

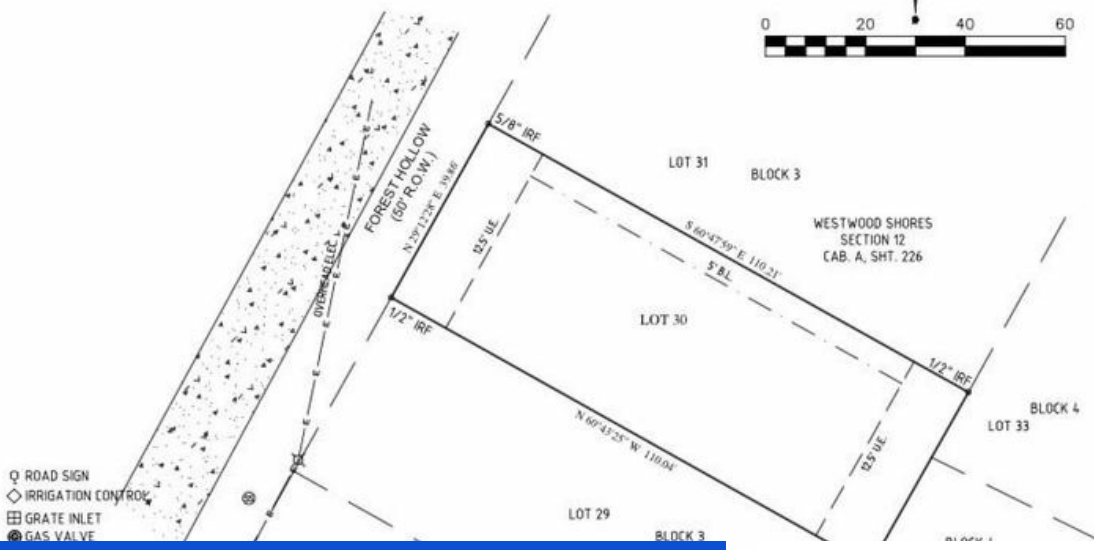
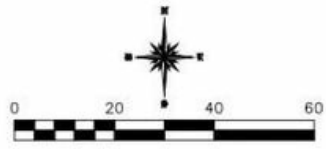


SURVEY OF
LOT 30, BLOCK 3
WESTWOOD SHORES SECTION 12

LOCATED IN THE EL FANTALEON SURVEY, ABSTRACT NO. A-3
 BASED ON THE PLAT THEREOF RECORDED IN
 VOLUME/CABINET A SLIDE 226 OF
 THE MAP RECORDS TRINITY COUNTY, TEXAS
 REF: _____ G. F. _____ DATE: APR. 10, 2023
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND TO THE
 BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS THE FACTS AT
 THE TIME OF THE SURVEY AND THAT THERE ARE NO VISIBLE ENCROACHMENTS,
 OVERLAPS, DISCREPANCIES, OR CONFLICTS EXCEPT AS SHOWN HEREON.


 MICHAEL WARREN R.P.L.S. #4935


- 1) THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83, TEXAS CENTRAL ZONE.
- 2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 3) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) PROPERTY SUBJECT TO THE RESTRICTIONS AS RECORDED IN CABINET A, SLIDE 226, REAL PROPERTY RECORDS, TRINITY COUNTY, TEXAS.
- 6) ALL BUILDING TIES ARE PERPENDICULAR TO THE BOUNDARY LINE.



- Q ROAD SIGN
- ◇ IRRIGATION CONTROL
- ▣ GRATE INLET
- ⊙ GAS VALVE

For Sale on Market

\$15,000

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LOTS

Exceptional opportunity to bring a thoughtfully designed project to life in a beautiful gated community. This cleared lot offers all utilities on-site and comes with architectural plans ready to go—providing a smooth and efficient path for development. Enjoy outstanding neighborhood amenities including a golf course, racquetball, tennis courts, and access to Lake Trinity, where you can bring your boat. The lot sits near the lake, offering a subtle lake-view feel and a peaceful setting. Motivated seller! This property can also be sold together with 68 Hallow Forest (MLS #73641082), allowing both lots to be combined for a larger homesite or expanded project. Don't miss the chance to turn this concept into reality.

GENERAL DESCRIPTION

- Subdivision:** Westwood Shores
- Property Type:** Lots
- Lotsize:** 4,400 / Appraisal District
- Maintenance Fee:** \$2,000 / Annually
- Market Area:** Lake Livingston Area
- MLS# / Area:** 93885100 / 42



Presented By
Alyssa Lienau

Century 21 Lucky Money 7138840322

Listing Broker
Propel Realty

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 Visit <https://www.har.com/93885100> for more information