

SOIL, SURVEY & SEPTIC BLUEPRINT



YOUR BEGINNER'S GUIDE TO EVALUATING LAND THE
SMART WAY

Prepared by:
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Why Land Requires More Than a Pretty View

Land is powerful. You can shape it. Build on it. Hold it for the future.

But if you skip the “boring” details, that same land can drain your finances and your peace. This guide helps you see what’s underneath the surface.



Step 1: Soil – The Ground Truth

A soil test is a simple study that tells you:

- How water drains
- How stable the ground is
- Whether certain types of foundations or septic systems will work

Ask:

- Has a soil test been done on this land?
- If not, can I make my contract conditional on a satisfactory test?



Step 2: Survey – The Legal Shape of Your Land

The survey shows:

- Where your land starts and ends
- Whether any neighbor structures cross the line
- Where easements exist for utilities or access
- Where you are not allowed to build

Without a survey, you are guessing where your land truly is.

Do not skip this.



Step 3: Septic – Can This Land Handle Waste?

If you're outside the city sewer, septic is essential.

Ask:

- What septic systems are allowed in this county?
- Has this land passed a septic feasibility test before?
- How much space will the system need?

If the land cannot support septic, it may not support your home.



Step 4: Utilities, Access & Prep Costs

Ask clear questions about:

- Water: Is there a line nearby or a well option?
- Electricity: How far is the nearest connection?
- Road access: Is there a legal easement or a recorded road?
- Prep work: What will it cost to clear trees, add a driveway, add culverts, or grade the land?

These costs can change a “great deal” into a heavy financial lift.



Step 5: Red Flags That Need a Second Look

Pause and seek more information if you see:

- Standing water after dry weather
- Very steep slopes with no engineering plan
- No existing survey and no willingness from seller to provide one
- Confusing or missing access rights

Wisdom is not fear. Wisdom is clarity.



Work with Domivine Realty Group

You don't have to figure all this out alone.

We help land buyers:

- Ask the right questions
- Connect with the right professionals
- Evaluate multiple properties with wisdom
- Choose land that supports long-term plans

Use the link in this guide and schedule your Strategy Call.

