

# For Sale 5 net Acres

## SH 6 & Voss - SUGAR LAND, TEXAS

### SIZE

5 +/- Acres

### ASKING PRICE:

Contact for information

### LOCATION

Off SW corner of SH 6 & Voss  
with cross access to SH 6.

Key Map 567H

### FRONTAGE

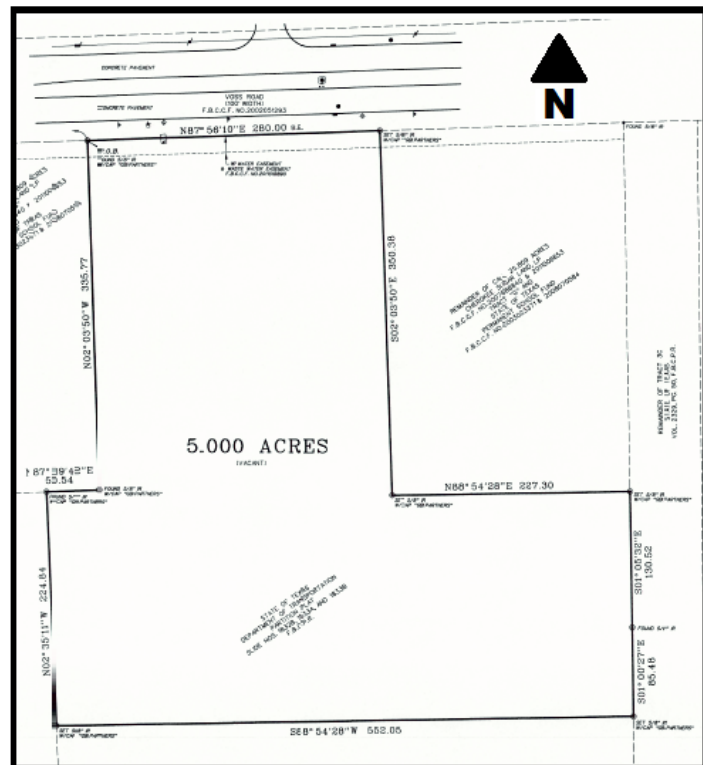
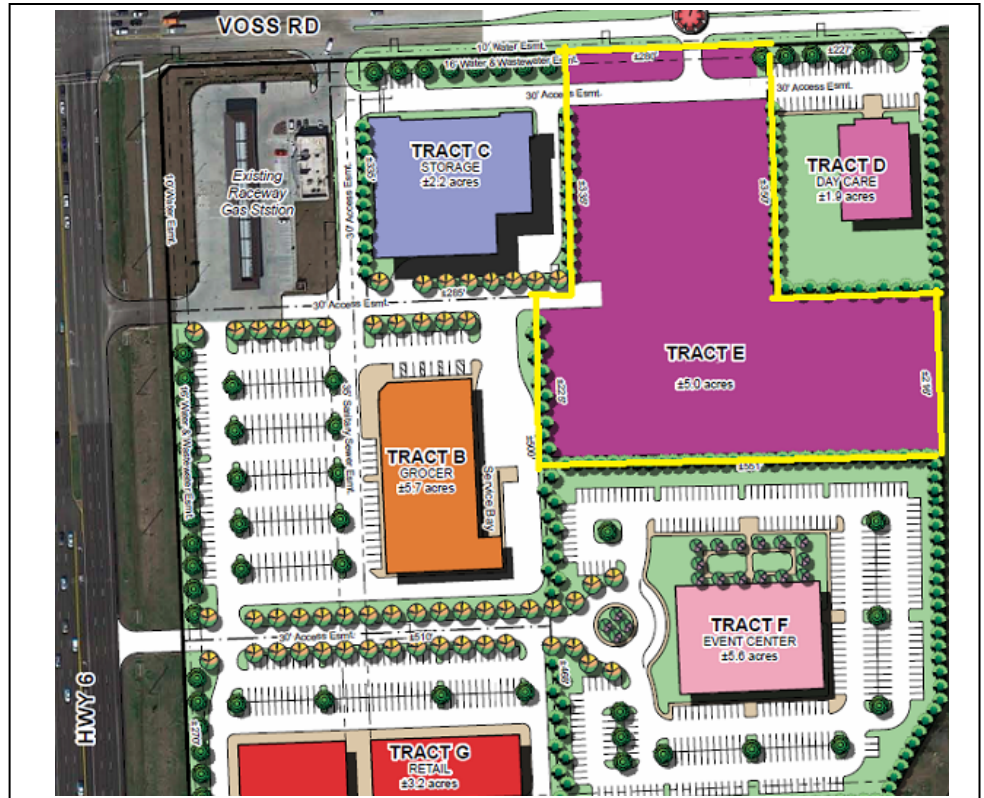
± 280' on Voss & signage rights  
on SH 6.

### EST. TRAFFIC COUNT

± 30,000 cars per day

### General Information

City Sugar Land utilities.  
Utilities to site & drainage in  
place, no detention required.  
Restricted commercial reserve.  
Not in 100 year flood plain.  
Reciprocal Easement Agreement  
in place with adjoining  
Shopping Center.



For Information Contact:  
Bell Commercial Realty

713-775-4704

tbell9945@gmail.com



- NOTES:
1. ALL BEARINGS SHOWN HERON ARE BASED ON THE TEXAS COORDINATE SYSTEM, AND 83, SOUTH CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS.
  2. THIS SURVEY WAS PREPARED FOR THE BENEFIT OF A TITLE COMMITMENT EFFECTIVE DATE OF JANUARY 15, 2018.
  3. PROPERTY SUBJECT TO THE RESTRICTIVE COVENANTS RECORDED IN SLIDE NO. 183289 OF THE FORT BEND COUNTY DEPARTMENT OF TRANSPORTATION PARTITION PLAT RECORDED IN F.B.C.C.F. NO. 20121223371 AND 2017047099.
  4. PROPERTY SUBJECT TO A BLANKET UTILITY EASEMENT AGREEMENT RECORDED IN F.B.C.C.F. NO. 20121223371.
  5. PROPERTY SUBJECT TO THE TERMS, CONDITIONS, AND PROVISIONS OF A DEVELOPMENT AGREEMENT WITH THE WATER OF DISTRICT ORDER RECORDED IN VOLUME 43, PAGE 214 OF F.B.C.D.R.
  6. PROPERTY SUBJECT TO THE UTILITY AGREEMENT RECORDED IN F.B.C.C.F. NO. 2007080773.
  7. PROPERTY SUBJECT TO THE TERMS AND PROVISIONS OF A REDEVELOPMENT AGREEMENT RECORDED IN F.B.C.C.F. NO. 2007080773.
  8. PROPERTY SUBJECT TO THE TENANTS IN COMMON AGREEMENT RECORDED IN F.B.C.C.F. NO. 200708842 & 201018898.
  9. PROPERTY SUBJECT TO THE TERMS, CONDITIONS, AND PROVISIONS OF A DEVELOPMENT AGREEMENT RECORDED IN F.B.C.C.F. NO. 20121223371.
  10. PROPERTY SUBJECT TO ALL CHARGES, LIENS, AND ASSESSMENTS PAYABLE TO IMPERIAL COMMUNITY COMMERCIAL ASSOCIATION, INC., AS RECORDED IN F.B.C.C.F. NO. 201101881.

- G.P. NO. 1175103754, SCHEDULE B TITLE EXCEPTIONS.
- 10.B. 10' WATER EASEMENT F.B.C.C.F. NO. 2002181943.
  - 10.C. 16' WATER AND WASTE WATER EASEMENT F.B.C.C.F. NO. 2011018890 (MAPPED).
  - 10.D. RECIPIEDAL EASEMENT F.B.C.C.F. NO. 2013128867 (NOT WITHIN BOUNDARIES OF SUBJECT TRACT)
  - 10.E. STIPULATED EASEMENT F.B.C.C.F. NO. 2013128868 (NOTE 4)
  - 10.F. EASEMENT F.B.C.C.F. NO. 43, PG. 214 F.B.C.D.R. (NOTE 5)
  - 10.H. WATER OF DISTRICT CREEK
  - 10.I. UTILITY AGREEMENT F.B.C.C.F. NO. 2007080773 (NOTE 6)
  - 10.J. UTILITY AGREEMENT F.B.C.C.F. NO. 2008010807 (NOTE 7)
  - 10.K. TENANTS AGREEMENT F.B.C.C.F. NO. 200708842 AND 201018898 (NOTE 8)
  - 10.L. IMPERIAL COMMUNITY COMMERCIAL ASSOCIATION, INC. F.B.C.C.F. NO. 201101881 (NOTE 9)
  - 10.M. IMPERIAL COMMUNITY COMMERCIAL ASSOCIATION, INC. F.B.C.C.F. NO. 201101881 (NOTE 10)

SCALE: 1" = 50'



SCALE 1" = 50'

STATE HIGHWAY NO. 6  
(WIDTH VARIES)  
VOL. 1821, PG. 978 F.B.C.D.R.

RESERVE "A" RAILWAY 661  
PLAT NO. 201210221  
F.B.C.C.F.

REMAINDER OF CALL 25,809 ACRES  
OFFERED BY STATE OF TEXAS  
PERMITS NO. 2007080773 & 2008010807  
F.B.C.C.F. NO. 2007080773 & 2008010807

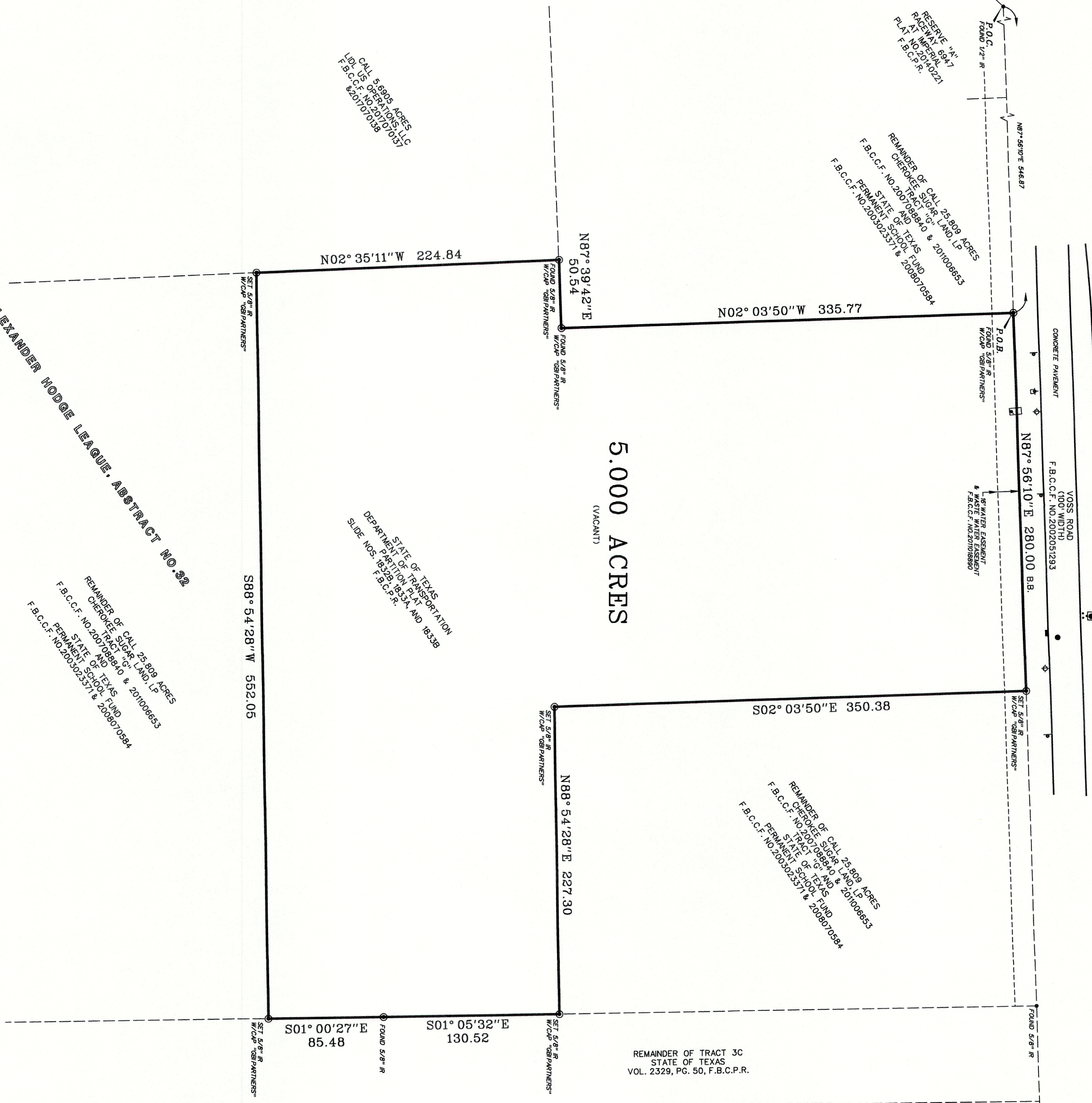
CALL 5,000 ACRES  
PLAT NO. 201210221  
F.B.C.C.F.

CONCRETE PAVEMENT  
V.O.S. ROAD  
(VACANT)  
F.B.C.C.F. NO. 2002051933  
WATER EASEMENT  
& WASTE WATER EASEMENT  
F.B.C.C.F. NO. 201018898

REMAINDER OF CALL 25,809 ACRES  
OFFERED BY STATE OF TEXAS  
PERMITS NO. 2007080773 & 2008010807  
F.B.C.C.F. NO. 2007080773 & 2008010807

REMAINDER OF TRACT 3C  
STATE OF TEXAS  
VOL. 2329, PG. 50, F.B.C.P.R.

F.B.C.C.F. NO. 20121223371  
PLAT NO. 201701381  
F.B.C.C.F.



ALEXANDER HODGE LEAGUE, ABSTRACT NO. 32  
REMAINDER OF CALL 25,809 ACRES  
OFFERED BY STATE OF TEXAS  
PERMITS NO. 2007080773 & 2008010807  
F.B.C.C.F. NO. 2007080773 & 2008010807

**FIELD NOTES FOR 5,000 ACRES**

Being a tract containing 5,000 acres of land located in the Alexander Hodge League Abstract No. 32, in Fort Bend County, Texas, said 5,000 acre tract being a portion of the remainder of a call 25,809 acre tract of land recorded in the name of Cherokee Sugar Land, L.P., styled "Tract 'C' in Fort Bend County, Clerk of the Permanent School Fund in F.B.C.C.F. Number 2003023371 and 2008010807, some being a portion of Tract 3C, State of Texas Department of Transportation Partition Plat recorded in Slide Nos. 183289 of the Fort Bend County Department of Transportation Partition Plat recorded in F.B.C.C.F. No. 2007080773 and 2008010807, and some being a portion of the Alexander Hodge League, Abstract No. 32, South Central Zone).

- Commencing at 1/2-inch iron rod found at the northerly end of the out-back line located at the southeasterly intersection of State Highway No. 6 (width varies) recorded in Volume 1821, Page 978 of the Fort Bend County Clerk of the Permanent School Fund in F.B.C.C.F. No. 2003023371 and 2008010807, and a distance of 546.87 feet to a 5/8-inch iron rod found for the Point of Beginning of the tract herein described;
- Thence, continuing with said southerly R.O.W. line, North 87 degrees 56 minutes 10 seconds East, a distance of 280.00 feet to a 5/8-inch iron rod with cap marked "GB1PARTNERS" set;
- Thence, leaving said R.O.W. line, through and across said 25,809 acre tract, the following two (2) courses:
1. South 03 degrees 03 minutes 50 seconds East, a distance of 350.38 feet to a 5/8-inch iron rod with cap marked "GB1PARTNERS" set;
  2. North 88 degrees 54 minutes 28 seconds East, a distance of 227.30 feet to a 5/8-inch iron rod with cap marked "GB1PARTNERS" set on the easterly line of said 25,809 acre tract;
- Thence with said easterly line, the following two (2) courses:
1. South 01 degree 05 minutes 32 seconds East, a distance of 130.52 feet to a 5/8-inch iron rod found;
  2. South 01 degree 01 minutes 27 seconds East, a distance of 85.48 feet to a 5/8-inch iron rod with cap marked "GB1PARTNERS" set;
- Thence, through and across said 25,809 acre tract, South 88 degrees 54 minutes 28 seconds West, a distance of 350.38 feet to a 5/8-inch iron rod with cap marked "GB1PARTNERS" set;

Thence, through and across said 25,809 acre tract, South 88 degrees 54 minutes 28 seconds West, a distance of 227.30 feet to a 5/8-inch iron rod with cap marked "GB1PARTNERS" set;

Thence, through and across said 25,809 acre tract, North 87 degrees 56 minutes 10 seconds East, a distance of 280.00 feet to a 5/8-inch iron rod with cap marked "GB1PARTNERS" found at a northeasterly corner of said 5,809 acres of land;

Thence, through and across said 25,809 acre tract, the following two (2) courses:

1. North 87 degrees 39 minutes 42 seconds East, a distance of 50.34 feet to a 5/8-inch iron rod with cap marked "GB1PARTNERS" found;
2. North 02 degrees 03 minutes 50 seconds West, a distance of 335.77 feet to the Point of Beginning and containing 5,000 acres of land.

- LEGEND**
- ++ FIRE HYDRANT
  - CURB INLET
  - MANHOLE TOP
  - POWER POLE
  - ◆ LIGHT POLE
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS  
F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE  
F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS  
B.B. - BEARING BASIS

To the State of Texas, for the use and benefit of the Permanent School Fund, Cherokee Sugar Land, L.P., a limited liability partnership, South Central Zone, Clerk of the Permanent School Fund, County of Fort Bend, Texas, I, Don P. Berdovsky, hereby certify that the herein Land Title Survey represents the minimum requirements of a Category 1A Condition 1 Survey, as prescribed by the Texas Surveying Act (Chapter 88, Texas Civil Statutes), effective January 15, 2010.

Don P. Berdovsky, L.P.S.  
Texas Reg. No. 6405

**5,000 ACRES**  
PLAT OF SLAVEY

BEING A PORTION OF THE REMAINDER OF A CALL 25,809 ACRE TRACT OF LAND RECORDED IN THE NAME OF CHEROKEE SUGAR LAND, L.P., AND THE STATE OF TEXAS, FOR THE PERMANENT SCHOOL FUND IN F.B.C.C.F. NO. 2003023371 AND 2008010807, SOME BEING A PORTION OF TRACT 3C, STATE OF TEXAS DEPARTMENT OF TRANSPORTATION PARTITION PLAT RECORDED IN SLIDE NOS. 183289 OF THE FORT BEND COUNTY DEPARTMENT OF TRANSPORTATION PARTITION PLAT RECORDED IN THE ALEXANDER HODGE LEAGUE, ABSTRACT NO. 32, LOCATED IN THE ALEXANDER HODGE LEAGUE, ABSTRACT NO. 32, FORT BEND COUNTY, TEXAS.

**GBI PARTNERS, L.P.**  
LAND SURVEYING CONSULTANTS  
5000 West Loop South, Suite 1075, TX 77468  
Phone 281.498.4539 Fax 281.498.8519  
TSPIS FIRM # 101303900

SCALE: 1" = 50'  
JOB NO.: 113706  
FIELD BOOK: 11139  
DATE: 01/15/2018  
DRAWN BY: T.S.  
DATE: 01/15/2018  
JOB NO.: 113706  
FIELD BOOK: 11139  
DATE: 01/15/2018