



48600 Business 290

All of that certain tract of land being 11.3147 acres (492,870 square feet) situated in the Justo Liendo Survey, Abstract No. 41, Waller County, Texas, said being that same tract of land conveyed to Gerald W. Taylor and Linda D. Taylor by General Warranty Deed recorded in Document No. 1806594, Real Property Records, Waller County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the Southwest corner of a tract of land conveyed to Barbara Martin Shoenfeld by Deed recorded in Volume 1047, Page 391, Deed Records, Waller County, Texas, said point being on the Northeast right-of-way line of Business U.S. 290 (variable width right-of-way);

THENCE North 62 degrees 17 minutes 42 seconds West, along said Northeast right-of-way line of Business U.S. 290, a distance of 522.72 feet to a 1/2 inch iron rod found at the Southeast corner of a tract of land conveyed to Ovidio Galvan and Maria Sanchez by Deed recorded in Document No. 1901012, Real Property Records, Waller County, Texas;

THENCE North 01 degree 34 minutes 56 seconds West, along the East line of said Galvan/Sanchez tract, a distance of 916.40 feet to a 1/2 inch iron rod found at the Northeast corner of a tract of land conveyed to Donald E. Wimberly, Jr and Beatrice Wimberly by Deed recorded in Volume 1117, Page 41, Deed Records, Waller County, Texas, said point being on the South line of a tract of land conveyed to JDH Realty Group, Ltd, by Deed recorded in Volume 472, Page 607, Deed Records, Waller County, Texas;

THENCE North 89 degrees 15 minutes 14 seconds East, along said South line of JDH Realty Group tract (Vol. 472, Pg. 607), a distance of 487.37 feet to a 1/2 inch iron rod found at the Northwest corner of the aforementioned Shoenfeld tract, and being on the South line of a tract of land conveyed to JDH Realty Group, Ltd, by Deed recorded in Volume 644, Page 747, Deed Records, Waller County, Texas;

THENCE South 00 degrees 02 minutes 15 seconds East, along the West line of said Shoenfeld tract, a distance of 1,165.42 feet to the POINT OF BEGINNING and containing 492,870 square feet or 11.3147 acres of land.

SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by National Investors Title Insurance Company in connection with the transaction described in GF# V22535368HE. The undersigned Registered Professional Land Surveyor hereby certifies to Waller County Appraisal District and National Investors Title Insurance Company that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 48600 Business U.S. 290 described in Document No. 1806594, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material hereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable improvements on the Property, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the Property has apparent access to and from a public roadway; (g) recorded easements listed hereon have been labeled and platted hereon; (h) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (i) the Property is located in Zone X and is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 48473C0135F, with a date of 05/16/2019 pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that entities mentioned above are entitled to rely on this survey as having been performed to the appropriate standards of the current (2021 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

EXECUTED this 22nd day of January, 2026.

Chris J. Brodowski
Registered Professional Land Surveyor



ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTES:
BEARINGS BASED ON TEXAS PLANE COORDINATES, SOUTH CENTRAL ZONE, NAD83 (2011).

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN DOC. NO. 2009002827



REVISIONS		
DATE	BY	NOTES

LEGEND	
CM	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
⊙	1/2" IRON ROD SET
⊖	1" IRON PIPE FOUND
⊕	5/8" ROD FOUND
⊠	FENCE POST CORNER
⊡	"X" FOUND / SET
▲	UNDERGROUND ELECTRIC
△	OVERHEAD ELECTRIC
●	POWER POLE
⊙	POINT FOR CORNER
⊠	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT
■	COLUMN
AC	AIR CONDITIONING
⊠	FIRE HYDRANT
DES - DES	COVERED PORCH, DECK OR CARPORT
DHP - DHP	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
—	CONCRETE PAVING
—	BOL-BOLLARD
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD RAIL FENCE
—	BARBED WIRE
—	IRON FENCE
—	FIRE FENCE

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 60'	01/20/2026	9078	SEE CERT	MC

TEXAS LAND TITLE SURVEY

JUSTO LIENDO SURVEY, ABSTRACT NO. 41

CITY OF HEMPSTEAD, WALLER COUNTY, TEXAS

48600 BUSINESS U.S. 290