



DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	67917
Lot Count:	1
Account # or GEO #:	645477
Property Address:	White Oak Ln, Huntsville, TX 77320
If No Address or 0 address: Closest Property with Numbered Address	24534 White Oak Ln, Huntsville, TX 77320
County:	SAN JACINTO
State:	TX
Lot Number:	Lot 11
Legal Description:	WATERWOOD - PARK FOREST VILLAGE, BLOCK 13, LOT 11, ACRES 0.2542
Parcel Size:	0.25
Subdivision:	WATERWOOD
Approximate Dimensions:	146.18 feet North 132.43 feet East 144.6 feet South 39.67 feet West
GPS Center Coordinates (Approximate):	30.820400, -95.242600
GPS Corner Coordinates (Approximate):	30.8205931, -95.2425186 30.8202556, -95.2424053 30.8202545, -95.2428659 30.8203639, -95.2429008
Google map link:	https://maps.app.goo.gl/Krp4bxecce5qEK1gSA
Elevation:	207.6 feet
Market Value:	\$11,554
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	https://drive.google.com/file/d/1ocuD0HfnVo14cmwQiMulK848gi7jCo_7/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 20 min (85.1 miles))
If No Address or 0 address: Closest Property with Numbered Address	N/A
Closest small town:	Point Blank, Texas 77364 (10 min (9.1 miles))
Nearby attractions:	Wildman Statue, 250 Pegoda Rd, Trinity, TX 75862 (25 min (21.9 miles)) Joe Pedigo Park, 925 US-59, Livingston, TX 77351 (33 min (28.4 miles)) Eastham Thomason Park, 1500 7th St, Huntsville, TX 77320 (28 min (24.3 miles))
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	Link
Assessor Contact	(936) 653-1450
Treasurer Website	Link
Treasurer Contact	(936) 653-3292
Recorder/Clerk Website	Link
Recorder/Clerk Contact	936-653-2909
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	936-653-3823
County Environmental Health Department Website	Link
County Environmental Health Department Contact	(832) 579-6789
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)	\$0
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$40.47
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, Waterwood
How much is the annual HOA due?	\$850
Are there any HOA dues? If yes, how much is the total amount owed?	As per HOA, Only the owner is provided with information regarding back dues, if any.
County Operator Details who Confirmed the Information:	
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Residential
Terrain type? (Is it flat /slope/etc)	Slightly slope
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 Residential, Per CC&R's
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 as per HOA
Are RV's allowed on the property? (Please ask if there	No

are any restrictions.) Yes/ No	
Note's on RV's (jot down notes whatever the county has to say)	RV is not allowed as per HOA
Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No	No
Notes on mobile homes (jot down notes whatever the county has to say)	Mobile homes are not allowed as per HOA
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No	Not allowed
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	30ft
What are the setbacks of the lot?	25ft front 14ft both sides 10ft rear
What is the minimum lot size to build on the property?	800 sqft
Is there any time limit to build?	Permit will be good for 1 year as per HOA
Is there a County or City Impact fee required to build and if so how much does this cost?	None for the county, 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://waterwoodwia.hoaspace.com/cgi-bin/filemanager.pl?filename=protective_covenants/whispering_pines_1_2_covenants.pdf
Is property in a Floodzone? (if yes add link to FEMA Website)	Zone X
Link to FEMA website	See 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

<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
<p>Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)</p>	Water is available
<p>If YES... (Put the company name and the phone number of the provider)</p>	Waterwood M.U.D (281) 579-4500.
<p>If it's in the area (Put the street name where the main water line is located.)</p>	Spruce CT
<p>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.)</p>	N/A
<p>How much will it cost (setup cost) to have water connection?</p>	Buyer need to gather information
<p>Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)</p>	Sewer is available in the area
<p>If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)</p>	HOA
<p>Please ask the details of the Company Name & the Contact information(Call and Confirm if it's the right company)</p>	Waterwood M.U.D (281) 579-4500.
<p>If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property?</p>	N/A
<p>If the septic system has to be installed, (Ask if do we need to percolate the soil?)</p>	N/A
<p>How much will it cost (setup cost) to have sewer connection or septic installed?</p>	Buyer need to gather information
<p>Does the property currently have electricty connected? (Yes, No or Do Not Know)</p>	Power is available in the area
<p>What is the electric company name (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)</p>	Sam Houston Electric Co-Op Inc (936) 653-5400 or 800-458-0381.
<p>How much will it cost (setup cost) to have power connection?</p>	buyer need 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.)	Waterwood HOA provides dumpster services, call for details (936) 891- 7710
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.	