

**PRIVATE  
PROPERTY  
LANDS**

# Due Diligence Worksheet

## Property Details

Assessor's Parcel Number:	Property ID: 223493 / Geographic ID: 0580.0010.0A40.10
Address:	County Road 4307, Larue, TX, 75770 (Per CAD)
County:	Henderson County TX
Subdivision:	NACH SCH LAND SUR
Lot number:	TR 1A-4
Legal Description:	TR 1A-4 AB 580 NACH SCH LAND SUR, TR 1A-4
TRS:	N/A
Parcel size:	5 Acres
Terrain type:	Wooded
Elevation	134.7 m or 441.9 feet
Lot Dimensions:	651.36 feet North 329.9 feet EAST 645.08 feet South 329.96 feet West
Flood Zone / Wetlands:	No
Notes:	N/A

## Property Location / Access

Google map link:	<a href="https://maps.app.goo.gl/7BauAit46a5hJDBF8">https://maps.app.goo.gl/7BauAit46a5hJDBF8</a>
GPS Coordinates:	32.19202, -95.54273
GPS Coordinates (4 corners):	32.1926, -95.5417 NE 32.1916, -95.5417 SE 32.1916, -95.5438 SW 32.1925, -95.5438 NW
City or County Limits:	County

<b>School District:</b>	Brownsboro Independent School District
<b>Access to property:</b>	<b>Per County this property runs off the county road with several parcel in front of it. It does not have any entrance and exit.</b>
<b>Road surface/type:</b>	Paved
<b>Who Maintains Roads:</b>	County
<b>Closest highways:</b>	State Hwy 155
<b>Closest major city:</b>	Tyler, Texas (29 min, 21.8 miles)
<b>Closest small town:</b>	Moore Station, Texas 75770 (5min, 2.2 miles)
<b>Closest gas station:</b>	Exxon, 2110 FM 315 S, Chandler, TX 75758 (6 min, 3.9 miles)
<b><i>Property Tax Information</i></b>	
<b>Annual property taxes:</b>	\$793.03
<b><i>Zoning &amp; Restriction Information</i></b>	
<b>Zoning / Property use code:</b>	NO ZONING AS PER COUNTY
<b>What can be built on the property?</b>	Per County, there are no such restrictions.

<b>Time limit to build?</b>	Per County, there are no such restrictions.
<b>Is camping allowed?</b>	Per County, there are no such restrictions.
<b>Camping restrictions if any:</b>	N/A
<b>Are RV's allowed?</b>	Per County, there are no such restrictions.
<b>RV restrictions if any:</b>	N/A
<b>Are mobile homes allowed?</b>	Per County, there are no such restrictions.
<b>Mobile home restrictions if any:</b>	N/A
<b>Are tiny homes allowed?</b>	Per County, there are no such restrictions.
<b>Tiny home restrictions if any:</b>	N/A
<b>Short Term Vacation Rentals allowed?</b>	Per County, there are no such restrictions.
<b>Vacation rental restrictions if any:</b>	N/A
<b>Is property part of an HOA or POA?</b>	County does not possess any information regarding this matter, and no relevant information could be found online. It would be advisable to verify with the property owner.
<b>HOA or POA dues, if any:</b>	N/A
<b>Subdivision CC&amp;R Availability:</b>	Unable to locate if any
<b>CC&amp;R Information:</b>	N/A
<b>Deed Availability:</b>	There is a fee of \$1 per page to get the copy of the deed.
<b>Deed Information:</b>	Volume/page: 2739/100
<b><i>Utility Information</i></b>	
<b>Water?</b>	Water is available. Contact Aqua 877-987-2782
<b>Sewer / Septic?</b>	Would have to install a septic.
<b>Electric?</b>	Would have to contact Trinity Valley Electric Cooperative 972-932-2214 or oncor +1 888-313-4747
<b>Gas?</b>	Would have to contact Nelson Propane Gas, Inc.+19038765300 or Suburban Propane +19035925612

<b>Waste?</b>	Would have to contact "Henderson County Solid Waste Disposal +19034773679 J H Sanitation (+19035931964)
<b><i>County Contact Information</i></b>	
<b>County Website:</b>	<a href="https://www.henderson-county.com/">https://www.henderson-county.com/</a>
<b>Assessor Website:</b>	<a href="https://www.henderson-county.com/departments/county-tax-assessor-collector">https://www.henderson-county.com/departments/county-tax-assessor-collector</a>
<b>Treasurer Website:</b>	<a href="https://www.henderson-county.com/departments/county-treasurer">https://www.henderson-county.com/departments/county-treasurer</a>
<b>Recorder Website:</b>	<a href="https://www.henderson-county.com/departments/county-clerk">https://www.henderson-county.com/departments/county-clerk</a>
<b>GIS Website:</b>	<a href="https://gis.bisclient.com/hendersoncad/?find=223493">https://gis.bisclient.com/hendersoncad/?find=223493</a>
<b>Zoning Link:</b>	<a href="https://www.hendersontx.us/177/Planning-Zoning">https://www.hendersontx.us/177/Planning-Zoning</a>
<b>Phone number for Planning Dept:</b>	N/A
<b>Phone number for Recorder:</b>	(903) 675-6140
<b>Phone number for Treasurer:</b>	(903) 675-6119
<b>Phone number for Assessor:</b>	(903) 675-6134