



# DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	L0400326900
Lot Count:	1
Account # or GEO #:	78475
Property Address:	WOOD FOREST LIVINGSTON, TX 77351
If No Address or 0 address: Closest Property with Numbered Address	118 Ramblewood, Livingston, TX 77351, USA
County:	Polk
State:	Texas
Lot Number:	637
Legal Description:	LAKE LIVINGSTON VILLAGE SECTION 14 LOT 637
Parcel Size:	0.07 acres
Subdivision:	LAKE LIVINGSTON VILLAGE
Approximate Dimensions:	36 feet x 95.4 feet
GPS Center Coordinates (Approximate):	30.713537, -95.067300
GPS Corner Coordinates (Approximate):	30.713596, -95.067425 30.713551, -95.067131 30.713457, -95.067149 30.713499, -95.067446
Google map link:	<a href="https://goo.gl/maps/UZEfLcPEyGfnKTMG7?coh=178572&amp;entry=tt">https://goo.gl/maps/UZEfLcPEyGfnKTMG7?coh=178572&amp;entry=tt</a>
Elevation:	157.5 feet
Market Value:	\$6,995.80
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	<a href="https://drive.google.com/file/d/1NpTFgOVt5_Z37xhjDpuMSJYGBdUiyhRb/view?usp=drive_link">https://drive.google.com/file/d/1NpTFgOVt5_Z37xhjDpuMSJYGBdUiyhRb/view?usp=drive_link</a>
If others, please specify:	
Is there a Structure (Yes or No (If Yes: Explain)	N/A
Property miscellaneous images	
YouTube Link:	

ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Houston, TX - 1 hr 22 min (81.1 miles)
Closest small town:	Livingston Texas 77351 - 24 min (11.1 miles)
Nearby attractions:	Lake Livingston State Park - 21 min (9.8 miles) Joe Pegido Park -28 min (13.9 miles) Polk County Memorial Museum - 25 min (10.9 miles) Onalaska City Park - 25 min (13.5 miles) Tiger RV - 41 min (28.8 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	<a href="#">Link</a>
Assessor Contact	(936)-327-6801
Treasurer Website	<a href="#">Link</a>
Treasurer Contact	936-327-6816
Recorder/Clerk Website	<a href="#">Link</a>
Recorder/Clerk Contact	(936) 327-6805
Zoning or Planning Department Website	<a href="#">Link</a>
Zoning or Planning Department Contact	(936) 327-6820
County Environmental Health Department Website	<a href="#">Link</a>
County Environmental Health Department Contact	(936)-327-6826 Ext 2
GIS Website	<a href="#">Link</a>
CAD Website	<a href="#">Link</a>
Electricity Company Name & Phone Number	
Water Company Name & Phone Number	
Sewer Company Name & Phone Number	
Gas Company Name & Phone Number	Would have to contact Vickery Propane LLC at +19363274328 or Livingston Propane at +19369674237
Waste Company Name & Phone Number	Would have to contact Piney Woods Sanitation at 800-324-2092, Livingston Trash Drop
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Residential

<b>Terrain type?</b> (Is it flat /slope/etc)	Flat
<b>Property use code?</b>	Residential
<b>Is the land cleared?</b> (Yes/No)	Yes
<b>Is the property buildable?</b> (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes
<b>What can be built on the property?</b> (Different types of homes that we can build on the lots.)	Single-family dwelling
<b>Can we camp on the property?</b> (If we buy this property can the owner camp there?) Yes/No	Yes
<b>Notes on Camping</b> (please take note of the allowed time for camping or whatever the county has to say)	Yes
<b>Are RVs allowed on the property?</b> (Please ask if there are any restrictions.) Yes/ No	Camping is allowed
<b>Note's on RV's</b> (jot down notes about whatever the county has to say)	yes
<b>Are Mobile homes allowed on the property?</b> (Please ask if there are restrictions.) Yes/No	RV is allowed on the property. you can live in it as long as it is approved by the Association
<b>Notes on mobile homes</b> (jot down notes about whatever the county has to say)	Yes
<b>Are tiny houses or small cabins allowed on the property?</b> Yes/ No (Please ask if there are restrictions.) Yes/No	Mobile home is allowed
<b>Is there a total size restriction for any structures on the lot?</b> Yes/ No (Please jot down the notes from the county)	None
<b>Are there any building height restrictions?</b> (Yes/ No) How many ft... please take down notes from the county	35ft
<b>What are the setbacks of the lot?</b>	None
<b>What is the minimum lot size to build on the property?</b>	None
<b>Is there any time limit to build?</b>	1 year
<b>Is there a County or City Impact fee required to build and if so how much does this cost?</b>	Will be part of HOA fees
<b>Is the property in a flood zone and if so what needs to be done to the lot to build?</b>	Not in the flood zone area
<b>Any other restrictions?</b>	<a href="https://img1.wsimg.com/blobby/go/f948c1f2-0590-4b59-aaf3-30655d4e2c10/downloads/Declaration%20-%20Section%2014.pdf?ver=1684161657318">https://img1.wsimg.com/blobby/go/f948c1f2-0590-4b59-aaf3-30655d4e2c10/downloads/Declaration%20-%20Section%2014.pdf?ver=1684161657318</a>

Is the property in a flood zone? (if yes add a link to FEMA Website)	Zone X
<a href="#">Link to FEMA website</a>	Link the document here
Is property wetland?	Partially in wetlands
<a href="#">Link to Wetland website</a>	Link the document here
County Operator Details who Confirmed the Information:	
<b>UTILITIES DATA</b>	
QUESTION/S	DATA
Is the property located inside or outside the city limit?  <b>Notes:</b> <b>If Inside City:</b> It means water and sewer are provided by the city ( <b>You need to confirm it</b> ) <b>IF Outside City:</b> It is considered under County, which means water can be built through a deep well ( <b>You need to confirm it</b> )	County
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Not connected but available
If YES... (Put the company name and the phone number of the provider)	Aqua America  <a href="https://www.aquawater.com">https://www.aquawater.com</a> 877-987-2782
If it's in the area (Put the street name where the main water line is located.)	Wood FRST
If NO: (Ask if we do we have to dig a well, or, if is there any utility company that provides water in the area where the property is located.)	N/A
<b>How much will it cost (setup cost) to have a water connection?</b>	Buyer needs to gather information
Does the property currently have a Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Sewer
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county/city or private company?)	Private company
Please ask for the details of the Company Name & the Contact information ....(Call and Confirm if it's the right company)	Aqua America  <a href="https://www.aquawater.com">https://www.aquawater.com</a> 877-987-2782

<b>If NO:</b> Do we need to install a septic? (YES/NO) or a septic system is already installed on the property?	N/A
<b>If the septic system has to be installed,</b> (Ask if we need to percolate the soil?)	N/A
<b>How much will it cost (setup cost) to have a sewer connection or septic installed?</b>	Buyer needs to gather information
<b>Does the property currently have electricity connected?</b> (Yes, No, or Do Not Know)	Not connected but available in the area
<b>What is the electric company name</b> (Confirm If there is an Electric company Service in the area - Select either City, Community, None, etc.)	Sam Houston Electric Co-Op (SHECO)  <a href="https://www.samhouston.net">https://www.samhouston.net</a> 800-458-0381
<b>How much will it cost (setup cost) to have a power connection?</b>	Buyer needs to gather information
<b>What type of gas does this area service?</b> (Propane gas/Natural gas/ tank gas/etc)	Propane gas
<b>For waste... Will the county or city pick up the trash?</b>	Piney Woods Sanitation  <a href="https://www.pineywoodssanitation.com">https://www.pineywoodssanitation.com</a> 800-324-2092
<b>If YES...</b> Get the details of the company name and contact information of that service in the area...	Piney Woods Sanitation
<b>NOTE: If NO,</b> (Ask if it's the responsibility of the property owner.)	<a href="https://www.pineywoodssanitation.com">https://www.pineywoodssanitation.com</a> 800-324-2092
<b>County Operator who Confirmed the Information:</b>	
<b>GENERAL DD NOTES FROM LM TEAM:</b>	

### DISCLAIMER

The buyer is responsible for verifying all information with the County as to what can and can't be done with the property. The buyer will need to work with the County to obtain the proper permits if needed. The buyer will also need to confirm the availability of any utilities needed or serviced on the property. The seller makes no warranties or representations about the land, its condition, or what can be built on the property.