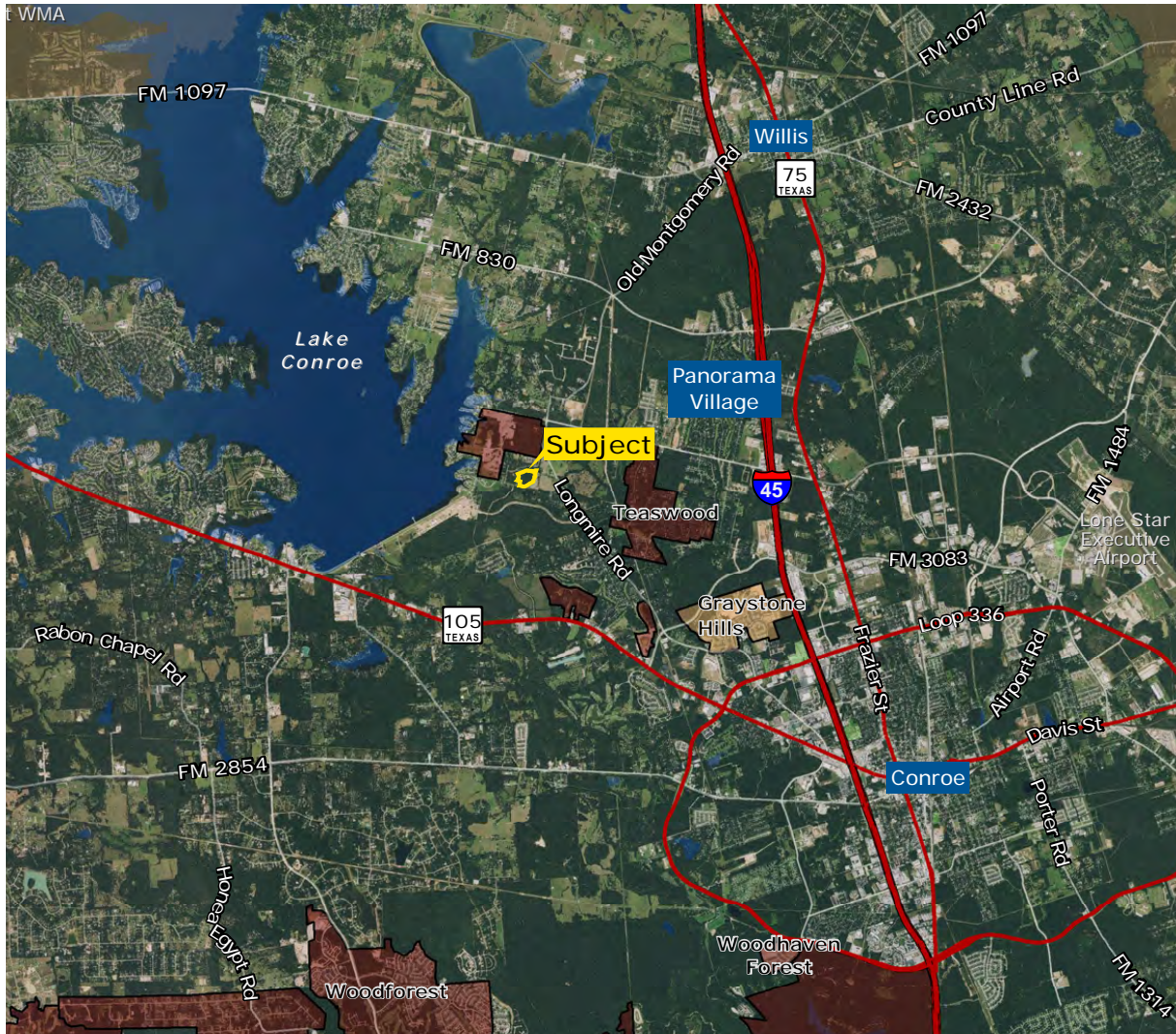


HERITAGE RESERVE LOTS FOR SALE

EXCLUSIVE LISTING | CONROE, TEXAS



LOCATION Heritage Reserve is located near Lake Conroe, west of Longmire Road in Conroe, Montgomery County, Texas.

OFFERING 66 - 60' x 120' lots

PRICE \$75,000 per lot. Lender/owner has flexibility to subordinate lot sale to coincide with being paid as the homes are sold. Also, the lender/owner will sell these lots on a rolling lot option with 15% earnest money down. Payment of final lot price can be deferred until home sale.

UTILITIES City of Conroe via MUD

SCHOOL DISTRICT Willis Independent School District

TAX RATES

City Of Conroe	0.42
Montgomery County	0.4838
Montgomery County Hospital	0.0729
Lone Star College	0.1198
Willis ISD	1.37
Montgomery County MUD 138	0.88
Total Tax Rate	3.346

MUD Montgomery County MUD 138

COMMENTS Lots are fully graded to builder ready pad with stone masonry retaining walls.

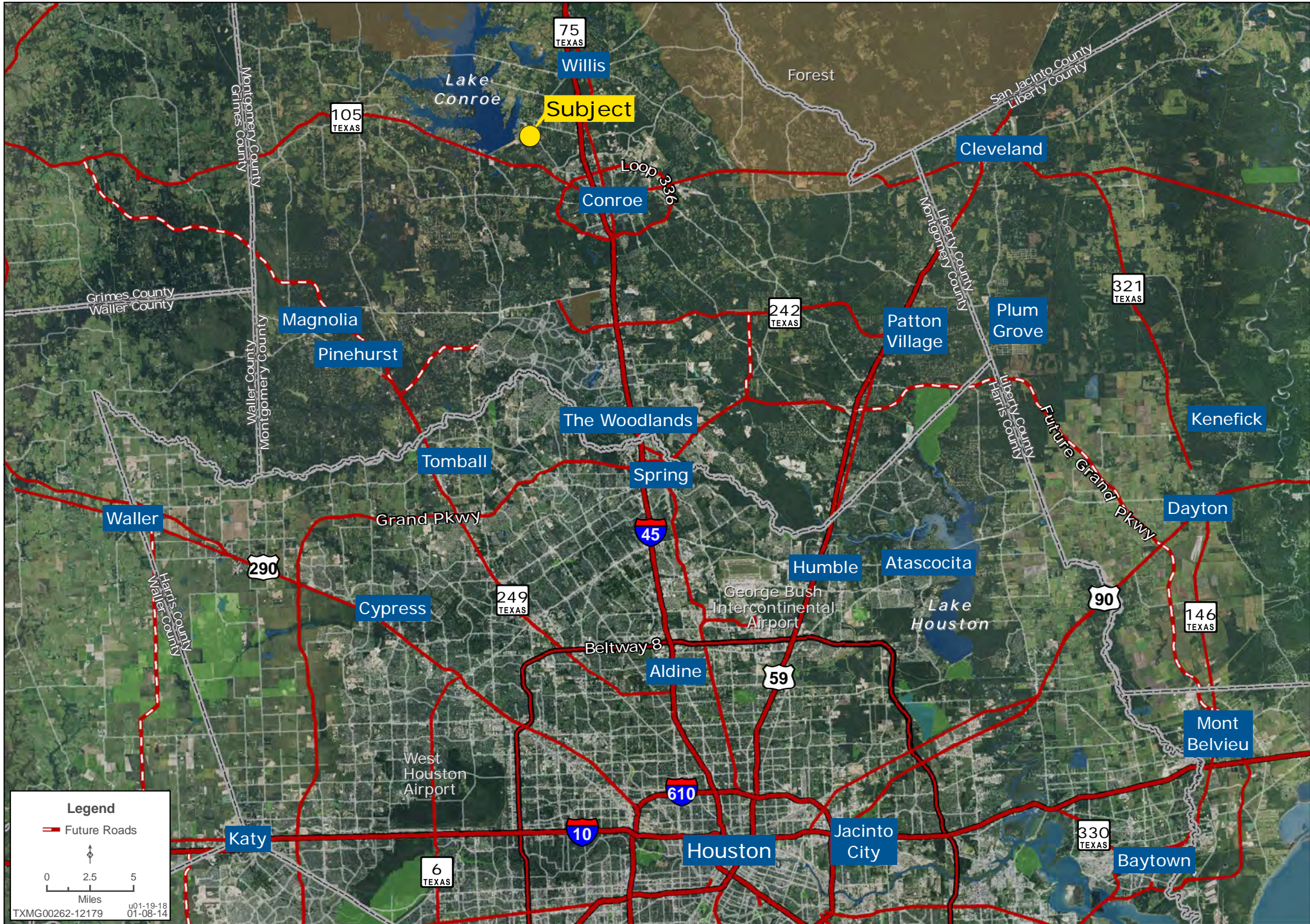
Kirk Lagurata | klagurata@landadvisors.com Duane Heckmann | dheckmann@landadvisors.com
820 Gessner Road, Suite 950, Houston, Texas 77024 ph. 713.647.7800 | www.landadvisors.com

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. TXMG00262-2.12.18



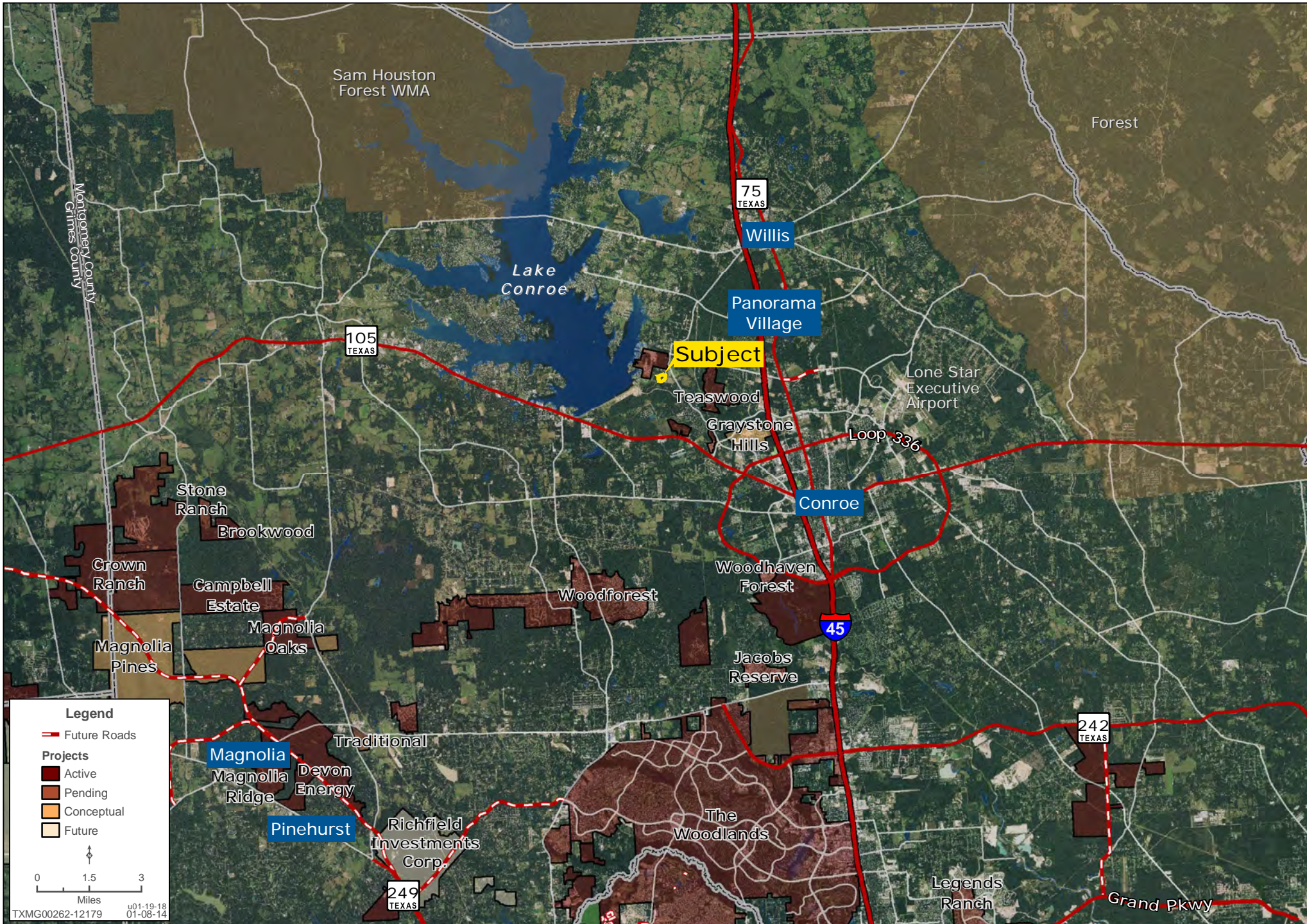
HERITAGE RESERVE METRO MAP

Kirk Laguarda | Duane Heckmann | 713.647.7800 | www.landadvisors.com



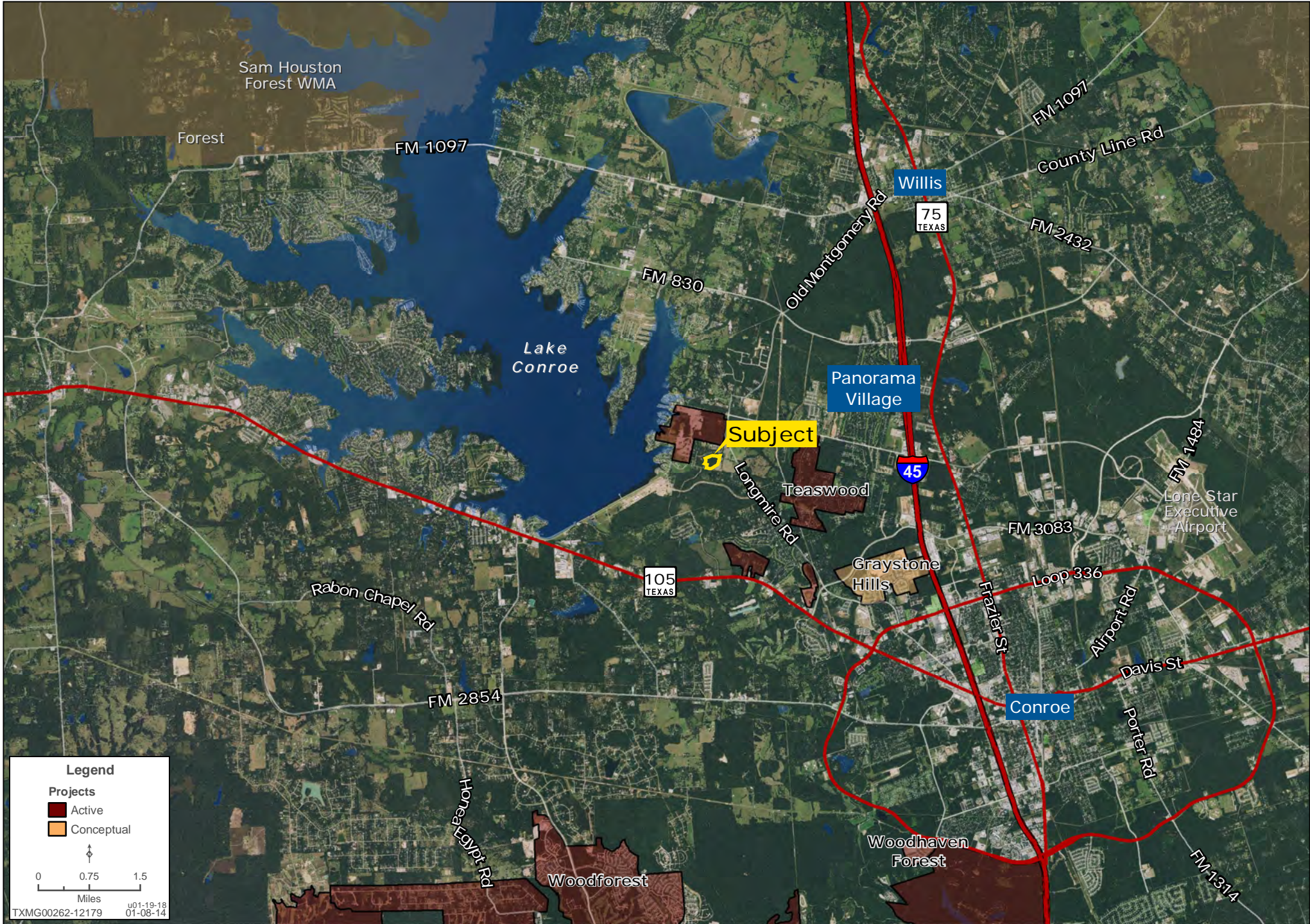
HERITAGE RESERVE REGIONAL MAP

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HERITAGE RESERVE SURROUNDING DEVELOPMENT MAP

Kirk Laguarda | Duane Heckmann | 713.647.7800 | www.landadvisors.com



HERITAGE RESERVE SURROUNDING AREA MAP

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HERITAGE RESERVE SURROUNDING AREA MAP

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Legend
Projects
■ Active

0 500 1,000
Feet

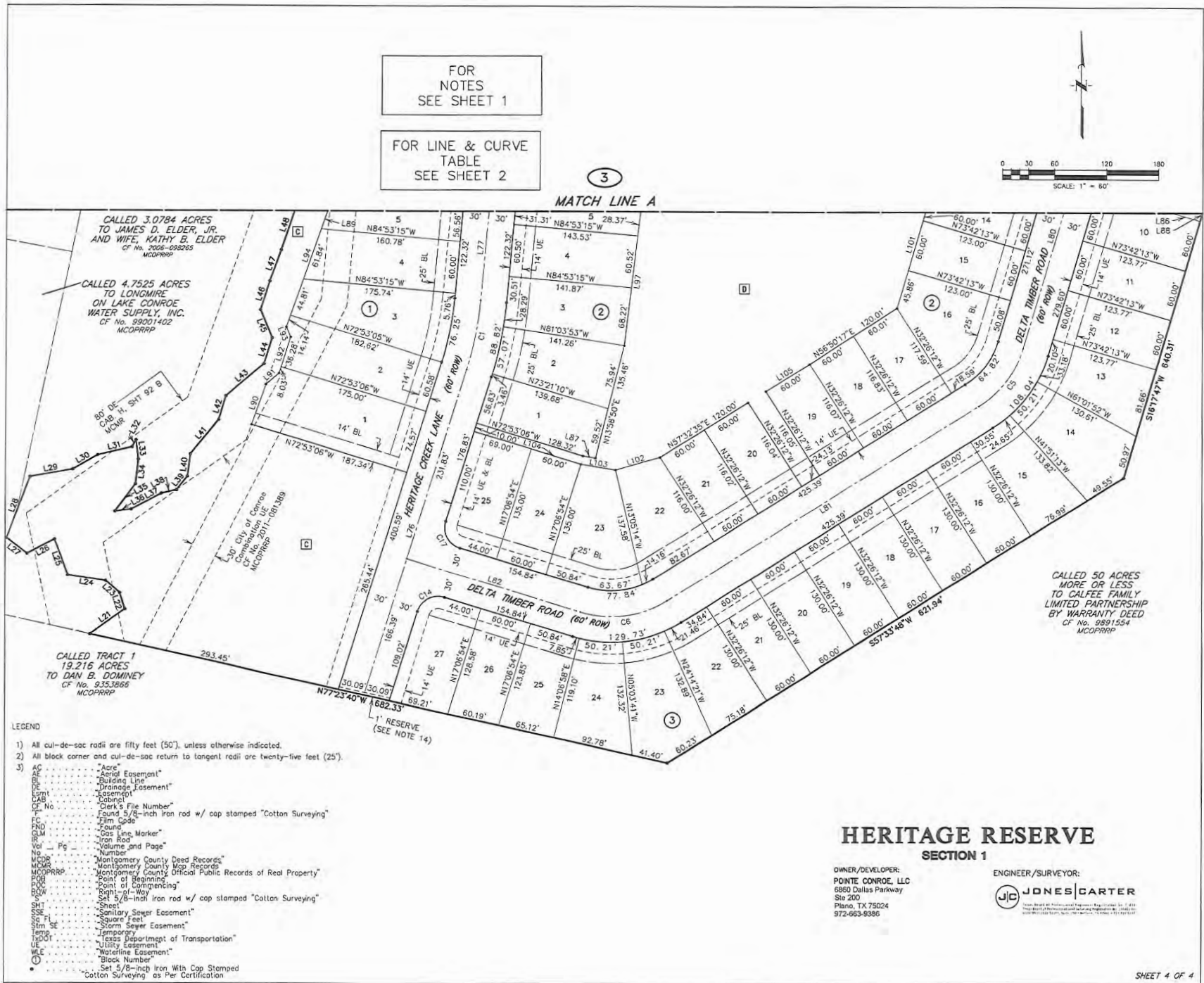
TXMG00262-12179 u01-19-18
01-08-14

HERITAGE RESERVE PROPERTY DETAIL MAP

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0 250 500
Feet
TXMG00262-12179 u01-19-18
01-08-14



HERITAGE RESERVE SECTION 1

OWNER/DEVELOPER:
POINTE CONROE, LLC
5650 Dallas Parkway
Ste 200
Plano, TX 75024
972-663-9385

ENGINEER/SURVEYOR:
 JONES-CARTER
Team Based Professional Engineers & Registered Geologists
10000 Westheimer Road, Suite 1000, Houston, TX 77042

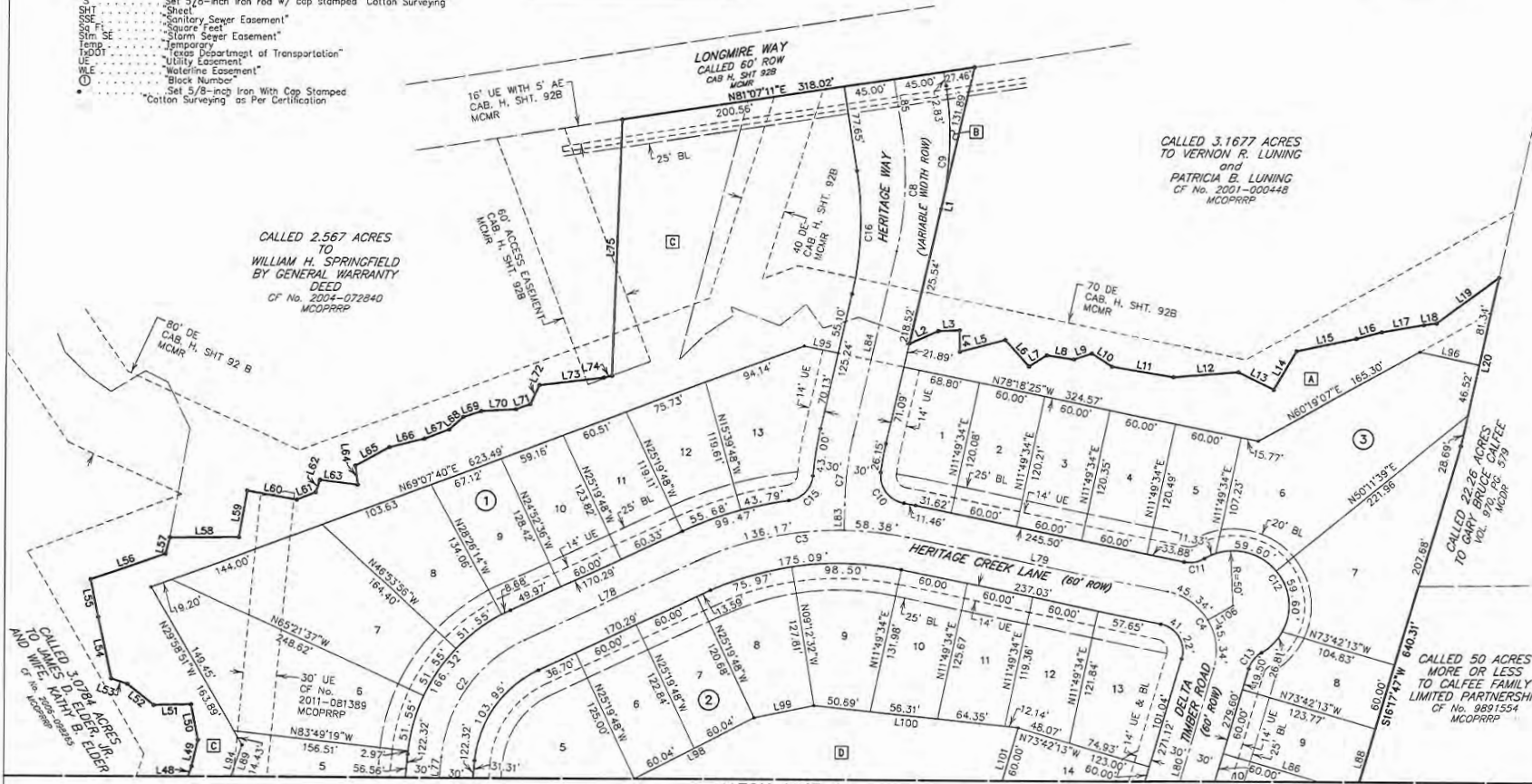
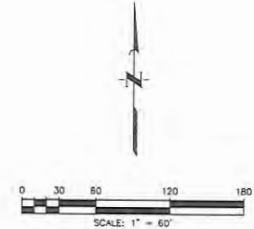
LEGEND

- 1) All cut-de-soc radii are fifty feet (50'), unless otherwise indicated.
- 2) All block corner and cut-de-soc return to tangent radii are twenty-five feet (25').
- 3)
 - AC "Aerial"
 - AE "Aerial Easement"
 - BL "Building Line"
 - LE "Easement"
 - CE "Caveat"
 - CL "Clerk's File Number"
 - FC "Found 5/8-inch iron rod w/ cap stamped 'Colton Surveying'"
 - FG "Film Code"
 - FO "Found"
 - FM "Gas Line Marker"
 - IR "Iron Rod"
 - VP "Volume and Page"
 - No "Number"
 - MC "Montgomery County Deed Records"
 - MR "Montgomery County Map Records"
 - MOPRRP "Montgomery County Official Public Records of Real Property"
 - POB "Point of Beginning"
 - POC "Point of Commencing"
 - RM "Right-of-Way"
 - RS "Set 5/8-inch iron rod w/ cap stamped 'Colton Surveying'"
 - SHT "Sheet"
 - SE "Sanitary Sewer Easement"
 - SF "Square Feet"
 - SS "Storm Sewer Easement"
 - Temp "Temporary"
 - TDOT "Texas Department of Transportation"
 - UE "Utility Easement"
 - WE "Waterline Easement"
 - "Block Number"
 - "Set 5/8-inch Iron With Cap Stamped 'Colton Surveying as Per Certification'"

FOR NOTES
SEE SHEET 1

FOR LINE & CURVE
TABLE
SEE SHEET 2

- A** RESTRICTED RESERVE "A"
Restricted to Drainage
Purposes Only
0.51 AC
22,153.0 Sq Ft
- B** RESTRICTED RESERVE "B"
Restricted to Landscape
Purposes Only
0.03 AC
158.3 Sq Ft
- C** RESTRICTED RESERVE "C"
Restricted to Drainage
Purposes Only
4.03 AC
175,364.0 Sq Ft
- D** RESTRICTED RESERVE "D"
Restricted to Landscape
Purposes Only
2.07 AC
90,055.5 Sq Ft



MATCH LINE A

4

HERITAGE RESERVE SECTION 1

OWNER/DEVELOPER:
POINTE CONROE, LLC
6860 Dallas Parkway
Site 200
Plano, TX 75024
972-663-9386

ENGINEER/SURVEYOR:
 JONES-CARTER



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders 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 client 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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 below and retain a copy for your records.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS, AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC - A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000