

An overpass is under construction to provide FM 1774 drivers a direct route across the Union Pacific Corp. tracks north of FM 1488.

## FM 1774 projects approach finish line in Magnolia

BY **ANNA LOTZ**

An end is in sight for two construction projects on FM 1774 in Magnolia that began as long as about 32 months ago, according to the Texas Department of Transportation.

TxDOT crews are working to build an FM 1774 overpass in the city of Magnolia as well as to widen part of FM 1774 to four lanes near FM 149, projects which officials said are expected to improve mobility and safety.

“Mobility ... has been one of the linchpins for what’s going to help trigger the growth and prosperity for this end of the county,” Magnolia ISD Superintendent Todd Stephens said.

CONTINUED ON **32**

## 2019 *higher* EDUCATION GUIDE

### Lone Star College to build Magnolia Center on FM 1486

BY **KARA MCINTYRE**

Magnolia residents can anticipate the opening of Lone Star College-Magnolia Center, a satellite of LSC-Montgomery, in fall 2021 after more than four years of planning.

Voters approved a \$485 million bond referendum for the Lone Star College System in November 2014, which included \$28.9 million for the LSC-Magnolia Center project. LSC-Montgomery President Rebecca Riley said officials had specific requirements for the new center’s location,

CONTINUED ON **26**

**NEW in town**

Lone Star College System officials announced the purchase of land in late January for the proposed LSC-Magnolia Center.

**COST: \$28.9 MILLION | SIZE: 65,000 SQUARE FEET | OPENING DATE: FALL 2021**

**FUTURE SITE OF LSC-MAGNOLIA CENTER**

**MAGNOLIA WEST HIGH SCHOOL**

SOURCE: LONE STAR COLLEGE SYSTEM/COMMUNITY IMPACT NEWSPAPER



**6** IMPACTS  
Now Open, Coming Soon & more



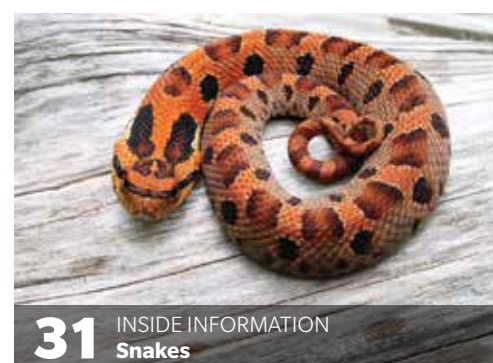
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**31** INSIDE INFORMATION  
Snakes



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John and Jennifer Garrett began *Community Impact Newspaper* in 2005 in Pflugerville, Texas. The company's mission is to build communities of informed citizens and thriving businesses through the collaboration of a passionate team.

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**FROM THE GENERAL MANAGER**

**Construction on FM 1774 in Magnolia  
nears completion, spring approaches**

The saying “on the wrong side of the tracks” has a different meaning in Magnolia. If you are on one side trying to get to the other side, you are on the wrong side of the tracks. You sit in backed-up traffic, go through multiple lights and follow the unusual dog-leg pattern just to get to the other side. As you start making headway, it seems the sound of a train approaching brings traffic to a halt once more.

This railroad overpass at FM 1774 just north of FM 1488 is finally nearing completion since its start two years ago.

As the parent of a Magnolia West High School student, I drive through that area often but had not quite been able to visualize the finished project until looking over

a map. Our cover story outlines the details of the overpass and an estimated completion date, and provides a map so you can see how this overpass and other nearby improvements may help alleviate some of the gridlock in the city of Magnolia.

Just as this overpass is wrapping up, spring is coming alive.

Everything seems to come back to life in the spring—including snakes coming out of hibernation. We have included a feature on Page 31 about common snakes in the area to show how to identify them. It may make some folks a bit jumpy, but it is good information to know in case you cross paths with a snake this time of year.

Happy spring!



*Chrissy Leggett*

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**ASK THE EDITOR**



*Anna Lotz*

Anna Lotz  
**EDITOR**  
alotz@communityimpact.com

Do you have a question about how local government works or something going on in town? Send it to tomnews@communityimpact.com.

**Is METRO coming to Tomball?**

A draft plan by the Metropolitan Transit Authority of Harris County addressing long-term public transportation needs includes plans for a park and ride near Boudreaux Road and Hwy. 249 in Tomball, according to METRO information. METRO released a draft of the first phase of its 2040 public transportation plan, METRONext, in late 2018.

In addition to the Boudreaux Road park and ride, METRONext proposes park and rides along Hwy. 249 in the Louetta Road and Willowbrook areas located to the south of Tomball. These park and ride stations would allow commuters to park their vehicles and carpool or travel on bus routes.

According to METRO officials, the transportation authority could call for a \$3.5 billion bond referendum election in November to fund the proposed METRONext improvements. However, a bond has not yet been formally called.

METRO began collecting public feedback on the METRONext plan in January. Comments can be submitted via [www.metronext.com/participate](http://www.metronext.com/participate).

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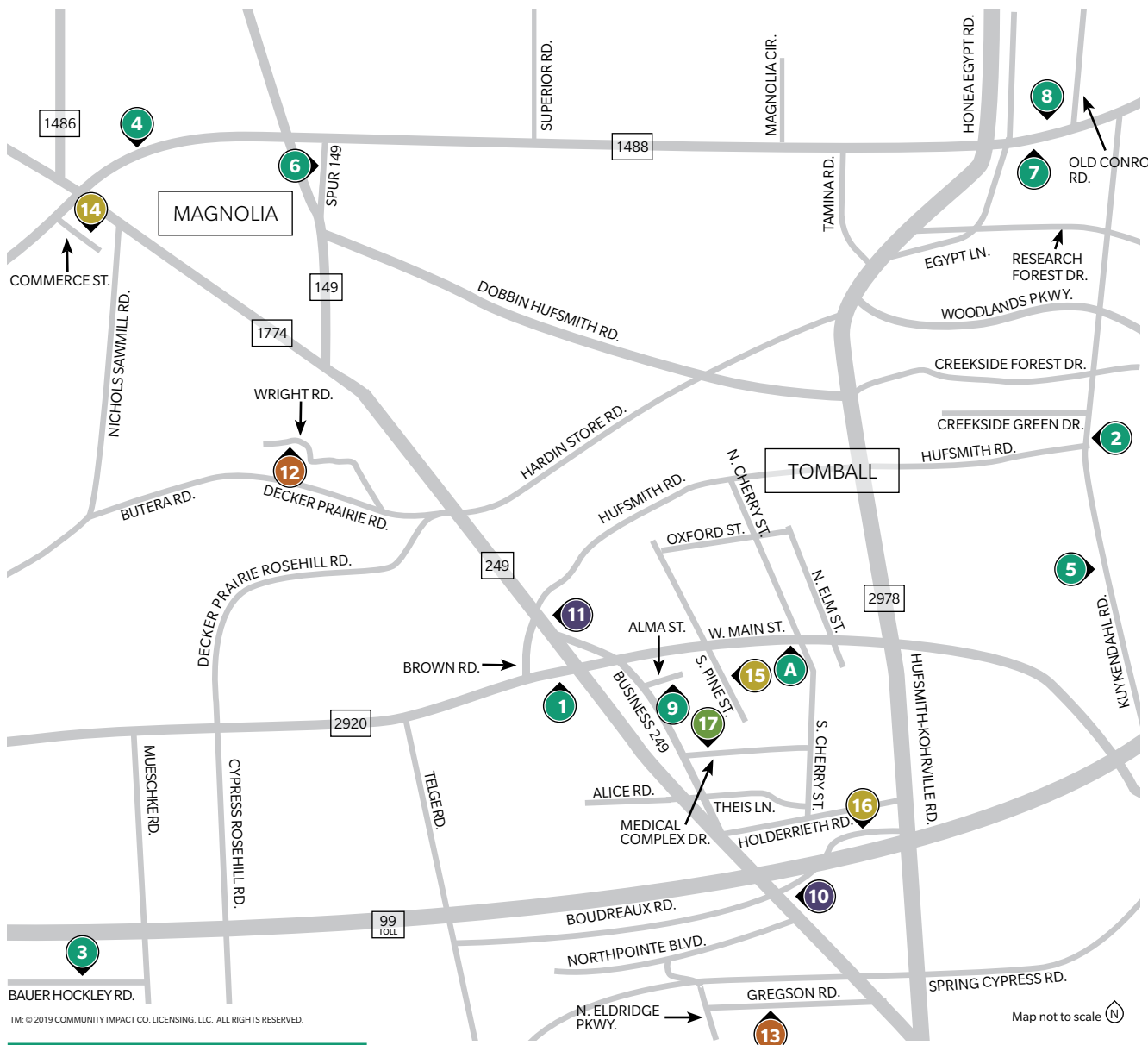
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## NOW OPEN

**1 Bath & Body Works** opened Feb. 15 at 14333 FM 2920, Ste. 114, Tomball, according to store information. The store carries an assortment of body care products, hand soaps and home fragrances. The new store also includes a White Barn Candles shop, according to a Jan. 24 news release from Weingarten Realty, the leasing company. Bath & Body Works

joins Academy, Kohl's, Ross Dress for Less and Marshalls in the Tomball Marketplace. 281-378-2524. [www.bathandbodyworks.com](http://www.bathandbodyworks.com)

**2 Chick-fil-A** opened its newest Tomball location Feb. 28 at 25630 Kuykendahl Road. The new restaurant brings 90 jobs to the Tomball area, according to a news release. Chick-fil-A offers fast-casual dining featuring chicken sandwiches, chicken

nuggets, salads and other menu options. 281-516-9500. [www.chick-fil-a.com](http://www.chick-fil-a.com)

**3 New farmers market-style storefront Victoria's Natural Market** opened in December at 20158 Bauer Hockley Road, Tomball. Open from 9 a.m.-5 p.m. on Saturdays and Sundays, the market offers locally sourced products including milk, produce, meat, eggs, honey and bread. Officials said, following a grand opening

March 16, hours of operation will be extended to weekdays. 713-815-8513. [www.facebook.com/victorianaturalmarket](http://www.facebook.com/victorianaturalmarket)

**4 Owner Jennifer Armentrout** opened **Threaded Lines** on Jan. 1 in the Magnolia Landmark Building at 18230 FM 1488, Ste. 326, Magnolia. The business previously offered only online sales, Armentrout said. Threaded Lines specializes in modern fabrics and sewing items. Designer fabrics such as Tula Pink, Scion, Allison Glass, Kaffe Fassett, Natalie Barnes and Sue Penn are available for sale online with in-store pickup. Sewing classes are planned focusing on embroidery, wool and sashiko—a Japanese sewing technique, according to a Feb. 3 news release. 281-789-7899. [www.threadedlines.com](http://www.threadedlines.com)

**5 Teora Music School** opened in early December in the Creekside Park area. The school offers private and group lessons for children ages 6 months-12 years, teens ages 13-19 and adults age 20 and older in piano, guitar, bass, drums, voice and ukulele. The school is located at 24913 Kuykendahl Road, Stes. C-D, Tomball. 832-328-6080. [www.teoramusic.com](http://www.teoramusic.com)

**6 Rigby Equine Medicine and Reproduction** opened Feb. 11 at 38355 Spur 149, Magnolia. The business has monitored on-site foal-out facilities, a stallion collection area, a pasture turnout area and a hot walker and offers ultrasound and digital X-ray technology services. 832-702-5812. [www.rigbyequine.com](http://www.rigbyequine.com)

**7 Tropical Smoothie Cafe** celebrated the grand reopening of its Magnolia store Feb. 9. The smoothie shop, located at 5417 FM 1488, Ste. A, first opened Dec. 15 and offers smoothies in addition to sandwiches, wraps, flatbreads, salads and breakfast items. 281-789-4595. [www.tropicalsmoothiecafe.com](http://www.tropicalsmoothiecafe.com)

**8 Restaurant and craft beer bar Tapped Draffhouse & Kitchen** opened its second location Jan. 25 at 525 Woodland Square Blvd., Ste. 100, Conroe. Tapped offers appetizers, salads, pizza and wings as well as a wine list and dozens of regional beers. 936-271-9488. [www.tappedus.com](http://www.tappedus.com)

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**9 Your Energy Studio**, located at 1231 Alma St., Ste. M, Tomball, opened its doors in early January. The studio offers nutrition supplements, smoothies, meal planning guides and fitness training, as well as wellness assessments and body fat measurements. 816-622-2937. [www.yourenergystudio.com](http://www.yourenergystudio.com)

## COMING SOON

**10** Co-franchisees Andria Cain and Bruce Gingrich are in the process of opening **Corky's Ribs & BBQ** at 24550 Hwy. 249, Tomball, near Texas Roadhouse and Regal Lone Star. Officials said the restaurant will open in the first quarter of 2020. Launched in 1984 in Memphis, Tennessee, the menu features traditional pulled pork sandwiches, pork ribs, brisket, catfish, fried chicken, barbecue nachos, spaghetti, baked beans, loaded macaroni and cheese, fried okra and other Memphis-inspired dishes. Desserts are also on the menu. Cain said the restaurant also features catering services, live music, a full bar and a special late-night menu starting at 9 p.m. [www.corkysbbq.com](http://www.corkysbbq.com)

**11 Bayou City Fellowship** will launch its third campus March 24 at 29510 Hwy. 249, Tomball. Two other campuses are located in Spring Branch and Cypress. The vision of the multi-campus church is to radically focus on Jesus, serve the city of Houston and the world through ministry partnerships, and start local churches across the Greater Houston area, said Allan McBrayer, executive pastor of the Tomball campus. The Tomball location will include a 10 a.m. Sunday service as well as children's ministry programs. [www.bayoucityfellowship.com/tomball](http://www.bayoucityfellowship.com/tomball)

## RELOCATIONS

**12 Inspiration Ranch**, located at 25902 Glen Loch Drive, Spring, will relocate to 33029 Wright Road, Magnolia, with its new facility opening in June. The nonprofit organization offers equine therapy programs for children with disabilities, those with mental health disorders and survivors of human trafficking. Clients can receive lessons at the Spring location until the relocation is complete. 281-719-9322. [www.inspirationranch.org](http://www.inspirationranch.org)

COMPILED BY **ANNA LOTZ**  
AND **KARA MCINTYRE**

News or questions about Tomball or Magnolia?  
Email us at [tomnews@communityimpact.com](mailto:tomnews@communityimpact.com).

**13 Cypress Creek Family Dental** will relocate from 6111 FM 1960, Houston, to 11803 Gregson Road, Tomball, across from Willow Wood Junior High School. The new office of Nick Camarata is anticipated to open this fall at its new location, offering state-of-the-art equipment and personalized care. The family dentistry practice has served patients of all ages in the northwest Houston area for more than 40 years. 281-440-1050. [www.cypresscreekfamilydental.com](http://www.cypresscreekfamilydental.com)

## EXPANSIONS

**14** Local brewery **Lone Pint Brewery** expanded to include a beer garden Feb. 14 at 507 Commerce St., Magnolia. The new outdoor venue offers more than eight different types of ales as well as food truck service on Saturdays and Sundays and live music on Saturdays. 281-731-5466. [www.lonepint.com](http://www.lonepint.com)

**15 New Haven Memory Care** at 609 S. Pine St., Tomball, broke ground Feb. 13 on a 28-apartment assisted-living community next door, Executive Director Mark Bearden said. Construction is anticipated to be complete in September with reservations accepted beginning in mid-2019, he said. The assisted-living community will feature private suites with a bedroom and a bathroom in each unit as well as a kitchenette. Amenities will include three chef-prepared meals daily, an in-house beauty salon, sunrooms, a courtyard, TV, Wi-Fi, housekeeping services, transportation services, utilities and suite maintenance. Additionally, the community will feature a common area and a multi-purpose room. 832-554-9283. [www.newhavenassistedliving.com/locations/tomball-assisted-living](http://www.newhavenassistedliving.com/locations/tomball-assisted-living)

**16 Tomball Grand Storage** will finish an expansion of its location at 11714 Boudreaux Road, Tomball, in April to add about 400 more storage units. The storage facility offers both climate-controlled and ambient units from

## FEATURED IMPACT — NOW OPEN



Owner Bridget Gould opened **Terrarium** at 311 W. Main St., Tomball, on Feb. 12. Terrarium offers unique and hard-to-find plants and long-lasting arrangements for the home and patio. The shop also includes a collection of botanically inspired home decor and gift items, Gould said. Terrarium is open 10 a.m.-5 p.m. Tuesday through Saturday. [www.terrariumliving.com](http://www.terrariumliving.com)

25 square feet-600 square feet as well as 300-square-foot and 400-square-foot office spaces. A full line of packing and moving supplies is also available. 281-724-4372. [www.tomballgrandstorage.com](http://www.tomballgrandstorage.com)

## NAME CHANGES

**17** Tomball Regional Medical Center was renamed **HCA Houston Healthcare Tomball** in late January as part of a larger rebranding effort by HCA Houston Healthcare, according to an announcement on the hospital's website. The hospital, located at 605 Holderrieth Blvd., Tomball, is one of 15 hospitals that make up HCA Houston Healthcare. HCA Houston Healthcare acquired the former TRMC and its associated Affinity Medical Associates facilities, including a freestanding emergency room in the city of Magnolia, in July 2017, *Community Impact Newspaper* previously reported. The hospital has served the Tomball community for more than 40 years. 281-401-7500. [www.hcahoustonhealthcare.com/locations/tomball](http://www.hcahoustonhealthcare.com/locations/tomball)



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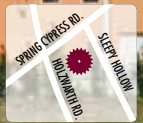
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## LOCAL EVENTS



MARCH 9

### Join a Magnolia bike ride

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COURTESY B-GEO MAGNOLIA MILES



## To-do list

Your ultimate local guide for events, business openings, meetings and more in the month of March

Submit Tomball and Magnolia events to [tomnews@communityimpact.com](mailto:tomnews@communityimpact.com).

Event organizers can submit local events online to be considered for the print edition. Submitting details for consideration does not guarantee publication.

MARCH 7-9

### Buy artwork in Tomball

The Tomball Art League Show and Sale includes fine art from oil paintings to photography. A portion of proceeds go to the Friends of Lone Star College-Tomball Community Library. Times vary. Free. 30555 Hwy. 249, Tomball. 281-787-5515. [www.thetomballartleague.com](http://www.thetomballartleague.com)

COURTESY TOMBALL ART LEAGUE



## LOCAL MATTERS



MARCH 9-10

### Dispose of heavy trash

Montgomery County Precinct 2 residents can dispose of heavy trash—such as tree trimmings, paint, pool chemicals, and furniture—during the fifth annual heavy trash event. 8 a.m.-5 p.m. (Sat.), 8 a.m.-3 p.m. (Sun.). Free. 31355 Friendship Drive, Magnolia. 281-259-6492. [www.commprecinct2.org](http://www.commprecinct2.org)

See a full list of events at [communityimpact.com/events](http://communityimpact.com/events).



COMPILED BY **KARA MCINTYRE**

MARCH 16

## Two-step in Tomball

Dance to honky-tonk style music and sample chili at the city of Tomball's annual Honky Tonk Music Festival. This event also includes a chili cookoff and margarita pour-off. 10 a.m.-6 p.m. Free (admission, parking). 201 S. Elm St., Tomball. 281-351-5484. [www.tomballtx.gov](http://www.tomballtx.gov)

COURTESY CITY OF TOMBALL



MARCH 23

## Enjoy mimosas, yoga

Guests can experience vinyasa yoga provided by LVWellness and Aesthetics instructors with mimosas to follow. Yoga mats not provided. 10-11 a.m. \$15 (includes one drink). Deacon Baldy's, 5447 FM 1488, Magnolia. 346-703-2075. [www.lvwell.com](http://www.lvwell.com)

COURTESY LV WELLNESS AND AESTHETICS

MARCH 22

## Attend a local fundraiser

Tomball Emergency Assistance Ministries hosts its second annual fundraiser and dinner featuring Jim McIngvale, "Mattress Mack," as guest speaker. 6 p.m. \$40. La Tranquila Ranch, 9418 FM 2920, Tomball. 517-648-4159. [www.teamtomball.com](http://www.teamtomball.com)

COURTESY TOMBALL EMERGENCY ASSISTANCE MINISTRIES



MARCH 29-31

## Celebrate the city of Tomball's German roots

The annual Tomball German Heritage Festival returns with four music stages, more than 200 vendors, a petting zoo, street performers and crafts. Times vary. Free (admission, shuttle, parking). 201 S. Elm St., Tomball. 281-379-6844. [www.tomballgermanfest.org](http://www.tomballgermanfest.org)

MARCH 31

## Golf for a Tomball charity

New Life Adoptions, a Tomball-based nonprofit, hosts a golf tournament fundraiser with a fajita dinner and dessert as well as a raffle and other games. No golfing experience required. Golfers and spectators are welcome. 2:45 p.m. \$55-\$700. Top Golf, 560 Spring Park Center Blvd., Spring. 281-955-1001. [www.newlifeadopt.com](http://www.newlifeadopt.com)

MARCH 24

## Go wine, beer tasting

Taste different kinds of wine and beer at Abandoned Animal Rescue's annual wine and beer tasting fundraiser. Guests can enjoy artwork, appetizers, music, a raffle and a cork pull. 4-7 p.m. \$40-\$75. Balmorea Weddings and Events, 33400 Wright Road, Magnolia. 281-789-4142. [www.aartexas.org](http://www.aartexas.org)

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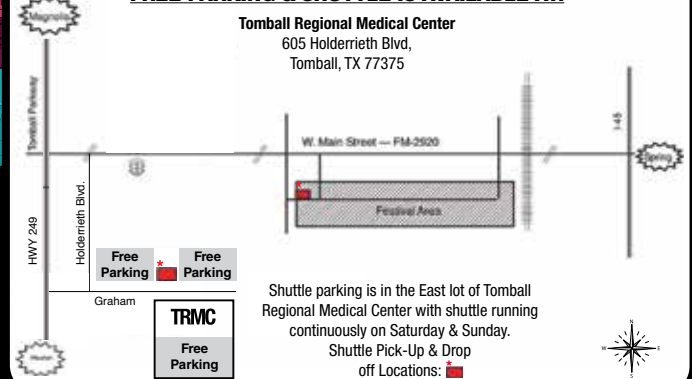
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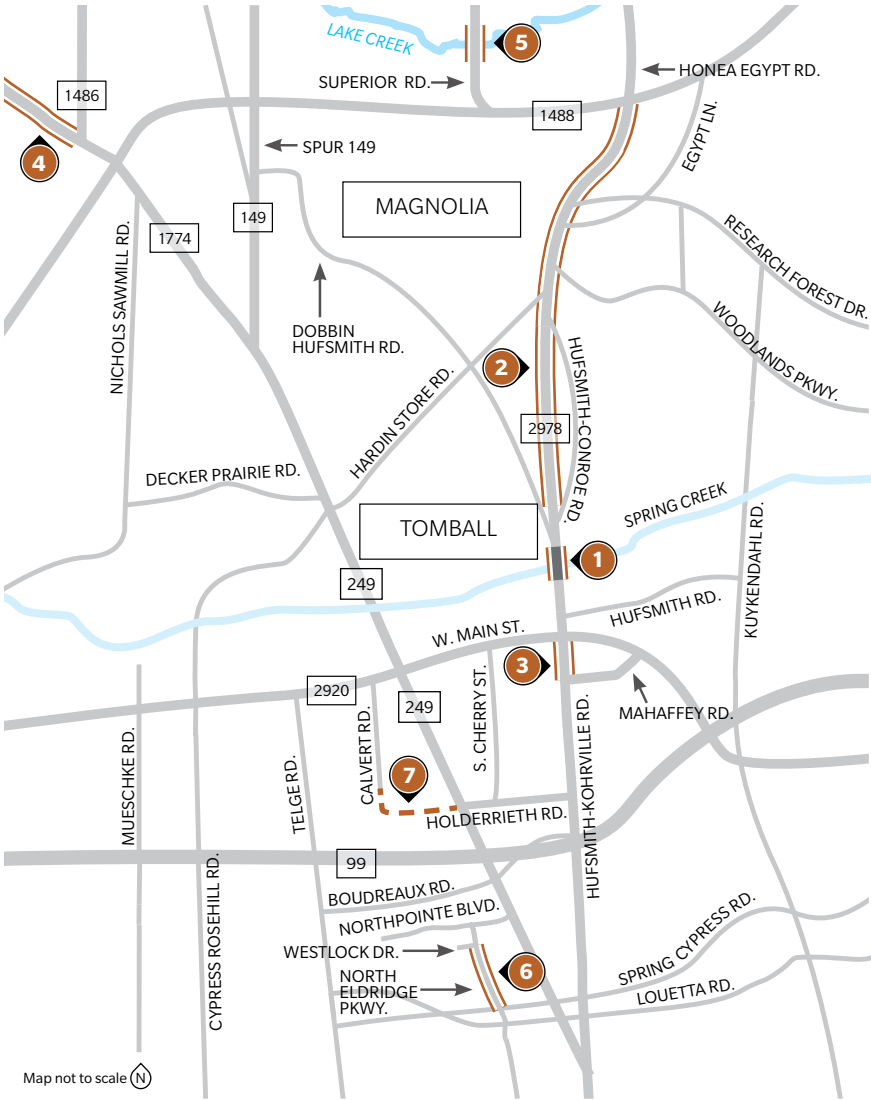
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ONGOING PROJECTS

Project description	Estimated timeline
<b>1</b> Texas Department of Transportation crews are replacing the <b>Spring Creek bridge</b> and widening it from two lanes to four lanes. The \$7.6 million project was 12 percent complete in mid-February.	October 2018-third quarter 2020
<b>2</b> Crews are working on a two-phase project to widen <b>FM 2978</b> from two lanes to four lanes between FM 1488 and Hufsmith-Conroe Road in the Magnolia area. The \$33.8 million project is under construction by TxDOT.	January 2018-second quarter 2021
<b>3</b> The \$4.7 million widening of <b>Hufsmith-Kohrville Road</b> from two to four lanes between Mahaffey Road and FM 2920 in Tomball was expected to be complete March 1, Harris County Precinct 4 officials said. The project adds a traffic signal at Mahaffey Road.	January 2018-first quarter 2019

PROJECT UPDATES

- 4 FM 1774 widening**

James Construction Group is working to widen FM 1774 from two to four lanes from the Grimes County line to just north of FM 1486 in Magnolia. TxDOT officials said the project timeline was suspended due to an inadequate amount of dirt initially, but the project is still estimated to be complete in the third quarter of 2020. The project was 22 percent complete as of mid-February.

**Timeline:** July 2018-third quarter 2020  
**Cost:** \$18.5 million  
**Funding source:** TxDOT
- 5 Superior Road bridge improvements**

This project replaces the Superior Road bridge and the approaches to the bridge, which provide proper transitions between the roadway pavement and bridge, TxDOT officials said. The project is under construction by Forde Construction Co. and was 31 percent complete as of mid-February.

**Timeline:** October 2018-fourth quarter 2019  
**Cost:** \$1.1 million  
**Funding source:** TxDOT
- 6 North Eldridge Parkway widening**

Proposed improvements for the Harris County Precinct 4 project include widening North Eldridge Parkway between Spring Cypress Road and Westlock Drive from two asphalt lanes to a four-lane concrete boulevard with appropriate drainage. Precinct 4 officials said they plan to advertise this project for construction bids in the fourth quarter of 2019.

**Timeline:** TBD  
**Cost:** TBD  
**Funding source:** Harris County Precinct 4
- 7 Holderrieth Road extension**

The Harris County project extends Holderrieth Road from Hwy. 249 to Calvert Road as a four-lane concrete pavement section. The project, originally set to be complete in the first quarter of 2019, is now slated to finish in the second quarter due to weather delays.

**Timeline:** January 2018-second quarter 2019  
**Cost:** \$6 million  
**Funding source:** Harris County Precinct 4



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If the road has multiple lanes traveling in the same direction, drivers must vacate the lane closest to stopped vehicles. If drivers do not have an opportunity to change lanes, they must slow down to 20 mph below the speed limit when passing stopped vehicles, the law states.

Last year, more than 41,000 warnings and citations were issued for violations of the law, according to DPS.

Violations can result in a fine of up to \$200, or \$500 with property damage. The law includes more severe penalties, including jail time, if someone gets hurt, according to the law.

All information on this page was updated as of 2/14/19. News or questions about these or other local transportation projects? Email us at [tomnews@communityimpact.com](mailto:tomnews@communityimpact.com).

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# Legislature eyes property tax reform

BY ZAC EZZONE AND ANNA LOTZ

Two years after the Texas Legislature failed to pass legislation reforming the state's property tax system, lawmakers have proposed similar bills in the 86th legislative session that would lower the cap on how much taxing entities can increase their property tax revenue from the previous year.

House Bill 2 and Senate Bill 2, known as the Texas Property Tax Reform and Relief Act, filed Jan. 31, would require taxing entities such as cities, counties and school districts to obtain voter approval for an annual property tax revenue increase of more than 2.5 percent from the previous year. Under existing state law, taxing entities can receive up to 8 percent more revenue from the prior year—referred to as the rollback rate—without needing voter approval. This cap does not include new property added to the tax rolls.

"If the local level needs more revenue, all they have to do is go to the public and sell the premise behind why they need to keep more revenue," said Sen. Brandon Creighton, R-Conroe, who was a joint author of SB2. "If they don't need more revenue, then they will lower their tax rate to balance the new money coming in."

Creighton said in addition to property tax reform, the Legislature is focused on making changes to the home appraisal process and how the state funds public education. The three topics are intertwined in decreasing property taxes for homeowners, he said.

"[School finance] is an important and integral part of the discussion," said Sen. Paul Bettencourt, R-Houston, who co-authored SB2. "Tax rates for the [school districts] must come down too. The only way you can do that is through school finance reform where the state picks up a bigger share."

## PROPERTY TAX, APPRAISAL REFORM

Bettencourt said the bill is necessary because homeowners have seen their home appraisal values increase steadily over the past few years, which leads to homeowners paying more in property taxes even when a taxing entity's rate is unchanged.

According to data from the appraisal districts in Harris and Montgomery counties, average home values in Tomball and Magnolia grew 46 percent and 35 percent, respectively, from 2013-17.

Bettencourt said the amount of

property tax revenue being generated by these appraisal increases is not necessary for local entities to operate. According to data from the Texas comptroller, the amount of property tax revenue collected by Harris County increased almost 40 percent between 2013-17 while Montgomery County saw revenue increase nearly 25 percent.

Although the city of Tomball held its tax rate steady at \$0.341455 per \$100 valuation from 2013-17, the amount of property tax revenue collected grew about 5.4 percent from 2016-17, according to Texas comptroller data. The city of Magnolia increased its tax rate less than \$0.01 to \$0.4709 per \$100 valuation in 2017, but property tax revenue grew 1.8 percent from 2016-17.

"Even if we reduce taxes, sometimes we have a dollar more, but it's not because we're increasing taxes, it's because of growth in the city," Magnolia City Administrator Paul Mendes said.

Bettencourt said any revenue generated from new properties in a taxing entity's fiscal year are exempt from this 2.5 percent cap.

MISD Assistant Superintendent of Operations Erich Morris said new property generates one-third to one-half of the district's annual revenue growth.

"[Taxing entities] get new growth in the current tax year and a few other exemptions," Bettencourt said. "We're cranking down on the rollback rate, which has been the same [since 1981], to reflect a much lower inflationary time."

## PUBLIC SCHOOL FUNDING

Some officials said they believe property tax reform will be difficult to achieve without first reforming the state's school finance system.

"[Taxing entities] get new growth in the current tax year and a few other exemptions," Bettencourt said. "We're cranking down on the rollback rate, which has been the same [since 1981], to reflect a much lower inflationary time."

However, it is unclear how the proposed legislation might affect school districts, Morris said.

"Until we see what the school finance bill looks like and how that might be interrelated with the property tax bill, it's difficult to have a



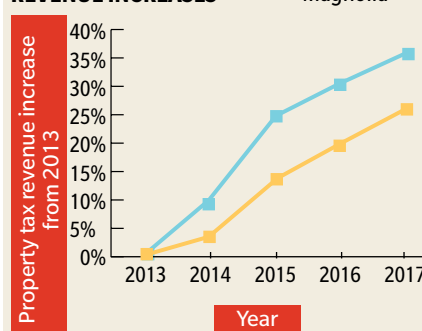
## Tracking taxes

IN TOMBALL AND MAGNOLIA

The Texas Property Tax Reform and Relief Act would limit property tax revenue for cities, counties and potentially school districts from growing more than 2.5 percent over the previous year. Currently, the standard is 8 percent. This cap does not include revenue generated by newly developed properties.

## Cities

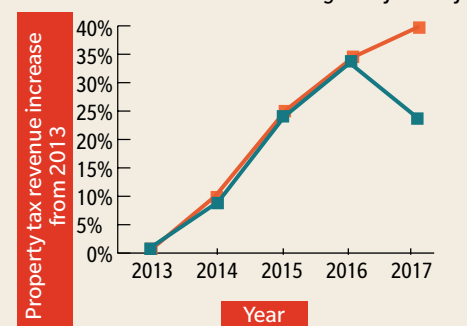
REVENUE INCREASES\*



\*Includes revenue from new property

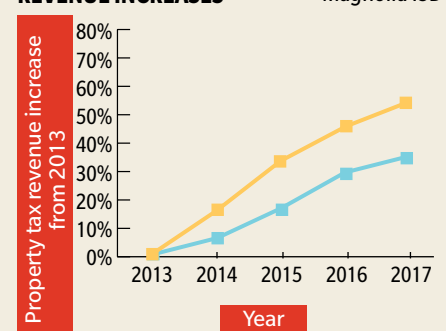
## Counties

REVENUE INCREASES\*



## School Districts

REVENUE INCREASES\*



SOURCE: TEXAS COMPTROLLER OF PUBLIC ACCOUNTS/COMMUNITY IMPACT NEWSPAPER

true guestimate in terms of the overall revenue effects for us," he said.

TISD Chief Financial Officer Jim Ross said he believes the proposed property tax legislation would not affect TISD operations, as the state has already capped the amount of revenue per student a district can receive. The first dollars in are from local property tax revenue; state funding makes up the remaining share. If property tax revenue is limited, the state must pour more dollars in unless the school funding formula is revised, Ross said.

"We're capped as far as the maximum revenue per pupil we can receive. If our local taxes were to drop with this restriction, then the state has to make up that difference," he said.

Over the past few years, the state's share of public school funding has decreased for Tomball and Magnolia ISDs while the local share from property tax revenue has increased.

In 2011-12, state revenue made up 31 percent and 50 percent of total revenue for Tomball and Magnolia ISDs, respectively, while state funding dropped to about 14 percent and 35 percent, respectively, in 2018-19, *Community Impact Newspaper* reported.

"The only viable mechanism to give property tax relief and avoid defunding

our schools is for the state to take on a heavier burden of the revenue stream," Morris said.

## CITY, COUNTY EFFECTS

Some local officials are worried that the property tax reform measure would limit local ability to fund services. The primary source of county revenue is through property taxes.

"If the state passes an arbitrary cap on our growth, they will effectively place an arbitrary cap on the roads we can build and maintain and the law enforcement resources we can fund," Harris County Judge Lina Hidalgo said in a letter to Bettencourt.

Unlike counties, sales tax revenue funds the largest share of daily city operations—about 53 percent in Tomball and 48 percent in Magnolia, according to FY 2017-18 budgets.

Still, property tax revenue makes up about 12-14 percent of total revenue in Magnolia and about 10 percent of revenue in Tomball, city officials said.

"Anything that ends up reducing our revenue will cause us to have to make tough decisions about where we give and where we take [in the budget]," Tomball City Manager Rob Hauck said.

ADDITIONAL REPORTING BY

SHAWN ARRAJJ AND BEN THOMPSON



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# Magnolia Ministries to file lawsuit against city of Magnolia for water, sewer rates

BY **KARA MCINTYRE**

A group of churches known as the Magnolia Ministries will file a lawsuit against the city of Magnolia regarding the water and wastewater rates Magnolia City Council members implemented last spring, Texas Pastor Council President Dave Welch said. The Magnolia Ministries—including the Texas Pastor Council, First Baptist Church of Magnolia, Magnolia Bible Church and Believers Fellowship—are represented by First Liberty Institute.

As of press time Feb. 26, the group did not provide a date for when a

lawsuit might be filed, but a lawsuit had not been officially filed.

Last March, Magnolia City Council members unanimously voted to adjust water and sewer rates, revise the rate structure and add a category for institutions, including tax-exempt, nonprofit or government entities, *Community Impact Newspaper* previously reported. Institutions were previously included in the commercial category and charged the same rate as businesses, but they are now charged a higher rate.

The Magnolia Ministries issued a letter to city officials Dec. 12, threatening

litigation if the city did not reverse the institutional rate. The city had until Feb. 15 to remedy the rates, but no response was given, Welch said.

Magnolia city officials declined to comment on the pending litigation, and City Council members did not publicly discuss the pending litigation during a Feb. 12 council meeting.

In addition to legal action, Welch said the Magnolia Ministries are working to draft a bill for the ongoing legislative session, sponsored by state Rep. Cecil Bell Jr., R-Magnolia; state Rep. Steve Toth, R-The Woodlands; and state

Sen. Brandon Creighton, R-Conroe.

The three legislators could not be reached for comment before press time.

“The goal of this bill is to eliminate any confusion, opportunity or loopholes in state law that allows blatant water discrimination against nonprofits like the Magnolia City Council has done,” Welch said.

*Community Impact Newspaper* previously reported the state does not regulate municipal utilities such as water rates because city council members elected by voters are the regulatory authority for such utilities.

## Following the flow

A group of Magnolia churches and nonprofits said they will file a lawsuit against the city of Magnolia regarding water and sewer rates implemented last spring. City officials previously said the city last adjusted water and wastewater rates in 2005.

### MID-2017

Engineering firm Jones & Carter conducts water and sewer rate analysis for the city of Magnolia and suggests changes to rates.

### MARCH 2018

City Council members unanimously vote to adopt new water and sewer rates, revise the rate structure and add an institutional category for nonprofit and tax-exempt entities.

### APRIL 2018

New water and wastewater rates as well as institutional charges take effect.

### SEPTEMBER 2018

Texas Pastor Council President Dave Welch submits a petition to City Council to reverse the institutional rate structure.

### DECEMBER 2018

Magnolia Ministries issue a letter to the city threatening litigation if the city does not remedy rates by Feb. 15.

### FEBRUARY 2019

As city officials offer no response, the Magnolia Ministries plan to file a lawsuit.

MID-2017

2018

2019

SOURCE: CITY OF MAGNOLIA / COMMUNITY IMPACT NEWSPAPER



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## Magnolia ISD names JD Berna new athletic director

**MAGNOLIA ISD** The board of trustees unanimously voted to hire JD Berna, head football coach for Magnolia West High School, as Magnolia ISD's new athletic director during a Feb. 11 meeting. Berna, who began Feb. 12, replaces former athletic director Mike Spradlin, who was named the head football coach of Rockwall-Heath High School in Rockwall, Texas, in January.

Berna has served as the head football coach for Magnolia West since 2016 and was named District 20-5A coach of the year in 2017, according to a

MISD news release. He had a winning record of 25-9 in his three years at Magnolia West, bringing the team to be bi-district finalists each year and district champions in 2017, according to the release.

"I am honored to have this opportunity to continue to work toward being the best district in the state," Berna said in the release. "I am excited about being able to work alongside the staff and the young men and women in the district to develop well-rounded athletes and athletic programs."



JD Berna was named the new athletic director of Magnolia ISD at a Feb. 11 meeting.

### MEETINGS

**Magnolia ISD board of trustees** will meet at 6:30 p.m. April 8 at the Celeste Graves Education Support Center, 31141 Nichols Sawmill Road, Magnolia. 281-356-3571. [www.magnoliaisd.org](http://www.magnoliaisd.org)

**Tomball ISD board of trustees** will meet at 5:30 p.m. March 5 at the John P. Neubauer Administration Building, 310 S. Cherry St., Tomball. 281-357-3100. [www.tomballisd.net](http://www.tomballisd.net)

## Trustee positions to be contested May 4

**MAGNOLIA ISD** Positions 1, 2 and 3 on the Magnolia ISD board of trustees are up for election May 4. The application period closed Feb. 15 for candidates to file for a place on the local ballot, and all three trustee positions up for election in MISD are contested, district officials said.

According to district information, incumbent Kelly McDonald and candidate Angie Smith have filed for Position 1. Incumbent Sonya Ebel and candidate Adrian Kaiser have filed for Position 2. Additionally, incumbent Gary Blizzard and candidate Sean Ricker have filed for Position 3.

April 4 is the last day to register to vote for the May election, according to the Texas Secretary of State's website.

## Funding approved for security improvements at Tomball junior high schools

**TOMBALL ISD** The board of trustees unanimously approved an agreement with Custom Access & Integration LLC during a Feb. 12 meeting to implement safety and security upgrades at the district's three junior high schools.

With the vote, electronic access controls will be added to external doors at Creekside Park, Tomball and Willow Wood junior high schools to improve security at the campuses.

The board of trustees approved more than \$41,000 for upgrades to Creekside

Park Junior High School; \$46,610 for Tomball Junior High School; and \$83,575 for security upgrades to Willow Wood Junior High School. The improvements will be funded by the district's \$275 million bond referendum approved by voters in November 2017, according to meeting information.

"[The improvements] are additional external door locks," Superintendent Martha Salazar-Zamora said during the meeting.

Tomball ISD trustees also approved funding from the 2017

bond referendum Feb. 12 for Winning Way Services to review electrical, mechanical and other building codes as well as compliance of plans with the Texas Accessibility Standards and the Americans with Disabilities Act. This review pertains to the district's proposed agricultural science project facility at Tomball High School as well as additions and a natatorium to Tomball Memorial High School. Costs are estimated to total \$48,200 from the bond referendum, according to meeting information.

## Magnolia ISD students look to give back to Magnolia community with inaugural, one-day event March 23

**MAGNOLIA ISD** Students at the two Magnolia ISD high schools are looking to serve the Greater Magnolia-area community during a one-day event March 23. Volunteers are also needed to help with projects around the community.

MISD student leadership from Magnolia High School and Magnolia

West High School created the inaugural student-led service day, known as Magnolia Inspired Service Day, as a way to give back to the community, according to a Jan. 18 news release from the district. The event is inspired by the Big Event at Texas A&M University, where more than 20,000 students take part in

community projects, the release said.

Volunteers and those entities wishing to submit a community project for consideration can visit [www.magnoliaisd.org](http://www.magnoliaisd.org) to sign up or submit a project request. Volunteers must register by March 18, and each team of four to eight volunteers must include an adult, according to

district information.

Projects may include commercial, nonprofit and residential work and must be submitted by March 18 through a form on MISD's website.

The event will begin at the Magnolia Event Center, located at 11659 FM 1488, Magnolia, and will be held from 7:30 a.m. to noon March 23.



## Firefighter monument to be placed at Tomball Station No. 1 pending donations

**TOMBALL** A firefighter monument may soon stand in front of the Tomball Fire Department's Station No. 1 on Rudel Road. As of early February, Chief Randy Parr said the department has raised all but about \$5,000 for funding construction of the bronze statue.

Parr presented an update on the proposed monument to Tomball City Council at a Feb. 4 meeting.

"It will serve to honor the volunteers and people that have come through the organization and made it what it is today—all the folks that have come before us is what the goal is and to be there for future firefighters to walk up, look at and go, 'Yeah, that'll be me in a couple years,'" Parr said in an interview.

According to meeting documents, the department has raised approximately \$34,500 of the \$40,000 needed since the project launched in 2013. Funding has been provided by residents and businesses in the community, as city funding has not been requested for the monument project,

Parr said.

"We've been working on this for a little over five years now," he said.

Sculptor Shirley Scarpetta is working on the statue, Parr said. Scarpetta also designed the statue of former volunteer station agent Ken Walden, which is located at the Tomball Historic Depot Plaza.

Plans for the monument outline a 6-foot-tall statue of a firefighter carrying a mask and axe and clothed in firefighter gear, a helmet and an airpack, according to meeting information. The statue will be mounted in the circular concrete area in front of the entrance to Station No. 1 and mounted on a base. It will also be illuminated at night by spotlights, according to meeting information.

"Shirley has got a clay mockup. ... She's ready to take that to the foundry," Parr said during the meeting. "This could happen anytime within the next six to 12 months that we should be able to be finished with the project."

Interested community members



COURTESY CITY OF TOMBALL

A clay mockup of the statue is created.

The final statue will not include a mustache.

can donate to the project by contacting Parr or Fire Marshal Joe Sykora directly or calling the Tomball Fire Department at 281-351-7101.

"It's designed to honor the firefighters that started the organization and then to be there to be an inspiration for the current and future firefighters," Parr said.

## No action taken after investigation of Precinct 2 commissioner

**MONTGOMERY COUNTY** The public integrity division of the Montgomery County district attorney's office announced Feb. 14 in a news release no action was taken by a Montgomery County grand jury in regard to a November investigation of Precinct 2 Commissioner Charlie Riley.

According to the release, the public integrity division received complaints in November regarding alleged misuse of county resources by Riley and other Precinct 2 employees. This followed complaints in August 2017 of the same matter, after which a grand jury also found no criminal charges.

Last November, the Precinct 5 constable's office began an investigation of the alleged misconduct and provided information to the division for review.

A Montgomery County grand jury heard the information but issued no indictments and took no additional action, according to the Feb. 14 release.

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# Commissioners Court proceeds with countywide polling place application

**HARRIS COUNTY** Harris County Commissioners Court opted Feb. 12 to proceed with the application process to participate in a countywide polling place program, which would allow Harris County voters to cast ballots at any of the 700 polling locations across the county.

While Harris County voters can currently vote at any polling location during the early voting period, election day voters are restricted to an assigned polling location based on the voting precinct in which they live.

The countywide polling place program is used in 52 other Texas counties, County Clerk Diane Trautman said.

The item was previously discussed at the Jan. 8 Commissioners Court meeting, at which roughly 30 residents and representatives from community groups signed up to speak on the proposed program during a public hearing. While several of those individuals were able to speak Jan. 8, the public hearing was recessed and reopened Feb. 12 for the remaining speakers.

During the continuation of the public hearing Feb. 12, supporters of the program touted anticipated increased voter participation in Harris County, stating that the program would eliminate confusion over assigned polling locations while making it more convenient for residents to complete their civic duties.

At the Jan. 8 meeting, Trautman proposed leaving all 700 election day polling locations open for the first few elections and then suggested the court look at voting patterns to determine if polling locations should be consolidated or relocated.

Opponents of the program shared concerns over the potential relocation or closure of longtime polling locations, as they believe it could hinder voter turnout for residents who are accustomed to voting at their preferred polling location.

After several hours of listening to public opinions both of support and concern regarding the implementation of the program, county commissioners unanimously authorized Trautman

## A NEW POLLING PLACE

Harris County officials are pursuing a countywide polling place program.

The program would allow Harris County voters to cast ballots at any of

**700**  
polling locations  
in the county.

The program is used in

**52**  
other Texas  
counties.

The countywide polling place program could be in effect for the

**May 4 election.**

SOURCE: HARRIS COUNTY/COMMUNITY IMPACT NEWSPAPER

to submit an application to the Texas secretary of state to participate in the program, authorized by the Texas Election Code and subject to review by the county attorney.

Upon the application submission and pending approval from the Texas secretary of state, the countywide polling place program could be implemented in Harris County as early as the upcoming May 4 election, Trautman said during a community meeting Feb. 5.

## CITY HIGHLIGHTS

**TOMBALL** City Council approved a partnership with iChoosr, organizer of the Texas Power Switch, on Feb. 18 to offer Tomball residents energy bill savings via a program that aggregates residential electric power with other residents in the state.

**MAGNOLIA** NewGen Strategies and Solutions suggested Feb. 12 in a workshop that City Council members redo a study of water and sewer impact fees, as the increased fees adopted in October were based on a 2008 study.

## MEETINGS

**Tomball City Council** meets at 6 p.m. March 18 and April 1 at 401 Market St., Tomball. 281-351-5484. [www.tomballtx.gov](http://www.tomballtx.gov)

**Magnolia City Council** meets at 7 p.m. March 12 at 18111 Buddy Riley Blvd., Magnolia. 281-356-2266. [www.cityofmagnolia.com](http://www.cityofmagnolia.com)

**Harris County Commissioners Court** meets at 10 a.m. March 12 and 26 at 1001 Preston St., Ste. 934, Houston. [www.harriscountytexas.gov](http://www.harriscountytexas.gov)

**Montgomery County Commissioners Court** meets at 9:30 a.m. March 19 and 26 at 501 N. Thompson St., Conroe. [www.mctx.org](http://www.mctx.org)

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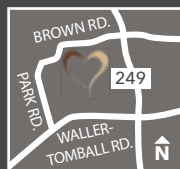
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\*Story has been edited for length

## How will Texas help Harvey-ravaged areas?

BY KIAH COLLIER

In September 2017, weeks after the remnants of Hurricane Harvey ravaged his city, Houston Mayor Sylvester Turner implored Gov. Greg Abbott to call legislators back to Austin to approve a withdrawal from the state's savings account to pay for recovery.

Since then, Abbott, Lt. Gov. Dan Patrick and House Speaker Dennis Bonnen have all said they support tapping the state's \$11 billion-and-growing Rainy Day, or Economic Stabilization, Fund for Harvey recovery and have repeatedly named storm recovery a top priority. However, no specifics have been shared about what that might look like.

Turner is again leading the charge in urging the state to help Harvey-ravaged communities with matching funds necessary to draw down billions in federal funding.

In a January letter, Turner and Harris County Judge Lina Hidalgo implored

Abbott, Patrick and Bonnen to withdraw \$1.3 billion from the Rainy Day Fund to cover the local match that communities in all 55 Harvey-hit counties must send to the federal government before it will release another \$11 billion. That money would go toward debris removal costs, the repair of storm-battered government facilities, and to harden public and private structures to better withstand future storms.

"Requiring a local match—on top of the financial obligations already borne by local governments since Harvey—will create an undue burden for these counties and municipalities," the letter said.

In February, Sen. Brandon Creighton, R-Conroe, filed a bill that would withdraw \$3 billion from the Rainy Day Fund to create an "infrastructure resiliency fund." The account would be overseen by a board that would dole out grants to cover local match, among other things. Another bill by state Sen.



Houston Mayor Sylvester Turner is urging the state to tap the Rainy Day Fund for Harvey relief.

Charles Perry, R-Lubbock, would create a \$1.2 billion revolving fund with Rainy Day Fund money from which local communities could borrow to cover local match. It would require voter approval.

Still, other state officials have questioned the necessity of helping communities with matching funds because the

state does not usually do so.

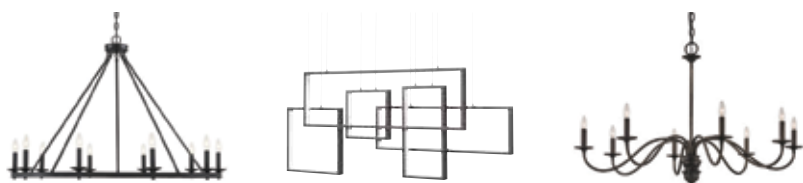
In a statement to the Tribune, state Sen. Jane Nelson, R-Flower Mound, said matching funds have typically been paid for by "the impacted governmental entity" and that the state helping with that "would constitute a major shift in disaster policy."

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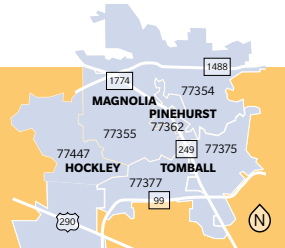
## BY THE NUMBERS

COMPILED BY ANNA LOTZ DESIGNED BY MATTHEW T. MILLS



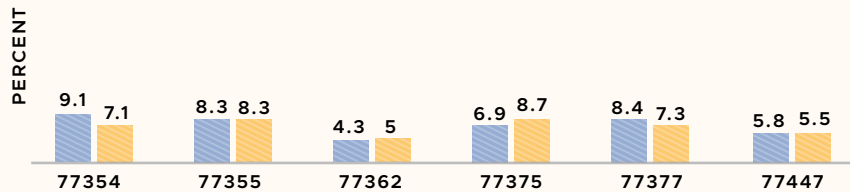
## SOARING TO HIGHER HEIGHTS

Higher education enrollment is anticipated to climb through 2030 in Tomball and Magnolia, state data shows. Additionally, the percent of local high school students enrolled in career and technical education programs has grown since 2013, according to the Texas Education Agency. The number of residents age 25 and older with a bachelor's degree has also grown from 2011-17 in most ZIP codes in Tomball and Magnolia, according to U.S. Census Bureau data for the six area ZIP codes.

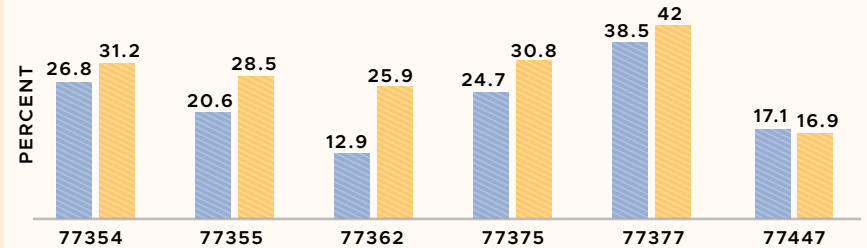
POPULATION WITH ASSOCIATE DEGREE  
AGE 25 AND OLDER

2011 2017

Data shows how the percent of residents with associate degrees changed from 2011-17.

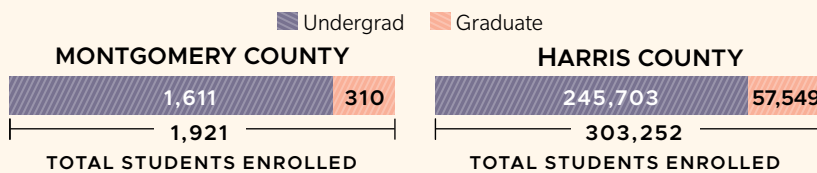
POPULATION WITH BACHELOR'S DEGREE OR HIGHER  
AGE 25 AND OLDER

The percent of residents with a bachelor's degree grew from 2011-17 in most ZIP codes.



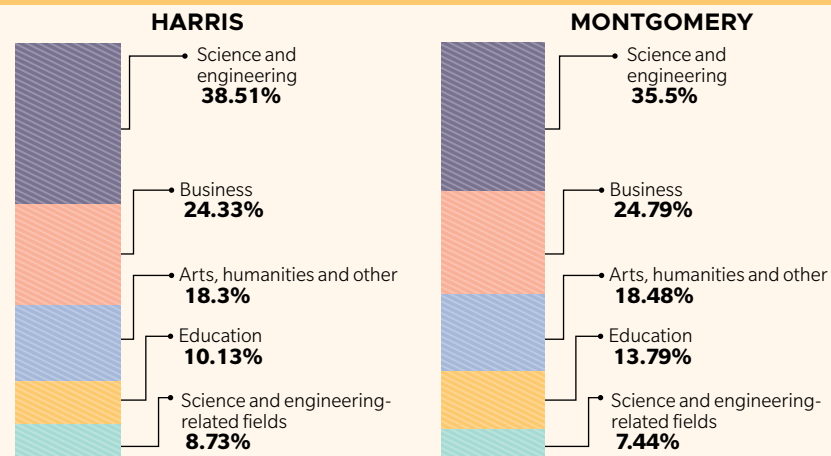
## NUMBER OF RESIDENTS ENROLLED IN 2017

About 84 percent and 81 percent, respectively, of higher education enrollment in Montgomery and Harris counties was in undergraduate studies in 2017.



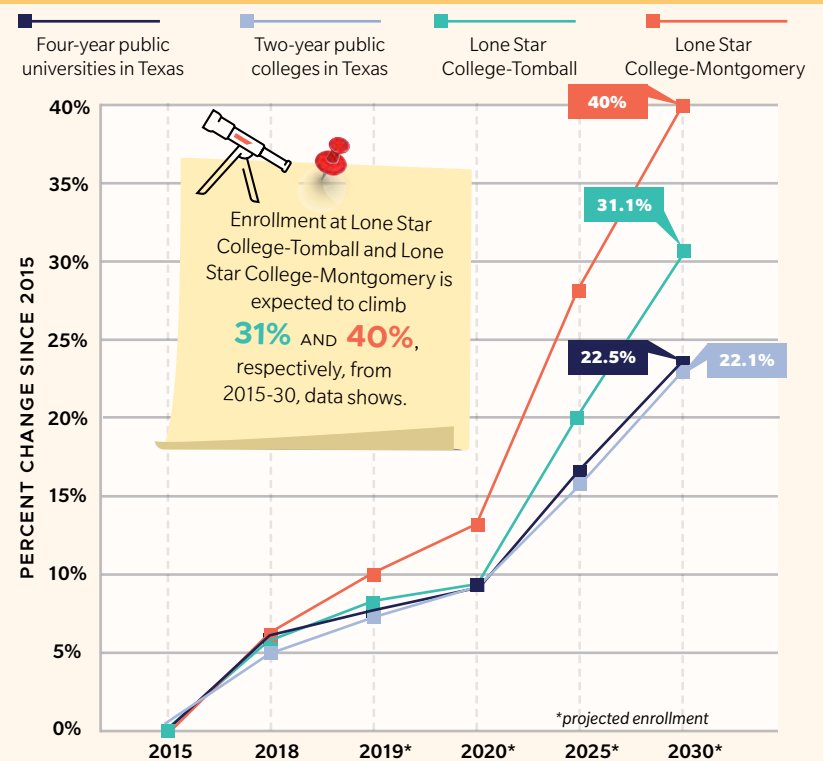
## BREAKING DOWN BACHELOR'S DEGREES

The largest percentage of residents' first bachelor's degrees in Harris and Montgomery counties was in the science and engineering fields in 2017, according to census data.



## FORECASTING CHANGING ENROLLMENT FROM 2015-30

By 2030, four-year and two-year institutions statewide are projected to increase enrollment about 22 percent, respectively, from 2015.



The majority of students residing within Tomball and Magnolia ISDs enrolled in the Lone Star College System attend Tomball and Montgomery campuses.

In spring 2019, students within Tomball ISD made up **7.8%** and students within Magnolia ISD made up **6.1%** of total enrollment at the two campuses.

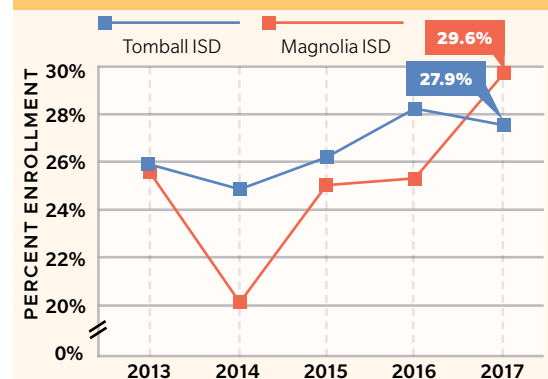
## LOCAL GRADUATES ENROLLED AT LONE STAR COLLEGE

A percentage of spring 2017 graduates from high schools in Tomball and Magnolia ISDs attended LSCS campuses in fall 2017.

TOMBALL HIGH SCHOOL	16.5%
TOMBALL MEMORIAL HIGH SCHOOL	16.1%
ALPHA ACADEMY	10.3%
MAGNOLIA HIGH SCHOOL	16.6%
MAGNOLIA WEST HIGH SCHOOL	18.4%
WALLER HIGH SCHOOL	10.0%

## A LOOK AT CAREER &amp; TECHNICAL EDUCATION

Enrollment in CTE programs has increased from 2013-17.





# A BRIGHTER FUTURE

## Lone Star College Open House set for April 2

Deciding where to go to college can be hard. There are so many things to think about, making it feel overwhelming. That's why Lone Star College is hosting Open Houses April 2 to help answer your questions.

"Lone Star College cares about my success, education and well-being," said Johnesia David, LSC student. "Lone Star College provides students with all type of resources from tutoring, to counseling, scholarships and more."

LSC representatives will be on hand to answer questions about degree and certificate options. Financial aid information will also be available to help students learn about options to help pay for college.

"Attending an open house is a wonderful way to learn more about Lone Star College in



LSC is hosting Open Houses at its campuses for students and parents to learn about the many programs offered.

an informal and friendly setting," said Stephen C. Head, Ph.D., LSC chancellor.

Check it out at [LoneStar.edu/OpenHouse](http://LoneStar.edu/OpenHouse).

## LSC Fall registration begins April 4

### Don't wait or hesitate!

Spring may be in the air, but it's not too early to get a jump on fall classes at Lone Star College.

Registration for the upcoming fall semester kicks off April 4. More than 99,000 credit and non-credit students made the smart choice last

fall, getting an affordable education close to home.

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Want to get trained for a new career? LSC workforce options are designed with students in mind. Get ready to work in the hottest industries like computer technology, cybersecurity, health care, logistics, welding, auto repair, HVAC-R and more!

Like to save money? Students and their parents enjoy taking advantage of low tuition -- about \$800 for a 12-credit-hour semester of classes and lots of great clubs and student organizations along with intramural and club sports.

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## lifePATH

Tomball program to graduate first class in May

**L**aunched in 2015 at the Lone Star College-Tomball campus, lifePATH provides student services to individuals with a variety of executive functioning disabilities, such as autism, traumatic brain injuries and attention deficit hyperactivity disorder. Director Anne Ginnett, who founded the program with former Lone Star College-North Harris President Stephen Head—now LSCS chancellor—and LSC-Tomball President Lee Ann Nutt, said students with these disabilities were not being taken care of by the college.

“There were students that were very capable but weren’t performing well in class because of all the other stuff getting in the way,” Ginnett said.

Ginnett said lifePATH, which serves as an alternative higher education program for LSC-Tomball students with disabilities, is the first program of its kind in the Greater Houston area and one of few programs in the nation. The first class of students in lifePATH’s history will graduate this May, she said.

LifePATH has grown from eight students to about 80 students, Program Manager Jim Engelke said. The need for the program outweighs the staff’s ability, he said, because this community of students are typically underserved before entering college.

“The curriculum that these types of students are held to [prior to college] hasn’t gotten up to speed with trends in knowing how well these students can actually perform,” Engelke said. “We had the ability to create this program from a more

modern approach.”

Although students do not earn a degree via lifePATH curriculum, they can earn certificates in foundational occupational studies, business operations or any certifications or licenses for a chosen field of study, he said.

Local legislators have invested in lifePATH, Engelke said. State Rep. Tom Oliverson, R-Cypress, plans to introduce a bill this legislative session to provide more educational opportunities for students who have intellectual development disabilities, Oliverson’s Chief of Staff Eiman Siddiqui said.

Engelke also coordinates internships for all students, he said, which is an additional program requirement.

“Employers love to be part of the community and feel like they’re doing something good. It’s a win-win for them because they’re getting an employee who likes to do what they do,” he said.

LSC-Montgomery will begin offering lifePATH this fall, Ginnett said, and the deadline to apply for the Tomball and Montgomery programs is May 2.

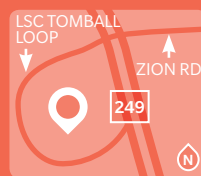
“Knowing that I get to be a small part of making a difference in these kids’ lives and knowing the opportunities that we are creating for them, that means a lot to me,” Engelke said.

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[www.lonestar.edu/lifepath](http://www.lonestar.edu/lifepath)



Program Manager Jim Engelke (left), adviser Nichol Akers (center) and Director Anne Ginnett (right) help lead lifePATH at Lone Star College-Tomball.



The inaugural group of LSC-Tomball students enrolled in lifePATH will graduate in May.

### The road to lifePATH

For students interested in becoming part of the lifePATH program this fall, applications are due by noon May 2. Applications can be mailed, emailed or hand-delivered.

To apply for the program, students must be accepted to LSC-Tomball and:

- RSVP and attend a lifePATH information session;
- complete a lifePATH admissions application;
- have a full-scale IQ of 70 or above, 4th grade reading level and 3rd grade writing and math levels;
- submit a high school or college transcript;
- submit Texas Success Initiative results; and
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CONTINUED FROM 1

which caused delays in choosing a site.

"We must've looked at 20 different pieces of land trying to find the right place," she said. "There was always one thing or another that just wasn't right—price, location, relation to flood plain."

LSCS officials announced purchasing land for the center in late January.

The new center—located on 35 acres and spanning 65,000 square feet—will be located at 505 FM 1486. The site is just north of Magnolia West High School and near the expected location of a Hwy. 249 toll road extension, a Texas Department of Transportation project slated to finish in early 2021.

Riley said traditional general education courses—including biology, English, math and government—will be offered to students who could then transfer to a four-year university or transfer to receive an associate degree. The center will also offer workforce certification programs, but details are not likely to be nailed down until summer 2020, Riley said.

In the meantime, officials with Magnolia ISD are already expressing optimism about potential partnerships.

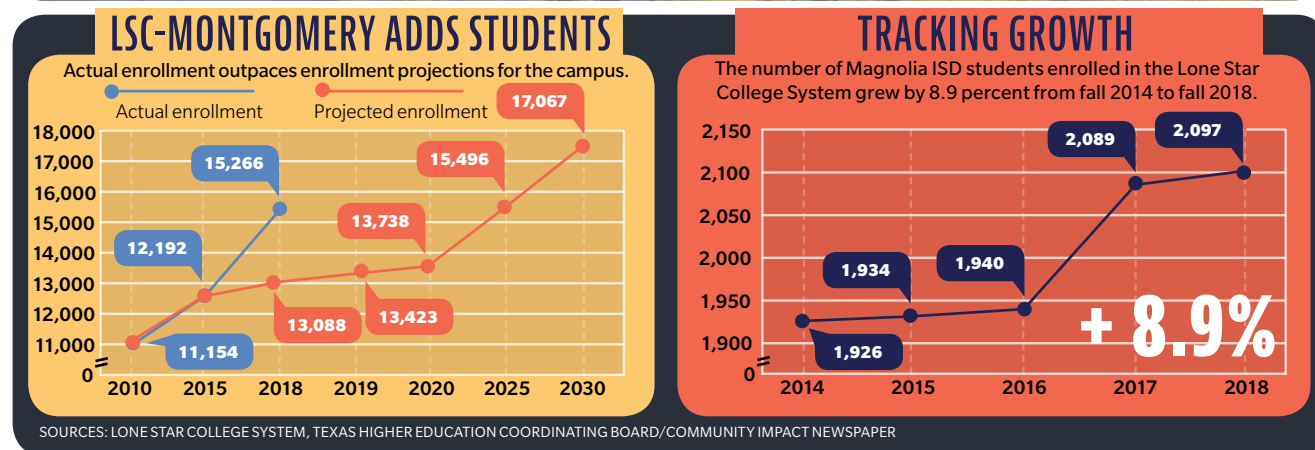
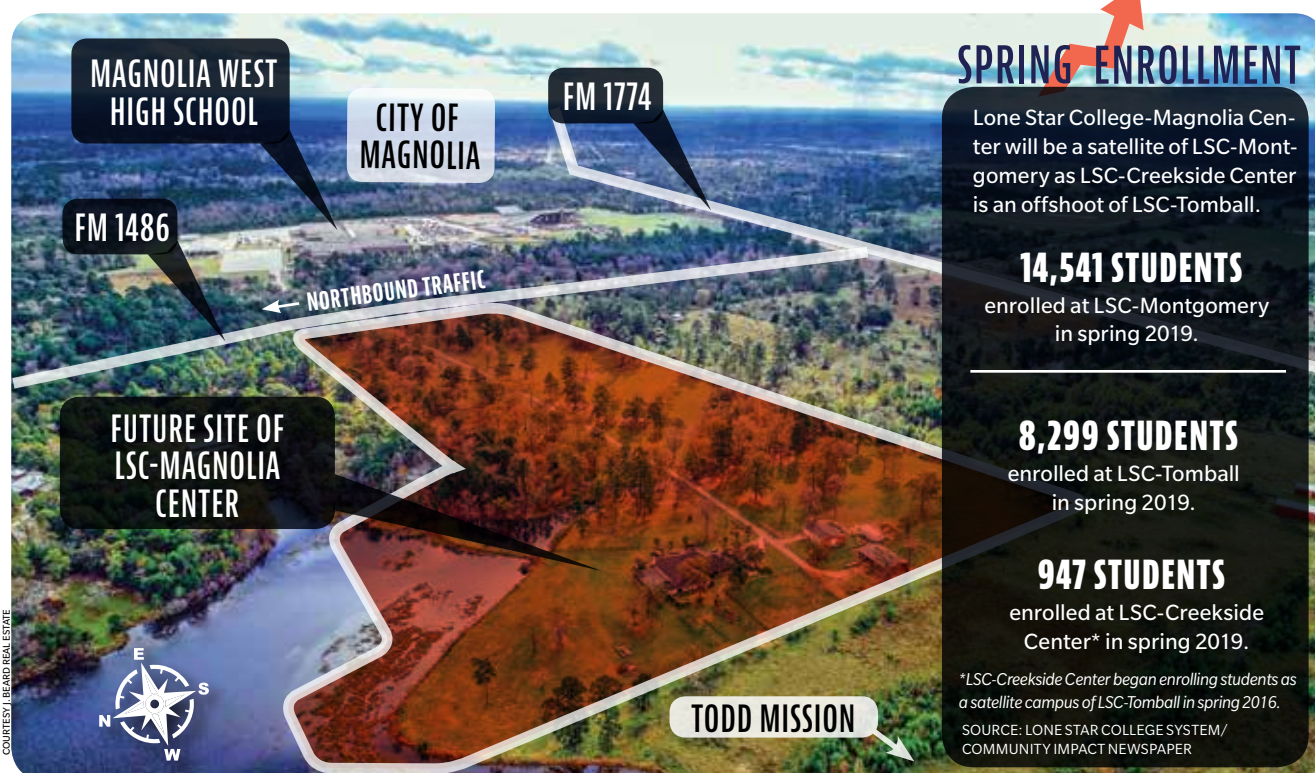
"We think it's an exciting component for Magnolia and Magnolia ISD to have an actual center within the community," MISD Superintendent Todd Stephens said. "The Magnolia Center has been long-awaited."

#### DEMAND FOR HIGHER EDUCATION

Plans for LSC-Magnolia Center were driven in part by Montgomery County's rapid growth, Riley said.

Montgomery County saw its population increase 10.5 percent from 2014-17, according to U.S. Census Bureau data.

Riley said LSCS has maintained plans for a Magnolia Center ever since voters in MISD elected to join the LSCS



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**PHASE 1: RELIEF**
**PHASE 2: CORRECTION**
**PHASE 3: WELLNESS**

Steve Hoffart was a member of a LSC-Montgomery community advisory group—made up of Magnolia residents and business and community leaders—that met in 2015 to begin discussions on the center.

“For years, [Magnolia residents] have had to travel to Tomball and The Woodlands to take part in the Lone Star College System, including my own children,” said Hoffart, owner of Magnolia Pharmacy. “Having that opportunity in Magnolia is a tremendous opportunity for young adults and older adults that want to further their education and open up new career pathways.”

Systemwide enrollment growth has also contributed to the need for the center, Riley said. More than 89,000 students were enrolled at campuses in fall 2018, an 8 percent increase since 2013, LSCS data shows.

More than 15,000 students enrolled at LSC-Montgomery in fall 2018—a number not projected for the campus until 2025, according to a January report by the Texas Higher Education Coordinating Board, which studied enrollment trends from fall 2013 to fall 2017.

In total, 1,865 students within MISD enrolled in LSCS campuses and centers this spring, according to LSCS data.

“The availability of that [LSCS] site to both of our high schools will be almost ideal. Having that proximity [to Magnolia West High School] enhances the site and allows more accessibility for our kids,” Stephens said.

#### SKILLED WORKFORCE PROGRAMS

Officials with LSCS and MISD plan to strengthen the already-existing partnership between the two entities when the new center opens, Riley said. MISD has offered dual-credit classes at LSC-Montgomery since 2016.

The center will also offer select

## BRIDGING THE GAP



Eight middle-skills jobs ranked in the top 25 fastest-growing jobs, and two middle-skills jobs ranked in the top 25 occupations projected to add the most jobs from 2014-24, according to projections for the Gulf Coast region from the Texas Workforce Commission.

FASTEST GROWING OCCUPATIONS		
RANK	OCCUPATION	PERCENT GROWTH 2014-24
8	Medical assistants	+39.0%
15	Nursing assistants	+34.7%
16	Massage therapists	+34.4%
20	Emergency medical technicians & paramedics	+33.8%
22	Heating, AC, & refrigeration mechanics & installers	+33.4%
23	Surgical technologists	+32.9%
24	Licensed practical & licensed vocational nurses	+32.7%
25	Medical & clinical laboratory technicians	+32.6%

SOURCES: U.S. BUREAU OF LABOR STATISTICS, TEXAS WORKFORCE COMMISSION/COMMUNITY IMPACT NEWSPAPER

workforce programs to address the skilled workforce shortage in Magnolia as well as general education courses, according to a Jan. 22 LSCS news release.

Middle-skills jobs are those that require some education and training beyond a high school diploma but less than a bachelor's degree, according to the Texas Workforce Commission. Riley said teaching these skills will be a priority at the center.

“There’s a pretty big middle-skills gap in the labor force in the Houston region, including the Magnolia area,” she said.

Riley serves on the Conroe Economic Development Council, which is expected to commission a middle-skills gap analysis for Montgomery County by 2020 to see where skills are lacking.

“[The analysis] will show where the job demands are, and we can serve to that [at LSC-Magnolia Center],” she said.

Eight middle-skills jobs were among the TWC’s 25 fastest-growing occupations projected for the Gulf Coast region—which includes Magnolia—from 2014-24. The number of medical assistants was projected to grow by 39 percent over that time, while the number of nursing assistants needed was projected to grow by 34.7 percent.

Additionally, commercial truck driving was among the occupations TWC projected to add the most jobs in the region from 2014-24, adding 9,740 jobs.

“Our business owners and managers in the community are reporting that they have difficulty filling skilled jobs,” said Sandy Barton, president of the Greater Magnolia Parkway Chamber of Commerce. “I believe Lone Star College is going to help us close that gap.”

Society of Samaritans President Shirley Jensen said the nonprofit plans to partner with LSCS to offer GED classes, which would allow for technical training or certifications for more residents.

“[Our clients] will have easy, affordable access to get a better-paying job so they will need less assistance with their living expenses and basic needs,” she said. “If they obtain marketable skills, training, and workforce degrees and certifications, doors will be open wide.”

#### FUTURE COURSE PLANS

Each LSCS center usually has a focus, Riley said. For example, LSC-Conroe Center has a welding, machining and automotive focus. However, Magnolia’s focus is still to be determined, she said.

“We can go in and say, ‘We’re building a welding lab,’ or, ‘We’re building a

#### GREATEST NUMBER OF JOBS ADDED

##### NURSING ASSISTANTS

6,510

new jobs projected from 2014-24



##### COMMERCIAL TRUCK DRIVERS

9,740

new jobs projected from 2014-24

culinary lab,’ but maybe that’s not what the community needs,” Riley said. “We want to help with whatever the community and school district decide are the priorities for them.”

LSC-Montgomery officials plan to host listening sessions in Magnolia to gather public opinion on what types of workforce programs community members want to see offered at the center, Riley said. One session may be held this fall with two more in spring 2020.

Public opinion from these sessions will be combined with the middle-skills gap analysis to determine the best course offerings for Magnolia, she said.

“[A focus] really is driven by the community’s desire and what the employment opportunities are,” Riley said.

Although course programming is not final, Riley said she looks forward to giving Magnolia residents closer access to higher education.

“I think when it’s all said and done, it’s going to be something that the community will be very proud of,” Riley said. “It’s all about providing access to what people need where it’s needed—close to home.”



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# THE VAULT EXECUTIVE SUITES



The Vault Executive Suites features 17 individual office suites located on the second floor of Spirit of Texas Bank in the city of Tomball.

## The Vault Executive Suites

Tomball native brings collaborative office space to West Main Street

BY KARA MCINTYRE

**T**ammie Gibson, co-owner of The Vault Executive Suites, said she was looking to move back to her hometown of Tomball two years ago. She and her husband Joe began searching for a space for their law firm, she said, and found the space above Spirit of Texas Bank as an empty shell—just concrete floors and walls.

She said the couple did not need the full second floor, so they redesigned the space, opened The Vault Executive Suites and began subletting space to other tenants in early 2018.

“There’s not really anything quite like this in Tomball. We’re on the cusp of a lot of growth, so we felt like there would be a market for it,” Tammie said.

The Vault, located on West Main

Street, offers upscale individual office spaces with barn door entry and laminate wood flooring. The facility also has shared amenities, including a kitchenette, reception area, and meeting and conference rooms, she said.

The business is home to 17 suites, each one occupied by a different tenant, including Post Oak Title and Digital Drilling Data Systems LLC, Tammie said. She said monthly rent varies from \$550 to \$1,000 by suite size with utilities included. Tenants are only responsible for providing phone service and furniture, she said.

“It’s nice when you’re on a budget as a business and you know what your bottom line is going to be every single month. It doesn’t fluctuate,” she said.

Local business owners can also rent a conference room or meeting room for \$50-\$75 a day, Tammie said, even if they are not tenants at The Vault.

Although the tenants’ needs vary, she said the collaborative space has worked well.

“Everyone gets along really well. People will bring up lunch for the whole office, [or] they’ll help put together furniture when we get a new tenant,” she said. “It’s kind of like a little family.”

With only one vacant suite remaining, Tammie said she and Joe have toyed with the idea of opening another shared office space.

“We love the town of Tomball,” Tammie said. “We’re here because we love this place and this business.”

### FAST FACTS



Tammie Gibson is co-owner of The Vault, a collaborative office space that opened in early 2018.



Two shared conference rooms are available, featuring audio and video equipment, a conference table and chairs.



Two meeting rooms are also available with a meeting table and chairs. Non-tenants can rent meeting rooms.

#### The Vault Executive Suites

1100 W. Main St., Ste. 200, Tomball  
832-680-2777

[www.thevaultexecutivesuites.com](http://www.thevaultexecutivesuites.com)

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## DINING FEATURE



1



2



3

## THREE DISHES TO TRY

### 1 Pho tai (\$7.99)

Beef broth features rice noodles and sliced, raw rib-eye steak served with a side of bean sprouts, basil, cilantro, lime and jalapenos. Chicken broth and vegetarian broth are also available upon request.

### 2 Yellow curry (\$9.99)

The dish features potatoes, carrots, bell peppers and yellow onions in coconut milk. Chicken, beef, tofu or shrimp are available to add in.

### 3 Pork and eggroll vermicelli (\$9)

Grilled marinated pork and an eggroll are served on rice vermicelli with lettuce, bean sprouts, cucumber, homemade fish sauce, pickled daikon and carrots. The dish is topped with roasted peanuts and scallions.

# Yummy Pho House

Local resident brings Vietnamese cuisine to Magnolia community

BY KARA MCINTYRE

**Y**ummy Pho House owner Thao Huynh has worked in the restaurant industry for 18 years. Huynh said she stayed home for a few years to take care of her two children, but once they got a little older she wanted to go back to work.

“Now that they’re [ages] two and four, I thought, ‘OK, I can do something for myself,’ so we opened up [Yummy Pho House],” Huynh said.

She and her husband, who is the restaurant’s chef, opened the restaurant in June 2018 near the intersection of FM 1488 and FM 2978 in Magnolia.

Huynh said she has owned and operated restaurants serving Vietnamese and Thai cuisine in both Seattle and Austin before coming to Magnolia.

“I looked around the area and saw that they didn’t have Vietnamese or Thai food nearby. We thought it would be a good opportunity for us,” Huynh said.

Yummy Pho House serves pho—a Vietnamese rice noodle soup made with beef broth—as well as rice vermicelli bowls, pad thai, curry dishes, bubble tea—a Taiwanese tea-based drink—and Asian desserts, including mango sticky rice and fried banana in coconut milk.

Huynh said pho is the restaurant’s best-seller and is available with various protein options including rib-eye steak, brisket, chicken breast, shrimp and tofu.

Huynh said everything is made to order with one exception: the beef

broth. Beef bones are cooked for at least 16 hours to get the proper broth flavor, she said.

“Pho is a popular dish [right] now, and I thought it would be a good idea to give people in Magnolia good Asian food because it’s mostly Mexican and American food concepts [that are offered] up here,” Huynh said. “We provide something different.”

Since opening the restaurant several months ago, Huynh said she has had good support from the Magnolia community.

“Business took off faster than I thought. People were excited about having something new here,” Huynh said. “Come try something new. We make authentic food with a taste that’s always consistent.”



Owner Thao Huynh opened Yummy Pho House in Magnolia in June 2018.

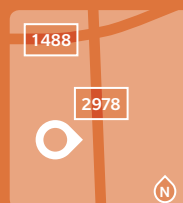
## Yummy Pho House

32823 FM 2978, Ste. A1, Magnolia

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# Slithering into SNAKE SEASON

BY KARA MCINTYRE

Snake season has arrived in the Tomball and Magnolia areas. Snakes cannot tolerate extreme cold and will emerge from hibernation starting in late February or early March in Texas, according to the Texas Parks and Wildlife Department.

## WORD FROM THE WISE

“There is no one simple, hard-and-fast criterion a person can use to tell a venomous snake from a harmless one. None of the popular criteria such as a broad, triangular head, a heavy body, cat’s eyes, a flat body or rough scales are safe since both harmless and dangerous snakes are known to share some or all of these traits.”

—TEXAS PARKS AND WILDLIFE  
DEPARTMENT WEBSITE

**FACT**  
On average,  
**1-2 people**  
in Texas die each year from  
venomous snakebites.

SOURCE: TEXAS DEPARTMENT OF HEALTH AND HUMAN  
SERVICES/COMMUNITY IMPACT NEWSPAPER

DESIGNED BY MATTHEW T. MILLS

## Common snakes in the Greater Houston area

KEY:  venomous  nonvenomous

### Coral Snake



**Size:** 2-3 feet  
**Color:** red, yellow and black bands with red and yellow bands touching

### Copperhead Snake



**Size:** 2-3 feet  
**Color:** brown- or salmon-colored with chestnut or reddish-brown crossbands in an hourglass shape

### Cottonmouth Snake



**Size:** 2-3 feet  
**Color:** dark brown, olive brown, olive green or black with wide, dark bands; green-yellow colored tail when young

### Timber Rattlesnake



**Size:** 3-5 feet  
**Color:** brown or tan with wide, dark crossbands and a black tail

### Diamondback Water Snake



**Size:** 2.5-4 feet  
**Color:** black or dark brown with a diamond pattern down the back

### Gulf Coast Ribbon Snake



**Size:** 1.5-2.5 feet  
**Color:** brown or olive brown with tan or yellow stripes down the back

### Texas/ Western Rat Snake



**Size:** 5-7 feet  
**Color:** gray, dark brown or red-dish-brown, blotched patterns down the body

### Eastern Hognose Snake



**Size:** 20-30 inches  
**Color:** tan to brown, blotched patterns down the body

SOURCE: TEXAS PARKS AND WILDLIFE DEPARTMENT/COMMUNITY IMPACT NEWSPAPER

## ENVIRONMENTAL HELPER

As predators, snakes maintain the balance of nature by helping to keep populations of their prey in check—which consists of everything from earthworms to rabbits, as well as other snakes.

Snakes are especially important in the control of rodents, said Kelly Norrid, an urban wildlife program biologist with the Texas Parks and Wildlife Department.

The Greater Houston  
area is home to about

**23**

species of snakes.

—KELLY NORRID, TEXAS PARKS  
AND WILDLIFE DEPARTMENT  
URBAN WILDLIFE PROGRAM  
BIOLOGIST

## What to do if bitten by a snake:

- ✓ Wash the bite area with a disinfectant soap.
- ✓ Remove jewelry such as rings and watches, as well as tight-fitting clothes, before the onset of swelling.
- ✓ Reduce or prevent movement of the bitten extremity and position it below the level of the heart.
- ✓ Get medical attention as soon as possible.

## What NOT to do if bitten by a snake:

- ✗ Do not use a tourniquet or other constricting band unless provided by a trained professional.
- ✗ Do not use cold compresses or ice packs.
- ✗ Do not use aspirin or related medications to relieve pain. Only pain relievers not containing aspirin may be used.
- ✗ Do not firmly wrap the entire limb with an elastic bandage and place a splint.



# MAGNIFYING MAGNOLIA MOBILITY

The Texas Department of Transportation is constructing a railroad overpass on FM 1774 in the city of Magnolia and widening portions of FM 1774 just outside city limits. Two of the three road projects are slated to wrap up in the second quarter of 2019, TxDOT officials said.

CONTINUED FROM 1

Construction has lasted for more than two years as groundwork began on the projects in 2016. The widening project was set for completion in the third quarter of 2018 but hit a series of delays. Both projects are now slated to wrap up in the second quarter of 2019, TxDOT officials said.

The long-awaited overpass will be located just south of Magnolia West High School. Upon its opening later this year, the overpass is anticipated to relieve traffic gridlock throughout the city of Magnolia, particularly during the Texas Renaissance Festival season and peak hours during the school day, local officials said.

"We're really excited about [the overpass]," said Tana Ross, economic development coordinator and planning technician for the city. "I think what it will do most of all is stop the frustration of drivers, and we're all for that."

## OVERPASS CONSTRUCTION

The intersection of FM 1774 and FM 1488 in Magnolia is divided by Union Pacific Corp. tracks. On the existing road, the pieces of FM 1774 north and south of FM 1488 are not aligned.

As a result, northbound vehicles on FM 1774 must travel through three traffic lights and over railroad tracks to cross FM 1488 and continue heading north. Southbound vehicles on FM 1774 follow a similar pattern.

"That's about a three-point intersection you do just to go in one direction," Montgomery County Precinct 2 Commissioner Charlie Riley said.

To lessen the number of vehicles

crossing the railroad tracks at ground level, TxDOT is constructing a \$23.2 million railroad overpass, Public Information Officer Emily Black said in an email.

The project extends FM 1774 to north of 10th Street on the west side of the railroad tracks and creates a flyover across the tracks, tying traffic into the existing FM 1774 lanes just south of FM 1486, according to TxDOT information.

The overpass will feature two lanes divided in each direction with the existing FM 1774 lanes serving as frontage roads to carry traffic to and from FM 1488, TxDOT information shows.

Nearly 13,000 vehicles traveled daily on FM 1774 in 2017 just south of FM 1488—a 30 percent increase from 2013, TxDOT data shows. Additionally, more than 21,000 vehicles traveled daily on FM 1488 in 2017 between the two intersecting points of FM 1774.

The thousands of vehicles passing through are paired with trains crossing 10-15 times each day, according to Union Pacific Corp. officials.

"That intersection is horrendous," said Sharon Haecker, Magnolia resident and parent of a Magnolia West student. "Sometimes it takes three light [cycles] to get through that [intersection]."

According to TxDOT data, vehicle crashes totaled 75 incidents from 2010-18 at the two intersections of FM 1774 and FM 1488.

The location of the approaches to the overpass has some residents concerned.

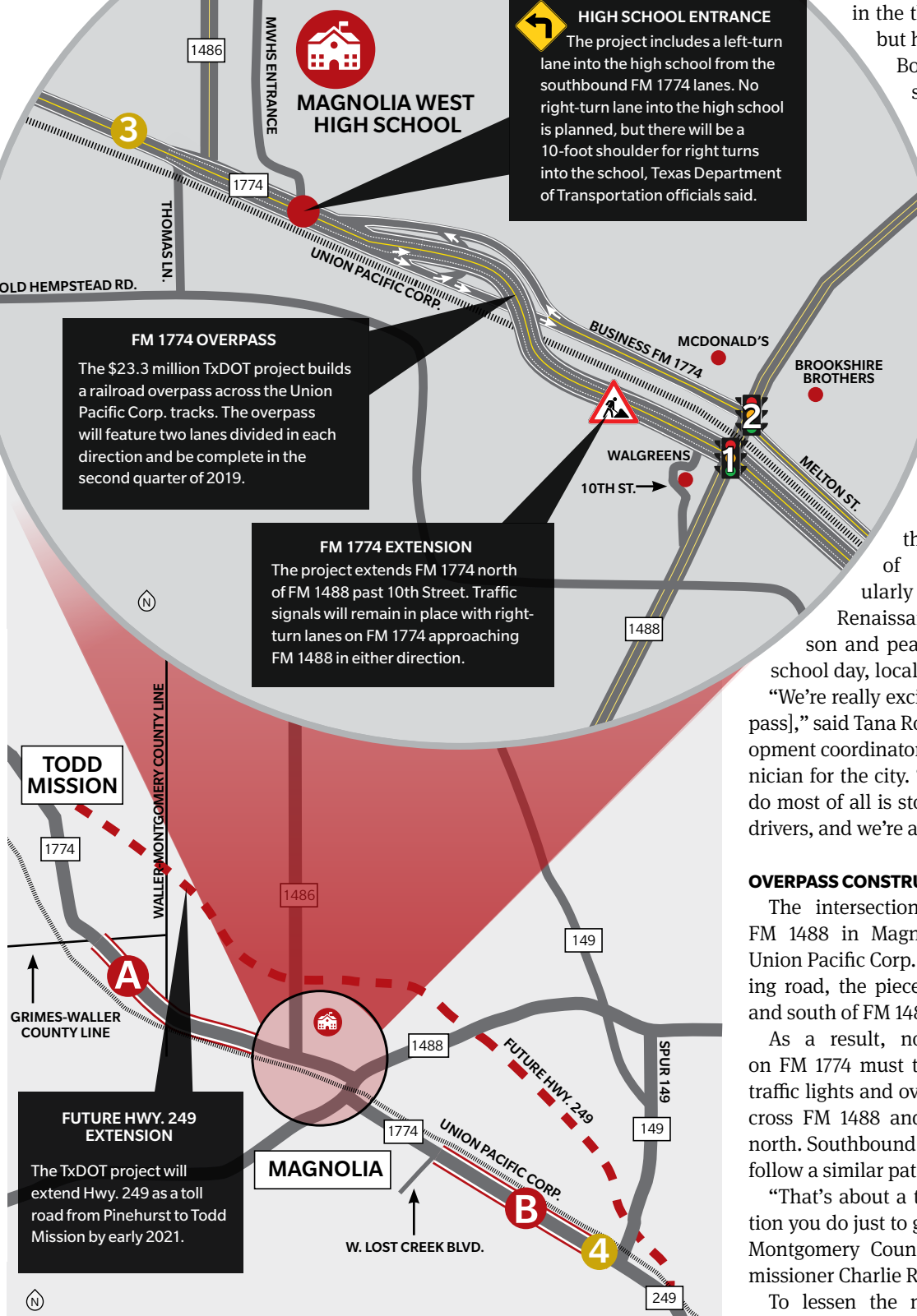
"The way the overpass is coming up and down, it's going to be right there in front of the school where people are going to be getting on and off, and that is a little bit of a concern for me as a parent," Haecker said.

Stephens said the district worked with TxDOT in designing the overpass.

"We had a few reservations about an overpass coming down in proximity to a school drive, and [TxDOT was] sensitive to that ... and did some revisions to give us enough distance between that to where I think it [added] to the safety factor," Stephens said.

He said MISD will continue to work with Montgomery County Precinct 5's constable office to control peak traffic.

This map details the finished overpass.



## A NORTH OF FM1486

**SCOPE:** The Texas Department of Transportation is widening FM 1774 from two lanes to four lanes from north of FM 1486 to the Grimes-Waller County line.

**COST:** \$18.5 million

**TIMELINE:** July 2018-third quarter 2020

22% COMPLETE

## B NORTH OF FM149

**SCOPE:** TxDOT crews are widening FM 1774 from two lanes to four lanes with a center turn lane between FM 149 and West Lost Creek Boulevard.

**COST:** \$18 million

**TIMELINE:** July 2016-second quarter 2019

86% COMPLETE

"We'll continue to be out there directing traffic as long as we're needed," Constable Chris Jones said.

A traffic signal at the entrance of Magnolia West is not in the scope of the project, but Black said a signal could be added at a later time, pending a 10-12 week traffic study.

"As construction will end in August of 2019, we will have to do the study after school starts in the fall in order to get the proper traffic counts," she said.

### WIDENING PROJECTS

In addition to overpass construction, TxDOT has two projects ongoing to widen portions of FM 1774.

Crews are widening FM 1774 between FM 149 and West Lost Creek Boulevard north of Pinehurst from two lanes to four lanes with a center turn lane. Black said the \$18 million project—which has been under construction since July 2016—is estimated to finish in the second quarter of 2019 after utility conflicts and design revisions delayed a previous timetable.

"TxDOT has also added some work to the project that was not in the original scope: a [traffic] signal at Tudor [Way] and modifications to the traffic control plans to keep left-turn lanes at major intersections," she said.

Daily traffic counts increased nearly 8.5 percent from 2013-17 on FM 1774 just north of FM 149, where the widening is ongoing, TxDOT data shows, while the number of daily vehicles grew 14 percent on FM 1774 just north of FM 1486.

This portion of FM 1774—from

FM 1486 to the Grimes County line—is also being widened from two lanes to four lanes, according to TxDOT information. The project—which began in July 2018—is slated for completion in the third quarter of 2020, Black said.

"This area has seen and is seeing growth and mobility through the area," Black said. "To keep up with that, [these projects] will increase capacity on the roadway so it can handle more vehicles and increase mobility."

### MITIGATING SCHOOL, FESTIVAL TRAFFIC

The finished FM 1774 overpass is projected to alleviate traffic during peak school times and the renaissance festival this fall, Riley said.

"It's going to be like night and day," he said. "I don't see how this can do anything but help tremendously."

Currently, the divided intersection creates a domino effect of traffic hold-ups across the city, Ross said. With drivers more free to move about, the FM 1774 projects position Magnolia as a more desirable place to live, she said.

"It's all about mobility; it's all about moving people. If you don't have that, then you don't have a desirable area to live," she said.

Each school day, 800 vehicles as well as buses and visitors pass through the high school campus, Stephens said.

"When we finally get the whole project opened up, it's going to be a real blessing, and it should add to our ability to be in and out of that building in a safe and effective manner," he said.

State law mandates buses stop to check railroad crossings, exacerbating the already cluttered intersection of FM 1488 and FM 1774, Riley said.

"If we can get [buses] going straight across [FM] 1488 over the overpass ... to the school, I don't even know how to start to explain how much better I think traffic is going to be," he said.

However, as traffic signals at the FM 1488 and FM 1774 intersections will remain, some residents question whether the overpass will have such drastic traffic improvements as hoped.

"The red light, the railroad tracks, all that is still going to be a nightmare," said Jarrod Murphy, Magnolia resident and parent of a Magnolia West student. "I understand it flows better once you get past, but unless they do something with the red light, the traffic's never going to flow there. The majority of the businesses are on the opposite side of the tracks from [FM 1774 coming from Pinehurst]."

Still, the overpass could alleviate gridlock from the renaissance festival, said Travis Bryant, marketing and communications director of the festival. He said he believes a smoother crossing at FM 1488 will make it easier, not only for festivalgoers, but for residents to get around.

Last year, the festival welcomed 640,000 attendees, according to festival

## TRAFFIC DATA



**30 vehicle crashes**  
from 2010-18



**45 vehicle crashes**  
from 2010-18



**Average daily traffic grew**

**14.13%** from 2013-17

2013: 6,863 average daily vehicles

2017: 7,833 average daily vehicles



**Average daily traffic grew**

**8.46%** from 2013-17

2013: 18,824 average daily vehicles

2017: 20,417 average daily vehicles

SOURCE: TEXAS DEPARTMENT OF TRANSPORTATION/  
COMMUNITY IMPACT NEWSPAPER

information. When road projects are complete, Bryant said he expects to see even more attendees, as the majority of festivalgoers travel north on FM 1774 from the Houston area.

"Obviously, as the festival has grown ... traffic infrastructure has been one of the biggest challenges that we face," he said. "We know that there are people that [do not come] because they don't want to be stuck in all that traffic."

With fewer traffic challenges to avoid, Larry Leggett, Magnolia resident and Realtor with EXP Realty, said he believes residents will frequent Magnolia businesses more during the festival season and see additional development begin around town, he said.

"[The FM 1774 projects are] going to improve the traffic flow for people trying to get outside of Magnolia proper," he said. "I'm excited about it because the more road infrastructure that's here is going to enable our town to grow."



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# NORTH GROVE

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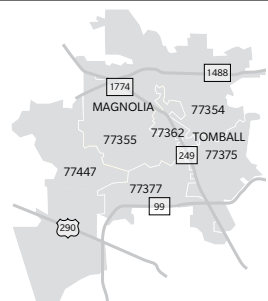
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## FEBRUARY 2019 COMMERCIAL REAL ESTATE DATA

As of mid-February, vacancy rates for office and retail properties in Tomball and Magnolia were up slightly from rates in the first quarter of 2018. The industrial vacancy rate fell from 4.3 percent in the first quarter of 2018 to 3.5 percent as of Feb. 18, 2019.

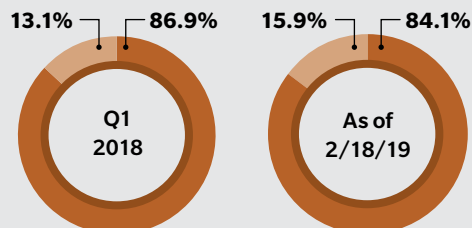


Market data provided by Caldwell Companies  
9955 Barker Cypress Road, Ste. 250, Cypress, TX 77433  
College Station | Houston | The Woodlands

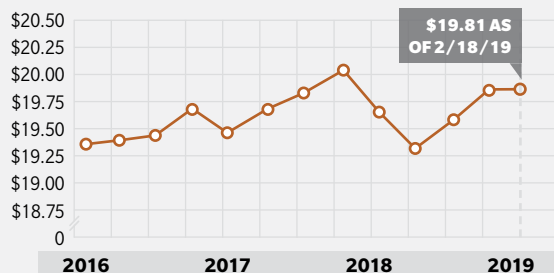
### OFFICE

#### OCCUPANCY VS. VACANCY

Occupancy rate Vacancy rate



#### RENTAL RATES PER SQUARE FOOT



#### TOTAL SQUARE FEET OF OFFICE SPACE

Square feet  
1,562,743  
Q1 2018  
1,586,799  
as of  
2/18/2019

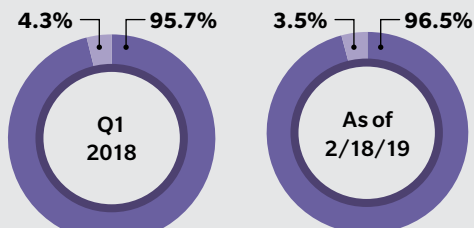
#### UNDER CONSTRUCTION

30,805 square feet  
3 buildings

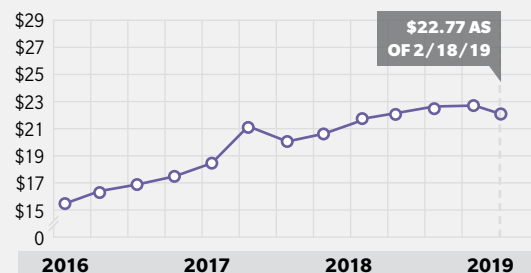
### INDUSTRIAL

#### OCCUPANCY VS. VACANCY

Occupancy rate Vacancy rate



#### RENTAL RATES PER SQUARE FOOT



#### TOTAL SQUARE FEET OF INDUSTRIAL SPACE

Square feet  
7,508,537  
Q1 2018  
7,683,310  
as of  
2/18/2019

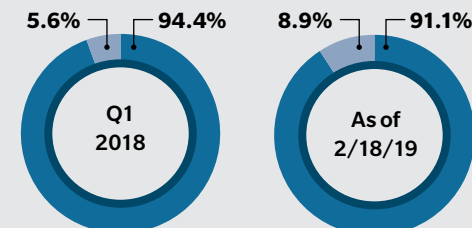
#### UNDER CONSTRUCTION

104,085 square feet  
7 buildings

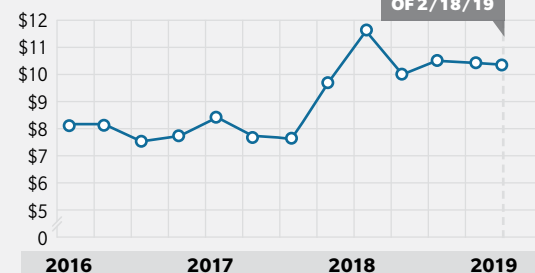
### RETAIL

#### OCCUPANCY VS. VACANCY

Occupancy rate Vacancy rate



#### RENTAL RATES PER SQUARE FOOT



#### TOTAL SQUARE FEET OF RETAIL SPACE

Square feet  
3,063,820  
Q1 2018  
3,217,086  
as of  
2/18/2019

#### UNDER CONSTRUCTION

14,985 square feet  
1 building

Although every effort has been made to ensure the timeliness and accuracy of this real estate data, Community Impact Newspaper assumes no liability for errors or omissions.

# Ready to sell?

## You'll be sold on us!



713.690.0000 | CaldwellCos.com

OFFICE | INDUSTRIAL | LAND | RETAIL

## FEATURED PROPERTIES FOR LEASE

\*nnn denotes triple net, or rates that do not include operating costs for buildings

Office Industrial Retail



9511 FM 1488, Magnolia  
800-10,000 sq. ft. \$23-\$27/sq. ft. nnn\*  
Ronnie Miranda  
NewQuest Properties 281-477-4365



26232 FM 2978, Magnolia  
1,203-8,400 sq. ft. Price withheld  
Erica McDaniel  
First Houston Properties Inc. 713-534-1880



16945 North Eldridge Parkway, Tomball  
1,180-1,875 sq. ft. \$20-\$22/sq. ft. nnn\*  
David Werlin  
WPW Realty Advisors 713-627-2711



12075 Spring Cypress Road, Tomball  
3,000 sq. ft. \$20/sq. ft. nnn\*  
Apurva Sanghavi  
Intero Real Estate Services Inc. 832-628-2738

Commercial property listings are provided by Caldwell Companies and independently selected by Community Impact Newspaper editorial staff members. Property availability and prices are current as of press time.



**CARDIOVASCULAR & HEART RHYTHM**  
ASSOCIATES, P.A.

## ANNOUNCING OUR NEW OFFICES

Dr. Talwar is pleased to continue to offer his patients complete cardiology services at two new locations.



**CALL FOR AN APPOINTMENT TODAY!**  
**832-838-6088**

**K. DANNY TALWAR, M.D.**  
Cardiology (Electrophysiology/Interventional)

27700 Northwest Fwy. Suite 350 ♥ Cypress

13406 Medical Complex Dr. Suite 150 ♥ Tomball

**PHONE: 832-838-6088 • FAX: 281-351-4719**

**Friday April 19th and Saturday April 20th 10am-2pm**  
Bunny mask, egg dyeing, creating egg carton baskets or a bunny box and photos with the Easter Bunny.

**Summer Workshops NOW Enrolling!**

**Make the most of SUMMER!**  
Workshops promoting self-expression through art and science for 4-8 year-olds. RobotiKs 5-10 year-olds. Just Add Beats 9-11 year-olds.

4775 West Panther Creek Dr. The Woodlands, TX 77381 281-465-0955 [www.woodlandschildrensmuseum.org](http://www.woodlandschildrensmuseum.org)



**RICK FRIEDRICHS, DDS**  
AND ASSOCIATES

**CELEBRATING 35 YEARS OF  
SERVICE IN THE TOMBALL AREA**

**\$150 OFF**  
or Free Whitening  
with  
**New Patient Exam,  
X-Rays & Cleaning**

Cannot be combined with  
any other offer.

☘ **MAY GOOD LUCK** ☘  
**SMILE ON YOU TODAY!**

Call today and experience  
dentistry as never before!

**281-975-4760**

*Most insurances accepted*

**GENERAL, FAMILY, AND COSMETIC DENTISTRY**

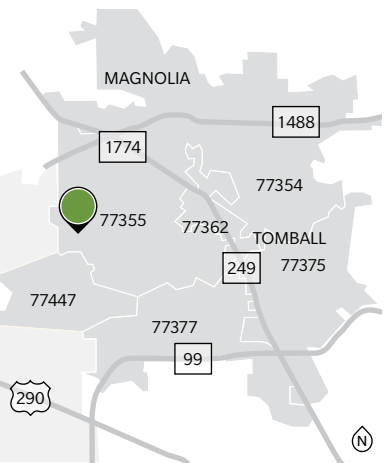
1113 Alma Street, Tomball

For more information please visit us at [www.tropicaldentist.com](http://www.tropicaldentist.com)



REAL ESTATE

Clear Creek Forest is located on the Magnolia-Hockley border along Nichols Sawmill Road. The Magnolia portion of the subdivision is zoned to Magnolia ISD schools while the portion within ZIP code 77447 is zoned to Waller ISD. The community includes a pool, parks, a pavilion and a stocked fishing pond.



Neighborhood data provided by  
Lisa Carswell  
Carswell Real Estate Co. Inc.  
35837 FM 1774  
Pinehurst, TX 77362  
281-351-2606  
www.carswellrealestate.com



As of 2/15/19

MARKET DATA

HOMES SOLD (JANUARY 2019)

Number of homes sold/average days on the market					
Price range	77354	77355	77362	77375	77377
\$149,999 or less	3/73	7/47	-	2/34	-
\$150,000-\$199,999	4/165	5/92	3/19	15/34	4/29
\$200,000-\$299,999	11/237	3/53	1/51	23/78	11/100
\$300,000-\$399,999	4/116	5/124	1/288	7/117	5/96
\$400,000-\$499,999	7/187	2/273	-	8/224	2/109
\$500,000-\$599,999	-	-	1/0	2/30	1/77
\$600,000-\$799,999	2/300	1/202	-	1/30	-
\$800,000-\$999,999	1/237	-	-	-	2/265
\$1 million +	1/18	1/142	1/11	-	-

FEATURED NEIGHBORHOOD

CLEAR CREEK FOREST, 77355

**Build-out year:** TBD  
**Builders include:** R/Vision Homes, Trinity Signature Homes, Country Master Homes  
**Square footage:** 1,461-4,448  
**Home values:** \$230,000-\$520,000  
**HOA dues** (estimated): \$200-\$500 annually  
**Schools:** Magnolia ISD

Property taxes (in dollars):	
Emergency Services District No. 10	0.1000
Montgomery County	0.4667
Montgomery County Hospital District	0.0664
Lone Star College System	0.1078
Magnolia ISD	1.3795
<b>Total</b> (per \$100 valuation)	<b>2.1204</b>

RECENT LISTINGS



**143 Camwood Street**

4 bedroom / 3.5 bath 2,688 sq. ft. \$384,999  
Dustin Raiford 281-616-5211  
Texas Classic Realty



**22710 Coriander Drive**

4 bedroom / 2 bath 2,104 sq. ft. \$259,900  
Rebecca Locke 281-536-0724  
Century 21 Parish Properties



**22906 Rainfern Drive**

4 bedroom / 3 bath 2,653 sq. ft. \$394,990  
Gretchen Rogers 713-545-3103  
Texas Broker Services LLC

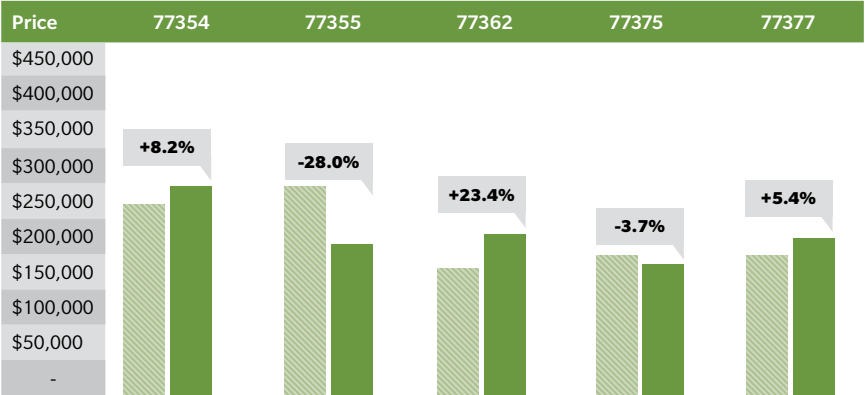


**24457 Pipestem Drive**

3-4 bedroom / 2 bath 2,261 sq. ft. \$314,000  
Paula Wehring 713-594-6944  
Coldwell Banker United

 Median home value <b>\$311,000</b>	 Median price per square foot <b>\$135.32</b>	 Median annual property taxes <b>\$5,420</b>	 Homes on the market <b>20</b>	 Homes under contract <b>8</b>	 Average days on the market <b>15</b>
--	--	---	---	---	--

MEDIAN PRICE OF HOMES SOLD BY ZIP CODE IN JANUARY 2018 VS. 2019





Serving Magnolia and Tomball since 1996,  
helping families dream big in our backyard

**Beautiful & Peaceful**  
37023 Stallion Run

**Local**  
Residential  
Farm & Ranch  
Commercial  
38112 Windy Ridge Trail

Magnolia 713-206-8345 • Pinehurst 281-351-2606 • www.carswellrealestate.com





# IMPACT DEALS

## DEALS THIS MONTH

### BEAUTY & FITNESS

Iron Summit Fitness .....	47
Trendsetters Salon .....	48

### DINING

2920 Roadhouse .....	40
Akashi Asian Bistro .....	40
Capt. Brad's Coastal Kitchen .....	46
Caroline's Kitchen .....	43
Che Gaucho .....	39
Connie's Frozen Custard .....	43
Craving Kernels .....	47
Fire Ant Brewpub .....	42
Freddy's Frozen Custard & Steakburgers ...	40
Frey's Backyard Cafe .....	43
Harris County Smokehouse .....	44
Los Arcos .....	41
Mel's Country Cafe .....	48
Pecos Grilling Company .....	49
Pizzaio's Gourmet Pizza .....	42
Ron's Hamburgers and Chili .....	45
Salata .....	47
Sapporo Japanese Bistro Sushi & Bar .....	49
Sharkeez Shack .....	41
Sizzle & Brew .....	39
TaD's Bar and Grill .....	39
Wholly Crepe Russian Bistro .....	45

### EDUCATION

Arbor Music .....	47
Children's Universe .....	40

### ENTERTAINMENT

Tomball Bowl .....	43
--------------------	----

### HOME & GARDEN

Carraway RV and Boat Storage .....	41
Floors & Beyond .....	37
In a Fix Floors & More .....	44
Restore Your Door .....	44
Windstar Equipment .....	48

### PROFESSIONAL SERVICES

Aero Septic Maintenance .....	41
Joe the Plumber .....	48
Lake Windcrest Cleaners .....	42
Olde Magnolia Cleaners .....	49
Paws to Claws .....	49
Shredding on the Go .....	45
US Floors & Remodeling .....	50

### RETAIL

Furniture and Accessories Outlet .....	45
Granny's Korner .....	39
Sallie Fisher Custom Frame & Art .....	42
Tomball Rental Center .....	45

### TRANSPORTATION

Fred Haas Nissan .....	51
Honda of Tomball .....	38
Tomball Tinters .....	44

## FLOORS & BEYOND

Locally Owned and  
Operated 15 Years  
Experience

[floorsandbeyondtx.com](http://floorsandbeyondtx.com)

Visit our designer  
showroom

22955 Tomball Pkwy.  
Suite 1, Tomball  
281-888-2833

Spring Cypress Rd.

### FULL REMODELING SHOWROOM

Kitchen & Bath

Remodeling

Countertops

Walk in Closets

Paint

Vanities

Flooring

Banisters

& more!

**FREE  
ESTIMATE**  
Any size job!  
Call Today!

**CALL TODAY AND ASK ABOUT 0%  
FINANCING FOR 12 MONTHS!**  
**281-888-2833**



HAND SCRAPPED  
WOOD

**\$4.59 SF**

+ TAX, INCLUDING LABOR  
AND MATERIALS

WOOD LOOK TILE  
STARTS AT

**\$4.29 SF**

+ TAX, INCLUDING LABOR AND  
MATERIALS

WATERPROOF  
VINYL PLANKS  
**\$3.99 SF**

+ TAX, INCLUDING LABOR AND  
MATERIALS

GRANITE  
COUNTERTOPS  
START AT  
**\$29.99 SF**

+ TAX, INCLUDING LABOR AND  
MATERIALS

QUARTZ  
COUNTERTOPS  
CALL FOR  
BEST PRICING!

PORCELAIN TILE  
STARTS AT  
**\$3.99 SF**

+ TAX, INCLUDING LABOR  
AND MATERIALS

CARPET  
STARTS AT  
**\$1.69 SF**

+ TAX, INCLUDING MATERIALS  
AND CARPET PADDING

KITCHEN  
REMODEL  
STARTING FROM  
**\$10,000**

+ TAX. BASED ON 10 X 10  
KITCHEN SIZE



# GRAND OPENING *Sales Event*

Save **BIG** On Our March Mania Specials! **Hurry In, Offers End March 31st!**



## EXPERIENCE THE DIFFERENCE AT THE ALL NEW

# Honda

of TOMBALL

PRICE • SELECTION • SERVICE



**NO APPOINTMENT  
NECESSARY**  
Just bring it in!

**SERVICE OPEN  
7 DAYS A WEEK!**



**MON-FRI: 6AM - 11PM & SAT/SUN: 7AM - 7PM**  
**SALES: MON-FRI: 9AM - 9PM & SAT 9AM - 8PM**



Honda of Tomball is a member of the Pohanka Automotive Group celebrating 100 years in business!

### WE BUY CARS!

1) Take pictures of your car & submit your VIN, make, & model via our website.

2) Bring it in for a quick 15 minute appraisal!

3) Or, we'll come to your work or home to appraise it there.

## GRAND OPENING MARCH MANIA SPECIALS!



**NEW 2019 Honda Pilot EX-L 2WD**

**0.0%** OR LEASE FOR \$389/MO.  
APR for 36 mos.

2019 Pilot EX-L 2WD: 36 month closed end lease. Lease excludes tax, title, license, \$389 first month's payment, \$995 acquisition fee and \$150 documentation fee, on approved HFS Super Preferred or Preferred credit. \$0 security deposit. \$2,810 down payment. Mileage charge of \$0.15/mile over 12,000 miles/year for vehicles with an MSRP under \$30,000 and \$0.20/mile for vehicles \$30,000 and over. Total monthly payments \$14,006. Lessee is responsible for all maintenance unless otherwise specified. Additional fees for early termination, payment delinquency, and/or excessive wear and tear may apply. Finance rate of 0.0% APR is available for up to 36 months on new 2019 Honda model Pilot with approved HFS Super Preferred financing up to \$40,000 maximum. 0.0% APR is a dealer buydown rate. Dealer contribution 0.9%. This may affect the final negotiated price of the vehicle. Example with \$0 down payment and monthly payments of \$27.77 per \$1,000 financed. May not be combined with any other advertised offers or USA/TrueCar/Cash price quotes. Offers valid through 3/31/19.



**NEW 2019 Honda Odyssey LX**

**\$359** OR 36 MO. @ 0.0% APR  
/mo. to lease

2019 Odyssey LX Automatic: 36 month closed end lease. Lease excludes tax, title, license, \$359 first month's payment, \$195 acquisition fee and \$150 documentation fee, on approved HFS Super Preferred or Preferred credit. \$0 security deposit. \$2,140 down payment. Mileage charge of \$0.15/mile over 12,000 miles/year for vehicles with an MSRP under \$30,000 and \$0.20/mile for vehicles \$30,000 and over. Total monthly payments \$12,924. Lessee is responsible for all maintenance unless otherwise specified. Additional fees for early termination, payment delinquency, and/or excessive wear and tear may apply. Finance rate of 0.0% APR is available for up to 36 months on new 2019 Honda model Odyssey with approved HFS Super Preferred financing up to \$40,000 maximum. 0.0% APR is a dealer buydown rate. Dealer contribution 0.9%. This may affect the final negotiated price of the vehicle. Example with \$0 down payment and monthly payments of \$27.77 per \$1,000 financed. May not be combined with any other advertised offers or USA/TrueCar/Cash price quotes. Offers valid through 3/31/19.



**NEW 2018 Honda Accord LX CVT**

**0.0%** OR LEASE FOR \$249/MO.  
APR for 36 mos.

2018 Accord LX CVT: 36 month closed end lease. Lease excludes tax, title, license, \$249 first month's payment, \$995 acquisition fee and \$150 documentation fee, on approved HFS Super Preferred or Preferred credit. \$0 security deposit. \$1,150 down payment. Mileage charge of \$0.15/mile over 12,000 miles/year for vehicles with an MSRP under \$30,000 and \$0.20/mile for vehicles \$30,000 and over. Total monthly payments \$8,964. Lessee is responsible for all maintenance unless otherwise specified. Additional fees for early termination, payment delinquency, and/or excessive wear and tear may apply. Finance rate of 0.0% APR is available for up to 36 months on new 2018/2019 Honda model Accord (includes Hybrid/CVT trim) and Civic (includes Type R model) with approved HFS Super Preferred financing up to \$25,000 maximum. 0.0% APR is a dealer buydown rate. Dealer contribution 0.9%. This may affect the final negotiated price of the vehicle. Example with \$0 down payment and monthly payments of \$27.77 per \$1,000 financed. May not be combined with any other advertised offers or USA/TrueCar/Cash price quotes. Offers valid through 3/31/19.



**NEW 2018 Honda Civic LX 4 DR CVT**

**\$179** OR 36 MO. @ 0.0% APR  
/mo. to lease

2018 Civic LX 4 DR CVT: 36 month closed end lease. Lease excludes tax, title, license, \$179 first month's payment, \$995 acquisition fee and \$150 documentation fee, on approved HFS Super Preferred or Preferred credit. \$0 security deposit. \$2,020 down payment. Mileage charge of \$0.15/mile over 12,000 miles/year for vehicles with an MSRP under \$30,000 and \$0.20/mile for vehicles \$30,000 and over. Total monthly payments \$6,444. Lessee is responsible for all maintenance unless otherwise specified. Additional fees for early termination, payment delinquency, and/or excessive wear and tear may apply. Finance rate of 0.0% APR is available for up to 36 months on new 2018/2019 Honda model Civic (includes Hybrid/CVT trim) and Civic (includes Type R model) with approved HFS Super Preferred financing up to \$25,000 maximum. 0.0% APR is a dealer buydown rate. Dealer contribution 0.9%. This may affect the final negotiated price of the vehicle. Example with \$0 down payment and monthly payments of \$27.77 per \$1,000 financed. May not be combined with any other advertised offers or USA/TrueCar/Cash price quotes. Offers valid through 3/31/19.

## ALL-STAR SERVICE SPECIALS!

Valid only at Honda of Tomball

EXPIRES 4/15/2019

### 100% PRICE MATCH GUARANTEE

Get a second opinion on any service or repair with our 100% price match guarantee. We will meet or beat any local area competitor's specials within 50 miles.

**We Won't Be Beat!**

Any or all coupons must be presented at time of write up in the service drive. Coupons not to be utilized with other coupons nor are coupons redeemable for cash. No discount will exceed \$100.00 unless specifically stated in the individual coupon advertisement. Not to be utilized for tires due to our competitive pricing policies. Synthetic oil usage will incur additional charges. See service advisor for full details.

(MPMG)

Valid only at Honda of Tomball

EXPIRES 4/15/2019

### GRAND OPENING LUBE, OIL, & FILTER SPECIAL

**FIRST OIL CHANGE \$39<sup>95</sup> SECOND OIL CHANGE \$29<sup>95</sup> THIRD OIL CHANGE FREE!**

Any or all coupons must be presented at time of write up in the service drive. Coupons not to be utilized with other coupons nor are coupons redeemable for cash. No discount will exceed \$100.00 unless specifically stated in the individual coupon advertisement. Not to be utilized for tires due to our competitive pricing policies. Synthetic oil usage will incur additional charges. Free oil change valid only on same vehicle as 1st and 2nd oil changes within 18 months of first oil change purchase.

(LOFS)

Valid only at Honda of Tomball

EXPIRES 4/15/2019

### GRAND OPENING TIRE SPECIAL

Buy 3 Tires, Get Your 4th Tire **FREE!**

Any or all coupons must be presented at time of write up in the service drive. Coupons not to be utilized with other coupons nor are coupons redeemable for cash. No discount will exceed \$100.00 unless specifically stated in the individual coupon advertisement. See service advisor for full details.

(BUY3)



Valid only at Honda of Tomball

EXPIRES 4/15/2019

### GRAND OPENING MAINTENANCE SPECIAL

15% Off Any Factory Recommended Mileage Service

A or B Services 1, 2, or 3 Sub Services **15% OFF**

Any or all coupons must be presented at time of write up in the service drive. Coupons not to be utilized with other coupons nor are coupons redeemable for cash. No discount will exceed \$100.00 unless specifically stated in the individual coupon advertisement. Not to be utilized for tires due to our competitive pricing policies. Synthetic oil usage will incur additional charges.

(FRMS)

## WHY VISIT THE ALL NEW Honda of Tomball?

- NO APPOINTMENT NECESSARY, "JUST BRING IT IN"
- OPEN 7 DAYS A WEEK FOR OUR CLIENTS
- ASE & HONDA MASTER TECHNICIANS ON HAND
- DEALERSHIP QUALITY AT COMPETITIVE PRICES
- WE WILL MEET OR BEAT ALL LOCAL TIRE PRICES
- COURTESY CAR WASH WITH ANY SERVICE OR REPAIR
- SHUTTLE SERVICE 7 DAYS A WEEK
- COURTESY LOAN CARS FOR EXTENDED REPAIRS
- MULTIPLE CLIENT LOUNGES & CHILDREN'S PLAY AREA
- COMPLIMENTARY COFFEE BAR & REFRESHMENTS

### DRIVE A LITTLE, SAVE A LOT!

- 3 Minutes south of Grand Parkway 99
- 8 Minutes north of Beltway 8
- 15 Minutes from I-45
- 15 Minutes from Hwy. 290

*Conveniently located on Hwy. 249 in Tomball. Take a right at the car stacker!*



**22727 Tomball Pkwy, Tomball, TX | (281) 547-7252 | [www.HondaofTomball.com](http://www.HondaofTomball.com)**





# Sizzle & Brew

LOCAL BRUNCH SPOT

## BRUNCH IS BEST!

Breakfast Favorites • Cajun Inspired Tastes • Lunch Favorites

 Sizzle&Brew



### \$5 OFF \$25

With purchase of two drinks, one per ticket please. Excludes alcohol. Can not be combined with any other offers.

**BREAKFAST • BRUNCH • LUNCH**  
Full Menu 7am-3pm Everyday

16949 N Eldridge, Suite 700, Tomball • (832) 698-1038



## Granny's Korner

www.grannyskorner.com

### NEW HOURS

MON. - FRI.  
10 A.M. - 4:30 P.M.  
SATURDAY  
10 A.M. - 5 P.M.  
SUNDAY  
11 A.M. - 4:30 P.M.

### \$5 OFF

purchase of \$25 or more  
Must present coupon  
One per customer.  
Expires 4/15/19.

*Great retail therapy provided!*

Mixture of primitives, shabby chic, antiques, jewelry, fabulous junk



201 MARKET ST. • TOMBALL, TEXAS 77375  
281-351-8903 • OPEN 7 DAYS A WEEK  
LAY-A-WAY AVAILABLE

Try us today

# Che GAUCHO



## A Taste of Argentina

NEW DINNER HOURS

EMPANADAS STEAKS PIZZA SOUP SALAD COFFEE PASTRIES & MORE!

**BUY ONE MEAL, GET ONE 1/2 PRICE**

WITH PURCHASE OF TWO DRINKS, DINE IN ONLY.

MUST PRESENT COUPON EXPIRES 4/15/19

**\$5 OFF \$25 PURCHASE**

DINE IN ONLY, ONE PER TABLE.

MUST PRESENT COUPON EXPIRES 4/15/19




611 W. MAIN ST. TOMBALL, TX 346-808-3744 WWW.CHEGAUCHORESTAURANT.COM  
MONDAY - THURSDAY 11:30 - 8 P.M. | FRIDAY & SATURDAY 11:30 - 10 P.M.

DRIVE THROUGH AVAILABLE FOR PICK-UP, CALL AHEAD! 832-843-6440

# GET DAT CRAWFISH!



### \$5 OFF

\$25 Purchase  
One Per Customer. Expires 4/15/19.  
Not valid with any other offers.

## Tad's

Bar & Grill

FRESHLY MADE SEAFOOD ON THE BEACH!

1000 W. MAIN ST. TOMBALL - OPEN DAILY  
BREAKFAST SERVED | SAT. AND SUNDAYS 7 A.M. - 1 P.M.  
TADSRESTAURANTS.COM

DRIVE THROUGH AVAILABLE FOR PICK-UP, CALL AHEAD! 832-843-6440



# CHILDREN'S UNIVERSE PRESCHOOLS

Premier child care and learning  
centers at affordable prices!

Specially designed programs for Infants, Preschool,  
Pre-Kindergarten and School-age.



## LAKE CONROE

(Just East of McCaleb)  
14545 Hwy. 105 W., Conroe  
936-447-2852

## MAGNOLIA

(South of 1488 across from  
Target/Westwood Village)  
32915 FM 2978, Magnolia  
281-252-3742

[childrensuniversepreschools.com](http://childrensuniversepreschools.com)

**NOW RESERVING SPACE FOR OUR SUMMER CAMP!**  
**FREE REGISTRATION AND \$50 OFF FULL SUMMER CAMP TUITION**

If Registered by May 15, 2019  
(New customers only; Call for details)

# IF YOU'RE GOING TO BE BAD, IT BETTER BE THIS GOOD.

#FreddysWorthIt

**Freddy's**  
FROZEN CUSTARD &  
STEAKBURGERS®

[FreddysUSA.com](http://FreddysUSA.com)

### HOUSTON AREA LOCATIONS COMING SOON - PORTER!

#### BAYTOWN

10520 I-10 E

#### COPPERFIELD

15518 FM 529

#### DAIRY ASHFORD + I-10

1111 Dairy Ashford Road

#### FULSHEAR

26806 FM 1093

#### JERSEY VILLAGE

12407 FM 1960 W

#### KATY

24433 Katy Freeway

#### KINGWOOD

4519 Kingwood Dr.

#### LEAGUE CITY

2795 Gulf Fwy S

#### MAGNOLIA

32910 FM 2978

#### PASADENA

4637 E Sam Houston Pkwy S

#### PEARLAND

2620 Pearland Pkwy

#### SPRING

19370 Interstate 45

21420 Kuykendahl Rd

#### SUGAR LAND

20450 SW Freeway

**Freddy's**  
FROZEN CUSTARD &  
STEAKBURGERS®

**FREE CUSTARD COOKIE**

Good for one cookie. Must present this coupon. Only valid at these Freddy's locations.  
Expires 5.31.2019. One per guest, per visit. Some restrictions may apply.



**FULL BAR · GREAT WINE SELECTION**  
**CATERING AVAILABLE · DINE IN · TAKE OUT**

2927 Riley Fuzzel, Ste. 800

Spring

281.528.6688

Hours:

Fri-Sat: 11am - 10:30pm

Sun-Thur: 11am - 10pm

**\$5 Off**

of \$30 or more

Bring coupon in to redeem. Valid  
only at Woodlands location.  
Excludes alcohol. Expires 4/2/19

[www.akashihouston.com](http://www.akashihouston.com)



## Live Music & Events

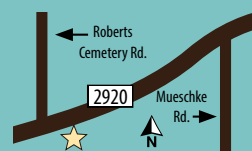
**DELICIOUS TEXAS  
FAVORITES**



*Celebrating  
Texas  
Independence  
THIS MARCH  
SPECIAL EVENTS &  
OFFERS*

**ROADHOUSE**  
2920  
Restaurant Bar & Grill

**\$5 off**



### Hours

CLOSED MONDAY

TUESDAY - THURSDAY 3PM-9PM

FRIDAY & SATURDAY 11AM-9PM

SUNDAY BRUNCH 9:30AM-4:30PM

21835 FM 2920 | Tomball, Texas 77447  
(281) 909-4199 | [2920ROADHOUSE.COM](http://2920ROADHOUSE.COM)

\$20 or More. Dine in only. Limit one coupon per visit,  
one per table. Not valid with any other offers, no cash  
value. Tax and gratuity not included. Exp. 4/15/19

*Inside or out, we have the space  
to make any event amazing.*  
Corporate Parties | Rehearsal Dinners  
| Concerts | Fundraisers



# We got your back[up]

We're always there when you need us 7 Days a week.

## WE OFFER SEPTIC PUMPING

*Expert* maintenance, inspection and repairs keep your Aerobic Septic System *clean and safe* for your family. Thousands of satisfied Southeast Texas customers since 1997.

*We Love Our Customers!*



**\$10 OFF**  
Toward any of our services  
Valid one per customer per year.

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[www.aeroseptictx.com](http://www.aeroseptictx.com)



**28048 TOMBALL PARKWAY • 281-351-9677**



Banquet room available for all occasions.

**GIFT CARDS AVAILABLE FOR ANY OCCASION!**

**DAILY SPECIALS** Dine-in only. Not valid with any other special.

**HAPPY HOUR MON - FRI 11AM TO 6 PM**

**MONDAY & TUESDAY:** ALL DAY MARGARITA AND DRAFT BEER SPECIALS

**FRIDAY & SATURDAY:** MARGARITA'S AND DRINK SPECIALS

**DAILY SPECIALS**

**DINNER SPECIALS FROM \$12.95**  
**DRAFT BEER SPECIALS**

**DAILY!**  
Lunch Specials from **\$7.95**

**LET US CATER YOUR NEXT EVENT!**

**\$5 OFF**  
With \$25 or More Purchase

Dine-in only. One coupon per table. Not valid with any other special, 1/2 off margarita days, lunch special menu or on holidays. Expires 4/15/19

**BUY 1 MEAL GET 2ND HALF PRICE**

With Purchase of 2 Drinks

Dine-in only. One coupon per table. Not valid with any other special, 1/2 off margarita days, lunch special menu or on holidays. Expires 4/15/19

**WWW.LOSARCOSMEXREST.COM**

# GET ONE MONTH FREE!

Mention this ad and get your second month free. One discount per customer.

## Carraway RV & Boat Storage

All Enclosed with Electric Online Leasing 24/7 Tenant Access  
Extra-Wide 60' Drives Automated Gate On-Site RV Cleanout

22' Units \$100/\$110 <small>w/o power w/ power</small>	30' Units \$140	35' Units \$162	40' Units \$182
45' Units \$205	45' PULL-THRU \$220	50' Units \$232	70' Units \$350

Prices subject to change. Please see website.



**281-789-0167**  
**CarrawayStorage.com**  
9205 Carraway Ln, Magnolia, TX 77354

**FAMILY OWNED & OPERATED**



**NOW OPEN IN MAGNOLIA!**

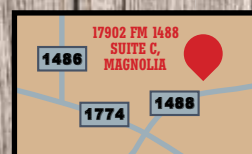
# SHARKEEZ SHACK

**STEAK • SHRIMP  
CHICKEN • FISH  
BEER • WINE**

**WED.-SAT. 11AM-8PM,  
SUN. 11AM-3PM**  
**DINE-IN AND TO-GO ORDERS**

**BUY ONE MEAL  
GET THE 2ND  
FOR 1/2 PRICE!**

OF EQUAL OR LESSER VALUE WITH PURCHASE OF TWO DRINKS. WITH COUPON, ONE PER TABLE PLEASE. NOT VALID WITH ANY OTHER DISCOUNTS. DINE IN ONLY. EXCLUDES ALCOHOL. EXPIRES 4/15/19



**VISIT US ON FACEBOOK!**  
[www.facebook.com/sharkeezshack](http://www.facebook.com/sharkeezshack)

**(281) 789-7474**



# Sallie Fisher's

custom frame & art gallery

Quality Custom Framing

Rare G. Harvey artwork. Westerns and City Series available.

Wide Selection of Texas Art and Texas Maps!

"The Republican Club" by Andy Thomas

- Larry Dyke art
- G. Harvey art
- Martin Grelle art

**10% OFF**

CUSTOM FRAMING

EXPIRES 4/15/19

Like us on Facebook | [www.salliefishersart.com](http://www.salliefishersart.com)

**914 W. Main St. • Tomball, TX 77375 • 281-351-5535**

**Lake Windcrest Cleaners**

All Work Done On Site

Softer Clothing • No Shrinkage • Formal & Wedding Dresses Cleaned & Heirloomed In by 9am, Ready after 5 pm Monday-Friday

**832-934-2938**

9201 FM 1488 Rd.  
(2 miles West of FM 2978)

Monday-Friday 6am-7pm Saturday 8am-2pm

**\$5 OFF**

Any \$20 Dry Cleaning Order

Must present coupon at drop off. Limit one per customer. Not valid with any other offer. Expires 4/15/19

**\$10 OFF**

Any \$30 Dry Cleaning Order

Must present coupon at drop off. Limit one per customer. Not valid with any other offer. Expires 4/15/19

**\$2.05 each**

Shirts Laundered with Dry Cleaning

Must present coupon at drop off. Limit one per customer. Not valid with any other offer. Expires 4/15/19

PIZZAS • SUBS • SALADS • PASTAS • WINGS • DESSERTS

DELIVERY • DINE IN • DRIVE THRU • ORDER ONLINE

**Pizzaiolo's**

**WE HAVE MORE THAN JUST GOOD PIZZA!**

PRIVATE ROOM NOW AVAILABLE. CALL FOR DETAILS.

WE USE 100% NATURAL INGREDIENTS ALONG WITH OUR FRESH DOUGH MADE FROM SCRATCH EVERY DAY!

**Lunch Buffet \$8.99**

7 days a week from 11am-2pm

Pizza-Pasta Stromboli-Salad Bar

Exp: 4/15/19

**FAMILY DEAL \$25**

2 medium 2 topping Pizzas and Large Salad

Exp: 4/15/19

**PLAYGROUND FOR THE KIDS PIZZAIOLOSPIZZA.COM**

675 HWY 290 W. BRENHAM, TX 77833 (NEXT TO HAMPTON INN) 979.251.7464

18304 FM 1488, SUITE 1, MAGNOLIA, TX 77355 (NEXT TO LAS FUENTES) 281.789.7189

**WHAT WE CAN'T DRINK....**

**We'll sell!**

BEST BREWS - BEST FRIENDS - BEST BITES

**INDOOR & PATIO SEATING**

KID & PET FRIENDLY!

OVER 15 UNIQUE BEERS ON TAP

COME ENJOY A SIGNATURE CRAFT BEER AND A GREAT MEAL!

**WE CAN'T WAIT TO MEET YOU!**

308 MARKET ST. • TOMBALL, TX

(832) 843-6580 | [WWW.FIREANTBREWING.COM](http://WWW.FIREANTBREWING.COM)

**FIRE ANT BREWPUB**

TOMBALL TEXAS

**FREE CHICHARRONES APPETIZER**

WITH PURCHASE OF 2 ENTREES. ONE PER TABLE PLEASE. NOT VALID WITH ANY OTHER OFFER. EXPIRES 4/15/19

**\$5 OFF**

MINIMUM PURCHASE OF \$25. EXCLUDES ALCOHOL. DINE IN ONLY WITH COUPON. NOT VALID WITH ANY OTHER OFFERS. EXPIRES 4/15/19

**KID'S EAT FREE SUNDAY!**

KID'S MEALS ONLY WITH THE PURCHASE OF ANY ENTREE. EXPIRES 4/15/19



# LUNCH & DINNER WILL NEVER BE THE SAME



**BUY ONE MEAL,  
GET THE 2ND  
FOR 1/2 PRICE!**

OF EQUAL OR LESSER VALUE. WITH PURCHASE OF 2 DRINKS. MUST PRESENT COUPON AT TIME OF PURCHASE. ONE PER CUSTOMER. NOT VALID WITH ANY OTHER DISCOUNT. EXPIRES 4/15/19.

**\$5 OFF  
\$20 OR  
MORE**

MUST PRESENT COUPON AT TIME OF PURCHASE. ONE PER CUSTOMER. NOT VALID WITH ANY OTHER DISCOUNT. EXPIRES 4/15/19.

**281-255-8282**

14441 FM 2920, Tomball, 77377 • freysbackyard.com

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Veteran Owned and Operated



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LOCAL

**LUCKY YOU!**

**DELICIOUS TREATS & TAMALES!**



**NOW COOKING KETO LUNCHES & TREATS!  
TRADITIONAL TAMALES TOO!**



**\$10 OFF  
\$50**

**\$5 OFF  
\$25**



**DELICIOUS  
GLUTEN FREE  
&  
DIABETIC FRIENDLY  
OPTIONS  
AVAILABLE!**

**PICK UP YOUR DOZEN TODAY!**

411 Main St. Ste. A Tomball • 281-516-8117

\*Park in the City Hall parking lot\*



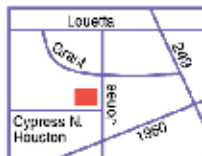
**CONNIE'S  
FROZEN  
CUSTARD  
IS BETTER!**

**Sundaes \* Shakes \* Malts \* Concretes  
Take-out Pints & Quarts**

**Connie's FROZEN CUSTARD**

12545 Jones Rd.

**281-469-3444**



**50% OFF**

Buy any item\* and  
get the second item  
at 50% off

\*Any item except pints, quarts, pies and brownies and  
get the second item of equal or less value at 50% off.  
Discounted item must be purchased at time of regular  
priced item. One coupon per visit. Offer expires 4/15/19

**Creamier & Smoother  
than ice cream!**

[www.conniesfrozencustard.com](http://www.conniesfrozencustard.com)

**TOMBALL BOWL**

**BOOK YOUR COMPANY PARTY TODAY!**

14435 FM 2920 • Tomball, TX 77377



**YOUR SPRING BREAK HEADQUARTERS!**

**COME SEE  
US ALL WEEK  
FOR FUN  
& GREAT  
SPECIALS!**



Adult & Youth Leagues • Birthday Parties  
Fundraisers • High School Team Bowling  
Pool League • Arcade • Corporate Events  
ADA Lanes • Pro-Shop • Great Food & Drinks

(281) 351-1831 | [www.tomballbowl.com](http://www.tomballbowl.com) | **FUN FOR EVERYONE!**





**WOOD & FIBERGLASS  
DOOR REFINISHING**

- Quality In-Shop Restoration
- Beautiful Secure Loaner Door
- Maintenance Service Available

**Other Services Offered:**

- Painting Interior & Exterior
- Pressure Washing
- Iron Fence Repairs & Restore
- Custom Patios
- Roof & Window Cleaning
- Stairs: Custom make & Refinishing
- Kitchen Cabinets
- Driveways



713.861.2081      [www.restoreyourdoor.com](http://www.restoreyourdoor.com)

**\$50 Off!** Ask about Harvey Restoration Specials

WITH THIS AD. CANNOT BE COMBINED WITH ANY OTHER OFFER. EXPIRATION 4/5/19



**TINT // BEDCOVERS // ACCESSORIES // FULL VEHICLE WRAPS**

**\$100 OFF** AMP POWER STEPS  
Expires 4/15/19

**\$25 OFF** ROLL N LOCK BEDCOVERS  
With Coupon; discount off of original price. Expires 4/15/19

**\$10 OFF** FULL CARBON TINT  
Expires 3/15/19

**CAR AIR FRESHENERS NOW AVAILABLE!**

**Beat the summer heat**

**281-351-1925 • 27503 TOMBALL PKWY. #9 • TOMBALL, TX • TOMBALLTINT.COM**

**YOU KNOW YOU'RE FROM TEXAS**

*when you have for breakfast!* **BBQ**

WE ALSO SERVE FINE TEXAS BBQ, CHICKEN FRIED STEAK, SALADS, BURGERS AND MORE



**BBQ BREAKFAST**

**Harris County HES SMOKEHOUSE**

**\$5 OFF \$30 OR MORE**  
CANNOT BE COMBINED WITH ANY OTHER OFFER. EXPIRES 4/6/19

**BREAKFAST SERVED all day 7AM - 9PM**

**Katy • (832) 913-3112**  
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**Cy-Fair • (281) 890-5735**  
19811 Northwest Fwy • Houston

**Tomball • (281) 351-4060**  
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**FINANCING NOW AVAILABLE! • AS LOW AS 0% • LOW FIXED RATE TERMS**

Some exclusions and restrictions apply. Please call for details.

**IN-A-FIX FLOORS & MORE**

**NOW OPEN IN TOMBALL**

Cash & Carry - Wholesale Retail - Full Service

**20% OFF CASH AND CARRY CABINETS OR COUNTER TOPS!**

**\$2,000 OFF ANY \$10,000 PURCHASE**

26902 TX-249, Tomball, TX 77375  
**(713) 325-0090**  
[inafixfloors.com](http://inafixfloors.com)  
Showroom Hours  
Mon to Fri 9am - 7pm  
Sat 9am - 4pm



**SO MUCH MORE THAN JUST GREAT FLOORS!**



**TAX RETURN SALE!**  
**WE MAKE YOUR REFUND WORK HARDER! ASK US HOW!**

**CALL (713) 325-0090 TODAY!**





NO  
Credit Check  
(Job is Credit)  
financing available

**APEX FURNITURE**  
WHERE BIG SAVINGS LIVE!



**EXTRA 15% OFF** PLUS 0%  
**WITH PURCHASE** INTEREST  
**OVER \$999** UP TO 24  
MONTHS

HURRY IN! QUANTITIES LIMITED! Expires 4/10/2019

NO CREDIT NEEDED. FINANCING - SEE STORE FOR DETAILS.



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ApexFurnitureTexas

ApexFurnitureTexas

**VISIT ONE OF OUR LOCATIONS TODAY!**

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Houston, TX 77079  
(832) 672-3697

STORE HOURS: MON-SAT: 10-7 PM  
TUE & SUN: 12:30 - 6 PM

9214 Cypress Creek Pkwy.  
Houston, TX 77070  
(281) 894-8838

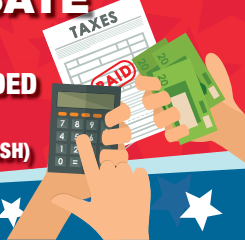
STORE HOURS: MON-SAT: 10-7 PM  
TUE & SUN: 12:30 - 6 PM

\*0% interest subject to credit approval. Above pricing cannot be combined with any other offer or discount. Previous purchases excluded.

**ApexFurnitureStore.com**

**TAX REBATE  
SALE!**

**NO CREDIT NEEDED  
FINANCING**  
(90 DAYS SAME AS CASH)



**SPRING HOME &  
GARDEN PROJECT  
HEADQUARTERS**

Professional Grade Matters

Power Washers • Aerators • Tillers  
and much, much more!



**\$10 OFF ANY SPRING  
EQUIPMENT RENTAL**

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**TOMBALLRENTAL.COM**

The home of "U-Cart Ready Made Concrete"

**YOUR LOCAL  
PARTY  
RENTAL  
HEADQUARTERS**

**BOOK YOUR  
WEDDING  
SUPPLIES  
TODAY!**

TOMBALL PARTY RENTAL  
**TOMBALLPARTY.COM**  
281-351-7019

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Secure, Cost-Effective Document Shredding

- Prevent identity theft • Save Space
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Shredding on the Go securely shreds your documents while you create a social impact by changing the lives of people with disabilities.

Call 713.824.3762 or visit  
**www.shreddingonthego.com**  
to get your **FREE** Quote today!

**SHREDDING**  
ON THE GO

LOCALLY OWNED



**WHOLLY CREPE!!  
RUSSIAN BISTRO**

Open Everyday  
MON. - SAT. | SUNDAY  
9 A.M. - 8 P.M. | 11 A.M. - 3 P.M.

- Delicious
- Gluten-Free & Vegetarian Options Available
- Keto Friendly Items

SWEET AND  
SAVORY CREPES  
FULL BREAKFAST MENU  
LUNCH SPECIALS • BYOB  
Authentic Russian  
Favorites

**\$1 Small  
Crepe**

With any purchase  
March 4 - 11

**CELEBRATE RUSSIAN  
PANCAKE WEEK**  
Maslenitsa Shrovetide  
March 4 - 11



413 Main St. • Downtown Tomball  
PARKING AVAILABLE AT CITY HALL

**www.whollycrepe.net 832-933-9792**

**5 Times Better  
Than Those  
Other Guys!**



**food's here**  
Now offering  
delivery in  
Tomball and  
Magnolia

**Ron's**  
HAMBURGERS  
&  
CHILI  
Est. 1975

A casual, family-friendly burger spot that is perfect for lunch or dinner. A wide range of burgers are available, along with:

- ✓ Ron's famous chili
- ✓ Salads
- ✓ Sandwiches
- ✓ Real draft root beer!
- ✓ Chicken



**MAGNOLIA**  
18415 FM 1488, Magnolia, 77354  
**281-259-7133**



**TOMBALL**  
Located in Tomball Marketplace, Kohl's/  
Academy Shopping Center  
14257 FM 2920, Ste. 210, Tomball, 77375  
**832-698-4201**

**TWO**

1/5 lb.  
Cheeseburgers, large  
order of French Fries  
and 2 Drinks

**\$13.99!**

Cannot be combined with any offer, no  
substitutes. Expires 4/15/19

**Chicken  
and Fries  
For Two**

3/4 lbs. Fried or  
Grilled Chicken  
with Fries

**\$14.99!**

Cannot be combined with any offer, no  
substitutes. Expires 4/15/19





# CAPT. BRAD'S COASTAL KITCHEN

Fresh Food & Southern Hospitality

*Let Us Catch Dinner For You!*



## NOW OPEN

**BECOME A VIP**  
for exclusive discounts  
and merchandise

**HAPPY HOUR**  
Weekdays 2-6 PM

**\$5 APPETIZERS**  
**\$3 BEER & WINE**

**LIVE CRAWFISH BY THE  
SACK NOW AVAILABLE**  
Please call ahead



**— FREE —**  
**CRAWFISH PISTOLET**  
**WITH PURCHASE OF 2 ENTRÉES**

One per table please. Not valid  
with any other offer. Expires 4/15/19

**\$5 OFF**

Minimum Purchase of \$25. Excludes Alcohol.  
Dine in Only - with coupon. Not valid with any  
other offer. Expires 4/15/19

**\$10 OFF**

Minimum Purchase of \$50. Excludes Alcohol.  
Dine in Only - with coupon. Not valid with any  
other offer. Expires 4/15/19



www.CaptainBrads.com • 832-761-5668  
24435 Tomball Pkwy • Tomball, TX





**CANDY FAVORITES IN STOCK!**

# CRAVING Kernels

GOURMET POPCORN & TREATS

**SO MUCH MORE  
THAN POPCORN!**



**FREE  
POPCORN MINI BAG**  
ANY CANDIED OR SAVORY  
FLAVOR

WITH \$25 PURCHASE.  
LIMIT ONE PER CUSTOMER. EXP. 4/15/19

N. CHERRY ST.  
E. MAIN ST.  
MARKET ST.

312 Market St. (Next to Fire Ant Brewing Company)



281-377-3282 | www.cravingkernels.com

**Arbor Music** *Learn to play!*

**1 ON 1 PROFESSIONAL INSTRUCTION**  
Over 15 Years Experience • Flat Rates - No Contracts!

**SALES & REPAIRS**  
GUITARS • UKULELES • BANJOS • ACCESSORIES & MORE!

**FREE LESSON**  
WITH GUITAR/BANJO/UKULELE  
PURCHASE  
Availability can vary, please call for details.  
Offer expires 4/15/19

**BUY 3 LESSONS  
GET 1 FREE**  
New students only; must purchase  
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for details. Offer expires 4/15/19

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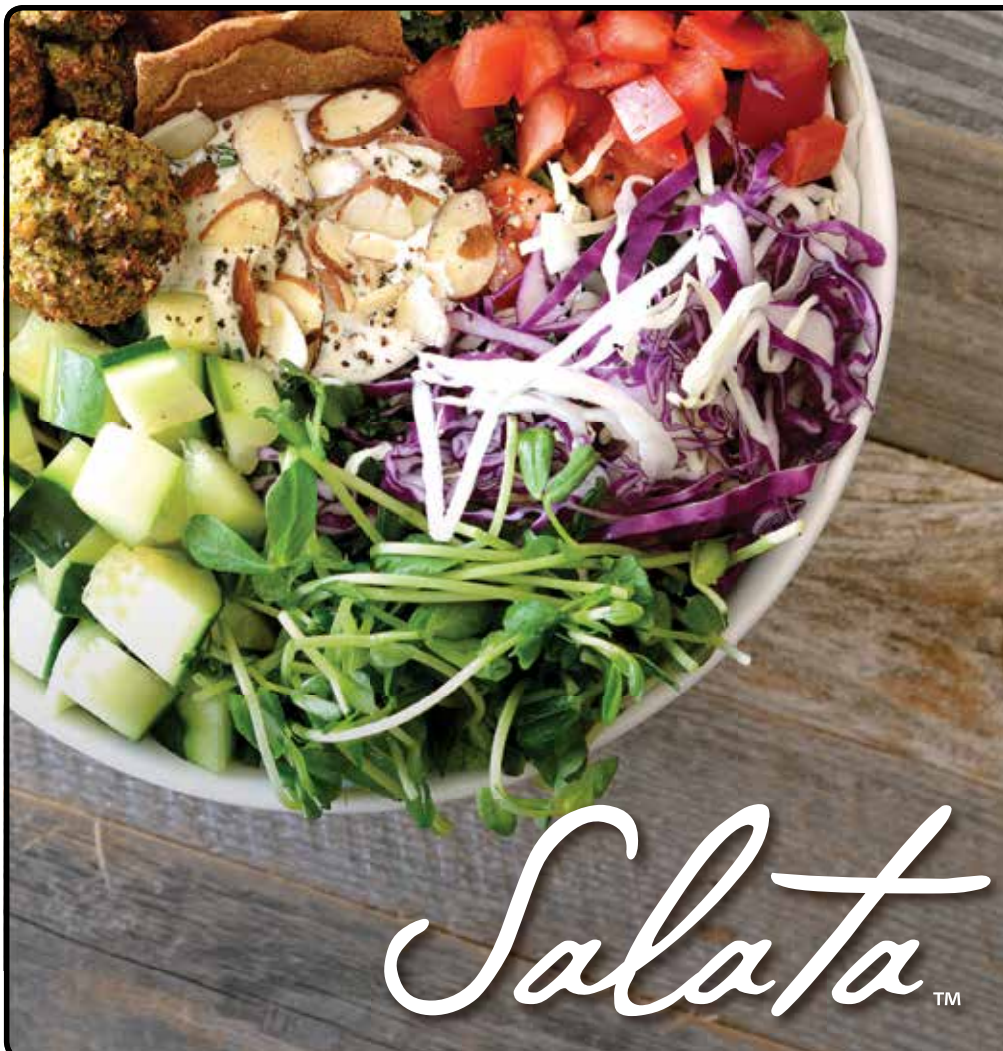
**IRON SUMMIT FITNESS**

✓ 24/7 GYM ACCESS  
✓ PERSONAL TRAINING SERVICES  
✓ LOCALLY OWNED & OPERATED

- NO INITIATION FEES
- NO DEPOSITS
- NO CONTRACTS
- NO CANCELLATION FEES

**\$1 DAYS** Try us for 30 days and see the change!  
Minimum \$30 for first 30 days.  
New Clients only.

16121 N. Eldridge Pkwy. #7 | Tomball, TX 77377 | (832) 559-1684 | ironsummittx@gmail.com



*Salata*™

11am to 3pm

**FREE SIGNATURE DRINK  
OR CUP OF SOUP**

**WITH PURCHASE OF SALAD OR WRAP**

Buy any salad or wrap at regular price and receive one free cup of soup or signature drink. Coupon must be presented. May not be combined with other offers. Not valid with online orders. Valid only at Salata Tomball. Expires 04/15/2019.

4pm to closing

**FREE PROTEIN**

**WITH PURCHASE OF SALAD OR WRAP**

Buy any salad or wrap at regular price and receive one free protein. Coupon must be presented. May not be combined with other offers. Not valid with online orders. Valid only at Salata Tomball. Expires 04/15/2019.

**SALATA TOMBALL**

14257 FM 2920, #225 Tomball, TX 77377  
(832) 559-3705 | Mon - Sat 11am - 9pm



salatasalads | salata.com



**Windstar**  **AUCTION** Next auction in May!  
 Go to [www.windstarequipment.com](http://www.windstarequipment.com) for more details!

Farm • Ranch • Equipment • Consignment • Auction

OPEN TO THE PUBLIC Rain or Shine!

Expecting Farm & Ranch Equipment • Vehicles  
 Trailers • Tools • Machinery  
 Cars and Trucks

[www.windstarequipment.com](http://www.windstarequipment.com)  
 Bid online at [bidcaller.com](http://bidcaller.com)  
 Online bidding starts at 11 a.m.

**Drawing for \$100 Bill**  
 At Every Auction. Must be present to win.

**HAVE SOMETHING TO SELL? BRING IT!**  
 WE ACCEPT CONSIGNMENTS!

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**ANDY KLEPPEL (17674) @ 281-831-5813**  
 18235 FM 1488 Magnolia, TX 77354

*Color Like No Other*

OUR COLOR SPECIALISTS CAN BRING YOUR COLOR DREAMS TO LIFE. SEE OUR ELITE COLOR AND STYLE TEAM TODAY.

**\$10 OFF**  
 CHEMICAL SERVICE\*  
 \*NEW CLIENTS ONLY  
 EXPIRES 4/15/19

28105 TOMBALL PKWY., #101  
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 281-255-9817

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[WWW.TRENDSETTERSTOMBALL.COM](http://WWW.TRENDSETTERSTOMBALL.COM)

 **JOE The Plumber™**  
 281-256-2239

**24/7 EMERGENCY SERVICES**

No extra charge after hours or weekends.

**OUR SERVICES INCLUDE:**

- Sewer, gas and water line services
- Gas test/ Hydro static testing
- Camera inspections
- Line Locator
- Hydro Jetting Services
- Sample wells

**IT'S BACK!**  
 For a limited time only let Joe The Plumber supply and install a 40 gallon Rheem water heater and enter a raffle to win your money back!



**PURCHASE 1 TOILET WITH INSTALLATION AND GET THE SECOND 1/2 OFF**  
 CALL FOR DETAILS. EXPIRES 3/31, RESTRICTIONS APPLY. CANNOT BE COMBINED WITH ANY OTHER OFFER. VALID ONLY DURING REGULAR BUSINESS HOURS.

**FREE ESTIMATES**  
 \*RESTRICTIONS APPLY

HOUSTON, CYPRESS, HOCKLEY, MAGNOLIA, KATY, TOMBALL

      [www.joetheplumber.net](http://www.joetheplumber.net)

Locally Owned and Operated  
 ~ A TOMBALL INSTITUTION!

**MEL'S COUNTRY CAFE** 

**HOME OF THE MEGA MEL**

Best Burger Challenge in Texas!

**Do you have what it takes?**

**\$5 OFF \$25 OR MORE**  
 Tues. - Fri. 2 - 5 p.m.  
 Dine in only. Limit one coupon/visit/table.  
 Not valid with any other offers.  
 Exp. 4/15/19

**.99¢ FRIED PICKLES**  
 Tuesday 5 - 9 p.m.  
 One per customer

**.99¢ FRIED GREEN TOMATOES**  
 Wednesday 5 - 9 p.m.  
 One per customer


**BUY ONE, GET ONE 1/2 OFF!**  
 With Purchase of Two Drinks. Entrée Menu Only 1/2 off meal must be of equal or lesser value. Dine in only. Limit one coupon/visit/table. Not valid with any other offers. Exp. 4/15/19

**DAILY SPECIALS!**

24814 Stanolind Rd Tomball, TX 77375   
 (281) 255-6357 | [www.melscountrycafe.com](http://www.melscountrycafe.com)

Tuesday-Thursday 11:00am-9:00pm  
 Friday 11:00am-10:00pm  
 Saturday 10:30am-10:00pm  
 Sunday 10:30 am-5:00pm






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Designed, printed and mailed—starting at 11¢ a piece.

 **TARGET ONLY THE NEIGHBORHOODS YOU WANT TO REACH**

State-of-the-art targeting capabilities allow you to deliver geographically within a radius of your business or to specific neighborhoods that meet your demographic profile.

**CALL TODAY 866.989.6808**

**COMMUNITY IMPACT**  
 NEWS PAPER  
 LOCAL. USEFUL. EVERYONE GETS IT!





**Great Food  
Great Times  
Great Friends**

## PECOS GRILLING CO. STEAKHOUSE & BAR

**DAILY SPECIALS FROM STEAK TO SEAFOOD**

**\$5 OFF**  
\$25 or More

SATURDAY ONLY, 11AM-10PM.  
DINE IN ONLY.

Limit one coupon/visit/table.  
Not valid with other offers. Exp. 4/15/19

**BUY ONE  
GET ONE 1/2 OFF**

WITH PURCHASE OF 2 BEVERAGES  
UP TO \$7 VALUE.

Limit one coupon/visit/table. Dine in only.  
1/2 off meal must be of equal or lesser value.  
Not valid with other offers. Exp. 4/15/19

28900 Tomball Pkwy. • 281-290-9200

**PAWS TO  
CLAWS**  
VETERINARY CARE



**FIRST  
WELLNESS  
EXAM  
FREE**

NEW CLIENTS  
ONLY PLEASE  
1 PER HOUSEHOLD

**FREE  
NAIL  
TRIM**  
ONE PER  
HOUSEHOLD

SUZANNE SCOTT, DVM | KRISTEN SLATER, DVM

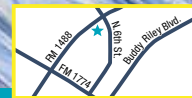
Small Animals • Avian • Exotics  
**FULL SERVICE HOSPITAL**

www.pawstoclawsvetcare.com • 38015 Spur 149 Rd., Magnolia • 281-356-2384

Mon., Tues. & Thurs. 7 am - 6 pm | Wed. & Fri. 8 am - 6 pm | Sat. 8 am - 1 pm



**IN BY 8:30 AM,  
READY AFTER 5 PM**



**281-259-7229**  
18423 FM 1488 Magnolia, TX

**Bring 3 Sweaters  
Get One FREE**

Must present coupon at drop off. Limit one per customer. Not valid with any other offer. Expires 4/15/19

**Bring 3  
Laundried Shirts  
Get One FREE**

Must present coupon at drop off. Limit one per customer. Not valid with any other offer. Expires 4/15/19

**Bring 3 Dry  
Cleaned Pants  
Get One FREE**

Must present coupon at drop off. Limit one per customer. Not valid with any other offer. Expires 4/15/19

**MON-FRI: 6 AM TO 7 PM  
SAT: 8 AM TO 12 PM**



**SAPPORO**  
JAPANESE BISTRO & SUSHI BAR

**SAPPORO**  
JAPANESE BISTRO & SUSHI BAR

**BUY ANY TWO HIBACHI DINNERS  
GET THIRD  
MEAL 1/2 OFF**

Must be equal or lesser value. Can not be combined with other offers.  
Must present coupon, one per table. **Dine in only.** Expires 4/15/19

**SAPPORO**  
JAPANESE BISTRO & SUSHI BAR

**ORDER ANY 3 SPECIAL ROLLS  
GET 4TH ROLL FREE**

Must be equal or lesser value. Can not be combined with other offers.  
Must present coupon, one per table. **Dine in only.** Expires 4/15/19

**SAPPORO**  
JAPANESE BISTRO & SUSHI BAR

**ORDER ANY 10 PIECE SUSHI OR 12 PIECE SASHIMI  
GET ONE  
SPECIAL ROLL FREE**

Must be equal or lesser value. Can not be combined with other offers.  
Must present coupon, one per table. Not Valid with Happy Hour Pricing. **Dine in only.** Expires 4/15/19

**SAPPORO**  
JAPANESE BISTRO & SUSHI BAR

CELEBRATE INTERNATIONAL WOMEN'S DAY WITH WINE!

**1/2 PRICE** WINE BOTTLES FROM  
OUR WINE MENU  
**MARCH 8TH ONLY** One bottle per table.



**Reserve your table now on  
the Open Table App!**

**Sushi • Steak • Seafood • Traditional Japanese Dishes • Full Bar**

**WWW.SAPPOROHOUSTON.COM | SUN - THUR: 11AM - 10PM | FRI - SAT: 11AM - 11PM**



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Magnolia, TX 77354  
281-789-4445**

**Happy Hour  
All Day, Every Day**





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CUSTOM REMODELING • COVERED PATIO • PAINTING AND MORE



**\$200 OFF**  
any purchase over  
\$2,500 or more.

(Not to be combined with any other offer.)

**Carpet**

**\$1<sup>69</sup>**

INSTALLED  
includes 1/2" pad

**HAND  
Scraped  
Laminate**

**\$2<sup>69</sup>**

INSTALLED  
includes trims and pad

**HAND  
Scraped  
Wood**

**\$4<sup>29</sup>**

INSTALLED  
includes trims

**Wood  
Look  
Tile**

**\$3<sup>99</sup>**

INSTALLED

**Tile  
13 X 13**

**\$2<sup>69</sup>**

INSTALLED

**Granite  
Countertops**

**\$26<sup>99</sup>**

INSTALLED

**Special  
pricing  
on  
Banisters &  
Staircases**

**Financing  
available**  
**0%** up to 36  
months

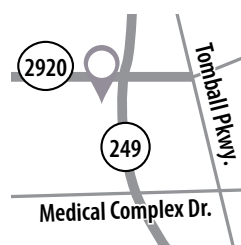
## CYPRESS LOCATION



22224 Northwest Fwy.  
Cypress, TX 77429  
(Hwy. 290 at Telge Rd.)

**832-688-9022**

## TOMBALL LOCATION



28341 Hwy. 249 Ste 110  
Tomball, TX 77375  
(State HWY 249 at FM2920  
Next to Academy)

**832-559-1934**

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**900 NEW NISSANS**

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New 2018 **TITAN** SL Crew Cab 4x2 Texas Package

**#1 NISSAN TITAN DEALER IN THE SOUTH CENTRAL UNITED STATES\***



America's Best Truck Warranty  
5 YEARS/100,000 MILES  
BUMPER-TO-BUMPER WARRANTY\*

VIN JN546829

**\$15,000**

Total Savings  
OFF MSRP

1

New 2018 & 2019 **NISSAN MODELS**

**\$0** Down | **0%** Financing | **0** For 90 DAYS Payments

2

New 2019 **ALTIMA** 2.5 S

**\$229** /MO  
36 Mo Lease



VIN KC109563, \$2,699 Initial Payment

OR **0% APR** 36 Months + **\$500** NMAC Captive Cash

OR **\$1,500** Nissan Customer Cash

3

New 2018 **ROGUE** SPORT S

**\$18,999** Sales Price



VIN JW196489, \$1999 Initial Payment

OR **\$179** /MO  
36 Mo Lease

Save Even More For Qualifiers **\$500** Nissan Military/College Grad | **\$500** Nissan Owner Loyalty

4

New 2019 **ARMADA** Platinum

Sale Price \$54,849

**\$10,001**

Total Savings OFF MSRP



VIN K9350065

Save Even More For Qualifiers

**\$1000** NMAC Cash

**\$750** Nissan Military/College Grad

**\$500** Nissan Owner Loyalty

5

New 2018 **MAXIMA** S

**\$26,999** Sales Price



VIN JC363579, Initial payment \$2699

OR **\$299** /MO  
36 Mo Lease

Save Even More For Qualifiers

**\$1250** NMAC Special APR

**\$750** Nissan Military/College Grad

**\$500** Nissan Owner Loyalty

6

Hwy 249 Between Beltway 8 & The 99 Grand Parkway  
Hours: Open Monday-Saturday 9:00am - 9:00pm

**FredHaasNissan.com**



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**832-497-2393**

**Service Hours:**

Mon-Fri 7:00am - 7:00pm Sat 7:00am - 4:00pm

**Service Hotline 281-724-8234**

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**OVER A \$3700 VALUE ABSOLUTELY FREE!**

**& MUCH MUCH MORE!**

All advertised pricing/payments/savings are based on Nissan factory incentives that in effect as of 2/19/19 and are subject to change by Nissan. Contact dealer for current incentives. \*#1 based on Nissan reported sales for May 2018 in Nissan's Central Region. Offers exclude tax, title, license, dealer fees. Nissan Owner Loyalty requires qualifying letter from Nissan with valid program code & requires financing thru NMAC. Nissan College Grad Rebate requires graduation from a 2-year or 4-year college or university within the next 6 months or within the past 2 years or current enrollment in graduate school. Nissan Military Rebate eligibility requirements: a) US Active or Reserve Military; b) US Military Veterans - must be within 12 months of separation from Active or Reserve duty; c) US Military Retirees - must have completed 20 years of Active or Reserve duty; College Grad and Military rebates cannot be used in conjunction with each other nor any other Nissan Vehicle Purchase Program (VPP) pricing programs. NMAC Captive cash requires qualifying financing with Nissan Motor Acceptance Corp (NMAC). Ends 2/28/19. Vehicle images shown are for illustration purpose (1) Mdl 38518, Stk JN546829, MSRP \$51150, includes \$7500 Nissan Customer Cash, \$2547 Nissan Texas Package savings (contents of package priced separately \$3,842; Texas Titan Package priced \$1,295), & \$4,953 dealer discount; (2) \$0 payments for 90 days available on new 2018 & 2019 Nissan models with approved credit; Deferred payment program from date of contract, Accrual of interest commences from date of contract & consumer responsible for payment of accrued interest; \$0 down & 0% APR with approved credit through NMAC; 0% APR on 14 new 2018 & 2019 Nissan models (3) 6 month closed-end lease, \$0 security, 12k miles/year \$15 mile/overage, early termination fees may apply; Mdl 13119, Stk KC109563, MSRP \$25060, \$229 lease with \$2699 initial payment includes \$2470 down payment & \$229 1st month's payment & excludes tax, tag, title, license, dealer fees, acquisition fee, \$8244 total monthly payments; Selling Price \$23407, 0% APR up to 36 months based on \$2775/\$10,000 financed with qualifying financing through NMAC plus \$500 NMAC Captive Cash NMAC Captive Cash requires qualifying financing with Nissan Motor Acceptance Corp (NMAC); \$1500 Nissan customer cash cannot be combined with lease offers or special APR offers (4) Mdl 28118, Stk JW196489, MSRP \$23540, Price includes \$2541 dealer discount & \$2,000 Nissan customer cash; Lease \$1999 initial cash payment includes \$1820 down payment & \$179 1st month's payment & excludes tax, tag, title, license, dealer fees, acquisition fee, \$6444 total monthly payments (5) Mdl 26519, Stk K9350065, MSRP \$64850 includes \$5501 dealer discount, \$4500 Nissan customer cash (6) Mdl 16118, Stk JC363579, MSRP \$34405, Price includes \$3906 dealer discount & \$3500 Nissan customer cash; Lease \$2699 initial payment includes \$2400 down payment & \$299 1st month's payment & excludes tax, tag, title, license, dealer fees, acquisition fee, \$10764 total monthly payments





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