



DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	19666
Lot Count:	1
Account # or GEO #:	19666
Property Address:	Sweetgum Dr, Trinity, TX 75862
If No Address or 0 address: Closest Property with Numbered Address	188 Sweetgum Dr, Trinity, TX 75862
County:	Trinity
State:	Texas
Lot Number:	Lot 01
Legal Description:	THE LANDING SECTION 4, BLOCK 7 LOT 01
Parcel Size:	0.31 acres
Subdivision:	THE LANDING SECTION 4
Approximate Dimensions:	81.42 ft by 119.82 ft by 113.75 ft by 129.30 ft
GPS Center Coordinates (Approximate):	30.947911, -95.265322
GPS Corner Coordinates (Approximate):	30.948098, -95.265227 30.947785, -95.265125 30.947693, -95.265471 30.948038, -95.265479
Google map link:	https://goo.gl/maps/eP3tj8MfRF6VUQLu5
Elevation:	173.9 feet
Market Value:	\$11,195.20
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	https://drive.google.com/file/d/1Dc819jhsQjwbDE5_pTEcFCJS5WuuFDoB/view?usp=drive_link
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 - 10 min (8.0 miles)
Closest small town:	Kittrell, Texas - 20 min (15.9 miles)
Nearby attractions:	Flexi Belle Paddle Boat - 33 min (29.0 miles) Onalaska City Park - 30 min (26.4 miles) Joe Pedigo Park - 48 min (41.7 miles) Sam Houston National Forest - 31 min (25.8 miles) Love lady Tx - 24 min (22.1 miles) Steamboat House - 34 min (29.2 miles) Eastham Thomason Park - 31 min (28.2 miles) Sam Houston Memorial Museum - 33 min (29.0 miles) Sam Houston Statue & Visitor Center - 35 min (32.1 miles) Duck Pond - 33 min (29.1 miles)

COUNTY DATA

QUESTION/S	DATA
Assessor Website	Link
Assessor Contact	(936) 642-1502
Treasurer Website	Link
Treasurer Contact	(936) 642-1637
Recorder/Clerk Website	Link
Recorder/Clerk Contact	936-642-1208
Zoning or Planning Department Website	
Zoning or Planning Department Contact	
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
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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
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)	Camping is not allowed in the community
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)	RV is not allowed for permanent living only for parking
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, prefabricated home, or modular home not more than five years old at the time of move in, as determined by the certificate of title. Mobile home, prefabricated home, or modular home skirted within ninety (90) days after move in. Failure to skirt the home with materials suitable to the Architectural Control Committee will cause the Association to complete said skirting after the ninety-first day at the cost of the Owner.
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No	No
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	2 stories

What are the setbacks of the lot?	No buildings shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback line (30 feet) shown on the recorded plat. No side yards shall be less than ten (10) feet, except that a five (5) feet side yard shall be permissible for a garage or other accessory building located five (5) feet or more from the property line.
What is the minimum lot size to build on the property?	Nine hundred (900) square feet or larger excluding porches and garages
Is there any time limit to build?	6 months
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 a floodzone area
Any other restrictions?	https://img1.wsimg.com/blobby/go/5c4ead24-e5f8-40a2-a5f0-35fb9a075658/downloads/2008%20deed%20restrictions%20the%20landing%20on%20lake%20liv.pdf?vr=1688059910458
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
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.)	94 HWY
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)	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 electricy 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.)	ENTERGY Huntsville - (1-800-368-3749).
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?	Community
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 has dump area

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>	