

Treaty Oak Developers



Highlights



Address:
28583 FM 1736 Hempstead, TX 77445

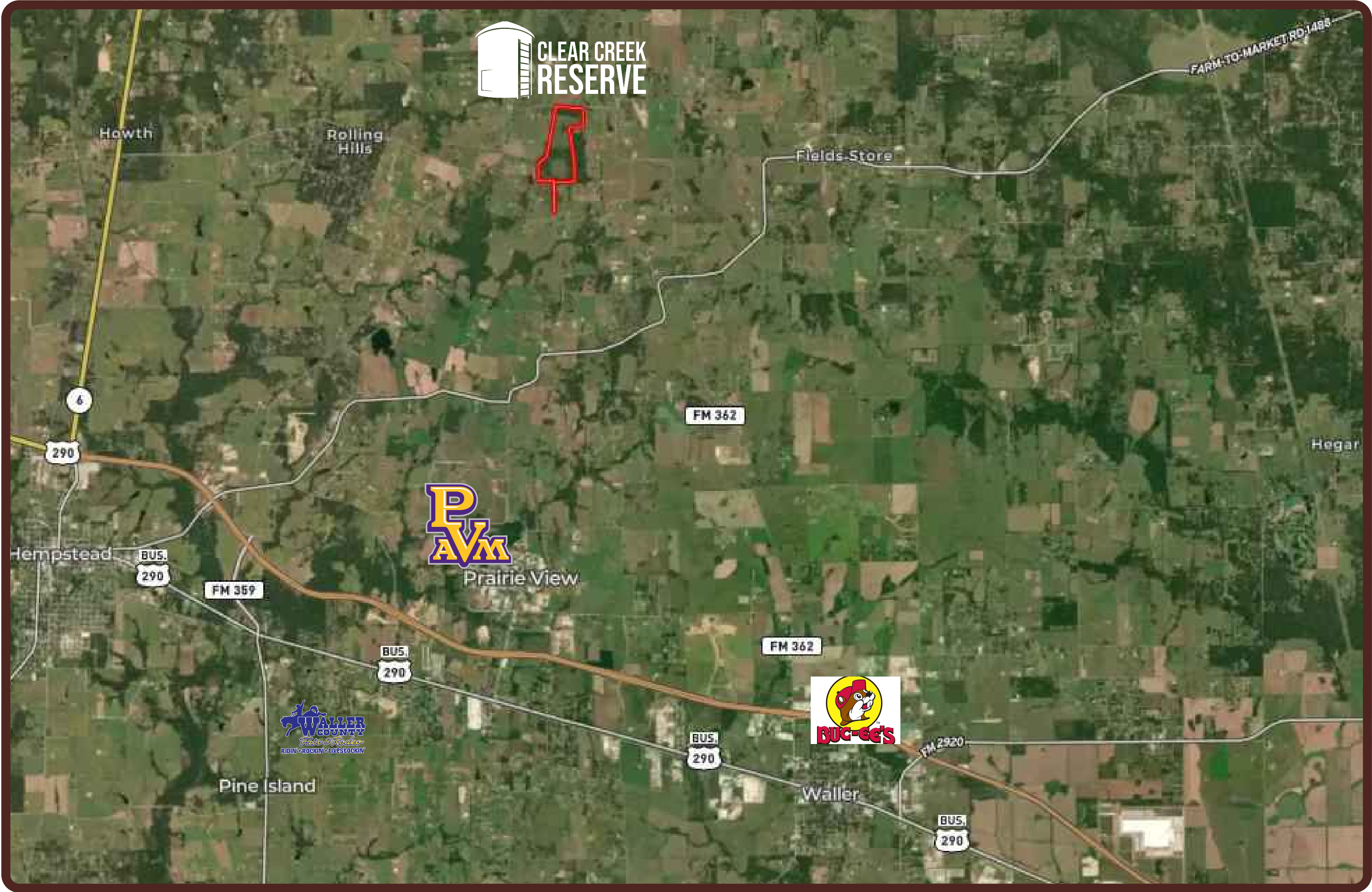
Acres: 172.832

Jurisdiction: Waller County

Google Earth File: [Click Here](#)

- Utilities:
- Water/Sewer: TCEQ MUD Creation
 - Electric: San Bernard Electric Co-op

School District: Waller ISD



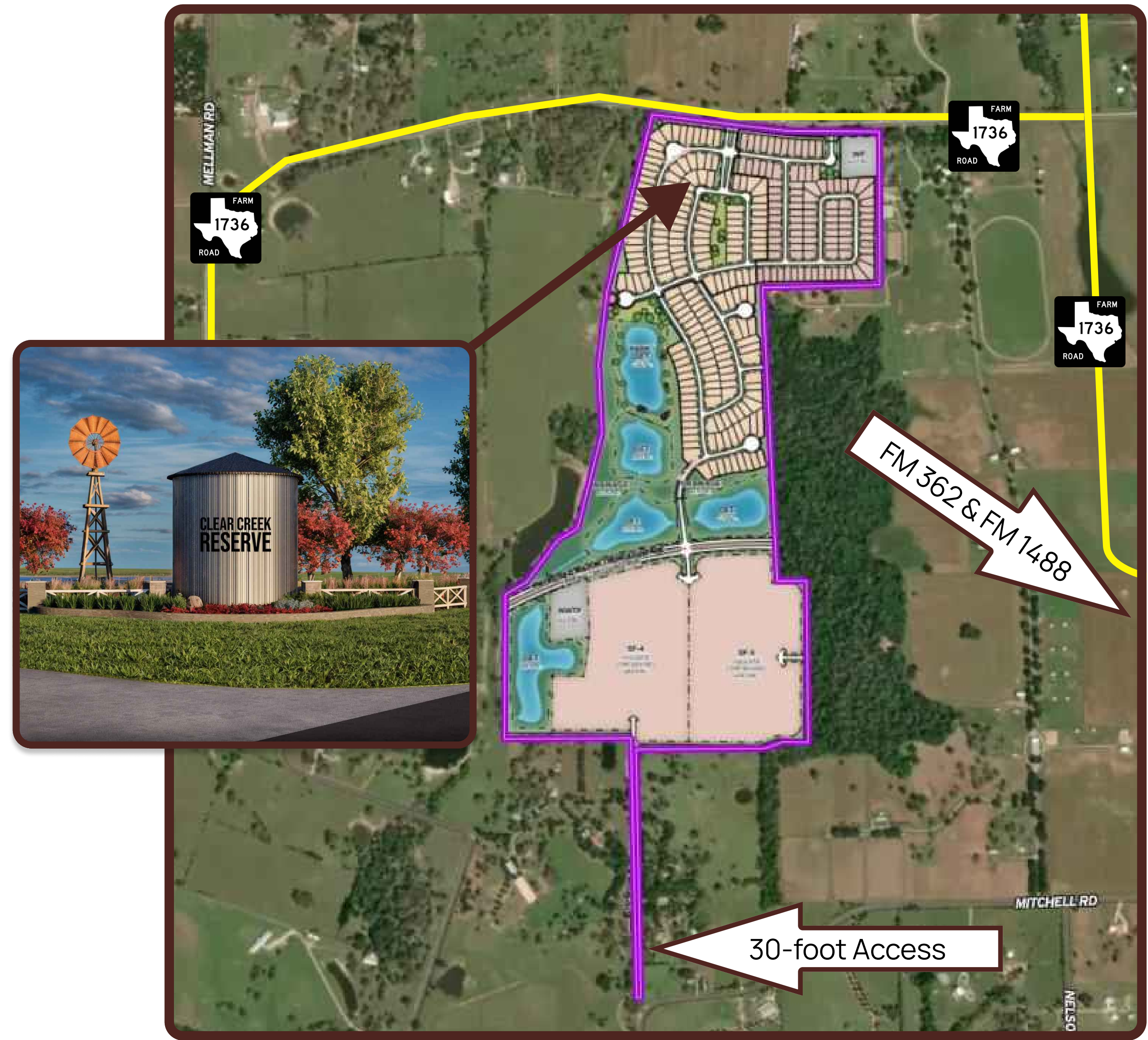
Site Overview



Welcome to Clear Creek Reserve, a prime 172-acre property in Hempstead, TX. Boasting over 1,600 feet of frontage on FM 1736 and conveniently located just 3 miles from FM 362 and FM 1488, this tract offers great accessibility. With minimal floodplain and gentle topography, it is ripe for an efficient development, featuring 531 lots. Situated just 9 miles north of Hempstead and 15 miles west of Magnolia, Clear Creek Reserve offers the feeling of rural living combined with the convenience of nearby towns. Discover the potential of this unique property today!

HIGHLIGHTS:

- 1,600'+ of frontage on FM 1736
- 3 Miles to FM 362 & FM 1488
- 531 Lots
 - 40's - 337 Lots (50'x100')
 - 50's - 194 Lots (50'x120')



MUD Reimbursables

2024 Tax Rates:

ESD—Waller-Harris ESD 200	0.096641
GWA—Waller County	0.472978
RFM—Waller Co FM	0.023043
SWR—Waller ISD	1.106900
Proposed MUD Tax	1.250000
Total:	2.949562



CLEAR CREEK RESERVE

Projected Reimbursement - Treaty Oak Developers

April 23, 2025

Projected Assessed Valuation (at Buildout)	\$172,575,000 (a)
Implied Principal Amount of Bonds	\$23,300,000 (b)
Total Estimated Developer Reimbursement	\$20,271,000 (c)

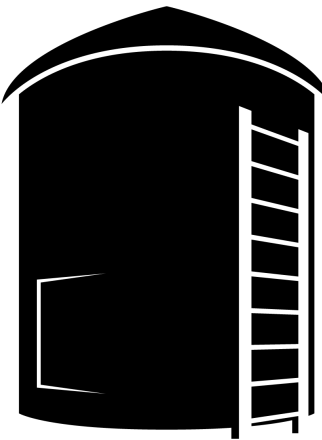
- (a) Per information provided by Treaty Oak Developers. Assumes the buildout of 531 lots at an ASP of \$325,000.
- (b) Assumes an acceptable debt ratio of 13.5% at buildout of the project.
- (c) Assumes a 13% factor for bond cost of issuance and capitalized interest.

*Prepared by GMS Group - Assumes 1.25% Tax Rate

Due Diligence Checklist

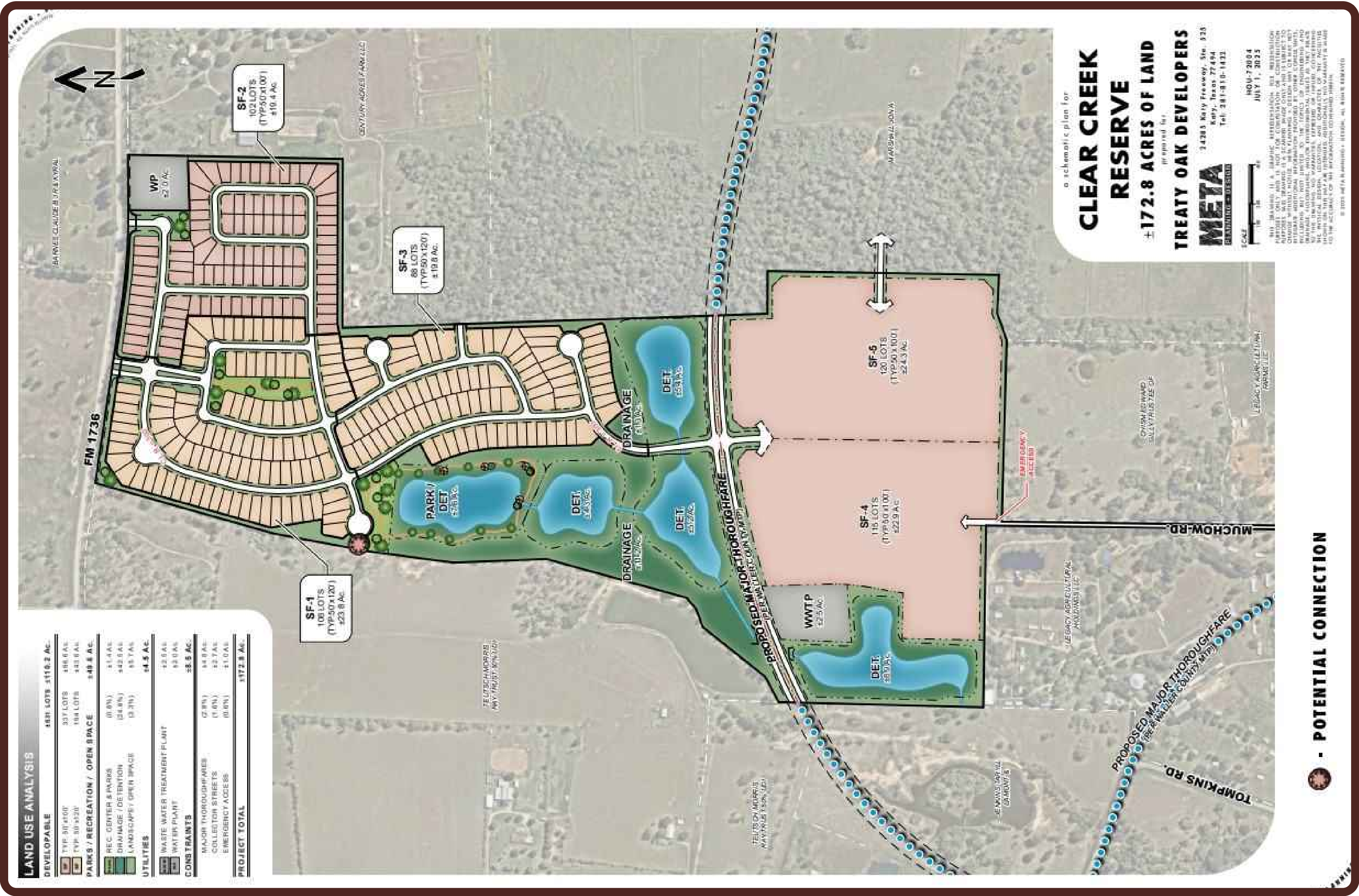


<u>Study / Permit</u>	<u>In Progress</u>	<u>Complete</u>	<u>Notes</u>
Phase 1		X	Earth Engineering, Inc.
Wetlands Study		X	Includes delineation - SMC Consulting
Traffic Study		X	S+V Traffic
Drainage Study		X	Full approval by Waller County
MUD Market Study		X	Zonda
Boundary Survey		X	Precision Surveying
Land Plan		X	META Planning + Design
General Plan		X	Approved by Waller County
Discharge Permit	X		In process with TCEQ
TCEQ MUD Creation		X	Administratively complete with TCEQ
Driveway Permit		X	All TxDOT comments addressed
EOPCs		X	LJA Engineering
CCN De-annexation		X	Full approval from PUC

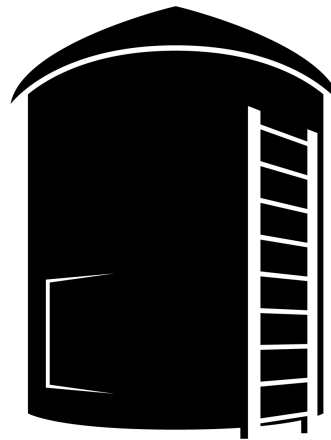


CLEAR CREEK RESERVE

Land Plan



Survey



CLEAR CREEK RESERVE

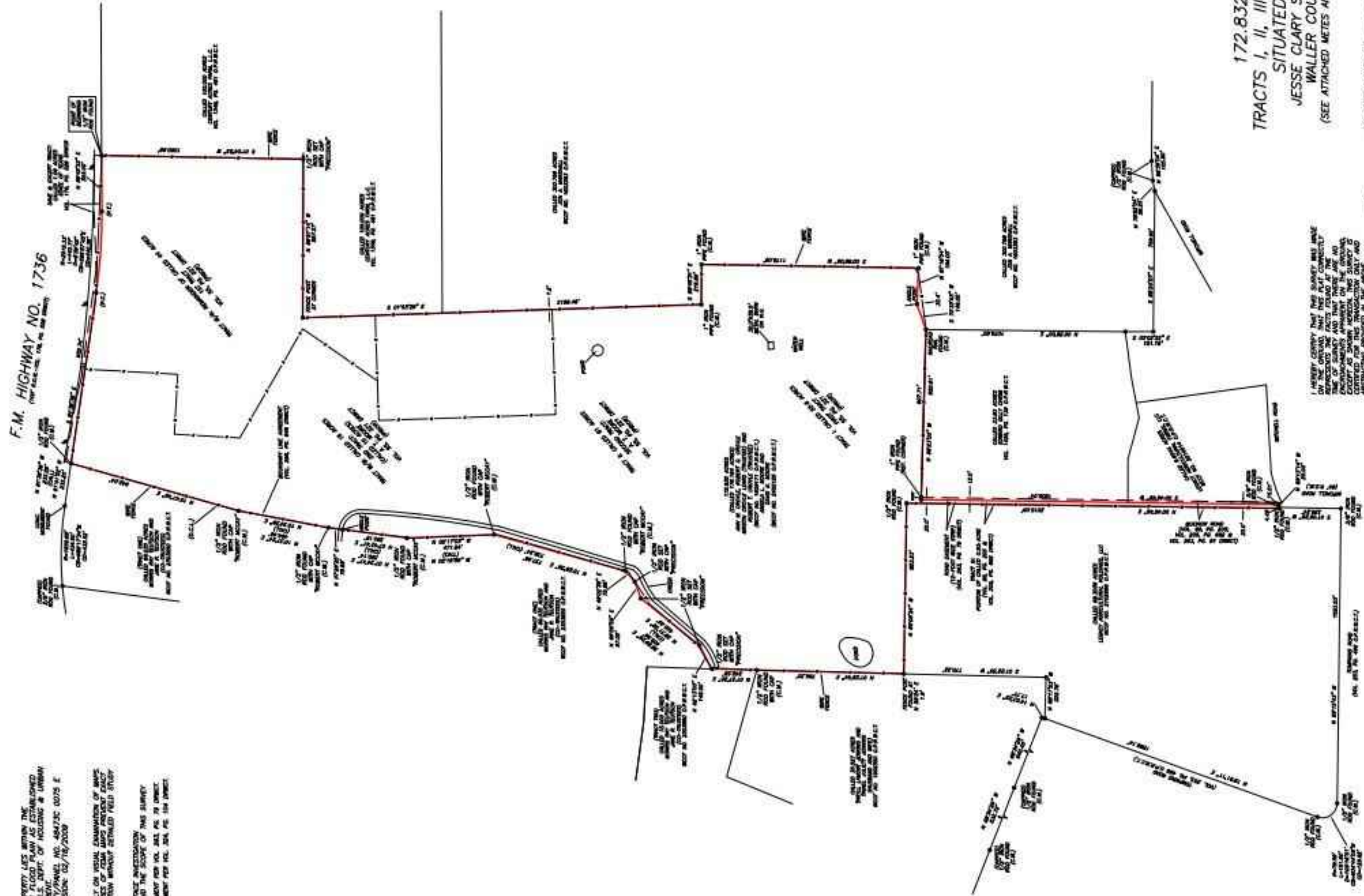
OF NO. 2380496HE UNIVERSITY TITLE
ADDRESS: F.M. HIGHWAY NO. 1736
NEMPSTEAD, TEXAS 77445
BORROWER: TRENTY OAKS DEVELOPERS, LLC

THIS PROPERTY LIES WITHIN THE
100 YEAR FLOOD PLAIN AS ESTABLISHED
BY THE TEXAS DEPT. OF HOUSING & URBAN
DEVELOPMENT
COMMUNITY/PANEL NO. 46473C 0075 E
MAP REVISION 02/16/2009
ZONE A

BASED ONLY ON VISUAL EXAMINATION OF MAPS
INACURACIES OF ADJACENT MAPS PRESENT EXACT
INFORMATION WITHOUT DETAIL FIELD STUDY

A SURVEILLANCE INVESTIGATION
WAS BEYOND THE SCOPE OF THIS SURVEY
NOTE: EXISTENCE FOR VOL. 841.78 TO 841.79
NOTE: EXISTENCE FOR VOL. 841.78 TO 841.79

SCALE: 1" = 380'



172.832 ACRES
TRACTS I, II, III (A & B) & IV
SITUATED IN THE
JESSE CLARY SURVEY, A-110
WALLER COUNTY, TEXAS
(SEE ATTACHED METES AND BOUNDS DESCRIPTION)

A SURVEY CONVEY THAT THE SURVEY WAS MADE
ON THE ORIGINAL SURVEY PLAT CORRECTLY
REPRESENTS THE FACTS FOUND AT THE TIME
THE SURVEY WAS MADE. THE SURVEYOR HAS
NO KNOWLEDGE OF ANY ADVERSE CLAIMS
EXCEPT AS SHOWN HEREON. THIS SURVEY IS
GIVEN IN FULL PAYMENT OF THE DEBT AND
ALL OTHERS ARE RELEASED. THE SURVEYOR
WARRANTS THE TITLE COMMITMENT WAS MADE
UPON A PREPARATION OF THE SURVEY.



TERRENCE ASH
REGISTERED LAND SURVEYOR
NO. 4891
EXPIRING 08-01-2024
AUGUST 01, 2024

PRECISION SURVEYORS

PROFESSIONAL LAND SURVEYORS

2110 W. 10TH STREET, SUITE 100
DALLAS, TEXAS 75203-4444
TEL: 214-352-1000 FAX: 214-352-1001
WWW.PRECISIONSURVEYORS.COM

Entrance Design



Surrounding Aerial



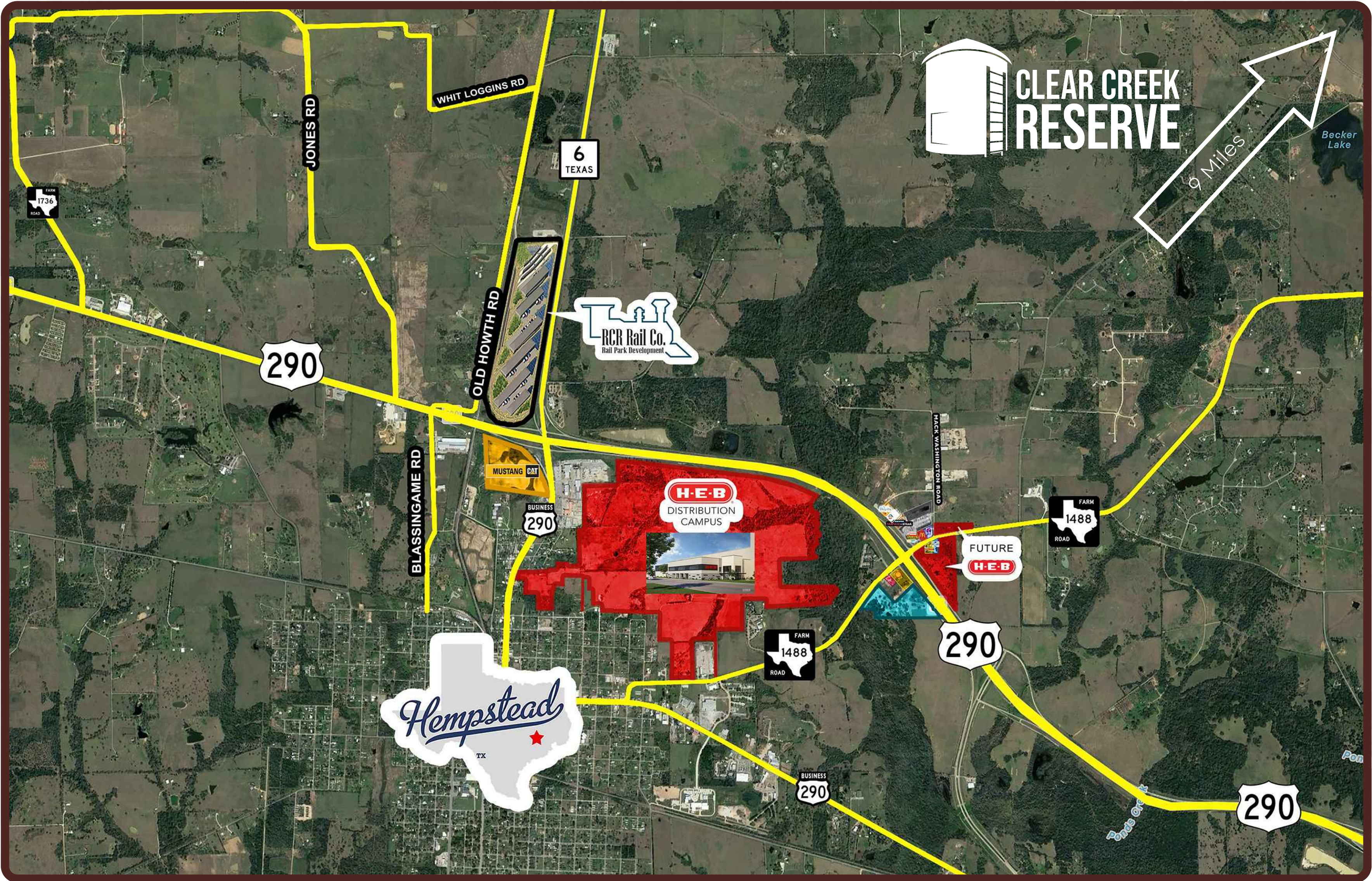
- 3 miles to FM 362 & FM 1488
- 8 miles to Prairie View A&M
- 9 miles to Hempstead
- 10 miles to Buc-ee's on Hwy 290
- 15 miles to Magnolia

Waller ISD:

- 4 miles to Fields Store Elementary
- 10 miles to Wayne C. Schultz Junior High School
- 10 miles to Waller High School



Hempstead, TX



Nearby Developments

