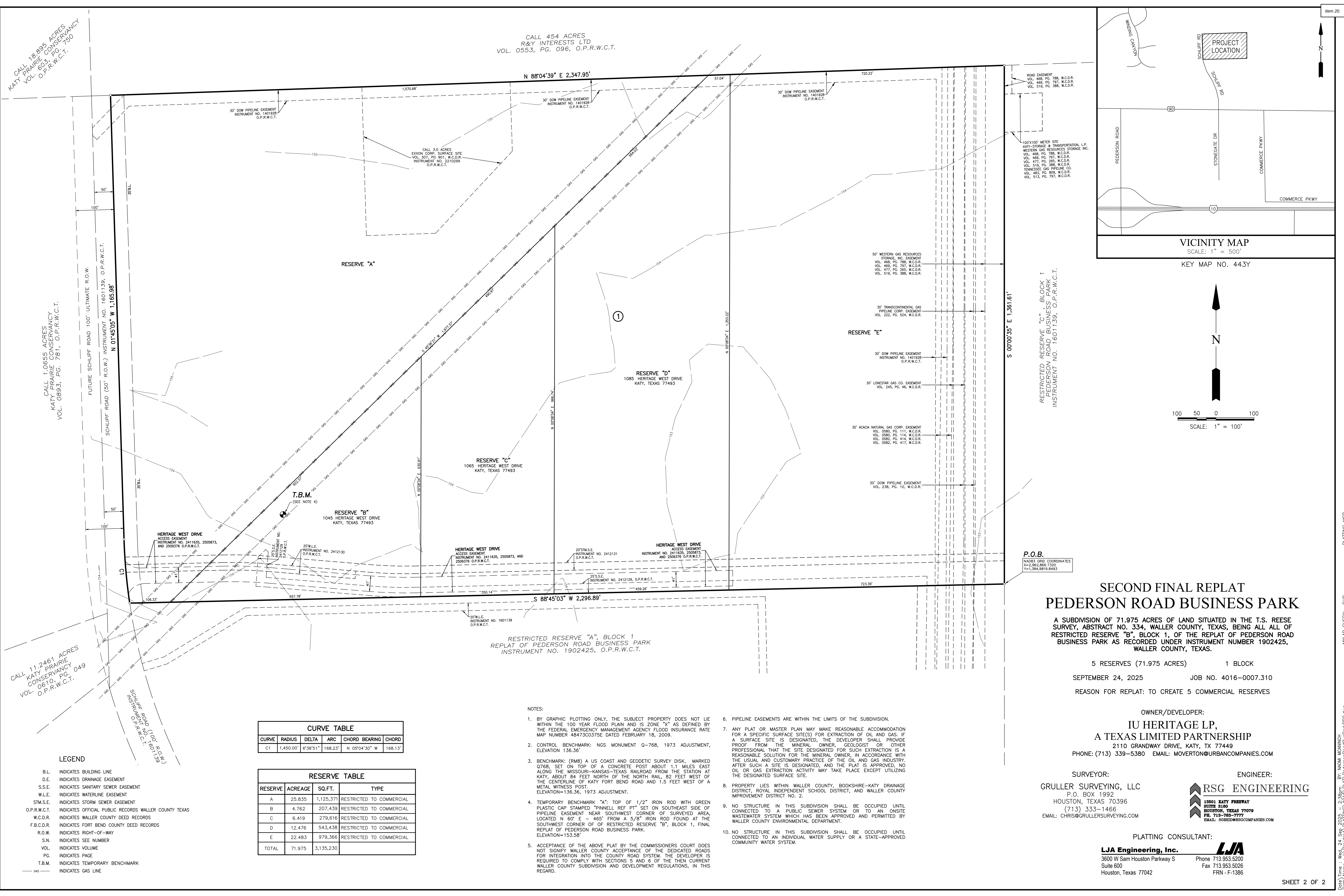
Date: November 19, 2025

Background

Final RePlat of Pederson Road Business Park Second Replat which consist of 71.975 acres will include 5 Reserves & 1 Block in Precinct 4.

Staff Recommendation

Approve Plat

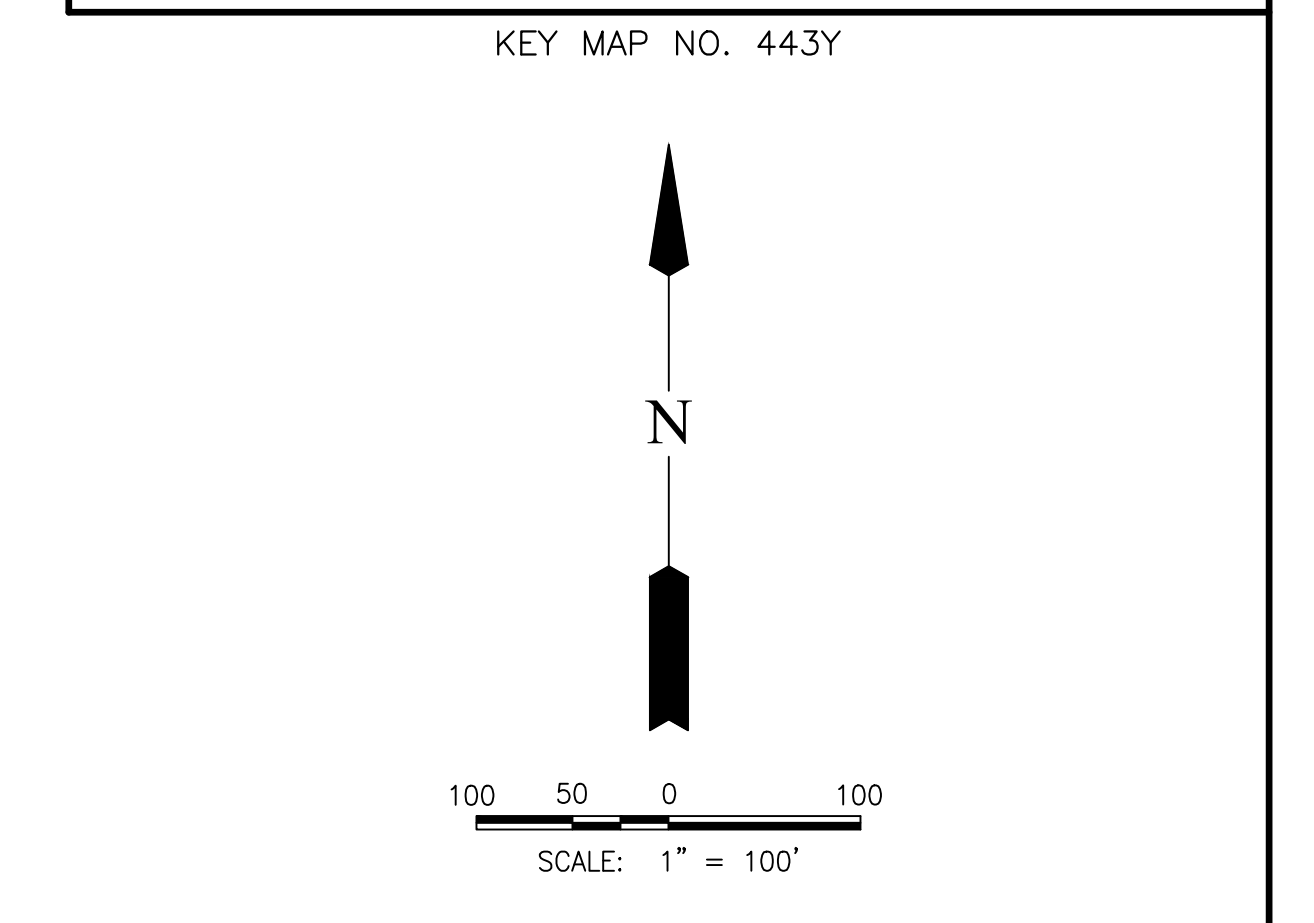
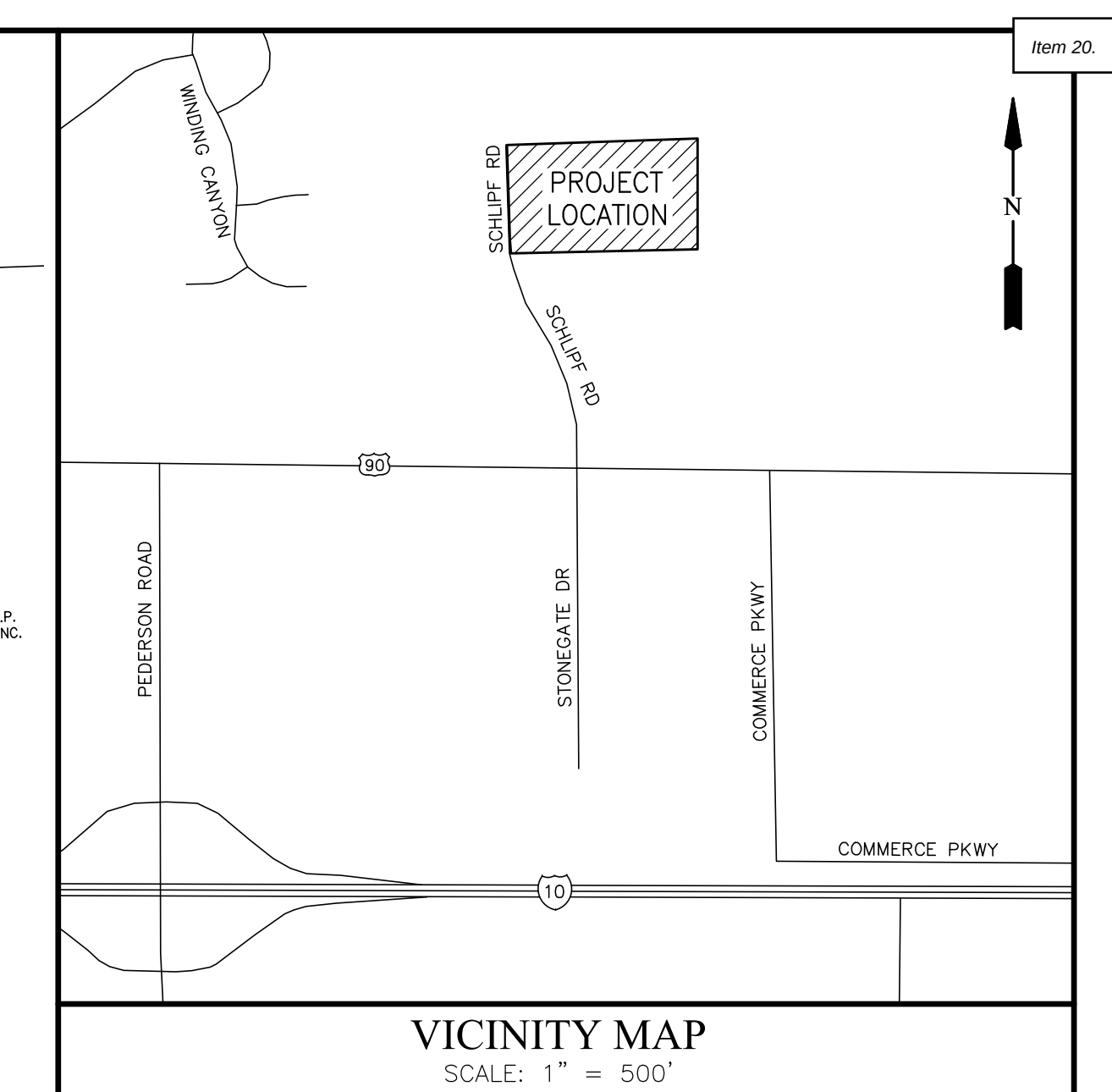


CALL 18.895 ACRES
KATY PRAIRIE CONSERVANCY
VOL. 0603, PG. 750
O.P.R.W.C.T.

CALL 1.0655 ACRES
KATY PRAIRIE CONSERVANCY
VOL. 0895, PG. 781, O.P.R.W.C.T.

CALL 11.2461 ACRES
KATY PRAIRIE CONSERVANCY
VOL. 0670, PG. 049
O.P.R.W.C.T.

CALL 454 ACRES
R&Y INTERESTS LTD
VOL. 0553, PG. 096, O.P.R.W.C.T.



SECOND FINAL REPLAT PEDERSON ROAD BUSINESS PARK

A SUBDIVISION OF 71.975 ACRES OF LAND SITUATED IN THE T.S. REESE SURVEY, ABSTRACT NO. 334, WALLER COUNTY, TEXAS, BEING ALL ALL OF RESTRICTED RESERVE "B", BLOCK 1, OF THE REPLAT OF PEDERSON ROAD BUSINESS PARK AS RECORDED UNDER INSTRUMENT NUMBER 1902425, WALLER COUNTY, TEXAS.

5 RESERVES (71.975 ACRES) 1 BLOCK
SEPTEMBER 24, 2025 JOB NO. 4016-0007.310
REASON FOR REPLAT: TO CREATE 5 COMMERCIAL RESERVES

OWNER/DEVELOPER:
**IU HERITAGE LP,
A TEXAS LIMITED PARTNERSHIP**
2110 GRANDWAY DRIVE, KATY, TX 77449
PHONE: (713) 339-5380 EMAIL: MOVERTON@URBANCOMPANIES.COM

SURVEYOR: GRULLER SURVEYING, LLC
P.O. BOX 1992
HOUSTON, TEXAS 70396
(713) 333-1466
EMAIL: CHRIS@GRULLERSURVEYING.COM

ENGINEER:
RSG ENGINEERING
13501 KATY FREEWAY
SUITE 3100
HOUSTON, TEXAS 77079
PH. 713-768-7777
EMAIL: SBOBEDI@RSGCOMPANIES.COM

PLATTING CONSULTANT:
LJA Engineering, Inc.
3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1,450.00'	6°38'51"	168.23'	N 05°04'30" W	168.13'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	25.835	1,125,371	RESTRICTED TO COMMERCIAL
B	4.762	207,439	RESTRICTED TO COMMERCIAL
C	6.419	279,616	RESTRICTED TO COMMERCIAL
D	12.476	543,438	RESTRICTED TO COMMERCIAL
E	22.483	979,366	RESTRICTED TO COMMERCIAL
TOTAL	71.975	3,135,230	

- NOTES:
- BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS ZONE "X" AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48473C0375E DATED FEBRUARY 18, 2009.
 - CONTROL BENCHMARK: NGS MONUMENT Q-768, 1973 ADJUSTMENT, ELEVATION=136.36'
 - BENCHMARK: (RMB) A US COAST AND GEODETIC SURVEY DISK, MARKED Q768, SET ON TOP OF A CONCRETE POST ABOUT 1.1 MILES EAST ALONG THE MISSOURI-KANSAS-TEXAS RAILROAD FROM THE STATION AT KATY, ABOUT 84 FEET NORTH OF THE NORTH RAIL, 82 FEET WEST OF THE CENTERLINE OF KATY FORT BEND ROAD AND 1.5 FEET WEST OF A METAL WITNESS POST. ELEVATION=136.36, 1973 ADJUSTMENT.
 - TEMPORARY BENCHMARK "A": TOP OF 1/2" IRON ROD WITH GREEN PLASTIC CAP STAMPED "PINNELL REF PT" SET ON SOUTHEAST SIDE OF PIPELINE EASEMENT NEAR SOUTHWEST CORNER OF SURVEYED AREA, LOCATED N 60° E ~ 465' FROM A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF OF RESTRICTED RESERVE "B", BLOCK 1, FINAL REPLAT OF PEDERSON ROAD BUSINESS PARK. ELEVATION=153.58'
 - 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.
 - PIPELINE EASEMENTS ARE WITHIN THE LIMITS OF THE SUBDIVISION.
 - 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.
 - PROPERTY LIES WITHIN WALLER COUNTY, BOOKSHIRE-KATY DRAINAGE DISTRICT, ROYAL INDEPENDENT SCHOOL DISTRICT, AND WALLER COUNTY IMPROVEMENT DISTRICT NO. 2.
 - 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.
 - NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM.

- LEGEND
- 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
 - 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
 - S.N. INDICATES SEE NUMBER
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - T.B.M. INDICATES TEMPORARY BENCHMARK
 - GAS — INDICATES GAS LINE

PLATTING MGR. _____
MPLAR CHECK: _____
SUR. _____

Date: Time : Wed, 24 Sep 2025 : 2:36pm BY: MCMC MCMC
Path Name : K:\Projects\PLATTING\4016\PLAT\PedersonRoadBusParrP2.dwg

STATE OF TEXAS
COUNTY OF WALLER

WE, IU HERITAGE, LP, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ITS GENERAL PARTNERS, IHBP GP LLC, A TEXAS LIMITED LIABILITY COMPANY, BY KRIS A. VAN NORMAN, MEMBER, AND COTX URBAN LLC, A TEXAS LIMITED LIABILITY COMPANY, BY DON WEAVER, MANAGER, BEING THE OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF SECOND REPLAT OF PEDERSON ROAD BUSINESS PARK, 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 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 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:

- THAT DRAINAGE OF SEPTIC TANKS INTO ROADS, STREETS, ALLEYS, OR PUBLIC DITCHES, STREAMS, ETC., EITHER DIRECTLY OR INDIRECTLY IS STRICTLY PROHIBITED.
- ALL STOCK ANIMALS, HORSES, AND FOWL SHALL BE FENCED IN AND NOT ALLOWED TO RUN AT LARGE IN THE SUBDIVISION.
- 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.
- PROPERTY OWNERS WILL OBTAIN DEVELOPMENT PERMITS/PERMIT EXEMPTIONS FROM THE COUNTY FLOOD PLAIN ADMINISTRATOR FOR ALL DEVELOPMENT.
- THE PROPERTY SUBDIVIDED HEREIN IS FURTHER RESTRICTED IN ITS USE AS SPECIFIED IN THE SUBDIVISION RESTRICTIONS AS FILED SEPARATELY FOR RECORD AT PAGE _____ OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. A COPY OF SAID RESTRICTIONS WILL BE FURNISHED BY THE AFORESAID IU HERITAGE LP, A TEXAS LIMITED PARTNERSHIP, TO THE PURCHASER OF EACH AND EVERY LOT IN THE SUBDIVISION PRIOR TO CULMINATION OF EACH SALE.
- THERE ARE NO UNDERGROUND PIPELINES WITHIN THE CONFINES OF THIS SUBDIVISION EXCEPT AS SHOWN ON THE ABOVE PLAT.
- 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, IU HERITAGE, LP, A TEXAS LIMITED PARTNERSHIP, HAS CAUSED TO BE SIGNED BY ITS GENERAL PARTNERS: IHBP GP LLC, A TEXAS LIMITED LIABILITY COMPANY, BY KRIS A. VAN NORMAN, MEMBER, AND COTX URBAN LLC, A TEXAS LIMITED LIABILITY COMPANY, BY DON WEAVER, MANAGER, AND ITS SEAL, THIS _____ DAY OF _____, 20____, A.D.

IU HERITAGE, LP, A TEXAS LIMITED PARTNERSHIP

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

BY: _____
KRIS A. VAN NORMAN, MEMBER

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

BY: _____
DON WEAVER, MANAGER

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KRIS A. VAN NORMAN, A MEMBER OF IHBP GP LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF IU HERITAGE, LP, A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DON WEAVER, THE MANAGER OF COTX URBAN LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF IU HERITAGE, LP, A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS IS TO CERTIFY THAT I, KENNETH A. GRULLER, 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. 48473C0375E, EFFECTIVE DATE FEBRUARY 18, 2009, THE SUBJECT TRACT LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL CHANCE FLOODPLAIN)

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, OR AREA OF EXTRA TERRITORIAL JURISDICTION.

KENNETH A. GRULLER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5476

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. GRULLER, 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 AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, SALIM NAZIH 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 NAZIH 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 NAZIH OBEID, 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 AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2025-57

APPROVED BY THE BOARD OF SUPERVISORS ON _____ 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.

LEGAL DESCRIPTION:

BEING A TRACT OR PARCEL OF LAND CONTAINING 71.9750 ACRES OF LAND OR 3,135,230 SQUARE FEET, LOCATED IN THE H. & T. C. R. R. COMPANY SURVEY, SECTION 107, ABSTRACT 170, WALLER COUNTY, TEXAS, SAID 71.9750 ACRE TRACT BEING ALL OF PART OF RESERVE (B) IN BLOCK 1 OF REPLAT PEDERSON ROAD BUSINESS PARK, A SUBDIVISION DULY OF RECORD IN PLAT NUMBER 1902425 IN THE DEED RECORDS OF WALLER COUNTY (W.C.D.R.), TEXAS; SAID RESERVE (A) OF RECORD IN THE NAME OF WEATHERFORD ARTIFICIAL LIFT SYSTEMS IN VOLUME 1310, PAGE 819, W.C.D.R.; SAID 71.9750 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (BEARINGS BASED ON AFORESAID DEED):

COMMENCING AT A 1/2 INCH IRON ROD FOUND FOR THE MOST NORTHERLY SOUTHEAST CORNER OF AFORESAID RESERVE (A), BEING ON THE NORTH LINE OF A CALLED 21.713 ACRE TRACT OF RECORD IN THE NAME OF R&Y INTERESTS, LTD. IN VOLUME 0575, PAGE 029, W.C.D.R.;

THENCE, COINCIDENT THE EAST LINE OF AFORESAID RESERVE (A), NORTH 01 DEGREES 47 MINUTES 53 SECONDS WEST, A DISTANCE OF 629.61 FEET TO THE NORTHEAST CORNER OF RESERVE (G) IN AFORESAID SUBDIVISION AND BEING THE SOUTHEAST CORNER OF RESERVE (C) IN AFORESAID SUBDIVISION;

THENCE, COINCIDENT THE SOUTH LINE OF AFORESAID RESERVE (C) AND THE NORTH LINE OF AFORESAID RESERVE (G), SOUTH 88 DEGREES 34 MINUTES 27 SECONDS WEST, A DISTANCE OF 452.27 FEET TO THE SOUTHWEST CORNER OF SAID RESERVE (C) AND THE NORTHWEST CORNER OF SAID RESERVE (G);

THENCE, COINCIDENT AN EAST LINE OF AFORESAID RESERVE (A) AND THE WEST LINE OF AFORESAID RESERVE (C), NORTH 00 DEGREES 00 MINUTES 35 SECONDS WEST, A DISTANCE OF 573.33 FEET TO A 5/8 INCH IRON ROD WITH (GRULLER) CAP SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS AFORESAID RESERVE (A), SOUTH 88 DEGREES 45 MINUTES 03 SECONDS WEST, A DISTANCE OF 2,298.89 FEET TO A 5/8 INCH IRON ROD WITH (GRULLER) CAP SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING ON THE WEST LINE OF SAID RESERVE (A) AND BEING ON THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF SCHLIFF ROAD (WIDTH VARIES);

THENCE, COINCIDENT THE EAST R.O.W. LINE OF SCHLIFF ROAD AND A CURVE TO THE RIGHT, AN ARC LENGTH OF 168.23 FEET, HAVING A RADIUS OF 1,450.00 FEET, A CENTRAL ANGLE OF 06 DEGREES 38 MINUTES 51 SECONDS AND A CHORD BEARING OF NORTH 05 DEGREES 04 MINUTES 30 SECONDS WEST, A DISTANCE OF 168.13 FEET TO A 5/8 INCH IRON ROD WITH (GRULLER) CAP SET;

THENCE, COINCIDENT THE EAST R.O.W. LINE OF SCHLIFF ROAD NORTH 01 DEGREES 45 MINUTES 05 SECONDS WEST, A DISTANCE OF 1,165.98 FEET TO A 5/8 INCH IRON ROD WITH "GRULLER" CAP SET FOR THE NORTHWEST CORNER OF BOTH THE HEREIN DESCRIBED TRACT AND AFORESAID RESERVE (A), BEING THE NORTHEAST TERMINUS OF SAID SCHLIFF ROAD AND BEING ON THE SOUTH LINE OF A CALLED 454 ACRE TRACT OF RECORD IN THE NAME OF R&Y INTERESTS, LTD. IN VOLUME 00553, PAGE 096 IN THE OFFICE PUBLIC RECORDS OF WALLER COUNTY (O.R.W.C.T.), TEXAS;

THENCE, COINCIDENT THE NORTH LINE OF AFORESAID RESERVE (A) AND THE SOUTH LINE OF AFORESAID 454 ACRE TRACT, NORTH 88 DEGREES 04 MINUTES 39 SECONDS EAST, A DISTANCE OF 2,347.95 FEET TO A 5/8 INCH IRON ROD WITH "GRULLER" CAP SET FOR THE NORTHEAST CORNER OF BOTH THE HEREIN DESCRIBED TRACT AND SAID RESERVE (A) AND BEING THE NORTHWEST CORNER OF RESERVE (C) IN AFORESAID SUBDIVISION;

THENCE, COINCIDENT THE EAST LINE OF AFORESAID RESERVE (A) AND THE WEST LINE OF AFORESAID RESERVE (C), SOUTH 00 DEGREES 00 MINUTES 35 SECONDS EAST, A DISTANCE OF 1,361.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 91.9750 ACRES OF LAND.

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

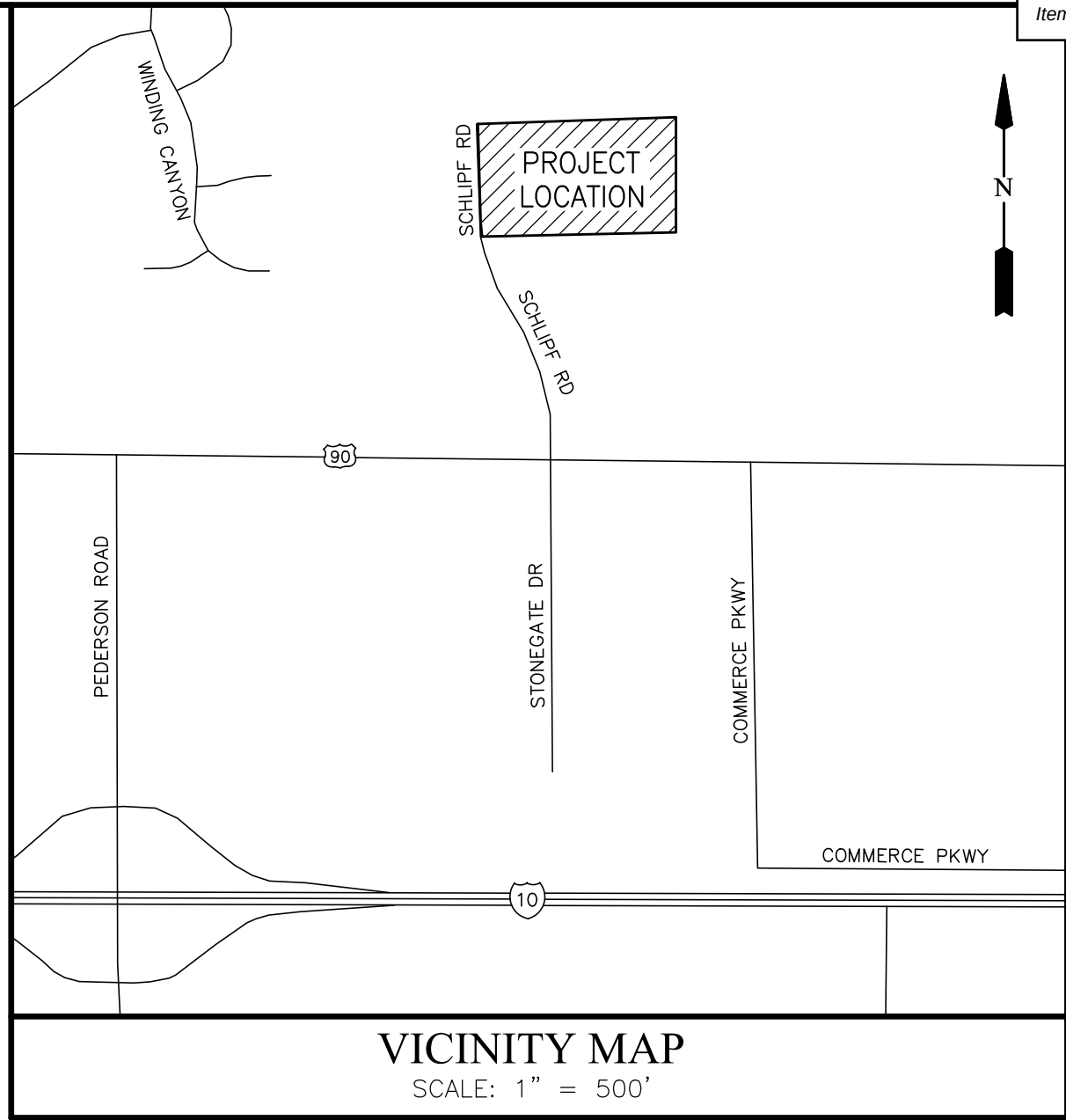
JOHN A. AMSLER
PRECINCT 1, COUNTY COMMISSIONER

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.



VICINITY MAP

SCALE: 1" = 500'

KEY MAP NO. 443Y

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

SECOND FINAL REPLAT PEDERSON ROAD BUSINESS PARK

A SUBDIVISION OF 71.975 ACRES OF LAND SITUATED IN THE T.S. REESE SURVEY, ABSTRACT NO. 334, WALLER COUNTY, TEXAS, BEING ALL ALL OF RESTRICTED RESERVE "B", BLOCK 1, OF THE REPLAT OF PEDERSON ROAD BUSINESS PARK AS RECORDED UNDER INSTRUMENT NUMBER 1902425, WALLER COUNTY, TEXAS.

5 RESERVES (71.975 ACRES) 1 BLOCK

SEPTEMBER 24, 2025 JOB NO. 4016--0007.310

REASON FOR REPLAT: TO CREATE 5 COMMERCIAL RESERVES

OWNER/DEVELOPER:

IU HERITAGE LP,
A TEXAS LIMITED PARTNERSHIP
2110 GRANDWAY DRIVE, KATY, TX 77449

PHONE: (713) 339-5380 EMAIL: MOVERTON@URBANCOMPANIES.COM

SURVEYOR:

GRULLER SURVEYING, LLC
P.O. BOX 1992
HOUSTON, TEXAS 70396
(713) 333-1466
EMAIL: CHRIS@GRULLERSURVEYING.COM

ENGINEER:

RSG ENGINEERING

13501 KATY FREEWAY
SUITE 3180
HOUSTON, TEXAS 77099
PH 713-788-7777
EMAIL: SOBEID@RSGCOMPANIES.COM

PLATTING CONSULTANT:

LJA Engineering, Inc.

3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386



WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sofi Lakes Reserve Section 2

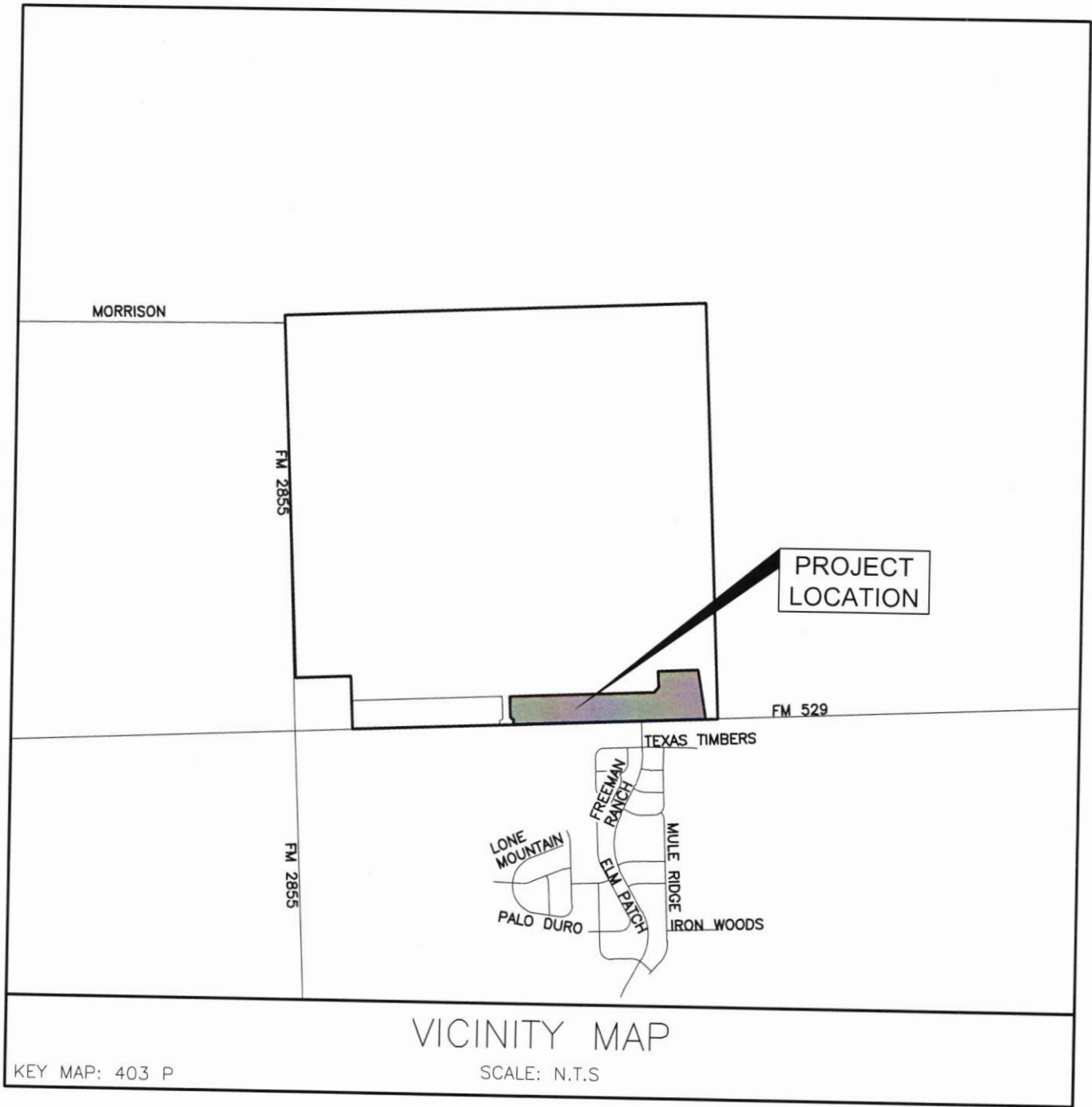
Date: November 19, 2025

Background

Final Plat of Sofi Lakes Reserve Section 2 which consists of 23.11 acres will include 1 Block and 1 Reserve in Precinct 3.

Staff Recommendation

Approve Plat



FINAL PLAT OF SOFI LAKES RESERVE SEC 2

A SUBDIVISION OF 23.11 ACRES OF LAND LOCATED IN
H. & T.C. R.R. SURVEY, BLOCK 113, A-173
WALLER COUNTY, TEXAS

1 BLOCK 1 RESERVE
DATE: FEBRUARY, 2025 SCALE: 1" = 100'

BKDD PERMIT NO. 2024-120

DATE: 2/20/24

SCALE: 1"=100'

SHEET 1 OF 10

FINAL PLAT OF
SOFI LAKES
RESERVE SEC 2

OWNER:
622 SOFI
LAKES, L.P.
9019 TRI-CITY BEACH RD.
BAYTOWN, TX 77523
713-398-7927
SOPHIA FILFIL
SOPHAFILFIL@GMAIL.COM

DEVELOPER:
GARDENBURE
DEVELOPMENT LLC
9019 TRI-CITY BEACH RD.
BAYTOWN, TEXAS 77523
713-398-7927
SOPHIA FILFIL
SOPHAFILFIL@GMAIL.COM

ENGINEER
RG Miller
DCCM
R.G. Miller Engineers, Inc. | TxEng F-487
1080 Eldridge Parkway Suite 600,
Houston, Texas 77077
713.461.9600 | rgmiller.com

SURVEYOR
MillerSurvey
DCCM
Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com

STATE OF TEXAS
COUNTY OF WALLER

WE, 622 SOFI LAKES, L.P., ACTING BY AND THROUGH SOPHIA FILFIL, PRESIDENT, BEING AN OFFICER OF 622 SOFI LAKES, L.P., OWNERS OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF SOFI LAKES RESERVE SEC 2, 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.

WE, THE AFOREMENTIONED, HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS AND ROADS SHOWN THEREON. THERE IS ALSO DEDICATED FOR UTILITIES, AN AERIAL EASEMENT FIVE (5) FEET WIDE TAKEN FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND, LOCATED ADJACENT TO ALL UTILITY EASEMENT AND STREETS SHOWN THEREON.

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 FLOODPLAIN ADMINISTRATOR FOR ALL DEVELOPMENT.
- 5. THERE ARE NO UNDERGROUND PIPELINES WITHIN THE CONFINES OF THIS SUBDIVISION EXPECT AS SHOWN ON THE ABOVE PLAT.
- 6. THERE SHALL BE NO SANITARY SEWER SYSTEMS OR ANY WATER WELL CONSTRICTED WITHIN 50 FEET OF ANY LOT LINE THAT DOES NOT ADJOIN A PUBLIC ROAD.

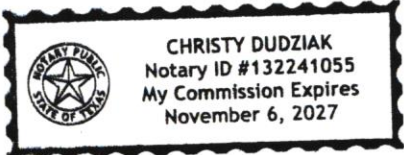
IN TESTIMONY HERETO, THE 622 SOFI LAKES, L.P., HAS CAUSED THESE PRESENTS TO BE SIGNED BY Sophia Filfil ITS PRESIDENT, BEING AN OFFICER OF 622 SOFI LAKES, L.P., AND ITS SEAL THIS 21st DAY OF February, 2025.

622 SOFI LAKES, L.P.
BY: [Signature]
SOPHIA FILFIL
PRESIDENT

STATE OF TEXAS
COUNTY OF WALLER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SOPHIA FILFIL PRESIDENT OF 622 SOFI LAKES, L.P., KNOWN TO ME, TO BE THE PERSON WHOSE NAME IS 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 21st DAY OF February, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME: [Signature]
MY COMMISSION EXPIRES: 11-6-27



THIS IS TO CERTIFY THAT I, ANTHONY R. PEACOCK, 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) FLOODPLAIN AS DELINEATED ON WALLER COUNTY COMMUNITY PANEL # 48473C0275E, 48473C0350E, 48473C0300E AND 48473C0375E DATED 2/18/2009.

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE 0.2% ANNUAL CHANCE (500 YEAR) FLOODPLAIN AS DELINEATED ON WALLER COUNTY COMMUNITY PANEL # 48473C0275E, 48473C0350E, 48473C0300E AND 48473C0375E DATED 2/18/2009.

Anthony R. Peacock
ANTHONY R. PEACOCK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5047



I, J. ROSS MCCALL, P.E., 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 THE SUBDIVISION MAY BEGIN UNTIL ALL WALLER COUNTY PERMIT REQUIREMENTS HAVE BEEN MET.

DATE _____ J. ROSS MCCALL, P.E.
COUNTY ENGINEER

DATE: 2/20/24	FINAL PLAT OF SOFI LAKES RESERVE SEC 2	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GMAIL.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GMAIL.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F-487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.461.9600 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N, Houston, TX 77043 713.413.1900 millersurvey.com
SCALE: 1"=100'					
SHEET 2 OF 10					

LA 4928 EAST WALLER COUNTY MANAGEMENT DISTRICT SOFI LAKES 4834.500 DETENTION PH 1 AND 2 CAD PLAT SOFI LAKES RESERVE SEC 2.DWG Feb. 20, 2025-2:55 PM SALVADOR CISNEROS

I, DEBBIE HOLLAN, CLERK OF THE COUNTY COURT OF WALLER COUNTY, COUNTY CLERK IN AND FOR WALLER COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON

Item 21.

_____, 2025, AT _____ O'CLOCK ____M., IN FILE NO. _____ OF THE PLAT RECORDS OF 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. 2024-120

APPROVED BY THE BOARD OF SUPERVISION ON 12.23.2024

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 THE M 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.

APPROVED BY COMMISSIONERS COURT OF WALLER COUNTY, TEXAS, THIS _____ DAY OF _____, 2025.

CARBETT "TREY" J. 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 SYSTEMS. THE DEVELOPER IS REQUIRED TO COMPLY WITH SECTIONS 5 AND 6 OF THE THEN CURRENT WALLER COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, IN THE REGARD.

FIELD NOTES FOR 23.11 ACRES

BEING A TRACT OF LAND CONTAINING 23.11 ACRES (1,006,861 SQUARE FEET), LOCATED IN THE H.&T.C.R.R. SURVEY BLOCK 113, ABSTRACT NUMBER (NO.) 173, WALLER COUNTY, TEXAS; SAID 23.11 ACRE TRACT BEING A PORTION OF A CALLED 622.4 ACRE TRACT RECORDED IN THE NAME OF 622 SOFI LAKES, L.P. UNDER WALLER COUNTY CLERK'S FILE NUMBER (W.C.C.F.) NUMBER (NO.) 2408032; SAID 23.11 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), AS PER GPS OBSERVATIONS):

COMMENCING AT A 3/4-INCH IRON ROD FOUND ON THE NORTH R.O.W. LINE OF F.M. 529 (A.K.A FREEMAN ROAD, 120' WIDE PER VOL. 187, PG. 253, W.C.D.R.), FOR THE NORTH LINE OF A CALLED 3.972 ACRE TRACT RECORDED IN THE NAME OF THE STATE OF TEXAS, UNDER VOL. 187, PG. 253, W.C.D.R., AT THE SOUTHEAST CORNER OF A CALLED 10.00 ACRE TRACT RECORDED IN THE NAME OF HUMBLE OIL & REFINING CO., UNDER VOL. 198, PG. 623, W.C.D.R., AND BEING THE SOUTHWEST CORNER OF SAID 622.4 ACRE TRACT, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 10.00 ACRE TRACT, FOR AN INTERIOR CORNER OF SAID 622.4 ACRE TRACT, BEARS NORTH 02 DEGREES 05 MINUTES 19 SECONDS WEST, A DISTANCE OF 667.73 FEET;

THENCE, WITH THE LINE COMMON TO THE NORTH LINE OF SAID 3.972 ACRE TRACT AND THE SOUTH LINE OF SAID 622.4 ACRE TRACT, NORTH 88 DEGREES 01 MINUTES 25 SECONDS EAST, A DISTANCE OF 2,015.56 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT ON THE NORTH LINE OF SAID 3.972 ACRE TRACT AND THE SOUTH LINE OF SAID 622.4 ACRE TRACT, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID 622.4 ACRE TRACT, THE FOLLOWING EIGHT (8) COURSES:

1. NORTH 01 DEGREES 58 MINUTES 35 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
2. 54.98 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS NORTH 46 DEGREES 58 MINUTES 35 SECONDS WEST, A DISTANCE OF 49.50 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;
3. NORTH 01 DEGREES 58 MINUTES 35 SECONDS WEST, A DISTANCE OF 265.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
4. NORTH 88 DEGREES 01 MINUTES 25 SECONDS EAST, A DISTANCE OF 1,810.61 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
5. NORTH 39 DEGREES 25 MINUTES 07 SECONDS EAST, A DISTANCE OF 88.13 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
6. NORTH 01 DEGREES 58 MINUTES 35 SECONDS WEST, A DISTANCE OF 194.16 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
7. NORTH 88 DEGREES 00 MINUTES 15 SECONDS EAST, A DISTANCE OF 497.50 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
8. SOUTH 09 DEGREES 37 MINUTES 58 SECONDS EAST, A DISTANCE OF 626.02 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT ON THE LINE COMMON TO THE NORTH LINE OF SAID 3.972 ACRE TRACT AND THE SOUTH LINE OF SAID 622.4 ACRE TRACT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE LINE COMMON TO THE NORTH LINE OF SAID 3.972 ACRE TRACT AND THE SOUTH LINE OF SAID 622.4 ACRE TRACT, SOUTH 88 DEGREES 01 MINUTES 25 SECONDS WEST, A DISTANCE OF 2,414.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.11 ACRES OF LAND.

L:\4928 - EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.500 DETENTION PH 1 AND 2\CAD\PLAT\SOFI LAKES RESERVE SEC 2.DWG Feb. 20, 2025-10:32 AM SALVADOR CISNEROS

DATE: 2/20/24	FINAL PLAT OF SOFI LAKES RESERVE SEC 2	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHAFILFIL@GMAIL.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHAFILFIL@GMAIL.COM	ENGINEER RG Miller DCCM R G Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 500, Houston, Texas 77077 713.461.9600 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N Houston, TX 77043 713.413.1900 millersurvey.com
SCALE: 1"=100'					
SHEET 3 OF 10					

NOTES:

- 1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAYBE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999889861431.
- 2. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), AS PER GPS OBSERVATIONS.
- 3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBERS 48473C0275E, 48473C0350E, 48473C0300E AND 48473C0375E ALL HAVING AN EFFECTIVE DATE OF 02/18/2009, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED).
- 4. STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOODPLAIN SHALL BE ELEVATED TO TWO (2) FEET OR MORE ABOVE THE 500-YEAR FLOODPLAIN ELEVATION, IN THE 100-YEAR FLOODPLAIN. WITHIN THE 500-YEAR, THESE STRUCTURES MUST BE ELEVATED TO ONE (1) ABOVE THE 500-YEAR FLOODPLAIN ELEVATION. NO DEVELOPMENT PERMITS WILL BE ISSUED IN A FLOOD HAZARD AREA BELOW THE BASE FLOOD ELEVATION (B.F.E.). CONTACT THE COUNTY ENGINEER'S OFFICE FOR SPECIFIC INFORMATION
- 5. THERE ARE NO KNOWN PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
- 6. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM
- 7. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN OFFSITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT.
- 8. NEW DEVELOPMENT WITHIN THE SUBDIVISION PLAT SHALL OBTAIN A STORM WATER QUALITY PERMIT BEFORE THE ISSUANCE OF ANY DEVELOPMENT PERMITS.
- 9. RIGHT-OF-WAY EASEMENTS FOR WIDENING STREETS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ALL 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.
- 10. SUBJECT PLAT WAS DEANNEX FROM THE CITY OF HOUSTON EXTRA-TERRITORIAL JURISDICTION (E.T.J.) ON SEPTEMBER 7, 2023.
- 11. PROJECT BENCHMARK: NGS F 768 (PID: AW0121)
BEING A BRASS DISK STAMPED "F 768 1943" ON THE TOP OF A CONCRETE BRIDGE ABUTMENT AT THE SOUTH END OF THE EAST ABUTMENT OF THE HIGHWAY BRIDGE OVER BESSIES CREEK. TO REACH THE BENCHMARK HEAD 2.1 MILES WEST ALONG U.S. HWY 90 FROM THE JUNCTION OF F.M. 359 SOUTH IN BROOKSHIRE, BEING ABOUT 0.25 MILE WEST OF THE JUNCTION OF DONIGAN ROAD AND U.S. HWY. 90, 0.2 MILE EAST OF THE JUNCTION OF U.S. HWY. 90 LEADING INTO I-10 WEST AND THE ACCESS ROAD.
ELEVATION = 130.50' NAVD88
- 12. TEMPORARY BENCHMARK (TBM) "D":
BEING AN "X" CUT IN CONCRETE ON TOP OF A GRATE INLET LOCATED ALONG THE NORTH RIGHT-OF-WAY OF F.M. 529, LOCATED AT THE SOUTHEAST CORNER OF THE SURVEYED PROPERTY.
ELEVATION = 175.29' NAVD88
- 13. ALL ELEVATIONS PLOTTED HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS PER GPS OBSERVATIONS.
- 14. THIS PLAT IS SUBJECT TO HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 87, PG. 420, W.C.D.R. (BLANKET IN NATURE).
- 15. THIS PLAT IS SUBJECT TO HUMBLE OIL AND REFINING COMPANY EASEMENT RECORDED IN VOL. 90, PG. 53, W.C.D.R. (BLANKET IN NATURE)
- 16. THIS PLAT IS SUBJECT TO HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 95, PG. 232, W.C.D.R. (BLANKET IN NATURE)
- 17. THIS PLAT IS SUBJECT TO HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 95, PG. 233, W.C.D.R. (BLANKET IN NATURE)
- 18. THIS PLAT IS SUBJECT TO HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 95, PG. 234, W.C.D.R. (BLANKET IN NATURE)
- 19. THIS PLAT IS SUBJECT TO HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 98, PG. 495, W.C.D.R. (BLANKET IN NATURE)
- 20. THIS PLAT IS SUBJECT TO HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 98, PG. 496, W.C.D.R. (BLANKET IN NATURE)
- 21. THIS PLAT IS SUBJECT TO HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 98, PG. 497, W.C.D.R. (BLANKET IN NATURE)
- 22. THIS PLAT IS SUBJECT TO HUMBLE OIL & REFINING COMPANY EASEMENT RECORDED IN VOL. 100, PG. 188, W.C.D.R. (BLANKET IN NATURE)
- 23. THIS PLAT IS SUBJECT TO HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 103, PG. 519, W.C.D.R. (BLANKET IN NATURE)
- 24. THIS PLAT IS SUBJECT TO THE DOW CHEMICAL COMPANY EASEMENT RECORDED IN VOL. 124, PG. 542, W.C.D.R. (BLANKET IN NATURE)
- 25. THIS PLAT IS SUBJECT TO HUMBLE OIL & REFINING COMPANY EASEMENT RECORDED IN VOL. 198, PG. 622, W.C.D.R. (BLANKET IN NATURE)

DATE: 2/20/24
SCALE: 1"=100'
SHEET 4 OF 10

FINAL PLAT OF
SOFI LAKES
RESERVE SEC 2

OWNER:
622 SOFI LAKES, L.P.
9019 TRI-CITY BEACH RD.
BAYTOWN, TX 77523
713-368-7927
SOPHIA FILFIL
SOPHIAFILFIL@GMAIL.COM

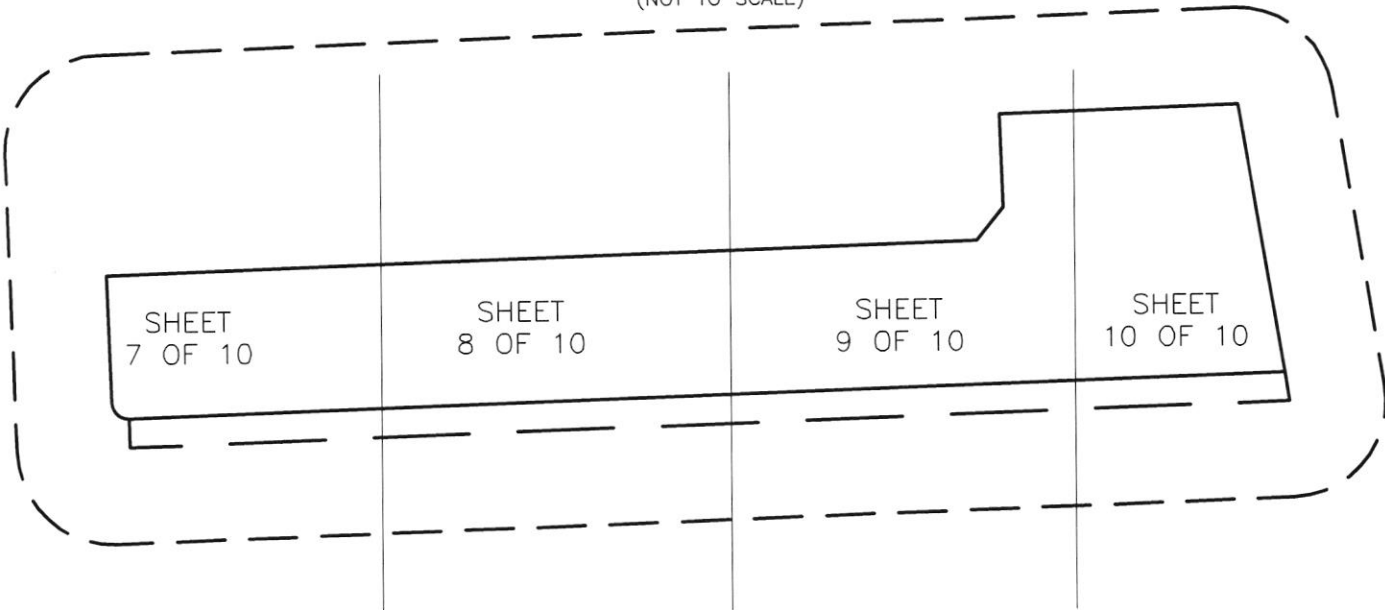
DEVELOPER:
GARDENBURE DEVELOPMENT LLC
9019 TRI-CITY BEACH RD.
BAYTOWN, TEXAS 77523
713-368-7927
SOPHIA FILFIL
SOPHIAFILFIL@GMAIL.COM

ENGINEER
RG Miller
DCCM
R.G. Miller Engineers, Inc. | TxEng F - 487
1080 Kingside Parkway, Suite 600,
Houston, Texas 77077
713 481 9600 | rgmiller.com

SURVEYOR
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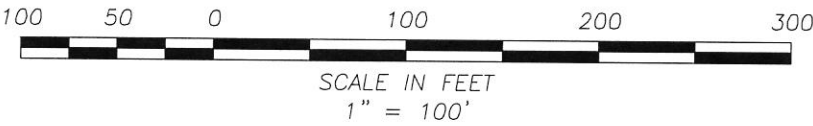
LA 4828 EAST WALLER COUNTY MANAGEMENT DISTRICT SOFI LAKES 4834 500 DETENTION PH 1 AND 2 CAD PLAT SOFI LAKES RESERVE SEC 2 DWG PH 20 2025-1102 PM SALVADOR CISNEROS

SHEET INDEX
(NOT TO SCALE)



\\4028 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.500 DETENTION PH 1 AND 2\CAD\PLAT\SOFI LAKES RESERVE SEC 2.DWG FND. 20. 2025-102 PM SALVADOR CISNEROS

DATE: 2/20/24	FINAL PLAT OF SOFI LAKES RESERVE SEC 2	OWNER:	DEVELOPER:	ENGINEER	SURVEYOR
SCALE: 1"=100'		622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GMAIL.COM	GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GMAIL.COM	RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Fidelity Parkway Suite 600 Houston, Texas 77077 713 461 9600 rgmiller.com	MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N Houston, TX 77063 713 413 1900 millersurvey.com
SHEET 5 OF 10					



LEGEND

A.E.	= AERIAL EASEMENT
B.L.	= BUILDING LINE
D.E.	= DRAINAGE EASEMENT
F.C.	= FILM CODE
NO.	= NUMBER
O.P.R.W.C.T.	= OFFICIAL PUBLIC RECORDS, WALLER COUNTY, TEXAS
PG.	= PAGE
P.O.B.	= POINT OF BEGINNING
R	= RADIUS
R.O.W.	= RIGHT-OF-WAY
S.S.E.	= SANITARY SEWER EASEMENT
STM.S.E.	= STORM SEWER EASEMENT
T.M.B.	= TEMPORARY BENCHMARK
U.E.	= UTILITY EASEMENT
VOL.	= VOLUME
W.C.D.R.	= WALLER COUNTY DEED RECORD
W.C.C.F.	= WALLER COUNTY CLERK FILE
W.L.E.	= WATER LINE EASEMENT
X	= EASTING COORDINATE
Y	= NORTHING COORDINATE
①	= BLOCK NUMBER
⦿	= FOUND 5/8" IRON ROD (UNLESS OTHERWISE INDICATED)
●	= SET 5/8" IRON ROD WITH "MILLER SURVEY" CAP
⊕	= BENCHMARK

LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°58'35"W	60.00'
L2	N39°25'07"E	88.13'

CURVE TABLE					
CURVE	ARCH LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	54.98'	35.00'	90°00'00"	N46°58'35"W	49.50'

L:\4828 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4824.500 DETENTION PH 1 AND 2\CAD\PLAT\SOFI LAKES RESERVE SEC 2.DWG Feb. 25, 2025-9:08 AM CHAD MILLER

L:\4628 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4628-500 DETENTION PH 1 AND 2\CAD\PLAT\SOFI LAKES DETENTION POND SEC 2\01 CAD\03 PLAT\PLAT-SOFI LAKES RESERVE SEC 2.DWG.Feb. 20, 2025-1:04 PM SALVADOR CISNEROS

RESIDUE OF A
CALLED 622.4
ACRES
622 SOFI
LAKES, L.P.
W.C.C.F. NO.
2408032

(FUTURE)
SOFI LAKES BOULEVARD
(R.O.W. WIDTH VARIES)

RESIDUE OF A
CALLED 622.4 ACRES
622 SOFI LAKES, L.P.
W.C.C.F. NO. 2408032

X= 2956490.07
Y= 13879067.07

1

SOFI LAKES
RESERVE SEC 1
W.C.C.F. NO.
O.P.R.W.C.T.

RESERVE "A"

N01°58'35"W 265.00'

25' B.L.

1
RESERVE "A"
19.79 ACRES / 862,218 S.F.
RESTRICTED TO
DRAINAGE AND DETENTION

25' B.L.

CALLED 3.972 ACRES
STATE OF TEXAS
VOL. 187, PG. 253,
W.C.D.R.

P.O.B.
X= 2956537.46
Y= 13878708.53

FM 529 FREEMAN ROAD
(120' R.O.W.)
VOL. 187, G. 253,
W.C.D.R.

THIS 144,643 SQ. FT. / 3.32 AC.
IS HEREBY DEDICATED TO THE
PUBLIC FOR RIGHT-OF-WAY
PURPOSES.

CALLED 13.695 ACRES
C. SCANCHEZ CHILDREN'S COMMERCIAL
REAL ESTATE INVESTMENTS, LTD.
VOL. 1175, PG. 621, W.C.D.R.

CALLED 575.642 ACRES
JR EVERGREEN, LLC
W.C.C.F. NO. 1807971

DATE: 2/20/24

SCALE: 1"=100'

SHEET 7 OF 10

FINAL PLAT OF
SOFI LAKES
RESERVE SEC 2

OWNER:
622 SOFI
LAKES, L.P.
9019 TRI-CITY BEACH RD.
BAYTOWN, TX 77523
713-398-7927
SOPHIA FILFIL
SOPHIAFILFIL@GMAIL.COM

DEVELOPER:
GARDENBURE
DEVELOPMENT LLC
9019 TRI-CITY BEACH RD.
BAYTOWN, TEXAS 77523
713-398-7927
SOPHIA FILFIL
SOPHIAFILFIL@GMAIL.COM

ENGINEER
RG Miller
BCCM
R.G. Miller Engineers, Inc. | TxEng F-487
1080 Eldridge Parkway Suite 600,
Houston, Texas 77057
713.461.9600 | rgmiller.com

SURVEYOR
MillerSurvey
BCCM
Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77063
713.413.1900 | millersurvey.com

RESIDUE OF A
CALLED 622.4 ACRES
622 SOFI LAKES, L.P.
W.C.C.F. NO. 2408032

N88°01'25"E 1810.61'

①
RESERVE "A"
19.79 ACRES / 862,218 S.F.
RESTRICTED TO
DRAINAGE AND DETENTION

25' B.L.

S88°01'25"W 2406.73'

S88°01'25"W 2414.80'

CALLED 3.972 ACRES
STATE OF TEXAS
VOL. 187, PG. 253,
W.C.D.R.

THIS 144,643 SQ. FT. / 3.32 AC.
IS HEREBY DEDICATED TO THE
PUBLIC FOR RIGHT-OF-WAY
PURPOSES.

FM 529 FREEMAN ROAD
(120' R.O.W.)
VOL. 187, G. 253,
W.C.D.R.

120.00'

RESERVE "A"

CALLED 20,000 ACRES
WET SOUNDS, INC.
VOL. 1376, PG. 621, W.C.D.R.

FREEMAN RANCH SEC. 2
W.C.C.F. NO. 1806277

DATE: 2/20/24

SCALE: 1"=100'

SHEET 8 OF 10

FINAL PLAT OF
SOFI LAKES
RESERVE SEC 2

OWNER:
622 SOFI
LAKES, L.P.
9019 TRI-CITY BEACH RD.
BAYTOWN, TX 77523
713-398-7927
SOPHIA FILIT
SOPHAFILIT@GMAIL.COM

DEVELOPER:
GARDENBURE
DEVELOPMENT LLC
9019 TRI-CITY BEACH RD.
BAYTOWN, TEXAS 77523
713-398-7927
SOPHIA FILIT
SOPHAFILIT@GMAIL.COM

ENGINEER
RG Miller
DCCM
R.G. Miller Engineers, Inc. | TxEng F-487
1080 Eldridge Parkway Suite 600,
Houston, Texas 77077
713.461.9600 | rgmiller.com

SURVEYOR
MillerSurvey
DCCM
Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com

LA 4928 EAST WALLER COUNTY MANAGEMENT DISTRICT SOFI LAKES 4834.666 DETENTION PH 1 AND 2 CAD PLAT SOFI LAKES DETENTION POND SEC 2 U1 CAD U3 PLAT SOFI LAKES RESERVE SEC 2 DWG Feb. 20, 2025-3:37 PM SALVADOR CISNEROS

RESIDUE OF A
CALLED 622.4 ACRES
622 SOFI LAKES, L.P.
W.C.C.F. NO. 2408032

N01°58'35"W 194.16'

L2

①

RESERVE "A"
19.79 ACRES / 862,218 S.F.
RESTRICTED TO
DRAINAGE AND DETENTION

25' B.L.

THIS 144,643 SQ. FT. / 3.32 AC.
IS HEREBY DEDICATED TO THE
PUBLIC FOR RIGHT-OF-WAY
PURPOSES.

FM 529 FREEMAN ROAD
(120' R.O.W.)
VOL. 187, G. 253,
W.C.D.R.

CALLED 3.972 ACRES
STATE OF TEXAS
VOL. 187, PG. 253,
W.C.D.R.

RESERVE "A"

①

6

5

4

3

2

1

RESERVE "B"

FREEMAN RANCH SEC. 2
W.C.C.F. NO. 1806277

FREEMAN RANCH DRIVE STREET
DEDICATION SEC. 1
W.C.C.F. NO. 1805878

RESERVE "B"

①

1

2

3

4

5

RESERVE "A"

FREEMAN RANCH SEC. 1
W.C.C.F. NO. 1805873

DATE: 2/20/24

SCALE: 1"=100'

SHEET 9 OF 10

FINAL PLAT OF
SOFI LAKES
RESERVE SEC 2

OWNER:
622 SOFI
LAKES, L.P.
9019 TRI-CITY BEACH RD.
BAYTOWN, TX 77523
713-398-7927
SOPHIA FILFIL
SOPHIAFILFIL@GMAIL.COM

DEVELOPER:
GARDENBURE
DEVELOPMENT LLC
9019 TRI-CITY BEACH RD.
BAYTOWN, TEXAS 77523
713-398-7927
SOPHIA FILFIL
SOPHIAFILFIL@GMAIL.COM

ENGINEER
RG Miller
DCCM
R.G. Miller Engineers, Inc. | TxEng F-487
1080 Fritchfield Parkway, Suite 600
Houston, Texas 77077
713.461.9600 | rgmiller.com

SURVEYOR
MillerSurvey
DCCM
Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N
Houston, TX 77063
713.413.1900 | millersurvey.com

L:\4828-EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4828-500 DETENTION PH. 1 AND 2\CAD\PLAT\SOFI LAKES\4828-500 DETENTION PH. 1 AND 2\CAD\PLAT\SOFI LAKES\RESERVE SEC 2.DWG, Feb. 20, 2025-1:05 PM SALVADOR CISNEROS

RESIDUE OF A
CALLED 622.4 ACRES
622 SOFI LAKES, L.P.
W.C.C.F. NO. 2408032

TEMPORARY WORKSPACE NO. 1
EASEMENT
W.C.C.F. NO. 2108269

N88°00'15"E 497.50'

X= 2958845.81
Y= 13879408.92

LONE STAR GAS COMPANY 50'
PIPELINE EASEMENT
VOL. 2203, PG. 618, W.C.D.R.

RESIDUE OF A
CALLED 622.4 ACRES
622 SOFI LAKES, L.P.
W.C.C.F. NO. 2408032

CALLED 575.411 ACRES
KENNETH R. JASEK &
JOANNA H. JASEK
VOL. 1008, PG. 658,
W.C.D.R.

①

RESERVE "A"
19.79 ACRES / 862,218 S.F.
RESTRICTED TO
DRAINAGE AND DETENTION

TEMPORARY WORKSPACE NO. 1
EASEMENT
W.C.C.F. NO. 2108269

25' B.L.

CALLED 3.972 ACRES
STATE OF TEXAS
VOL. 187, PG. 253,
W.C.D.R.

FM 529 FREEMAN ROAD
(120' R.O.W.)
VOL. 187, G. 253,
W.C.D.R.

THIS 144,643 SQ. FT. / 3.32 AC.
IS HEREBY DEDICATED TO THE
PUBLIC FOR RIGHT-OF-WAY
PURPOSES.

X= 2958950.49
Y= 13878791.80

64.85'

S76°42'40"E

(T.B.M.) "D"

RESERVE "B"

6

7

8

9

10

①

11

12

13

14

FREEMAN RANCH SEC. 1
W.C.C.F. NO. 1805873

RESERVE "C"

DATE: 2/20/24

SCALE: 1"=100'

SHEET 10 OF 10

FINAL PLAT OF
SOFI LAKES
RESERVE SEC 2

OWNER:
622 SOFI
LAKES, L.P.
9019 TRI-CITY BEACH RD.
BAYTOWN, TX 77523
713-398-7927
SOPHIA FILFIL
SOPHIAFILFIL@GMAIL.COM

DEVELOPER:
GARDENBURE
DEVELOPMENT LLC
9019 TRI-CITY BEACH RD.
BAYTOWN, TEXAS 77523
713-398-7927
SOPHIA FILFIL
SOPHIAFILFIL@GMAIL.COM

ENGINEER
RG Miller
DCCM

R.G. Miller Engineers, Inc. | TAEng F-487
10888 Eldridge Parkway Suite 800,
Houston, Texas 77077
713.481.9600 | rgmiller.com

SURVEYOR
MillerSurvey
DCCM

Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N
Houston, TX 77063
713.413.1900 | millersurvey.com



WALLER COUNTY RIGHT-OF-WAY PERMIT

Approval Date: 2025-11-06

Permit # 2025-2023

Issued To: Trident Intrastate Pipeline LLC

Road Name: Morrison Rd, Hebert Rd, Mound Crk Rd, Joseph Rd,
Howell Rd, Reids Prairie Rd, and Pine Tree Ln.

The location of your proposed improvements within the County Right-Of-Way as shown by the accompanying notice is approved. Contractor shall notify Waller County Road and Bridge at (979) 826-7670, a minimum of 48 hours prior to construction.

Your attention is directed to Art. 1436A (for power lines) and Art. 1416 (communication lines) Vernon's Annotated Texas Civil Statutes with particular attention to the following provisions:

1. The Commissioners Court may designate the place along the right-of-way where such lines shall be constructed.
2. Placement of buried lines shall be a minimum of 36-inches below the flow line of the existing ditch. For installations parallel to the right-of-way, the utility shall be located within three (3) feet of the edge of the right-of-way, unless otherwise approved by the County Engineer.
3. All placement of lines beneath roadways and asphalt or concrete paved driveways shall be jacked and bored. No open cut will be allowed within five feet of the edge of roadways or such driveways. Open cuts on unpaved driveways shall be performed only with a trenching machine and shall not be excavated. In such cases the trench shall be backfilled and compacted. The driveway surface shall be restored to its original or better condition.
4. All buried water lines shall be marked thoroughly with detectable tracer wire. All other lines shall be marked thoroughly with detectable underground warning tape. Public to be safe-guarded by use of construction signs and barricades. Identification markers shall be placed along right-of-way lines, that is readily identifiable, indicating name of Company, type of line and emergency contact number.
5. Restore roads to their original condition. Trench is to be back-tracked, dragged, graded and filled as necessary to minimize erosion and sedimentation resulting from the proposed installation. Ditches are to be left clear for drainage.
6. The Commissioners Court may require the owner to relocate this line, for valid reasons under the law by giving thirty (30) days written notice.

A handwritten signature in blue ink, reading "Ross McCall".

Ross McCall
County Engineer



WALLER COUNTY RIGHT-OF-WAY PERMIT

Approval Date: 2025-11-05

Permit # 2025-2720

Issued To: Ezee Fiber Texas, LLC, Seann Perry

Road Name: Pappas Dr., Pappas Creek Ct., Green Prairie Dr., Southern Sky Dr., Southern Creek Ct., Pecan Creek Dr., Tallow Pointe Ln., Redwood Peak Ln., Canton Farms Ct., Norhill Heights Ln., Willow Breeze Dr., Willow Oak Way, and Piper Glen Ln.

The location of your proposed improvements within the County Right-Of-Way as shown by the accompanying notice is approved. Contractor shall notify Waller County Road and Bridge at (979) 826-7670, a minimum of 48 hours prior to construction.

Your attention is directed to Art. 1436A (for power lines) and Art. 1416 (communication lines) Vernon's Annotated Texas Civil Statutes with particular attention to the following provisions:

1. The Commissioners Court may designate the place along the right-of-way where such lines shall be constructed.
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4. All buried water lines shall be marked thoroughly with detectable tracer wire. All other lines shall be marked thoroughly with detectable underground warning tape. Public to be safe-guarded by use of construction signs and barricades. Identification markers shall be placed along right-of-way lines, that is readily identifiable, indicating name of Company, type of line and emergency contact number.
5. Restore roads to their original condition. Trench is to be back-tracked, dragged, graded and filled as necessary to minimize erosion and sedimentation resulting from the proposed installation. Ditches are to be left clear for drainage.
6. The Commissioners Court may require the owner to relocate this line, for valid reasons under the law by giving thirty (30) days written notice.

A handwritten signature in blue ink, reading "Ross McCall".

Ross McCall
County Engineer



WALLER COUNTY RIGHT-OF-WAY PERMIT

Approval Date: 2025-11-05

Permit # 2025-2285

Issued To: Jordan Ranch Real Estate, LLC, Imram Momim

Road Name: Jordan Ranch Blvd and West Miller Rd

The location of your proposed improvements within the County Right-Of-Way as shown by the accompanying notice is approved. Contractor shall notify Waller County Road and Bridge at (979) 826-7670, a minimum of 48 hours prior to construction.

Your attention is directed to Art. 1436A (for power lines) and Art. 1416 (communication lines) Vernon's Annotated Texas Civil Statutes with particular attention to the following provisions:

1. The Commissioners Court may designate the place along the right-of-way where such lines shall be constructed.
2. Placement of buried lines shall be a minimum of 36-inches below the flow line of the existing ditch. For installations parallel to the right-of-way, the utility shall be located within three (3) feet of the edge of the right-of-way, unless otherwise approved by the County Engineer.
3. All placement of lines beneath roadways and asphalt or concrete paved driveways shall be jacked and bored. No open cut will be allowed within five feet of the edge of roadways or such driveways. Open cuts on unpaved driveways shall be performed only with a trenching machine and shall not be excavated. In such cases the trench shall be backfilled and compacted. The driveway surface shall be restored to its original or better condition.
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5. Restore roads to their original condition. Trench is to be back-tracked, dragged, graded and filled as necessary to minimize erosion and sedimentation resulting from the proposed installation. Ditches are to be left clear for drainage.
6. The Commissioners Court may require the owner to relocate this line, for valid reasons under the law by giving thirty (30) days written notice.

A handwritten signature in blue ink, reading "Ross McCall".

Ross McCall
County Engineer



WALLER COUNTY RIGHT-OF-WAY PERMIT

Approval Date: 2025-11-05

Permit # 2025-2737

Issued To: Ezee Fiber Texas, LLC, Seann Perry

Road Name: Kingsland Blvd., Scarlet Oak Ln., Fringe Tree Ln., Cork
Tree Ct., Tulip Tree Ln., Silver Linden Ln., and Spindle
Tree Ln.,

The location of your proposed improvements within the County Right-Of-Way as shown by the accompanying notice is approved. Contractor shall notify Waller County Road and Bridge at (979) 826-7670, a minimum of 48 hours prior to construction.

Your attention is directed to Art. 1436A (for power lines) and Art. 1416 (communication lines) Vernon's Annotated Texas Civil Statutes with particular attention to the following provisions:

1. The Commissioners Court may designate the place along the right-of-way where such lines shall be constructed.
2. Placement of buried lines shall be a minimum of 36-inches below the flow line of the existing ditch. For installations parallel to the right-of-way, the utility shall be located within three (3) feet of the edge of the right-of-way, unless otherwise approved by the County Engineer.
3. All placement of lines beneath roadways and asphalt or concrete paved driveways shall be jacked and bored. No open cut will be allowed within five feet of the edge of roadways or such driveways. Open cuts on unpaved driveways shall be performed only with a trenching machine and shall not be excavated. In such cases the trench shall be backfilled and compacted. The driveway surface shall be restored to its original or better condition.
4. All buried water lines shall be marked thoroughly with detectable tracer wire. All other lines shall be marked thoroughly with detectable underground warning tape. Public to be safe-guarded by use of construction signs and barricades. Identification markers shall be placed along right-of-way lines, that is readily identifiable, indicating name of Company, type of line and emergency contact number.
5. Restore roads to their original condition. Trench is to be back-tracked, dragged, graded and filled as necessary to minimize erosion and sedimentation resulting from the proposed installation. Ditches are to be left clear for drainage.
6. The Commissioners Court may require the owner to relocate this line, for valid reasons under the law by giving thirty (30) days written notice.

A handwritten signature in blue ink, reading "Ross McCall".

Ross McCall
County Engineer



WALLER COUNTY RIGHT-OF-WAY PERMIT

Approval Date: 2025-11-06

Permit # 2025-2739

Issued To: Ezee Fiber Texas, LLC, Seann Perry

Road Name: Jordan Ranch Blvd., Pappas Dr., Willow Chase Ln., Prairie Farms Dr., Katy Creek Ct., Stone Creek Ct., Green Meadows Ln., White Oak Ln., Golden Sky Ct., Prairie Creek Ct., Creekside Dr., Western Sky Dr., Live Oak Way, and Arrowbrook Ln.

The location of your proposed improvements within the County Right-Of-Way as shown by the accompanying notice is approved. Contractor shall notify Waller County Road and Bridge at (979) 826-7670, a minimum of 48 hours prior to construction.

Your attention is directed to Art. 1436A (for power lines) and Art. 1416 (communication lines) Vernon's Annotated Texas Civil Statutes with particular attention to the following provisions:

1. The Commissioners Court may designate the place along the right-of-way where such lines shall be constructed.
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5. Restore roads to their original condition. Trench is to be back-tracked, dragged, graded and filled as necessary to minimize erosion and sedimentation resulting from the proposed installation. Ditches are to be left clear for drainage.
6. The Commissioners Court may require the owner to relocate this line, for valid reasons under the law by giving thirty (30) days written notice.

A handwritten signature in blue ink, reading "Ross McCall".

Ross McCall
County Engineer



WALLER COUNTY RIGHT-OF-WAY PERMIT

Approval Date: 2025-11-06

Permit # 2025-2606

Issued To: Comcast of Houston, LLC, JUSTIN VALENTINE

Road Name: Penick Rd.

The location of your proposed improvements within the County Right-Of-Way as shown by the accompanying notice is approved. Contractor shall notify Waller County Road and Bridge at (979) 826-7670, a minimum of 48 hours prior to construction.

Your attention is directed to Art. 1436A (for power lines) and Art. 1416 (communication lines) Vernon's Annotated Texas Civil Statutes with particular attention to the following provisions:

1. The Commissioners Court may designate the place along the right-of-way where such lines shall be constructed.
2. Placement of buried lines shall be a minimum of 36-inches below the flow line of the existing ditch. For installations parallel to the right-of-way, the utility shall be located within three (3) feet of the edge of the right-of-way, unless otherwise approved by the County Engineer.
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5. Restore roads to their original condition. Trench is to be back-tracked, dragged, graded and filled as necessary to minimize erosion and sedimentation resulting from the proposed installation. Ditches are to be left clear for drainage.
6. The Commissioners Court may require the owner to relocate this line, for valid reasons under the law by giving thirty (30) days written notice.

Ross McCall
County Engineer



WALLER COUNTY RIGHT-OF-WAY PERMIT

Approval Date: 2025-11-06

Permit # 2025-2236

Issued To: AT&T COMMUNICATIONS, DARRELL J ROMERO

Road Name: Joseph Rd.

The location of your proposed improvements within the County Right-Of-Way as shown by the accompanying notice is approved. Contractor shall notify Waller County Road and Bridge at (979) 826-7670, a minimum of 48 hours prior to construction.

Your attention is directed to Art. 1436A (for power lines) and Art. 1416 (communication lines) Vernon's Annotated Texas Civil Statutes with particular attention to the following provisions:

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2. Placement of buried lines shall be a minimum of 36-inches below the flow line of the existing ditch. For installations parallel to the right-of-way, the utility shall be located within three (3) feet of the edge of the right-of-way, unless otherwise approved by the County Engineer.
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6. The Commissioners Court may require the owner to relocate this line, for valid reasons under the law by giving thirty (30) days written notice.

A handwritten signature in blue ink, appearing to read "Ross McCall".

Ross McCall
County Engineer

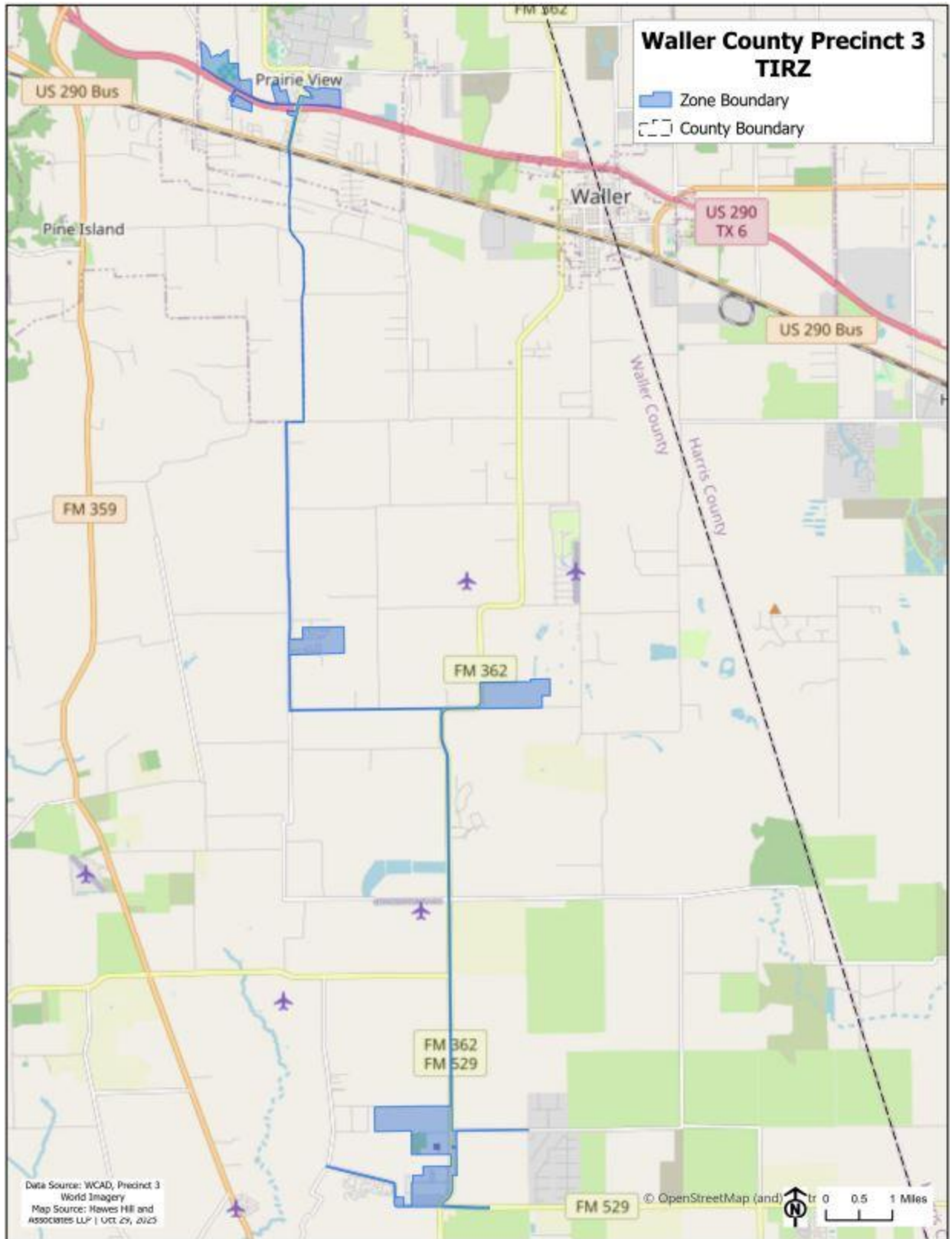
**NOTICE OF A PUBLIC HEARING
PURSUANT TO TEXAS TAX CODE 311.003**

Notice is hereby given that the Commissioners Court of Waller County, Texas, pursuant to Chapter 311.003 of Texas Tax Code, will conduct a hearing at its regular meeting on December 10, 2025, at 9:00 a.m., at the Commissioners Courtroom, 836 Austin Street, Hempstead, Texas, for the purpose of creating Reinvestment Zone Number One, Waller County and its benefits to the county and to property in the proposed zone; pursuant to Chapter 311 of the Texas Tax Code. All interested persons are invited to attend this meeting and offer any comments on the creation of this zone, its boundaries, or the concept of tax increment financing. All comments will be considered by the Commissioners Court. A quorum of the Court will be present.

The proposed area to be designated as Reinvestment Zone Number One, Waller County is generally located in Precinct 3 south of Owens Road, east of FM 359, west of the Waller and Harris County line, and north of FM 529. The boundary map of the proposed Reinvestment Zone Number One, Waller County is on file and open for public inspection in the office of the Waller County Clerk at 836 Austin Street, Hempstead, Texas.

Members of the public may attend, participate and/or address Commissioners Court by signing up to speak in the Commissioners Court's courtroom before the meeting begins. Comments made by members of the public at the public hearing will be limited to the topic on the agenda.

If further information is needed, please contact the County Judge's office at 979-826-7700.



INVOICE

Fort Bend Medical Examiner
3840 Bamore Road
Rosenberg, TX 77471

kelley.large@fortbendcountytexas.gov
+1 (832) 471-4011

**Bill to**

Judge Trey Duhon
Waller County Judge
425 FM 1488
Suite 106
Hempstead, TX 77445

Ship to

Judge Trey Duhon
Waller County Judge
425 FM 1488
Suite 106
Hempstead, TX 77445

Invoice details

Invoice no.: 1581
Terms: Net 30
Invoice date: 11/03/2025
Due date: 12/03/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	06/25/2025	Autopsy	Full Autopsy Case# 25-01620WL [REDACTED] [REDACTED] ordered by Judge Charles Karisch	1	\$2,600.00	\$2,600.00
2.	07/10/2025	Autopsy	Full Autopsy Case# 25-01767WL [REDACTED] [REDACTED] ordered by Judge J.R. Woolley	1	\$2,600.00	\$2,600.00
3.	09/29/2025	Autopsy	Full Autopsy Case# 25-02525WL [REDACTED] [REDACTED] ordered by Judge Ted Krennek	1	\$2,600.00	\$2,600.00
4.	10/13/2025	Autopsy	Full Autopsy Case# 25-02680WL [REDACTED] [REDACTED] ordered by Judge Marian Jackson	1	\$2,600.00	\$2,600.00

Total**\$10,400.00****Ways to pay**

BANK

View and pay

Waller County Check Request/Reimbursement Form**Employee submitting request:**Julie Adams**Department:**Road and Bridge**Total Amount Due:**\$85,124.45**Please make check payable to:****Name:**Civil Corp**Address:** 4611 E. Airline Rd., Suite 300Victoria, TX 77904**Please mail check to:****Name:**Civil Corp**Address:** 4611 E. Airline Rd., Suite 300Victoria, TX 77904**Purpose of check:**Invoice # 75157-5Double Culvert Rd Seg 2 & Cedar Creek RdProfessional Services through Sunday, September 28, 2025**Charge to GL line:**605-605-545405
Signature of Person Submitting Request11-3-25
Date
Signature of Official/Department Head Submitting Request11-3-25
Date



4611 E. Airline Rd., Suite 300
Victoria, TX 77904
Phone: 361.570.7500
Email: ar@civilcorp.us

Waller County
John Tyler
c/o LJA Engineering
360 W. Sam Houston Pkwy. S.
Suite 600
Houston, TX 77042

October 22, 2025

Invoice No: 75157-5
Group C.3

Total this Invoice \$85,124.45

Project CC25.061.01 Double Culvert Rd Seg 2 & Cedar Creek Road, Waller County
Professional Services through Sunday, September 28, 2025

	Contract Amount	Prior Billed	Total Billed	Contract Remaining	Current Billed	Total Invoice
FC 160 Roadway Design-Project Management	51,136.00	27,974.75	31,592.75	19,543.25	3,618.00	
FC 160 Roadway Design-Preliminary Engineering	115,016.00	90,901.50	111,918.00	3,098.00	21,016.50	
FC 161 Drainage Design-H & H	149,096.00	35,063.00	63,855.00	85,241.00	28,792.00	
FC 160 Roadway Design-Final Design	226,748.00	968.00	968.00	225,780.00	0.00	
Expenses	413.00	0.00	0.00	413.00	0.00	
FC 150 Design Surveys and Construction Surveys-Surveying	150,278.00	108,010.30	108,010.30	42,267.70	0.00	
FC 102 Feasibility Studies-Geotechnical	58,873.00	58,873.00	58,873.00	0.00	0.00	
FC 135 Right of Way Utility Activities-Subsurface Utility Engineering	112,479.82	47,546.92	79,244.87	33,234.95	31,697.95	
FC 170 Bridge Design-Structural Design	34,415.00	6,883.00	6,883.00	27,532.00	0.00	
FC 120 Social/Econ/Env Studies-Environmental Services	31,714.10	31,714.10	31,714.10	0.00	0.00	
Additional Services as Needed	74,565.00	0.00	0.00	74,565.00	0.00	
	1,004,733.92	407,934.57	493,059.02	511,674.90	85,124.45	\$85,124.45
Total this Invoice						\$85,124.45

Approved By:

Roy Dill
Senior Project Manager

Highway: Double Culvert Rd. Segment 2 & Cedar Creek Rd.
County: Waller
Project No: 23103
CC Job No: 25-061-01

PROGRESS REPORT No. 05

September 1, 2025 through September 30, 2025

— General —

- Project Meetings – Progress Meeting with LJA held 9/2/25.

— Preliminary Engineering —

- Continued Preliminary Engineering Report document
- Revised Typical Sections for 26' paved roadway surface; issue with Double Culvert Road fitting roadway and ditches within existing ROW – evaluating options (reducing pavement width, revising alignments, etc.)
- Continued hydraulic analysis; completed delineation of drainage area boundaries and preliminary hydrology for flow rates at culvert crossings. Developed hydraulic data calculations and HEC-RAS model
- Continued developing preliminary construction cost estimate (revised for additional width)
- Continued developing sight triangle at intersections
- Continued developing roll plots for preliminary Plan & Profile and Traffic Control Plans (with alternatives for consideration); revising for additional pavement width

— Final Design —

- No work performed this period

— Right-of-Way Survey —

- Completed ROW research and provided CAD file on 8/28/25 (Quiddity)

— Design Survey —

- Topo survey complete (Quiddity). Additional shots obtained at or outside of ROW.
- DTM created and received (Quiddity). Revised DTM and TIN files received on 9/17/25

— Geotechnical Investigation —

- Borings complete (GET)
- Soil testing complete (GET)
- Draft Geotechnical Report received and reviewed. Comments returned to GET; revisions made and revised report received. Requested and received LOE for Rehab vs Reconstruction; currently being reviewed by LJA

— Utility Engineering —

- SUE field work QL-B complete; continued work on Utility Conflict Table and Utility Layouts (Halff)

— Structural Plan Development —

- Continued evaluation of alternative methods for pipeline protection (PGAL). Received Preliminary Design Report for spanning structures on 9/26/25

— Environmental Investigation —

- Completed desktop analysis
- Completed work on Environmental Due Diligence Report (Tetra Tech). Received report on 8/8/25

Anticipated Work for Next Period

- Complete and submit PER
- Complete 30% schematic roll plots for roadway design and TCP
- Continue drainage analysis
- Complete utility layout sheets and utility conflict table (Half)

Outstanding Issues**SCHEDULE**

Expected PER Submittal: 10/22/2025

Expected Interim Design Submittal (60%): 1/1/2026

Expected Interim Design Submittal (90%): 3/23/2026

Expected Final Design Submittal: 5/18/2026

Julie Adams

From: Katlyn Dezarn <kdezarn@lja.com>
Sent: Monday, November 3, 2025 3:48 PM
To: Ross McCall; Luke Fortkamp
Cc: Julie Adams; John Tyler
Subject: 2023 Mobility Bond Invoice | 23103 Double Culvert 2 & Cedar Creek
Attachments: 20250928-Invoice#75157-5-CivilCorp-Double Culvert Rd. Seg.2-Project#23103.pdf;
 20250831-Invoice#74083-4-CivilCorp-Double Culvert Rd. Seg.2-Project#23103.pdf

CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know that the content is safe.

Good afternoon,

Attached are two additional invoices! Here is a summary:

Project #: 23103
 Project Name: Double Culvert 2 & Cedar Creek
 Consultant: Civil Corp
 Percent spent so far: 49%
 Design Schedule Changes: PER Meeting delayed to accommodate commissioner; final submittal on track

Invoice Date	Invoice #	Invoice \$
9.15.25	74083-4	\$95,731.15
10.22.25	75157-5	\$85,124.45

Thank you so much!

Katlyn Dezarn, PE | Project Engineer

Transportation

O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950

3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042

EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com



Katlyn Dezarn, PE | Project Engineer

Transportation

O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950

3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042

EMPLOYEE-OWNED. CLIENT FOCUSED.

Waller County Check Request/Reimbursement Form

Employee submitting request: Julie Adams

Department: Road and Bridge

Total Amount Due: \$95,731.15

Please make check payable to:

Name: Civil Corp

Address: 4611 E. Airline Rd., Suite 300

Victoria, TX 77904

Please mail check to:

Name: Civil Corp

Address: 4611 E. Airline Rd., Suite 300

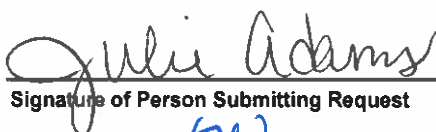
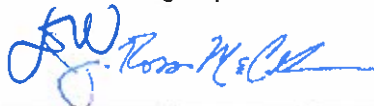
Victoria, TX 77904

Purpose of check: Invoice # 74083-4

Double Culvert Rd Seg 2 & Cedar Creek Rd

Professional Services through Sunday, August 31, 2025

Charge to GL line: 605-605-545405


Signature of Person Submitting Request11-3-25
Date
Signature of Official/Department Head Submitting Request11-3-25
Date



4611 E. Airline Rd., Suite 300
Victoria, TX 77904
Phone: 361.570.7500
Email: ar@civilcorp.us

Waller County
John Tyler
c/o LJA Engineering
360 W. Sam Houston Pkwy. S.
Suite 600
Houston, TX 77042

September 15, 2025

Invoice No: 74083-4
Group C.3

Total this Invoice \$95,731.15

Project CC25.061.01 Double Culvert Rd Seg 2 & Cedar Creek Road, Waller County
Professional Services through Sunday, August 31, 2025

	Contract Amount	Prior Billed	Total Billed	Contract Remaining	Current Billed	Total Invoice
FC 160 Roadway Design-Project Management	51,136.00	23,790.50	27,974.75	23,161.25	4,184.25	
FC 160 Roadway Design-Preliminary Engineering	115,016.00	41,578.00	90,901.50	24,114.50	49,323.50	
FC 161 Drainage Design-H & H	149,096.00	15,003.00	35,063.00	114,033.00	20,060.00	
FC 160 Roadway Design-Final Design	226,748.00	968.00	968.00	225,780.00	0.00	
Expenses	413.00	0.00	0.00	413.00	0.00	
FC 150 Design Surveys and Construction Surveys-Surveying	150,278.00	85,846.90	108,010.30	42,267.70	22,163.40	
FC 102 Feasibility Studies-Geotechnical	58,873.00	58,873.00	58,873.00	0.00	0.00	
FC 135 Right of Way Utility Activities-Subsurface Utility Engineering	112,479.82	47,546.92	47,546.92	64,932.90	0.00	
FC 170 Bridge Design-Structural Design	34,415.00	6,883.00	6,883.00	27,532.00	0.00	
FC 120 Social/Econ/Env Studies-Environmental Services	31,714.10	31,714.10	31,714.10	0.00	0.00	
Additional Services as Needed	74,565.00	0.00	0.00	74,565.00	0.00	
	1,004,733.92	312,203.42	407,934.57	596,799.35	95,731.15	\$95,731.15
Total this Invoice						\$95,731.15

Approved By:

Roy Dill
Senior Project Manager

Highway: Double Culvert Rd. Segment 2 & Cedar Creek Rd.
County: Waller
Project No: 23103
CC Job No: 25-061-01

PROGRESS REPORT No. 04
August 1, 2025 through August 31, 2025

— General —

- Project Meetings – Progress Meeting with LJA held 8/5/25.

— Preliminary Engineering —

- Continued Preliminary Engineering Report document
- Continued developing roadway model and revising preliminary horizontal/vertical alignments
- Continued hydraulic analysis; completed delineation of drainage area boundaries and preliminary hydrology for flow rates at culvert crossings. Began developing hydraulic data calculations and HEC-RAS model
- Continued developing preliminary construction cost estimate
- Continued developing sight triangle at intersections
- Continued developing roll plots for preliminary Plan & Profile and Traffic Control Plans (with alternatives for consideration)

— Final Design —

- No work performed this period

— Right-of-Way Survey —

- Completed ROW research and provided CAD file (Quiddity)

— Design Survey —

- Topo survey complete (Quiddity)
- DTM created and received (Quiddity)

— Geotechnical Investigation —

- Borings complete (GET)
- Soil testing complete (GET)
- Draft Geotechnical Report received and reviewed. Comments returned to GET; revisions made and revised report received

— Utility Engineering —

- SUE field work QL-B complete; completed processing field data in CAD; working on Utility Report and Utility Layouts (Half)

— Structural Plan Development —

- Continued evaluation of alternative methods for pipeline protection (PGAL)

— **Environmental Investigation** —

- Completed desktop analysis
- Completed work on Environmental Due Diligence Report (Tetra Tech)

Anticipated Work for Next Period

- Continue developing PER narrative
- Continue schematic roll plot as design progresses
- Continue drainage analysis
- Complete utility layout sheets and report (Half)
- Continue writeup of alternatives for pipeline protection to incorporate into PER (PGAL)

Outstanding Issues

SCHEDULE

Expected PER Submittal: 9/29/2025

Expected Interim Design Submittal (60%): 1/1/2026

Expected Interim Design Submittal (90%): 3/23/2026

Expected Final Design Submittal: 5/18/2026

Julie Adams

From: Katlyn Dezarn <kdezarn@lja.com>
Sent: Monday, November 3, 2025 3:48 PM
To: Ross McCall; Luke Fortkamp
Cc: Julie Adams; John Tyler
Subject: 2023 Mobility Bond Invoice | 23103 Double Culvert 2 & Cedar Creek
Attachments: 20250928-Invoice#75157-5-CivilCorp-Double Culvert Rd. Seg.2-Project#23103.pdf;
 20250831-Invoice#74083-4-CivilCorp-Double Culvert Rd. Seg.2-Project#23103.pdf

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Good afternoon,

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 Project Name: Double Culvert 2 & Cedar Creek
 Consultant: Civil Corp
 Percent spent so far: 49%
 Design Schedule Changes: PER Meeting delayed to accommodate commissioner; final submittal on track

Invoice Date	Invoice #	Invoice \$
9.15.25	74083-4	\$95,731.15
10.22.25	75157-5	\$85,124.45

Thank you so much!

Katlyn Dezarn, PE | Project Engineer

Transportation

O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
 3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042

EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com



Top Workplaces USA | 2023

Katlyn Dezarn, PE | Project Engineer

Transportation

O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
 3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042

EMPLOYEE-OWNED. CLIENT FOCUSED.

Waller County Check Request/Reimbursement Form**Employee submitting request:**

Julie Adams

Department:

Road and Bridge

Total Amount Due:

\$130,051.23

Please make check payable to:**Name:** Edminster Hinshaw Russ & Assoc. dba EHRA Engineering**Address:** 10011 Meadowglen Lane

Houston, Texas 77042

Please mail check to:**Name:** Edminster Hinshaw Russ & Assoc. dba EHRA Engineering**Address:** 10011 Meadowglen Lane

Houston, Texas 77042

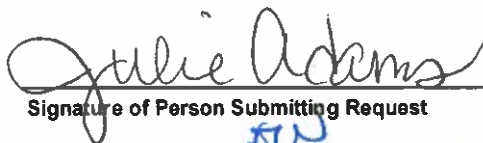
Purpose of check: Invoice # 112575-4 Project # 23402 & 23403

241-134-00 Bartlett Road

Professional Services for the Date Ending September 21, 2025

Charge to GL line:

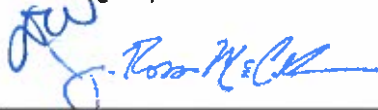
605-605-545405



Signature of Person Submitting Request

11-3-25

Date



Signature of Official/Department Head Submitting Request

11-3-25

Date



INVOICE

Remit via ACH to:
Stellar Bank
Routing # 113025723 - Account # 1017342

Edminster Hinshaw Russ & Associates
dba EHRA Engineering
10011 Meadowglen Lane
Houston, Texas 77042
713.784.4500

Item 33.

Waller County
Joan Sargent
VIA EMAIL: treasurerooffice@wallercounty.us
836 Austin Street, Suite 316
Hempstead, TX 77445

Invoice number 112575
Date 10/14/2025
Invoice Total **\$130,051.23**
Terms: Due Upon Receipt
Pay Online: ehra.team/resources/make-a-payment
Project Manager: Frederick J. Signorelli
Billing Manager: Frederick J. Signorelli
Professional Services for the Date Ending 9/21/2025

Project: **241-134-00 Bartlett Road**
Invoice Group: **00**

Waller County Project #23402 & 23403

Design Phase	Contract	% Complete	Total Billed	Prior Billing	Current Billing
General - Project Management - Segment I	\$227,882.00	7.00%	\$15,951.74	\$11,394.10	\$4,557.64
Preliminary Engineering - Segment I	\$325,227.00	20.22%	\$65,758.10	\$32,522.70	\$33,235.40
Final Design - Segment I	\$743,479.00	0.00%	\$0.00	\$0.00	\$0.00
General - Project Management - Segment II	\$221,262.00	7.00%	\$15,488.34	\$11,063.10	\$4,425.24
Preliminary Engineering - Segment II	\$223,782.00	20.32%	\$45,477.25	\$22,378.20	\$23,099.05
Final Design - Segment II	\$667,674.00	0.00%	\$0.00	\$0.00	\$0.00
Geotechnical - Segment I - Tetrattech	\$63,149.70	20.00%	\$12,629.94	\$0.00	\$12,629.94
Geotechnical - Segment II - Tetrattech	\$70,052.00	20.00%	\$14,010.46	\$0.00	\$14,010.46
Survey - Weisser	\$211,590.00	38.79%	\$82,068.00	\$43,974.50	\$38,093.50
Environmental - Consor	\$18,866.00	0.00%	\$0.00	\$0.00	\$0.00
Subsurface Utility Engineering - Pape-Dawson	\$70,110.00	0.00%	\$0.00	\$0.00	\$0.00
	\$2,843,073.70		\$251,383.83	\$121,332.60	\$130,051.23

Optional Additional Services	Contract	% Complete	Total Billed	Prior Billing	Current Billing
Structural - AKV	\$100,515.00	0.00%	\$0.00	\$0.00	\$0.00
Subsurface Utility Engineering - Pape-Dawson	\$105,700.00	0.00%	\$0.00	\$0.00	\$0.00
	\$206,215.00		\$0.00	\$0.00	\$0.00

Construction Services (Hourly)	Contract	% Complete	Total Billed	Prior Billing	Current Billing
CPS - Segment I	\$91,777.00	0.00%	\$0.00	\$0.00	\$0.00
CPS - Segment II	\$91,777.00	0.00%	\$0.00	\$0.00	\$0.00
Structural - AKV	\$16,720.00	0.00%	\$0.00	\$0.00	\$0.00
	\$200,274.00		\$0.00	\$0.00	\$0.00

	Contract	% Complete	Total Billed	Prior Billing	Current Billing
Expenses	\$3,520.00	0.00%	\$0.00	\$0.00	\$0.00

*** Total Project Invoice Amount

\$130,051.23



INVOICE

Remit via ACH to:

Stellar Bank

Routing # 113025723 - Account # 1017342

Edminster Hinshaw Russ & Assoc.
dba EHRA Engineering
10011 Meadowglen Lane
Houston, Texas 77042
713.784.4500

Waller County
775 Business 290 East
Hempstead, TX 77445

Invoice Number: 4
Date: 10/14/25
Invoice Total: \$130,051.23
Professional Services for the Date Ending 9/21/25

241-134-00 Bartlett Road
Waller County Project #23402 & 23403

	Contract Fee	% Complete	Billed to Date	Current Billing	Fee Remaining
General - Project Management - Segment I	\$227,882.00	7.00%	\$15,951.74	\$4,557.64	\$211,930.26
Preliminar Engineering - Segment I	\$325,227.00	20.22%	\$65,758.10	\$33,235.40	\$259,468.90
Final Design - Segment I	\$743,479.00	0.00%	\$0.00	\$0.00	\$743,479.00
General - Project Management - Segment II	\$221,262.00	7.00%	\$15,488.34	\$4,425.24	\$205,773.66
Preliminar Engineering - Segment II	\$223,782.00	20.32%	\$45,477.25	\$23,099.05	\$178,304.75
Final Design - Segment II	\$667,674.00	0.00%	\$0.00	\$0.00	\$667,674.00
Geotechnical - Segment I - Tetrattech	\$63,149.70	20.00%	\$12,629.94	\$12,629.94	\$50,519.76
Geotechnical - Segment II - Tetrattech	\$70,052.00	20.00%	\$14,010.46	\$14,010.46	\$56,041.54
Survey - Weisser	\$211,590.00	38.79%	\$82,068.00	\$38,093.50	\$129,522.00
Environmental - Consr	\$18,866.00	0.00%	\$0.00	\$0.00	\$18,866.00
Subsurface Utility Engineering - Pape-Dawson	\$70,110.00	0.00%	\$0.00	\$0.00	\$70,110.00
	\$2,843,073.70	8.84%	\$251,383.83	\$130,051.23	\$2,591,689.87

Optional Additional Services	Contract Fee	% Complete	Total Billed	Current Billing	Fee Remaining
Structural - AKV	\$100,515.00	0.00%	\$0.00	\$0.00	\$100,515.00
Subsurface Utility Engineering - Pape-Dawson	\$105,700.00	0.00%	\$0.00	\$0.00	\$105,700.00
	\$206,215.00	0.00%	\$0.00	\$0.00	\$206,215.00

Construction Services - Hourly	Contract Fee	% Complete	Total Billed	Current Billing	Fee Remaining
CPS - Segment I	\$91,777.00	0.00%	\$0.00	\$0.00	\$91,777.00
CPS - Segment II	\$91,777.00	0.00%	\$0.00	\$0.00	\$91,777.00
Structural - AKV	\$16,720.00	0.00%	\$0.00	\$0.00	\$16,720.00
	\$200,274.00	0.00%	\$0.00	\$0.00	\$200,274.00

	Contract Fee	% Complete	Total Billed	Current Billing	Fee Remaining
Estimated Expenses	\$3,520.00	0.00%	\$0.00	\$0.00	\$3,520.00

Grand Total	\$3,253,082.70	7.73%	\$251,383.83	\$130,051.23	\$3,001,698.87
-------------	----------------	-------	--------------	--------------	----------------



INVOICE

Remit via ACH to:
Stellar Bank
Routing # 113025723 - Account # 1017342

Edminster Hinshaw Russ & Associates
dba EHRA Engineering
10011 Meadowglen Lane
Houston, Texas 77042
713.784.4500

Item 33.

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
111973	09/17/2025	60,377.45	60,377.45	0.00	0.00	0.00	0.00
112575	10/14/2025	130,051.23	130,051.23	0.00	0.00	0.00	0.00
Total		190,428.68	190,428.68	0.00	0.00	0.00	0.00



10011 Meadowglen Ln
Houston, Texas 77042
T 713.784.4500
EHRAinc.com
TBPE No. F-726

Item 33.

MONTHLY PROGRESS REPORT – October 2025

I. Project

Bartlett Road (Waller County Project Number 23402 & 23403)

Cane Island Parkway to Clay Road

II. Work Completed August 25, 2025 thru September 21, 2025

1. Survey (Weisser)

- a) ROE – Complete
- b) Survey Control – No update
- c) Existing ROW Mapping – Complete
- d) Topographic Survey – Field work completed
- e) Control and Right-of-way staking – No update

2. Geotechnical (TetraTech)

- a) Geotechnical Mobilization on 9/25. Anticipated borings completed 10/16

3. Environmental (Conсор)

- a) Environmental Study ongoing. Anticipated completion 10/24

4. Engineering (EHRA)

- a) Roadway
 - Created preliminary alignment/ROW schematic
- b) Drainage Analysis
 - Drainage Analysis ongoing. Had pre-development meeting with BKDD
- c) Traffic
 - Traffic Study completed pending comments

5. Structural (AKV)

- a) No update

6. SUE (Pape-Dawson)

- a) SUE ongoing. Anticipated completion 10/17

7. Project Management (EHRA)

- a) Attend progress meetings



10011 Meadowglen Ln
Houston, Texas 77042
T 713.784.4500
EHRAinc.com
TBPE No. F-726

Item 33.

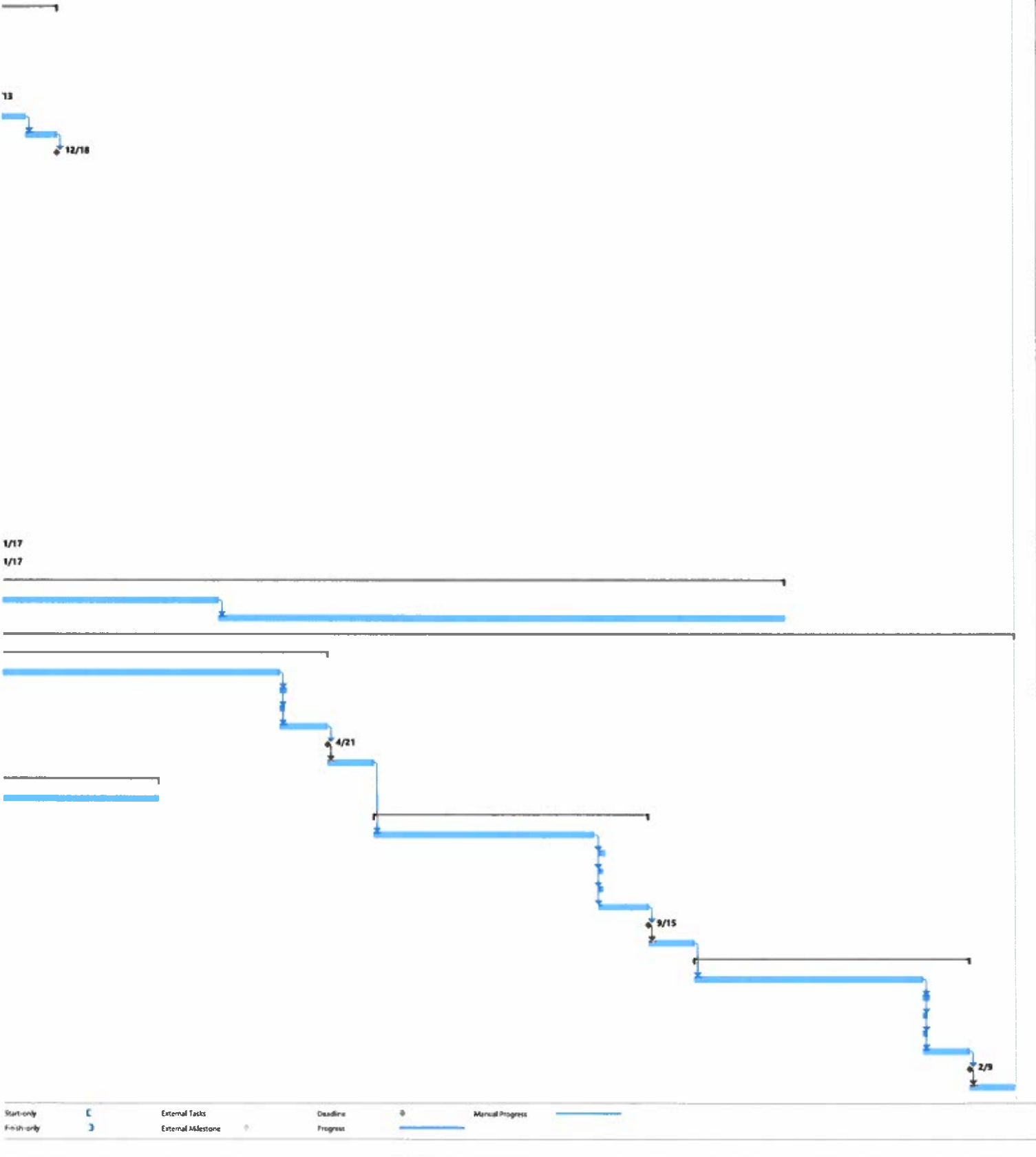
b) Coordinate with Surveyor for ROE/Topo

A. Meetings -

- 9/2/25 – Progress Meeting
- 9/18/25 – BKDD Pre-Development Meeting

B. See attached for updated schedule

- Schedule is delayed for final PER submittal due to geotechnical draft report. The geotech experience mechanical issues when performing the borings.



Julie Adams

From: Katlyn Dezarn <kdezarn@lja.com>
Sent: Wednesday, November 5, 2025 4:42 PM
To: Julie Adams
Subject: RE: 2023 Mobility Bond Invoice | 23402 & 23403
Attachments: 20251020-Invoice4-EHRA-BartlettRoad-2340223403.pdf

CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know that the content is safe.

Hi Julie!

Please find that invoice attached and revised!

Katlyn Dezarn, PE | Project Engineer

Transportation

O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950

3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042

EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com



Top Workplaces USA | 2023

From: Katlyn Dezarn

Sent: Wednesday, November 5, 2025 12:54 PM

To: 'Julie Adams' <j.adams@wallercounty.us>

Subject: RE: 2023 Mobility Bond Invoice | 23402 & 23403

Oh wow! I see what your saying now!! Good catch!

I'll get with the consultant to have them update this. Apologies for not seeing this mistake but I will be sure to get with them to get it fixed asap so there is no confusion!

Katlyn Dezarn, PE | Project Engineer

Transportation

O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950

3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042

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Transportation

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Katlyn Dezarn, PE | Project Engineer

Transportation

O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042

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www.lja.com



Top Workplaces USA | 2023

[EXTERNAL EMAIL] Exercise caution. Do not open attachments or click links from unknown senders or unexpected email

Waller County Check Request/Reimbursement FormEmployee submitting request: Julie AdamsDepartment: Road and BridgeTotal Amount Due: \$52,549.02 ✓

Please make check payable to:

Name: Gradient GroupAddress: 3151 Briarpark DriveHouston, TX 77042

Please mail check to:

Name: Gradient GroupAddress: 3151 Briarpark DriveHouston, TX 77042Purpose of check: Invoice # GG-1546-2 20500-0001 Cochran RoadBilling Period August 1, 2025 through September 30, 2025Charge to GL line: 605-605-545405

Julie Adams 11-4-25
Signature of Person Submitting Request Date

[Signature] 11-4-25
Signature of Official/Department Head Submitting Request Date



Gradient Group
3151 Briarpark Drive
Suite 225
Houston, TX 77042
832-779-5700

Item 34.

Waller County
Attn: County Engineer J. Ross McCall, P.E.
775 Business US 290 East
Hempstead, TX 77445

Invoice Number: GG-1546-2
Date: 09/30/2025
Project: 20500-0001 COCHRAN RD

Waller County Project: 23303
Billing Period: 08.01.25 - 09.30.25

Phase	Contract Fee	% Complete	Prior Billed	Billed to Date	Current Billing	Fee Remaining
1P - Pre-Design Study	\$ 187,323.00	25.00%	\$ 18,732.30	\$ 46,830.75	\$ 28,098.45	\$ 140,492.25
1D - Drainage	\$ 81,024.00	0.00%	\$ -	\$ -	\$ -	\$ 81,024.00
1S - Survey	\$ 99,848.40	18.65%	\$ 18,623.95	\$ 18,623.95	\$ -	\$ 81,224.45
1U - SUE	\$ 49,660.95	6.93%	\$ -	\$ 3,443.75	\$ 3,443.75	\$ 46,217.20
1G - Geotechnical	\$ 18,759.00	89.84%	\$ -	\$ 16,854.00	\$ 16,854.00	\$ 1,905.00
1E - Environmental	\$ 16,915.00	100.00%	\$ 12,762.18	\$ 16,915.00	\$ 4,152.82	\$ -
P2 - Design Phase	\$ 290,207.00	0.00%	\$ -	\$ -	\$ -	\$ 290,207.00
P3 - Construction Phase Services	\$ 96,721.00	0.00%	\$ -	\$ -	\$ -	\$ 96,721.00
Total	\$ 840,458.35	12.22%	\$ 50,118.43	\$ 102,667.45	\$ 52,549.02	\$ 737,790.90

Invoice Total **\$ 52,549.02**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
GG-1546	09/30/2025	52,549.02	52,549.02				
	Total	52,549.02	52,549.02	0.00	0.00	0.00	0.00

Monthly Progress Report

**Cochran Rd
Waller County**
Gradient Project No. 20500-0001
Waller County Project No. 23303

Period: August 01, 2025 to September 30, 2025

Tasks performed this period include:

1. Progress Meetings- August and September
2. Sub Coordination
 - a. Survey progress/ROE
 - b. Environmental completion
 - c. Roadway Geotechnical review/coordination
 - d. SUE Coordination
3. Schematic Roll Plot progressing
4. Drainage started

Tasks to be performed next period:

1. Progress Meeting- October
2. Schematic Roll Plot
3. Sub consultant coordination

Deliverables (include % complete):

1. Desktop Envio. Revieww-100%
2. Cultural resources-100%
3. WOTUS-100%
4. Topo- 90%
5. Ex. ROW – 90%
6. Roadway Geotechnical Report- 90%
7. SUE- 50%
8. Schematic Rol Plot- 30%

Schedule:

1. PER- 1/16/2026
2. Interim Design- 4/10/2026
3. Final Design- 11/19/2026

Julie Adams

From: Katlyn Dezarn <kdezarn@lja.com>
Sent: Monday, November 3, 2025 5:15 PM
To: Ross McCall; Luke Fortkamp
Cc: Julie Adams; John Tyler
Subject: 2023 Mobility Bond Invoice | 23303 Cochran Road
Attachments: 20250930-Invoice GG-1546-2-Gradient Group-Cochran Rd-23303.pdf

CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know that the content is safe.

Good afternoon!

Attached is another invoice! Here is a summary:

Project #: 23303
 Project Name: Cochran Road
 Consultant: Gradient
 Percent spent so far: 12%
 Design Schedule Changes: None

Invoice Date	Invoice #	Invoice \$
09/30/2025	GG-1546-2	\$52,549.02

Thank you so much!

Katlyn Dezarn, PE | Project Engineer

Transportation

O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
 3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042

EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com



Katlyn Dezarn, PE | Project Engineer

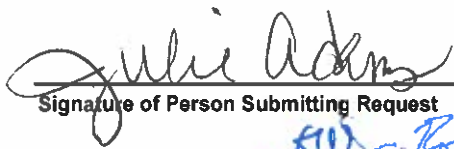
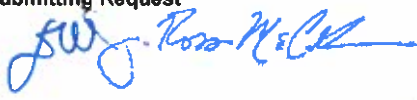
Transportation

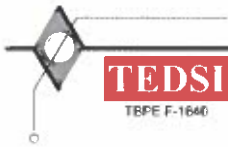
O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
 3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042

EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com



Waller County Check Request/Reimbursement Form**Employee submitting request:**Julie Adams**Department:**Road and Bridge Department**Total Amount Due:**\$75,876.50**Please make check payable to:****Name:** TEDSI Infrastructure Group**Address:** 738 Highway 6 South, Suite 430Houston, TX 77079**Please mail check to:****Name:** TEDSI Infrastructure Group**Address:** 738 Highway 6 South, Suite 430Houston, TX 77079**Purpose of check:** Invoice # 203265-4 Stockdick Road 23305Professional Services from September 01, 2025 through September 30, 2025**Charge to GL line:**605-605-545405
Signature of Person Submitting Request11-3-25
Date
Signature of Official/Department Head Submitting Request11-3-25
Date


TEDSI INFRASTRUCTURE GROUP
Consulting Engineers

738 Highway 6 South ♦ Suite 430 ♦ Houston, Texas 77079

Tel: (832) 619-1000

Fax: (832) 619-1018

October 20, 2025

Project No: 2025-2183-01

Invoice No: 203265-4

Waller County
J. Ross McCall, P.E.
775 Bus 290 East
Hempstead, TX 77445

Total Contact Amount: \$1,563,052.31
Previous Amount Billed: \$163,955.69
Amount Billed to Date: \$239,832.19
Contact Amount Remaining: \$1,323,220.12

Project 2025-2183-01 Stockdick Road 23305
"2023 Mobility Bond Invoice" - 23305

Professional Services from September 01, 2025 to September 30, 2025

 Phase 100 Project Meetings / Agency Coordination

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Project Meetings/Agency Coordination	<u>97,661.59</u>	40.00	<u>39,064.64</u>	<u>24,415.40</u>	<u>14,649.24</u>
Total Fee	97,661.59		39,064.64	24,415.40	14,649.24

Billing Summary	Current	Prior	To-Date
Total Billings	14,649.24	24,415.40	39,064.64
Total Fee			97,661.59
Remaining Fee			58,596.95
		Total this Phase	\$14,649.24

 Phase 200 Preliminary Engineering

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Coordination with Subs	80,746.46	40.00	32,298.58	20,186.62	12,111.96
PER Development	<u>103,601.68</u>	40.00	<u>41,440.67</u>	<u>25,900.42</u>	<u>15,540.25</u>
Total Fee	184,348.14		73,739.25	46,087.04	27,652.21

Billing Summary	Current	Prior	To-Date
Total Billings	27,652.21	46,087.04	73,739.25
Total Fee			184,348.14
Remaining Fee			110,608.89
		Total this Phase	\$27,652.21

Phase	300	Final Design
-------	-----	--------------

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
PS&E Development	493,855.39	0.00	0.00	0.00	0.00
Total Fee	493,855.39		0.00	0.00	0.00
Billing Summary		Current	Prior	To-Date	
Total Billings		0.00	0.00	0.00	
Total Fee				493,855.39	
Remaining Fee				493,855.39	
Total this Phase					\$0.00

Phase	400	Extras
-------	-----	--------

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Drainage (Gauge)	215,185.00	10.00	21,518.50	10,759.25	10,759.25
Bridge (B2Z)	18,518.08	0.00	0.00	0.00	0.00
Environmental (Terracon)	34,615.00	49.00	16,961.35	16,961.35	0.00
Geotechnical (Ninyo & Moore)	30,704.00	100.00	30,704.00	15,352.00	15,352.00
Survey (Weisser)	186,595.00	31.00	57,844.45	50,380.65	7,463.80
SUE (BBI)	204,525.55	0.00	0.00	0.00	0.00
Direct Expenses (TEDSI)	525.00	0.00	0.00	0.00	0.00
Total Fee	690,667.63		127,028.30	93,453.25	33,575.05
Billing Summary		Current	Prior	To-Date	
Total Billings		33,575.05	93,453.25	127,028.30	
Total Fee				690,667.63	
Remaining Fee				563,639.33	
Total this Phase					\$33,575.05

Phase	500	Construction Phase Services
-------	-----	-----------------------------

Task	501	CPS (TEDSI)
------	-----	-------------

Billing Summary		Current	Prior	To-Date
Labor		0.00	0.00	0.00
Total Fee				70,879.56
Remaining Fee				70,879.56

Task	502	CPS (Gauge)
------	-----	-------------

Billing Summary		Current	Prior	To-Date
Consultants		0.00	0.00	0.00
Total Fee				25,640.00
Remaining Fee				25,640.00

Total this Phase				\$0.00
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Total this Invoice

\$75,876.50

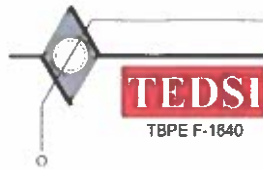
Authorized By:



Date:

10/20/2025

Paul Bright PE, RPLS



Invoice Progress Report No. 4

Project: Stockdick Road – Project No. 23305 – 2023 Mobility Bond

Invoice Period: September 1, 2025 – September 30, 2025

Progress During This Billing Period:

TEDSI:

Meetings / Agency Coordination

- Coordination with Weisser on survey requirements.
- Coordination with BBI on SUE information
- Coordination with Gauge / HR Green on drainage / detention requirements.

Preliminary Engineering

- Developed preliminary alignment
- Preparation of schematic for ultimate conditions.
- Revised alignment to tie into proposed development on west side of FM 2855
- Prepared KMZ and presented to LJA

Final Design Phase

- No Activity this period. Dependent on completion of Study Phase

Surveying / ROW (Weisser):

- Continued topographic survey and locating all property lines.

Geotech (Ninyo&Moore):

- Completed drilling borings
- Preliminary Geotech Report is complete.

Drainage (Gauge / HR Green):

- Received overall models of the Waller County area from LJA/BKDD
- Received plan sets from BKDD open records request showing construction drawings of the developments in the area
- Meeting on 7/31/25 with BKDD and they went over the developments in the area and outlined the best places for mitigation
- On-going hydrologic analysis

SUE (BBI):

- Collecting utility records for all utilities in the area.

Environmental (Terracon):

- Completed draft Desktop Environmental Review
- Completed draft Waters of the US Desktop Assessment
- Completed draft Cultural Resources Assessment

Bridge (B2Z):

- No Activity this period.

Expected PER Submittal 11/12/2025

Expected Interim Design Submittal 5/11/2026

Expected Final Design Submittal 12/23/2026

Julie Adams

From: Katlyn Dezarn <kdezarn@lja.com>
Sent: Monday, November 3, 2025 3:41 PM
To: Ross McCall; Luke Fortkamp
Cc: Julie Adams; John Tyler
Subject: 2023 Mobility Bond Invoice | 23305 Stockdick Road
Attachments: 2025-10-20_Invoice 203265-4_TEDSI_Stockdick Rd_23302.pdf

CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know that the content is safe.

Good afternoon,

Attached is another invoice! Here is a summary:

Project #: 23305
 Project Name: Stockdick Road
 Consultant: TEDSI
 Percent spent so far: 15%
 Design Schedule Changes: None

Invoice Date	Invoice #	Invoice \$
10/20/25	203265-4	\$75,876.50

Thank you so much!

Katlyn Dezarn, PE I Project Engineer

Transportation

O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
 3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042

EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com



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Katlyn Dezarn, PE I Project Engineer

Transportation

O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
 3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042

EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com



Waller County Check Request/Reimbursement Form

Employee submitting request:

Julie Adams

Department:

Road and Bridge Department

Total Amount Due:

\$15,450.00 ✓

Please make check payable to:

Name: Trilogy Engineering Services LLC

Address: 238 Westcott Street

Houston, TX 77007

Please mail check to:

Name: Trilogy Engineering Services LLC

Address: 238 Westcott Street

Houston, TX 77007

Purpose of check: Invoice # 25-001.005 Project # 25-001

Preliminary Engineering Services for Waller Precinct 3 Adams Flat Road Reconstruction

Services from September 1, 2025 through September 30 , 2025

Charge to GL line:

605-605-545405

Signature of Person Submitting Request

Date

Signature of Official/Department Head Submitting Request

Date



INVOICE

WALLER COUNTY PRECINCT 3 ADAMS FLAT ROAD RECONSTRUCTION 23301
 WALLER COUNTY ROAD BOND
 12620 FM 1887
 HEMPSTAD, TX 77445

October 9, 2025

ATTN: JOHN TYLER, P.E. AND MICHAEL KECK, P.E.
 LJA ENGINEERING

PROJECT NO.: 025-001
 INVOICE NO.: 025-001.005

CC: KATLYN DEZARN, P.E.
 LJA ENGINEERING

RE: WALLER COUTY PRECINCT 3

FOR PRELIMINARY ENGINEERING SERVICES FOR WALLER PRECINCT 3 ADAMS FLAT ROAD RECONSTRUCTION - DATED APRIL 02, 2025
 SERVICES FROM SEPTEMBER 01, 2025 THROUGH SEPTEMBER 30, 2025

Phase	Contract Fee	% Complete	Billed to Date	Current Billing	Fee Remaining
Preliminary Engineering	\$164,380.00	95.34%	\$156,723.00	\$7,000.00	\$7,657.00
Survey	\$99,956.75	100.00%	\$99,956.75		\$0.00
SUE	\$78,965.00	75.00%	\$59,223.75		\$19,741.25
Geotechnical	\$41,221.50	100.00%	\$41,221.50		\$0.00
Environemtnal	\$16,915.00	100.00%	\$16,915.00		\$0.00
Structural	\$51,247.00	16.49%	\$8,450.00	\$8,450.00	\$42,797.00
Final Design	\$218,184.00	0.00%	\$0.00		\$218,184.00
Direct Cost	\$4,687.00	0.00%	\$0.00		\$4,687.00
Constrution Phase	\$52,828.00	0.00%	\$0.00		\$52,828.00
Total	\$728,384.25	52.51%	\$382,490.00	\$15,450.00	\$345,894.25

TOTAL DUE THIS INVOICE FOR TRILOGY:

\$ 15,450.00

PER Submitted 8/26/2025

Expected Interim Design Submittal 10/10/2025

Expected Final Design Submittal 11/21/2025

SUBMITTED BY

10/9/2025

DATE



Waller County 2023 Mobility Bond
23301 Adams Flat Road
October Progress Meeting - Trilogy

Design Progress

Summary of work completed since last meeting:

SURVEY:

- Task 1: Right Of-Way Survey - at 100% Complete.
- Task 2: Design Survey- at 100% Complete.
 - PTask 3: Field Work for Controls, Right-of-Way Survey and Design Survey- at 100% Complete.
 - Establish Horizontal and Vertical Control at 100% Complete.
 - Search and Locate Property/Right-of-Way Corners to Establish the Existing Boundary for Right-of-Way at 100% Complete.
 - Perform TOPO Design Survey at 100% Complete.

SUE:

- All SUE tasks have been completed

ENVIRONMENTAL:

- Environmental task are completed

Geotechnical:

- Final report was received and task are completed

ROADWAY DESIGN:

- Preliminary Plan and Profile Roll Plot – Complete.
- LJA's comments on the schematic – addressed and incorporated.
- Proposed Plan for Intersection Enhanced Geometry – prepared and sent to LJA.
- Final typical cross section – prepared.
- Right-of-way constraints – confirmed; no acquisition anticipated.
- Utility base mapping – incorporated into design model for conflict evaluation.
- Finalized preliminary horizontal and vertical alignments for PER inclusion
- Development of construction phasing and TCP narrative for PER completed.

STORM DRAINAGE DESIGN:

- All Task Completed

Current activities

- Finalizing the Preliminary Engineering Report.
- Opinion of Probable Construction Cost (OPCC)
- Utility Conflict Table

Next steps

- Submit the final draft PER

Project Schedule Update

- Current design phase: [Study Phase](#)
- Upcoming milestones: [Preliminary Engineering Report](#); [Final PER due August 26, 2025](#)
- Adjustments to schedule (if any): [None at this time](#)

Action Items Review

- Outstanding items from previous meetings: [None at this time](#)
- Status updates: [N/A at this time](#)

Right-of-Way / Utility Coordination

- ROW coordination: [TBD](#)
- Utility conflicts and resolutions: [In-progress](#)

Environmental / Permitting Updates

- Any required permits or clearances: [No permits required at this stage](#)
- Status and expected timelines: [Timeline for any future permitting will be established during the PER phase](#)

Coordination with County or Other Agencies

- Updates on communication or decisions from TxDOT, cities, etc.: [Communication with TxDOT has not yet started](#)

Open Discussion

- Questions, requests for guidance, or clarifications

Julie Adams

From: Katlyn Dezarn <kdezarn@lja.com>
Sent: Monday, November 3, 2025 5:05 PM
To: Ross McCall; Luke Fortkamp
Cc: Julie Adams; John Tyler
Subject: 2023 Mobility Bond Invoice | 23301 Adams Flat Road
Attachments: 20250710-Invoice#0005-TrilogyEng-Adams_Flat_Reconstruction-23301.pdf

CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know that the content is safe.

Good afternoon,

Attached is another invoice! Here is a summary:

Project #: 23301
 Project Name: Adams Flat Road
 Consultant: Trilogy
 Percent spent so far: 53%
 Design Schedule Changes: None

Invoice Date	Invoice #	Invoice \$
10/9/25	025-001.005	\$15,450.00

Thank you so much!

Katlyn Dezarn, PE | Project Engineer

Transportation

O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
 3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042

EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com



Katlyn Dezarn, PE | Project Engineer

Transportation

O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
 3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042

EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com



INVOICE

USRA DYNAMICS LLC

5010 Mimosa Ln
Richmond, TX 77406

gevans@ursadynamics.com
+1 (713) 248-1150



Item 37.

Bill to

Robert Pechukas
Waller County
425 FM 1488
Hempstead, TX 77445
United States

Ship to

Robert Pechukas
Waller County
425 FM 1488
Hempstead, TX 77445
United States

Invoice details

Invoice no.: 1004
Terms: Net 15
Invoice date: 11/11/2025
Due date: 11/26/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Media	Mail cost (\$1.67 per mailer)	1	\$11,965.00	\$11,965.00
2.	Media	Advertisement	1	\$12,185.00	\$12,185.00

Total **\$24,150.00**

Ways to pay

BANK

Note to customer

Waller County CAD Election Nov 2025

View and pay

INVOICE

The Randle Law Office
820 Gessner, Suite 1570
Houston, Texas 77024

Invoice #: 7306
Date: 11-03-2025

Waller County

Matter Name: General

Services

Date	Staff	Description	Hours	Rate	Amount
10-06-25	JGR	Receipt and review email from Robert on Blumberg DA submittal. Respond to same. Telephone conference with Robert. Review DA and all exhibits. Email to Robert on use of and/or.	1.50	400.00	\$600.00
10-21-25	JGR	Receipt and review of various emails concernign DA on Flukinger road.	0.50	400.00	\$200.00
10-27-25	JGR	Review McGregor land DA, forward to client.	1.50	400.00	\$600.00
10-28-25	JGR	Work on McGregor DA.	0.30	400.00	\$120.00
10-30-25	JGR	Receipt and review multiple emails on McGregor tract.	0.40	400.00	\$160.00

Services Subtotal: \$1,680.00

Subtotal	\$1,680.00
Total	\$1,680.00
Payment	\$0.00
Balance Due	\$1,680.00

Detailed Statement Account Summary

Previous Balance: \$240.00
New Charges: \$1,680.00
Payments Applied: \$240.00

Payment Date	Invoice No	Amount
11-04-25	7243	\$240.00

Total Amount Outstanding: \$1,680.00

Timekeeper Summary

Name	Initials	Hours	Rate	Total
J. Grady Randle	JGR	4.20	400.00	\$1,680.00

To pay by credit card, please call our office at 281-657-2000
Firm Tax ID 20-3850938

STATE OF TEXAS
COUNTY OF WALLER

**AGREEMENT BETWEEN WALLER COUNTY, TEXAS AND THE WALLER COUNTY
ECONOMIC DEVELOPMENT PARTNERSHIP, INC.**

THIS AGREEMENT is entered into by and between Waller County, Texas, a political subdivision of the state of Texas, hereinafter referred to as “County,” and the Waller County Economic Development Partnership, Inc., a Texas corporation, hereinafter referred to as “WCEDP.”

RECITALS:

WHEREAS, pursuant to Local Government Code Section 381.004, the Commissioners Court of the County desires to stimulate business and commercial activity in the County by contracting with WCEDP to provide or cause to provide certain economic development services in furtherance of the County’s statutory goals pursuant to Section 381.004 and to develop and administer the County’s program for local economic development; and

WHEREAS, the County desires to diversify its economy, increase and broaden its tax base, provide more and better employment opportunities for its citizens, and promote the general public welfare; and

WHEREAS, the County finds this Agreement serves a public purpose; and

WHEREAS, it is important to the County to attract and expand business, commercial, and industrial enterprise in order to accomplish this purpose; and

WHEREAS, it is desirable, productive, and economical to work towards this goal through a unified county effort and through an agency with specific expertise in this field; and

WHEREAS, under the direction of the Commissioners Court, the County desires to contract exclusively with WCEDP for such business and industrial development services as the primary Economic Development Organization to serve the county; and

WHEREAS, WCEDP is a Texas non-profit corporation whose purpose is to accomplish all of these objectives; and

WHEREAS, the County has determined that this Agreement is for personal or professional services and therefore exempt from competitive bidding under Chapter 262 of the Local Government Code;

NOW, THEREFORE, the parties agree as follows:

TERMS:

WCEDP Qualifications

1. WCEDP represents and warrants that:
 - a. WCEDP is a non-profit entity that is organized to promote economic development in and for Waller County; and
 - b. WCEDP is engaged in ongoing efforts to attract new businesses to Waller County, retain existing businesses in Waller County, and encourage existing businesses to expand in Waller County.

Scope of Services

2. WCEDP must provide the following services under this Agreement:
 - a. Development and administration of a comprehensive program for the attraction, retention, and expansion of businesses to and in Waller County. Such program shall include the solicitation of industrial, business and commercial prospects for location in the County and, when appropriate, assistance for municipalities located in the County. The program shall also include site selection and analysis assistance for businesses seeking tax abatements or other incentives from Waller County.
 - b. Dissemination of demographic, regulatory, and other pertinent information about Waller County, as well as about state and federal programs that provide assistance to businesses.
 - c. Recommendations to Waller County on how to compete more successfully for new businesses and business retention.
 - d. Preparation of an economic impact analysis for each business requesting incentives.
 - e. Provide regular presentations each calendar year throughout the contract term to the County Judge and Commissioners Court of the ongoing projects and prospect activity.

Term

3. The term of this Agreement is a three year period beginning January 1, 2026, and continuing through December 31, 2028.

Payment

4. Waller County shall pay WCEDP \$400,000.00 for each calendar year during the term of this Agreement as compensation for WCEDP's services. Such payment shall be made quarterly at \$100,000.00 per quarter. Quarterly payments shall be made on January 1st, April 1st, July 1st, and October 1st. Payments shall be made from currently-available revenues. If this Agreement is terminated early, then the County shall compensate WCEDP on a pro rata basis for services performed prior to termination. The County shall provide an auditor's certificate to the WCEDP certifying that funds are available to pay the funding obligation for the applicable fiscal year after the budget is passed for that fiscal year by the

Commissioners Court.

Texas law prohibits the obligation and expenditure of public funds beyond the fiscal year for which a budget has been approved. Obligations that may arise past the end of the current Waller County fiscal year shall be subject to budget approval. Any contract that extends beyond the current Waller County fiscal year is contingent upon the appropriation of funds from the relevant budget and fiscal year. If for any reason funds are not appropriated to continue the lease or contract, said lease or contract shall become null and void on the last day of the current appropriation of funds. All expenses occurring after the date of termination shall be the responsibility of WCEDP.

Termination

5. Either party may terminate this Agreement upon thirty (30) days' written notice to the other party. If either party terminates this Agreement, WCEDP shall make a final presentation to the Commissioners Court as described in section 2.e.

Indemnification

6. It is understood and agreed between the parties that WCEDP, in performing its obligations hereunder, is acting independently, and the County assumes no responsibilities or liabilities in connection therewith to third parties. **WCEDP AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE COUNTY FROM ANY AND ALL CLAIMS, SUITS, AND CAUSES OF ACTION OF ANY NATURE WHATSOEVER ARISING OUT OF THIS AGREEMENT. WCEDP'S INDEMNIFICATION OBLIGATIONS INCLUDE THE PAYMENT OF REASONABLE ATTORNEY'S FEES AND EXPENSES INCURRED BY THE COUNTY IN CONNECTION WITH THESE CLAIMS, SUITS, AND CAUSES OF ACTION.**

Miscellaneous

7. WCEDP is an independent contractor. The County has no authority to direct the day-to-day activities of any of WCEDP's employees, nor does the County have any authority over WCEDP's personnel decisions.
8. This Agreement is not for the benefit of any third parties.
9. All notices under this Agreement must be in writing and delivered via certified mail, return receipt requested to the addresses below. Notices are deemed delivered when actually received or, if earlier, on the third day after the postmark date.

FOR THE COUNTY: Waller County Judge
836 Austin Street, Suite 4300
Hempstead, TX 77445

FOR THE WCEDP: WCEDP
519 9th St. Suite A
Hempstead, TX 77445

10. This Agreement contains all of the terms of the understanding between the parties and may only be amended in a written amendment approved and signed by both parties.
11. The Commissioners Court authorizes the County Judge to execute this Agreement on behalf of the County. This Agreement shall not become effective until executed by both parties.

IN WITNESS WHEREOF, County and WCEDP have caused this Agreement to be executed by their authorized officers or representatives as of the date of signature.

WALLER COUNTY:

By: Carbett "Trey" J. Duhon III, County Judge

Date: _____

ATTEST:

Debbie Hollan, County Clerk

WALLER COUNTY ECONOMIC DEVELOPMENT PARTNERSHIP:

By: Wallace Everitt, Board President

Date: _____

AUDITOR'S CERTIFICATE: I hereby certify that the funds (\$400,000.00) are available to pay the obligation of Waller County pursuant to the foregoing Agreement for the 2026 budget year.

Alan Younts, County Auditor

State of Texas
County of Waller

RESOLUTION OF COMMISSIONERS COURT ELECTING TO PARTICIPATE IN TAX ABATEMENT AGREEMENTS PURSUANT TO TEXAS TAX CODE CHAPTER 312 AND APPROVING THE WALLER COUNTY TAX ABATEMENT GUIDELINES AND CRITERIA

WHEREAS, Waller County, Texas (“County”) is authorized by Texas Tax Code Chapter 312t, as a taxing unit, to enter into tax abatement agreements provided that certain conditions are met, and by Texas Local Government Code Section 381.004(g) to develop and administer a program for entering into tax abatement agreements to stimulate business and commercial activity in Waller County;

WHEREAS, Texas Tax Code Section 312.002(a) requires a taxing unit to establish guidelines and criteria governing tax abatement agreements and to adopt a resolution electing to become eligible to participate in tax abatement;

WHEREAS, the creation and retention of job opportunities that bring new wealth into Waller County is a high priority;

WHEREAS, new jobs and capital investment will benefit the area economy, provide needed economic opportunities, and generate tax revenue to support local services;

WHEREAS, the communities within Waller County must compete with other localities across the nation currently offering tax incentives to attract new plant and modernization projects;

WHEREAS, tax abatements, when offered to attract primary jobs in industries which bring in revenue from outside the County, instead of merely re-circulating dollars within the County, have been shown to be an effective method of enhancing and diversifying the local economy;

WHEREAS, tax abatements should not be used to attract those industries that have demonstrated a lack of commitment to protect the environment;

WHEREAS, the Waller County Commissioners’ Court contracts with the Waller County Economic Development Partnership (“WCEDP”), and considers WCEDP to be the exclusive entity for the provision of professional services for qualifying applicants seeking a tax abatement from the County;

WHEREAS, the Waller County Commissioners Court elects to continue to be eligible to participate in tax abatement;

WHEREAS, pursuant to Texas Tax Code Section 312.002(c), the guidelines and criteria adopted by the County remain in effect for two years, and were last adopted on November 23, 2023;

WHEREAS, the Waller County Commissioners Court desires to adopt the Waller County Tax Abatement Guidelines and Criteria for another two year period; and

WHEREAS, the Waller County Commissioners Court held a public hearing pursuant to Texas Tax Code Section 312.002(c-1) at a properly noticed meeting regarding the proposed

guidelines and criteria for granting tax abatement prior to their adoption, and during said public hearing members of the public were given the opportunity to be heard on the issue;

NOW THEREFORE BE IT RESOLVED BY THE COMMISSIONERS COURT OF WALLER COUNTY, TEXAS, that:

- Section 1.** Waller County elects to continue to participate in tax abatements under Texas Tax Code Chapter 312 and Texas Local Government Code, Section 381.004(g).
- Section 2.** Waller County adopts the Waller County Tax Abatement Guidelines and Criteria attached hereto and incorporated herein by reference as if set out in full for all intents and purposes.
- Section 3.** The Waller County Tax Abatement Guidelines and Criteria shall be posted on the County's website.
- Section 4.** Notwithstanding the implementation of this tax abatement program, Waller County is not obligated or required to grant any tax abatement.

The Motion was made by Commissioner _____ and seconded by Commissioner _____ to hereby approve the Order.

Said Motion being put to a vote, it carried by a vote of _____ "aye" votes to _____ "nay" votes as follows:

	Yes	No	Abstain	Absent
Judge Carbett "Trey" Duhon, III	☐	☐	☐	☐
Comm. John A. Amsler	☐	☐	☐	☐
Comm. Walter Smith	☐	☐	☐	☐
Comm. Kendric D. Jones	☐	☐	☐	☐
Comm. Justin Beckendorff	☐	☐	☐	☐

ADOPTED by the Waller County Commissioners Court on this 19th day of November, 2025.

WALLER COUNTY, TEXAS

Carbett "Trey" Duhon, III, County Judge

John A. Amsler, Commissioner Pct. 1

Walter Smith, Commissioner Pct. 2

Kendric D. Jones, Commissioner Pct. 3

Justin Beckendorff, Commissioner Pct. 4

Attest:

Debbie Hollan, County Clerk



WALLER COUNTY TAX ABATEMENT GUIDELINES AND CRITERIA

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SECTION 1 DEFINITIONS

1.1 These terms used in this document have the following meanings, whether or not capitalized:

- a. **“Abatement”** means the full or partial exemption from ad valorem taxes of certain real and personal property located in a reinvestment zone designated under Texas Tax Code Chapter 312 or an enterprise zone designated under Texas Government Code Chapter 2303.
- b. **“Base Year Value”** means the assessed value of eligible property on January 1 of the year preceding the execution of the agreement, plus the agreed upon value of eligible property improvements made after January 1, but before the execution of the agreement.
- c. **“Distribution Center Facility”** means a facility whose primary purpose is to receive, store, service, or distribute goods or materials.
- d. **“Expansion”** means the addition of buildings, structures, fixed-in-place machinery, or equipment for purposes of increasing production capacity.
- e. **“Facility”** means real property improvements completed or in the process of construction, and qualifying fixed-in-place machinery and personal equipment, which together comprise an integral whole.
- f. **“Hospital”** as defined in Texas Health & Safety Code Section 241.003.
- g. **“Manufacturing Facility”** means a facility whose primary purpose is the manufacturing of tangible goods or materials or the processing of such goods or materials by physical or chemical change.
- h. **“Modernization”** means a complete or partial demolition, construction, reconstruction, or installation of a Facility or facilities of similar or expanded production capacity. Modernization may result from the construction, alteration, or installation of buildings, structures, machinery or equipment. Modernization shall include improvements for the purpose of increasing productivity or updating the technology of machinery and equipment, or both.
- i. **“Other Basic Industry”** means a facility whose primary purpose is for the production of products or services resulting in the creation of new permanent jobs bringing in new wealth.
- j. **“Personal Property”** means every kind of property that is not real property; generally, property that is movable without damage to itself or the associated real property.
- k. **“Regional Entertainment/Tourism Facility”** means a facility whose primary purpose is to provide entertainment through the admission of the general public where the majority of users reside outside any part of Waller County.
- l. **“Real Property”** means land and any building, structure, fixture, or fence erected

on or affixed to the land which includes, but is not limited to, buildings built on skids, portable buildings, and parking areas.

- m. **“Regional Service Facility”** means a facility whose primary purpose is to service goods where a majority of the goods being serviced originate outside any part of Waller County.
- n. **“Research Facility”** means a facility whose primary purpose is for research or experimentation to improve or develop new tangible goods or materials or to improve or develop the production processes thereto.
- o. **“Spec Building”** means a new building constructed to create an enclosed area of a commercial facility, to be used by a business that would normally qualify for abatement, built without an occupying tenant at the time the construction has started or is complete.
- p. **“Tangible Personal Property”** means personal property that can be seen, weighed, measured, felt, or otherwise perceived by the senses, but does not include a document or other perceptible object that constitutes evidence of a valuable interest, claim, or right, and has negligible or no intrinsic value.
- q. **“Urgent Care Facility”** means a facility dedicated to the delivery of unscheduled, walk-in diagnosis and treatment of acute, but non-life-threatening injuries and illnesses, outside of a hospital emergency department or doctor's office.
- r. **“Veteran Owned”** means an individual or business entity has at least a fifty-one percent ownership interest in a facility, and 1) the individual is a current or former member of the United States military, or 2) a current or former member of the United States military has at least fifty-one percent (51%) or more of the business entity's outstanding ownership, membership interest, or voting power. If the individual is a former member of the United States military, the person must have received an honorable or general discharge from the military. Current military or discharge status must be verified through an official identification issued by the United States Department of Defense, or the military discharge form DD-214, as applicable.

SECTION 2 REINVESTMENT ZONES

- 2.1 **Reinvestment Zone Required:** Tax abatements may only be granted on property located within an area designated as a reinvestment zone under Texas Tax Code Chapter 312 or an area designated as an enterprise zone under Texas Government Code Chapter 2303.
- 2.2 **Unincorporated Area:** The County may only designate a reinvestment zone in the area of the County that is not within the taxing jurisdiction of a municipality.
- 2.3 **Public Hearing Required:** In order to designate a reinvestment zone, the Commissioners Court must hold a public hearing on the proposed designation. All interested persons are entitled to speak and present evidence for or against the designation.
- 2.4 **Notice Required:** Not later than the seventh (7th) day before the public hearing, notice of the public hearing must 1) be published in a newspaper having general circulation in the County, and 2) delivered in writing to the presiding officer of the governing body of each

taxing unit that includes in its boundaries real property that is to be included in the proposed reinvestment zone. Notice for the public hearing must also be included on the Commissioners Court agenda in accordance with Texas Government Code Chapter 551.

- 2.5 Conditions Required: A reinvestment zone may only be designated if the Commissioners Court finds that the designation would contribute to the retention or expansion of primary employment within the County, or would attract major investment into the zone that would be a benefit to the property included in the zone, and would contribute to the economic development of the County. Following the public hearing for designation of a reinvestment zone, the Commissioners' Court must make affirmative findings in the minutes of the Court that:
- a. Designation of the reinvestment zone would contribute to the retention or expansion of primary employment;
 - b. Designation of the zone would attract increased investment in the zone that would benefit the property within the zone; and/or
 - c. Designation of the zone would contribute to the economic development of the County.
- 2.6 Affected Taxing Entity: Should any affected taxing entity be able to show cause at the public hearing that the reinvestment zone would have a substantial adverse effect on its bonds, tax revenue, service capacity, or the provision of service, the Commissioners' Court may deny the designation of the reinvestment zone.
- 2.7 Reinvestment Zone Order: If the Commissioners Court determines that an area should be designated as a reinvestment zone, it shall designate the reinvestment zone by written order that contains a description of the precise boundaries of the zone. The zone shall be named according to the Texas Comptroller's Reinvestment Zone Naming Standards.
- 2.8 Documents Required: The applicant is solely responsible for providing official documents that contain a description of the precise boundaries of the zone, and any other information requested by the County to establish the reinvestment zone. The official documents must be signed and sealed by a licensed land surveyor or engineer.
- 2.9 Reinvestment Zone Expiration: The designation of a reinvestment zone expires five years after the date of the designation, and may be renewed for periods not to exceed five years. The expiration of the zone does not affect existing agreements made under Tax Code Chapter 312.

SECTION 3 ABATEMENT AUTHORIZED

- 3.1 Unincorporated Areas: Tax abatement is authorized, subject to approval of the Commissioners Court and execution of a lawful tax abatement agreement, for properties located within a reinvestment zone designated by the Commissioners Court or an enterprise zone established pursuant to the Texas Government Code Chapter 2303.
- 3.2 Incorporated Areas: Tax abatement is also authorized for properties located within a municipal reinvestment zone when the municipality has entered into a tax abatement agreement with regard to a property located within the zone, or a representative from the municipality has conveyed in writing an intent to enter into a tax abatement agreement with

the applicant. An agreement for such properties must be in accordance with the terms of Texas Tax Code § 312.206.

- a. The municipality must provide the County with a reinvestment zone order that fully meets the requirements of the Texas Comptroller before the Commissioners Court will approve an abatement agreement.
 - b. The municipality must provide the County with an investment analysis that indicates the project's expected investment, expected returns, jobs to be created, etc. If the municipality does not provide an analysis, or if the analysis indicates the project will not yield a sufficient return for the County, the County may decline to enter into a tax abatement agreement with the applicant.
 - c. The abatement percentage offered by the County may not exceed the percentage offered by the municipality, unless the percentage under consideration produces a low return to the County as determined by the economic impact analysis. In cases where matching the city will create a low return for the County, the County will adjust the percentage offered until a suitable return is obtained. It is within the sole discretion of the County to offer an abatement, and determine an adequate return as each applicant represents varying levels of risk and benefits to the community.
 - d. The County may approve a tax abatement agreement by official action prior to a municipality, provided that the County's agreement will only become effective upon the municipality entering into a tax abatement agreement with the applicant.
- 3.3 New Investment and Jobs: Tax abatements offered by Waller County are strictly limited to those applicants that bring new capital investment and jobs to the County.
 - 3.4 Authorized Facilities: Only the following types of facilities are eligible for abatement: Distribution Center Facility, Regional Service Facility, Spec Building, Urgent Care Facility, Hospital, Manufacturing Facility, Regional Entertainment/Tourism Facility, Research Facility, and Other Basic Industry as defined in Section 1.
 - 3.5 New and Existing Facilities: An abatement may be granted for new facilities and improvements to existing facilities for purposes of modernization or expansion.
 - 3.6 New Value: An abatement may only be granted on the value of eligible improvements made after an abatement agreement has been executed between the County and the property owner and/or lessee.
 - 3.7 Eligible Property: A percentage of the value of the following types of property may be abated: buildings, structures, fixed-in-place machinery and equipment, site improvements, and related personal equipment necessary to the primary operation of the authorized facility.
 - 3.8 Ineligible Property: An abatement will not be granted on the following types of property: land; inventory; supplies; raw materials; tools; office furnishings; movable personal property; vehicles; vessels; housing; hotels; retail facilities; deferred maintenance investments (improvements necessary for continued operations which do not improve productivity or alter the process technology); improvements for the generation or transmission of electrical energy not wholly consumed on site by a new facility or

expansion; any improvements to produce, store, or distribute electricity, natural gas, fluids, or gases, which are not integral to the operation of the facility; property which will be in service for a period of less than 10 years; property owned or used by the State of Texas or its political subdivisions or by any organization owned, operated or directed by a political subdivision of the State of Texas; and any other property for which an abatement is not allowed by law.

- 3.9 Eligible Applicant: An abatement may be granted to (1) the owner of taxable real property, (2) the owner of tangible personal property, (3) the owner of a leasehold interest in tax-exempt real property for the value of the leasehold interest in real property, (4) the owner of tangible personal property or an improvement located on tax-exempt real property, and (4) the lessee of taxable real property for the value of the fixtures, improvements, other real property, and tangible personal property owned by the lessee and located on real property that is subject to the lease.
- 3.10 Value of Abatement: Only the taxable value that exceeds the base year value of eligible property may be abated. The Commissioners Court shall determine the percent of value and the term of the abatement based upon the overall value of the project, the number and types of jobs created, and the types and values of public improvements to be made. Commissioners Court may vary the length and abatement percentage on a case-by-case basis upon consideration of the above factors, and any other relevant factors. Abatement may be granted on all or a portion of the increased taxable value of eligible property over the base year value of the property.
- 3.11 Spec Abatement: An abatement may be granted on up to 100% of a to be constructed Spec Building for a period of up to two (2) years. The Commissioners Court may, in its sole discretion, extend the agreement, amend its terms, or agree to an assignment if the Spec Building is sold or leased to a tenant.
- 3.12 Construction in Progress: If a qualifying facility has not been placed in service and actively operating as specified in the abatement agreement by January 1 of the first year of the abatement period, the owner and/or lessee, as applicable, may apply for a one-year extension of the abatement period, to be granted or denied at the discretion of the Commissioners Court. Said extension must be applied for prior to the end of the first year of the abatement period specified in the agreement.
- 3.13 Abatement Denial: The County will not grant a tax abatement in the following circumstances:
 - a. The planned use of the property would cause substantial adverse effect to (i) the County's tax base, (ii) the health, safety, or welfare of the community, or (iii) result in increased costs for the provision of governmental services that exceed the benefits to the County.
 - b. The applicant has insufficient financial capacity.
 - c. The abatement application is submitted after the commencement of construction, alteration, or installation of improvements for proposed modernization, expansion, or construction of a new facility.
 - d. The abatement application is submitted after an announcement that the project would

locate in Waller County or Texas.

- e. The project lies within the taxing jurisdiction of a municipality or a special taxing district, and the municipality or special taxing district denied an application for abatement.
- f. The abatement would violate any law or regulation.
- g. For any other reason deemed appropriate by Commissioners' Court.

- 3.14 Variances: The Commissioners Court may grant a variance from Section 3.8 upon written request. Such request shall state the requested variance, identify the property applicant is requesting a variance for, and fully state the circumstances necessitating the variance. The applicant may be required to provide additional documentation as required by the County. A variance request requires a four-fifths (4/5) vote of the governing body for approval.
- 3.15 Limitations: These guidelines and criteria do not: (1) limit the discretion of Waller County to decide whether to enter into a specific tax abatement agreement; or (2) create any property, contract, or other legal right in any applicant to have the Commissioners Court consider a specific application or request for tax abatement.
- 3.16 Texas Local Government Code Chapter 381 Tax Abatement Agreements: These guidelines and criteria also apply to tax abatement agreements entered into pursuant to Texas Local Government Code Section 381.004(g).

SECTION 4 CONDITIONS FOR CONSIDERATION AND ECONOMIC IMPACT DATA

- 4.1 Project Evaluation: The WCEDP is the primary organization responsible for evaluating projects seeking tax abatement from the County.
- 4.2 Economic Impact Analysis Required: Prior to submitting an application for tax abatement to the County, applicants must complete an economic impact analysis conducted by the WCEDP. If the results of the economic impact analysis indicate that the project will produce a return for the County such that a tax abatement would be economically advantageous to the County, the applicant may submit a tax abatement application to the County. First priority for tax abatements is given to projects that are specified in Section 3.4, Authorized Facilities.
- 4.3 Preliminary Term Sheet: If an applicant is able to submit an application after the results of the economic impact analysis, the WCEDP will provide a preliminary term sheet to the applicant that indicates the possible level of abatement. The preliminary term sheet is not binding, and is for informational purposes only. The final abatement percentages and the property to which they apply are to be determined only by a majority vote of the Commissioners Court at a public meeting that is properly noticed according to applicable law.
- 4.4 Additional Conditions: In addition to the economic impact analysis, proposed projects must meet the following conditions:
 - a. The proposed project will only locate in the County if the applicant receives a tax abatement. The applicant must submit its application prior to announcing the project's location, and before starting construction.
 - b. For the expansion of existing qualifying facilities, the applicant must invest at least

five hundred thousand dollars (\$500,000.00) in real and personal property improvements for the proposed project.

- c. For new qualifying facilities, the applicant must invest at least one million dollars (\$1,000,000.00) in real and personal property improvements for the proposed project. If the facility is veteran owned, the minimum investment is reduced to five hundred thousand dollars (\$500,000.00).
- d. The economic life of a facility and any improvements must exceed the life of the abatement agreement.
- e. The project must be expected to retain or create employment on a permanent basis in Waller County. This does not include the transfer of employment from one part of Waller County to another, except for expanding existing facilities that require a new location.
- f. The applicant shall give employment preference to residents of Waller County for operators and construction workers during the construction phase, and while hiring for normal operations thereafter. When possible, the applicant must hire Waller County residents first in positions for which a citizen is qualified.
- g. The applicant's planned improvements must have no serious adverse effect on other taxing entities located within the County, or the environment.
- h. The proposed project must produce a local economic benefit that significantly exceeds the amount of anticipated tax revenue that will be abated during the term of the abatement agreement, as determined by the economic impact analysis performed as part of the application process.
- i. If the real property subject to a proposed tax agreement will be subdivided, the final plat must be completed and recorded in the Waller County Deed Records prior to the approval of the tax abatement agreement.

4.5 Considerations: The County will consider the following factors in determining whether or not a tax abatement will be granted:

- a. The increased taxable value of the land and existing improvements.
- b. The type and taxable value of the proposed improvements.
- c. The expected economic life of the proposed improvements.
- d. The number and quality of permanent jobs to be retained or created by the proposed improvements, and the quality of applicant's existing jobs, if any.
- e. The amount of local payroll to be created or enhanced.
- f. Whether the new jobs to be created will be filled by persons residing or projected to reside in the County.
- g. The increase in taxable value as a result of the tax abatement.
- h. The costs to be incurred by the County, if any, to provide facilities or services as a direct result of the proposed improvements.

- i. The amount of ad valorem taxes to be paid to the County during the tax abatement period - considering (a) existing taxable values, (b) the percentage of new taxable value abated, (c) the tax abatement period, and (d) the taxable value of the project after expiration of the tax abatement period.
- j. The population growth that may occur as a direct result of the proposed project.
- k. Whether the applicant will help offset any negative impact to public infrastructure as a result of the new facility, and the types and value of any public improvements to be made by applicant.
- l. The impact on the business opportunities of existing businesses, including whether the applicant will use local labor, subcontractors, and vendors/suppliers.
- m. Whether the proposed project will attract other new businesses to the area.
- n. Whether the proposed project will compete with existing businesses to the detriment of the local economy.
- o. Whether the project is compatible with the community, particularly with respect to the environment, as well as the values, health, safety, and welfare of County residents.
- p. The applicant's company profile, including business references, principal bank, audited financial statement, and business plan.
- q. The overall economic impact to Waller County.

4.6 Foreign Investors and Organizations: In order to maintain cooperation with international organizations, the County will treat foreign citizens and foreign organizations in the same manner in which the County treats U.S. citizens and U.S. organizations. Notwithstanding the foregoing, Waller County supports economic equity around the world, and the County will not consider a tax abatement on property that is owned or leased by a foreign citizen, foreign organization, or a U.S. organization that receives foreign investment, whether direct or indirect, if the foreign citizen, foreign organization, or foreign investor is a citizen of or is organized in a country with a communist government, or a country with a poor human rights record. A country with a poor human rights record is one that has an overall score of a 5.9 or lower on the CATO Institute's Human Freedom Index, an overall score of 4.9 or lower on the World Justice Project's Index, or a score of 49 or lower on Transparency International's Corruption Perceptions Index. This prohibition does not apply to entities that are organized in the U.S., and are publicly traded on a U.S. stock exchange.

SECTION 5 APPLICATION

5.1 Timely Application: Any present or potential owner or lessee of property subject to County ad valorem taxes may request the creation of a reinvestment zone and/or a tax abatement by submitting a completed application to the County Judge's Office prior to any public expression of a siting decision or any legal or financial commitment to the proposed project. The application must be submitted within 30 days of the applicant receiving a preliminary term sheet from the WCEDP. *See Appendix A for the application.*

- 5.2 Application Fee: Each applicant shall pay a \$1,000 non-refundable application fee to the County. If the facility is veteran owned, the application fee is waived.
- 5.3 Application Package: An application is not submitted unless it is complete. The completed application package shall consist of the following:
- a. A completed Waller County Application Form.
 - b. A check or money order in the amount of \$1,000 payable to Waller County.
 - c. A certificate of formation issued by the state of formation if the applicant is a business organization.
 - d. A general description of the proposed use, general nature and extent of the modernization, expansion, or new improvements to be undertaken.
 - e. A descriptive list of the improvements which will be a part of the facility.
 - f. A survey, site map, and legal description of the property.
 - g. A plat if the land where the eligible property is located will be subdivided.
 - h. A time schedule for undertaking and completing the planned improvements.
 - i. Financial and other information as the County deems appropriate for evaluating the financial capacity, risk, and other factors of the applicant.
 - j. Copies of any environmental permits required for the project, and any additional environmental impact analyses.
 - k. If the applicant is requesting an abatement for the modernization or expansion of existing facilities or structures, the applicant shall provide a statement of the assessed value of the facility or structures for the year immediately preceding the application that separately states the values for taxable real and personal property.
- 5.4 Application Review: Each application shall be reviewed on its individual merit in accordance with these guidelines. After such review, a tax abatement may be denied entirely or may be granted to the extent deemed appropriate after full evaluation.
- 5.5 The Public Information Act: Waller County is subject to Texas Government Code Chapter 552, the Public Information Act. Any information included in the application that is confidential or proprietary should be clearly marked as such by the applicant. To the extent provided by law, Waller County will not disclose any properly labeled confidential or proprietary information. However, any information submitted to the County may be deemed public information pursuant to the Public Information Act. The County may submit any information contained in the application to the Texas Attorney General, and must release information as directed by the Texas Attorney General. The County will make good faith efforts to notify the applicant when information marked as confidential or proprietary is requested pursuant to the Public Information Act.

SECTION 6 AGREEMENT

- 6.1 Preparation: The County will prepare a proposed tax abatement agreement.
- 6.2 No Retroactive Abatements: Ad valorem taxes may only be abated for the tax year that begins on January 1 of the year immediately following the date of execution of the

abatement agreement, or thereafter.

6.3 Abatement Period: The period of abatement may not exceed ten (10) years. An initial abatement period may be extended, provided that the total period of abatement may not exceed ten (10) years.

6.4 Required Terms and Conditions: A tax abatement agreement with the owner or lessee of the property shall include the following terms and conditions:

- a. The commencement and termination dates of both the agreement term and abatement period.
- b. The estimated appraised value of the improvements.
- c. The required amount of investment and jobs to be created.
- d. The percentage of taxable value to be abated each year.
- e. The use of the facility will be limited during the abatement term to those that are consistent with the general purpose of encouraging development or redevelopment of the reinvestment zone, and consistent with the County's development goals.
- f. The required time frame for construction completion.
- g. A description of the property to be abated.
- h. A list of the kind, number, and location of all proposed improvements to the property.
- i. Both the County and the Waller County Appraisal District shall have access to and authorization to inspect the property and relevant documents, including construction expenditures and invoices, and personal property tax renditions, to ensure compliance with the agreement. All inspections will be made only after the inspector has given reasonable notice, and will be conducted in a manner that does not unreasonably interfere with the construction and/or operation of the improvements. All inspections will be made with one or more representatives of the owner and/or lessee, and in accordance with written safety standards.
- j. The County shall recapture property tax revenue lost as a result of the agreement if the applicant fails to make improvements or create jobs as required by the agreement.
- k. The County may cancel or modify the agreement at any time if the applicant fails to comply with the terms of the agreement.
- l. Certification that each term that was agreed upon with the applicant is included in the written agreement.
- m. The applicant shall annually certify compliance with the terms of the agreement to each taxing unit with jurisdiction over the reinvestment zone.
- n. Remedies in the event of default, violated terms or conditions, delinquent taxes, and other provisions that may be required for uniformity or by state law.
- o. The Commissioners Court may reduce the percentage of the abatement or terminate the agreement if the owner and/or lessee fails to comply with the terms of the

agreement, or ceases to operate the facility as required by the agreement.

- 6.5 Leased Facilities: If a leased facility is granted a tax abatement, the agreement must be executed by the lessor and the lessee.

SECTION 7 APPROVAL

- 7.1 Commissioners Court Approval Required: In order to be effective, a tax abatement agreement must be approved by the affirmative vote of a majority of the members of the Commissioners Court at a regularly scheduled meeting.
- 7.2 Public Notice Required: Public notice of a meeting at which the Commissioners Court will consider the approval of a tax abatement agreement must be publicly posted at least 30 days before the scheduled time of the meeting and otherwise in accordance with Texas Government Code Chapter 551, the Open Meetings Act, and must contain:
- a. The name of the property owner and the name of the applicant for the tax abatement agreement;
 - b. The name and location of the reinvestment zone in which the property subject to the agreement is located;
 - c. A general description of the nature of the improvements or repairs included in the agreement; and
 - d. The estimated cost of the improvements or repairs.
- 7.3 Other Affected Taxing Entities: Should any affected taxing entity be able to show cause at the meeting that the tax abatement agreement will have a substantial adverse effect on its bonds, tax revenue, service capacity, or the provision of service, that showing shall be reason for the Commissioners' Court to deny the tax abatement agreement.

SECTION 8 RECAPTURE

- 8.1 Recapture Authorized: If an owner or lessee fails to comply with the terms of the tax abatement agreement, the Commissioners Court may terminate the agreement, and recapture all or a portion of the tax revenue lost during the abatement period. The tax revenue lost during the abatement period shall be due immediately, and paid to the County within sixty (60) days of the date of termination.
- 8.2 Events of Default: If the County determines that the owner or lessee is in default according to the terms and conditions of its agreement, the County shall notify the parties to the agreement in writing as specified in the agreement. If the owner and/or lessee does not cure the default within the allotted time, then the Commissioners Court may terminate the agreement.
- 8.3 Tax Indebtedness: If the owner or lessee fails to timely pay ad valorem taxes owed to the County or another taxing entity, the Commissioners Court has the right to terminate the agreement, and recapture tax revenue lost as a result of the agreement.
- 8.4 Assignment: If the owner or lessee assigns the agreement in violation of Section 10, the Commissioners Court may terminate the agreement, and recapture all of a portion of the tax revenue lost during the abatement period. The tax revenue lost during the abatement period shall be due immediately, and paid to the County within sixty (60) days of the date of

termination.

- 8.5 Payment in Lieu of Taxes Agreement (PILOT): If, during the abatement period, any federal or state law provides an additional tax exemption on property subject to a tax abatement agreement, which exempts the property from ad valorem taxation (*i.e.*, for environmental or emissions improvements, or a Foreign Trade Zone), applicant may be required to decline the federal or state tax exemption during the abatement period. If applicant is unable to decline that federal or state tax exemption, applicant shall make a payment in lieu of taxes to the County to compensate the County for the tax revenue lost as a result of the exemption.

SECTION 9 ADMINISTRATION

- 9.1 Property Assessments: The Waller County Appraisal District (“WCAD”) shall annually assess the value of the real and personal property subject to a tax abatement agreement. Each year, the owner and/or lessee receiving an abatement shall furnish the WCAD with such information as may be required by law or the terms of an agreement to determine compliance with the agreement. The WCAD’s determination of value for property subject to an abatement agreement shall be final.
- 9.2 Annual Application to WCAD: Each owner and lessee that receives a tax abatement shall apply annually to WCAD for recognition and implementation of their abatement agreement, and shall annually file all forms required by WCAD, including the Tax Abatement Compliance Certification Form. *See Appendix B for the form.* The Commissioners Court may terminate the abatement agreement if the owner or lessee fails to provide the required forms, or fails to cooperate in verifying compliance with the terms of the agreement
- 9.3 WCAD Evaluation: WCAD shall annually evaluate the property subject to a tax abatement to ensure compliance with the agreement, and shall report possible violations of the agreement to the County.
- 9.4 WCAD Filings: The WCAD shall timely file, with the appropriate person, agency, department, or board of the State of Texas, all information required by Chapter 312 of the Texas Tax Code.

SECTION 10 ASSIGNMENT

- 10.1 Written Approval Required: A tax abatement agreement may be assigned only upon the prior written approval of the Commissioners’ Court. Whether or not an assignment is made is within the sole discretion of the Commissioners Court.
- 10.2 Assignment Requirements: All assignments shall provide that the assignee shall irrevocably and unconditionally assume all the duties and obligations of the assignor upon the same terms and conditions set out in the agreement to be assigned, and shall be executed by both the assignor and the assignee. The assignee is subject to Section 4.6. The assignor shall provide a copy of the written assignment to the County prior to the assignment becoming effective.
- 10.3 Indebtedness: No assignment shall be approved if any party to an existing tax abatement agreement, the new owner, or the new lessee are indebted to the County or any other taxing entity for past due ad valorem taxes or other obligations.

SECTION 11 SUNSET PROVISION

- 11.1 Effective Dates: These Guidelines and Criteria are effective upon the date of their adoption and will remain in force for two (2) years, unless amended by four-fifths (4/5) vote¹ of the Commissioners' Court.

¹ Pursuant to Tax Code Section 312.002 (c), a three-fourths (3/4) vote is required to amend or repeal the Guidelines and Criteria. This effectively is a 4/5 vote in Commissioners' Court.

WALLER COUNTY, TEXAS TAX ABATEMENT APPLICATION

Please read carefully the Instructions (see below) and then complete the appropriate sections. If additional space is needed, please complete the answer on a separate sheet of paper and attach it to the completed application. Please attach any additional information as requested.

SECTION 1 – APPLICANT INFORMATION			
Entity Name			
Headquarters Address			
Local Address, if any			
Contact Person			
Phone		E-Mail	
Entity Type	☐ Corporation ☐ Partnership ☐ Limited Liability Company ☐ Sole Proprietorship		
State of Formation		Year of Formation	
Federal Employer Identification Number (EIN)			
NAICS Code(s)			
Is applicant a subsidiary of another entity as defined by Texas law? <i>If yes, please complete Section 4.</i>			☐ Yes ☐ No
Is the entity currently authorized to transact business in Texas?			☐ Yes ☐ No
Estimated Annual Sales			
Number of Current Employees			
Does an entity organized in, or a citizen of a country other than the United States own 51% or more of applicant's outstanding ownership or membership interest?			☐ Yes ☐ No
If yes, what is the country of organization or citizenship?			
Does an entity organized in, or a citizen of a country other than the United States possess 51% or more of applicant's voting power?			☐ Yes ☐ No
If yes, what is the country of organization or citizenship?			
Is 51% or more of applicant's debt held in a financial institution located in a country other than the United States?			☐ Yes ☐ No
If yes, in what country is the financial institution located?			
Is applicant a named party in any active litigation?			☐ Yes ☐ No
If yes, please provide the jurisdiction, court, and cause number(s) of the litigation.			
Does applicant own or lease the real property? <i>If applicant leases the real property, please complete Section 5.</i>			☐ Own ☐ Lease
Is applicant delinquent on any tax debt?			☐ Yes ☐ No
Is applicant currently a party to any other tax abatement agreement(s)? <i>If yes, applicant may be required to provide a copy of any tax abatement agreement to which they are a party.</i>			☐ Yes ☐ No
Has applicant applied for a tax abatement in any other taxing jurisdiction? <i>If yes, please provide the following information:</i>			☐ Yes ☐ No
Name of Taxing Jurisdiction		Date of Application	
Hearing Date (if any)		Jurisdiction Contact Name	
Contact Phone		Contact E-Mail	
<i>Please attach copies of all communications from the jurisdiction that indicate their intent to provide a tax abatement or other incentive.</i>			

Will the person signing this application on behalf of applicant also sign an abatement agreement, if offered?

☐ Yes ☐ No

If no, please provide the following information:

Name of Individual to Sign Agreement

Title

Contact E-Mail

SECTION 2 – SITE LOCATION INFORMATION

Project Site Address

Project Site Location

☐ Unincorporated Waller County ☐ Hempstead ☐ Waller
☐ Prairie View ☐ Brookshire ☐ Katy ☐ Pattison ☐ Pine Island
☐ Other

If the site is located in a municipality, has the applicant requested a tax abatement from the municipality?

☐ Yes ☐ No

If yes, what is the status of the tax abatement application with the municipality?

☐ Approved ☐ Denied ☐ Pending

Is the project site in an already established reinvestment zone?

☐ Yes ☐ No

If yes, what is the name of the reinvestment zone?

If no, please provide a survey and map that clearly describes the boundaries for the proposed zone.

Is the project site located in the Brookshire-Katy Drainage District?

☐ Yes ☐ No

If yes, has BKDD approved the site and drainage plan?

☐ Yes ☐ No

If no, please provide a brief explanation as to why the drainage and site plan have not been approved, and an anticipated approval date.

Does the parcel on which the project site is located need to be subdivided and platted?

☐ Yes ☐ No

If yes, please attach a preliminary plat.

Please provide a brief description of the project site.

Does the project site have any existing improvements?

☐ Yes ☐ No

If yes, please provide a brief description of the improvements.

SECTION 3 – PROJECT INFORMATION

Project Type ☐ New Facility ☐ Expansion ☐ Modernization

Estimated Start Date

Estimated Completion Date

Will the facility be owned by a veteran as defined by the Guidelines and Criteria?

☐ Yes ☐ No

Is applicant seeking a variance to the Guidelines and Criteria?

☐ Yes ☐ No

If yes, please describe the requested variance and identify the relevant section(s) of the Guidelines and Criteria.

What kind of qualified facility is the tax abatement requested for?

☐ Manufacturing ☐ Regional Service ☐ Research ☐ Hospital ☐ Urgent Care
☐ Regional Distribution ☐ Regional Entertainment Center ☐ Other Basic Industry
☐ Spec Building

What kind of property is applicant requesting an abatement for?

☐ Real Property ☐ Personal Property ☐ Both

Estimated Employees to be Hired in Waller County

Does the project require any federal, state, or local environmental permits? ☐ Yes ☐ No

If yes, please briefly describe the purpose of the permits, and attach copies of the permits or permit applications.

Briefly describe the project, and the products or services to be provided.

Briefly describe all proposed real property improvements to be made at the project site. Please include the itemized list of improvements and estimated values from Exhibit B.

If a tax abatement is requested for personal property, generally describe how the property will be used in the entity's primary functions or processes. Do not include any information that is confidential or business proprietary. Please include the categories of personal property items and values from Exhibit B.

SECTION 4 – PARENT ENTITY INFORMATION

Parent Entity Name

Headquarters Address

Local Address, if any

Contact Person

Phone

E-Mail

What percentage of applicant's outstanding ownership or membership interest does the parent entity own?

What percentage of applicant's voting power does the parent entity possess, if any?

Is parent entity organized in a country other than the United States?

☐ Yes ☐ No

If yes, in which country is the parent entity organized?

Is 51% or more of parent entity's debt held in a financial institution located in a country other than the United States?

☐ Yes ☐ No

If yes, in what country is the financial institution located?

SECTION 5 – LEASE INFORMATION

Property Owner Name

Address

Contact Person

Phone

E-Mail

Entity Type	☐ Corporation ☐ Partnership ☐ Limited Liability Company ☐ Sole Proprietorship		
State of Formation		Year of Formation	
Is the entity currently authorized to transact business in Texas?			☐ Yes ☐ No
Is the property owner delinquent on any tax debt?			☐ Yes ☐ No
Is the property owner currently a party to any other tax abatement agreement(s)?			☐ Yes ☐ No
<i>If yes, property owner may be required to provide a copy of any tax abatement agreement to which they are a party.</i>			
SECTION 6 – CERTIFICATION			
I, _____, (<i>responsible official</i>), certify that, to the best of my knowledge, the information contained in this application is true and correct, and is an accurate description of the project details. I understand that the information provided with this application is subject to annual review for compliance during the term of the abatement agreement, if granted.			
_____ <i>Print or Type Name and Title</i>		_____ <i>Signature</i>	_____ <i>Date</i>

Completing the Waller County Tax Abatement Application

Before submitting the Waller County Tax Abatement Application, the application must first complete an economic impact analysis conducted by the Waller County Economic Development Partnership.

Requesting a tax abatement from Waller County is a two-phase process. First, the entity seeking the abatement must complete an economic impact analysis conducted by the Waller County Economic Development Partnership. There is no charge for the analysis. The results of the analysis will determine if the entity will proceed to the second phase for further consideration by the County. Second, the entity will submit an application to the County.

This application must be submitted to the County prior to the commencement of any construction or the installation of any equipment. By submitting the application, the applicant acknowledges that it has read and will comply with the terms contained in the current Waller County Tax Abatement Guidelines and Criteria (the “Guidelines”). The Guidelines govern what facilities and property are eligible for a tax abatement, and the various applicable terms and economic qualifications. A project must comply with the Guidelines in all respects in order to be eligible for a tax abatement. Information provided in this application will become part of any tax abatement agreement with the County. Any intentional misrepresentations on this application will be cause for the County to terminate any resulting tax abatement agreement.

At the time of application, all applicants must submit an application fee of one thousand dollars (\$1,000.00) by check or money order made payable to Waller County, Texas.

Attachments

Section 5.3 of the Guidelines and various sections of the application identify attachments that must be included with the application. In addition to those attachments, the following documents must be attached to all applications:

- a legal description of the real property on which the real or personal property for which an applicant is seeking an abatement will be located. A survey or plat are preferred, but other documentation may be accepted upon applicant’s request.
- a “Certification of Appraised Value of Properties.” The certification must include the entire parcel of land on which the property to be abated will be located. For additional information, please contact the Waller County Appraisal District at (979) 921-0060.

All attachments must reference the section that requires the attachment.

Special Comments

Financial Information – The applicant may be required to submit documentation demonstrating that it has the financial capacity to successfully complete the project and comply with the Guidelines and any resulting tax abatement agreement. This may include i) an entity’s most recent annual report to stockholders, ii) business references (e.g. principal bank, accountant, attorney, etc.), iii) an audited financial statement, iv) financing verification and current cash availability, v) a business plan, vi) other company financial documents, and/or vii) any other document deemed necessary by the County. The information will be for review only, and will not be included in any public documents.

Additional Project Information – Regional Entertainment Facilities, Regional Service Facilities, and Regional Distribution Center Facility applicants must attach i) market studies, ii) business plans, iii) agreements, and/or iv) other materials that demonstrate that the facility is intended to serve a market the majority of which is substantially outside of Waller County.

Submission Procedures

Applicants should complete the application, have the appropriate official sign it, attach all required documents, and then send the original application, its attachments, and the application fee to the County. The application may be submitted by mail or electronically. **The application will not be considered complete until the County has received the application fee. The application fee may be paid by check or money order, or by credit card. To pay by credit card, contact the Waller County Treasurer's Office at (979) 826-7707.**

Applications submitted by mail must be sent to:

**Waller County Judge
836 Austin Street, Suite 4300
Hempstead, Texas 77445**

Applications submitted electronically must be sent to:

m.kelley@wallercounty.us AND j.hill@wallercounty.us

The application must be completed in its entirety. Any failure to include required information or attachments will result in the application being returned without review. If you have any questions about completing or submitting the application, please contact the Waller County Judge's Office at (979) 826-7700 or the Waller County Economic Development Partnership at (979) 921-9059.

WALLER COUNTY TAX ABATEMENT AGREEMENT CERTIFICATION FORM

Compliance with the Waller County Tax Abatement Agreement

All tax abatement recipients must complete Sections 1-3 for each tax year that they receive an abatement. If the County enters a tax abatement agreement with two or more recipients, each recipient must complete this form. If the tax abatement agreement contains a requirement to create jobs and/or maintain a minimum rendered taxable inventory, please complete Sections 4 and 5, as applicable.

SECTION 1 – TAX ABATEMENT RECIPIENT INFORMATION			
Recipient Property Owner's Name			
Address			
Name and Title of Contact Person			
Telephone Number		E-Mail	
NAICS Code		Taxpayer ID	
Contract ID Number		Property ID Number	
Tax Account Number		Federal EIN	
Business Activity	☐ Expanding/Modernizing Existing Facilities/Structures ☐ New Facilities/Structures		
What was the appraised value of the property at the time of the abatement execution?			
SECTION 2 – TAX ABATEMENT AGREEMENT INFORMATION			
Reinvestment Zone Name			
Agreement Execution Date		Abatement Term (in years)	
Abatement Effective Date		Abatement Expiration Date	
Type of Property Abated	☐ Real Property ☐ Personal Property ☐ Both		
Does the agreement require any of the following: <i>(please check <u>all</u> that apply)</i>			
☐ New Construction ☐ Current Facility Renovation/Remodeling ☐ Current Facility Retooling/Upgrading ☐ Furniture/Fixture Purchase ☐ New Machinery/Equipment Purchase			
Please provide the percentage of taxable value abated for the applicable type of property for each year of the Abatement Period (e.g. 2025 – Real Property 100%, Personal Property 50%).			
Does the abatement agreement require the creation of new full-time positions? <i>If yes, please complete the following two questions.</i>			☐ Yes ☐ No
How many new full-time employment positions are is recipient owner required to create during the entire term of the abatement period?			
How many new full time employment positions were created for the applicable tax year?			
How many payroll dollars does the recipient owner anticipate creating over the term of the abatement period?			
How many payroll dollars were created for the applicable tax year?			
Does the abatement agreement require the recipient owner to maintain a specified value of inventory for the applicable tax year?			☐ Yes ☐ No
If yes, what is the dollar amount of the required inventory?			
What is the dollar amount of inventory actually maintained?			
What is the dollar amount of property value abated pursuant to the agreement?			
Are any other taxing units party to the tax abatement agreement? <i>If yes, please complete the following information:</i>			☐ Yes ☐ No
Taxing Unit Name		Abatement Period	
Tax Account Number			
Type of Property Abated	☐ Real Property ☐ Personal Property ☐ Both		
Please provide the percentage of taxable value abated by each taxing unit for the applicable type of property for each year of the Abatement Period (e.g. Taxing Unit A – 2025 Real Property 100%, Personal Property 50%)			

Is the recipient owner receiving any tax incentives other than a tax abatement?		☐ Yes ☐ No
If yes, what kind? <i>Please check all that apply</i>	☐ Grants ☐ Loans ☐ Job Training Assistance ☐ Other	
Please provide the dollar amount received for each type of assistance received.		

SECTION 3 – CERTIFICATION OF COMPLIANCE WITH TERMS OF THE TAX ABATEMENT AGREEMENT

I, _____, (*responsible official*), certify that, to the best of my knowledge, the information contained in this Waller County Tax Abatement Agreement Compliance Certification Form is true and correct, and that _____ (*abatement recipient*) has complied with the terms of the abatement agreement in all respects, including filing the appropriate forms and required documentation with the Waller County Appraisal District for tax year _____.

Print or Type Name and Title

Signature

Date

SECTION 4 – CERTIFICATION OF COMPLIANCE WITH JOB CREATION REQUIREMENT

Recipient created number of jobs required by abatement agreement for tax year _____. ☐ Yes ☐ No

If no, how many jobs were created during the relevant tax year? _____

I, _____, (*responsible official*), certify that, to the best of my knowledge, the information contained in this Section 4 is true and correct, and that _____ (*abatement recipient*) employed the number of employees as indicated above for tax year _____.

Please attach supporting documentation.

Print or Type Name and Title

Signature

Date

SECTION 5 – CERTIFICATION OF COMPLIANCE WITH INVENTORY REQUIREMENT

Recipient maintained the inventory required by the abatement agreement for tax year _____. ☐ Yes ☐ No

If no, how much inventory was maintained during the relevant tax year? _____

I, _____, (*responsible official*), certify that, to the best of my knowledge, the information contained in this Section 5 is true and correct, and that _____ (*abatement recipient*) maintained the rendered taxable inventory as indicated above for tax year _____.

Please attach supporting documentation.

Print or Type Name and Title

Signature

Date

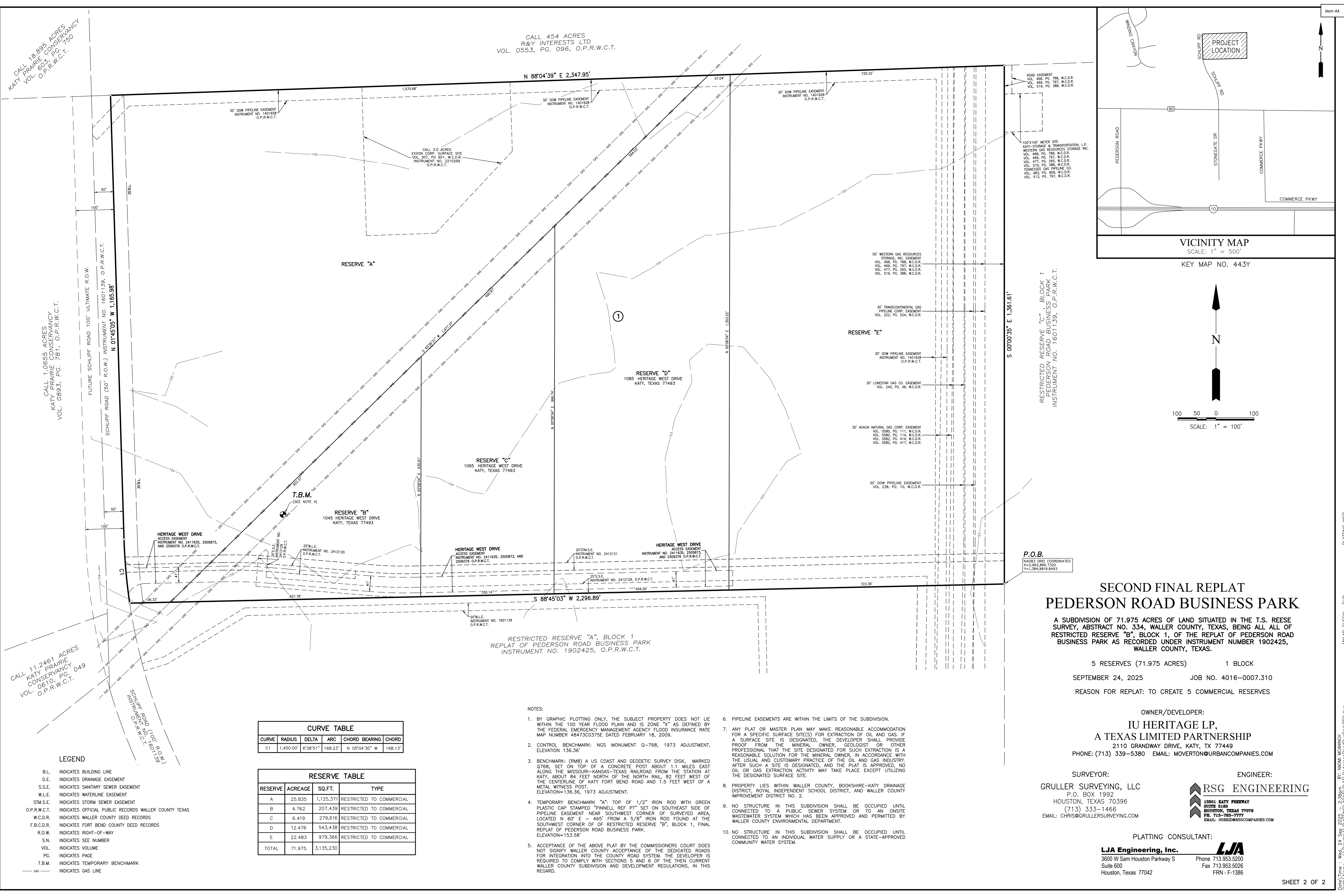
NOTICE OF RECEIPT OF APPLICATION TO REVISE A SUBDIVISION PLAT FILED FOR RECORD WITH THE COUNTY CLERK

Item 44.

APPLICATION: IU Heritage LP, owners, are requesting to be allowed to amend Restricted Reserve "B", Block 1, Final Replat of Pederson Road Business Park. The amendment will create 5 commercial reserves.

This Replat request, if approved, will only revise the applicant's property.

PUBLIC HEARING: A public hearing will be held during the regular session of Commissioners' Court on November 19th, 2025, at 9:00 am at the Joe Kuciemba Annex, 425 FM 1488, Hempstead, Texas 77445.



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1,450.00'	6°38'51"	168.23'	N 05°04'30" W	168.13'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	25.835	1,125,371	RESTRICTED TO COMMERCIAL
B	4.762	207,439	RESTRICTED TO COMMERCIAL
C	6.419	279,616	RESTRICTED TO COMMERCIAL
D	12.476	543,438	RESTRICTED TO COMMERCIAL
E	22.483	979,366	RESTRICTED TO COMMERCIAL
TOTAL	71.975	3,135,230	

LEGEND

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
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
S.N. INDICATES SEE NUMBER
VOL. INDICATES VOLUME
PG. INDICATES PAGE
T.B.M. INDICATES TEMPORARY BENCHMARK
— GAS — INDICATES GAS LINE

NOTES:

1. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS ZONE "X" AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48473C0375E DATED FEBRUARY 18, 2009.

2. CONTROL BENCHMARK: NGS MONUMENT Q-768, 1973 ADJUSTMENT, ELEVATION=136.36'

3. BENCHMARK: (RMB) A US COAST AND GEODETIC SURVEY DISK, MARKED Q768, SET ON TOP OF A CONCRETE POST ABOUT 1.1 MILES EAST ALONG THE MISSOURI-KANSAS-TEXAS RAILROAD FROM THE STATION AT KATY, ABOUT 84 FEET NORTH OF THE NORTH RAIL, 82 FEET WEST OF THE CENTERLINE OF KATY FORT BEND ROAD AND 1.5 FEET WEST OF A METAL WITNESS POST. ELEVATION=136.36, 1973 ADJUSTMENT.

4. TEMPORARY BENCHMARK "A": TOP OF 1/2" IRON ROD WITH GREEN PLASTIC CAP STAMPED "PINNELL REF PT" SET ON SOUTHEAST SIDE OF PIPELINE EASEMENT NEAR SOUTHWEST CORNER OF SURVEYED AREA, LOCATED N 60° E ~ 465' FROM A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF OF RESTRICTED RESERVE "B", BLOCK 1, FINAL REPLAT OF PEDERSON ROAD BUSINESS PARK. ELEVATION=153.58'

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.

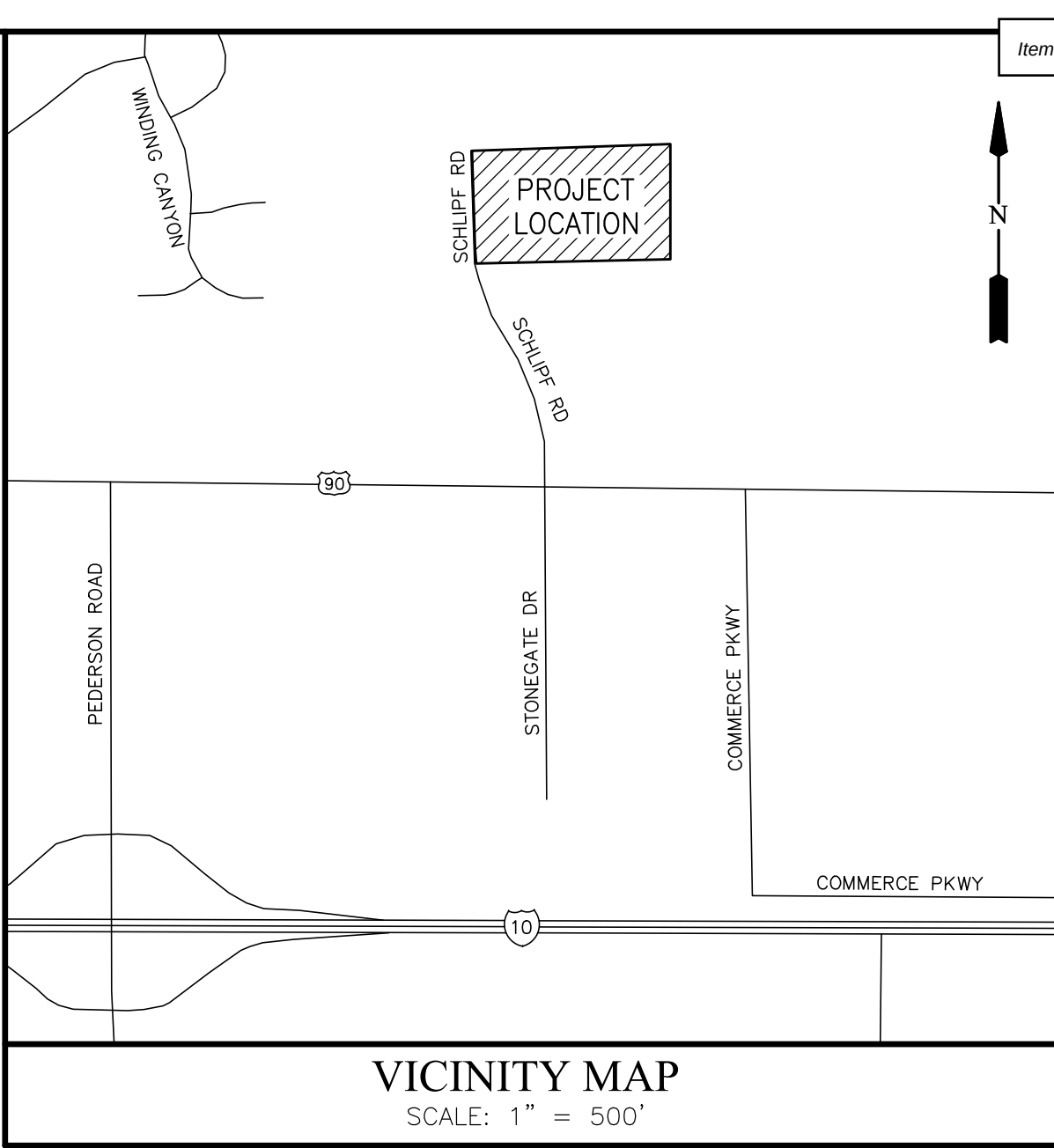
6. PIPELINE EASEMENTS ARE WITHIN THE LIMITS OF THE SUBDIVISION.

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. PROPERTY LIES WITHIN WALLER COUNTY, BOOKSHIRE-KATY DRAINAGE DISTRICT, ROYAL INDEPENDENT SCHOOL DISTRICT, AND WALLER COUNTY IMPROVEMENT DISTRICT NO. 2.

9. 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.

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



RESTRICTED RESERVE "C", BLOCK 1
PEDERSON ROAD BUSINESS PARK
INSTRUMENT NO. 1601139, O.P.R.W.C.T.

P.O.B.
NAD83 GRID COORDINATES
X=2,962,866.7320
Y=1,384,9019.8493

SECOND FINAL REPLAT
PEDERSON ROAD BUSINESS PARK

A SUBDIVISION OF 71.975 ACRES OF LAND SITUATED IN THE T.S. REESE SURVEY, ABSTRACT NO. 334, WALLER COUNTY, TEXAS, BEING ALL ALL OF RESTRICTED RESERVE "B", BLOCK 1, OF THE REPLAT OF PEDERSON ROAD BUSINESS PARK AS RECORDED UNDER INSTRUMENT NUMBER 1902425, WALLER COUNTY, TEXAS.

5 RESERVES (71.975 ACRES) 1 BLOCK
SEPTEMBER 24, 2025 JOB NO. 4016-0007.310
REASON FOR REPLAT: TO CREATE 5 COMMERCIAL RESERVES

OWNER/DEVELOPER:
IU HERITAGE LP,
A TEXAS LIMITED PARTNERSHIP
2110 GRANDWAY DRIVE, KATY, TX 77449
PHONE: (713) 339-5380 EMAIL: MOVERTON@URBANCOMPANIES.COM

SURVEYOR:
GRULLER SURVEYING, LLC
P.O. BOX 1992
HOUSTON, TEXAS 70396
(713) 333-1466
EMAIL: CHRIS@GRULLERSURVEYING.COM

ENGINEER:
RSG ENGINEERING
13501 KATY FREEWAY
SUITE 3100
HOUSTON, TEXAS 77079
PH. 713-768-7777
EMAIL: SBOBED@RSGCOMPANIES.COM

PLATTING CONSULTANT:
LJA Engineering, Inc.
3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

STATE OF TEXAS
COUNTY OF WALLER

WE, IU HERITAGE, LP, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ITS GENERAL PARTNERS, IHBP GP LLC, A TEXAS LIMITED LIABILITY COMPANY, BY KRIS A. VAN NORMAN, MEMBER, AND COTX URBAN LLC, A TEXAS LIMITED LIABILITY COMPANY, BY DON WEAVER, MANAGER, BEING THE OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF SECOND REPLAT OF PEDERSON ROAD BUSINESS PARK, 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 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 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:

- THAT DRAINAGE OF SEPTIC TANKS INTO ROADS, STREETS, ALLEYS, OR PUBLIC DITCHES, STREAMS, ETC., EITHER DIRECTLY OR INDIRECTLY IS STRICTLY PROHIBITED.
- ALL STOCK ANIMALS, HORSES, AND FOWL SHALL BE FENCED IN AND NOT ALLOWED TO RUN AT LARGE IN THE SUBDIVISION.
- 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.
- PROPERTY OWNERS WILL OBTAIN DEVELOPMENT PERMITS/PERMIT EXEMPTIONS FROM THE COUNTY FLOOD PLAIN ADMINISTRATOR FOR ALL DEVELOPMENT.
- THE PROPERTY SUBDIVIDED HEREIN IS FURTHER RESTRICTED IN ITS USE AS SPECIFIED IN THE SUBDIVISION RESTRICTIONS AS FILED SEPARATELY FOR RECORD AT PAGE _____ OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. A COPY OF SAID RESTRICTIONS WILL BE FURNISHED BY THE AFORESAID IU HERITAGE LP, A TEXAS LIMITED PARTNERSHIP, TO THE PURCHASER OF EACH AND EVERY LOT IN THE SUBDIVISION PRIOR TO CULMINATION OF EACH SALE.
- THERE ARE NO UNDERGROUND PIPELINES WITHIN THE CONFINES OF THIS SUBDIVISION EXCEPT AS SHOWN ON THE ABOVE PLAT.
- 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, IU HERITAGE, LP, A TEXAS LIMITED PARTNERSHIP, HAS CAUSED TO BE SIGNED BY ITS GENERAL PARTNERS: IHBP GP LLC, A TEXAS LIMITED LIABILITY COMPANY, BY KRIS A. VAN NORMAN, MEMBER, AND COTX URBAN LLC, A TEXAS LIMITED LIABILITY COMPANY, BY DON WEAVER, MANAGER, AND ITS SEAL, THIS _____ DAY OF _____, 20____, A.D.

IU HERITAGE, LP, A TEXAS LIMITED PARTNERSHIP

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

BY: _____
KRIS A. VAN NORMAN, MEMBER

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

BY: _____
DON WEAVER, MANAGER

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KRIS A. VAN NORMAN, A MEMBER OF IHBP GP LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF IU HERITAGE, LP, A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DON WEAVER, THE MANAGER OF COTX URBAN LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF IU HERITAGE, LP, A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS IS TO CERTIFY THAT I, KENNETH A. GRULLER, 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. 48473C0375E, EFFECTIVE DATE FEBRUARY 18, 2009, THE SUBJECT TRACT LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL CHANCE FLOODPLAIN)

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, OR AREA OF EXTRA TERRITORIAL JURISDICTION.

KENNETH A. GRULLER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5476

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. GRULLER, 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 AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, SALIM NAZIH 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 NAZIH 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 NAZIH OBEID, 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 AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2025--57

APPROVED BY THE BOARD OF SUPERVISORS ON _____ 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.

LEGAL DESCRIPTION:

BEING A TRACT OR PARCEL OF LAND CONTAINING 71.9750 ACRES OF LAND OR 3,135,230 SQUARE FEET, LOCATED IN THE H. & T. C. R. R. COMPANY SURVEY, SECTION 107, ABSTRACT 170, WALLER COUNTY, TEXAS, SAID 71.9750 ACRE TRACT BEING ALL OF PART OF RESERVE (B) IN BLOCK 1 OF REPLAT PEDERSON ROAD BUSINESS PARK, A SUBDIVISION DULY OF RECORD IN PLAT NUMBER 1902425 IN THE DEED RECORDS OF WALLER COUNTY (W.C.D.R.), TEXAS; SAID RESERVE (A) OF RECORD IN THE NAME OF WEATHERFORD ARTIFICIAL LIFT SYSTEMS IN VOLUME 1310, PAGE 819, W.C.D.R.; SAID 71.9750 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (BEARINGS BASED ON AFORESAID DEED):

COMMENCING AT A 1/2 INCH IRON ROD FOUND FOR THE MOST NORTHERLY SOUTHEAST CORNER OF AFORESAID RESERVE (A), BEING ON THE NORTH LINE OF A CALLED 21.713 ACRE TRACT OF RECORD IN THE NAME OF R&Y INTERESTS, LTD. IN VOLUME 0575, PAGE 029, W.C.D.R.;

THENCE, COINCIDENT THE EAST LINE OF AFORESAID RESERVE (A), NORTH 01 DEGREES 47 MINUTES 53 SECONDS WEST, A DISTANCE OF 629.61 FEET TO THE NORTHEAST CORNER OF RESERVE (G) IN AFORESAID SUBDIVISION AND BEING THE SOUTHEAST CORNER OF RESERVE (C) IN AFORESAID SUBDIVISION;

THENCE, COINCIDENT THE SOUTH LINE OF AFORESAID RESERVE (C) AND THE NORTH LINE OF AFORESAID RESERVE (G), SOUTH 88 DEGREES 34 MINUTES 27 SECONDS WEST, A DISTANCE OF 452.27 FEET TO THE SOUTHWEST CORNER OF SAID RESERVE (C) AND THE NORTHWEST CORNER OF SAID RESERVE (G);

THENCE, COINCIDENT AN EAST LINE OF AFORESAID RESERVE (A) AND THE WEST LINE OF AFORESAID RESERVE (C), NORTH 00 DEGREES 00 MINUTES 35 SECONDS WEST, A DISTANCE OF 573.33 FEET TO A 5/8 INCH IRON ROD WITH (GRULLER) CAP SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS AFORESAID RESERVE (A), SOUTH 88 DEGREES 45 MINUTES 03 SECONDS WEST, A DISTANCE OF 2,298.89 FEET TO A 5/8 INCH IRON ROD WITH (GRULLER) CAP SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING ON THE WEST LINE OF SAID RESERVE (A) AND BEING ON THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF SCHLIFF ROAD (WIDTH VARIES);

THENCE, COINCIDENT THE EAST R.O.W. LINE OF SCHLIFF ROAD AND A CURVE TO THE RIGHT, AN ARC LENGTH OF 168.23 FEET, HAVING A RADIUS OF 1,450.00 FEET, A CENTRAL ANGLE OF 06 DEGREES 38 MINUTES 51 SECONDS AND A CHORD BEARING OF NORTH 05 DEGREES 04 MINUTES 30 SECONDS WEST, A DISTANCE OF 168.13 FEET TO A 5/8 INCH IRON ROD WITH (GRULLER) CAP SET;

THENCE, COINCIDENT THE EAST R.O.W. LINE OF SCHLIFF ROAD NORTH 01 DEGREES 45 MINUTES 05 SECONDS WEST, A DISTANCE OF 1,165.98 FEET TO A 5/8 INCH IRON ROD WITH "GRULLER" CAP SET FOR THE NORTHWEST CORNER OF BOTH THE HEREIN DESCRIBED TRACT AND AFORESAID RESERVE (A), BEING THE NORTHEAST TERMINUS OF SAID SCHLIFF ROAD AND BEING ON THE SOUTH LINE OF A CALLED 454 ACRE TRACT OF RECORD IN THE NAME OF R&Y INTERESTS, LTD. IN VOLUME 00553, PAGE 096 IN THE OFFICE PUBLIC RECORDS OF WALLER COUNTY (O.R.W.C.T.), TEXAS;

THENCE, COINCIDENT THE NORTH LINE OF AFORESAID RESERVE (A) AND THE SOUTH LINE OF AFORESAID 454 ACRE TRACT, NORTH 88 DEGREES 04 MINUTES 39 SECONDS EAST, A DISTANCE OF 2,347.95 FEET TO A 5/8 INCH IRON ROD WITH "GRULLER" CAP SET FOR THE NORTHEAST CORNER OF BOTH THE HEREIN DESCRIBED TRACT AND SAID RESERVE (A) AND BEING THE NORTHWEST CORNER OF RESERVE (C) IN AFORESAID SUBDIVISION;

THENCE, COINCIDENT THE EAST LINE OF AFORESAID RESERVE (A) AND THE WEST LINE OF AFORESAID RESERVE (C), SOUTH 00 DEGREES 00 MINUTES 35 SECONDS EAST, A DISTANCE OF 1,361.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 91.9750 ACRES OF LAND.

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

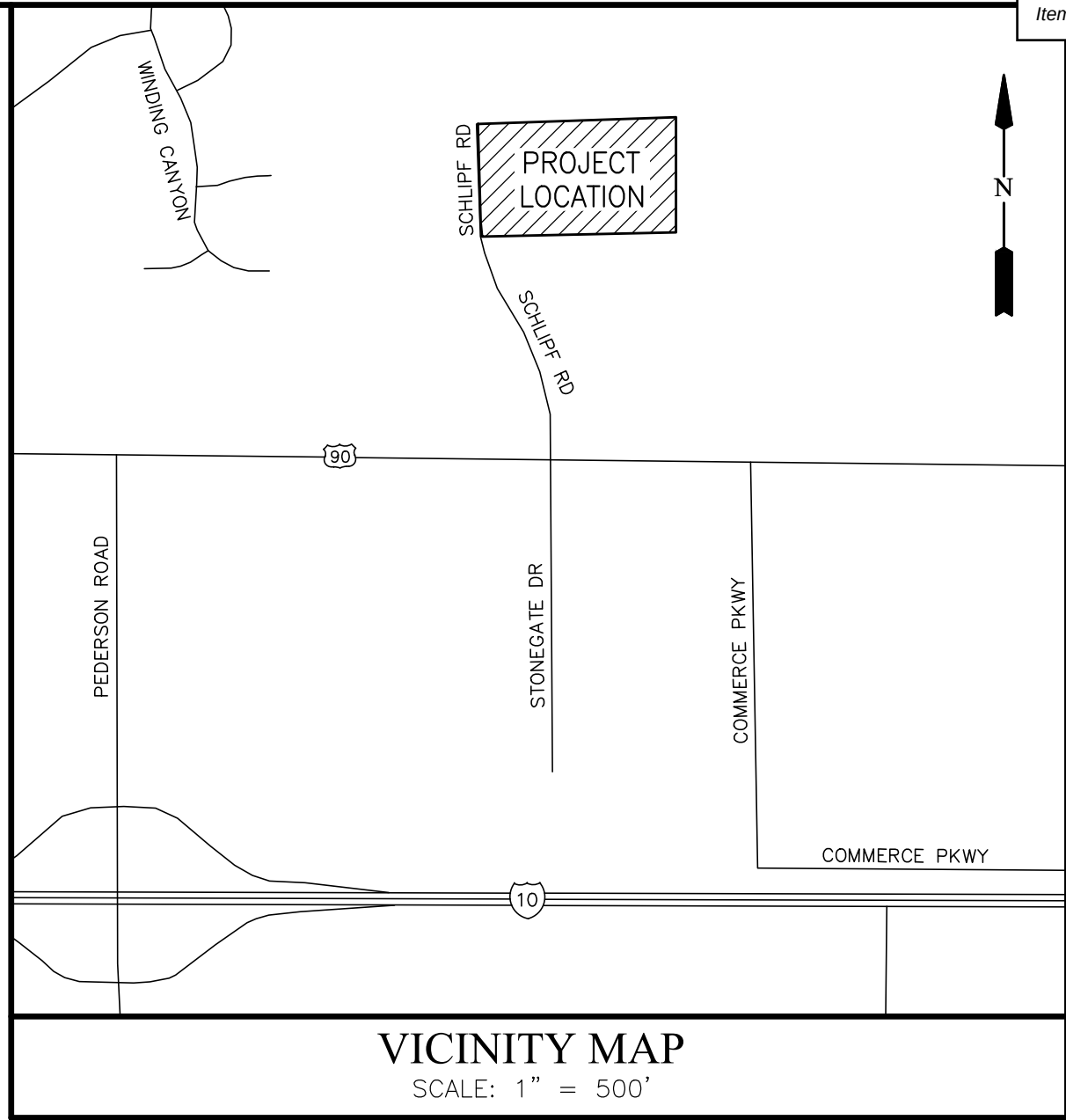
JOHN A. AMSLER
PRECINCT 1, COUNTY COMMISSIONER

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.



VICINITY MAP

SCALE: 1" = 500'

KEY MAP NO. 443Y

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

SECOND FINAL REPLAT PEDERSON ROAD BUSINESS PARK

A SUBDIVISION OF 71.975 ACRES OF LAND SITUATED IN THE T.S. REESE SURVEY, ABSTRACT NO. 334, WALLER COUNTY, TEXAS, BEING ALL OF RESTRICTED RESERVE "B", BLOCK 1, OF THE REPLAT OF PEDERSON ROAD BUSINESS PARK AS RECORDED UNDER INSTRUMENT NUMBER 1902425, WALLER COUNTY, TEXAS.

5 RESERVES (71.975 ACRES) 1 BLOCK

SEPTEMBER 24, 2025 JOB NO. 4016--0007.310

REASON FOR REPLAT: TO CREATE 5 COMMERCIAL RESERVES

OWNER/DEVELOPER:

IU HERITAGE LP,
A TEXAS LIMITED PARTNERSHIP
2110 GRANDWAY DRIVE, KATY, TX 77449

PHONE: (713) 339-5380 EMAIL: MOVERTON@URBANCOMPANIES.COM

SURVEYOR:
GRULLER SURVEYING, LLC
P.O. BOX 1992
HOUSTON, TEXAS 70396
(713) 333-1466
EMAIL: CHRIS@GRULLERSURVEYING.COM

ENGINEER:

RSG ENGINEERING

13501 KATY FREEWAY
SUITE 3180
HOUSTON, TEXAS 77099
PH 713-788-7777
EMAIL: SOBEID@RSGCOMPANIES.COM

PLATTING CONSULTANT:

LJA Engineering, Inc.

3600 W Sam Houston Parkway S Houston, Texas 77042
Phone 713.953.5200
Suite 600 Fax 713.953.5026
FRN - F-1386



Item 45.

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Waterford Run

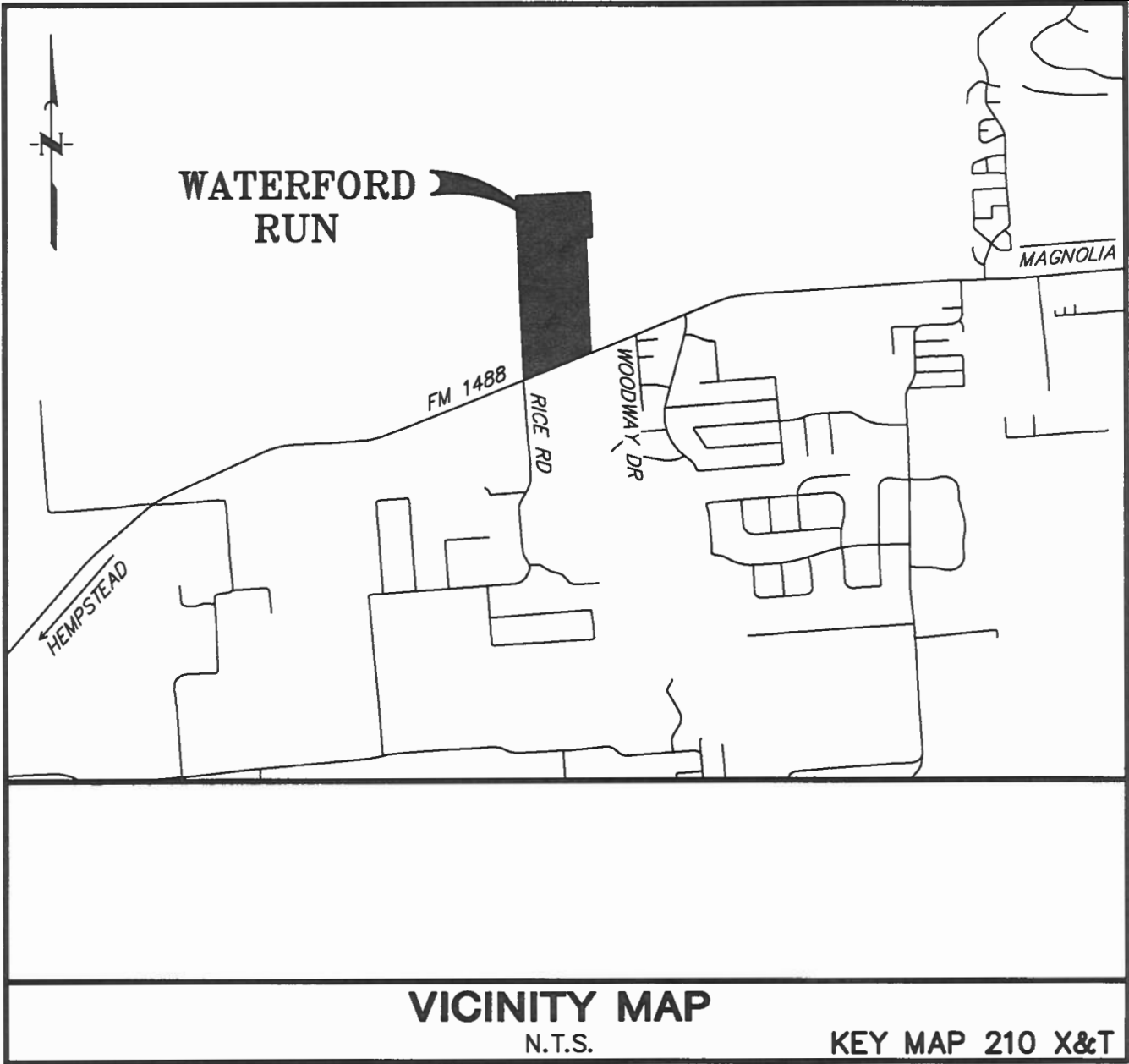
Date: November 19, 2025

Background

Final Plat of Waterford Run which consists of 182.94 acres will include 2 Blocks and 4 Reserve in Precinct 2.

Staff Recommendation

Approve Plat



VICINITY MAP
N.T.S.

KEY MAP 210 X&T

FINAL PLAT OF WATERFORD RUN

A SUBDIVISION OF 182.94 ACRES OF LAND
OUT OF THE
JAMES COOPER SURVEY, A-114, AND THE
DANIEL WARREN SURVEY, A-394
WALLER COUNTY, TEXAS
4 RESERVES 2 BLOCKS
OCTOBER 2024

DATE: OCTOBER 2024

SCALE NTS

SHEET 1A OF 40

FINAL PLAT OF
WATERFORD RUN

OWNER:
NORTH PINES 1488, LP,
a Texas Limited Partnership
5599 SAN FELIPE STREET, SUITE 1500
HOUSTON, TEXAS 77056
(832) 582-1154

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000
cschoelzel@quiddity.com

K:\17799\17799-001-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN--PLAT.dwg Feb 06, 2025 - 5:16pm cjs

STATE OF TEXAS §
COUNTY OF WALLER §

A **METES & BOUNDS** description of a certain 182.94 acre tract situated in James Cooper Survey, Abstract No. 114 and the Daniel Warren Survey, Abstract No. 394 in Waller County, Texas, being all of a called 171.09 acre tract conveyed by Special Warranty Deed to North Pines 1488, LP recorded in File No. 2309732 of the Official Public Records of Waller County (OPRWC) (Undivided 44.36% Interest) and by Correction Special Warranty Deed to F&D Myrtle Realty Co., LLC recorded in File No. 2401186 OPRWC (Undivided 55.64% Interest) and all of the remainder of a called 182.9312 acre tract conveyed by Warranty Deed with Vendor's Lien to MARITIA, L.P. recorded in File No. 1700885 OPRWC, said 182.94 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, South Central Zone (4204);

BEGINNING at a found 4x4-inch concrete monument marking the southwest corner of a portion of said remainder tract, being common with the southeast corner of a called 410.74 acre tract conveyed by Limited General Warranty Deed to William Marsh Rice University recorded in File No. 2307255 OPRWC, the northwest corner of a called 6.657 acre tract conveyed by Right-of-Way Deed to State of Texas recorded in Volume 138, Page 629 of the Deed Records of Waller County (DRWC) and being in the north right-of-way line of F.M. Highway 1488 (100-foot right-of-way, TxDOT Project No. S1452(4));

THENCE North 02°26'32" West, along the west lines of said remainder tract and said 171.09 acre tract, passing at 318.53 feet a previously set 5/8-inch iron rod (with cap stamped "Quiddity Eng") marking a southwest corner of said 171.09 acre tract, continuing in all a total distance of 3704.99 feet to a found 4x4-inch concrete monument marking an angle of the herein described subject tract, being common with the northeast corner of said 410.74 acre tract, and the southeast corner of the remainder of a tract conveyed by Limited General Warranty Deed to Waller Solar LLC recorded in File No. 2003952 OPRWC;

THENCE North 02°11'33" West, continuing along the west line of said 171.09 acre tract, 1100.86 feet to a found 4x4-inch concrete monument marking the northwest corner of the herein described subject tract, being common with a southwest corner of a called 657.34 acre tract conveyed by Special Warranty Deed to DDSMK, Ltd. recorded in File No. 2406474 OPRWC, and being in the east line of said remainder of the Waller Solar tract;

THENCE along common lines of said 171.09 acre tract and said 657.34 acre tract, the following three (3) courses and distances:

- 1. North 87°15'52" East, 616.25 feet to a found 4x4-inch concrete monument;
- 2. North 87°26'54" East, 1279.05 feet to a found 4x4-inch concrete monument;
- 3. South 02°42'21" East, 1111.83 feet to a found 4x4-inch concrete monument marking an east corner of the herein described subject tract, being common with a southwest corner of said 657.34 acre LLC tract, and a north angle of a called 40.501 acre tract conveyed by General Warranty Deed with Third Party Vendor's Lien to Noelia Garcia recorded in File No. 2011775 OPRWC, from which a found 3/4-inch iron rod bears North 85°35'07" East, 0.27 feet;

THENCE along common lines of said 171.09 acre tract and said 40.501, the following two (2) courses and distances:

- 1. South 88°54'23" West, 171.18 feet to a found 4x4-inch concrete monument;
- 2. South 02°13'23" East, passing at 1738.63 feet, 0.57 feet to the left a found 5/8-inch iron rod marking the southwest corner of said 40.501 acre tract and the northwest corner of a called 5.000 acre tract conveyed by Warranty Deed to Brian Lively and Andrea Lively recorded in File No. 2007944 OPRWC, passing at 2079.98 feet, 0.58 feet to the right a found 5/8-inch iron rod marking the southwest corner of said 5.000 acre tract and the northwest corner of a called 14.55 acre tract conveyed by Special Warranty Deed to RELSIM 2 LLC recorded in File No. 2314368, passing at 2770.05 feet a previously set 5/8-inch iron rod (with cap stamped "Quiddity Eng") marking the northeast corner of a portion of aforementioned remainder tract, continuing in all a total distance of 3089.02 feet to a found 2-inch iron pipe marking the southeast corner of the herein described subject tract, being common with the southeast corner of a portion of said remainder tract, the southwest corner of said 14.55 acre tract and being in aforementioned north right-of-way line of F.M. Highway 1488, from which a found 1/2-inch iron rod bears North 03°57'50" East, 0.54 feet;

THENCE South 67°55'02" West, along south lines of said remainder tract and said 171.18 acre tract and said north right-of-way of F.M. Highway 1488, passing at 723.64 feet a previously set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), passing at 923.64 feet a previously set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), continuing in all a total distance of 1828.64 feet to the **POINT OF BEGINNING, CONTAINING 182.94 acres of land in Waller County, Texas, filed in the offices of Quiddity in College Station, Texas.**

DATE: OCTOBER 2024	FINAL PLAT OF WATERFORD RUN	OWNER: NORTH PINES 1488, LP, a Texas Limited Partnership 5599 SAN FELIPE STREET, SUITE 1500 HOUSTON, TEXAS 77056 (832) 582-1154	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000 cschoelzel@quiddity.com
SCALE NTS			
SHEET 1B OF 40			

LEGEND:

- AC "Acres"
- AE "Aerial Easement"
- BL "Building Line"
- CF "Clerk's File"
- DRWC "Deed Records of Waller County"
- No. "Number"
- OPRWC "Official Public Records of Waller County"
- ORWC "Official Records of Waller County"
- ROW "Right-of-way"
- Sq. Ft. "Square Feet"
- VOL. __, PG. __ . . . "Volume and Page"
- UE "Utility Easement"
- "Set 5/8-inch Iron Rod with cap stamped "Quiddity Eng. Property Corner", as per certification"
- ① "Block Number"
- A "Reserve"

GENERAL NOTES:

- 1. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by Texas American Title, File No. 2791024-07430, Dated February 11, 2025.
- 2. All coordinates are grid based on the Texas Coordinate System of 1983, South Central Zone (4204), and may be converted to surface by scaling from the point of origin (N: 13991667.51, E:2966995.57) with a surface adjustment factor of 1.0000353312.
- 3. All bearings are based on the Texas Coordinate System of 1983, South Central Zone (4204), based upon GPS observations.
- 4. The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by the Commissioners Court. The Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the public streets. The county will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets. The county assumes no responsibility for the accuracy of representations by other parties on the plat. Flood plain data, in particular, may change depending on subsequent development. The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the county. The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid North Pines 1488, LP, a Texas Limited Partnership, to the purchaser of each and every lot in the subdivision prior to culmination of each sale include certification that the subdivider has complied with the requirements of section 232.032 and that:
 - (a) the water quality and connections to the lots meet, or will meet, the minimum state standards;
 - (b) sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
 - (c) electrical connections provided to the lot meet, or will meet, the minimum state standards; and
 - (d) gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.
- 5. There are no pipeline easements within the platted area.
- 6. According to Map No. 48473C0100E of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Waller County, dated February 18, 2009, the subject tract is situated within Unshaded Zone "X", defined as areas determined to be outside the 0.2% annual chance (500-year) floodplain; Shaded Zone "X", defined as areas of 0.2% annual chance (500-year) flood, areas of 1% annual chance (100-year) flood with average depths of less than 1-foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood; Zone "AE", defined as special flood hazard areas subject to inundation by the by the 1% annual chance (100-year) flood with base flood elevations determined, and floodway areas within zone "AE".

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Quiddity assumes no liability as to the accuracy of the location of the flood zone limits.

- 7. Right-of-way easements for widening streets or improving drainage shall be maintained by the landowner until all 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.
- 8. Structures built in the designated Floodplain shall be elevated to two (2) feet or more above the 500-year floodplain elevation, in the 100-year floodplain. Within the 500-year, these structures must be elevated to one (1) foot or more above the 500-year floodplain elevation. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.). Contact the County Engineer's Office for specific information.
- 9. No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.
- 10. Tract is subject to Right of Way Easement granted to San Bernard Electric Cooperative, Inc., dated November 3, 1965, recorded in Volume 197, Page 538, of the Deed Records, Waller County, Texas. Said easement does affect the subject tract as shown hereon.
- 11. Tract is subject to Right of Way Easement granted to San Bernard Electric Cooperative, Inc., dated December 24, 1965 recorded in Volume 197, Page 541, of the Deed Records, Waller County, Texas. Said easement does affect the subject tract as shown hereon.
- 12. Tract is subject to terms, conditions and provisions contained in that certain Waiver of Surface Rights, filed for record in Volume 960, Page 682, of the Official Public Records of Waller County, Texas. Said waiver of surface rights does affect the subject tract.
- 13. Tract is subject to terms, conditions, and stipulations of that certain Blanket Access and Construction Easement Agreement filed under Waller County Clerk's File No. 2309733 and amended and restated under 2313477 and amended under 2414545, OPRWC.
- 14. Tract is subject to terms, conditions and stipulations of that certain Access Easement filed under Waller County Clerk's File No. 2309734.
- 15. Tract is subject to terms, conditions and stipulations of that certain Utilities Easement Agreement filed under Waller County Clerk's File No. 2312757.
- 16. Tract is subject to terms, conditions and stipulations of that certain Temporary Construction and Access Easement filed under Waller County Clerk's File No. 2406259.
- 17. Control Point # 1 being a TxDOT control point found in the south right-of-way of FM HWY 1488, located approximately 715 feet east of the intersection of FM 1488 and Rice Rd, approximately 42 feet west of a concrete driveway in front of a white metal building, approximately 21.7 feet south of the edge of pavement of FM 1488 and approximately 14.2 feet west of a telephone pedestal as shown hereon. Elevation = 262.12 feet, NAVD 88 Adjustment.

K:\17799\17799-0011-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN-PLAT.dwg Feb 25, 2025 - 11:05am cjs

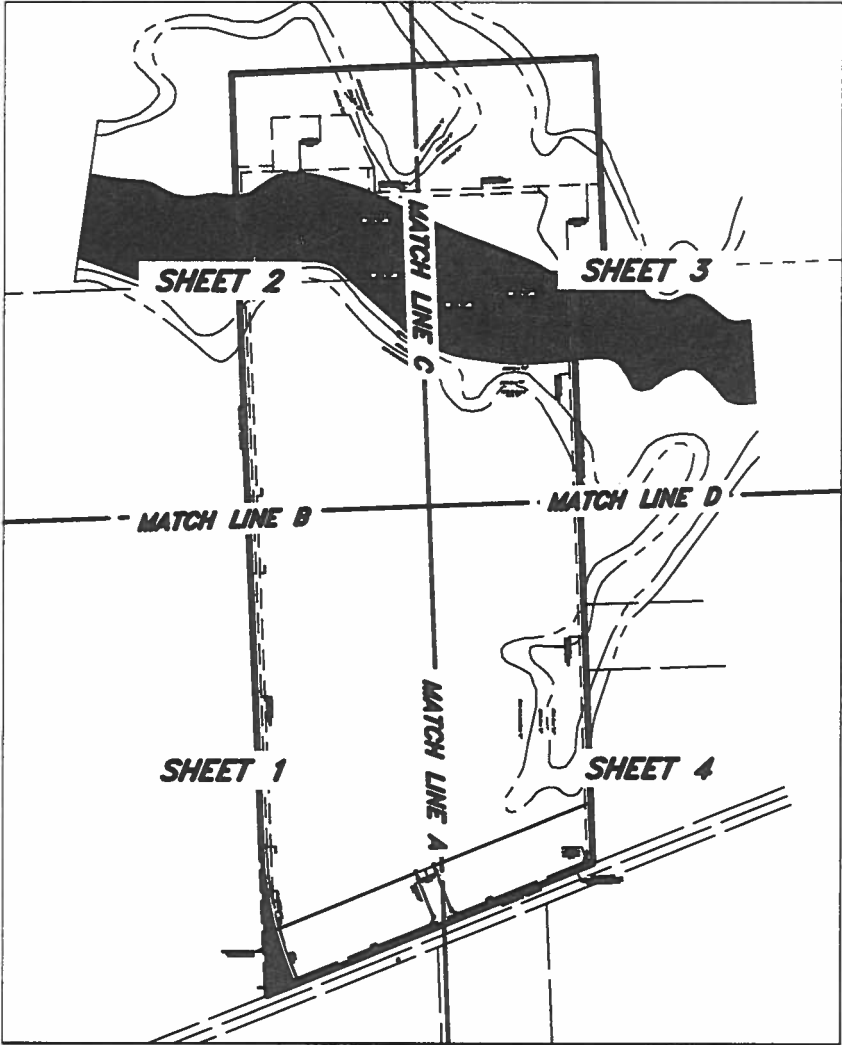
DATE: OCTOBER 2024	FINAL PLAT OF WATERFORD RUN	OWNER: NORTH PINES 1488, LP, a Texas Limited Partnership 5599 SAN FELIPE STREET, SUITE 1500 HOUSTON, TEXAS 77056 (832) 582-1154	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000 cschoelzel@quiddity.com
SCALE NTS			
SHEET 1C OF 40			

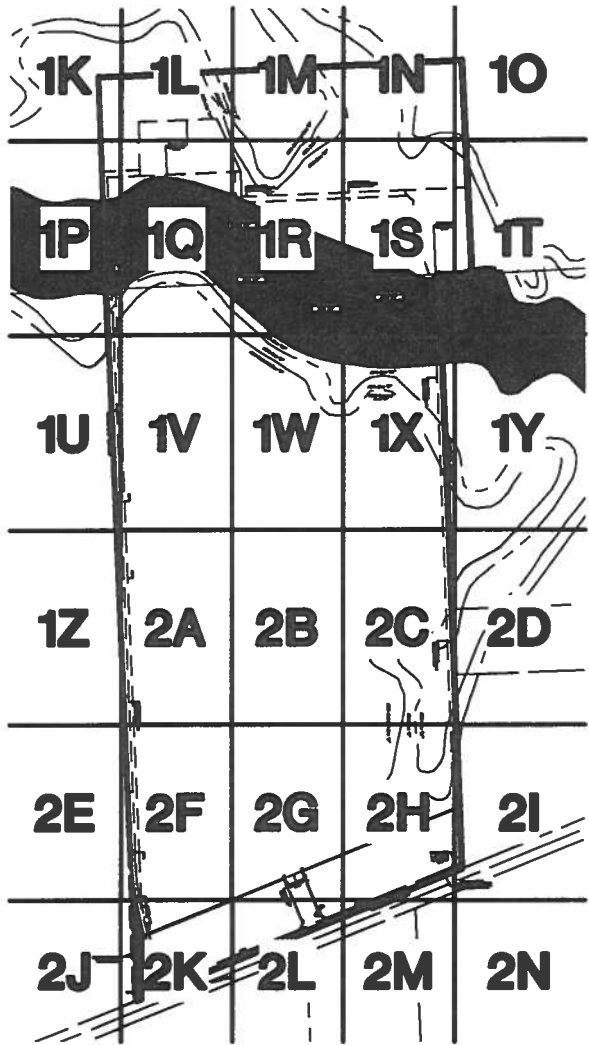
K:\17799\17799-0011-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN--PLAT.dwg Feb 06, 2025 - 5:17pm cjs

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88°54'23"W	171.18'
L2	S22°04'58"E	213.89'
L3	S67°04'58"E	70.71'
L4	N22°55'02"E	70.71'
L5	S87°36'08"W	49.98'
L6	N02°23'52"W	33.50'
L7	N22°17'43"W	70.82'
L8	S22°17'43"E	70.38'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1950.00'	1°03'40"	36.11'	S21°33'09"E	36.11'	18.06'
C2	2050.00'	1°00'33"	36.11'	S21°34'42"E	36.11'	18.06'
C3	1960.00'	19°51'11"	679.14'	S12°22'07"E	675.75'	343.01'
C4	2080.00'	0°17'45"	10.74'	S22°08'50"E	10.74'	5.37'

OVERALL LAYOUT
SCALE: 1" = 1000'





RESERVE TOTAL
182.10 AC
7,968,920 Sq. Ft.

UNRESTRICTED RESERVE **A**
170.88 AC
7,443,318 Sq. Ft.

UNRESTRICTED RESERVE **B**
5.68 AC
247,093 Sq. Ft.

UNRESTRICTED RESERVE **C**
5.51 AC
239,629 Sq. Ft.

RESTRICTED RESERVE **D**
Restricted to Landscape,
Open Space, & Incidental
Utility Purposes Only
0.03 AC
1,184 Sq. Ft.



SCALE: 1" = 100'

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DATE: OCTOBER 2024

SCALE NTS

SHEET 1E OF 40

FINAL PLAT OF
WATERFORD RUN

OWNER:
NORTH PINES 1488, LP,
a Texas Limited Partnership
5599 SAN FELIPE STREET, SUITE 1500
HOUSTON, TEXAS 77056
(832) 582-1154

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000
cschoelzel@quiddity.com

K:\17799\17799-0011-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN-PLAT.dwg Oct 30, 2024 - 9:02am cjs

STATE OF TEXAS §

Item 45.

COUNTY OF WALLER §

We, NORTH PINES 1488, LP, a Texas Limited Partnership, by North Catch 1488, L.L.C., its General Partner, acting by and through Kayvon Tabrizi, its Vice President, Owner hereinafter referred to as Owners of the 182.94 acre tract described in the above and foregoing map of Waterford Run, does hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on 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 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, ect., 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 new 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 driveway 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. There are no underground pipelines within the confines of the subdivision except as shown on the plat.
6. There shall be no sanitary sewer systems or any water well constructed within 50 feet of any lot line that does not adjoin with a public road.

IN TESTIMONY WHEREOF, the NORTH PINES 1488, LP, a Texas Limited Partnership, by North Catch 1488, L.L.C., has caused these presents to be signed by Kayvon Tabrizi, its Vice President, thereunto authorize, this 2 day of DECEMBER, 2024

NORTH PINES 1488, LP,
a Texas Limited Partnership

By: North Catch 1488, LLC
Its General Partner

By: [Signature]
Kayvon Tabrizi, Vice President

STATE OF TEXAS §

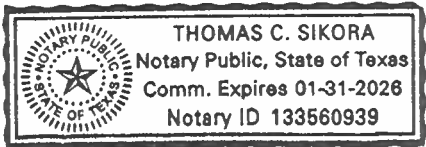
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Kayvon Tabrizi, Vice President, of North Catch 1488, LLC, a Texas Limited Liability Company, General Partner of NORTH PINES 1488, LP, a Texas Limited Partnership, 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 2 day of December, 2024

[Signature]
Notary Public in and for the State of Texas

THOMAS C. SIKORA
Print Name



My commission expires: 01-31-2026

DATE: OCTOBER 2024	FINAL PLAT OF WATERFORD RUN	OWNER: NORTH PINES 1488, LP, a Texas Limited Partnership 5599 SAN FELIPE STREET, SUITE 1500 HOUSTON, TEXAS 77056 (832) 582-1154	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Dr, Suite 200 College Station, TX 77845 979.731.8000 cschoelzel@quiddity.com
SCALE NTS			
SHEET 1F OF 40			

K:\17799\17799-001-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN-PLAT.dwg Oct 30, 2024 - 9:01am cjs

STATE OF TEXAS §
COUNTY OF WALLER §

We, F&D MYRTLE REALTY CO., LLC, a New York Limited Liability Company, acting by and through Marisol Diaz, its Manager, Owner hereinafter referred to as Owners of the 182.94 acre tract described in the above and foregoing map of Waterford Run, does hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on 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 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, ect., 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 new 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 driveway 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. There are no underground pipelines within the confines of the subdivision except as shown on the plat.
- 6. There shall be no sanitary sewer systems or any water well constructed within 50 feet of any lot line that does not adjoin with a public road.

IN TESTIMONY WHEREOF, the F&D MYRTLE REALTY CO., LLC, a New York Limited Liability Company, has caused these presents to be signed by Marisol Diaz, its Manager, thereunto authorize, this 22 day of November, 2024

F&D MYRTLE REALTY CO., LLC
a New York Limited Liability Company

By: Marisol Diaz
Marisol Diaz, Manager

STATE OF NEW YORK §
COUNTY OF Nassau §

BEFORE ME, the undersigned authority, on this day personally appeared Marisol Diaz, Manager, of F&D MYRTLE REALTY CO., LLC, a New York Limited Liability Company, 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 22 day of November, 2024

Andrew Kin Tsang
Notary Public in and for the State of New York

ANDREW TSANG
Print Name

My commission expires: 8/15/2028

ANDREW KIN TSANG
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01TS6346628
Qualified in NASSAU County
Commission Expires 08/15/2028

DATE: OCTOBER 2024	FINAL PLAT OF WATERFORD RUN	OWNER: NORTH PINES 1488, LP, a Texas Limited Partnership 5599 SAN FELIPE STREET, SUITE 1500 HOUSTON, TEXAS 77056 (832) 582-1154	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Dr, Suite 200 College Station, TX 77845 979.731.8000 cschoelzel@quiddity.com
SCALE NTS			
SHEET 16 OF 40			

STATE OF TEXAS §
COUNTY OF WALLER §

We, MARITIA, L.P., an Arizona Limited Partnership, by East Lyons, Inc., a Nevada Corporation, its General Partner, acting by and through Frederic J. Winssinger, its President, Owner hereinafter referred to as Owners of the 182.94 acre tract described in the above and foregoing map of Waterford Run, does hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on 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.

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- 4. Property owners will obtain Development Permits/Permit Exemptions from the County Flood Plain Administrator for all development.
- 5. There are no underground pipelines within the confines of the subdivision except as shown on the plat.
- 6. There shall be no sanitary sewer systems or any water well constructed within 50 feet of any lot line that does not adjoin with a public road.

IN TESTIMONY WHEREOF, the MARITIA, L.P., an Arizona Limited Partnership, by East Lyons, Inc., a Nevada Corporation, its General Partner, has caused these presents to be signed by Frederic J. Winssinger, its President, thereunto authorize, this 7 day of Nov, 2024

MARITIA, L.P.,
an Arizona Limited Partnership

By: East Lyons, Inc.,
a Nevada Corporation
its General Partner

By: [Signature]
Frederic J. Winssinger, President

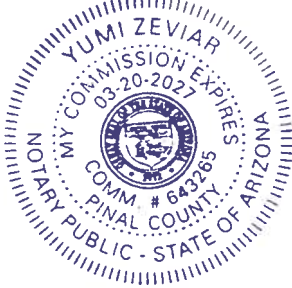
STATE OF Arizona §
COUNTY OF Maricopa §

BEFORE ME, the undersigned authority, on this day personally appeared Frederic J. Winssinger, President, of East Lyons, Inc., a Nevada Corporation, General Partner of MARITIA, L.P., an Arizona Limited Partnership, 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 7th day of November, 2024

Notary Public in and for the State of Arizona
Yumi Zeviar
Print Name

My commission expires: 03-20-2027



DATE: OCTOBER 2024	FINAL PLAT OF WATERFORD RUN	OWNER: NORTH PINES 1488, LP, a Texas Limited Partnership 5599 SAN FELIPE STREET, SUITE 1500 HOUSTON, TEXAS 77056 (832) 582-1154	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Dr, Suite 200 College Station, TX 77845 979.731.8000 cschoelzel@quiddity.com
SCALE NTS			
SHEET 1H OF 40			

Certificate of Surveyor

This is to certify that I, Christopher E. Curtis, 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.

A portion of this subdivision lies within the boundaries of the 1% annual chance (100-year) floodplain as delineated on Waller County Community Panel #480640, Flood Insurance Rate Map No. 48473C0100E dated 2/18/2009.

A portion of this subdivision lies within the boundaries of the 0.2% annual chance (500-year) floodplain as delineated on Waller County Community Panel #480640, Flood Insurance Rate Map No. 48473C0100E, dated 2/18/2009.



Christopher E. Curtis 2/10/25

Christopher E. Curtis
Registered Professional Land Surveyor
Texas Registration No. 6111

I, J. Ross McCall, PE, 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, PE
County Engineer

K:\17799\17799-0011-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN--PLAT.dwg Feb 06, 2025 - 5:22pm cjs

DATE: OCTOBER 2024	FINAL PLAT OF WATERFORD RUN	OWNER: NORTH PINES 1488, LP, a Texas Limited Partnership 5599 SAN FELIPE STREET, SUITE 1500 HOUSTON, TEXAS 77056 (832) 582-1154	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000 cschoelzel@quiddity.com
SCALE NTS			
SHEET 11 OF 40			

STATE OF TEXAS §
COUNTY OF WALLER §

I, Debbie Hollan, County Clerk in and for Waller County, Texas do hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 202__, at _____ o'clock ____M in File No. _____ of the Plat
Records of said County. Witness my hand and seal of office, at Hempstead, Texas, the day and date
last above written.

Debbie Hollan
Waller County, Texas

By: _____
Deputy

CERTIFICATE OF COMMISSIONERS COURT

APPROVED by the Commissioners' Court of Waller County, Texas, this _____ day of _____, 202__.

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

Walter E. Smith, P.E., RPLS
Commissioner, Precinct 2

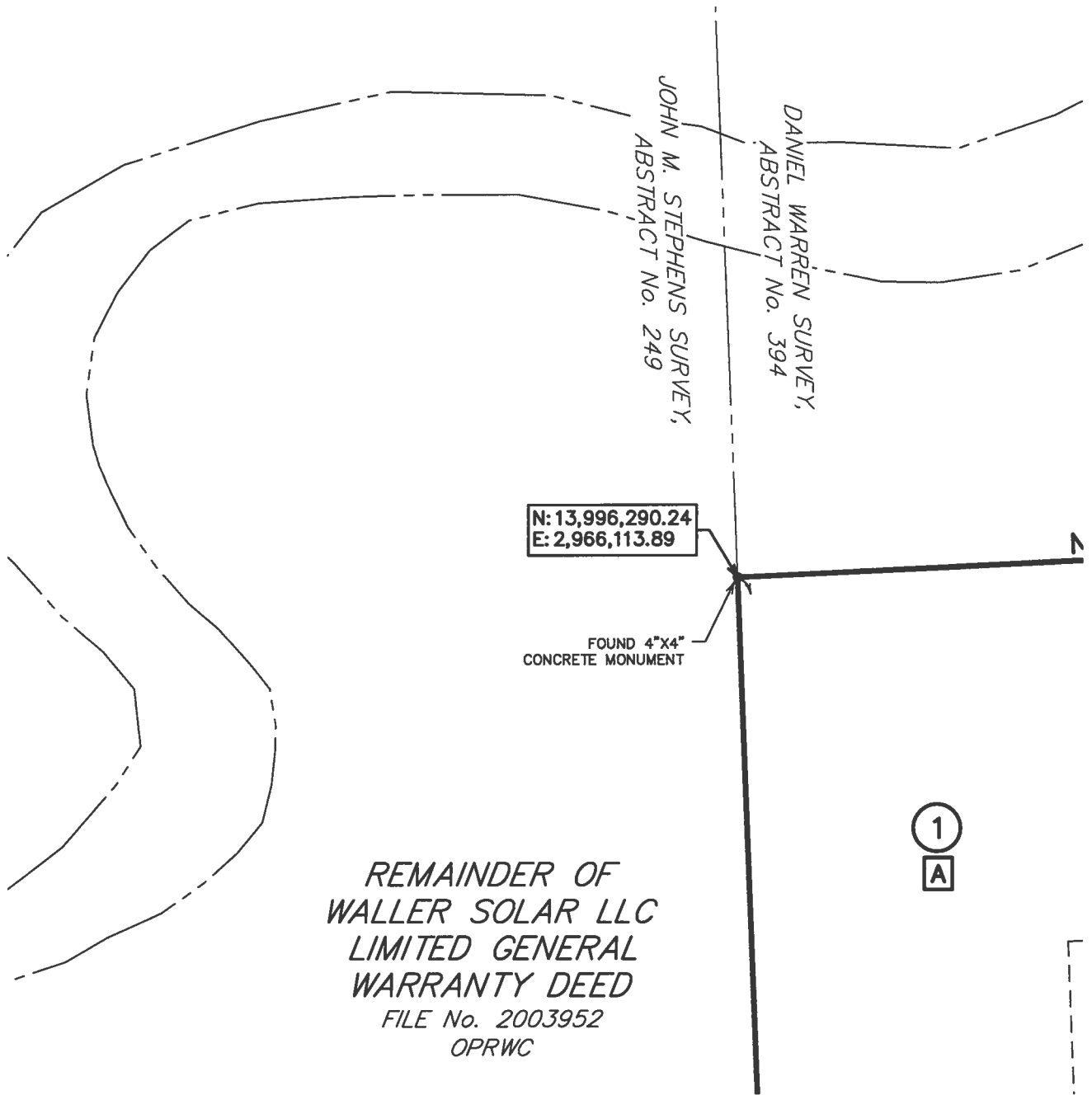
Kendric D. Jones
Commissioner, Precinct 3

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 current Waller County Subdivision and Development Regulations, in this regard.

DATE: OCTOBER 2024	FINAL PLAT OF WATERFORD RUN	OWNER: NORTH PINES 1488, LP, a Texas Limited Partnership 5599 SAN FELIPE STREET, SUITE 1500 HOUSTON, TEXAS 77056 (832) 582-1154	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000 cschoelzel@quiddity.com
SCALE NTS			
SHEET 1J OF 40			

K:\17799\17799-0011-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN-PLAT.dwg Feb 06, 2025 - 5:18pm c/s



REMAINDER OF
WALLER SOLAR LLC
LIMITED GENERAL
WARRANTY DEED
FILE No. 2003952
OPRWC

1
A

K:\17799\17799-0011-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN-PLAT.dwg Feb 06, 2025 - 6:04pm c/s

DATE: OCTOBER 2024

SCALE 1"=60'

SHEET 1K OF 40

FINAL PLAT OF
WATERFORD RUN

OWNER:
NORTH PINES 1488, LP,
a Texas Limited Partnership
5599 SAN FELIPE STREET, SUITE 1500
HOUSTON, TEXAS 77056
(832) 582-1154

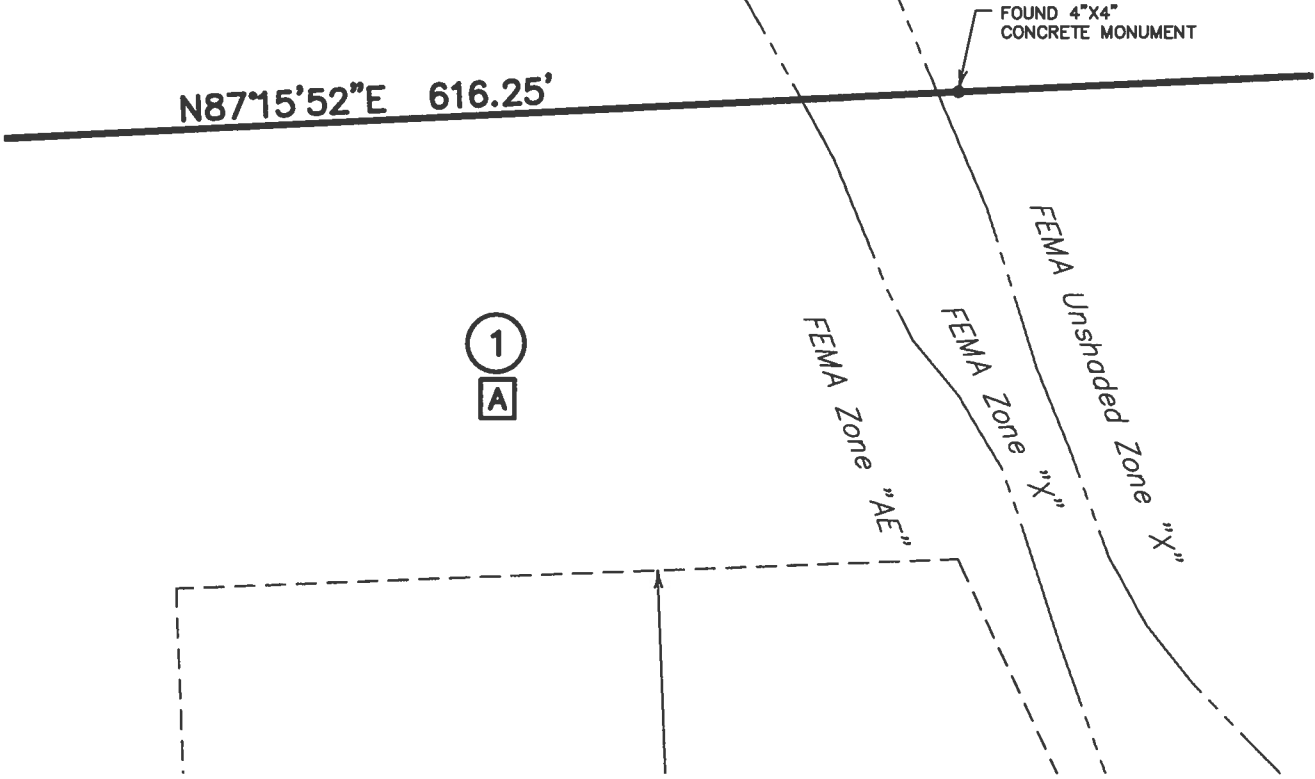
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000
cschoelzel@quiddity.com

*CALLED 657.34 ACRES
DDSMK, LTD.
SPECIAL WARRANTY DEED
FILE No. 2406474
OPRWC*



K:\17799\17799-0011-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN-PLAT.dwg Feb 06, 2025 - 6:04pm cjs

DATE: OCTOBER 2024

SCALE 1"=60'

SHEET 1L OF 40

FINAL PLAT OF
WATERFORD RUN

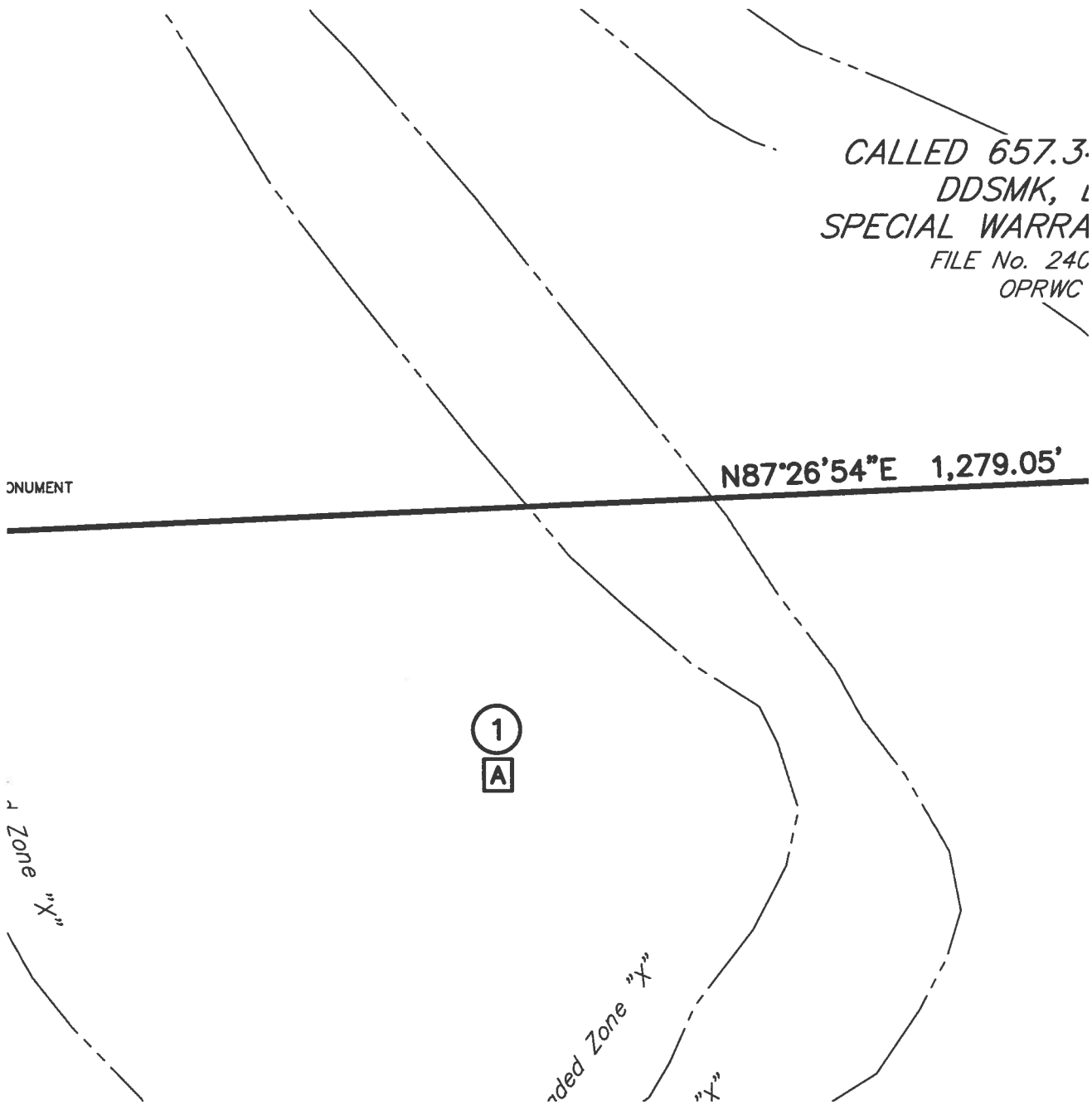
OWNER:
NORTH PINES 1488, LP,
a Texas Limited Partnership
5599 SAN FELIPE STREET, SUITE 1500
HOUSTON, TEXAS 77056
(832) 582-1154

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000
cschoelzel@quiddity.com



K:\17799\17799-0011-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN-PLAT.dwg Feb 06, 2025 - 6:04pm c/s

DATE: OCTOBER 2024

SCALE 1"=60'

SHEET 1M OF 40

FINAL PLAT OF
WATERFORD RUN

OWNER:
NORTH PINES 1488, LP,
a Texas Limited Partnership
5599 SAN FELIPE STREET, SUITE 1500
HOUSTON, TEXAS 77056
(832) 582-1154

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000
cschoelzel@quiddity.com

ED 657.34 ACRES
DDSMK, LTD.
1L WARRANTY DEED
FILE No. 2406474
OPRWC

1,279.05'

N: 13
E: 2,9

FOUND
CONCR

1
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K:\17799\17799-0011-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN-PLAT.dwg Feb 06, 2025 - 6:05pm cjs

DATE: OCTOBER 2024

SCALE 1"=60'

SHEET 1N OF 40

FINAL PLAT OF
WATERFORD RUN

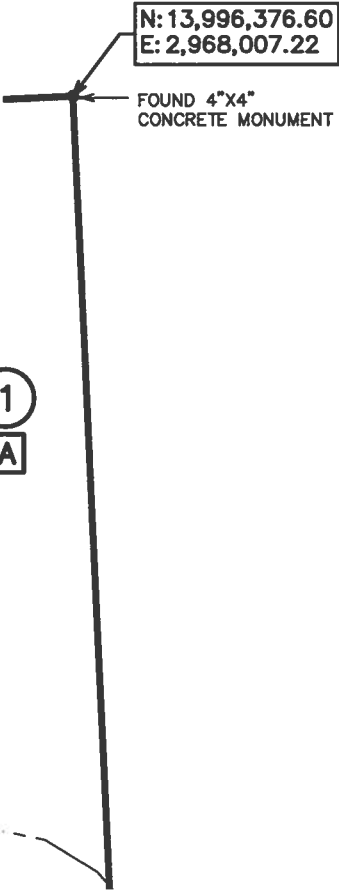
OWNER:
NORTH PINES 1488, LP,
a Texas Limited Partnership
5599 SAN FELIPE STREET, SUITE 1500
HOUSTON, TEXAS 77056
(832) 582-1154

ENGINEER/PLANNER/SURVEYOR:



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Texas Board of Professional Engineers and Land Surveyors
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1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000
cschoelzel@quiddity.com



*CALLED 657.34 ACRES
DDSMK, LTD.
SPECIAL WARRANTY DEED
FILE No. 2406474
OPRWC*

K:\17799\17799-0011-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN-PLAT.dwg Feb 06, 2025 - 6:05pm cjs

DATE: OCTOBER 2024	FINAL PLAT OF WATERFORD RUN	OWNER: NORTH PINES 1488, LP, a Texas Limited Partnership 5599 SAN FELIPE STREET, SUITE 1500 HOUSTON, TEXAS 77056 (832) 582-1154	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000 cschoelzel@quiddity.com
SCALE 1"=60'			
SHEET 10 OF 40			

1
A

N02°11'33"W 1,100.86'

1,100.86'

29.99'

REMAINDER OF
WALLER SOLAR LLC
LIMITED GENERAL
WARRANTY DEED
FILE No. 2003952
OPRWC

ACCESS ROUTE No. 1
CALLED 3.09 ACRES, 30' WIDE
FILE No. 1906679, OPRWC

FOUND 4"x4"
CONCRETE MONUMENT

L5

L6

20' UE

29.96'

DATE: OCTOBER 2024

SCALE 1"=60'

SHEET 1P OF 40

FINAL PLAT OF
WATERFORD RUN

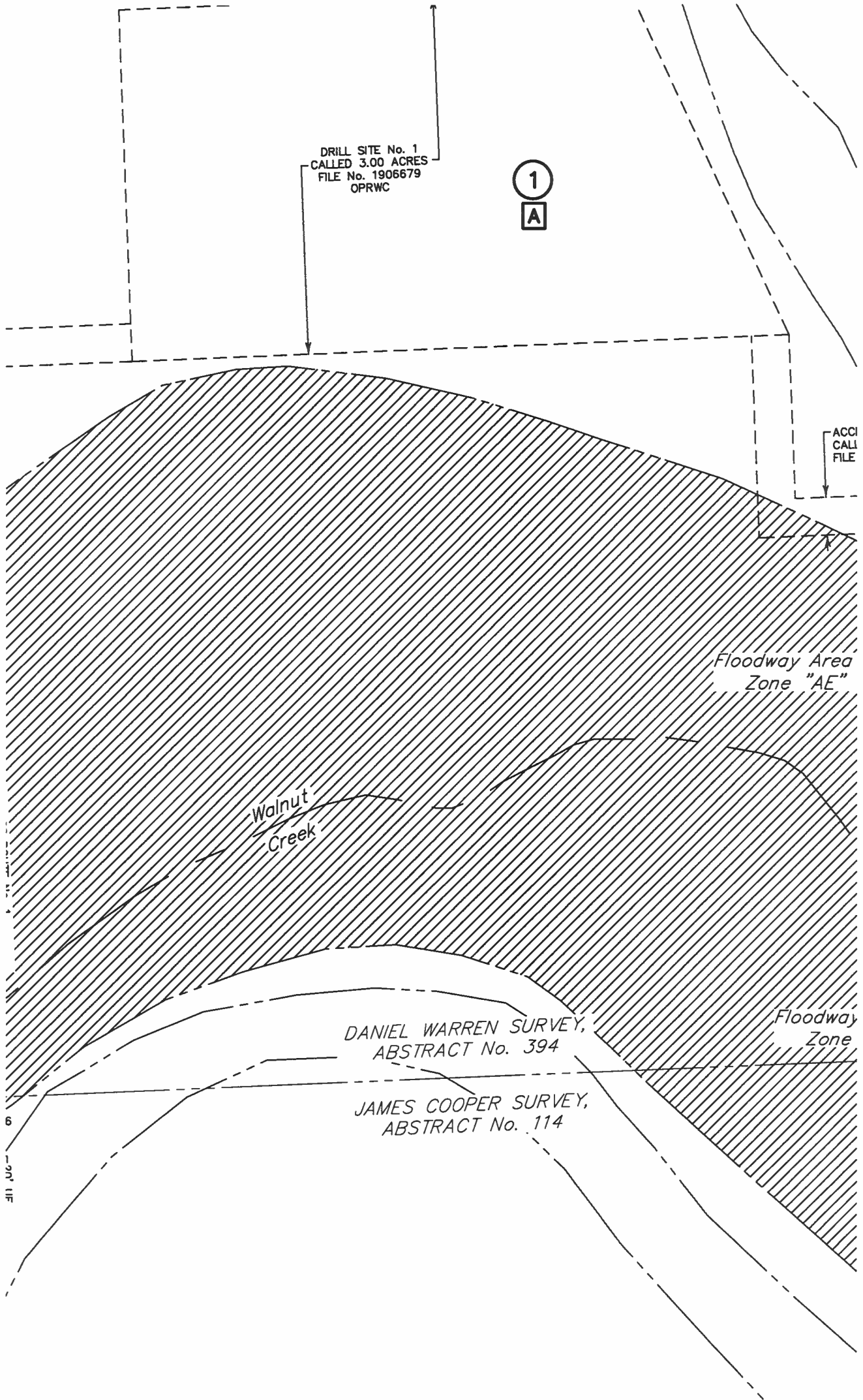
OWNER:
NORTH PINES 1488, LP,
a Texas Limited Partnership
5599 SAN FELIPE STREET, SUITE 1500
HOUSTON, TEXAS 77056
(832) 582-1154

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000
cschoelzel@quiddity.com



K:\17799\17799-0011-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN-PLAT.dwg Feb 06, 2025 - 6:05pm cjs

DATE: OCTOBER 2024

SCALE 1"=60'

SHEET 1Q OF 40

FINAL PLAT OF
WATERFORD RUN

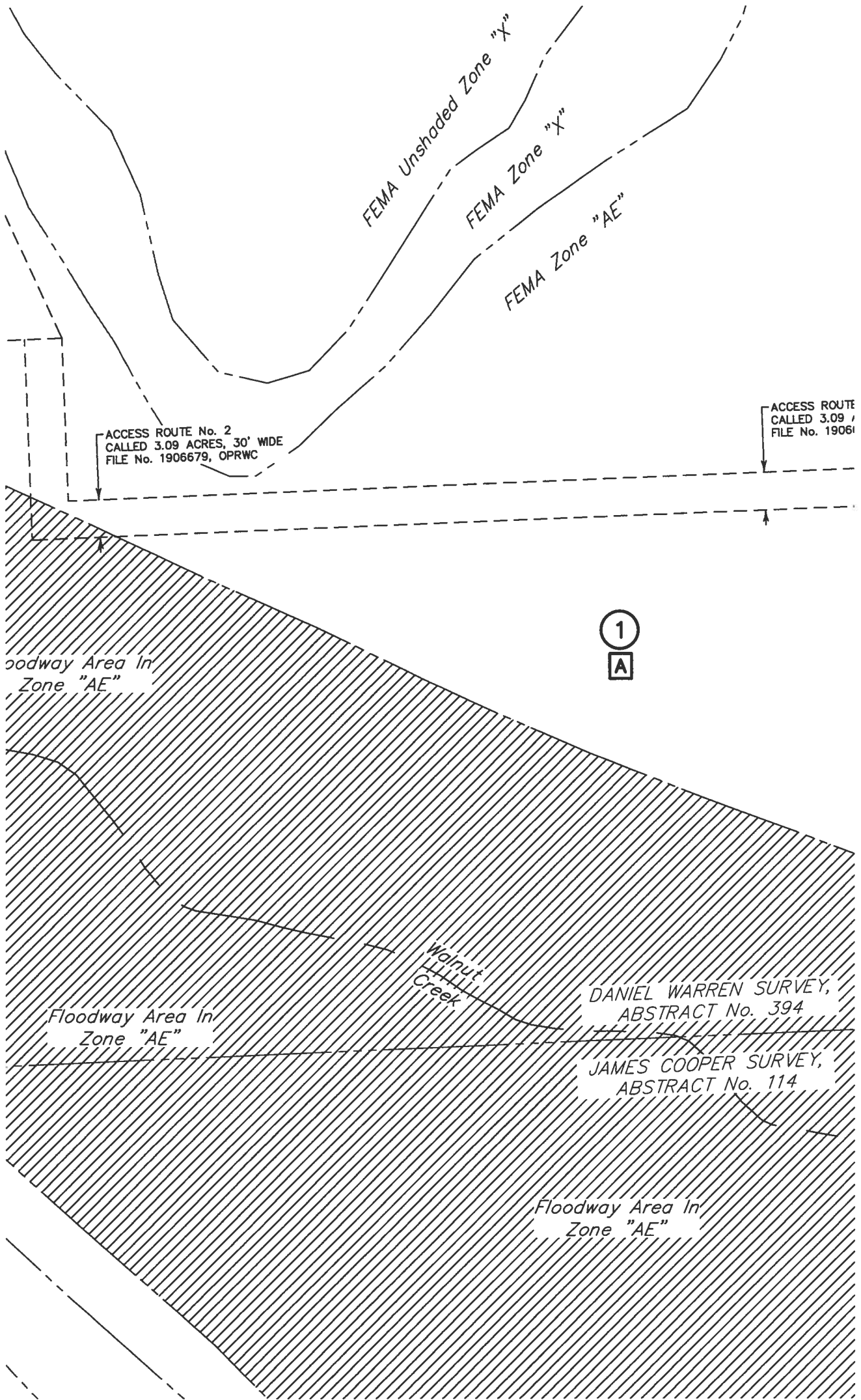
OWNER:
NORTH PINES 1488, LP,
a Texas Limited Partnership
5599 SAN FELIPE STREET, SUITE 1500
HOUSTON, TEXAS 77056
(832) 582-1154

ENGINEER/PLANNER/SURVEYOR:



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Texas Board of Professional Engineers and Land Surveyors
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1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000
cschoelzel@quiddity.com



K:\17799\17799-0011-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN-PLAT.dwg Feb 06, 2025 - 6:09pm c/s

DATE: OCTOBER 2024

SCALE 1"=60'

SHEET 1R OF 40

FINAL PLAT OF
WATERFORD RUN

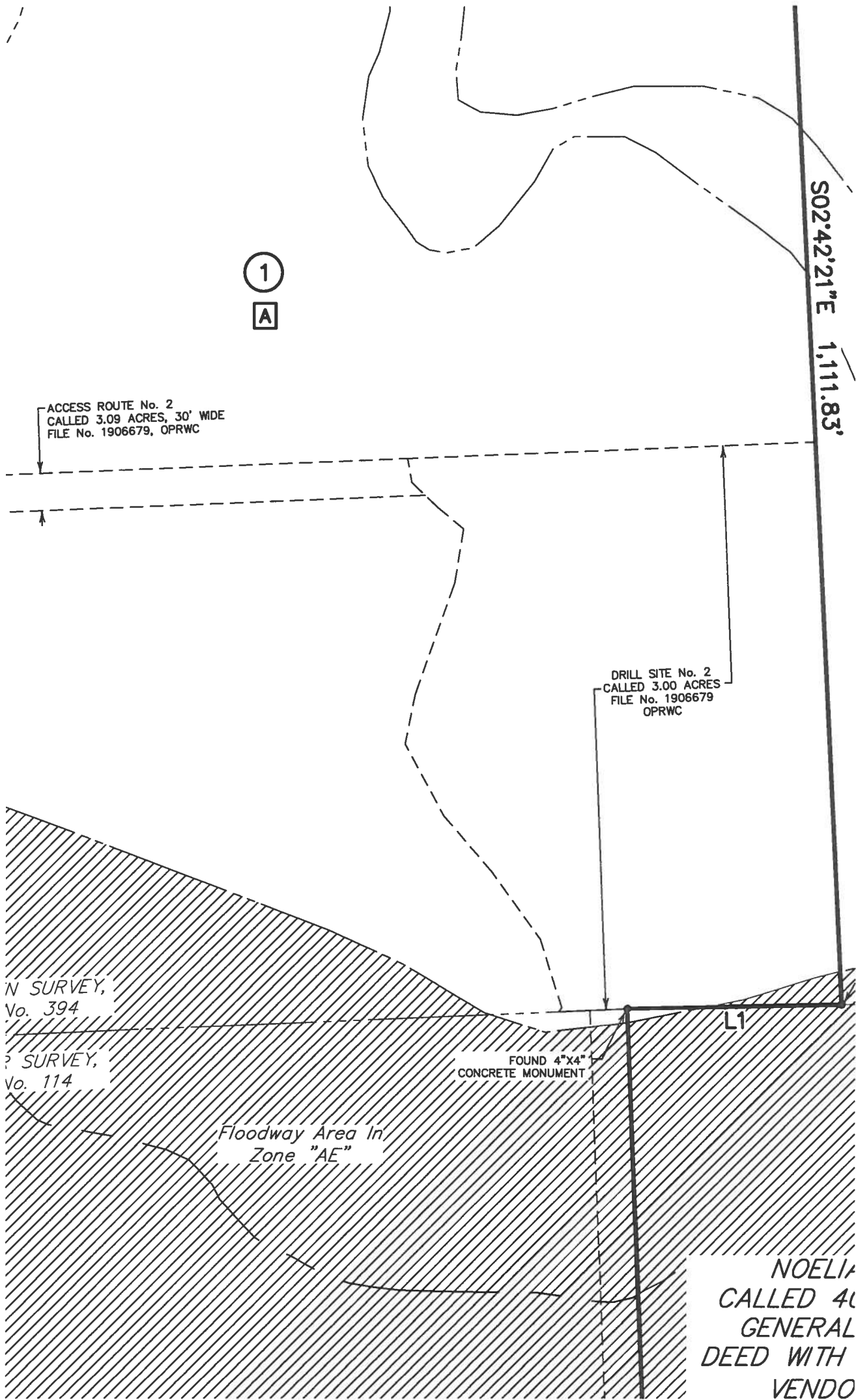
OWNER:
NORTH PINES 1488, LP,
a Texas Limited Partnership
5599 SAN FELIPE STREET, SUITE 1500
HOUSTON, TEXAS 77056
(832) 582-1154

ENGINEER/PLANNER/SURVEYOR:



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Registration Nos. F-23290 & 10046100
1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000
cschoelzel@quiddity.com



K:\17799-001-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN-PLAT.dwg Feb 06, 2025 - 6:08pm cjs

DATE: OCTOBER 2024

SCALE 1"=60'

SHEET 1S OF 40

FINAL PLAT OF
WATERFORD RUN

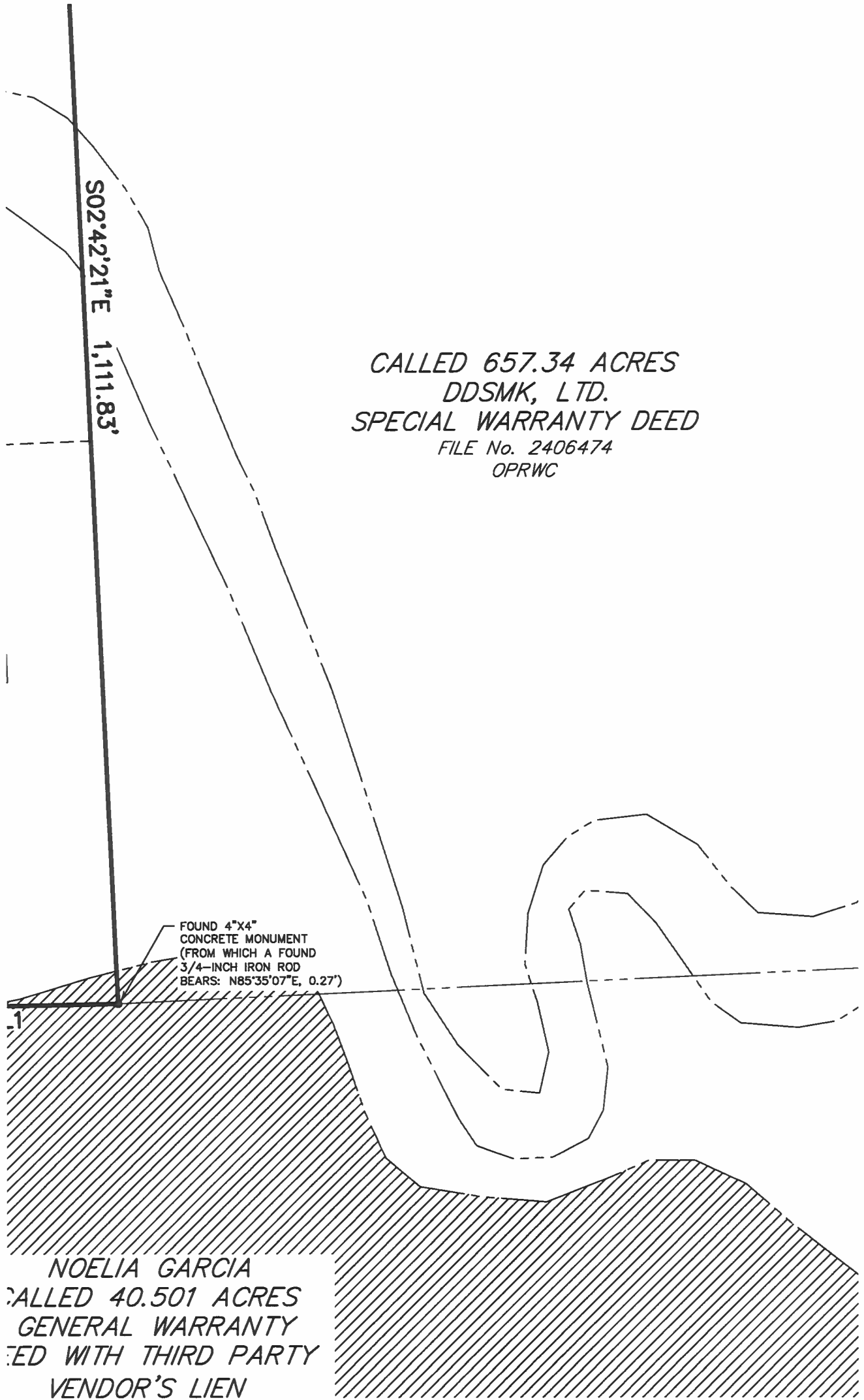
OWNER:
NORTH PINES 1488, LP,
a Texas Limited Partnership
5599 SAN FELIPE STREET, SUITE 1500
HOUSTON, TEXAS 77056
(832) 582-1154

ENGINEER/PLANNER/SURVEYOR:



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Texas Board of Professional Engineers and Land Surveyors
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1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000
cschoelzel@quiddity.com



DATE: OCTOBER 2024

SCALE 1"=80'

SHEET 17 OF 40

FINAL PLAT OF
WATERFORD RUN

OWNER:
NORTH PINES 1488, LP,
a Texas Limited Partnership
5599 SAN FELIPE STREET, SUITE 1500
HOUSTON, TEXAS 77056
(832) 582-1154

ENGINEER/PLANNER/SURVEYOR:



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Texas Board of Professional Engineers and Land Surveyors
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1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000
cschoelzel@quiddity.com

CALLLED 410.74 ACRES
WILLIAM MARSH RICE
UNIVERSITY
LIMITED GENERAL
WARRANTY DEED
FILE No. 2307255
OPRWC

1
A

N02°26'32"W 3,704.99'

JOHN M. STEPHENS SURVEY,
ABSTRACT No. 249

JAMES COOPER SURVEY,
ABSTRACT No. 114

2,922.59'

29.96'

29.97'

20' UEL

DATE: OCTOBER 2024

SCALE 1"=80'

SHEET 1U OF 40

FINAL PLAT OF
WATERFORD RUN

OWNER:
NORTH PINES 1488, LP,
a Texas Limited Partnership
5599 SAN FELIPE STREET, SUITE 1500
HOUSTON, TEXAS 77056
(832) 582-1154

ENGINEER/PLANNER/SURVEYOR:



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cschoelzel@quiddity.com

K:\17799\17799-0011-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN-PLAT.dwg Feb 06, 2025 - 6:08pm cjs

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20' UEL
WATERFORD RUN - PLAT.dwg

K:\17799\17799-0011-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN-PLAT.dwg Feb 06, 2025 - 6:09pm c/s

DATE: OCTOBER 2024

SCALE 1"=60'

SHEET 1V OF 40

FINAL PLAT OF
WATERFORD RUN

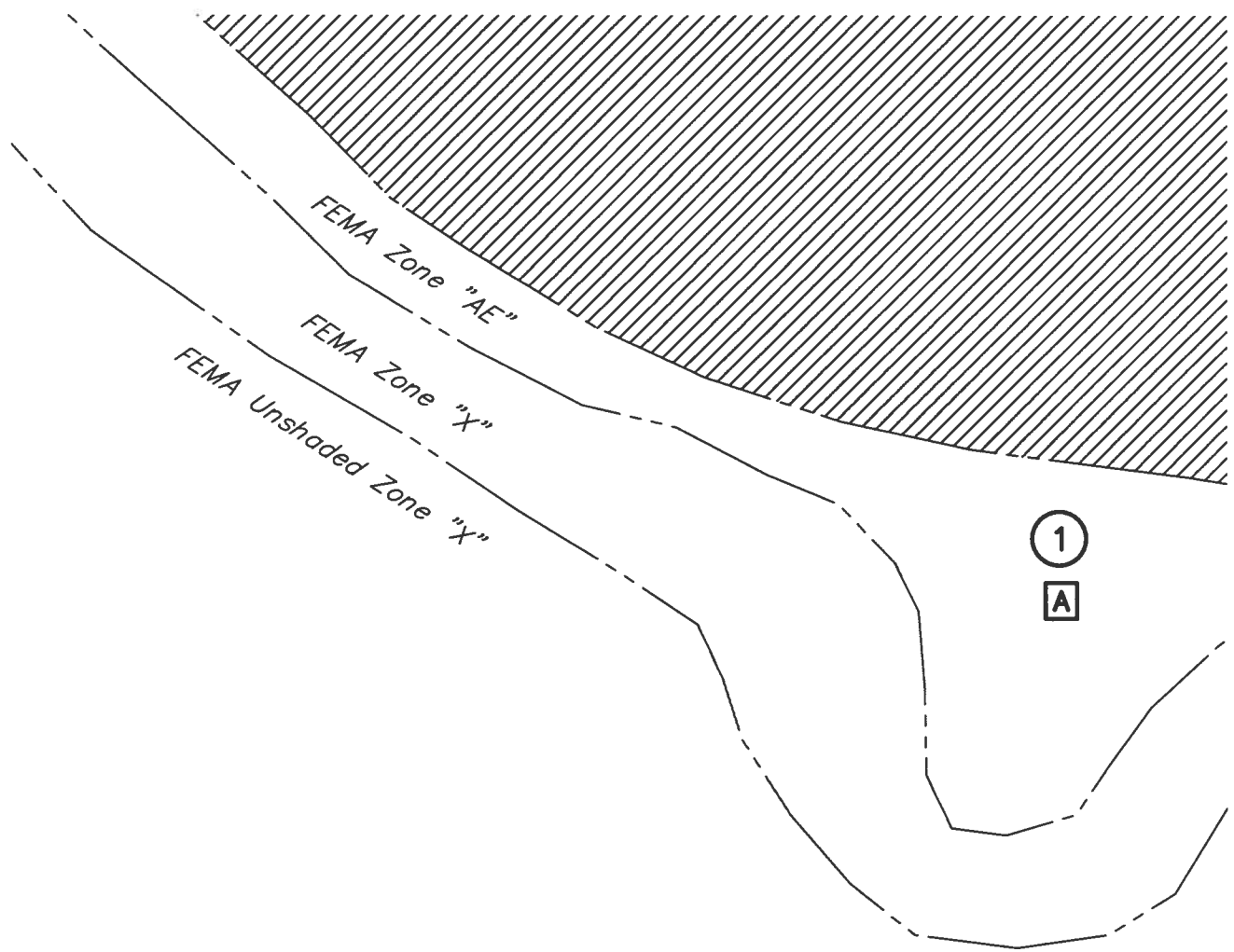
OWNER:
NORTH PINES 1488, LP,
a Texas Limited Partnership
5599 SAN FELIPE STREET, SUITE 1500
HOUSTON, TEXAS 77056
(832) 582-1154

ENGINEER/PLANNER/SURVEYOR:



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Registration Nos. F-23290 & 10046100
1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000
cschoelzel@quiddity.com



K:\17799\17799-0011-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN-PLAT.dwg Feb 06, 2025 - 6:09pm cjs

DATE: OCTOBER 2024

SCALE 1"=60'

SHEET 1W OF 40

FINAL PLAT OF
WATERFORD RUN

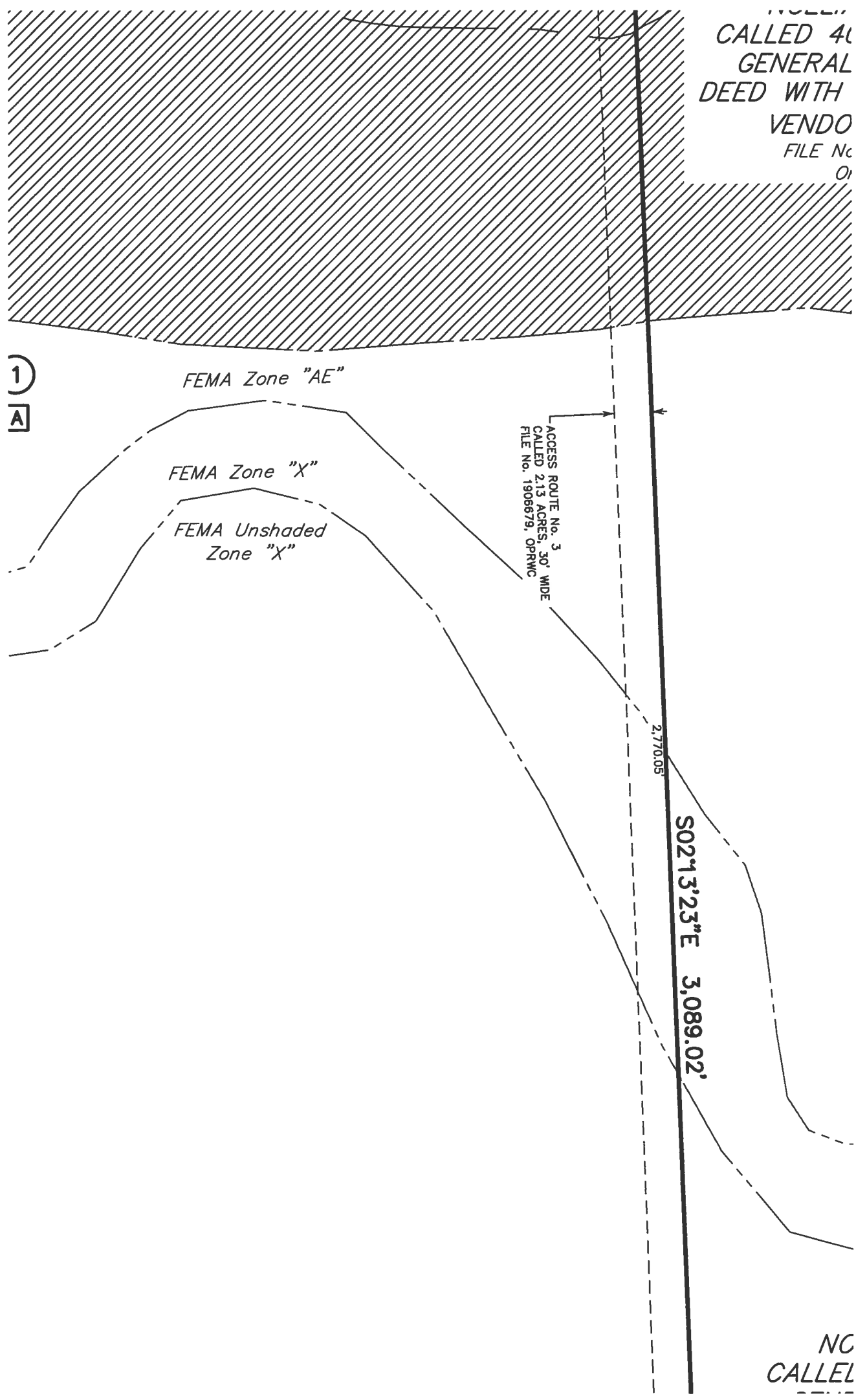
OWNER:
NORTH PINES 1488, LP,
a Texas Limited Partnership
5599 SAN FELIPE STREET, SUITE 1500
HOUSTON, TEXAS 77056
(832) 582-1154

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

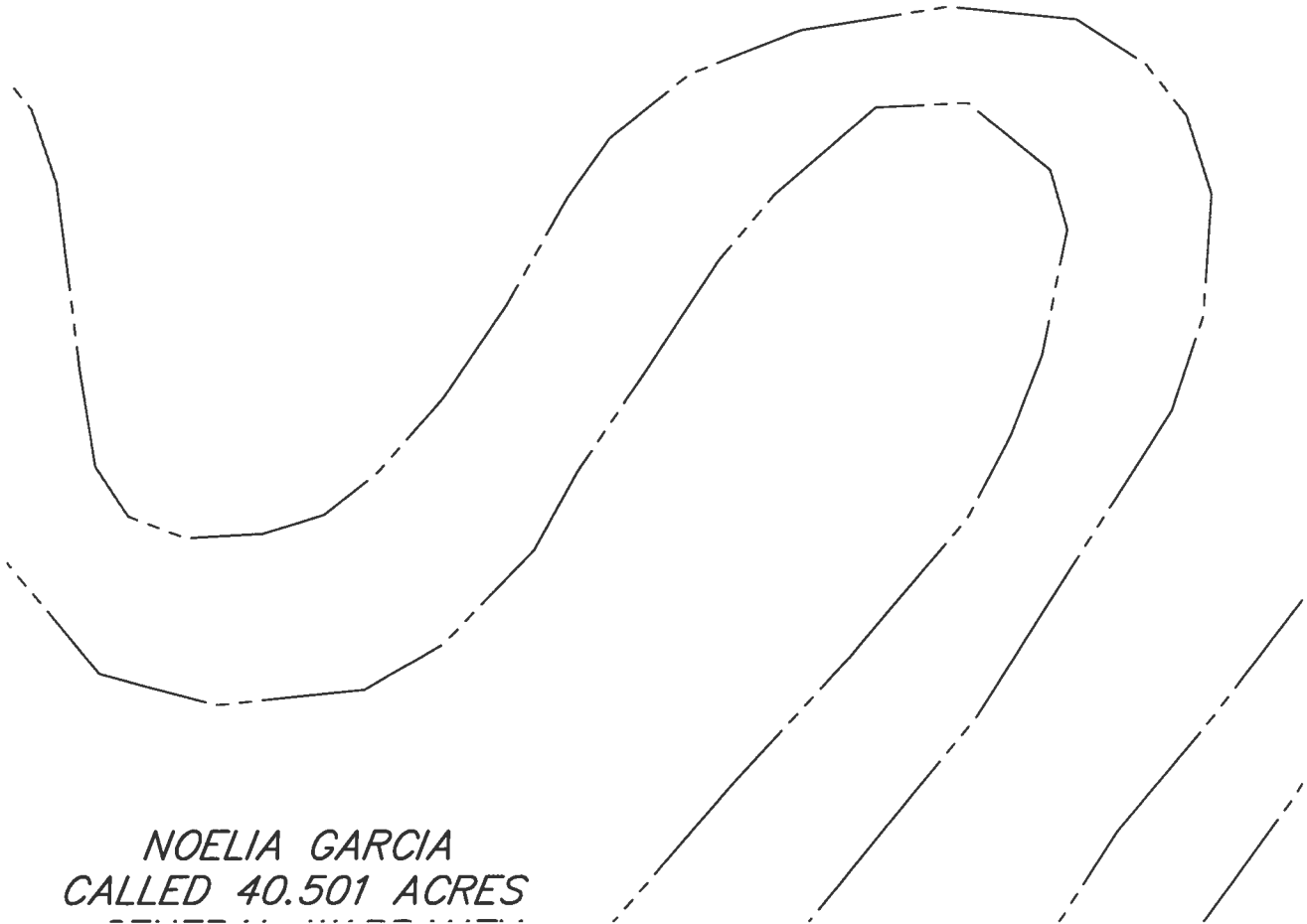
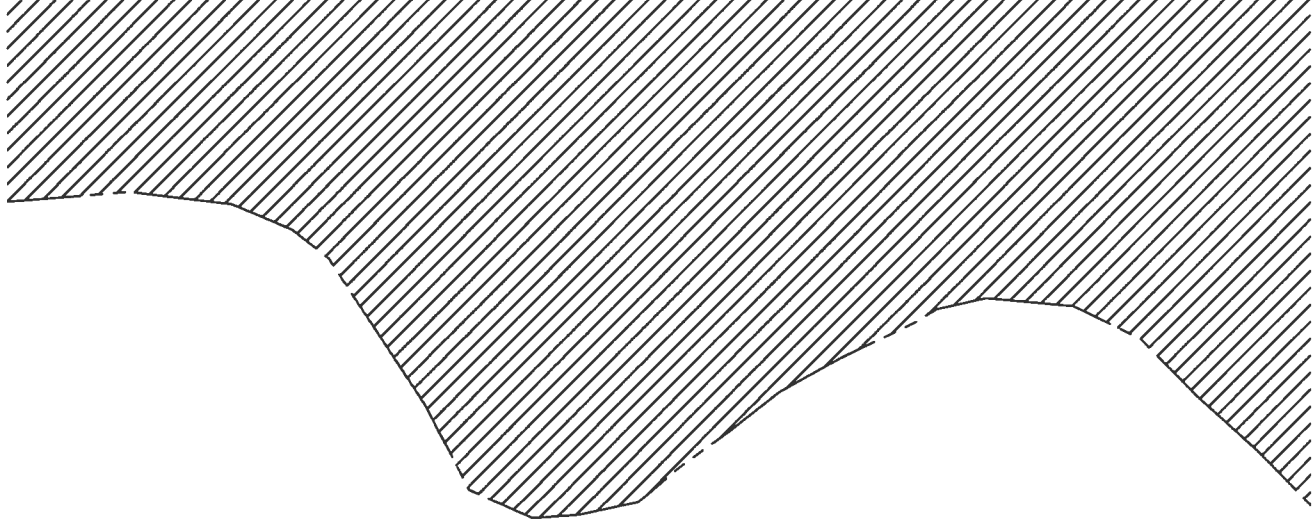
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000
cschoelzel@quiddity.com



K:\17799\17799-0011-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN-PLAT.dwg Feb 06, 2025 - 6:09pm cjs

DATE: OCTOBER 2024	FINAL PLAT OF WATERFORD RUN	OWNER: NORTH PINES 1488, LP, a Texas Limited Partnership 5599 SAN FELIPE STREET, SUITE 1500 HOUSTON, TEXAS 77056 (832) 582-1154	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000 cschoelzel@quiddity.com
SCALE 1"=60'			
SHEET 1X OF 40			

NOELIA GARCIA
CALLED 40.501 ACRES
GENERAL WARRANTY
DEED WITH THIRD PARTY
VENDOR'S LIEN
FILE No. 2011775
OPRWC

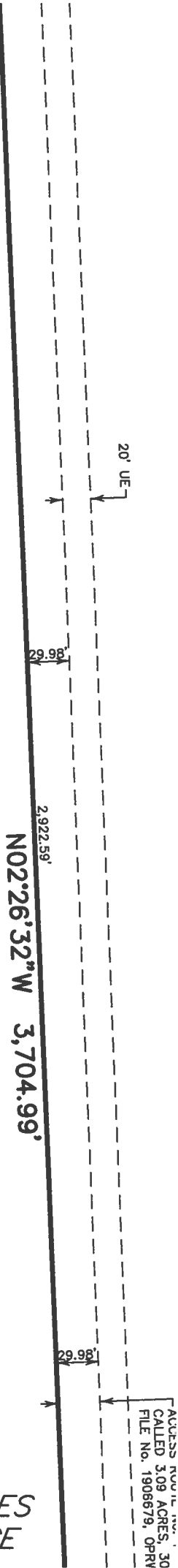


NOELIA GARCIA
CALLED 40.501 ACRES

K:\17799\17799-0011-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN-PLAT.dwg Feb 06, 2025 - 6:09pm cjs

DATE: OCTOBER 2024	FINAL PLAT OF WATERFORD RUN	OWNER: NORTH PINES 1488, LP, a Texas Limited Partnership 5599 SAN FELIPE STREET, SUITE 1500 HOUSTON, TEXAS 77056 (832) 582-1154	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000 cschoelzel@quiddity.com
SCALE 1"=80'			
SHEET 1Y OF 40			

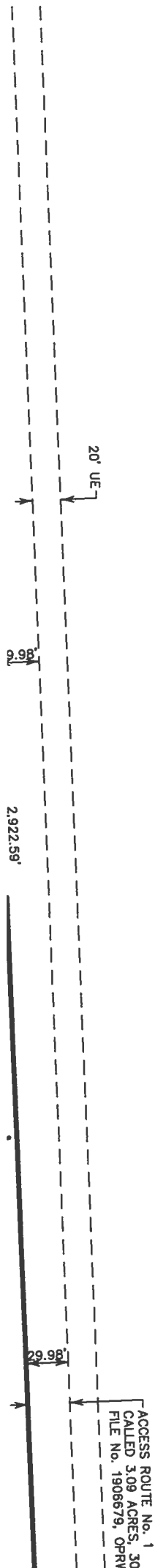
*CALLED 410.74 ACRES
WILLIAM MARSH RICE
UNIVERSITY
LIMITED GENERAL
WARRANTY DEED
FILE No. 2307255
OPRWC*



*CALLLED 410.74 ACRES
WILLIAM MARSH RICE
UNIVERSITY*

K:\17799\17799-0011-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN-PLAT.dwg Feb 06, 2025 - 6:11pm cjs

DATE: OCTOBER 2024	FINAL PLAT OF WATERFORD RUN	OWNER: NORTH PINES 1488, LP, a Texas Limited Partnership 5599 SAN FELIPE STREET, SUITE 1500 HOUSTON, TEXAS 77056 (832) 582-1154	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000 cschoelzel@quiddity.com
SCALE 1"=60'			
SHEET 12 OF 40			



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A

K:\17799\17799-0011-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN-PLAT.dwg Feb 06, 2025 - 6:12pm cjs

DATE: OCTOBER 2024

SCALE 1"=60'

SHEET 2A OF 40

FINAL PLAT OF
WATERFORD RUN

OWNER:
NORTH PINES 1488, LP,
a Texas Limited Partnership
5599 SAN FELIPE STREET, SUITE 1500
HOUSTON, TEXAS 77056
(832) 582-1154

ENGINEER/PLANNER/SURVEYOR:



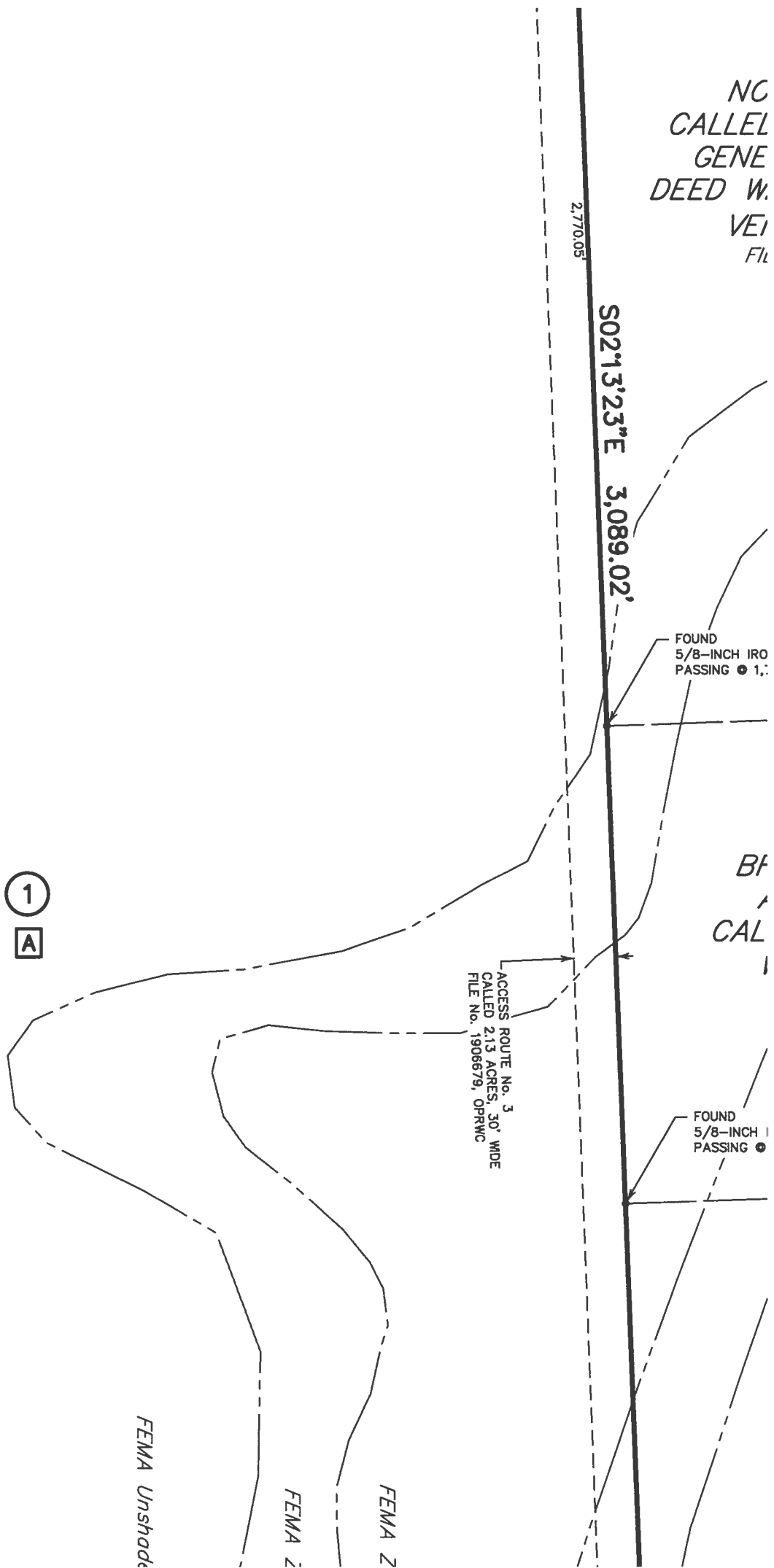
QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000
cschoelzel@quiddity.com

1
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K:\17799\17799-0011-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN-PLAT.dwg Feb 06, 2025 - 6:12pm cjs

DATE: OCTOBER 2024	FINAL PLAT OF WATERFORD RUN	OWNER: NORTH PINES 1488, LP, a Texas Limited Partnership 5599 SAN FELIPE STREET, SUITE 1500 HOUSTON, TEXAS 77056 (832) 582-1154	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000 cschoelzel@quiddity.com
SCALE 1"=60'			
SHEET 2B OF 40			



k:\17799\17799-0011-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN-PLAT.dwg Feb 06, 2025 - 6:12pm c/s

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SCALE 1"=60'			
SHEET 2C OF 40			

NOELIA GARCIA
CALLED 40.501 ACRES
GENERAL WARRANTY
DEED WITH THIRD PARTY
VENDOR'S LIEN
FILE No. 2011775
OPRWC

FOUND
5/8-INCH IRON ROD
PASSING @ 1,738.63, 0.57' LEFT

BRIAN LIVELY AND
ANDREA LIVELY
CALLED 5.000 ACRES
WARRANTY DEED
FILE No. 2007944
OPRWC

FOUND
5/8-INCH IRON ROD
PASSING @ 2,079.98, 0.58' RIGHT

GUY B. HOWERTON, et ux
CALLED 14.209 ACRES
WARRANTY DEED WITH
VENDOR'S LIEN
VOL. 624, PG. 521
ORWC

K:\17799\17799-0011-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN-PLAT.dwg Feb 06, 2025 - 6:12pm c/s

DATE: OCTOBER 2024	FINAL PLAT OF WATERFORD RUN	OWNER: NORTH PINES 1488, LP, a Texas Limited Partnership 5599 SAN FELIPE STREET, SUITE 1500 HOUSTON, TEXAS 77056 (832) 582-1154	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000 cschoelzel@quiddity.com
SCALE 1"=80'			
SHEET 2D OF 40			

CALLED 410.74 ACRES
 WILLIAM MARSH RICE
 UNIVERSITY
 LIMITED GENERAL
 WARRANTY DEED
 FILE No. 2307255
 OPRWC

JAMES COOPER SURVEY,
 ABSTRACT No. 114
 30' WIDE
 FILED 3.09 ACRES, OPRWC
 E No. 1906679, OPRWC

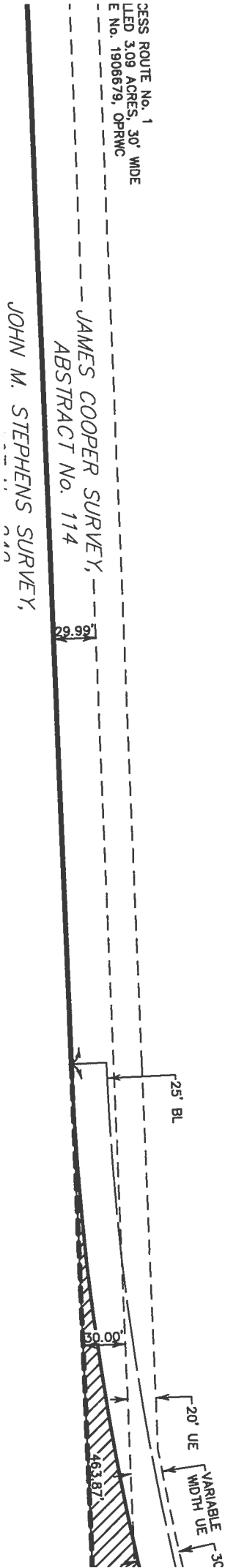
JOHN M. STEPHENS SURVEY,
 ABSTRACT No. 249

1
 A



K:\17799\17799-0011-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN-PLAT.dwg Feb 06, 2025 - 6:13pm cjs

DATE: OCTOBER 2024	FINAL PLAT OF WATERFORD RUN	OWNER: NORTH PINES 1488, LP, a Texas Limited Partnership 5599 SAN FELIPE STREET, SUITE 1500 HOUSTON, TEXAS 77056 (832) 582-1154	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000 cschoelzel@quiddity.com
SCALE 1"=60'			
SHEET 2E OF 40			

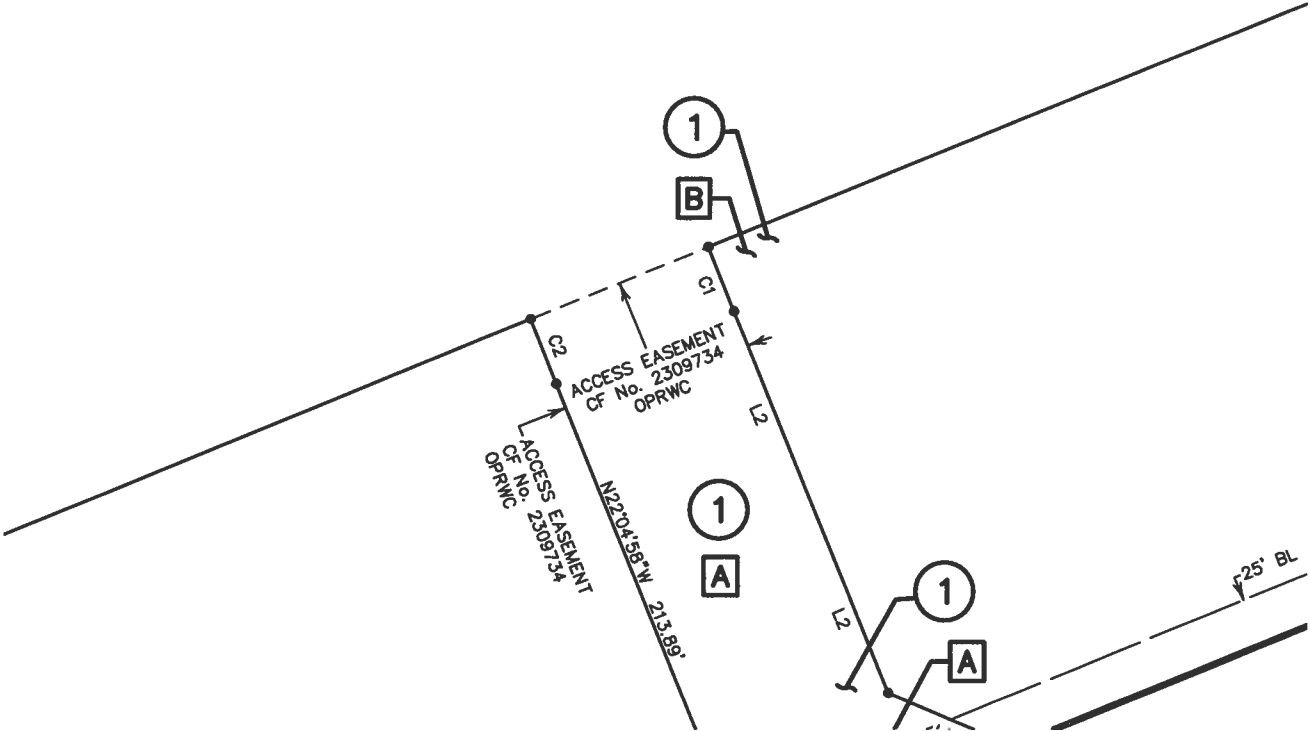


1
A

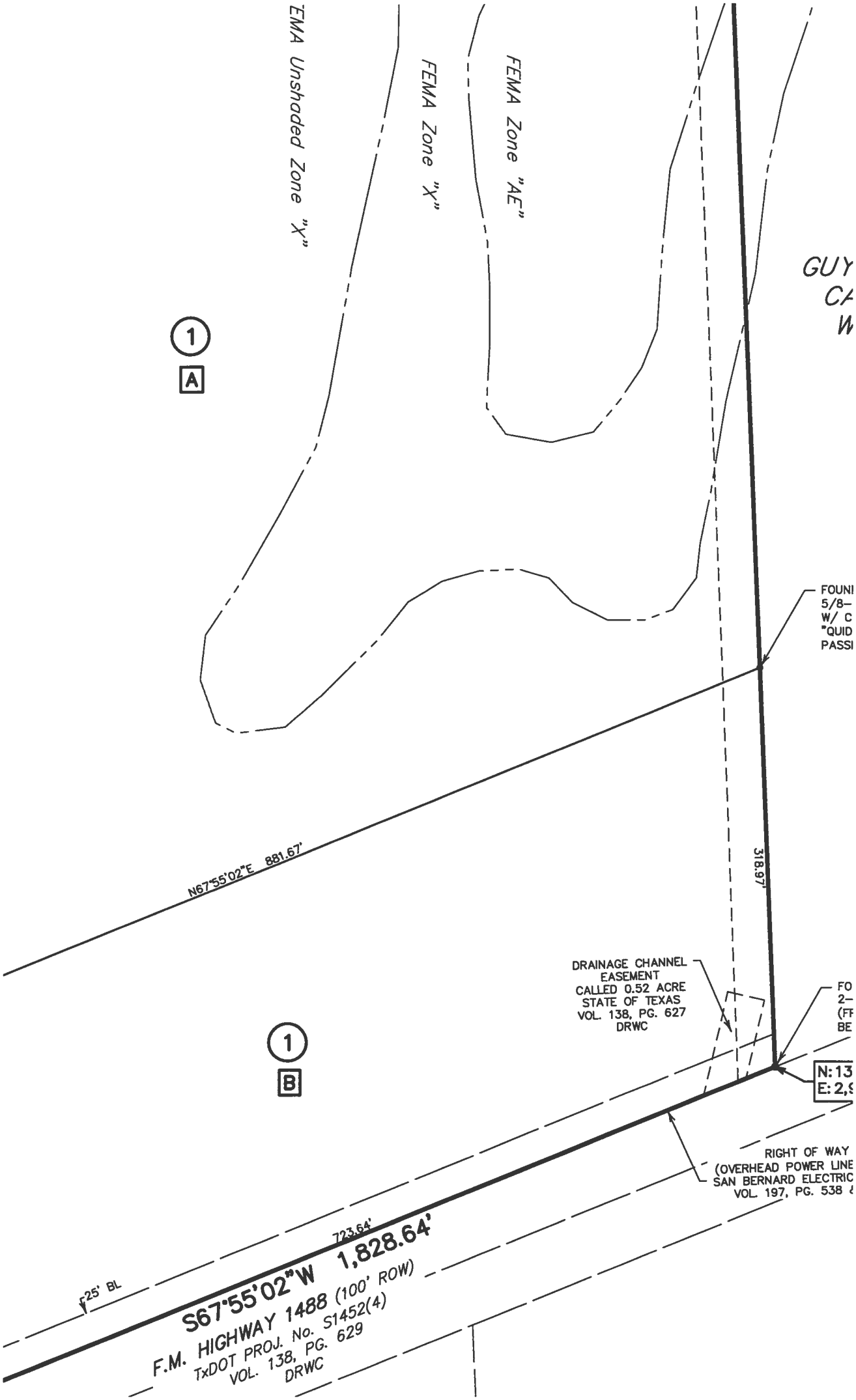
K:\17799-0011-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN-PLAT.dwg Feb 06, 2025 - 6:13pm cjs

DATE: OCTOBER 2024	FINAL PLAT OF WATERFORD RUN	OWNER: NORTH PINES 1488, LP, a Texas Limited Partnership 5599 SAN FELIPE STREET, SUITE 1500 HOUSTON, TEXAS 77056 (832) 582-1154	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000 cschoelzel@quiddity.com
SCALE 1"=80'			
SHEET 2F OF 40			

K:\17799\17799-0011-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN-PLAT.dwg Feb 06, 2025 - 6:14pm c/s



DATE: OCTOBER 2024	FINAL PLAT OF WATERFORD RUN	OWNER: NORTH PINES 1488, LP, a Texas Limited Partnership 5599 SAN FELIPE STREET, SUITE 1500 HOUSTON, TEXAS 77056 (832) 582-1154	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000 cschoelzel@quiddity.com
SCALE 1"=60'			
SHEET 26 OF 40			



K:\17799\17799-0011-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN-PLAT.dwg Feb 06, 2025 - 6:14pm c/s

DATE: OCTOBER 2024	FINAL PLAT OF WATERFORD RUN	OWNER: NORTH PINES 1488, LP, a Texas Limited Partnership 5599 SAN FELIPE STREET, SUITE 1500 HOUSTON, TEXAS 77056 (832) 582-1154	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000 cschoelzel@quiddity.com
SCALE 1"=60'			
SHEET 2H OF 40			

GUY B. HOWERTON, et ux
CALLED 14.209 ACRES
WARRANTY DEED WITH
VENDOR'S LIEN
VOL. 624, PG. 521
ORWC

FOUND
5/8-INCH IRON ROD
W/ CAP STAMPED
"QUIDDITY ENG. PROPERTY CORNER"
PASSING ● 2,770.05'

318.97'

FOUND
2-INCH IRON PIPE
(FROM WHICH A FOUND 1/2-INCH IRON ROD
BEARS: N03°57'50"E, 0.54')

N: 13,992,176.05
E: 2,968,008.38

RIGHT OF WAY EASEMENT
VERHEAD POWER LINE, UNKNOWN WIDTH)
N BERNARD ELECTRIC COOPERATIVE, INC.
VOL. 197, PG. 538 & PG. 541 DRWC

GLEN R. BONDS
CALLED 58.001 ACRES
WARRANTY DEED WITH
VENDOR'S LIEN
FILE No. 1700800
OPRWC

DATE: OCTOBER 2024

SCALE 1"=60'

SHEET 21 OF 40

FINAL PLAT OF
WATERFORD RUN

OWNER:
NORTH PINES 1488, LP,
a Texas Limited Partnership
5599 SAN FELIPE STREET, SUITE 1500
HOUSTON, TEXAS 77056
(832) 582-1154

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000
cschoelzel@quiddity.com

K:\17799\17799-0011-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN-PLAT.dwg Feb 06, 2025 - 6:14pm cjs

*CALLED 410.74 ACRES
WILLIAM MARSH RICE
UNIVERSITY
LIMITED GENERAL
WARRANTY DEED
FILE No. 2307255
OPRWC*

PREVIOUSLY SET
5/8-INCH IRON ROD W/ CAP
STAMPED "QUIDDITY ENG. PROPERTY CORNER"
PASSING ● 318.53'

THIS 0.84 ACRES / 36,432 Sq. Ft.
IS HEREBY DEDICATED TO THE
PUBLIC FOR ROW PURPOSES.

2

D

25' BL

86.12'

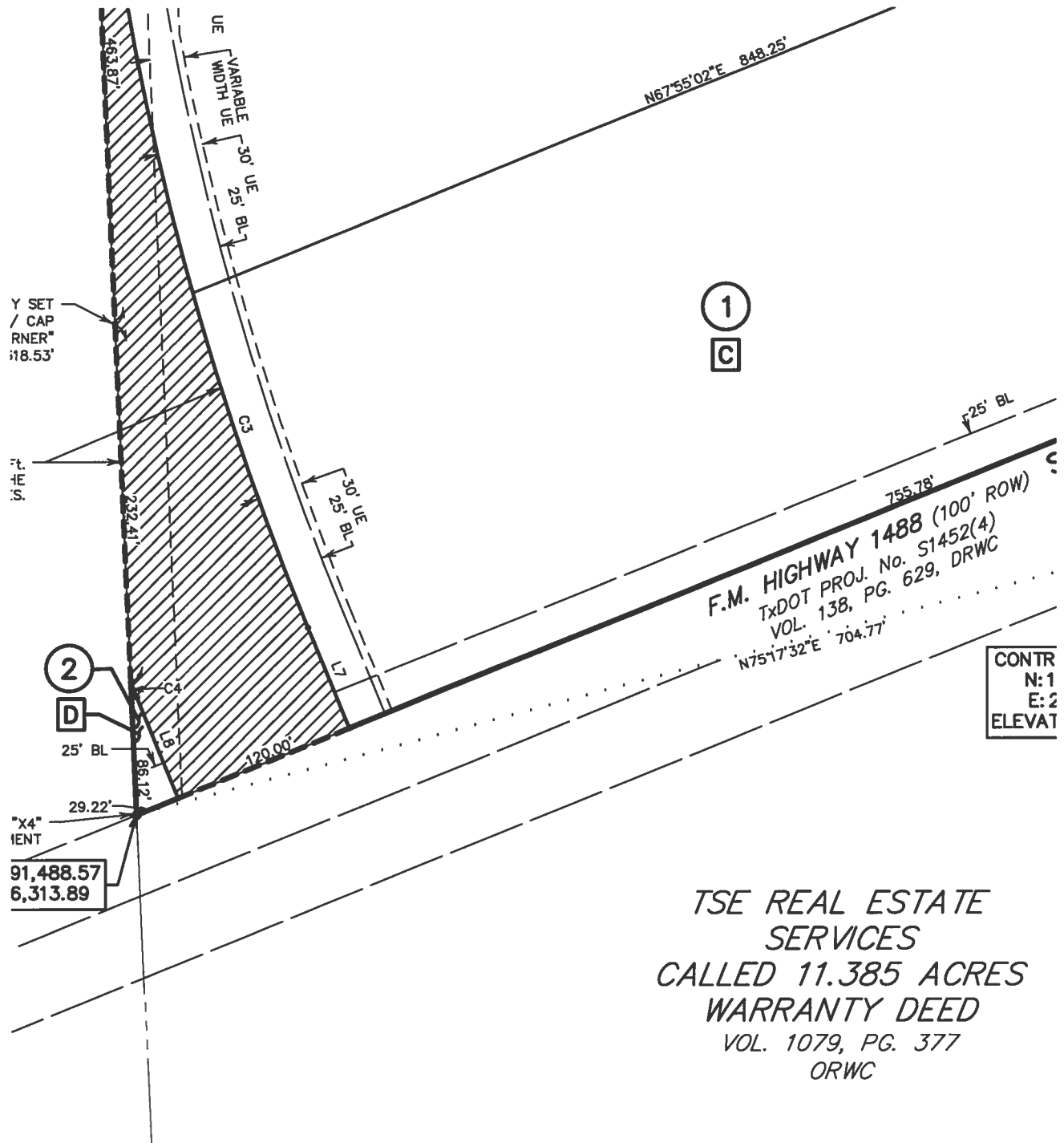
29.22'

FOUND 4"x4"
CONCRETE MONUMENT

N: 13,991,488.57
E: 2,966,313.89

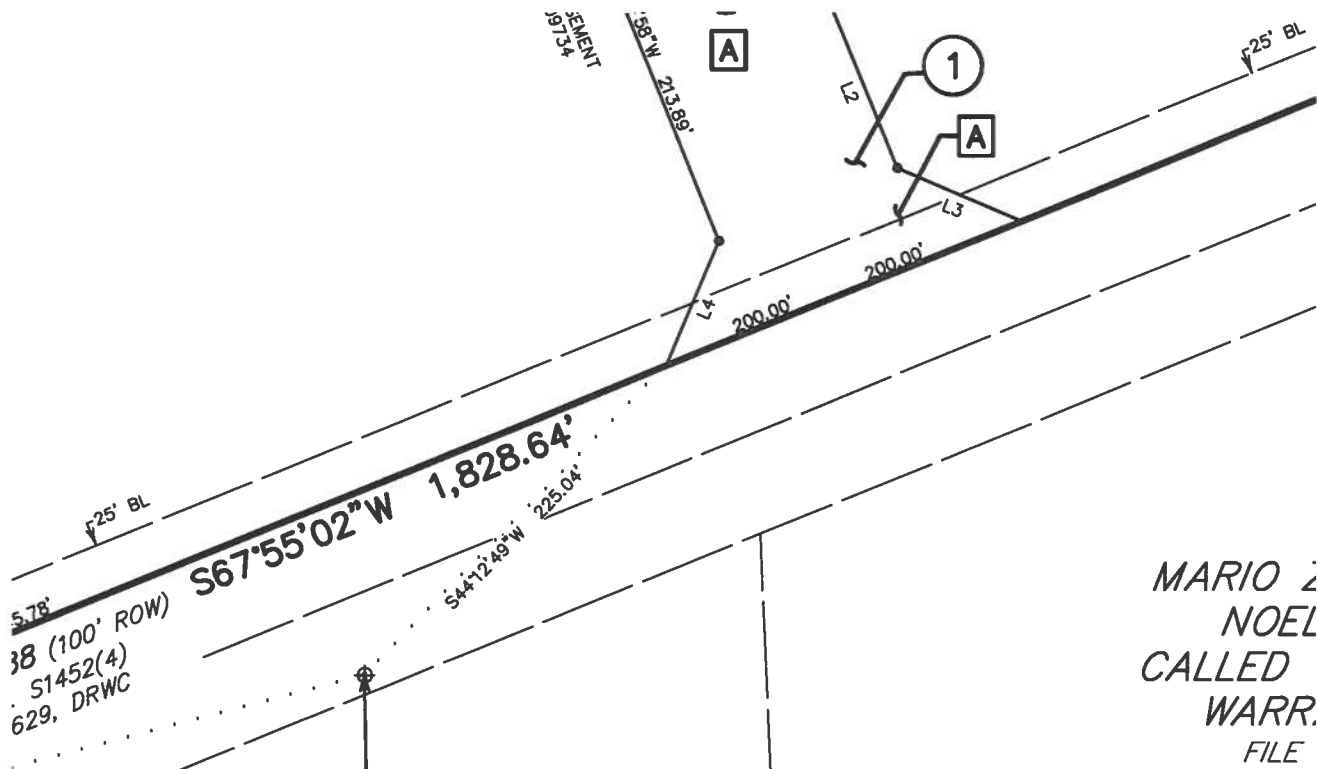
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DATE: OCTOBER 2024	FINAL PLAT OF WATERFORD RUN	OWNER: NORTH PINES 1488, LP, a Texas Limited Partnership 5599 SAN FELIPE STREET, SUITE 1500 HOUSTON, TEXAS 77056 (832) 582-1154	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000 cschoelzel@quiddity.com
SCALE 1"=60'			
SHEET 2J OF 40			



TSE REAL ESTATE
SERVICES
CALLED 11.385 ACRES
WARRANTY DEED
VOL. 1079, PG. 377
ORWC

DATE: OCTOBER 2024	FINAL PLAT OF WATERFORD RUN	OWNER: NORTH PINES 1488, LP, a Texas Limited Partnership 5599 SAN FELIPE STREET, SUITE 1500 HOUSTON, TEXAS 77056 (832) 582-1154	ENGINEER/PLANNER/SURVEYOR:
SCALE 1"=60'			 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000 cschoelzel@quiddity.com
SHEET 2K OF 40			



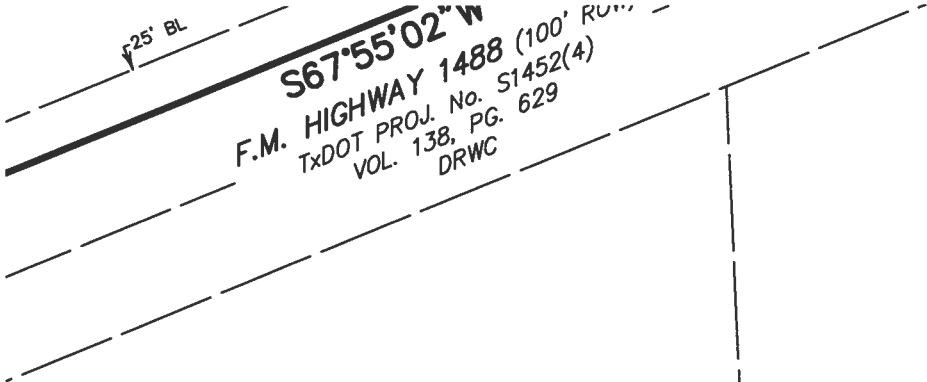
MARIO &
NOEL
CALLED
WARR.
FILE

STATE
S
ACRES
DEED
377

CONTROL POINT #1
N: 13,991,667.51
E: 2,966,995.57
ELEVATION: 262.12

K:\17799\17799-001-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN-PLAT.dwg Feb 06, 2025 - 6:15pm c/s

DATE: OCTOBER 2024	FINAL PLAT OF WATERFORD RUN	OWNER: NORTH PINES 1488, LP, a Texas Limited Partnership 5599 SAN FELIPE STREET, SUITE 1500 HOUSTON, TEXAS 77056 (832) 582-1154	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000 cschoelzel@quiddity.com
SCALE 1"=60'			
SHEET 21 OF 40			



GLEN R.
CALLED 58
WARRANTY
VENDOR
FILE No.
OP.

MARIO ZERMENO AND
NOELIA GARCIA
CALLED 10.000 ACRES
WARRANTY DEED
FILE No. 1907996
OPRWC

K:\17799\17799-0011-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN-PLAT.dwg Feb 06, 2025 -- 6:15pm cjs

DATE: OCTOBER 2024	FINAL PLAT OF WATERFORD RUN	OWNER: NORTH PINES 1488, LP, a Texas Limited Partnership 5599 SAN FELIPE STREET, SUITE 1500 HOUSTON, TEXAS 77056 (832) 582-1154	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000 cschoelzel@quiddity.com
SCALE 1"=60'			
SHEET 2M OF 40			

GLEN R. BONDS
ALLIED 58.001 ACRES
WARRANTY DEED WITH
VENDOR'S LIEN
FILE No. 1700800
OPRWC

K:\17799\17799-0011-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN-PLAT.dwg Feb 06, 2025 - 6:16pm c/s

DATE: OCTOBER 2024

SCALE 1"=60'

SHEET 2N OF 40

FINAL PLAT OF
WATERFORD RUN

OWNER:
NORTH PINES 1488, LP,
a Texas Limited Partnership
5599 SAN FELIPE STREET, SUITE 1500
HOUSTON, TEXAS 77056
(832) 582-1154

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000
cschoelzel@quiddity.com



October 21, 2025

Joan Beaty
Waller County Treasurer
836 Austin St Ste 2200
Hempstead, TX 77445

Re: Waller County – Liability Renewal

Thank you for choosing the Texas Association of Counties Risk Management Pool (TAC RMP) for your liability coverage needs for 2026. TAC RMP is pleased to continue providing its members with the most comprehensive coverages and risk solutions available.

Your continued support allows TAC RMP to offer competitive and stable rates while maximizing coverage options for all program members. We are proud to share that the Pool has renewed 339 liability renewals and maintains a 99% renewal retention rate. Your participation in the TAC RMP is what makes our Pool successful.

As we look forward to another successful year, we are excited to announce events coming in 2026:

- County Management and Risk Conference (March 2026) - Kalahari Resorts, Round Rock, TX
- Member hosted Regional Workshops (September 2026)

Your renewal coverage is based on information we obtained from the renewal questionnaire. Please review your renewal and all attached schedules for accuracy.

If you have any questions, please do not hesitate to contact me for an onsite review. If you have any questions or updates related to your coverage, please contact your Member Services Representative for assistance.

Sincerely,

A handwritten signature in black ink that reads "Lisa McCaig". The signature is written in a cursive, flowing style.

Lisa McCaig
Risk Management Consultant II



TEXAS ASSOCIATION *of* COUNTIES RISK MANAGEMENT POOL

CONTRIBUTION BREAKDOWN SUMMARY

THIS IS NOT AN INVOICE

Invoice will be sent 30 days prior to due date to Billing Coordinator

Waller County
Attn: Joan Beaty
836 Austin St Ste 2200
Hempstead, TX 77445

Due Date: January 1, 2026
Coverage #: CAS-2370-20260101-1
Coverage Period: January 1, 2026 - January 1, 2027
Member Number: 2370

Contribution for the coverage is below.

Coverage	Contribution
Auto Liability	\$83,510
Auto Physical Damage	\$125,673
General Liability	\$18,124
Total Contribution:	\$227,307



Liability Contribution & Coverage Declarations

Member: Waller County

Coverage Period: January 1, 2026 through January 1, 2027

This Contribution & Coverage Declarations (CCD) is part of the Coverage Documents between the Texas Association of Counties Risk Management Pool (Pool) and the Named Member shown above, subject to the terms, conditions, definitions, exclusions, and sub-limits contained in the Coverage Documents, any endorsements, and the Interlocal Participation Agreement (IPA).

AUTO LIABILITY	Limits of Liability	Deductible Per Accident	Contribution
Bodily Injury Liability - Each Person	\$100,000	\$1,000	\$76,780
Bodily Injury Liability - Each Accident	\$300,000		
Property Damage Liability - Each Accident	\$100,000		
Included Coverage			
Personal Injury Protection	\$5,000	No deductible	Included
Optional Coverage			
Uninsured / Underinsured Motorist	Per Endorsement	\$250	\$6,730
AUTO LIABILITY CONTRIBUTION			\$83,510

AUTO PHYSICAL DAMAGE	Limits of Liability	Deductible Per Covered Auto	Contribution
Comprehensive Coverage	The lesser of the Actual Cash Value at time of loss or cost of repair with like kind and quality	\$2,500	\$125,673
Collision Coverage	The lesser of the Actual Cash Value at time of loss or cost of repair with like kind and quality	\$2,500	
AUTO PHYSICAL DAMAGE CONTRIBUTION			\$125,673

GENERAL LIABILITY		Limits of Liability	Deductible Per Occurrence	Contr
Bodily Injury Liability - Each Person		\$100,000	\$1,000	\$18,124
Bodily Injury Liability - Each Accident		\$300,000		
Property Damage Liability - Each Accident		\$100,000		
Included Coverage				
Personal and Advertising Injury Liability		\$100,000	\$1,000	Included
Per Person		\$300,000		
Per Offense / Aggregate				
Crisis Management		\$100,000	\$1,000	Included
Employee Benefits Liability		\$500,000	\$1,000	Included
Garage Keeper's Legal Liability		\$50,000	\$1,000	Included
Optional Coverage				
Unmanned Aircraft	Number of Unmanned Aircraft: 10	Per Endorsement	\$1,000	Included
GENERAL LIABILITY CONTRIBUTION				\$18,124
TOTAL CONTRIBUTIONS				\$227,307

NOTICE OF ACCIDENT/CLAIM

Item 49.

Notice of an accident or claim (including service of process, if any) is to be delivered immediately to the Pool via the Texas Association of Counties Claims Department at:

Texas Association of Counties
Attention: CLAIMS
P. O. Box 2131
Austin, Texas 78768
Fax Number: 512-615-8942
Email: claims-cs@county.org

Any notice of claim and/or related documents should be mailed to the above immediately or by fax or email.

CONDITIONS

Coverage: This CCD is to outline limits, deductibles, and contributions only. All coverage is subject to the terms, conditions, definitions, exclusions, and sub-limits described in the Coverage Documents, any endorsements, and the IPA.

Claims Reporting: The Named Member shall submit claims to the Pool as set forth in each applicable Coverage Document or as otherwise required by the Pool or state law.

Failure to Maintain Coverage: The Named Member's failure to maintain at least one coverage through the Pool will result in the automatic and immediate termination of the IPA.

Named Member Compliance: By executing the IPA, the Named Member agrees to comply with and abide by the Pool's Bylaws, applicable Coverage Documents, and the Pool's policies, as now in effect and as amended.

Payment of Annual Contribution: The Named Member shall pay contributions as outlined on invoices and as per the terms of the IPA.

Pool's Right to Audit: The Pool has the right, but no obligation, to audit and inspect the Named Member's operations and property at any time upon reasonable notice and during regular business hours, as the Pool deems necessary to protect the interest of the Pool.

Property Appraisal: Property coverage is blanket and based on Replacement Cost. The Pool will provide a formal physical appraisal of the Member's property on a periodic basis and the Member agrees to accept the values provided by the Pool's appraisal firm. Member agrees to report all buildings and contents prior to renewal.

Pool Coordinator: The Named Member shall appoint a Pool Coordinator. The name of the Pool Coordinator and the address for which notices may be given by the Pool shall be set forth in the space provided at the end of the IPA. The Pool Coordinator shall promptly provide the Pool with any required information.

The Named Member may change its Pool Coordinator and the address for notice by giving written notice to Pool of the change before the effective date of the change.

Any failure or omission of the Named Member's Pool Coordinator shall be deemed a failure or omission of the Named Member. The Pool is not required to contact any other individual regarding the Named Member's business except the named Pool Coordinator unless notice or contact to another individual is required by applicable law. Any notice given by Pool or its contractor to the Pool Coordinator or such individual as is designated by law for a particular notice, shall be deemed notice to the Named Member.

Split Retroactive Coverage Dates: Means the period of time between the Split Retroactive Coverage Dates shown on the CCD and the Retroactive Date shown on the CCD.

Item 49.

Submission of Information: The Named Member shall timely submit to the Pool documentation necessary for the Pool to use to determine the risk to be covered for the next renewal period and to properly underwrite the risk exposure. The Pool will provide forms identifying the information requested.

Termination and Renewal: The coverage outlined in this CCD may be terminated or not renewed by either party as outlined in the IPA or applicable Coverage Document.

Termination for Failure to Pay: Notwithstanding any other provision in the IPA, if any payment or contribution for coverage owed by the Named Member to the Pool is not paid as required by the IPA, the Pool may cancel coverage or terminate coverage and the IPA, as the Pool deems appropriate, in accordance with the Pool's Bylaws and the applicable Coverage Document. The Named Member shall remain obligated for such unpaid contribution or charge for the period preceding termination.

This declaration is issued by  as authorized representative of the Pool on 10/21/2025 in Austin, Texas.

PERSONAL INJURY PROTECTION COVERAGE ENDORSEMENT

This endorsement modifies the Auto Liability Coverage Document to which it is attached. Certain terms used herein have meanings different than similar terms used in other documents and endorsements forming a part of the Coverage Document. With respect to coverage provided by this endorsement, the provisions of the Auto Liability Coverage Document apply unless modified by the endorsement.

SCHEDULE

Coverage	Limits of Liability	Deductible
Personal Injury Protection	\$5,000 each Person	No deductible unless otherwise specified on CCD
Description of Covered Autos: See I.1 <u>Additional Definitions</u> Below		

A. COVERAGE AGREEMENT

The Pool will pay Personal Injury Protection benefits because of Bodily Injury:

1. Resulting from a motor vehicle Accident; and
2. Sustained by a Covered Person.

The Pool's payment will only be for Losses or expenses incurred within three years from the date of Accident.

Personal Injury Protection benefits consist of:

1. Necessary expenses for medical and funeral services.
2. Eighty percent of a Covered Person's Loss of Income from employment. These benefits apply only if, at the time of the Accident, the Covered Person:
 - a. Was an income producer; and
 - b. Was in an occupational status.

These benefits do not apply to any Loss after the Covered Person dies.

3. Reasonable expenses incurred for obtaining services. These services must replace those a Covered Person would normally have performed:
 - a. Without pay;

- b. During a period of disability; and
- c. For the care and maintenance of the family or household.

These benefits would apply if, at the time of the Accident, the Covered Person:

- a. Was not an income producer; and
- b. Was not in an occupational status.

These benefits will not apply to any Loss after the Covered Person dies.

B. WHO IS A COVERED PERSON

For purposes of this Personal Injury Protection Coverage, Covered Person shall mean:

- 1. The Named Member's Officials, employees, Volunteers and any of their Family Members, while Occupying or when struck by a Covered Auto.
- 2. Anyone else Occupying a Covered Auto with the Named Member's permission and within the scope of that permission.

C. EXCLUSIONS

The Pool does not provide Personal Injury Protection Coverage for any Person for Bodily Injury sustained:

- 1. In an Accident caused intentionally by that Person.
- 2. By that Person while in the commission of a felony.
- 3. By that Person while attempting to elude arrest by a law enforcement official.
- 4. To any employee of the Named Member, who is injured in the course and scope of his or her employment.

D. LIMITS OF LIABILITY

Regardless of the number of owned Covered Autos, Covered Persons, contributions paid, claims made or vehicles involved in the Accident, the most the Pool will pay for Bodily Injury for each Covered Person in any one Accident is the Limit of Liability shown in the Schedule to this endorsement or the CCD.

If a Person receiving payment under this Personal Injury Protection Coverage Endorsement is also making a claim against the Named Member or another Covered Person under the Bodily Injury provisions of the Auto Liability Coverage Document, or against the Pool under the Bodily Injury provisions of the Uninsured/Underinsured Motorists Coverage Endorsement of the Auto Liability Coverage Document, such Named Member, other Covered Person and the Pool shall be entitled to an offset, credit or deduction against any award made under the Auto Liability Coverage Document or the Uninsured/Motorists Coverage Endorsement to such recipient in an amount equal to the amount paid to such recipient under this Personal Injury Protection Coverage Endorsement. The Auto Liability Coverage Document and the Uninsured/Underinsured Motorists Coverage Endorsement of – the Auto Liability Coverage Document are hereby amended accordingly; provided, however, nothing herein shall be construed to authorize a direct action against the Pool.

E. CONDITIONS

The CONDITIONS found in the Auto Liability Coverage Document are changed for Personal Injury Protection as follows:

1. Condition M.1, DUTIES IN THE EVENT OF ACCIDENT, CLAIM, SUIT, OR LOSS is changed by adding the following:
 - d. At the Pool's request, give to the Pool a written proof of claim, under oath if required, including full particulars of the nature and extent of the Accident, injuries, treatment and any other details relevant to the Pool's determination of benefits payable hereunder. Proof of claim shall be made on forms furnished by the Pool unless, within 15 days after receiving notice of the claim, the Pool has failed to furnish such forms. In such event, notice shall be given in letter form.
 - e. At the Pool's request, submit to examination under oath by any Person selected by the Pool, as often as may be reasonably required.
 - f. Provide or authorize the Pool to obtain medical records or pertinent information.
 - g. Submit to physical or mental examination, at the Pool's request, by physicians of the Pool's choice, when and as often as the Pool reasonably requests.
2. Condition S., OTHER COVERAGE OR INSURANCE, is changed by adding the following:

If there is other Personal Injury Protection insurance, the Pool will pay only its share. The Pool's share is the proportion that its Limit of Liability bears to the total of all applicable limits. However, any coverage the Pool provides with respect to a vehicle the Named Member does not own shall be excess over any other collectible Personal Injury Protection coverage.

Item 49.

F. PAYMENT PROVISION

Benefits payable under this coverage are payable:

1. Not more frequently than every two weeks; and
2. Within 30 days after satisfactory proof of claim is received.

Any benefits for a period of less than two weeks for which the company is liable are payable at termination of the disability period.

Payments will be made to the Person who is disabled or, if the disabled Person is an unemancipated minor, to the parent or guardian who has custody of such minor within 30 days after satisfactory proof of parentage or guardianship is received by the Pool.

G. ASSIGNMENT OF BENEFITS

Payments for medical benefits will be paid directly to a physician or other health care provider if the Pool receives a written assignment signed by the Covered Person to whom such benefits are payable.

H. COORDINATION OF BENEFITS

If a Covered Person is an employee of the Named Member, any amount payable under this endorsement for Loss of Income will be reduced by any workers' compensation income benefits received, and any amount payable under this endorsement for medical expenses will be limited to those out-of-pocket expenses not covered as workers' compensation medical benefits.

I. ADDITIONAL DEFINITIONS

The following are added to the DEFINITIONS Section and have special meaning for Personal Injury Protection.

1. **Covered Auto** means an Auto which is:
 - a. Owned or leased by the Named Member; or

- b. Temporarily used by the Named Member as a substitute for an Auto owned or leased by the Named Member that has been withdrawn from normal use because of its breakdown, repair, servicing, Loss or destruction; and

Item 49.

The Auto Liability Coverage Document must also apply to the Covered Auto.

Covered Auto shall not include:

- a. Any Auto while used as a livery or public conveyance, unless, prior to the Accident, such use is specifically declared and described in the CCD or otherwise approved in writing by the Pool;
 - b. Any Auto which is not being used with the Named Member's permission; or the use of which is outside the scope of the Named Member's permission.
2. **Family Member** means a person related to a Named Member's Official, employee, or Volunteer by blood, marriage or adoption who is a resident of their household, including a ward or foster child.
3. **Loss of Income** is the difference between:
- a. Income which would have been earned had the Covered Person not been injured; and
 - b. The amount of income actually received from employment during the disability.
- If the income being earned as of the date of Accident is a salary or fixed remuneration, it shall be used in determining the amount of income which would have been earned. Otherwise, the average monthly income earned during the period (not more than 12 months) preceding the Accident shall be used.
4. **Medical Expenses** means expenses for necessary medical, surgical, x-ray, and dental services, including prosthetic devices, and necessary ambulance, hospital, professional nursing and funeral services.
5. **Occupying** means in, upon, getting in, on, out or off.
6. **Person** means a natural Person and not a corporation, partnership, association, organization or business name.

UNINSURED/UNDERINSURED MOTORISTS COVERAGE ENDORSEMENT

This endorsement modifies the Auto Liability Coverage Document to which it is attached. Certain terms used herein have meanings different than similar terms used in other documents and endorsements forming a part of the Coverage Document. With respect to coverage provided by this endorsement, the provisions of the Coverage Document apply unless modified by this endorsement.

SCHEDULE

Coverage	Limits of Liability
Bodily Injury	\$30,000 each person \$60,000 each accident
Property Damage	\$25,000 each accident
Description of Covered Autos: See, F.1. Additional Definitions below.	

A. COVERAGE AGREEMENT

1. The Pool will pay damages which a Covered Person is legally entitled to recover from the owner or operator of an Uninsured Motor Vehicle because of Bodily Injury or Property Damage sustained by the Covered Person caused by an Accident. The owner's or operator's liability for these damages must arise out of the ownership, maintenance or use of the Uninsured Motor Vehicle. Provided, however, that no duty to pay under this endorsement arises until the earlier of (a) our written agreement to pay under this endorsement, or (b) the entry of a final judgment determining the liability of the owner or operator of the Uninsured Motor Vehicle.
2. With respect to damages resulting from an Accident with a vehicle described in Paragraph d. of the definition of Uninsured Motor Vehicle, the Pool will pay under this endorsement only if a. or b. below applies:
 - a. The limit of any applicable liability bonds or policies has been exhausted by payment of judgements or settlements; or
 - b. A tentative settlement has been made between a Covered Person and the insurer of the vehicle described in Paragraph d. of the definition of Uninsured Motor Vehicle, and the Pool:
 - i. Has been given prompt written notice of such tentative settlement; and
 - ii. Advance payment to the Covered Person in an amount equal to the tentative settlement within 30 days after receipt of notification.
3. Any judgment for damages arising out of a Suit brought without the Pool's consent is not binding on the Pool.
4. If the Pool and the Named Member do not agree as to whether or not a vehicle is actually uninsured, the burden of proof as to that issue shall be on the Pool.

B. WHO IS A COVERED PERSON

For purposes of this Uninsured/Underinsured Motorists Coverage, Covered Person shall mean:

1. The Named Member for Property Damage only.
2. Officials, employees and Volunteers while Occupying a Covered Auto.
3. Any person or organization for damages that person or organization is entitled to recover because of Bodily Injury sustained by a person described in 1. or 2. above.

C. EXCLUSIONS

1. The Pool does not provide Uninsured/Underinsured Motorists Coverage for any person:
 - a. For Bodily Injury sustained while Occupying, or when struck by, any motor vehicle or a trailer of any type owned by the Named Member, any of its Officials, employees or Volunteers, or any of their Family Members, which is not a Covered Auto under this endorsement.
 - b. If that person or the legal representative settles the claim without the Pool's consent. However, this exclusion does not apply to a settlement made with the insurer of an owner or operator of a vehicle described in Paragraph d. of the definition of Uninsured Motor Vehicle in accordance with the procedure described in Paragraph A.2.b.
 - c. For the first \$250 of the amount of damage to the property of that person as the result of any one accident.
 - d. Using a vehicle without a reasonable belief that the person is entitled to do so. This exclusion does not apply to the Named Member.
 - e. For Bodily Injury or Property Damage resulting from the intentional acts of that person.
2. This coverage shall not apply directly or indirectly to benefit:
 - a. Any insurer or self-insurer under any workers' compensation, disability benefits or similar law; or
 - b. Any insurer of property.

D. LIMITS OF LIABILITY

1. The Limits of Liability shown in the schedule for Bodily Injury each person is the most the Pool will pay for all damages for Bodily Injury sustained by any one person in any one Auto Accident. Subject to this limit for each person, the Limits of Liability indicated for Bodily Injury, each Accident is the most the Pool will pay for all damages for Bodily Injury resulting from any one Accident, regardless of the number of persons injured. The Limits of Liability shown in the schedule for Property Damage, each Accident is the most the Pool will pay for all damages for Property Damage resulting from any one Accident, regardless of the number of persons claiming such damages.

These limits are the most the Pool will pay regardless of the number of Covered Persons, Claims made, Policies or bonds applicable, Covered Autos, or Vehicles involved.

Subject to this maximum, the Pool's Limits of Liability will be the lesser of:

- a. The difference between the amount of a Covered Person's damages for Bodily Injury or Property Damage and the amount paid or payable to that Covered Person for such

damages, by or on behalf of persons or organizations who may be legally responsible;
and

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- b. The applicable Limits of Liability for this coverage.
2. In order to avoid benefit payments in excess of actual damages sustained, subject only to the limits set out in the schedule of this endorsement or in the CCD and other applicable provisions of this coverage, the Pool will pay all covered damages not paid or payable under any
 - a. workers' compensation law, disability benefits law, any similar law;
 - b. Automobile Medical Payments Coverage; or
 - c. Personal Injury Protection Coverage.
3. Any payment under this coverage to or for a Covered Person will reduce any amount that Covered Person is entitled to recover for the same damages under the Auto Liability Coverage Document.
4. Special Provision for Property Damage

If a Covered Person sustains Property Damage Loss, to which the physical or Property Damage coverage of another policy and this coverage both apply, the Named Member may choose the coverage from which damages will be paid. The Named Member may recover under both coverages, but only if:

 - a. Neither one by itself is sufficient to cover the Loss;
 - b. The Named Member pays the higher deductible amount (but the Named Member does not have to pay both deductibles); and
 - c. The Named Member will not recover more than the actual damages.
5. If the Covered Person is an employee of the Named Member entitled to workers' compensation benefits for Bodily Injury resulting from the Accident, this endorsement applies provided that the Covered Person receives all medical care under the rules and procedures of the Texas Workers' Compensation Act. If the Covered Person elects to receive some or all medical treatment outside of the Texas Workers' Compensation Act, then the Bodily Injury - Each Person Limit of Liability available to that Covered Person shall reduce to the statutory minimum.

E. CONDITIONS

The Conditions found in the Auto Liability Coverage Document are changed for Uninsured/Underinsured Motorists Coverage as follows:

1. Condition M.1., DUTIES IN THE EVENT OF ACCIDENT, CLAIM, SUIT, or LOSS is changed by adding the following:
 - d. At the Pool's request, give to the Pool a written proof of claim, under oath if required, including full particulars of the nature and extent of the accident, injuries, treatment and any other details relevant to the Pool's determination of benefits payable hereunder. Proof of claim shall be made on forms furnished by the Pool unless, within 15 days after receiving notice of the claim, the Pool has failed to furnish such forms. In such event, notice shall be given in letter form.

- e. At the Pool's request, submit to examination under oath by any person selected by the Pool, as often as may be reasonably required. Item 49.
- f. Provide or authorize the Pool to obtain medical records or pertinent information.
- g. Submit to physical or mental examination, at the Pool's request, by physicians of the Pool's choice, when and as often as the Pool reasonably requests.
- h. Promptly notify the police if a hit-and-run driver is involved.
- i. Promptly send the Pool copies of the legal papers if a Suit is brought.
- j. Take reasonable steps after Loss to protect the Covered Auto and its equipment from further Loss. The Pool will pay reasonable expenses incurred to do this.
- k. Permit the Pool to inspect and appraise the damaged property before its repair or disposal.
- l. Promptly notify the Pool in writing of a tentative settlement between a Covered Person and the insurer of a vehicle described in Paragraph d. of the definition of Uninsured Motor Vehicle and allow us 30 days to advance payment to that Covered Person in an amount equal to the tentative settlement to preserve our rights against the insurer, owner, or operator of such vehicle.
- m. At the Pool's request, if the Pool determines that workers' compensation benefits or any similar benefits may be paid or payable for an Accident otherwise covered under this endorsement, a Covered Person must promptly submit a claim for workers' compensation benefits or similar benefits under the applicable policy as a condition precedent to any payment under this endorsement.

2. Paragraph N.1 of Condition N., LEGAL ACTION AGAINST THE POOL, is replaced with the following:

No legal action may be brought against the Pool unless there has been full compliance with all terms of the Coverage Document and this endorsement. In a Claim for payment under this endorsement, no action to determine the liability of the owner or operator of an Uninsured Motor Vehicle may be initiated against either the owner or operator, or the Pool, unless the following conditions have been met:

- a. The Pool has been given 30 days notice of the intent to file such an action;
- b. The Covered Person has made a written demand to release the Pool from further liability in exchange for a payment within the policy limits of this endorsement; and
- c. The Pool has failed to tender the amount demanded under N.1.a of this endorsement within 14 days of the service of the demand.

Provided, however, that the Pool may not be added as a party to such action unless either: (1) the Covered Person has reached a settlement with the owner or operator of the Uninsured Motor Vehicle; (2) the Pool has advanced payment for a tentative settlement made with the insurer of an owner or operator of a vehicle described in Paragraph d. of the definition of Uninsured Motor Vehicle in accordance with the procedure described in Paragraph A.2.b above; or (3) a final judgment has been entered against the owner or operator of the Uninsured Motor Vehicle establishing their liability. The Pool may, in its sole discretion,

intervene in an action against the owner or operator of the Uninsured Motor Vehicle prior to the entry of a final judgment against the owner or operator of the Uninsured Motor Vehicle. Item 49.

3. Condition O., TRANSFER OF RIGHTS OF RECOVERY AGAINST ANOTHER TO THE POOL is changed by adding the following:

If the Pool makes a payment and the Covered Person recovers from another party, the Covered Person shall hold the proceeds in trust for the Pool and reimburse the Pool to the extent of the Pool's payment.

The Pool's rights under this provision do not apply with respect to a tentative settlement between a Covered Person and the insurer of an owner or operator of a vehicle described in Paragraph d. of the definition of Uninsured Motor Vehicle if the Pool:

- a. Has been given written notice of a tentative settlement between the Covered Person and the insurer of the Uninsured Motor Vehicle; and
- b. Fails to advance payment to the Covered Person in an amount equal to the tentative settlement within 30 days after receipt of the notification.

If the Pool advances payment to the Covered Person in an amount equal to the tentative settlement within 30 days after receipt of notification:

- a. That payment will be separate from any amount a Covered Person is entitled to recover under the provisions of this endorsement; and
- b. The Pool has the right to recover the advanced payment.

4. Condition S., OTHER COVERAGE OR INSURANCE, is changed by adding the following:

If there is other applicable similar coverage or insurance the Pool will pay only its share of the Loss. The Pool's share is the proportion that its Limit of Liability bears to the total of all applicable limits. However, any coverage the Pool provides, with respect to a vehicle the Named Member does not own, shall be excess over any other collectible coverage or insurance.

5. The following Condition is added:

AA. PAYMENT OF LOSS BY THE POOL

Any amount due under this Uninsured/Underinsured Motorists Coverage is payable:

1. To the Covered Person; or
2. If the Covered Person is a minor, to his parent or guardian; or
3. If the Covered Person is deceased, to his surviving spouse, otherwise to a person authorized by law to receive such payment or to a person legally entitled to recover the damages which the payment represents;
4. To a person authorized by law to receive such payment or to a person legally entitled to recover the damages which the payment represents;

provided, the Pool may at its option pay any amount due hereunder in accordance with subparagraph AA.4., above.

F. ADDITIONAL DEFINITIONS

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The DEFINITIONS of the Coverage Document are changed or supplemented for UNINSURED/UNDERINSURED MOTORIST COVERAGE as follows:

1. **Covered Auto** means:

a. Any Auto which is:

- (1) Owned or leased by the Named Member; or
- (2) Temporarily used by the Named Member as a substitute for an Auto owned or leased by the Named Member that has been withdrawn from normal use because of its breakdown, repair, servicing, Loss or destruction; and

The Auto Liability Coverage Document must also apply to the Covered Auto.

b. Covered Auto shall not include:

- (1) Any Auto while used as a livery or public conveyance, unless, prior to the accident, such use is specifically declared and described in the Declarations or otherwise approved in writing by the Pool;
- (2) Any Auto which is not being used with the Named Member's permission; or the use of which is outside the scope of the Named Member's permission.

2. **Family Member** means a person related to a Covered Person by blood, marriage or adoption, who is a resident of their respective households, including a ward or foster child.

3. **Occupying** means in, upon, getting in, on, out or off.

4. **Property Damage** means injury to or Loss of use of or destruction of;

- a. A Covered Auto;
- b. Property owned by the Named Member or a Covered Person while contained in a Covered Auto; and
- c. Property owned by any other person Occupying the Covered Auto while contained in the Covered Auto.

5. **Uninsured Motor Vehicle** means a land motor vehicle or trailer of any type:

- a. To which no liability bond or policy applies at the time of the Accident.
- b. Which is a hit-and-run vehicle whose operator or owner cannot be identified. The vehicle must hit a Covered Person, a Covered Auto or a vehicle a Covered Person is Occupying.
- c. To which a liability bond or policy applies at the time of the Accident, but the bonding or insuring company denies coverage or is or becomes insolvent.
- d. Which is an underinsured motor vehicle. An underinsured motor vehicle is one to which

a liability bond or policy applies at the time of the accident but its Limit of Liability is either:

Item 49.

- (1) Is not enough to pay the full amount the Covered Person is legally entitled to recover as damages; or
- (2) Has been reduced by payment of claims to an amount which is not enough to pay the full amount the Covered Person is legally entitled to recover as damages.

However, Uninsured Motor Vehicle does not include any vehicle or equipment:

- a. Owned by or furnished or available for the regular use of the Named Member, a Covered Person, or any Family Member of any of them;
- b. Owned or operated by a self-insurer under any applicable motor vehicle law;
- c. Owned by any governmental body unless the operator of the vehicle is uninsured and there is no statute imposing liability for damage because of Bodily Injury or Property Damage on the governmental body for an amount not less than the Limits of Liability for this coverage;
- d. Operated on rails or crawler treads;
- e. Designed mainly for use off public roads while not on public roads; or
- f. While located for use as a residence or premises.

UNMANNED AIRCRAFT ENDORSEMENT

Coverage Agreement – Subject to the limits shown in the General Liability Coverage Document, coverage is extended to cover an Unmanned Aircraft, as described in this endorsement.

Section I – Coverage A, Part 2. EXCLUSIONS, h. Aircraft, Autos or Watercraft is amended to add subsection (7) as follows:

- (7) Bodily Injury or Property Damage arising out of the operation of an Unmanned Aircraft as scheduled below.

Section I – Coverage B, Part 2. EXCLUSIONS, o. is amended to read:

- o. Personal and Advertising Injury arising out of the ownership, maintenance, use or entrustment to others of any Aircraft (except for Unmanned Aircraft, as scheduled below) owned, operated by, rented, loaned to, or borrowed by the Covered Person. This exclusion applies even if the Claims against the Covered Person allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by the Covered Person.

SCHEDULE

Description of Unmanned Aircraft			
Registration No.	Manu. Serial No.	Make and Model	Year Built
FA3NNWRWKY	1581F67QE238200A00EJ	DJI - MAVIC 3 PRO	2023
FA3RNYET4L	HB2922292220	AUTEL - EVO II ENTERPRISE - NON COUNTY OWNED	2022
FA3RNXFYFNK	1581F5BKD235D00D SZLY	DJI - IM30T	2023
FA3RNYHN9C	01203AC2K1220	SKY HERO - LOKI MK II	2024
FA3NNWWPMN	1581F67QE238700A00A7	DJI - MAVIC 3 PRO	2023
FA3X9NRK73	4GCCCK5PROBODV1	DJI - MAVIC 2 ENTERPRISE ADVANCED	2022
FA3RNYLKCXY	01203AC2K1051	SKY HERO - LOKI MK II	2024
FA3RNY94WY	1581F4XFA235AML870K4	DJI - MINI 3 PRO	2023
FA3RNYAXYT	1581F4XFA235AML83761	DJI - MINI 3 PRO	2023
FA3RNY4ARA	1581F5FJD237800D UUKH	DJI - MAVIC 3T	2023

1. Coverage is provided under this Endorsement only if all of the following conditions are met:
 - a. Ownership, maintenance and use of the Unmanned Aircraft complies with all applicable laws, regulations, requirements and guidelines of the Federal Aviation Administration and any other regulatory authority, including but not limited to laws, regulations, requirements and guidelines concerning obtaining and maintaining any Certificate of Waiver or Authorization or other license, permit, waiver, certificate or other authorization; registration and marking of the Unmanned Aircraft; training, certification and medical condition of the Unmanned Aircraft operator; maintaining visual line of sight by the operator; using a visual observer; approved scope, place and time of operation; maximum speed and altitude of flight; maximum weight of the Unmanned Aircraft (including everything on board); airworthiness, inspection and maintenance of the Unmanned Aircraft and any associated equipment, software or other elements including communication links and components that control or otherwise are used to maintain or operate the Unmanned Aircraft; and preflight familiarization, inspection and actions.
 - b. Maintenance and use of the Unmanned Aircraft and Unmanned Aircraft System is conducted within the scope of use approved in writing by the Named Member and in accordance with any requirements or guidelines established by the Named Member.
2. Coverage under this Endorsement does not apply to claims caused by hijacking or any unlawful seizure or wrongful exercise of control of the Unmanned Aircraft (including any attempt at such seizure or control) by any person, including but not limited to claims arising while the Unmanned Aircraft is outside the control of the Covered Person by reason of such hijacking, unlawful seizure or wrongful exercise of control. The Unmanned Aircraft shall be deemed to have been restored to the control of the Covered Person on the safe return of the Unmanned Aircraft to the Covered Person at an airfield or off-airport location within the Coverage Territory that is entirely suitable for the operation of the Unmanned Aircraft (such safe return shall require that the Unmanned Aircraft be parked with engines shut down and under no duress).
3. The following definitions apply to this Endorsement:
 - a. **Federal Aviation Administration** means the duly constituted authority of the United States of America having jurisdiction over governmental aircraft operations, or its duly constituted equivalent in any other country.
 - b. **Unmanned Aircraft** means the aircraft described in the Schedule for this Endorsement that is not designed, manufactured, or modified after manufacture to be controlled directly by a person from within or on the aircraft.

Other terms in this Endorsement that are capitalized have the same meaning as the meaning assigned to them in the body of the General Liability Coverage Document.



TEXAS ASSOCIATION of COUNTIES RISK MANAGEMENT POOL

CONTRIBUTION BREAKDOWN SUMMARY

THIS IS NOT AN INVOICE

Invoice will be sent 30 days prior to due date to Billing Coordinator

Waller County
Attn: Joan Beaty
836 Austin St Ste 2200
Hempstead, TX 77445

Due Date: January 1, 2026
Coverage #: WC-2370-20260101-1
Coverage Period: January 1, 2026 - January 1, 2027
Member Number: 2370

Installment	Amount	Due Date
1st Quarterly	\$60,291	January 1, 2026
2nd Quarterly	\$60,291	April 1, 2026
3rd Quarterly	\$60,291	July 1, 2026
4th Quarterly	\$60,292	October 1, 2026
Total Contribution	\$241,165	



TEXAS ASSOCIATION of COUNTIES RISK MANAGEMENT POOL

Item 50.

WORKERS' COMPENSATION INVOICE SUMMARY

Member Name: Waller County

Coverage Period: January 1, 2026 - January 1, 2027

SUMMARY	
Pool Target Modifier	0.96
Multi-line Discount	-\$62,803
Alliance Participation Discount	-\$10,049
2026 Estimated Workers' Compensation Contribution	\$241,165

BREAKOUT					
Class Code	Class Code Description	Number of Employees	Estimated Payroll	Cost Allocation Factor	Contribution
083910	Auto Mechanics	6	\$333,681	1.045189	\$3,488
090140	Bldg. Maintenance & Janitors	14	\$608,130	1.731360	\$10,529
045110	Chemical Analyst/Assayers	6	\$349,301	0.099512	\$348
088100	Clerical	146	\$9,494,258	0.130730	\$12,412
056060	Co. & Drain Dist. Commissioners	1	\$95,515	0.125527	\$120
088110	Election Personnel	12	\$125,000	0.158698	\$198
086010	Engineers, Surveyors	19	\$1,454,666	0.065040	\$946
077040	Firefighters & Drivers	6	\$347,072	1.175920	\$4,081
088120	Jurors	12	\$75,000	0.158698	\$119
087420	Juv Probation, Collectors, Sales	8	\$591,295	0.784380	\$4,638
077200	Law Enforcement	170	\$11,041,994	1.435428	\$158,500
088200	Law Office	29	\$2,639,546	0.065040	\$1,717
088380	Library/Museum-Prof. & Clerical	9	\$450,894	0.163250	\$736
082640	Recycling Or Shredding Workers &	3	\$149,854	0.767470	\$1,150
055060	Road Employees-Paving, Repaving	46	\$2,221,337	1.620142	\$35,989
088310	Vet Hospital & Animal Control	3	\$161,038	2.286801	\$3,683
088590	Volunteers - All Others	2	\$10,400	0.667958	\$69
088550	Volunteers - Fire Fighters	1	\$5,200	5.079611	\$264
088560	Volunteers - Law Enforcement	18	\$93,600	2.327775	\$2,179
	Total Payroll/Employees	511	\$30,247,781		\$241,165

FINANCIAL SUMMARY	
2026 Estimated Workers' Compensation Annual Contribution	\$241,165
2026 Estimated Workers' Compensation Prorata Contribution	\$241,165



Workers' Compensation Contribution & Coverage Declaration

Named Member: Waller County

Coverage Period: January 1, 2026 through January 1, 2027

This Contribution & Coverage Declaration (CCD) is part of the Coverage Documents between the Texas Association of Counties Risk Management Pool (Pool) and the Named Member shown above, subject to the terms, conditions, definitions, exclusions, and sublimits contained in the Coverage Documents, any endorsements, and the Interlocal Participation Agreement (IPA).

WORKERS' COMPENSATION	LIMITS
<i>Workers' Compensation Coverage: Part One of the Coverage Document applies to the Workers' Compensation Law in the State of Texas.</i>	
Each Accident	Statutory
Each Employee for Disease	Statutory
<i>Employers' Liability Coverage: Part Two of the Coverage Document applies to the work in the State of Texas. The Limits of the Pool's Liability under Part Two are:</i>	
Bodily Injury by Accident	\$1,000,000 Each Accident
Bodily Injury by Disease	\$1,000,000 Each Claimant
Aggregate per coverage period	\$2,000,000
<i>Optional Coverage</i>	
Elected Officials	Yes
Volunteers - Fire Fighters	Yes
Volunteers - Law Enforcement	Yes
Volunteers - Emergency Medical Personnel	No
Volunteers - All Others	Yes
Jurors	Yes
Election Workers (non-employees)	Yes
WORKERS' COMPENSATION DEDUCTIBLE	
Deductible (per Occurrence)	\$0
WORKERS' COMPENSATION ANNUAL CONTRIBUTION	\$241,165

WALLER COUNTY
GRANT SALARY ORDER
10/01/25-09/30/26

Fund 228 - Department 576

CRIMINAL JUSTICE DIVISION

Victims of Crime Act Formula Grant Program

VA - #4254705

	HOURLY RATE	BUDGETED AMOUNT
Victims' Assistant	\$ 25.48	\$ 53,202.24



PROJECT: Waller County Courthouse - 3rd Level Finish Out			Bid Date	10/28/25	Liq Damages =	\$ -	3-Nov-25		
LOCATION: Hempstead			Bid Time	2:00 PM	Minority Goal =	N/A	11:23 AM		
ARCHITECT: BSW			Project Duration	8.10	months	\$5,838,888	Projected Project Value w/Alts		
OWNER: Waller County			Project Size	0	SF (NEW)	13,478	SF (RENOVATIONS)		
Row	Spec	DESCRIPTION	ADJUST	SCOPED	SUB/MATL	TOTAL	VENDOR	% of Total	\$/sf
8									
9	No Spec	Allowances - Per Specifications			n/a	-		0.00%	0.00
10	No Spec	Allowances - Protection for Reduced Court Judge				20,000	Allowance - SEDALCO	0.41%	1.48
11	No Spec	Remaining funds in the 3rd Floor Early Out Allowance				44,288		0.92%	3.29
12	No Spec	Traffic Control and Barricades				2,500		0.05%	0.19
13	No Spec	Temporary - Barriers and Enclosures w/Removal				2,500		0.05%	0.19
14	No Spec	Temporary - Contractor Parking and Containers				52,500		1.09%	3.90
15	No Spec	Selective Demolition - Existing Walls				5,000		0.10%	0.37
16	033000	Cast-In-Place Concrete incl Mock Up			n/a	-		0.00%	0.00
17	No Spec	Concrete Staining (Balcony STC-1 = 1,190 SF)		in Courthouse GMP		-		0.00%	0.00
18	033543	Polished Concrete Finishes			n/a	-		0.00%	0.00
19	033501	Concrete Sealer (SC-1 = 140 SF)			w/ painting	-		0.00%	0.00
20	033501	Concrete Sealer - original 3rd Floor scope removed			(10,000)	(10,000)		-0.21%	-0.74
21	034900	Glass-Fiber-Reinforced Concrete (GFRC) incl Mock Up			n/a	-		0.00%	0.00
22	042200	Concrete Unit Masonry incl Mock Up			n/a	-		0.00%	0.00
23	044313.13	Anchored Stone Masonry Veneer			n/a	-		0.00%	0.00
24	047200	Cast Stone Masonry			n/a	-		0.00%	0.00
25	051200	Structural Steel			n/a	-		0.00%	0.00
26	051200	Structural Steel Erection			n/a	-		0.00%	0.00
27	052100	Steel Joists			n/a	-		0.00%	0.00
28	053100	Steel Deck			n/a	-		0.00%	0.00
29	055000	Metal Fabrications			n/a	-		0.00%	0.00
30	055113	Metal Pan Stairs			n/a	-		0.00%	0.00
31	055213	Pipe and Tube Railings (Ramps to Judge)				10,291		0.21%	0.76
32	057300	Decorative Metal Railings incl Mock Up			n/a	-		0.00%	0.00
33	061000	Rough Carpentry (in-wall)			w/ drywall	-		0.00%	0.00
34	No Spec	Rough Carpentry (Raised platforms) - 650 SF				54,450		1.13%	4.04
35	No Spec	Platform Sound Deadening				10,000		0.21%	0.74
36	061600	Sheathing			w/ gyp	-		0.00%	0.00
37	062023	Interior Finish Carpentry			w/ woodwork	-		0.00%	0.00
38	064023	Interior Architectural Woodwork including Sills				286,750		5.93%	21.28
39	no spec	Salvage Existing Marble Panels, Reinstall at Judge's Dais (Figured as NEW)				20,500		0.42%	1.52
40	066400	Plastic Paneling			w/ gyp	-		0.00%	0.00
41	071113	Bituminous Dampproofing			w/ sealants	-		0.00%	0.00
42	072100	Thermal Insulation			w/ gyp	-		0.00%	0.00
43	no spec	Sprayed Insulation (Under Octagonal Towers & Central Tower (Alt))			n/a	-		0.00%	0.00
44	072419	Exterior Insulation and Finish Systems (EIFS)			n/a	-		0.00%	0.00
45	072726	Fluid-Applied Membrane Air Barrier			w/ sealants	-		0.00%	0.00
46	073116	Metal Shingles			w/ roofing	-		0.00%	0.00
47	074113	Standing-Seam Metal Roof Panels			w/ roofing	-		0.00%	0.00
48	075423	Thermosplastic-Polyolefin (TPO) Roofing incl Mock Up			n/a	-		0.00%	0.00
49	076200	Sheet Metal Flashing and Trim			w/ roofing	-		0.00%	0.00
50	077200	Roof Accessories			w/ roofing	-		0.00%	0.00
51	078100	Applied Fire Protection - Patching ONLY (2 days figured)				5,200		0.11%	0.39
52	078413	Penetration Firestopping			w/ trades	-		0.00%	0.00
53	079200	Joint Sealants				3,000		0.06%	0.22
54	081113	Hollow Metal Doors and Frames			w/ hardware	-		0.00%	0.00
55	081416	Flush Wood Doors			w/ hardware	-		0.00%	0.00
56	083113	Access Doors and Frames				3,000		0.06%	0.22
57	083484	Fire-Protective Automatic Smoke Containment Curtains (Door 3400C)			n/a	-		0.00%	0.00
58	083950	Bullet Resistant Doors and Frames			w/DFH	-		0.00%	0.00
59	084113	Aluminum-Framed Entrances and Storefronts (Adm B & C)			w/ glazing	-		0.00%	0.00
60	084413	Glazed Aluminum Curtain Walls (Adm C)			w/ glazing	-		0.00%	0.00
61	085653	Bullet Resistant Framing System			w/ glazing	-		0.00%	0.00
62	086200	Unit Skylights			n/a	-		0.00%	0.00
63	No Spec	Stained Glass (51 SF)				35,200		0.73%	2.61
64	087100	Door Hardware (inclusive of revised specs 10/31/25)				113,040		2.34%	8.39
65	087100	Door Hardware Installation				21,645		0.45%	1.61
66	088000	Aluminum Frames and Door Glazing				63,302		1.31%	4.70
67	090561.13	Moisture Mitigation Control - Slab on Grade			n/a	-		0.00%	0.00
68	092116.23	Gypsum Board Shaft Wall Assemblies			w/ gyp	-		0.00%	0.00
69	092216	Non-Structural Metal Framing			w/ gyp	-		0.00%	0.00
70	092400	Cement Plastering incl Mock Up			w/EIFS	-		0.00%	0.00
71	092900	Gypsum Board				269,621		5.58%	20.00
72	092900	Gypsum Board - CO for RFI 251 - below 3rd Floor scope				6,105		0.13%	0.45
73	093013	Ceramic Tiling				40,854		0.85%	3.03
74	094023	Epoxy Terrazzo (TR1 = 1,180 SF + TR3 = 155 SF)				64,000		1.32%	4.75
75	095113	Acoustical Panel Ceilings				27,729		0.57%	2.06
76	095443	Stretched-Fabric Panel Systems				13,250		0.27%	0.98
77	096020	Vapor Testing Concrete Floor Slabs			w/resilient	-		0.00%	0.00
78	096400	Wood Flooring (4th Floor Commission Chambers, ST1 Landings)			n/a	-		0.00%	0.00
79	096513	Resilient Base and Accessories (**See LVT material allowance)				65,964		1.36%	4.89
80	096519	Resilient Tile Flooring			w/ resilient	-		0.00%	0.00
81	096813	Tile Carpeting			w/ resilient	-		0.00%	0.00
82	097200	Wallcoverings			w/ acoustic	-		0.00%	0.00
83	098414	Acoustic Stretched-Fabric Wall Systems			w/ acoustic	-		0.00%	0.00
84	099000	Painting (No tape and Bed)				53,635		1.11%	3.98
85	099300	Staining and Transparent Finishing			w/ painting	-		0.00%	0.00
86	101416	Plaques			w/ signage	-		0.00%	0.00
87	101423	Signage				37,717		0.78%	2.80
88	102113.17	Phenolic-Core Toilet Compartments			w/ toilet access	-		0.00%	0.00
89	102600	Wall and Door Protection			none found	-		0.00%	0.00
90	102800	Toilet Accessories & Mirrors				7,620		0.16%	0.57
91	104413	Fire Protection Cabinets			w/toilet acc	-		0.00%	0.00
92	104416	Fire Extinguishers			w/ fire cabinets	-		0.00%	0.00
93	105626	Mobile Storage Shelving			n/a	-		0.00%	0.00
94	108113	Bird Control Devices			n/a	-		0.00%	0.00
95	110000	Equipment - Tack Boards, Tack Board Cabinets			n/a	-		0.00%	0.00
96	110000	Equipment - Speak Around Frame w/ Deal Tray (Armortex)			w/ glass	-		0.00%	0.00
97	110000	Equipment - Deal Tray Open (Paper Pass) 16" Wide (C.R. Laurence CTDB16)			w/ glass	-		0.00%	0.00



PROJECT:		Waller County Courthouse - 3rd Level Finish Out		Bid Date	10/28/25	Liq Damages =	\$ -	3-Nov-25			
LOCATION:		Hempstead		Bid Time	2:00 PM	Minority Goal =	N/A	11:23 AM			
ARCHITECT:		BSW		Project Duration	8.10	months	\$5,838,888	Projected Project Value w/Alts			
OWNER:		Waller County		Project Size	0	SF (NEW)	13,478	SF (RENOVATIONS)			
Row	Spec	DESCRIPTION		ADJUST	SCOPED	SUB/MATL	TOTAL	VENDOR	% of Total	\$/sf	
98	110000	Equipment - Deal Drawer (C.R. Laurence DD1616)				w/ glass	-		0.00%	0.00	
99	110000	Equipment - Cash Drawer (RISCO Industries)				n/a	-		0.00%	0.00	
100	110000	Equipment - Pedestrian Gates (Queue Belt) (Tensator Tensabarrier 889 Advance)				n/a	-		0.00%	0.00	
101	110000	Equipment - Knox Box (Knox Co. 3270)				n/a	-		0.00%	0.00	
102	110000	Equipment - Refrigerators					3,800		0.08%	0.28	
103	110000	Equipment - Plastic Rolling Cart					950		0.02%	0.07	
104	110000	Equipment - 2-Post Rack 19" (Refer to Technology)				w/AV	-		0.00%	0.00	
105	110000	Equipment - Dias (Refer to Technology)				w/AV	-		0.00%	0.00	
106	110000	Equipment - Pew Seating (EQ-PEW) - Courtroom				by Owner (FF&E)	-		0.00%	0.00	
107	110000	Equipment - Intercom at Glass - Detention (Norcon TTU-3)				w/ glass	-		0.00%	0.00	
108	110000	Equipment - Gooseneck Microphone (Refer to Technology)				w/AV	-		0.00%	0.00	
109	110000	Equipment - 42"-90" Flat Panel TVs				w/AV	-		0.00%	0.00	
110	122413	Roller Window Shades					31,682		0.66%	2.35	
111	123623.13	Plastic-Laminate-Clad Countertops				w/ woodwork	-		0.00%	0.00	
112	123661.16	Solid Surfacing Countertops				w/arch wdwk	-		0.00%	0.00	
113	140820	Commissioning of Elevators				w/ elevators	-		0.00%	0.00	
114	142100	Electric Traction Elevators (Protect ONLY)					1,500		0.03%	0.11	
115	211000	Fire Protection Systems					31,500		0.65%	2.34	
116	213116	Centrifugal Fire Pumps				n/a	-		0.00%	0.00	
117	220000	Plumbing					92,300		1.91%	6.85	
118	220000	Plumbing - CO for RFI 251 - below 3rd Floor scope					24,700		0.51%	1.83	
119	230000	HVAC					236,003		4.88%	17.51	
120	230593	Testing-Adjusting-Balancing for HVAC					15,925		0.33%	1.18	
121	260000	Electrical					474,205		9.81%	35.18	
122	260000	Electrical - CO for RFI 251 - below 3rd Floor scope					24,907		0.52%	1.85	
123	264113	Lightning Protection for Structures				w/Electrical	-		0.00%	0.00	
124	270526	Grounding and Bonding for Communications Systems				w/comm cabling	-		0.00%	0.00	
125	270528	Telecom Hangers and Supports				w/comm cabling	-		0.00%	0.00	
126	270529	Cable Trays for Communications Systems				w/comm cabling	-		0.00%	0.00	
127	271116	Communications Cabinets Racks and Enclosures				w/comm cabling	-		0.00%	0.00	
128	271119	Communications Termination Blocks and Patch Panels				w/comm cabling	-		0.00%	0.00	
129	271123	Communications Cable Management and Cable Runway				w/comm cabling	-		0.00%	0.00	
130	271300	Communications Backbone Cabling				w/comm cabling	-		0.00%	0.00	
131	271513	Communications Copper Horizontal Cabling					69,388		1.44%	5.15	
132	271543	Communications Faceplates and Connectors				w/comm cabling	-		0.00%	0.00	
133	274100	Audio, Video & Room Control Systems					634,922		13.13%	47.11	
134	274100	Audio, Video & Room Control Systems (Adm 3 - Deduct)					0		0.00%	0.00	
135	281300	Access Control System & CCTV					105,497		2.18%	7.83	
136	282300	Video Management and Recording System				w/access ctrl	-		0.00%	0.00	
137	283110	Digital, Addressable Fire-Alarm System					23,165		0.48%	1.72	
138	312000	Earthwork & Site Demolition				w/ Alternate #1	-		0.00%	0.00	
139	313213.19	Lime Stabilization				w/ Alternate #1	-		0.00%	0.00	
140	321216	Asphalt Paving				w/ Alternate #1	-		0.00%	0.00	
141	321600	Curbs, Gutters, Sidewalks & Pole Bases				w/ Alternate #1	-		0.00%	0.00	
142	321723	Pavement Markings				w/ Alternate #1	-		0.00%	0.00	
143	329200	Turfs and Grasses				w/ Alternate #1	-		0.00%	0.00	
144	No Spec	Floor Protection - Skudo / Ram					5,566		0.12%	0.41	
145	No Spec	Media Filter Maintenance (Occupied Renovations)					1,500		0.03%	0.11	
146	no spec	GPRS / X-ray floors for penetrations				w/ row 10	-		0.00%	0.00	
147	No Spec	Radio Frequency Survey				w/ courthouse	-		0.00%	0.00	
148	No Spec	DAS / ERRCS				w/ courthouse	-		0.00%	0.00	
149	Verified	Verify Sprayed Fireproofing may be required via Checklist						-		0.00%	0.00
150							-		0.00%	0.00	
151							-		0.00%	0.00	
152		TOTAL DIRECT COST					3,107,171	OK - Totals match	64.27%	230.54	
153		GENERAL CONDITIONS					403,451	OK - same as GC's	8.35%	29.93	
154		GENERAL REQUIREMENTS					59,567	OK - same as GR's	1.23%	4.42	
155		SUBTOTAL					3,570,188	OK - Totals match	73.85%	264.89	
156	01910	SUBCONTRACTOR BONDS					54,442		1.13%	4.04	
157	01001	OPS / SAFETY MANAGEMENT SERVICES					26,105		0.54%	1.94	
158	01002	PROJECT CONTROLS SOFTWARE - 2025					2,417		0.05%	0.18	
159	01920	GENERAL/EXCESS LIABILITY INSURANCE					19,821		0.41%	1.47	
160	01930	BUILDER'S RISK INSURANCE					5,169		0.11%	0.38	
161	01850	HOUSTON AGC FEE					8,001		0.17%	0.59	
162	01810	BUILDING PERMIT -Based on City of Hempstead				RENOVATION	0	By Waller County	0.00%	0.00	
164		TRANSPORTATION OR OTHER IMPACT FEES					0	By Waller County	0.00%	0.00	
165	01900	CONTRACTOR'S PMT/PERF BONDS					80,844		1.67%	6.00	
166		OWNERS CONTINGENCY				2.50%	94,175		1.95%	6.99	
167		DESIGN/BUILDER CONTINGENCY				4.00%	150,679		3.12%	11.18	
168		SUBTOTAL					4,011,842		82.99%	297.66	
169		COURTHOUSE DESIGN FEES (13.5% OF CONSTRUCTION COSTS)				13.50%	541,599		11.20%	40.18	
170		COURTHOUSE FF&E DESIGN FEES (1.5% OF CONSTRUCTION COSTS)				1.50%	60,178		1.24%	4.46	
171		MEP 3rd PARTY REVIEW					5,000		0.10%	0.37	
172		GEOTECHNICAL SERVICES AND REPORT					0		0.00%	0.00	
173		COURTHOUSE REIMBURSABLE ALLOWANCE (LUMP SUM)					7,500		0.16%	0.56	
174		SUBTOTAL					4,626,118		95.69%	343.23	
175		OVERHEAD & PROFIT (FEE)			Percentage >	4.50%	208,175		4.31%	15.45	
176		TOTAL ESTIMATED COST					4,834,293		100.00%	358.68	
178					CONSTRUCTION COSTS >		4,834,293		100.00%	358.68	
179			10%		OWNER SOFT COSTS		483,429				
180					TOTAL - 3rd Floor Finish Out		5,317,722				
					TOTAL - 3rd Floor Finish Out w/Parking		5,766,039				

BID CLARIFICATIONS:

- 1 Excludes costs associated with obtaining the Building Permit.
- 2 Excludes costs associated with City comments pertaining to the Building Permit.
- 3 Excludes furnishing and installing Courtroom pews.
- 4 Work hours are to be during normal hours, 7am - 4pm.



PROJECT:		Waller County Courthouse - 3rd Level Finish Out	Bid Date	10/28/25
LOCATION:		Hempstead	Bid Time	2:00 PM
ARCHITECT:		BSW	Project Duration	8.10
OWNER:		Waller County	Project Size	0
Row	Spec	DESCRIPTION	ADJUST	SCOPED
8				
15	No Spec	Selective Demolition - Existing Walls		
16	033000	Cast-In-Place Concrete incl Mock Up		
17	No Spec	Concrete Staining (Balcony STC-1 = 1,190 SF)		
18	033543	Polished Concrete Finishes		
19	033501	Concrete Sealer (SC-1 = 140 SF)		
20	033501	Concrete Sealer - original 3rd Floor scope removed		
21	034900	Glass-Fiber-Reinforced Concrete (GFRC) incl Mock Up		
22	042200	Concrete Unit Masonry incl Mock Up		
23	044313.13	Anchored Stone Masonry Veneer		
24	047200	Cast Stone Masonry		
25	051200	Structural Steel		
26	051200	Structural Steel Erection		
27	052100	Steel Joists		
28	053100	Steel Deck		
29	055000	Metal Fabrications		
30	055113	Metal Pan Stairs		
31	055213	Pipe and Tube Railings (Ramps to Judge)		
32	057300	Decorative Metal Railings incl Mock Up		
33	061000	Rough Carpentry (in-wall)		
34	No Spec	Rough Carpentry (Raised platforms) - 650 SF		
35	No Spec	Platform Sound Deadening		
36	061600	Sheathing		
37	062023	Interior Finish Carpentry		
38	064023	Interior Architectural Woodwork including Sills		
39	no spec	Salvage Existing Marble Panels, Reinstall at Judge's Dais (Figured as NEW)		
40	066400	Plastic Paneling		
41	071113	Bituminous Dampproofing		
42	072100	Thermal Insulation		
43	no spec	Sprayed Insulation (Under Octagonal Towers & Central Tower (Alt))		
44	072419	Exterior Insulation and Finish Systems (EIFS)		
45	072726	Fluid-Applied Membrane Air Barrier		
46	073116	Metal Shingles		
47	074113	Standing-Seam Metal Roof Panels		
48	075423	Thermosplastic-Polyolefin (TPO) Roofing incl Mock Up		
49	076200	Sheet Metal Flashing and Trim		
50	077200	Roof Accessories		
51	078100	Applied Fire Protection - Patching ONLY (2 days figured)		
52	078413	Penetration Firestopping		
53	079200	Joint Sealants		
54	081113	Hollow Metal Doors and Frames		
55	081416	Flush Wood Doors		
56	083113	Access Doors and Frames		
57	083484	Fire-Protective Automatic Smoke Containment Curtains (Door 3400C)		
58	083950	Bullet Resistant Doors and Frames		
59	084113	Aluminum-Framed Entrances and Storefronts (Adm B & C)		
60	084413	Glazed Aluminum Curtain Walls (Adm C)		
61	085653	Bullet Resistant Framing System		
62	086200	Unit Skylights		
63	No Spec	Stained Glass (51 SF)		
64	087100	Door Hardware (inclusive of revised specs 10/31/25)		
65	087100	Door Hardware Installation		
66	088000	Aluminum Frames and Door Glazing		
67	090561.13	Moisture Mitigation Control - Slab on Grade		
68	0092116.23	Gypsum Board Shaft Wall Assemblies		
69	092216	Non-Structural Metal Framing		
70	092400	Cement Plastering incl Mock Up		
71	092900	Gypsum Board		
72	092900	Gypsum Board - CO for RFI 251 - below 3rd Floor scope		
73	093013	Ceramic Tiling		
74	094023	Epoxy Terrazzo (TR1 = 1,180 SF + TR3 = 155 SF)		
75	095113	Acoustical Panel Ceilings		
76	095443	Stretched-Fabric Panel Systems		
77	096020	Vapor Testing Concrete Floor Slabs		
78	096400	Wood Flooring (4th Floor Commission Chambers, ST1 Landings)		
79	096513	Resilient Base and Accessories (**See LVT material allowance)		
80	096519	Resilient Tile Flooring		
81	096813	Tile Carpeting		
82	097200	Wallcoverings		
83	098414	Acoustic Stretched-Fabric Wall Systems		
84	099000	Painting (No tape and Bed)		
85	099300	Staining and Transparent Finishing		
86	101416	Plaques		
87	101423	Signage		
88	102113.17	Phenolic-Core Toilet Compartments		
89	102600	Wall and Door Protection		
90	102800	Toilet Accessories & Mirrors		
91	104413	Fire Protection Cabinets		
92	104416	Fire Extinguishers		
93	105626	Mobile Storage Shelving		
94	108113	Bird Control Devices		
95	110000	Equipment - Tack Boards, Tack Board Cabinets		
96	110000	Equipment - Speak Around Frame w/ Deal Tray (Armortex)		
97	110000	Equipment - Deal Tray Open (Paper Pass) 16" Wide (C.R. Laurence CTDB16)		
98	110000	Equipment - Deal Drawer (C.R. Laurence DD1616)		

[illegible]



PROJECT:		Waller County Courthouse - 3rd Level Finish Out		Bid Date		10/28/25	
LOCATION:		Hempstead		Bid Time		2:00 PM	
ARCHITECT:		BSW		Project Duration		8.10	
OWNER:		Waller County		Project Size		0	
Row	Spec	DESCRIPTION		ADJUST		SCOPED	
99	110000	Equipment - Cash Drawer (RISCO Industries)					
100	110000	Equipment - Pedestrian Gates (Queue Belt) (Tensator Tensabarrier 889 Advance)					
101	110000	Equipment - Knox Box (Knox Co. 3270)					
102	110000	Equipment - Refrigerators					
103	110000	Equipment - Plastic Rolling Cart					
104	110000	Equipment - 2-Post Rack 19" (Refer to Technology)					
105	110000	Equipment - Dias (Refer to Technology)					
106	110000	Equipment - Pew Seating (EQ-PEW) - Courtroom					
107	110000	Equipment - Intercom at Glass - Detention (Norcon TTU-3)					
108	110000	Equipment - Gooseneck Microphone (Refer to Technology)					
109	110000	Equipment - 42"-90" Flat Panel TVs					
110	122413	Roller Window Shades					
111	123623.13	Plastic-Laminate-Clad Countertops					
112	123661.16	Solid Surfacing Countertops					
113	140820	Commissioning of Elevators					
114	142100	Electric Traction Elevators (Protect ONLY)					
115	211000	Fire Protection Systems					
116	213116	Centrifugal Fire Pumps					
117	220000	Plumbing					
118	220000	Plumbing - CO for RFI 251 - below 3rd Floor scope					
119	230000	HVAC					
120	230593	Testing-Adjusting-Balancing for HVAC					
121	260000	Electrical					
122	260000	Electrical - CO for RFI 251 - below 3rd Floor scope					
123	264113	Lightning Protection for Structures					
124	270526	Grounding and Bonding for Communications Systems					
125	270528	Telecom Hangers and Supports					
126	270529	Cable Trays for Communications Systems					
127	271116	Communications Cabinets Racks and Enclosures					
128	271119	Communications Termination Blocks and Patch Panels					
129	271123	Communications Cable Management and Cable Runway					
130	271300	Communications Backbone Cabling					
131	271513	Communications Copper Horizontal Cabling					
132	271543	Communications Faceplates and Connectors					
133	274100	Audio, Video & Room Control Systems					
134	274100	Audio, Video & Room Control Systems (Adm 3 - Deduct)					
135	281300	Access Control System & CCTV					
136	282300	Video Management and Recording System					
137	283110	Digital, Addressable Fire-Alarm System					
138	312000	Earthwork & Site Demolition					
139	313213.19	Lime Stabilization					
140	321216	Asphalt Paving					
141	321600	Curbs, Gutters, Sidewalks & Pole Bases					
142	321723	Pavement Markings					
143	329200	Turfs and Grasses					
150							
151							
152		TOTAL DIRECT COST					
153		GENERAL CONDITIONS					
154		GENERAL REQUIREMENTS					
155		SUBTOTAL					
156	01910	SUBCONTRACTOR BONDS					
157	01001	OPS / SAFETY MANAGEMENT SERVICES					
158	01002	PROJECT CONTROLS SOFTWARE - 2025					
159	01920	GENERAL/EXCESS LIABILITY INSURANCE					
160	01930	BUILDER'S RISK INSURANCE					
161	01850	HOUSTON AGC FEE					
162	01810	BUILDING PERMIT -Based on City of Hempstead					
164		TRANSPORTATION OR OTHER IMPACT FEES					
165	01900	CONTRACTOR'S PMT/PERF BONDS					
166		OWNERS CONTINGENCY					
167		DESIGN/BUILDER CONTINGENCY					
168		SUBTOTAL					
169		COURTHOUSE DESIGN FEES (13.5% OF CONSTRUCTION COSTS)					
170		COURTHOUSE FF&E DESIGN FEES (1.5% OF CONSTRUCTION COSTS)					
171		MEP 3rd PARTY REVIEW					
172		GEOTECHNICAL SERVICES AND REPORT					
173		COURTHOUSE REIMBURSABLE ALLOWANCE (LUMP SUM)					
174		SUBTOTAL					
175		OVERHEAD & PROFIT (FEE)				Percentage >	
176		TOTAL ESTIMATED COST					

178
179
180

BID CLARIFICATIONS:

- 1 Excludes costs associated with obtaining the Building Permit.
- 2 Excludes costs associated with City comments pertaining to the Building Permit.
- 3 Excludes furnishing and installing Courtroom pews.
- 4 Work hours are to be during normal hours, 7am - 4pm.

[illegible]





Design-Build Change Order Form

For use with DBIA Document No. 535 *Standard Form of General Conditions of Contract Between Owner and Design-Builder* and in accordance with Article 6.7 of the General Conditions of Contract.

Change Order Number: 1	Change Order Effective Date: Nov. 19, 2025 (date when executed by both parties)
Project: Waller County Courthouse Replacement, Exhibit B Items 2 & 3 & Exhibit C Item 2	Design-Builder's Project No: 22522 & 22524
	Date of Agreement: October 4, 2023
Owner: Waller County, Texas	Design-Builder: SEDALCO, INC.

Scope of the Change: Close-out and Credit Balance of Design Fees not utilized develop design to Design Development Phase for Judicial Node and Maintenance Node. Design Fees will be reestablished when projects are authorized to move to Construction Document Phase.

Original Contract Price: \$ 6,444,351.00

Net Change by Previous Change Order No(s): to: \$ 0.00

This Change Order ~~increase~~/Decrease (attach breakdown): \$ < 1,003,228.13 >

New Contract Price: \$ 5,441,122.87

Original Contract Completion Date: N/A 20____

Adjustments by Change Order No(s) to: 0 (calendar days)

This Change Order Contract Time Increase/Decrease: 0 (calendar days)

Revised Substantial Completion Date: N/A 20____

By executing this Change Order, Owner and Design-Builder agree to modify the Agreement's Scope of Work, Contract Price and Contract Time as stated above. Upon execution, this Change Order becomes a Contract Document issued in accordance with DBIA Document No. 535, *Standard Form of General Conditions of Contract Between Owner and Design-Builder*, (2022 Edition).

OWNER: Waller County**DESIGN-BUILDER: SEDALCO, Inc.**

By: _____
Printed Name: Carbett "Trey" J. Duhon III
Title: County Judge
Date: _____

By: _____
Printed Name: Russ Garrison
Title: Chair/CEO
Date: _____



Design-Build Change Order Form

For use with DBIA Document No. 535 *Standard Form of General Conditions of Contract Between Owner and Design-Builder* and in accordance with Article 6.7 of the General Conditions of Contract.

Change Order Number: 01	Change Order Effective Date: Nov. 19, 2025 (date when executed by both parties)
Project: Waller County Modular Expansions at Judicial Center and Kuciamba - Exhibit H	Design-Builder's Project No: 23543
	Date of Agreement: October 4, 2023
Owner: Waller County, Texas	Design-Builder: SEDALCO, INC.

Design Fees associated with proposed consideration of Parking Lot expansion at Joe Kuciamba.

Scope of the Change: This Change Order also reconciles the calendar for extension related to Court access delays and consideration of this additional potential scope.

Original Contract Price:	\$ 4,053,707.00
Net Change by Previous Change Order No(s): to:	\$ 0.00
This Change Order Increase/Decrease (attach breakdown):	\$ 55,872.00
New Contract Price:	\$ 4,109,579.00

Original Contract Completion Date:	September 16	2025
Adjustments by Change Order No(s) to:	0	(calendar days)
This Change Order Contract Time Increase/Decrease:	106	(calendar days)
Revised Substantial Completion Date:	December 31	2025

By executing this Change Order, Owner and Design-Builder agree to modify the Agreement's Scope of Work, Contract Price and Contract Time as stated above. Upon execution, this Change Order becomes a Contract Document issued in accordance with DBIA Document No. 535, *Standard Form of General Conditions of Contract Between Owner and Design-Builder*, (2022 Edition).

OWNER: Waller County

DESIGN-BUILDER: SEDALCO, Inc.

By: _____
Printed Name: Carbett "Trey" J. Duhon III
Title: Waller County Judge
Date: _____

By: _____
Printed Name: Russ Garrison
Title: Chair/CEO
Date: _____



Design-Build Change Order Form

For use with DBIA Document No. 535 *Standard Form of General Conditions of Contract Between Owner and Design-Builder* and in accordance with Article 6.7 of the General Conditions of Contract.

Change Order Number: 02	Change Order Effective Date: November 19, 2025 (date when executed by both parties)
Project: Waller County Courthouse Replacement, Exhibit F	Design-Builder's Project No: 22523-2
	Date of Agreement: October 4, 2023
Owner: Waller County, Texas	Design-Builder: SEDALCO, INC.

Waller County Courthouse – Third Floor Finish Out

Change Order associated with 3rd Floor Finish Out of Waller County Courthouse and additional Courthouse Parking Lot per drawings referenced in Attachment No.1.

Pricing associated with this work is broken down as follows:

Scope of the Change: **Third Floor Finish Out: \$5,317,722.00** (Ref. Attached Front Sheet) less Design/Early Out per Change Order No. 1 of \$402,374.00 – Net Add **\$4,915,348.00**

Courthouse Parking Lot: \$483,729.00

Total Add this Change Order : **\$5,380,167.00**

Original Contract Price:	\$ 41,043,600.00
Net Change by Previous Change Order No(s): 01 to: 01	\$ 402,374.00
This Change Order Increase/ Decrease (attach breakdown):	\$ 5,399.077.00
New Contract Price:	\$ 46,845,051.00

Original Contract Completion Date:	January 31	2026
Adjustments by Change Order No(s) 01 to: 01	0	(calendar days)
This Change Order Contract Time Increase/ Decrease :	151	(calendar days)
Revised Substantial Completion Date:	July 1	2026

By executing this Change Order, Owner and Design-Builder agree to modify the Agreement's Scope of Work, Contract Price and Contract Time as stated above. Upon execution, this Change Order becomes a Contract Document issued in accordance with DBIA Document No. 535, *Standard Form of General Conditions of Contract Between Owner and Design-Builder*, (2022 Edition).



ADVISORY COMMITTEE NOMINATION FORM

Please return to Houston-Galveston Area Council. Mail, Fax or email, attention William Matthews, 3555 Timmons Ln, Ste 120, Houston, TX 77027 ■ 713-499-6668 ■ Fax 713-993-2414

■ William.Matthews@h-gac.com ■ To obtain more information about advisory committees, please visit <https://www.h-gac.com/board-of-directors/advisory-committees>

Committee Name: Houston-Galveston Area Local Development Corporation

Brief Description of Committee:

Local Development Corporation (H-GALDC) is a certified development company. H-GALDC is currently licensed throughout Texas as an SBA Grow Loan Program CDC that supports economic development by making available low cost, fixed rate commercial/industrial real estate financing to expanding small businesses under the U.S. Small Business Administration's (SBA) SBA 504 Loan Program.

Would you like to re-nominate the current representative(s) listed below for the **May 2025 - 2027 term**?

Current Representative(s)

Representing

Nominated by

Re-nominate

Vacant (Primary)

☐ Yes ☐ No

Vacant (Alternate)

☐ Yes ☐ No

If you selected **no**, please list the new nominee(s) in the space provided:

Primary

Name		Organization	
Address		Title	
City		Phone	
State		Zip	
Representing		Email	

Alternate

Name		Organization	
Address		Title	
City		Phone	
State		Zip	
Representing		Email	

Nominator's Signature

Date

Please Print Nominator Name