



DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	23544
Lot Count:	1
Account # or GEO #:	23544
Property Address:	Plantation Rd, Trinity, TX 75862
If No Address or 0 address: Closest Property with Numbered Address	261 Plantation Rd, Trinity, TX 75862
County:	TX
State:	WALKER
Lot Number:	LOT 13
Legal Description:	DEEP RIVER - SEC 2, BLOCK 12, LOT 13
Parcel Size:	0.17
Subdivision:	DEEP RIVER - SEC 2
Approximate Dimensions:	119.87 feet North 60.46 feet East 119.12 feet South 59.34 feet West
GPS Center Coordinates (Approximate):	30.940950, -95.498831
GPS Corner Coordinates (Approximate):	30.941, -95.4986 30.9409, -95.4986 30.9409, -95.499 30.941, -95.499
Google map link:	https://maps.app.goo.gl/g2M7fTmr9QiYqKCYA
Elevation:	144.4 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/1pDlpZmJp9v5I2cpojRN Yziy3nL2uagJI/view?usp=sharing
If others, please specify:	None
Is there a Structure (Yes or No (If Yes: Explain)	Yes, some vehicles are in the property
Property miscellaneous images	

YouTube Link:	
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	College Station, Texas (1 hr 25 min (74.2 miles))
Closest small town:	Trinity, Texas 75862 (15 min (10.0 miles))
Nearby attractions:	Ampro Productions, 115 Canadian Dr, Trinity, TX 75862 (27 min (18.5 miles)) Onalaska City Park, 416 Onalaska Loop, Onalaska, TX 77360 (36 min (28.6 miles)) Wildman Statue, 250 Pegoda Rd, Trinity, TX 75862 (16 min (10.2 miles))
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	https://esearch.walkercad.org/Property/View/23544?year=2023&ownerId=813730
Assessor Contact	(936) 436-4950
Treasurer Website	https://esearch.walkercad.org/Property/View/23544?year=2023&ownerId=813730
Treasurer Contact	(936) 436-4950
Recorder/Clerk Website	https://www.co.walker.tx.us/department/division.php?structureid=104
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	https://esearch.walkercad.org/Property/View/23544?year=2023&ownerId=813730
CAD Website	https://esearch.walkercad.org/Property/View/23544?year=2023&ownerId=813730
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)	\$3.54
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
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)	Flat
Property use code?	Residential
Is the land cleared? (Yes/No)	No restrictions from the county
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	Yes
Notes on Camping (please take note of the allowed time for camping or whatever the county has to say)	No restrictions from the county
Are RV's 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)	No restrictions from the county

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)	No restrictions from the county
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 restrictions from the county
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	No restrictions from the county
What are the setbacks of the lot?	No restrictions from the county
What is the minimum lot size to build on the property?	No restrictions from the county
Is there any time limit to build?	No restrictions from the county
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?	Property is in a floodzone area
Any other restrictions?	None
Is property in a Floodzone? (if yes add link to FEMA Website)	Zone A
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,	Not available in the area

Waterline on the street/road or Do Not Know)	
If YES... (Put the company name and the phone number of the provider)	Fitz Hill Land Clearing and Construction Services - +19362775394
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)	Powledge's BC Septic Systems - +19366618833
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?	Private company
If YES... Get the details of the company name and contact information that service in the area...	Sanitation Services Inc (+19365943037), Public Waste Services (+19362919300).
NOTE: If NO, (Ask if it's responsibility of the property	

owner.)	
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>	