



DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	02502-00013-00014-000000
Lot Count:	1
Account # or GEO #:	6511
Property Address:	Hunters Hollow Dr, Mt Vernon, TX 75457
If No Address or 0 address: Closest Property with Numbered Address	1136 Cypress Creek Dr, Mt Vernon, TX 75457
County:	Franklin
State:	Texas
Lot Number:	Blk 13 Lot 14
Legal Description:	AB 60 J Blair Lt 14 Blk 13 Sec 3 Tall Tree
Parcel Size:	0.35
Subdivision:	Tall Tree
Approximate Dimensions:	140.25 feet x 109.20 feet x 139.79 feet x 117.52 feet
GPS Center Coordinates (Approximate):	33.073672, -95.175647
GPS Corner Coordinates (Approximate):	33.073857, -95.175877 33.073832, -95.175423 33.073533, -95.175439 33.073533, -95.175896
Google map link:	https://goo.gl/maps/7ZJcdCgHeb7Nm8fN7
Elevation:	423.3 feet
Market Value:	\$13,995.80
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	https://drive.google.com/file/d/111nfJ8dU49tNjqx4zEFSI3O0J-pP2Wsp/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 - 1 hr 42 min (102 miles)
Closest small town:	Mt Vernon, Texas 75457 - 16 min (11.1 miles)
Nearby attractions:	Overlook Park - 3 min (1.1 miles) Walleye Park - 9 min (4.6 miles) Snug Harbor Walleye Park - 7 min (3.8 miles) Dove Point, TX - 12 min (7.8 miles) Guthrie Park - 7 min (4.7 miles)

COUNTY DATA

QUESTION/S	DATA
Assessor Website	Link
Assessor Contact	(903) 537-2286
Treasurer Website	Link
Treasurer Contact	(903) 537-2358
Recorder/Clerk Website	Link
Recorder/Clerk Contact	903-537-4252, Ex. 6
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	(903) 537-4539
County Environmental Health Department Website	Link
County Environmental Health Department Contact	(903)-537-4539
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)	Yes

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 dwellings
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	No
Notes on Camping (please take note of the allowed time for camping or whatever the county has to say)	Camping is not allowed, No free standing buildings including, but not limited to, trailers, tents, shacks, garages, barns, tool sheds, boat houses, or other outbuildings
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	No
Note's on RV's (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.
Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No	No
Notes on mobile homes (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.
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is 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	35ft
What are the setbacks of the lot?	25ft front 5ft side 10ft rear
What is the minimum lot size to build on the property?	1,200 sqft
Is there any time limit to build?	6 months
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 a floodzone area
Any other restrictions?	http://www.talltreepoa.com/pdfs/Restated%20Declaration%20of%20Covenants.pdf
Is property in a Floodzone? (if yes add link to FEMA	Zone X

Website)	
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
<p>Is the property located inside or outside city limit?</p> <p>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)</p>	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)	Cypress Springs Special Utility District: +19035882081
If it's in the area (Put the street name where the main water line is located.)	Hunters Hollow Dr
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)	Ricks Excavation: +19035374308
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?	Buyer needs to gather information
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.)	Southwestern Electric Power Co. (SWEPCO): +18882163523
How much will it cost (setup cost) to have power connection?	On the process - site visit required
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?	private company
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.)	Ameri-Tex Services: +19038391800
County Operator who Confirmed the Information:	
GENERAL DD NOTES FROM LM TEAM:	
DISCLAIMER	
<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>	