



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details		
Owner Name(s):	CRUZ, CZAR IVAN T	Listed on Tax Record
Assessor's Parcel Number:	R28003	APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #
Address:	Engamore Dr, Woodville, TX 75979	#, street name, city, state, zip (if applicable)
County:	Tyler County, TEXAS	County property is located in
Subdivision:	LAKE CHARMAINE SEC 3	Is the property in a subdivision?
Lot number:	40	What is the lot number (if applicable)
Legal Description:	LAKE CHARMAINE SEC 3 (A568), BLOCK 55, LOT 40	Listed on Tax Record
TRS:	N/A	Township, Range & Section (if applicable)
Parcel size:	0.1662 acres	What is the acre size?
Terrain type:	Wooded	What is the land like? (desert/forest/hill/mountain/plain)
Elevation:	54.0 m or 177.2 feet	What is the elevation of the property?
Flood zone:	No	Is the property in a flood zone? Yes/No/Unknown
Notes:	N/A	Anything you think is important to note?
Property Location / Access		
Google map link:	https://goo.gl/maps/ZUeKtLcVrbzLC9H26	Link to property from google maps
GPS Coordinates:	30.6785, -94.4043	Coordinates for this property
GPS Coordinates (4 corners):	30.6787, -94.4043 - N 30.6786, -94.4042 - NE 30.6783, -94.4043 - S 30.6784, -94.4045 - SW	Coordinates from all 4 corners of this property
Access to property:	Yes, Engamore Drive	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-287	Use google map
Closest major city:	Tyler, TX 75702 (2 hr 46 min (144 miles)	Use google map to get mileage/locations
Closest small town:	Woodville, Texas 75979 (12 min (8.3 miles)	Use google map to get mileage/locations
Closest gas station:	Valero, 7503 US-69, Hillister, TX 77624 (7 min (3.5 miles)	Use google map to get mileage/locations
Nearby attractions:	Heritage Village Museum, 206 U.S. Hwy 190, Woodville, TX 75979 (13 min (8.6 miles) City Of Woodville Park, Hyde St, Woodville, TX 75979 (13 min (8.4 miles) Hurricane Harbor Splashtown, 21300 I-45, Spring, TX 77373 (1 hr 45 min (99.5 miles)	Use google to get mileage/locations
Notes:	N/A	Anything you think is important to note?
Property Tax Information		
Assessed property value:	\$2,896.00	Per Assesor's Website
Actual property value:	\$2,896.00	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:	\$83.97	Yearly amount found from county website
Notes:	N/A	Anything you think is important to note?
Zoning & Restriction Information		
Zoning / Property use code:	Single Family Residential (District 2)	What is the property zoned for?
What can be built on the property?	Single-Family Residential - Please see the details attached	Homes, buildings, barns, etc
Time limit to build?	Permit is good for 6 months.	Find out county time lines for building
Is camping allowed?	Yes, 17 days at a time and 5 days in between stays	Is camping allowed? Yes/No
Camping restrictions if any:	Can not be used as living or permanently	Details on camping if allowed
Are RV's allowed?	Yes, 17 days at a time and 5 days in between stays	Are RV's allowed? Yes/No
RV restrictions if any:	Can not be used as living or permanently	Details on RV's if allowed
Are mobile homes allowed?	No	Are mobile homes allowed? Yes/No
Mobile home restrictions if any:	N/A	Details on mobile homes if allowed
Is property part of an HOA or POA?	County does not have this information and nothing found online. Better to confirm with the owner.	Is the land part of an existing Home owners association?
HOA or POA dues if any:	N/A	What are the dues?
Subdivision CC&R availability:	Unable to locate, if any	Copy of CC&R (If available at no charge)
Deed availability:	There is a fee of \$1 per page (Mailing) and \$3 per page (Emailing)	Copy of current deed (If available at no charge)
Deed information:	Instrument# 78-4503 or Volume/ Page 375/144	Reception / Book / Page #'s
Notes:	This parcel is inside the city of "IVANHOE" (+14092833299)	Anything you think is important to note?
Utility Information		
Water?	Would have to contact Texas Water Company / Monarch Utility (866-654-7992) or drill a well	What does the property call for - City or Well?
Sewer / Septic?	Would have to install a septic system, no sewer is available	What does the property call for - Sewer or Septic?
Electric?	Would have to contact SAM HOUSTON ELECTRIC COOP (800-458-0381) or (409) 283-8251	Is there service available in the area? List contact info.
Gas?	Would have to use propane, contact Tyler County Propane (+14098774427)	Is there service available in the area? List contact info.
Waste?	Would have to contact LOCAL SANITATION (409)224-1780	Is there service available in the area? List contact info.
Notes:	Unable to make contact with Monarch Utility to confirm water availability.	Anything you think is important to note?
County Contact Information		
County Website:	http://www.co.tyler.tx.us	Website Link
Assessor Website:	http://www.co.tyler.tx.us/page/tyler-taxassessor	Website Link
Treasurer Website:	http://www.co.tyler.tx.us/page/tyler-county-treasurer	Website Link
Recorder Website:	http://www.co.tyler.tx.us/page/tyler-county-clerk	Website Link
GIS Website:	https://propaccess.trueautomation.com/mapSearch?cid=50	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:	(409) 283-2281	Phone number per website
Phone number for Treasurer:	(409) 283-3054	Phone number per website
Phone number for Assessor:	(409) 283-2734	Phone number per website
Notes:	N/A	Anything you think is important to note?