



**PROPERTY HIGHLIGHTS**

- 6.36 Acres Available
- Will Divide
- Build to Suit Preferred
- Deed Restricted Business Park
- Regional Detention
- Utilities Available
- 0.42 Miles to Hwy 290
- Ready to Develop

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**Welcome  
Realty Advisors**  
 5858 Westheimer, Suite 800  
 Houston, TX 77057

**BRAD BERRY**  
 Vice President  
 M: (713) 398-6000  
 E: [bberry@welcomegroup.com](mailto:bberry@welcomegroup.com)

**RYAN WASAFF**  
 Sr. Vice President  
 M: (713) 545-7207  
 E: [rwasaff@welcomegroup.com](mailto:rwasaff@welcomegroup.com)

**COLE BERCHER**  
 Senior Associate  
 M: (210) 373-3078  
 E: [cbercher@welcomegroup.com](mailto:cbercher@welcomegroup.com)

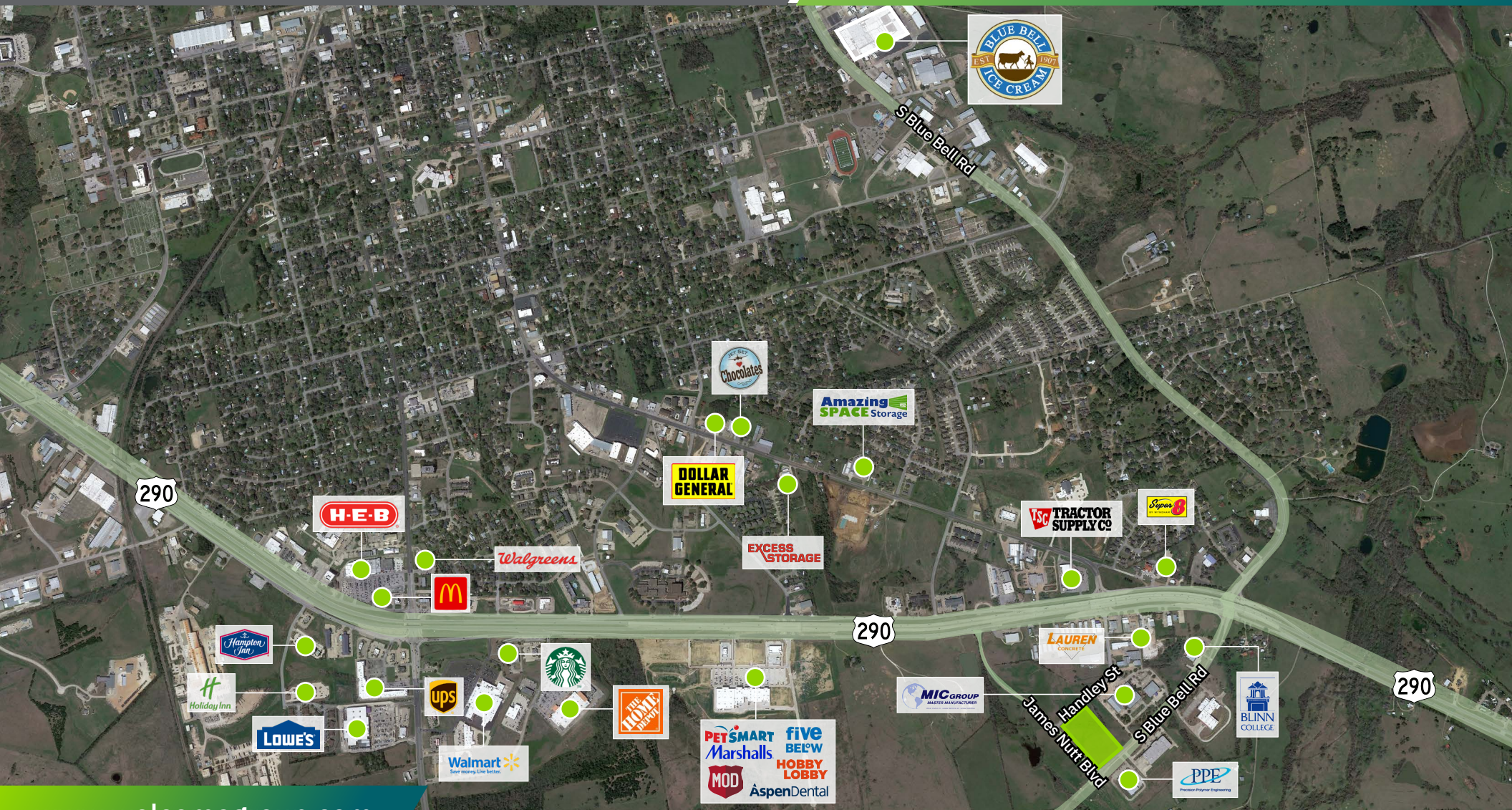
The information contained herein was obtained from sources deemed reliable; however, Welcome Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without written notice.

**6.36 ACRES AVAILABLE**

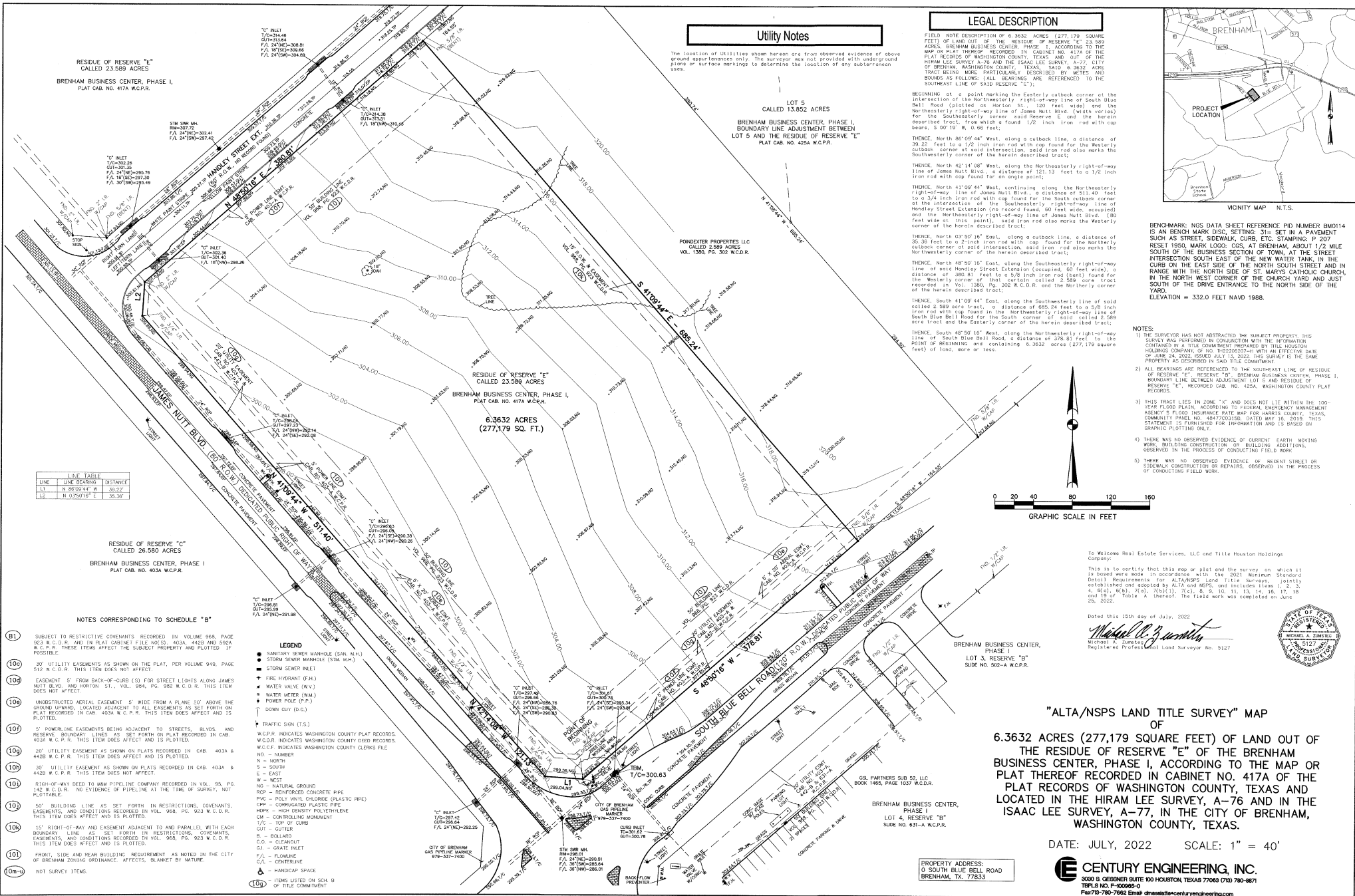


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### BUILD-TO-SUIT / DESIGN BUILD



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**Utility Notes**

The location of utilities shown herein are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface markings to determine the location of any subsurface utilities.

**LEGAL DESCRIPTION**

FIELD NOTE DESCRIPTION OF 6.3632 ACRES (277,179 SQUARE FEET) OF LAND OUT OF THE RESIDUE OF RESERVE "E" 23,589 ACRES, BRENHAM BUSINESS CENTER, PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET NO. 417A OF THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS; AND PART OF THE HIRAM LEE SURVEY A-76 AND THE ISAAC LEE SURVEY, A-77, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS; SAID 6.3632 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS ARE REFERENCED TO THE SOUTHEAST LINE OF SAID RESERVE "E").

BEGINNING at a point marking the Eastern setback corner of the intersection of the Northwesterly right-of-way line of South Blue Bell Road (platted as Horton St., 120 feet wide) and the Northwesterly right-of-way line of Jones Nutt Blvd. (width varies) for the Southeastern corner said Reserve, E and the herein reserve tract; from which a found 1/2 inch iron rod with cap bears, S 00°15' W, 0.66 feet;

THENCE, North 80°09'44" East, along a setback line, a distance of 39.22 feet to a 1/2 inch iron rod with cap found for the Westerly setback corner of said intersection, said iron rod also marks the Southwestern corner of the herein described tract;

THENCE, North 42°14'08" West, along the Northwesterly right-of-way line of Jones Nutt Blvd., a distance of 121.13 feet to a 1/2 inch iron rod with cap found for an angle point;

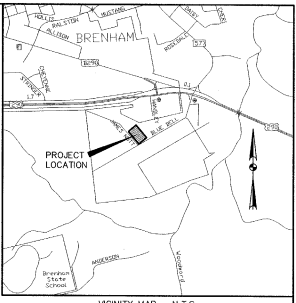
THENCE, North 43°09'44" West, continuing along the Northwesterly right-of-way line of Jones Nutt Blvd., a distance of 511.40 feet to a 3/4 inch iron rod with cap found for the South setback corner of the intersection of the Southeastern right-of-way line of Handley Street Extension (on record found, 60 feet wide, occupied) and the Northwesterly right-of-way line of Jones Nutt Blvd., (80 feet wide at this point), said iron rod also marks the Westerly corner of the herein described tract;

THENCE, North 02°50'16" East, along a setback line, a distance of 35.38 feet to a 2-inch iron rod with cap found for the Northernly setback corner of said intersection, said iron rod also marks the Northwesterly corner of the herein described tract;

THENCE, North 48°50'15" East, along the Southeastern right-of-way line of said Handley Street Extension (occupied, 60 feet wide), a distance of 380.81 feet to a 5/8 inch iron rod (cap) found for the Westerly corner of that certain called 2,589 acre tract recorded in Vol. 1380, Pg. 302 W.C.D.R. and the Northernly corner of the herein described tract;

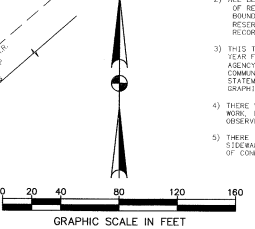
THENCE, South 41°09'44" East, along the Southeastern line of said called 2,589 acre tract, a distance of 685.24 feet to a 5/8 inch iron rod with cap found for the South corner of said called 2,589 acre tract and the Eastern corner of the herein described tract;

THENCE, South 48°50'16" West, along the Northwesterly right-of-way line of South Blue Bell Road, a distance of 378.81 feet to the POINT OF BEGINNING and containing 0.3632 acre (277,179 square feet) of land, more or less.



BENCHMARK: NGS DATA SHEET REFERENCE PID NUMBER BM0114 IS AN BENCH MARK DISC, SETTING, 31+ SET IN A PAVEMENT SUCH AS STREET, SIDEWALK, CURB, ETC. STAMMING: P 207 RESET 1950, MARK LOG: CGS, AT BRENHAM, ABOUT 1/2 MILE SOUTH OF THE BUSINESS SECTION OF TOWN, AT THE STREET INTERSECTION SOUTH EAST OF THE NEW WATER TANK, IN THE CURB ON THE EAST SIDE OF THE NORTH SOUTH STREET AND IN RANGE WITH THE NORTH SIDE OF ST. MARY'S CATHOLIC CHURCH, IN THE NORTH WEST CORNER OF THE CHURCH YARD AND JUST SOUTH OF THE DRIVE ENTRANCE TO THE NORTH SIDE OF THE YARD. ELEVATION = 332.0 FEET NAVD 1988.

- NOTES:**
- THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE INFORMATION CONTAINED IN A TITLE COMMITMENT PREPARED BY TITLE HOUSTON HOLDINGS COMPANY, OF 901 F2220507+H WITH AN EFFECTIVE DATE OF JUNE 24, 2022. COVERED JULY 15, 2022. THIS SURVEY IS THE SAME PROPERTY AS DESCRIBED IN SAID TITLE COMMITMENT.
  - ALL BEARINGS ARE REFERENCED TO THE SOUTHEAST LINE OF RESERVE "E", RESERVE "E", BRENHAM BUSINESS CENTER, PHASE I, BOUNDARY LINE BOUNDEN ADJUSTMENT LOT 5 AND RESIDUE OF RESERVE "E", RECORDED CAB. NO. 425A, WASHINGTON COUNTY PLAT RECORDS.
  - THIS TRACT LIES IN ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS, CURRENTLY MAP NO. 48473Q001G, DATED MAY 16, 2010. THIS STATEMENT IS FURNISHED FOR INFORMATION AND IS BASED ON USACIFIC PLANNING, INC.
  - THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.
  - THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.



LINE	LINE BEARING	DISTANCE
L1	N 88°29'44" W	39.22'
L2	N 03°50'16" E	35.38'

RESIDUE OF RESERVE "C" CALLED 26,580 ACRES  
BREHMAN BUSINESS CENTER, PHASE I  
PLAT CAB. NO. 403A W.C.P.R.

**NOTES CORRESPONDING TO SCHEDULE "B"**

- (B1) SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOLUME 96A, PAGE 903 W.C.D.R. AND IN PLAT CABINET FILE NO. 403A, 4420 AND 982A W.C.P.R. THESE ITEMS AFFECT THE SUBJECT PROPERTY AND PLOTTED IF POSSIBLE.
- (100) 30' UTILITY EASEMENTS AS SHOWN ON THE PLAT, PER VOLUME 94B, PAGE 512 W.C.D.R. THIS ITEM DOES NOT AFFECT.
- (100) EASEMENT 5' FROM BACK-OF-CURB (S) FOR STREET LIGHTS ALONG JAMES NUTT BLVD. AND NORTH ST., VOL. 984, PG. 982 W.C.D.R. THIS ITEM DOES NOT AFFECT.
- (100) UNRESTRICTED AERIAL EASEMENT 5' WIDE FROM A PLANE 20' ABOVE THE GROUND (HORIZ. LOCATED ADJACENT TO ALL EASEMENTS AS SET FORTH ON PLAT RECORDED IN CAB. 403A W.C.P.R. THIS ITEM DOES AFFECT AND IS PLOTTED.
- (101) 5' SIDEWALK EASEMENTS BEING ADJACENT TO STREETS, BLVDs. AND RESERVE. BOUNDARY LINES AS SET FORTH ON PLAT RECORDED IN CAB. 403A W.C.P.R. THIS ITEM DOES AFFECT AND IS PLOTTED.
- (100) 20' UTILITY EASEMENT AS SHOWN ON PLATS RECORDED IN CAB. 403A & 4420 W.C.P.R. THIS ITEM DOES AFFECT AND IS PLOTTED.
- (100) 30' UTILITY EASEMENT AS SHOWN ON PLATS RECORDED IN CAB. 403A & 4420 W.C.P.R. THIS ITEM DOES NOT AFFECT.
- (101) RIGHT-OF-WAY DEED TO MAIN PIPELINE COMPANY RECORDED IN VOL. 95, PG. 142 W.C.D.R. NO EVIDENCE OF PIPELINE AT THE TIME OF SURVEY, NOT PLOTTABLE.
- (101) 50' BUILDING LINE AS SET FORTH IN RESTRICTIONS, COVENANTS, EASEMENTS AND CONDITIONS RECORDED IN VOL. 96B, PG. 923 W.C.D.R. THIS ITEM DOES AFFECT AND IS PLOTTED.
- (100) 15' RIGHT-OF-WAY AND EASEMENT ADJACENT TO AND PARALLEL WITH EACH BOUNDARY LINE, AS SET FORTH IN RESTRICTIONS, COVENANTS, EASEMENTS AND CONDITIONS RECORDED IN VOL. 96B, PG. 923 W.C.D.R. THIS ITEM DOES AFFECT AND IS PLOTTED.
- (101) FRONT, SIDE AND REAR BUILDING REQUIREMENT AS NOTED IN THE CITY OF BREHMAN ZONING ORDINANCE. AFFECTS, BLANKET BY NATURE.
- (0m-n) NOT SURVEY ITEMS.

**LEGEND**

- SANITARY SEWER MANHOLE (STM, M.H.)
- STORM SEWER MANHOLE (SSM, M.H.)
- STORM SEWER INLET
- FIRE HYDRANT (F.H.)
- WATER VALVE (W.V.)
- WATER METER (W.M.)
- POWER POLE (P.P.)
- DOWN DRAIN (D.G.)
- TRAFFIC SIGN (T.S.)
- W.C.P.R. INDICATES WASHINGTON COUNTY PLAT RECORDS.
- W.C.D.R. INDICATES WASHINGTON COUNTY DEED RECORDS.
- NO - NUMBER
- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- NG - NATURAL GROUND
- ROP - REINFORCED CONCRETE PIPE
- PVC - POLY VINYL CHLORIDE (PLASTIC PIPE)
- CPP - CORRUGATED PLASTIC PIPE
- HRC - HIGH DENSITY POLYETHYLENE
- CM - CONTROLLING MONUMENT
- T/C - TOP OF CURB
- GUT - GUTTER
- B - BOLLARD
- C.O. - CLEAROUT
- G.I. - GRATE INLET
- F.A. - FLOORING
- C.A. - CENTERLINE
- HANDICAP SPACE
- ITEMS LISTED ON SCH. B OF TITLE COMMITMENT

PROPERTY ADDRESS:  
0 SOUTH BLUE BELL ROAD  
BREHMAN, TEXAS 77833

DATE: JULY, 2022 SCALE: 1" = 40'

**CENTURY ENGINEERING, INC.**  
3000 S. CESSNER BLVD. #100 HOUSTON, TEXAS 77068 (713) 790-8671  
TFLP & NO. FC-100065-0  
Fax: 713-790-7662 Email: dms@centuryengineering.com



Dated this 15th day of July, 2022  
*Michael A. Ziminski*  
Registered Professional Land Surveyor No. 5127

**"ALTA/NSPS LAND TITLE SURVEY" MAP**  
OF  
**6.3632 ACRES (277,179 SQUARE FEET) OF LAND OUT OF THE RESIDUE OF RESERVE "E" OF THE BREHMAN BUSINESS CENTER, PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET NO. 417A OF THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS AND LOCATED IN THE HIRAM LEE SURVEY, A-76 AND IN THE ISAAC LEE SURVEY, A-77, IN THE CITY OF BREHMAN, WASHINGTON COUNTY, TEXAS.**



# Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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'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.

<u>WELCOME REAL ESTATE SERVICES</u>	<u>528275</u>	<u>wwilsonjr@welcomegroup.com</u>	<u>713-952-7000</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>WILSON, WELCOME WADE JR</u>	<u>168640</u>	<u>wwilsonjr@welcomegroup.com</u>	<u>713-952-7000</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Ryan Wasaff</u>	<u>461081</u>	<u>rwasaff@welcomegroup.com</u>	<u>713-545-7207</u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<u>Brad Berry</u>	<u>361838</u>	<u>bberry@welcomegroup.com</u>	<u>713-398-6000</u>
Sales Agent/Associate's Name	License No.	Email	Phone
<u>Cole Bercher</u>	<u>714753</u>	<u>cbercher@welcomegroup.com</u>	<u>210-373-3078</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initial

\_\_\_\_\_  
Date