

Texas Land Due-Diligence Checklist

A decision-focused worksheet for one identified parcel and proposed use. Mark what is supported, preserve what is unknown, and assign the next confirmation before the next major expense.

PROPERTY / PARCEL:	
PROPOSED USE:	
REVIEW DATE:	
DECISION DEADLINE:	

1. Parcel identity and scope

☐ Parcel ID, legal description and address refer to the same property

Notes: _____

☐ Proposed use, approximate size, occupancy and phases are written down

Notes: _____

☐ Current survey, deed and title documents have been requested

Notes: _____

☐ Purchase or option deadlines and contingency dates are recorded

Notes: _____

2. Jurisdiction and approval authority

☐ City-limit and ETJ status checked against current official evidence

Notes: _____

☐ County, platting and land-use authorities identified

Notes: _____

☐ Road, floodplain, fire and on-site sewage authorities identified separately

Notes: _____

☐ Special districts and development agreements researched

Notes: _____

☐ Material jurisdiction questions sent for written confirmation

Notes: _____

3. Access and circulation

☐ Recorded legal access and frontage reviewed

Notes: _____

☐ Controlling road authority identified

Notes: _____

☐ Driveway, median, sight-distance and turning questions listed

Notes: _____

☐ Emergency access and internal circulation questions documented

Notes: _____

☐ Access easements compared with the proposed use

Notes: _____

4. Water, wastewater and utilities

☐ Potential water and wastewater providers identified

Notes: _____

☐ Service territory is separated from capacity and willingness to serve

Notes: _____

☐ Full-buildout demand and connection count estimated

Notes: _____

☐ Extension distance, easements, fees and off-site improvements considered

Notes: _____

☐ Private water or on-site wastewater alternatives flagged for professional review

Notes: _____

☐ Electric, communications and fire-flow questions documented

Notes: _____

5. Site and environmental constraints

☐ Current flood map panel and effective date recorded

Notes: _____

☐ Drainage paths, low areas and adjacent development reviewed

Notes: _____

☐ Wetland, habitat or environmental screening needs considered

Notes: _____

☐ Topography, soils, geotechnical and grading questions listed

Notes: _____

☐ Existing structures, debris or prior uses considered

Notes: _____

☐ Gross acreage separated from potentially usable acreage

Notes: _____

6. Title, restrictions and neighboring conditions

☐ Easements, restrictions, reservations and access rights reviewed

Notes: _____

☐ HOA, POA or private covenant questions identified

Notes: _____

☐ Mineral, pipeline, transmission and utility-corridor questions considered

Notes: _____

☐ Adjacent uses and foreseeable compatibility concerns recorded

Notes: _____

☐ Conflicting maps or documents preserved for follow-up

Notes: _____

7. Economics and professional follow-up

☐ Known land, infrastructure and professional costs listed

Notes: _____

☐ Unknown cost items assigned to an owner and next action

Notes: _____

☐ Survey, civil, environmental, geotechnical, market, appraisal, legal and title needs sequenced

Notes: _____

☐ An unfavorable-response decision gate is identified

Notes: _____

☐ No early research item is represented as a permit or professional determination

Notes: _____

Decision summary

What available evidence supports:

What remains unknown:

Next confirmation before spending more:

Need this framework applied to your parcel? Visit parceldiligence.com/research-your-property