

Waterloo Surveyors
SURVEY PLAT
 Boundary & Title Survey

LEGAL DESCRIPTION:

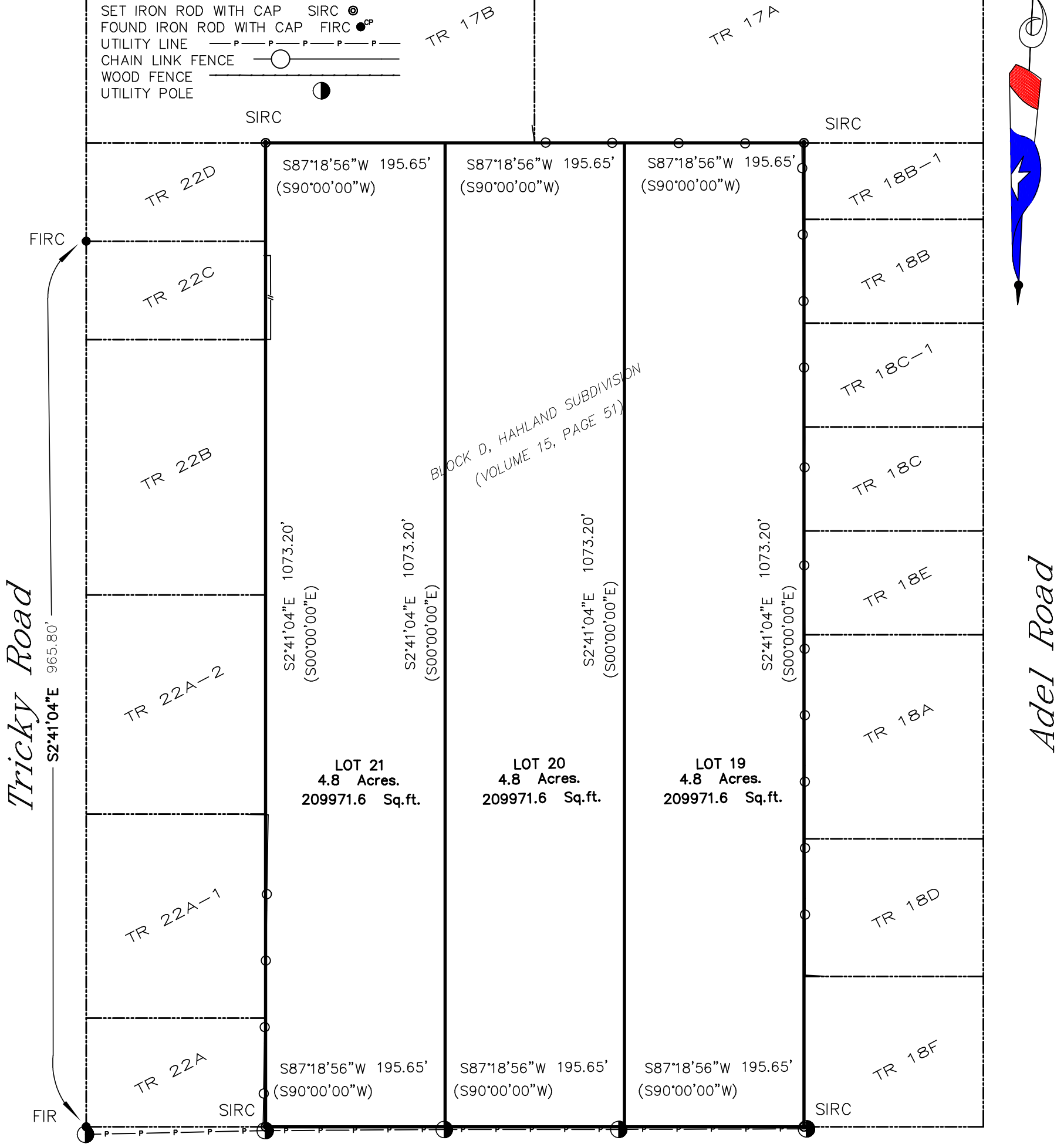
LOTS NINETEEN (19), TWENTY (20), AND TWENTY-ONE (21) IN BLOCK "D" OF THE HAHLAND SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 51, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

H2085

SCALE
 1" = 120'

LEGEND

- RECORD CALL ()
- FOUND IRON ROD FIR ●
- SET IRON ROD WITH CAP SIRC ⊙
- FOUND IRON ROD WITH CAP FIRC ●^{CP}
- UTILITY LINE — P — P — P — P — P —
- CHAIN LINK FENCE — ○ —
- WOOD FENCE — —
- UTILITY POLE — ● —



asphalt

Hugh Road

THE UNDERSIGNED DOES HEREBY CERTIFY TO WFG NATIONAL TITLE COMPANY AS PER TITLE COMMITMENT HAVING A GENERAL FILE NUMBER 23-136554 AND AN EFFECTIVE DATE OF JANUARY 5TH, 2024.

AS PER GF NUMBER 23-136554 THE PROPERTY SURVEYED IS SUBJECT TO:

RIGHTS AND RESTRICTIONS OF RECORD IN VOLUME 15, PAGE 51 MAP RECORDS OF HARRIS COUNTY, TEXAS.

IS NOT SUBJECT TO A PIPE LINE RIGHT OF WAY EASEMENT REFERENCED, BY INSTRUMENT RECORDED IN VOLUME 1278, PAGE 510 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

*****ALL RECORDS, HARRIS COUNTY, TEXAS*****

State of Texas:
 County of Harris:

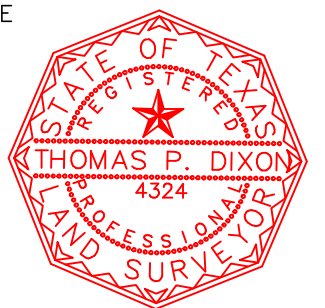
The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Conditions II Survey.

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48201C0455L, Zone: X, Dated: 6/18/2017.

Dated this the 5TH day of MARCH, 2024.

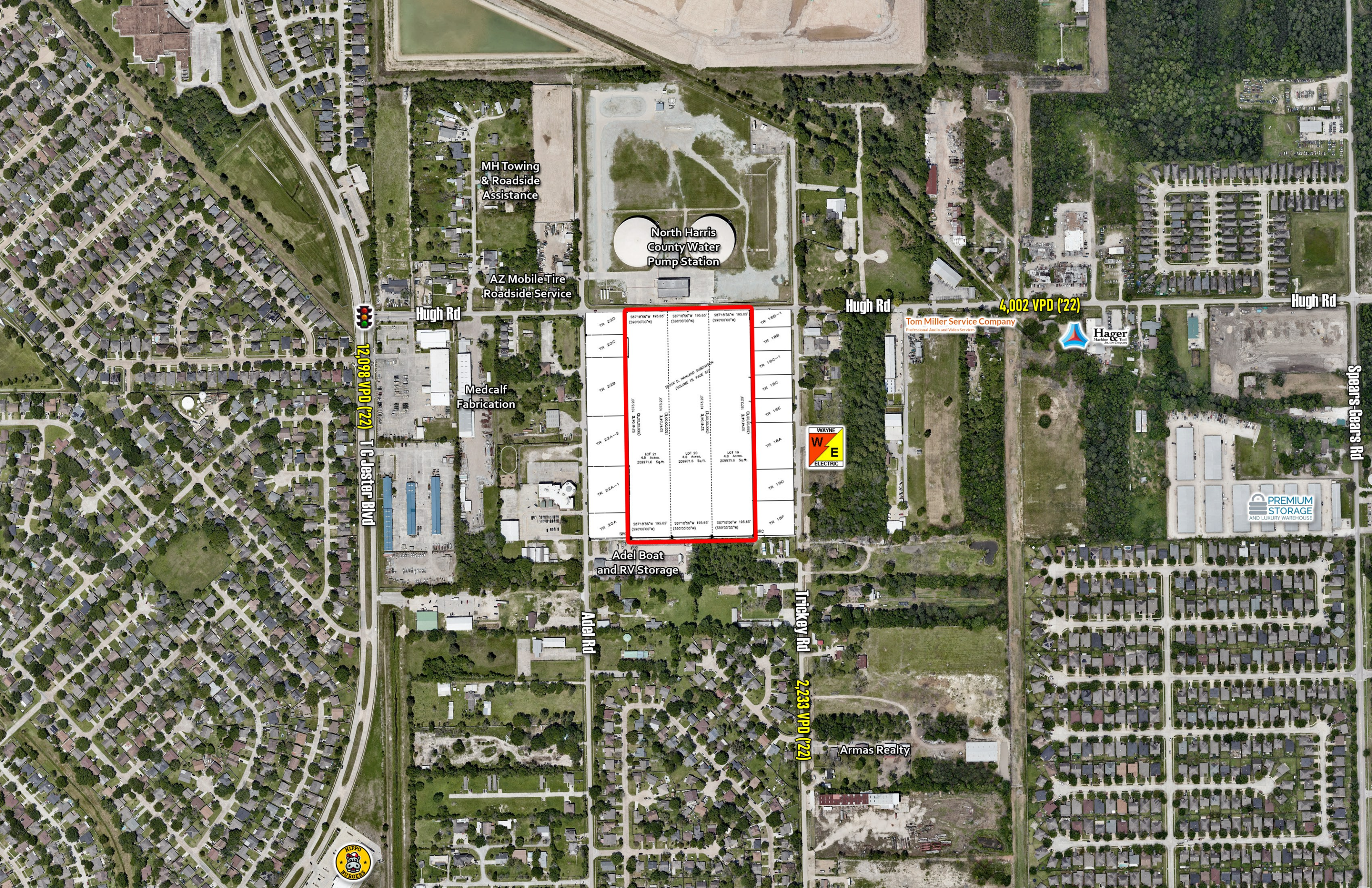
P.O. Box 160176, Austin, Texas 78716-0176

Thomas P. Dixon R.P.L.S. 4324



[Signature]

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MH Towing & Roadside Assistance

AZ Mobile Tire Roadside Service

North Harris County Water Pump Station

Hugh Rd

Hugh Rd

4,002 VPD (22)

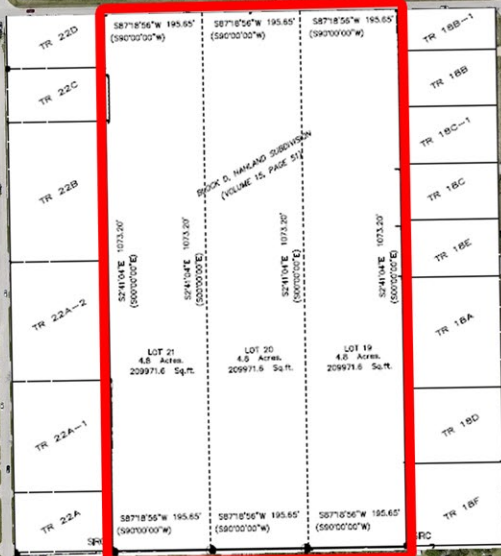
Hugh Rd



12,098 VPD (22) I-675 J.C. Jester Blvd

Medcalf Fabrication

Tom Miller Service Company
Professional Audio and Video Services



PREMIUM STORAGE AND LUXURY WAREHOUSE

Adel Boat and RV Storage

Adel Rd

Trickey Rd

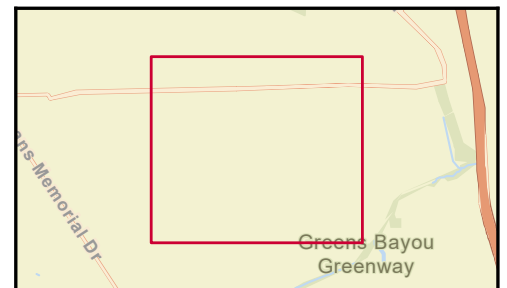
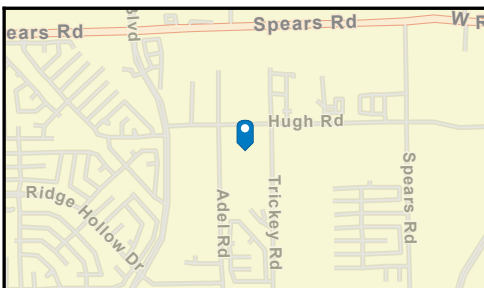
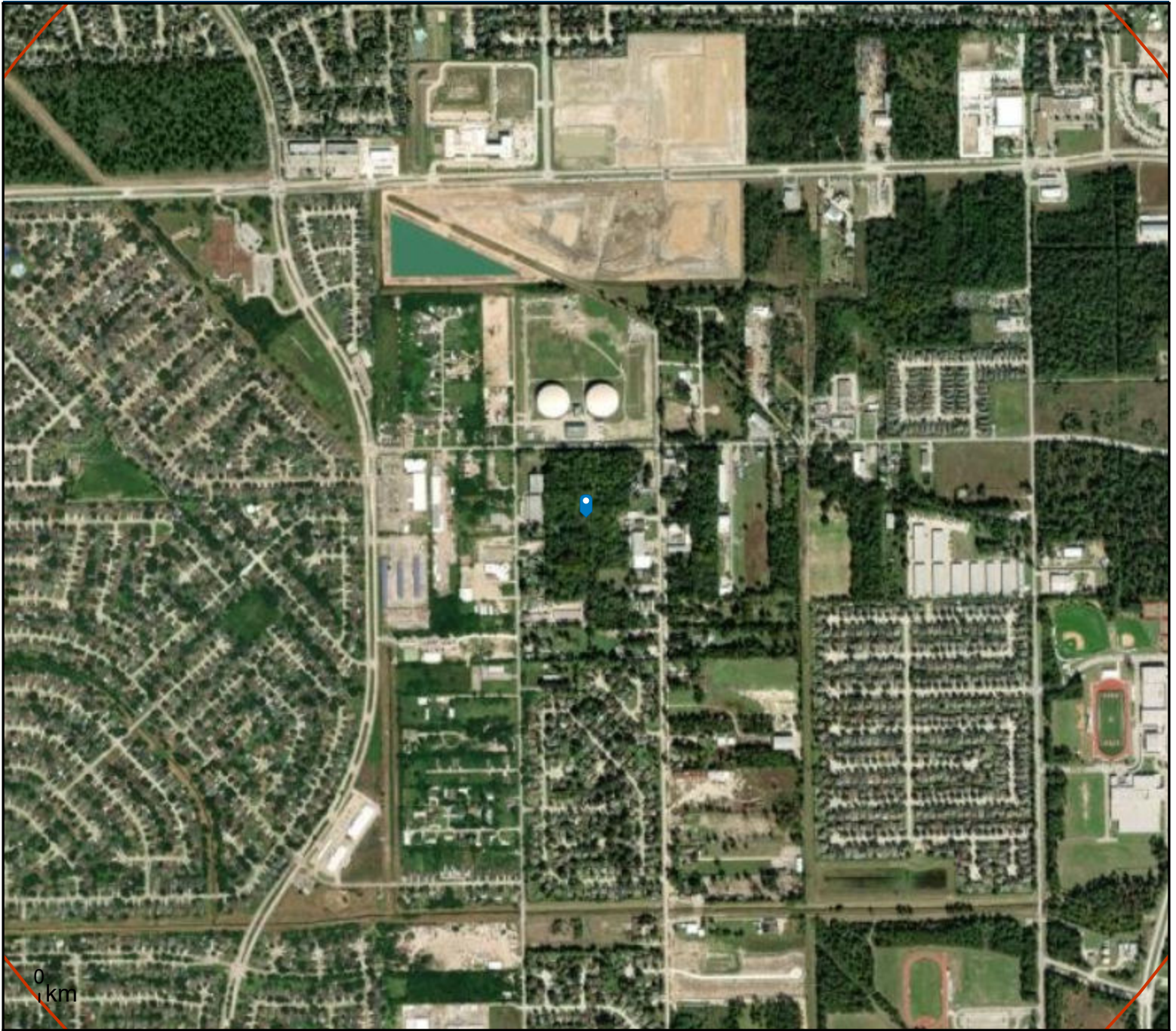
2,233 VPD (22)

Armas Realty



1505 Hugh Rd
77067, Houston, Texas
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.95841
Longitude: -95.44668



What's in My Community?

1505 Hugh Rd (5 miles)

77067, Houston, Texas

Ring of 5 miles

Latitude: 29.95841

Longitude: -95.44668



What's in My Community?

Places that make your life richer and community better

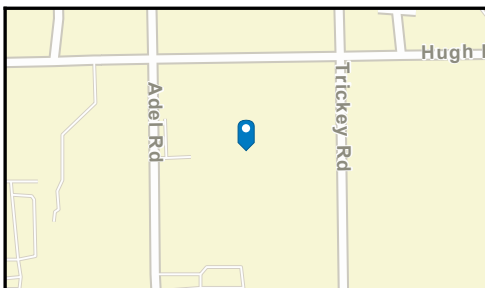
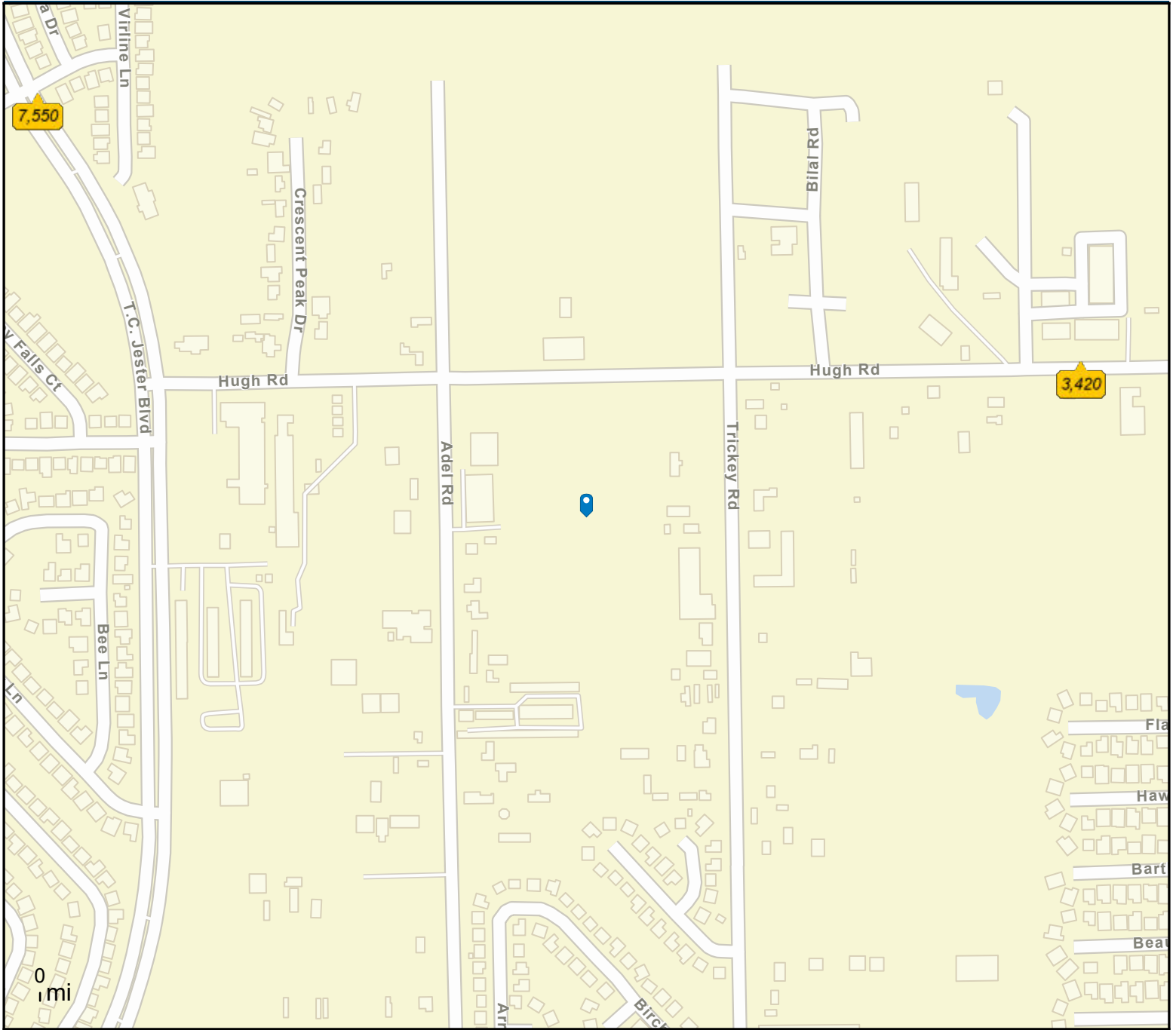


This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhoods concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from [Foursquare](#) and updated 3 times per year. Each category shows a maximum of 1250 locations. © 2024 Esri

1505 Hugh Rd
 77067, Houston, Texas
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 29.95841
 Longitude: -95.44668



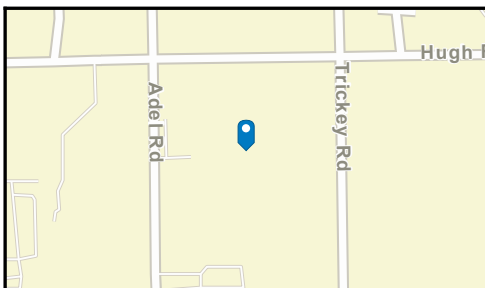
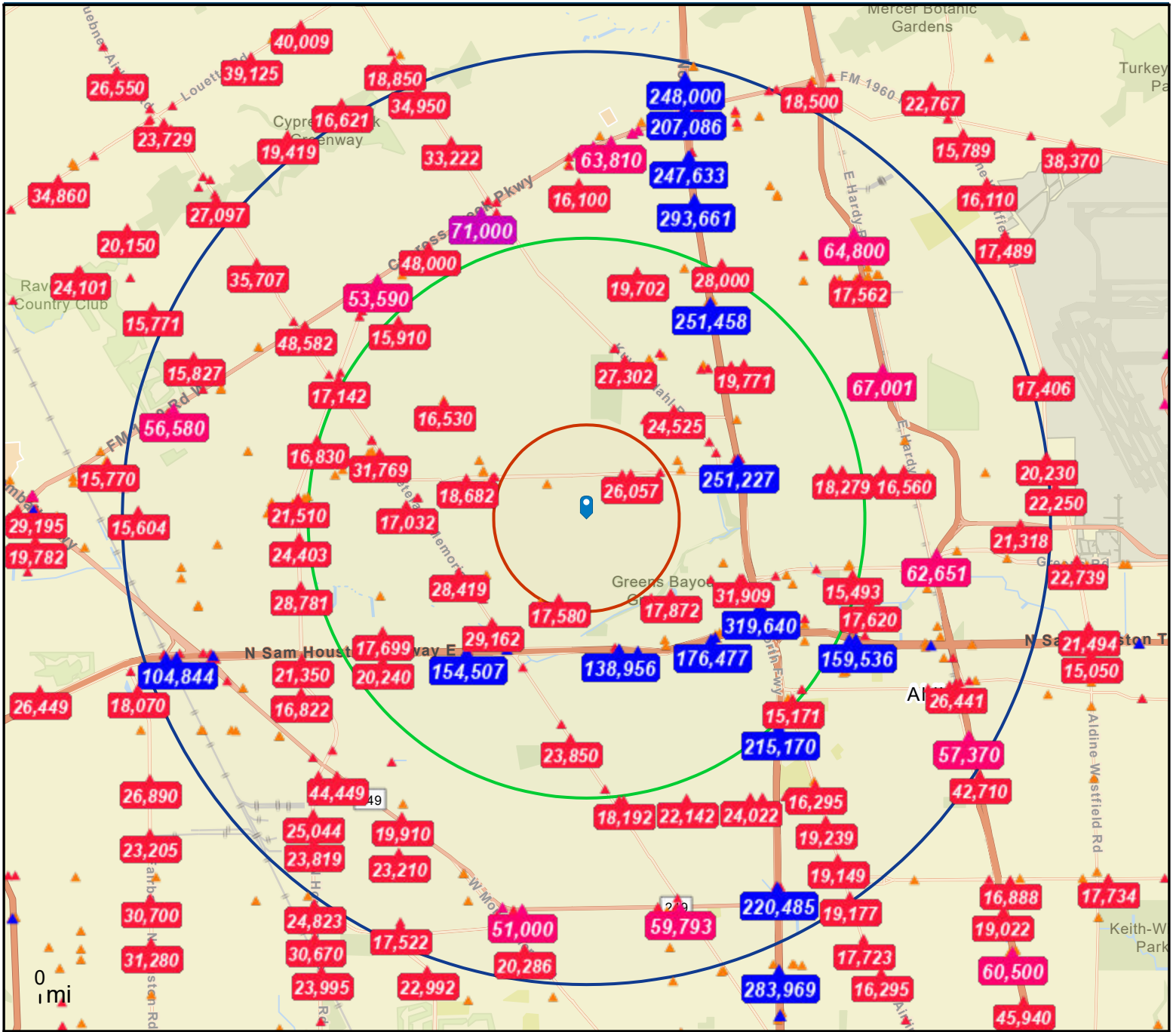
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



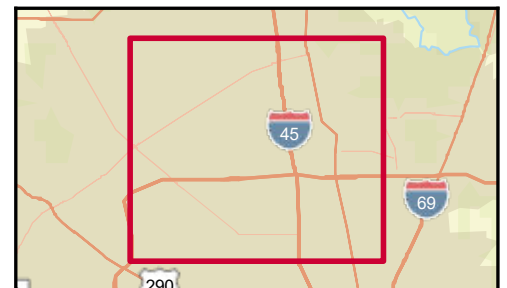
Source: ©2023 Kalibrate Technologies (Q4 2023).

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 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).



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.

BHGRE Gary Greene/Gary Greene Commercial Properties	475512	brokerage@garygreene.com	(713)465-6644
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Woodroof	415360	brokerage@garygreene.com	(713)465-6644
Designated Broker of Firm	License No.	Email	Phone
Craig Manuel	673015	craig.manuel@garygreene.com	(713)461-6800
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Lynette Lew	543709	Lynette@LynetteLew.com	(713)582-2202
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date