

## LAND DATA

QUESTION/S	DATA
Owner's name on the tax record:	WORKMAN BRANDON SHARIFF & KEVONNE FAYE
APN / Parcel #:	1.8051E+17
Account # or GEO #:	1.8051E+17
Property Address:	22483 LAKEWAY HBR, MINEOLA, TX, 75773
County:	Smith County
State:	TX
Legal Description:	HOLIDAY PINES LOT 1
Parcel Size:	3.61
Subdivision:	HOLIDAY PINES
GPS Center Coordinates (Approximate):	32.6097, -95.5444
Google map link:	Google Map Link
Assessed Value:	\$21,397.00
Market Value:	\$21,397.00
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	County, Paved
If others, please specify:	N/A
Is there a Structure (Yes or No (If Yes: Explain)	No
Is there a Structure (Yes or No (If Yes: Explain)	No

## ADDITIONAL LAND INFO

QUESTION/S	DATA
Closest major city:	5 minutes to Holiday Pines Lake 12 minutes to Mineola, Tx 12 minutes to Iron Horse Square Park 15 minutes to Mineola Nature Preserve 16 minutes to Mineola Country Club 16 minutes to Mineola High School 16 minutes to Brookshire's 17 minutes to Walmart Supercenter 38 minutes to Tyler, Tx 41 minutes to Lake Fork 55 minutes to Sulphur Springs, Tx 1 hour 21 minutes to Dallas, Tx 2 hours 28 minutes to Waco, Tx 3 hours 40 minutes to Houston, Tx
If No Address or 0 address: Closest Property with Numbered Address	N/A
Closest small town:	West Mineola, TX - 20 min (11.7 miles) Ben, TX - 19 min (10.5 miles) Hoard, TX - 23 min (14.3 miles) Silver Lake, TX - 17 min (9.1 miles) Golden, TX - 21 min (13.2 miles) Friendship, TX - 3 hr 40 min (238 miles) Calvary, TX - 26 min (16.5 miles) Hainesville, TX - 27 min (17.4 miles) Quitman, TX - 30 min (18.4 miles) Sand Flat, TX - 2 hr 9 min (125 miles) Garden Valley, TX - 18 min (8.1 miles) Crow, TX - 28 min (19.2 miles) Pruitt, TX - 22 min (10.0 miles) Lindale, TX - 21 min (12.7 miles) Jones, TX - 20 min (11.1 miles) Fada, TX - 28 min (20.2 miles) Hideaway, TX - 29 min (13.2 miles)

Nearby attractions:	<p>**State parks 2 hours from Mineola, TX 93 miles north of Mineola, TX: Raymond Gary State Park</p> <p>**97 miles northeast of Mineola, TX: Little River National Wildlife Area Sulphur River State Wildlife Management Area</p> <p>**91 miles southeast of Mineola, TX: Angelina National Forest</p> <p>**97 miles south of Mineola, TX: Davy Crockett National Forest</p> <p>**96 miles southwest of Mineola, TX: Fort Parker State Park</p> <p>**103 miles northwest of Mineola, TX:</p>
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### COUNTY DATA

QUESTION/S	DATA
Assessor Website	<a href="https://www.smith-county.com/government/elected-officials/tax-assessor">https://www.smith-county.com/government/elected-officials/tax-assessor</a>
Assessor Contact	903-590-2920
Treasurer Website	<a href="https://www.smith-county.com/government/elected-officials/treasurer">https://www.smith-county.com/government/elected-officials/treasurer</a>
Treasurer Contact	(903) 590-4730
Recorder/Clerk Website	<a href="https://www.smith-county.com/government/elected-officials/county-clerk">https://www.smith-county.com/government/elected-officials/county-clerk</a>
Recorder/Clerk Contact	(903) 590-4670
Zoning or Planning Department Website	<a href="https://www.smith-county.com/government/about/county-planning-and-improvement">https://www.smith-county.com/government/about/county-planning-and-improvement</a>
Zoning or Planning Department Contact	(903) 590-4605
County Environmental Health Department Website	<a href="https://www.smithcountysheriff.com/sheriffs-office-divisions/law-enforcement/environmental-division">https://www.smithcountysheriff.com/sheriffs-office-divisions/law-enforcement/environmental-division</a>
County Environmental Health Department Contact	(903) 590-2661
GIS Website	<a href="https://www.smithcountymapsite.org/">https://www.smithcountymapsite.org/</a>
Electricity Company Name & Phone Number	Centerpoint Energy / (903) 569-6306
Water Company Name & Phone Number	Aqua Texas Inc. / Aqua Texas Inc.
Sewer Company Name & Phone Number	N/A
Gas Company Name & Phone Number	Young Oil Company / (903) 569-3050
Waste Company Name & Phone Number	N/A

### TAX DATA

QUESTION/S	ANSWERS FROM THE COUNTY
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.)	Delinquent
Are there any back taxes for this property? If yes, how much is the amount owed? ( From what year to what year)	Yes. Year 2022 - \$514.41 Year 2021- \$375.61 Year 2020 - \$1.38 Total : \$891.40
How much is the annual property tax? (Current Year if available, if not get the previous year)	Year 2022 - \$379.07
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.	Yes, there is a tax lien for this property for Year 2021 to 2022 for a total of \$891.40
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	N/A
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:	Smith County Tax Payment Portal

### ZONING DATA

QUESTION/S	ANSWERS FROM THE COUNTY
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Unrestricted / No Zoning in Smith County
Terrain type? (Is it flat /slope/etc)	flat

Property use code?	N/A
Is the land cleared? (Yes/No)	a bit wooded
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.)	Mobile Home, Manufactured Home, RV, Tiny Home or Site-Built Home.
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 zoning in 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 zoning in 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 zoning in 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
	N/A
What are the setbacks of the lot?	N/A
What is the minimum lot size to build on the property?	N/A
Is there any time limit to build?	N/A
Is there a County or City Impact fee required to build and if so how much does this cost?	N/A
Is the property in a flood zone and if so what needs to be done to the lot in order to build?	N/A
Is the property in a wetland?	N/A
Any other restrictions?	<a href="#">Link to NescopeckTownship Zoning Ordinance</a>

## UTILITIES DATA

QUESTION/S	ANSWERS FROM THE COUNTY
Is the property in the city or MUD district? ( Please refer to FEMA)  Note: MUD (Mixed Used Development) meaning it's a zoning type that blends residential, commercial, cultural, institutional, or entertainment uses into one space.	Products for SMITH COUNTY UNINCORPORATED AREAS
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)	Outside the City Limit
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	No
If YES... (Put the company name and the phone number of the provider)	N/A
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.)	Has water available
Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	No
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	N/A
Please ask the details of the Company Name & the Contact information ....(Call and Confirm if it's the right company)	N/A
If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	Needs Septic
If the septic system has to be installed, (Ask if do we need to percolate the soil?)	Yes
Does the property currently have electricty connected? (Yes, No or Do Not Know)	No

What is the electric company name (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)	Centerpoint Energy / (903) 569-6306
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Propane Gas, Natural Gas, Gas Tank
For waste.... Will the county or city pick up the trash?	No
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.)	Responsibility of the Owner