

STATE OF TEXAS
COUNTY OF WALLER

WE, COUNTY OF WALLER, TEXAS, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS, ACTING BY AND THROUGH CARBETT J. DUHON III, COUNTY JUDGE, BEING AN OFFICER OF COUNTY OF WALLER, TEXAS, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS, OWNER HEREINAFTER REFERRED TO AS OWNERS OF THE 65.781 TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF WALLER COUNTY JUSTICE CENTER, 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 IF APPLICABLE), 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.

IN TESTIMONY WHEREOF, COUNTY OF WALLER, TEXAS, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JUDGE CARBETT J. DUHON III, COUNTY JUDGE, THEREUNTO AUTHORIZED,

THIS ____ DAY OF _____, 20____

COUNTY OF WALLER, TEXAS
A POLITICAL SUBDIVISION OF THE STATE OF TEXAS

BY: _____
JUDGE CARBETT J. DUHON III, COUNTY JUDGE

STATE OF TEXAS
COUNTY OF WALLER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUDGE CARBETT J. DUHON III, COUNTY JUDGE OF COUNTY OF WALLER, TEXAS, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS, 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 ____ DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, SCOT LOWE, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "LJA SURVEY" UNLESS OTHERWISE NOTED.

SCOT LOWE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5007



THIS IS TO CERTIFY THAT THE COUNCIL MEMBERS OF THE CITY OF HEMPSTEAD, TEXAS, HAVE APPROVED THIS PLAT AND SUBDIVISION OF WALLER COUNTY JUSTICE CENTER AS SHOWN HEREIN.

IN TESTIMONY WHEREOF, IN WITNESS THE OFFICIAL SIGNATURES OF THE MAYOR, COUNCIL MEMBERS AND CITY SECRETARY OF THE CITY OF HEMPSTEAD, TEXAS,

THIS THE 20th DAY OF August, 2026

Katherine Ragston Ward
KATHERINE RAGSTON WARD, MAYOR

Dave Shelburne
DAVE SHELBURNE, COUNCIL MEMBER

Karon Neal
KARON NEAL, COUNCIL MEMBER

Lonnie Garfield
LONNIE GARFIELD, COUNCIL MEMBER,
MAYOR PRO TEAM

Veronica Klausmeyer
VERONICA KLAUSMEYER, COUNCIL MEMBER

Mildred Jefferson
MILDRED JEFFERSON, COUNCIL MEMBER

Sabrina Alvarez
SABRINA ALVAREZ, CITY SECRETARY

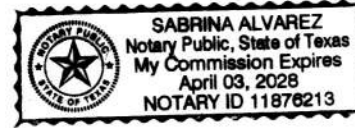
STATE OF TEXAS
COUNTY OF WALLER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KATHERINE RAGSTON WARD, LONNIE GARFIELD, DAVE SHELBURNE, VERONICA KLAUSMEYER, KARON NEAL, AND MILDRED JEFFERSON, 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 20th DAY OF August, 2026

Sabrina Alvarez
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



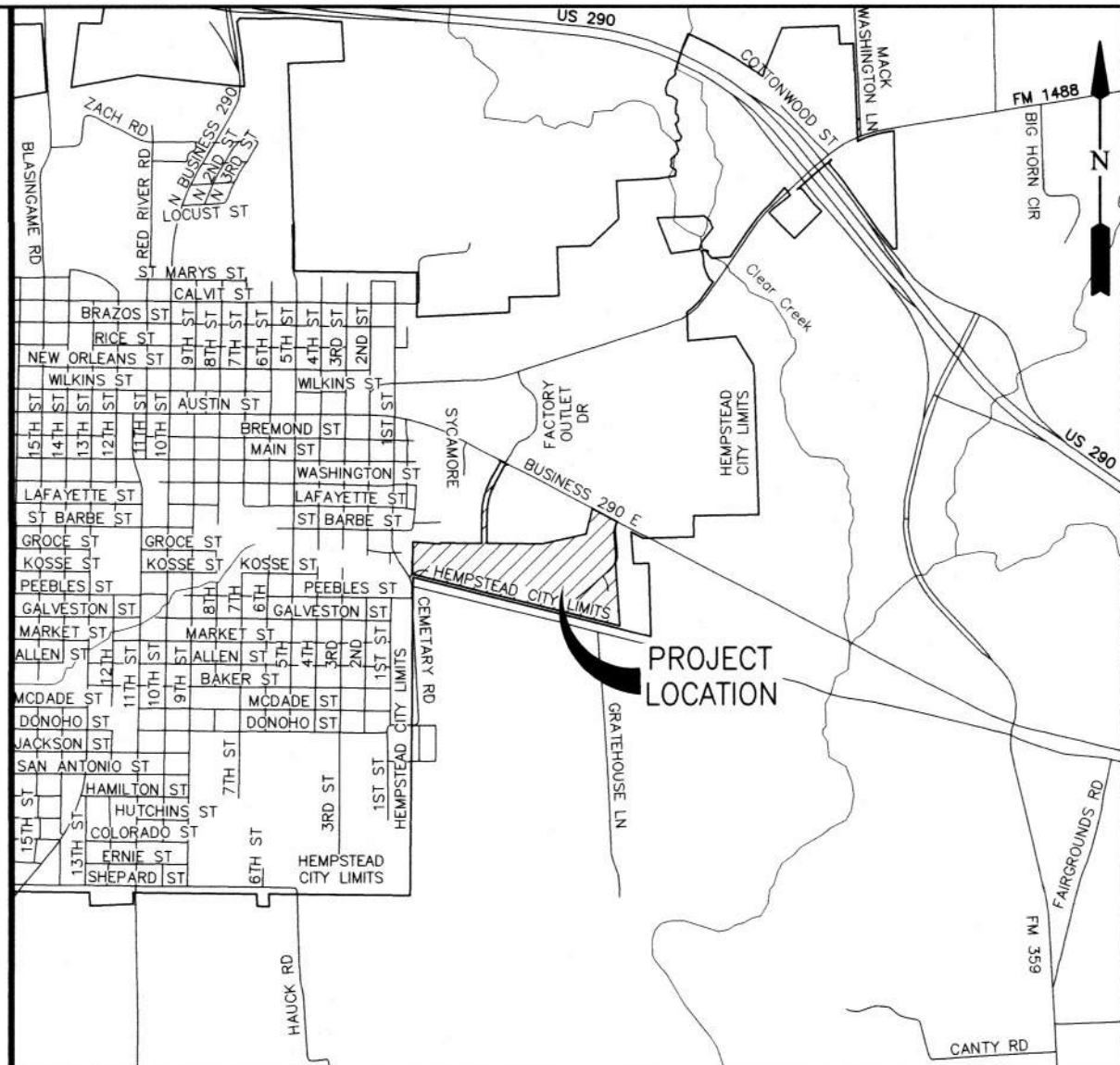
I, DEBBIE HOLLAN, CLERK OF THE COUNTY COURT OF WALLER COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON ____ DAY OF _____, 20____ AT ____ O'CLOCK ____ M., VOLUME _____, PAGE _____, RECORDS OF SAID COUNTY.

DEBBIE HOLLAN
CLERK, COUNTY COURT
WALLER COUNTY, TEXAS

BY: _____
DEPUTY

NOTES:

1. THE COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.9999427959.
2. THE BEARINGS AND DISTANCES SHOWN HEREON ARE SURFACE VALUES.
3. THIS PLAT LIES WHOLLY WITHIN WALLER COUNTY, CITY OF HEMPSTEAD, AND HEMPSTEAD INDEPENDENT SCHOOL DISTRICT.
4. THIS SUBDIVISION LIES WHOLLY WITHIN ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NOS. 48473C0130F AND 48473C0135F REVISED MAY 16, 2019, DEFINED AS AREAS OUTSIDE THE 0.2% AREA CHANCE FLOODPLAIN; LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS AMERICAN TITLE, FILE NO. 2791025-05852, EFFECTIVE MARCH 17, 2026 AND ISSUED MARCH 24, 2026. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
6. THIS PLAT IS SUBJECT TO THAT CERTAIN RIGHT OF WAY EASEMENT GRANTED TO SAN BERNARD ELECTRIC COOPERATIVE, INC., IN INSTRUMENT DATED FEBRUARY 27, 2019 FILED FOR RECORD APRIL 24, 2019 UNDER CLERK'S FILE NO. 1903302 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS. (UNABLE TO PLOT, NO METES & BOUNDS DESCRIPTION, VAGUE EXHIBIT).
7. THIS PLAT IS SUBJECT TO THAT CERTAIN RIGHT OF WAY EASEMENT GRANTED TO SAN BERNARD ELECTRIC COOPERATIVE, INC., IN INSTRUMENT DATED MARCH 27, 2019 FILED FOR RECORD APRIL 24, 2019 UNDER CLERK'S FILE NO. 1903303 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS. (UNABLE TO PLOT, NO METES & BOUNDS DESCRIPTION, VAGUE EXHIBIT).
8. THIS PLAT IS SUBJECT TO THAT CERTAIN RIGHT OF WAY EASEMENT GRANTED TO SAN BERNARD ELECTRIC COOPERATIVE, INC., IN INSTRUMENT DATED FEBRUARY 4, 2025 FILED FOR RECORD FEBRUARY 26, 2025 UNDER CLERK'S FILE NO. 2502085 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS. (UNABLE TO PLOT, NO METES & BOUNDS DESCRIPTION, VAGUE EXHIBIT).
9. THIS PLAT IS SUBJECT TO THAT CERTAIN ACCESS EASEMENT AGREEMENT GRANTED TO PETER S. TERPSTRA IN INSTRUMENT DATED APRIL 30, 2025 FILED FOR RECORD MAY 2, 2025 UNDER CLERK'S FILE NO. 2505024 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS. (BLANKET IN NATURE).
10. LOT COVERAGE IS RESTRICTED TO NO MORE THAN 65 PERCENT.
11. THIS PLAT IS SUBJECT TO ORDINANCE NO. 88-102, FILED FOR RECORD APRIL 1, 1998 IN VOLUME 583, PAGE 571 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY.
12. THIS PLAT IS SUBJECT TO ORDINANCE NO. 97-111, FILED FOR RECORD APRIL 1, 1998 IN VOLUME 583, PAGE 618 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY.
13. THIS PLAT IS SUBJECT TO ORDINANCE NO. 97-112, FILED FOR RECORD APRIL 1, 1998 IN VOLUME 583, PAGE 623 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY.



VICINITY MAP
SCALE: 1"= 1/2 MILE

FINAL PLAT OF WALLER COUNTY JUSTICE CENTER

A SUBDIVISION OF 65.781 ACRES OF LAND SITUATED IN THE JUSTO LIENDO SURVEY, ABSTRACT 41, & JARED E. GROCE SURVEY, ABSTRACT 13, CITY OF HEMPSTEAD, WALLER COUNTY, TEXAS.

0 LOTS 1 RESERVE (63.445 ACRES) 1 BLOCK
AUGUST 13, 2026 JOB NO. 2536-1701A-C310

OWNER:

COUNTY OF WALLER, TEXAS
A POLITICAL SUBDIVISION OF THE STATE OF TEXAS
JUDGE CARBETT J. DUHON, III, COUNTY JUDGE
836 AUSTIN STREET, SUITE 203, HEMPSTEAD, TEXAS 77445

SURVEYOR:

LJA SURVEYING, INC.

3600 W Sam Houston Parkway S Suite 175
Houston, Texas 77042

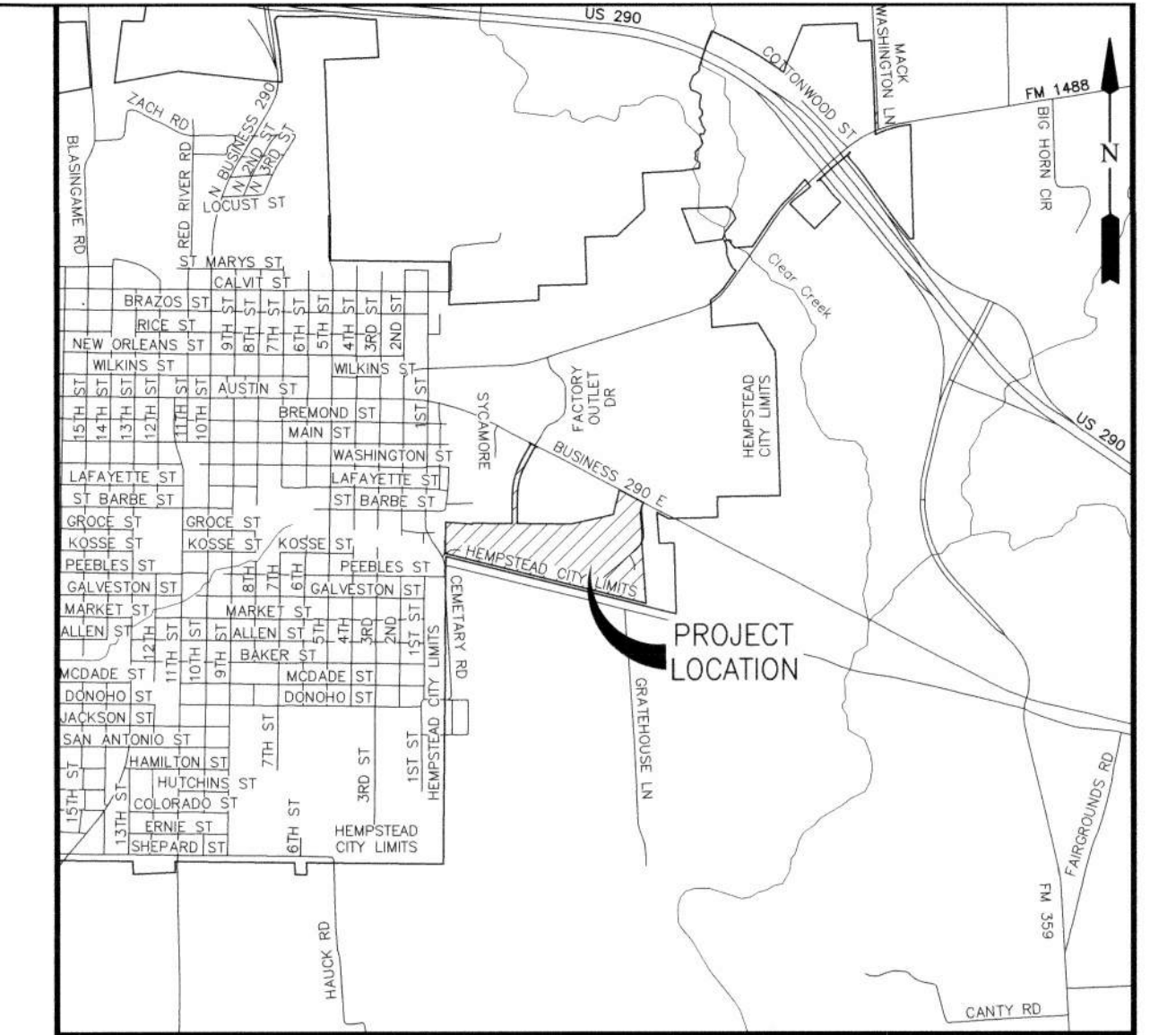
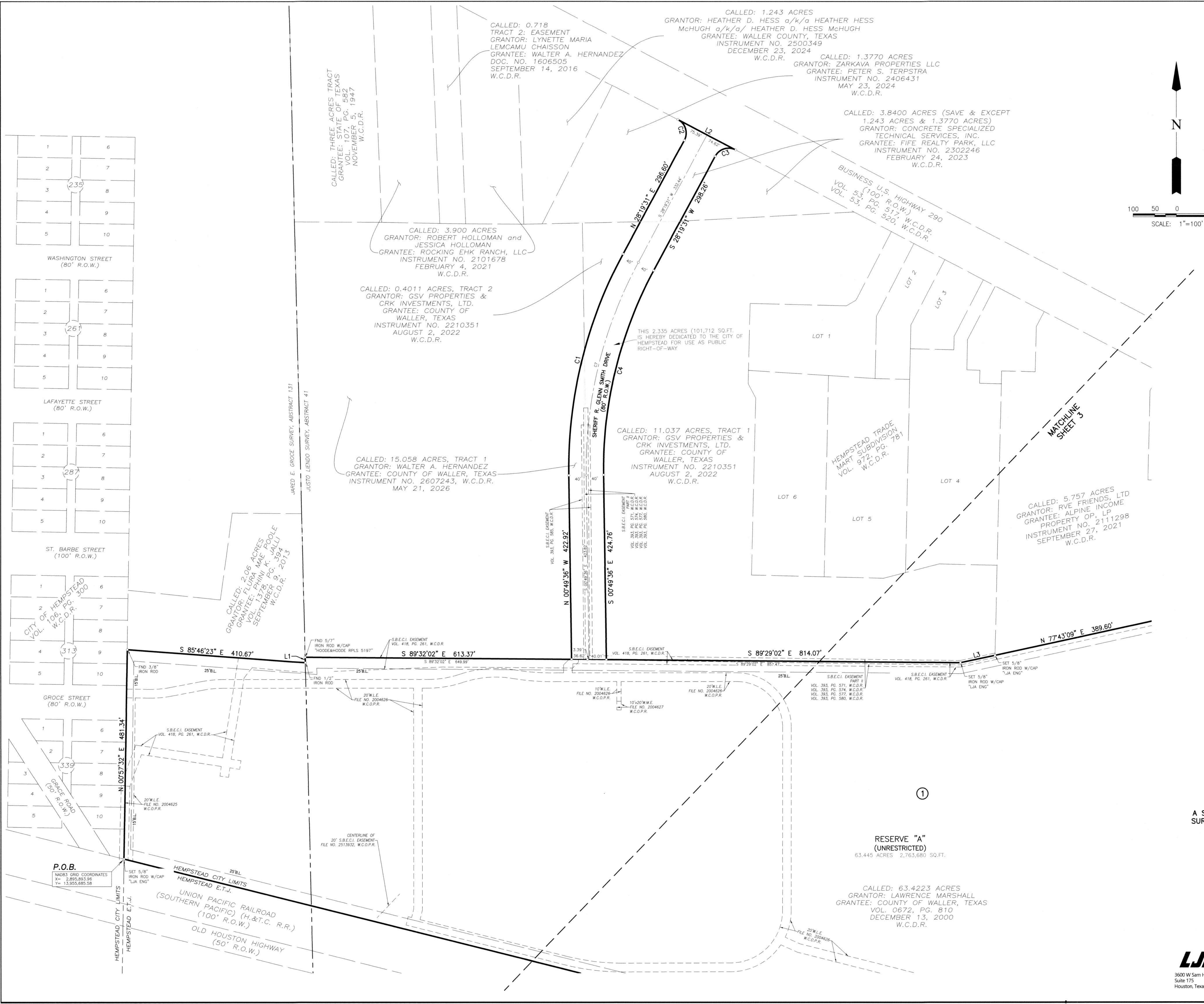
Phone 713.953.5200
Fax 713.953.5026
TBPELS Firm No. 10194382

ENGINEER:

LJA Engineering, Inc.

1904 W. Grand Parkway North Suite 100
Katy, Texas 77449

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°57'26" W	12.68'
L2	S 62°18'30" E	150.01'
L3	N 77°59'31" E	81.14'
L4	S 62°43'53" E	115.95'
L5	S 27°31'18" W	40.44'
L6	N 86°20'54" E	17.64'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1040.00'	29°09'08"	523.15'	523.46'	N 13°44'57" E
C2	35.00'	90°38'02"	55.37'	49.77'	N 18°59'30" W
C3	35.00'	89°21'58"	54.59'	49.22'	S 73°00'30" W
C4	960.00'	29°09'08"	488.45'	483.20'	S 13°44'57" W
C5	120.00'	31°36'58"	66.22'	65.38'	S 11°42'46" W
C6	234.21'	37°53'05"	154.86'	152.06'	S 14°50'44" W
C7	1000.00'	29°09'08"	508.80'	503.33'	S 13°44'57" W

- LEGEND**
- B.L. INDICATES BUILDING LINE
 - D.E. INDICATES DRAINAGE EASEMENT
 - U.E. INDICATES UTILITY EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - W.M.E. INDICATES WATER METER EASEMENT
 - R.O.W.E. INDICATES RIGHT-OF-WAY EASEMENT
 - S.B.E.C.I. INDICATES SAN BERNARD ELECTRIC COOPERATIVE, INC.
 - R.O.W. INDICATES RIGHT OF WAY
 - W.C.D.R. INDICATES WALLER COUNTY DEED RECORDS
 - W.C.O.P.R. INDICATES WALLER COUNTY OFFICIAL PUBLIC RECORDS
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - F.N. INDICATES FILE NUMBER
 - I.R. INDICATES IRON ROD
 - I.P. INDICATES IRON PIPE

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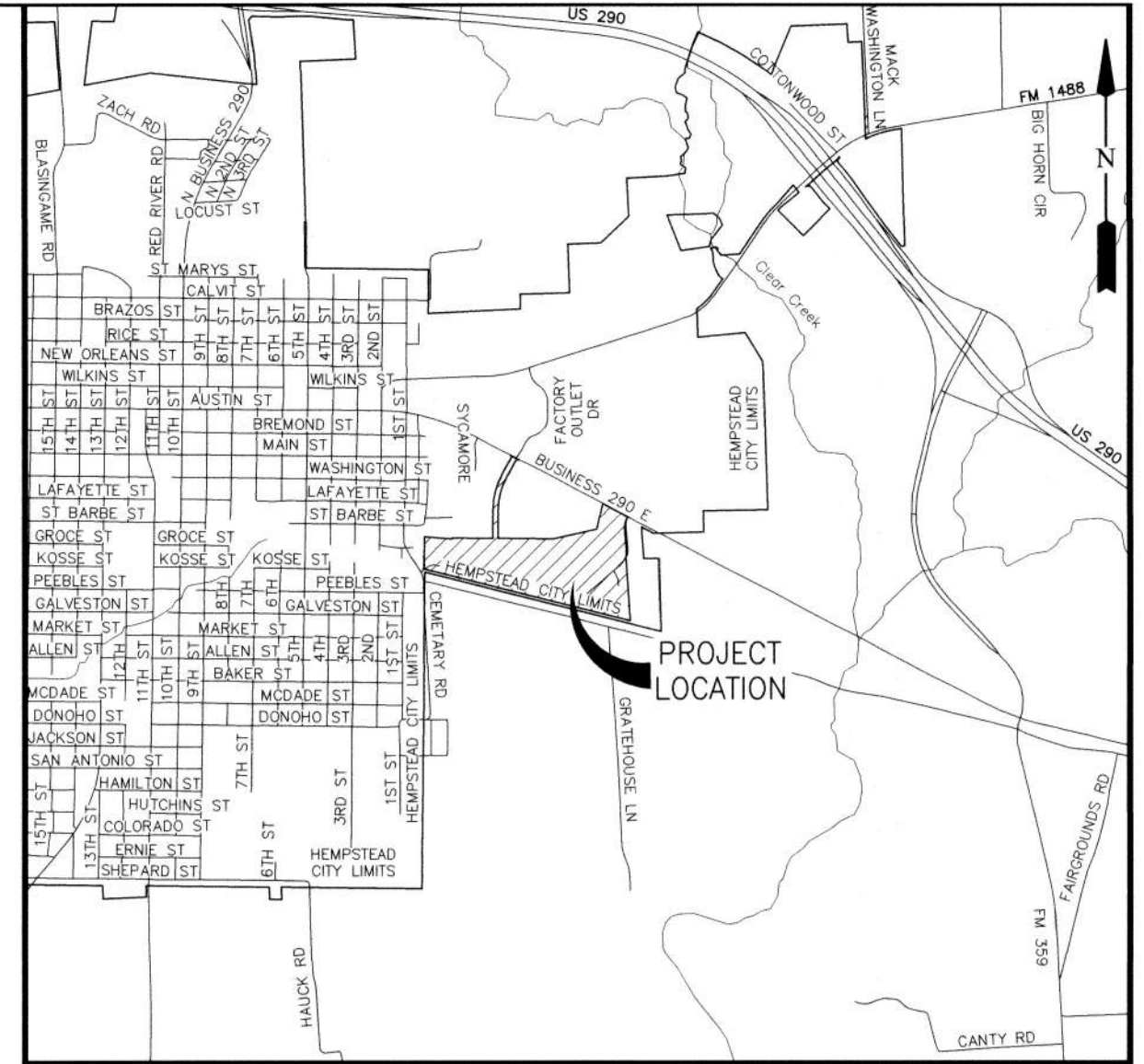
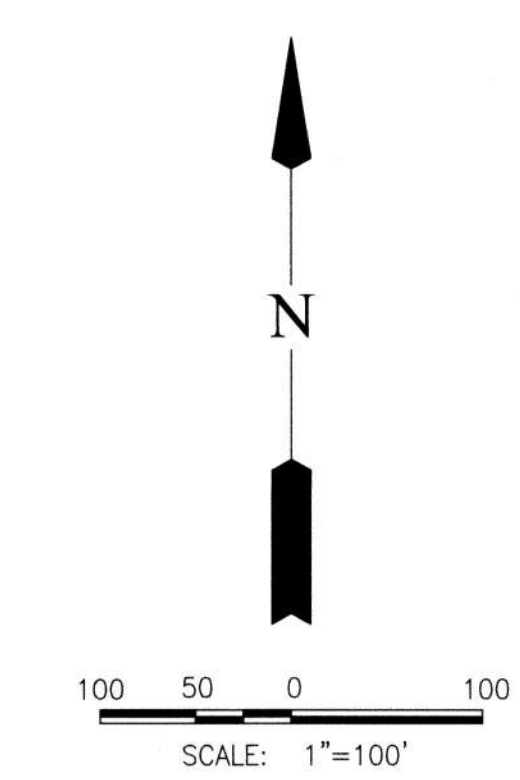
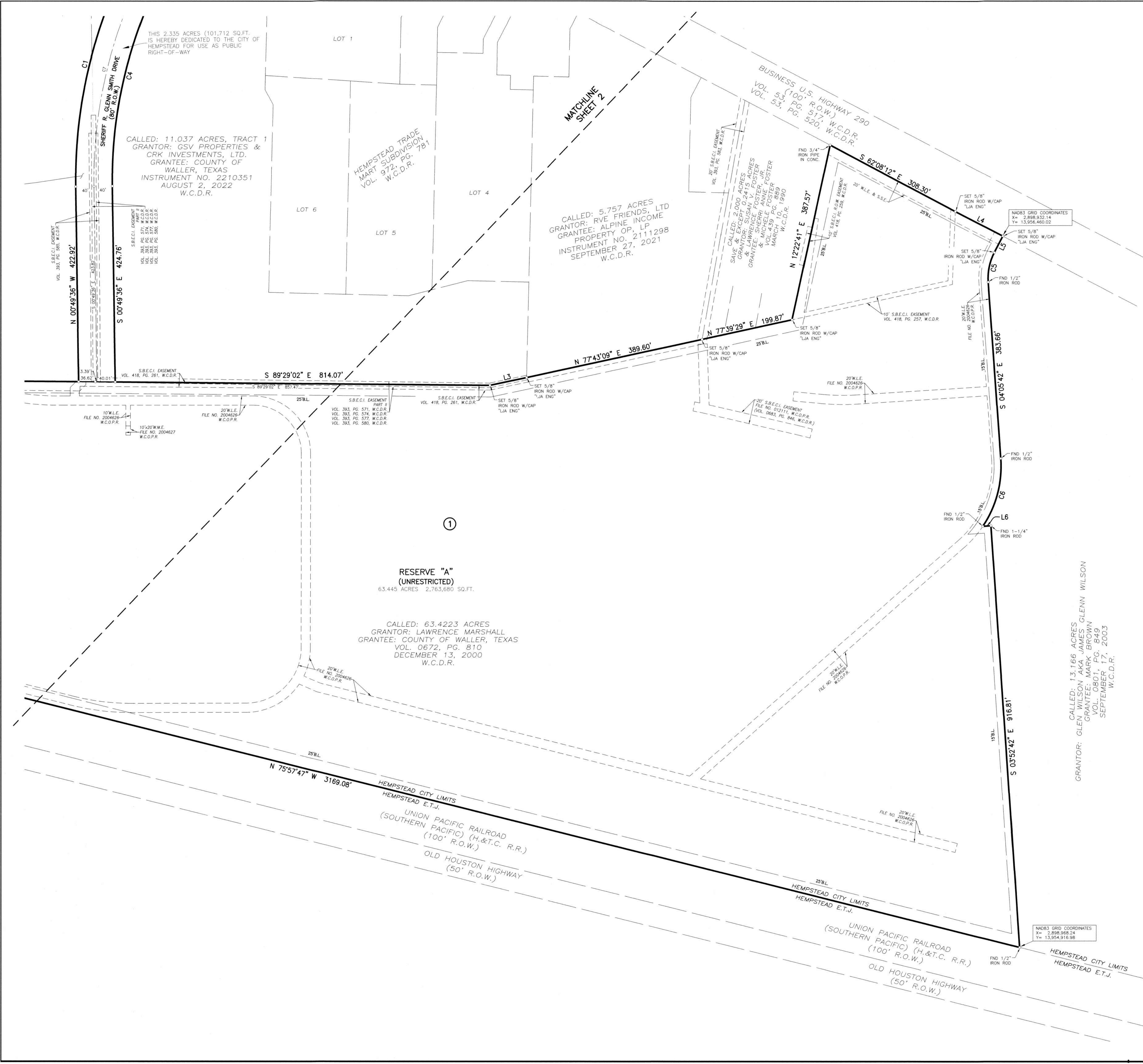
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3600 W Sam Houston Parkway S Suite 175 Houston, Texas 77042 Phone 713.953.5200 Fax 713.953.5026 TBPELS Firm No. 10194382 1904 W. Grand Parkway North Suite 100 Katy, Texas 77449 Phone 713.953.5200 Fax 713.953.5026 FRN-F-1386



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SHEET 3 OF 3