



DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	1-81281-0002-00-195000
Lot Count:	1
Account # or GEO #:	181281000200195000
Property Address:	Branding Iron Way, Flint, TX 75762
If No Address or 0 address: Closest Property with Numbered Address	19021 Golden Horseshoe Ln, Flint, TX 75762, USA
County:	Smith
State:	Texas
Lot Number:	LOT 195
Legal Description:	VILLAGES EAST U02 LOT 195
Parcel Size:	0.15 acres
Subdivision:	VILLAGES EAST
Approximate Dimensions:	67.44 ft by 99.59 ft
GPS Center Coordinates (Approximate):	32.207597, -95.441552
GPS Corner Coordinates (Approximate):	32.207757, -95.441491 32.207611, -95.441357 32.207450, -95.441616 32.207593, -95.441751
Google map link:	https://goo.gl/maps/8ZhjKQwHLkEcbRx58
Elevation:	510.9 feet
Market Value:	\$12,795.20
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	https://drive.google.com/file/d/1Zy-Cu7SFywF63er_nHpLxhneAjz-NPvms/view?usp=sharing
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:	Noonday, Texas - 8 min (3.9 miles)
Closest small town:	Flint, Texas -14 min (9.5 miles)
Nearby attractions:	Waterpark at The Villages - 6 min (1.6 miles) American Freedom Museum - 19 min (11.5 miles) Urban Air Trampoline and Adventure Park - 18 min (11.0 miles) Faulkner Park - 18 min (11.4 miles) Winchester Park - 20 min (13.8 miles) Lindsey Park - 17 min (10.2 miles) Emerald Bay Club - 10 min (5.1 miles) Eagle's Bluff Country Club - 14 min (7.4 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	Link
Assessor Contact	903-510-8600
Treasurer Website	Link
Treasurer Contact	903-590-2920
Recorder/Clerk Website	Link
Recorder/Clerk Contact	(903)-590- 4670
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	(903) 590-4800
County Environmental Health Department Website	Link
County Environmental Health Department Contact	903) 590-4605
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
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)	None
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$33.66 (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.	N/A
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	No
How much is the annual HOA due?	N/A
Are there any HOA dues? If yes, how much is the total amount owed?	N/A
County Operator Details who Confirmed the Information:	Property Tax Information Online
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..)	Yes

write whatever the county has to say)	
What can be built on the property? (Different types of homes that we can build on the lots.)	Single-family dwelling Mobile home
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	Yes
Notes on Camping (please take note of the allowed time for camping or whatever the county has to say)	Camping is allowed
Are RVs allowed on the property? (Please ask if there are any restrictions.) Yes/ No	Yes
Note's on RV's (jot down notes whatever the county has to say)	You can live in RV
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/Manufactured 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)	No restriction
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	No restriction
What are the setbacks of the lot?	No restriction
What is the minimum lot size to build on the property?	No restriction
Is there any time limit to build?	No restriction
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 flood zone area
Any other restrictions?	None
Is Property in a Floodzone? (if yes add a link to	Zone X

FEMA Website)	
Link to FEMA website	Check Pictures below
Is the property wetland?	Not on wetlands
Link to Wetland website	Check Pictures below
County Operator Details who Confirmed the Information:	
UTILITIES DATA	
QUESTION/S	DATA
<p>Is the property located inside or outside city limit?</p> <p>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)</p>	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)	Weisinger Incorporated: +18887567721
If it's in the area (Put the street name where the main water line is located.)	N/A
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.)	Would need to dig a well
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)	SBCC Inc.: +19038257248
If NO: Do we need to install septic? (YES/NO) or a	Would need to install septic system

septic system is already installed on the property?	
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 a sewer connection or septic installed?	Will depend on the size and type of the septic
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 an Electric company Service in the area - Select either City, Community, None, etc.)	Oncor Electric Delivery: +18883136862
How much will it cost (setup cost) to have a power connection?	On the process
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Natural 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 of that service in the area... NOTE: If NO, (Ask if it's the responsibility of the property owner.)	Right Way Disposal LLC: +19038393515
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>	