

HENDRICKS INTERESTS

TRACT NO. 5

PROPERTY LOCATION: Northeast corner of US-59 North and Northpark Drive

PROPERTY TYPE: Undeveloped Acreage

COUNTY: Montgomery

LOCATION: The Property is located approximately 20 miles north of the Houston Central Business District. Travel US-59 north to Northpark Drive. The Property is on the northeast corner of US-59 and Northpark Drive adjacent to the Kingwood Place commercial development.

MAP REFERENCE: 296S (Montgomery County)

ACREAGE:	Pad Site No. 1	1.027 acres (sold)
	Pad Site No. 2	1.027 acres (sold)
	Pad Site No. 3	1.406 acres (sold)
	Pad Site No. 4	1.406 acres (sold)
	Pad Site No. 5	2.043 acres (sold)
	Pad Site No. 6	1.3071 acres (sold)
	Pad Site No. 7	0.9516 acres (sold)
	Pad Site No. 8a	1.189 acres
	Pad Site No. 8b	1.028 acres (sold)
	Pad Site No. 9	1.0 acre
	Pad Site No. 10	1.0 acre
	Pad Site No. 11	1.0 acre

ZONING: Pad sites are located in an unincorporated area within Montgomery County. No zoning authorities have been established in this area.

SCHOOL DISTRICT: New Caney I.S.D.

UTILITIES: Water service is available from the Porter SUD. Wastewater treatment capacity is available from Porter M.U.D. Electricity, telephone and natural gas facilities are available from Entergy, AT&T and Centerpoint Energy, respectively.

Storm water detention capacity has been constructed to serve all of the pad sites.

LEGAL DESCRIPTION: Four pad sites totaling 5.217 acres out of the Mary Owen Survey, Abstract 405, Montgomery County, Texas, described in deed to Randal A. Hendricks, Trustee being of record in Volume 804, Page 477 of the Deed Records of Montgomery County, Texas

FRONTAGE: Pad Sites 9, 10 and 11 have frontage on Loop 494.

ACCESS: The Property can be accessed from US-59 (Eastex Freeway), Loop 494, and Northpark Dr. All Pad Sites have access rights to a ring road to be constructed around the Kroger Center.

FLOODPLAIN: The Property is not within the 100 year floodplain.

TOPOGRAPHY: The tract slopes gradually toward Ben's Branch from both south and north boundaries.

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

WATER DISTRICT: Porter MUD & Porter SUD

TAXING JURISDICTIONS & 2022 TAX RATE PER \$100

Montgomery County	0.3742
Hospital District	0.0502
New Caney Isd	1.4603
Porter Mud	0.4100
Porter MUD (Defined Area)	1.0600
Montgomery Co Esd 6	0.1000
Lone Star College	<u>0.1078</u>
TOTAL	\$3.5625/\$100 A.V.

PRICE: Pad Sites 8, 9, 10 and 11 \$20.00 per square foot/each

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