



PHASE 1 & 2

<u>SIZE</u>	<u>967.23 ACRES</u>
<u>PARCEL SIZE</u>	<u>10.01-25.06 ACRE TRACTS</u>
<u>PROPERTY USE</u>	<u>SINGLE FAMILY RESIDENTIAL</u>
<u>BUILDING RESTRICTIONS</u>	<u>1000 SQ. FT. MINIMUM</u>
	<u>NO MOBILE OR MODULAR HOMES</u>
<u>SCHOOLS</u>	<u>GUSTINE ISD 325-667-7981</u>
<u>TAXES-COMANCHE</u>	<u>1.715 PER HUNDRED (qualifies for Ag. Exempt taxes)</u>
<u>PROPERTY ASSOCIATION DUES</u>	<u>EACH TRACT THAT ABUTS AN INTERIOR ROAD LOCATED</u>
	<u>WITHIN THE SUBDIVISION SHALL BE (\$325.00) PER YEAR</u>
	<u>EACH TRACT THAT ABUTS FM 1702 OR COUNTY ROAD 266</u>
	<u>SHALL BE (\$225.00).</u>
<u>HOSPITALS</u>	<u>HAMILTON GENERAL HOSPITAL 254-386-1700- 19.3 MILES</u>
	<u>COMANCHE COUNTY MEDICAL CENTER 254-879-4900- 27.2 MILES</u>
<u>FIRE</u>	<u>ENERGY VOLUNTEER FIRE DEPARTMENT 325-885-2475</u>
	<u>COMANCHE FIRE DEPARTMENT 325-356-2222</u>
	<u>GUSTINE VOLUNTEER FIRE DEPARTMENT 254-445-4661</u>
<u>POLICE</u>	<u>COMANCHE COUNTY SHERIFF 254-356-3074</u>
<u>ELECTRIC</u>	<u>COMANCHE ELECTRIC COOPERATIVE ASSOCIATION 800-915-2533</u>
<u>PROPANE</u>	<u>HILL GAS 800-852-4641</u>
<u>SEWER</u>	<u>COUNTY APPROVED SEPTIC SYSTEM</u>
<u>ROAD</u>	<u>COMANCHE COUNTY ROADS</u>
<u>SHOPPING</u>	<u>BROOKSHIRES BROTHERS HAMILTON, TX- 19.3 MILES</u>
	<u>BROOKSHIRES COMANCHE, TX- 20.4 MILES</u>
<u>OUTDOOR ACTIVITIES</u>	<u>PROCTOR LAKE- 24.5 MILES</u>
<u>WATER</u>	<u>INDIVIDUAL WELL</u>
<u>TRASH</u>	<u>HOWDY ENTERPRISE 877-894-6939</u>

