



**CONROE 13**



**TREATY OAK**  
DEVELOPERS



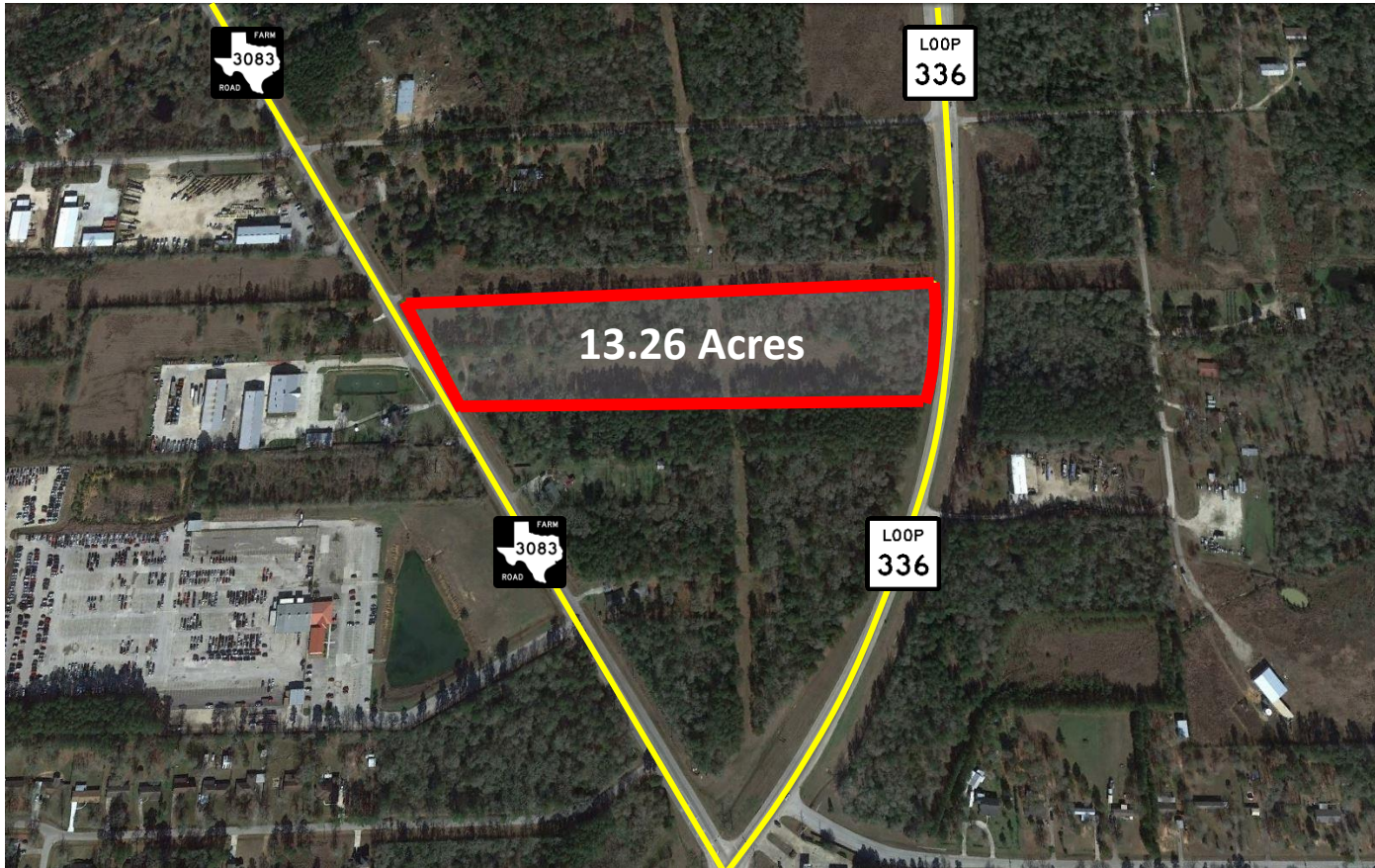
**13.26 Acres**







# 13.26 Acres 1303 FM 3083 Rd, Conroe, TX 77301



### Property Information

Size	13.26 Acres
Appraisal District	<a href="http://www.mcad-tx.org">www.mcad-tx.org</a>
Tax Parcel #	R269917, R44651, R251690
Legal	A0301 KUYKENDALL ROBT, TRACT 56, ACRES 4.000 / A0301 KUYKENDALL ROBT, TRACT 56, ACRES 1.000 / A0301 KUYKENDALL ROBT, TRACT
Jurisdiction	City of Conroe
Water / Sewer	City of Conroe
Electric	Entergy
Fiber	Consolidated
Schools	Conroe ISD
Google Earth File	<a href="http://www.treatyoakdev.com/conroe13">www.treatyoakdev.com/conroe13</a>

### 2020 Tax Rates

CCO - City of Conroe	0.4375
GMO - Montgomery County	0.4312
HM1 - Montgomery County Hospita	0.0588
JNH - Lone Star College	0.1078
SCO - Conroe ISD	1.2125
<b>Total</b>	<b>2.2478</b>

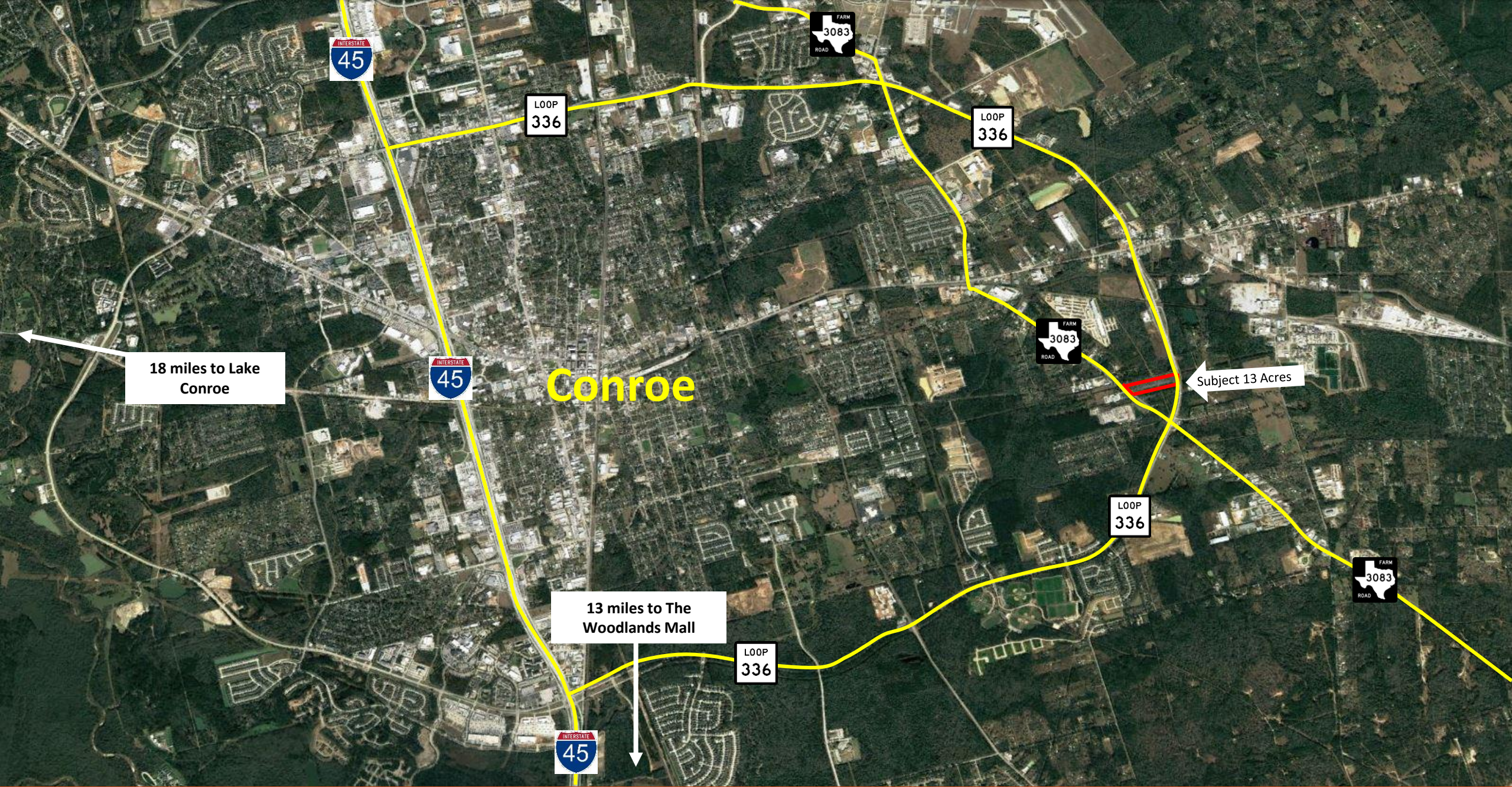
### Description

New to market in a growth area. Unique, unrestricted property in Conroe city limits with dual access off of Loop 336 and FM 3083. This property has water and an 8" sewer line on the west side of the property and to the east of the property there is a 12" sewer line across Loop 336.

### Property Highlights

- Unrestricted
- Frontage on South Loop 336 East
- Frontage on FM 3083
- 4 miles from Downtown Conroe
- 5 miles from Conroe Regional Medical Center
- 13 miles to The Woodlands Mall
- 18 miles to Lake Conroe





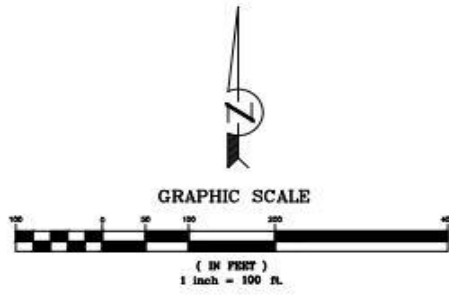
18 miles to Lake Conroe

Conroe

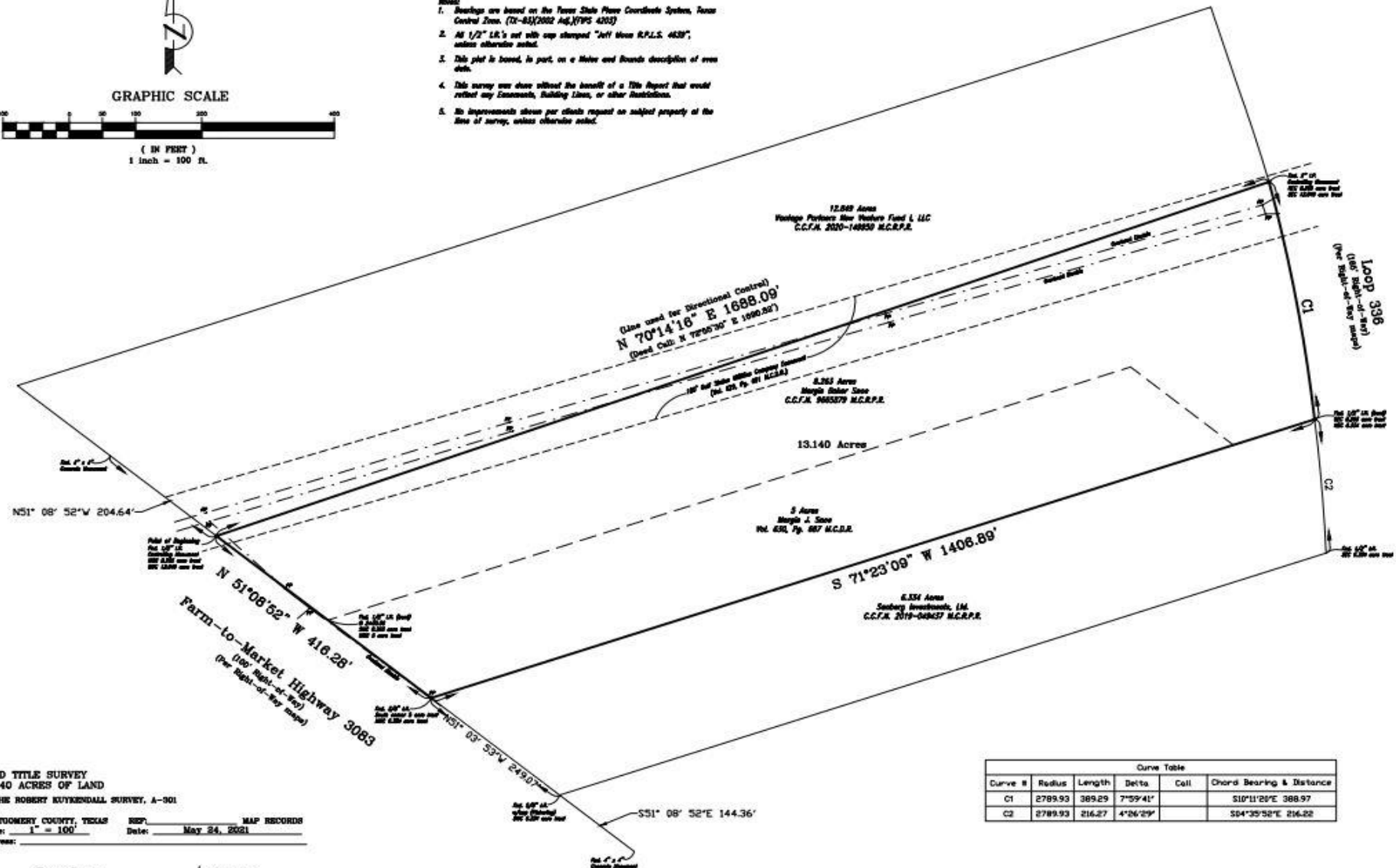
13 miles to The Woodlands Mall

Subject 13 Acres





- Notes:**
1. Readings are based on the Texas State Plane Coordinate System, Texas Central Zone. (TX-83(2002) Ad, NTPS 4203)
  2. All 1/2" L&L's are with top stamped "Jeff Moon R.P.L.S. 6828", unless otherwise noted.
  3. This plat is based, in part, on a Meter and Bounds description of area data.
  4. This survey was done without the benefit of a Title Report that would reflect any Encumbrances, Building Lines, or other Restrictions.
  5. No improvements shown per clients request on subject property of the line of survey, unless otherwise noted.



LAND TITLE SURVEY  
13.140 ACRES OF LAND  
IN THE ROBERT KUYKENDALL SURVEY, A-301

MONTGOMERY COUNTY, TEXAS    REP.    MAP RECORDS  
Scale: 1" = 100'    Date: May 24, 2021  
Address:

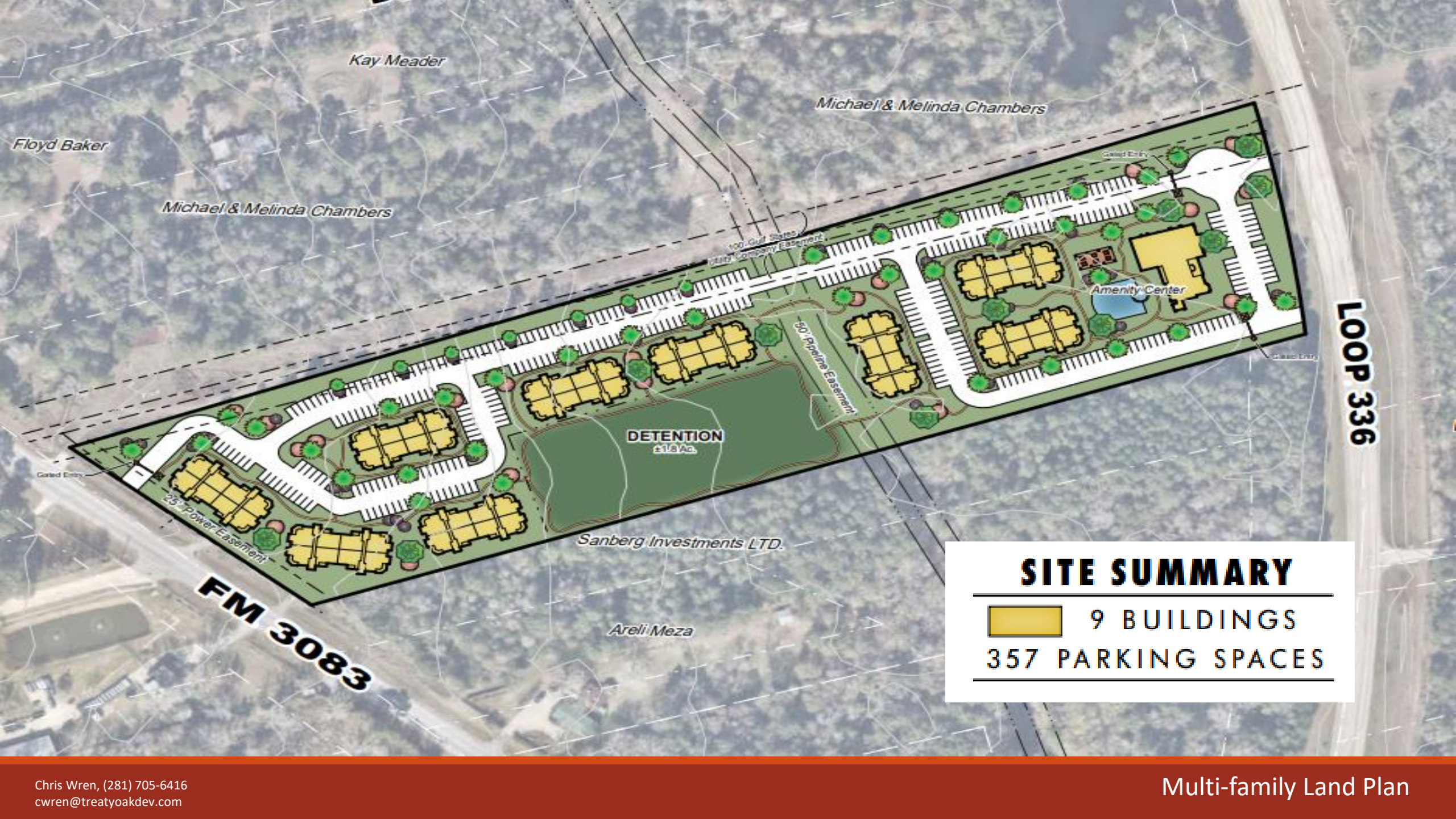
To Karen Jones, Exclusively,  
This survey complies with the current Texas Society of Professional Surveyors Manual of Practice/requirements for a Category IA, Condition II TSPB Land Title Survey. All rights reserved Copyright 2021 Jeffrey Moon & Assoc., Inc. ©

Tyren Hanks  
Registered Professional  
Land Surveyor No. 6787  
T.R.P.R.L.S. Firm No. 10112500



Curve Table				
Curve #	Radius	Length	Delta	Chord Bearing & Distance
C1	2789.93	389.29	7°59'41"	S10°11'25"E 388.97
C2	2789.93	216.27	4°26'29"	S04°35'52"E 216.22





Kay Meader

Michael & Melinda Chambers

Floyd Baker

Michael & Melinda Chambers

100' Gas Easement  
110' Company Easement

Gated Entry

Amenity Center

60' Pipeline Easement

Gated Entry

**LOOP 336**

**DETENTION**  
21.8 Ac.

Sanberg Investments LTD.

Areli Meza

**FM 3083**

25' Power Easement

Gated Entry

## SITE SUMMARY

- 9 BUILDINGS
- 357 PARKING SPACES

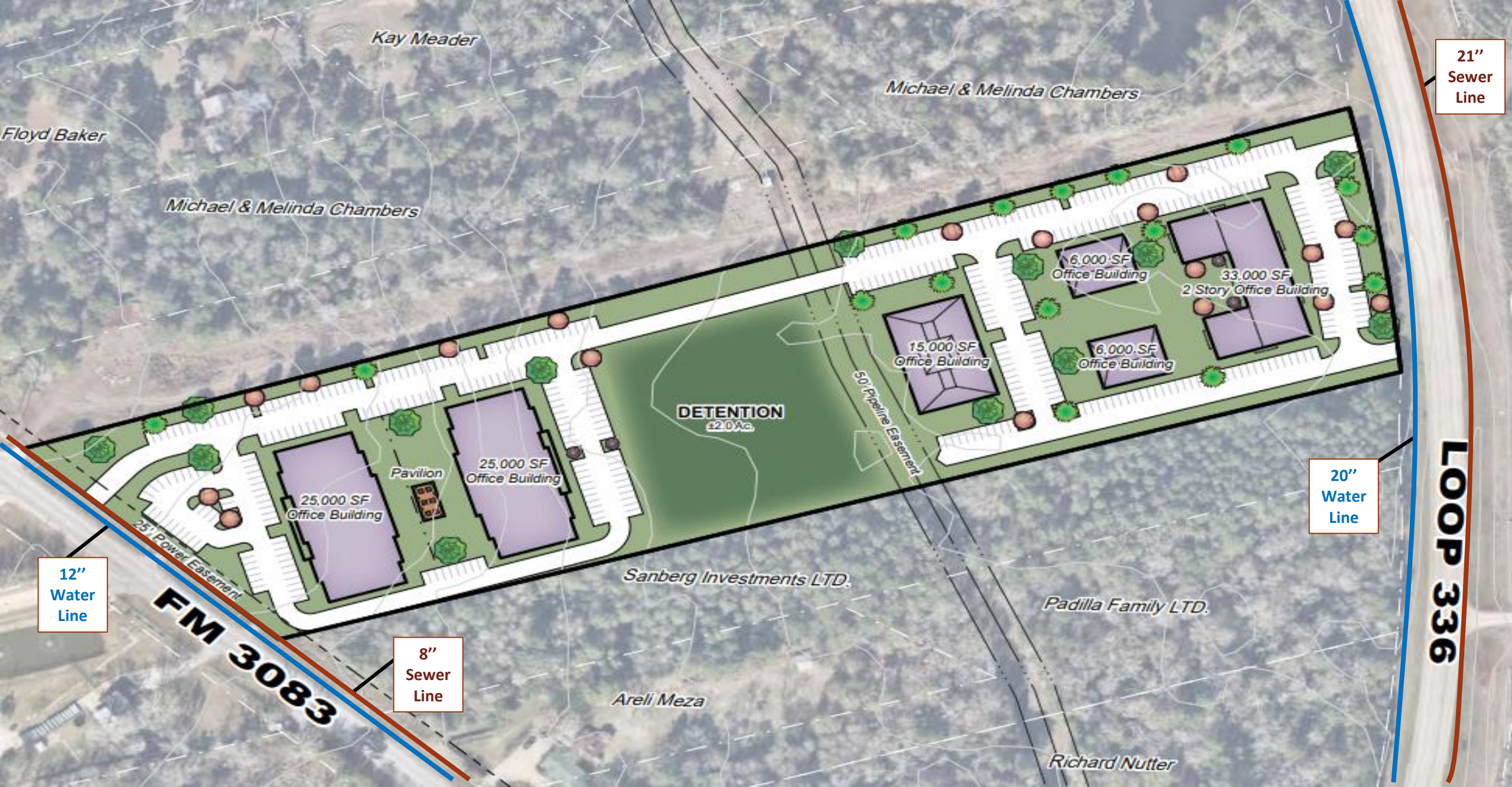




**LOOP 336**

**FM 3083**





12"  
Water  
Line

8"  
Sewer  
Line

20"  
Water  
Line

21"  
Sewer  
Line

**LOOP 336**

**FM 3083**



