

HENDRICKS INTERESTS

TRACT NO. 7

PROPERTY LOCATION: On US-59 North of Northpark Drive between East Knox and Wallis Drive.

PROPERTY TYPE: Undeveloped Acreage

COUNTY: Montgomery

DESCRIPTION: The property is rectangular in shape with 50.9453 acres.

LOCATION: The property is located approximately 21 miles north of the Houston Central Business District. Travel north on US-59. Located on the east side of US-59 between East Knox and Wallis Drive

MAP REFERENCE: 296P (Montgomery County)

ACREAGE: 50.9453 acres

ZONING: Property is 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 supply facilities belonging to Porter Water Supply Corporation and sanitary sewer collection lines belonging to Porter M.U.D. currently exist in easements adjacent to the tract boundaries. 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.

LEGAL DESCRIPTION: 50.9453 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 772, Page 272 of the Deed Records of Montgomery County, Texas.

FRONTAGE: The property has approximately 1,300 feet of frontage on the east side of US-59 and 1,300 feet of frontage on the west side of Loop 494.

ACCESS: The property can be accessed from US-59 and Loop 494.

TOPOGRAPHY: The tract is heavily wooded with predominantly pine timber and slopes from a high point in the central area toward its westerly and easterly boundaries.

FLOODPLAIN: According to current FEMA maps, a portion of the tract adjacent to a tributary of Ben's Branch on the east side of the Property is in the floodplain.

SURROUNDING PROPERTY USE:

North	-	Bounded by residential and commercial tracts
West	-	Bounded by U.S. Highway 59 (Eastex freeway frontage)
South	-	Bounded by mostly undeveloped timberland
East	-	Bounded by Loop 494 frontage

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

WATER DISTRICT: Porter MUD

TAXING JURISDICTIONS & 2015 TAX RATE PER \$100

Montgomery County	.4767
Hospital District	.0710
Emergency Service Dist. 6	.1000
Lone Star College	.1079
New Caney I.S.D.	1.6700
Porter MUD	.4800
Porter MUD (Defined Area)	<u>.9850</u>
TOTAL	\$3.8906/\$100 A.V.

PRICE: \$9,431,503 (\$4.25 s.f.)

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Aerial Photography October 2008



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N US 59 @ Wallis Drive
Tract 07
 50.9453 ac.

Hendricks Interests LLC