

± 1.1430 ACRES FOR SALE MEMORIAL SPRINGS PROPERTY

Tomball, Texas

Tract #80

*(utilities available & on-site detention **not** required)*

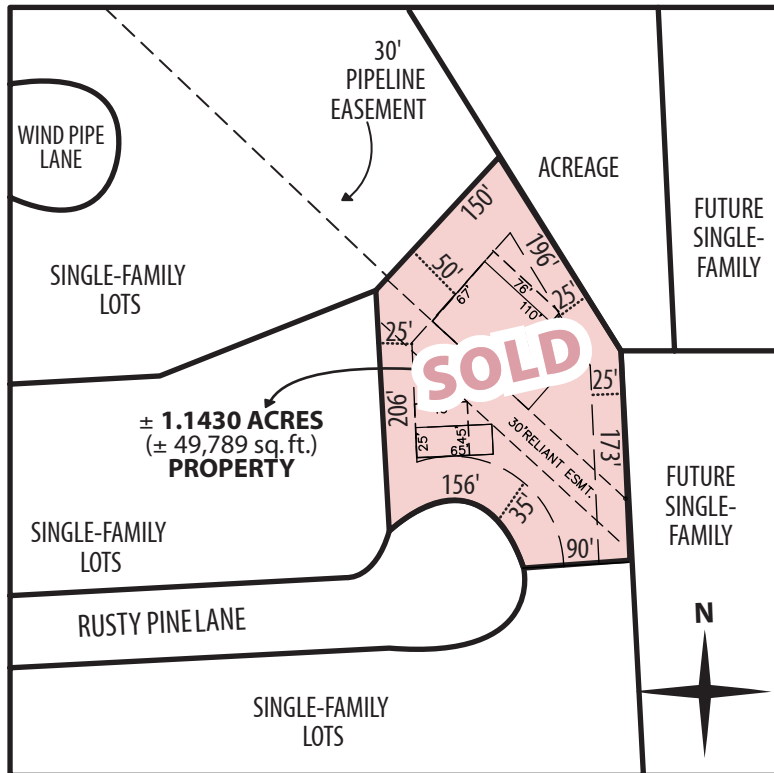
LOCATION: Located on the outside of the Memorial Springs Community in Tomball on Rusty Pine Ln. near Hufsmith-Kohrville Rd in the Houston ETJ.

PRICE: Call for pricing.

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|-----------------------|------------------------------|-------------------------------|
| TAX AUTHORITY: | Harris County | 0.64627 |
| | Klein ISD | 1.720 |
| | North Harris Mont. Coll. | .1145 |
| | HC RFPD 16 | 0.05 |
| | Total Tax Rate (2004) | \$2.53 per \$100 value |

FEATURES: ± 1.1430 acre cul-de-sac lot at the end of a quiet residential street. A 30' natural gas pipeline easement runs through the lot.

This drawing is conceptual only. This drawing shows a couple possible building sizes that might be used when building on Tract #80. The Seller makes no representation as to the accuracy or completeness of this drawing and expects Buyer to independently verify any information and not to rely on this drawing for completeness or accuracy. In addition, any Buyer should reference the Reservations, Restrictions, Covenants and Conditions that have been placed upon and against Tract #80 by carefully reviewing the document filed in the Harris County Property Records under Clerks File No. F433017. This document states that "No buildings or improvements of any character shall be erected... until the construction plans and specifications and a plot plan showing the location of the structure have been submitted to the Architectural Control Committee and approved."



NOTE: ALL DIMENSIONS ARE APPROXIMATE



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**This does not constitute an offer to sell and is for discussion purposes only. All information contained herein should be independently verified by any party expressing an interest.*

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