

29.45 COMMERCIAL ACRES FOR SALE

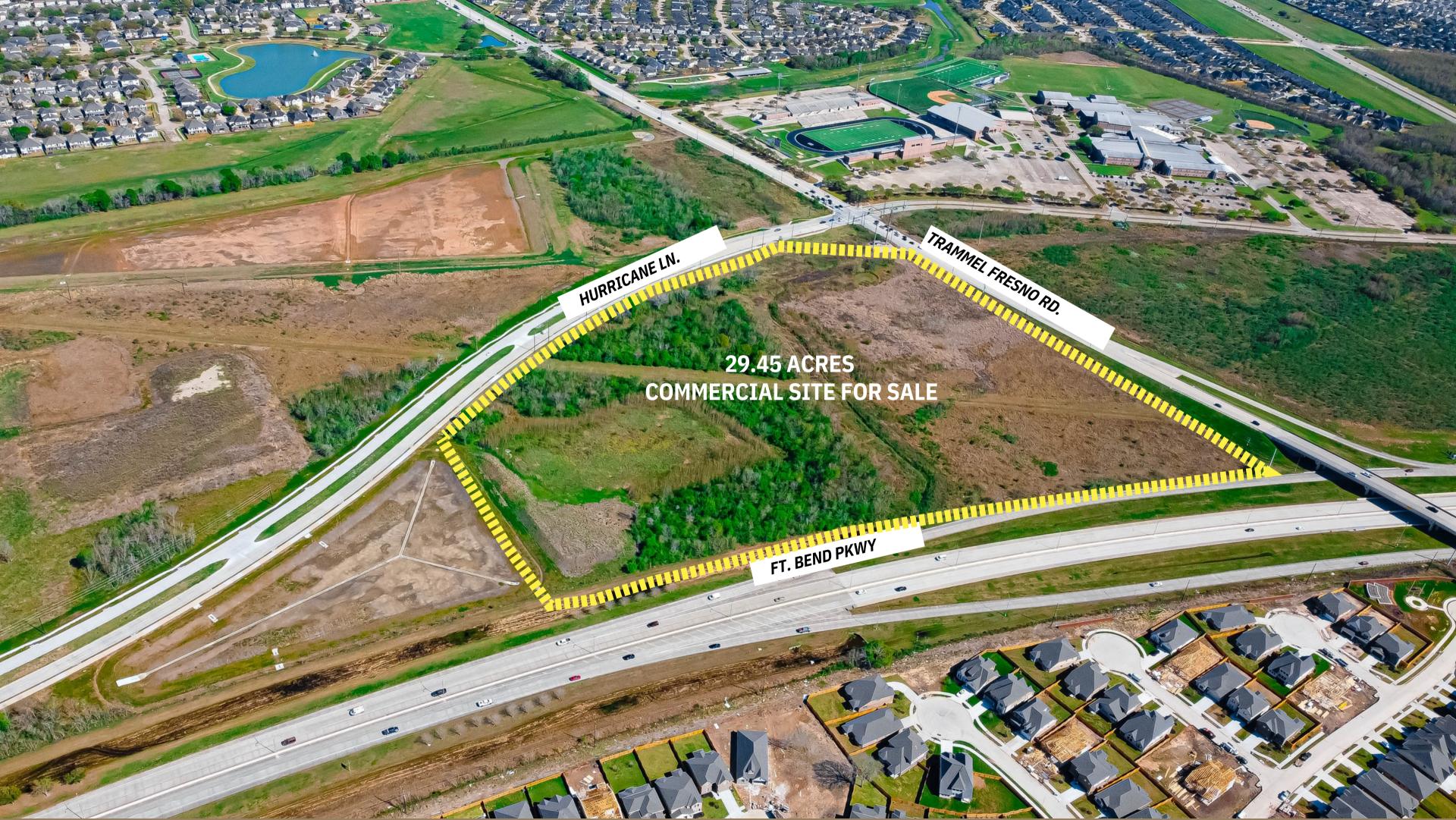
FORT BEND TOLLWAY@TRAMMEL-FRESNO ROAD **MISSOURI CITY, TEXAS 77459**

FOR INFORMATION: CONTACT MAY QI mqi@uscc.biz

832-688-6666

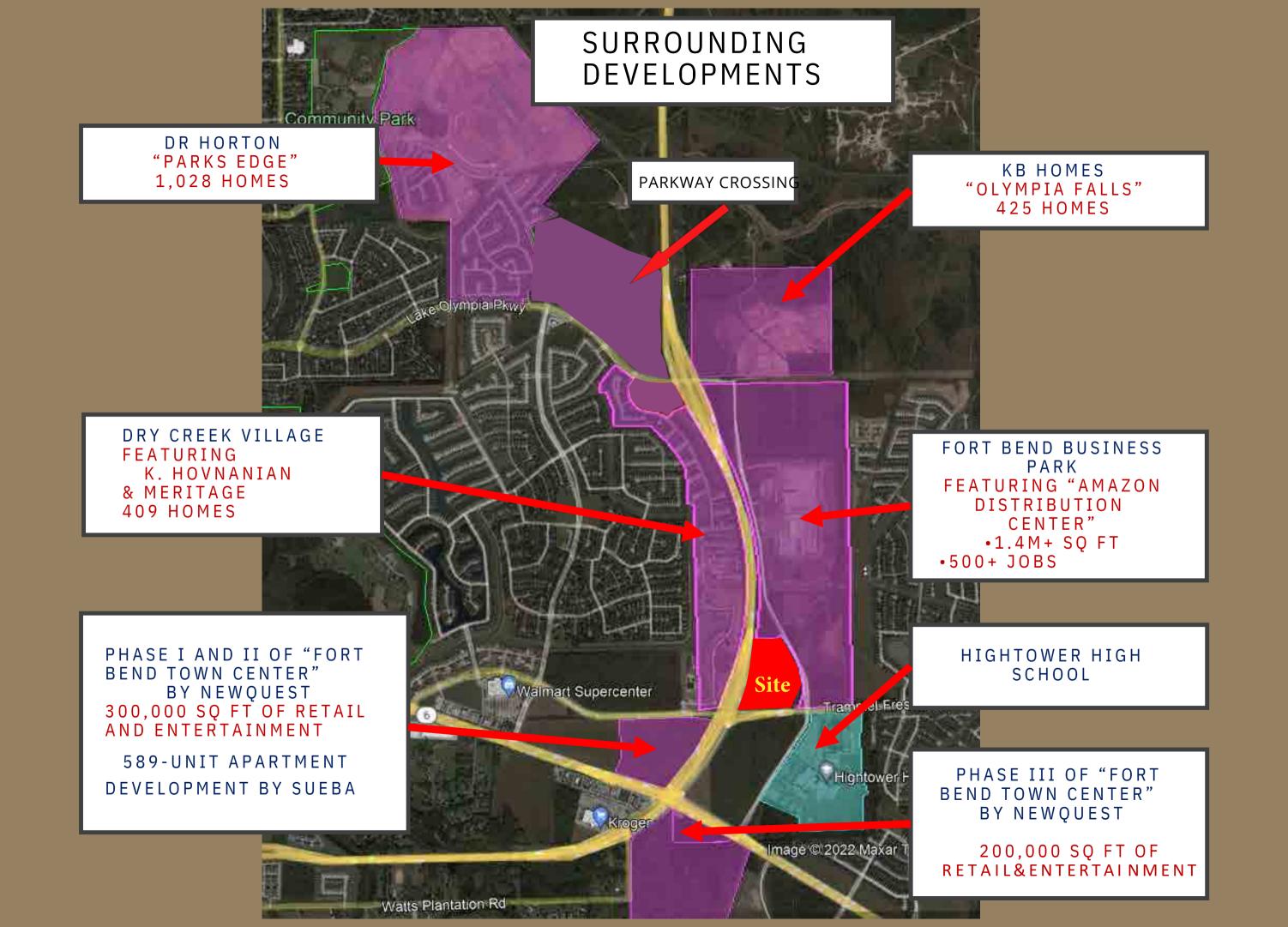




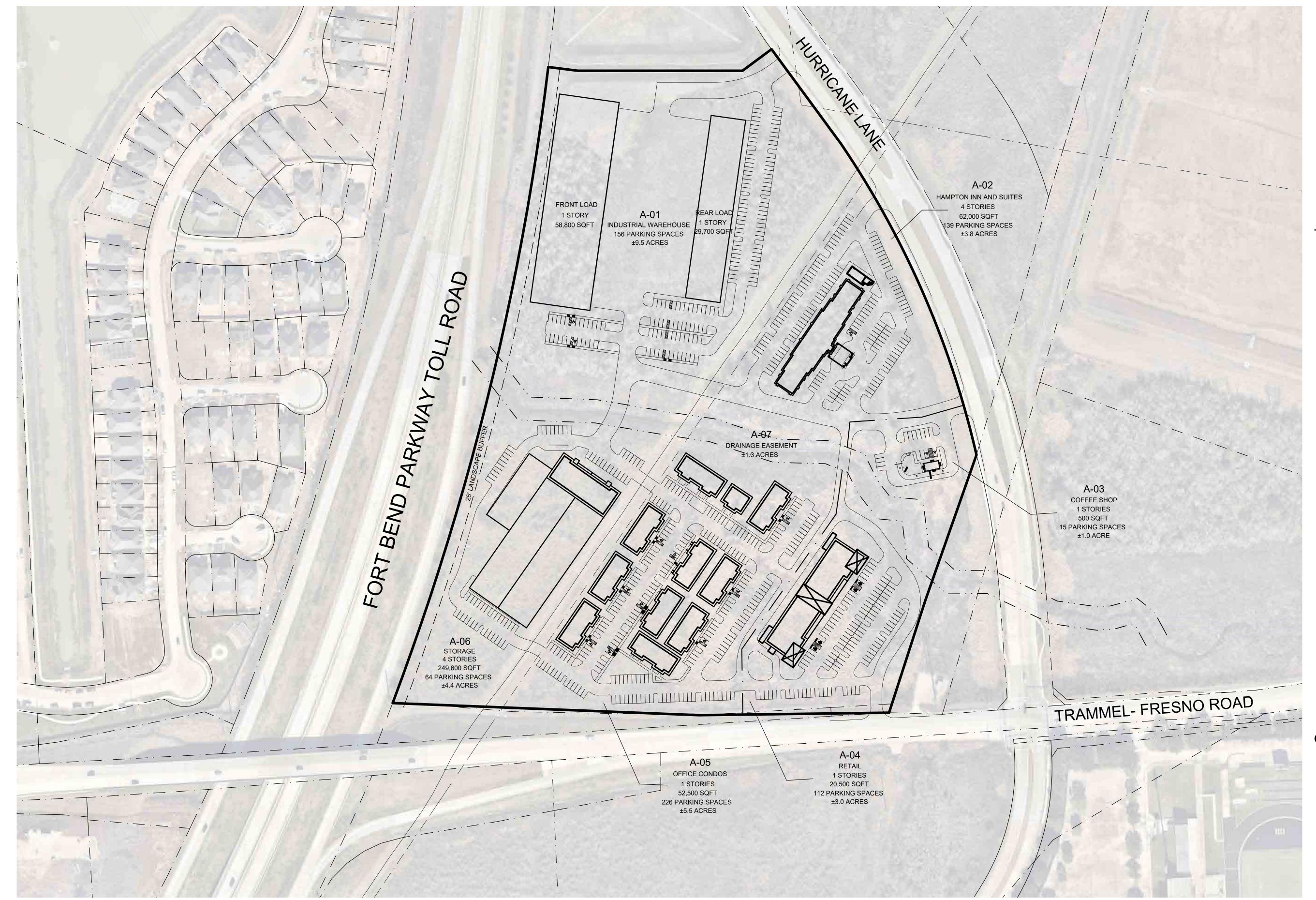












Land Use Analysis

Industrial	±9.5 Ac.
Hotel	±3.8 Ac.
Coffee Shop	±1.0 Ac.
Retail	±3.0 Ac.
Office Condos	±5.5 Ac.
Storage	±4.4 Ac.
Drainage	±1.3 Ac.
Pipeline	±1.0 Ac.

TOTAL ±29.5 Ac.

prepared for

F.S. & LUCKY 8 LAND, L.L.C. & ELLA DEVELOPMENT, L.L.C.

PLANNER:



Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

3600 W Sam Houston Pkwy S Suite 600 Houston, Texas 77042 713.953.5200 - f 713.953.5026

an site plan study for

FORT BEND PARKWAY BUSINESS PARK ±29.5 ACRES OF LAND

Missouri City, Texas

NORTH 0 50 100 200

LJA# 3078-11004 05.18.2

© Copyright 2022 LJA Engineering, Inc. Drawings, written material, and design concepts provided is considered property of LJA & shall not be reproduced in part or whole in any form or format without written consent of LJA.

This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, floodplains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

NOTES: 1) All bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83 (1993 adj.). CURVE TABLE 2) This survey was prepared from information provided by First National Title Insurance Company, File Number 18-374704-PO, effective date of commitment July 30, 2018 and issued on August 6, 2018. Surveyor did not abstract subject property. The following items were listed in Schedule Chord Bearina Curve Radius Tangent Chord Arc Delta *B" of the above referenced title commitment are as follows: 1406.94' 1410.32' 13° 44′ 36" N13° 46′ 38" E 1 5879.594 708.56/ FORTUNE LENDING CORP. Item 10(G) Pipeline right of way easement of undisclosed width and location in favor of S. M. Briscoe, as set forth in instrument recorded in Volume 2 | 1950.00' 412.32 806.81 812.67 - 23° 52′ 42" | S24° 40′ 43"E 87, Page 542, of the Deed Records of Fort Bend County, Texas. Same having been delineated by instrument(s) dated December 8, 1953, TO FLC PARKWAY LP 3 | 17130.73′ 59.05′ 118.10/ 118.10 00°23′42" | S86°27′49"W CALLED 116.302 ACRES (TRACT 2) recorded in Volume 318, Page 200, of the Deed Records of Fort Bend County, Texas, and assigned to Coastal States Crude Gathering FILE NO. 2014029789 Company by instrument recorded in Volume 462, Page 563 of the Deed Records of Fort Bend County, Texas. (Does affect subject tract, CORRECTED IN and is shown hereon) FILE NO. 2014050617 Item 10(H) Pipeline right of way easement of undisclosed width and location in favor of S. M. Briscoe, as set forth instrument recorded in F.B.C.O.P.R. LINE TABLE Volume 88, Page 69, of the Deed Records of Fort Bend County, Texas. Same assigned to Coastal States Crude GatheringCompany by JANUARY I, 2014 instrument recorded in Volume 462. Page 563 of the Deed Records of Fort Bend County, Texas. (Does affect subject tract, and is shown Distance Line Bearing | S83° 05′40"E 63.32′ Item 10(I) Agreement to set aside for road purposes a strip thirty (30) feet in width along any side of the one hundred acre tract described 2 N53° 22′ 56 "E 79.64′ therein as set forth in instrument recorded in Volume 97, Page 121 of the Deed Records of Fort Bend County, Texas. (Appears to affect only that portion of the subject tract west of the approx. location of the east line of the west 100 acres of Block 9 of the Cochran and 3 S86° 39′ 38 "W 40.75′ McCluer Subdivision) N90'00'00'F 35472' Scale : " = 100' Item 10(J) Pipeline right of way easements twenty (20) feet in width in favor of The Dow Chemical Company, as set forth in instrument recorded in Volume 228, Page 353, of the Deed Records of Fort Bend County, Texas. (Does not affect subject tract) Item 10(K) Pipeline right of way easement of undisclosed width and location in favor of Trunkline Gas Company, as set forth instrument recorded in Volume 393, Page 377, of the Deed Records of Fort Bend County, Texas. (is blanket in nature, and appears to affect only that portion CONVENTIONAL SIGNS of the subject tract west of the approx. location of the east line of the west 100 acres of Block 9 of the Cochran and McCluer Subdivision) WATER VALVE VAULT Item 10(L) Pipeline right of way easements thirty (30) feet in width in favor of Trunkline Gas Company, as set forth in instrument recorded in Volume 397, Page 445 of the Deed Records of Fort Bend County, Texas. (Does not affect subject tract) WATER METER FLUSHING VALVE Item 10(M) An easement twenty-two (22) feet in width, located as shown on attached sketch, granted to Houston Lighting & Power Company WATER BLOW OFF VALVE as set forth in instrument recorded in Volume 416, Page 394 of the Deed Records of Fort Bend County, Texas. (Does not affect the subject WATER VAULT tract, and is shown hereon for reference only) WATER VALVE SPRINKLER CONTROL BOX Item 10(N) Old canal, telephone line and ditch as shown on sketches attached to instrument recorded in Volume 416, Page 394 of the Deed Records of Fort Bend County, Texas. (the recorded document does not create easements for the old canal, telephone line and ditch, TOP OF STOCK PILE OF DIRT PIPELINE MARKER the exhibit is only showing the location of the power line relative to ground features. At the time of this survey there was no visible evidence TELE, COMM, MARKER of the Sinclair telephone line, the old canal appears to have been filled, and the ditch does not affect the subject tract. ELECTRIC BOX ELECTRIC JUNCTION BOX Item 10(O) Right of way for road purposes as set forth in instruments recorded in Volume 446, Page 42 and Volume 446, Page 49 of the FLOOD LIGHT Deed Records of Fort Bend County, Texas. (Do not affect the subject tract) LIGHT POLE Item 10(P) Terms and provisions of Waiver of Agriculture Use Appraisal for the benefit of Fort Bend Parkway Road District, as set forth in instrument recorded in Volume 2234, Page 550 of the Official Records of Fort Bend County, Texas. (Does affect subject tract and is POWER POLE GUY WIRE STORM SEWER MANHOLE STORM SEWER INLET Item 10(Q) Terms and provisions of Agreed Final Judgment entered in Cause No. 21,956, styled Fort Bend County Toll Road Authority vs. SANITARY SEWER MANHOLE Marhaba Partners Limited partnership et al, a certified copy of which is filed for record under Fort Bend County Clerk's File No. 2003114427. (Does affect the subject tract as restrictions or benefits to the "remaining property") UNKNOWN USE MANHOLE APPROX. PIPELINE Item 10(R) Affidavit to the Public Certification of OSSF Requiring Maintenance filed for record under Fort Bend County Clerk's File No. CHAINLINK FENCE 2008097673. (Does affect subject tract and is blanket in nature, however no visible evidence of a septic tank was found on the subject tract) HIGH BANK Item 10(S) Temporary right of way and access easement thirty (30) feet in width and 2,748.11 feet in length granted to Hamman Oil & Refining FLOWLINE Company as set forth in instrument filed for record under Fort Bend County Clerk's File No. 2009058051. (Does not affect subject tract) PREVIOUSLY SET 5/8-INCH IRON ROD WITH A PLASTIC BLOCK 9 Item 10(T) All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals 29.453 ACRES and all other rights in connection with same are set forth in instrument(s) filed for record under Fort Bend County Clerk's File No. CAP STAMPED "LJA ENG" COCHRAN AND MCCLUER SUBDIVISION 2001122130. (Surface Rights are waived as therein provided.) (Does affect the subject tract) (1,282,991 SQUARE FEET) VOL. 58, PG. 75, F.B.C.D.R. SET 5/8-INCH IRON ROD Item 10(U) Wastewater Treatment Plant Buffer Easement granted to the City of Missouri City as set forth in instrument filed for record under NO STRUCTURES WITH A PLASTIC CAP Harris County Clerk's File No. 2010017564. (Does not affect the subject tract) STAMPED "LJA ENG" Item 10(V) Terms, conditions and provisions as set forth in Development agreement dated January 12, 2016, executed by and between the City of Missouri City, Texas and FLC Parkway, LP, filed march 28, 2016, recorded under Clerk's File No. 2016030538, Real Property Records, FORTUNE LENDING CORP. Fort Bend County, Texas. (Does affect the subject tract) TO FLC PARKWAY LP CALLED 116.302 ACRES (TRACT 2) Item 10(X) The effect, if any of Notice of Private Transfer Fee Obligation filed January 12, 2018, recorded under Clerk's File No. 2018004386, Real Property Records, Fort Bend County, Texas. Said Notice recites, in part, that it is pursuant to the Declaration and Covenant recorded FILE NO. 2014029789 CORRECTED IN under Clerk's File No. 2009102532, Real Property Records, Fort Bend County, Texas, however said Declaration was terminated and FILE NO. 2014050617 released by instrument recorded under Clerk's File No. 2017027009. Real Property Records, Fort Bend County, Texas. (Does affect the F.B.C.O.P.R. JANUARY I, 2014 By graphical plotting the subject tract lies within Zone "X" (unshaded), Zone "X" (unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain" as shown on Federal Emergency Management Agency Flood Insurance Rate Map, Map Numbers 48157C0295L and 48157C0315L, map revised April 2, 2014. "LJA does not warrant nor subscribe to the accuracy or scale of said maps". CITY OF MISSOURI CITY CALLED 0.3735 ACRES 4) Metes and bounds description prepared for subject tract on separate instrument by the undersigned dated August 10, 2018. 5) There are no paved or striped parking spaces within the subject tract. 6) There is no visible evidence of the subject tract being used as a solid waste dump, sump or landfill. 7) The subject property has frontage or abuts proposed Fort Bend County Toll Road, which is a controlled access highway. As described in Fort Bend County Clerk's File No. 2003114427, access to the main lanes are denied, however the remaining acreage may have access to the TOP OF STOCK PILE OF DIRT 8) Subject property lies within the Fort Bend County Drainage District. FORTUNE LENDING CORP. TO FLC PARKWAY LP 9) Subject property lies within the Fort Bend County Public Improvement District No. 3. CALLED 38.4163 ACRES (TRACT 3) 10) Subject property lies within the Missouri City Management District No. 2. FILE NO. 2014029789 CORRECTED IN FILE NO. 2014050617 F.B.C.O.P.R. JANUARY 1, 2014 STAMPED "VTSM 4070" LAND TITLE SURVEY BEARS S52°02'02"W,0.68'-"CARTER-BURGESS" EDGE OF BRIDGE / / EDGE OF CONCRETE. TOP OF CUMB CAPPED EDGE OF ASPHALT N89'11'32"W 401.05' OF 29.453 ACRES (1,282,991 SQ.FT.) IN THE FILE NO. 2003114427 AND 2002143311 I. GARY D. NUTTER, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY TO ELLA DEVELOPMENT, LLC, FIRST NATIONAL TITLE ELIJAH ROARK LEAGUE, A-77 MOSES SHIPMAN SURVEY, A - 86 F.B.C.O.P.R. INSURANCE COMPANY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY IA, CONDITION II FORT BEND COUNTY, TEXAS SURVEY. DATED AUGUST 10,2018. AUGUST 2018 JOB NO. 2319-4000 LJA Surveying, Inc. Phone 713.953.5200 2929 Briarpark Drive Suite 175 Fax 713.953.5026 Houston, Texas 77042 T.B.P.L.S. Firm No. 10194382 REGISTERED PROFESSIONAL LAND SURVEYOR Contact: Gary D. Nutter, RPLS gnutter@ljasurveying.com TEXAS REGISTRATION NO. 5659

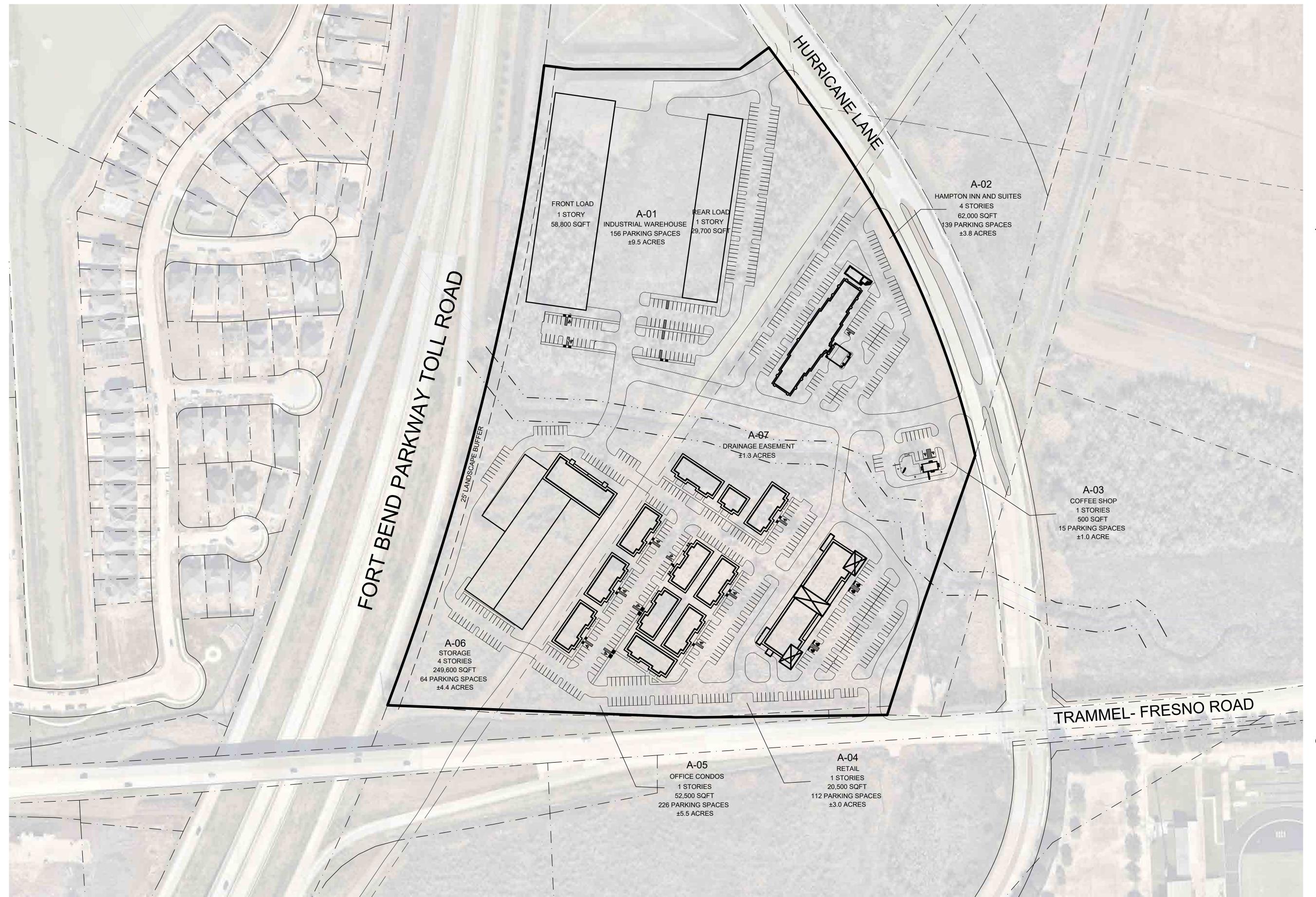
Radius

Population

	2 Mile	5 Mile	10 Mile
2010 Population	20,542	105,346	460,752
2022 Population	31,782	158,900	615,264
2027 Population Projection	38,125	189,469	698,070
Annual Growth 2010-2022	4.6%	4.2%	2.8%
Annual Growth 2022-2027	4.0%	3.8%	2.7%

Traffic Count

Collection Street	Cross Street	Traffic
State Hwy 6	Hurricane Ln	28,619
Hurricane Ln	Trammel-	4,945
Fort Bend Pkwy	-	17,115
Fort Bend Pkwy	Trammel-	24,544
Trammel-Fresno Rd	Hurricane Ln	4,515
Knight Rd	Hwy 6 N	3,996
Knight Rd	State Hwy 6	5,502
Trammel-Fresno Rd	Hurricane Ln	10,736
State Hwy 6	Knight Rd E	35,540



Land Use Analysis

Industrial	±9.5 Ac.
Hotel	±3.8 Ac.
Coffee Shop	±1.0 Ac.
Retail	±3.0 Ac.
Office Condos	±5.5 Ac.
Storage	±4.4 Ac.
Drainage	±1.3 Ac.
Pipeline	±1.0 Ac.

TOTAL ±29.5 Ac.

OPTION A

prepared for

F.S. & LUCKY 8 LAND, L.L.C. & ELLA DEVELOPMENT, L.L.C.

PLANNER:



Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

3600 W Sam Houston Pkwy S Suite 600 Houston, Texas 77042 713.953.5200 - f 713.953.5026

an site plan study for

FORT BEND PARKWAY BUSINESS PARK ±29.5 ACRES OF LAND

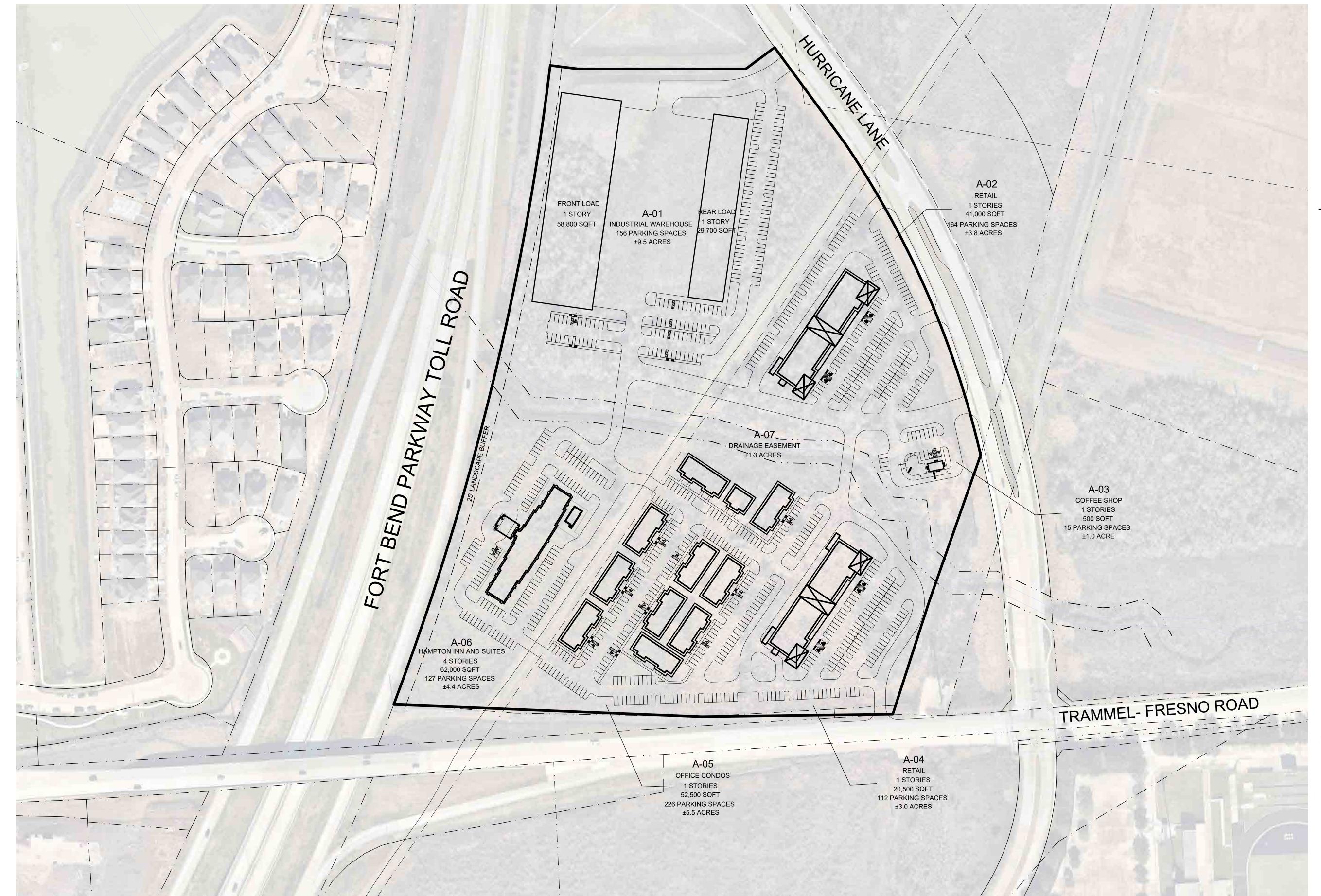
Missouri City, Texas

NORTH 0 50 100 200

LJA# 3078-11004 05.18.

© Copyright 2022 LJA Engineering, Inc. Drawings, written material, and design concepts provided is considered property of LJA & shall not be reproduced in part or whole in any form or format without written consent of LJA.

This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, floodplains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.



Land Use Analysis

±9.5 Ac.
±1.0 Ac.
±6.8 Ac.
±5.5 Ac.
±4.4 Ac.
±1.3 Ac.
±1.0 Ac.

TOTAL

±29.5 Ac.

OPTION B

F.S. & LUCKY 8 LAND, L.L.C. & Ella Development, L.L.C.

PLANNER:



Land & Master Planning Land Use/Feasibility Studies Sustainable Design Urban Design Landscape Architecture

> 3600 W Sam Houston Pkwy S Suite 600 Houston, Texas 77042 713.953.5200 - f 713.953.5026

an site plan study for

FORT BEND PARKWAY BUSINESS PARK ±29.5 ACRES OF LAND

Missouri City, Texas

© Copyright 2022 LJA Engineering, Inc. Drawings, written material, and design concepts provided is considered property of LJA & shall not be reproduced in part or whole in any form or format without written consent of LJA.

This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, floodplains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit

InstanetFORMS IABS 1-0



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.

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;

Service, Inc. MLS

- . 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;
- o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- o 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.

This form is authorized for use by May Qi, a subscriber of the Houston Realtors Information

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.

Southwest Realty Group	03376796	kli@ccim.com	713-988-1668
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
May Qi	664009	mqi@uscc.biz	832-688-6666
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ter	nant/Seller/Landlord Ini	tials Date	
Regulated by the Texas Real Estate Commission		Information av	ailable at www.trec.texas.go