

KATY, TX 77494



PROPERTY INFORMATION | KATY, TX 77494

- › West line of Stonegate Dr., South of Hwy 90 between Cane Island and Pederson Rd.
- › 3.796 acres (165,358 SF) per survey
- › Quick access to Interstate 10 & Hwy 90
- › Contact Broker for Pricing

KATY MILLS MALL

5.5 mi.

DOWNTOWN HOUSTON

35.7 mi.

THE GALLERIA

31.2 mi.

TEXAS MEDICAL CENTER

39.0 mi.

AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
53	21,515	81,530



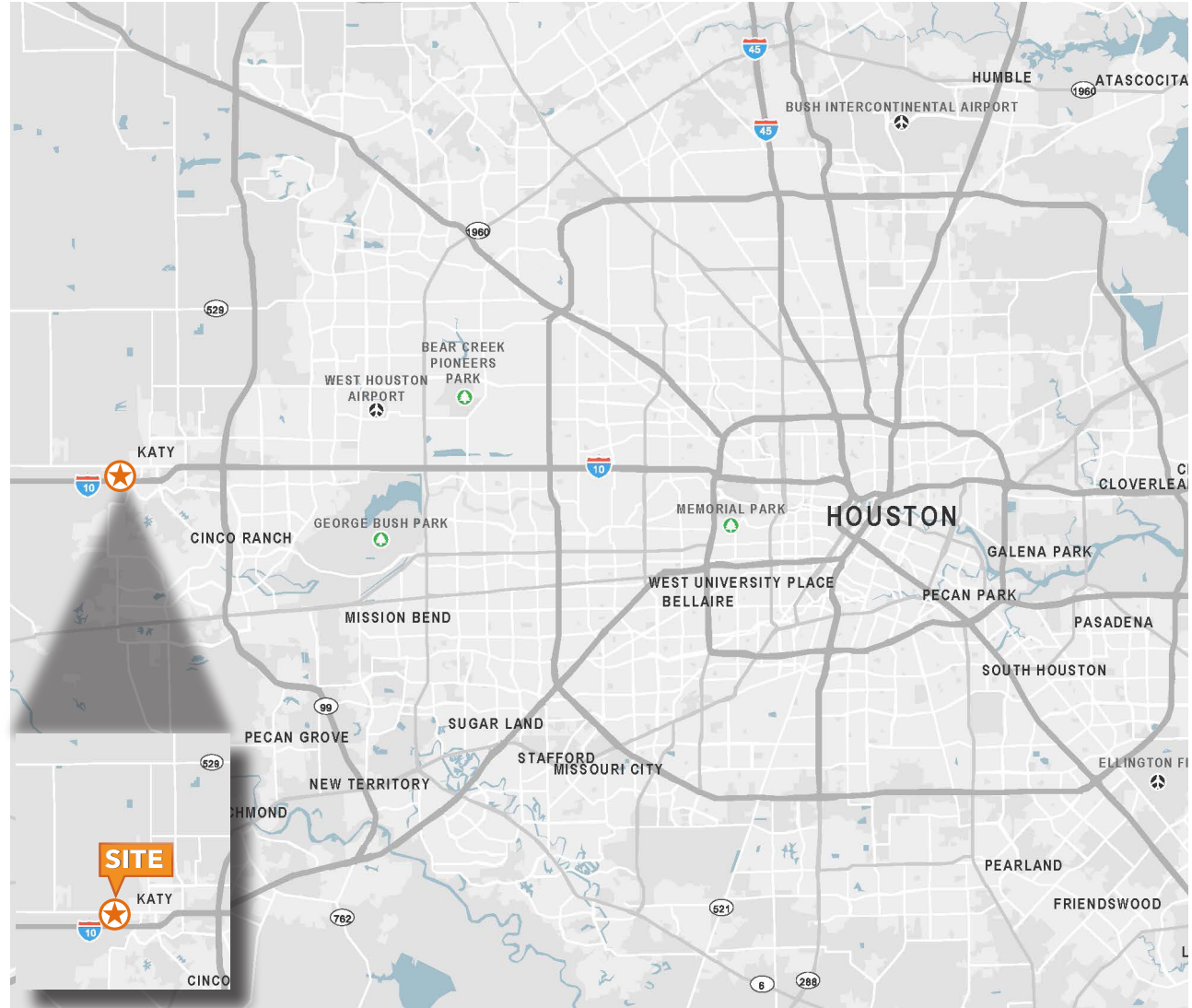
AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
\$123,210	\$150,685	\$136,355



TRAFFIC COUNTS

Interstate 10	73,795 CPD
Hwy 90	7,680 CPD



GENERAL NOTES:

1. BEARINGS BASIS PER TEXAS STATE PLANE SOUTH CENTRAL ZONE, NAD 83.
2. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE COMMITMENT AND WOULD BE SUBJECT TO ALL ENCUMBRANCES, RESTRICTIONS AND EXCEPTIONS AS SHOWN SAID TITLE COMMITMENT MAY DISCLOSE.
3. SQUARE FOOTAGE TOTALS SHOWN HEREON OR REFERENCED HEREON ARE BASED ON MATHEMATICAL CLOSURES AND DO NOT NECESSARILY REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTS.
4. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD SUBURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
5. 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.
6. ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDREDTH ARE SLOD SURFACE ELEVATIONS.
7. PIPELINE MARKERS ARE HILL CORP. ENERGY (713) 209-2400.
8. TRACT DOES NOT HAVE ACCESS TO A PUBLIC ROAD, THE 50 FOOT BUILDING LINE DERIVED ON THE MAP IS BASED ON STONEGATE DRIVE BEING EXTENDED AS A PUBLIC ROAD.

FLOODPLAIN NOTE:

BASED ON THE FLOOD INSURANCE RATE MAP NO. 48473C037501, REVISED DATED FEBRUARY 10, 2009, INDICATES THAT THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED)-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM, IT DOES NOT NECESSARILY IDENTIFY AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANNING FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. CERTAIN AREAS NOT SPECIAL FLOOD HAZARD AREAS MAY BE PROTECTED BY FLOOD CONTROL STRUCTURES. THE APPROPRIATE LIMITS OF SAID ZONES AS DETERMINED HEREON ARE SCALED FROM SAID MAP. THIS INFORMATION IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

BENCHMARK:

NGS DOTS STAMPED N 1148 1959
2.75 MI. W. FROM KATY, ABOUT 2.75 MILES WEST ALONG THE MISSOURI-KANSAS-TEXAS RAILROAD FROM THE STATION AT KATY, ABOUT 122.2 FEET WEST OF MILE POST 1053, 281 FEET WEST OF THE WEST END OF A LARGE METAL SIGNAL BOX, 10 FEET NORTH OF THE NORTH FAL SET IN THE TOP OF THE EAST END OF THE NORTH HEADWALL OF A 24-INCH PIPE CULVERT, AND ABOUT 1 FOOT BELOW THE LEVEL OF THE TRACKS.
TBM "A" = "C" CUT IN CONCRETE ON WEST SIDE OF CONCRETE ROAD 110' NORTHEAST OF SOUTHEAST CORNER OF SUBJECT PROPERTY, AS SHOWN ON ELEVATION=153.27'

TITLE COMMITMENT:

ITEM NO.	RECORDING INFORMATION	DESCRIPTION	ENCUMBRANCE
1	VOL. 675, PG. 729 & VOL. 133, PG. 396 W.C.D.R.	RESTRICTIVE COVENANTS	TRACT IS SUBJECT TO
10 c	VOL. 51, PG. 11, VOL. 53, PG. 205, VOL. 81, PG. 853	SHELL PIPE LINE CORPORATION	AFFECTS TRACT
10 d	VOL. 388, PG. 100 O.R.W.C.	EXXON CORPORATION	AFFECTS TRACT (SHOWN ON SURVEY)
10 e	VOL. 763, PG. 644 O.R.W.C.	DRAINAGE EASEMENT	TRACT IS SUBJECT TO (BLANKET)
10 f	VOL. 675, PG. 729 O.R.W.C.	BUILDING SET BACK LINE	AFFECTS TRACT (SHOWN ON SURVEY)
10 g	VOL. 381, PG. 1 W.C.D.R.	WESTSIDE AIRPORT SITE	AFFECTS TRACT
10 h	VOL. 388, PG. 100 W.C.D.R.	EXXON CORPORATION SURFACE USE AGREEMENT	AFFECTS TRACT (SHOWN ON SURVEY)
10 i	VOL. 405, PG. 812 W.C.D.R.	SURFACE CONTROL OPTION	TRACT IS SUBJECT TO
10 j	VOL. 767, PG. 659 W.C.D.R.	ONE FOOT RESERVE	AFFECTS TRACT (SHOWN ON SURVEY)

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARD AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY.

DATED: 03-20-2018
REVISED: 04-26-2018
REVISED: 05-09-2018
REVISED: 05-16-2018
REVISED: 06-20-2018



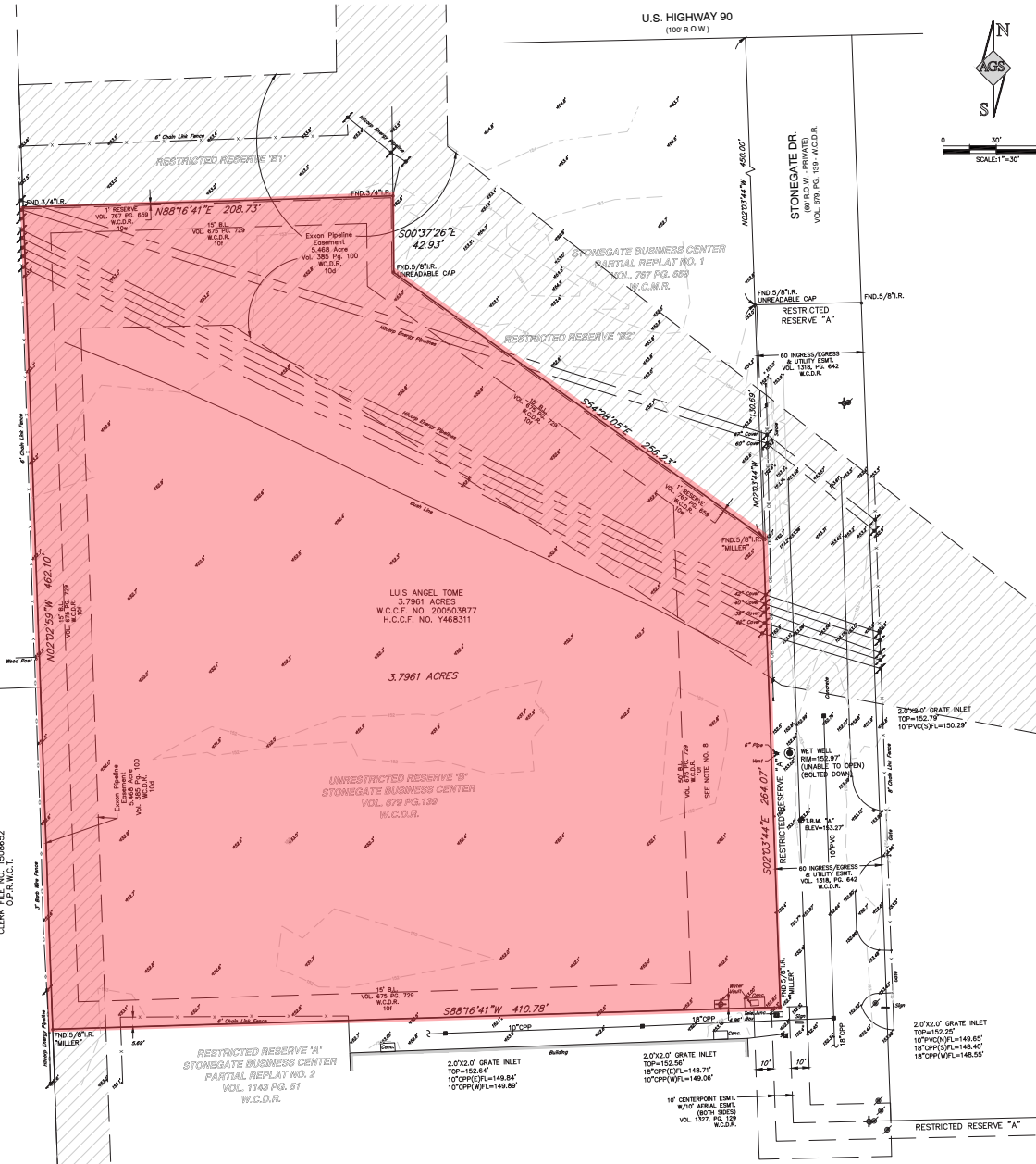
GRACE Y. CERVIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1568652

THIS CERTIFICATION IS REVOKED AND THIS SURVEY IS NULL AND VOID IF THIS DOCUMENT IS ALTERED IN ANY MANNER, USED OR RELIED UPON BY ANYONE OTHER THAN THE PARTIES ADDRESSED ABOVE, OR DOES NOT BEAR AN ORIGINAL SIGNATURE AND SEAL OF THE SURVEYOR.

NO.	REVISION	DATE
1	ADDED TITLE REPORT	4/26/2018
2	ADDITIONAL INFORMATION	5/9/2018
3	REVISED BOUNDARY	5/16/2018
4	ADDITIONAL TPO	8/20/2018

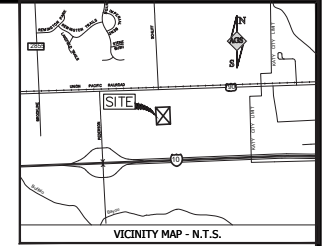
EXXON CORPORATION SUCCESSION TO EXXON OIL & REFINING COMPANY LIMITED LIABILITY COMPANY VOL. 133, PG. 396 W.C.D.R.

FRONT ANNETY, LLC
CLERK FILE NO. 1568652
O.P.R. M.C.T.



U.S. HIGHWAY 90
(100 R.O.W.)

STONEGATE DR.
VOL. 675, PG. 396 W.C.D.R.



LEGEND

- B.L. BUILDING LINE
- C.M. CONTROL MONUMENT
- FND. FOUND
- I.R. IRON ROD
- I.P. IRON PIPE
- R.G.W. RIGHT OF WAY
- VOL. VOLUME
- PG. PAGE
- W.C.D.R. WALLER COUNTY DEED RECORDS
- W.C.C.F. WALLER COUNTY CLERK FILE
- W.C.M.R. WALLER COUNTY MAP RECORDS

SYMBOL LEGEND

- SPW. SPARKER
- FINE HYDRANT
- FINE CONNECTOR
- WATER VALVE
- GRATE INLET
- CABLE BOX
- GUY WIRE
- POWER POLE
- TELEPHONE PEDESTAL
- PIPELINE MARKER
- IRON ROD/PIPE
- TIC

BOUNDARY AND TOPOGRAPHIC SURVEY OF 3.7961 ACRE TRACT OUT OF THE H.T. & B.R.R. COMPANY SURVEY, SECTION 107 ABSTRACT NO. 170 WALLER COUNTY, TEXAS

(WCAD CURRENT OWNER: LUIS ANGEL TOME
WCAD PROPERTY ID: 221257
WALLER COUNTY, TEXAS

Ally General Solutions, LLC
7070 West 43rd Street, Ste. 203
Houston, Texas 77092
Phone: 281-888-7682
TBPLS Firm No. 10194392

Drawing By: JH Date: 03/20/2018 Scale: 1"=30'
Checked By: GYC F.B.:
Project No: Drawing Name: Also/KM No.
0025-001-018 0025-001-018 N/A



**TRANSWESTERN PROPERTY COMPANY SW GP, L.L.C.
SALE/LEASE AMERICAN'S WITH DISABILITIES ACT,
HAZARDOUS MATERIALS AND TAX DISCLOSURE**

The Americans with Disabilities Act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area. Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the

Property or in the area, the Property may have hazardous or undesirable metals (including lead based paint), minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and Buyer/Tenant to retain qualified experts to detect and correct such matters and to consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transaction documents regarding the Property. Sale, lease and other transactions can have local, state and federal tax consequences for the seller/lessor and or buyer/tenant. In the event of a sale, Internal Revenue Code Section 1445 requires that all buyers of an interest in any real property located in the United States must withhold and pay over to the Internal Revenue Service (IRS) an amount equal to ten percent (10%) of the gross sales price within ten (10) days of the date of the sale unless the buyer can adequately establish that the seller was not a foreigner, generally by having the seller sign a Non-Foreign Seller Certificate. Note that depending upon the structure of the transaction, the tax withholding liability could exceed the net cash proceeds to be paid to the seller at closing. Consult your tax and legal advisor. Real estate brokers are not qualified to give legal or tax advice or to determine whether any other person is properly qualified to provide legal or tax advice.

SELLER

By: _____
Title: _____
Co. Name: _____
Date: _____

PURCHASER

By: _____
Title: _____
Co. Name: _____
Date: _____



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 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.

Transwestern Property Company SW, GP, LLC d/b/a Transwestern	466196	steve.ash@transwestern.com	713-270-7700
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Stephen C. Ash	392519	steve.ash@transwestern.com	713-270-7700
Designated Broker of Firm	License No.	Email	Phone
A.David Schwarz III, SIOR Carlos P. Bujosa	156675 279938	david.schwarz@transwestern.com carlos.bujosa@transwestern.com	713-270-3371 713-272-1289
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
A.David Schwarz III, SIOR Carlos P. Bujosa	156675 279938	david.schwarz@transwestern.com carlos.bujosa@transwestern.com	713-270-3371 713-272-1289
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0