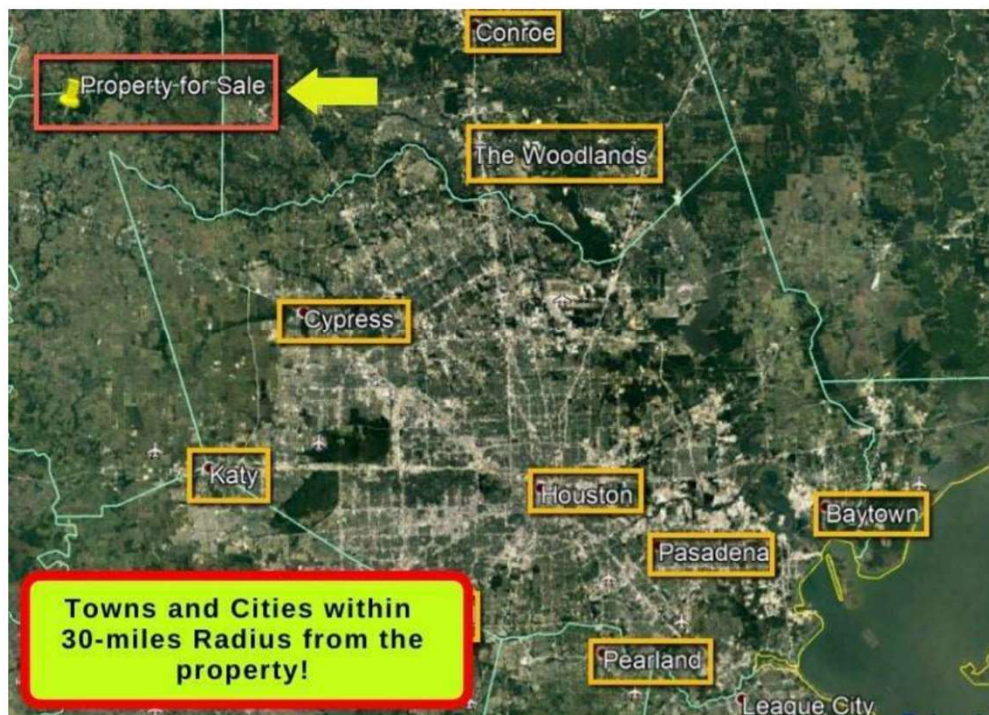


# DEERWOOD LAKES



Deerwood Lakes is a beautiful, gated, park like community. Amenities include 4 fishing lakes, community pool, 2200 sq.ft. Clubhouse, and tennis courts.

Far enough to feel like country, with just a short drive into town. NO MOBILE HOMES ALLOWED, no minerals, and buyer will need a survey.

Deed restrictions are available online. POA does not own or maintain the roads. Water and electric are in the area, no public sewer. This development is taking off and new homes are going up. Locate your spot in this up and coming neighborhood!

10 min to Hempstead \* 1 hr to Houston  
\* 20 min to Praire \* 30 min to Magnolia

## LOTS AVAILABLE

1) These two lots are adjacent, and seller prefers to sell together. Total 31,398 SF

Lot 1: \$15,900.00 16,187 SF <https://www.har.com/homedetail/29557-grey-wolf-dr-hempstead-tx-77445/7234925?cid=anap>

Lot 2: \$14,900.00 15,211 SF <https://www.har.com/homedetail/0-0-hempstead-tx-77445/15331412?cid=anap>

Follow this link to arrive to the lots: [https://www.google.com/maps/place//data=!4m2!3m1!1s0x8646c87c9e405adf1fc15f9c1c440?utm\\_source=mstt\\_1&entry=gps](https://www.google.com/maps/place//data=!4m2!3m1!1s0x8646c87c9e405adf1fc15f9c1c440?utm_source=mstt_1&entry=gps)

It will take you in front of the 29557 Grey wolf Dr . There is a small sign in the tree with the number 29557.

Buyer needs to get a new survey. Here are two companies that work in the area.

C&C Surveying, Inc. (281) 356-5772

Hawkland Surveying (713) 906- 9790

## DEED RESTRICTIONS AND PROPERTY OWNERS ASSOCIATION

Deerwood Lakes Association, Inc. <https://deerwoodlakesassociation.org/>

Deed Restrictions <https://deerwoodlakesassociation.org/home-owners-association/deed-restrictions/>

Email [it can take a few days to get an answer] [directors@deerwoodlakesassociation.org](mailto:directors@deerwoodlakesassociation.org)



<b>Property Zoning / Zonificación de propiedades</b>	Unknown		
<b>Terrain / Terreno</b>			
<b>Terrain Notes / Notas de terreno</b>			
<b>Land Clear / Tierra clara</b>			
<b>Property Use Code / Código de uso de propiedad</b>	No Z		
<b>Buildable / Edificable</b>	Yes	<b>Sewer or Septic / Alcantarillado o Séptico</b>	Septic System
<b>Build Type / Tipo de construcción</b>	Single-Family Dwelli	<b>Sewer Connected / Alcantarilla conectada</b>	Yes, Existing Septic
<b>Time Limit / Límite de tiempo</b>	n/a	<b>Sewer Comment / Comentario de alcantarilla</b>	Would need to install septic
<b>Build Type / Tipo de construcción</b>	Single-Family Dwelli		
<b>Time Limit / Límite de tiempo</b>	n/a		
<b>Camping Allowed / Camping permitido</b>	No		
<b>Camping Notes / Notas de camping</b>	Camping is not allowed		
<b>RV's Allowed / RV permitido</b>	No		
<b>RV Notes / Notas RV</b>	RVs are not allowed		
<b>Mobile Homes Allowed / Casas móviles permitidas</b>	No		
<b>Mobile Homes Notes / Notas de casas móviles</b>	Mobile homes are not allowed		