

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" 12.13 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 & 2015 TAX RATE PER \$100:

Harris County	\$.41923
Harris County Flood Control	.02733
Harris County Dept. Education	.00542
Port of Houston Authority	.01342
Harris County Hospital District	.17000
Lone Star College	.10790
Emergency Service Dist. # 7 (Fire)	.06545
Emergency Service Dist. # 11(EMS)	.04185
Klein I.S.D.	1.4100
Harris County WC&ID # 110	<u>.44000</u>
TOTAL	\$ 2.70060/\$100 A.V.

PRICE: Please call about pricing.

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Aerial Photography: October 2008

IH 45 @ Cypress Oaks Drive
Tract 1A, B, C, & D



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