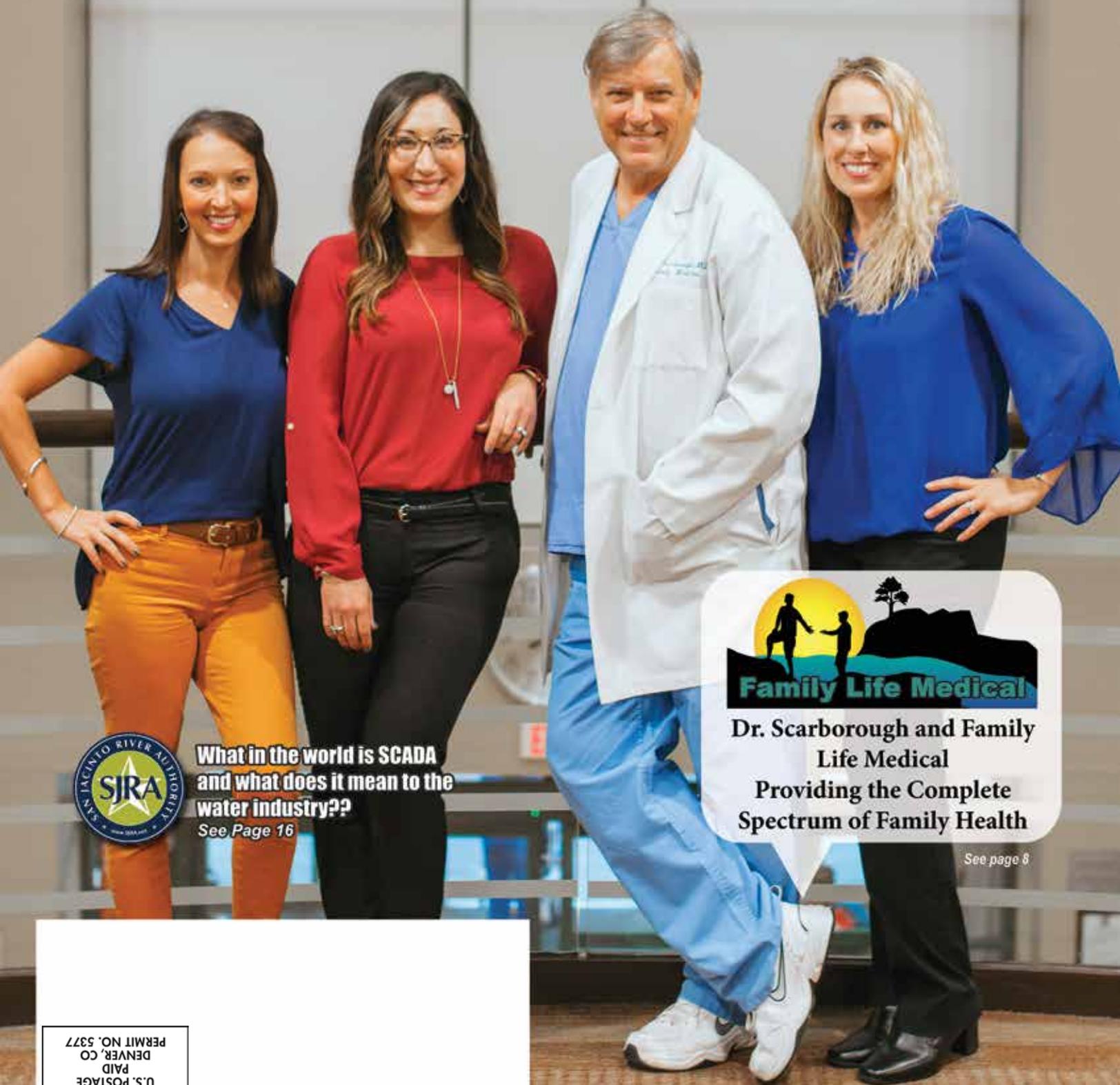


Dock Line Magazine

Magnolia

December 2019



**What in the world is SCADA
and what does it mean to the
water industry??**

See Page 16



**Dr. Scarborough and Family
Life Medical
Providing the Complete
Spectrum of Family Health**

See page 8

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DECEMBER 2019



Once again December is finally here with the holiday season in full swing. As we take our evening walk through the neighborhood and observe all the amazing lights and decorations it truly does seem to feel like, "The most wonderful time of the year". The entire community is sparkling like the bling on our dog collars. From a dog's perspective, looking past the presents and parties this is the time to focus on what is most important, our family and friends because without them all the sparkle is a bit dull.

So this December while in the midst of all the hustle and bustle, we plan to make time to enjoy lots of great food, attend a few gatherings, sneak in a few naps and take a little time to appreciate those around us as we wrap up another year and put a bow on it. Here's to hoping for big things to come in 2020 for all of my friends, family and Dock Line followers. We would like to say a special thank you to all of our readers, advertisers, and supporters for making it a great year. May you all have a Merry Christmas and Happy New Year.... See you next year.

Bentley & Ellie 

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When: December 1, 15 & 29, 2019
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Sweet Magnolia Pickins is inviting you to shop at their Farmers Market on the first, third and fifth Sunday of each month from 11:00 a.m. until 3:00 p.m. Located at the intersection of FM 1488 and FM 1774, you will find the freshest, homegrown produce in the area! Everything at the Market is homegrown or handmade!

Free "Law Line" Service

When: December 2, 2019
Time: 5:00 p.m. – 7:00 p.m.
Have a legal question? A free call-in public Law Line for residents of Montgomery County who have general legal questions is offered on the first Monday of every month at 281-645-6344 from 5 p.m. until 7 p.m. by volunteer attorneys from The Woodlands Bar Association. (If the first Monday is a Federal holiday, then the Law Line will be offered on the second Monday of that month.) Topics include bankruptcy, family law, criminal law,

consumer protection, and more. The volunteer attorneys do not provide specific counseling yet offer general information and inform people about their rights and options and what legal resources may be available for callers to follow through with their concern. Callers' identities, as well as the identities of the volunteer lawyers, will remain anonymous. This free public service is a project of The Woodlands Bar Association in conjunction with the United Way of Greater Houston, Montgomery County Center. The Woodlands Bar Association is comprised of private practice attorneys from both large and small law firms, judges and corporate attorneys and seeks to promote high legal standards, education and community service in the area. The Law Line offers a local community service opportunity for members to share their unique legal skills to provide service to others. www.WoodlandsBarAssociation.com.

The Magic of Christmas Parade of Lights 2019

When: December 7, 2019
Time: 5:30 p.m. – 7:00 p.m. in time for the City Tree Lighting to begin
Where: Unity Park, 19450 Unity Park Dr., Magnolia, TX - Parking at Magnolia Elementary & Magnolia Jr. High School, Magnolia, TX
"The Magic of Christmas" Parade of Lights is a wonderful community event. The first Saturday of December, the Greater Magnolia Parkway Chamber of Commerce hosts a parade down the local streets of Magnolia to inspire the spirit of Christmas. Come out and enjoy the Charlie Riley Fun Day, City Tree Lightning & Parade Judges.

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Dr. Scarborough and Family Life Medical Providing the Complete Spectrum of Family Health

By: Margie Taylor





We have a knowledgeable, friendly, and caring team of Physicians Assistants and Nurse Practitioners.

This year, Dr. Kyle Scarborough is celebrating his 25th anniversary as a physician in the Lake Conroe area.

He practiced in Richmond Texas after completing his Family Practice residence. In 1993 he was given an opportunity to join the Sadler Clinic. He met with the co-founders of the clinic, Dr. Dean Sadler, Dr. Irv Watson, and Dr. Walter Wilkerson.

“I liked the group and loved the area, so my wife and I decided to make the Conroe area our home.”

The mission of Family Life Medical is to provide comprehensive primary medical care to family members of all ages.

Patients today face a bewildering array of insurance options, regulations, escalating premiums, and alternatives to traditional medicine. The internet also provides an enormous amount of medical information but it is getting harder to discern objective information from a sales pitch.

Patients need a doctor who will also be their advocate and advisor.

“I try to provide health care and education to my patients, and objective counsel regarding treatment options that are in their best interest.”

The Family Life Medical clinic offers care for the entire family, including wellness exams, diabetes care, hypertension treatment, geriatric care, well woman exam, school physicals, and pre-ops and hospital follow ups. In addition to general medical care, Dr. Scarborough’s practice provides a wide range of dermatology services, including removal of skin lesions and biopsies when appropriate.

Dr. Scarborough recognizes the need to keep up with the changing demands of medical care as well as high patient expectations.

“I have evolved my practice to be more comprehensive, providing requested services that patients want and expect including an updated website for patients to access their labs, make appointments, or get health records through a secured patient portal”, shared Dr. Scarborough.



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Continued on page 10 ⇨



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“We have also expanded our clinic to include skin care, facial rejuvenation, tattoo removal, and Dysport treatment.”

Dr. Scarborough got his start in multi-specialty and hospital groups. But he is relishing his role as an independent physician and local business owner.

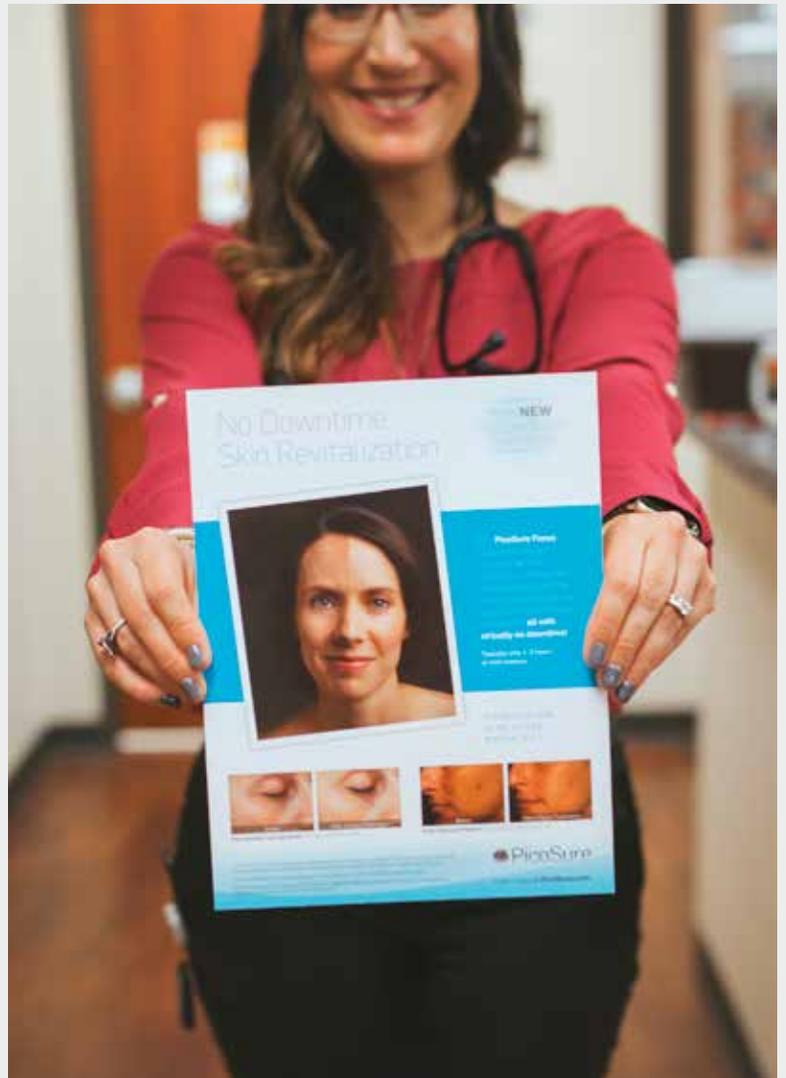
“As an independent provider of health care, I am not required to support any other medical provider, specialist, or network of treatment. I have great support staff and well-established medical specialists in the community I recommend. The best compliment is overhearing patients bragging on our staff saying that our practice is welcoming and feels like a family community of support.”

Dr. Scarborough says that many new patients come to after seeing his name in The Dock Line or in The Courier, where he writes a weekly column “What’s Going Around”, focusing on current health topics.

“The majority of my new patients, though, come from word of mouth referrals from family, friends, and co-workers. I always try to honor those recommendations.”

When asked about any retirement plans, Dr. Scarborough says “I’m not going away anytime soon!” He and his staff are making plans to expand their facility and range of services in the near future.

Learn more about Family Life Medical by visiting their website www.FamilyLifeMedical.com or call (936) 760-9900. The clinic is located at 508 Medical Center Blvd. in Conroe. Open Monday through Friday 8:00am-5:00pm. Closed Saturday and Sunday. ♦



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Beautiful Lawns Year Round

The Woodlands, TX

By: *Walt Crowder, Pres.*
Lawn Ranger Company, Inc.



Gardening in December

MERRY CHRISTMAS AND HAPPY NEW YEAR!!

From the entire staff at Lawn Ranger Company, we wish our readers a VERY MERRY CHRISTMAS! And we wish you the very best throughout the coming year.

Our offices will close at the end of the day on Monday, December 23rd and will reopen on Thursday, January 2nd, 2020.

Have fun with family and friends this Christmas season! Make it special!

TROPICAL PLANTS

You'd think it wouldn't be necessary to worry about "winter protection" of our plants during the relatively mild winters in this part of the country. And it probably wouldn't be necessary...IF we didn't have such a love for tropical plants. The fact is that a large number of landscapes in our area include tropicals – either in the ground or in con-



tainers. Occasionally we have temperatures that dip cold enough to remind us of just how fragile tender plants can be. Tropical plants aren't exactly "winter hardy" plants.

Here is some good news: while the temperature may drop into the 20's for a few nights and the tops of the plants may get frost-bitten, the ground generally doesn't freeze in Southeast Texas. There-

fore the roots and bulbs or rhizomes are generally very reliable about coming back. Cannas, gingers, caladiums, and amaryllis are examples of plants that can be left in the ground if the soil drains well. I would be careful about leaving them in the ground in wet or poorly drained soils.

PROTECT YOUR PLANTS

You can help ensure the survival of the below-ground parts of your plants by placing several inches of mulch over the soil in the shrub and flower beds. We recommend a 2"- 3" depth in flower beds, and 3"- 6" around the base of shrubs. Fine shredded pine mulch and pine straw are among the better options. These products stay loose and don't pack, thereby improving their insulating qualities.

Mulch may help keep the lower stems, crown, and roots alive, but it won't protect the uncovered upper part of the plant. To protect the upper parts of these plants when temperatures dip into the 20's, consider covering them with canvas or fabric. Plastic is not recommended. It's best to build a frame to support the weight of the cover, and provide a heat source under the cover. A light bulb or a heat lamp is most commonly used. If this is impractical, consider covering only those that you value the most.



Another idea is to wrap the plants with miniature Christmas lights. Not enough heat is generated to cause damage to the plant, but it can make a big difference in the plant's survival. Again, this may not be practical in larger landscapes.

"Can I turn off my sprinkler system now? Unless you've over-seeded with rye-grass, lawns are now quite care-free. Cooler weather and frequent rains will reduce the need for watering the turf.

However, I suggest you monitor the moisture in the soil – not too dry, not too wet. And remember, flowers and plants might have watering needs that are different from the turf grass.

SEND US YOUR QUESTIONS AND COMMENTS

Thank you for continuing to send us your questions and comments. We can be contacted at our offices at 281-681-1025, or through our web site: www.LawnRangerCompany.com

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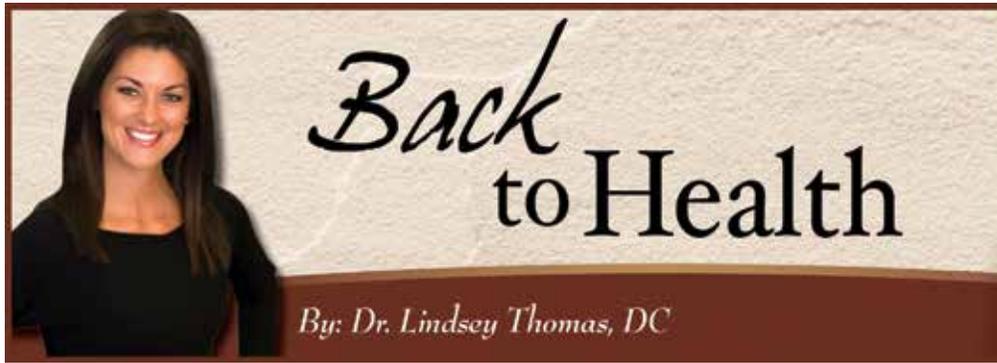
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What Does Health Mean To You And Your Family?

The current view of health holds that if we have symptoms, we are sick and if we are without symptoms then we are healthy. So much of modern health care is geared toward getting rid of symptoms. Some of the sickest people are symptom free. They just don't feel anything. Their bodies are so consumed with toxins, stress and injury (emotional and physical) that they have shut down. So lack of symptoms does not necessarily prove to be

gets hot as the body increases the circulation to repair and heal the injured tissue. The runny nose we get at the change of seasons is the body sluffing off the old respiratory lining, much like the trees sluff off their leaves and animals sluff off winter coats.

Every symptom our body gives us is a message. The body can only speak to us in two ways, pain or pleasure, discomfort or comfort, ease or dis-ease. When symptoms occur, when our body is



a healthy individual. Conversely, a person with symptoms is not necessarily "sick."

Many of the symptoms people experience are actually signs that the body is healing and abating those symptoms can interfere with the healing process. For example, a fever is the body's first line of defense against infection. The temperature goes up, which increases the body's activity and signals the immune system to essentially "turn on." When we take something to lower the temperature it compromises the body's natural healing response.

When we ingest something that the body considers to be toxic, nausea and diarrhea are healthy responses. When a joint is injured, the body, along with a host of inflammatory chemicals, gives us pain to let us know to be careful, to avoid using it and re-injuring it. It swells to provide a natural splint to the area to protect the injured joint and

trying its best to communicate with us, do we listen to what it is trying to say? Or, do we just try to stop the symptoms?

For example, antibiotics remain the most popular medical treatment for an earache, with doctors reportedly writing 15 million prescriptions per year in the United States alone. It is estimated that at least half of the prescriptions are unnecessary and ineffective for helping this problem. To add to that, most ear infections are vi-

ral in nature so antibiotics, in many cases, will not be effective in eradicating the problem. Quieting the symptoms will most likely lead to a recurrence of the symptoms later on. It has been shown that 80 percent of people with ear infections or earaches get better without antibiotics within 48 to 72 hours.

Due to the widespread overuse of antibiotics, drug-resistant germs have been reproducing rapidly, constantly evolving new levels of drug resistance. For over a decade our health leaders have been sounding the alarm to doctors to stop writing so many prescriptions for antibiotics because of growing drug resistance as well as serious health risks to the user.

As these statistics are becoming better known, people are seeking alternative treatment to keep themselves as well as their family healthy. Chiropractic is becoming more and more the popular choice.

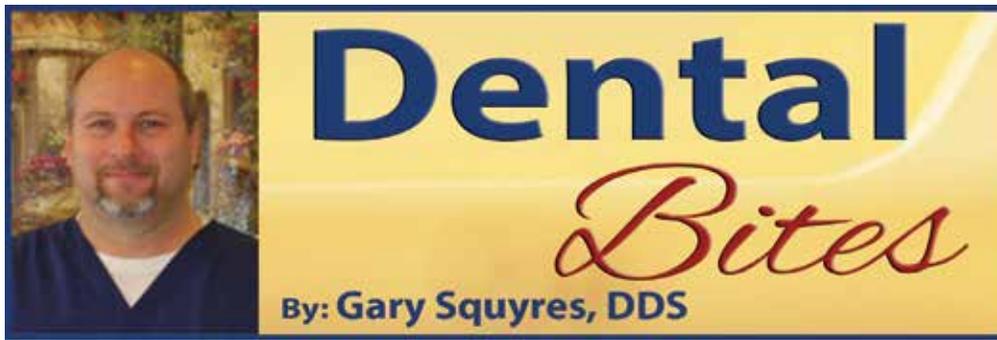
Chiropractic is not the diagnosis or treatment of any condition or disease. The focus of chiropractic is to reduce stress to your nervous system so your whole body can function better. At Sandstone Chiropractic, we use techniques designed for adults and children that are very gentle, effective and safe.

It's important to note that chiropractors are not opposed to antibiotics when necessary, but the chiropractic profession acknowledges that over usage is prevalent in our country and that the habits of some prescribing doctors may not have caught up with the latest research, or simply give-in to the persistent demands of uninformed parents.

Health is not the absence of symptoms, as sickness is not the presence of symptoms. Health is a condition of wholeness in which all of your organs are functioning 100%. Symptomatic or not, chiropractic care offers your body the best possibilities for better function, therefore better health.

For the overall wellness of you and your family, participate in all decisions when it comes to the usage of antibiotics and seek other non-invasive forms of care. Remember, it's your body and you have a choice. Most importantly, initiate healthy lifestyle choices for your family and include regular chiropractic care as part of your family's goal towards wellness. ♦





Is It a Canker Sore or a Cold Sore—and How Do You Get Rid of It?

Many of us tend to use the terms “cold sores” and “canker sores” interchangeably. After all, they’re both pesky, painful mouth sores, right? Turns out, there are more differences than similarities between the two. Here’s how to tell if you have a canker sore versus a cold sore.

What is a canker sore?

Canker sores, also called aphthous ulcers, show up as open sores on the inside of your mouth, usually on the inner parts of your cheeks or lips or on your tongue. You wouldn’t find them on the gingival [gum] tissue or the hard palate, although they can appear at the very base of your gums. Unlike cold sores, they aren’t contagious. No one knows exactly what causes or triggers canker sores. It could be a virus, allergy to food or medicine, stress, smoking, a nutritional deficiency like low vitamin B12, folic acid or iron, hormones (which may account for why twice as many women as men get canker sores) and spicy or acidic foods, like tomatoes and citrus fruit. Canker sores also tend to run in families

and are more common in people who have dry mouths (which can be due to some medications). Canker sores may also be due to a physical injury. At times, I see them show up a few days after some traumatic event: contact sports, a frayed brush, a sharp potato chip, or even poorly fitting oral devices.

In most cases, you can let canker sores run their course. Most go away within a couple of weeks. In some cases, canker sores can be a sign that something more serious is going on, including celiac disease or another autoimmune condition. People who have recurrent canker sores should probably see a doctor who really understands these other disease processes. You can also try a canker sore toothpaste – basically a toothpaste without sodium lauryl sulfate (SLS – a harsh detergent found in many typical toothpaste) – to see if that may be contributing to your canker sores.

What is a cold sore?

Unlike canker sores, cold sores can appear outside your mouth, often on the corner of your lip. Also called

fever blisters, they are in fact little blisters that tend to break quickly, leak fluid, then eventually scab over. You might feel a little tingling in the day or two before a cold sore appears. This is the best time to apply medication to shorten the duration of the cold sore.

There’s no mystery about what causes cold sores: It’s the herpes simplex virus 1 or HSV-1. Herpes viruses are extremely contagious and very common – more than half of people will have HSV-1 by the time they reach their twenties.

After the initial infection, HSV-1 travels up the nerve, staying out of sight until something triggers it. Then, it migrates back down the nerve to the mouth. Once it establishes itself, any time there’s trauma or any sort of transient lapse in immunity, the virus is going to manifest itself. Basically, any time your body isn’t functioning at full capacity, throwing its immune system out of whack, you are likely to end up with a cold sore.

Stress is a big trigger, along with sun exposure, fatigue and other infections (like a cold). If you know your triggers, you may be able to prevent an attack (for example, by reducing stress or putting zinc on your lips before going outside). Cold sores also typically show up in the same place every time you get one.

Most cold sores go away in their own time, usually seven to 10 days after they appear. The pain often reaches a peak in the first 24 hours. In the meantime, there’s little you can do except address the pain: Try icing the blisters or taking over-the-counter pain relievers.

Topical antiviral creams or ointments may lessen pain or quicken healing, but only if they’re applied at the very beginning of the outbreak or, even better, during the tingling phase.

For treatment of cold sores and canker sores, visit your dentist to see what treatments are best for you. ♦



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Retirement Income and Investing – Will it last?

(investments, taxes, income, insurance, etc). Unfortunately, they don't consider how this risk and lack of planning could affect their income longevity and how to seek mitigation of those risks effectively.

Many say that they "need" the higher returns so they have to have the risk to make it through retirement. Although this could be true, it is seldom the case and if it's never been appropriately evaluated specifically to your unique situation it is at best a guess. Let me ask you, how much market risk (or let's more appropriately describe it as risk of loss) do you really need in retirement? What rate of return goal do you need for your specific financial plan? Let me give you an example of the dangers of not addressing investment risk specifically in relation to retirement income.

Let's assume that you are one of those I mentioned above who believes they need all the risk of the market to successfully navigate retirement and ignores planning around all other areas (like what your withdrawal rate should be). We will further assume you go full bore and simply choose the passive return of the S&P index (1) including dividends (that is, no risk management). You retire with \$1,000,000 and want to draw income of \$80,000 per year and inflation is 4%. Like most folks, we'll assume your assets are withdrawn from retirement accounts (IRA, 401k, etc.) at an effective income tax rate of 20%. Historically speaking, the results by year of retirement might look like this:

- Retire in 1980** – After 30 years you are successful and have ~\$700,000. Congratulations!
- Retire in 1990** – After 16 years you run out of money. Plan failure. Uh oh!
- Retire in 2000** – After 6 years you run out of money. Plan failure. Oh my!

Successful Investor Benjamin Graham in his book 'The Intelligent Investor' said, "Successful investing is about the management of risk..." Note, he did not say the management of returns. He also had this to say, "The best way to measure your investing success is not by whether you're beating the market but by whether you've put in place a financial plan and a behavioral discipline that are likely to get you where you want to go". Did you get that last part? What income plan and investment discipline are you leaning on? Do you have one? Do you understand it and its implications to you? Has your advisor discussed volatility and drawdown in your portfolio to set appropriate expectations? What's your next Bear Market exit strategy or the lack thereof? Will you simply ride it out after the example I've just given you? Big returns are great but big losses can ruin your day.

Folks, we are many years into a bull market and have seen extreme volatility to the up and downside in one of the best economies in quite some time by many measures. However, with recessionary signals on the horizon, not evaluating your risks in regards to investments and how it will affect income in retirement is a big mistake. Especially, if you are close to or have started retirement distributions. We can help you with this. Give us a call for your no obligation review today. It would be a great way to end the year and begin the new with a fresh understanding of what challenges your retirement plan may or may not have! I'll see you soon. Blessings.

(1) Historical S&P Returns from Robert Shilling and Yahoo Finance.
(2) Indices are unmanaged and investors cannot invest directly in an index. Unless otherwise noted, performance of indices do not account for any fees, commissions or other expenses that would be incurred. The Standard & Poor's 500 (S&P 500) is an unmanaged group of securities considered to be representative of the stock market in general. It is a market value weighted index with each stock's weight in the index proportionate to its market value.

First of all, I want to wish each every one of our readers and their families a very Merry Christmas. Since the season of giving is upon us, I want to try to give you some helpful guidance in thinking about income during retirement.

The most common question I receive is whether a client's savings are going to generate enough income to last for their lifetime. Our income and the longevity of it is important to both living and giving (in whatever fashion that means to each of you) through retirement.

For many, this thought brings angst in the sense that they may have never thought about it in-depth or they may have thought about it and just never followed through on investigating how it applies to their situation specifically. So let me ask you, do you have a specific plan addressing the question of your retirement income, where it will come from and the likelihood of whether it will last? Is there a written strategy to address this? What are the positives and negatives to the solution? A good fiduciary firm can help you with these questions and I will tell you that there is no time like the present to address this important part of your financial plan.

What I see most often is people simply retiring with investments of various types, mostly subject to the risks of the financial markets, but who haven't evaluated and coordinated this risk with the rest of their financial plan

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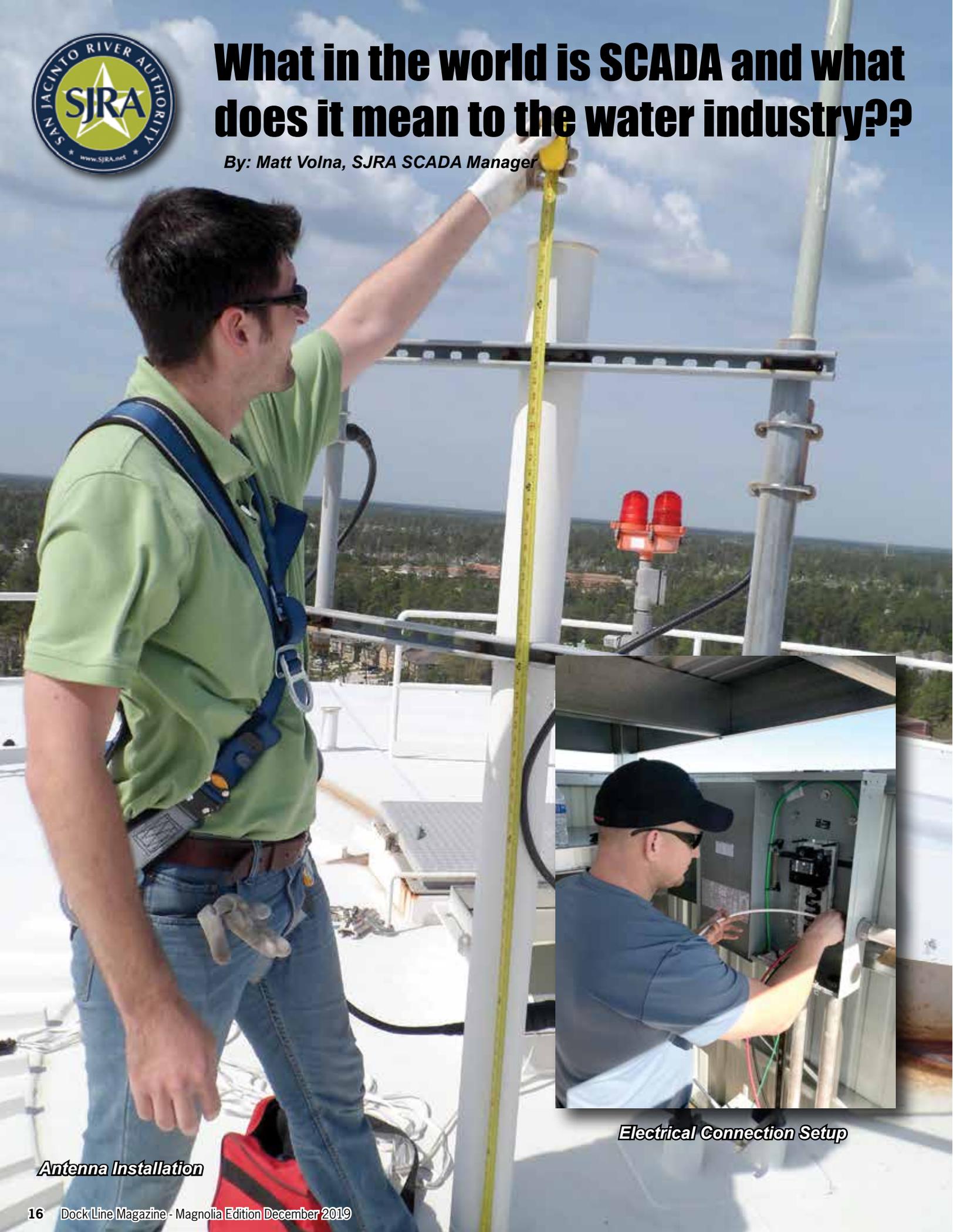
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What in the world is SCADA and what does it mean to the water industry??

By: Matt Volna, SJRA SCADA Manager



Electrical Connection Setup

Antenna Installation



PLC Panel

For those not in technical or engineering fields, SCADA may be an unfamiliar term. SCADA is an acronym for Supervisory Control and Data Acquisition. The San Jacinto River Authority's (SJRA) SCADA system is a control system architecture that utilizes networked data communications between servers, operator workstations, programmable logic controllers (PLCs), field instruments, and human machine interfaces (HMIs) to allow for supervisory control and management of the processes of the SJRA. But, what does that really mean?

When most people think of SCADA, at least those that have even heard of it, they picture someone sitting at a computer with a process laid out on the screen and the ability to turn on a pump, open or close a valve, and make process decisions from a centralized location. Those kinds of operations are certainly part of SJRA's current SCADA systems, but these systems consist of much more than just the computer and screens with buttons to turn equipment on and off. SCADA relies on fiber optic cables to connect distant devices, radios and cellular communication devices to reach remote locations, and Ethernet cables to link nearby devices.

Many of the devices on a SCADA network are similar to those of an IT Department. In fact, the SJRA SCADA/Instrumentation & Controls Department (I&C) has a dedicated network of servers, switches, routers, and computers along with fiber optic and Ethernet cables connecting them all. In addition to computers and servers, the network includes all the PLCs, local HMIs, and network connections that import data from

Continued on page 18 ☞



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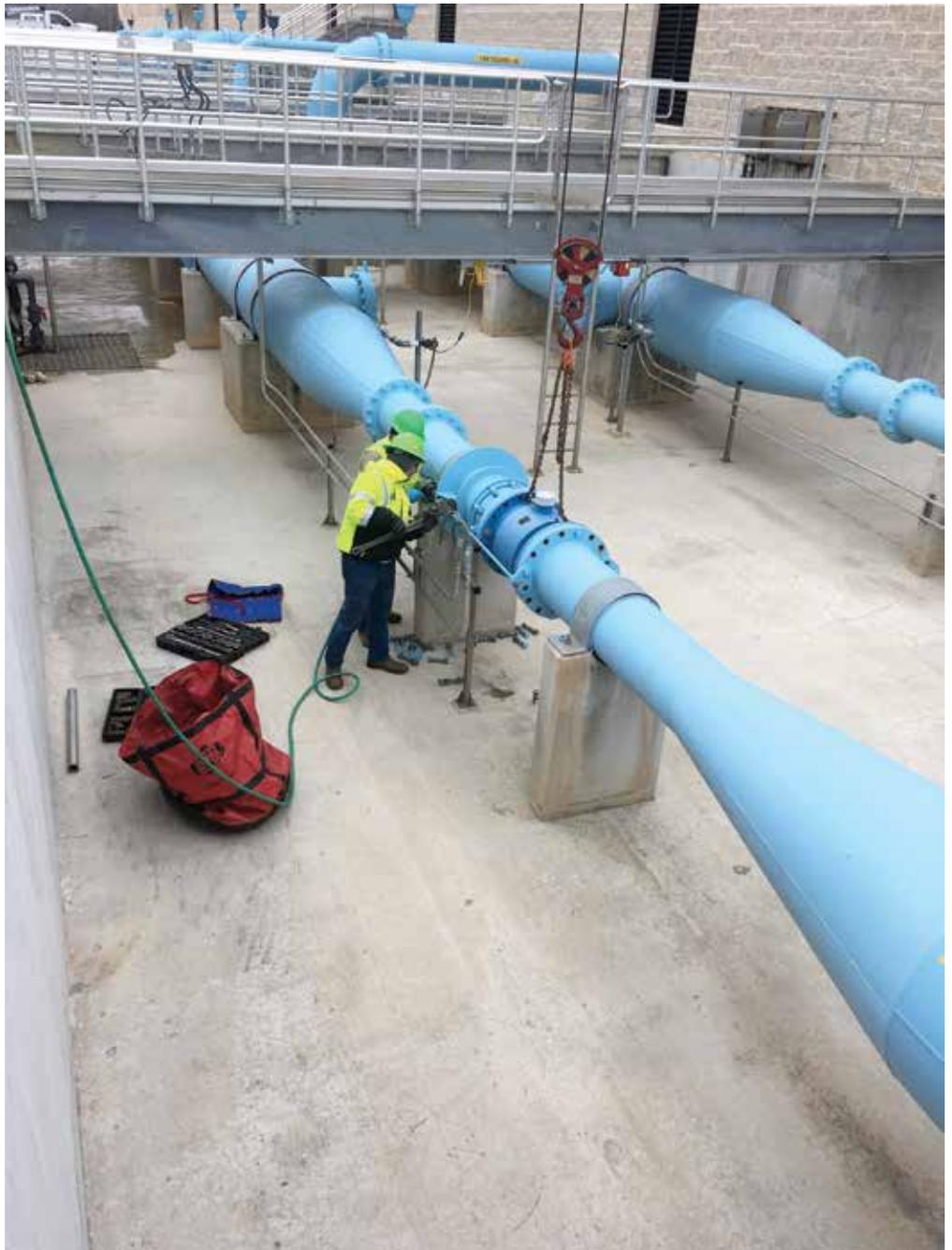
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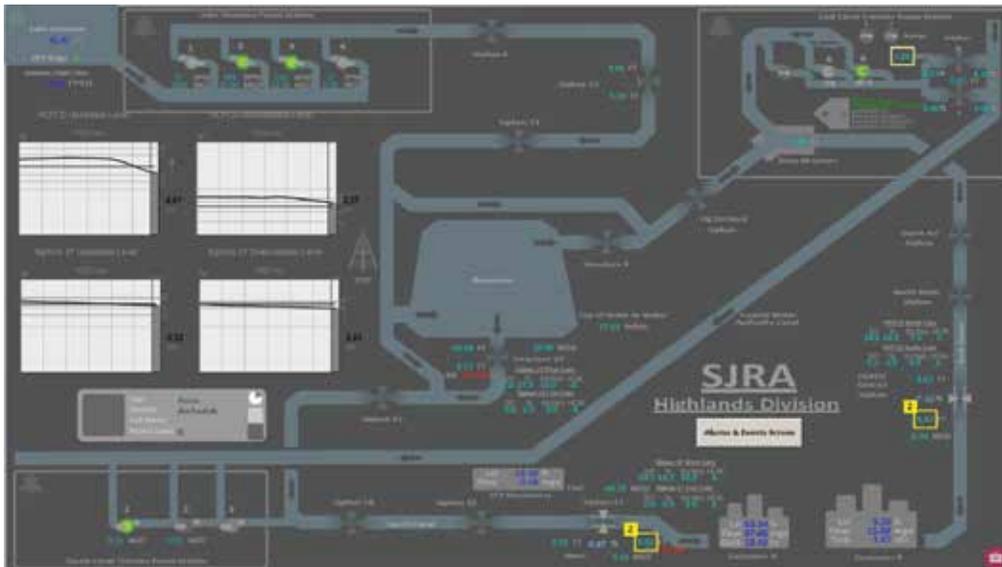
Fiber Optic Cable Installation

process instruments installed in the field. All told, SJRA's SCADA systems host over 1,200 network devices. For all this to be installed, maintained, and monitored, SJRA has a staff of three highly-trained SCADA employees who specialize in networking, programming, communications, and cybersecurity.

Now, where does the data that is shared between the PLCs, HMIs, servers, and operator workstations actually come from? It comes from the process instruments in the field (flow meters, pressure transmitters, pump starters, etc.). The instruments send data to a local PLC via a network connection or by means of a direct, electrical connection. A PLC is an industrial computer that can be programmed to perform a specific task. The PLC is programmed by the SCADA team to do any required tasks the machines are capable of doing. The program could be as simple as starting a pump if a tank gets low, or it could be as complicated as check-



Flow Meter Removal for Calibration



ing the dissolved oxygen content in a basin and starting or stopping any of six blowers while also setting the positions of 20 different valves at a wastewater treatment plant. The PLC can then send its data to any remote location that requires it. A water plant may send data to an off-site well location miles away telling the well to start, or it could be sending the data back to the office. Back at the office, it can be archived and stored for many purposes including generating reports, troubleshooting maintenance issues, or fine-tuning more efficient processes. With the complex processes of SJRA, operators are often finding ways of improving plant operations. When this happens, they ask the SCADA specialists to modify the PLC programs.



Radar level transmitter

Like the SCADA Team, the I&C team consists of highly skilled technicians. I&C professionals have the responsibility of maintaining, calibrating, installing, commissioning, decommissioning, and troubleshooting all the field instruments of SJRA. This includes more than 780 different instruments (e.g. pressure transmitters, level transmitters, position encoders), over 190 flow meters, more than 75 uninterruptable power supplies, and over 20 different electric valve and gate actuators. This team also maintains all the analytical instruments, including chlorine analyzers, sulfur dioxide analyzers, pH probes, dissolved oxygen probes, and turbidity meters. Altogether, there are over 1,200 assets that the I&C team maintains on a daily basis.

This team is also tasked with maintaining all of the control panels. Some control panels come with a project (e.g. when a process is installed), however there are many that the I&C team needs to build and install. Also, with three licensed electricians on the team, I&C assists the SJRA operating divisions that do not have their own dedicated maintenance department. The I&C team also has the responsibility of monitoring raw water customer instruments to verify they are calibrated to our standards.

SCADA systems constantly monitor all SJRA systems. Because of this, SJRA SCADA staff can be alerted 24/7 if there is a situation that requires their attention. If there is a power outage that happens at 11:00 P.M. on Saturday, the maintenance staff will be alerted; if a pump fails to stop at any time, an operator will be notified to go out and manually stop it. Additionally, it allows the operators to remotely monitor and manipulate the

systems they are responsible for with better precision and accuracy.

With the ever-growing demand for reliable water delivery, the collection and treatment of wastewater, responsible discharge of treated wastewater to the environment, and delivery of raw water to serve industry, the water business is becoming more complex. This complexity requires the knowledge and expertise of the most experienced operators as well as a dedicated team of technicians and specialists to keep the systems running at peak performance.

One of the major river authorities in Tex-

as, SJRA's mission is to develop, conserve, and protect the water resources of the San Jacinto River basin. Covering all or part of seven counties, the organization's jurisdiction includes the entire San Jacinto River watershed, excluding Harris County. If you would like to know more about SJRA, what we do, and how we work for the community, check out our website at www.sjra.net, like SJRA on Facebook @SanJacintoRiverAuthority, follow us on Twitter @SJRA_1937, or follow us on Instagram @SanJacintoRiverAuthoritySJRA. ♦



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Please Give Animals a “Brake”

By: Lisa Wolling, Executive Director

One of the most commonly-asked questions wildlife rehabilitators get from the general public is the following: by rehabilitating wild animals, aren't we interfering with nature, and shouldn't we simply let nature take its course? If rehabilitators were simply rescuing animals that were down from storms, or other natural occurrences, that statement would ring true. However, the reality is that about 90% of the wildlife animals that are injured or orphaned

chasing rather than where they are going, so they are more apt to be hit while they are hunting. Conversely, owls will be hunting after dark. It is difficult to be on the lookout for flying birds while you are driving, of course. Be more alert if you are driving on tree-lined roads (birds of prey may be chasing prey that is out in the open, i.e. along roadways). Roughly 85-90% of the birds of prey we care for at Friends of Texas Wildlife have been struck by a vehicle, and



Left: Armadillo, hit by vehicle in August, severely injured. Left center: Armadillo in November, still recovering, but armor is healing. Right center: Fawn hit by vehicle, broken leg. Right: All healed up and ready for release.

are needing assistance due to human impacts (habitat loss; poisoning; attacks by domestic dogs or cats; gunshot). However, the most common reason for wildlife animals needing help is that they have been struck by a vehicle. As our county and surrounding areas continue to grow, this is a problem that will no doubt unfortunately get worse. Animal/vehicle accidents are not only dangerous (if not fatal) for the animal, but they cause millions of dollars of damage to vehicles every year. There are some important things to bear in mind to help avoid, as much as possible, hitting wildlife animals.

It is helpful to be at least somewhat familiar with what animals are most common in our area and a little about their normal behavior. In our part of Texas, we don't have too many wildlife animals that are active during daylight hours, so that minimizes somewhat the risk of hitting anything during the day. However, birds of prey such as hawks and falcons, as well as songbirds, are active during the day. With raptors, they tend to be focused on prey they are

of course birds are the most difficult to avoid because it is so difficult to see them coming. Squirrels are also active during the day, and they are another commonly hit animal, mainly due to their behavior. In a squirrel's mind, the best way to avoid capture is to run erratically in order to confuse the predator. This strategy works fairly well if you are being pursued by a hawk or coyote. However, it is largely ineffective against cars...an alert driver might swerve to avoid hitting a squirrel, only to have said squirrel dart right back into the path of the car. Best thing to try to avoid hitting a squirrel is to brake, but not alter direction (because usually the squirrel WILL alter direction).

It never ceases to amaze us how many turtles and tortoises come in after being hit. If ever there was an animal that should be easy to avoid, it would be these. They are not generally known for darting out into traffic. We would hate to think that people might hit them intentionally. As reptiles, they have a very slow metabolism, and even with very grave, fatal injuries, death comes slowly to them. It is horrific...please help them out if you can. If it can be safely done, any turtle on the road should be relocated to the side of the road. Make note of which direction the turtle is headed, and then take them to the side of the road they were trying to get to. Especially in spring and early summer, turtles are on the move to breed and lay eggs. They know where they want to go, so don't relocate them, just help them to cross the road.

Many of the mammals we have in our part of Texas are nocturnal. We commonly see raccoons, opossums, skunks, and armadillos coming in as victims of being struck. Most of these animals are relatively slow moving, and they are not too likely to suddenly dart out in front of a car. Where they tend to get into trouble is on poorly-lit roads, or roads with curves where they cannot be easily seen. Raccoons have very good eyesight and hearing and will generally try to run to avoid getting hit. Skunks, opossums, and armadillos all have fairly poor eyesight. By the time they can SEE a car, it's often



Left: Great Horned Owl, hit by vehicle, broken wing (wing is wrapped for stabilization while it heals). Right: All healed up. Release day!



Left: Red-tailed hawk, hit by vehicle, broken beak. Right: Months later, all recovered and ready for release.

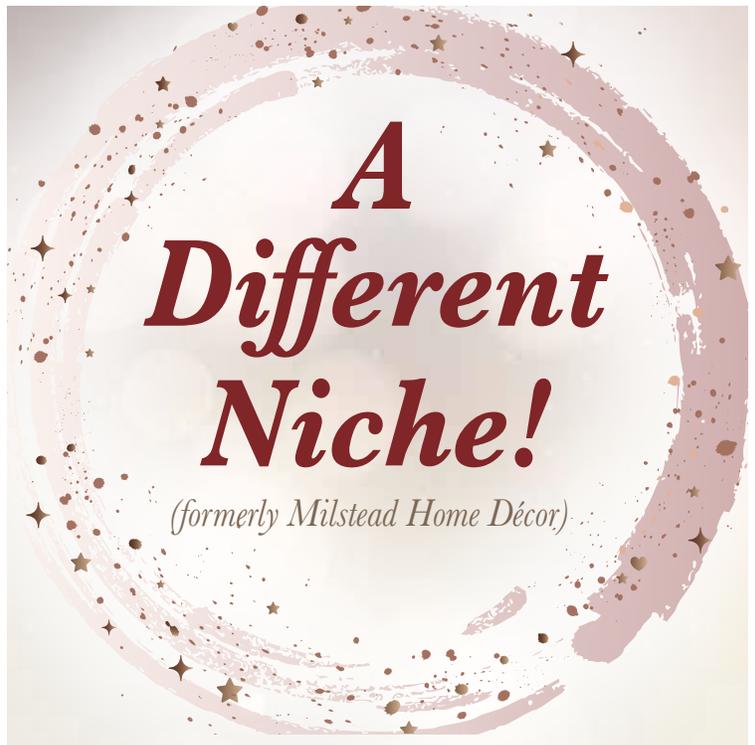
too late for them to run. A skunk's defense, as we all know, is to turn around to spray anything they deem threatening (rather than run), so that is clearly not helpful to avoid being struck. Opossums are timid and slow so that, coupled with their poor eyesight, just leaves them almost defenseless against cars. They also have a very thin skull as compared to other animals, so if they do get hit, they suffer more severe head trauma. Then there are armadillos...when they get scared, their reaction is to jump straight up in the air, about three feet. Although this may work to frighten off other predators, again it is not a good strategy against a car or truck. By the time they see a car, and react by jumping, it is almost inevitable that they will be hit. All these animals are common in suburban as well as rural areas, so please be aware of their normal behavior and slow down a little at night, especially on very dark roads or roads with curves. Given the chance, they will move along and out of your way.

The most costly and dangerous vehicle/animal accidents involve deer. There are several things to keep in mind to avoid having a collision with a deer. Most important is to be extra alert during the times deer are most active, which is from sunset to midnight and during the hours shortly before and after dawn. Remember that deer seldom run alone, so if you see one, there are probably others nearby or behind the one you see. Obviously use extra caution if you see any deer crossing signs. Use your high-beam headlights on darker roads (if there are no oncoming cars). The higher beam will better illuminate the eyes of any deer nearby. If there is a deer in the roadway, brake firmly but do not swerve and stay in your lane. Many accidents occur when drivers swerve and either hit another vehicle or lose control of their own vehicle. Once you stop, blow your horn to frighten the deer off the road.

The best way to avoid collisions with wildlife is to simply be aware and alert to your surroundings. Distracted driving is dangerous on many levels, so try to pay attention and slow down when conditions warrant it. Not only will that help to keep wildlife safer, but it will keep you and your loved ones safer too!

During this festive time of year, we want to send our best wishes to everyone for a wonderful holiday and a happy and healthy new year. Please remember that Friends of Texas Wildlife is wholly dependent on fundraising and donations to support the thousands of animals we rehabilitate every year. We truly cannot do what we do without the support of the community we serve. Donations can be made at www.ftwl.org (via Paypal or credit card), or mailed to our physical address at 29615 Highland Boulevard, Magnolia, TX 77354.

To learn more about what we do and view pictures of many of the animals we assist, please visit our Facebook page at www.facebook.com/SavingTexas-Wildlife. Our educational visitor's center is open the second Saturday of each month from 10 a.m. to 2 p.m., located at 29816 Dobbin Hufsmith Road, Magnolia, Texas, so the next open house date will be Saturday, December 14. Come on out and visit us, learn a little more about local wildlife, do some fun activities and a craft, and meet some of our non-releasable wildlife educational animals. We also host birthday parties, camps, and educational presentations. For more information about events, birthday parties, camps, or educational presentations for scouts, schools, or other groups, please visit our website or email ftwl.education@gmail.com. There are many other ways you can help support our efforts, too (such as Kroger Community Rewards, Amazon Smile, etc.). Details can be found at www.ftwl.org, and then click on "How to Help". ♦



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Article and photos
by Bronwyn Clear,
Certified Texas
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*The blue in a bluebird's
feathers is an optical trick
because a bluebird has no
blue pigmentation!*



The Dazzling Colors Of Feathers

Birds can be such glorious colors...reds, blues, greens, oranges, yellows, and some are even iridescent! We humans see a particular feather color because that is the color reflected back to our eyes, while all other colors in the spectrum are absorbed by the feathers. But it becomes even more complex because the feather color we see happens in two ways. One way is due to pigmentation, and the other is due to microscopic feather structure.

Those bold red feathers of a male cardinal and the pink feathers of a flamingo are created by what they eat. Seeds, insects, plants and crustaceans all have carotenoids, which are fat soluble red-orange-yellow pigments. These colorful pigments are absorbed into some birds' systems. Birds such as cardinals and flamingos are able to process the pigment so the color permeates their bodies and feathers. In flamingos the pink is caused by the crabs, crustaceans and algae they eat. In cardinals it's plants, seeds and insects. If you found a feather from either bird and crushed it to a powder, you would see red or pink powder because those pigments are disbursed throughout their feathers. Additionally, a melanin pigment naturally occurs in birds (and humans) which causes feathers to be primarily brown and/or black. Finally, some birds can produce green feathers due to the amino acids, or porphyrins, in their systems. In



Is it boring to see a bird with only brown and black melanin pigmentation? No way! Ospreys are stunning!



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short, what birds eat and how their bodies process food give their feathers almost all the colors in the crayon box. Almost all, except for blue!

Blue. Now there is a bird of a different color! In nature there is no blue pigment in blue feathers...not in bluebirds, blue jays, parrots or any bird with blue feathers! So why do we see blue if there is no blue pigment? Blue is created when light hits the birds' unusual microscopic feather structure, and all the colors of the light spectrum that humans can see are absorbed, except for blue. Blue is reflected back, and therefore is what we see. If a molted blue feather is crushed into powder thereby destroying the feather structure, we would only see a pile of brown dust! Amazing! Blue feathers are truly an optical trick. In addition, the iridescence seen in some birds - the chin of a hummingbird, the shimmer of a green-headed mallard - is also caused by feather microstructure rather than pigmentation. To create iridescent feathers



The astounding feather colors of a painted bunting are made in a mix of ways – amino acids, pigment-rich foods, and feather microstructure. This fellow has it all going on!

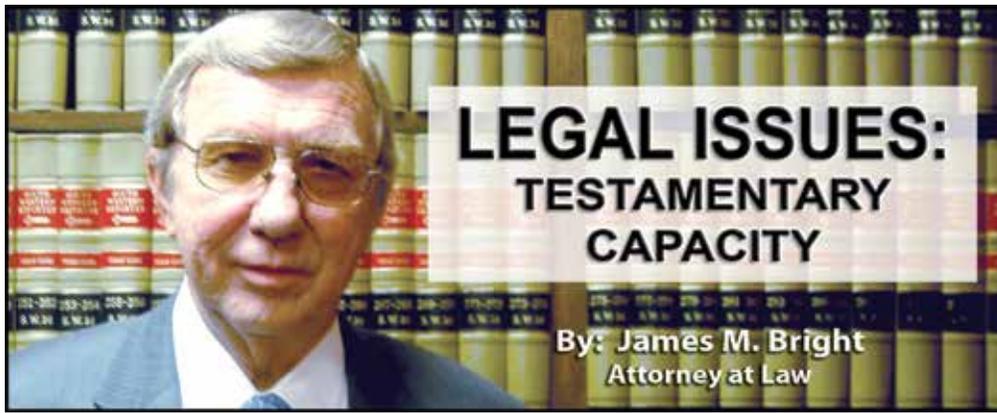
light is refracted off of a special feather structure, as if it were a prism, making the feathers shimmer and glow.

This leads us finally to the painted bunting. These males are a dazzle of colors! They not only have that special feather microstructure that makes us see blue, they also have all possible types of biochemical pigmentation! It's all mixed and jumbled in this one bird, and we see amazing feathers of red, green, yellow, orange, and blue. A painted bunting is a living rainbow!

Learn more about the incredible nature in our area by joining a chapter of the Texas Master Naturalist organization. To find a chapter close to you, or to read about the state program, go online to www.txmn.org. Volunteer and get involved! ♦



The red in cardinal feathers is caused by the colorful fat soluble pigments found in what they eat – insects, seeds and plants.



The following is provided for informational purposes only and is not, nor should it be construed as legal advice.

An area of concern experienced by many persons who visit my office involves determination of when a person has sufficient testamentary capacity to make a will and when they do not.

Pursuant to Estates Code §251.001, there is a two-part test to determine testamentary capacity.

The first portion of the test is a simple status and age requirement and is usually fairly easy to prove. The intended testator must be at least eighteen years of age or be lawfully married or be a member of the armed forces of the United States or the auxiliaries thereof or be a member of the maritime service.

The second portion of the test is more problematic and requires that a testator be of "sound mind." The litigation sometimes triggered by this requirement revolves around the definition of sound mind together with an understanding of what is *not part of the definition of sound mind*. The concern about this element of the test ends up being very subjective in nature and therefor is open to different interpretations.

Rebuttable presumption of capacity - The law assumes that an adult person who has not been legally adjudicated as incapacitated is capable of making a will. The burden of proof falls upon the person, if any, who is questioning the competence of the testator regarding capacity to make a will.

Elderly are not presumed to lack capacity - Many people (*usually very young ones*) make the false assumption that just because someone has achieved the status of having advanced years, they are no longer competent. Such an assumption is not supported by law. The law will not shift the burden of proof from the person questioning capacity to the testator's representative to prove capacity.

Even temporary incompetence will not prove lack of competence on the day of the will. A person may be incompetent at one time but competent at a different time. *Dubree v. Blackwell*, 67 S.W.3d 286 (Tex.App.—Amarillo 2001). The Court determined in the Dubree case that even though a person might suffer from a degree of diminished capacity, they can still have "lucid" clear moments.

What is required for capacity? The law has been fairly clear on this point in Texas for many years and with few refinements for the past 130 years. (*Prather v. McClelland*, 13 S.W. 543(Tex. 1890). The five-part analysis offered in that case has the person contesting the will try to prove the falsehood of one or more of these factors while the proponent of the will attempts to show that each of the five factors did "in fact" exist at the actual time of the will signing.

- Sufficient ability to understand the business in which he is engaged;
- Sufficient ability to understand the ef-

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fect of his act in making the will;

- The capacity to know the objects of his bounty;
- The capacity to understand the general nature and extent of his property;
- Memory sufficient to collect in his mind the elements of the business to be transacted, and to hold them long enough to perceive, at least their obvious relation to each other, and to be able to form a reasonable judgment as to them.

Testamentary Capacity vs. Contractual Capacity - It is safe to say that it is commonly accepted that it takes less mental capacity to make a will than it takes to enter into a contract.

Some of the scholars regarding this truth have rationalized that the testator's duty is less in signing a will because he need not take into consideration the effect that signing the will may have on his/her life. This logic argues that because the testator will no longer be living at the time that the will takes effect, and that because he/she shall always have the right to revoke the will, the burden of competency is "in fact" less.

In my own practice, if there is an obvious or at least reasonable expectation of a contest being filed due to the possible allegation of "lack of capacity," we attempt to make notes on the record. Although this firm does not hold itself out to have any type of expertise in the diagnosis of mental acuity, we do have an ability to conduct conversations with the testator which can reveal the elements outlined in the Prather case quoted earlier. If the person who is making the will can discuss their families with me and know to whom they are leaving their property and why, it is believed that notes to the file regarding those conversations could be very valuable down the road if a contest is filed.

James Bright has been admitted to practice before the Federal Courts for the Southern District of Texas and Eastern District of Texas as well as all of the Justice Courts, Probate Courts, County Courts at Law, District Courts, Courts of Appeal and Supreme Court for the State of Texas. He maintains an office in Houston and by appointment another at 208 McCown Street in the heart of historic Montgomery. Contact may be made by telephone (936) 449-4455 or (281) 586-8277. For more information about wills or probate in Texas, please see - www.houstontxprobate.com. ♦

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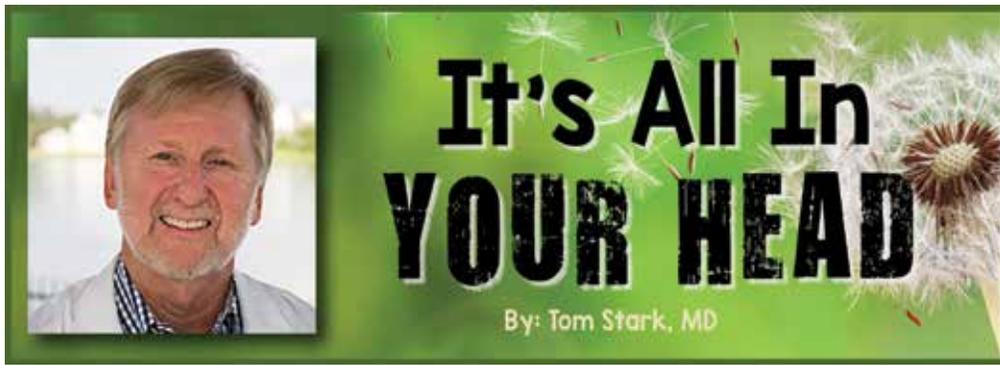
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Migraine Headache Syndrome

When we hear the term migraine headache, we think of severe pain that often sends a person to bed in a quiet room for an hour or more until it is relieved. Over the years in my practice I have seen many patients who have been diagnosed with migraine headache syndrome. The good news is some of them I can help and actually stop their headaches.

Let me give you an example. Approximately one year ago I saw a 17-year-old girl in my office with her mom. They actually came in because the young girl had a sore throat. In talking to both of



them I learned that she had been diagnosed with migraine syndrome 3 years previously and had been on multiple medications from neurologists to try to eliminate the headache. Upon further questioning the girl said her headaches were always in the same area just above her right eyebrow. This is not normal for a migraine headache as it should be in different parts of the head.

Long story short this young lady had a small but significant area of her upper nasal septum was severely crooked. Any time she got any type of ir-

itation to the nasal tissues causing swelling the sidewall of the nose would come in contact with the crooked area of the nasal septum. This small contact is very significant and is the equivalent of a pinched nerve. Pain then radiates up generally to the forehead.

With a minimal surgical procedure to remove the crooked area of the nasal septum and reduce some of the swollen nasal tissues her headaches were gone. I saw her in my office 2 weeks ago and she has had no headaches for over one year.

Migraine headaches are a terrible problem. But if the headache is only in 1 area especially in



the forehead, eyebrow or even in the temple it may be due to the syndrome I am describing which is the equivalent of a pinched nerve inside your nose.

As always, I hope the information I provided is helpful to you or to your family. ♦

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Online with Dock Line

The Importance of Google My Business

In the current race to improve rankings, Google My Business cannot be overlooked. It needs to become part of your marketing strategy, and rate as one of the most important things you do.

By: Dock Line Social Media Team

The Importance of Google My Business

If you haven't already done so you should ensure you have added your business to Google, but stopping there is not enough, you then need to optimize your listing to make sure it is working for you.

Where Do Customers Come From?

This might sound like a trite question, but you must understand how your customers find you. In the current age of technology, social media is another critical piece of the jigsaw, and you might well have someone on board to take care of your social platforms. Most businesses find that Facebook, Twitter and Instagram are the best to be active on, for B2B companies you should also consider LinkedIn. Social media works well with referrals, and this is another essential way to increase your customer base. Previous customers share and comment on their positive experiences. Because human nature is to trust friends by extension, you become a reliable source for new customers as you have been endorsed.

If you are a local business, then Google My Business should not be overlooked. Did you know each second Google receives over 63,000 searches on any given day? If you do the math, you will see that this means, there are 5.6 billion searches each day. You are going to want some of that action, and suddenly you can see why Google My Business becomes one of the most crucial internet platforms for your company.

This is where an excellent Social Media Strategist comes in; it is their job to ensure that every possible outlet is considered for your business, not just the prominent places. Google My Busi-

ness needs to be treated with as much importance as other platforms, and this means daily updates, images and videos should be posted. This helps to ensure that your page ranks towards the top when Google visitors use the relative search terms.

Put Your Business in the Spotlight

The statistics above should speak for themselves, but it is also worth knowing that Google is the first port of call for customers looking for local businesses. Furthermore, almost 75% of these searchers go onto make purchases online. It makes

business sense to open as many doors as possible, making yourself highly visible to prospective customers looking for products and services that match your own. It is a more specific platform for business, as while we know and utilize the merits of platforms like Facebook it is worth remembering that users are there for a lot of reasons not specifically to find businesses and services.

Google My Business is a much better function than the old style of Google listings and Google Plus. It has a lot more relevance and gives you the chance to create a dedicated business pro-



file with the most up to date information, and of course, because Google owns it, it is favored in the search engine rankings. You may even find your Google My Business profile outranks your website, but in this case, that is not a problem.

The Takeaway

In the current race to improve rankings, Google My Business cannot be overlooked. It needs to become part of your marketing strategy, and rate as one of the most important things you do. If you would like help with Google My Business or any of the other marketing channels you should be targeting, have a chat with us at The Dock Line Social Media Strategy Team today!

If you have any questions about this article or would like additional tips and tricks or information. Don't hesitate to contact us at social@docklinemagazine.com! ♦

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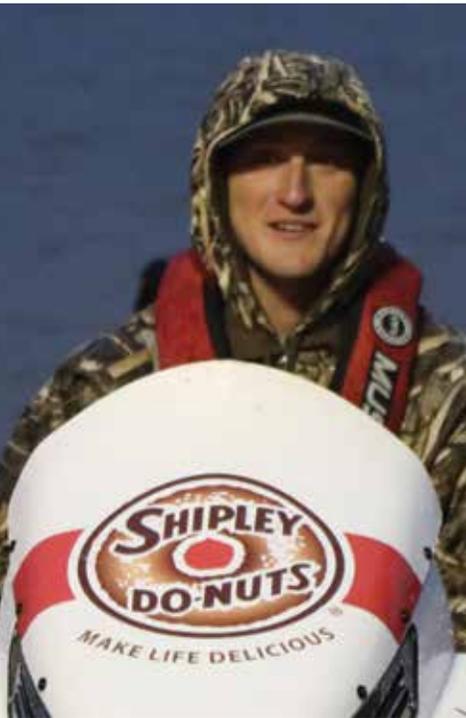
Fishing ADVENTURES

with Derek Pietsch



10-24-19 BFL REGIONAL CHAMPIONSHIP GRAND LAKE - GROVE OKLAHOMA Day 1

I am very excited to be going to the Regional Championship for the BFL on Grand Lake in Oklahoma. The boaters and co-anglers from four divisions will be competing. The divisions are the Arkie, Cowboy, Illini, and Ozark. The field con-



sists of 45 of the top boaters from each division and the first place winner from 5 tournaments, which makes the field up to 200 teams. I am very fortunate to make it to the regionals the first year. I was ranked 24 in points out of 258 teams this year.

It is quite miserable for fishing today. I am bundled up with long johns, shirt and jacket and rain gear. The only thing is, I only brought my tennis shoes. We all know they will be soaked. This is the beginning of a very rainy tournament.

There are 173 teams fishing today. We will fish for 2 days and the top 12 teams will advance to the 3rd day. My co-angler is Mike. He is from Illinois and he was a prison guard for 19 years and is still working for the prison today. He told me some really wild stories of what goes on in prison.

It's raining and the wind is blowing 15-20 mph and it is 45 degrees. It is cold and wet. I am wearing my motorcycle helmet today to spear the waves.

The first stop we caught a few shorts. We continued to fish and half way through the day we still had no keepers. Mike caught one and it came around the back of the boat, the fish jumped and I netted it and as soon as we got it in the boat the hook fell out. He was lucky he didn't lose that one. We fished in Duck Creek and caught about 15 shorts.

My chatter bait did not work at all except on one fish. Mike caught a 3 1/2 and a 2 pounder. He caught 3 fish for the day. I was by a dock and a bass wrapped me up in the wire and bent the hook and came off. I ended the day disappointed with only one fish.

Day 2

It is a miserable cold tournament this time. It is still raining and cold, but is supposed to stop

Continued on page 36 ⇨





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raining after noon. Today my co-angler is Trey. He is from Arkansas. The fishing was a little better since I caught 4 fish but they were all small. I ended up with 9-6 total. Not a good weight for 2 days of fishing.

While I was fishing my mom went to the local fishing/tackle store. When she walked in, there was a GIANT FISH suspended from the ceiling. It was the Grand Lake State Record Paddlefish, also called a Spoonbill. She met a man named David that worked there and asked why these fish like living in Grand Lake. He informed her that the lake is filled with plankton. There are farms in Kansas and Missouri that are being fertilized. The run off

comes in as the Spring River and Neosho River meet to make one river called the Grand River, which feeds into Grand Lake. The fertilizer makes the plankton thrive. Paddlefish swim through the water with their mouths open to scoop up zooplankton. They have an ability to use special cells on the bill to sense the weak electrical signals generated by plankton. Since paddlefish don't bite on bait anglers have to catch them by snagging. Anglers have to find a pod or school of fish. Then they drive the boat through the school with a dipsy diver and a hook to snag one in the pod. Once you keep one, you are done fishing for the day. The limit is one a day and 2 per year.



The Spring River is the sanctuary for the paddlefish. They go up the river to spawn. You can only catch them in the Neosho River. The weight of these fish range from 20-120 pounds. Although the record fish caught weighed 132.8 pounds. Monday and Fridays are snag and release days.

They survived the Ice Age and the effects of the impact from meteorites. Fossil records of this fish date back over 300 million years, almost 50 million years before the first dinosaurs appeared. **Throw It Out, Pop It In, Fish On!** ♦



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Dock Line Magazine

KNOWLEDGEABLE. DEPENDABLE. STRATEGIC.



Lake Conroe Waterfront on .78 acres w/ open views for MILES! Located on the south shore of Lake Conroe in a gated subdivision & conveniently situated near restaurants, Golf + only a short drive to both downtown Conroe/ Downtown Montgomery! You are greeted by an estate-style driveway that leads to a 3-car garage. The interior provides a blank canvas to reimagine the beauty of this home. The living room has amazing views, SOARING ceilings + a floor-to-ceiling brick fireplace!

Kitchen offers solid wood cabinets (making a restain or paint easier!), breakfast bar, breakfast room + formal dining! The first floor offers a spacious master bedroom w/ double sinks, walk-in shower, soak tub + HUGE closet, second bedroom w/private bath & door leading to sunroom plus private study w/solid wood wainscoting. Upstairs provides 3 large secondary bedrooms, enormous game room + an additional sunroom w/walk out balcony overlooking the pool & Lake. The backyard boasts a pool w/hot tub w/tons of decking.

2521 Sand Shore Drive, Waterford Estates in Conroe. ML# 49913534. \$735,000



Classic, cozy and an effortless elegance makes this home stand apart from the rest. Perfectly situated on a .8-acre lot in a gated, waterfront community in Montgomery close to the Lake, Golf, Restaurants & more! So many extras from the striking statement of the Old-World wood floors to the large picture windows overlooking the pool area. The heart of the home offers style & charm in the island

kitchen w/bar seating, apron front sink, classic white subway tiles, Carrara marble counters, custom cabinets, chef inspired appliances & open to the living that is filled w/natural light, stacked stone FP + custom trim/millwork. Just beyond the kitchen/living is a grand dining area enhanced by exposed beams. Attractive/relaxing master boasts an eye-catching shower, vanity area +tub under a barrel ceiling design. Rich/warm wood study w/doors leading to covered porch. Game room up w/3 bed, 2 baths. Exterior: pool/spa/beach entry/waterfall, shower, decking + covered patio. Lot goes past the back fence.

233 E Blue Heron Drive, Blue Heron Bay in Montgomery. ML# 78445337. \$620,000



A River Plantation delight that features a high and dry over-sized lot w/a fenced backyard that is equipped w/a gate from the driveway (easy outdoor storage) & a generous covered patio. The interior sets this home apart with an open floor plan with high ceilings and a sky light over the island kitchen. The heart of the house will make entertaining easy with a HUGE breakfast bar that overlooks the kitchen

and living area. Granite counters, double ovens, gas 5 burner cooktop, under cabinet outlets, tons of cabinet space + a formal dining room. Living room offers a cast stone fireplace and tons of windows. Large master bedroom w/double sinks, soak tub, sizable walk-in shower + an AWESOME walk-in closet. Two additional secondary bedrooms w/walk-in closets + a study w/French doors.

635 Spring Forest Drive, River Plantation in Conroe. ML# 54817360. \$267,200



New construction at an amazing price! Located in a quiet subdivision in Montgomery surrounded by National Forest and offers a fishing lake and community pool! The interior offers an open concept living with stylish polished concrete floors, great natural lighting and three spacious bedrooms. Builder has additional homes in the neighborhood; contact for more information. Ready for move in!

15897 Pecan Drive, Hidden Forest Estates in Montgomery. ML# 49933806. \$144,900



Located in a quiet subdivision in Montgomery that is minutes from Lake Conroe, restaurants, shopping, schools and golf courses! This 3-bedroom, 2-bathroom bungalow offers an eye-catching exterior with a generous front porch that will welcome relaxation! The floor plan offers a spacious living room that flows into the dining room and overlooks the kitchen

that will boast rich wood cabinets, granite counter tops, breakfast bar that will be great for entertaining and a stunning back splash. The Master bedroom will provide a private door leading to backyard, an awesome shower and great storage. The two secondary rooms will be spacious w/great storage.

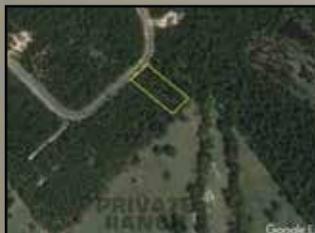
241 Ridgese, Lake Conroe Village in Montgomery. ML# 28576388. \$124,900



Located in a quiet subdivision in Montgomery that is minutes from Lake Conroe, restaurants, shopping, schools and golf courses! This 3-bedroom, 2-bathroom bungalow offers an eye-catching exterior with a generous front porch that will welcome relaxation! The floor plan offers a spacious living room that flows into the dining room and overlooks the kitchen that will boast rich wood cabinets, granite counter tops, breakfast bar that will be great for entertaining and a stunning back splash.

The master bedroom will provide a private door leading to backyard, an awesome shower and great storage. The two secondary rooms will be spacious w/great storage.

245 Ridgese, Lake Conroe Village in Montgomery. ML# 50148568. \$114,900



2,006 acres! Quiet subdivision with light deed restrictions surrounded by very well-kept homes! Located in Texas Grand Ranch where you can escape from the hustle and bustle of the city. Only 10 minutes from I-45. This lot is wooded and has both soft and hardwood trees. Great lot to build your dream home!

Lot 60 Stagecoach Circle, Texas Grand Ranch in Huntsville. ML# 34631397. \$89,900

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