



910 TX -146BUS

Baytown, TX 7750

(832)-685-2739

FARID CHATUR

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Contact us for more information





PROPERTY OVERVIEW

Prime Location
3 frontages on S Main Street, Hwy 146/99, and S Alexander
Perfect for any type of use - Commercial, Industrial, Gas Station, Townhomes,
Apartments or any other use.
Detention is required.



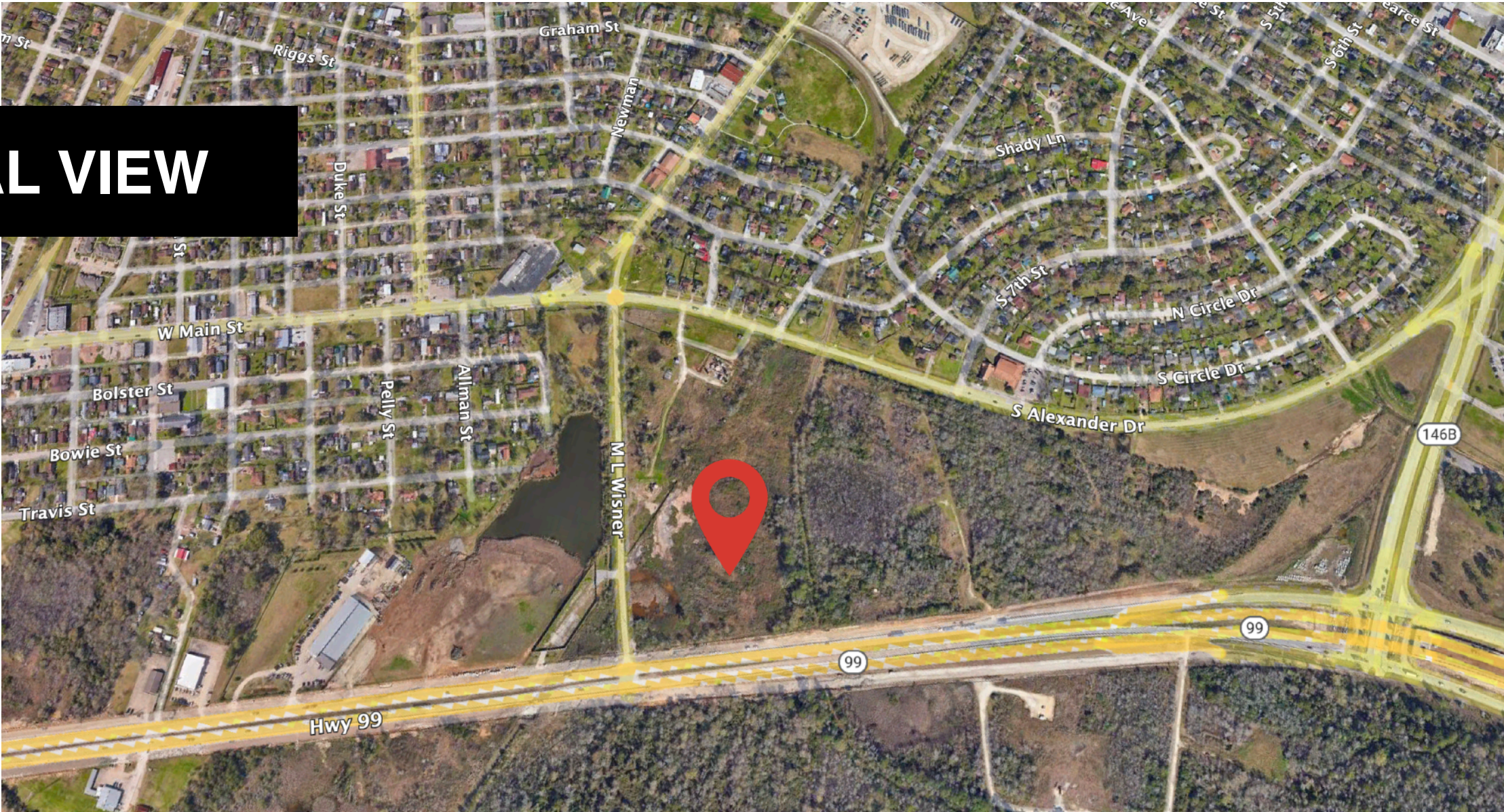
PROPERTY
HIGHLIGHTS

HIGHLIGHTS

- +/- 13.9 Acres
- Call for Pricing
- Prime Location
- 3 frontages on S Main Street, Hwy 146/99, and S Alexander
- Perfect for any type of use - Commercial, Industrial, Gas Station, Townhomes, Apartments or any other use.
- Detention is required.

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AERIAL VIEW



WILLIAM SCOTT LOWER LEAGUE A - 65

NOTE: ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83. ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR = 0.999832.
REFERENCE IS MADE TO THE METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANYING THIS PLAT.

*** LEGEND ***
⊕ POWER POLE
— OVERHEAD POWER LINE
● OIL/GAS WELL LOCATION

TRACT 4 0.7928 ACRES

Part of
1541 Acres
B. W. Armstrong, et al
To
Ashbel Smith Land Co.
November 29, 1935
Vol. 996 Pg. 379
D.R.H.C.Tx.

1.1282 Acres
Robert O. Busch, et al
To
Jack A. Edwards, et al
March 15, 1978
F530458
D.R.H.C.Tx.

8.71 Acres
Diana Shelton
To
Charles M. Shelton
(Und. 1/2 Int.)
February 22, 1994
P720769
O.P.R.R.P.H.C.Tx.

(Called 13.9 Acres)
Partial Release of Surface Rights
Under Oil, Gas & Mineral Lease
Coker Creek Properties, LLC.
To
Ashbel Smith Properties, Ltd, et al
May 20, 2004
CCF No. X648846
O.P.R.R.P.H.C.Tx.

Part of
1541 Acres
B. W. Armstrong, et al
To
Ashbel Smith Land Co.
November 29, 1935
Vol. 996 Pg. 379
D.R.H.C.Tx.

P.O.B. TR. 4
FND 1' IR
N=13830773.15
E=3247154.11

ZONE 'X'
LIGHT-SHADED

ZONE 'X'
UN-SHADED

NOTE: ACCORDING TO FLOOD INSURANCE RATE MAP NO. 48201C995SL DATED JUNE 18, 2007, THE SUBJECT TRACT OF LAND SHOWN HEREIN IS SITUATED IN ZONE X (LIGHT SHADED) BEING AN AREA OF 0.2% OF ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH BRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; AND ZONE X (UN-SHADED) BEING AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DESIGNATED HEREIN.

SOUTH ALEXANDER DR. (120' WIDE R-O-W)

S. MAIN ST. (80' WIDE R-O-W)

STATE HIGHWAY NO. 146 (200' WIDE R-O-W)

Parcel No. 1
3.55104 Acres
Ashbel Smith Land Co.
To
Missouri Pacific Railroad Company
January 9, 1967
Vol. 6844, Pg. 486
D.R.H.C.Tx.

NUMBER	DIRECTION	DISTANCE
L1	N 15°31'26" E	385.32'
L2	S 22°13'15" E	292.83'
L3	N 64°54'03" E	236.17'

SCALE: 1 INCH = 100'

I, Juliene Ramsey, Registered Professional Land Surveyor No. 4379, do hereby certify that this plat delineates the results of an office survey made by me on August 8, 2007 and is based on a survey made on the ground, under my supervision, in April and May of 2005 and that all lines, boundaries and landmarks are accurately shown hereon. Said tract shown hereon has access to and from a public roadway as shown.

WITNESS my hand and seal at Baytown, Texas, this the 8th day of August, A. D., 2007.

Julienne Ramsey
Julienne Ramsey
Registered Professional Land Surveyor No. 4379



BHA-HUTCHISON & ASSOCIATES
ENGINEERS - SURVEYORS
1208 DECIDER DRIVE SUITE 1000 BAYTOWN, TEXAS 77520
281-432-8213

DRAWN	AJR	DESIGN	0.7928 ACRES - TR. 4
CHECKED	AR	SCALE	FOR INC PARTNERS, LLC
DATE	08-08-07	T/A	N/A
SITUATED IN THE WILLIAM SCOTT LOWER LEAGUE, A-65 HARRIS COUNTY, TEXAS			



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**Going Above and Beyond To Find Your
Next Property**

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