

**PRIVATE  
PROPERTY  
LANDS**

**Due Diligence Worksheet**

**Property Details**

Assessor's Parcel Number:	699122 (Property ID) / SW0213A-000000A-0000-0004-0000 (Geographic ID) / PP03 (Map ID) / 955348 (Owner ID)
Address:	St James Rd, Pilot Point, TX 76258 1376 N St James Rd, Pilot Point, TX 76258 (Per GM)
County:	Denton County, TX
Subdivision:	PELS ADDITION
Lot number:	4
Legal Description:	PELS ADDITION BLK A LOT 4
TRS:	N/A
Parcel size:	0.50 Acres
Terrain type:	Plain
Elevation	680 Ft
Lot Demensions:	211.77 feet North 105.9 feet East 214.27 feet South 104.03 feet West
Flood Zone / Wetlands:	No
Notes:	N/A

**Property Location / Access**

Google map link:	<a href="https://maps.app.goo.gl/ya2DQZPSziMvobAc8">https://maps.app.goo.gl/ya2DQZPSziMvobAc8</a>
GPS Coordinates:	33.409000, -96.955100
GPS Coordinates (4 corners):	33.4091,-96.9547 NE 33.4089,-96.9547 SE 33.4089,-96.9554 SW 33.4091,-96.9554 NW
City or County Limits:	City
School District:	Pilot Point Independent School District

<b>Access to property:</b>	Yes through SAINT JAMES RD
<b>Road surface/type:</b>	Paved
<b>Who Maintains Roads:</b>	City
<b>Closest highways:</b>	US-377 / US Rte 377
<b>Closest major city:</b>	Denton, Texas (30 min (20.2 miles))
<b>Closest small town:</b>	Pilot Point, Texas 76258 (3 min (1.2 miles))
<b>Closest gas station:</b>	Exxon, 1800 US-377, Pilot Point, TX 76258 (3 min (1.0 mile))
<b>Nearby attractions:</b>	Ray Roberts Lake State Park Isle du Bois (11 min (6.6 miles)) Clear Creek Natural Heritage Center, 3310 Collins Rd, Denton, TX 76208 (27 min (19.4 miles)) The DENTON Wall of Art, 2003 N Locust St, Denton, TX 76209 (26 min (19.0 miles))
<b>Walk Score:</b>	58/100 Somewhat Walkable
<b>Bike Score:</b>	62/100 Bikeable
<b>Notes:</b>	N/A

### ***Property Tax Information***

<b>Assessed Actual Value:</b>	\$97,504
<b>Assessed Taxable Value:</b>	\$97,504
<b>Back taxes owed? If so amount owed:</b>	No
<b>Tax Liens? If so amount owed:</b>	No
<b>Annual property taxes:</b>	\$1,813.04
<b>Notes:</b>	N/A

### ***Zoning & Restriction Information***

<b>Zoning / Property use code:</b>	Single Family 2 Residential Destrict (SF-2)
<b>What can be built on the property?</b>	See the attachment for details.
<b>Time limit to build?</b>	Permit will be good for 6 months.

Is camping allowed?	No
Camping restrictions if any:	N/A
Are RV's allowed?	No
RV restrictions if any:	N/A
Are mobile homes allowed?	They are allowed in Mobile home subdivisions and will require a specific use permit.
Mobile home restrictions if any:	<b>Per Deed Restrictions, No Mobile Homes.</b>
Are tiny homes allowed?	There are no regulations as per city.
Tiny home restrictions if any:	Need a building permit and approval by city council and planning and Zoning Commission
Short Term Vacation Rentals allowed?	There are no regulations as per city.
Vacation rental restrictions if any:	Need a building permit and approval by city council and planning and Zoning Commission
Is property part of an HOA or POA?	County does not possess any information regarding this matter, and no relevant information could be found online. It would be advisable to verify with the property owner.
HOA or POA dues, if any:	N/A
Subdivision CC&R Availability:	Unable to locate, if any.
CC&R Information:	N/A
Deed Availability:	See attached
Deed Information:	Document# 2018-124715
Notes:	<b>The parcel is INSIDE the City of PILOT POINT Per Deed Restrictions, Home Must be 80% constructed out of brick and/or Stone.</b>
<b><i>Utility Information</i></b>	
Water?	Would have to drill a well or contact City utilities for water line.
Sewer / Septic?	Would have to install a septic or contact city utilities for sewer line.
Electric?	Would have to contact Oncor +1 888-313-4747 or +1 888-866-7456
Gas?	Would have to contact Northwest Propane Gas Co +19404402000 or Texoma Propane +19034290102
Waste?	Would have to contact JPH Operating +19406862555 or Junk King North Texas +19405802757

<b>Notes:</b>	According to the city planner, there are currently no water or sewer lines on Saint James Road. We must submit a request to the City development department for the extension of these essential services. If the request is approved, we can proceed to connect to the newly extended lines.
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***County Contact Information***

<b>County Website:</b>	<a href="https://www.dentoncounty.gov/">https://www.dentoncounty.gov/</a>
<b>Assessor Website:</b>	<a href="https://www.dentoncounty.gov/778/Tax-Assessor-Collector">https://www.dentoncounty.gov/778/Tax-Assessor-Collector</a>
<b>Treasurer Website:</b>	<a href="https://www.dentoncounty.gov/174/County-Treasurer">https://www.dentoncounty.gov/174/County-Treasurer</a>
<b>Recorder Website:</b>	<a href="https://www.dentoncounty.gov/173/County-Clerk">https://www.dentoncounty.gov/173/County-Clerk</a>
<b>GIS Website:</b>	<a href="https://gis.bisclient.com/dentoncad/index.html?find=699122">https://gis.bisclient.com/dentoncad/index.html?find=699122</a>
<b>Zoning Link:</b>	<a href="#">N/A</a>
<b>Phone number for Planning Dept:</b>	940-349-2990
<b>Phone number for Recorder:</b>	940-349-2010
<b>Phone number for Treasurer:</b>	940-349-3150
<b>Phone number for Assessor:</b>	940-349-3500