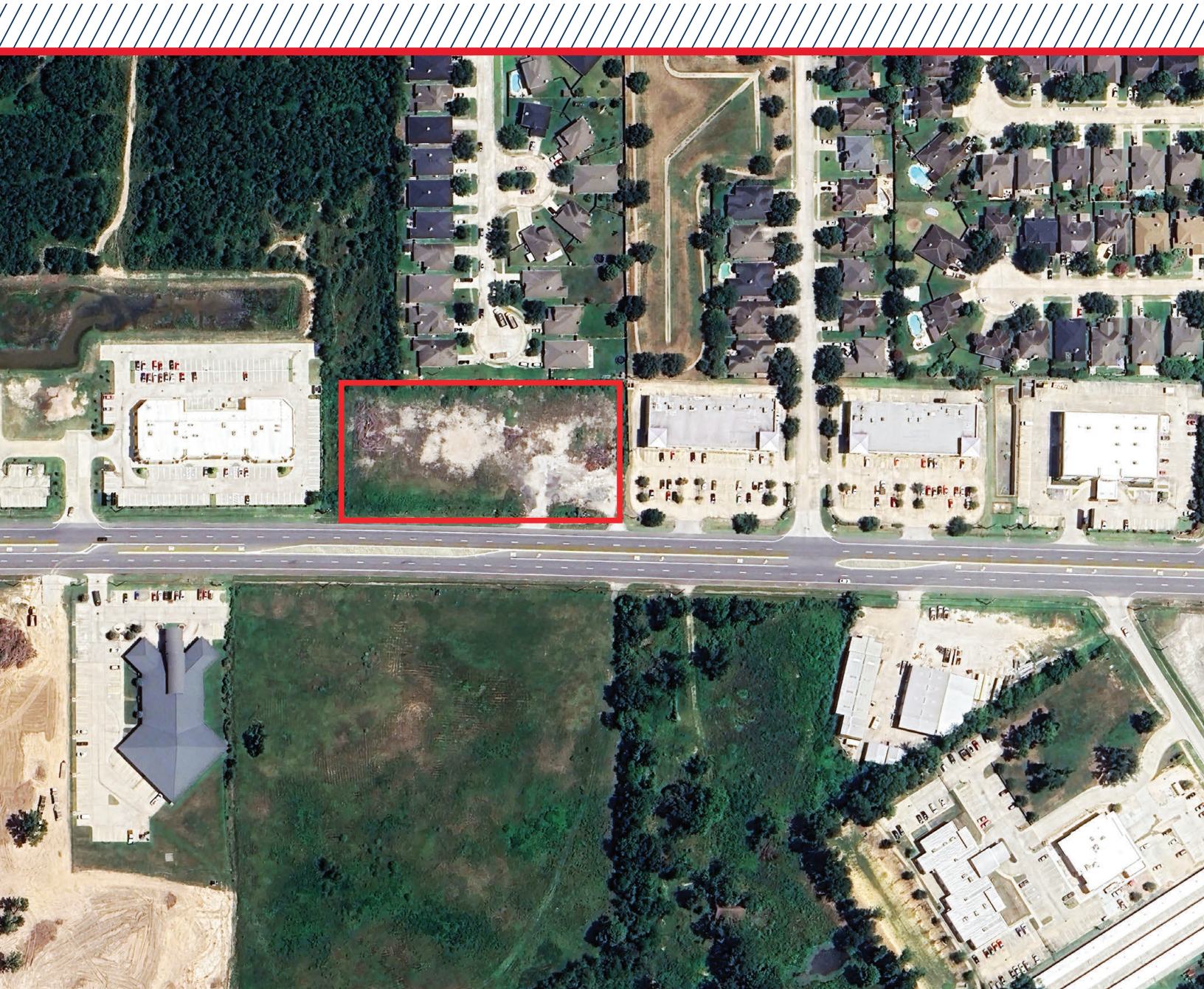


2722 FM 2920

±2.317 ACRES

SPRING, TX 77388



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Managing Director
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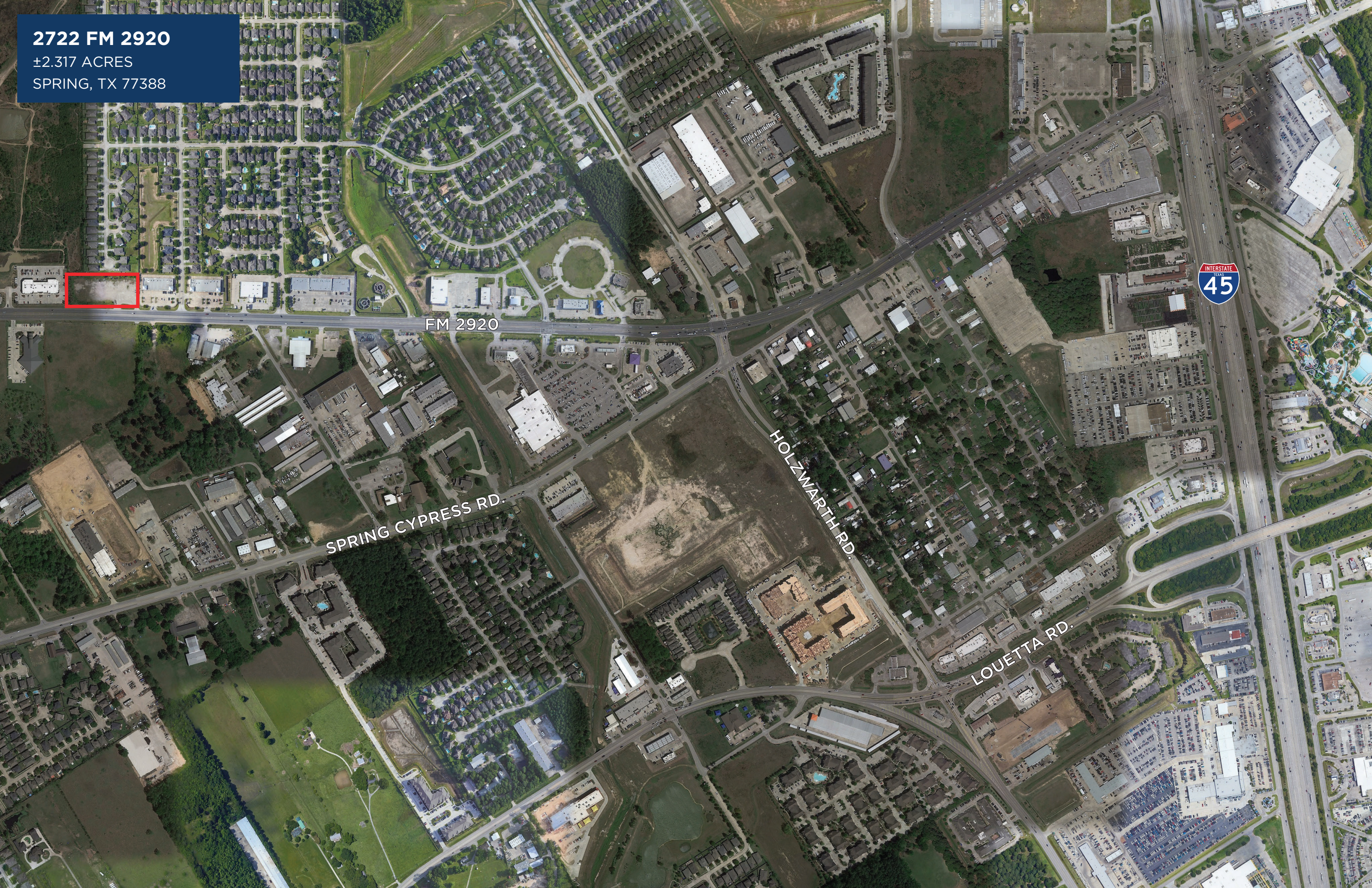
MATTHEW DAVIS

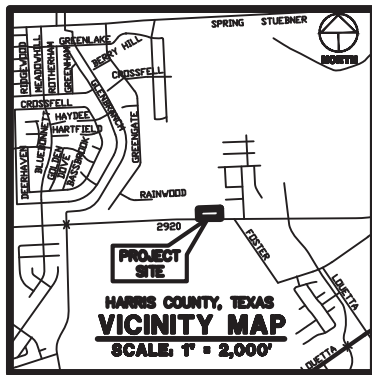
Senior Director
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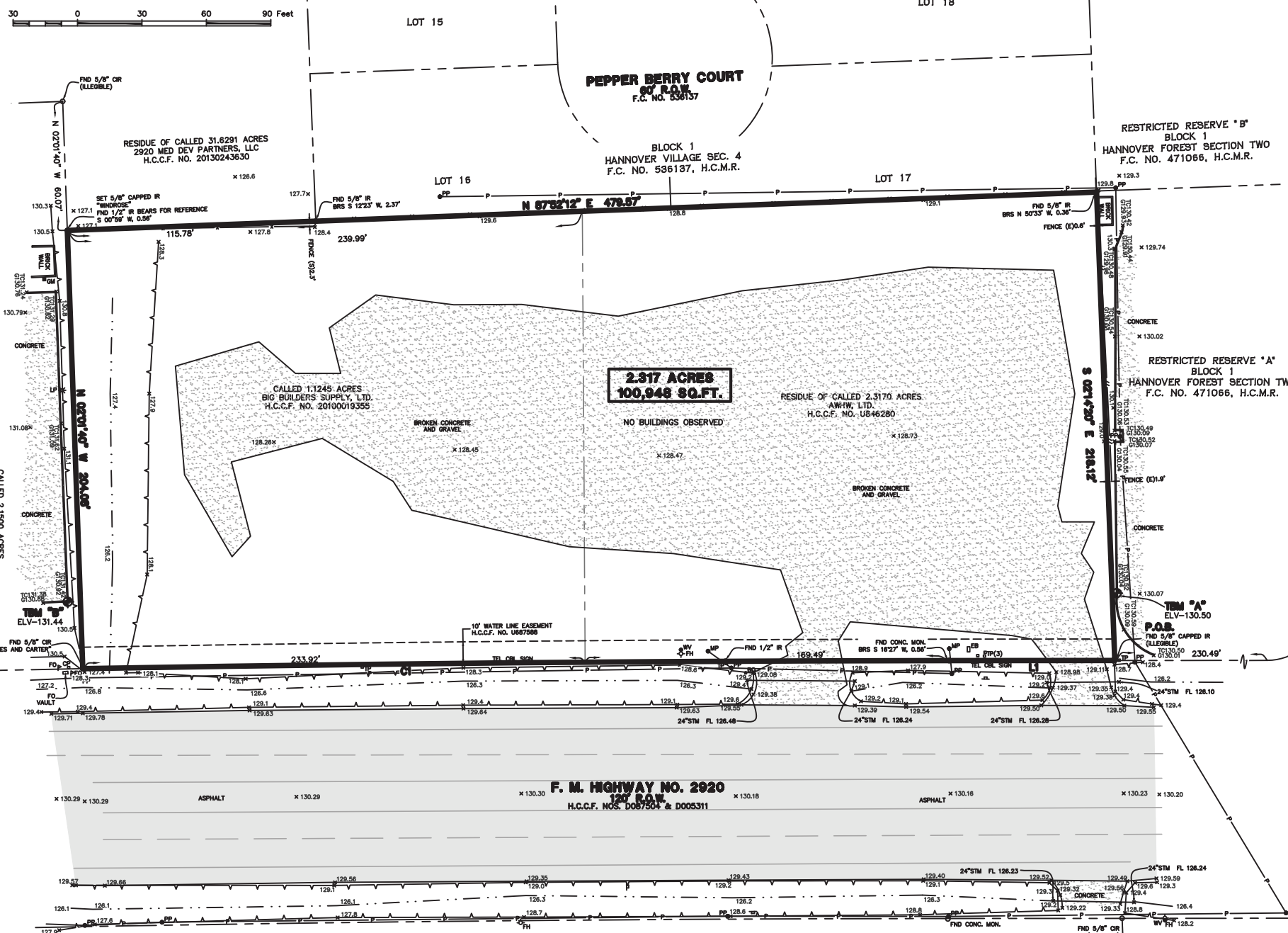
1330 Post Oak Blvd., Suite 2700
Houston, TX 77056
+1 713 877 1700
cushmanwakefield.com

2722 FM 2920
±2.317 ACRES
SPRING, TX 77388





GRAPHIC SCALE: 1" = 30'



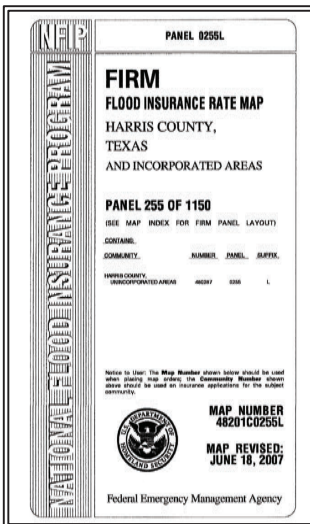
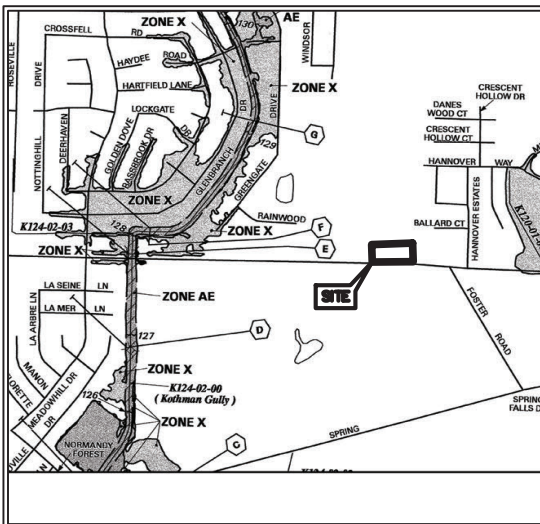
GENERAL NOTES

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTOR CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTOR CERTIFICATE MAY DISCLOSE.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999870017.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0255L REVISED/DATED JUNE 18, 2007, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
- 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.
- ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDREDTH ARE SOLID SURFACE ELEVATIONS.
- UTILITY PLANS WERE REQUESTED, BUT HAVE NOT RECEIVED AT THE TIME OF SURVEY.
- SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES. UNDERGROUND PIPE SIZES WERE DETERMINED BY A MEASURE DOWN METHOD FROM TOP OF MANHOLE RIM OR TOP OF GRATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
- SURVEYOR HAS CONTACTED DIGTESS FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY. SURVEYOR CANNOT CERTIFY OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS REQUEST. OTHER UNDERGROUND UTILITY LINES EXIST NOT KNOWN TO THIS COMPANY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT DIGTESS OR OTHER UTILITY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.

LINE TABLE				
LINE	BEARING	DISTANCE		
L1	S 89°57'12" W	77.15'		

CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	22,978.60'	1°00'21"	403.41'	S 89°27'58" W	403.40'

FLOOD INFORMATION



CALLLED 10.857 ACRES
IGELISA INTIMIDAD CON DIOS
H.C.C.F. NO. RP-2021-618121

LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY			
BOLLARD	POWER POLE	UNDERGROUND CABLE SIGN	FOUND
HANDICAP	POWER POLE W/TRANSFORMER	CATHODIC TEST LEAD	HARRIS COUNTY CLERK FILE
GAS METER	POWER POLE W/LIGHT	MONITORING WELL	HARRIS COUNTY DEED RECORDS
GAS VALVE	POWER POLE W/CONDUIT	PIN FLAG/PAINT MARK	HARRIS COUNTY MAP RECORDS
FIRE HYDRANT	METER POLE	TOP OF CURB	IRON PIPE
WATER METER	SERVICE POLE	GUTTER	IRON ROD
WATER VALVE	GUY ANCHOR	TOP OF GRATE	NUMBER
IRRIGATION CONTROL VALVE	OVERHEAD POWER LINE	FLOW LINE	PAGE
GRATE INLET	BARBED WIRE FENCE	HIGHBANK	RIGHT-OF-WAY
GRATE INLET	WROUGHT IRON FENCE	SANITARY SEWER	SQUARE FEET
MANHOLE	WOOD FENCE	STORM SEWER	VOLUME
CLEANOUT	CHAINLINK FENCE	CORRUGATED METAL PIPE	FILM CODE
TELEPHONE PEDESTAL	GATE POST	CORRUGATED PLASTIC PIPE	BUILDING LINE
ELECTRIC BOX	PER PLANS	REINFORCED CONCRETE PIPE	UTILITY EASEMENT
TRAFFIC SIGNAL BOX	APPROXIMATE	TELEPHONE	TREE/SHRUB
TRAFFIC LIGHT	LIGHT POLE	SOUTHWESTERN BELL TELEPHONE CO.	FIBER OPTIC
GROUND/SPOT LIGHT	SIGN	WATER	
CABLE PEDESTAL	PIPELINE MARKER	UNDERGROUND	

DESCRIPTION

A TRACT OR PARCEL CONTAINING 2.317 ACRES OR 100,948 SQUARE FEET OF LAND SITUATED IN THE H.T. & B.R.R. CO. ABSTRACT NO. 415, BEING ALL OF A CALLED 2.3170-ACRE TRACT, CONVEYED TO ANHW, LTD., RECORDED UNDER H.C.C.F. NO. U846280, INCLUDED WITHIN SAID 2.3170-ACRE TRACT A CALLED 1.1245-ACRE TRACT CONVEYED TO BIG BUILDERS SUPPLY, LTD., RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. 20100019355, WITH SAID 2.317-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS PLANE COORDINATES SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING, AT A 5/8-INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF F.M. HIGHWAY NO. 2920 (120' R.O.W.), RECORDED UNDER H.C.C.F. NOS. D087504 AND D005311, MARKING THE SOUTHWEST CORNER OF RESTRICTED RESERVE 'A', BLOCK 1, HANNOVER FOREST SECTION TWO, MAP OR PLAT THEREOF RECORDED UNDER FILM CODE (F.C.) NO. 471066, HARRIS COUNTY MAP RECORDED (H.C.M.R.), AND THE SOUTHEAST CORNER OF SAID 2.3170-ACRE TRACT;

THENCE, SOUTH 89 DEG. 57 MIN. 12 SEC. WEST, ALONG THE NORTH R.O.W. LINE OF SAID F.M. HIGHWAY NO. 2920, A DISTANCE OF 77.15 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT FROM WHICH A FOUND CONCRETE MONUMENT BEARS FOR REFERENCE SOUTH 00 DEG. 27 MIN. WEST, A DISTANCE OF 0.56 FEET;

THENCE, WITH CONTINUING ALONG THE NORTH R.O.W. LINE OF SAID F.M. HIGHWAY NO. 2920 AND ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 22,978.60 FEET, A CENTRAL ANGLE OF 01 DEG. 00 MIN. 21 SEC., AN ARC LENGTH OF 403.41 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 89 DEG. 27 MIN. 58 SEC. WEST, PASSING AT A DISTANCE OF 169.49 FEET THE SOUTHEAST CORNER OF SAID 1.1245-ACRE TRACT, A TOTAL DISTANCE OF 403.41 FEET TO A CAPPED 5/8-INCH IRON STAMPED JONES AND CARTER FOUND MARKING THE SOUTHWEST CORNER OF A CALLED 2.1500-ACRE TRACT, CONVEYED TO 2920 MED DEV PARTNERS, LLC, RECORDED UNDER H.C.C.F. NO. RP-2017-379721, AND THE SOUTHWEST CORNER OF SAID 1.1245-ACRE TRACT AND OF SAID 2.3170-ACRE TRACT;

THENCE, NORTH 02 DEG. 01 MIN. 40 SEC. WEST, ALONG THE WEST LINE OF SAID 1.1245-ACRE TRACT, A DISTANCE OF 204.08 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED WINDROSE SET MARKING RE-ENTRANT CORNER OF CALLED 31.6291-ACRE TRACT, CONVEYED TO 2920 MED DEV PARTNERS, LLC, RECORDED UNDER H.C.C.F. NO. 20130243630, THE NORTHWEST CORNER OF SAID CALLED 1.1245-ACRE TRACT AND OF SAID 2.3170-ACRE TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS FOR REFERENCE SOUTH 00 DEG. 57 MIN. WEST, A DISTANCE OF 0.56 FEET;

THENCE, NORTH 87 DEG. 52 MIN. 12 SEC. EAST, ALONG A SOUTH LINE OF SAID 31.6291-ACRE TRACT, PASSING AT A DISTANCE OF 115.78 FEET THE SOUTHWEST CORNER OF BLOCK 1, HANNOVER VILLAGE SECTION 4, MAP OR PLAT THEREOF RECORDED UNDER F.C. NO. 538137, H.C.M.R., PASSING AT A DISTANCE OF 239.99 FEET THE NORTHEAST CORNER OF SAID 1.1245-ACRE TRACT, A TOTAL DISTANCE OF 479.57 FEET TO A POINT IN THE WEST LINE OF SAID RESTRICTED RESERVE 'A', AND THE NORTHEAST CORNER OF SAID 2.3170-ACRE TRACT, FROM WHICH A FOUND 5/8-INCH IRON ROD BEARS FOR REFERENCE NORTH 50 DEG. 33 MIN. WEST, A DISTANCE OF 0.39 FEET;

THENCE, SOUTH 02 DEG. 14 MIN. 20 SEC. EAST, ALONG THE WEST LINE OF SAID RESTRICTED RESERVE 'A' A DISTANCE OF 218.12 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.317 ACRES OR 100,948 SQUARE FEET OF LAND.

BENCHMARK PUBLISHED ELEVATION - 113.11

HARRIS COUNTY FLOODPLAIN REFERENCE MARKER NO. 110425, BEING A BRASS DISK STAMPED K12001 BM05, LOCATED FROM THE INTERSECTION OF IH 45 AND LOUETTA, WEST ALONG LOUETTA 0.85 MILES TO THE BENCHMARK ON THE LEFT. (NAVD 88 2001 ADJUSTMENT).

TEMPORARY BENCHMARK "A" ELEVATION - 130.50

BEING A CUT BOX ON BACK OF CURB, APPROXIMATELY 31 FEET NORTH OF THE NORTH R.O.W. LINE OF F.M. 2920, AND APPROXIMATELY 775 FEET WEST FROM THE INTERSECTION WITH HANNOVER FOREST.

TEMPORARY BENCHMARK "B" ELEVATION - 131.44

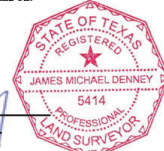
BEING A CUT BOX ON BACK ON CURB, APPROXIMATELY 31 FEET NORTH OF THE NORTH R.O.W. LINE OF F.M. 2920, AND APPROXIMATELY 286 FEET WEST FROM THE INTERSECTION WITH HANNOVER FOREST.

SURVEYOR'S CERTIFICATION

TO: BIG BUILDERS SUPPLY, LTD
ANHW, LTD

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 3, STANDARD LAND SURVEY AND CATEGORY 6, CONDITION 1, TOPOGRAPHIC SURVEY TO THE BEST OF MY KNOWLEDGE.

James Michael Denney
JAMES MICHAEL DENNEY
Registered Professional Land Surveyor
Texas Registration No. 5414
7/21/2022
DATE



WINDROSE LAND SURVEYING & PLATTING

11111 RICHMOND AVE, STE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

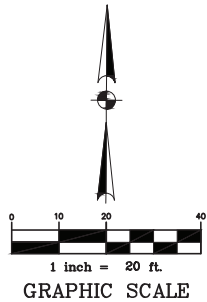
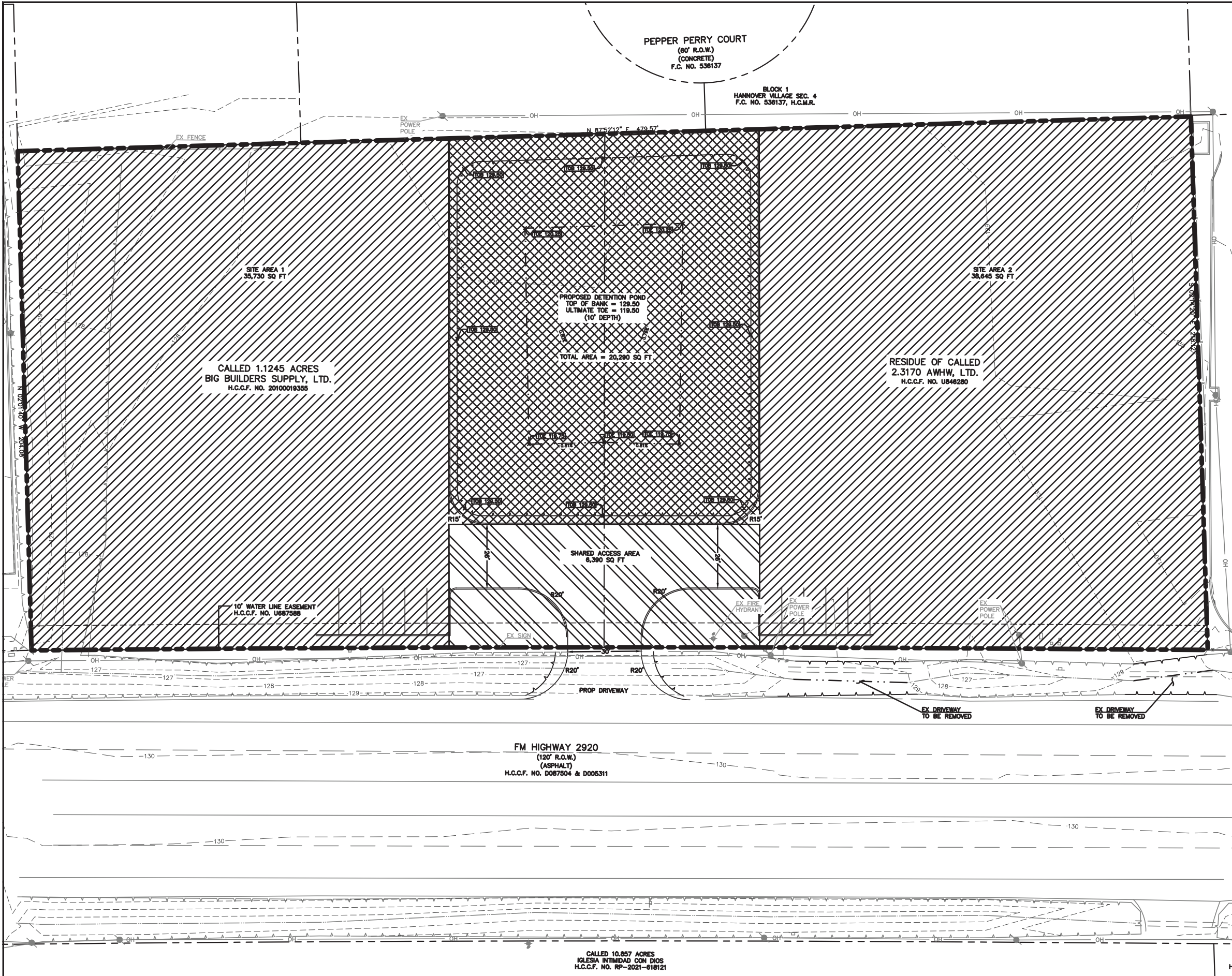
TOPOGRAPHIC AND STANDARD LAND SURVEY OF
2.317 ACRES / 100,948 SQ. / FT.

SITUATED IN THE
H.T. & G.R.R. CO. SURVEY
ABSTRACT NO. 415
HARRIS COUNTY, TEXAS

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FILED BY: AM CHECKED BY: DG JOB NO. 57937
DRAWN BY: RN DATE: JULY 2022 SHEET NO. 1 OF 1

REVISIONS		
DATE	REASON	BY



BENCHMARK:
HARRIS COUNTY FLOODPLAIN REFERENCE MARKER NO. 110425,
BEING A BRASS DISK STAMPED K12001 BM05, LOCATED FROM
THE INTERSECTION OF IH 45 & LOUETTA, WEST ALONG
LOUETTA 0.85 MILES TO THE BENCHMARK ON THE LEFT.
ELEVATION = 113.11 FEET (NAVD 88, 2001 ADJ.)

TEMPORARY BENCHMARK "A":
BEING A CUT BOX ON BACK OF CURB, APPROXIMATELY 31 FEET
NORTH OF THE NORTH R.O.W. LINE OF F.M. 2920, AND
APPROXIMATELY 775 FEET WEST FROM THE INTERSECTION
WITH HANNOVER FOREST.
ELEVATION = 130.50 FEET

TEMPORARY BENCHMARK "B":
BEING A CUT BOX ON BACK OF CURB, APPROXIMATELY 31 FEET
NORTH OF THE NORTH R.O.W. LINE OF F.M. 2920, AND
APPROXIMATELY 286 FEET WEST FROM THE INTERSECTION
WITH HANNOVER FOREST.

LEGEND

- PROPOSED TYPE "A" INLET (SEE DETAIL, SHEET <INSERT>)
- TOP OF GRATE
- TOP OF PAVEMENT
- TOP OF CURB
- TOP OF SIDEWALK
- FINISHED GROUND
- FINISHED FLOOR
- TOP OF RAMP
- EXISTING SANITARY OR STORM SEWER MANHOLE
- PROPOSED HIGH POINT OF PAVEMENT
- DRAINAGE FLOW ARROWS
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

- GENERAL NOTES**
- REFER TO ARCHITECTURAL PLANS FOR GRADES INSIDE THE BUILDING ENVELOPE.
 - PAVING CONTRACTOR TO CONFIRM AND/OR ADJUST ALL EXISTING AND PROPOSED UTILITIES AND APPURTENANCES TO FINISHED GRADE PRIOR TO PLACEMENT OF ANY PAVING.
 - CONTRACTOR TO MATCH EXISTING TOP OF PAVEMENT AND CURB ELEVATIONS.
 - CONTRACTOR TO INSTALL NEW SIDEWALK IN ADA ACCESSIBLE ROUTES AT MAXIMUM 5% LONGITUDINAL SLOPE AND 2% CROSS SLOPE.

DETENTION CALCULATIONS

TOTAL POND SERVICE AREA	2.317 AC
TxDOT DETENTION RATE	0.100 AC-FT/AC
2.317 AC x 1.000 AC-FT/AC =	2.317 AC-FT
DETENTION REQUIRED:	= 100,930 CU FT (2.317 AC)
DETENTION PROVIDED:	= 105,500 CU FT (2.416 AC)
GRAVITY (43.49%)	= 45,880 CU FT (1.053 AC)
PUMPED (56.51%)	= 59,820 CU FT (1.369 AC)

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

CALL BEFORE YOU DIG
TEXAS ONE CALL PARTICIPANTS REQUEST
72 HOURS NOTICE BEFORE YOU DIG, DRILL
OR BLAST - STOP CALL
TEXAS ONE CALL SYSTEM
1-800-344-8377
IN HOUSTON
(713)-223-4567

DATE	
REVISIONS	
No.	
PROJECT NAME PROJECT ADDRESS	
SHEET EX-1	

FOR REVIEW ONLY, NOT FOR CONSTRUCTION OR BIDDING PURPOSES

Engineer: LESTER JONES
P.E. No. 102152 Date: 08/29/2022

ALL PROJECT NO. 8562100009
DATE: AUGUST 2022
SCALE: 1:20
DRAWN BY: MC
CHECKED BY: DD

EXHIBIT I

2025

GREATER HOUSTON MARKETPLACE

WHY HOUSTON:

6.8M

Residents in the City of Houston

25

Fortune 500 Companies

#3

among US Metro Areas in Fortune 500 Headquarters

#5

in the US in Fortune 1000 headquarters

55M sq ft

of Class A space

160k

Business establishments

1st

in Foreign Waterborne Tonnage

1st

in Gulf Coast Container Port

1st

in Import and Export

73

Foreign Owned Firms

GLOBAL TRADE CITY

DEMOGRAPHICS

(within 3 miles of 2722 FM 2920, Spring, TX)



82,876

2025 Total Population



\$128,841

2025 Average Household Income



\$336,291

2025 Average Home Value

4th

Largest U.S. City

+ At 665 square miles, the City of Houston is larger in area than the cities of Chicago, Dallas, Los Angeles, New York, Phoenix and San Diego.

#2

Fastest growing MSA in the U.S.

+ 3,360,800 Jobs in Houston MSA



ENERGY CAPITAL OF THE WORLD



PORT OF HOUSTON



WORLD'S LARGEST MEDICAL CENTER



NASA



CLUTCH CITY

2722 FM 2920

±2.317 ACRES

SPRING, TX 77388



- ±2.317 acres along FM 2920 just west of I-45 in Spring, TX
- ±487.1 ft of frontage along FM 2920 with One Curb Cut in place
- Owner will divide, site plan shows accommodations for two pads with in place detention
- Utilities available through Meadowhill Regional MUD

Contact Brokers for Pricing

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