



DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	33068, 33069, 33070
Lot Count:	3
Account # or GEO #:	33068 (Property ID) / 6151-115-0-51700 (Geo ID) 33069 (Property ID) / 6151-115-0-51800 (Geo ID) 33070 (Property ID) / 6151-115-0-51900 (Geo ID)
Property Address:	Oak Tree Rd, Trinity, TX 77320
If No Address or 0 address: Closest Property with Numbered Address	4 Oak Tree Rd, Trinity, TX 77320
County:	Walker
State:	TX
Lot Number:	33068 : LOT 17 33069 : LOT 18 33070 : LOT 19
Legal Description:	33068 : NEWMAN'S SPORTSMAN CLUB, LOT 17 33069 : NEWMAN'S SPORTSMAN CLUB, LOT 18 33070 : NEWMAN'S SPORTSMAN CLUB, LOT 19
Parcel Size:	0.5
Subdivision:	NEWMAN'S SPORTSMAN CLUB
Approximate Dimensions:	205.82 ft North 86.72 ft West 228.36 ft South 99.66 ft East
GPS Center Coordinates (Approximate):	30.867530893596932, -95.34809541848328
GPS Corner Coordinates (Approximate):	30.867683379652647, -95.34843021870958 30.867446272220963, -95.34845462059447 30.867334001307224, -95.34773133666592 30.86761132506232, -95.34778502029612
Google map link:	https://maps.app.goo.gl/xfPxYnNowA2h21ms6
Elevation:	160.5 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/1Jm-df9PHmK5ZpCVcZPpWXDMNtUnaz4ae/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:	Bryan, Texas (1 hr 20 min, 73.5 miles)
Closest small town:	Riverside, Texas (11 min, 6.7 miles)
Nearby attractions:	"Eastham Thomason Park, 1500 7th St, Huntsville, TX 77320 (24 min, 19.6 miles) Texas Prison Museum, 491 TX-75 N, Huntsville, TX 77320 (25 min, 20.0 miles) Sam Houston Statue & Visitor Center, 7600 TX-75, Huntsville, TX 77340 (27 min, 23.5 miles)"
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	33068 : https://esearch.walkercad.org/Property/View/33068?year=2023&ownerId=834191 33069 : https://esearch.walkercad.org/Property/View/33069?year=2023&ownerId=834191 33070 : https://esearch.walkercad.org/Property/View/33070?year=2023&ownerId=834191
Assessor Contact	(936) 436-4950
Treasurer Website	33068 : https://esearch.walkercad.org/Property/View/33068?year=2023&ownerId=834191 33069 : https://esearch.walkercad.org/Property/View/33069?year=2023&ownerId=834191 33070 : https://esearch.walkercad.org/Property/View/33070?year=2023&ownerId=834191
Treasurer Contact	(936) 436-4950
Recorder/Clerk Website	https://www.co.walker.tx.us/department/division.php?s

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Recorder/Clerk Contact	866-652-0111
Zoning or Planning Department Website	https://esearch.walkercad.org/Property/View/23544?year=2023&ownerId=813730
Zoning or Planning Department Contact	936-295-0402
County Environmental Health Department Website	https://www.co.walker.tx.us/department/division.php?structureid=198
County Environmental Health Department Contact	(936) 436-4939
GIS Website	33068 : https://esearch.walkercad.org/Property/View/33068?year=2023&ownerId=834191 33069 : https://esearch.walkercad.org/Property/View/33069?year=2023&ownerId=834191 33070 : https://esearch.walkercad.org/Property/View/33070?year=2023&ownerId=834191
CAD Website	33068 : https://esearch.walkercad.org/Property/View/33068?year=2023&ownerId=834191 33069 : https://esearch.walkercad.org/Property/View/33069?year=2023&ownerId=834191 33070 : https://esearch.walkercad.org/Property/View/33070?year=2023&ownerId=834191
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	No

year)	
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$49.64
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, NEWMAN'S SPORTSMAN CLUB
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:	
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 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)	Only during construction
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)	Per CC&R's, only during construction with ACC approval
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)	Per CC&R's, Not 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)	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 back from the street in all cases except river front lots 20ft side
What is the minimum lot size to build on the property?	900sqft
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?	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?	None
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 on 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 not available in the area

If YES... (Put the company name and the phone number of the provider)	Holly Water Wells - +19362956098
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)	Lone Star Hydro-Flo - +19365947607
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 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.)	Sam Houston Electric Co-Op Inc (+19363275711) or MidSouth Electric Co-op (+19368255100).
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?	County
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 Sanitation Services Inc (+19365943037), Public Waste Services (+19362919300).

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>	