

HENDRICKS INTERESTS

TRACT NO. 15

PROPERTY LOCATION: On FM 1488, two miles east of Magnolia and 11 miles west of IH-45.

PROPERTY TYPE: Commercial Reserves

COUNTY: Montgomery

DESCRIPTION: Reserve "A" = 6.1363 acres
Reserve "B" = 7.6242 acres
Reserve "C" = 11.793 acres

LOCATION: The property is two miles east of the City of Magnolia on FM 1488. Travel north IH-45 to FM 1488. Travel west on FM 1488 approximately 11 miles.

MAP REFERENCE: 213H (Montgomery County)

SCHOOL DISTRICT: Magnolia I.S.D. near Magnolia High School located approximately 1/2 mile west of Mostyn Manor on FM 1488.

UTILITIES/PAVING: Water supply and sanitary sewer service are available from Quadvest, Inc. Electricity and phone service are available from Centerpoint Energy and AT&T, respectively. Natural gas service is available from UniGas.

LEGAL DESCRIPTION: 25.5575 acres of land, more or less, out of the Cyrus Wickson Survey, Abstract 600 and the J.B. Richards Survey, Abstract 449, Montgomery County, Texas.

FRONTAGE: The commercial reserves have frontage on FM 1488.

ACCESS: These commercial reserves can be accessed from FM 1488.

FLOODPLAIN: This Property is not located in a designated flood hazard area, as established by FEMA.

TOPOGRAPHY: The property is heavily wooded and slopes gradually from north and northwest and drains towards FM 1488.

**SURROUNDING
PROPERTY USE:**

North - Mostyn Manor Estates
West - Grazing Land (Damuth Ranches)
South - FM 1488 frontage
East - Acreage (commercial)

EASEMENTS:

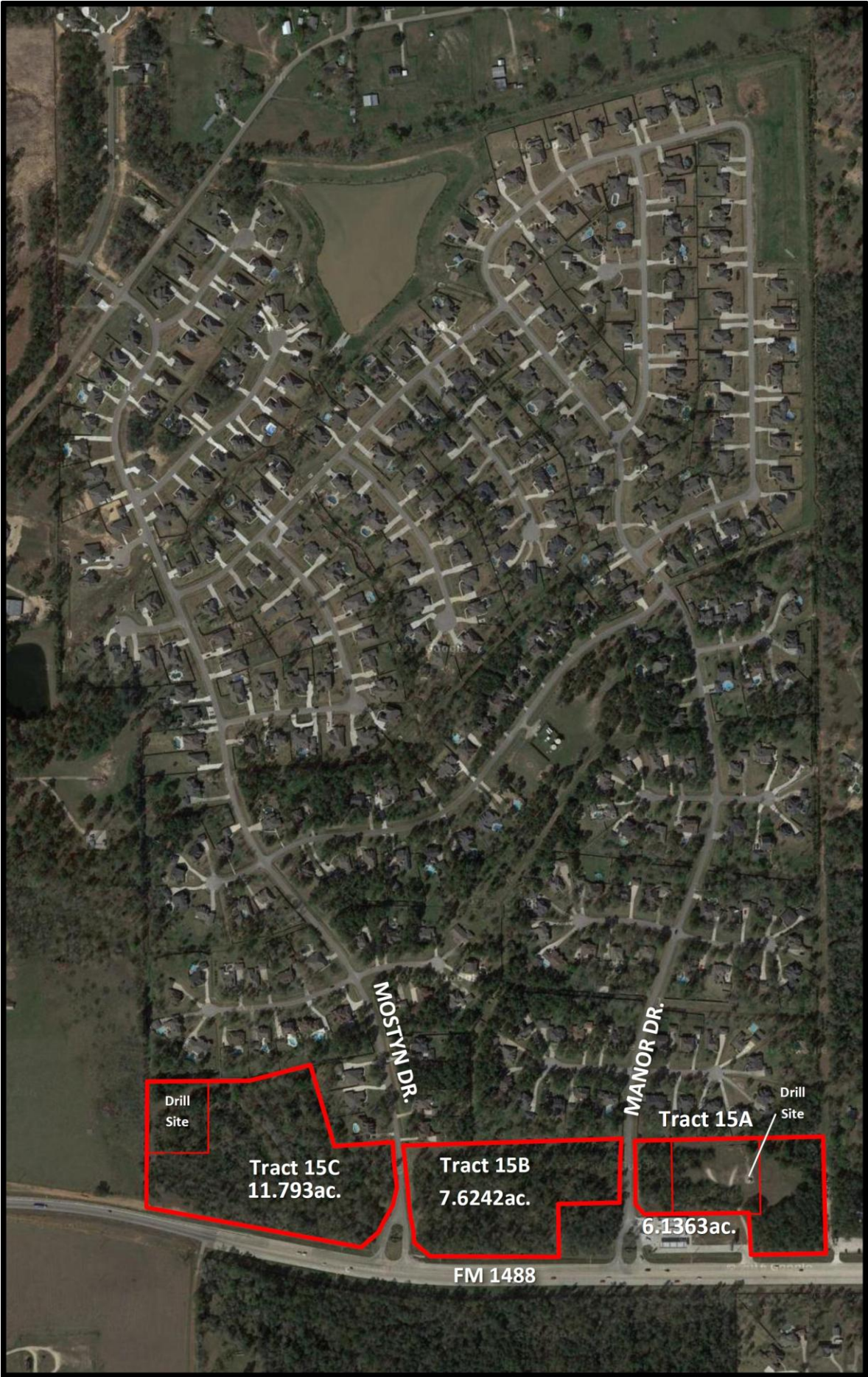
The commercial reserves are subject to the customary utility easements, drainage easements and building setback lines.

**TAXING JURISDICTIONS &
2015 TAX RATE PER \$100:**

Montgomery County	.4767
Hospital District	.0710
Emergency Service Dist. 10	.0970
Lone Star College	.1079
Magnolia I.S.D.	<u>1.3795</u>
TOTAL	\$2.1321/\$100 A.V.

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