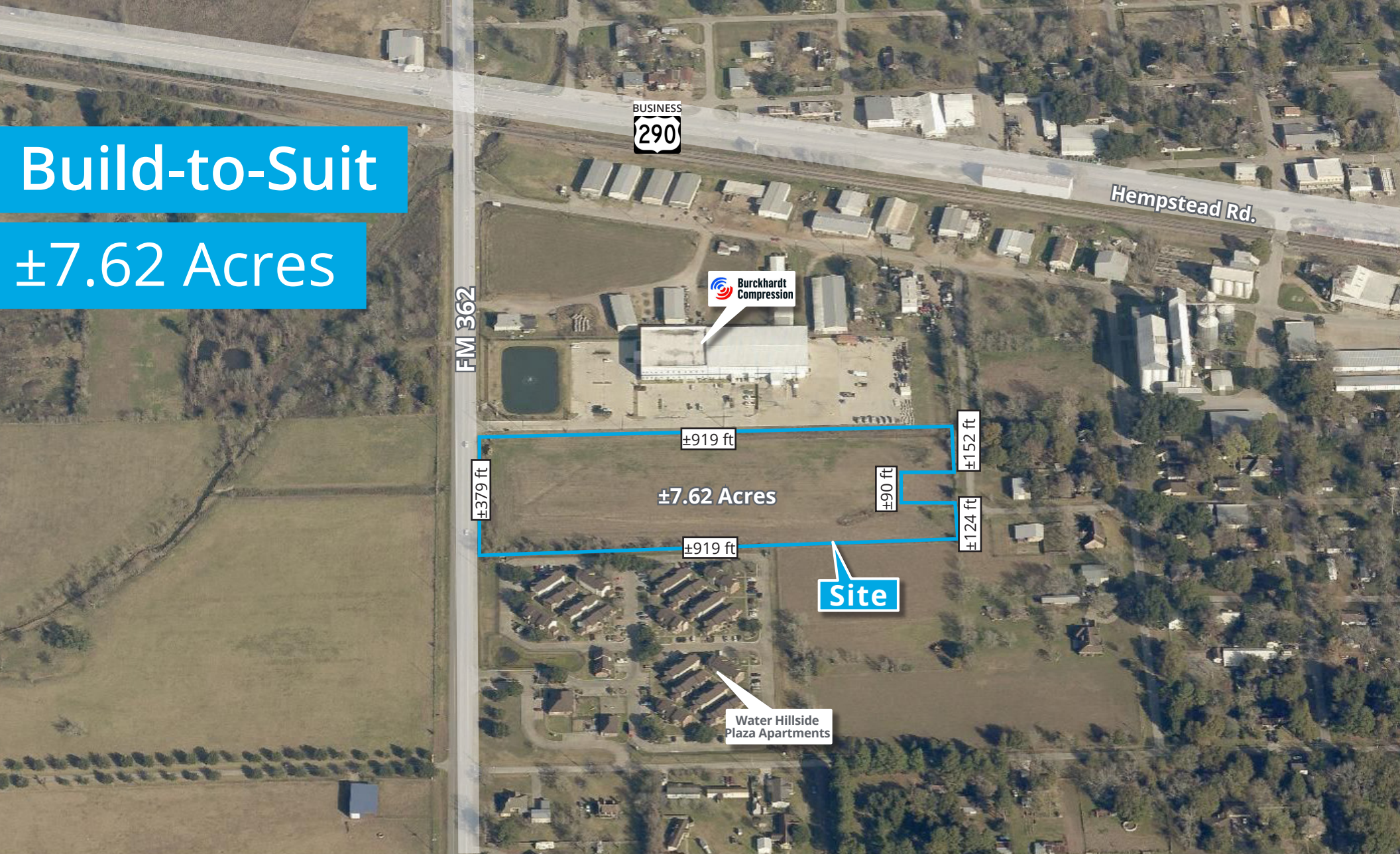
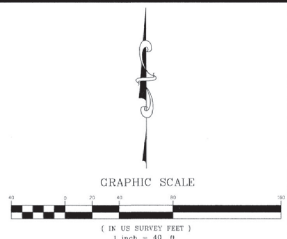
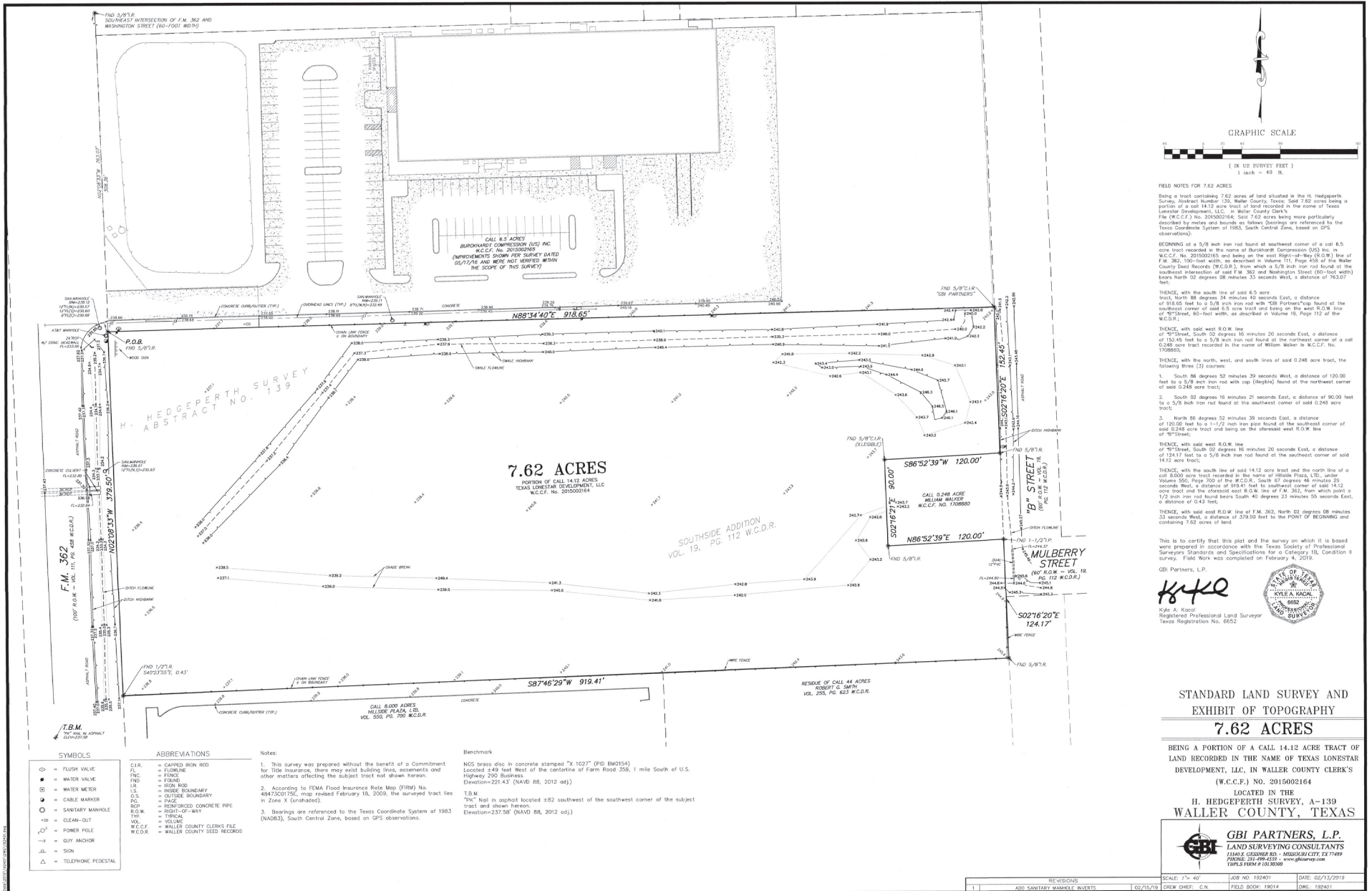


# Build-to-Suit ±7.62 Acres



**Robert L. Alinger, CCIM, LEED AP, SIOR**  
Principal & Director  
+1 713 830 2167  
robert.alingers@colliers.com





**FIELD NOTES FOR 7.62 ACRES**

Being a tract containing 7.62 acres of land situated in the H. Hedgeperth Survey, Abstract Number 139, Waller County, Texas; Said 7.62 acres being a portion of a call 14.12 acre tract recorded in the name of Texas Lonestar Development, LLC, in Waller County Clerk's File (W.C.C.F.) No. 2015002164. Said 7.62 acres being more particularly described by metes and bounds as follows: (Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations).

**BEGINNING** at a 5/8 inch iron rod found at southwest corner of a call 6.5 acre tract recorded in the name of Burkhardt Compression (US) Inc. in W.C.C.F. No. 2015002165 and being on the east Right-of-Way (R.O.W.) line of F.M. 362, 100-foot width, as described in Volume 111, Page 438 of the Waller County Deed Records (W.C.D.R.), from which a 5/8 inch iron rod found at the southwest intersection of said F.M. 362 and Rowington Street (60-foot width) bears North 02 degrees 08 minutes 23 seconds West, a distance of 763.05 feet;

**THENCE** with the south line of said 6.5 acre tract, North 88 degrees 34 minutes 40 seconds East, a distance of 918.65 feet to a 5/8 inch iron rod with 'GBI PARTNERS' found at the southwest corner of said 6.5 acre tract and being on the west R.O.W. line of 'B' Street, 60-foot width, as described in Volume 10, Page 112 of the W.C.D.R.;

**THENCE** with said west R.O.W. line of 'B' Street, South 02 degrees 16 minutes 20 seconds East, a distance of 124.17 feet to a 5/8 inch iron rod found at the southeast corner of a call 0.248 acre tract recorded in the name of Wilson Walker in W.C.C.F. No. 170889;

**THENCE** with the north, west, and south lines of said 0.248 acre tract, the following three (3) courses:

1. South 88 degrees 32 minutes 30 seconds West, a distance of 120.00 feet to a 5/8 inch iron rod with cap (Elevated) found at the northeast corner of said 0.248 acre tract;
2. South 02 degrees 16 minutes 20 seconds East, a distance of 80.00 feet to a 5/8 inch iron rod found at the southeast corner of said 0.248 acre tract;
3. North 86 degrees 52 minutes 30 seconds East, a distance of 120.00 feet to a 1-1/2 inch iron pipe found at the southwest corner of said 0.248 acre tract and being on the elevated west R.O.W. line of 'B' Street;

**THENCE** with said west R.O.W. line of 'B' Street, South 02 degrees 16 minutes 20 seconds East, a distance of 124.17 feet to a 5/8 inch iron rod found at the southeast corner of said 14.12 acre tract;

**THENCE** with the south line of said 14.12 acre tract and the north line of a call 8.000 acre tract recorded in the name of Glendale Plaza (L), under Volume 550, Page 703 of the W.C.D.R., South 87 degrees 46 minutes 29 seconds West, a distance of 819.74 feet to an iron stake found at the southeast corner of said 8.000 acre tract and the aforementioned east R.O.W. line of F.M. 362, from which point a 1/2 inch iron rod found bears South 40 degrees 23 minutes 00 seconds East, a distance of 0.43 feet;

**THENCE** with said east R.O.W. line of F.M. 362, North 02 degrees 08 minutes 23 seconds West, a distance of 378.50 feet to the POINT OF BEGINNING and containing 7.62 acres of land.

This is to certify that this plat and the survey on which it is based were prepared in accordance with the Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition B survey. Field Work was completed on February 4, 2019.

GBI Partners, L.P.  
  
 Kyle A. Kappel  
 Registered Professional Land Surveyor  
 Texas Registration No. 6692



**STANDARD LAND SURVEY AND EXHIBIT OF TOPOGRAPHY**

**7.62 ACRES**

BEING A PORTION OF A CALL 14.12 ACRE TRACT OF LAND RECORDED IN THE NAME OF TEXAS LONESTAR DEVELOPMENT, LLC, IN WALLER COUNTY CLERK'S (W.C.C.F.) NO. 2015002164

LOCATED IN THE  
 H. HEDGEPERTH SURVEY, A-139  
 WALLER COUNTY, TEXAS

**GBI PARTNERS, L.P.**  
 LAND SURVEYING CONSULTANTS  
 1718 W. GARDNER BLVD. - MIDLAND CITY TX 79701  
 PHONE: 321-999-4339 • www.gbiurvey.com  
 TYPICAL FORM # 100-000-000

REVISIONS		SCALE: 1" = 40'	JOB NO: 192401	DATE: 02/13/2019
1	ADD SANITARY MANHOLE SURVEYS	1/22/19/19	FIELD BOOK: 19014	DWG: 192401

- SYMBOLS**
- = FLUSH VALVE
  - = WATER VALVE
  - = WATER METER
  - = CABLE MARKER
  - = SURVEY MARKER
  - = CLEAN-OUT
  - = POWER POLE
  - = GUY AND/OR
  - △ = SIGN
  - △ = TELEPHONE PEDESTAL
- ABBREVIATIONS**
- CL.R. = CAPED IRON ROD
  - FL. = FLOWLINE
  - FIN. = FINISH
  - IR. = IRON ROD
  - I.S. = INSIDE BOUNDARY
  - O.S. = OUTSIDE BOUNDARY
  - P. = PAGE
  - PCP. = REINFORCED CONCRETE PIPE
  - R.O.W. = RIGHT-OF-WAY
  - TYP. = TYPICAL
  - W.C.C.F. = WALLER COUNTY CLERK'S FILE
  - W.C.D.R. = WALLER COUNTY DEED RECORDS

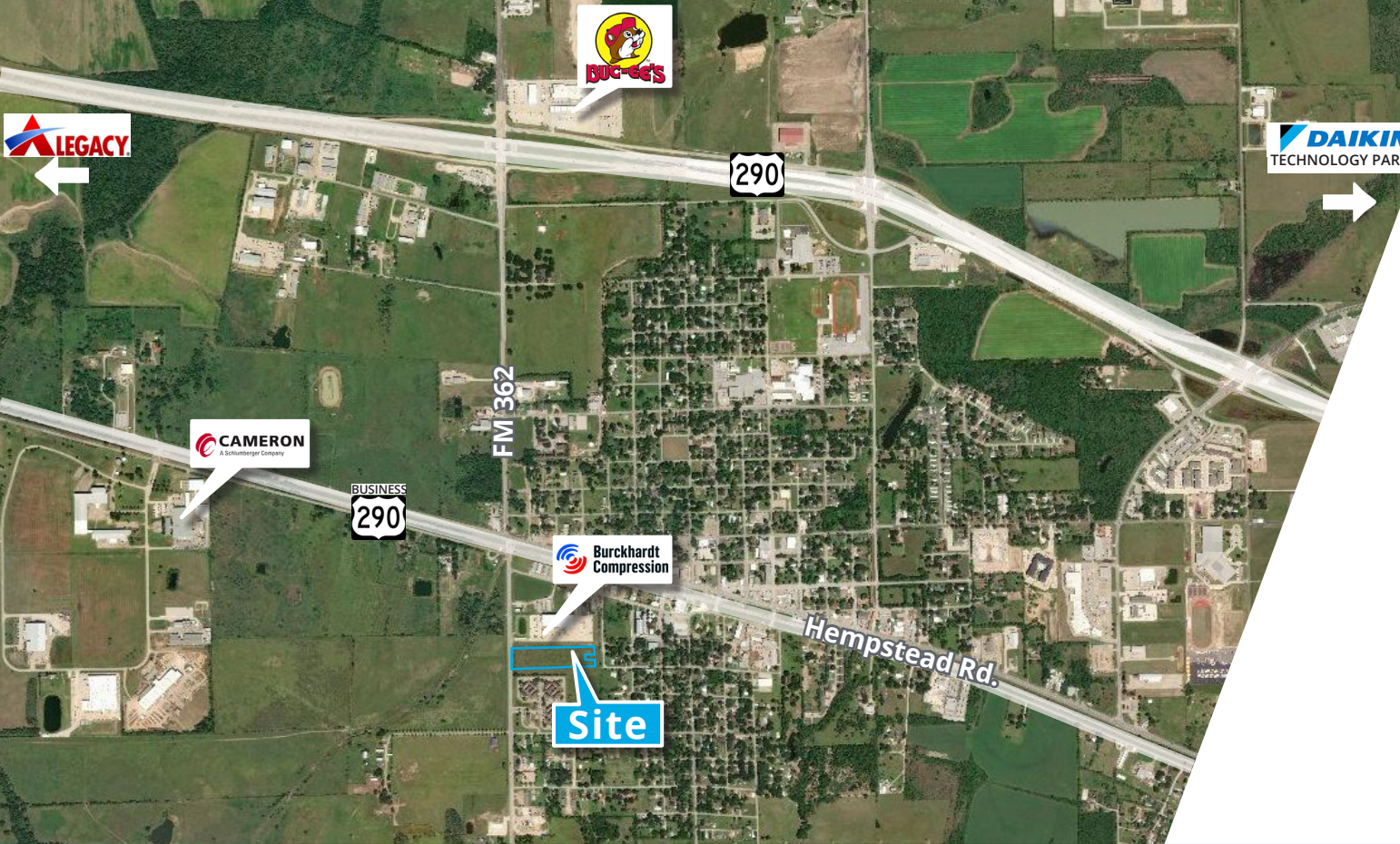
**Notes:**

- This survey was prepared without the benefit of a Commitment for Title Insurance, therefore, there may exist building lines, easements and other matters affecting the subject tract not shown herein.
- According to FEMA Flood Insurance Rate Map (FIRM) No. 4842300176L, map revised February 18, 2009, the surveyed tract lies in Zone X (Unshaded).
- Bearings are referenced to the Texas Coordinate System of 1983 (NAD83), South Central Zone, based on GPS observations.

**Benchmark**

NGS brass disc in concrete stamped "X 1027" (PD BM0154) Located 4.49 feet West of the centerline of Farm Road 356, 1 mile South of U.S. Highway 290 Business. Elevation=221.43 (NAVD 88, 2012 adj.)

T.B.M. "TNC" Nail in asphalt located ±82 southeast of the southwest corner of the subject tract and shown hereon. Elevation=237.58 (NAVD 88, 2012 adj.)

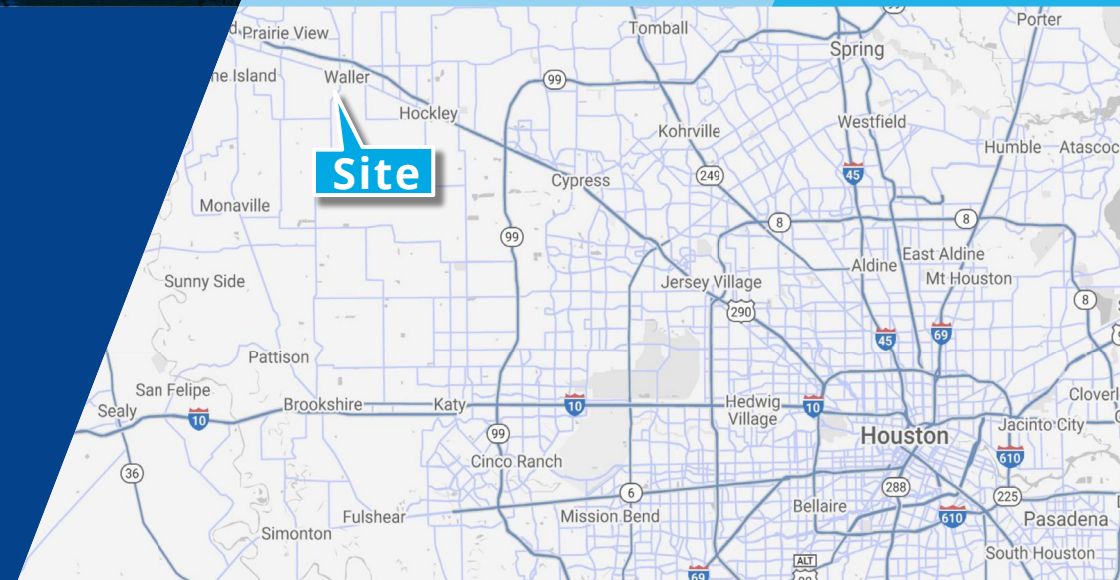


±7.62 Acres  
Available for Build-  
to-Suit located  
in Waller, TX

One mile south of Highway 290  
along FM 362

### Amenities Include

- 7.62 Acres - Cleared and ready for development
- F.M. 362 Frontage
- Close proximity to Highway 290
- Outside of the 100 and 500 yr floodplains
- Currently outside of City limits
- City of Waller utilities available
- Located in Pro-Business Waller County
- Extremely low tax rate – 2.132%
- No zoning





# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, 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 SALES 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 other, including the broker's own interest;
- 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/LANDLORD):** 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 buyers/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 opinion 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 confidential 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 ESTABLISHED:

- 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>Colliers International Houston, Inc.</u>	<u>29114</u>	<u>houston.info@colliers.com</u>	<u>(713) 222-2111</u>
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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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<u>Gary Mabray</u>	<u>138207</u>	<u>gary.mabray@colliers.com</u>	<u>(713) 830-2104</u>
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Designated Broker of Firm	License No.	Email	Phone
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<u>Patrick Duffy</u>	<u>604308</u>	<u>patrick.duffy@colliers.com</u>	<u>(713) 830-2112</u>
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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<u>Robert Alinger</u>	<u>562023</u>	<u>robert.alinge@colliers.com</u>	<u>(713) 830-2167</u>
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Sales Agent/Associate's Name	License No.	Email	Phone
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_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date