



# DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	17842
Lot Count:	1
Account # or GEO #:	17842
Property Address:	Huckleberry Dr, Trinity, TX 75862
If No Address or 0 address: Closest Property with Numbered Address	264 Huckleberry Dr, Trinity, TX 75862
County:	Trinity
State:	Texas
Lot Number:	LOT 15
Legal Description:	GLEN HAVEN ESTATES SECTION 2, BLOCK 11 LOT 15
Parcel Size:	0.20 acres
Subdivision:	GLEN HAVEN ESTATES SECTION 2
Approximate Dimensions:	94.56 ft by 120.54 ft by 11.55 ft by 29.15 ft by 37.45 ft by 22.48 ft by 42.93 ft by 71.22 ft
GPS Center Coordinates (Approximate):	30.938772, -95.272339
GPS Corner Coordinates (Approximate):	30.938889, -95.272462 30.938855, -95.272164 30.938526, -95.272180 30.938593, -95.272274 30.938637, -95.272388 30.938696, -95.272407 30.938704, -95.272548
Google map link:	<a href="https://goo.gl/maps/CyukRRttCcipTm766">https://goo.gl/maps/CyukRRttCcipTm766</a>
Elevation:	143.4 feet
Market Value:	\$15,995.20
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	<a href="https://drive.google.com/file/d/1CYE5cVrmrPHOp7pvlGn5wcSK3e3MqZZM/view?usp=drive_link">https://drive.google.com/file/d/1CYE5cVrmrPHOp7pvlGn5wcSK3e3MqZZM/view?usp=drive_link</a>

If others, please specify:	None
Is there a Structure (Yes or No (If Yes: Explain)	None
Property miscellaneous images	
YouTube Link:	

**ADDITIONAL LAND INFO**

QUESTION/S	DATA
Closest major city:	Trinity, Texas - 11 min (8.2 miles)
Closest small town:	Kittrell, Texas - 20 min (16.1 miles)
Nearby attractions:	Flexi Belle Paddle Boat - 35 min (29.2 miles) Onalaska City Park - 31 min (26.6 miles) Joe Pedigo Park - 50 min (41.8 miles) Sam Houston National Forest - 32 min (26.0 miles) Love Lady Tx - 24 min (22.2 miles) Steamboat House - 36 min (29.4 miles) Eastham Thomason Park - 33 min (28.4 miles) Sam Houston Memorial Museum - 36 min (29.2 miles) Sam Houston Statue & Visitor Center - 37 min (32.3 miles) Duck Pond - 36 min (29.3 miles)

**COUNTY DATA**

QUESTION/S	DATA
Assessor Website	<a href="#">Link</a>
Assessor Contact	(936) 642-1502
Treasurer Website	<a href="#">Link</a>
Treasurer Contact	(936) 642-1637
Recorder/Clerk Website	<a href="#">Link</a>
Recorder/Clerk Contact	936-642-1208
Zoning or Planning Department Website	<a href="#">Link</a>
Zoning or Planning Department Contact	(936)-642-1746
County Environmental Health Department Website	<a href="#">Link</a>
County Environmental Health Department Contact	936-642-1746

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	
Waste Company Name & Phone Number	
TAX DATA	
QUESTION/S	DATA
<b>Are the taxes of this property current or delinquent?</b> (If Current, then means no back taxes), (If Delinquent, just put delinquent and ask the next question below.)	Current
<b>Are there any back taxes for this property?</b> If yes, how much is the amount owed? ( From what year to what year)	None.
<b>How much is the annual property tax?</b> (Current Year if available, if not, get the previous year)	\$48.83 (2022)
<b>Are there any tax liens for this property?</b> If yes, how much is the amount owed? ( From what year to what year?  <b>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 liens.</b>	N/A
<b>Is the property part of an HOA (Home Owners Association) or any community?</b> (Yes/No)	Yes, Glen Haven Estates
<b>How much is the annual HOA due?</b>	Yes,
<b>Are there any HOA dues?</b> If yes, how much is the total amount owed?	\$80/year
<b>County Operator Details who Confirmed the Information:</b>	<a href="#">Property Tax Information Online</a>
ZONING DATA	
QUESTION/S	DATA
<b>What is the zoning of the property?</b>	Residential

(Residential/Commercial/Agricultural/etc.)	
<b>Terrain type?</b> (Is it flat /slope/etc.)	Flat
<b>Property use code?</b>	Residential
<b>Is the land cleared?</b> (Yes/No)	Not cleared
<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	No
<b>Notes on Camping</b> (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
<b>Are RV's allowed on the property?</b> (Please ask if there are any restrictions.) Yes/ No	No
<b>Note's on RV's</b> (jot down notes whatever the county has to say)	Can only park an RV but on live in it
<b>Are Mobile homes allowed on the property?</b> (Please ask if there is restrictions.) Yes/No	No
<b>Notes on mobile homes</b> (jot down notes whatever the county has to say)	Mobile home is not allowed
<b>Are tiny houses or small cabins allowed in the property?</b> Yes/ No (Please ask if there is restrictions.) Yes/No	Yes
<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>	10ft back from the street in all cases except corner lots 10ft from the site 5ft from interior lot side
<b>What is the minimum lot size to build on the</b>	600 sqft

property?	
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?	<a href="https://glenhavenestates.com/wp-content/uploads/2021/11/glen-haven-estates-deed-restrictions-sections-i-and-ii-1.pdf">https://glenhavenestates.com/wp-content/uploads/2021/11/glen-haven-estates-deed-restrictions-sections-i-and-ii-1.pdf</a>
Is property in a Floodzone? (if yes add link to FEMA Website)	Zone X
<a href="#">Link to FEMA website</a>	See pictures below
Is property wetland?	Not on wetlands
<a href="#">Link to Wetland website</a>	See pictures below
County Operator Details who Confirmed the Information:	

#### UTILITIES DATA

QUESTION/S	DATA
<p><b>Is the property located inside or outside city limit?</b></p> <p><b>Notes:</b>  <b>If Inside City:</b> It means water and sewer is provided by the city <b>(You need to confirm it)</b>  <b>If Outside City:</b> It considered under County, means water can be built through deep well <b>(You need to confirm it)</b></p>	County
<b>Does the property have water connected?</b> (Yes, No, Waterline on the street/road or Do Not Know)	Not yet connected but available in the area
<b>If YES...</b> (Put the company name and the phone number of the provider)	Glendale Water Supply Co - +19365949417
<b>If it's in the area</b> (Put the street name where the main water line is located.)	Cannot determine where the main waterline is located
<b>If NO:</b> (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

<b>How much will it cost (setup cost) to have water connection?</b>	Would need a site visit since they cant search up the main waterline
<b>Does the property currently have Sewer or septic?</b> (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Septic is needed
<b>If YES</b> (confirm if it's a SEWER or SEPTIC: Is it provided by the county/city or private company?)	Private company
<b>Please ask the details of the Company Name &amp; the Contact information...</b> (Call and Confirm if it's the right company)	CJB Septic LLC - +19362229303
<b>If NO:</b> Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	Would need to install septic system
<b>If the septic system has to be installed,</b> (Ask if do we need to percolate the soil?)	N/A
<b>How much will it cost (setup cost) to have sewer connection or septic installed?</b>	Buyer needs to gahter information
<b>Does the property currently have electricity connected?</b> (Yes, No or Do Not Know)	Not yet connected but available in the area
<b>What is the electric company name</b> (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)	Houston County Electric Co-Op - +18006572445
<b>How much will it cost (setup cost) to have power connection?</b>	On the process
<b>What type of gas does this area service?</b> (Propane gas/Natural gas/ tank gas/etc)	Propane gas
<b>For waste...</b> <b>Will the county or city pick up the trash?</b>	Private company
<b>If YES...</b> Get the details of the company name and contact information that service in the area...  <b>NOTE: If NO,</b> (Ask if it's responsibility of the property owner.)	Community Sanitation Services Inc - +19365943037
<b>If YES...</b> Get the details of the company name and contact information that service in the area...  <b>NOTE: If NO,</b> (Ask if it's responsibility of the property owner.)	

<b>County Operator who Confirmed the Information:</b>	
<b>GENERAL DD NOTES FROM LM TEAM:</b>	
<b>DISCLAIMER</b>	
<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>	