



+/- 33.42 ACRES FOR SALE

0 Todville Road, Seabrook, Texas 77586

PROPERTY INFORMATION

Total Land: +/- 33.42 Acres

Improvements: Raw Land

Utilities: City Utilities

Sales Price: Contact Broker

PROPERTY HIGHLIGHTS

- +/- 191 Ft Frontage on Todville
- Access and Views of Galveston & Trinity Bay.
- City of Pasadena
- Close Proximity to Bayport Container Terminal
- Neighboring Northern +/-9.33 Acre Tract on Todville Available

FOR MORE INFORMATION

Sam Rayburn

srayburn@moodyrambinint.com
713.373.0441

Jim Autenreith

jautenreith@moodyrambinint.com
713.773.5593



+/- 33.42 OF LAND FOR SALE

0 Todville Road, Seabrook, Texas 77586



FOR MORE INFORMATION:

Sam Rayburn

srayburn@moodyrambinint.com

713.373.0441

Jim Autenreith

jautenreith@moodyrambinint.com

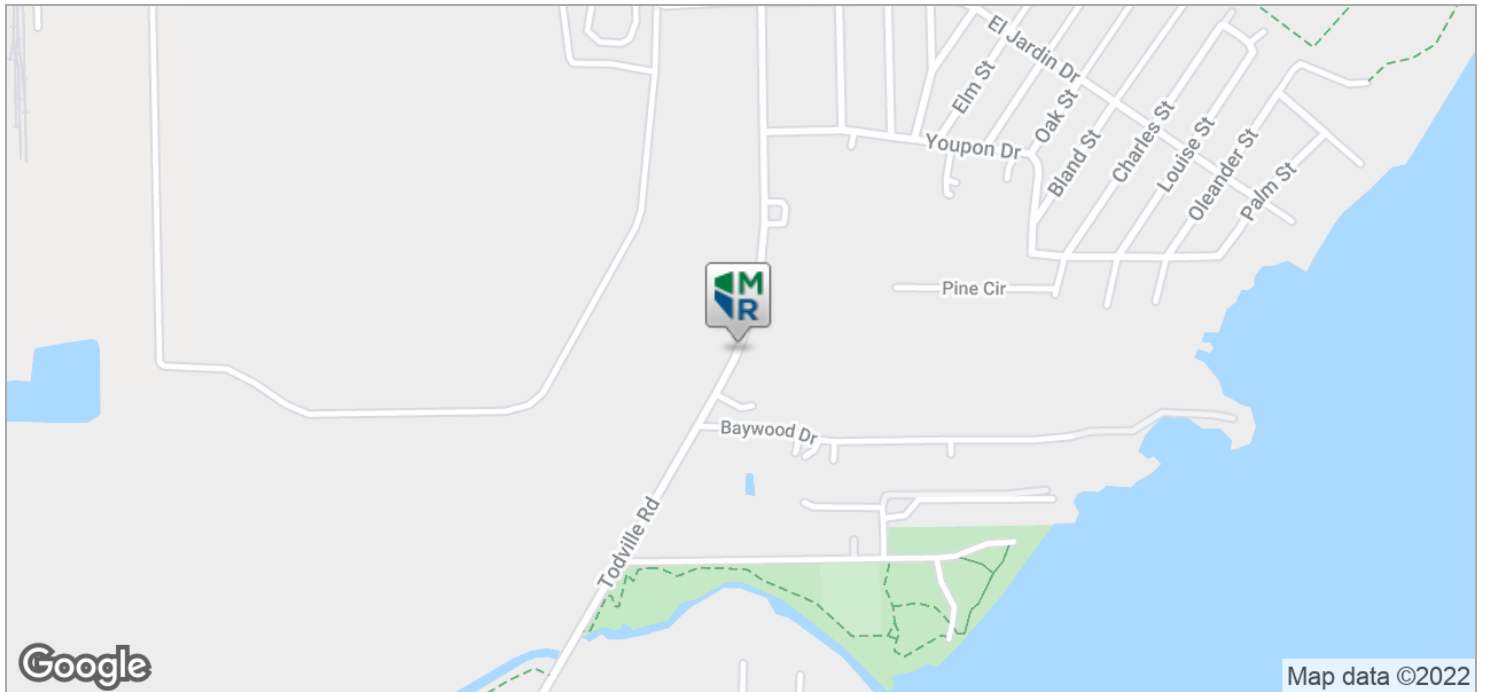
713.773.5593



The information contained herein was obtained from sources believed reliable; however, Moody Rabin makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

+/- 33.42 ACRES OF LAND FOR SALE

0 Todville Road, Seabrook, Texas 77586



FOR MORE INFORMATION:

Sam Rayburn

srayburn@moodyrambinint.com
713.373.0441

Jim Autenreith

jautenreith@moodyrambinint.com
713.773.5593



DISCOVERY TRACT HA986 TODVILLE RD AT BAYWOOD DR

APPROX. 33 AC.

FLOODPLAIN EXHIBIT

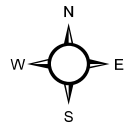
SAN JACINTO & GALVESTON BAY WATERSHED

JANUARY 2022

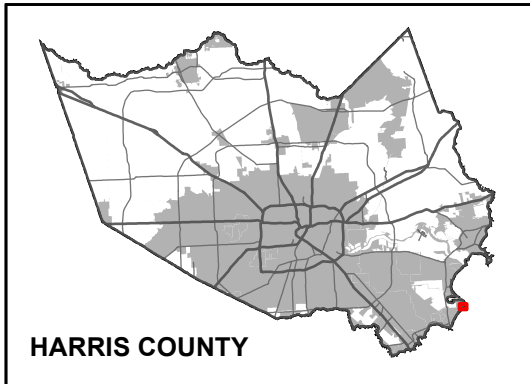
LEGEND

- DISCOVERY TRACT
- SUBWATERSHED BOUNDARY
- CROSS SECTIONS
- CHANNELS
- CONTOURS
- FLOODWAY
- 100 YEAR (APPROX. 8.5 AC.)
- 500 YEAR (APPROX. 23.1 AC.)
- ZONE AO
- ZONE A
- ZONE VE (APPROX. 1.8 AC.)
- ZONE VE FLOODWAY
- AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

DATA SOURCE: EFFECTIVE: FLOODPLAIN DATA, CHANNELS, AND CROSS SECTIONS - FEMA, FIRM PANELS: 48201C1085M - 1/5/2017, 48201C1105M - 1/5/2017, CONTOURS (5 FT) - TNRIS AND HCFCO 2018, SUB-WATERSHED LINE - HCFCO



0 200 400 800 FEET



HARRIS COUNTY

AERIAL PHOTOGRAPH DATE: NEARMAP 2022

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES.



TRACT	500 YEAR (APPROX. ACREAGE)	100 YEAR STATIC BFE 12 (APPROX. ACREAGE)	100 YEAR STATIC BFE 13 (APPROX. ACREAGE)	100 YEAR STATIC BFE 14 (APPROX. ACREAGE)	100 YEAR STATIC BFE 15 (APPROX. ACREAGE)	ZONE VE STATIC BFE 16 (APPROX. ACREAGE)	ZONE VE STATIC BFE 18 (APPROX. ACREAGE)
HA986	8.5 AC.	9.6 AC.	7.1 AC.	7.2 AC.	2.1 AC.	0.1 AC.	1.7 AC.

THE AUTHORS OF THIS EXHIBIT HAVE USED THEIR BEST EFFORTS IN ITS PREPARATION. THESE EFFORTS INCLUDE THE DEVELOPMENT, RESEARCH, AND TESTING OF THE THEORIES AND PROGRAMS TO DETERMINE THEIR EFFECTIVENESS. HOWEVER, NEITHER THE AUTHORS NOR THE U.S. GOVERNMENT NOR ANY AGENCY THEREOF, NOR ANY OF THEIR EMPLOYEES, NOR ANY OF THEIR CONTRACTORS, SUBCONTRACTORS, OR THEIR EMPLOYEES, MAKE ANY WARRANTY EXPRESS OR IMPLIED, OR ASSUME ANY LEGAL LIABILITY OR RESPONSIBILITY FOR THE ACCURACY, COMPLETENESS, OR USEFULNESS OF ANY INFORMATION APPARATUS, ALGORITHM, PRODUCT, OR PROCESS DISCLOSED, OR REPRESENT THAT ITS USE WOULD NOT INFRINGE ON PRIVATELY OWNED RIGHTS.

DISCOVERY TRACT HA986

TODVILLE RD AT BAYWOOD DR




APPROX. 33 AC.

MUNICIPALITY EXHIBIT

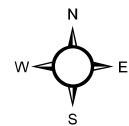
CITY OF PASADENA

JANUARY 2022

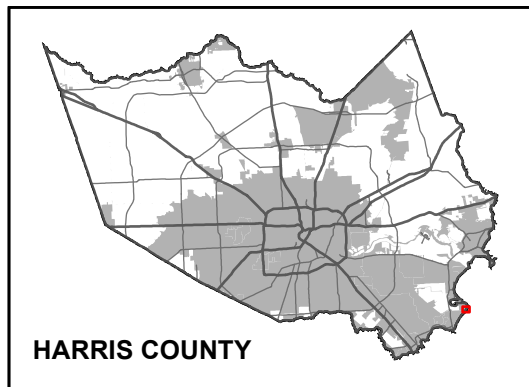
LEGEND

-  DISCOVERY TRACT
-  CITY OF PASADENA
-  CITY OF SEABROOK

DATA SOURCE: CITY OF SEABROOK LIMITS - HARRIS COUNTY APPRAISAL DISTRICT, CITY OF PASADENA LIMITS - HARRIS COUNTY APPRAISAL DISTRICT



0 200 400 800 FEET



HARRIS COUNTY

AERIAL PHOTOGRAPH DATE: NEARMAP 2021

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES.

 **LJA ENGINEERING**
3600 W Sam Houston Parkway S, Suite 600
Houston, Texas 77042
Phone 713.953.5200 TBPE F-1386
LJA.com



Path: T:\0004\Exhibits\HA986\broch\HA986.aprx

DISCOVERY TRACT HA986





TODVILLE RD AT BAYWOOD DR

APPROX. 33 AC.

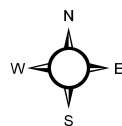
PIPELINE AND WELL EXHIBIT

JANUARY 2022

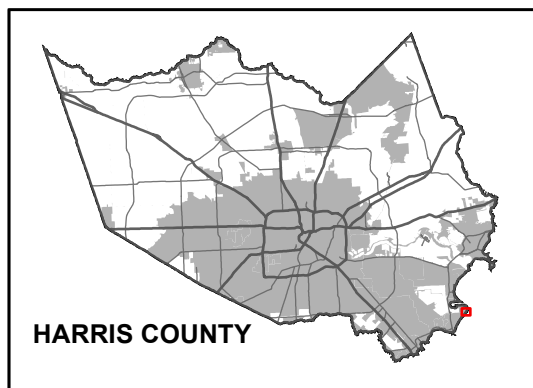
LEGEND

-  DISCOVERY TRACT
-  SURFACE WELL
-  ABANDONED PIPELINE
-  PIPELINE IN SERVICE

DATA SOURCE: PIPELINE AND SURFACE WELL - RAILROAD COMMISSION OF TEXAS (RRC)

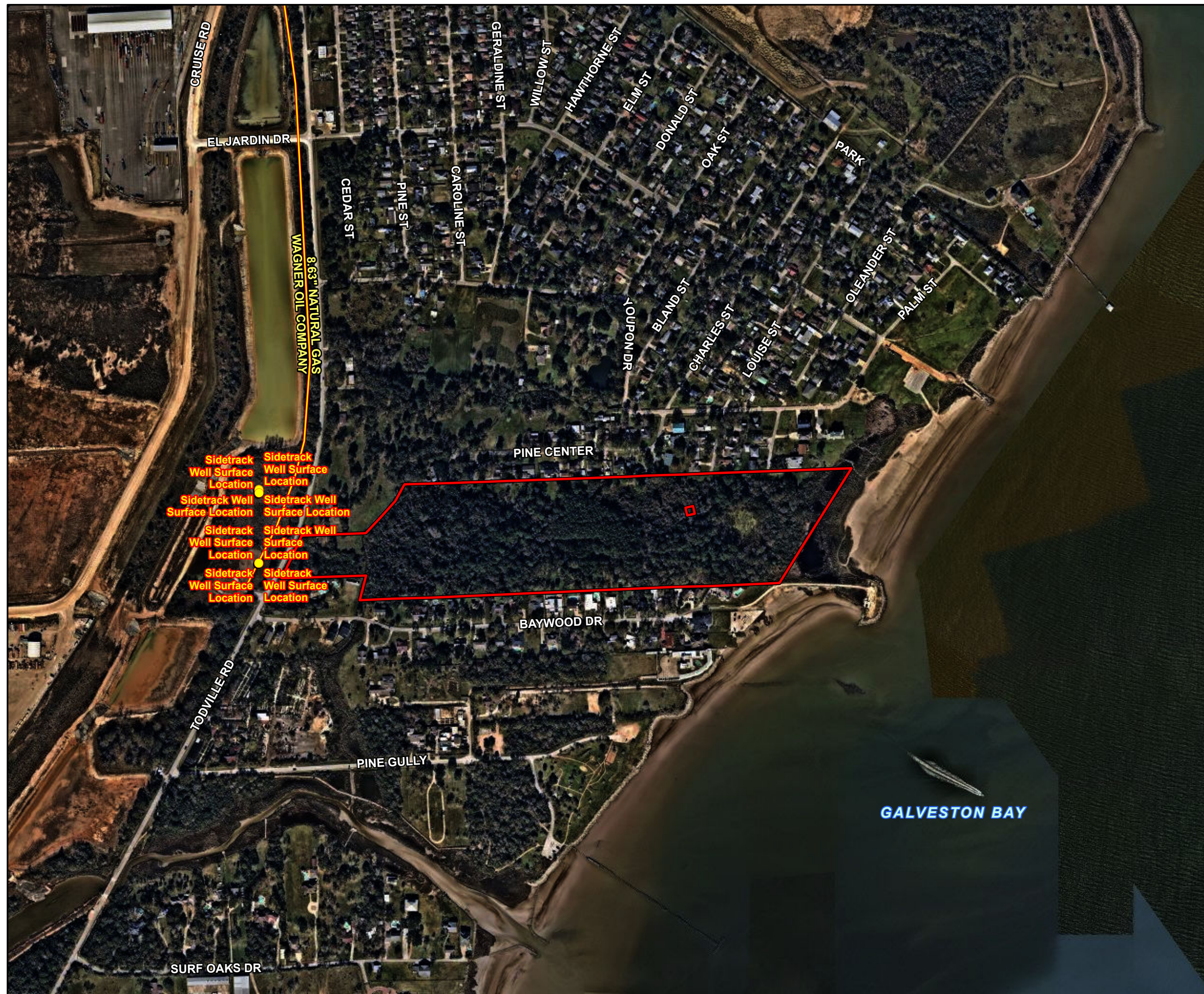


0 250 500 1,000 FEET



AERIAL PHOTOGRAPH DATE: NEARMAP 2022

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES.



Path: T:\0004\Exhibits\HA986\broch\HA986.arx

DISCOVERY TRACT HA986

TODVILLE RD AT BAYWOOD DR







APPROX. 33 AC.

UTILITY EXHIBIT

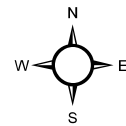
CITY OF PASADENA

JANUARY 2022

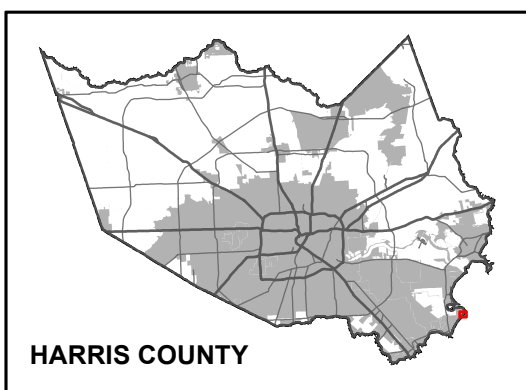
LEGEND

-  DISCOVERY TRACT
-  CITY AND ETJ LIMITS
-  LIFT STATION
-  SANITARY FORCE MAIN
-  SANITARY LINE
-  WATER LINE

DATA SOURCE: UTILITY - CITY OF PASADENA, CITY OF PASADENA LIMITS - HARRIS COUNTY APPRAISAL DISTRICT, CITY OF SEABROOK LIMITS - HARRIS COUNTY APPRAISAL DISTRICT



0 200 400 800 FEET



AERIAL PHOTOGRAPH DATE: NEARMAP 2022

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES.

LJA ENGINEERING
 3600 W Sam Houston Parkway S, Suite 600
 Houston, Texas 77042
 Phone 713.953.5200 TBPE F-1386
 LJA.com



Path: T:\0004\Exhibits\HA986\broch\HA986.aprx

DISCOVERY TRACT HA986 TODVILLE RD AT BAYWOOD DR


















APPROX. 33 AC.

ZONING EXHIBIT

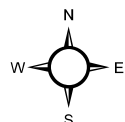
VACANT ZONE

JANUARY 2022

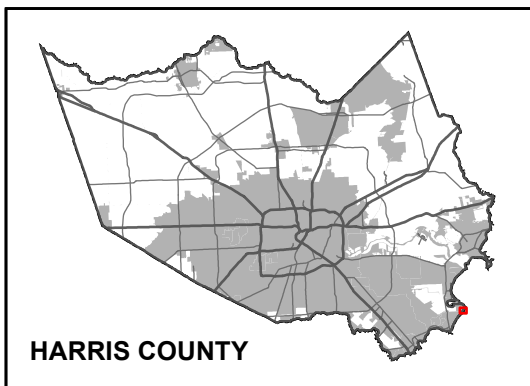
LEGEND

- | | | | |
|---|------------------------------------|---|----------------------------------|
|  | DISCOVERY TRACT |  | CIVIC - GOVERNMENT, (CIVIC-G) |
|  | CITY LIMITS AND ETJ |  | COMMERCIAL - AUTO RELATED, (CAR) |
|  | PASADENA INDUSTRIAL DISTRICT |  | COMMERCIAL - OTHER, CO |
|  | RESIDENTIAL - LARGE LOT, (RLL) |  | COMMERCIAL - VACANT, CV |
|  | RESIDENTIAL - MANUF. HOME, RMH |  | UTILITY - PIPELINE, UTIL |
|  | RESIDENTIAL - OTHER, (RO) |  | VACANT, (VACANT) |
|  | RESIDENTIAL - COMMON OPEN, (RC) |  | SINGLE FAMILY DETACHED (R-1) |
|  | RESIDENTIAL - NEIGHBH MIXED, (RNM) |  | LOW DENSITY (R-LD) |
|  | RESIDENTIAL SINGLE-FAMILY, (RSF) | | |

DATA SOURCE: ZONING - PASADENA, ZONING - CITY OF SEABROOK, CITY OF PASADENA LIMITS - HARRIS COUNTY APPRAISAL DISTRICT, CITY OF SEABROOK LIMITS - HARRIS COUNTY APPRAISAL DISTRICT



0 200 400 800 FEET



AERIAL PHOTOGRAPH DATE: NEARMAP 2022

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES.

LJA ENGINEERING
3600 W Sam Houston Parkway S, Suite 600
Houston, Texas 77042
Phone 713.953.5200 TBPE F-1386
LJA.com



Path: T:\0004\Exhibits\HA986\map\HA986.aprx

DISCOVERY TRACT HA986 TODVILLE RD AT BAYWOOD DR









APPROX. 33 AC.

VICINITY EXHIBIT

**CITY OF PASADENA
CLEAR CREEK I.S.D.**

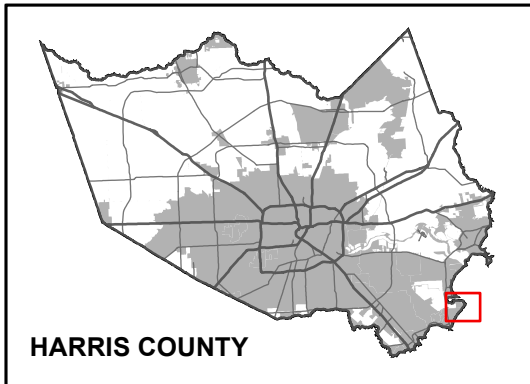
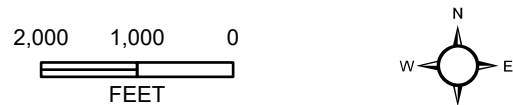
JANUARY 2022

LEGEND

-  DISCOVERY TRACT
-  SCHOOL DISTRICTS
-  MAJOR THOROUGHFARE PLAN
-  RAILROAD
-  MMD MUNICIPAL MANAGEMENT DISTRICT
-  TIRZ TAX INCREMENT REINVESTMENT ZONE
-  CCN SEWER BOUNDARIES*
-  CCN WATER BOUNDARIES*

DATA SOURCE: SCHOOL DISTRICTS - TEA, MMD - HCAD, CCNS - PUC, MAJOR THOROUGHFARE PLAN - CITY OF HOUSTON, COUNTY LINE - ESRI, RAILROAD - ESRI

***DISTRICT BOUNDARIES FROM OFFICAL DATA RELEASE ARE OFTEN SHIFTED FROM ACTUAL BOUNDARY.**

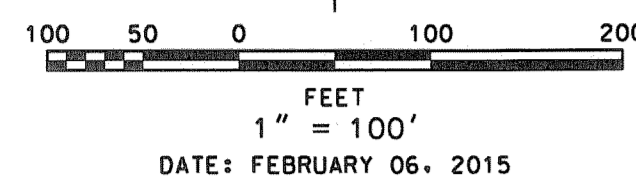


AERIAL PHOTOGRAPH DATE: NEARMAP 2022, H-GAC 2020

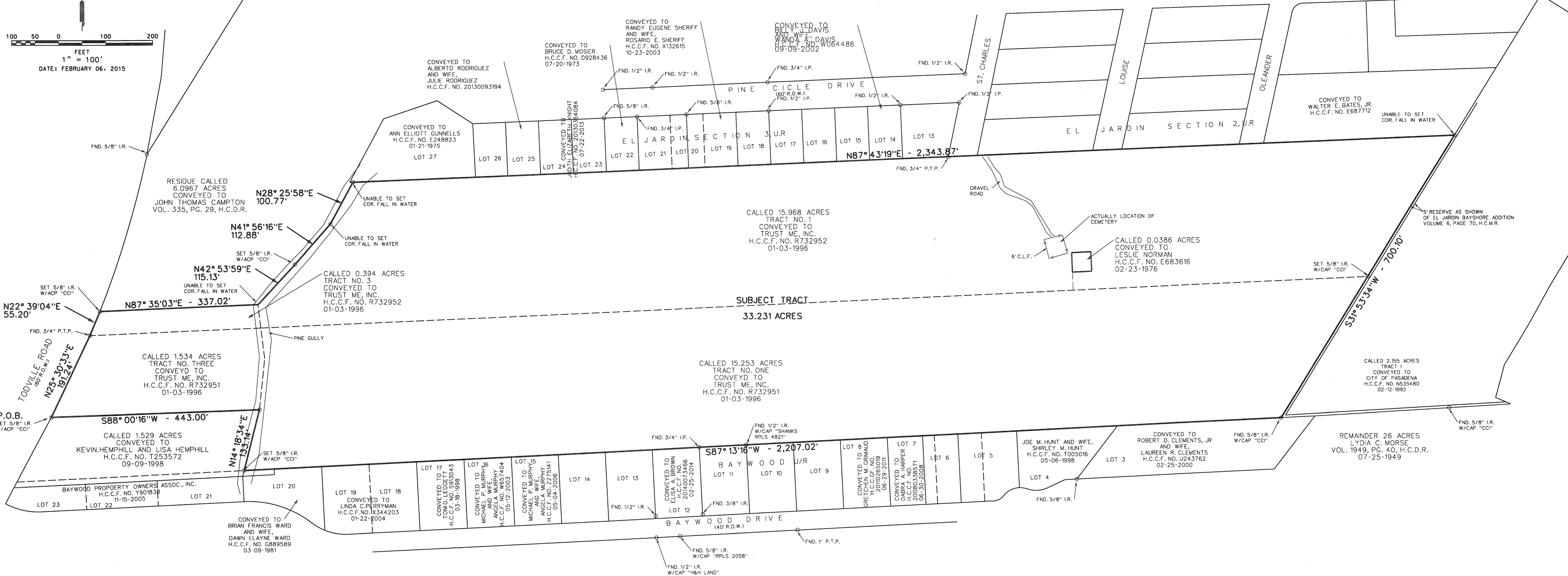
THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES.



Path: T:\0004\Exhibits\HA986\proj\HA986.aprx



DATE: FEBRUARY 06, 2015



PARCEL DESCRIPTION

A tract of land containing 33.231 acres, being a combined tract from a called 15.253 acre tract (tract no. one) recorded in Harris County Clerk's File No. R732951, a called 1.534 acre tract (tract no. three) as recorded in Harris County Clerk's File No. R732951, a called 15.968 acre tract (tract no. 1) as recorded in Harris County Clerk's File No. R732952 and a called 0.394 acre tract (tract no. 3) as recorded in Harris County Clerk's File No. R732952, save and except a called 0.0386 acre tract as recorded in Harris County Clerk's File No. E683616, all being located in the W. P. Harris Survey, Abstract Number 30, Harris County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING, at a set five eighths inch iron rod with cap stamped "CCI", marking the southwest corner of said called 1.534 acre tract, the northwest corner of a called 1.529 acre tract as recorded in Harris County Clerk's File No. T253572 and being in the east line of Todville Road (60 foot wide);

- THENCE**, North 25 degrees 30 minutes 33 seconds East, along the west line of said called 1.534 acre tract and the east line of said Todville Road, for a distance of 191.24 feet to a found three quarter inch iron rod, marking the northwest corner of said called 1.534 acre tract and the southwest corner of said called 0.394 acre tract;
- THENCE**, North 22 degrees 39 minutes 04 seconds East, continuing along Todville Road and the west line of said called 0.394 acre tract, for a distance of 55.20 feet to a set five eighths inch iron rod with cap stamped "CCI", marking the northwest corner of said called 0.394 acre tract and the southwest corner of a called 6.0967 acre tract as recorded in Volume 335, Page 29, Harris County Deed Records, Texas;
- THENCE**, North 87 degrees 35 minutes 03 seconds East, along the north line of said called 0.394 acre tract, for a distance of 337.02 feet to the northeast corner of said called 0.394 acre tract and the southwest corner of a called 15.968 acre tract;
- THENCE**, North 42 degrees 53 minutes 59 seconds East, along the west line of said called 15.968 acre tract, for a distance of 115.13 feet to a set five eighths inch iron rod with cap stamped "CCI";
- THENCE**, North 41 degrees 56 minutes 16 seconds East, continuing along the west line of said called 15.968 acre tract, for a distance of 112.88 feet to an angle point;
- THENCE**, North 28 degrees 25 minutes 58 seconds East, continuing along the west line of said called 15.968 acre tract, for a distance of 100.77 feet to the northwest corner of said called 15.968 acre tract and in the south line of El Jardin Section 3, an unrecorded subdivision;
- THENCE**, North 87 degrees 43 minutes 19 seconds East, along the north line of said called 15.968 acre tract, for a distance of 2,343.87 feet to the northeast corner of said called 15.968 acre tract;

- THENCE**, South 31 degrees 53 minutes 34 seconds West, along the east line of said called 15.968 acre tract and 15.253 acre tract, for a distance of 700.10 feet to a found five eighths inch iron rod with cap stamped "CCI", marking the southeast corner of said called 15.253 acre tract and in the north line of Baywood an unrecorded subdivision;
- THENCE**, South 87 degrees 13 minutes 16 seconds West, along the south line of said called 15.253 acre tract, for a distance of 2,207.02 feet to a set five eighths inch iron rod with cap stamped "CCI", marking the southwest corner of said called 15.253 acre tract;
- THENCE**, North 14 degrees 18 minutes 34 seconds East, along the west line of said called 15.253 acre tract, for a distance of 133.14 feet to the southeast corner of said called 1.534 acre tract and the northeast corner of said called 1.529 acre tract;
- THENCE**, South 88 degrees 00 minutes 16 seconds West, along the south line of said called 1.534 acre tract and the north line of said called 1.529 acre tract, for a distance of 443.00 feet to the **POINT OF BEGINNING**.

LEGEND

R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
A.E.	AERIAL EASEMENT
D.E.	DRAINAGE EASEMENT
P.A.E.	PRIVATE ACCESS EASEMENT
P.U.E.	PRIVATE UTILITY EASEMENT
FND.	FOUND
I.R.	IRON ROD
FNC.	FENCE
WD.	WOOD
C.L.F.	CHAIN LINK FENCE
CONC.	CONCRETE
S/W	SIDEWALK
GI	GRATE INLET
CO	CLEAN OUT
PC	PROPERTY CORNER
FD	FIRE HYDRANT
GP	GUARD POST
GA	GUY ANCHOR
AL	AREA LIGHT
LP	LIGHT POLE
SP	SERVICE POLE
PP	POWER POLE
EM	ELECTRIC METER
GM	GAS METER
WM	WATER METER
MH	MANHOLE
ST	SEPTIC TANK
SW	SAMPLE WELL
CP	CABLE PEDESTAL
TP	TELEPHONE PEDESTAL
PM	PIPELINE MARKER
PV	PIPELINE VENT
TS	TRAFFIC CONTROL SIGN
TCB	TRAFFIC CONTROL BOX
WV	WATER VALVE
SH	SPRINKLER HEAD
EC	ELECTRIC CONDUIT
0.5'	OFF PROPERTY
1.0'	ON PROPERTY

NOTES:

- The location of the subject tract on the Fema flood Insurance Rate Map, Community Panel No. 480307-1105-L, dated June 18, 2007, lies partially within zone "AE", base flood elevations determined and partially within (shaded) zone "X", areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood. This statement is based on scaling the location of said survey on the above reference map. This information is to determine flood insurance rates only and is not intended to identify specific flooding conditions.
- Bearings shown hereon are based on the Texas state plane coordinate system, south central zone 4204, NAD 83.
- This survey was performed without the benefit of a title report and therefore easements and other instruments may exist that are not shown hereon. No further research of the Harris County Deed Records was performed by Civil Concepts, Inc. regarding these easements.
- Tract heavily wooded, no improvements along perimeter shown.

I, DAVID C. NEWELL, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

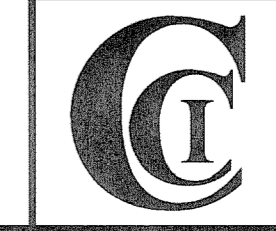


DAVID C. NEWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4085

SURVEY

OF
33.231 ACRES OUT OF
THE W.P. HARRIS SURVEY
ABSTRACT NO. 30,
HARRIS COUNTY,
TEXAS

PROJECT 154-07 BOUNDARY 34 AC.



Civil Concepts, Inc.
SURVEY & MAPPING
CIVIL ENGINEERING
3425 FEDERAL STREET, PASADENA, TEXAS 77504
OFFICE: 713.947.6606 FAX: 713.947.6609

USER: E:\geopoint\workspace\10\04\23\AM
 S:\PROJECTS\2007\154-07\Tract 15\Tract 15\Boundary 34 Ac.DGN
 Ac.DGN



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