



DISCOUNTLANDMARKET

| LAND DATA | |
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| QUESTION/S | DATA |
| APN / Parcel #: | 35344 |
| Lot Count: | 1 |
| Account # or GEO #: | 35344 |
| Property Address: | ADVENTURE TRAIL TRINITY, TX 75862 |
| If No Address or 0 address: Closest Property with Numbered Address | 491 ADVENTURE TRL, TRINITY, TX, 75862 |
| County: | TRINITY |
| State: | TEXAS |
| Lot Number: | LOT 95 |
| Legal Description: | PORT ADVENTURE SECTION 7, LOT 95 |
| Parcel Size: | 0.09 |
| Subdivision: | PORT ADVENTURE SECTION 7 |
| Approximate Dimensions: | 41 feet x 96 feet |
| GPS Center Coordinates (Approximate): | 30.905615, -95.227369 |
| GPS Corner Coordinates (Approximate): | 30.905632, -95.227535 30.905706, -95.227242 30.905600, -95.227206 30.905526, -95.227500 |
| Google map link: | https://goo.gl/maps/D8qHcC4g74kFubpP9 |
| Elevation: | 174 ft |
| Market Value: | \$7,995.20 |
| Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other) | https://drive.google.com/file/d/1_9LI8ZxFfC9OENn00aAo-8b4kPaFnQVv/view?usp=drive_link |
| If others, please specify: | |
| Is there a Structure (Yes or No (If Yes: Explain) | No |
| Property miscellaneous images | |
| YouTube Link: | |

| ADDITIONAL LAND INFO | |
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| QUESTION/S | DATA |
| Closest major city: | Houston, TX - 1 hr 36 min (97.0 miles) |
| Closest small town: | Trinity, Texas 75862 - 15 min (10.6 miles) |
| Nearby attractions: | Onalaska City Park - 13 min (9.4 miles) Polk County Memorial Museum - 32 min (24.4 miles) Joe Pedigo Park - 36 min (27.4 miles) Lake Livingston State Park - 37 min (28.4 miles) Eastham Thomason Park - 37 min (30.5 miles) |
| COUNTY DATA | |
| QUESTION/S | DATA |
| Assessor Website | Link |
| Assessor Contact | (936)-594-3426 |
| 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 | |
| TAX DATA | |
| QUESTION/S | DATA |

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| Are the taxes of this property current or delinquent? (If Current, then means no back taxes), (If Delinquent, just put delinquent and ask the next question below.) | Current |
| Are there any back taxes for this property? If yes, how much is the amount owed? (From what year to what year) | No back taxes |
| How much is the annual property tax? (Current Year if available, if not get the previous year) | \$12.12 (2022) |
| Are there any tax liens for this property? If yes, how much is the amount owed?(From what year to what year? Note: Most of the time the county does not have access to this data because they don't know if there are any mortgages or any kinds of liens. | None |
| Is property part of an HOA (Home Owners Association) or any communities? (Yes/No) | Yes |
| How much is the annual HOA due? | \$90 per year |
| Are there any HOA dues? If yes, how much is the total amount owed? | None |
| County Operator Details who Confirmed the Information: | https://esearch.trinitycad.net/Property/View/35344 |
| ZONING DATA | |
| QUESTION/S | DATA |
| What is the zoning of the property? (Residential/Commercial/Agricultural/etc) | Residential |
| Terrain type? (Is it flat /slope/etc) | Level |
| 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 Tent Mobile home |
| Can we camp on the property? (If we buy this | Yes |

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| property can the owner camp there?) Yes/No | |
| Notes on Camping (please take note of the allowed time for camping or whatever the county has to say) | camping is allowed |
| 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 but not live in it |
| Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No | Yes |
| Notes on mobile homes (jot down notes whatever the county has to say) | Mobile home is 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? | No setback requirements |
| What is the minimum lot size to build on the property? | 800sqft |
| 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://portadventure.org/wp-content/uploads/PA_POA-SECTION7-RESTRICTIONS-2011.pdf |
| Is property in a Floodzone? (if yes add link to FEMA Website) | Zone X |
| Link to FEMA website | Check pictures below |
| Is property wetland? | Not on wetlands |

| Link to Wetland website | Check pictures below |
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| 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) | Aqua Texas Inc: +19365946978 |
| If it's in the area (Put the street name where the main water line is located.) | ADVENTURE TRAIL |
| 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? | Buyer needs to gather information |
| Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None) | Sewer is available |
| 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) | Aqua Texas Inc: +19365946978 |
| If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property? | N/A |
| If the septic system has to be installed, (Ask if do we need to percolate the soil?) | N/A |

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| 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.) | Sam Houston Electric Co-Op Inc: +19363275711 |
| 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 (optional) |
| 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.) | Onalaska Collection Station |
| County Operator who Confirmed the Information: | |
| GENERAL DD NOTES FROM LM TEAM: | |
| DISCLAIMER | |
| <p>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.</p> | |