



# DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	02502-00024-00001-000000
Lot Count:	1
Account # or GEO #:	3149
Property Address:	Wildwood Dr, Mt Vernon, TX 75457
If No Address or 0 address: Closest Property with Numbered Address	211 Whippoorwill, Mt Vernon, TX 75457
County:	Franklin
State:	Texas
Lot Number:	Lot 1 Blk 24
Legal Description:	AB 355 J Nelson Lt 1 Sec 3 Tall Tree
Parcel Size:	0.4 acres
Subdivision:	Tall Tree
Approximate Dimensions:	150.74 feet x 116.43 feet
GPS Center Coordinates (Approximate):	33.072166, -95.175266
GPS Corner Coordinates (Approximate):	33.072339, -95.175532 33.072337, -95.175040 33.072017, -95.175045 33.072019, -95.175532
Google map link:	<a href="https://goo.gl/maps/t6XBm4zRNmD9H9Ch7">https://goo.gl/maps/t6XBm4zRNmD9H9Ch7</a>
Elevation:	409.5 feet
Market Value:	\$12,595.80
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	<a href="https://drive.google.com/file/d/1l-J3r6XgLct7lSIKShVlVsHqU0mFJu5/view?usp=share_link">https://drive.google.com/file/d/1l-J3r6XgLct7lSIKShVlVsHqU0mFJu5/view?usp=share_link</a>
If others, please specify:	None
Is there a Structure (Yes or No (If Yes: Explain)	None
Property miscellaneous images	
YouTube Link:	
ADDITIONAL LAND INFO	
QUESTION/S	DATA

<b>Closest major city:</b>	Garland, Texas - 1 hr 43 min (102 miles)
<b>Closest small town:</b>	Mt Vernon, Texas 75457 - 16 min (10.9 miles)
<b>Nearby attractions:</b>	Overlook Park - 2 min (0.8 miles) Walleye Park - 8 min (4.4 miles) Snug Harbor Walleye Park - 6 min (3.6 miles) Dove Point, TX - 11 min (7.6 miles) Guthrie Park - 6 min (4.5 miles)

### COUNTY DATA

QUESTION/S	DATA
<b>Assessor Website</b>	<a href="#">Link</a>
<b>Assessor Contact</b>	(903)537-2358
<b>Treasurer Website</b>	<a href="#">Link</a>
<b>Treasurer Contact</b>	(903) 537-8334
<b>Recorder/Clerk Website</b>	<a href="#">Link</a>
<b>Recorder/Clerk Contact</b>	(903) 537-8357
<b>Zoning or Planning Department Website</b>	<a href="#">Link</a>
<b>Zoning or Planning Department Contact</b>	(903) 832-8636
<b>County Environmental Health Department Website</b>	<a href="#">Link</a>
<b>County Environmental Health Department Contact</b>	(614) 525-3160
<b>GIS Website</b>	<a href="#">Link</a>
<b>CAD Website</b>	<a href="#">Link</a>
<b>Electricity Company Name &amp; Phone Number</b>	
<b>Water Company Name &amp; Phone Number</b>	
<b>Sewer Company Name &amp; Phone Number</b>	
<b>Gas Company Name &amp; Phone Number</b>	
<b>Waste Company Name &amp; Phone Number</b>	

### ZONING DATA

QUESTION/S	DATA
<b>What is the zoning of the property?</b> (Residential/Commercial/Agricultural/etc)	Residential
<b>Terrain type?</b> (Is it flat /slope/etc)	Flat
<b>Property use code?</b>	Residential
<b>Is the land cleared?</b> (Yes/No)	Not cleared
<b>Is the property buildable?</b> (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes

<b>What can be built on the property?</b> (Different types of homes that we can build on the lots.)	Single family dwelling
<b>Can we camp on the property?</b> (If we buy this property can the owner camp there?) Yes/No	No
<b>Notes on Camping</b> (please take note of the allowed time for camping or whatever the county has to say)	No house trailer, mobile home, manufactured housing unit, camper, recreational vehicle (RV) shall be used as a permanent residence
<b>Are RV's allowed on the property?</b> (Please ask if there are any restrictions.) Yes/ No	No
<b>Note's on RV's</b> (jot down notes whatever the county has to say)	No house trailer, mobile home, manufactured housing unit, camper, recreational vehicle (RV) shall be used as a permanent residence
<b>Are Mobile homes allowed on the property?</b> (Please ask if there is restrictions.) Yes/No	No
<b>Notes on mobile homes</b> (jot down notes whatever the county has to say)	No house trailer, mobile home, manufactured housing unit, camper, recreational vehicle (RV) shall be used as a permanent residence
<b>Are tiny houses or small cabins allowed in the property?</b> Yes/ No (Please ask if there is restrictions.) Yes/No	yes
<b>Is there a total size restriction for any structures on the lot?</b> Yes/ No (Please jot down the notes from the county)	None
<b>Are there any building height restrictions?</b> (Yes/ No) How many ft... please take down notes from the county	35ft
<b>What are the setbacks of the lot?</b>	25ft front 5ft side 10ft rear
<b>What is the minimum lot size to build on the property?</b>	1,200sqft
<b>Is there any time limit to build?</b>	6 months
<b>Is there a County or City Impact fee required to build and if so how much does this cost?</b>	None
<b>Is the property in a flood zone and if so what needs to be done to the lot in order to build?</b>	Not in the floodzone area
<b>Any other restrictions?</b>	None
<b>Is property in a Floodzone? (if yes add link to FEMA Website)</b>	Zone X
<a href="#">Link to FEMA website</a>	Check pictures below
<b>Is property wetland?</b>	Not on wetlands

<a href="#">Link to Wetland website</a>	Check pictures below
<b>County Operator Details who Confirmed the Information:</b>	
<b>UTILITIES DATA</b>	
QUESTION/S	DATA
<b>Is the property located inside or outside city limit?</b>  <b>Notes:</b> <b>If Inside City:</b> It means water and sewer is provided by the city ( <b>You need to confirm it</b> ) <b>IF Outside City:</b> It considered under County, means water can be built through deep well ( <b>You need to confirm it</b> )	County
<b>Does the property have water connected?</b> (Yes, No, Waterline on the street/road or Do Not Know)	Not connected but available in the area
<b>If YES...</b> (Put the company name and the phone number of the provider)	Cypress Springs Special Utility District: +19035882081
<b>If it's in the area</b> (Put the street name where the main water line is located.)	Wildwood Dr
<b>If NO:</b> (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
<b>How much will it cost (setup cost) to have water connection?</b>	On the process - would need to fill up a request form
<b>Does the property currently have Sewer or septic?</b> (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Septic is needed
<b>If YES</b> (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	Private company
<b>Please ask the details of the Company Name &amp; the Contact information ....</b> (Call and Confirm if it's the right company)	Northeast Texas Disposal: +19038854946
<b>If NO:</b> Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	Would need to install septic system
<b>If the septic system has to be installed,</b> (Ask if do we need to percolate the soil?)	N/A
<b>How much will it cost (setup cost) to have sewer connection or septic installed?</b>	On the process - Wil depend on what type and size of the septic system
<b>Does the property currently have electricy connected?</b>	Not connected but available in the area

(Yes, No or Do Not Know)	
<b>What is the electric company name</b> (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)	Southwestern Electric Power Co. (SWEPCO) - +18882163523
<b>How much will it cost (setup cost) to have power connection?</b>	Buyer needs to gather information
<b>What type of gas does this area service?</b> (Propane gas/Natural gas/ tank gas/etc)	Propane gas
<b>For waste.... Will the county or city pick up the trash?</b>	Private company
<b>If YES...</b> Get the details of the company name and contact information that service in the area...  <b>NOTE: If NO,</b> (Ask if it's responsibility of the property owner.)	Recycling center nearby- Ameri-Tex Services - +19038391800
<b>County Operator who Confirmed the Information:</b>	
<b>GENERAL DD NOTES FROM LM TEAM:</b>	
<b>DISCLAIMER</b>	
<p>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.</p>	