



Property Details

Owner Name(s):	HARRIS HERBERT
Assessor's Parcel Number:	77835
Property Address:	Forester, Livingston, TX 77351
County, State:	Polk County, TEXAS
Subdivision:	LAKE LIVINGSTON VILLAGE SECTION 6
Lot Number:	17
Legal Description:	LAKE LIVINGSTON VILLAGE SECTION 6 LOT 17
TRS:	N/A
Parcel Size:	0.1837 acres
Terrain Type:	Wooded
Elevation:	42.0 m or 137.8 feet
Flood Zone / Wetlands:	No
Notes:	N/A

Property Location / Access

Google Map Link:	https://goo.gl/maps/PKaqFCcoaaj1MU36
GPS Coordinates (Center):	30.7292, -95.0501
GPS Coordinates (4 corners):	30.7295, -95.0503 - NW 30.7295, -95.0501 - NE 30.7291, -95.0500 - SE 30.7290, -95.0500 - S 30.7290, -95.0501 - S2 30.7290, -95.0502 - SW
Access To Property:	Forester
Road Type:	Paved
Who Maintains Roads:	County
Closest Highways:	US-190
Closest Major City:	Houston, TX 77004 (1 hr 28 min (80.5 miles))
Closest Small Town:	Livingston, TX 77351 (16 min (10.2 miles))
Closest Gas Station:	Shell, 5701 U.S. Highway, 190 FM 2457, Livingston, TX 77351 (9 min (4.9 miles))
Nearby Attractions:	Lake Livingston State Park, 300 State Park Rd 65, Livingston, TX 77351 (16 min (8.9 miles)) Livingston Parks & Recreation, 925 US-59 Loop N, Livingston, TX 77351 (19 min (12.7 miles)) Joe Pedigo Park, 925 US-59, Livingston, TX 77351 (20 min (13.0 miles))
Notes:	N/A

Property Tax Information

Assessed Taxable Value:	\$8,000.00
Actual Property Value:	\$8,000.00
Back Taxes Owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$104.97
Notes:	N/A
Zoning & Restriction Information	
Zoning / Property Use Code:	No Zoning Per CC&Rs, Residential
What can be built on the property?	There are no restrictions from county.
Time limit to build?	There are no restrictions from county.
Is camping allowed?	There are no restrictions from county. Per CC&Rs, Approval from "Architectural Control" will be required.
Camping restrictions if any:	Tents can be used for temporary camping only and cannot be left set up on the lot unattended for more than 24 hours at any one time.
Are RV's allowed?	There are no restrictions from county. Per CC&Rs, Approval from "Architectural Control" will be required.
RV restrictions if any:	See CC&R's; pages 2 & 3
Are mobile homes allowed?	There are no restrictions from county. Per CC&Rs, Approval from "Architectural Control" will be required.
Mobile home restrictions if any:	See CC&R's; pages 2 & 3
Is property part of an HOA or POA?	Found website online. We could not make contact with them to confirm association. Website: http://lakelivingstonvillagepoa.com/ - (936) 566-4272
HOA or POA dues, if any:	Unable to make contact to confirm dues amount.
Subdivision CC&R Availability:	CC&Rs are attached
Deed Availability:	There is \$1 per page to get a copy of the Deed.
Deed Information:	Instrument# 1918640
Notes:	This parcel is "outside" the city limits and county has no zoning. Must review the CC&Rs for additional details and before building anything.
Utility Information	
Water?	Would have to contact Aqua Texas (877) 987-2782
Sewer / Septic?	Would have to contact Aqua Texas (877) 987-2782
Electric?	Would have to contact Sam Houston Electric Co-Op Inc (+19363275711)
Gas?	Would have to contact Lake Livingston RV Park Propane (+12818520882) or CWS Propane (+19366463680)
Waste?	Would have to contact Pro Star Waste LLC (+19363654210), Livingston Trash Drop, Polk County Citizens Collection Station, Etc.
Notes:	Could not make contact with Aqua Texas (877) 987-2782 to confirm if they service water / sewer. However, it appears to be available per HOA website. Power poles visible on street.
County Contact Information	
County Website:	https://www.co.polk.tx.us

Assessor Website:	https://www.co.polk.tx.us/page/polk.County.Assessor.Collector
Treasurer Website:	https://www.co.polk.tx.us/page/polk.County.Treasurer
Recorder Website:	https://www.co.polk.tx.us/page/polk.County.Clerk
GIS Website:	https://propaccess.trueautomation.com/mapSearch/?cid=93
Zoning Link:	N/A
Phone number for Planning Dept:	N/A
Phone number for Recorder:	(936) 327-6805 o4
Phone number for Treasurer:	(936) 327-6816
Phone number for Assessor:	(936) 327-6801
Notes:	N/A