



# DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	257630
Lot Count:	1
Account # or GEO #:	3116-0001-0080-870
Property Address:	Pecan Dr, Frankston, TX 75763
If No Address or 0 address: Closest Property with Numbered Address	24488 Pecan Dr, Frankston, TX 75763
County:	Henderson
State:	Texas
Lot Number:	Lot 8
Legal Description:	LT 8 AB 643 M PRUITT SUR, HOLIDAY HILL ANNEX #1, LT 8
Parcel Size:	0.16 acres
Subdivision:	HOLIDAY HILL ANNEX
Approximate Dimensions:	62.47 ft by 109.52 ft
GPS Center Coordinates (Approximate):	32.088167, -95.448480
GPS Corner Coordinates (Approximate):	32.088300, -95.448600 32.088300, -95.448400 32.088000, -95.448400 32.088000, -95.448600
Google map link:	<a href="https://goo.gl/maps/gt9nyMpWu1m1K743A">https://goo.gl/maps/gt9nyMpWu1m1K743A</a>
Elevation:	387.3 feet
Market Value:	\$14,395.20
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	<a href="https://drive.google.com/file/d/1P4ZaST6sr8B3hf0pGBaYmWK5x-iG3uTL/view?usp=drive_link">https://drive.google.com/file/d/1P4ZaST6sr8B3hf0pGBaYmWK5x-iG3uTL/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 - 22 min (17.6 miles)
Closest small town:	Berryville, Texas - 7 min (3.1 miles)
Nearby attractions:	<p>Kathleen Fitzgerald Museum - 10 min (6.3 miles)</p> <p>Frankston City Square Park - 11 min (6.3 miles)</p> <p>Waterpark at The Villages - 20 min (14.8 miles)</p> <p>Mountain/Big Rock - 29 min (16.8 miles)</p> <p>Love's Lookout Texas - 26 min (21.0 miles)</p> <p>Vanishing Texana Museum Jacksonville Texas - 23 min (17.6 miles)</p> <p>Der Germinator - Jacksonville - 27 min (19.8 miles)</p> <p>Neches River National Wildlife Refuge - 30 min (24.0 miles)</p> <p>New York, Texas ZipLine Adventures - 27 min (16.2 miles)</p>
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	<a href="#">Link</a>
Assessor Contact	903-675-9296
Treasurer Website	<a href="#">Link</a>
Treasurer Contact	(903) 675-6134
Recorder/Clerk Website	<a href="#">Link</a>
Recorder/Clerk Contact	903-675-6140
Zoning or Planning Department Website	<a href="#">Link</a>
Zoning or Planning Department Contact	903-657-6551
County Environmental Health Department Website	<a href="#">Link</a>
County Environmental Health Department Contact	903-368-1104
GIS Website	<a href="#">Link</a>
CAD Website	<a href="#">Link</a>
Electricity Company Name & Phone Number	

<b>Water Company Name &amp; Phone Number</b>	
<b>Sewer Company Name &amp; Phone Number</b>	
<b>Gas Company Name &amp; Phone Number</b>	
<b>Waste Company Name &amp; Phone Number</b>	
<b>ZONING DATA</b>	
<b>QUESTION/S</b>	<b>DATA</b>
<b>What is the zoning of the property?</b> (Residential/Commercial/Agricultural/etc)	Residential
<b>Terrain type?</b> (Is it flat /slope/etc)	Level
<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 Manufactured home
<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)	Can only camp if you are building a primary strucutre 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 an RV
<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 whatever the county has to say)	Manufactured 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)	35ft

How many ft... please take down notes from the county	
What are the setbacks of the lot?	Minimum lot frontage on existing County roads and proposed subdivision roads shall be eighty feet (80') for lots with a net area less than one acre; eighty feet (80') chord length for lots located along a curve; one hundred and fifty feet for lots with a net area equal to or greater than one acre and less than three acres; two hundred feet for lots with a net area equal to or greater than three acres and less than five acres; and three hundred feet (300') for lots with a net area equal to or greater than five acres and less than ten acres; if construction of public roadway access is required for lots equal to or greater than ten acres, the minimum lot frontage shall be four hundred and fifty feet
What is the minimum lot size to build on the property?	None
Is there any time limit to build?	1 year
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?	<a href="https://www.henderson-county.com/home/showpublisheddocument/8696/636670070988770000">https://www.henderson-county.com/home/showpublisheddocument/8696/636670070988770000</a>
Is property in a Floodzone? (if yes add link to FEMA Website)	Zone X
<a href="#">Link to FEMA website</a>	Check pictures below
Is property wetland?	Not on wetlands
<a href="#">Link to Wetland website</a>	Check pictures below
County Operator Details who Confirmed the Information:	
<b>UTILITIES DATA</b>	
<b>QUESTION/S</b>	<b>DATA</b>

<p><b>Is the property located inside or outside city limit?</b></p> <p><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 deep well <b>(You need to confirm it)</b></p>	County
<p><b>Does the property have water connected?</b> (Yes, No, Waterline on the street/road or Do Not Know)</p>	Not yet connected but available in the area
<p><b>If YES...</b> (Put the company name and the phone number of the provider)</p>	Frankston Water Department - +19038763887
<p><b>If it's in the area</b> (Put the street name where the main water line is located.)</p>	Pecan Dr
<p><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.)</p>	N/A
<p><b>How much will it cost (setup cost) to have water connection?</b></p>	Buyer needs to gather information
<p><b>Does the property currently have Sewer or septic?</b> (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)</p>	Septic is needed
<p><b>If YES</b> (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)</p>	Private company
<p><b>Please ask the details of the Company Name &amp; the Contact information ....</b>(Call and Confirm if it's the right company)</p>	SBCC Inc. - +19038257248
<p><b>If NO:</b> Do we need to install septic? (YES/NO) or a septic system is already installed in the property?</p>	Would need to install septic system
<p><b>If the septic system has to be installed,</b> (Ask if do we need to percolate the soil?)</p>	N/A
<p><b>How much will it cost (setup cost) to have sewer connection or septic installed?</b></p>	Buyer needs to gather information
<p><b>Does the property currently have electricity connected?</b> (Yes, No or Do Not Know)</p>	Not yet connected but available in the area
<p><b>What is the electric company name</b> (Confirm If there is Electric company Service in the area - Select either</p>	American Electric Power Co - +19038390009

City, Community, None etc.)	
<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... Will the county or city pick up the trash?</b>	County
<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.)	AMERI TEX SANITATION
<b>County Operator who Confirmed the Information:</b>	
<b>GENERAL DD NOTES FROM LM TEAM:</b>	
<b>DISCLAIMER</b>	
<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>	