

HENDRICKS INTERESTS

TRACT NO. 8

PROPERTY LOCATION:	On the west side of US-59 north of Northpark Drive between West Knox and Wallis Road adjacent to Friendswood Development's Oakhurst at Kingwood master planned residential and golf course community entrance.
PROPERTY TYPE:	Undeveloped Acreage
COUNTY:	Montgomery
DESCRIPTION:	The property is irregular in shape and contains 61.089 acres.
LOCATION:	The property is located approximately 21 miles from the Houston Central Business District. Travel north on US-59. Located on the west side of US-59 between West Knox and Wallis Drive.
MAP REFERENCE:	296N (Montgomery County)
ACREAGE:	6.649 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:	6.649 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 270 of the deed records of Montgomery County, Texas.

FRONTAGE: The property contains approximately 641 feet of frontage on the west side of US-59.

ACCESS: The property can be accessed from US-59 (Eastex Freeway).

FLOODPLAIN: According to current FEMA maps, this tract does not lie within any area designated as a Special Flood Hazard Area.

TOPOGRAPHY: The tract is heavily wooded with predominantly pine timber and slopes from west to east.

**SURROUNDING
PROPERTY USE:**

North -	Mixed residential & commercial tracts
West	Oakhurst at Kingwood, a single family golf course development.
South	Oakhurst at Kingwood entrance and commercial reserves.
East	U.S. Highway 59 (Eastex freeway) frontage

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

WATER DISTRICT: Porter MUD

**TAXING JURISDICTIONS &
2023 TAX RATE PER \$100**

Montgomery County	0.3742
Hospital District	0.0502
New Caney ISD	1.4430
Porter MUD	0.4200
Porter MUD (Defined Area)	1.0000
Montgomery Co ESD 6	0.0923
Lone Star College	<u>0.1078</u>
TOTAL	\$3.4875/\$100 A.V.

HENDRICKS INTERESTS
400 RANDAL WAY, SUITE 106
SPRING, TEXAS 77388
(281) 350-7000
BRET HENDRICKS
bhendricks@hendricksinterests.com

