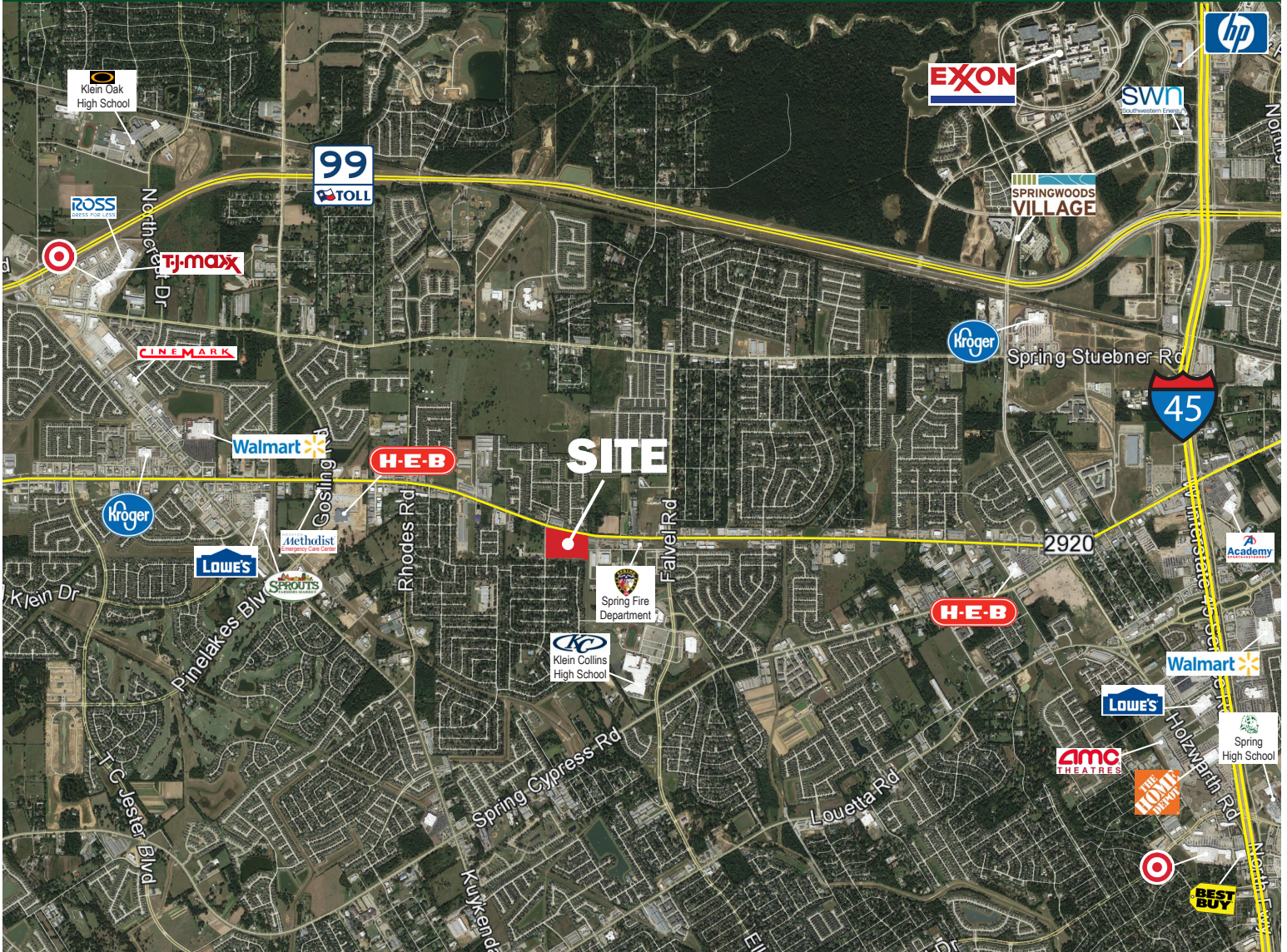


**LAND FOR SALE - DEVELOPMENT READY**



**SOUTHEAST CORNER OF FM 2920 AND BRIDGESTONE LANE**

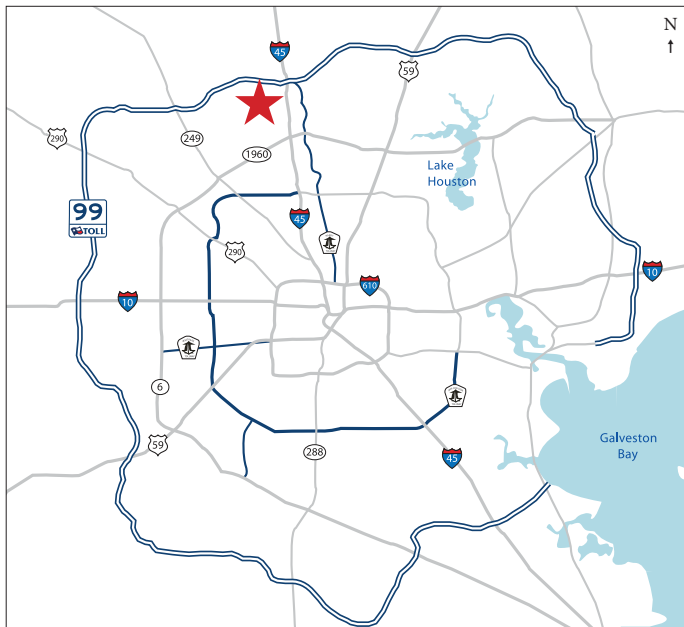
J. TERRENCE LYNCH | [terry@jtlynchco.com](mailto:terry@jtlynchco.com) | (281) 440-5225

JEFF LYNCH | [jeff@jtlynchco.com](mailto:jeff@jtlynchco.com) | (832) 900-2420

8900 Eastloch Drive, Bldg 110 Suite B, Spring, Texas 77379



**ALL AVAILABLE PROPERTY IS TURNKEY READY FOR DEVELOPMENT**



**PROPERTY DESCRIPTION:**

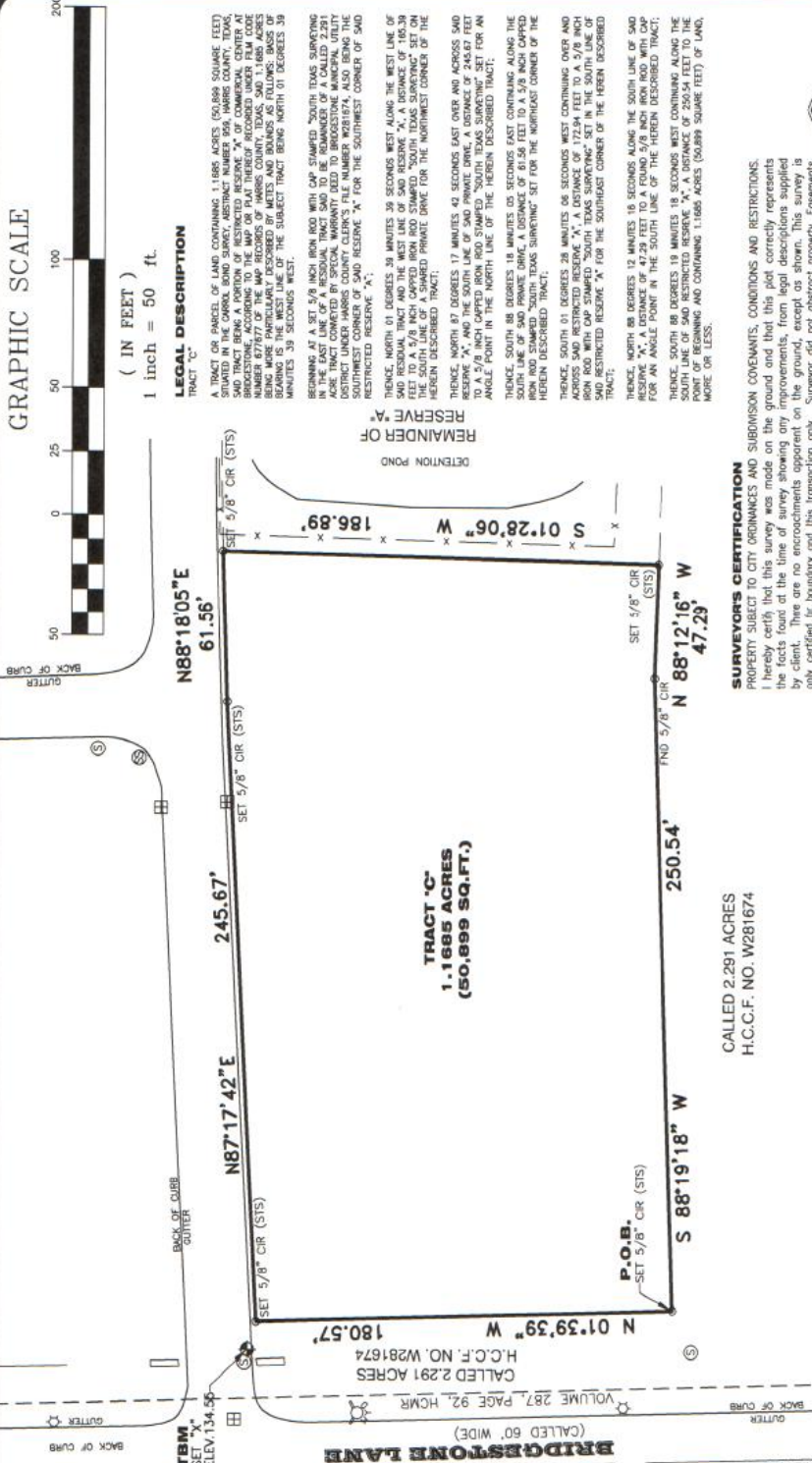
- +/- 660 feet of frontage available on FM 2920
- All utilities available (water, sanitary and storm)
- All detention requirements handled by 2 acre detention pond
- Annexed into the Bridgestone MUD
- Platted with the city of Houston
- Approximately 1.5 miles south of the Grand Parkway (I-99)
- Approximately 4.25 miles from Springwoods Village with:
  - Exxon Mobil campus (10,000+ employees)
  - Southwestern Energy (2,000 employees)
  - Recently announced HP campus (2,500 employees)
  - Recently announced ABS campus (2,000 employees)
- Property was not impacted by Hurricane Harvey





**LEGEND:**

- AE - AERIAL EASEMENT
- BL - BUILDING LINE
- EL - ELEVATION
- END - END
- FND - FOUND
- IP - IRON PIPE
- IP-AP - IRON PIPE ABOVE GRADE
- IP-B - IRON PIPE BELOW GRADE
- IP-C - IRON PIPE CAPPED
- IP-S - IRON PIPE STAMPEDED
- IP-T - IRON PIPE TAPPED
- IP-W - IRON PIPE WELDED
- IP-X - IRON PIPE EXTINGUISHED
- IP-Y - IRON PIPE YIELDING
- IP-Z - IRON PIPE ZEPHYRUS
- IP-CC - IRON PIPE CEMENT CONCRETE
- IP-CP - IRON PIPE CONCRETE PIPE
- IP-CR - IRON PIPE CURB
- IP-GR - IRON PIPE GRADE
- IP-IR - IRON PIPE IRON ROD
- IP-OR - IRON PIPE ORANGE
- IP-R - IRON PIPE RUSTY
- IP-S - IRON PIPE STAMPEDED
- IP-T - IRON PIPE TAPPED
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- IP-Z - IRON PIPE ZEPHYRUS



TRACT "C"  
1.1685 ACRES  
(50.899 SQ. FT.)

CALLED 2.291 ACRES  
H.C.C.F. NO. W281674

REMAINDER OF A  
BRIDGESTONE BAPTIST CHURCH  
GENERAL WARRANTY DEED  
COPY NO. 00283  
HCOPRP

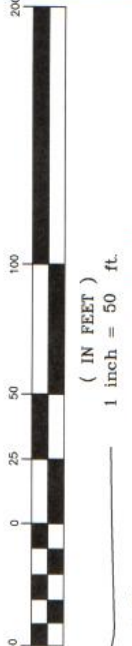
CALLLED 1.000 ACRES  
JOYCE HARLOW  
SPECIAL WARRANTY DEED  
COPY NO. V682716  
HCOPRP

**NOTES:**

1. BASIS OF BEARING IS THE EAST LINE OF THE SUBJECT TRACT BEING S 01°35'50\"/>
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY CLIENT.
3. NOTHING HEREIN IS INTENDED TO BE AN EXPRESSION OF OPINION REGARDING OWNERSHIP OR TITLE.
4. THIS SURVEY IS BASED ON A REASONABLE BELIEF IN THE ACCURACY OF THE DATA FURNISHED TO THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE OPINIONS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY OR BOTH FOR WHOM THIS SURVEY WAS CONDUCTED. THE CONFIDENTIALITY OF THIS SURVEY IS NOT TO BE DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. NO WARRANTIES, EXPRESS OR IMPLIED, SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2017. ALL RIGHTS RESERVED.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY EXIST WITHIN THIS TRACT WHICH ARE NOT SHOWN ON THIS SURVEY. THE SURVEYOR DOES NOT WARRANT THAT THE LINES SHOWN ON THIS SURVEY WILL BE FULL AND ACCURATE TITLE SEARCH. THIS SURVEY WAS DONE WITHOUT BENEFIT OF DEED. OWNER SHOULD OBTAIN A TITLE COMMITMENT BEFORE DESIGN OR CONSTRUCTION COMMENCES.

PROPERTY LIES WITHIN FLOOD ZONE X ACCORDING TO F.I.R.M. MAP NO. 48201C 0255L. DATE 6-18-07 BY GRAPHING PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

**GRAPHIC SCALE**



**LEGAL DESCRIPTION**

A TRACT OF 5/8 ACRES, BEING S 01°35'50" E 186.57' OF THE WEST LINE OF THE 5/8 INCH IRON ROD WITH CAP STAMPED 'SOUTH TEXAS SURVEYING' AND 'SOUTH TEXAS SURVEYING' AT THE NORTHEAST CORNER OF THE HEREN DESCRIBED TRACT, BEING A PORTION OF RESTRICTED RESERVE 'A' OF COMMERCIAL CENTER AT BRIDGESTONE, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED UNDER FILM CODE NUMBER 677677 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BASIS OF BEARING IS THE WEST LINE OF THE SUBJECT TRACT BEING NORTH 01° DEGREES 39 MINUTES 39 SECONDS WEST; BEGINNING AT A SET 5/8 INCH IRON ROD WITH CAP STAMPED 'SOUTH TEXAS SURVEYING' AND 'SOUTH TEXAS SURVEYING' AT THE NORTHEAST CORNER OF THE HEREN DESCRIBED TRACT, BEING A PORTION OF RESTRICTED RESERVE 'A' OF COMMERCIAL CENTER AT BRIDGESTONE, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED UNDER FILM CODE NUMBER 677677 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BASIS OF BEARING IS THE WEST LINE OF THE SUBJECT TRACT BEING NORTH 01° DEGREES 39 MINUTES 39 SECONDS WEST;



*Fred W. Lawton*  
Fred W. Lawton, Registered Professional Land Surveyor No. 2321

**SURVEYOR'S CERTIFICATION**  
PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified in a boundary case (this transaction only). Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

ADDRESS: 4535 FM 2920 ROAD  
SPRING, TEXAS 77388

**JOB NO. 1073-17C SCALE: 1" = 50' DATE: 7-21-17 SHEET 1 OF 1**

**SOUTH TEXAS SURVEYING ASSOCIATES, INC.**  
11281 Richmond Ave. Bldg. J, Suite 101, Houston, Texas 77082  
281-556-6318 FAX 281-556-9331  
Firm Number: 10045400

K:\COMRES 2017\1073-17C.DWG (TN)

**JOB NO: 1073-17C**



## Information About Brokerage Services

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:
  - 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.

<b>JT Lynch Company LLC</b>	<b>n/a</b>	<b>n/a</b>	<b>(281)440-5225</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>J. Terrence Lynch</b>	<b>362038</b>	<b>terry@jtlynchco.com</b>	<b>(281)630-2462</b>
Designated Broker of Firm	License No.	Email	Phone
<b>J. Terrence Lynch</b>	<b>362038</b>	<b>terry@jtlynchco.com</b>	<b>(281)630-2462</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Jeffrey Lynch</b>	<b>661400</b>	<b>jeff@jtlynchco.com</b>	<b>(832)900-2420</b>
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](http://www.trec.texas.gov)

IABS 1-0 Date