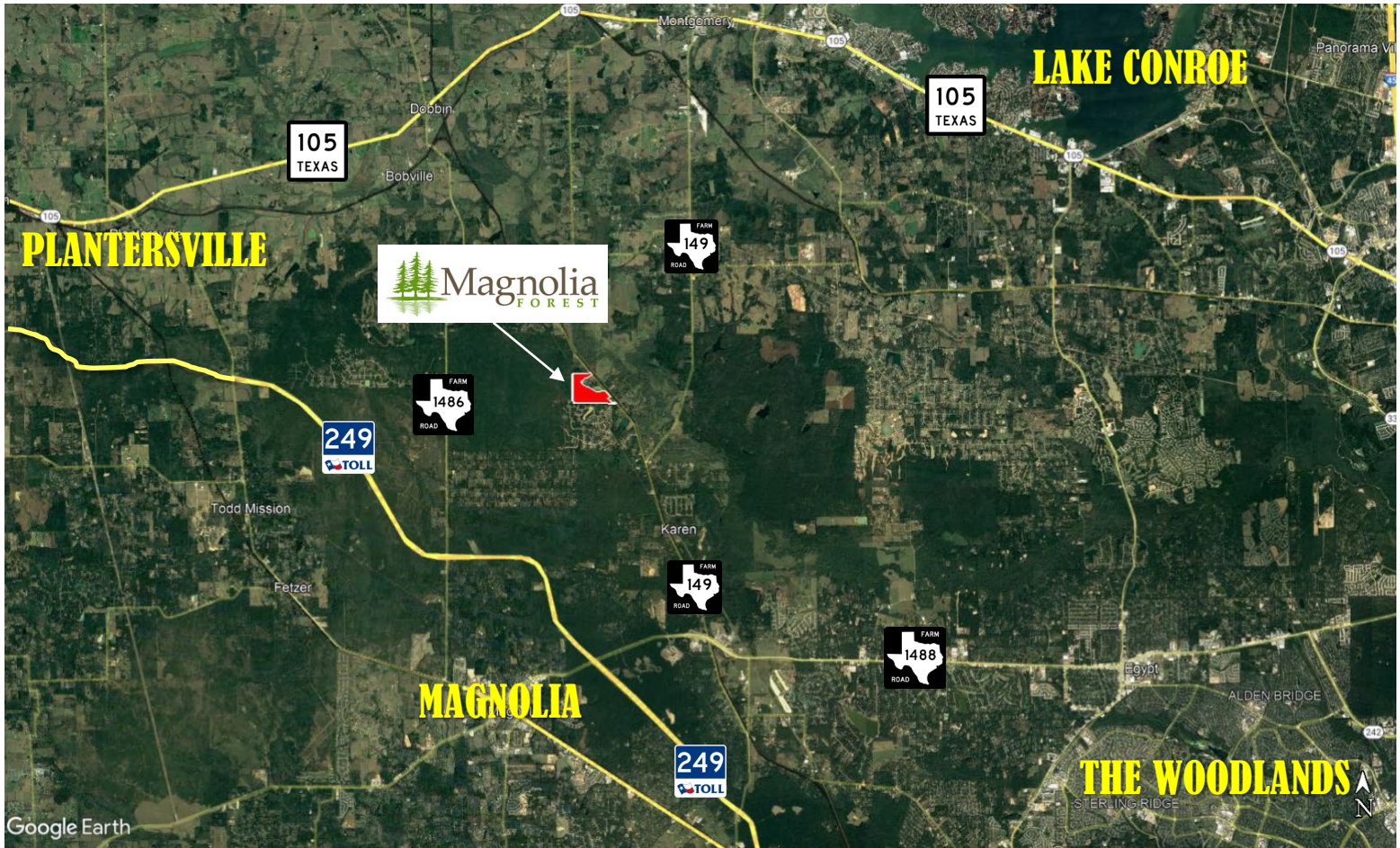


155.6 Acres Jackson Road, Montgomery, TX
Magnolia Area



155.6 Acres Jackson Road, Montgomery, TX
Magnolia Area



Property Information

Size	155.6 Acres
Appraisal District	www.mcad-tx.org
Tax Parcel #	R30018, R30023, R30023
Legal	A0001 Alexander A M, Tract 4, 4-1 and 4-B
Jurisdiction	Montgomery County
Water	DP Water Supply
Sewer	MUD #218
Electric	MidSouth Synergy
Schools	Magnolia ISD / Magnolia HS
Google Earth File	TreatyOakDev.com/MagForest

2022 Tax Rates

F10 - Emergency Serv Dist #10	0.0852
GMO - Montgomery County	0.3742
HM1 - Montgomery County Hospital	0.0502
JNH - Lone Star College	0.1078
SMA - Montgomery ISD	1.1472
MUD - Proposed Tax	0.9500
Total	2.7146



155.6 Acres Jackson Road, Montgomery, TX Magnolia Area

Description

155.6 acres of wooded property with a beautiful 17-acre lake with 2 entrances to Jackson Road. Conveniently located north of FM 1488 and east of the new 249 Tollway (Aggie Expressway). This property is designed for 490 lots (40's and 50's) or 576 lots (all 40's). Close proximity to new Magnolia Springs MPC, Magnolia Oaks MPC, and Airia Development MPC.

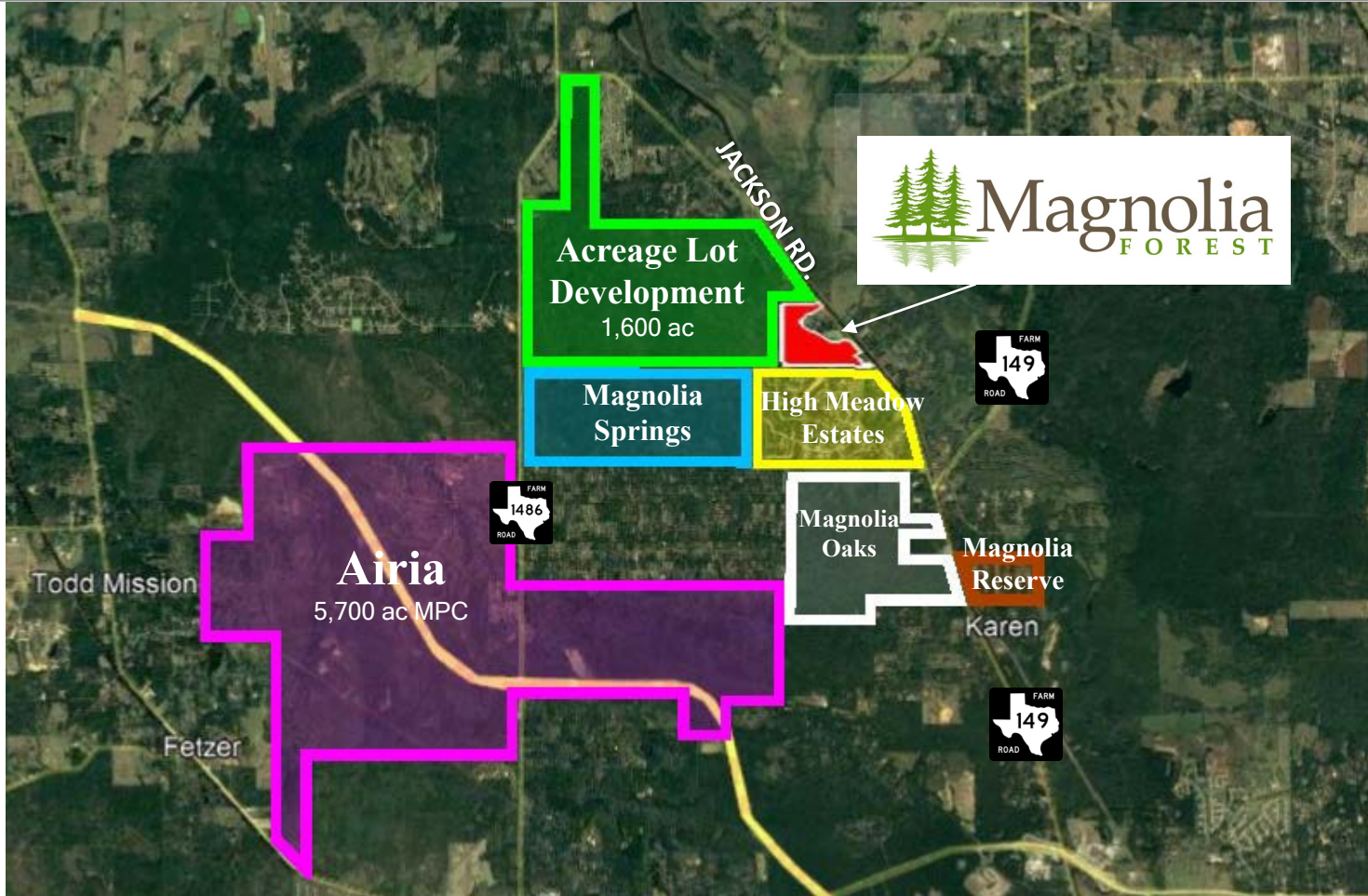
Entitlements

- Drainage Study approved by Montgomery County
- Discharge Permit complete
- Water Service Agreement complete with DP Water Supply Co.
- Phase I and Wetlands Study complete
- MUD #218 partially complete

Property Highlights

- 17-Acre existing lake
- State Highway 249 Toll Road / Aggie Expressway completed
- New HEB on FM 1488 (4 Miles)
- 12 Miles to Lake Conroe
- 35 Minutes to The Woodlands Mall

155.6 Acres Jackson Road, Montgomery, TX
Magnolia Area





Magnolia FOREST



TREATY OAK
DEVELOPERS



±17,104' LINEAR FEET OF PAVING

LOT SUMMARY

	40' x 120'	351 LOTS	72%
	50' x 120'	139 LOTS	28%

TOTAL 490 LOTS



a schematic development plan for
MAGNOLIA FOREST
±150.5 ACRES OF LAND
prepared for
TREATY OAK DEVELOPERS



24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422



MTA-22001
AUGUST 17, 2021

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR CONSTRUCTION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT PROVIDE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE SOURCE OF ENGINEERING AND SURVEYING, HISTORICAL AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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Magnolia FOREST



TREATY OAK
DEVELOPERS



a schematic development plan for
JACKSON RD TRACT
 ±155.5 ACRES OF LAND
 prepared for
TREATY OAK DEVELOPERS

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LOT SUMMARY		
■	TYP. 40' x 115'	576 LOTS 100%
TOTAL		576 LOTS

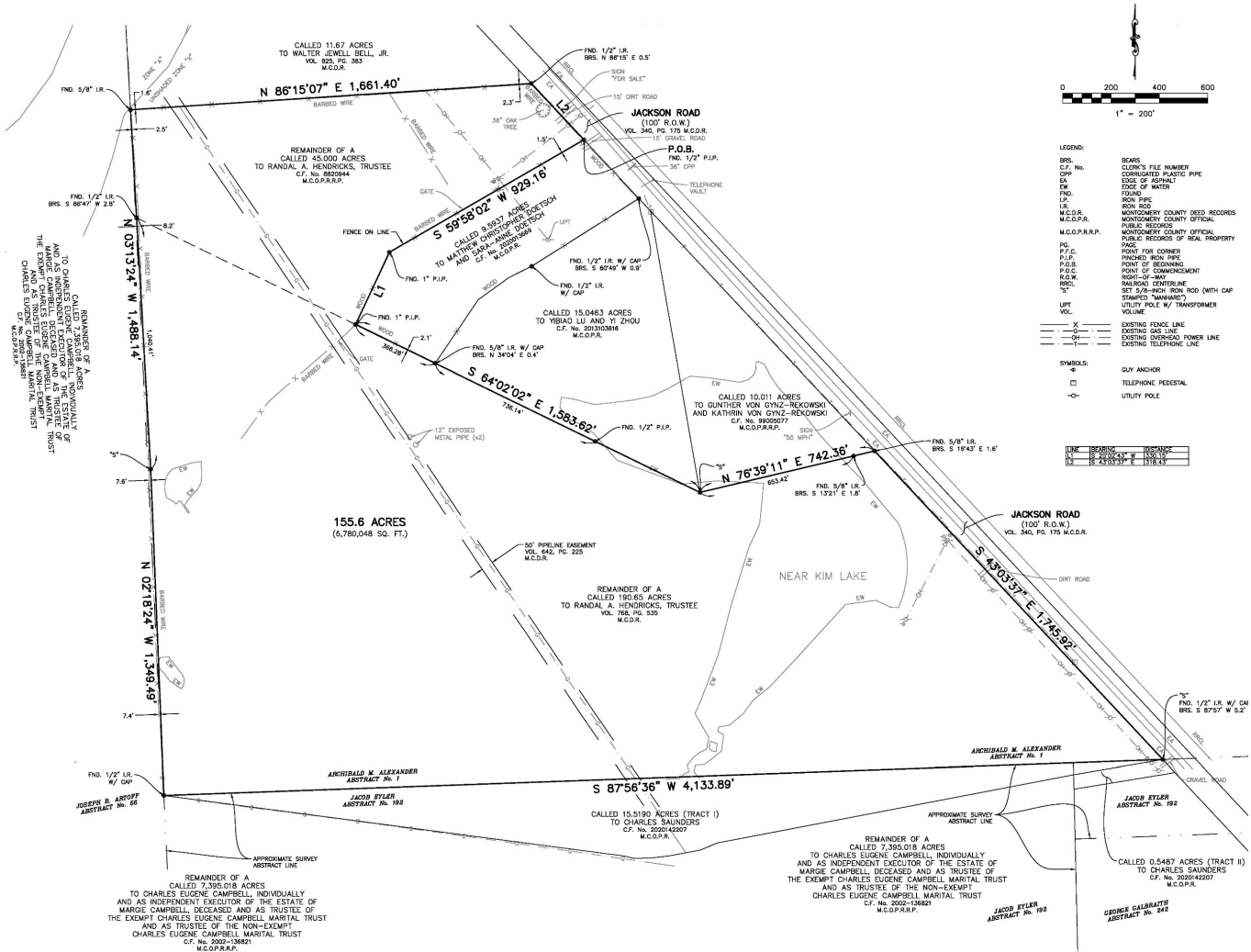
B

META
PLANNING + DESIGN

24225 Katy Freeway, Ste. 200
 Katy, Texas 77494
 Tel: 281-910-1422

SCALE
 1" = 100'

MTA-21040
 OCTOBER 14, 2020



- LEGEND:**
- B.F.S. BEARS
 - C.F. No. CLIENT'S FILE NUMBER
 - C.M.P. CORRUGATED PLASTIC PIPE
 - EM. EDGE OF ASPHALT
 - EW. EDGE OF WATER
 - FM. FOUND
 - LP. IRON PIPE
 - LR. IRON ROD
 - M.C.D.R. MONTGOMERY COUNTY DEED RECORDS
 - M.C.D.P.R. MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
 - M.C.D.P.R.P. MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
 - PA. PAVE
 - P.F.C. POINT FOR CORNER
 - P.I.P. POINT OF BEGINNING
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - R.O.W. RIGHT-OF-WAY
 - R.F.L. RAILROAD CENTERLINE
 - "S" SET 5/8-INCH IRON ROD (WITH CAP STAMPED "MANHARD")
 - U.P.T. UTILITY POLE W/ TRANSFORMER
 - VOL. VOLUME
- SYMBOLS:**
- X GUY ANCHOR
 - TELEPHONE PEDESTAL
 - UTILITY POLE
- | LINE | BEARING | DISTANCE |
|------|---------------|----------|
| 11 | S 20°24'23" W | 155.6 |
| 12 | E 43°33'31" W | 1378.5 |

TO BE OPEN, CALLED 7,395.018 ACRES, INDIVIDUALLY OR AS INDEPENDENT EXECUTOR OF THE ESTATE OF MARGIE CAMPBELL, DECEASED AND AS TRUSTEE OF THE EXEMPT CHARLES EUGENE CAMPBELL MARITAL TRUST AND AS TRUSTEE OF THE NON-EXEMPT CHARLES EUGENE CAMPBELL MARITAL TRUST OF MONTGOMERY COUNTY, MONTGOMERY COUNTY, MARYLAND.

Subject to the General Notes shown:
 To: Stewart Title Company, Ronald A. Hendricks, Trustee, and Treaty Oak Developers
 We, Manhard Consulting, Ltd., acting by and through Joel K. Nalley, a Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition I Survey.

Surveyed: January 25, 2021


 Joel K. Nalley
 Registered Professional Land Surveyor
 No. 6525
 jnalley@stewarttitle.com



2840 Turnpike Forest Blvd, Suite 200, The Woodlands, TX 77381 | 281.362.8200 | 281.362.8201 | manhard.com
 Civil Engineers • Surveyors • Boundary Resources Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners
 Texas Board of Professional Land Surveyors Registration No. 12184578

**MAGNOLIA FOREST
TREATY OAK DEVELOPERS
ASSESSED VALUATION PROJECTIONS (a)
*January 20, 2023***

<p>\$0 (b)</p> <p>\$22,500,000</p> <p>\$22,500,000</p> <p>\$37,500,000</p> <p>\$60,000,000</p> <p>\$45,000,000</p> <p>\$105,000,000</p> <p>\$42,000,000</p> <p>\$147,000,000</p>	<p>1/1/2024 Projected Assessed Valuation Plus 75 Homes at \$300,000 per home</p> <p>1/1/2025 Projected Assessed Valuation Plus 125 Homes at \$300,000 per home</p> <p>1/1/2026 Projected Assessed Valuation Plus 150 Homes at \$300,000 per home</p> <p>1/1/2027 Projected Assessed Valuation Plus 140 Homes at \$300,000 per home</p> <p>1/1/2028 Projected Assessed Valuation</p>
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(a) Projections of value per information provided by Treaty Oak Developers. Assumes the full buildout of the District (i.e., 490 single-family lots).

(b) For purposes of conservatism, initial raw land assumed to have no value and the value of a fully developed lot (and vacant land) is not projected to hit the tax roll until such lot is built upon.



TPDES PERMIT NO. WQ0016001001
[For TCEQ office use only - EPA I.D.
No. TX0141356]

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
P.O. Box 13087
Austin, Texas 78711-3087

PERMIT TO DISCHARGE WASTES
under provisions of
Section 402 of the Clean Water Act
and Chapter 26 of the Texas Water Code

Magnolia Forest TX, LLC

whose mailing address is

3440 Riley Fuzzel Road, Suite 150
Spring, Texas 77386

is authorized to treat and discharge wastes from the Magnolia Forest Wastewater Treatment Facility,
SIC Code 4952

located on the west side of Jackson Road, approximately 1.8 miles northwest of the intersection of
Jackson Road and Farm-to-Market Road 149, in Montgomery County, Texas 77316

to an unnamed tributary, thence to Lake Creek in Segment No. 1015 of the San Jacinto River Basin

only according to effluent limitations, monitoring requirements, and other conditions set forth in this permit, as well as the rules of the Texas Commission on Environmental Quality (TCEQ), the laws of the State of Texas, and other orders of the TCEQ. The issuance of this permit does not grant to the permittee the right to use private or public property for conveyance of wastewater along the discharge route described in this permit. This includes, but is not limited to, property belonging to any individual, partnership, corporation, or other entity. Neither does this permit authorize any invasion of personal rights nor any violation of federal, state, or local laws or regulations. It is the responsibility of the permittee to acquire property rights as may be necessary to use the discharge route.

This permit shall expire at midnight, **five years from the date of issuance.**

ISSUED DATE: February 14, 2022

A handwritten signature in black ink, appearing to read "T. R. Bahr".

For the Commission

Discharge Permit