



# PARCEL REVIEW

## DUE DILIGENCE REPORT

### Property Details

Owner Name(s):	LEEVES WINONA	Listed on Tax Record
Assessor's Parcel Number:	20894	APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #
Address:	Red Hawk Ln, Trinity, TX 75862	#, street name, city, state, zip (if applicable)
County:	Trinity County, TEXAS	County property is located in
Subdivision:	TRINITY COVE SECTION 01	Is the property in a subdivision?
Lot number:	15	What is the lot number (If applicable)
Legal Description:	TRINITY COVE SECTION 01, BLOCK 06 LOT 15	Listed on Tax Record
TRS:	N/A	Township, Range & Section (If applicable)
Parcel size:	0.1492 acres	What is the acre size?
Terrain type:	Forest / Hill	What is the land like? (desert/forest/hill/mountain/plain)
Elevation:	66.0 m or 216.5 feet	What is the elevation of the property?
Flood zone:	No	Is the property in a flood zone? Yes/No/Unknown
Notes:	<b>*The address "139 Red Haw Ln" generated in Google maps is NOT the actual address of the property. 139 is next to property 20894, please take note.</b>	Anything you think is important to note?

### Property Location / Access

Google map link:	<a href="https://goo.gl/maps/Z8AXw3ubeM7gc2Xn7">https://goo.gl/maps/Z8AXw3ubeM7gc2Xn7</a>	Link to property from google maps
GPS Coordinates:	30.9114, -95.3323	Coordinates for this property
GPS Coordinates (4 corners):	30.9115, -95.3325 - NW 30.9116, -95.3323 - NE 30.9113, -95.3321 - SE 30.9113, -95.3323 - SW	Coordinates from all 4 corners of this property
Access to property:	Yes, Red Hawk Lane	Is there direct access to property if so what roads/streets?
Road surface/type:	Dirt	What are the roads like (dirt/paved,etc)?
Who maintains roads:	County	City or County or not maintained?
Closest highways:	TX-10	Use google map
Closest major city:	College Station, TX 77840 (1 hr 28 min (77.5 miles)	Use google map to get mileage/locations
Closest small town:	Trinity, Texas 75862 (9 min (4.5 miles)	Use google map to get mileage/locations
Closest gas station:	Shell, 1110 White Rock Acres Rd, Trinity, TX 75862 (6 min (1.9 miles)	Use google map to get mileage/locations

Nearby attractions:	Ampro Productions, 115 Canadian Dr, Trinity, TX 75862 (12 min (6.3 miles) Historic Tours of Texas, 1212 12th St, Huntsville, TX 77340 (31 min (24.7 miles) The David Crockett Spring, 100 E Goliad Ave, Crockett, TX 75835 (38 min (32.7 miles)	Use google to get mileage/locations
Notes:	N/A	Anything you think is important to note?
<b>Property Tax Information</b>		
Assessed property value:	\$3,445.00	Per Assesor's Website
Actual property value:	\$3,445.00	Per Assesor's Website (if different from assessed)
Back taxes owed? If so amount owed:	No	Yes/No & Amount if applicable
Tax Liens? If so amount owed:	No	Yes/No & Amount if applicable
Annual property taxes:	\$64.98	Yearly amount found from county website
Notes:	N/A	Anything you think is important to note?
<b>Zoning &amp; Restriction Information</b>		
Zoning / Property use code:	No Zoning	What is the property zoned for?
What can be built on the property?	Must review the CC&RS before building anything.	Homes, buildings, barns, etc
Time limit to build?	Per County, there are no such restrictions	Find out county time lines for building
Is camping allowed?	Per CC&Rs, No	Is camping allowed? Yes/No
Camping restrictions if any:	N/A	Details on camping if allowed
Are RV's allowed?	Per CC&Rs, No	Are RV's allowed? Yes/No
RV restrictions if any:	N/A	Details on RV's if allowed
Are mobile homes allowed?	Per CC&Rs, Yes allowed in SECTION# 1	Are mobile homes allowed? Yes/No
Mobile home restrictions if any:	Should not be older than 10 years. Must review the CC&Rs for details.	Details on mobile homes if allowed
Is property part of an HOA or POA?	Yes, Trinity Cove Improvement Associates - 936-594-3278	Is the land part of an existing Home owners association?
HOA or POA dues if any:	Total due as of today is \$139.00   Annual Fee: \$139.00	What are the dues?
Subdivision CC&R availability:	CC&Rs are attached	Copy of CC&R (If available at no charge)
Deed availability:	Copy of the deed is not available for free.	Copy of current deed (If available at no charge)
Deed information:	Book/ Page 890/ 42	Reception / Book / Page #s
Notes:	<b>This parcel is OUTSIDE the "CITY LIMITS"</b>	Anything you think is important to note?
<b>Utility Information</b>		
Water?	Would have to contact City of Trinity, TX (936-594-2507)	What does the property call for - City or Well?
Sewer / Septic?	Septic would have to install	What does the property call for - Sewer or Septic?

Electric?	Would have to contact Entergy Texas (800-368-3749)	Is there service available in the area? List contact info.
Gas?	Would have to contact Consumers LP Gas Co. (+19365942156) or Texas Star Propane - Huntsville (+19364396544)	Is there service available in the area? List contact info.
Waste?	Would have to contact Public Waste Services (+19362919300) or Onalaska Collection Station	Is there service available in the area? List contact info.
Notes:	<b>Per HOA, City of Trinity, TX will provide the water services there. Power poles visible on access road.</b>	Anything you think is important to note?
<b>County Contact Information</b>		
County Website:	<a href="http://www.co.trinity.tx.us">http://www.co.trinity.tx.us</a>	Website Link
Assessor Website:	<a href="http://www.co.trinity.tx.us/page/trinity.County.Assessor.Collector">http://www.co.trinity.tx.us/page/trinity.County.Assessor.Collector</a>	Website Link
Treasurer Website:	<a href="http://www.co.trinity.tx.us/page/trinity.County.Treasurer">http://www.co.trinity.tx.us/page/trinity.County.Treasurer</a>	Website Link
Recorder Website:	<a href="http://www.co.trinity.tx.us/page/trinity.County.Clerk2">http://www.co.trinity.tx.us/page/trinity.County.Clerk2</a>	Website Link
GIS Website:	<a href="https://propaccess.trueautomation.com/clientdb/?cid=90">https://propaccess.trueautomation.com/clientdb/?cid=90</a>	Website Link
Zoning Link:	N/A	From County Website
Phone number for Planning Dept:	N/A	Phone number per website (zoning/building/planning)
Phone number for Recorder:	(936) 642-1208	Phone number per website
Phone number for Treasurer:	(936) 642-1443	Phone number per website
Phone number for Assessor:	(936) 594-3426	Phone number per website
Notes:	N/A	Anything you think is important to note?