



# DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	5717
Lot Count:	1
Account # or GEO #:	02512-00000-00358-000000
Property Address:	Pedernales, Mount Vernon, TX 75457
If No Address or 0 address: Closest Property with Numbered Address	33 Pedernales St, Mt Vernon, TX 75457, USA
County:	Franklin
State:	TX
Lot Number:	LOT 358
Legal Description:	AB 217 J E HOPKINS LT 358 UN 3 TALL TREE NORTH
Parcel Size:	0.09
Subdivision:	Tall Tree North
Approximate Dimensions:	50.13 feet North 78.45 feet East 49.87 feet South 78.31 feet West
GPS Center Coordinates (Approximate):	33.0856, -95.1839
GPS Corner Coordinates (Approximate):	33.0857, -95.1839 33.0855, -95.1838 33.0855, -95.1840 33.0857, -95.1841
Google map link:	<a href="https://maps.app.goo.gl/hjBgPhQTwk2Bw7jF9">https://maps.app.goo.gl/hjBgPhQTwk2Bw7jF9</a>
Elevation:	415.6 feet
Market Value:	\$5,054
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	<a href="https://drive.google.com/file/d/17dwY_XDeSO7UhzIRkZvEdJwv0voudOyu/view?usp=sharing">https://drive.google.com/file/d/17dwY_XDeSO7UhzIRkZvEdJwv0voudOyu/view?usp=sharing</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:	Tyler, Texas (1 hr 18 min, 66.6 miles)
If No Address or 0 address: Closest Property with Numbered Address	N/A
Closest small town:	Mt Vernon, Texas 75457 (16 min, 10.6 miles)
Nearby attractions:	Lake Bob Sandlin State Park, 341 State, Park Rd 2117, Pittsburg, TX 75686 (16 min, 7.8 miles) Eiffel Tower Paris Texas, 2025 S Collegiate Dr, Paris, TX 75460 (56 min, 52.9 miles) Six Flags Over Texas, Arlington, TX 76011 (2 hr 7 min, 125 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	<a href="#">Link</a>
Assessor Contact	(903) 537-2286
Treasurer Website	<a href="#">Link</a>
Treasurer Contact	(903) 537-2358
Recorder/Clerk Website	<a href="#">Link</a>
Recorder/Clerk Contact	903-537-4252, Ex. 6
Zoning or Planning Department Website	<a href="#">Link</a>
Zoning or Planning Department Contact	(903) 537-4539
County Environmental Health Department Website	<a href="#">Link</a>
County Environmental Health Department Contact	(903)-537-4539
GIS Website	<a href="#">Link</a>
CAD Website	<a href="#">Link</a>
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
How much is the annual property tax? (Current Year if	\$28.58

available, if not get the previous year)	
<b>Are there any tax liens for this property?</b> If yes, how much is the amount owed?( From what year to what year?  <b>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.</b>	N/A
<b>Is property part of an HOA (Home Owners Association) or any communities?</b> (Yes/No)	<b>Yes. Tall Tree POA</b>
<b>How much is the annual HOA due?</b>	<b>\$429</b>
<b>Are there any HOA dues?</b> If yes, how much is the total amount owed?	\$5,078.32
<b>County Operator Details who Confirmed the Information:</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)	Slightly slope
<b>Property use code?</b>	Residential
<b>Is the land cleared?</b> (Yes/No)	Yes
<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 dwellings
<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, No free standing buildings including, but not limited to, trailers, tents, shacks, garages, barns, tool sheds, boat houses, or other outbuildings
<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)	No house trailer, mobile home, manufactured housing unit, camper, recreational vehicle (RV) shall be used as a permanent residence.
<b>Are Mobile homes allowed on the property?</b> (Please	No

ask if there is restrictions.) Yes/No	
<b>Notes on mobile homes</b> (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.
<b>Are tiny houses or small cabins allowed in the property?</b> Yes/ No (Please ask if there is restrictions.) Yes/No	No
<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	35ft
<b>What are the setbacks of the lot?</b>	25ft front 5ft side 10ft rear
<b>What is the minimum lot size to build on the property?</b>	1,200 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 a floodzone area
<b>Any other restrictions?</b>	<a href="http://www.talltreepoa.com/pdfs/Restated%20Declaration%20of%20Covenants.pdf">http://www.talltreepoa.com/pdfs/Restated%20Declaration%20of%20Covenants.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 deep well <b>(You need to</b>	County

<b>confirm it)</b>	
<b>Does the property have water connected?</b> (Yes, No, Waterline on the street/road or Do Not Know)	Not connected but available in the area
<b>If YES...</b> (Put the company name and the phone number of the provider)	Cypress Springs Special Utility District: +19035882081
<b>If it's in the area</b> (Put the street name where the main water line is located.)	Hunters Hollow 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 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 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)	Ricks Excavation: +19035374308
<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>	Buyer needs to gather information
<b>Does the property currently have electricity connected?</b> (Yes, No or Do Not Know)	Not 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.)	Southwestern Electric Power Co. (SWEPCO): +18882163523
<b>How much will it cost (setup cost) to have power connection?</b>	On the process - site visit required
<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>	private company

<p>If <b>YES</b>... Get the details of the company name and contact information that service in the area...</p> <p><b>NOTE: If NO</b>, (Ask if it's responsibility of the property owner.)</p>	<p>Ameri-Tex Services: +19038391800</p>
<p><b>County Operator who Confirmed the Information:</b></p>	
<p><b>GENERAL DD NOTES FROM LM TEAM:</b></p>	
<p><b>DISCLAIMER</b></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>	