

HENDRICKS INTERESTS

**TRACT NO. 1
CYPRESS FOREST**

PROPERTY LOCATION: IH-45 North and Cypress Oaks Drive

PROPERTY TYPE: Developed Commercial Reserves

COUNTY: Harris

DESCRIPTION: These developed reserves are within Cypress Forest, Section One, in the northern portion of Harris County, along the west side of IH-45 between FM 1960 and Cypresswood Drive.

LOCATION: The property is located north of the Houston Central Business District. Travel IH-45 north to Cypresswood. Turn west on Cypresswood Drive to the IH-45 south service road. Continue on the service road to Cypress Oaks Drive.

MAP REFERENCE: 332B

ACREAGE: Reserve "A" 7.22 acres
Reserve "B" 14.34 acres
Reserve "C" 6.75 acres
Reserve "D" 9.05 acres
Reserve "E" 4.07 acres

ZONING: The City of Houston and Harris County do not have an official zoning ordinance by which properties are placed under a specific zoning use or classification. Rather, each parcel of property is developed upon the approval of the Planning Department of the City of Houston, and Harris County.

SCHOOL DISTRICT: Klein I.S.D.

UTILITIES: These reserves receive water and sewer service from Harris County Water Control and Improvement District No. 110.

LEGAL DESCRIPTION: Commercial reserves located in Cypress Forest, Section One as recorded in Vol. 336, Page 17 of the Harris County Map Records and located in the Daniel Harmon Survey, Abstract No. 315, Harris County, Texas.

ACCESS: The property can be accessed from the south bound frontage road of IH-45.

FLOODPLAIN: According to current FEMA Maps the property is located in the 100-year floodplain.

TOPOGRAPHY: The property is heavily wooded with numerous large native pine, oak and magnolia trees and a thick covering of underbrush. The property generally slopes to the south.

EASEMENTS: Subject to typical utility easements and building set-back restrictions.

**TAXING JURISDICTIONS &
2021 TAX RATE PER \$100:**

KLEIN ISD	1.300100
HARRIS COUNTY	0.376930
HARRIS CO FLOOD CNTRL	0.033490
PORT OF HOUSTON AUTHY	0.008720
HARRIS CO HOSP DIST	0.162210
HARRIS CO EDUC DEPT	0.004990
LONE STAR COLLEGE SYS	0.107800
HC EMERG SRV DIST 7	0.097500
HC WCID 110	0.360000
<u>HC EMERG SERV DIST 11</u>	<u>0.032305</u>
TOTAL	\$ 2.484045/\$100 A.V.

PRICE: Please call about pricing.

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