

Dollar Creek

Threemile Creek

Threemile Creek



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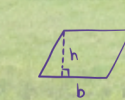






Q7WX+Q4F



**HWY 79, 300 CR 354 GAUSE
TEXAS 77857**



Latitude and Longitude: 30.797141, -96.700164

	ADDRESS	HWY 79 300, CR 354 GAUSE TX 77857
	INTERSECTION	HIGHWAY 79/ CR 354
	SCHOOL DISTRICT	GAUSE ISD
	SITE AREA ACREAGE	178.11 Acres
	SITE AREA SFT	7,758,472 SFT
	COUNTY / CITY /STATE	GAUSE/MILAM/TEXAS
	CURRENT ZONING	-
	CURRENT USE	RAW LAND
	POTENTIAL USES	Residential/ Commercial
	LEGAL DESCRIPTION	A3870 WEBB, AZRA,178.11 ACRES,(PT IN AB 164)

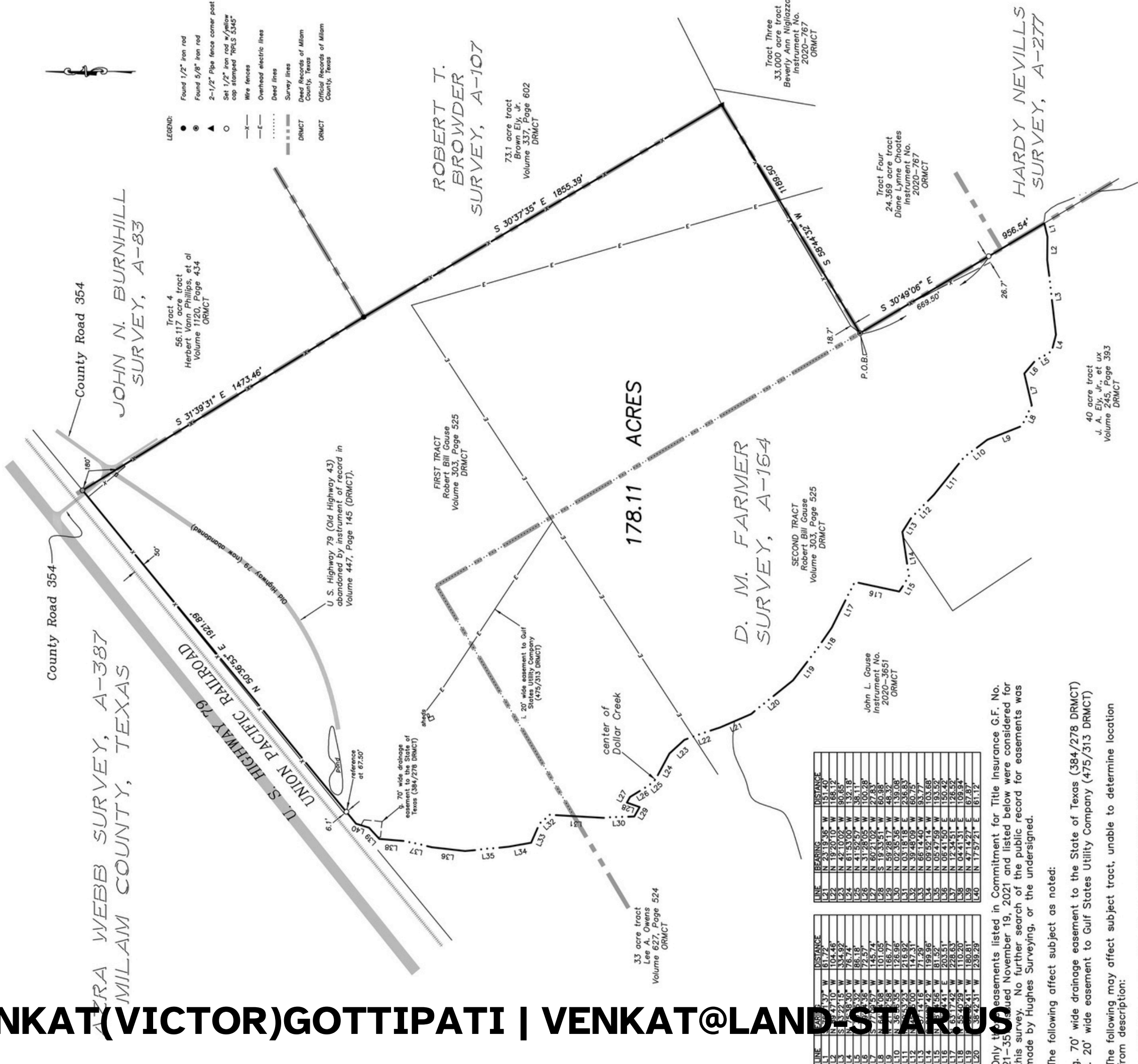
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SURVEY

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LINE	BEARING	DISTANCE
L1	N 11°19'46" W	61.20'
L2	N 19°20'10" W	168.12'
L3	S 13°22'15" W	104.46'
L4	N 42°10'02" W	90.65'
L5	N 61°53'00" W	132.18'
L6	N 41°52'57" W	38.11'
L7	N 31°28'05" W	100.28'
L8	S 19°43'02" W	67.58'
L9	N 59°28'17" W	48.32'
L10	N 02°35'36" W	139.08'
L11	N 03°18'18" E	236.83'
L12	N 39°48'09" W	60.75'
L13	N 66°14'40" W	93.77'
L14	N 05°43'49" W	103.59'
L15	N 06°41'50" E	150.42'
L16	N 12°34'51" E	126.52'
L17	N 04°41'31" E	109.94'
L18	N 47°14'27" E	67.87'
L19	N 38°42'31" W	239.29'
L20	N 17°57'21" E	61.12'

Only the easements listed in Commitment for Title Insurance G.F. No. 21-35, dated November 19, 2021 and listed below were considered for this survey. No further search of the public record for easements was made by Hughes Surveying, or the undersigned.

The following affect subject as noted:

- g. 70' wide drainage easement to the State of Texas (384/278 DRMCT)
- i. 20' wide easement to Gulf States Utility Company (475/313 DRMCT)

The following may affect subject tract, unable to determine location from description:

- m. 15' wide easement to Gause WSC (888/293 ORMCT)
- n. 15' wide easement to Gause WSC (913/891 ORMCT)

The following does not affect subject tract:

- d. right-of-way easement to State of Texas (216/325 DRMCT)

This plat is to accompany a fieldnote description of the 178.11 acre tract of land shown hereon.

All bearings shown hereon are referenced to Geodetic North.

I, Don Randall Hughes, do hereby certify that this plat correctly represents a survey made on the ground under my direction and supervision on May 25, 2021.

[Signature]

Don Randall Hughes Registered Professional Land Surveyor No. 5345

Revised November 24, 2021: Addressed title commitment.



BOUNDARY SURVEY

OF A 178.11 ACRE TRACT OF LAND IN THE D. M. FARMER SURVEY, A-164 AND AZRA WEBB SURVEY, ABSTRACT NO. 387, MILAM COUNTY, TEXAS

Hughes Surveying

Texas Board of Professional Engineers and Land Surveyors, Firm Number 10065300

P. O. BOX 1135
212 N. CENTRAL AVENUE
CAMERON, TEXAS 76520

PHONE (254) 697-3646 FAX (254) 697-8776

DATE:	5-25-21
Proj. No.	6802
Drn. By	LEM
Scale:	1"=300'
Dwg. No.	C-1378
SHT.	1 OF 1



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GALLERY



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Highlights

- *Positioned within the HWY 79 High Growth Industrial Corridor,*
- *Close to Rockdale Alcoa Aluminum Plan Land which is planned for the biggest Industrial Park in Texas.*
- *Close to Byran- College Station Metroplex and Adjoining Highway which is Suitable for Industrial, Storage.*
- *Straight Hwy Drive to Samsung Chip Plant and Tyler Logistics Park.*

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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.

<u>Land-Star Real Estate LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9005447</u> License No.	<u>victor@land-star.us</u> Email	<u>972-900-5391</u> Phone
<u>Kurosh Bian</u> Designated Broker of Firm	<u>0466341214</u> License No.	<u>kuroshbian@yahoo.com</u> Email	<u>214-683-5815</u> Phone
<u>Venkat (Victor) Gottipati</u> Licensed Supervisor of Sales Agent/ Associate	<u>0541319</u> License No.	<u>victor@land-star.us</u> Email	<u>214-455-7623</u> Phone
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Buyer/Tenant/Seller/Landlord Initials

Date