



DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	19646
Lot Count:	1
Account # or GEO #:	19646
Property Address:	Creek Side Trinity, TX 75862
If No Address or 0 address: Closest Property with Numbered Address	55 Long Iron, Trinity, TX 75862
County:	TRINITY
State:	TX
Lot Number:	Lot 51
Legal Description:	WESTWOOD SHORES SECTION 08, BLOCK 2 LOT 51
Parcel Size:	0.1
Subdivision:	WESTWOOD SHORES
Approximate Dimensions:	109.7 feet North 32.83 feet East 114.72 feet South 50.75 feet West
GPS Center Coordinates (Approximate):	30.9388, -95.3451
GPS Corner Coordinates (Approximate):	30.939031, -95.344919 30.938977, -95.344875 30.938931, -95.344896 30.938794, -95.345176 30.938914, -95.345241
Google map link:	https://maps.app.goo.gl/Luq82J5c65o6eh4c9
Elevation:	170.7 feet
Market Value:	\$6,354
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	https://drive.google.com/file/d/1_vSz_joYDiP_9THJbyF3v7zi1zhltEls/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:	Houston, Texas (1 hr 25 min (90.4 miles))
Closest small town:	Trinity, Texas 75862 (6 min (2.5 miles))
Nearby attractions:	Flexi Belle Paddle Boat - (29 min (23.3 miles)) Wildman Statue - (5 min (2.1 miles)) Onalaska City Park - (21 min (17.5 miles)) Ampro Productions - 13 min (7.6 miles) Tiki trail - 25 min (17.3 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	Link
Assessor Contact	(936) 642-1502
Treasurer Website	Link
Treasurer Contact	(936) 642-1502
Recorder/Clerk Website	Link
Recorder/Clerk Contact	(936) 642-1118
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	(936) 594-3805
County Environmental Health Department Website	Link
County Environmental Health Department Contact	936-642-1746
GIS Website	Link
CAD Website	
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
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$37.28

<p>Are there any tax liens for this property? If yes, how much is the amount owed?(From what year to what year?</p> <p>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.</p>	N/A
<p>Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)</p>	<p>Yes, https://www.westwoodshorespoa.com/</p>
<p>How much is the annual HOA due?</p>	<p>\$2,508.00</p>
<p>Are there any HOA dues? If yes, how much is the total amount owed?</p>	<p>As per POA, Only the owner is provided with information regarding back dues, if any.</p>
<p>County Operator Details who Confirmed the Information:</p>	<p>Property Tax Information Online</p>
ZONING DATA	
QUESTION/S	DATA
<p>What is the zoning of the property? (Residential/Commercial/Agricultural/etc)</p>	<p>Residential - HOA</p>
<p>Terrain type? (Is it flat /slope/etc)</p>	<p>Slightly slope</p>
<p>Property use code?</p>	<p>Residential</p>
<p>Is the land cleared? (Yes/No)</p>	<p>Few trees in the area</p>
<p>Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)</p>	<p>Yes</p>
<p>What can be built on the property? (Different types of homes that we can build on the lots.)</p>	<p>Single family dwelling</p>
<p>Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No</p>	<p>No</p>
<p>Notes on Camping (please take note of the allowed time for camping or whatever the county has to say)</p>	<p>Not allowed as per HOA</p>
<p>Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No</p>	<p>No</p>
<p>Note's on RV's (jot down notes whatever the county has to say)</p>	<p>Cannot live in RV as per HOA</p>
<p>Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No</p>	<p>Yes</p>
<p>Notes on mobile homes (jot down notes whatever the county has to say)</p>	<p>Must be approved by the ACC putting one</p>
<p>Are tiny houses or small cabins allowed in the</p>	<p>No</p>

property? Yes/ No (Please ask if there is restrictions.) Yes/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	35ft
What are the setbacks of the lot?	20ft front 8ft rear
What is the minimum lot size to build on the property?	1,500sqft
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?	Only HOA fees
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://irp-cdn.multiscreensite.com/b5d2b9f9/files/uploaded/CCR.pdf
Is property in a Floodzone? (if yes add link to FEMA Website)	Zone X
Link to FEMA website	Check picture below
Is property wetland?	Not in wetlands
Link to Wetland website	Check picture 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)	Water is available
If YES... (Put the company name and the phone number of the provider)	Westwood Shores Municipal Utility District (936) 594-3411

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?	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?)	HOA
Please ask the details of the Company Name & the Contact information (Call and Confirm if it's the right company)	Westwood Shores Municipal Utility District (936) 594-3411
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
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)	Power is 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 (800) 368-3749.
How much will it cost (setup cost) to have power connection?	buyer needs to gather information
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?	HOA
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.)	Westwood Shores Municipal Utility District (936) 594-3411
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.