

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.

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) TRACT B4

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. NOT LOCATED IN A FLOOD HAZARD ZONE. ON SITE STORM WATER DETENTION IS REQUIRED BY HARRIS COUNTY FLOOD CONTROL.

TAX JURISDICTIONS: HARRIS COUNTY, HARRIS COUNTY MUD #22 AND SPRING ISD.

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.
WATER AND SANITARY LINES TO THE SITE.
LOCATED IN GOOD UTILITY DISTRICT.
NO RESTRICTIONS

FOR MORE INFORMATION CONTACT:

TIM OPATRYNY

TAO INTERESTS, INC.

770 South Post Oak Lane, Suite 540

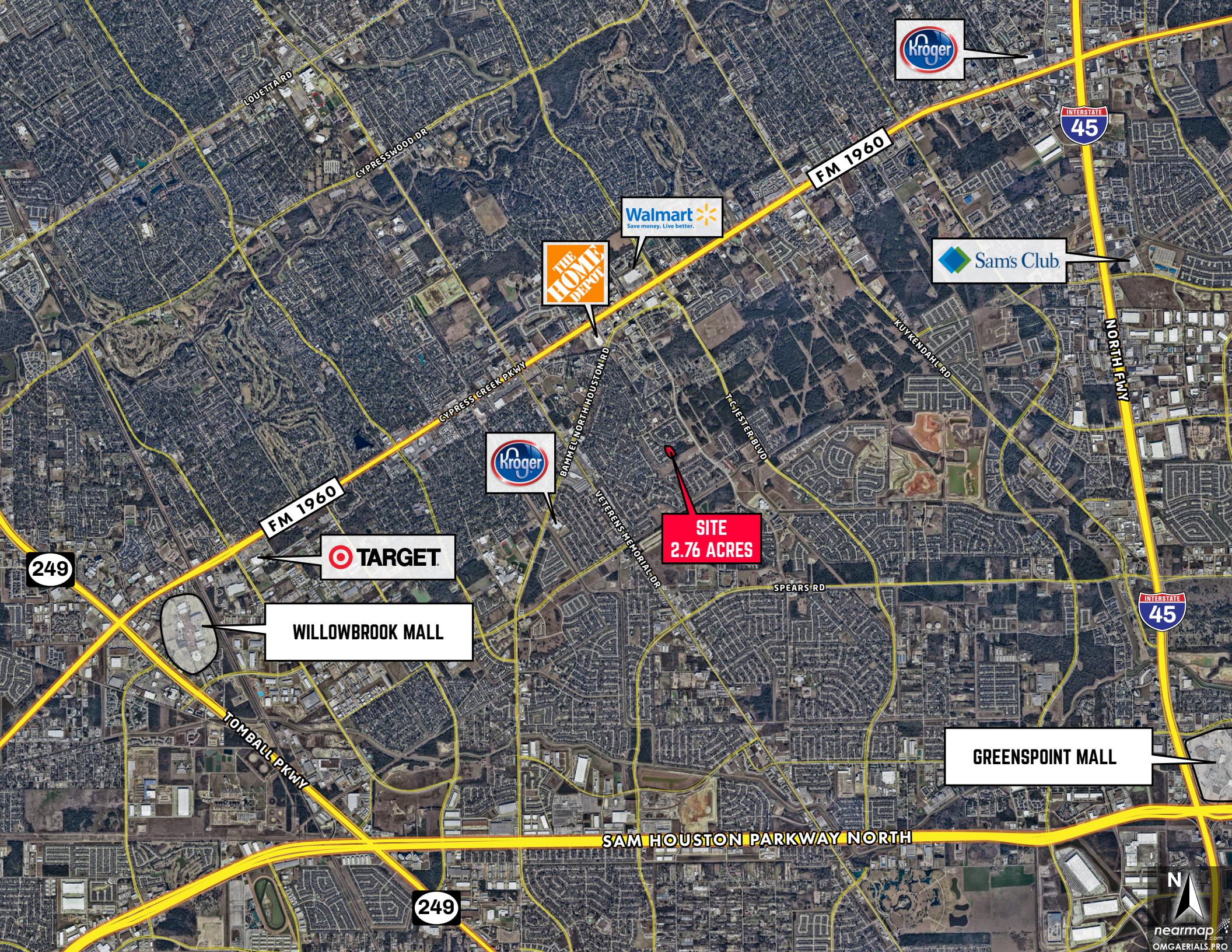
Houston, Texas 77056

713-621-9841

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

249

WILLOWBROOK MALL



GREENSPPOINT MALL

TOMBALL PKWY

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

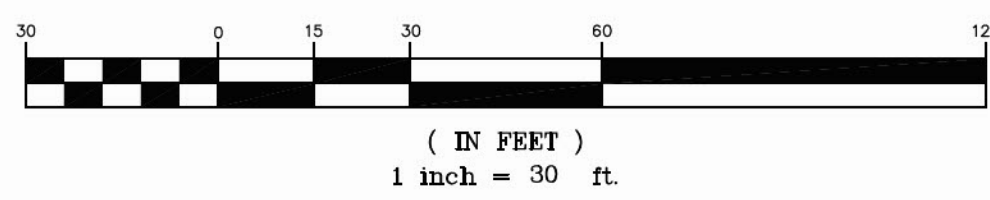
T C JESTER BLVD

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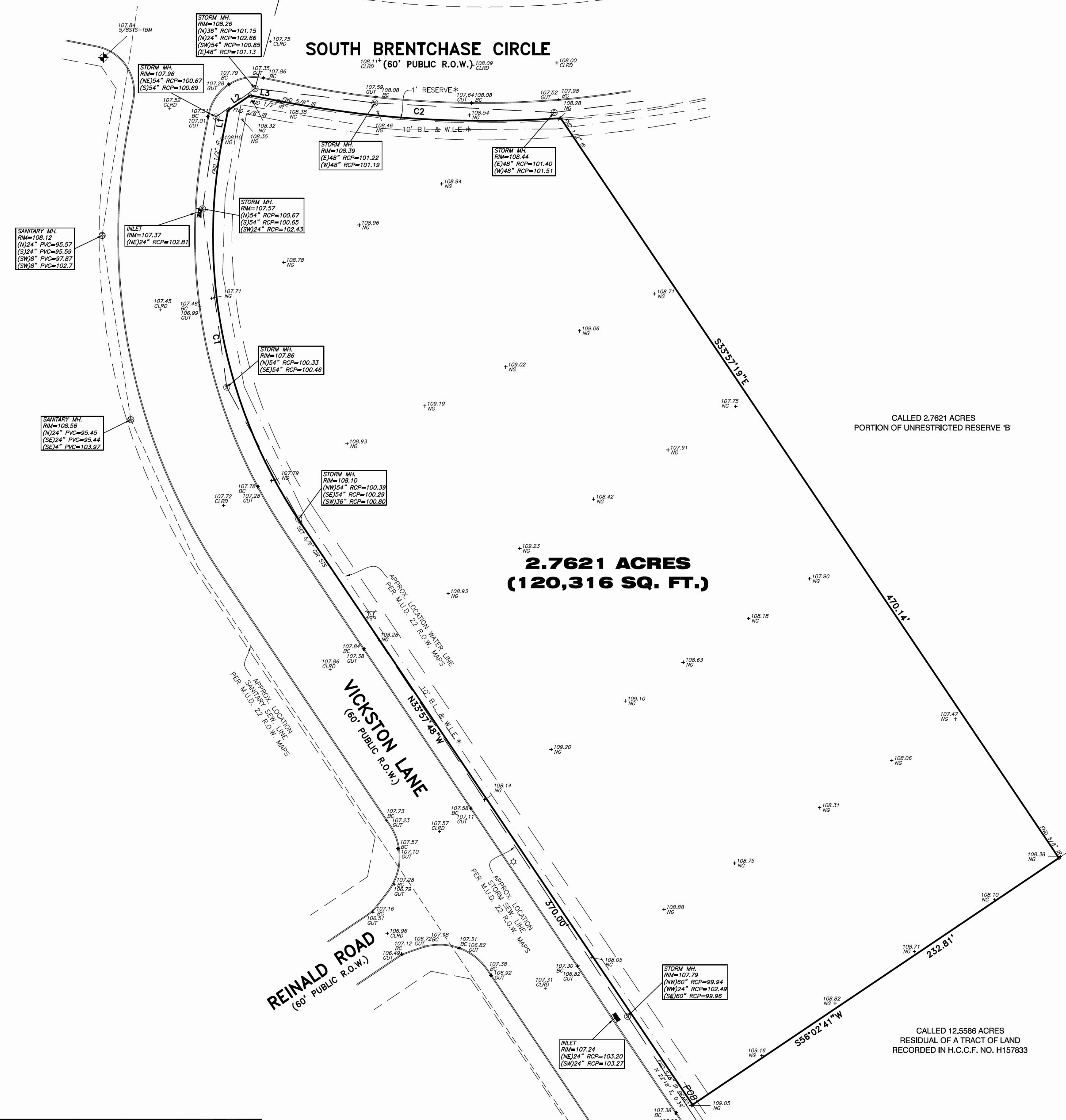


GRAPHIC SCALE



- 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, BWF - BARBED WIRE FENCE, CLF - CHAIN LINK FENCE, CC - CONCRETE, CC - COVERED CONCRETE, OEL - OVERHEAD ELECTRIC LINES, WF - WOOD FENCE, WIF - WROUGHT IRON FENCE, GW - GUY WIRE, CB - CATCH BASIN, CBX - CABLE BOX, EBX - ELECTRIC BOX, EMH - ELECTRIC MH, FHY - FINE HYDRANT, FOM - FIBER OPTIC MARKER, FP - FLAG POLE, GM - GAS METER, GV - GAS VALVE, CI - CURB INLET, LP - LIGHT POLE, M - MANHOLE, MW - MONITORING WELL, PM - PIPELINE MARKER, PP - POWER POLE, SP - SERVICE POLE, SMH - SANITARY MANHOLE, SM - STORM MANHOLE, TP - TELEPHONE PEDESTAL, TR - TRANSFORMER, TSB - TRAFFIC SIGNAL BOX, TSP - TRAFFIC SIGNAL POLE, UCCM - UNDERGROUND CABLE MARKER, WW - WATER WELL, WM - WATER METER, WV - WATER VALVE, B - BENCHMARK, VOL. 317, PG. 96 H.C.M.R.

SOUTH BRENTCHASE CIRCLE



2.7621 ACRES (120,316 SQ. FT.)

VICKSTON LANE (60' PUBLIC R.O.W.)

REINALD ROAD (60' PUBLIC R.O.W.)

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 AND BEING OUT OF UNRESTRICTED RESERVE #2 OF BRENTWOOD AT NORTHCHASE...

- 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 SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE... 4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR... 5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY... 6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED... 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... 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...

Table with columns: ADDRESS, REVISIONS (NO, DATE, DESCRIPTION), JOB NO, DATE, SCALE, SHEET.

SOUTH TEXAS SURVEYING ASSOCIATES, INC. 11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082 281-556-6918 FAX 281-556-9331 Firm Number: 10045400

