

HENDRICKS INTERESTS

TRACT NO. 10

PROPERTY LOCATION: On the east side of US-59 North, approximately 1/2 mile south of FM 1485.

PROPERTY TYPE: Undeveloped Acreage

COUNTY: Montgomery

DESCRIPTION: The property is rectangular in shape and contains 6.832 acres.

LOCATION: The property is 29 miles north of the Houston Central Business District. Travel north on US-59, 1/2 mile south of FM 1485.

MAP REFERENCE: 256R (Montgomery County)

ACREAGE: 6.832 acres

ZONING: Property is located in an unincorporated area within Montgomery County. No zoning authorities have been established in this area.

SCHOOL DISTRICT: New Caney I.S.D.

UTILITIES: Water supply and sanitary sewer treatment services are available from New Caney M.U.D. Electricity, telephone and natural gas facilities are available from Entergy, AT&T and Centerpoint Energy, respectively.

LEGAL DESCRIPTION: 6.832 acres out of the T.P. Cartwright Survey, Abstract 652, and Montgomery County, Texas described in deed to Randal A. Hendricks, Trustee being of record in Volume 821, Page 368 of the Deed Records of Montgomery County, Texas.

FRONTAGE: The property has 299 feet of frontage on the west side of Loop 494.

ACCESS: The property can be accessed from Loop 494, and has an access easement connecting to US-59.

FLOODPLAIN: According to current FEMA maps, a portion of the northeast corner of this tract lies within a designated Special Flood Hazard Area.

TOPOGRAPHY: The tract is heavily wooded with predominantly pine timber and slopes from a high point in the central portion toward its north and east boundaries.

SURROUNDING PROPERTY USE:

North -	Hendricks Interest Tract No. 12
West -	U.S. Highway 59 (Eastex freeway) access
South -	Undeveloped timberland
East -	Loop 494 (299' frontage)

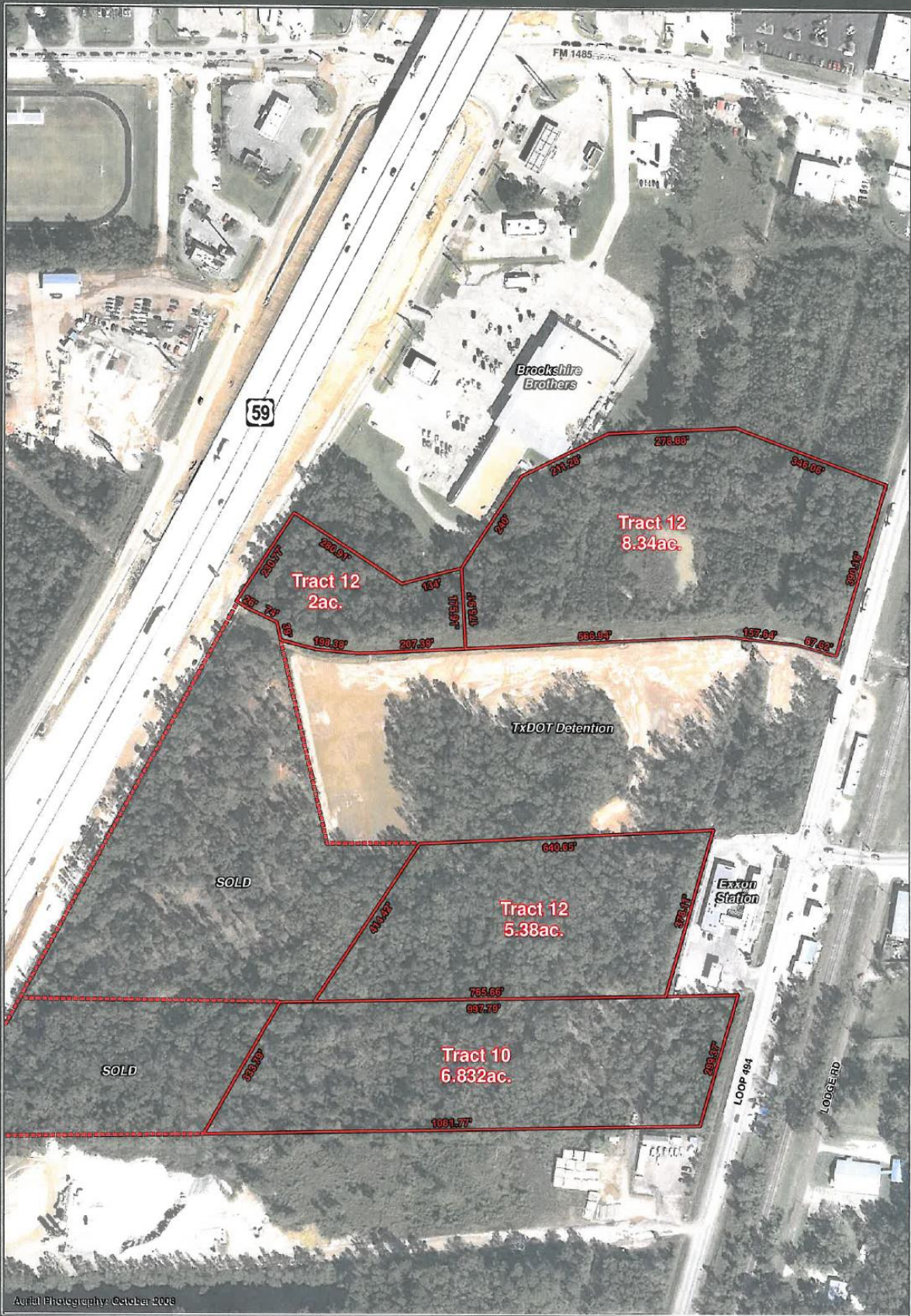
EASEMENTS: Subject to typical utility easements and building set-back restrictions.

TAXING JURISDICTIONS & 2015 TAX RATE PER \$100

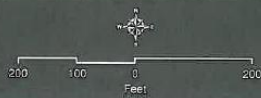
Montgomery County	.4767
Hospital District	.0710
Emergency Dist. 7	.1000
Lone Star College	.1079
New Caney I.S.D.	1.6700
New Caney MUD	<u>.7100</u>
TOTAL	\$3.1356/\$100 A.V.

PRICE: \$1,041,301 (\$3.50 s.f.)

HENDRICKS INTERESTS
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Aerial Photography: October 2008



N US 59 @ FM 1485
Tract 10 & 12

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Hendricks Interests LLC