



Cross Pointe Addition

Dub House, MAI, CCIM, Broker

dubhouse@thisrealty.com

432.570.0705

www.thisrealty.com

Executive Summary

This is a retail and office development that wraps around the Kent Convenience Store at the intersection of Briarwood and Holiday Hill Road.

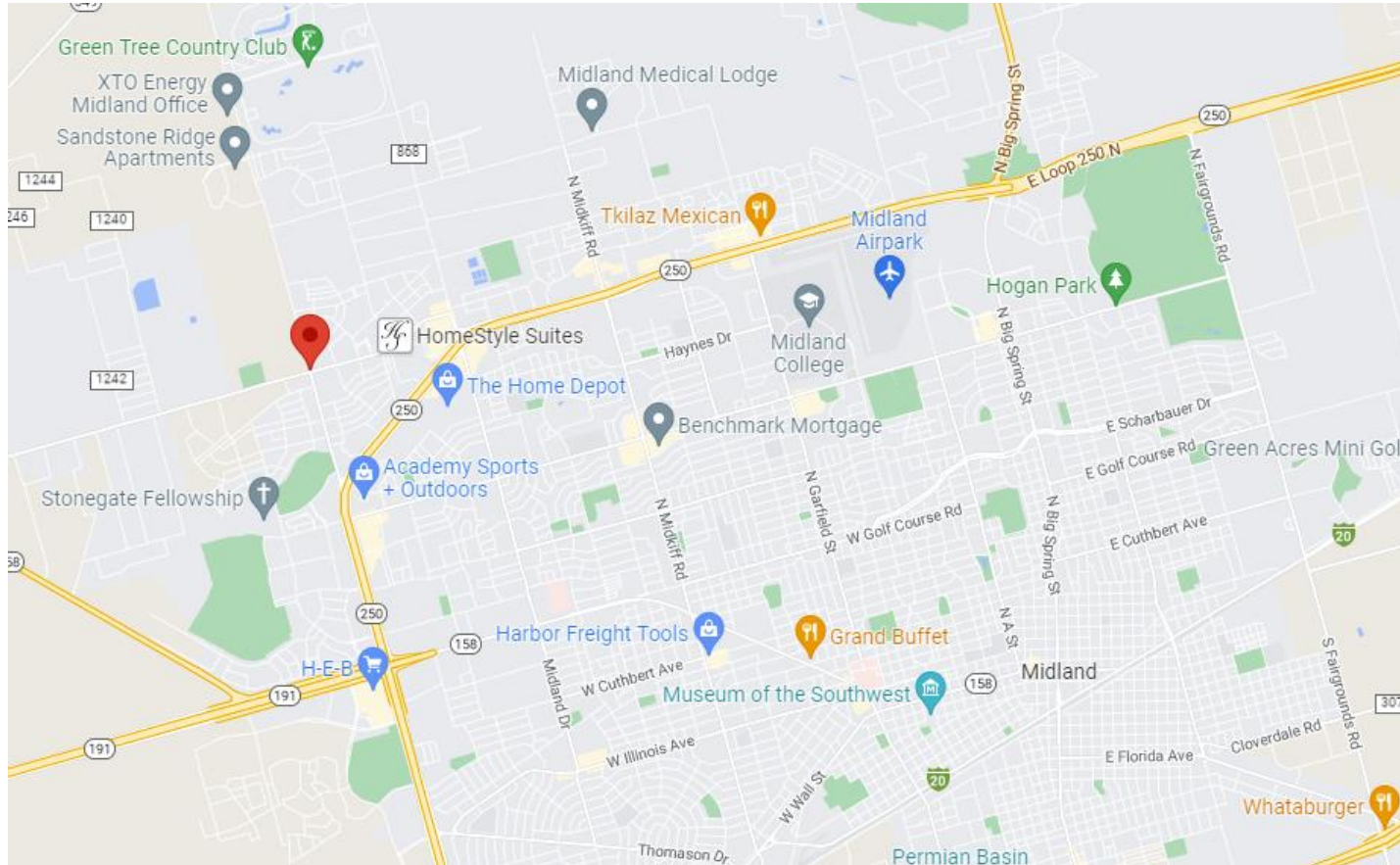
Highlights:

- All utilities are available
- 5 Retail-Office Sites Remaining
- Sites Being Developed Now
- Retail or Office
- Zoned RR-Regional Retail
- Located on the NW corner of the Holiday Hill and Briarwood intersection

Schedule a tour today or view it virtually on our website.

**This property is listed as unpriced - price is available upon request, just not on a public forum.*

Map



NW Corner of Holiday Hill Road & Briarwood
Midland, Texas

this **Realty**

Aerial View

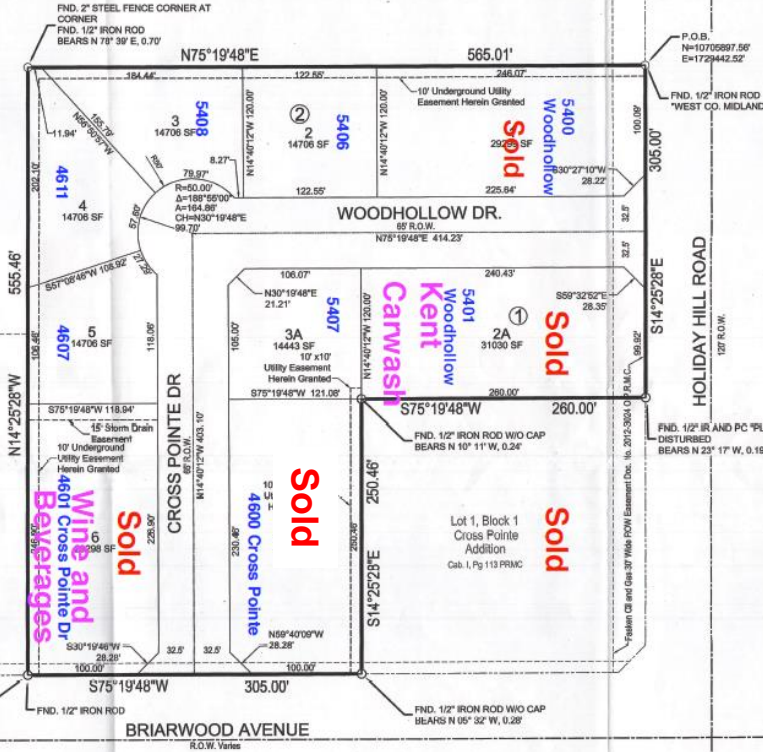


NW Corner of Holiday Hill Road & Briarwood
Midland, Texas

this **Realty**

Survey

Lot 3, Block 1
Cross Pointe
Addition
Cab. I, Pg 113 PRMC



Drainage Basin Easement
Cab. I, Pg 113 PRMC

Existing Water Pipeline Easement
Vol. 2376, Pg. 31, O.R.M.C.

SBC, LP
Volume 2386, Page 229, O.P.R.M.C.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

That I, J. Stan Piper, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed and/or my personal observation, in accordance with the Subdivision Regulations of the City of Midland, Texas.

J. Stan Piper
J. Stan Piper, P.L.S. #1974
Piper Surveying Company, P.C. 14711 RD. 10110, L240
Box 10000, Midland, Texas 79701, (409)263-1810



SPECIAL STATE PLANE COORDINATE NOTE

bearings, distances and coordinates are relative to the Texas State Plane Coordinate System (Central Zone 1603 NAD23), with a combined grid factor of 0.999995547 as shown project datum. The false angle is equal to 307°04'48.37" at UTM 16Q UTM zone "16Q00", with published values of 10-10.688, 19-17.0 and 6-17.16, 688.28 in U.S. Survey Feet.

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of CROSS POINTE ADDITION, SECTION 3 was approved by proper authority of the City of Midland and having been approved by the City of Midland, Texas, on this 27th day of February, 2018.

Joshua R Sparks - Mayor
Joshua R Sparks - Mayor

Christina O Burns - Secretary
Christina O Burns - Secretary

NOTES

- Getting a portion of this addition by means and bounds may be a violation of City ordinance and shall be and subject to final and withstanding of utilities and building permits.
- Approval of a site plan by the City of Midland may be required before the development of any lot and before a building permit may be obtained.
- A market refuse collection easement is hereby granted for Lots 2A, 2A & 4, Block 1, and Lots 1 & 4, Block 2, Cross Pointe Addition, Section 3 to the City of Midland for garbage and trash collection and location and maintenance of trash containers, save and except those areas occupied by a building or structure.
- 1/2" IRON ROD with Plastic Cap marked "PLS 1974" set at each corner unless noted otherwise.
- There is hereby imposed a restriction, which shall run with the land, that Lot 1, Block 2 and Lot 2A, Block 1 sitting on Holiday Hill Road and Lot 6, Block 2 and Lot 4, Block 1 sitting on Briarwood Avenue shall not have direct driveway access to said abut.
- Based on the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, Community Number 480477, sheet number 48520C006P, Revised (fourth) ed. 10-00, the surveyed property is not located in a special flood hazard area according to the map; the current flood zone classification for the surveyed property is Zone X.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND
WHEREAS, the BLACK FAMILY PARTNERSHIP, LTD is the record owner of this 2.71 Acre tract of land in Section 3, Block 4, T-4-S, R-10-E Co. Survey, Midland County, Texas and we do hereby declare to the public our true names, surnames and true addresses above shown.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That we, Black Family Partnership by Ltd, do hereby adopt this plat dividing the hereinabove described property as CROSS POINTE ADDITION, SECTION 3 to the City of Midland, Texas, and we do hereby declare to the public our true names, surnames, surnames and true addresses above shown.

WITNESSED our HANDS IN MIDDLETOWN, TEXAS, this 27th day of February, 2018.

Mike Black
Mike Black - Trustee

STATE OF TEXAS
COUNTY OF MIDLAND

This instrument was acknowledged before me on February 27, 2018 by Mike Black on behalf of Black Family Partnership.

Cindy A Zoller
Cindy A Zoller - Heavy Public Notary



UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

Christy Williams - Christy Williams
Chief Electric Utility Services - Christy Williams

Kevin A Spence - Kevin A Spence
AT&T Texas - Kevin A Spence

Mark Lico - Mark Lico
Ariosa Energy - Mark Lico

Chris Harts - Chris Harts
Midland Gas - Chris Harts

Steve - Steve
Electric Communications - Steve

CROSS POINTE ADDITION SECTION 3

5.71 Acres Being a Replat of Lot 2, Block 1, Cross Pointe Addition to the City and County of Midland, Texas



LEGEND

- PLAT LIMITS
- LOT LINES
- NEW EASEMENT
- EXISTING PLATTED LOTS & STREET RW
- EXISTING EASEMENTS

OWNER: *Mike Black*
BLACK FAMILY PARTNERSHIP LTD, ET AL.
P.O. BOX 50820
MIDLAND, TEXAS 79710
Contact: Mike Black
(432) 683-2650

ENGINEER:
PARKHILL, SMITH & COOPER, INC.
1700 W. WALL STREET
MIDLAND, TEXAS 79701
Contact: Eric West P.E.
(432) 697-1447

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS
NO. 2018-0212 CABINET 1
DATE 02-28-18 PAGE 15/1
REGISTRATION FILED UNDER
32457 PLAT NUMBER 3099-3-4733

CROSS POINTE ADDITION SECTION 3

The Sign You've Seen Around Town is the Sign You've Come to Trust

thisRealty is a locally owned and operated real estate firm with a 40+ year history in West Texas. We are composed of seasoned realty agents that specialize in assisting our clients in buying, selling and leasing commercial real estate.

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11/2/2015

Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental 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>Zero Five Two Two Eight Two, Inc</u>	<u>479486</u>	<u>dubhouse@thisrealty.com</u>	<u>(432)570-0705</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>d/b/a thisRealty</u>	<u>479486</u>	<u>dubhouse@thisrealty.com</u>	<u>(432)570-0705</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Winfred B House</u>	<u>296610</u>	<u>dubhouse@thisrealty.com</u>	<u>(432)570-0705</u>
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0