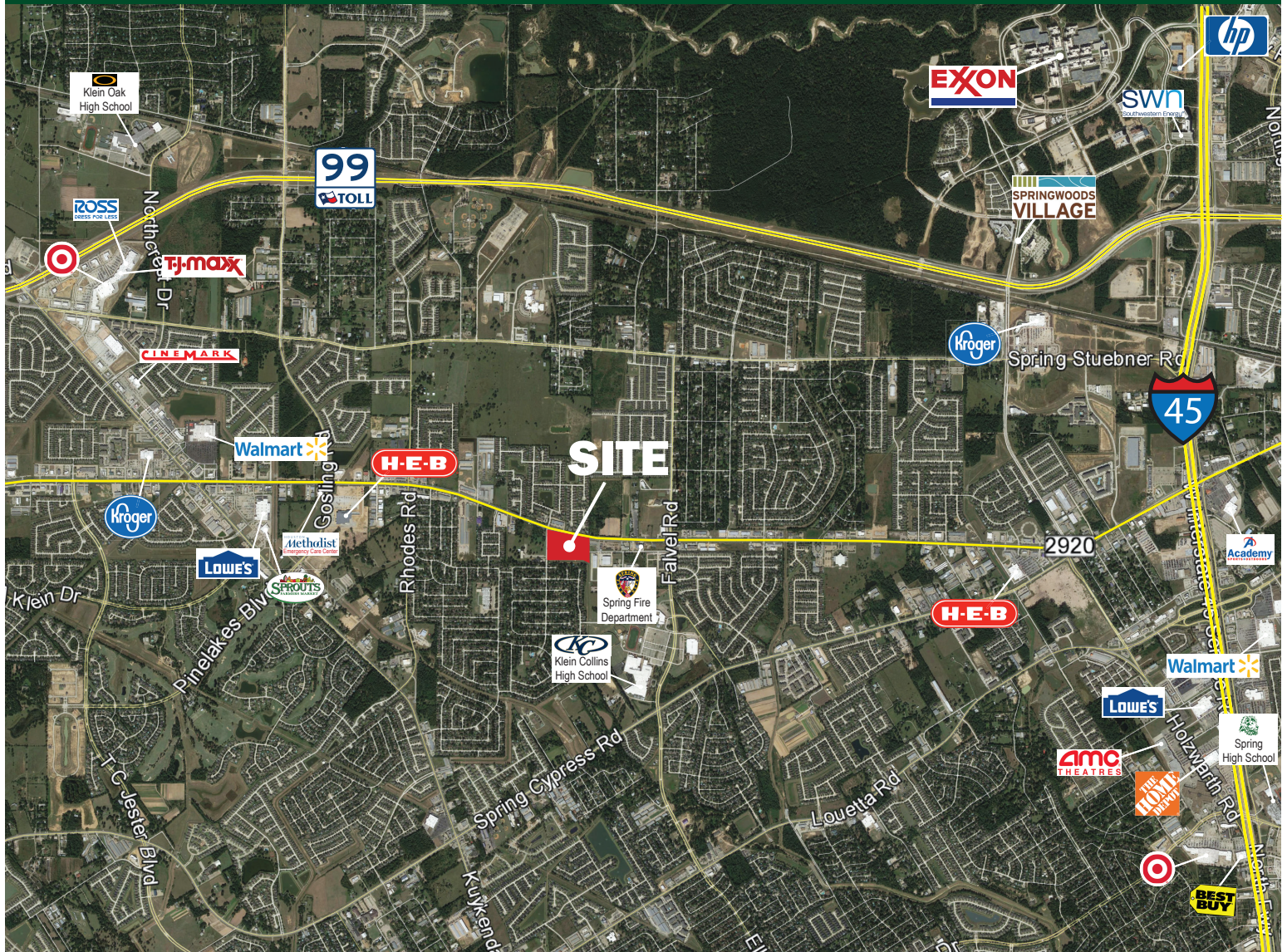


# JTLYNCH

COMPANY, LLC

COMMERCIAL REAL ESTATE

LAND FOR SALE - DEVELOPMENT READY



SOUTHEAST CORNER OF FM 2920 AND BRIDGESTONE LANE

J. TERRENCE LYNCH | [terry@jtlynchco.com](mailto:terry@jtlynchco.com) | c: (281) 630-2462

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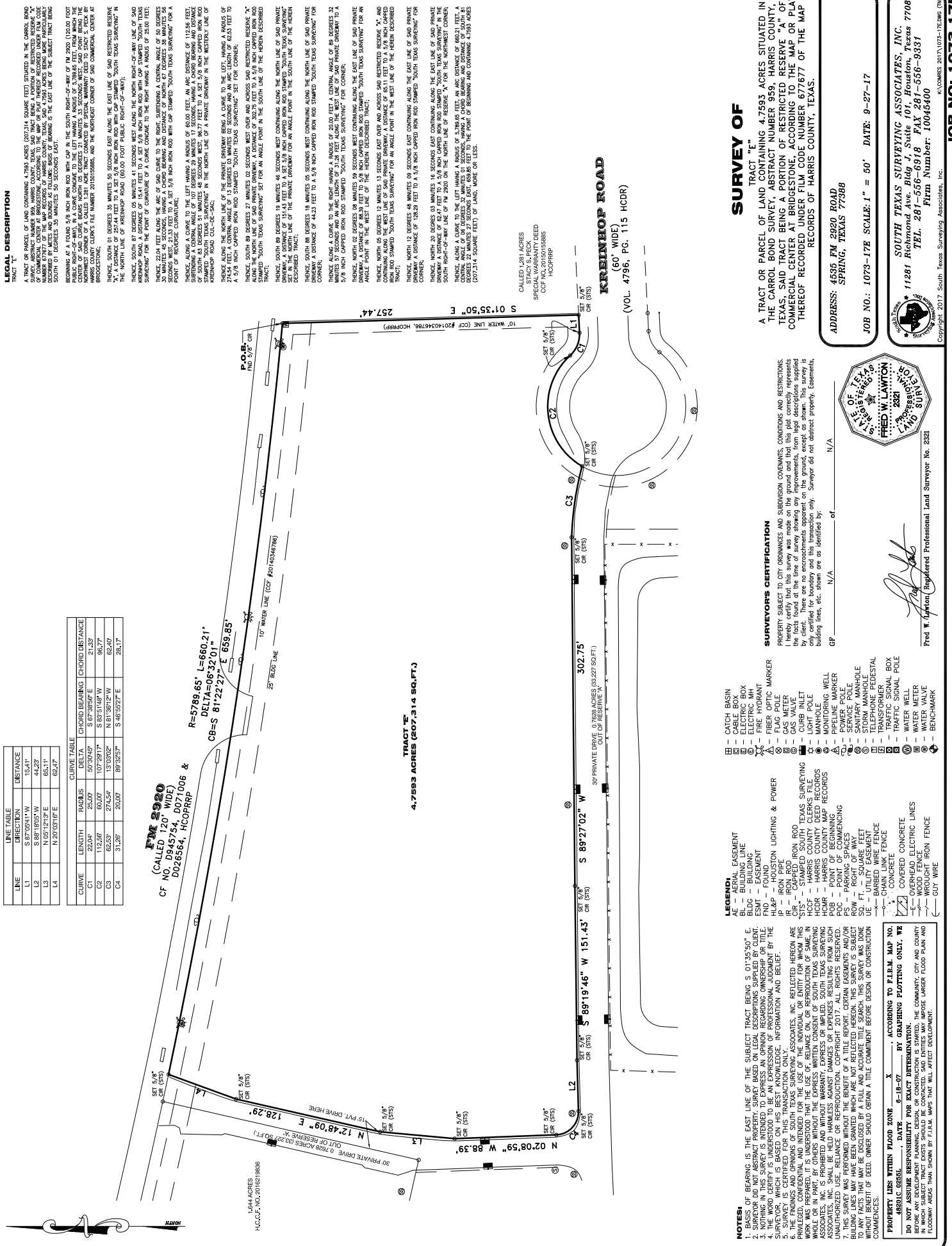
LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S 87°05'41" W	15.41'
L2	S 88°16'02" W	44.23'
L3	N 05°12'19" E	65.11'
L4	N 20°03'16" E	62.47'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD DISTANCE
C1	22.04'	550.00'	21.33'
C2	112.25'	60.00'	107.2917'
C3	62.53'	274.54'	13.0302'
C4	31.28'	20.00'	89.3257'

**FM 2920**  
(CALLED 120' WIDE)  
CF NO. D94575-44, D071006 &  
D026564, HCOPRRP

R=5789.65' L=680.21'  
CB-STA=06+32.01"  
CB-SHA=81+22.27" E 659.85'

**TRACT "E"**  
4.7593 ACRES (207.314 SQ.FT.)



**NOTES:**

1. ALL BEARINGS ARE THE EAST LINE OF THE SUBJECT TRACT BEING S 01°35'50" E.
2. SURVEYOR DID NOT ABSTRACT PROPERTY, SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY CLIENT.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS BEEN ADVISED BY THE SURVEYOR WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED, SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS, OR INTERESTS THAT MAY BE CLAIMED BY ANY PARTY.
8. WITHOUT BENEFIT OF REED, OWNER SHOULD OBTAIN A TITLE COMMITMENT BEFORE DESIGN OR CONSTRUCTION COMMENCES.

**PROPERTY LIES WITHIN FLOOD ZONE** X **DATE** 8-18-07 **BY** GRABING PLOTTING ONLY **WE** 4820.C D251.

**DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.**

BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY ENGINEERS SHOULD BE CONSULTED TO DETERMINE THE FLOOD PLAIN AND FLOODWAY AREAS THAT MAY AFFECT DEVELOPMENT.

- LEGEND:**
- AE - AERIAL EASEMENT
  - BL - BUILDING LINE
  - ES - EASEMENT
  - FND - FOUND
  - HL&P - HOUSTON LIGHTING & POWER
  - IP - IRON PIPE
  - CR - CAPPED IRON ROD
  - ST - STAMPED SOUTH TEXAS SURVEYING
  - HCMR - HARRIS COUNTY MAP RECORDS
  - PS - POINT OF BEGINNING
  - PS - PARKING SPACES
  - ROW - RIGHT OF WAY
  - UT - UTILITY EASEMENT
  - BAR - BARED WIRE FENCE
  - CH - CHAIN LINK FENCE
  - CO - COVERED CONCRETE
  - OE - OVERHEAD ELECTRIC LINES
  - WO - WOOD FENCE
  - WV - WROUGHT IRON FENCE
  - GW - GUY WIRE

**SURVEYORS CERTIFICATION**

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION ORDINANCES, CONDITIONS AND RESTRICTIONS. I HEREBY CERTIFY THAT I HAVE READ THE SURVEY MAP AND THAT THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT, THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY IS INTENDED TO BE USED FOR THE PURPOSES SPECIFIED ONLY. SURVEYOR DOES NOT DETECT PROPERTY, EASEMENTS, BUILDING LINES, ETC. WHICH ARE NOT IDENTIFIED BY.

GP \_\_\_\_\_ N/A \_\_\_\_\_ of \_\_\_\_\_ N/A

**FRED W. LAWTON**  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2321

**SURVEY OF**  
**TRACT "E"**

A TRACT OR PARCEL OF LAND CONTAINING 4.7593 ACRES SITUATED IN THE CARROLL BOND SURVEY, ABSTRACT NUMBER 959, HARRIS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF RESTRICTED RESERVE "A" OF COMMERCIAL CENTER AT BRIDGESTONE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NUMBER 677677 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**ADDRESS:** 4535 FM 2920 ROAD  
SPRING, TEXAS 77388

**JOB NO.:** 1073-17E **SCALE:** 1" = 60' **DATE:** 9-27-17

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

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# 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.*

11-2-2015



## 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.

J. Terrence Lynch	362038	terry@jtlynchco.com	281-440-5225
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jeffery Owen Lynch	661400	jeff@jtlynchco.com	281-440-5225
Designated Broker of Firm	License No.	Email	Phone
John Andrew Lynch	718178	andy@jtlynchco.com	281-440-5225
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Melissa Acurero	794430	melissa@jtlynchco.com	281-440-5225
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date