

HENDRICKS INTERESTS

TRACT NO. 20

PROPERTY LOCATION: Near the intersection of US 290 (Hempstead Highway) and FM 1960.

PROPERTY TYPE: Developed Unrestricted Reserves and Undeveloped Acreage

COUNTY: Harris

DESCRIPTION: The property is irregular in shape and contains 25.05 acres.

LOCATION: The property is located near the intersection of US 290 (Hempstead Highway) and FM 1960.

MAP REFERENCE: 408B (Harris County)

ACREAGE: 9.05 acres

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

SCHOOL DISTRICT: Cypress Fairbanks I.S.D.

UTILITIES: Water, sewer and drainage facilities are provided by FWSD No. 61. Electricity, gas and telephone facilities are available from, Centerpoint, Centerpoint Energy and AT&T, respectively.

Storm water detention capacity has been constructed to serve the Property.

LEGAL DESCRIPTION: 9.05 acres, more or less, in the Francis Fry Survey, Abstract 268 and the S.C. Rice Survey, Abstract 655, Harris County, Texas being a part and out of a certain called 239.421 acre tract described in deed to Randal A. Hendricks, Trustee, being of record under County Clerk's File Number D840438 in the Real Property Records of Harris County, Texas.

FRONTAGE: This property has frontage on F.M. 1960.

ACCESS: The property can be accessed from Highway 6 (FM 1960).

FLOODPLAIN: According to current FEMA maps, no portion of this tract lies with a Special Flood Hazard Area.

TOPOGRAPHY: The tract slopes from the north and west toward existing streets and detention facilities which have been constructed along the southerly boundary for a portion of the property.

SURROUNDING PROPERTY USE:

| | | |
|-------|---|--|
| North | - | White Oak Falls (single family residential) |
| West | - | Cypress Falls High School |
| South | - | Copper Grove (single family residential development) |
| East | - | Old Hempstead Road / Railroad |

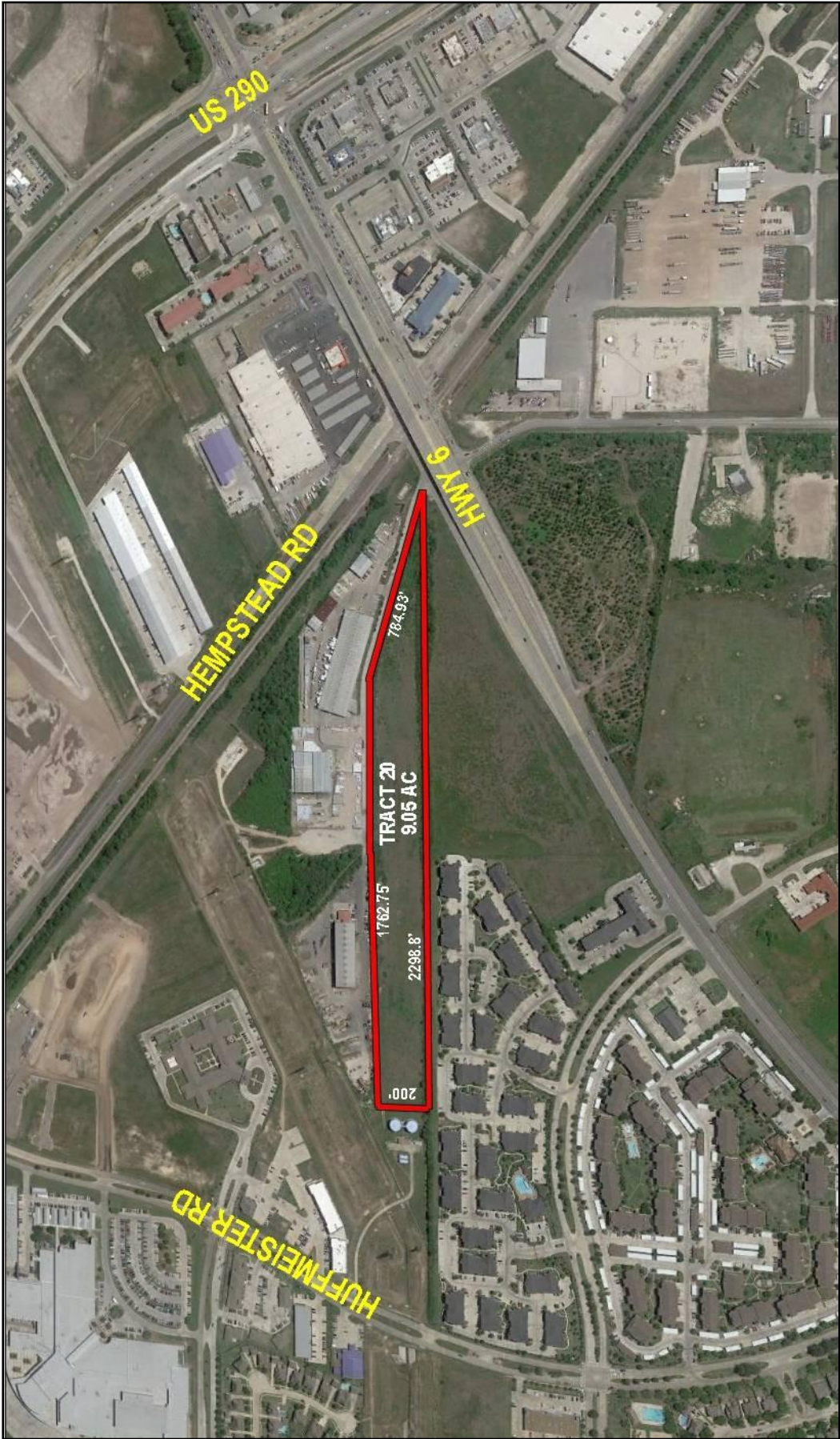
EASEMENTS: Subject to typical utility easements and building set-back restrictions.

TAXING JURISDICTIONS & 2015 TAX RATE PER \$100:

| | |
|-------------------------------|-----------------------|
| Harris County | \$.419230 |
| Flood Control | .027330 |
| Harris Co. Dept. of Education | .005422 |
| Port of Houston Authority | .013420 |
| Hospital District | .170000 |
| ESD No. 9 (EMS/Fire) | .055000 |
| Cy Fair I.S.D. | 1.440000 |
| Lone Star College | .107900 |
| HC FWSD No. 61 | <u>.350000</u> |
| TOTAL | \$2.588302/\$100 A.V. |

PRICE: Reserve: "C" 9.05 acres @ \$4.75/s.f.
Total Price \$1,872,535

HENDRICKS INTERESTS
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Tract 20
3/01/16