

HENDRICKS INTERESTS

TRACT NO. 14

PROPERTY LOCATION: On Loop 494 south of the intersection of FM 1485, and north of Antique Lane.

PROPERTY TYPE: Undeveloped Acreage

COUNTY: Montgomery

DESCRIPTION: The property is irregular in shape and contains 3.00 acres.

LOCATION: The property is approximately 29 miles northeast of the Houston Central Business District. Travel north on US-59 to FM 1485. Travel east on FM 1485 and then south on Loop 494.

MAP REFERENCE: 256M (Montgomery County)

ACREAGE: 3.00 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: The property lies within the service area of New Caney M.U.D. which provides water supply and sanitary sewer services. Electricity, telephone and natural gas facilities are available from Entergy, AT&T and Centerpoint Energy, respectively.

LEGAL DESCRIPTION: 3.000 acres of the T.P. Cartwright Survey, Abstract 652, Montgomery County, Texas

FRONTAGE: The property has 400 feet of frontage on the west side of Loop 494.

ACCESS: The property can be accessed from Loop 494

FLOODPLAIN: According to FEMA this tract does not lie within an area currently designated as a Special Flood Hazard Area.

TOPOGRAPHY:

The tract is heavily wooded with predominantly pine timber and slopes gently from the west toward the Loop 494 frontage on the east boundary.

**SURROUNDING
PROPERTY USE:**

North - Residence
West - Residence
South - Residence
East - Loop 494 frontage (400')

EASEMENTS:

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

**TAXING JURISDICTIONS &
2020 TAX RATE PER \$100**

| | |
|---------------------|----------------------------|
| Montgomery County | 0.4675 |
| Hospital District | 0.0589 |
| New Caney ISD | 1.4761 |
| New Caney MUD | 0.5000 |
| Montgomery Co ESD 7 | 0.1000 |
| Lone Star College | <u>0.1078</u> |
| TOTAL | \$2.6903/\$100 A.V. |

HENDRICKS INTERESTS
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Aerial Photography, October 2008

Loop 494 Near FM 1485
Tract 14

3.00 ac.



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