



DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	21000-02200-01100-000017 & 21000-02200-01100-000018
Lot Count:	2
Account # or GEO #:	14528 and 14529
Property Address:	PR 52031, PITTSBURG, TX, 75686
If No Address or 0 address: Closest Property with Numbered Address	21 PR 52036, Pittsburg, TX 75686
County:	Camp
State:	Texas
Lot Number:	Lots 17 and 18
Legal Description:	Lots 17 and 18 BLK 11 WOODLAND HARBOR SEC 1
Parcel Size:	0.12 Acres
Subdivision:	WOODLAND HARBOR SEC 1
Approximate Dimensions:	96.75 feet x 69.87 feet x 94.96 feet x 51.96 feet
GPS Center Coordinates (Approximate):	33.061679, -95.000732
GPS Corner Coordinates (Approximate):	33.061752, -95.000897 33.061803, -95.000588 33.061610, -95.000586 33.061608, -95.000896
Google map link:	https://goo.gl/maps/X2fiyb771S2mPGmK7
Elevation:	367.2 feet
Market Value:	\$11,195.80
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	https://drive.google.com/file/d/1q9qfWAd8dJr0cP_N_EI9VFwcEU_E2MdE/view?usp=share_link
If others, please specify:	
Is there a Structure (Yes or No (If Yes: Explain)	None
Property miscellaneous images	
YouTube Link:	

ADDITIONAL LAND INFO

QUESTION/S	DATA
Closest major city:	Garland, Texas - 2 hr 1 min (118 miles)
Closest small town:	Pittsburg, Texas 75686 - 12 min (5.9 miles)
Nearby attractions:	Mid America Flight Museum - 11 min (5.8 miles) Broach Park - 9 min (4.9 miles) City Park - 10 min (5.4 miles) BlackBerry Pines - Disc & Camp - 11 min (6.5 miles) Barefoot Bay RV Resort & Marina - 7 min (3.9 miles)

COUNTY DATA

QUESTION/S	DATA
Assessor Website	Link
Assessor Contact	(903) 856-6538
Treasurer Website	Link
Treasurer Contact	(903) 855-1756
Recorder/Clerk Website	Link
Recorder/Clerk Contact	(903) 856-2731
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	(903) 856-3621
County Environmental Health Department Website	Link
County Environmental Health Department Contact	(866) 310-9698
GIS Website	Link
CAD Website	Link
Electricity Company Name & Phone Number	
Water Company Name & Phone Number	
Sewer Company Name & Phone Number	
Gas Company Name & Phone Number	
Waste Company Name & Phone Number	

ZONING DATA

QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Residential
Terrain type? (Is it flat /slope/etc)	Flat

Property use code?	Residential
Is the land cleared? (Yes/No)	Not cleared
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.)	Single-family dwelling Mobile 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)	Slide-In Pickup Campers may be used on a lot and only temporarily but in all cases must be attached to the vehicle. It is strictly forbidden that any Slide-In Pickup Camper be used as a temporary residence if unattached to the vehicle. The vehicle and camper must be removed after one (1) month of occupation on the lot site. The vehicle and camper may return after a two (2) month absence but in no circumstances can the vehicle and/or camper be located on the lot site for more than a total of six (6) months per calendar year.
Are RVs allowed on the property? (Please ask if there are any restrictions.) Yes/ No	No
Note's on RV's (jot down notes about whatever the county has to say)	Rv is not allowed for permanent use/ The vehicle and camper may return after a two (2) month's absence but in no circumstances can the vehicle and/or camper be located on the lot site for more than a total of six (6) months per calendar year.
Are Mobile homes allowed on the property? (Please ask if there are restrictions.) Yes/No	Yes
Notes on mobile homes (jot down notes about whatever the county has to say)	Mobile home is allowed
Are tiny houses or small cabins allowed on the property? Yes/ No (Please ask if there are 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)	None
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	None
What are the setbacks of the lot?	No building or structure of any type may be located on any lot nearer than ten (10) feet of the front property line of that lot. No structure or appurtenance shall be located nearer than five (5)

	feet of the rear or side property line on any lot. No structure may be located nearer than ten (ten) feet of the front or side bordering established roadways within the subdivision.
What is the minimum lot size to build on the property?	None
Is there any time limit to build?	No time limit
Is there a County or City Impact fee required to build and if so how much does this cost?	None
Is the property in a flood zone and if so what needs to be done to the lot in order to build?	Not in the floodzone area
Any other restrictions?	None
Is property in a Floodzone? (if yes add link to FEMA Website)	Zone X
Link to FEMA website	Check Pictures below
Is property wetland?	Not on wetlands
Link to Wetland website	Check Pictures below
County Operator Details who Confirmed the Information:	
UTILITIES DATA	
QUESTION/S	DATA
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)	County
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Not connected but available in the area
If YES... (Put the company name and the phone number of the provider)	CSWR-TEXAS - 866-301-7725.
If it's in the area (Put the street name where the main water line is located.)	PR 52031
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.)	N/A
How much will it cost (setup cost) to have water connection?	Buyer needs to gather information

Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Septic is needed
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	Private company
Please ask the details of the Company Name & the Contact information (Call and Confirm if it's the right company)	ASAP Septic Tank Services: +19035726577
If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	Would need to install septic system
If the septic system has to be installed, (Ask if do we need to percolate the soil?)	N/A
How much will it cost (setup cost) to have sewer connection or septic installed?	Will depend on what type and size of the septic
Does the property currently have electricity connected? (Yes, No or Do Not Know)	Not connected but available in the area
What is the electric company name (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)	Welsh Power Plant, AEP: +19038555464
How much will it cost (setup cost) to have power connection?	On the process
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Propane gas
For waste.... Will the county or city pick up the trash?	Owner
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.)	Landfill nearby: Pittsburg Landfill - +19038563393
County Operator who Confirmed the Information:	
GENERAL DD NOTES FROM LM TEAM:	
DISCLAIMER	
The buyer is responsible for verifying all information with the County as to what can and can't be done with the property. The buyer will need to work with the County to obtain the proper permits if needed. The buyer will also need to confirm the availability of any utilities needed or serviced on the property. The seller makes no warranties or representations about the land, its condition, or what can be built on the property.	