



TRACT 1
±7.6991 AC

SOLD

Under Contract
±2.824 AC

Washington Ave



FOR SALE ± 7.6991 Acres and ±2.824

7701 WASHINGTON AVE
HOUSTON, TX 77007

BROKERAGE TEAM

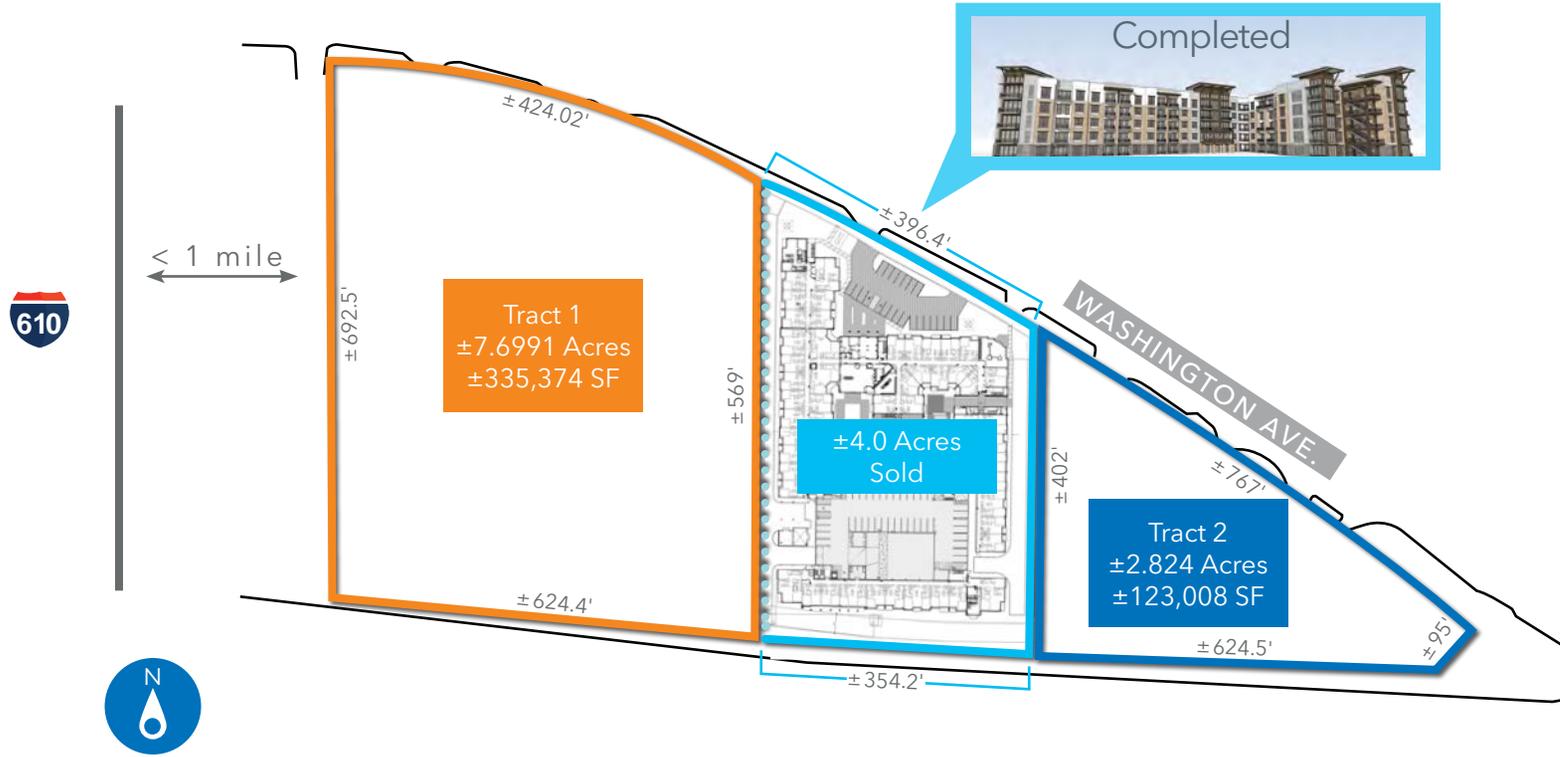
Jeff G. Peden, SIOR
Executive Managing Director
713.231.1640
jeff.peden@transwestern.com

Scott E. Miller
Senior Director
713.231.1637
scott.miller@transwestern.com

Kyle S. Walker
Associate
713.231.1584
kyle.walker@transwestern.com



PROPERTY HIGHLIGHTS

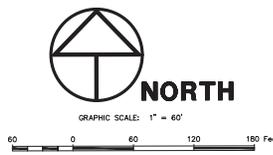
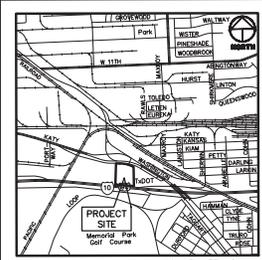


HIGHLIGHTS:

- Tract 1: ±7.6991 acres (±335,374 SF)
- Tract 2: ±2.824 acres (±123,008 SF)
- Premier inner loop land
- Ideal for hotel, retail, medical, or office building
- Located north of Interstate 10 West (IH-10) along Washington Ave
- Directly across from Memorial Park
- Minutes from the 610 Loop and US 290
- Close proximity to many amenities



PROPERTY SURVEY TRACT 1



CITY OF HOUSTON, HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 3000'

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 14003363 OF OLD REPUBLIC NATIONAL TITLE, EFFECTIVE DATE OF JANUARY 20, 2015, ISSUED DATE OF JANUARY 26, 2015 AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
2. BEARINGS WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (2004). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.99998422.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0670M REVISED/DATED JUNE 9, 2014, THE SUBJECT TRACT APPEARS TO BE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THE FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, OR RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
4. DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 2013-343 WHICH STIPULATES PLATTING AND SETBACK CONSTRAINTS. PROPOSED USAGE OF THIS TRACT WILL DETERMINE ACTUAL BUILDING SETBACK LINES) ALONG ANY ADJOINING STREETS REFER TO CITY OF HOUSTON BUILDING CODES TO ESTABLISH MINIMUM PUBLISHED SETBACK REQUIREMENTS. ULTIMATELY THE CITY OF HOUSTON PLANNING COMMISSION WILL DETERMINE REQUIRED SETBACKS UPON REVIEW OF PLANS OR PLATS SUBMITTED TO SAID COMMISSION. THIS TRACT MAY REQUIRE PLATTING AS A CONDITION FOR RECEIVING BUILDING PERMITS.
5. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLOSION WAS PERFORMED BY WINDROSE LAND SERVICES.
6. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
7. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
8. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
9. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

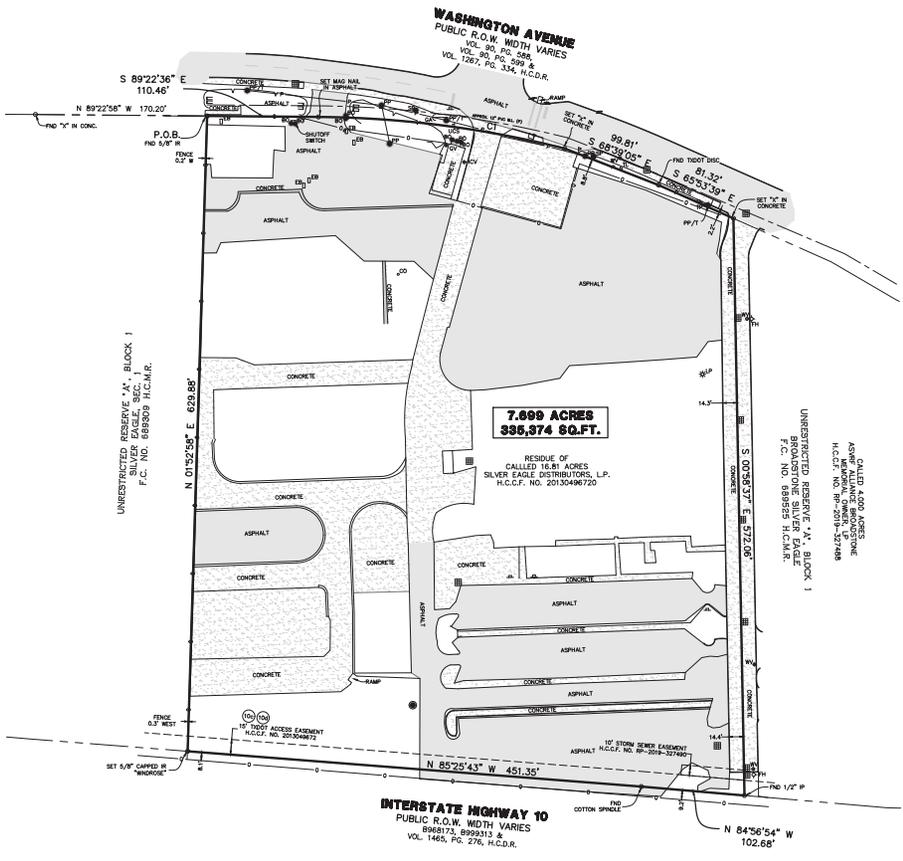
FLOOD INFORMATION (MAP NOT TO SCALE)



FIRM
FLOOD INSURANCE RATE MAP
HARRIS COUNTY, TEXAS
AND INCORPORATED AREAS
PANEL 670 OF 1150
DESIGNATED AREAS FOR FIRM PANEL LAYOUTS

CONTOUR INTERVAL: 1.00 FT
ELEVATION: 48.00 FT
DATE: 06/09/14

MAP NUMBER: 48201C0670M
MAP REVISION: JUNE 9, 2014



DESCRIPTION

A TRACT OR PARCEL CONTAINING 7.699 ACRES OR 335,374 SQUARE FEET OF LAND, OUT OF A CALLED 16.81 ACRE TRACT SITUATED IN THE JOHN REINERMAN SURVEY, ABSTRACT NO. 642, HARRIS COUNTY, TEXAS, CONVEYED TO SILVER EAGLE DISTRIBUTORS, L.P., AS RECORDED UNDER THE HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NUMBER (NO.) 20130496720, OFFICIAL PUBLIC RECORDS REAL PROPERTY HARRIS COUNTY, TEXAS (O.P.R.P.H.C.), WITH SAID 7.699 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83):

BEGINNING AT A 5/8" IRON ROD FOUND ON THE SOUTHWEST RIGHT-OF-WAY LINE OF WASHINGTON AVENUE (WIDTH VARIES) AS RECORDED UNDER VOLUME (VOL.) 90, PAGE (PG.) 598, VOL. 90, PG. 599, AND VOL. 1267, PG. 334 OF THE HARRIS COUNTY DEED RECORDS (H.C.D.R.) OF HARRIS COUNTY, TX, FROM WHICH AN "X" CUT IN CONCRETE FOUND AT A NORTHERLY CORNER OF UNRESTRICTED RESERVE "A", BLOCK 1, BEARING NORTH 89 DEG. 22 MIN. 58 SEC. WEST, A DISTANCE OF 170.20 FEET, AND BEING THE NORTHEAST CORNER OF SAID RESERVE "A", SILVER EAGLE SEC. 1, AS RECORDED UNDER FILE CODE (F.C.) NUMBER (NO.) 689209 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), AND MARKING THE NORTHWEST CORNER OF THE HEREN DESCRIBED TRACT;

THENCE SOUTH 89 DEG. 22 MIN. 36 SEC. EAST, WITH THE SOUTH R.O.W. LINE OF SAID WASHINGTON AVENUE, A DISTANCE OF 110.6 FEET TO A M.D. NAIL SET IN ASPHALT, MARKING A NORTHERLY CORNER OF THE HEREN DESCRIBED TRACT AND THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,038.92 FEET, A CENTRAL ANGLE OF 13 DEG. 06 MIN. 29 SEC., AN ARC LENGTH OF 246.75 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 88 DEG. 34 MIN. 21 SEC. EAST, 246.17 FEET TO A "X" CUT IN CONCRETE, MARKING A NORTHERLY CORNER OF THE HEREN DESCRIBED TRACT;

THENCE SOUTH 89 DEG. 22 MIN. 03 SEC. EAST, WITH THE SOUTH R.O.W. LINE OF SAID WASHINGTON AVENUE, A DISTANCE OF 69.81 FEET TO A T.DOT DISC FOUND MARKING A NORTHERLY CORNER OF THE HEREN DESCRIBED TRACT;

THENCE SOUTH 68 DEG. 05 MIN. 58 SEC. EAST, WITH THE SOUTH R.O.W. LINE OF SAID WASHINGTON AVENUE, A DISTANCE OF 81.32 FEET TO A "X" CUT IN CONCRETE ON THE SOUTHEAST R.O.W. LINE OF SAID WASHINGTON AVENUE, BEING THE NORTHWEST CORNER OF UNRESTRICTED RESERVE "A", BLOCK 1, BROADSTONE SILVER EAGLE, AS RECORDED UNDER F.C. NO. 689205, H.C.M.R., CONVEYED TO ASVP ALLIANCE BROADSTONE NEOMORAL CONVEYOR, L.P., RECORD NO. H.C.C.F. NO. RP-2013-327488, D.P.R.P.H.C., AND BEING THE NORTHEAST CORNER OF THE HEREN DESCRIBED TRACT;

THENCE SOUTH 0 DEG. 58 MIN. 37 SEC. EAST, WITH THE WEST LINE OF SAID UNRESTRICTED RESERVE "A", A DISTANCE OF 572.06 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH R.O.W. LINE OF INTERSTATE 10 (WIDTH VARIES), AS RECORDED IN H.C.C.F. NO. 8998713, 8999313, AND VOL. 1465, PG. 276 OF THE H.C.D.R., MARKING THE SOUTHWEST CORNER OF SAID UNRESTRICTED RESERVE "A" AND THE SOUTHEAST CORNER OF THE HEREN DESCRIBED TRACT;

THENCE NORTH 84 DEG. 56 MIN. 54 SEC. WEST, WITH THE NORTH R.O.W. LINE OF SAID INTERSTATE 10, A DISTANCE OF 102.68 FEET TO A FOUND COTTON SPINDLE, MARKING A SOUTHERLY CORNER OF THE HEREN DESCRIBED TRACT;

THENCE NORTH 85 DEG. 25 MIN. 43 SEC. WEST, CONTINUING WITH THE WEST LINE OF SAID INTERSTATE 10, A DISTANCE OF 450.35 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "WINDROSE" SET, MARKING THE SOUTHWEST CORNER OF AFORESAID UNRESTRICTED RESERVE "A", SILVER EAGLE SEC. 1, AND BEING THE SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT;

THENCE NORTH 01 DEG. 52 MIN. 58 SEC. EAST, A DISTANCE OF 629.88 FEET TO THE PLACE OF BEGINNING AND CONTAINING 7.699 ACRES OR 335,374 SQUARE FEET OF LAND.

SURVEYOR'S CERTIFICATION

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
SILVER EAGLE DISTRIBUTORS, L.P.

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 3 LAND TITLE SURVEY, TO THE BEST OF MY KNOWLEDGE.

ROBERT KNESS
Registered Professional Land Surveyor
Texas Registration No. 6486

DATE: 4/18/2024

LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

⦿	BOLLARD	⦿	SERVICE POLE	—	STORM SEWER
⦿	HANDICAP	⦿	GY ANCHOR	—	CORRUGATED METAL PIPE
⦿	GAS METER	—	OVERHEAD POWER LINE	—	CORRUGATED PLASTIC PIPE
⦿	GAS VALVE	—	BARBED WIRE FENCE	—	REINFORCED CONCRETE PIPE
⦿	FIRE HYDRANT	—	WROUGHT IRON FENCE	—	TELEPHONE
⦿	WATER METER	—	WOOD FENCE	—	SOUTHWESTERN BELL TELEPHONE CO.
⦿	WATER VALVE	—	CHAINLINK FENCE	—	WATER
⦿	IRRIGATION CONTROL VALVE	—	GATE POST	—	UNDERGROUND
⦿	GRATE INLET	—	PER PLANS	—	FOUND
⦿	MANHOLE	—	APPROXIMATE	—	H.C.C.F. - HARRIS COUNTY CLERK FILE
⦿	CLEANOUT	—	HIGHMARK	—	H.C.D.A. - HARRIS COUNTY DEED RECORDS
⦿	TELEPHONE PEDESTAL	—	PIPE	—	H.C.M.R. - HARRIS COUNTY MAP RECORDS
⦿	ELECTRIC BOX	—	PIPELINE MARKER	—	O.P.R.P.H.C. - OFFICIAL PUBLIC RECORDS REAL PROPERTY HARRIS COUNTY, TX
⦿	TRAFFIC SIGNAL BOX	—	UNDERGROUND CABLE SIGN	—	P.O.B. - POINT OF BEGINNING
⦿	LIGHT POLE	—	CATHODIC TEST LEAD	—	IP - IRON PIPE
⦿	TRAFFIC LIGHT POLE	—	MONITORING WELL	—	IR - IRON ROD
⦿	OROVON/SPOT LIGHT	—	PRN FLAG/PAIN MARK	—	NO - NUMBER
⦿	POWER POLE	—	TOP OF CURB	—	PL - PLATE
⦿/T	POWER POLE W/TRANSFORMER	—	OUTTER	—	R.O.W. - RIGHT-OF-WAY
⦿/AT	POWER POLE W/AUTOTRANSFORMER	—	TOP OF GRATE	—	RS FT. - SQUARE FEET
⦿/CT	POWER POLE W/CONDUCTOR	—	FLOW LINE	—	HL - BUILDING LINE
⦿	METER POLE	—	HIGHMARK	—	UL - UTILITY EXHAUST
		—	SANITARY SEWER	—	—
		—		—	—

SCHEDULE 'B' NOTES

- 10c. EASEMENT FOR HIGHWAY PURPOSES APPROXIMATELY FIFTEEN (15) FEET IN WIDTH, MORE OR LESS, ALONG THE SOUTHERLY PROPERTY LINE RESERVED IN DEED WHOLLY WHARNEY FROM THE STATE OF TEXAS TO SILVER EAGLE DISTRIBUTORS, L.P., DATED JULY 19, 2013, FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. 20130496720 (AFFECTS TRACT, SHOWN HEREON).
- 10d. ACCESS TO ADJOINING STATE HIGHWAY FACILITY OF INTERSTATE HIGHWAY 10 AND ITS INTERSECTION WITH WASHINGTON AVENUE NOT PROMPTED AS SET FORTH IN DEED WHOLLY WHARNEY FROM THE STATE OF TEXAS TO SILVER EAGLE DISTRIBUTORS, L.P., DATED JULY 19, 2013, FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. 20130496720 (AFFECTS TRACT, SHOWN HEREON).
- 10e. SUBJECT PROPERTY HAS FRONTAGE OR ADJUTS INTERSTATE HIGHWAY 10, WHICH IS A CONTROLLED ACCESS HIGHWAY. THE COMPANY BY THIS POINT DOES NOT AGREE AGAINST THE EXERCISE OF POWER BY GOVERNMENTAL AUTHORITIES TO LIMIT, CONTROL, OR DENY ACCESS, INGRESS OR EGRESS TO THE ABOVE-DESCRIBED PROPERTY FROM INTERSTATE HIGHWAY 10 OR SERVICE ROAD THEREON. THE SUBJECT PROPERTY HAS NO DEED RIGHTS THAT THE ROADWAY HAS OR SHALL CONTAIN PUBLIC ACCESS, INGRESS AND EGRESS FROM SUCH PROPERTY TO AND FROM SAID HIGHWAY AND SERVICE ROAD. (AFFECTS TRACT, NOT PLOTTABLE)

CURVE CHART

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	1,038.92	13°06'29"	246.75'	S 82°34'21"	246.17'

REVISIONS

DATE	REASON	BY

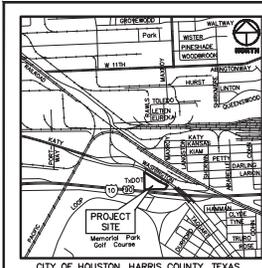
WINDROSE
LAND SURVEYING & PLATTING
3335 S SAUL MESSNER PARKWAY, SUITE 150 | HOUSTON, TX 77054 | 713.438.2261
PHONE: 281.262.0000 | WWW.WINDROSELANDSURVEYING.COM

LAND TITLE SURVEY OF
7.699 ACRES / 335,374 SQ. FT.
SITUATED IN THE JOHN REINERMAN SURVEY
ABSTRACT NO. 642
HARRIS COUNTY, TEXAS

DATE: 4/18/2024

FIELD BY: RD CHECKED BY: JL JOB NO: 57592-CATIA
DRAWN BY: AQ DATE: APRIL 2024 SHEET NO. 1 OF 1

PROPERTY SURVEY TRACT 2



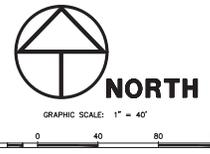
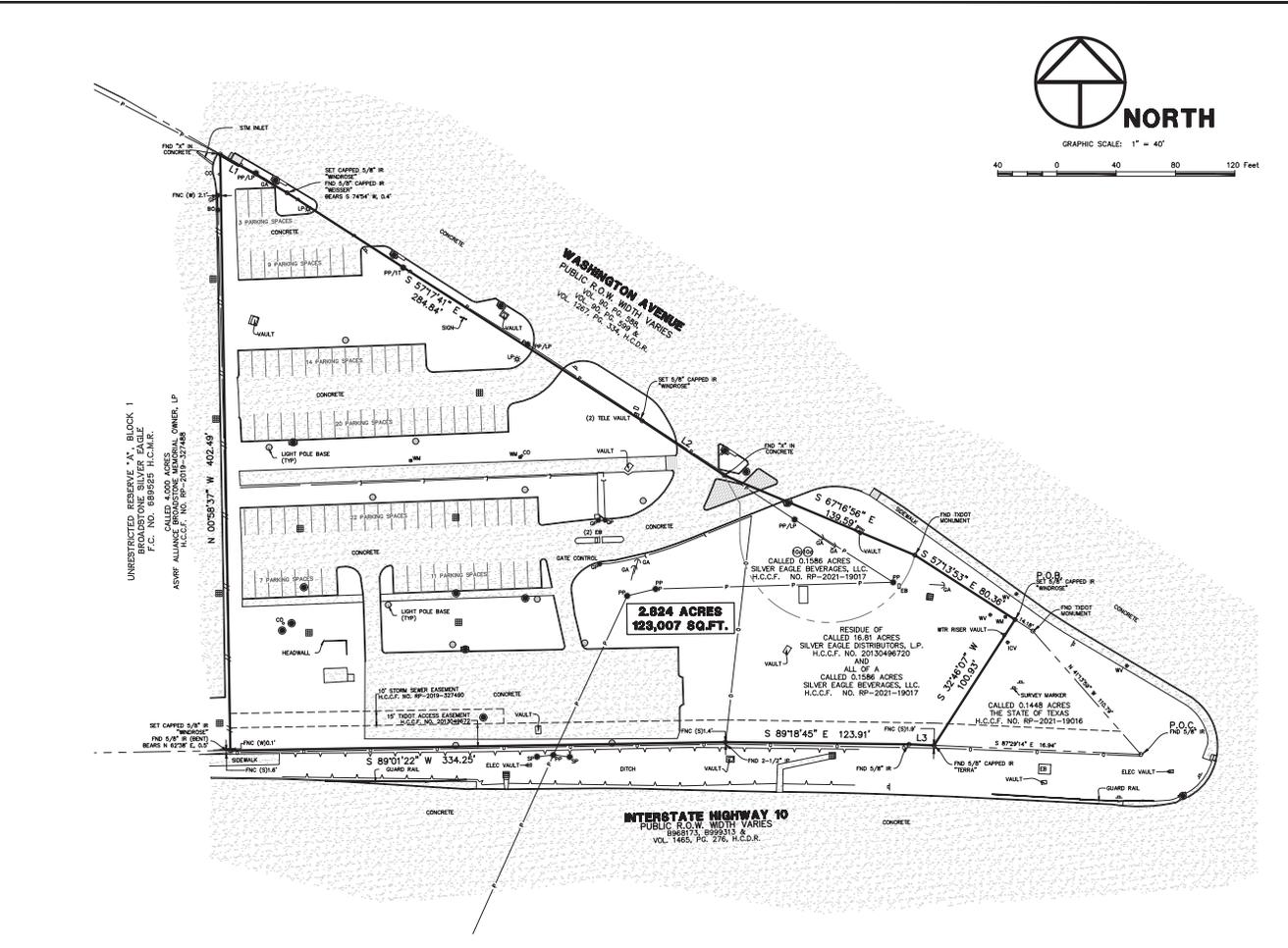
GENERAL NOTES

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 1403535 OF OLD REPUBLIC NATIONAL TITLE EFFECTIVE DATE OF JANUARY 20, 2015, ISSUED DATE OF JANUARY 26, 2015 AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
- BEARINGS WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999894822.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C020M REVISED/DATED JUNE 9, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, OR RARE OCCASIONS FLOODING CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 2003-243 WHICH STIPULATES PLATING AND SETBACK CONSTRAINTS. PROPOSED USAGE OF THIS TRACT WILL DETERMINE ACTUAL BUILDING SETBACK LINE(S) ALONG ANY ADJOINING STREETS. REFER TO CITY OF HOUSTON BUILDING CODES TO ESTABLISH MINIMUM PUBLISHED SETBACK REQUIREMENTS. ULTIMATELY, THE CITY OF HOUSTON PLANNING COMMISSION FOR RECEIVING SETBACKS UPON REVIEW OF PLANS OR PLATS SUBMITTED TO SAID COMMISSION. THIS TRACT MAY REQUIRE PLATING AS A CONDITION FOR RECEIVING BUILDING PERMITS.
- READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE TIES MAY VARY BETWEEN MEASURED LOCATIONS.
- THE WORD "TERRITORY" OR "TERRITORIES" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

SCHEDULE 'B' NOTES

- EASEMENT FOR HIGHWAY PURPOSES APPROXIMATELY FIFTEEN (15) FEET IN WIDTH, MORE OR LESS, ALONG THE SOUTHERLY PROPERTY LINE RESERVED IN DEED WITHOUT WARRANTY FROM THE STATE OF TEXAS TO SILVER EAGLE DISTRIBUTORS, L.P., DATED JULY 19, 2013, FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. 20130496720. (AFFECTS TRACT 1, SHOW HEREON)
- ACCESS TO ADJOINING STATE HIGHWAY FACILITY OF INTERSTATE HIGHWAY 10 AND ITS INTERSECTION WITH WASHINGTON AVENUE NOT PERMITTED AS SET FORTH IN DEED WITHOUT WARRANTY FROM THE STATE OF TEXAS TO SILVER EAGLE DISTRIBUTORS, L.P., DATED JULY 19, 2013, FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. 20130496720. (AFFECTS TRACT, SHOW HEREON)
- SUBJECT PROPERTY HAS PROPOSED OR ALREADY INTERESTED HIGHWAY 10, WHICH IS A CONTROLLED ACCESS HIGHWAY. THE COMPANY BY THIS PROJECT DOES NOT INSURE AGAINST THE EXERCISE OF POWER BY GOVERNMENTAL AUTHORITIES TO LIMIT CONTROL OR USE OF ACCESS, SERVICES OR RIGHTS OF THE ABOVE-DESCRIBED PROPERTY FROM INTERSTATE HIGHWAY 10 OR SERVICE ROAD WHICH THE SUBJECT PROPERTY ADJUTS, FOR DOES IT INSURE THAT THE ASSIGNED MASS SHALL CONTINUE TO HAVE ACCESS, SERVICES AND EGRESS FROM SUCH PROPERTY TO AND FROM SUCH HIGHWAY AND SERVICE ROAD. (AFFECTS TRACT, NOT PLATTABLE)

FLOOD INFORMATION (MAP NOT TO SCALE)



DESCRIPTION

A TRACT OR PARCEL CONTAINING 2.824 ACRES OR 123,007 SQUARE FEET OF LAND, SITUATED IN THE JOHN REINERMAN SURVEY, ABSTRACT NO. 642, HARRIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 16.81 ACRE TRACT DESCRIBED IN DEED TO SILVER EAGLE DISTRIBUTORS, L.P. AS RECORDED UNDER THE HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NUMBER (NO.) 2030496720 AND ALL OF A CALLED 0.1586 ACRES, DESCRIBED IN DEED TO SILVER EAGLE BEVERAGES, L.L.C., AS RECORDED UNDER H.C.C.F. NO. RP-2021-19017, WITH SAID 2.824 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204):

COMMENCING AT A 5/8 INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF WASHINGTON AVENUE (R.O.W. VARIES), AS RECORDED UNDER VOL. NO. 1465, VOL. 90, PG. 399 AND VOL. 1207, PG. 334 OF HARRIS COUNTY DEED RECORDS (H.C.D.R.), AND THE NORTH LINE OF INTERSTATE HIGHWAY 10 (R.O.W. VARIES), AS RECORDED UNDER 896873, 899313 AND VOL. 1465, PG. 276, H.C.D.R., AND THE SOUTHWEST CORNER OF A CALLED 0.1448 ACRES OF LAND, DESCRIBED IN DEEDS TO THE STATED OF TEXAS, AS RECORDED UNDER H.C.C.F. NO. RP-2021-19017;

THENCE, NORTH 41 DEG. 13 MIN. 59 SEC. WEST, WITH THE SOUTHWEST LINE OF SAID WASHINGTON AVENUE, A DISTANCE OF 110.79 FEET TO A TYPED MONUMENT FOUND FOR A NORTHERLY CORNER OF SAID 0.1448 ACRES;

THENCE, NORTH 57 DEG. 13 MIN. 53 SEC. WEST, WITH THE SOUTHWEST LINE OF SAID WASHINGTON AVENUE, A DISTANCE OF 14.18 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHWEST CORNER OF SAID 0.1448 ACRES, SAME BEING THE NORTHEAST CORNER AND POINT OF BEGINNING, OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 32 DEG. 46 MIN. 07 SEC. WEST, WITH THE WESTLY LINE OF SAID 0.1448 ACRES, A DISTANCE OF 100.83 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "TERRA" FOUND ON THE NORTH R.O.W. LINE OF SAID INTERSTATE HIGHWAY 10 MARKING THE SOUTHWEST CORNER OF SAID 0.1448 ACRES AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTH R.O.W. LINE OF SAID INTERSTATE HIGHWAY 10, THE FOLLOWING (3) THREE COURSES AND DISTANCES:

- NORTH 87 DEG. 29 MIN. 14 SEC. WEST, A DISTANCE OF 16.94 FEET TO A 5/8 INCH IRON ROD FOUND FOR AN ANGLE POINT OF SAID HEREIN DESCRIBED TRACT;
- NORTH 89 DEG. 18 MIN. 45 SEC. WEST, A DISTANCE OF 123.91 FEET TO A 2-1/2 INCH IRON PIPE FOUND MARKING AN ANGLE POINT;
- SOUTH 89 DEG. 01 MIN. 22 SEC. WEST, A DISTANCE OF 334.25 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHWEST CORNER OF A UNRESTRICTED RESERVE "A", BLOCK 1 OF BROADSTONE SILVER EAGLE, A MAP OR PLAT THEREOF AS RECORDED UNDER FILM CODE (F.C.) NO. 686252, HARRIS COUNTY MAP RECORDS (H.C.M.R.) FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH SAID 5/8 INCH IRON ROD FOUND BEARS FOR REFERENCE NORTH 62 DEG. 36 MIN. EAST-0.5 FEET;

THENCE, SOUTH 00 DEG. 58 MIN. 37 SEC. WEST, WITH THE EAST LINE OF SAID UNRESTRICTED RESERVE "A", A DISTANCE OF 402.49 FEET TO A CUT "X" FOUND ON THE SOUTHWEST R.O.W. LINE OF SAID WASHINGTON AVENUE MARKING THE NORTHEAST CORNER OF SAID UNRESTRICTED RESERVE "A", SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHWEST R.O.W. LINE OF SAID WASHINGTON AVENUE, THE FOLLOWING (5) FIVE COURSES AND DISTANCES:

- SOUTH 60 DEG. 00 MIN. 16 SEC. EAST, A DISTANCE OF 52.10 FEET TO AN ANGLE POINT, FROM WHICH A CAPPED 5/8 INCH IRON ROD STAMPED "WESSNER" BEARS FOR REFERENCE SOUTH 74 DEG. 54 MIN. WEST-0.4 FEET;
- SOUTH 57 DEG. 17 MIN. 41 SEC. EAST, A DISTANCE OF 284.84 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING AN ANGLE POINT;
- SOUTH 58 DEG. 26 MIN. 21 SEC. EAST, A DISTANCE OF 66.48 FEET TO A CUT "X" FOUND MARKING AN ANGLE POINT;
- SOUTH 87 DEG. 16 MIN. 56 SEC. EAST, A DISTANCE OF 139.59 FEET TO A TYPED MONUMENT FOUND MARKING AN ANGLE POINT;
- SOUTH 87 DEG. 13 MIN. 53 SEC. EAST, A DISTANCE OF 80.36 FEET TO A POINT OF BEGINNING AND CONTAINING 8204 ACRES OR 123,007 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 57592-CATIA-28AC, PREPARED BY WINDROSE LAND SERVICES.

SURVEYOR'S CERTIFICATION

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
SILVER EAGLE DISTRIBUTORS, L.P.

I, DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION, THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY EQUALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCUMBRANCES APPARENT ON THE GROUND, EXCEPT AS SHOWN, THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 3 LAND TITLE SURVEY, TO THE BEST OF MY KNOWLEDGE.

ROBERT KNESS
Registered Professional Land Surveyor
Texas Registration No. 6486

DATE
4/16/2024

LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

⊙	BOLLARD	⊙	SERVICE PILE	⊙	STW	STORM SEWER
⊙	HANDICAP	⊙	QUI ANCHOR	⊙	CMP	CORRUGATED METAL PIPE
⊙	GAS METER	—	OVERHEAD POWER LINE	⊙	CPP	CORRUGATED PLASTIC PIPE
⊙	GAS VALVE	—	BARBED WIRE FENCE	⊙	RCP	REINFORCED CONCRETE PIPE
⊙	FIRE HYDRANT	—	BROUGHT IRON FENCE	⊙	TEL	TELEPHONE
⊙	WATER METER	—	WOOD FENCE	SWT	SOUTHWESTERN BELL TELEPHONE CO.	
⊙	WATER VALVE	—	CHAINLINK FENCE	WTR	WATER	
⊙	WINDROW CONTROL VALVE	⊙	DATE FOOT	UG	UNDERGROUND	
⊙	GRATE INLET	⊙	FEH PLANS	UND	FOUND	
⊙	APPROX.	APPROX.	APPROXIMATE	H.C.C.F.	HARRIS COUNTY CLERK FILE	
⊙	MANHOLE	⊙	HIGHMARK	H.C.D.R.	HARRIS COUNTY DEED RECORDS	
⊙	CONDUIT	⊙	PIPELINE MARKER	H.C.M.R.	HARRIS COUNTY MAP RECORDS	
⊙	TELEPHONE PEDESTAL	⊙	UNDERGROUND CABLE SIGN	O.P.A.R.P.A.C.	OFFICIAL PUBLIC RECORDS REAL PROPERTY HARRIS COUNTY, TX	
⊙	ELECTRIC BOX	⊙	CATHODIC TEST LEAD	P.O.B.	POINT OF BEGINNING	
⊙	WINDROW CONTROL VALVE	⊙	TRAFFIC SIGNAL BOX	IR	IRON PIPE	
⊙	TRAFFIC SIGNAL BOX	⊙	MONITORING WELL	RL	RUMBER	
⊙	TRAFFIC LIGHT POLE	⊙	PIN FLAG/PAIN MARK	PL	PLANK	
⊙	GROUND/SPOT LIGHT	⊙	TOP OF CURB	R.O.M.	RIGHT-OF-WAY	
⊙	POWER POLE	⊙	GUTTER	SQ. FT.	SQUARE FEET	
⊙	POWER POLE W/TRANSFORMER	⊙	TOP OF GRADE	VOL.	VOLUME	
⊙	POWER POLE W/LIGHT	⊙	TOP OF GRADE	FL	FLUM CODE	
⊙	POWER POLE W/CONDUIT	⊙	HANDY	BL	BUILDING LINE	
⊙	METER POLE	⊙	SANITARY SEWER	UE	UTILITY EASEMENT	
⊙		⊙		⊙	TREY/SLOTT	

WINDROSE

LAND SURVEYING & PLATTING

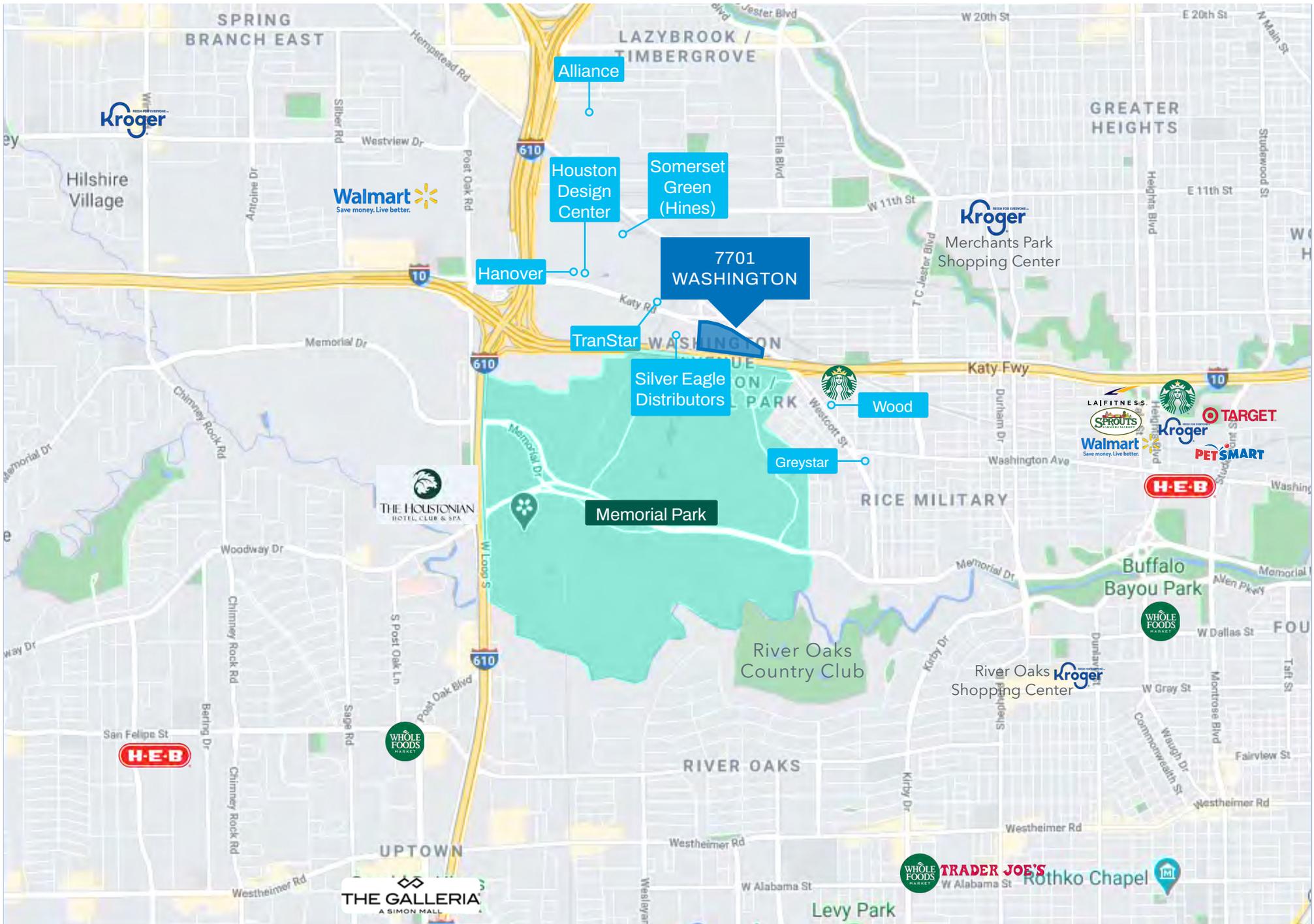
5303 W. SANDHURST PARKWAY, SUITE 100 | HOUSTON, TEXAS 77057 | 281.848.2281
FIRM REGISTRATION NO. 101188010 | WINDROSESERVICES.COM

LAND TITLE SURVEY OF
2.824 ACRES / 123,007 SQ. FT.
SITUATED IN THE
JOHN REINERMAN SURVEY
ABSTRACT NO. 642
HARRIS COUNTY, TEXAS

LINE	BEARING	DISTANCE
11	S 65°00'10" E	32.10
12	S 85°26'21" E	66.48
13	N 87°22'14" W	16.94

DATE	REASON	BY

AMENITIES AND DEVELOPMENTS



OUTSTANDING LOCATION MEMORIAL PARK

URBAN WILDERNESS

ADVENTURE AWAITS



DIRECT ACCESS TO MEMORIAL PARK

Lush green views of the 1,500 acre park.

10 YEAR MASTER PLAN



Ecological Restoration and Improvement Project

Reconnecting Memorial Park to its legacy heritage and wilderness.



Photos and Renderings Courtesy of Memorial Park Conservancy

BROKERAGE TEAM

Jeff G. Peden, SIOR
Executive Managing Director
713.231.1640
jeff.peden@transwestern.com

Scott E. Miller
Senior Director
713.231.1637
scott.miller@transwestern.com

Kyle S. Walker
Associate
713.231.1584
kyle.walker@transwestern.com





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.

2-10-2025



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. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate’s Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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