

An aerial photograph of a large, irregularly shaped tract of land. The tract is primarily light brown and tan, suggesting cleared or developed land, with some darker patches. It is surrounded by dense green forest. A river, labeled 'West Fork San Jacinto River', flows along the left side of the tract. A circular, semi-transparent white overlay is positioned on the right side of the image, containing the text 'HOLMES FAMILY INVESTMENT TRUST LP'. In the bottom right corner of the image, there are small black icons of a minus sign and a plus sign.

584.69 Acre Tract

***HOLMES
FAMILY
INVESTMENT
TRUST LP***

Aerial view of property with area excavated





96.3023 Acres

**15 acre lake
653,499 sqft**

Sand Pit

Frog Pond

San Jacinto
Elementary

Calvary
Outreach
Church

Bennet Elementary
Department

Summary of Total land to Usable land

Total land area per Montgomery County Appraisal District

584.72 acres (25,469,096.40 Square Feet) averaging \$0.145 per sq ft

Area ***NORTH*** of Utility Easement

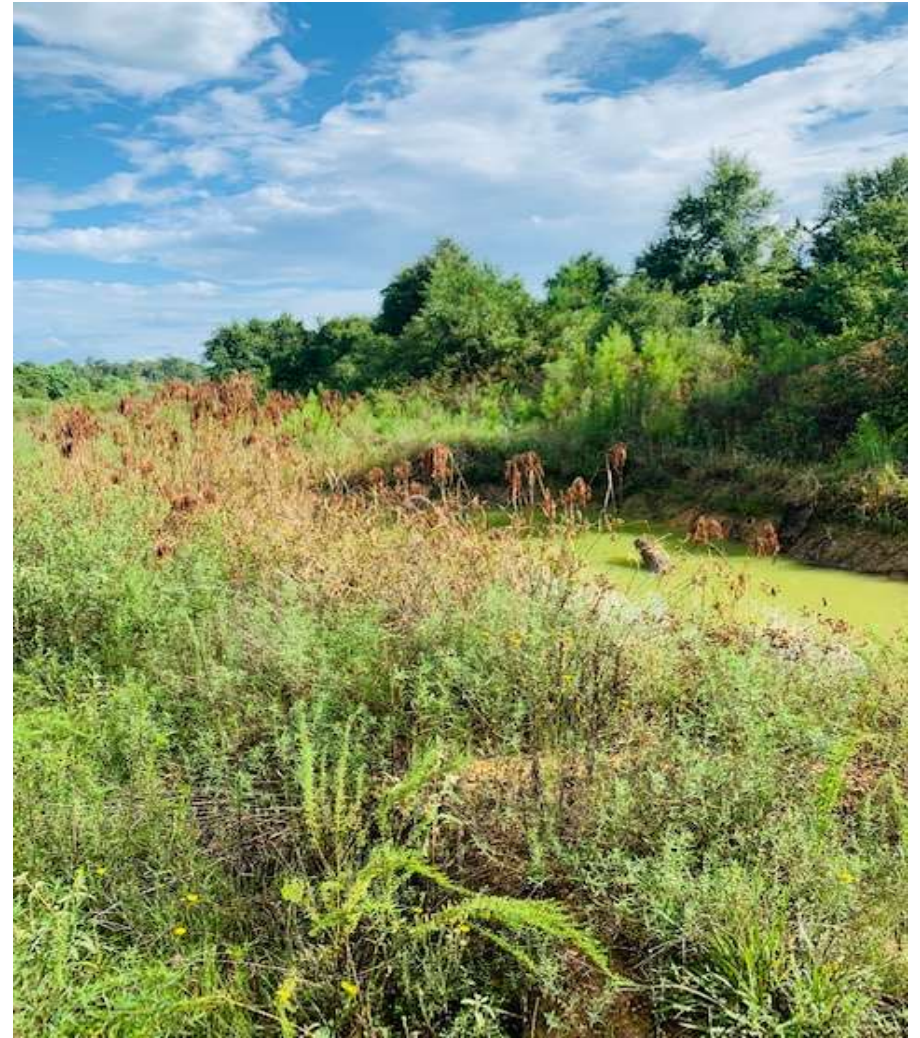
111.73 acres (4,848,228 Square Feet) **less the square footage lost due to the 15-acre lake** (653,400 Square Feet) *Leaving potentially usable area*

96.30 acres (4,194,946 Square Feet) *Usable area to develop*

Area ***SOUTH*** of Utility Easement

473.46 acres (20,620,868 Square Feet) *Sand and clay material pit*

*Test Pits in tract above
utility easement*



*15-acre pit dug in north
of utility easement*



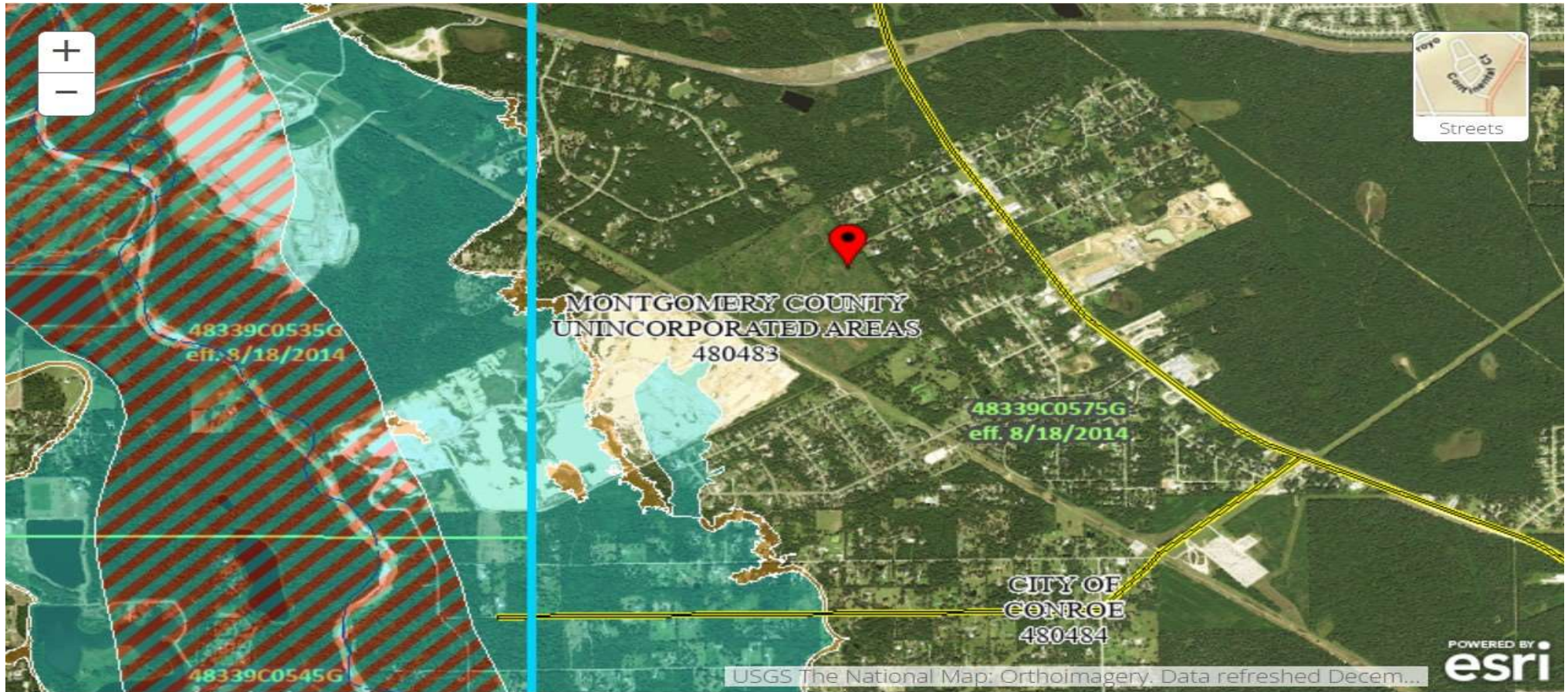


***Ribbons of
White Clay,
Red Clay,
different
Sands***

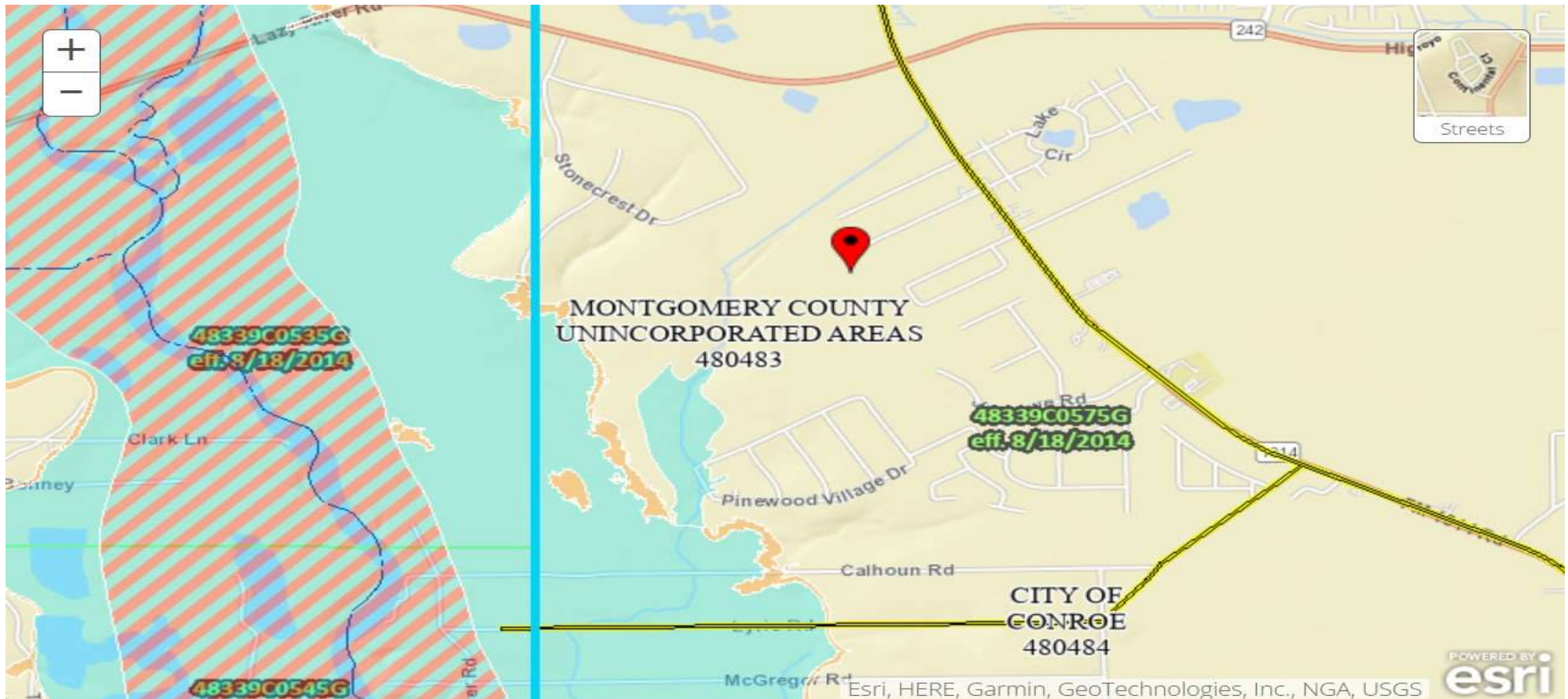
PROPERTIES LISTED FOR SALE IN THE IMMEDIATE AREA

Address		Acreage	Square Feet	List Price	Price Per Acre	Price Per Sq Ft
Undeveloped Land						
17452 FM 1314	L	7.22	314,503.20	\$1,500,000	\$207,756	\$4.77
00 FM 1314	L	45.72	1,991,563.20	\$3,485,000	\$76,225	\$1.75
18818 FM 1314	L	2.47	107,593.20	\$599,000	\$242,510	\$5.57
17247 Old Houston Rd	L	117.5 *	5,118,300.00	\$4,950,000	\$42,128	\$0.97
0000 SH 242	L	108 *	4,704,480.00	\$5,200,000	\$48,148	\$1.11
SH 242 & FM 1485	L	17	740,520.00	\$2,406,690	\$141,570	\$3.25
14848 Old Houston Rd	L	20.2	879,912.00	\$1,250,000	\$61,881	\$1.42
14657 FM 1314	L	7.06	307,533.60	\$850,000	\$120,397	\$2.76
17540 SH 242	C	4	174,240.00	\$1,400,000	\$350,000	\$8.03
256+/- Acres SH 242	C	256 *	11,151,360.00		\$0	\$0.00
16.0361 Acres SH 242	C	16.0361	698,532.52	\$2,899,463	\$180,808	\$4.15
60+ Acres tbd FM 3083		60.28	2,625,796.80	\$1,600,000	\$26,543	\$0.61
16607 Old Houston Rd		35	1,524,600.00	\$999,700	\$28,563	\$0.66
000 Moorehead Rd		159	6,926,040.00	\$2,973,339	\$18,700	\$0.43
0000 FM 1314 & Village Way		22.0992	962,641.15	\$4,332,159	\$196,032	\$4.50

FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD PLAIN MAP

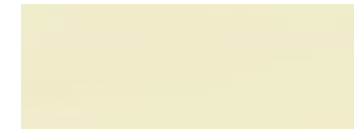


FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD PLAIN MAP







Glossary of Flood Zone Identifying Markers

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth
		Regulatory Floodway Zone AE, AO, AH,



Zone "A" & "AE" Floodway

Zone "X"

PIN		Approximate location based on user input and does not represent an authoritative property location
		Selected FloodMap Boundary
		Digital Data Available
		No Digital Data Available
MAP PANELS		Unmapped
		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard
OTHER AREAS		Otherwise Protected Area
		Coastal Barrier Resource System Area
SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth
		Regulatory Floodway Zone AE, AO, AH,
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile.
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
GENERAL STRUCTURES		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

FLOOD CONTROL MANAGEMENT

US Army Corp of Engineers – Galveston District

<https://www.swg.usace.army.mil/mission/Flood-Risk-Management/>

San Jacinto River Authority (936)-588-3111

<https://www.sjra.net/floodmanagement/>

Harris County Flood Control District (713)274-3776

<https://www.hcfdc.org/> Darrel Hahn floodplainadministrator@eng.hctx.net

Montgomery County Flood Control District (936)538-8111

https://www.mctx.org/departments/departments_d - f/engineering/fema_floodplain_maps.php

Jay Muschenheim



Information About Brokerage Services

11/2/2015

Texas law requires all real estate licenses to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A duty is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice before and retain a copy for your records.

Houston Preferred Properties, LLC	0490297	cmohen209@aol.com	(281)358-2101
Licensee No.		Email	Phone
Primary Assumed Business Name			
Connie Moreno	0328233	cmohen209@aol.com	(281)358-2101
Designated Broker of Firm		Email	Phone
Connie Moreno	0328233	cmohen209@aol.com	(281)358-2101
Licensee No.		Email	Phone
Licensee Supervisor of Sales Agent/ Associate			
Ken Michael Courillon	0632583	kenespreferredrealty@gmail.com	(713)291-3673
Sales Agent/Associate's Name		Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission
TXR-2501

Houston Preferred Properties, LLC, 104-A South Kirby Drive, Houston, TX 77057-8103
Ken Michael Courillon

Phone: 713-291-3777

Fax: 281-887-0210

Equal Housing Opportunity

Information available at www.trec.texas.gov

TAB: 1-0 Date

2/14/2015