



DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	04002-15018 & 04002-15019
Lot Count:	2
Account # or GEO #:	17861 & 17857
Property Address:	Holly Ln, Trinity, TX 75862
If No Address or 0 address: Closest Property with Numbered Address	337 HOLLY LN, TRINITY, TX, 75862
County:	TRINITY
State:	TEXAS
Lot Number:	BLOCK 15 LOT 18 & 19
Legal Description:	GLEN HAVEN ESTATES SECTION 2, BLOCK 15 LOT 19 & 18
Parcel Size:	0.45 ACRES
Subdivision:	GLEN HAVEN ESTATES
Approximate Dimensions:	51 feet x 44 feet x 72 feet x 118 feet x 162 feet x 157 feet
GPS Center Coordinates (Approximate):	30.940893, -95.271299
GPS Corner Coordinates (Approximate):	30.941096, -95.271462 30.941101, -95.271077 30.940653, -95.271112 30.940744, -95.271593
Google map link:	https://goo.gl/maps/WAJE8XpJVBshnH2v9
Elevation:	159.9 feet & 151.8 feet
Market Value:	\$14,395.20
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	https://drive.google.com/file/d/16Ec0C6EMMQQA2GpjEm0aT-c9zyBBaFEc/view?usp=drive_link
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 40 min (96.1 miles)
Closest small town:	Mill Town, Texas - 12 min (7.9 miles)
Nearby attractions:	Onalaska City Park - 30 min (26.3 miles) Eastham Thomason Park - 32 min (28.2 miles) Texas Prison Museum - 33 min (29.3 miles) Joe Pedigo Park - 49 min (41.6 miles) Polk County Memorial Museum - 50 min (41.3 miles)

COUNTY DATA

QUESTION/S	DATA
Assessor Website	Link
Assessor Contact	(936)-642-1637
Treasurer Website	Link
Treasurer Contact	(936)-642-1443
Recorder/Clerk Website	Link
Recorder/Clerk Contact	(936)-642-1208
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	(936)-642-1746
County Environmental Health Department Website	Link
County Environmental Health Department Contact	(936)-642-1746
GIS Website	Link
CAD Website	Link
Electricity Company Name & Phone Number	
Water Company Name & Phone Number	
Sewer Company Name & Phone Number	
Gas Company Name & Phone Number	
Waste Company Name & Phone Number	

ZONING DATA

QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Residential
Terrain type? (Is it flat /slope/etc)	Flat
Property use code?	Residential
Is the land cleared? (Yes/No)	Not cleared

Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	yes
What can be built on the property? (Different types of homes that we can build on the lots.)	Single family dwelling
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	No
Notes on Camping (please take note of the allowed time for camping or whatever the county has to say)	No house trailer, tent, shack, barn or other out-building or structure shall be permitted or moved on any residential lot and shall be used as a temporary or permanent in this subdivision
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	No
Note's on RV's (jot down notes whatever the county has to say)	Can only park an RV but on live in it
Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No	No
Notes on mobile homes (jot down notes whatever the county has to say)	Mobile home is not allowed
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No	Yes
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	None
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	35ft
What are the setbacks of the lot?	10ft back from the street in all cases except corner lots 10ft from the site 5ft from interior lot side
What is the minimum lot size to build on the property?	600 sqft
Is there any time limit to build?	1 year
Is there a County or City Impact fee required to build and if so how much does this cost?	None
Is the property in a flood zone and if so what needs to be done to the lot in order to build?	Not in the floodzone area
Any other restrictions?	https://glenhavenestates.com/wp-content/uploads/2021/11/glen-haven-estates-deed-restrictions-sections-i-and-ii-1.pdf
Is property in a Floodzone? (if yes add link to FEMA	Zone X

Website)	
Link to FEMA website	See pictures below
Is property wetland?	Not on wetlands
Link to Wetland website	See pictures below
County Operator Details who Confirmed the Information:	
UTILITIES DATA	
QUESTION/S	DATA
Is the property located inside or outside city limit? Notes: If Inside City: It means water and sewer is provided by the city (You need to confirm it) IF Outside City: It considered under County, means water can be built through deep well (You need to confirm it)	County
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Not yet connected but available in the area
If YES... (Put the company name and the phone number of the provider)	Glendale Water Supply Co - +19365949417
If it's in the area (Put the street name where the main water line is located.)	Cannot determine where the main waterline is located
If NO: (Ask if we do we have to dig a well, or, is there any utility company who provides water in the area where the property is located.)	N/A
How much will it cost (setup cost) to have water connection?	Would need a site visit since they cant search up the main waterline
Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Septic is needed
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	Private company
Please ask the details of the Company Name & the Contact information (Call and Confirm if it's the right company)	CJB Septic LLC - +19362229303
If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	Would need to install septic system
If the septic system has to be installed, (Ask if do we need to percolate the soil?)	N/A

How much will it cost (setup cost) to have sewer connection or septic installed?	Buyer needs to gather information
Does the property currently have electricity connected? (Yes, No or Do Not Know)	Not yet connected but available in the area
What is the electric company name (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)	Houston County Electric Co-Op - +18006572445
How much will it cost (setup cost) to have power connection?	On the process
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Propane gas
For waste.... Will the county or city pick up the trash?	Private company
If YES... Get the details of the company name and contact information that service in the area... NOTE: If NO, (Ask if it's responsibility of the property owner.)	Community Sanitation Services Inc - +19365943037
County Operator who Confirmed the Information:	
GENERAL DD NOTES FROM LM TEAM:	
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.	