

### Property Details

Assessor's Parcel Number:	3452-310-001-004-00	APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #, etc.
Property Address:	201 Brough Rd, Huntington, TX 75949, USA	#, street name, city, state, zip (Use Assessor data if available - then Google)
County, State:	Angelina County, TX	County and State property is located in
Subdivision:	CARLA SUB	Is the property in a subdivision? Yes/No/Unknown
Lot Number:	4	What is the lot number (If applicable)
Legal Description:	3452 CARLA SUBD BLK 1 LOT 4 S# 2659505426 HUD# TXS0561715;TITLE # 797175, MH SERIAL # 2659505426 LABEL # TXS0561715, ACRES 0.5000	Listed on Tax Record
TRS:	N/A	Township, Range & Section (If applicable)
Parcel Size:	0.50 acres	What is the acre size? Listed on Tax Record
Terrain Type:	Wooded	What is the land like? (desert, plain, wooded, flat, slope, hill, mountain, etc.)
Lot Dimensions:	182.47 feet North 133.66 feet West 182.46 feet South 136.76 feet East	Lot Dems, approximate in feet (N, E, S, W or Front, Sides, Rear from road) Please specify depending on shape of property. Use GIS / MapRight measure tool
Elevation:	72.0 m or 236.2 feet	What is the elevation of the property, in feet?
Flood Zone / Wetlands:	No	Is the property in a flood zone or wetlands? Yes, No, Unknown Fema FZ area
Notes:	<b>See deed attached for complete legal description.</b>	Anything you think is important to note?

### Property Location / Access

Google Map Link:	<a href="https://goo.gl/maps/hRPdYWBtP8mU6LdQ7">https://goo.gl/maps/hRPdYWBtP8mU6LdQ7</a>	Link to property from google maps
GPS Coordinates (Center):	31.369948, -94.524414	Coordinates for this property
GPS Coordinates (4 corners):	31.370023, -94.524777 NW 31.370215, -94.524239 NE 31.369869, -94.524067 SE 31.369686, -94.524616 SW	Coordinates from all 4 corners of this property (if more than 4 corners, list main points, no curves)
City or County Limits:	County	Is the property within the city or county limits? Use Google / MapRight
School District:	Huntington Independent School District	What school district is the property located in?
Access To Property:	Yes, Brough Rd	Is there direct road access to property, if so what roads/streets?
Road Type:	Gravel Road	What are the roads like? (dirt, gravel, paved) Use GIS / Google Maps / Street View
Who Maintains Roads:	County	City, County, Private, HOA or Not Maintained?
Closest Highways:	TX-103 / US-59	Use google map
Closest Major City:	Beaumont, Texas (1 hr 51 min, 105 miles)	Use google map to get mileage/locations
Closest Small Town:	Alco, Texas 75949 (4 min, 3.3 miles)	Use google map to get mileage/locations
Closest Gas Station:	Chevron, 3122 Atkinson Dr, Lufkin, TX 75901 (10 min, 10.0 miles)	Use google map to get mileage/locations
Nearby Attractions:	Texas Forestry Museum, 1905 Atkinson Dr, Lufkin, TX 75901 (12 min, 11.3 miles) Kit McConnico Park, Kit McConnico Dr, Lufkin, TX 75901 (14 min, 11.7 miles) Parks & Wildlife Department Field Office, 1805 E Lufkin Ave, Lufkin, TX 75901 (14 min, 11.8 miles)	Use Google Map to get mileage/locations (State parks, lakes, rivers, beaches, mountains, adventures, museums, theme parks, etc.)
Notes:	<b>GIS seems slightly off which may cause inaccuracies with GPS coordinates.</b>	Anything you think is important to note?
Property Tax Information		

Assessed Taxable Value:	\$26,810.00	Per Assessors' Website
Assessed Actual Value:	\$26,810.00	Per Assessors' Website (if different from assessed) or N/A
Back Taxes Owed? If so amount owed:	<b>Yes, \$715.81</b>	Yes/No & Amount if applicable Confirm with tax office via phone
Tax Liens? If so amount owed:	No	Yes/No & Amount if applicable Confirm with tax office via phone
Annual Property Taxes:	\$493.00	Yearly amount per county website
Notes:	<b>Taxes due for 2021.</b>	Anything you think is important to note?
<b>Zoning &amp; Restriction Information</b>		
Zoning / Property Use Code:	Per County, No Zoning	What is the property zoned for per County   CC&R's   HOA?
What can be built on the property?	Per county, there are no such restrictions.	Per County   CC&R's   HOA? Attach documents if available.
Time limit to build?	Per county, there are no such restrictions.	Find out time lines for building per County   CC&R's   HOA
Is camping allowed?	Per county, there are no such restrictions.	Is camping allowed per Zoning   CC&R's   HOA? Yes/No/Unknown
Camping restrictions if any:	N/A	Details on camping if allowed or N/A
Are RV's allowed?	Per county, there are no such restrictions.	Are RV's allowed per Zoning   CC&R's   HOA? Yes/No/Unknown
RV restrictions if any:	N/A	Details on RV's if allowed or N/A

Are mobile homes allowed?	Per county, there are no such restrictions.	Are mobile homes allowed per Zoning   CC&R's   HOA? Yes/No/Unknown
Mobile home restrictions if any:	N/A	Details on mobile homes if allowed or N/A
Are tiny homes allowed?	Per county, there are no such restrictions.	Are tiny homes allowed per Zoning   CC&R's   HOA? Yes/No/Unknown
Tiny home restrictions if any:	N/A	Details on tiny homes if allowed or N/A
Are short term vacation rentals allowed?	Per county, there are no such restrictions.	Are vacation rentals allowed per Zoning   CC&R's   HOA? Yes/No/Unknown
Vacation rental restrictions if any:	N/A	Details on rentals if allowed or N/A
Is property part of an HOA or POA?	County does not have information about this and nothing found online. Better to confirm with the owner.	Is the land part of an existing association? Yes/No/Unknown
HOA or POA dues, if any:	N/A	What are the dues / back dues owed, if any? Unknown / N/A
Subdivision CC&R Availability:	Unable to locate, if any.	Copy of CC&R's (If available at no charge) Attach documents if available.
CC&R Information:	N/A	Reception / Book / Page #'s or Unknown / N/A
Deed Availability:	Deed is attached.	Copy of current deed (If available at no charge) Attach documents if available.
Deed Information:	Vol/Page: 1102/772	Reception / Book / Page #'s or Unknown / N/A

Notes:	<b>This parcel is OUTSIDE the city limits and county has no zoning. Unable to locate subdivision CC&amp;R's, if any.</b>	Anything you think is important to note?
Utility Information		
Water?	Water is available. Contact Four Way Special Utility District (936) 422-4188	What does the property call for - City or Well? Confirm with County / City / HOA
Sewer / Septic?	Would have to install a septic.	What does the property call for - Sewer or Septic? Confirm with County / City / HOA
Electric?	Would have to contact Oncor Electric Delivery +18883136862, Sam Houston Electric Co-Op Inc +14092838251, Etc.	Is there service available in the area? List contact info. Confirm with County / City / HOA
Gas?	Would have to contact Ferrellgas +19366347613, Lyons LP Gas Inc +19366371454, Etc.	Is there service available in the area? List contact info. Confirm with County / City / HOA
Waste?	Would have to contact Angelina County Waste Management Center +19366327168, My Trash Service LLC +19368762200, Campbell Sanitation +19362197880, Etc.	Is there service available in the area? List contact info. Confirm with County / City / HOA
Notes:	<b>Per water company, water is available, but septic would be required.</b>	Anything you think is important to note?
County Contact Information		
County Website:	<a href="https://www.angelinacounty.net/">https://www.angelinacounty.net/</a>	Website Link
Assessor Website:	<a href="https://www.angelinacounty.net/tax/">https://www.angelinacounty.net/tax/</a>	Website Link
Treasurer Website:	<a href="https://www.angelinacounty.net/treasurer/">https://www.angelinacounty.net/treasurer/</a>	Website Link
Recorder Website:	<a href="https://www.angelinacounty.net/cc/">https://www.angelinacounty.net/cc/</a>	Website Link
GIS Website:	<a href="https://propaccess.trueautomation.com/mapSearch/?cid=71&amp;p=40167">https://propaccess.trueautomation.com/mapSearch/?cid=71&amp;p=40167</a>	Website Link

Zoning Link:	N/A	From County Website
Phone number for Planning Dept:	N/A	Phone number per website (zoning/building/planning)
Phone number for Recorder:	(936) 634-8339	Phone number per website
Phone number for Treasurer:	(936) 634-7312	Phone number per website
Phone number for Assessor:	(936) 634-8376	Phone number per website
City Website:	N/A	Website (if within city limits or N/A)
Phone number for City:	N/A	Phone number per website (if within city limits or N/A)
Notes:	N/A	Anything you think is important to note?