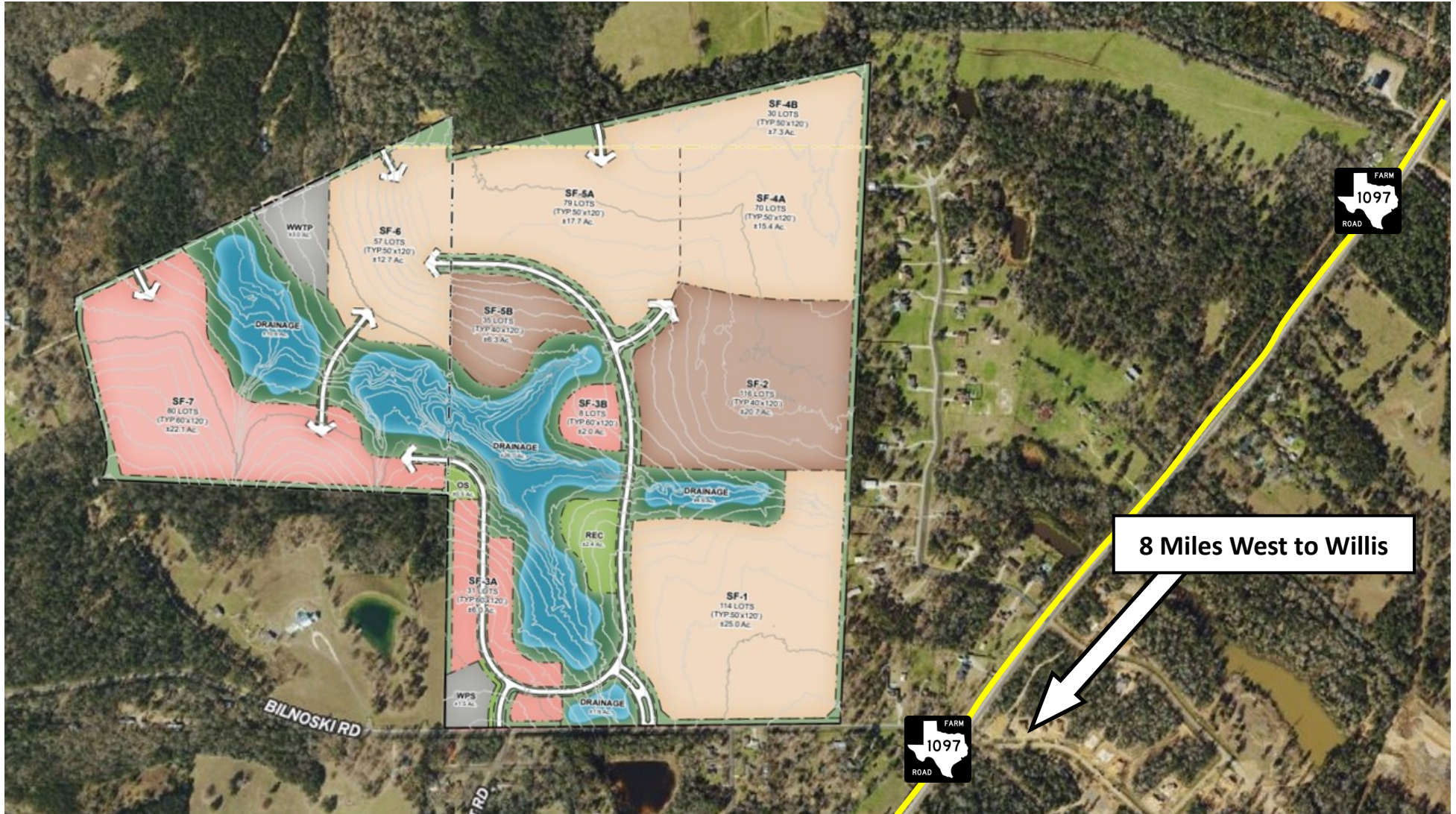


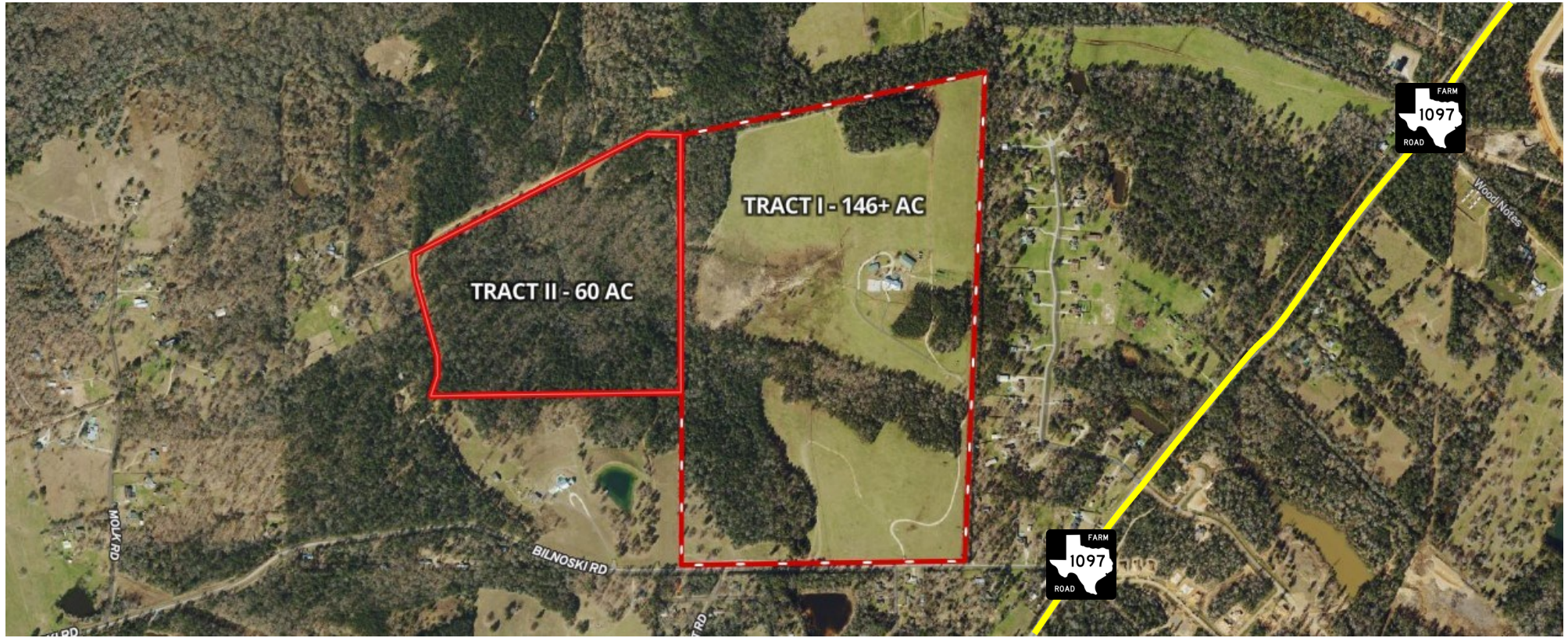
207 +/- Acres of Land, Willis, TX



MEADOWS RANCH

Chris Wren
TREC #634619
281.705.6416 Mobile
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cwren@treatyoakdev.com

Overview



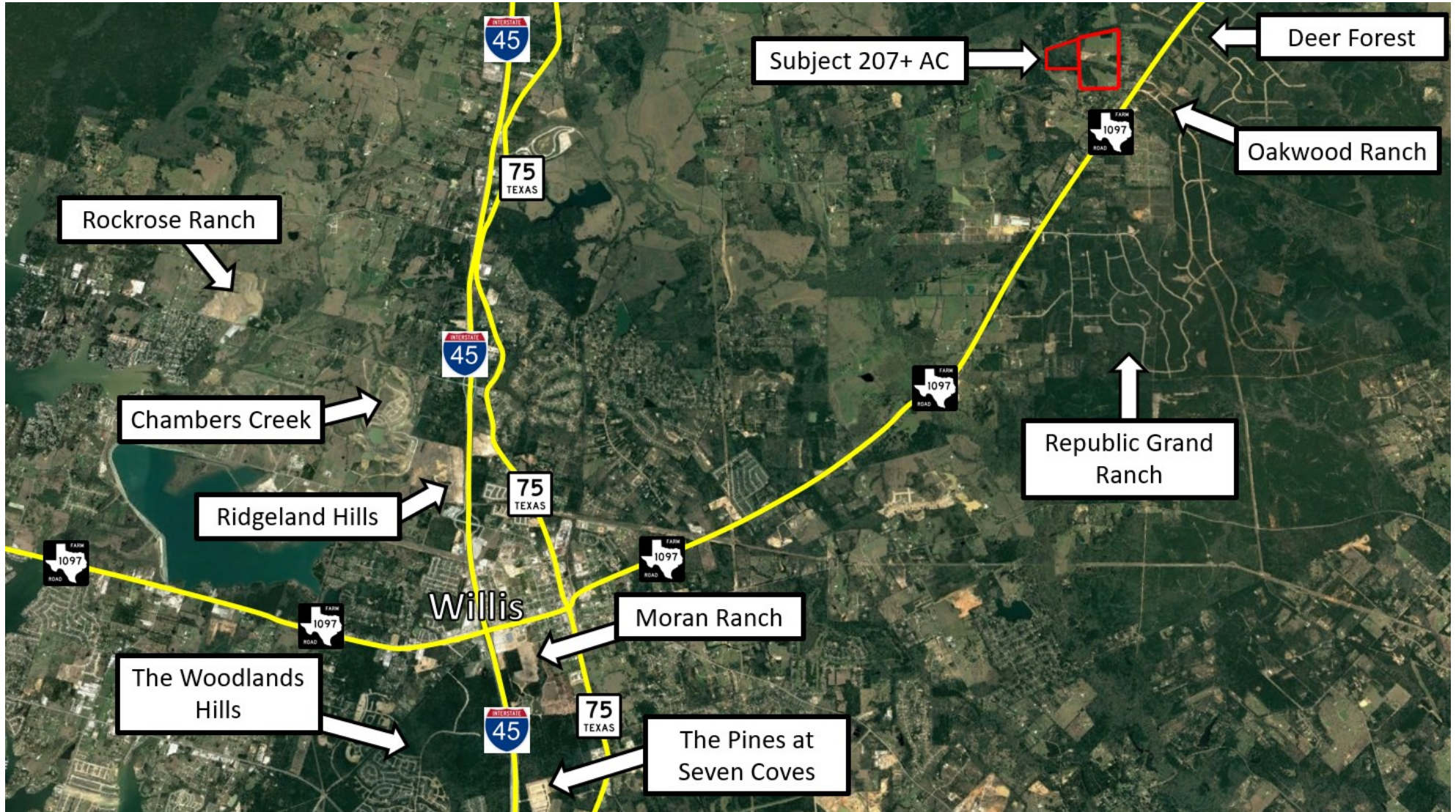
Property Info:		Utilities:		2023 Tax Rate:	
Size:	207 +/- Acres	Water / Sewer:	MUD**	F01 - Emergency Ser Dist #1:	0.0953
Appraisal District:	www.mcad-tx.org / walkercad.org	Electric:	SHECO	GMO - Montgomery Cnty:	0.3742
Tax Parcel #:	R300463 (Montgomery) / 45664 (Walker)	**Buyer will need to create MUD.		HM1 - Mont Co Hospital:	0.0502
Jurisdiction:	Montgomery / Walker County			JNH - Lone Star College:	0.1078
Map File:	Boundary and Nearby Developments			SWI - Willis ISD:	1.1546
Video Tour Link:	View Now			Total	1.7821



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NEARBY DEVELOPMENTS



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WILLIS AERIAL



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Due Diligence Checklist

Study / Permit	In Progress	Complete	Notes
Phase 1		X	By Berg Oliver Associates
Wetlands Study		X	Desk review by Berg Oliver Associates
Boundary Survey		X	By LJA Surveying
Land Plan		X	By META Planning + Design
Discharge Permit	X		WaterEngineers, Inc. - filed with TCEQ on 03/27/2024.



Land Plan



TREATY OAK
DEVELOPERS

a conceptual development plan for
MEADOWS RANCH
 ±206.6 ACRES OF LAND
 prepared for
TREATY OAK DEVELOPERS

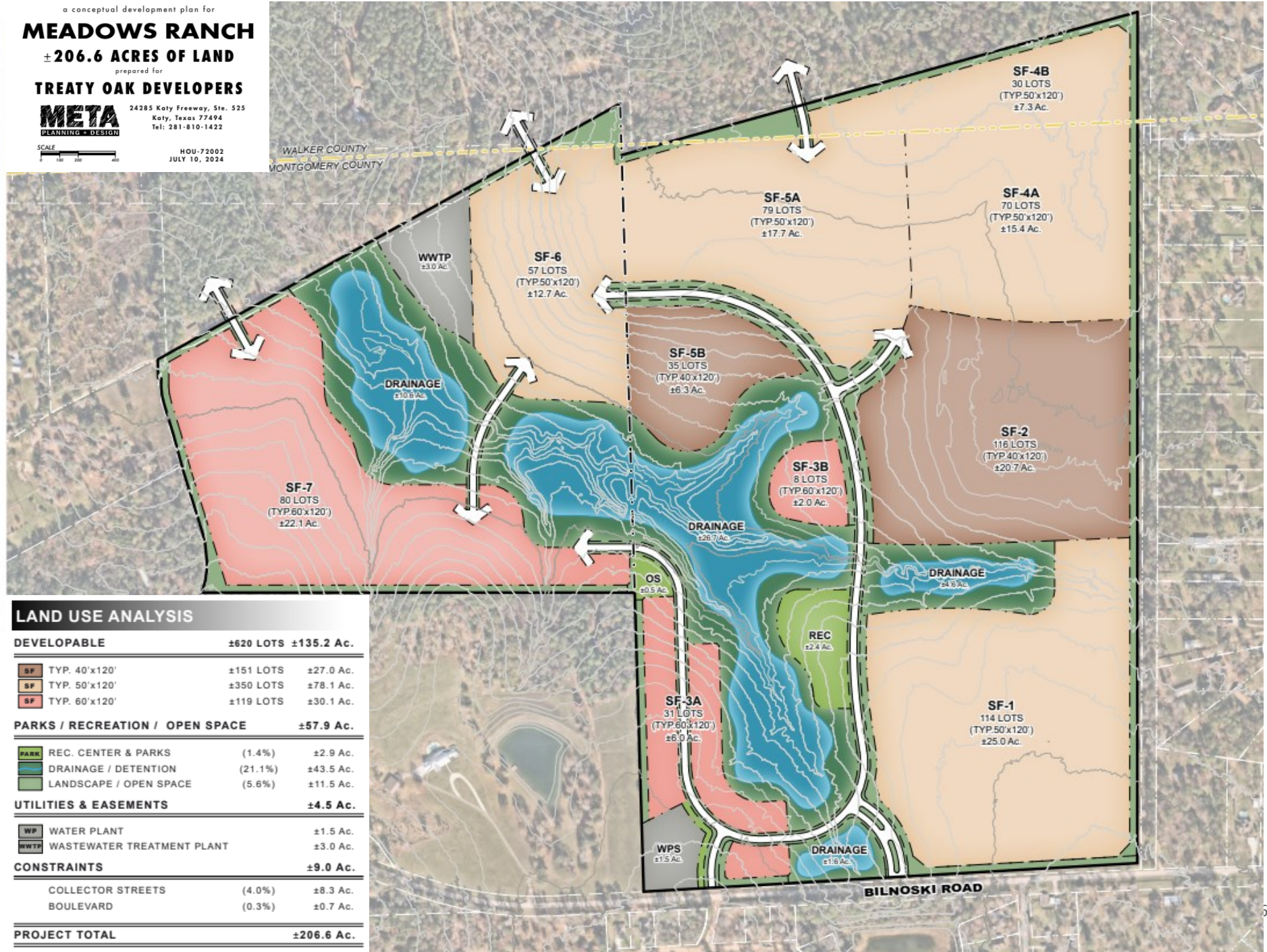


24285 Katy Freeway, Ste. 525
 Katy, Texas 77494
 Tel: 281-810-1422



HOU-72002
 JULY 10, 2024

WALKER COUNTY
 MONTGOMERY COUNTY



LAND USE ANALYSIS

DEVELOPABLE		±620 LOTS ±135.2 Ac.
SF	TYP. 40'x120'	±151 LOTS ±27.0 Ac.
SF	TYP. 50'x120'	±350 LOTS ±78.1 Ac.
SF	TYP. 60'x120'	±119 LOTS ±30.1 Ac.
PARKS / RECREATION / OPEN SPACE		±57.9 Ac.
PARK	REC. CENTER & PARKS	(1.4%) ±2.9 Ac.
	DRAINAGE / DETENTION	(21.1%) ±43.5 Ac.
	LANDSCAPE / OPEN SPACE	(5.6%) ±11.5 Ac.
UTILITIES & EASEMENTS		±4.5 Ac.
WP	WATER PLANT	±1.5 Ac.
WWTP	WASTEWATER TREATMENT PLANT	±3.0 Ac.
CONSTRAINTS		±9.0 Ac.
	COLLECTOR STREETS	(4.0%) ±8.3 Ac.
	BOULEVARD	(0.3%) ±0.7 Ac.
PROJECT TOTAL		±206.6 Ac.

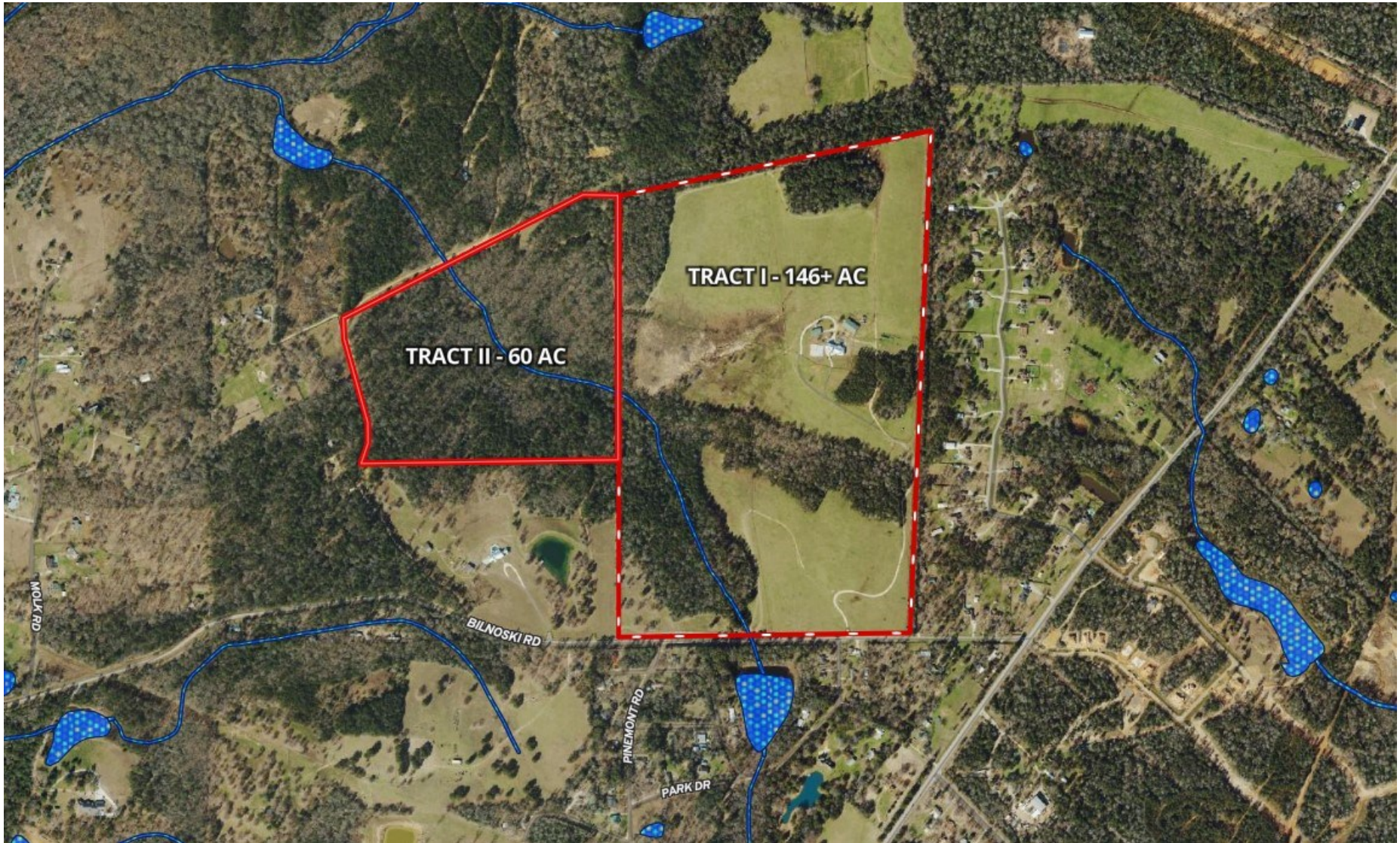
Floodplain Map



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Wetlands Map



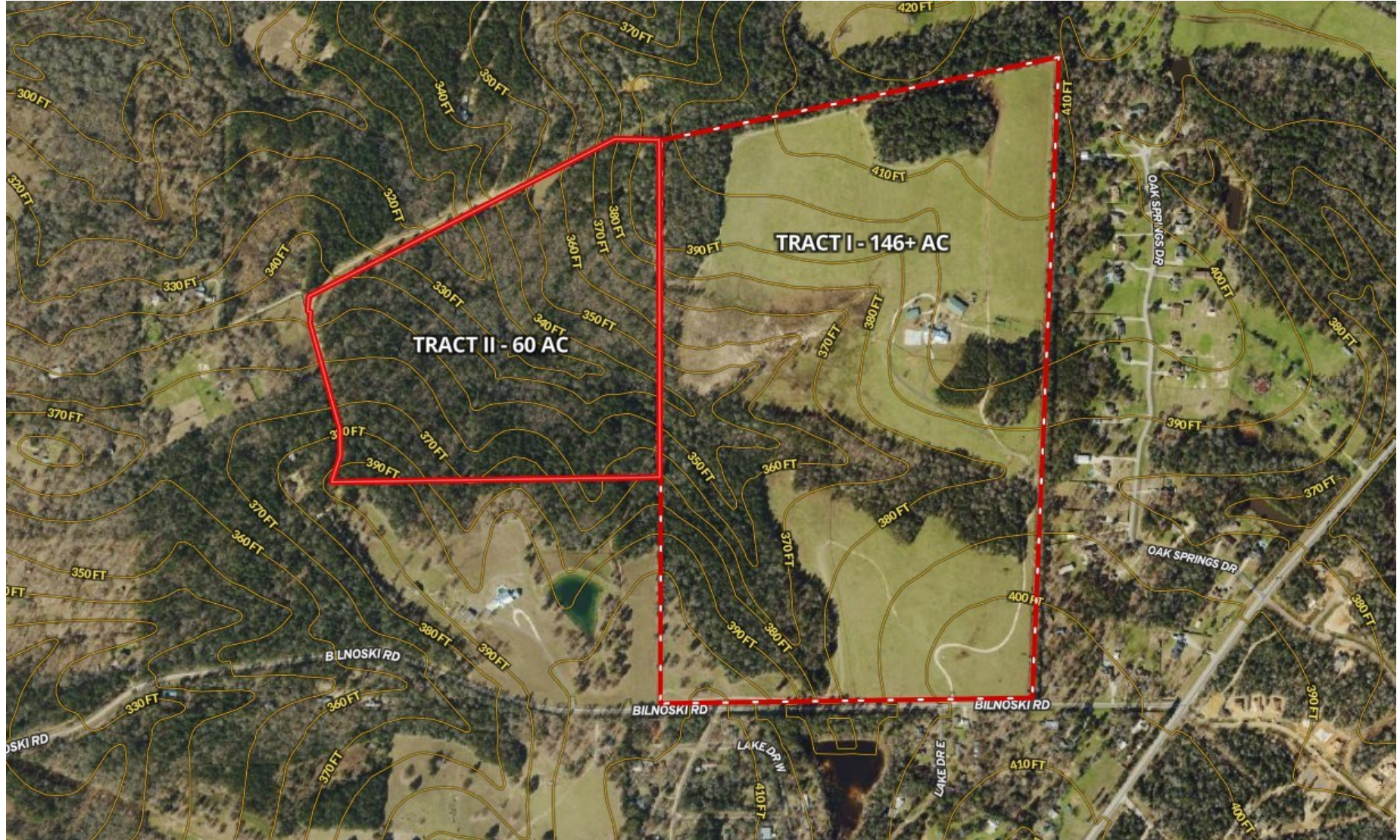
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Topography Map



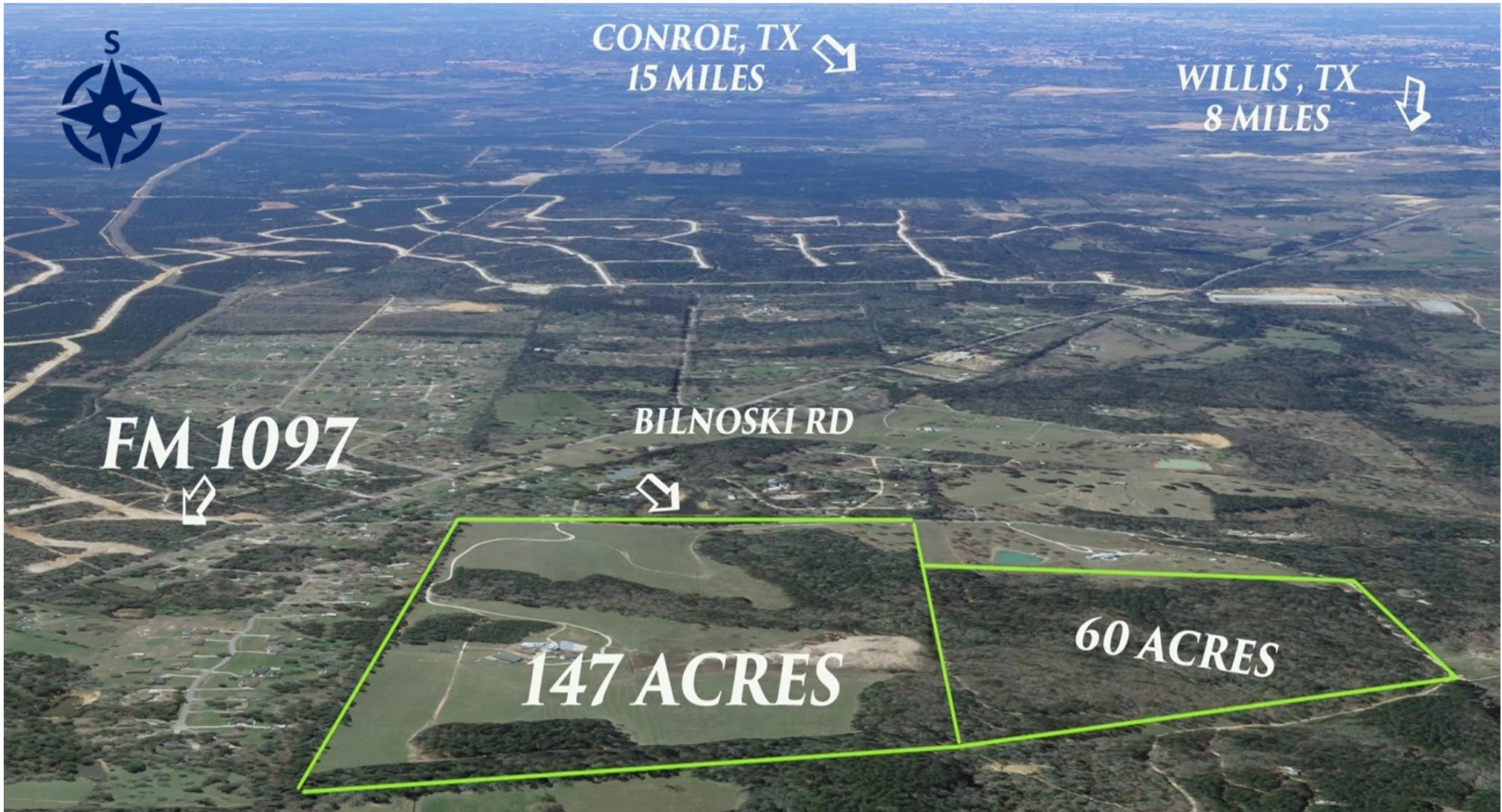
TREATY OAK
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Property Photos



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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 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.

Treaty Oak Developers, LLC	9011141	cwren@treatyokdev.com	(936)283-1236
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dustin Tucker	640970	dutucker@gmail.com	(936)283-1236
Designated Broker of Firm	License No.	Email	Phone
Christopher Wren	634619	cwren@treatyokdev.com	(281)705-6416
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 Date