

FOR LEASE

4901 ATASCOCITA ROAD
HUMBLE, TEXAS 77346
\$2,000.00 MONTHLY



1.09 acres with 36,000 sf completely fenced. Heavy traffic with endless opportunities. Storage lot, car lot, etc. Owner is motivated and ready to work with tenants. Electrical to be installed upon leasing, no water or sewer.

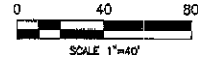
Paige Calfee
JLA Realty
18700 West Lake Houston Pkwy.
Humble, Texas 77346
(281)415-1185
Dpc1162@aol.com | calfeepaige@gmail.com

NOTES

- The survey was done in conjunction with this commitment S.F. No. 2202955, dated December 17, 2023, worked by Stewart Title Guaranty Company. This Surveyor did not research the deed records for previous conflicts in title or easements, therefore, certain easements may have been granted which are not reflected herein.
- Rescriptive covenants are recorded in Clarke File Numbers J108229, J108229, J04011, M439246, V581232, 20140392646, 20140393648, 20140393648, 20140393648, 20140393650, 20140393651, 20140393652, RP-2015-07403, RP-2021953677 and RP-2022448274 of the Official Public Records of Harris County, Texas.
- According to horizontal scaling from the current F.E.M.A. flood insurance rate Map no. 46201C0505A, dated June 13, 2014, this tract DOES NOT lie within Zone "A" or Zone "AE".

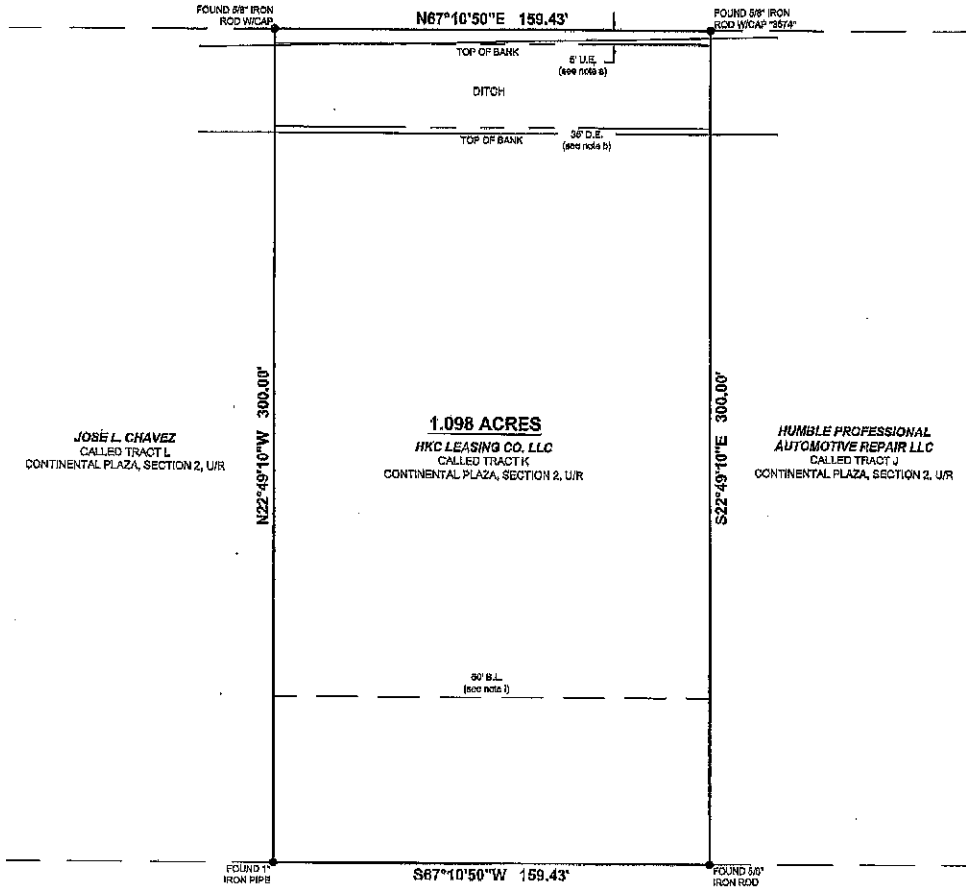
NOTES CORRESPONDING TO SCHEDULE B

- Utility easement 5 feet wide along the north property line, as set forth by instrument recorded in Under Clarke File Nos. J994011, L018128 and M493443 of the Official Records of Harris County, Texas.
- Drainage easement 35 feet wide along the north property line, as recorded in Under Clarke File Nos. J804011, L018128 and M439246 of the Official Records of Harris County, Texas.
- An easement for purposes of Pipeline located on subject property granted to Magrella Petroleum Company by instrument recorded in Under Volume 801, Page 47 of the Deed Records of Harris County, Texas and assigned to Noble Pipeline Company by instrument in Volume 807, Page 369 of the Deed Records of Harris County, Texas.
- An easement for purposes of right of way for Atascocita Road located on subject property granted to Harris County by instrument recorded in Under Volume 2306, Page 697; Volume 2306, Page 717; Volume 2307, Page 845 and Volume 2307, Page 889 of the Deed Records of Harris County, Texas.
- An easement for purposes of electric distribution facilities located on subject property granted to Houston Lighting & Power Company by instrument recorded in Under Clarke File Number M473474 of the Official Public Records of Harris County, Texas.
- An easement for purposes of ingress and egress located on subject property dedicated by Lanco-Continental Plaza, Inc by instrument recorded in Under Clarke File Number J15219 of the Official Public Records of Harris County, Texas.
- An easement for purposes of electric distribution facilities located on subject property granted to Houston Lighting & Power Company by instrument recorded in Under Clarke File Number J273791 of the Official Public Records of Harris County, Texas.
- Sanitary Control Easement located on subject property by instrument recorded in Under Clarke File No. H729519 of the Official Records of Harris County, Texas.
- Building setback line, 85 feet in width, along the south property line, as set forth by instruments recorded in Under Clarke File Nos. J804011 and L018128 of the Official Records of Harris County, Texas.



- LEGEND**
- UE UTILITY EASEMENT
 - BL BUILDING SETBACK LINE
 - DE DRAINAGE EASEMENT
 - O— OVERHEAD ELECTRIC WIRE
 - O— CHAIN LINK FENCE

CONTINENTAL PLAZA, SECTION 1, U/R



JOSE L. CHAVEZ
CALLED TRACT L
CONTINENTAL PLAZA, SECTION 2, U/R

1.098 ACRES
HKO LEASING CO. LLC
CALLED TRACT K
CONTINENTAL PLAZA, SECTION 2, U/R

HUMBLE PROFESSIONAL
AUTOMOTIVE REPAIR LLC
CALLED TRACT J
CONTINENTAL PLAZA, SECTION 2, U/R

ATASCOCITA ROAD
(R.O.W. VARIES)

SURVEY OF: A 1.098 ACRE TRACT OF LAND, SITUATED IN THE THOMAS W. MARSHALL SURVEY, A-540, HARRIS COUNTY, TEXAS, AND BEING OUT OF A CALLED 116.594 ACRE TRACT DESCRIBED IN DEEDS FOR A CALLED 10.495 ACRE TRACT RECORDED IN HARRIS COUNTY CLERK'S FILE NO. J108228 AND A CALLED 105.099 ACRE TRACT RECORDED IN HARRIS COUNTY CLERK'S FILE NO. J108630.

SURVEY MADE FOR:
Ricardo A Magallon and
Marta N Magallon

JOB NUMBER: 2407-20

DATE: 01/18/2024

FIELD CRAWL: KR

OFFICE: JL, AW, AT



I, Andrew P. Ticombe, certify that this survey was performed under my supervision on January 17, 2024; that there were no encroachments except as shown; that this survey conforms to T.O.P.S. Standards for a Category 1a, Condition III Survey. This certifies only to easements and building lines as referenced in Title Commitment as noted in Note #1 hereon.

Andrew P. Ticombe
ANDREW P. TICOMBE, R.P.L.S. #9951

4901 ATASCOCITA ROAD
HUMBLE, TEXAS 77346

TC SURVEY & MAPPING
9711 MASON RD. STE. 125 #415
RICHMOND, TEXAS 77407
PHONE (832) 600-2510
atcomb@tcsurveyandmapping.com
TBPELS Firm 10194775

TC SURVEY & MAPPING
9711 MASON ROAD STE 125 #416
RICHMOND, TEXAS, 77407

(Page 1 of 1 Pages)

Field notes for a survey of a 1.098 acre tract of land, situated in the Thomas W. Marshall Survey, Abstract 540, Harris County, Texas and being out of a called 116.594 acre tract described in deeds for a called 10.495 acre tract (Clerk's File No. J108628) and a called 106.099 acre tract (Clerk's File No.), said 1.098 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the Northern line of Atascocita Road (width varies) and being the East corner of the herein described tract (also called Tract K of Continental Plaza, Section 2, an unrecorded subdivision) and the South corner of the Humble Professional Automotive Repair LLC called Tract J of Continental Plaza, Section 2;

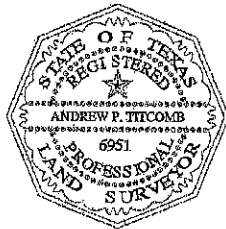
THENCE S 67 deg. 10 min. 50 sec. W, 159.43 feet to a 1 inch iron pipe found for the South corner of the herein described tract and the East corner of the Jose L. Chavez called Tract L, said point being located in the Northern line of Atascocita Road;

THENCE N 22 deg. 49 min. 10 sec. W, 300.00 feet with the common line of this tract and Tract L to a 5/8 inch iron rod found with cap for the West corner of the herein described tract and the North corner of Tract L and being situated in the common line of Continental Plaza, Section 1 & Section 2 (unrecorded);

THENCE N 67 deg. 10 min. 20 sec. E, 159.43 feet with the common line of Section 1 & Section 2 of Continental Plaza to a 5/8 inch iron rod found with cap "3674" for the North corner of the herein described tract and the West corner of Tract J;

THENCE S 22 deg. 49 min. 10 sec. E, 300.00 feet to the POINT OF BEGINNING, and containing 1.098 acres of land.

Note: Basis of bearings for this survey is Texas State Plane Coordinate System (SPCS83 Code 4203)



Andrew P. Titcomb

Andrew P. Titcomb
R.P.L.S. No. 6951