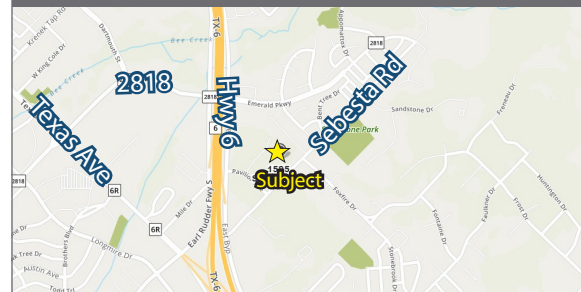




PROPERTY FEATURES

- Great Location directly across Corsair from Cooper's BBQ
- One of the last underdeveloped lots in College Station with M-1 zoning (Light industrial)
- Exciting Development in the area including CEO and Nift
- Corsair Dr extension provides easy access to Emerald Pky and Hwy 6/ 2818 intersection

PROPERTY FOR SALE

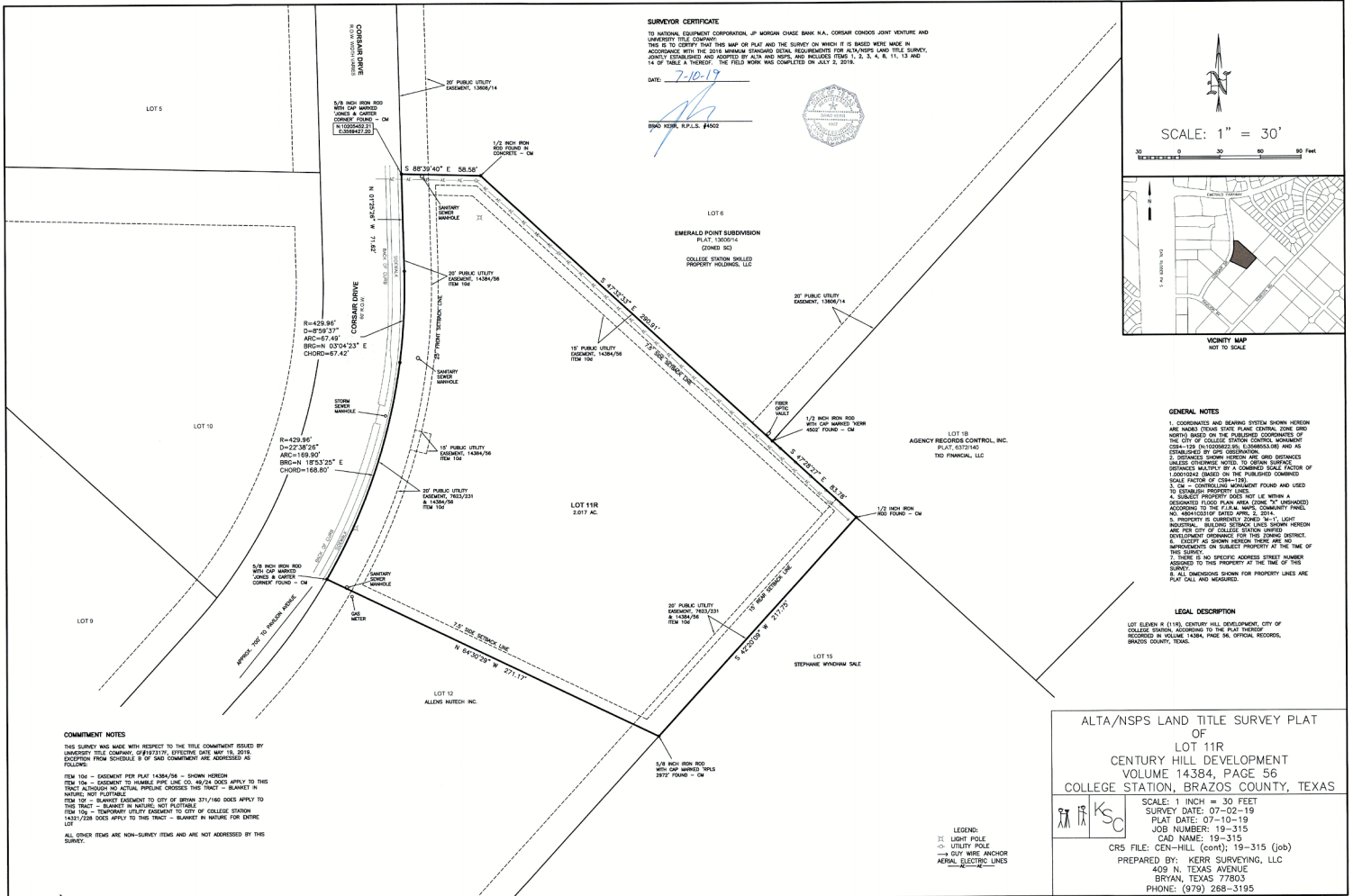


Offered for Sale:
\$595,000

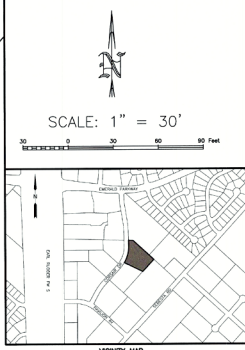
PROPERTY PHOTO



SURVEY



SURVEYOR CERTIFICATE
TO NATIONAL EQUIPMENT CORPORATION, JOHNSON CHASE BANK N.A., CORSAR CHOOHS JOINT VENTURE AND UNIVERSITY TITLE COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MEASURED SURVEYING ACT, REGULATIONS FOR SURVEYING AND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY KERR AND NEPRL, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11, 13 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 2, 2019.
DATE: 7-10-19
BRIAN KERR, R.P.L.S. #4002



GENERAL NOTES
1. FURNISHED AND BEARING SYSTEM SHOWN HEREON ARE NAD83 STATE PLANE CONTROL, ZONE 1600 NORTH BASED ON THE PUBLISHED COORDINATES OF CS84-128 (1002827-281, 1338833-338) AND AS ESTABLISHED BY THIS OBSERVATION.
2. DISTANCES SHOWN HEREON ARE GRS DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SUFFICIENTLY OF DISTANCE RESULTS BY A CHAINED SCALE FACTOR OF 1.00010242 BASED ON THE PUBLISHED COMPILED STATE ZONE OF CS84-128.
3. OR - CORRECTING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES. SEE ITEM 4.
4. UNCORRECTED FLOOD PLAIN AREA (ZONE "X" UNCORRECTED) ACCORDING TO THE 17.5' A.C. COUNTY PANEL NO. 48041021 OF DATED APRIL 2, 2014.
5. SURVEYING IS CONSIDERED DONE IN THE LIGHT OF THE 2016 MEASURED SURVEYING ACT. DISTANCES SHOWN ARE FOR CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING DISTRICT.
6. VERIFY ALL SHOWN HEREON THERE BE NO IMPROVEMENTS ON SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
7. THERE IS NO SPECIFIC ADDRESS STREET NUMBER ASSIGNED TO THIS PROPERTY AT THE TIME OF THIS SURVEY.
8. ALL DIMENSIONS SHOWN FOR PROPERTY LINES ARE PLAT CALLS AND MEASURED.

LEGAL DESCRIPTION
LOT ELEVEN & (11)B, CENTURY HILL DEVELOPMENT, CITY OF COLLEGE STATION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14384, PAGE 56, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

COMMITMENT NOTES
THIS SURVEY WAS MADE WITH RESPECT TO THE TITLE COMMITMENT ISSUED BY UNIVERSITY TITLE COMPANY, 08/13/2019, EFFECTIVE DATE MAY 19, 2019, EXCEPTION FROM SCHEDULE B OF SAID COMMITMENT ARE ADDRESSED AS FOLLOWS:
ITEM 10a - EASEMENT PER PLAT 14384/56 - SHOWN HEREON APPLY TO THIS TRACT ALTHOUGH NO ACTUAL PIPELINE CROSSES THIS TRACT - BLANKET IN NATURE, NOT IDENTIFIABLE.
ITEM 10b - BLANKET EASEMENT TO CITY OF BRAZOS COUNTY DOES APPLY TO THIS TRACT - BLANKET IN NATURE, NOT IDENTIFIABLE.
ITEM 10c - TRANSFER TITLE EASEMENT TO CITY OF COLLEGE STATION 14317/228 DOES APPLY TO THIS TRACT - BLANKET IN NATURE FOR ENTIRE LOT.
ALL OTHER ITEMS ARE NON-SURVEY ITEMS AND ARE NOT ADDRESSED BY THIS SURVEY.

ALTA/NSPS LAND TITLE SURVEY PLAT OF LOT 11R CENTURY HILL DEVELOPMENT VOLUME 14384, PAGE 56 COLLEGE STATION, BRAZOS COUNTY, TEXAS
SCALE: 1 INCH = 30 FEET
SURVEY DATE: 07-02-19
PLAT DATE: 07-10-19
JOB NUMBER: 19-315
CAD NAME: 19-315
CRS FILE: CEN-HILL (cont); 19-315 (job)
PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE: (979) 268-3195





Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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.

CLARK ISENHOOR REAL ESTATE SERVICES, LLC	8999919	INFO@CLARKISENHOOR.COM	(979)268-6840
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
JOHN R CLARK	358293	JOHN@CLARKISENHOOR.COM	(979)268-6840
Designated Broker of Firm	License No.	Email	Phone
JOSH ISENHOOR	506325	JOSH@CLARKISENHOOR.COM	(979)268-6840
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
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
IABS 1-0 Date

Clark Isenhour RealEstate Svcs, 3828 S. College Avenue Bryan TX 77801
Ryan Lovett

Phone: (979)268-6840 Fax:
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

