

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

C#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	245.00'	17°15'56"	73.83'	S 08°36'40" E	73.55'
C2	244.85'	72°26'46"	309.60'	S 36°17'17" W	289.38'
C3	325.00'	42°57'19"	245.66'	S 51°01'20" W	237.99'

LINE	BEARING	DISTANCE
L1	N 00°01'42" W	40.27'
L2	S 89°52'00" E	111.08'
L3	S 00°16'59" E	44.99'
L4	S 00°16'59" E	17.60'
L5	N 58°28'17" E	32.39'

CALLED 3.000 ACRES
VOL. 264, PG. 770, W.C.D.R.

CALLED 4.200 ACRES
VOL. 480, PG. 29, W.C.D.R.

CALLED 2.679 ACRES
VOL. 539, PG. 275, W.C.D.R.

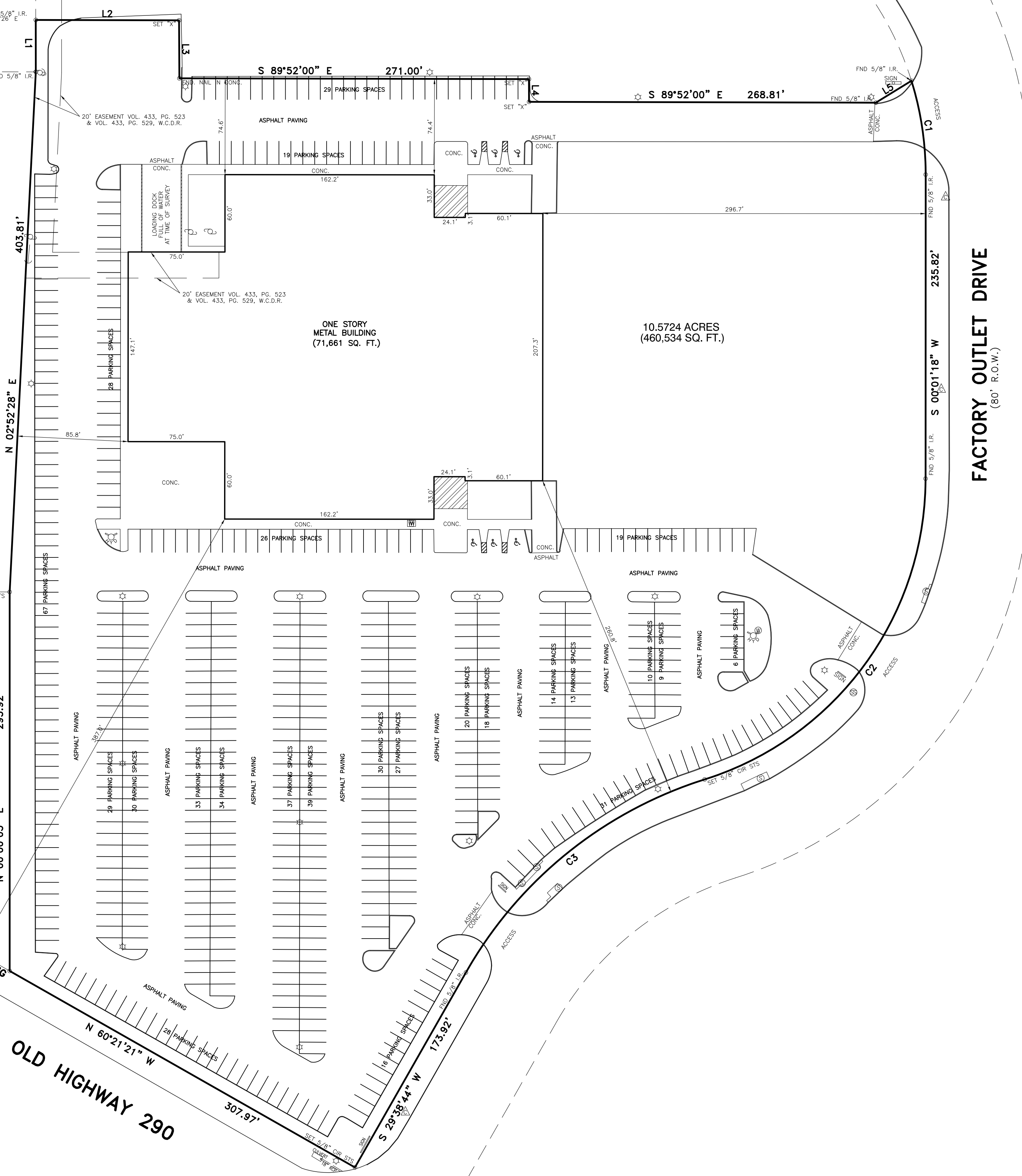
CALLED 0.5326 ACRES
VOL. 487, PG. 678, W.C.D.R.

- LEGEND:**
- AE - AERIAL EASEMENT
 - BL - BUILDING LINE
 - BLDC - BUILDING
 - EMST - EASEMENT
 - FND - FOUND
 - IP - IRON PIPE
 - IR - IRON ROD
 - CIR - CAPPED IRON ROD
 - STS - STAMPED SOUTH TEXAS SURVEYING
 - WCF - WALLER COUNTY CLERKS FILE
 - WCOR - WALLER COUNTY DEED RECORDS
 - WCMR - WALLER COUNTY MAP RECORDS
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCING
 - PS - PARKING SPACES
 - ROW - RIGHT OF WAY
 - SQ. FT. - SQUARE FEET
 - UE - UTILITY EASEMENT
 - WFF - WROUGHT IRON FENCE
 - WLF - CHAIN LINK FENCE
 - CONC - CONCRETE
 - CC - COVERED CONCRETE
 - OE - OVERHEAD ELECTRIC LINES
 - WF - WOOD FENCE
 - GI - GUY WIRE
 - CB - CATCH BASIN
 - CBX - CABLE BOX
 - EBX - ELECTRIC BOX
 - EMH - ELECTRIC MH
 - FH - FIRE HYDRANT
 - FOM - FIBER OPTIC MARKER
 - FP - FLAG POLE
 - GM - GAS METER
 - GV - GAS VALVE
 - CI - CURB INLET
 - LP - LIGHT POLE
 - MH - MANHOLE
 - MW - MONITORING WELL
 - PM - PIPELINE MARKER
 - PP - POWER POLE
 - SP - SERVICE POLE
 - SM - SANITARY MANHOLE
 - SMH - STORM MANHOLE
 - TP - TELEPHONE PEDESTAL
 - TR - TRANSFORMER
 - TSB - TRAFFIC SIGNAL BOX
 - TSF - TRAFFIC SIGNAL POLE
 - UCM - UNDERGROUND CABLE MARKER
 - WW - WATER WELL
 - WM - WATER METER
 - WV - WATER VALVE
 - B - BENCHMARK

- NOTES:**
- BEARING BASIS IS THE NORTH R.O.W. LINE OF OLD HIGHWAY 290 BEING NORTH 60 DEGREES 21 MINUTES 21 SECONDS WEST.
 - SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 13-212192KL OF STEWART TITLE GUARANTY COMPANY, WITH AN EFFECTIVE DATE OF OCTOBER 6, 2021.
 - NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 - THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
 - SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
 - THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2021. ALL RIGHTS RESERVED.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE X, ACCORDING TO F.I.R.M. MAP NO. 48473C 0130F & 0135E, DATE 05-16-2019, BY GRAPHING PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.



LEGAL DESCRIPTION
A TRACT OR PARCEL OF LAND CONTAINING 10.5724 ACRES OUT OF THE SOUTHERLY PORTION OF A CERTAIN 14.7718 ACRE TRACT DESCRIBED IN INSTRUMENT IN VOLUME 480, PAGE 29 OF THE DEED RECORDS OF WALLER COUNTY BEING ALL OF THAT CERTAIN 14.7718 ACRE TRACT SAVE AND EXCEPT THE NORTH 4.200 ACRES CONVEYED TO C.P.G. TEXAS 1. L.P., A TEXAS LIMITED PARTNERSHIP OUT OF THE JUSTO LIENDO LEAGUE, ABSTRACT 41 IN THE CITY OF HEMPSTEAD, WALLER COUNTY, TEXAS, SAID 10.5724 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT: (BEARING BASIS IS THE NORTH RIGHT-OF-WAY LINE OF OLD HIGHWAY 290 BEING NORTH 60 DEGREES 21 MINUTES 21 SECONDS WEST)

BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID C.P.G. TEXAS 1.L.P., A TEXAS LIMITED PARTNERSHIP TRACT DESCRIBED IN INSTRUMENT IN VOLUME 480, PAGE 29 OF THE DEED RECORDS OF WALLER COUNTY AND MARKING THE SOUTHEAST CORNER OF THE SILOAM CORP., BEING A CERTAIN 0.5326 ACRE TRACT DESCRIBED IN INSTRUMENT IN VOLUME 487, PAGE 678 OF THE DEED RECORDS OF WALLER COUNTY IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OLD HWY. 290;

THENCE NORTH 00 DEGREES 00 MINUTES 05 SECONDS EAST, WITH THE EAST BOUNDARY OF SAID SILOAM CORP., 0.5326 ACRE TRACT AND THE EASTERLY LINE OF A CERTAIN THOMAS W. FERGUSON 0.8724 ACRE TRACT DESCRIBED IN VOLUME 495, PAGE 327 OF THE DEED RECORDS OF WALLER COUNTY A TOTAL DISTANCE OF 293.92 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET AT AN ANGLE POINT IN THIS TRACT MARKING THE SOUTHWEST CORNER OF A CERTAIN BENNETTE AND ASSOCIATES, INVESTMENTS COUNSELORS, INC., 2.679 ACRE TRACT DESCRIBED IN INSTRUMENT IN VOLUME 539, PAGE 275 OF THE OFFICIAL RECORDS OF WALLER COUNTY;

THENCE NORTH 02 DEGREES 52 MINUTES 28 SECONDS EAST, CONTINUING WITH THE EAST BOUNDARY OF SAID 2.679 ACRE TRACT A DISTANCE OF 403.81 FT. TO A 1/2 INCH IRON ROD FOUND MARKING ITS NORTHEAST CORNER AND MARKING THE SOUTHEAST CORNER OF THE JAMES B. WOODEY 3.000 ACRE TRACT DESCRIBED IN VOLUME 364, PAGE 770 OF THE DEED RECORDS OF WALLER COUNTY;

THENCE NORTH 00 DEGREES 01 MINUTES 42 SECONDS WEST, WITH THE EAST BOUNDARY OF SAID 3.000 ACRE TRACT A DISTANCE OF 402.27 FEET TO A POINT FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS SOUTH 06 DEGREES 26 MINUTES EAST, 0.40 FEET AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED 10.5724 ACRE TRACT AND MARKING THE MOST SOUTHWESTERLY CORNER OF AN ADJOINING JOE KUCIEMBA 4.200 SAVE AND EXCEPT TRACT RECORDED IN VOLUME 480, PAGE 29 OF THE DEED RECORDS OF WALLER COUNTY;

THENCE WITH THE SOUTH BOUNDARY LINE OF SAID 4.200 ACRE TRACT AS FOLLOWS:

SOUTH 89 DEGREES 52 MINUTES 00 SECONDS EAST, A DISTANCE OF 111.08 FEET TO A SET "X" CUT IN CONCRETE AT AN ANGLE POINT;

SOUTH 00 DEGREES 16 MINUTES 59 SECONDS EAST, A DISTANCE OF 44.99 FEET TO A FOUND NAIL IN CONCRETE AT A RE-ENTRANT CORNER;

SOUTH 89 DEGREES 52 MINUTES 00 SECONDS EAST, A DISTANCE OF 271.00 FEET TO A SET "X" CUT IN CONCRETE AT A RE-ENTRANT CORNER;

SOUTH 00 DEGREES 16 MINUTES 59 SECONDS EAST, A DISTANCE OF 17.60 FEET TO A SET "X" CUT IN CONCRETE AT A RE-ENTRANT CORNER;

SOUTH 89 DEGREES 52 MINUTES 00 SECONDS EAST, A DISTANCE OF 268.81 FEET TO A 5/8 INCH IRON ROD FOUND AT AN ANGLE CORNER;

NORTH 58 DEGREES 28 MINUTES 17 SECONDS EAST, A DISTANCE OF 32.39 FEET TO A 5/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND MARKING THE MOST EASTERLY CORNER OF SAID ADJOINING 4.200 SAVE AND EXCEPT TRACT IN THE WESTERLY RIGHT-OF-WAY LINE OF FACTORY OUTLET DRIVE (80 FT. RIGHT-OF-WAY);

THENCE IN A SOUTHERLY DIRECTION WITH A CURVE TO THE LEFT HAVING A CENTRAL OF 17 DEGREES 15 MINUTES 56 SECONDS, RADIUS OF 245.00 FEET AN ARC LENGTH OF 73.83 FEET LONG CHORD BEARS SOUTH 08 DEGREES 36 MINUTES 40 SECONDS EAST A DISTANCE OF 73.55 FEET TO A 5/8 INCH IRON ROD FOUND AT THE PT OF SAID CURVE;

THENCE SOUTH 00 DEGREES 01 MINUTES 18 SECONDS WEST, CONTINUING WITH THE WEST RIGHT-OF-WAY LINE OF SAID FACTORY OUTLET DRIVE A DISTANCE OF 235.82 FEET TO A 5/8 INCH IRON ROD FOUND AT THE PC OF A CURVE TO THE RIGHT;

THENCE IN A SOUTHWESTERLY DIRECTION WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 244.85 FEET AN ARC LENGTH OF 309.60 FEET A CENTRAL ANGLE OF 72 DEGREES 26 MINUTES 46 SECONDS, LONG CHORD BEARS SOUTH 36 DEGREES 17 MINUTES 17 SECONDS WEST, 289.38 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET AT THE PRC OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET AN ARC LENGTH OF 243.66 FEET A CENTRAL ANGLE OF 42 DEGREES 57 MINUTES 19 SECONDS, LONG CHORD BEARS SOUTH 51 DEGREES 01 MINUTES 20 SECONDS WEST, 237.99 FEET TO A 5/8 INCH IRON ROD FOUND AT THE PT OF SAID CURVE;

THENCE SOUTH 29 DEGREES 38 MINUTES 44 SECONDS WEST, CONTINUING WITH THE NORTH-WESTERLY RIGHT-OF-WAY LINE OF FACTORY OUTLET DRIVE A DISTANCE OF 173.92 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET AT THE SOUTH CORNER OF THE HEREIN DESCRIBED 10.5724 ACRE TRACT MARKING THE INTERSECTION OF THE NORTH-WESTERLY RIGHT-OF-WAY LINE OF SAID DRIVE WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID OLD HWY. 290;

THENCE NORTH 60 DEGREES 21 MINUTES 21 SECONDS WEST, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID OLD HWY. 290 A DISTANCE OF 307.97 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10.5724 ACRES (460,534 SQUARE FEET) OF LAND, MORE OR LESS.

SCHEDULE 'B' ITEMS
10E. RIGHT OF WAY EASEMENT GRANTED TO GULF STATES UTILITIES COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 82, PAGE 193 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, DOES NOT AFFECT;
10F. RIGHT OF WAY EASEMENT(S) GRANTED TO THE CITY OF HEMPSTEAD, AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 433, PAGE 523 AND VOLUME 433, PAGE 529 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, AS SHOWN HEREON;

SURVEYORS CERTIFICATION
TO: CHARLES HILL AND STEWART TITLE GUARANTY COMPANY

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:
GF 13-212192KL of STEWART TITLE GUARANTY COMPANY

GP 13-212192KL of STEWART TITLE GUARANTY COMPANY

Fred W. Lawton
Fred W. Lawton, Registered Professional Land Surveyor No. 2321



SURVEY OF

A TRACT OR PARCEL OF LAND CONTAINING 10.5724 ACRES OUT OF THE SOUTHERLY PORTION OF A CERTAIN 14.7718 ACRE TRACT DESCRIBED IN INSTRUMENT IN VOLUME 480, PAGE 29 OF THE DEED RECORDS OF WALLER COUNTY BEING ALL OF THAT CERTAIN 14.7718 ACRE TRACT SAVE AND EXCEPT THE NORTH 4.200 ACRES CONVEYED TO C.P.G. TEXAS 1. L.P., A TEXAS LIMITED PARTNERSHIP OUT OF THE JUSTO LIENDO LEAGUE, ABSTRACT 41 IN THE CITY OF HEMPSTEAD, WALLER COUNTY, TEXAS.

ADDRESS: 805 FACTORY OUTLET DRIVE HEMPSTEAD, TEXAS 77455	REVISIONS:
SITE:	NO. DATE DESCRIPTION
JOB NO: 2106-21	
DATE: 10-28-21	
SCALE: 1" = 50'	
SHEET 1 OF 1	

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77062
281-556-6918 FAX 281-556-9331
Firm Number: 10045400