



THREE LAKES
RANCH

<u>SIZE</u>	<u>1,218.59 ACRES – 182 lots</u>
<u>PARCEL SIZE</u>	<u>1.5 to 20 + ACRE TRACTS</u>
<u>PROPERTY USE</u>	<u>SINGLE FAMILY RESIDENTIAL</u>
<u>BUILDING RESTRICTIONS</u>	<u>1,200 SQ. FT. MINIMUM</u> <u>NO MOBILE HOMES</u>
<u>SCHOOLS</u>	<u>CENTERVILLE ISD 903-536-7104</u>
<u>TAXES- (qualifies for Ag Exempt Taxes)</u>	<u>1.75 PER HUNDRED – LEON COUNTY</u>
<u>PROPERTY ASSOCIATION DUES</u>	<u>\$600 PER YEAR</u>
<u>FIRE</u>	<u>CENTERVILLE VOLUNTEER FIRE DEPARTMENT</u>
<u>POLICE</u>	<u>LEON COUNTY SHERIFF’S DEPT. 903-536-2749</u>
<u>ELECTRIC</u>	<u>HOUSTON COUNTY ELECTRIC 800-657-2445</u>
<u>PROPANE</u>	<u>LEON GAS COMPANY 936-396-3921</u>
<u>SEWER</u>	<u>COUNTY APPROVED SEPTIC</u>
<u>ROADS</u>	<u>OIL-SAND / TX. DOT</u>
<u>WATER</u>	<u>SOUTHEAST WATER SUPPLY 903-536-7514</u>
<u>INTERNET-FIBER</u>	<u>WINDSTREAM - www.windstream.com/products/tx/centerville</u>
<u>SHOPPING</u>	<u>CENTERVILLE – 7 MILES</u>