



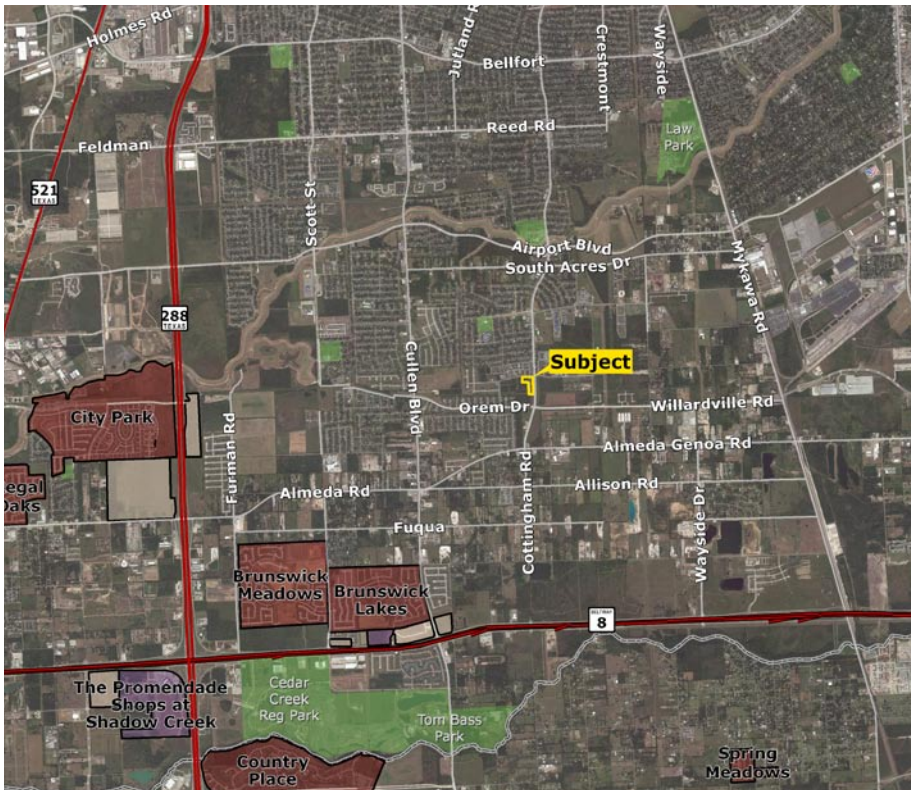
Contact:

Kirk Laguarda/KLaguarda@landadvisors.com
 Duane Heckmann/DHeckmann@landadvisors.com
 Office 713.647.7800/Fax 713.647.7830
 10497 Town & Country Way, Suite 930
 Houston, Texas 77024
www.landadvisors.com

4 Acres

Martin Luther King Blvd.

Houston, Texas



Location: This property is located on the SEC of Martin Luther King Blvd., just north of Beltway 8, in south Houston, Harris County, Texas.

Size: 4 acres

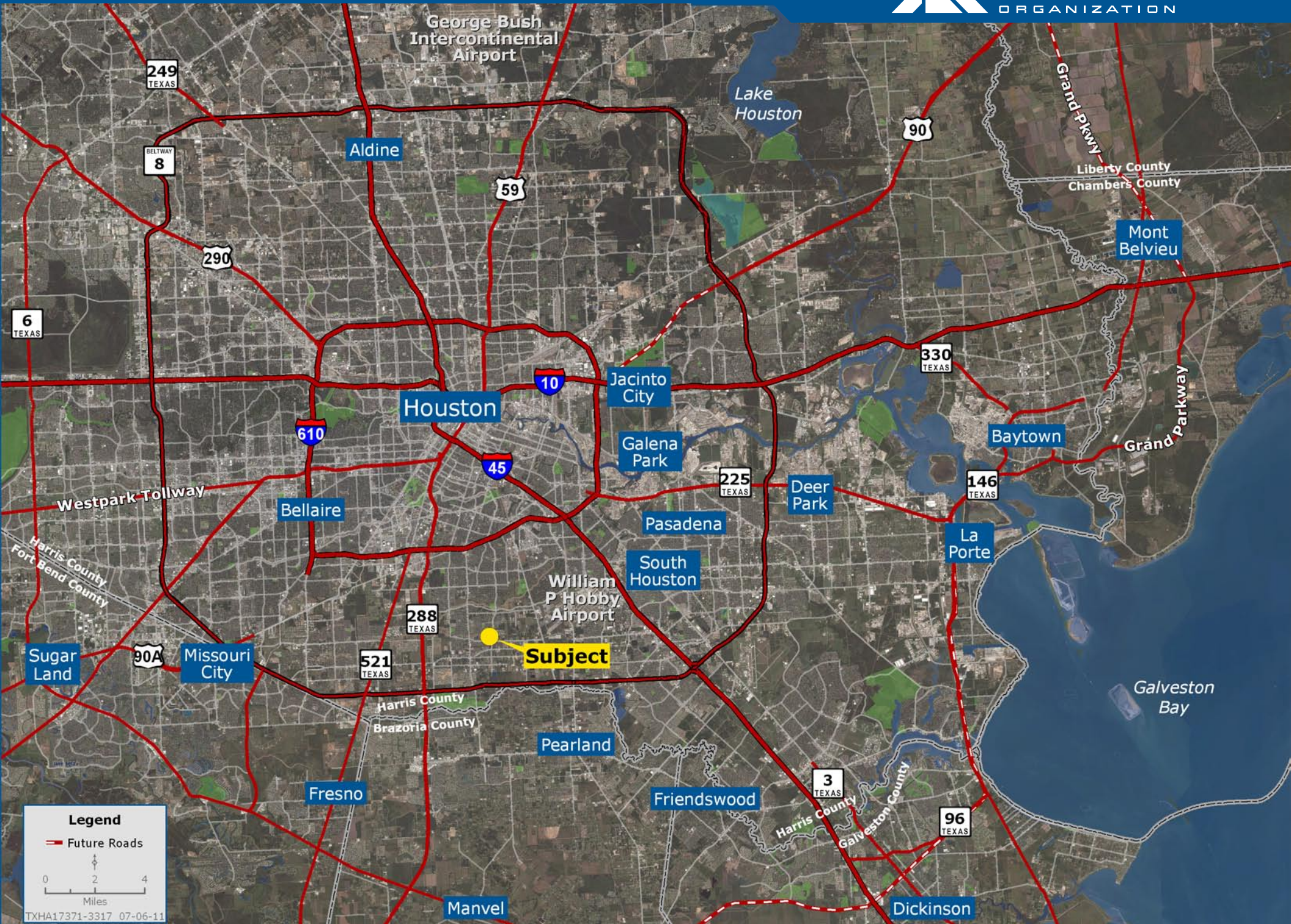
Price: \$149,900

Tax Rates:

HOUSTON ISD	1.1567
HARRIS COUNTY	0.38805
HARRIS CO FLOOD CNTRL	0.02923
PORT OF HOUSTON AUTHY	0.02054
HARRIS CO HOSP DIST	0.19216
HARRIS CO EDUC DEPT	0.006581
HOU COMMUNITY COLLEGE	0.09222
CITY OF HOUSTON	0.63875
Total Tax Rate:	2.524231

Utilities: City of Houston

School District: Houston Independent School District

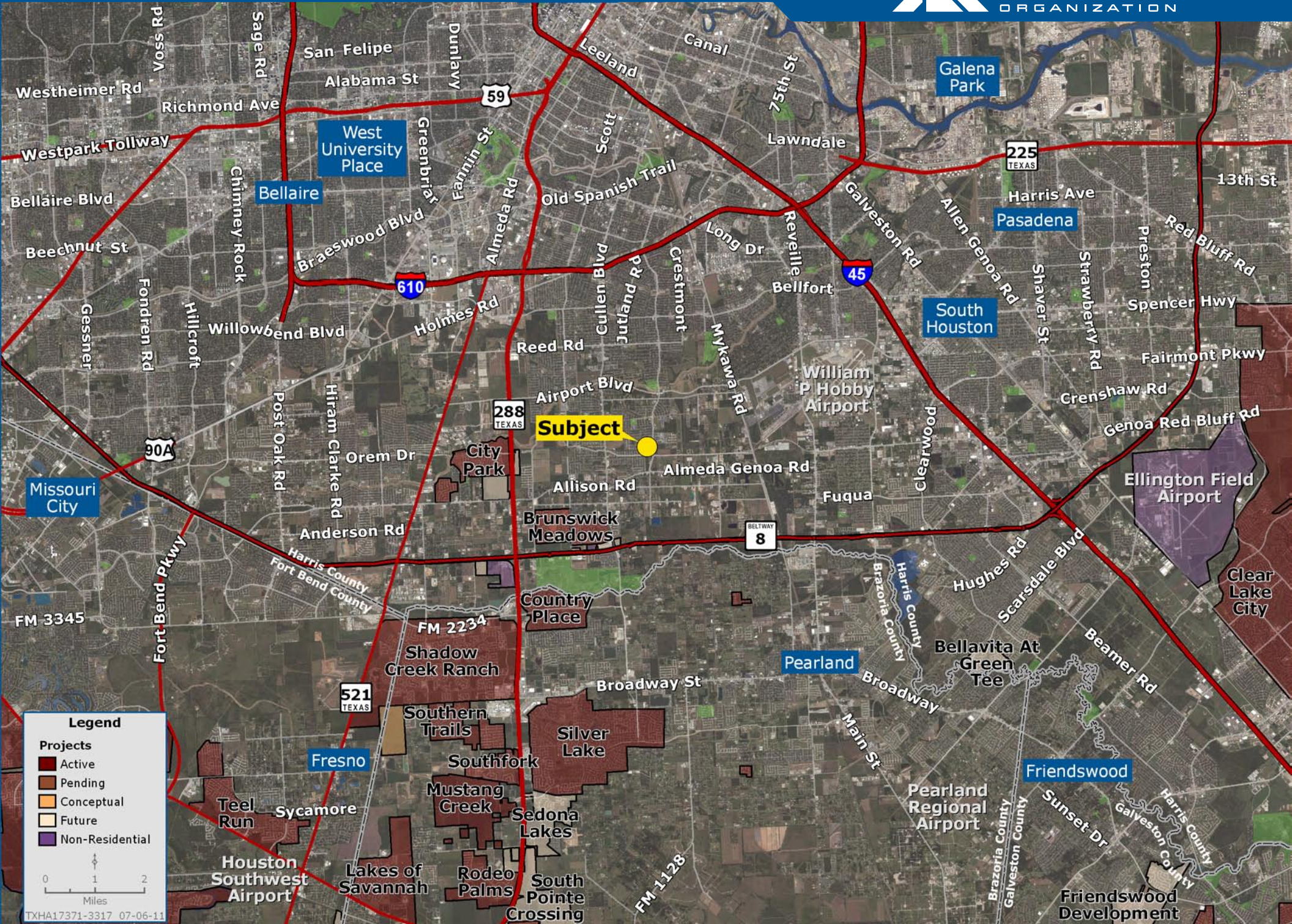


Legend

- Future Roads

0 2 4
Miles

TXHA17371-3317 07-06-11



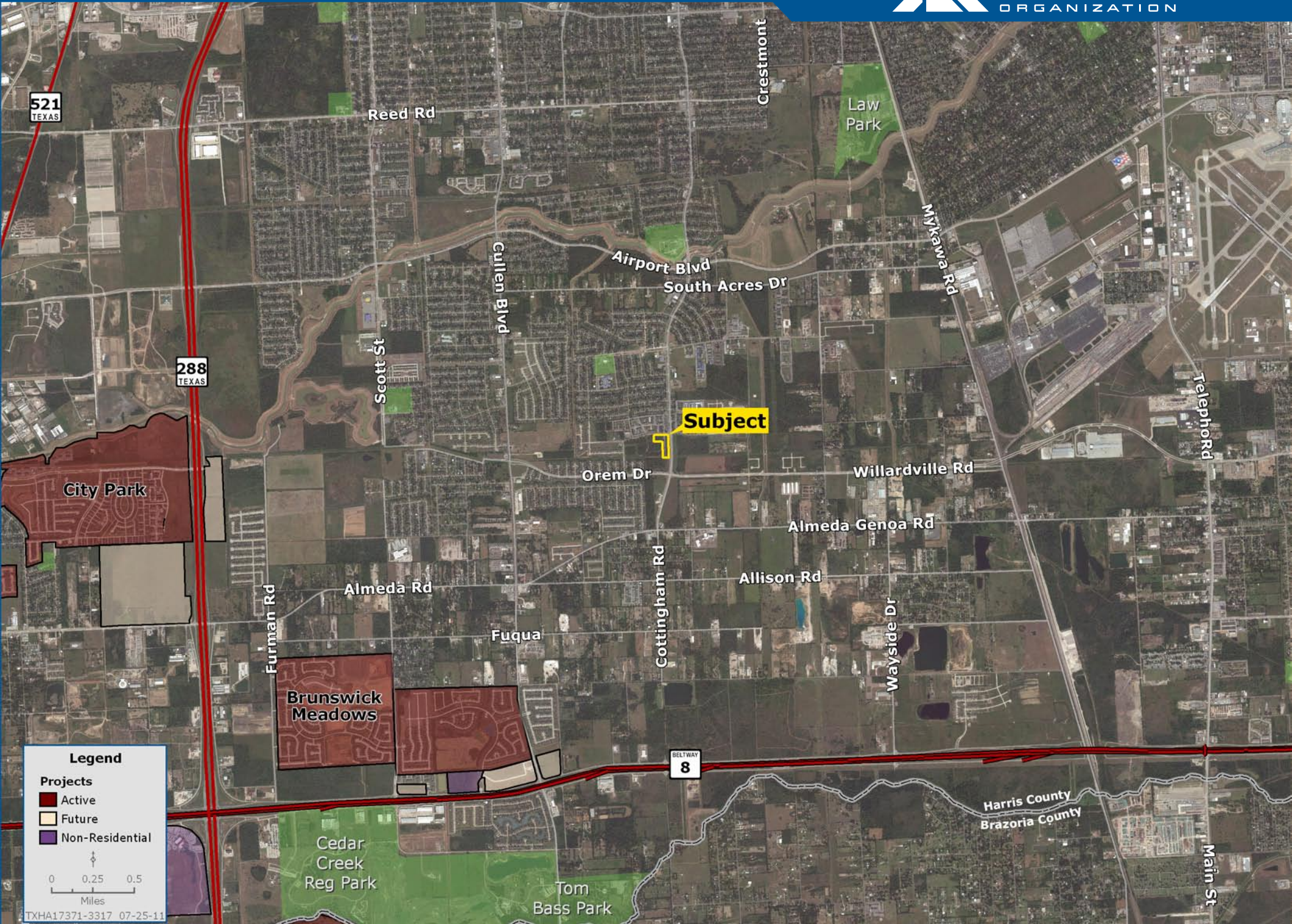
Legend

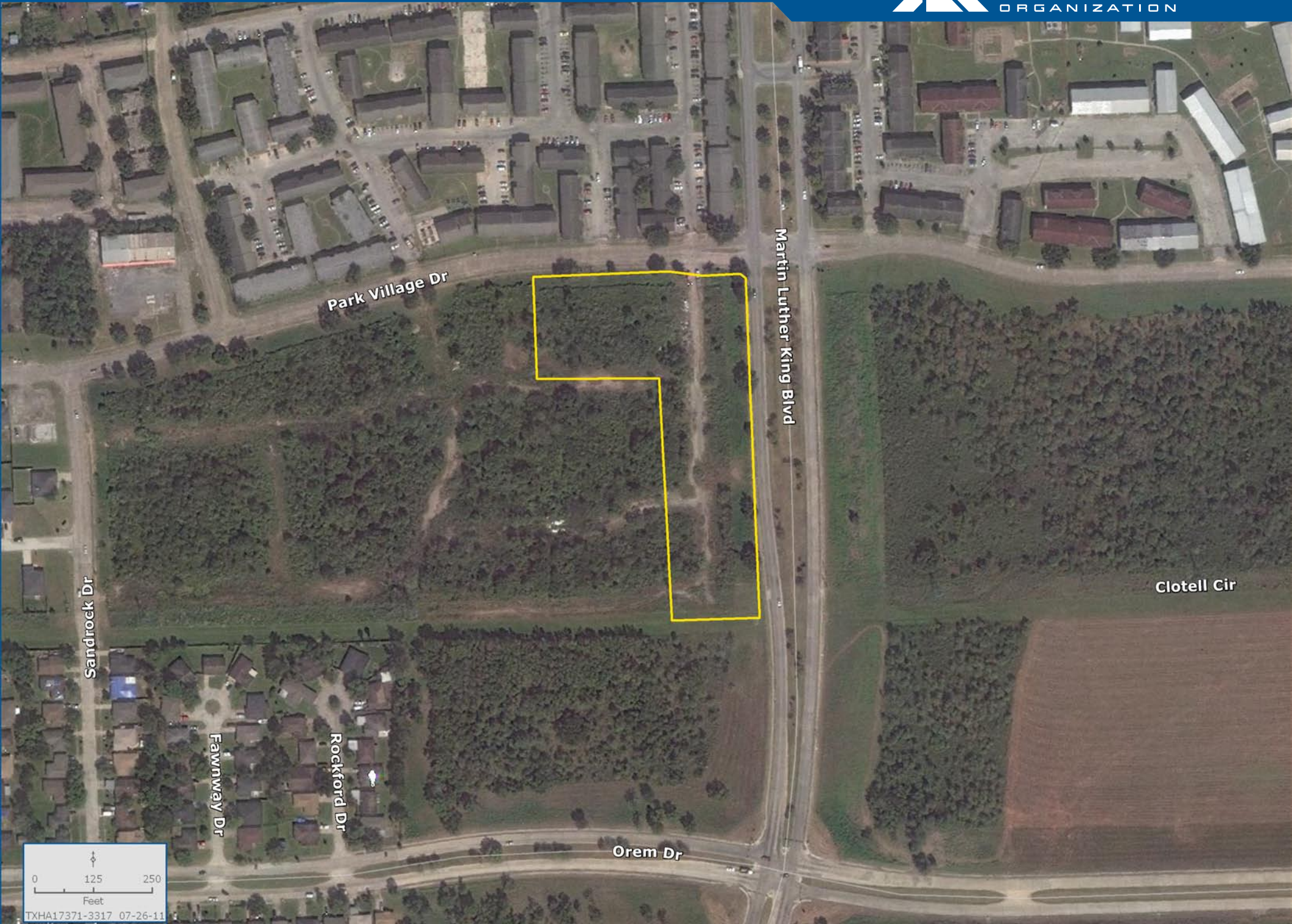
Projects

- Active
- Pending
- Conceptual
- Future
- Non-Residential

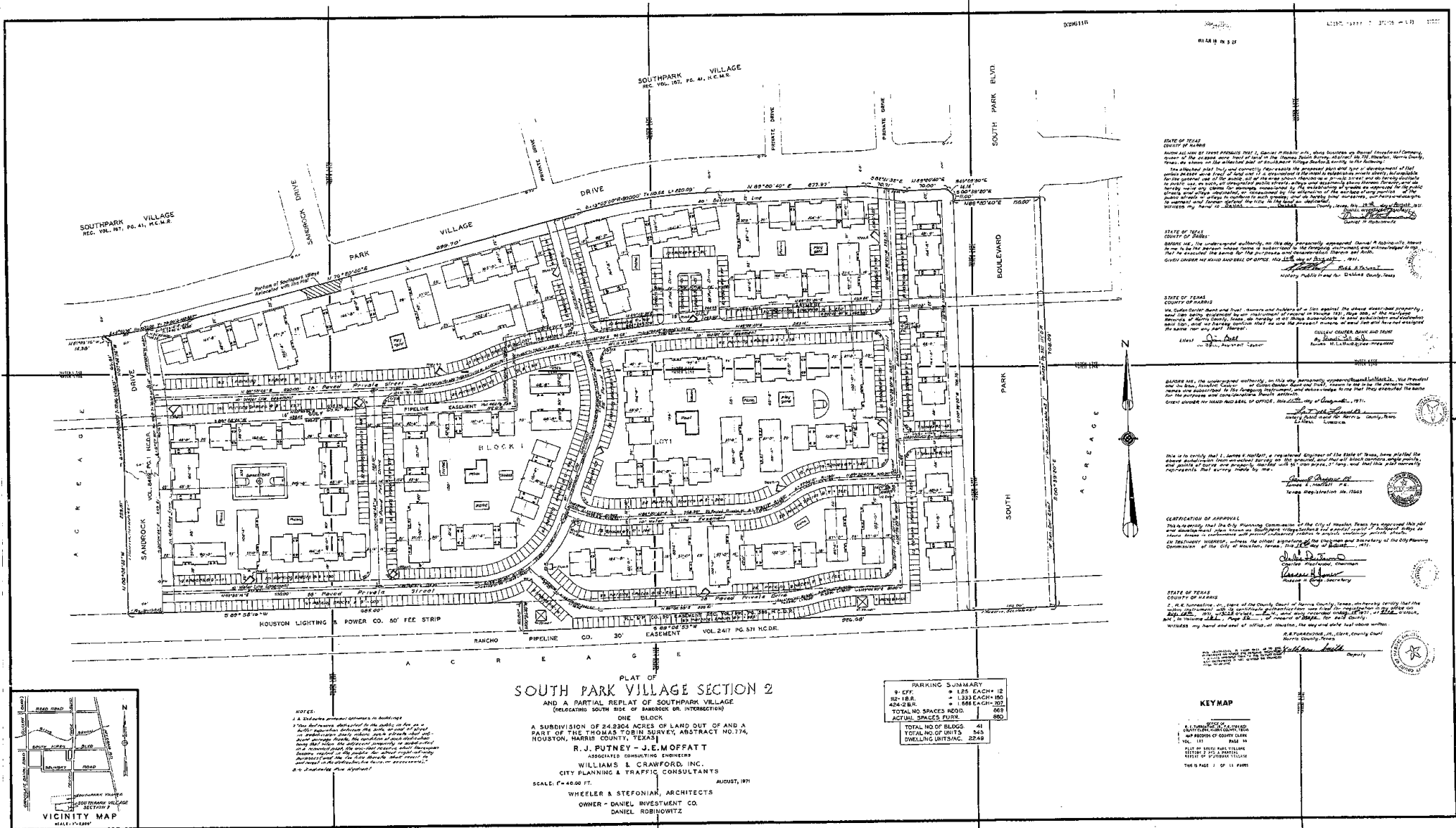
0 1 2
Miles

TXHA17371-3317 07-06-11





TXHA17371-3317 07-26-11



PLAT OF SOUTH PARK VILLAGE SECTION 2
 AND A PARTIAL REPLAT OF SOUTH PARK VILLAGE
 (RELEGATING SOUTH SIDE OF SANDROCK DR. INTERSECTION)

ONE BLOCK
 A SUBDIVISION OF 24.8204 ACRES OF LAND OUT OF AND A PART OF THE THOMAS TOBIN SURVEY, ABSTRACT NO. 174, HOUSTON, HARRIS COUNTY, TEXAS
R. J. RUTNEY - J. E. OFFATT
 ASSOCIATED CONSULTING ENGINEERS
WILLIAMS & CRAWFORD, INC.
 CITY PLANNING & TRAFFIC CONSULTANTS
 SCALE: 1" = 4000 FT. AUGUST, 1971
WHEELER & STEFONIAK, ARCHITECTS
 OWNER - DANIEL INVESTMENT CO.
 DANIEL ROBINOWITZ

PARKING SUMMARY

9' EFF.	1,125 EACH * 12
12' EFF.	1,225 EACH * 10
454'2" R.	1,588 EACH * 107
TOTAL NO. SPACES REQD.	607
ACTUAL SPACES FURN.	860
TOTAL NO. OF BLDGS.	41
TOTALING OF UNITS	849
DWELLING UNITS/AC.	32.49

NOTES:
 1. All dimensions are given in feet and inches.
 2. This plat is subject to the plat of the same or any other plat which may be recorded in the public records of Harris County, Texas, which may affect the same.
 3. The plat is subject to the plat of the same or any other plat which may be recorded in the public records of Harris County, Texas, which may affect the same.
 4. The plat is subject to the plat of the same or any other plat which may be recorded in the public records of Harris County, Texas, which may affect the same.
 5. The plat is subject to the plat of the same or any other plat which may be recorded in the public records of Harris County, Texas, which may affect the same.



STATE OF TEXAS
 COUNTY OF HARRIS
 I, Daniel A. Robinson, County Clerk, do hereby certify that the above plat of land is a true and correct copy of the original plat as filed in the office of the County Clerk, Harris County, Texas, on August 11, 1971, at 10:00 A.M.
 I, Daniel A. Robinson, County Clerk, do hereby certify that the above plat of land is a true and correct copy of the original plat as filed in the office of the County Clerk, Harris County, Texas, on August 11, 1971, at 10:00 A.M.

STATE OF TEXAS
 COUNTY OF HARRIS
 I, Daniel A. Robinson, County Clerk, do hereby certify that the above plat of land is a true and correct copy of the original plat as filed in the office of the County Clerk, Harris County, Texas, on August 11, 1971, at 10:00 A.M.
 I, Daniel A. Robinson, County Clerk, do hereby certify that the above plat of land is a true and correct copy of the original plat as filed in the office of the County Clerk, Harris County, Texas, on August 11, 1971, at 10:00 A.M.

STATE OF TEXAS
 COUNTY OF HARRIS
 I, Daniel A. Robinson, County Clerk, do hereby certify that the above plat of land is a true and correct copy of the original plat as filed in the office of the County Clerk, Harris County, Texas, on August 11, 1971, at 10:00 A.M.
 I, Daniel A. Robinson, County Clerk, do hereby certify that the above plat of land is a true and correct copy of the original plat as filed in the office of the County Clerk, Harris County, Texas, on August 11, 1971, at 10:00 A.M.

STATE OF TEXAS
 COUNTY OF HARRIS
 I, Daniel A. Robinson, County Clerk, do hereby certify that the above plat of land is a true and correct copy of the original plat as filed in the office of the County Clerk, Harris County, Texas, on August 11, 1971, at 10:00 A.M.
 I, Daniel A. Robinson, County Clerk, do hereby certify that the above plat of land is a true and correct copy of the original plat as filed in the office of the County Clerk, Harris County, Texas, on August 11, 1971, at 10:00 A.M.

KEY MAP
 ALL DIMENSIONS ARE IN FEET AND INCHES.
 ALL RECORDS OF COPY PLATS
 IN THE OFFICE OF THE COUNTY CLERK
 OF HARRIS COUNTY, TEXAS
 FILED IN THE PUBLIC RECORDS
 OF HARRIS COUNTY, TEXAS
 THIS PAGE 1 OF 11 PAGES

Vol. 181, Page 56
 MAP RECORDS OF
 HARRIS COUNTY, TEXAS

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

1. Shall treat all parties honestly;
2. May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960. EQUAL HOUSING OPPORTUNITY. O1A TREC No. OP-K

