



DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	02512-00000-00125
Lot Count:	1
Account # or GEO #:	02512-00000-00125
Property Address:	Angelina Ct, Mt Vernon, TX 75457
If No Address or 0 address: Closest Property with Numbered Address	307 Angelina Ct, Mt Vernon, TX 75457
County:	Franklin
State:	Texas
Lot Number:	Lot 125
Legal Description:	AB 217 J E HOPKINS LT 125 UN 3 TALL TREE NORTH
Parcel Size:	0.08 acres
Subdivision:	TALL TREE NORTH
Approximate Dimensions:	50 ft by 89 ft
GPS Center Coordinates (Approximate):	33.086665, -95.182492
GPS Corner Coordinates (Approximate):	33.086769, -95.182384 33.086643, -95.182320 33.086574, -95.182573 33.086701, -95.182630
Google map link:	Link
Elevation:	429.6 feet
Market Value:	\$6,395.20
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	https://drive.google.com/file/d/1pRdmCO_o3ajaPHyQmw3XKbMJJHs-8RgV/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:	Winnsboro, Texas - 20 min (15.9 miles)
Closest small town:	Mt Vernon, Texas - 15 min (10.0 miles)
Nearby attractions:	Lake Bob Sandlin State Park - 14 min (7.6 miles) The Alamo Mission Museum of Franklin County - 9 min (5.0 miles) White Lightning Ranch - 14 min (11.2 miles) Together We Bloom mural - 20 min (15.9 miles) Broach Park - 22 min (16.5 miles) Witness Park and Prayer Tower - 23 min (16.9 miles) Bankhead Highway Visitors Center and Henry Clay Thruston House - 15 min (10.0 miles) R.L. Journey Park - 27 min (18.3 miles) D&R FARMS - 38 min (32.1 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	903-537-8357
Zoning or Planning Department Website	
Zoning or Planning Department Contact	
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	Franklin County Water District Mt.Vernon, TX +19032853609
Water Company Name & Phone Number	Franklin County Water District Mt.Vernon, TX +19032853609

Sewer Company Name & Phone Number	Franklin County Water District Mt.Vernon, TX +19032853609
Gas Company Name & Phone Number	The Propane Company- +19035372248
Waste Company Name & Phone Number	Ameri-Tex Services - +19038391800
TAX DATA	
QUESTION/S	DATA
Are the taxes of this property current or delinquent? (If Current, then means no back taxes), (If Delinquent, just put delinquent and ask the next question below.)	Current
Are there any back taxes for this property? If yes, how much is the amount owed? (From what year to what year)	None
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$28.58 (2022)
Are there any tax liens for this property? If yes, how much is the amount owed?(From what year to what year? Note: Most of the time the county does not have access to this data because they don't know if there are any mortgages or any kinds of liens.	None
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	Yes
How much is the annual HOA due?	\$214.50/ Every 6 months
Are there any HOA dues? If yes, how much is the total amount owed?	None
County Operator Details who Confirmed the Information:	Tax Information Online
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
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)	No house trailer, mobile home, manufactured housing unit, camper, recreational vehicle (RV) shall be used as a permanent residence
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?	10ft front 4ft side 10ft rear
What is the minimum lot size to build on the property?	No minimum lot size requirements on Unit 3
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?	Not in the floodzone area
Is the property in a flood zone and if so what needs to be done to the lot in order to build?	None

Any other restrictions?	Not in the floodzone area
Is property in a Floodzone? (if yes add link to FEMA Website)	None
Link to FEMA website	Zone X
Is property wetland?	Check pictures below
Link to Wetland website	Not on wetlands
County Operator Details who Confirmed the Information:	Check pictures below
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)	Cypress Springs Special Utility District: +19035882081
If it's in the area (Put the street name where the main water line is located.)	Wildwood 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?	On the process - would need to fill up a request form
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	Northeast Texas Disposal: +19038854946

the right company)	
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?	On the process - Will depend on what type and size of the septic system
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?	Buyer needs to gather information
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.)	Recycling center nearby- Ameri-Tex Services - +19038391800
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.)	
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>	