

# S. BRENTCHASE CIRCLE @ VICKSTON LN.

## 2.76 ACRE CORNER FOR SALE

48A

**LOCATION:** THE SOUTHEAST CORNER OF SOUTH BRENTCHASE CIRCLE AND VICKSTON LANE JUST WEST OF WALTERS ROAD, SOUTH OF FM 1960 AND NORTH OF SPEARS ROAD IN NORTHWEST HOUSTON, HARRIS COUNTY, TEXAS. NOT LOCATED IN THE HOUSTON CITY LIMITS.

TRACT B4  
KEY MAP # 371B

**ADDRESS:** 3800 BLOCK OF S. BRENTCHASE CR, HOUSTON, TX 77014  
AN ACTUAL STREET ADDRESS HAS NOT BEEN ASSIGNED.

**SIZE:** 2.7621 ACRES (120,316 SQUARE FEET )

**PURCHASE PRICE:** \$399,000 (\$3.31 PSF)

**FRONTAGE / DIMENSIONS:** 165 FEET FRONTAGE ALONG SOUTH BRENTCHASE CIRCLE  
597 FEET FRONTAGE ALONG VICKSTON LANE (APPRXIMATE)  
232 FEET SOUTH BORDER  
REFER TO SURVEY

**UTILITIES:** THE PROPERTY IS LOCATED IN AND SERVICED BY THE HARRIS COUNTY M.U.D. #22. THE DISTRICT PROVIDES WATER AND WASTE WATER SERVICE. AMPLE CAPACITY AVAILABLE FOR MOST USES.

**EASEMENTS:** PERIMETER UTILITY EASEMENTS AND STANDARD BUILDING SET BACKS.

**ZONING / RESTRICTIONS:** NONE

**TOPOGRAPHY / DRAINAGE:** GENERALLY FLAT WITH BRUSH AND TREES. LOCATED IN FLOOD HAZARD ZONE "A". DID NOT FLOOD DURING HURRICANE HAREVEY. ON SITE STORM WATER DETENTION IS REQUIRED BY HARRIS COUNTY FLOOD CONTROL.

**TAX JURISDICTIONS:** HARRIS COUNTY, HARRIS COUNTY M.U.D. AND SPRING I.S.D.

**COMMENTS:** THE PROPERTY IS LOCATED IN THE FAST GROWING FM 1960 CORRIDOR. WALTERS ROAD IS A MAJOR NORTH SOUTH THOROUGHFARE CONNECTING FM 1960 AND SPEARS ROAD.

**HIGHLIGHTS:** CORNER LAND TRACT

HAS WATER AND SANITARY LINES TO THE SITE WITH AVAILABLE CAPACITY.

**FOR MORE INFORMATION CONTACT:**

**TIM OPATRNY**

**TAO INTERESTS, INC.**

**770 South Post Oak Lane, Suite 540**

**Houston, Texas 77056**

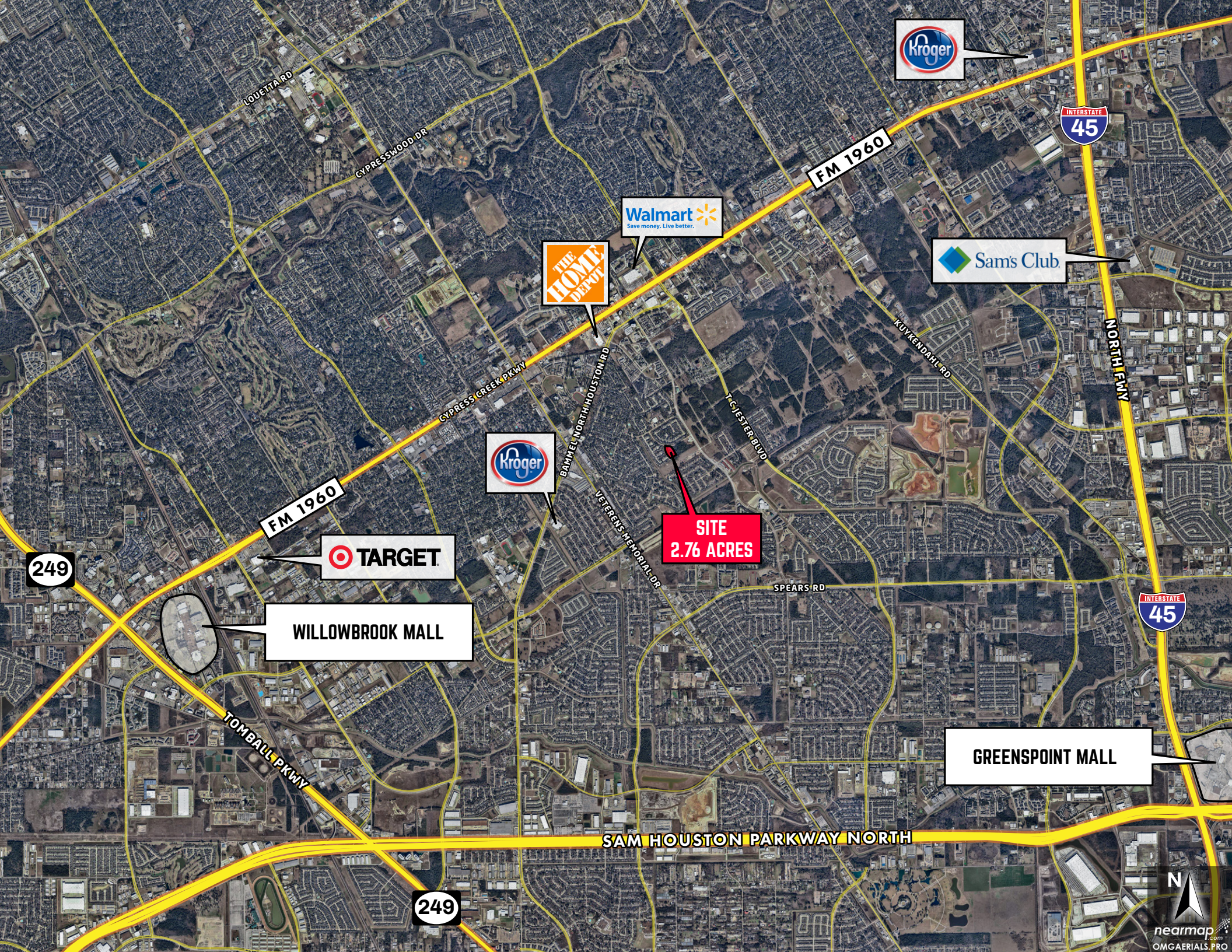
**713-621-9841**

[tim@taointerests.com](mailto:tim@taointerests.com)

**TAOInterests.com**

ALL INFORMATION SHOWN IN THIS PRESENTATION, WHILE BASED UPON INFORMATION SUPPLIED BY THE SOURCES DEEMED TO BE RELIABLE, IS NOT IN ANY WAY WARRANTED BY TAO INTERESTS, INC. THIS PROPERTY IS SUBJECT TO PRIOR SALE, WITHDRAWAL, OR CHANGE IN PRICE WITHOUT NOTICE.





FM 1960



SITE  
2.76 ACRES



FM 1960

WILLOWBROOK MALL

249



GREENSPPOINT MALL

SAM HOUSTON PARKWAY NORTH

249





TORREY PINES

BRIARCHASE DR

BRIARCHASE

S BRENTCHASE CIR

**SITE**  
2.76  
ACRES

SOLD

SOLD

SOLD

C-STORE



WALTERS RD

SABLECHASE

SABLECHASE

SABLECHASE DR

T C JESTER BLVD

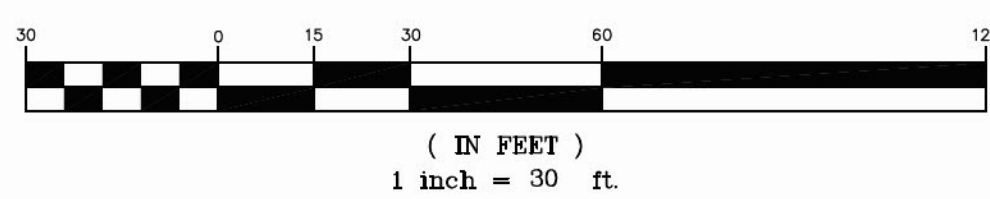
SABLECHASE

SABLE RIDGE



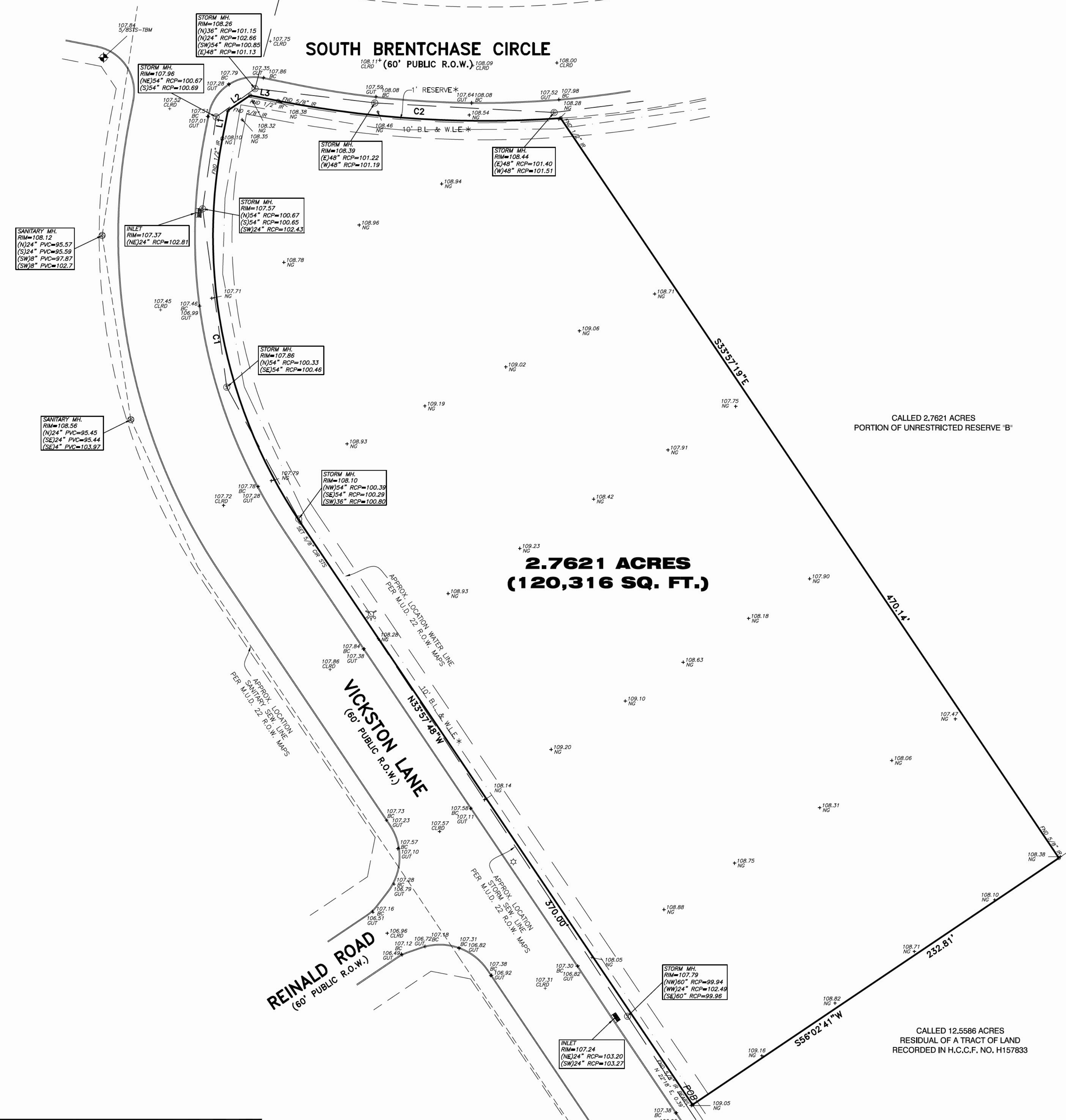


GRAPHIC SCALE



- LEGEND: AE - AERIAL EASEMENT, BL - BUILDING LINE, BLDG - BUILDING, ESMT - EASEMENT, FND - FOUND, HL&P - HOUSTON LIGHTING & POWER, IR - IRON ROD, CIR - CAPPED IRON ROD, STS - STAMPED SOUTH TEXAS SURVEYING, HCCF - HARRIS COUNTY CLERKS FILE, HCCR - HARRIS COUNTY DEED RECORDS, HCMR - HARRIS 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, BARRIED WIRE FENCE, CHAIN LINK FENCE, CONCRETE, COVERED CONCRETE, OVERHEAD ELECTRIC LINES, WOOD FENCE, WROUGHT IRON FENCE, GUY WIRE, CATCH BASIN, CABLE BOX, ELECTRIC BOX, ELECTRIC MH, FINE HYDRANT, FIBER OPTIC MARKER, FLAG POLE, GAS METER, GAS VALVE, CURB INLET, LIGHT POLE, MANHOLE, MONITORING WELL, PIPELINE MARKER, POWER POLE, SERVICE POLE, SANITARY MANHOLE, STORM MANHOLE, TELEPHONE PEDESTAL, TRANSFORMER, TRAFFIC SIGNAL BOX, TRAFFIC SIGNAL POLE, UNDERGROUND CABLE MARKER, WATER WELL, WATER METER, WATER VALVE, BENCHMARK, VOL. 317, PG. 96 H.C.M.R.

SOUTH BRENTCHASE CIRCLE



CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD DISTANCE. Includes a sub-table for LINE TABLE with columns: LINE, LENGTH, BEARING.

LEGAL DESCRIPTION: A TRACT OR PARCEL OF LAND CONTAINING 2.7621 ACRES IN THE JOSEPH FARWELL SURVEY ABSTRACT NO. 262, HARRIS COUNTY, TEXAS... BEGINNING AT A POINT FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD WAS FOUND TO BEAR NORTH 22 DEGREES 18 MINUTES EAST, 0.39 FEET, SAID POINT BEING IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF VICKSTON LANE...

2.7621 ACRES (120,316 SQ. FT.)

NOTES: 1. BEARING BASIS IS THE NORTHEAST R.O.W. OF VICKSTON LANE BEING N33°57'48"W. 2. SURVEYOR DID NOT ABSTRACT PROPERTY... 3. NOTHING IN THIS TRANSACTION IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE... 7. OBSERVED EVIDENCE OF UTILITIES SERVICING THE PROPERTY HAVE BEEN SHOWN TO THE EXTENT POSSIBLE...

BENCHMARK: RM NO. 150715, ALUMINUM ROD IN CASING STAMPED 150715 ON SOUTH SIDE OF DRAINAGE DITCH NO. P145-00-00 APPROX. 150' NORTHEAST FOR THE DEAD END OF WELLINGTON PKWY. IN KEYMAP 371G IN THE GREENS WATERSHED NEAR STREAM P146-00-00 ELEV. = 103.69 FEET NAVD 88, 2001 ADJUSTMENT ELEVATIONS SHOWN ARE 2001 ADJUSTMENT.

FLOOD NOTE: PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. MAP NO. 48201C 0455L, DATE 6-18-07, BY GRAPHING PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

SURVEYOR'S CERTIFICATION: I, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND COMPLETED ON THIS 12TH DAY OF SEPTEMBER, 2017... FRED W. LAWTON, Registered Professional Land Surveyor No. 2321.

BOUNDARY & TOPOGRAPHIC SURVEY OF: A TRACT OR PARCEL OF LAND CONTAINING 2.7621 ACRES OF LAND MORE OR LESS IN THE JOSEPH FARWELL SURVEY ABSTRACT NO. 262, HARRIS COUNTY, TEXAS... ADDRESS: 0 SOUTH BRENTCHASE CIRCLE HOUSTON, TEXAS 77014. Includes a table for REVISIONS and contact information for SOUTH TEXAS SURVEYING ASSOCIATES, INC.



# INFORMATION ABOUT BROKER SERVICES

770 South Post Oak Lane, Suite 540  
Houston, TX 77056  
TAOInterests.com 713-631-9841

Texas law requires all real estate license holders to give you the following information about brokerage services to prospective buyers, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the Broker.
- A **SALE AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>TAO Interests, Inc.</u>	<u>0480438</u>	<u>tim@taointerests.com</u>	<u>713-621-9841</u>
Licensed Broker/Broker Firm Name	License No.	Email	Phone
<u>Tim Opatrny</u>	<u>0235521</u>	<u>tim@taointerests.com</u>	<u>713-621-9841</u>
Designated Broker of Firm	License No.	Email	Phone

\_\_\_\_\_  
Buyer / Tenant / Seller / Landlord Initials

\_\_\_\_\_  
Date