



DISCOUNTLANDMARKET

| LAND DATA | |
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| QUESTION/S | DATA |
| APN / Parcel #: | 02512-00000-00276-000000 02512-00000-00277-000000 |
| Lot Count: | 2 |
| Account # or GEO #: | 02512-00000-00276 02512-00000-00277 |
| Property Address: | Wichita, Mt Vernon, TX 75457 |
| If No Address or 0 address: Closest Property with Numbered Address | 90 Wichita, Mt Vernon, TX 75457 |
| County: | Franklin |
| State: | Texas |
| Lot Number: | 02512-00000-00276-000000 (Lot 276) 02512-00000-00277-000000 (Lot 277) |
| Legal Description: | AB 217 J E HOPKINS LT 276 UN 3 TALL TREE NORTH (Lot 276) AB 217 J E HOPKINS LT 277 UN 3 TALL TREE NORTH (Lot 277) |
| Parcel Size: | 0.07 acres (Lot 276) 0.13 acres (Lot 277) |
| Subdivision: | TALL TREE NORTH |
| Approximate Dimensions: | 74.2 ft by 77.4 ft by 108.3 ft by 24.5 ft (Lot 276) 19.3 ft by 119.3 ft by 49.5 ft by 64.2 by 108.3 ft (Lot 277) |
| GPS Center Coordinates (Approximate): | 33.088044, -95.184887 |
| GPS Corner Coordinates (Approximate): | 33.088135, -95.184841 33.087992, -95.184685 33.087980, -95.185044 33.088026, -95.185048 |
| Google map link: | https://goo.gl/maps/A1ibjc6Zzh1tmpmc6 |

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| Elevation: | 409.6 feet (Lot 276) 413.2 feet (Lot 277) |
| Market Value: | \$11,195.20 |
| Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other) | https://drive.google.com/file/d/1AvlfkdGhdqJHs1zjx31h5EpCSeEKxart/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 |
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| Closest major city: | Mt Pleasant, Texas - 27 min (18.1 miles) |
| Closest small town: | Mt Vernon, Texas - 16 min (10.2 miles) |
| Nearby attractions: | <p>The Alamo Mission Museum of Franklin County - 10 min (5.3 miles)</p> <p>Lake Bob Sandlin State Park - 16 min (7.9 miles)</p> <p>Museum Don Meredith Exhibit - 17 min (10.2 miles)</p> <p>Bankhead Highway Visitors Center and Henry Clay Thruston House - 17 min (10.3 miles)</p> <p>White Lightning Ranch - 16 min (11.4 miles)</p> <p>Together We Bloom mural - 22 min (16.2 miles)</p> <p>Caldwell Park - 25 min (17.4 miles)</p> <p>R.L. Journey Park - 29 min (18.6 miles)</p> <p>Mid America Flight Museum - 24 min (17.4 miles)</p> <p>Witness Park and Prayer Tower - 25 min (17.2 miles)</p> <p>Northeast Texas Rural Heritage Museum - 25 min (16.9 miles)</p> <p>Broach Park - 24 min (16.7 miles)</p> |

COUNTY DATA

| QUESTION/S | DATA |
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| Assessor Website | Link |
| Assessor Contact | (903) 537-2286 |
| Treasurer Website | Link |

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| 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 | |
| Water Company Name & Phone Number | |
| Sewer Company Name & Phone Number | |
| Gas Company Name & Phone Number | |
| Waste Company Name & Phone Number | |
| 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. | N/A |
| Is property part of an HOA (Home Owners | Yes, Tall Tree POA |

| Association) or any communities? (Yes/No) | |
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| How much is the annual HOA due? | \$216/year for both lots |
| Are there any HOA dues? If yes, how much is the total amount owed? | Yes, \$2379 |
| County Operator Details who Confirmed the Information: | Property 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? | N/A |
| Is the land cleared? (Yes/No) | No |
| 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) | Camping is not allowed |
| 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) | RV's not allowed |
| Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No | Yes |
| Notes on mobile homes (jot down notes whatever the county has to say) | Mobile Home is allowed |
| Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No | No |
| Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes | None |

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| from the county) | |
| Are there any building height restrictions? (Yes/No) How many ft... please take down notes from the county | No building or structure shall exceed two (2) stories in height. |
| What are the setbacks of the lot? | Front 10ft, Sides 4ft, Rear 10ft. |
| What is the minimum lot size to build on the property? | None |
| Is there any time limit to build? | |
| Is there a County or City Impact fee required to build and if so how much does this cost? | |
| Is the property in a flood zone and if so what needs to be done to the lot in order to build? | No |
| Any other restrictions? | Other restrictions can be seen here: Restrictions and Covenants |
| Is property in a Flood zone? (if yes add link to FEMA Website) | No |
| Link to FEMA website | Link the document here |
| Is property wetland? | No |
| Link to Wetland website | Link the document here |
| County Operator Details who Confirmed the Information: | Tall Tree POA Website |
| 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) | Available but not yet connected |
| If YES... (Put the company name and the phone number of the provider) | |

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| If it's in the area (Put the street name where the main water line is located.) | N/A |
| If NO: (Ask if we 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? | |
| Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None) | Septic 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: 9035632579 |
| If NO: Do we need to install septic? (YES/NO) or a septic system is already installed on the property? | Need to install septic |
| If the septic system has to be installed, (Ask if do we need to percolate the soil?) | |
| How much will it cost (setup cost) to have sewer connection or septic installed? | \$225 a year |
| Does the property currently have electricity connected? (Yes, No, or Do Not Know) | Available but not yet connected |
| What is the electric company name (Confirm If there is an Electric company Service in the area - Select either City, Community, None, etc.) | |
| How much will it cost (setup cost) to have a power connection? | |
| What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc.) | Individual service for log is permitted and may be obtained through tank storage but no gas transmission lines are permitted in the Development |
| For waste... Will the county or city pick up the trash? | It is the responsibility of the owner to put the trash in a large type Dumpster provided by the POA |

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