



DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	430096000
Lot Count:	1
Account # or GEO #:	430096000
Property Address:	823 Crockett, Bullard, TX 75757
If No Address or 0 address: Closest Property with Numbered Address	N/A
County:	Cherokee
State:	Texas
Lot Number:	Lot 482
Legal Description:	LOT 482 BLK 6 SHADYBROOK EAST 94X180 - BIRD
Parcel Size:	0.39 acres
Subdivision:	SHADYBROOK EAST
Approximate Dimensions:	93.4 ft by 177.3 ft by 97.2 ft by 177.3 ft
GPS Center Coordinates (Approximate):	32.113236, -95.392885
GPS Corner Coordinates (Approximate):	32.112998, -95.392738 32.113000, -95.393040 32.113488, -95.393052 32.113486, -95.392735
Google map link:	Link
Elevation:	444.9 feet
Market Value:	\$14,395.20
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	https://drive.google.com/file/d/1szOpLYzGfcfh2gVsRB5wdTND6s21pU1H/view?usp=drive_link
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
Closest major city:	Jacksonville, Texas - 22 min (16.8 miles)
Closest small town:	Cuney, Texas - 12 min (8.3 miles)
Nearby attractions:	Love's Lookout Texas - 20 min (14.2 miles) American Freedom Museum - 17 min (9.9 miles) The Discovery Science Place - 35 min (22.6 miles) Waterpark at The Villages - 17 min (10.7 miles) Caldwell Zoo - 37 min (24.1 miles) Rusk Footbridge Park - 40 min (31.1 miles) Bergfeld Park - 30 min (21.2 miles) Fun Forest Park - 35 min (23.0 miles) New York, Texas ZipLine Adventures - 37 min (27.5 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	Link
Assessor Contact	(903) 683-2296
Treasurer Website	Link
Treasurer Contact	903-683-5478
Recorder/Clerk Website	Link
Recorder/Clerk Contact	903-683-2350
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	903-683-2324
County Environmental Health Department Website	Link
County Environmental Health Department Contact	(903) 586-6191
GIS Website	Link
CAD Website	Link
Electricity Company Name & Phone Number	Hope Electric - +19038762638
Water Company Name & Phone Number	North Cherokee Water Supply - +19038943385
Sewer Company Name & Phone Number	North Cherokee Water Supply - +19038943385

Gas Company Name & Phone Number	Glo Flame Propane Inc. - +19038947001
Waste Company Name & Phone Number	Priority Waste Valet - +13255189381
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Residential
Terrain type? (Is it flat /slope/etc)	Level
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
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)	Can only camp in the property when approved by the ACC or while building a structure on the property
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)	Can only park and used temporarily while building a structure on the property
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)	Mobile home is not allowed
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	2 stories

What are the setbacks of the lot?	20ft front 10ft rear
What is the minimum lot size to build on the property?	900 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 flood zone area
Any other restrictions?	https://shadybrookcommunity.com/wp-content/uploads/2023/05/Covenants-Restrictions-2021-reduced-Size.pdf
Is property in a Flood zone? (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 yet connected but available in the area
If YES... (Put the company name and the phone number of the provider)	Southern Utilities Co - +19035932588
If it's in the area (Put the street name where the main water line is located.)	Crockett Rd

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)	SBCC Inc. - +19038257248
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?	Would need to know the size and type of the septic system
Does the property currently have electricity connected? (Yes, No or Do Not Know)	Not yet 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.)	Cherokee County Electric Co-Op - +18009924280
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?	Community
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.)	Responsibility of the property owner, community has dumpster
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.