

Due Diligence Report

Land Details

Assessor's Parcel Number:	R-6501-000-0210-1
Address:	County Rd 678, Royse City, TX 75189
County & State	Collin County, TX
Subdivision:	N/A
Lot Number:	21
Legal Description:	ABS A0501 DAVID KOEN SURVEY, TRACT 21, 8.0 ACRES
Township, Range, Sections (TRS):	N/A
Parcel Size:	8.0 Acers
Terrain type:	Wooded
Elevation:	178.0 m or 584.0 feet
Lot Dimensions:	1474.28 feet North 830.06 feet East 958.93 feet South 321.22 feet West
Within FloodZone / Wetlands Area:	The location of this parcel falls within a designated "Wetland" zone.
Notes:	N/A

Land Location/ Access/ Nearby

Google Map Link: (Land Location)	https://maps.app.goo.gl/S2N42r1UKCAk3GzX8
GPS Coordinates (Center):	33.03726, -96.30435
GPS Coordinates (4 corners):	33.0378, -96.3011 NE 33.0375, -96.3011 E1 33.0375, -96.3028 E2 33.037, -96.3028 SE 33.0371, -96.3059 SW 33.0379, -96.3059 NW

Within City or County Limits:	County
School District:	Community independent school district
Road Access To Land:	Yes, County Rd 678
Type Of Road:	Paved
Nearest Highway(s):	Hwy US 66
Nearest Major City:	Plano, Texas 43 min (26.4 miles Away)
Nearest Small Town:	Josephine, Texas 4 min (1.9 miles Away)
Nearest Gas Station:	Shell, 390 W Cook St, Josephine, TX 75164 5 min (2.2 miles Away)
Nearby Attractions/ Things To Do:	Dayspring Nature Preserve, 900 Comanche Dr, Allen, TX 75013 50 min (31.8 miles Away) Downtown Plano, 1021 E 15th St, Plano, TX 75074 44 min (26.4 miles Away) Klyde Warren Park, 2012 Woodall Rodgers Fwy, Dallas, TX 75201 49 min (37.6 miles Away)
Walk Score: (Based on Closest Small Town)	Car-Dependent 12/ 100
Bike Score: (Based on Closest Small Town)	Somewhat Bikeable 27/ 100
Notes:	N/A

Tax Information

Annual Property taxes: (Base/ Tax Levy Amount)	\$11.17
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N/A

Zoning Regulations & Restrictions Information

Zoning Code & Name:	According to the county, There is no "ZONING"
Zoning Ordinance / Land Uses:	According to the county, there are no zoning regulations for this area.
Time limit to build (Building Permit):	Commercial/Non-residential permits expire after 180 days of no activity (from date of issuance) and residential and OSSF permits expire after 365 days of no activity (from date of issuance).
Camping Allowed:	According to the county, there are no zoning regulations for this area.
Restrictions on Camping:	N/A

Recreational Vehicles (RVs) Allowed:	According to the county, there are no zoning regulations for this area.
Restrictions on Recreational Vehicles (RVs):	N/A
Mobile Homes / Manufactured Homes Allowed:	According to the county, there are no zoning regulations for this area.
Restrictions on Mobile Homes / Manufactured Homes:	N/A
Tiny Homes Allowed:	According to the county, there are no zoning regulations for this area.
Restrictions on Tiny Homes:	N/A
Short Term Vacation Rentals Allowed:	According to the county, there are no zoning regulations for this area.
Restrictions on Short Term Vacation Rentals:	N/A
HOA/ POA/ LOA:	Per county, they do not keep track of this. We could not find any information online using this " Subdivision " name
Dues For HOA/ POA/ LOA (If Any):	N/A
Covenants, Conditions & Restrictions (Subdivision CC&Rs):	Unable to locate, if any
Book/ Page or Document Number for CC&Rs:	N/A
Deed Availability:	See attached
Book/ Page or Document Number for Deed:	Volume/ Page: 99-0103510 / 4481-1086
Notes:	This parcel is OUTSIDE the city limits. Collin County does not have any zoning restrictions in the unincorporated portions of the County, with the exception of Sexually-Oriented business, Salvage and Junk Yards and Animal Slaughter Operations.

Utility Information

Availability of Water or Well:	Would need to reach out to City of Josephine, TX (972) 843-8282
Availability of Sewer or Septic:	Would need to reach out to City of Josephine, TX (972) 843-8282
Electricity Provider:	Would need to reach out to Oncor at (888) 313-4747 or Farmer's Electric at (903) 455-1715
Gas/ Propane Provider:	Would need to reach out to Atmos Energy (888) 286-6700
Waste/ Trash Provider:	Would need to reach out to City of Josephine, TX (972) 843-8282
Notes:	Per City of Josphine, TX - They service Water, sewer and Trash on the nearby address: 8124 Co Rd 678, Royse City, TX 75189 Power Lines are visible on County Rd 678

County Websites & Contact Information

Link to County Homepage:	https://www.collincountytx.gov/
Link to Assessor Website:	https://www.collincountytx.gov/Tax-Assessor
Link to Treasurer Website:	https://www.collincountytx.gov/Tax-Assessor
Link to Recorder Website:	https://www.collincountytx.gov/County-Clerk
Link to GIS Website:	https://www.collincountytx.gov/Services/GIS
Link to Planning & Zoning Website:	N/A
Phone number for Planning & Zoning Department	N/A
Phone number for Recorder:	(972) 881-3025
Phone number for Treasurer:	(972) 547-5020
Phone number for Assessor:	(972) 547-5020
Link to City Homepage:	N/A
Phone number for City Hall:	N/A