

19802 FM 1488 - Map
Texas, AC +/-



Boundary

TIMOTHY PHELAN
P: (936) 372-9181

WallerCountyLand.com

P.O. Box 1274, Waller, Texas 77484

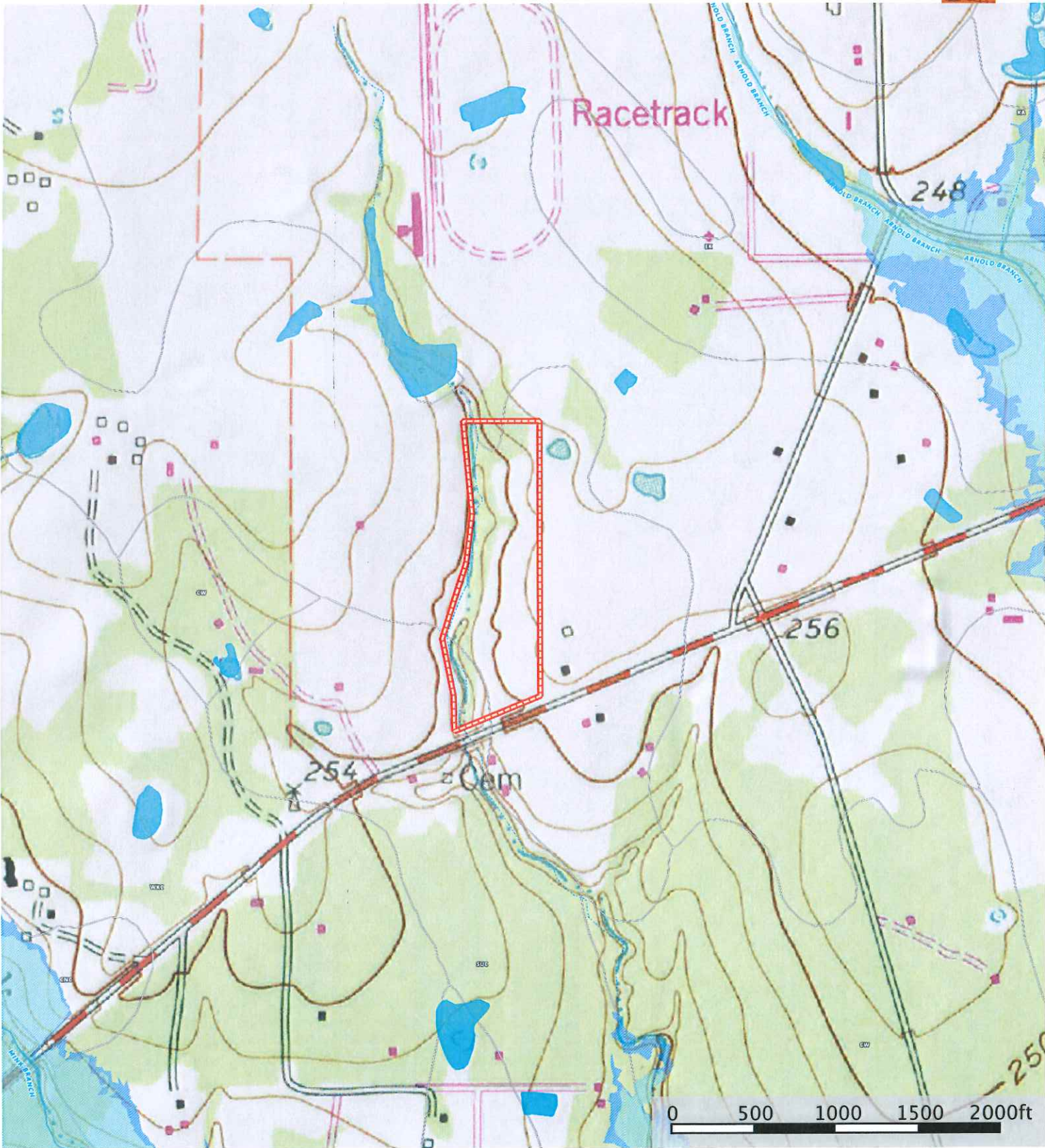
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19802 FM 1488
Texas, AC +/-



Boundary

19802 FM 1488 - Topo-Floodplain
Texas, AC +/-



- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Stream Intermittent
- River/Creek
- Water Body



WALLER COUNTY LAND COMPANY

40040 Hempstead Hwy.
P. O. Box 1274
Waller, Texas 77484

(936) 372-9181
(936) 372-9266 Fax

704 Tenth Street
Hempstead, Texas 77445

(979) 826-4133
(979) 826-4135 Fax



Commercial Property with Improvements

Information Sheet

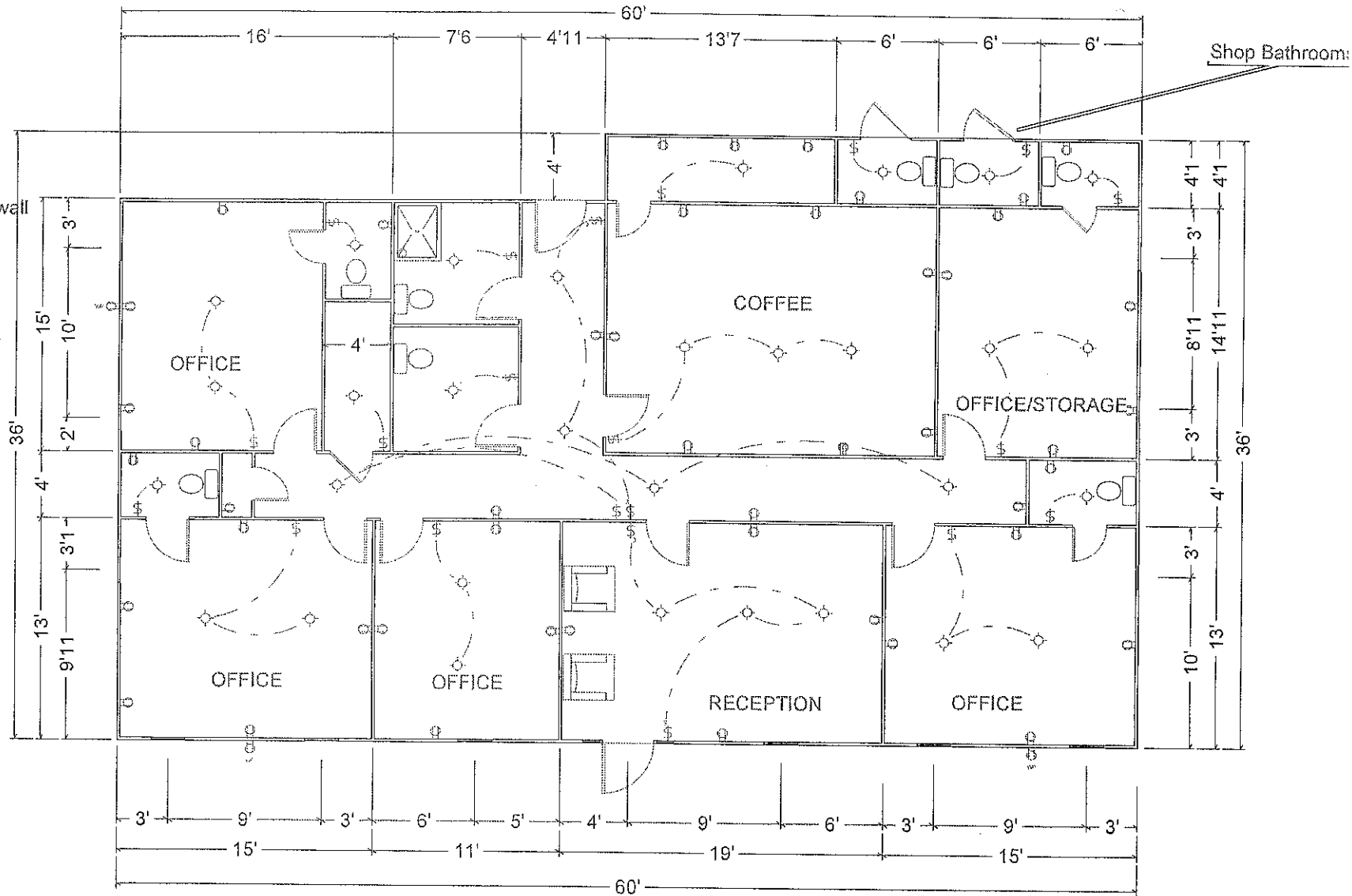
19802 FM 1488 - Magnolia, TX
12.929 Acres

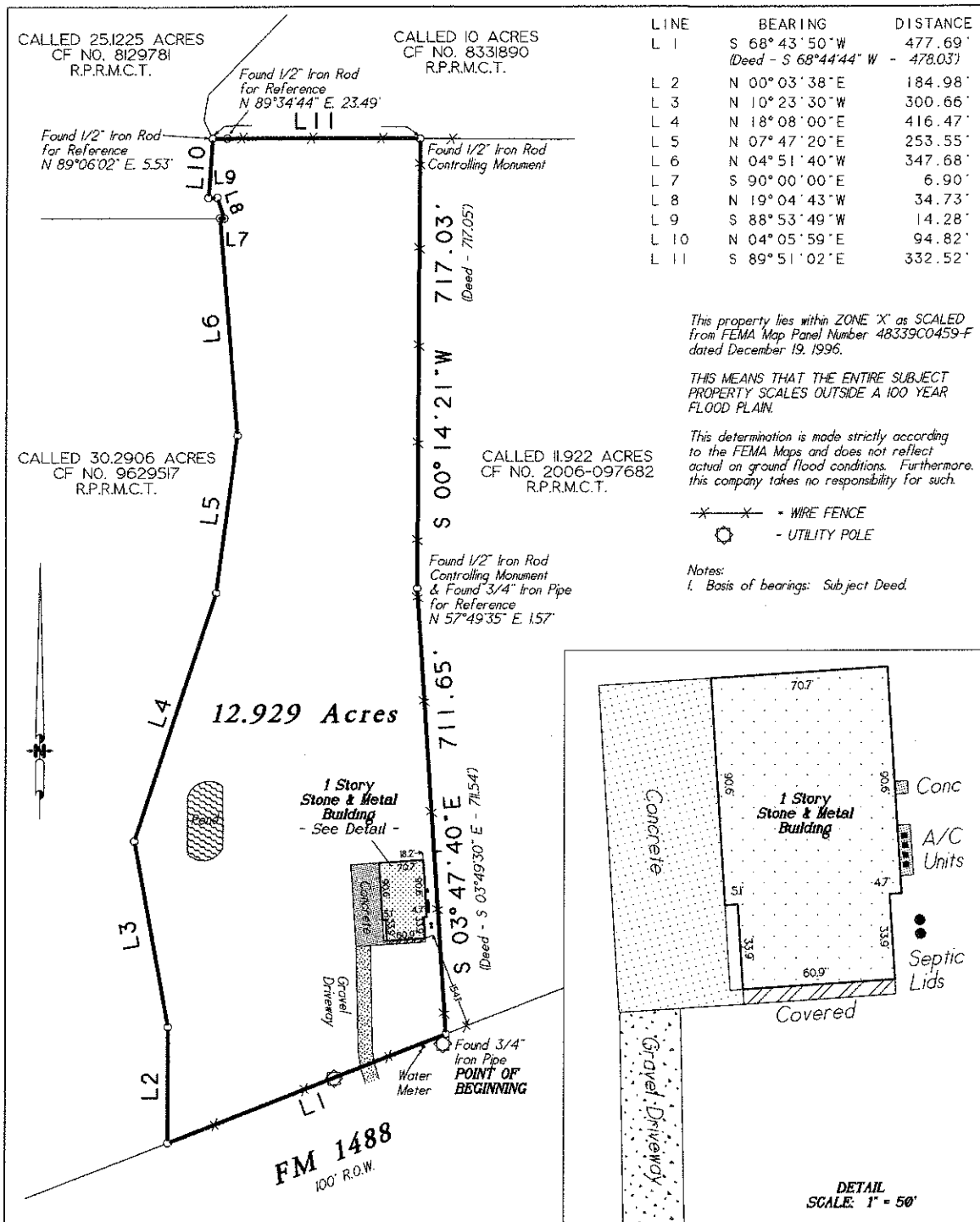
Office:	2044 Sq. Ft.
<u>Warehouse:</u>	<u>6300 Sq. Ft.</u>
Total:	8344 Sq. Ft.

- \$2,250,000
- Built in 2009
- 2044 Sq. Ft. Office with Tile Floor
- 5 Offices (4 with private restrooms)
- Reception Area
- Large Breakroom
- 2 Common Area Restrooms
- 70'x 90' Insulated Shop
 - 2 Restrooms
 - 3 Overhead Doors
 - Large Storage Area (2nd story)
 - Central A/H
- Large Concrete Parking Area
- Utilities
 - City Water
 - Natural Gas
 - 3 Phase Electricity
 - Aerobic Septic System
 - Backup 18 KVA Generator
- Will Sell 10 Acres (land only) for \$1,000,000

Notes: Ceiling 9', Panel doors,
 Double doors in coffee bar, deck
 about 16 feet X 60', cover back wall
 8' high X 60' wide. This is going
 inside our metal building.

OFFICE LAYOUT
 1800 Square Feet





Being a 12.929 acre tract of land situated in the Simon Jones Survey, Abstract
 Number 296, of Waller County, Texas, and being the same land called 12.933 acres
 described in deed recorded in Clerk's File Number 9862827, of the Real Property
 Records of Montgomery County, Texas; said 12.929 acres being more particularly
 described by metes and bounds attached.

Date: July 3, 2013
 Job No. 10-0266
 Address: FM 1488
 City, State: Magnolia, Texas

CF No. 7565-10-1149
 Scale: 1" = 200'
 Drawn By: RM
 Rev: 0

C & C Surveying, Inc.

7424 F.M. 1488, Suite A, Magnolia, Texas 77354
 Office: 281-259-4377 Metro: 281-356-5172
 Fax: 281-356-1935



R.P.L.S. Seal

Certified To: Texas American Title
 Client: Ronald Felts and Sharron Felts

I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND
 THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT
 THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE
 CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS
 STANDARDS AND SPECIFICATIONS FOR A CATEGORY III, CONDITION III
 SURVEY, AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

Steven L. Crews R.P.L.S. # 4141

C & C Surveying, Inc.

7424 F.M. 1488, Suite A

Magnolia, Texas 77354

Office: 281-259-4377 Metro: 281-356-5172 Metro Fax: 281-356-1935

Metes and Bounds

12.929 Acres

Simon Jones Survey, Abstract Number 296

Montgomery County, Texas

Being a 12.929 acre tract of land situated in the Simon Jones Survey, Abstract Number 296, of Montgomery County, Texas, and being the same land called 12.933 acres described in deed recorded in Clerk's File Number 9862827, of the Real Property Records of Montgomery County, Texas; said 12.929 acres being more particularly described as follows with all bearings based on the recorded deed;

BEGINNING at a 3/4 inch iron pipe, found for the Southeast corner of the herein described tract, common with the Southwest corner of a called 11.922 acre tract described in deed recorded in Clerk's File Number 2006-097682, of said Real Property Records, same being in the North right-of-way line of FM 1488, 100 feet wide, and proceeding;

THENCE S 68°43'50" W, a distance of 477.69 feet (Deed - S 68°44'44" W, 478.03 feet), along the South line of the herein described tract, common with the North right-of-way line of FM 1488, to a point in the centerline of a creek for the Southwest corner of the herein described tract, common with the Southeast corner of a called 30.2906 acre tract described in deed recorded in Clerk's File Number 9629517, of said Real Property Records;

THENCE the following bearings and distances along the West line of the herein described tract, common with the East line of the 30.2906 acre tract:

N 00°03'38" E, 184.98 feet;

N 10°23'30" W, 300.66 feet;

N 18°08'00" E, 416.47 feet;

N 07°47'20" E, 253.55 feet;

N 04°51'40" W, 347.68 feet, to a point for the Northeast corner of the 30.2906 acre tract, same being in the South line of a called 25.1225 acre tract described in deed recorded in Clerk's File Number 8129781, of said Real Property Records;

THENCE continuing along the West line of the herein described tract, common with the South and East lines of the 25.1225 acre tract, the following bearings and distances:

S 90°00'00" E, 6.90 feet, to a point for the Southeast corner of the 25.1225 acre tract;

N 19°04'43" W, 34.73 feet;

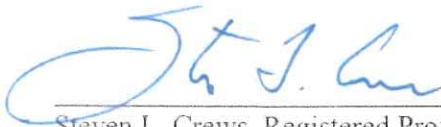
S 88°53'49" W, 14.28 feet;

N 04°05'59" E, 94.82 feet, to a point for the Northwest corner of the herein described tract, common with the Southwest corner of a called 10 acre tract described in deed recorded in Clerk's File Number 8331890, of said Real Property Records, and from which a 1/2 inch iron rod, found for reference, bears N 89°06'02" E, 5.53 feet, and from which another 1/2 inch iron rod, found for reference, bears N 89°34'44" E, 23.49 feet;

THENCE S 89°51'02" E, a distance of 332.52 feet, along the North line of the herein described tract, common with the South line of the 10 acre tract, to a 1/2 inch iron rod, found for the Northeast corner of the herein described tract, common with the Northwest corner of the 11.922 acre tract;

THENCE S 00°14'21" W, a distance of 717.03 feet (Deed - 717.05 feet), along the East line of the herein described tract, common with the West line of the 11.922 acre tract, to a 1/2 inch iron rod, found for an interior corner of the herein described tract, common with an angle point of the 11.922 acre tract, and from which a 3/4 inch iron pipe, found for reference, bears N 57°49'35" E, 1.57 feet;

THENCE S 03°47'40" E, a distance of 711.65 feet (S 03°49'40" E, 711.54 feet), continuing along the East line of the herein described tract, common with the West line of the 11.922 acre tract, back to the **POINT OF BEGINNING** and containing 12.929 acres of land as computed based on the survey and plat prepared by C & C Surveying, Inc., dated August 12, 2010.



Steven L. Crews, Registered Professional Land Surveyor, Number 4141
10-0266
08/12/10



CALLED 30.2906 ACRES
CF NO. 9629517
R.P.R.M.C.T.

Found 1/2" Iron Rod
Controlling Monument
& Found 3/4" Iron Pipe
for Reference
N 57°49'35" E. 1.57'

This property lies with in Zone 'X' as
SCALED from FEMA Panel Number
48339C0459-F, dated December 19, 1996.

This determination is made strictly
according to the FEMA maps and does
not reflect actual on ground flood
conditions. Furthermore, this company
takes no responsibility for such.

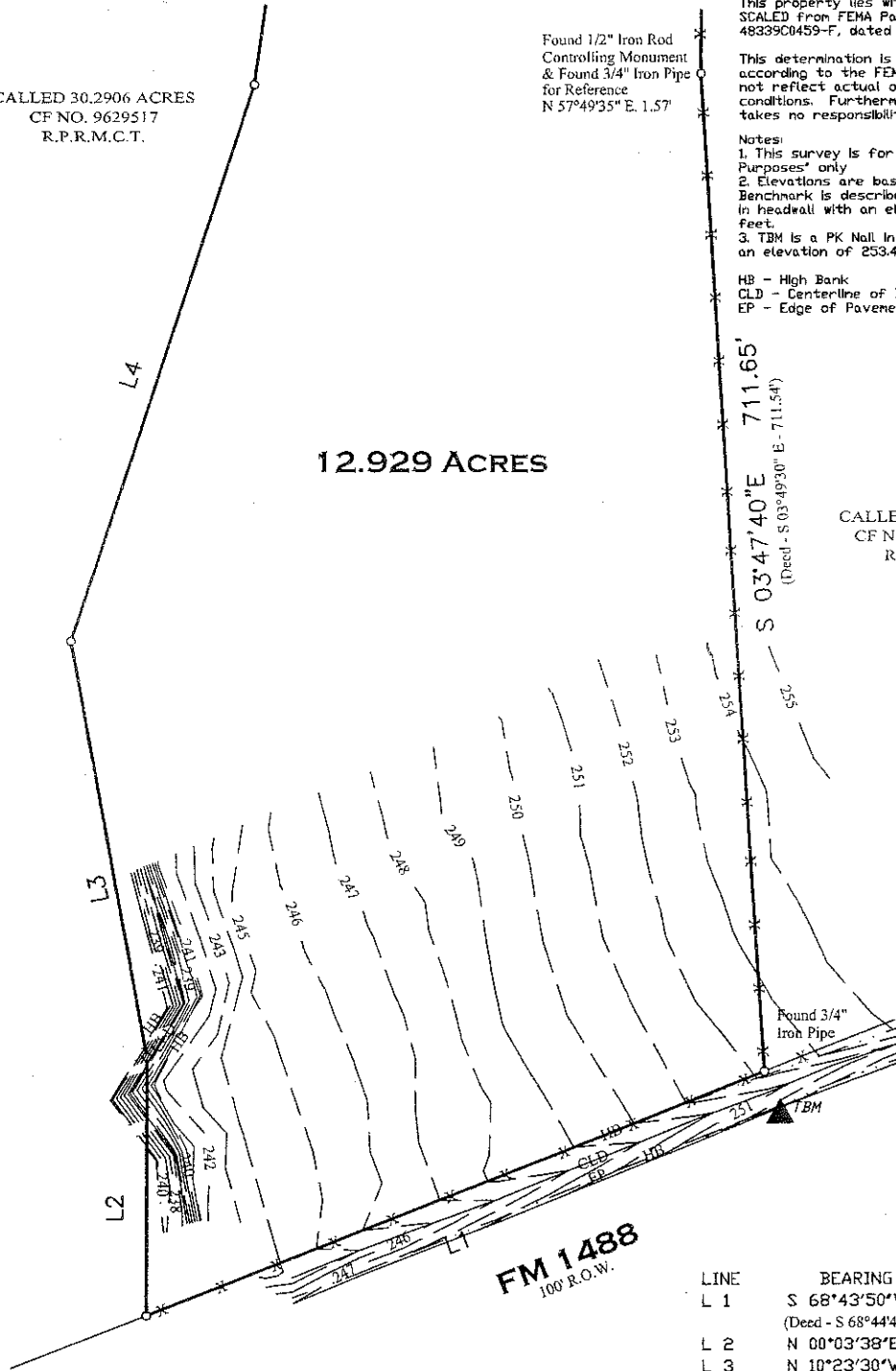
Notes:

1. This survey is for 'Topographical
Purposes' only
2. Elevations are based on RM594.
Benchmark is described as a square cut
in headwall with an elevation of 194.51
feet.
3. TBM is a PK Nail in the pavement with
an elevation of 253.46 feet.

HB - High Bank
CLD - Centerline of Ditch
EP - Edge of Pavement

12.929 ACRES

CALLLED 11.922 ACRES
CF NO. 2006-097682
R.P.R.M.C.T.



FM 1488
100' R.O.W.

LINE	BEARING	DISTANCE
L 1	S 68°43'50"W (Deed - S 68°44'44" W - 478.03')	477.69'
L 2	N 00°03'38"E	184.98'
L 3	N 10°23'30"W	300.66'
L 4	N 18°08'00"E	416.47'

Part of a 12.929 acre tract of land situated in the Simon Jones Survey, Abstract Number 296, of Waller County, Texas, the same land called 12.933 acres described in deed recorded in Clerk's File Number 9862827, of the Real Property Records of Montgomery County, Texas.

Certified To: Ron Felts

Client: Ron Felts

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Date: September 28, 2010

GF No. n/a

Job No. 10-0286a

Scale: 1" = 100'

Address: FM 1488

Drawn By: RT

City, State: Magnolia, Texas

Zip: 77355

Rev: 0

C & C SURVEYING, INC.

7424 F.M. 1488, Suite A, Magnolia, Texas 77354

Office: 281-259-4377 Metro: 281-356-5172

Fax: 281-356-1935

R.P.L.S. Seal

Steven L. Crews R.P.L.S. # 4141

