

1.84 ACRES - FM 646

DICKINSON, TEXAS

69

LOCATION: ALONG THE EAST SIDE OF FM 646 ONE HALF MILE SOUTH OF I-45 SOUTH (GULF FREEWAY), AND JUST SOUTH OF CROSS COLONY DRIVE ADJACENT TO IBC BANK AND THE LEARNING CENTER, DICKINSON, GALVESTON COUNTY, TEXAS 77539.

NOTE: THE PROPOSED GRAND PARKWAY WILL BE LOCATED ONE QUARTER MILE NORTH OF THE SUBJECT LAND TRACT. A PORTION OF FM 646 AT THE GULF FREEWAY INTERSECTION WILL BECOME THE GRAND PARKWAY. THE PROJECT (SEGMENT B) IS ON HOLD UNTIL FUNDING IS OBTAINED.

ADDRESS: 2331 W. FM 646, DICKINSON, TX 77539

SIZE: 1.84 ACRES (80,355 SQUARE FEET)

SALE PRICE: \$14.00 PER SQUARE FOOT (\$1,125,000)

SELLER FINACNING: SELLER WILL FINANCE SHORT TERM. CONSULT BROKER

DIMENSIONS & FRONTAGE: 268 FEET FRONTAGE ALONG FM 646
287 FEET NORTH BORDER (DEPTH)
319 FEET SOUTH BORDER (DEPTH)
270 FEET REAR BORDER

UTILITIES: WATER AND WASTE WATER SERVICE PROVIDED BY GALVESTON COUNTY MUD #15. 12" WATER LINE ALONG THE WEST SIDE OF FM 646.
21" SANITARY LINE ADJACENT ALONG THE EAST SIDE OF FM 646.
STORM SEWER LOCATED ALONG THE REAR BORDER OF THE TRACT.
ELECTRICITY IS TO THE SITE.

DRAINAGE: ON SITE STORM WATER DETENTION WILL NOT BE REQUIRED.

CURB CUT & ACCESS EASEMENT: THERE IS AN EXISTING 30 FOOT WIDE FM 646 CONCRETE CURB CUT CLOSE TO THE SOUTHERN BORDER WITH A CONCRETE DRIVEWAY THAT EXTENDS NORTH ALONG FM 646 TO IBC BANK. THERE IS A RECIPROCAL ACCESS EASEMENT AGREEMENT WITH IBC BANK.

EASEMENTS: 25' UTILITY EASEMENT ALONG THE FM 646 FRONTAGE.
10' UTILITY EASEMENT ALONG THE REAR BORDER
30' WIDE ACCESS EASEMENT – CONCRETE DRIVEWAY WITH IBC BANK
REFER TO SURVEY

BLDG SET BACKS: 35' ALONG FM 646

PLATTING: THE TRACT IS PLATTED AND IS A SEPARATE TAX PARCEL

TOPOGRAPHY: GENERALLY FLAT WITH GRASS AND A FEW TREES.

RESTRICTIONS / ZOING: CITY OF LEAGUE CITY ZONING. ZONED "NEIGHBORHOOD COMMERCIAL"

TAXING JURISDICTIONS: GALVESTON COUNTY, LEAGUE CITY, GALVESTON COUNTY MUD #15 AND BAY COLONY CIA (COMMUNITY IMPROVEMENT ASSOCIATION)

AREA DEVELOP-

IBC BANK (ALONG NORTH BORDER), LEARNING EXPERINCE DAY CARE (ALONG SOUTH BORDER, A RETAIL CENTER AND LOTS OF RETAIL AT THE NEARBY INTERSECTION OF THE GULF FREEWAY AND AND FM 646 SUCH AS HEB, TARGET, HOME DEPOT, TJ MAXX, WALMART SUPERCENTER, PETCO, JC PENNY, BEST BUY, HOBBY LOBBY, ROSS DRESS FOR LESS, 24 HOUR FITNESS, PETCO, PETSMAST, DENNY'S, STARBUCKS, WHATABURGER, PANDA EXPRESS, CHILI'S, LOGAN'S ROADHOUSE, CHICK FIL A, CICI'S PIZZA, CHASE BANK, WELLS FARGO BANK, BANK OF AMERICA AND CAPITAL ONE BANK.

PINACLE PARK – A NEW 100 ACRE MULTI-USE DEVELOPMENT IS LOCATED ALONG THE WEST SIDE OF THE GULF FREEWAY JUST NORTH OF FM 646.

KEY POINTS

EXISTING CONCRETE ACCESS DRIVEWAY ALONG THE FRONT OF THE LAND TRACT

NO ON SITE STORM WATER DETENTION REQUIRED

THE PROPERTY IS PLATTED

WATER AND WASTE WATER (SANITARY) LINES CLOSE OR TO THE SITE.

EASY ACCESS AND CLOSE PROXIMITY TO THE GULF FREEWAY

CLOSE TO NUMEROUS BIG BOX RETAILERS AND PINACLE PARK

VERY CLOSE THE PROPOSED GRAND PARKWAY.

NICE SHAPED TRACT OF LAND AND SHOVEL READY!

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.

99
TEXAS
GRAND PARKWAY
(proposed)

KOHL'S

H-E-B

SITE
1.8 ACRES

Walmart
Save money. Live better.

LOWE'S

TJ-maxx
ROSS
DRESS FOR LESS

TARGET

THE HOME DEPOT

Kroger

INTERSTATE
45

646

646

GULF FWY

INTERSTATE
45

517

646

646

517

INTERSTATE
45



646



CROSS COLONY DRIVE

646

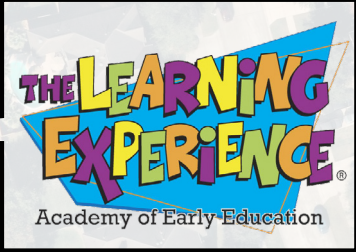


646



SITE
1.8 ACRES

646



646



F. M. 646
(120' R.O.W.)
(VOL. 641 PG. 522 G.C.M.R.)

SET. 5/8" I.R.
W/CAP
"GEOSURV"

646 COMMERCIAL
PLAT RECORD 2005A, MAP NO. 12
G.C.M.R.

N 88°25'56" E 287.21'

SET. 5/8" I.R.
W/CAP
"GEOSURV"

N 01°34'04" W 268.00'

10' U.E. (16/86 G.C.M.R.)
S 01°34'04" E 192.88'
30' ACCESS EASEMENT
(2005A/12 G.C.M.R.)
N 01°34'04" W 212.88'

LOT "D-1"
1.84 ACRES
(80,355 SQ.FT.)

5'x20' A.E. (2005A/12 G.C.M.R.)
10' U.E. (2005A/12 G.C.M.R.)

CB=N 08°25'21" W
C=269.93'
L=270.20'
R=1757.00'

4 THE MEADOWS IN BAY COLONY
SECTION ONE
PLAT RECORD 18, MAP NO. 1070 & 1071
G.C.M.R.

MEADOW BAY
DRIVE
RES. "D"
(60' R.O.W.)

SET. 5/8" I.R.
W/CAP
"GEOSURV"

S 88°25'56" W 319.43'

SET. 5/8" I.R.
W/CAP
"GEOSURV"

LOT "D-2"

REPLAT
646 COMMERCIAL
LOT "D-1" AND LOT "D-2"
COMMERCIAL
DOCUMENT NUMBER 2016060839,
G.C.M.R.

October 7, 2016

Survey of Lot "D-1", REPLAT 646 COMMERCIAL, "LOT D-1" AND LOT "D-2", a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Document Number 2016060839, of the Map Records in the Office of the County Clerk of Galveston County, Texas.

I hereby attest that on the above date, the herein described Lot, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.



SCALE: 1"=60'

Notes:

- 1.) This property lies in Zone "X", defined by FEMA as areas determined to be outside 500-year floodplain, as scaled from Flood Insurance Rate Map Community-Panel Number 4854880030E, map revised September 22, 1999.
- 2.) This survey has been prepared without the benefit of a current title report or title commitment. This property may be subject to matters of record not reflected hereon which such a title report or title commitment may reveal.

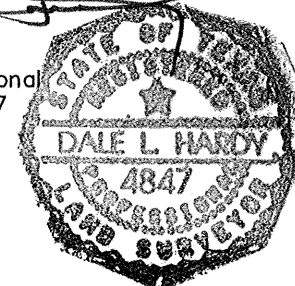


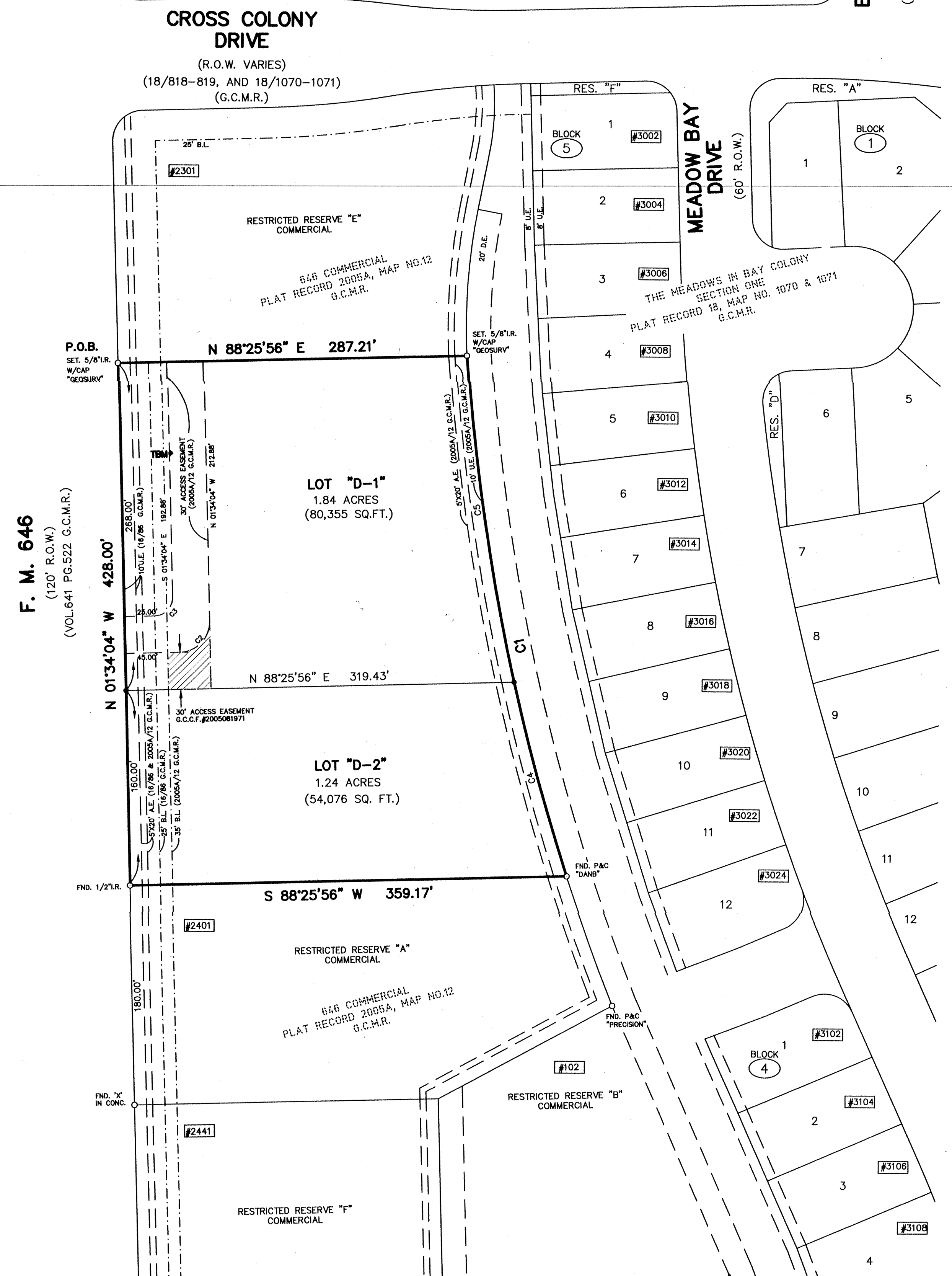
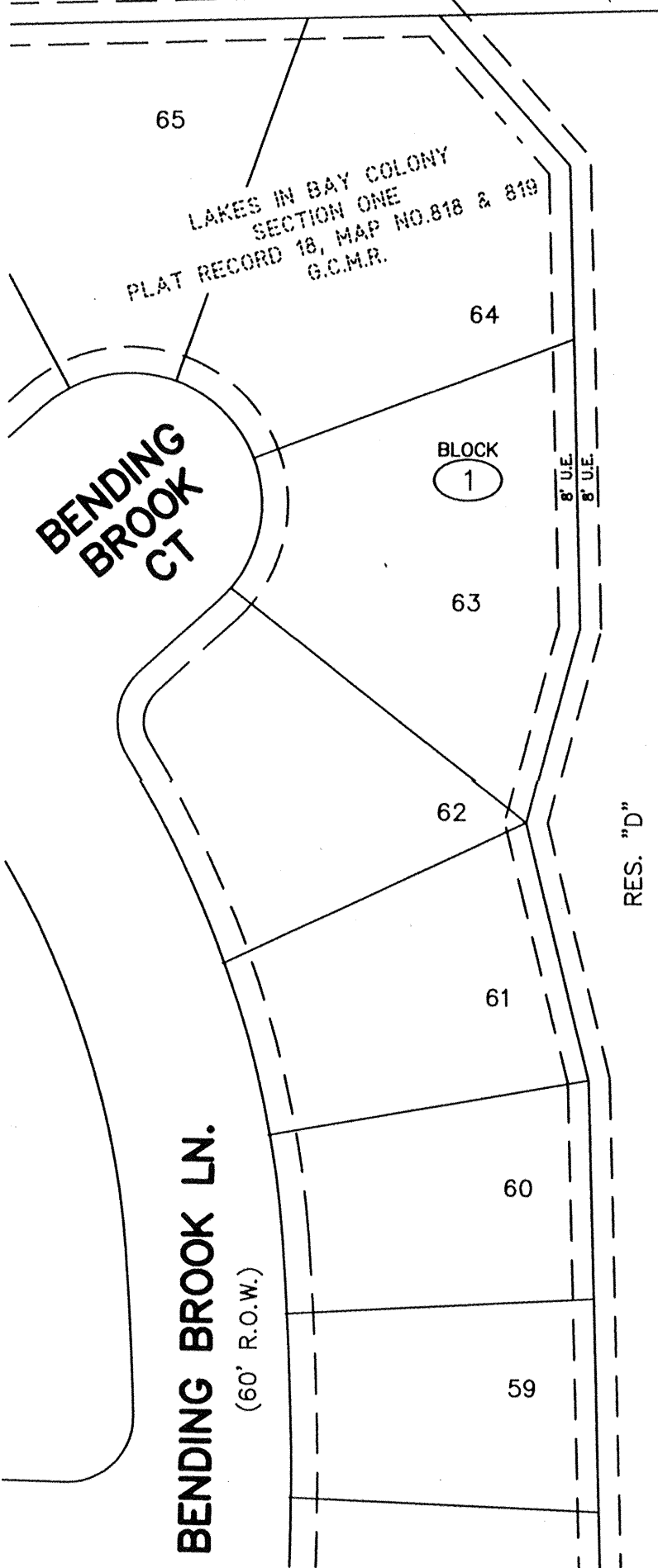
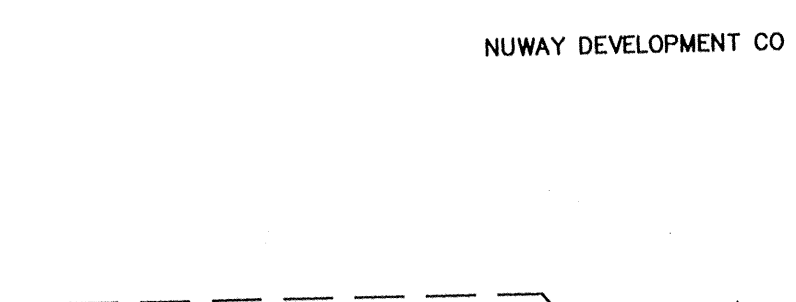
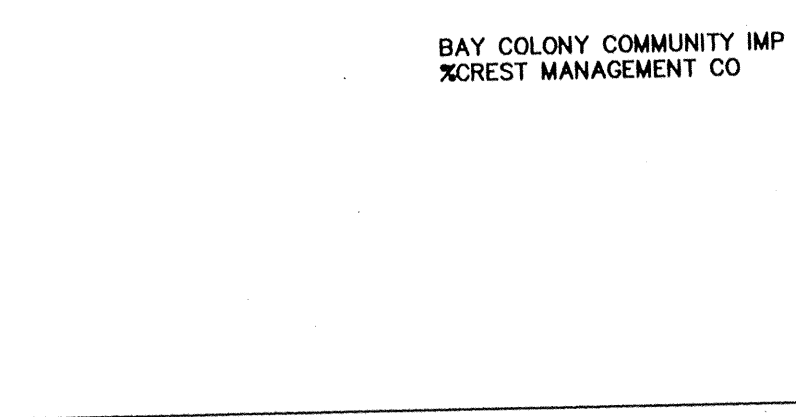
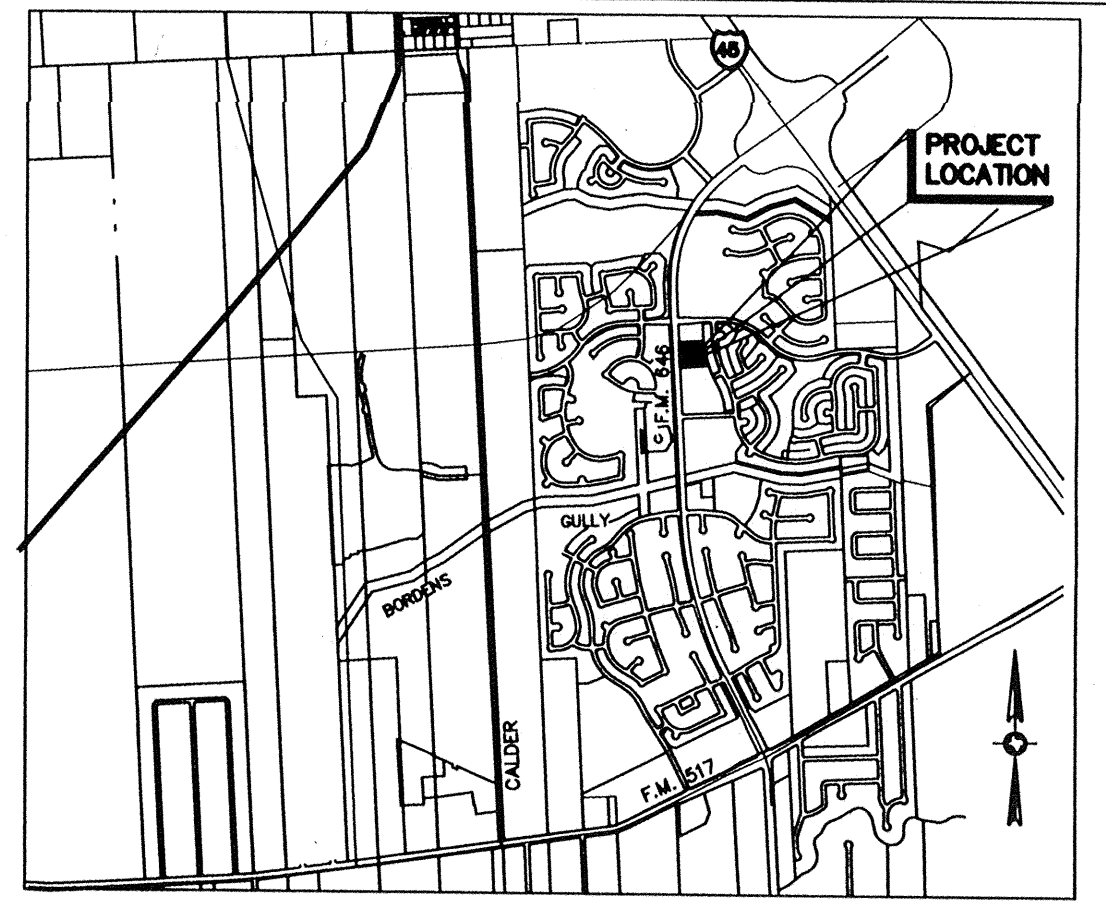
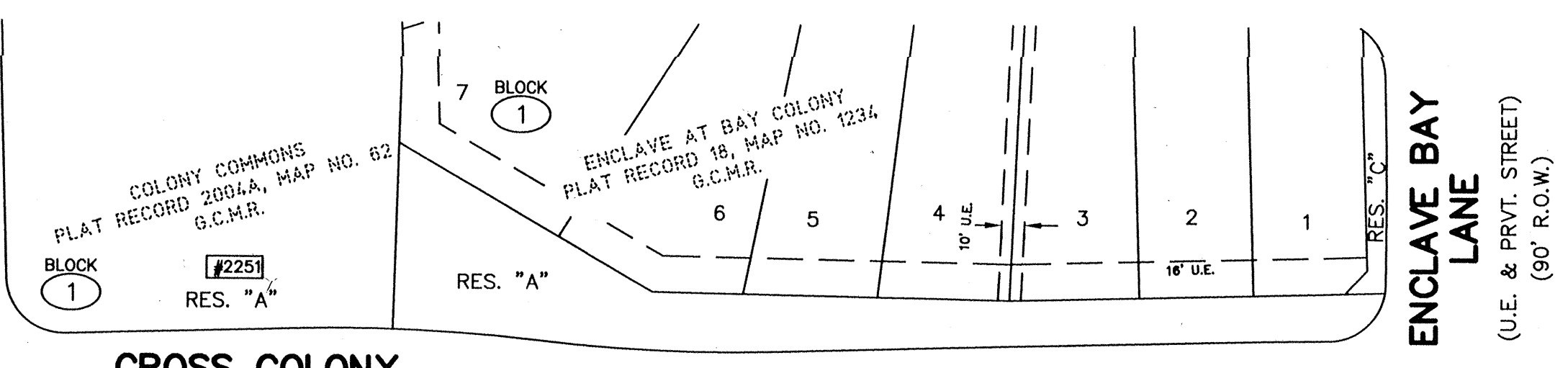
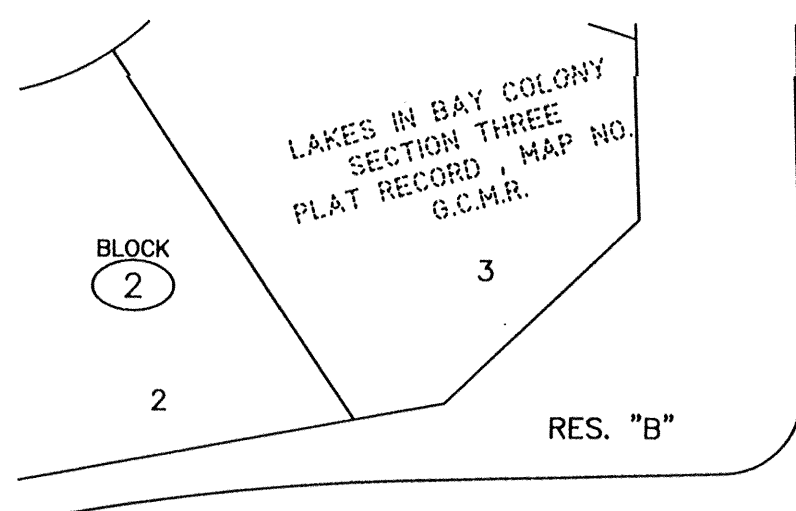
P.O. Box 246, League City, Texas 77574
281-554-7739 409-765-6030 Fax: 281-554-6928

GeoSurv, LLC

[Handwritten Signature]

Dale L. Hardy
Registered Professional
Land Surveyor 4847





THE STATE OF TEXAS :
COUNTY OF GALVESTON : KNOW ALL MEN BY THESE PRESENTS

THAT Sirajali M. Virani, owner of the property subdivided in the above and foregoing Replat of 646 Commercial, Lot D-1 and Lot D-2 Commercial, a replat of Restricted Reserve "D" Commercial, of 646 Commercial, a subdivision of record under Plat Record 2005A, Map 12, as evidenced by that certain Warranty Deed recorded under Instrument Number(s) 2005081971 and 2006042785 of the Official Public Records of Galveston County, Texas, do hereby make and establish said Subdivision according to the lines, lots, building lines, streets, and notations thereon shown and designate said Subdivision as Replat of 646 Commercial, Lot D-1 and Lot D-2 Commercial.

FURTHER, OWNER does hereby waive any claims for damages occasioned by the grades approved for the streets, or occasioned by the alteration of the surface of any portion of the streets to conform to such grades.

FURTHER, OWNER of the property subdivided in the above and foregoing Replat of 646 Commercial, Lot D-1 and Lot D-2 Commercial, have complied with, or will comply with, the existing regulations heretofore on file and adopted by the City of League City, Galveston County, Texas.

WITNESS MY HAND this 27th day of September, 2016.

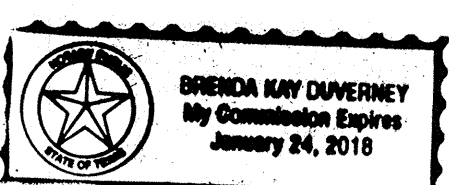
Sirajali M. Virani
Sirajali M. Virani
Owner

THE STATE OF TEXAS :
COUNTY OF GALVESTON :

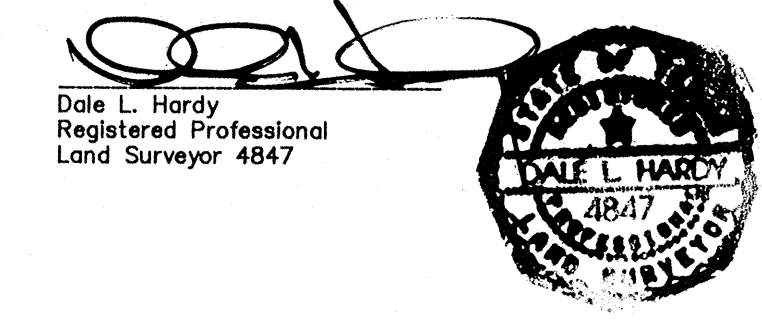
Before me, the undersigned authority, on this day personally appeared Sirajali M. Virani, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27th day of September, 2016.

Brandt D. Quinlan
Brandt D. Quinlan
Notary Public in and for
the State of Texas
My Commission Expires: 1-24-18



This is to attest that I, Dale L. Hardy, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey made on the ground; and that all property corners as shown hereon have been or will be, properly marked with 5/8 inch iron rods with cap stamped "GeoSurv" unless otherwise indicated hereon, and that this plat correctly represents that survey made under my direction.



This is to certify that the Planning and Zoning Commission for the City of League City, Galveston County, Texas, has approved this Replat of 646 Commercial, Lot D-1 and Lot D-2 Commercial, in conformity with the laws of the State of Texas and the Ordinances of the City of League City and has authorized the recording of said Plat this 3rd day of October, 2016.

Doug Miller
Doug Miller
Chairman
City of League City

Kris Carpenter
Kris Carpenter
Planning Manager
City of League City

THE STATE OF TEXAS :
COUNTY OF GALVESTON :

I, Dwight Sullivan, County Clerk, Galveston County, Texas, do hereby certify that this written instrument was filed for record in my office on October 4, 2016, at 10:30 o'clock P. m., and duly recorded on October 4, 2016, at 10:30 o'clock P. m., in DOCUMENT NUMBER 2016-0029, Galveston County Map Records.

WITNESS MY HAND AND SEAL OF OFFICE at Galveston, Texas, the day and date last above written.

Dwight Sullivan
County Clerk
Galveston County, Texas

By: *J. Williams*, Deputy



P.O. Box 246, League City, Texas 77574
281-554-7739 409-765-8030 Fax: 281-554-6928

PROPERTY DESCRIPTION:
NOT TO SCALE

Being a 3.08 acres (134,431 square feet) of land, out of the Perry and Austin Upper League, Abstract 19, Galveston County, Texas, and being all of Unrestricted Reserve "D" Commercial of 646 Commercial, a subdivision recorded under Plat Record 2005A, Map Number 12 of the Map Records of Galveston County, Texas; said 3.08 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "GeoSurv" set on the East right-of-way line of F.M. 646, called 120 foot wide public roadway, as recorded in Volume 6011, Page 552 of the Deed Records of Galveston County, Texas, same being the Southwest corner of Restricted Reserve "E" Commercial and the Northwest corner of Restricted Reserve "D" Commercial of aforesaid 646 Commercial, being the Northwest corner of the herein described tract and the **POINT OF BEGINNING** hereof;

THENCE N 88°25'56"E a distance of 287.21 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set in the arc of a non-tangent curve to the left, same point being the common property corner of aforesaid Reserve "D" and Reserve "E" of 646 Commercial subdivision and the Northeast corner of the herein described tract;

THENCE along the arc of said non-tangent curve to the left, having a radius of 1757.00 feet, a central angle of 141°1'21", on an arc length of 435.12 feet and a long chord which bears S 11°06'42"E, a distance of 434.01 feet to an iron rod with cap stamped "Dannenbaum Engineering" found at common property corner of Restricted Reserve "A" Commercial and Restricted Reserve "D" Commercial of said 646 Commercial subdivision, being the Southeast corner of the herein described tract;

THENCE S 88°25'56"W along the common property line of said Reserves "A" and "D", a distance of 359.17 feet to a 1/2 inch iron rod found on the said East right-of-way line of F.M. 646, being the Southwest corner of the herein described tract;

THENCE N 01°34'04"W along the East right-of-way line of F.M. 646, a distance of 428.00 feet to the **POINT OF BEGINNING** of the herein described tract, and containing a calculated area of 3.08 acres (134,431 square feet) of land.

GENERAL NOTES:

- 1.) This property lies in Zone "X", defined by FEMA as areas determined to be outside 500-year floodplain, as scaled from Flood Insurance Rate Map Community-Panel Number 4854880030E, map revised September 22, 1999.
- 2.) The herein subdivided tract or parcel of land lies entirely within the incorporated limits of the City of League City, Texas.
- 3.) The herein subdivided tract or parcel of land lies within the Dickinson Independent School District.
- 4.) R.O.W. Indicates Right-of-Way.
- 5.) Bearings are based on recorded plat of 646 Commercial, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2005A, Map No. 12 of the Map Records in the office of the County Clerk of Galveston.
- 6.) In the absence of a drainage study approved by the City of League City, Texas, no lot within the limits of this subdivision shall have more than 55% of its entire area covered by impervious materials.
- 7.) All building lines shall be as per City of League City Zoning Ordinance.
- 8.) All proposed and future utilities shall conform to City of League City Subdivision and Development Regulations.
- 9.) A SWQ (Storm Water Quality) permit must be obtained before issuance of any construction permit for a structure. All structural or non-structural controls on or for the parcel(s) may not be changed from the plans and technical specifications in the SWQ permit unless the provisions of Section 43-54 of the League City Code of Ordinances have been met.
- 10.) All sidewalks shall be installed such that a minimum one foot (1') clearance is maintained from any utility structure accessible from ground level such as manhole lids, water valves, cleanouts, power poles, meters, etc.
- 11.) Temporary Benchmark: cut box in concrete at back of curb ELEVATION 17.63 Feet. Based on League City Monument #127, NAVD 88, 2002 adjustment.
- 12.) No Pre or Post Developed Storm Water Flows shall be diverted onto adjacent properties.
- 13.) This property is subject to Restrictive Covenants as set forth in instrument filed for record under Galveston County Clerk's File Number 8548877 and subject to terms and provisions of that certain Access Easement, as set forth in instrument filed for record under Galveston County Clerk's File Number 2004043889.

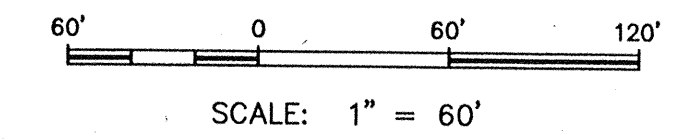
REPLAT
646 COMMERCIAL
LOT "D-1" AND LOT "D-2"
COMMERCIAL

BEING A REPLAT OF
RESTRICTED RESERVE "D" COMMERCIAL,
OF 646 COMMERCIAL
PLAT RECORD 2005A MAP NUMBER 12
G.C.M.R.

CITY OF LEAGUE CITY
GALVESTON COUNTY, TEXAS
2 LOTS 3.08 ACRES

OWNER:
Sirajali M. Virani
9902 Kiley Park Ct.
Houston, TX 77089

SURVEYOR:
GeoSurv, LLC
P.O. BOX 246
League City, Texas
77574



SCALE: 1" = 60'
September 1, 2016

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	1757.00'	141°1'21"	435.12'	S 11°06'42" E	434.01'
C2	25.00'	90°00'00"	39.27'	S 43°25'56" W	35.36'
C3	15.00'	90°00'00"	23.56'	S 43°25'56" W	21.21'
C4	1757.00'	05°22'42"	164.93'	N 15°31'02" W	164.86'
C5	1757.00'	08°48'40"	270.20'	N 08°25'21" W	269.93'

AREA TABLE

LOT	AREA (SQ. FT.)	AREA (Acres)
"D-1"	80,355	1.84
"D-2"	54,076	1.24

2016060839



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