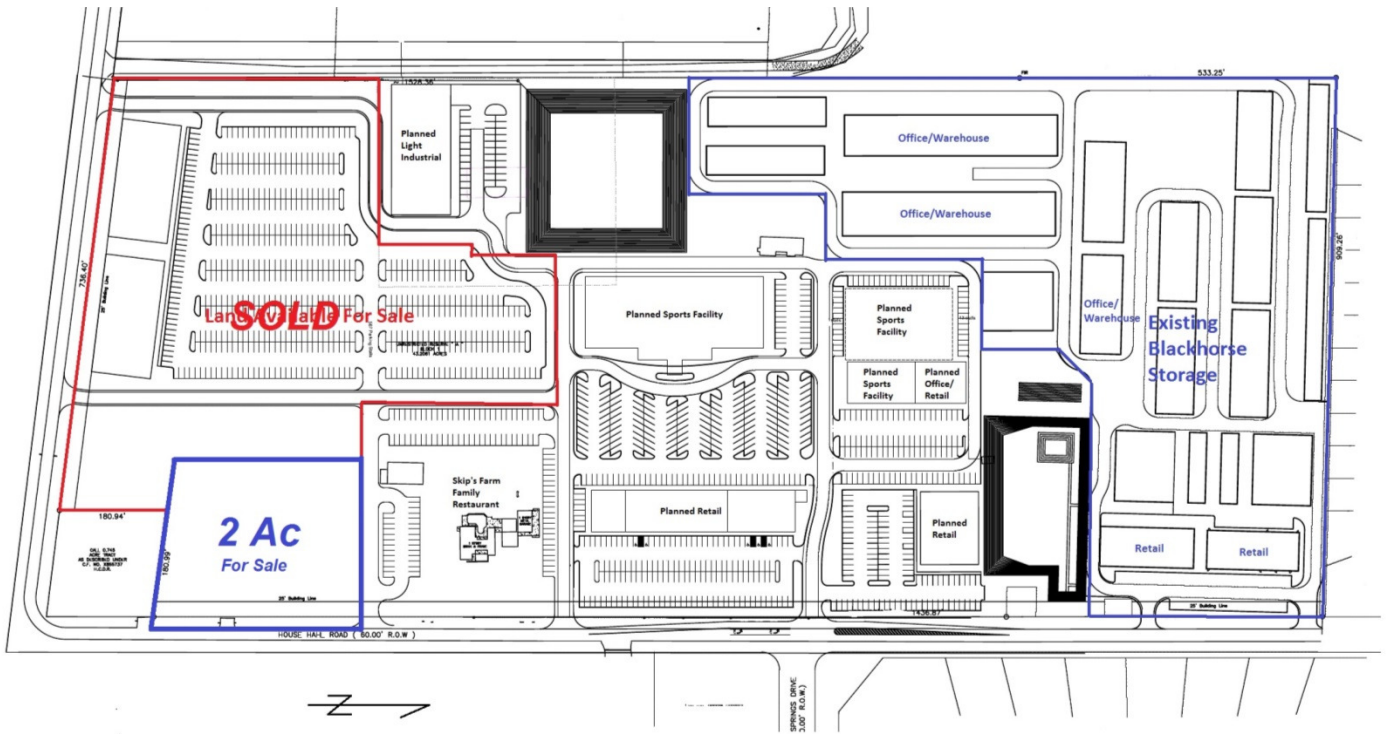


FOR SALE



BLACKHORSE & BRIDGELANDS AREA LAND

2 Acre Tract

\$740,500 (\$8.50 PSF)

Shovel-ready site, water, sanitary & storm sewers brought to the tract's boundary. Off-site detention provided.

16700 House Hahl Road, Cypress, Texas

For More information, please contact:

Brad Dill

bdill@bdrealty.com

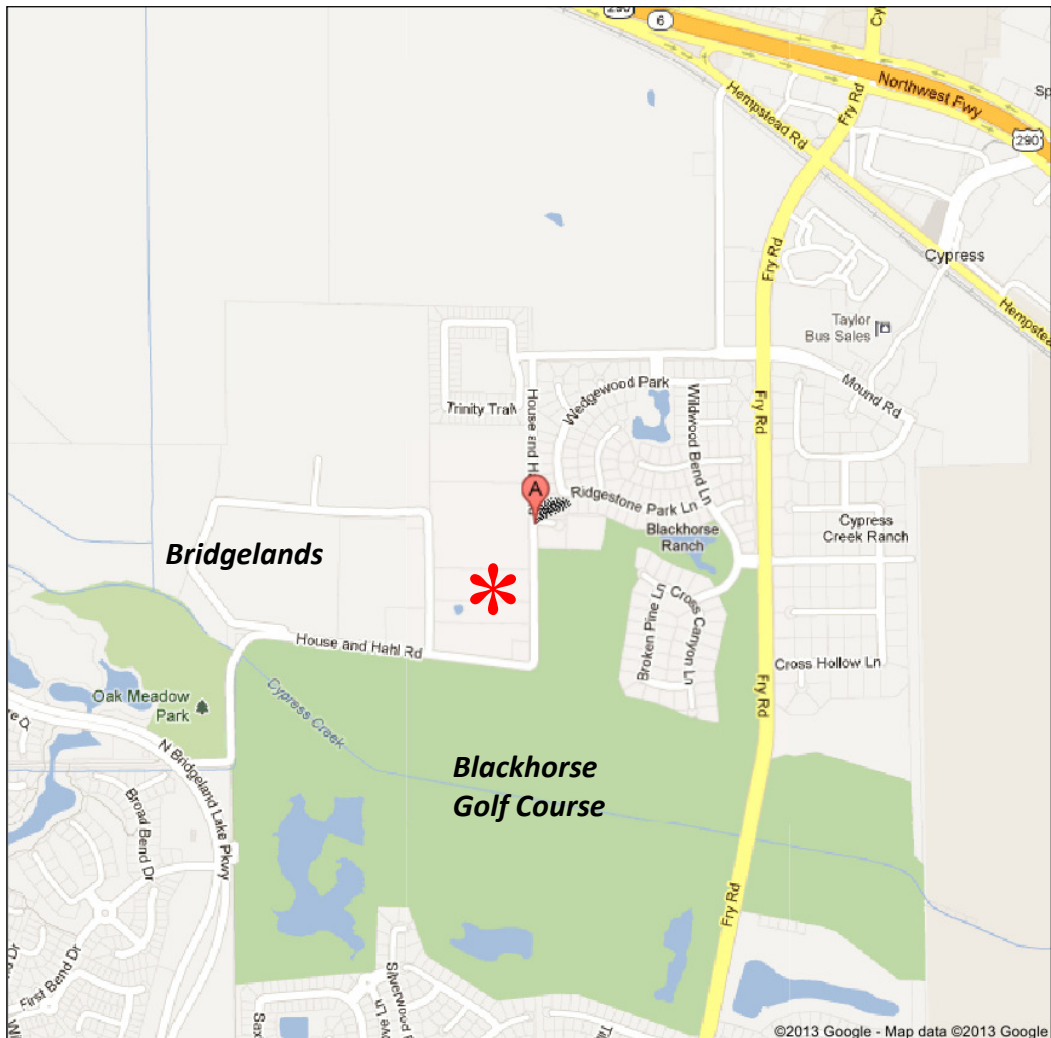
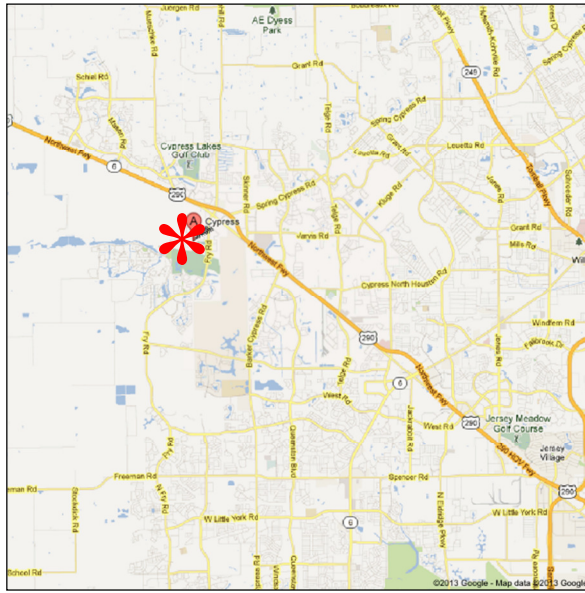
(281) 272-2560

BD Realty Advisors, L.L.C., Broker

5010-F Louetta Road #543, Spring, Texas 77379

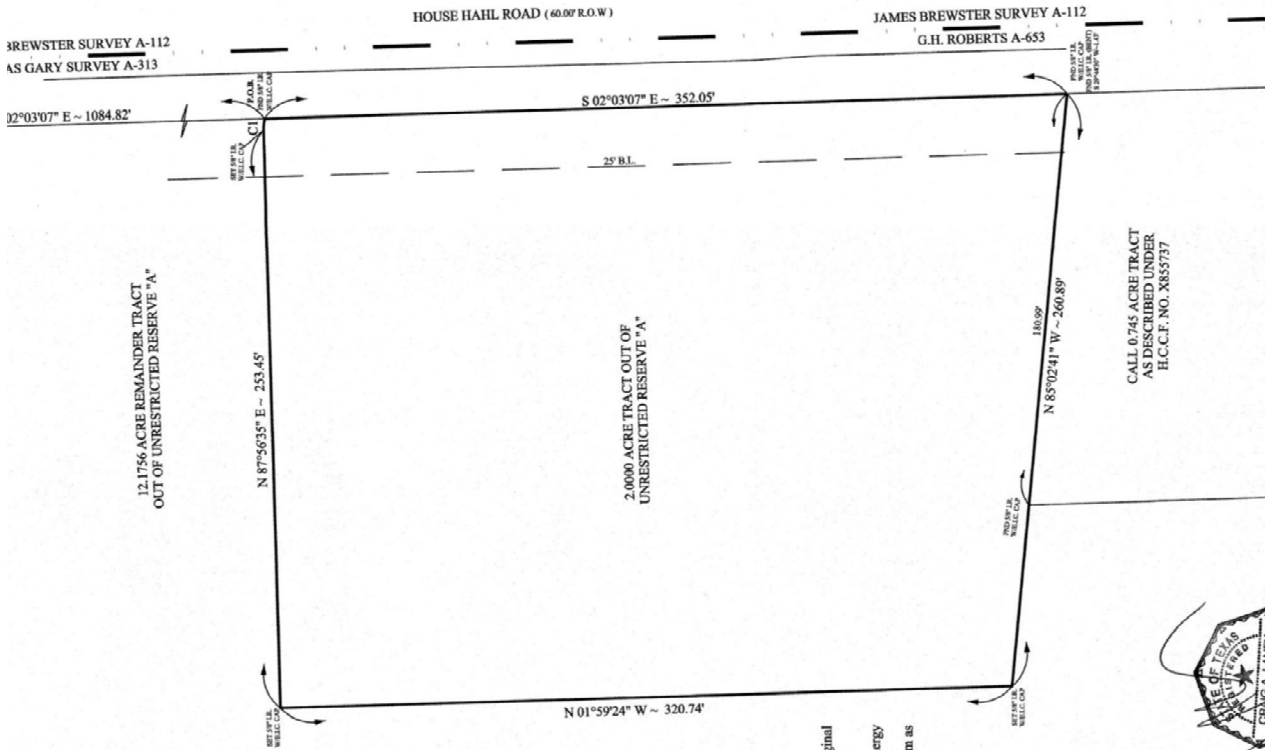
www.bdrealty.com

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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BLACKHORSE GOLF CLUB CLUBHOUSE
AS RECORDED UNDER
FILM CODE NO. 4536153 H.C.M.R.



12.1756 ACRE REMAINDER TRACT
OUT OF UNRESTRICTED RESERVE "A"

2.0000 ACRE TRACT OUT OF
UNRESTRICTED RESERVE "A"

CALL 0.745 ACRE TRACT
AS DESCRIBED UNDER
H.C.C.F. NO. X855737

12.1756 ACRE REMAINDER TRACT
OUT OF UNRESTRICTED RESERVE "A"

CURVE TABLE			
CURVE RADIUS	LENGTH	DELTA ANGLE	CHORD LENGTH
CI	31.8	11°52.09'	8.86°07'19" E 3.17'

SUBJECT TO :

- © 2017 Everything In Christ Services, Inc., All Rights Reserved.
- Survey is valid only if print has original Seal and signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
- Restrictive Covenants as recorded under Clerk's File Nos. 20140567939 and 20150900016.
- Blanket easement for electric distribution and related communication facilities granted to CenterPoint energy Houston Electric, LLC as recorded under Clerk's File No. 20140375377.
- Subject to that particular affidavit pertaining to a surface application on-site wastewater treatment system as recorded under Clerk's File No. 20150023387
- See corresponding field notes.

This Property Lies in Zone "X" & Shaded "X" in outside the 500 Year Flood Plain
 Purchaser: M & D DEVELOPMENT
 Per Graphic Sealing according to: 40-HOUSE HAHL ROAD
 Address: Unrestricted Reserve "A", Block _____, Section _____
 Community Panel No. 4802870465M
 Survey: _____, A
 having an effective date 10-16-2013.
 Job No. 16-603-11
 Scale: 1"=40'
 Date: 12-12-16
 Drawn By: NS
 Revised: 02-16-17
 Filin Code No. 664132
 HARRIS County, Texas
 M&P Records,

I, Craig A. Laney, a Registered Professional Land Surveyor in the State of Texas, RPLS No. 4507, do hereby certify to STARTEX TITLE AGENCY, LLC and Purchase(s) that based upon information provided by said Title Company under G.F. No. 49051603984 that this survey was this day made under my supervision on the ground of the above described property and the above plat or drawing reflects the findings on the ground of this property at this time. I have shown or noted all easements reflected in said Title Company's report. This Survey conforms to the minimum standards of practice as approved by the Texas Board of Professional Land Surveying Effective February, 2014, last revised 02-20-14.

The basis of bearing is S 02°07'13" E along the West right-of-way line of House Hahl Road per record plat.

A Division of Everything in Christ Services, Inc.

Seal





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;
- 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:
 - o 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.
- 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>BD Realty Advisors, LLC</u>	<u>452053</u>	<u>bdill@bdrealty.com</u>	<u>(281) 272-2560</u>
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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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<u>Brad Dill</u>	<u>380677</u>	<u>bdill@bdrealty.com</u>	<u>(281) 272-2560</u>
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Designated Broker of Firm	License No.	Email	Phone
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<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

BD Realty Advisors, LLC, Broker, represents the Owner



BD Realty Advisors, LLC, Broker (281) 272-2560 www.bdrealty.com