

Sendera

23 Home sites	1.35 – 8.82 Acres
Deed Restricted	Architectural Control
Homeowners Association	CSISD schools
Wellborn water	Underground utilities
Street Lights	Asphalt streets built to county specifications

For more information contact:

Lone Star Realty
979-846-3900
www.lonestarbc.com

Chad Wootan
979-229-7015



www.SenderaEstates.com

Sendera

Sendera, with only 23 lots on 100 acres is a one of a kind development in the College Station school district.

Our goal at Sendera is to have a restricted environment that gives you a country lifestyle, and the freedom from city living. The moment you explore the rolling terrain, wooded scenery, and the natural wildlife, then you will realize that this is a sound investment for you, your children, and your grandchildren.

Sendera is located in the College Station School District. Children attend Forest Ridge Elementary, Cypress Grove Intermediate, College Station Middle School, and A&M Consolidated High School.

The city of Wellborn has its own post office, water district, volunteer fire department, Lions Club and a new community center. We are very proud of our community oriented neighborhood.

Sendera residents will enjoy: Wellborn water, underground utilities, street lights, trash pickup, and no M.U.D. taxes.

Sendera is 8 miles south of Loop 2818 on the east side of FM 2154. This is only 10 – 12 minutes from Texas A&M University, with Kyle Field only 10 miles straight up the highway.

For more information, call Lone Star Realty at (979) 846-3900. Feel free to come tour the property at your convenience.

www.lonestarbc.com

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RESTRICTION HIGHLIGHTS

- Architectural Control
- Homeowners Association – Annual fee \$450
- Minimum 2,800 square foot single family residence
- 90% Masonry excluding Fiber-Cement exterior siding with no more than 40% cement fiber (Hardi)
- Concrete driveways for the first 150 feet
- 1 animal per acre (horses, cows), maximum of 4 dogs or cats, and no goats, rabbits or poultry except for approved 4-H or FFA projects
- All tanks (gas, water, swimming pool filters) shall be screened so as to not be visible from any other portion of the property
- Seller will provide 3 rail white vinyl fence across the front of lot and title policy
- Lots cannot be subdivided, unless the survey size becomes larger

For a complete set of restrictions go to the website at
www.SenderaEstates.com

Sendra

College Station, TX

UTILITIES & SERVICES:

Electricity	BTU	979-821-5700
Telephone	Verizon	800-688-2880
Water	Wellborn SUD	979-690-9799
Wellborn Post Office		979-690-7660
College Station Post Office		979-693-4152

AMBULANCE/ EMERGENCY

911

Police Department	Sheriff's Department	979-361-4100
Fire Department	Wellborn Volunteer	911
College Station Medical Center		979-764-5100
Scott & White		979-691-3300
Poison Control		800-222-1222

SCHOOLS – COLLEGE STATION:

Forest Ridge Elementary School	979-694-5801
Cypress Grove Intermediate	979-694-5600
College Station Middle School	979-764-5545
A&M Consolidated High School	979-764-5500

COLLEGES:

Texas A&M University	979-845-3211
Blinn College	979-209-7200

Tax Rate: \$2.17 per 100 before Homestead Exemption

Sendera

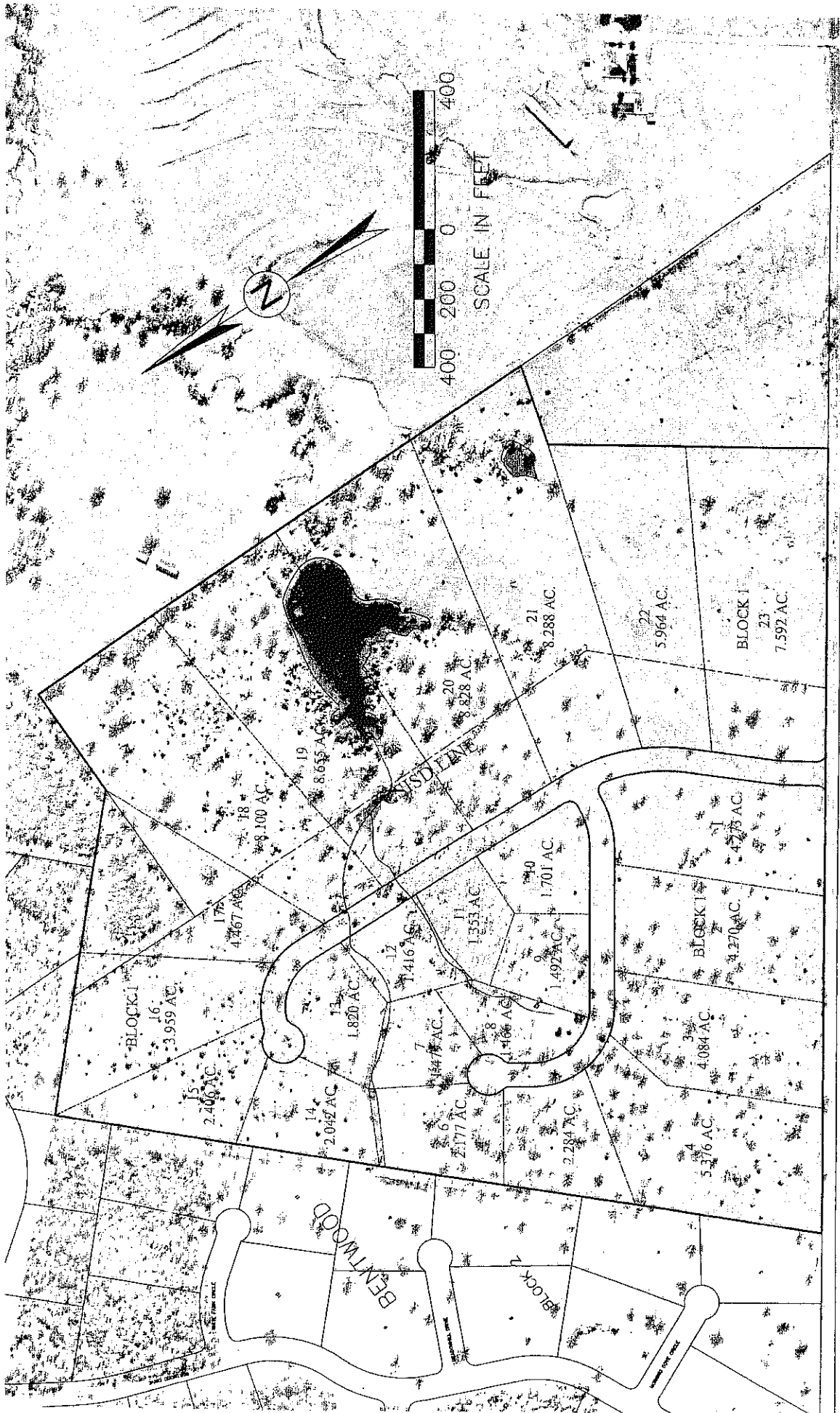
LOT	ACRES	PRICE
1	4.27	\$98,575
2	4.27	\$102,400
3	4.08	\$99,900
4	5.37	\$128,725
5	2.28	SOLD!
6	2.17	SOLD!
7	1.47	SOLD!
8	1.46	SOLD!
9	1.49	SOLD!
10	1.70	\$71,500
11	1.35	UC
12	1.41	\$59,900
13	1.82	SOLD!
14	2.04	SOLD!
15	2.41	\$74,800
16	3.96	SOLD!
17	4.46	SOLD!
18	8.10	\$169,900
19*	8.65	\$197,900
20*	8.82	\$197,900
21	8.29	SOLD!
22	5.96	\$112,760
23	7.59	\$116,325

*Lots with ponds

Lot corners are marked with steel T posts

Note: All prices are subject to change without notice.

At closing, seller will provide buyer with title insurance policy & survey at seller's expense.



WELBORN ROAD FM 2154

2

400 200 0 400
SCALE IN FEET

BLOCK 1
16
3.959 AC

15
2.406 AC

14
2.042 AC

13
1.820 AC

12
1.416 AC

11
1.353 AC

10
1.497 AC

9
1.701 AC

8
1.166 AC

7
1.447 AC

6
2.177 AC

5
2.284 AC

4
5.376 AC

3
4.084 AC

2
4.270 AC

1
4.275 AC

BLOCK 1
23
7.592 AC

22
5.964 AC

21
3.288 AC

20
3.828 AC

19
8.635 AC

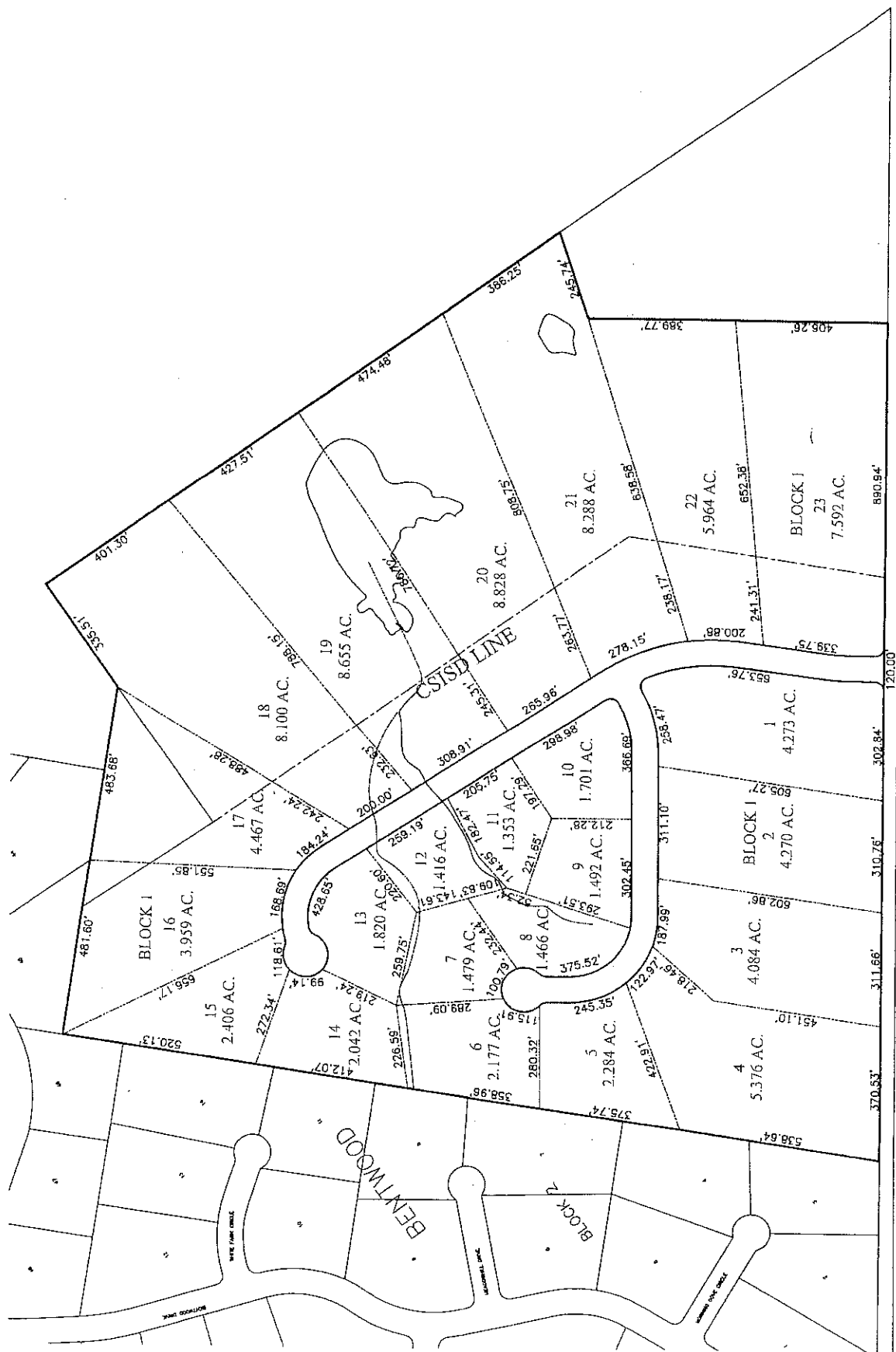
18
3.8100 AC

17
4.467 AC

BENTWOOD

WISD LANE

BLOCK 2

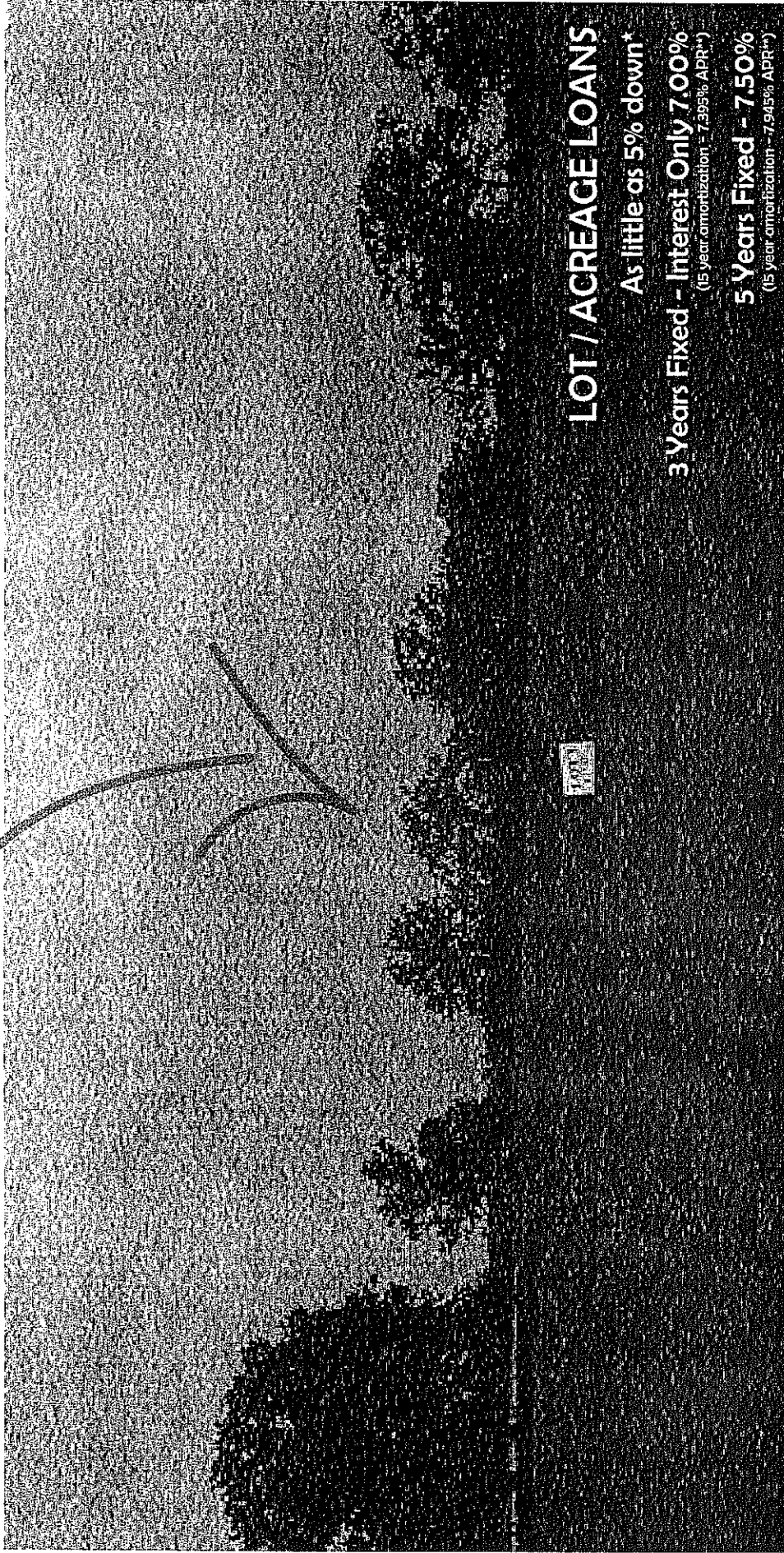


WELLBORN ROAD - FM 2154

Insert Dream Home Here!



SENDERA ESTATES
COLLEGE STATION, TX



LOT / ACREAGE LOANS

As little as 5% down*

3 Years Fixed - Interest Only 7.00%
(15 year amortization - 7.395% APR**)

5 Years Fixed - 7.50%
(15 year amortization - 7.945% APR**)

Randy Schaub, Mortgage Lender, AVP o 979.680.0357 ext. 3817

c 979.229.0617

randy.schaub@statebanktx.com



STATE BANK
MORTGAGE SERVICES

All loans subject to credit approval. * Must have minimum required credit score to qualify. Not all borrowers will qualify for all programs. **APR estimate based on \$100,000 loan. APR may be increased after consummation. Rates are subject to change daily. See State Bank Lender for more details. Equal Housing Lender. Member FDIC.