

HENDRICKS INTERESTS

TRACT NO. 21

PROPERTY LOCATION: Near the intersection of IH-45 North and FM 1960.

PROPERTY TYPE: Undeveloped Acreage

COUNTY: Harris

DESCRIPTION: The property is irregular in shape and contains 210.5236 acres.

LOCATION: On the east side of IH-45, approximately 1/2 mile north of FM 1960 and on the north side of FM 1960, east of IH-45, approximately 1/2 mile.

MAP REFERENCE: 332G/L

ACREAGE: 210.5236 total acres – 33.68 remaining available

Section 1

- Reserve “A” 6.20 acres
604 feet of frontage on Cypress Slough
- Reserve “B” 8.20 acres
Approximately 2700 feet of frontage on Cypress Slough
- Reserve “B” Pad Sites 6.7 acres
464 feet of frontage on FM1960
Approximately 500 feet of frontage on Cypress Slough

Section 2

- Reserve “E” 5.13 acres
448 feet of frontage on Cypress Preserve Park Drive
- Reserve “F” 6.03 acres
713 feet of frontage on Cypress Preserve Park Drive
493 feet of frontage on IH-45 NB Feeder
- Reserve “I” 1.42 acres
442 feet of frontage on Cypress Preserve Park Drive

ZONING: This tract lies within the extra territorial jurisdiction of the City of Houston which currently imposes no zoning restrictions.

SCHOOL DISTRICT: Spring I.S.D./Aldine I.S.D.

UTILITIES: The property lies within the boundaries of the Pine Forest M.U.D., a municipal utility district created for the purpose of providing water, wastewater and drainage facilities. Electricity, gas and telephone facilities are available from Centerpoint, Centerpoint Energy and AT&T respectively.

LEGAL**DESCRIPTION:**

210.5236 acres of land, more or less, in the Benjamin Barrow Survey, Abstract 126, the Manuel Tarin Survey, Abstract 778 and the Daniel Harmon Survey, Abstract 315, Harris County, Texas, being a part and out of a certain called 223.3317 acre tract described in deed to Clinton H. Hendricks, Trustee, being of record under County Clerk's File No. D059969 in the Deed Records of Harris County, Texas.

FRONTAGE:

The property has over 1,700 feet of frontage on the east side of IH-45 and almost 1,000 feet of frontage on FM 1960 East.

ACCESS:

The property can be accessed from IH-45 and FM 1960.

FLOODPLAIN:

A portion of the northerly part of the property adjacent to the Cypress Creek lies within a designated Special Flood Hazard area, as depicted on the current FEMA Flood Map of Harris County.

TOPOGRAPHY:

The property is heavily wooded with predominantly pine timber and is relatively level, sloping generally from south to north toward Cypress Creek.

**SURROUNDING
PROPERTY USE:**

North	-	Cypress Creek
West	-	IH-45 frontage
South	-	FM 1960 frontage
East	-	Inverness Forest (single family development)

EASEMENTS:

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

**TAXING JURISDICTIONS &
2021 TAX RATE PER \$100:**

<u>Spring ISD</u>		<u>Aldine ISD</u>	
Harris County	0.376930	Harris County	0.376930
HCFC	0.033490	HCFC	0.033490
Port Authority	0.008720	Port Authority	0.008720
Hosp Dist	0.166221	Hosp Dist	0.166221
HC Educ Dept	0.004990	HC Educ Dept	0.004990
Lone Star College	0.107800	Lone Star College	0.107800
ESD 28	0.100000	ESD 28	0.100000
ESD 11	0.032305	ESD 11	0.032305
Pine Forest MUD	0.930000	Pine Forest MUD	0.930000
Spring ISD	1.312800	Aldine Isd	1.266900
TOTAL	\$3.069245	TOTAL	\$3.023345

HENDRICKS INTERESTS LLC

400 RANDAL WAY, SUITE 106

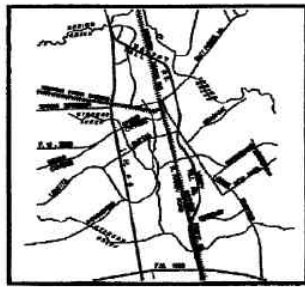
SPRING, TEXAS 77388

(281) 350-7000

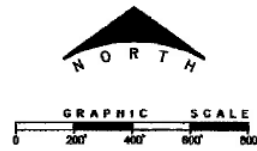
BRET HENDRICKS

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VICINITY MAP
N.T.S.



INTERSTATE HWY 45 NORTH

