



# DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	430173772
Lot Count:	1
Account # or GEO #:	430173772
Property Address:	165 Fairview, Bullard, TX 75757
County:	Cherokee
State:	Texas
Lot Number:	Lot 562
Legal Description:	LOT 562 BLK 5 LAKEWOOD 70X140 - BISD
Parcel Size:	0.22 acres
Subdivision:	LAKWOOD
Approximate Dimensions:	69.6 ft by 138.1 ft
GPS Center Coordinates (Approximate):	32.100720, -95.404400
GPS Corner Coordinates (Approximate):	32.100538, -95.404301 32.100544, -95.404524 32.100921, -95.404517 32.100916, -95.404293
Google map link:	<a href="#">Link</a>
Elevation:	383.3 feet
Market Value:	\$7,995.20
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	<a href="https://drive.google.com/file/d/1I3aV1F9yWCuhE41oljHRWPUInhL1Qtk-/view?usp=drive_link">https://drive.google.com/file/d/1I3aV1F9yWCuhE41oljHRWPUInhL1Qtk-/view?usp=drive_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
Closest major city:	Jacksonville, Texas - 20 min (15.7 miles)
If No Address or 0 address: Closest Property with Numbered Address	N/A
Closest small town:	Cuney, Texas - 11 min (7.2 miles)
Nearby attractions:	Love's Lookout Texas - 18 min (13.1 miles) American Freedom Museum - 17 min (10.0 miles) The Discovery Science Place - 34 min (22.7 miles) Waterpark at The Villages - 17 min (10.8 miles) Caldwell Zoo - 36 min (24.2 miles) Rusk Footbridge Park - 38 min (30.0 miles) Bergfeld Park - 30 min (21.2 miles) Fun Forest Park - 34 min (23.1 miles) New York, Texas ZipLine Adventures - 35 min (27.9 miles)

**COUNTY DATA**

QUESTION/S	DATA
Assessor Website	<a href="#">Link</a>
Assessor Contact	(903) 683-2296
Treasurer Website	<a href="#">Link</a>
Treasurer Contact	903-683-5478
Recorder/Clerk Website	<a href="#">Link</a>
Recorder/Clerk Contact	903-683-2350
Zoning or Planning Department Website	<a href="#">Link</a>
Zoning or Planning Department Contact	903-683-2324
County Environmental Health Department Website	<a href="#">Link</a>
County Environmental Health Department Contact	(903) 586-6191
GIS Website	<a href="#">Link</a>
CAD Website	<a href="#">Link</a>
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

<b>Gas Company Name &amp; Phone Number</b>	Glo Flame Propane Inc. - +19038947001
<b>Waste Company Name &amp; Phone Number</b>	Priority Waste Valet - +13255189381
<b>ZONING DATA</b>	
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)	Camping is not allowed in the community unless you are building a primary structure on the property
<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)	Can only park but can't use as permanent residence
<b>Are Mobile homes allowed on the property?</b> (Please ask if there is restrictions.) Yes/No	Yes
<b>Notes on mobile homes</b> (jot down notes about whatever the county has to say)	Mobile home is allowed
<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	2 stories

<b>What are the setbacks of the lot?</b>	10ft front 10ft rear 5ft side
<b>What is the minimum lot size to build on the property?</b>	600 sqft
<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>	<a href="https://lkwpoa.com/wp-content/uploads/2022/02/Amended-Covenants-and-Restrictions-2018-Filed.pdf">https://lkwpoa.com/wp-content/uploads/2022/02/Amended-Covenants-and-Restrictions-2018-Filed.pdf</a>
<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>	
<b>QUESTION/S</b>	<b>DATA</b>
<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 a 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 yet connected but available in the area
<b>If YES...</b> (Put the company name and the phone number of the provider)	Southern Utilities Co - +19035932588
<b>If it's in the area</b> (Put the street name where the main water line is located.)	Woodhue 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>	Buyer needs to gather information
<b>Does the property currently have a 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 a 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)	SBCC Inc. - +19038257248
<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>	Would need to know the size and type of the septic system
<b>Does the property currently have electricity connected?</b> (Yes, No or Do Not Know)	Not yet connected but available in the area
<b>What is the electric company name</b> (Confirm If there is Electric company Service in the area - Select either City, Community, None, etc.)	Cherokee County Electric Co-Op - +18009924280
<b>How much will it cost (setup cost) to have a power connection?</b>	On the process
<b>What type of gas does this area service?</b> (Propane gas/Natural gas/ tank gas/etc)	Propane gas
<b>For waste....</b> <b>Will the county or city pick up the trash?</b>	Community
<b>If YES...</b> Get the details of the company name and contact information of that service in the area...	
<b>NOTE: If NO,</b> (Ask if it's the responsibility of the property owner.)	Responsibility of the property owner, the community has a dumpster

<b>If YES...</b> Get the details of the company name and contact information of that service in the area...	
<b>NOTE: If NO,</b> (Ask if it's the responsibility of the property owner.)	
<b>County Operator who Confirmed the Information:</b>	
<b>GENERAL DD NOTES FROM LM TEAM:</b>	
<b>DISCLAIMER</b>	
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.	