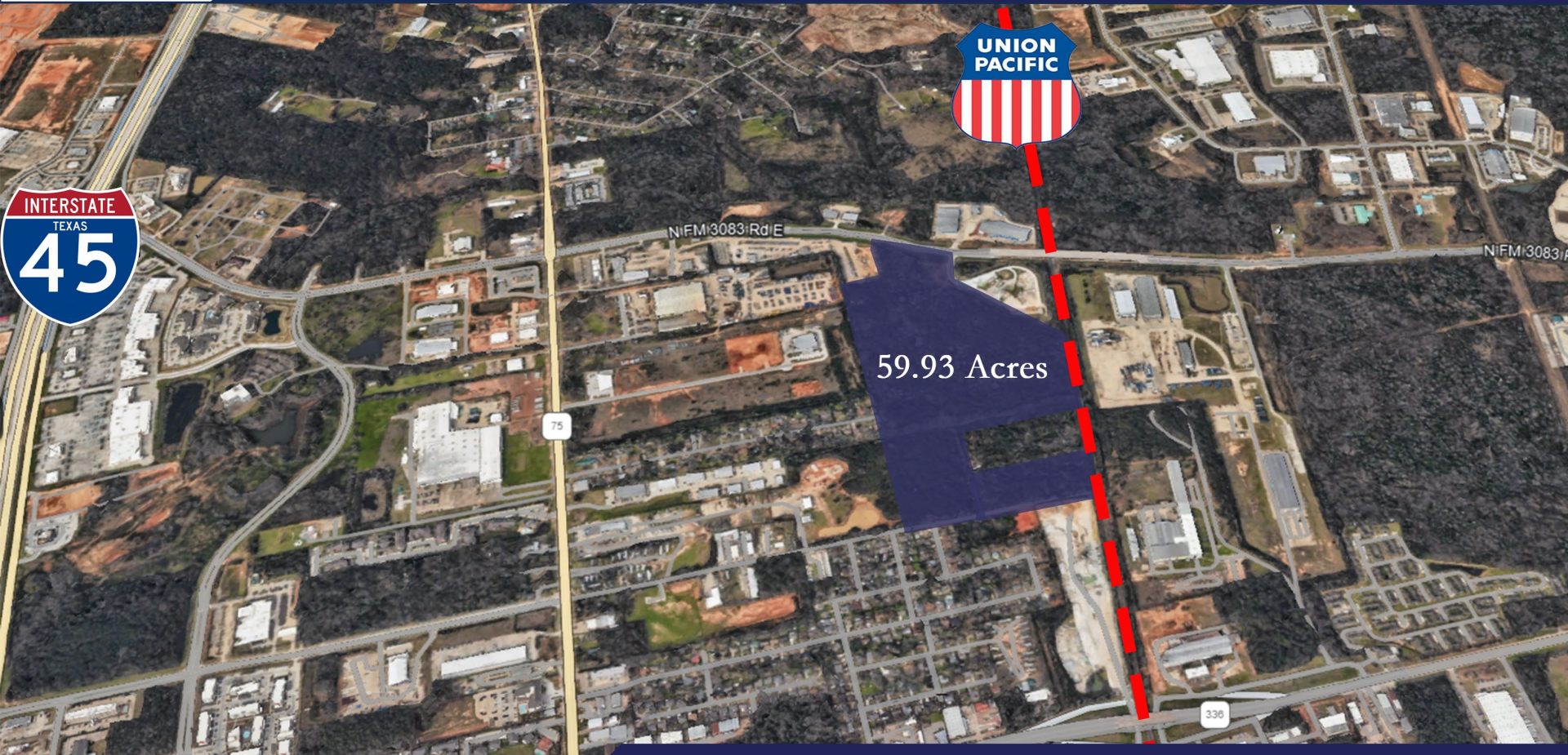


For Sale: +/- 59.93 Acres

Adjacent to Union Pacific Railroad

101 N FM 3083 Rd E, Conroe, TX 77303

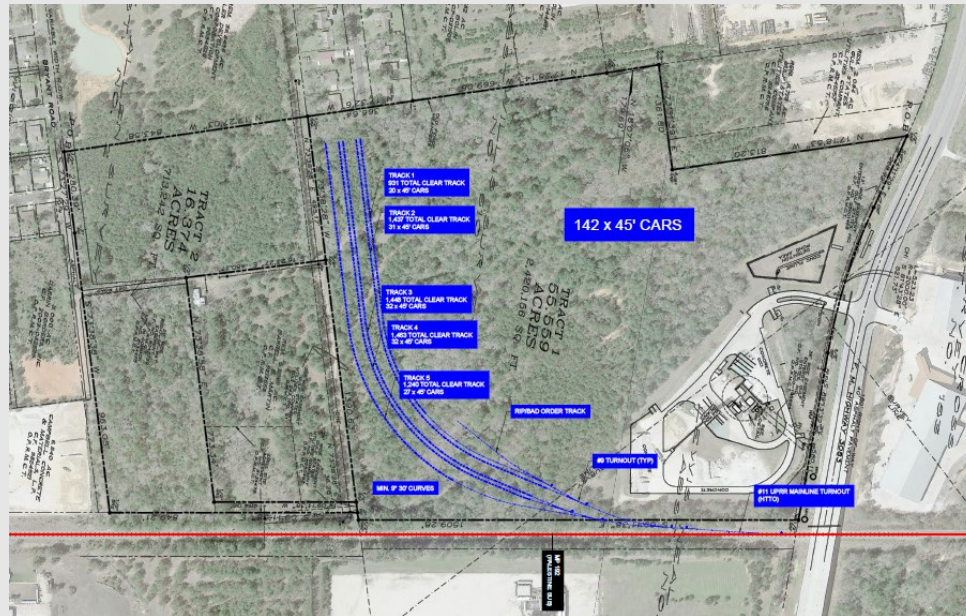


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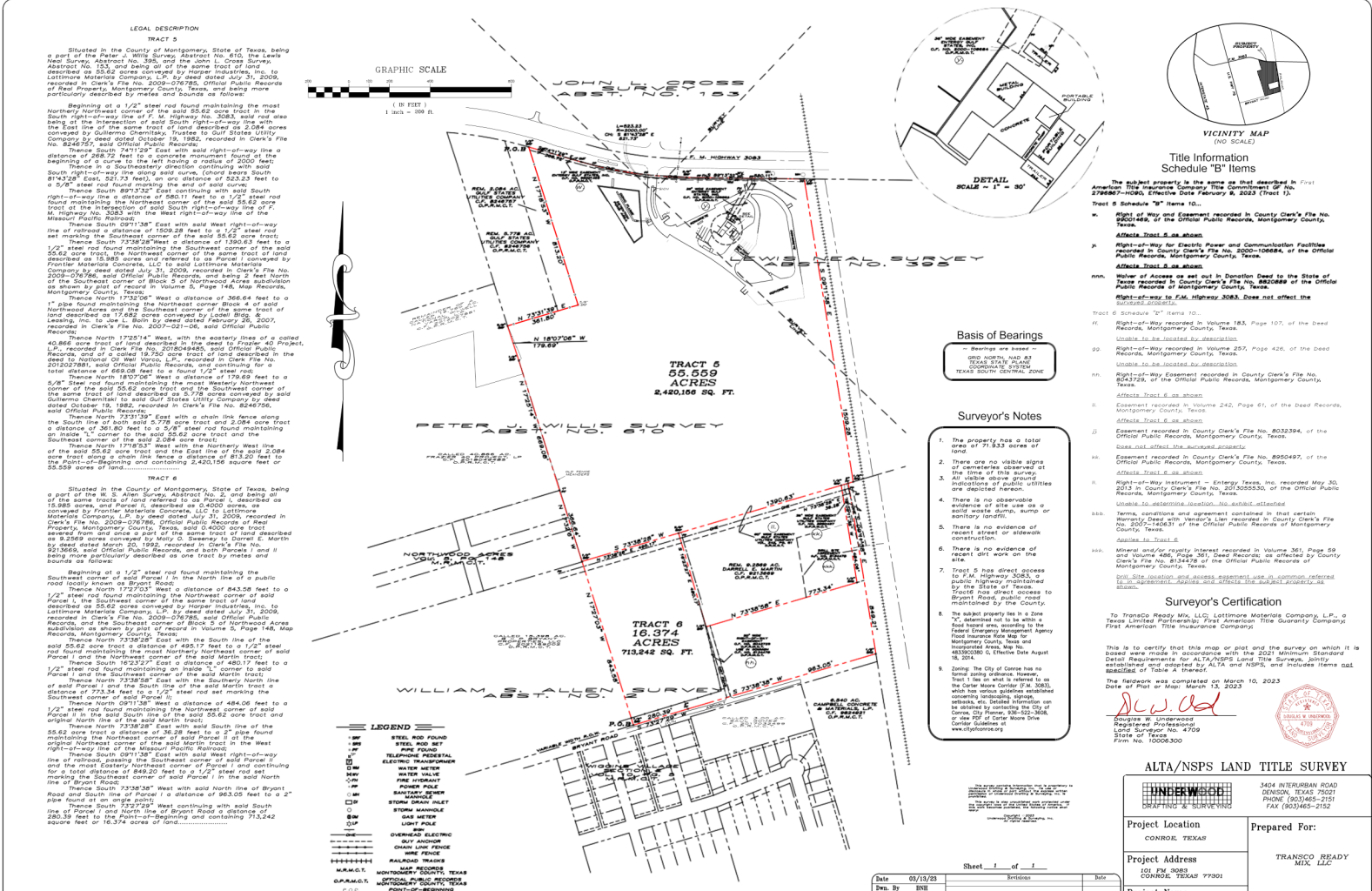
Property Highlights



- +/- 59.93 Acres
- Adjacent to Site:
 - City Water
 - Sewer
 - 3 Phase Power
- Outside 500 Year and 100 Year Floodplains
- Location:
 - +/- 1.3 Miles East of Interstate 45
 - +/- 28 Miles North of Beltway 8
 - +/- 25 Miles North of Houston International Airport
- Sale Price: Contact Broker

***Rail design for conceptual use only. Alternate rail design has been approved by the railroad**

Property Survey



LEGAL DESCRIPTION
TRACT 5

Situated in the County of Montgomery, State of Texas, being a part of the Peter J. Willis Survey, Abstract No. 910, of the Lottimore Materials Concrete Plant Survey, Abstract No. 395, and the John L. Cross Survey, Abstract No. 133, and being all of the same tract of land described in the said surveys as follows:

Beginning at a 1/2" steel rod found maintaining the most Northern Northwest corner of the sold 55.52 acre tract in the South right-of-way line of F. M. Highway No. 3063, sold rod also being at the intersection of said South right-of-way line with the East line of the same tract of land right-of-way line conveyed by Guillermo Chemtasy, Trustee to Gulf States Utility Company by deed dated October 18, 1982, recorded in Clerk's File No. 8246755; said Official Public Records;

Thence South 74°12' East with said right-of-way line a distance of 268.2 feet to a 3/8" steel rod found maintaining the most Northern East corner of the sold 55.52 acre tract in the South right-of-way line along said curve; (chord bears South 81°42'24" East, 251.73 feet); on an arc distance of 523.23 feet to a 5/8" steel rod found marking the end of said curve;

Thence South 80°12'24" East continuing with said South right-of-way line a distance of 801.1 feet to a 3/8" steel rod found maintaining the Northeast corner of the sold 55.52 acre tract of the intersection of said South right-of-way line of F. M. Highway No. 3063 with the West right-of-way line of the Meadow Park Property;

Thence North 45°50'36" East with said right-of-way line of railroad a distance of 1509.28 feet to a 1/2" steel rod set marking the Southwest corner of the sold 55.52 acre tract;

Thence South 23°48'28" West a distance of 1390.63 feet to a 1/2" steel rod found maintaining the Southeast corner of the sold 55.52 acre tract in the Northwest corner of the tract of land described as 15,985 acres now referred to as Parcel 1 conveyed by Frontier Materials Concrete, LLC, to said Lottimore Materials Concrete, LLC by deed dated July 31, 2009, recorded in Clerk's File No. 2009-079785, Official Public Records;

Thence North 73°32'06" West a distance of 366.64 feet to a 1" pipe found maintaining the Northeast corner of a sold 17,882 acres conveyed by Label Bilo, Trust, of land described as Volume 108, Page 107, of the Deed Records, Montgomery County, Texas, recorded in Clerk's File No. 2007-031-06, said Official Public Records;

Thence North 17°52'11" West, with the easterly line of a celled 40,866 acre tract of land, referred to as Parcel 4, described as 15,985 acres, and of a celled 16,750 acre tract of land described in the deed, referred to as Parcel 1, recorded in Clerk's File No. 201007207, Official Public Records, said continued for a total distance of 669.08 feet to a found 1/2" steel rod;

Thence South 81°59'02" West a distance of 179.29 feet to a 5/8" steel rod found maintaining the most westerly Northwest corner of the sold 55.52 acre tract and the Southwest corner of the same tract of land described as 2,776 acres conveyed by said Guillermo Chemtasy to said Gulf States Utility Company by deed dated October 18, 1982, recorded in Clerk's File No. 8246755, said Official Public Records;

Thence North 22°31'31" East with a chain line fence along the South line of both sold 2,776 acre tract and 2,084 acre tract a distance of 361.60 feet to a 2" pipe found maintaining the Northeast corner of the sold 2,084 acre tract and the Southwest corner of the sold 2,084 acre tract;

Thence North 17°58'31" West with the Northerly West line of the sold 55.52 acre tract and the East line of the sold 2,084 acre tract along a chain line fence a distance of 812.20 feet to the point-of-beginning and containing 2,420.16 square feet of 55.59 acres of land.

TRACT 6

Situated in the County of Montgomery, State of Texas, being a part of the M. Allen Survey, Abstract No. 2, and being all of the same tract of land referred to as Parcel 1, described as 15,985 acres, and Parcel 1, described as 16,750 acres, as conveyed by Frontier Materials Concrete, LLC, to Lottimore Materials Concrete, LLC by deed dated July 31, 2009, recorded in Clerk's File No. 2009-079785, Official Public Records;

Beginning at the Southwest corner of Block 2, of Northwood Acres subdivision as shown by plat of record in Volume 8, Page 146, Map Records, Montgomery County, Texas;

Thence North 17°52'11" West, a distance of 366.64 feet to a 1" pipe found maintaining the Northeast corner of a sold 17,882 acres conveyed by Label Bilo, Trust, of land described as Volume 108, Page 107, of the Deed Records, Montgomery County, Texas, recorded in Clerk's File No. 2007-031-06, said Official Public Records;

Thence North 17°52'11" West, with the easterly line of a celled 40,866 acre tract of land, referred to as Parcel 4, described as 15,985 acres, and of a celled 16,750 acre tract of land described in the deed, referred to as Parcel 1, recorded in Clerk's File No. 201007207, Official Public Records, said continued for a total distance of 669.08 feet to a found 1/2" steel rod;

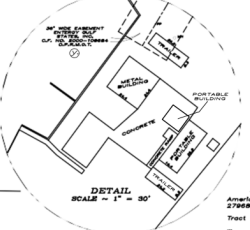
Thence South 81°59'02" West a distance of 179.29 feet to a 5/8" steel rod found maintaining the most westerly Northwest corner of the sold 55.52 acre tract and the Southwest corner of the same tract of land described as 2,776 acres conveyed by said Guillermo Chemtasy to said Gulf States Utility Company by deed dated October 18, 1982, recorded in Clerk's File No. 8246755, said Official Public Records;

Thence North 22°31'31" East with a chain line fence along the South line of both sold 2,776 acre tract and 2,084 acre tract a distance of 361.60 feet to a 2" pipe found maintaining the Northeast corner of the sold 2,084 acre tract and the Southwest corner of the sold 2,084 acre tract;

Thence North 17°58'31" West with the Northerly West line of the sold 55.52 acre tract and the East line of the sold 2,084 acre tract along a chain line fence a distance of 812.20 feet to the point-of-beginning and containing 2,420.16 square feet of 55.59 acres of land.



GRAPHIC SCALE
(1 INCH = 300 FT.)



Basis of Bearings

GDN NORTH, NAD 83
COORDINATE SYSTEM
4830000.0 Magnetic Zone

Surveyor's Notes

- The property has a total area of 71,933 square feet of land.
- There are no visible signs of encumbrance observed at the time of this survey.
- All visible above ground indications of public utilities are indicated herein.
- There is no observable evidence of any use as a solid waste dump, burial or sanitary landfill.
- There is no evidence of recent street or sidewalk construction.
- There is no evidence of recent dirt work on the site.
- Tract 2 has direct access to F. M. Highway 3063, a public highway maintained by the State of Texas. Tract 10 has direct access to F.M. Highway 3063, as maintained by the County.
- The survey hereby is a "See It, Asembled not to be" a public Emergency Management Agency Insurance Policy No. 48-3000-C. Effective Date August 18, 2014.
- The City of Cyren has no formal sign address thereon. However, the sign is located at the intersection of the sold West right-of-way line with said West right-of-way line of F.M. Highway 3063, and is used by the City of Cyren for its mail delivery service. All detailed information on a survey by contacting the City of Cyren at 214-609-2000. Contacted on 09/18/2023. Website: www.citycyren.org

Title Information Schedule "B" Items

- The subject property is fully described in First American Title Insurance Company's Title Commitment of No. 276048-1-0006, Effective Date February 6, 2023 (Tract 1).
- Tract 5 Schedule "B" Items 10.
10. Right-of-Way and Easement recorded in County Clerk's File No. 8204484, of the Official Public Records, Montgomery County, Texas.
Affairs Tract 5 as shown.
11. Right-of-Way for Electric Power and Communication Facilities recorded in County Clerk's File No. 882088, of the Official Public Records, Montgomery County, Texas.
Affairs Tract 5 as shown.
- 11nn. Nature of Access as set out in Donaton Deed to the State of Texas recorded in County Clerk's File No. 882088 of the Official Public Records, Montgomery County, Texas.
Right-of-way to F.M. Highway 3063. Does not affect the scheduled access.
- Tract 6 Schedule "B" Items 10.
10. Right-of-Way recorded in Volume 183, Page 107, of the Deed Records, Montgomery County, Texas.
Visible to be located by description.
- 10n. Right-of-Way recorded in Volume 217, Page 426, of the Deed Records, Montgomery County, Texas.
Does not affect the scheduled access.
- 10nn. Right-of-Way Easement recorded in County Clerk's File No. 824729, of the Official Public Records, Montgomery County, Texas.
Affairs Tract 6 as shown.
- 10o. Easement recorded in Volume 242, Page 61, of the Deed Records, Montgomery County, Texas.
Affairs Tract 6 as shown.
11. Easement recorded in County Clerk's File No. 8032394, of the Official Public Records, Montgomery County, Texas.
Does not affect the scheduled access.
- 11n. Easement recorded in County Clerk's File No. 890497, of the Official Public Records, Montgomery County, Texas.
Affairs Tract 6 as shown.
- 11o. Right-of-Way instrument - Entry, Texas, No. recorded May 30, 2018 in County Clerk's File No. 821880030, of the Official Public Records, Montgomery County, Texas.
Visible to be located by description.
- 11oo. Terms, conditions and agreement contained in that certain Warranty Deed the Vendor's Lien recorded in County Clerk's File No. 8042631 of the Official Public Records of Montgomery County, Texas.
Affairs Tract 6 as shown.
- 11oo. Mineral and/or royalty interest recorded in Volume 361, Page 59 and Volume 466, Page 261, Deed Records, as reflected by County Clerk's File No. 8243478 of the Official Public Records of Montgomery County, Texas.
Only the location and access easement was an easement referred to in the deed records.

Surveyor's Certification

To Francis Brady, Inc., L.P., Lottimore Materials Concrete Company, L.P., a Texas Limited Partnership, First American Title Guaranty Company First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and includes items not otherwise required by the statute.

The fieldwork was completed on March 10, 2023
Date of Plot or Map: March 12, 2023

(Signature)
Douglas W. Underwood
15235 W. Highway 291
Lond Surveyor No. 4709
Montgomery County, Texas
Firm No. 10006300

ALTA/NSPS LAND TITLE SURVEY

UNDERWOOD
Surveyors

3404 IRVINGHAM ROAD
 GEORGETOWN, TEXAS 75027
 PHONE (937)465-2751
 FAX (937)465-2152

Project Location CONCORD, TEXAS	Prepared For: TRANSCO READY MIX LLC
Project Address 101 FM 5083 CONCORD, TEXAS 77001	Project Name CONDOE PLANT 3 & 6
Job Number 23030817	

Date: 03/13/23	Revisions:	Title
Prep. By: DNU		
Appr. By: DW		
Printed: DW, SDOCKRETT		
Scale: 1"=300'		



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.



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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



REAL ESTATE

Jake Wilkinson, President
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Morgan Hamilton, Senior Advisor
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