HENDRICKS INTERESTS

TRACT NO. 18

PROPERTY LOCATION:	On Jackson Road near the intersection of FM 149.
PROPERTY TYPE:	Undeveloped Acreage
COUNTY:	Montgomery
DESCRIPTION:	The property is irregular in shape and contains 155.65 acres. Included in the total acreage is a man-made lake comprised of approximately 16 surface acres and roughly 25 acres of improved pasture with the balance in heavy mixed pine & hardwood timberland.
LOCATION:	The property is located on Jackson Road north of the intersection of FM 149, between Magnolia and Montgomery. Travel north on FM 149 to Jackson Road.
MAP REFERENCE:	182G (Montgomery County)
ACREAGE:	155.65 acres
ZONING:	Property is located in an unincorporated area within Montgomery County. No zoning authorities have been established in this area.
SCHOOL DISTRICT:	Magnolia I.S.D.
UTILITIES:	No water or sewer utilities have been established in the area of the property. Electricity and telephone facilities are available from Centerpoint Energy and AT&T, respectively.
LEGAL DESCRIPTION:	155.65 acres in the A.M. Alexander Survey, Abstract 1, Montgomery County, Texas being a part and out of a certain called 190.65 acre tract described in deed to Randal A. Hendricks, Trustee being of record in Volume 768, Page 535 of the Deed Records of Montgomery County, Texas.
FRONTAGE:	The property has 1,700 feet of frontage on Jackson Road.
ACCESS:	The property can be accessed from Jackson Road.

FLOODPLAIN: According to current FEMA maps, this property is not within a Special Flood Hazard area.

TOPOGRAPHY: Approximately 25 acres in the northerly portion of the tract is cleared and prepared for cattle grazing. The remainder of the tract is heavily wooded with predominantly pine timber and slopes from the south and west toward the lake along the easterly boundary.

SURROUNDING PROPERTY USE:

North	-	Large ranching tracts
West	-	Undeveloped timberland
South	-	Undeveloped timberland
East	-	Jackson Road frontage (1,741')

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

TAXING JURISDICTIONS & 2020 TAX RATE PER $100:

Montgomery County	.4475
Hospital District	.0589
Emergency Service Dist. 10	.1
Lone Star College	.1078
Magnolia I.S.D.	1.3095
TOTAL	$2.0237/$100 A.V.

HENDRICKS INTERESTS
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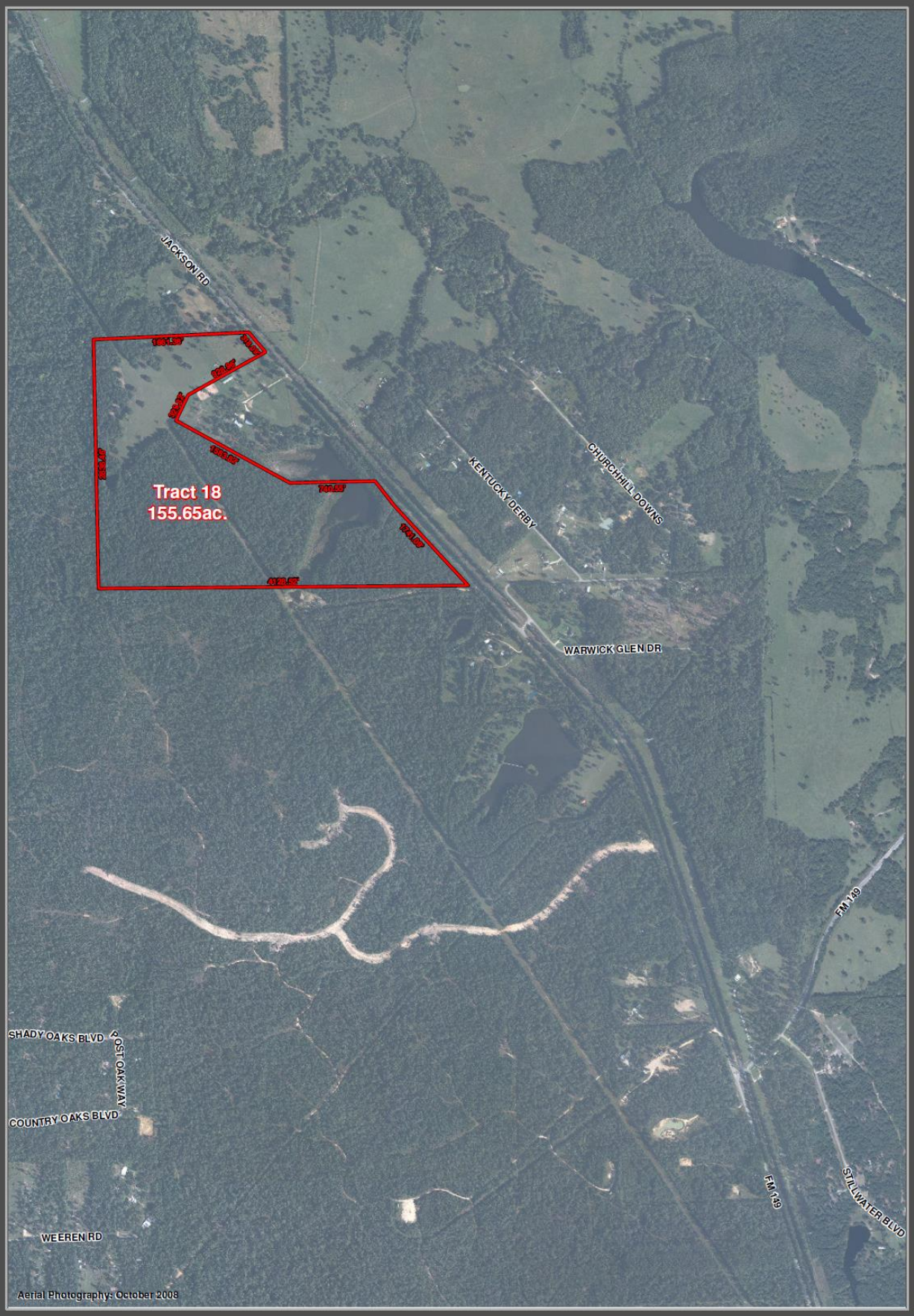

1,000 500 0 1,000
Feet

Jackson Road @ FM 149
Tract 18
155.65 ac.

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Hendricks Interests LLC