



# DISCOUNTLANDMARKET

| LAND DATA  |   |
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| QUESTION/S   | DATA  |
| APN / Parcel #:  | R39267  |
| Lot Count:   | 1   |
| Account # or GEO #:  | 39267   |
| Property Address:  | Moss HI Dr, Cleveland, TX 77327   |
| If No Address or 0 address: Closest Property with Numbered Address                         | 169 Moss HI Dr, Cleveland, TX 77327   |
| County:  | LIBERTY   |
| State:   | TX  |
| Lot Number:  | Lot 10  |
| Legal Description:   | CYPRESS LAKES, BLOCK 4 UNIT 3, LOT 10   |
| Parcel Size:   | 0.35  |
| Subdivision:   | CYPRESS LAKES   |
| Approximate Dimensions:  | 59.52 feet North<br>233.72 feet East<br>76.59 feet South<br>224.86 feet West  |
| GPS Center Coordinates (Approximate):  | 30.301200, -94.822400   |
| GPS Corner Coordinates (Approximate):  | 30.301600, -94.822500<br>30.301000, -94.822200<br>30.300900, -94.822400<br>30.301500, -94.822600  |
| Google map link:   | <a href="https://maps.app.goo.gl/SboYqLCWXU4UrnCj9">https://maps.app.goo.gl/SboYqLCWXU4UrnCj9</a>   |
| Elevation:   | 47.5 feet   |
| Market Value:  | \$5,054   |
| Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other) | <a href="https://drive.google.com/file/d/11tG_v71t59e7EYzVe-a2YAZvgXbzHC4Y/view?usp=sharing">https://drive.google.com/file/d/11tG_v71t59e7EYzVe-a2YAZvgXbzHC4Y/view?usp=sharing</a> |
| If others, please specify:   | None  |
| Is there a Structure (Yes or No (If Yes: Explain)  | None  |
| Property miscellaneous images  |   |

| YouTube Link:  |  |
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| ADDITIONAL LAND INFO   |  |
| QUESTION/S   | DATA   |
| Closest major city:  | Beaumont, Texas (1 hr (52.4 miles)   |
| Closest small town:  | Hardin, Texas 77575 (20 min (14.6 miles)   |
| Nearby attractions:  | Bella Vista Park, Cleveland, TX 77327 (36 min (25.0 miles)<br>Trinity River National Wildlife Refuge, 601 Farm to Market Rd 1011, Liberty, TX 77575 (25 min (20.0 miles)<br>Old City Park, 320 Hubert St, Cleveland, TX 77327 (26 min (18.3 miles) |
| COUNTY DATA  |  |
| QUESTION/S   | DATA   |
| Assessor Website   | <a href="#">Link</a>   |
| Assessor Contact   | (936) 336-5722   |
| Treasurer Website  | <a href="#">Link</a>   |
| Treasurer Contact  | (936) 336-4633   |
| Recorder/Clerk Website   | <a href="#">Link</a>   |
| Recorder/Clerk Contact   | 936-336-4670   |
| Zoning or Planning Department Website  | <a href="#">Link</a>   |
| Zoning or Planning Department Contact  | (936) 336-3684   |
| County Environmental Health Department Website   | <a href="#">Link</a>   |
| County Environmental Health Department Contact   | 936.334.3299   |
| 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   |
| How much is the annual property tax? (Current Year if available, if not get the previous year) | \$4.76   |

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| <p><b>Are there any tax liens for this property?</b> If yes, how much is the amount owed?( From what year to what year?</p> <p><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 any kinds of liens.</b></p> | N/A  |
| <p><b>Is property part of an HOA (Home Owners Association) or any communities?</b> (Yes/No)</p>   | <b>Yes, Cypress Lakes POA</b>                                      |
| <p><b>How much is the annual HOA due?</b></p>   | <b>\$420</b>   |
| <p><b>Are there any HOA dues?</b> If yes, how much is the total amount owed?</p>  | None   |
| <p><b>County Operator Details who Confirmed the Information:</b></p>  |  |
| <b>ZONING DATA</b>  |  |
| <b>QUESTION/S</b>   | <b>DATA</b>  |
| <p><b>What is the zoning of the property?</b><br/>(Residential/Commercial/Agricultural/etc)</p>   | Residential  |
| <p><b>Terrain type?</b> (Is it flat /slope/etc)</p>   | Slightly slope at frontage   |
| <p><b>Property use code?</b></p>  | Residential  |
| <p><b>Is the land cleared?</b> (Yes/No)</p>   | Not cleared  |
| <p><b>Is the property buildable?</b> (Yes/ No/Maybe/ etc.. write whatever the county has to say)</p>  | Yes  |
| <p><b>What can be built on the property?</b> (Different types of homes that we can build on the lots.)</p>  | Single family dwelling   |
| <p><b>Can we camp on the property?</b> (If we buy this property can the owner camp there?) Yes/No</p>   | No   |
| <p><b>Notes on Camping</b> (please take note of the allowed time for camping or whatever the county has to say)</p>   | Camping is not allowed   |
| <p><b>Are RV's allowed on the property?</b> (Please ask if there are any restrictions.) Yes/ No</p>   | Yes  |
| <p><b>Note's on RV's</b> (jot down notes whatever the county has to say)</p>  | Equestrian RVs are allowed in Unit 3 (See Article VII - Section-6) |
| <p><b>Are Mobile homes allowed on the property?</b> (Please ask if there is restrictions.) Yes/No</p>   | No   |
| <p><b>Notes on mobile homes</b> (jot down notes whatever the county has to say)</p>   | Mobile home is not allowed   |
| <p><b>Are tiny houses or small cabins allowed in the</b></p>  | No restriction on HOA  |

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| <b>property?</b> Yes/ No (Please ask if there is restrictions.)<br>Yes/No  |   |
| <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)<br>How many ft... please take down notes from the county  |   |
| <b>What are the setbacks of the lot?</b>   | 25ft front<br>25ft rear<br>10ft side            |
| <b>What is the minimum lot size to build on the property?</b>  | No information on CC&Rs                         |
| <b>Is there any time limit to build?</b>   | 18 months                                       |
| <b>Is there a County or City Impact fee required to build and if so how much does this cost?</b>   | Only HOA fee                                    |
| <b>Is the property in a flood zone and if so what needs to be done to the lot in order to build?</b>   | Property is in a floodzone area                 |
| <b>Any other restrictions?</b>   | See CC&Rs                                       |
| <b>Is property in a Floodzone? (if yes add link to FEMA Website)</b>   | Zone A  |
| <a href="#">Link to FEMA website</a>   | Check picture below                             |
| <b>Is property wetland?</b>  | North part of the property is in wetlands       |
| <a href="#">Link to Wetland website</a>  | Check picture below                             |
| <b>County Operator Details who Confirmed the Information:</b>  |   |
| <b>UTILITIES DATA</b>  |   |
| <b>QUESTION/S</b>  | <b>DATA</b>                                     |
| <b>Is the property located inside or outside city limit?</b><br><br><b>Notes:</b><br><b>If Inside City:</b> It means water and sewer is provided by the city <b>(You need to confirm it)</b><br><b>IF Outside City:</b> It considered under County, means water can be built through deep well <b>(You need to confirm it)</b> | County  |
| <b>Does the property have water connected?</b> (Yes, No, Waterline on the street/road or Do Not Know)  | Not available in the area                       |
| <b>If YES...</b> (Put the company name and the phone number of the provider)   | Mizell Water Well Repair Service - +12815927622 |

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| <b>If it's in the area</b> (Put the street name where the main water line is located.)  | N/A  |
| <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.)                                      | Would need to dig a well   |
| <b>How much will it cost (setup cost) to have water connection?</b>   | Buyer needs to gather information  |
| <b>Does the property currently have Sewer or septic?</b><br>(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)   | Upfront Pumps Wastewater and Septic Services LLC / Vet Owned and Operated - +19363373293 |
| <b>If NO:</b> Do we need to install septic? (YES/NO) or a septic system is already installed in the property?   | Woud 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 gather information  |
| <b>Does the property currently have electricty connected?</b><br>(Yes, No or Do Not Know)   | 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.)  | Cheap Electricity Provider D&A Energy - +18324597752                                     |
| <b>How much will it cost (setup cost) to have power connection?</b>   | Buyer needs to gather information  |
| <b>What type of gas does this area service?</b> (Propane gas/Natural gas/ tank gas/etc)   | Propane gas  |
| <b>For waste....</b><br><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...<br><br><b>NOTE: If NO,</b> (Ask if it's responsibility of the property owner.) | Waste Services of Texas (+19363985647), The Dumpster Guys (+12816591700)                 |
| <b>County Operator who Confirmed the Information:</b>   |  |
| <b>GENERAL DD NOTES FROM LM TEAM:</b>   |  |

**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.