

WILLOW CENTRE DR.

5.2 ACRES FOR SALE

11

LOCATION: ALONG THE WEST SIDE OF WILLOW CENTRE DRIVE JUST SOUTH OF FM 1960 AND ADJACENT TO WILLOWBROOK MALL IN THE NORTHWEST PART OF HARRIS COUNTY, TEXAS. THE PROPERTY IS NOT LOCATED IN THE CITY OF HOUSTON LIMITS.

ADDRESS: 12,000 BLOCK OF WILLOW CENTRE DR., HOUSTON, TX 77066

SIZE: 5.2902 ACRES (230,441 SQUARE FEET) WILL DIVIDE

PRICE: \$8 PSF (\$1,843,528) PRICE REDUCED FROM \$10 PSF!!

FRONTAGE/ 666 FEET ALONG WILLOW CENTRE DR.
DIMENSIONS: 415 FEET ALONG THE NORTHERN BORDER
267 FEET ALONG THE SOUTHERN BORDER
REFER TO THE SURVEY FOR EXACT DIMENSIONS

UTILITIES: THE PROPERTY IS LOCATED IN AND SERVICED BY HARRIS COUNTY MUD #191. A 12" WATER LINE IS LOCATED ALONG THE WILLOW CENTRE DR. FRONTAGE. SANITARY SEWER IS LOCATED ALONG THE EAST SIDE OF WILLOW CENTRE DR. WITH AN EXTENSION AND TAP NEAR THE NORTHEAST CORNER OF THE SUBJECT TRACT ADJACENT TO THE HOTEL. A 30" STORM SEWER LINE LOCATED ALONG WILLOW CENTR DR.

EASEMENTS: 10 FOOT BUILDING SET BACK LINE ALONG WILLOW CENTRE DR.
10 FOOT WATER, STORM SEWER AND RELIANT ENERGY EASEMENT ALONG THE WILLOW CENTRE DR. FRONTAGE / BORDER.

ZONING/ THE PROPERTY IS PART OF RESTRICTED RESERVE "D" IN THE WILLOW CENTRE
RESTRICTIONS: SUBDIVISION. THERE IS NO ZONING HOWEVER, THERE ARE DEED RESTRICTIONS.
RESTRICTIONS: HOTEL / MOTEL, MOVIE THEATER, AUTO REPAIR, BODY SHOP OR ANY AUTO SERVICE BUSINESS, BOAT OR AUTO SALES, CAR WASH, RESTAURANT, CATERING, BANQUET HALL, ALCOHOLIC BEVERAGE SERVICING, RECREATION AND FITNESS FACILITY, GAMING BUSINESS, JUNK YARD, FLEA MARKET, MASSAGE PARLOR, DISCOTHEQUE OR DANCEHALL. ASK BROKER FOR COPY OF THE RESTRICTIONS.

TOPOGRAPHY THE TRACT IS GENERALLY FLAT WITH MATURE TREES AND BRUSH.
DRAINAGE DRAINAGE APPROVAL IS REQUIRED BY HARRIS COUNTY FLOOD CONTROL. ON SITE DETENTION FOR DRAINAGE MAY BE REQUIRED.
A SMALL PORTION OF THE LAND AND THE SOUTHERN END OF THE TRACT IS LOCATED IN THE 500 YEAR FLOOD ZONE.

AREA WILLOWBROOK MALL IS LOCATED JUST WEST OF THE PROPERTY. DISCOUNT
DEVELOPMENT: TIRE CO, BIG LOTS, AND E STAR CHINESE BUFFET.ARE LOCATED ALONG THE NORTHERN BORDER FRONTING FACING FM 1960. AN OFFICE CONDOMINIUM DEVELOPMENT IS LOCATED ON THE OPPOSITE SIDE OF WILLOW CENTRE DR.

TAXING

JURISDICTIONS: HARRIS COUNTY, CY-FAIR I.S.D. AND HARRIS COUNTY MUD #191.

HIGHLIGHTS: CLOSE TO WILLOWBROOK MALL AND MAJOR RETAILERS AND RESTAURANTS.
EASY ACCESS TO FM 1960, CUTTEN ROAD AND HIGHWAY 249.
LOCATED IN A GOOD UTILITY DISTRICT.
ONE OF FEW LAND TRACTS AVAILABLE FOR SALE IN THIS AREA.

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

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.



Michaels
THE ARTS AND CRAFTS STORE
ROSS
DRESS FOR LESS
DSW
DISCOUNT SHOES WORKSHOP

BIG LOTS!
DISCOUNT TIRE
E*STAR
CHINESE BUFFET

BEST BUY

LIFETIME
FITNESS

Sams
CLUB

TARGET

PALACE
INN

WILLOWBROOK
MALL

SITE
5.2 ACRES

CYPRESS CREEK PKWY

TOMBALL PKWY

CYPRESS CREEK PKWY

CUTTEN RD

1960
ROAD

1960
ROAD



CYPRESS CREEK PKWY



WILLOW CENTRE DR

**SITE
5.2 ACRES**

**WILLOWBROOK
MALL**



WILLOW CENTRE SUBDIVISION
 RESTRICTED RESERVE "C"
 SECTION ONE REPLAT
 FILM CODE NO. 360077
 M.R.H.C.

COMMENCING POINT
 TRACT TWO
 POINT OF BEGINNING
 TRACT ONE
 FND. 5/8" I.R.

N 61°58'37" E 494.54'

FND. 5/8" I.R. BRG.
 N 57°33'30" E, 0.40'

TRACT ONE
 1.7001 ACRES
 PORTION OF
 WILLOW CENTRE SUBDIVISION
 RESTRICTED RESERVE "D"
 SECTION ONE REPLAT
 FILM CODE NO. 360064
 M.R.H.C.

POINT OF BEGINNING
 TRACT TWO
 SET 5/8" I.R. W/CAP

S 61°56'59" W 415.04'
 N 61°56'59" E 415.04'

TRACT TWO
 5.2902 ACRES
 PORTION OF
 WILLOW CENTRE SUBDIVISION
 RESTRICTED RESERVE "D"
 SECTION ONE REPLAT
 FILM CODE NO. 360064
 M.R.H.C.

N 28°01'23" W 162.95'

N 28°01'23" W 976.75'

80' H.L. & P. FEE STRIP
 VOL. 38691, PG. 581
 D.R.H.C.

100' BURLINGTON ROCK ISLAND RAILROAD R.O.W.

LEGEND:

- A = ASPHALT
- C = CONCRETE
- CLRD = CENTERLINE ROAD
- DG = DOWN GUY
- D.R.H.C. = DEED RECORDS OF HARRIS COUNTY
- FND = FOUND
- FL = FLOW LINE
- G = GUTTER
- H.C.C.F. No. = HARRIS COUNTY CLERK'S FILE NUMBER
- I.R. = IRON ROD
- LS = LIGHT STANDARD
- M.R.H.C. = MAP RECORDS OF HARRIS COUNTY
- MH = MANHOLE
- ML = METAL LID
- MP = METER POLE
- NG = NATURAL GROUND
- PP = POWER POLE
- R = RAMP
- S = SIGN
- SC = STEEL COLUMN
- SP = SERVICE POLE
- SWBMH = SOUTHWESTERN BELL TELEPHONE MANHOLE
- SANMH = SANITARY MANHOLE
- STMH = STORM MANHOLE
- TC = TOP OF CURB
- TG = TOP OF GRATE
- TP = TELEPHONE PEDESTAL
- UTD = UNABLE TO DETERMINE
- WS = WATER SPIGOT
- WV = WATER VALVE

LINE	DISTANCE	BEARING
L1	65.65'	N 70°52'53" E

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	180.00	107°07'44"	336.56	243.83	S 55°33'15" E	289.63

NOTES:

1. This survey was performed in connection with the commitment for title insurance furnished by First American Title Insurance Company, G.F. No. NCS-610133-PHX1, Dated: June 09, 2013.
2. Bearing orientation based on the Easterly line of Willow Centre Subdivision, Restricted Reserve "D", Section One Replat recorded under Film Code No. 360064 M.R.H.C.
3. Surveyor did not abstract tract.
4. () indicates deed or plot call.
5. Subject to Restrictive Covenants as set out in Film Code No. 360064 M.R.H.C. and H.C.C.F. No. Y913414.
6. This tract lies within Zone X and shaded Zone X and no portion of this tract lies within a "100 year flood hazard area" as designated on The National Flood Insurance Program - Flood Insurance Rate Map issued by the Federal Emergency Management Agency under Community Panel Number 480287 0435 M for Harris County, Texas, dated October 16, 2013. The "100 year flood hazard area" is subject to change as detailed studies become available and/or watershed or channel.
7. Subject to an easement for drainage purposes extending a distance of 15' on each side of the center-line of all natural drainage courses, Film Code No. 360064 M.R.H.C., however there are no natural drainage courses on the subject tract.
8. Subject to City of Houston Ordinance #85-1878 enacted October 23, 1985 pertaining to the platting and replatting of real property and establishment of building set back lines, A Certified Copy recorded under H.C.C.F. No. N253886 and having been amended by Ordinance No. 1999-262, enacted February 17, 1999.
9. Subject to a Reciprocal Easement filed under H.C.C.F. No. Y913412.
10. Subject to an agreement filed under H.C.C.F. No. Y913414.
11. Tracts being more particularly described by separate metes and bounds. See HSC file number A92-048.93D and B92-048.93D

I hereby certify to Kar Holdings, LLC, Halle Properties, L.L.C. and First American Title Insurance Company that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey and that this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.



Kar Holdings, LLC
 Registered Professional Land Surveyor

H HOVIS SURVEYING COMPANY
 Land Surveys - Computer Mapping
 5000 Cabbage - Spring, Texas 77379
 (281) 320-9591
 Acreage - Residential - Industrial - Commercial
 Texas Firm Registration No. 10030400

LAND TITLE SURVEY OF TRACT ONE-1.7001 ACRES OF LAND AND TRACT TWO-5.2902 ACRES OF LAND SITUATED IN THE G.W. CHILDRESS SURVEY, ABSTRACT NUMBER 217, HARRIS COUNTY, TEXAS.
 DATE: MARCH 25, 2014 SCALE: 1" = 40' JOB NO. 92-048-93

ID#: 116-192-000-0004
 9204893ADWG



Information About Brokerage Services

Texas law requires all real estate licensees 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 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/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 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 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 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.

TAO Interests, Inc.	480438	tim@taointerests.com	(713)621-9841
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Timothy A. Opatrny	235521	tim@taointerests.com	(713)621-9841
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date