



**FOR SALE**

**961 Square Foot Office Condo**

**\$340,000**

**12234 Shadow Creek Parkway, Suite 5102, Pearland, Texas 77584**

Professional Office finished out into 1 main conference/studio/work space, 1 office, storage room and rest room.

**Unit 5108**, 961 square feet and **Unit 5100**, 954 square feet are also available for expansion.

Located in the desirable Office Condos at Reflection Bay in the Shadow Creek Ranch master planned community.

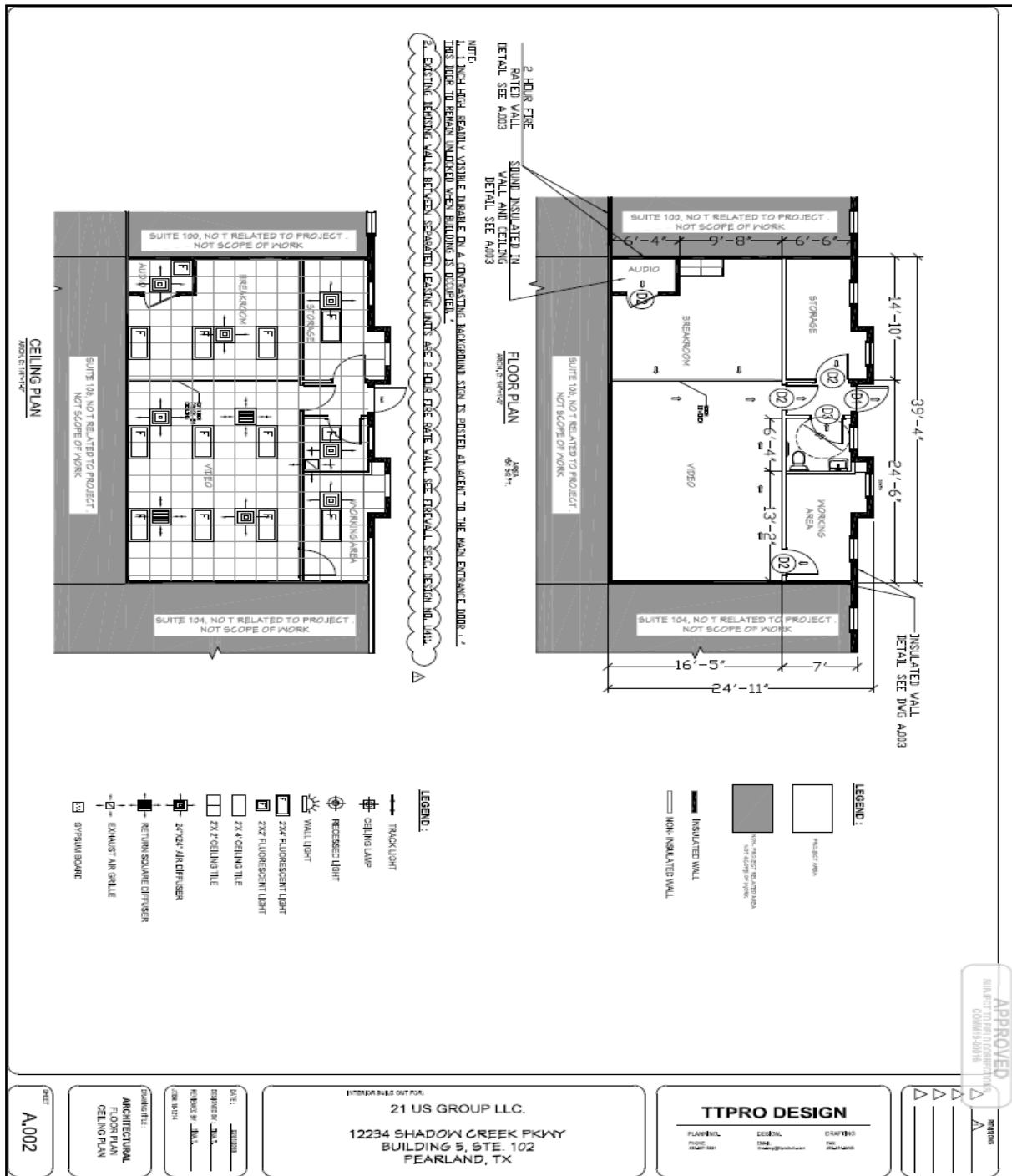
*For More Information, please contact:*

**Merrill Willgrubs** [mwillgrubs@bdrealty.com](mailto:mwillgrubs@bdrealty.com) **(281)272-2560**  
**BD Realty Advisors, L.L.C., Broker** **5010-F Louetta Rd, #543, Spring, TX 77379**

No warranty or representation expressed or implied, is made as to accuracy of the information contained herein; and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principles.





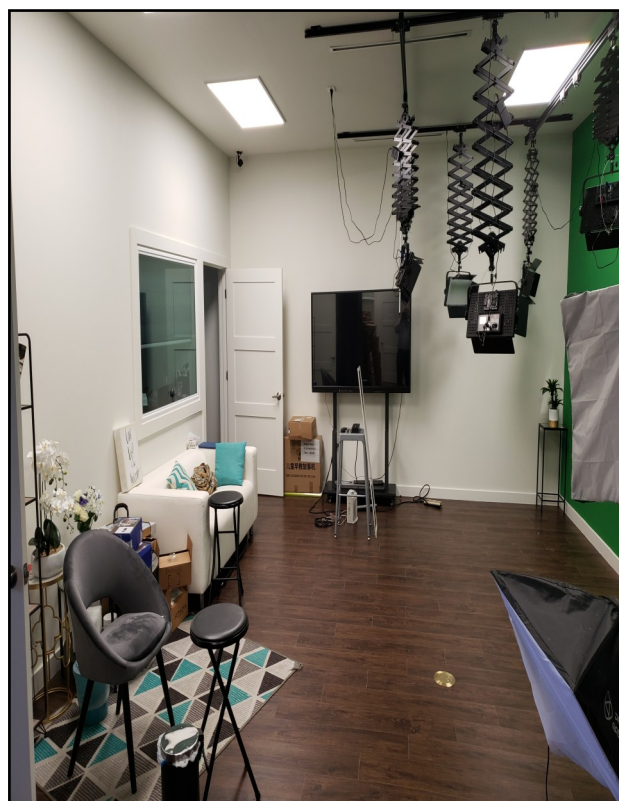


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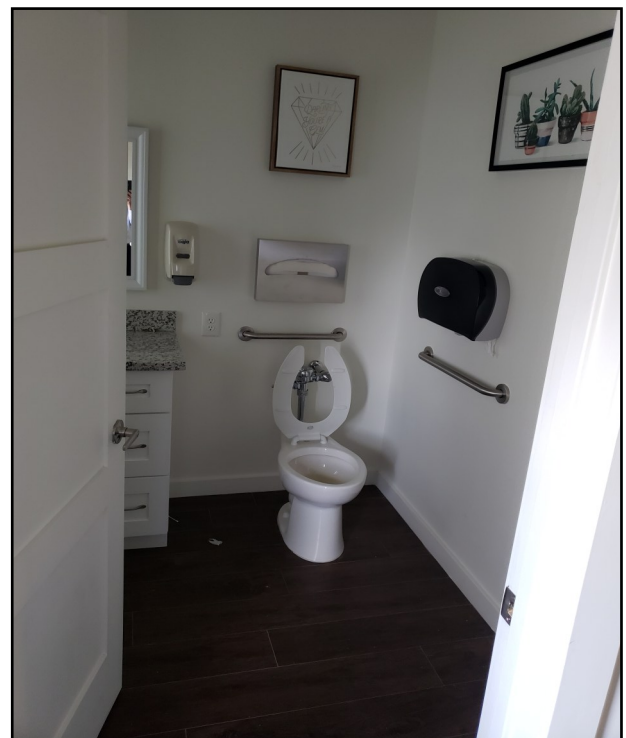




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**After recording, return to:**

**For County Recorder's Use:**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**BOUNDARY AND PERCENTAGE OF OWNERSHIP INTEREST**  
**DESIGNATION**

Building 5, Units 100, 102, 104, 106, 108 and 110,  
Office Condos at Reflection Bay, a Condominium Regime

This Boundary and Percentage of Ownership Interest Designation is made by Office Condos at Reflection Bay, LLC, a Texas limited liability company (the "**Declarant**") pursuant to The Office Condos at Reflection Bay Declaration of Condominium, together with the survey-plat, by-laws and exhibits attached thereto, and all amendments, recorded under Brazoria County Clerk's File No(s). 2008-059563, 2009-005488, 2009-019325, 2009-019326, 2009-021103, 2009-033517, 2014-050550 and 2015-028321 of the Official Public Records of Brazoria County, Texas (collectively referred to as the "**Amended Declaration**") as follows:

1. **Boundary.** The boundaries and areas of Building 5, and Units 100, 102, 104, 106, 108 and 110 in Building 5 are hereby amended as set out in Exhibits "A-1" through "A-7" attached hereto.
2. **Percentage of Ownership Interest.** The Percentage of Ownership Interest of all Units in Buildings 1 through 10, inclusive, are hereby amended as set out in Exhibit "B" attached hereto.
3. **Amendment of Prior Exhibits.** Exhibits "B" (Description of Units) and "C" (Percentage of Ownership Interest) of the Amended Declaration are hereby amended as set out in Exhibits "A" and "B" attached hereto.
4. **Binding Effect.** Capitalized terms used and not otherwise defined herein shall have the meaning set forth in the Amended Declaration. This instrument is binding upon the condominium, the Association, and all owners of Units, their heirs, successors and assigns, and runs with the Condominium and Property.

Date: February 17, 2017

Great American Title

49149-NS

*For More Information, please contact:*

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## 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.

<b>BD Realty Advisors, L.L.C.</b>	<b>452053</b>	<b>mwillgrubs@bdrealty.com</b>	<b>(281)272-2560</b>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<b>Merrill Willgrubs</b>	<b>553122</b>	<b>mwillgrubs@bdrealty.com</b>	<b>(281)272-2560</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Merrill Willgrubs</b>	<b>553122</b>	<b>mwillgrubs@bdrealty.com</b>	<b>(281)272-2560</b>
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](http://www.trec.texas.gov)**

BD Realty Advisors, L.L.C., 5515 Pimberton Lane Spring TX 77379

Phone: (713)870-0208

Fax:

IABS 1-0 Date

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Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwolf.com](http://www.lwolf.com)