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

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: 6.1363 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 &
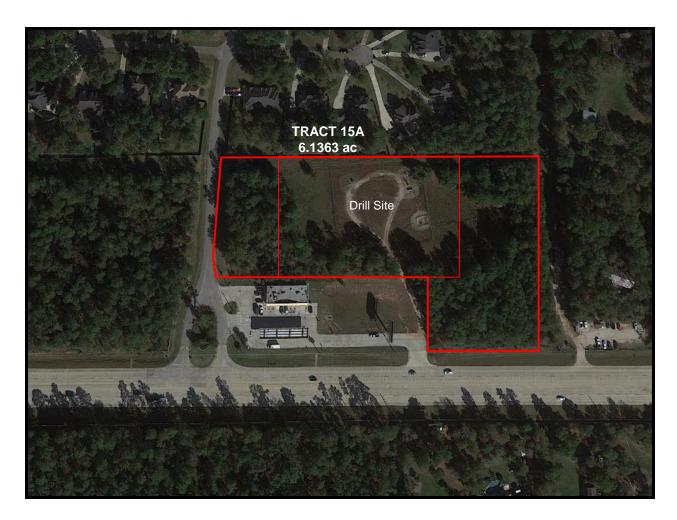**2020 TAX RATE PER $100:**

Montgomery County	.4475
Hospital District	.0589
Emergency Service Dist. 10	.1000
Lone Star College	.1078
Magnolia I.S.D.	1.3095
TOTAL	**$2.0237/$100 A.V.**

HENDRICKS INTERESTS
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TRACT 15A