



ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	1-80475-0000-00-009000
Lot Count:	1
Account # or GEO #:	180475000000009000
Property Address:	18458 Lazy Ln, Flint, TX 75762
County:	Smith
State:	Texas
Lot Number:	Lot 9
Legal Description:	HIGHLAND LAKE VLGE LOT/SPACE 9
Parcel Size:	0.29 acres
Subdivision:	HIGHLAND LAKE VLGE
Approximate Dimensions:	112.30 ft by 130.71 ft by 86.80 ft by 131.07 ft
GPS Center Coordinates (Approximate):	32.212901, -95.464002
GPS Corner Coordinates (Approximate):	32.213083, -95.463854 32.212926, -95.463842 32.212776, -95.463812 32.212764, -95.464236 32.213000, -95.464264 32.212998, -95.464251
Google map link:	Link
Elevation:	408.6 feet
Market Value:	\$31,995.20
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	https://drive.google.com/file/d/145MYze0JdbRYnyg3TKUOC1BzEGrLkbjM/view?usp=drive_link
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:	Noonday, Texas - 8 min (4.3 miles)
If No Address or 0 address: Closest Property with Numbered Address	N/A
Closest small town:	Flint, Texas -14 min (9.6 miles)
Nearby attractions:	Waterpark at The Villages - 3 min (0.6 mile) American Freedom Museum - 21 min (12.5 miles) Urban Air Trampoline and Adventure Park - 17 min (11.4 miles) Faulkner Park - 17 min (11.8 miles) Winchester Park - 17 min (11.6 miles) Lindsey Park - 17 min (10.6 miles) Emerald Bay Club - 12 min (6.1 miles) Eagle's Bluff Country Club - 15 min (8.4 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	Link
Assessor Contact	903-510-8600
Treasurer Website	Link
Treasurer Contact	903-590-2920
Recorder/Clerk Website	Link
Recorder/Clerk Contact	(903)-590- 4670
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	(903) 590-4800
County Environmental Health Department Website	Link
County Environmental Health Department Contact	903) 590-4605
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)	None.
How much is the annual property tax? (Current Year if available, if not, get the previous year)	\$99.83 (2022)
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 the property part of an HOA (Homeowners Association) or any community? (Yes/No)	Yes
How much is the annual HOA due?	\$144 annually.
Are there any HOA dues? If yes, how much is the total amount owed?	N/A
County Operator Details who Confirmed the Information:	Tax Information Online
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)	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)	Camping is not allowed in the property, No house trailer, motor home, camper, boat trailer or similar wheeled vehicle shall be stored or parked on any street or Lot except on such lot that has a dwelling unit on it and in a closed garage or other enclosure that has been approved by the Architectural Control Committee.
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)	No house trailer, motor home, camper, boat trailer or similar wheeled vehicle shall be stored or parked on any street or Lot except on such lot that has a dwelling unit on it and in a closed garage or other enclosure that has been approved by the Architectural Control Committee.
Are Mobile homes allowed on the property? (Please ask if there are restrictions.) Yes/No	No
Notes on mobile homes (jot down notes about whatever the county says)	Mobile home is not allowed.
Are tiny houses or small cabins permitted on the property? Yes/ No (Please ask if there are restrictions.) Yes/No	No
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?	10ft front any proeperty line

	25ft from any roadway
What is the minimum lot size to build on the property?	2,600 sqft
Is there any time limit to build?	6 months
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 the floodzone area
Any other restrictions?	https://vhooaoffice.com/wp-content/uploads/2018/01/Restrictions-Covenants-annotated-6.pdf
Is property in a Floodzone? (if yes add link to FEMA Website)	Zone X
Link to FEMA website	Check pictures below
Is property wetland?	Not on wetlands
Link to Wetland website	Check pictures 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)	Not yet connected but available in the area
If YES... (Put the company name and the phone number of the provider)	Liberty Water (formerly Big Eddy Water), 903-769-2095 Southern Utilities - 903-593-2588,
If it's in the area (Put the street name where the main water line is located.)	Lazy Ln

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.)	N/A
How much will it cost (setup cost) to have water connection?	Water meters are installed by the water company. They charge a one time non-refundable \$650 fee for installing the water meter. Water lines from the meter to the house are the responsibility of the homeowner.
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)	SBCC Inc. - +19038257248
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?)	Anything within 500 feet of the water front line requires a perk test by the Upper Neches River Authority. Contact Tom Mallory 903-876-2237. If it is outside of the 500 feet, any licensed sanitation engineer may do the perk test. This is the responsibility of the homeowner. A county permit must be obtained.
How much will it cost (setup cost) to have a sewer connection or septic installed?	Will depend on the size and type of septic
Does the property currently have electricity connected? (Yes, No, or Do Not Know)	Not yet connected but available in the area
What is the electric company name (Confirm If there is an Electric company Service in the area - Select either City, Community, None, etc.)	Cherokee County Electric Co-Op - +18009924280

How much will it cost (setup cost) to have power connection?	On the process
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... NOTE: If NO, (Ask if it's responsibility of the property owner.)	Ameri-Tex Services, Whitehouse, 903-839-1800
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>	