

**PRIVATE  
PROPERTY  
LANDS**

# Due Diligence Report

## Land Details

<b>Assessor's Parcel Number:</b>	Property ID: R000037266 / Geographic ID: 086.0015.0040.0000.0000
<b>Address:</b>	Vz County Road 3707, Wills Point, TX, 75169
<b>County &amp; State</b>	Van Zandt County TX
<b>Subdivision:</b>	N/A
<b>Lot Number:</b>	N/A
<b>Legal Description:</b>	Acres 10.000, ABST: 15, SUR: H B ANDERSON
<b>Township, Range, Sections (TRS):</b>	N/A
<b>Parcel Size:</b>	10 Acres
<b>Terrain type:</b>	Plain
<b>Elevation:</b>	140.0 m or 459.3 feet
<b>Lot Dimensions:</b>	849.73 feet (North) 587.36 feet (East) 810.61 feet (South) 742.9 feet (West)

## Land Location/ Access/ Nearby

<b>Google Map Link: (Land Location)</b>	<a href="https://maps.app.goo.gl/qxJkcHoqw5LM9bD57">https://maps.app.goo.gl/qxJkcHoqw5LM9bD57</a>
<b>GPS Coordinates (Center):</b>	32.80955, -95.95569
<b>GPS Coordinates (4 corners):</b>	32.8108, -95.9554 N 32.8097, -95.9540 E 32.8080, -95.9557 S 32.8094, -95.9575 W
<b>Within City or County Limits:</b>	County
<b>School District:</b>	Wills point independent school district

<b>Road Access To Land:</b>	Yes, Vz County Road 3707
<b>Type Of Road:</b>	Paved
<b>Nearest Highway(s):</b>	TX-19
<b>Nearest Major City:</b>	<b>Dallas, Texas</b> 1 hr (6.9 miles Away)
<b>Nearest Small Town:</b>	<b>Wills Point, Texas 75169</b> 11 min (8.8 miles Away)
<b>Nearest Gas Station:</b>	<b>Mobil, 328 E South Commerce St, Wills Point, TX 75169</b> 13 min (9.0 miles Away)
<b>Nearby Attractions/ Things To Do:</b>	<b>The Dallas Arboretum and Botanical Garden, 8525 Garland Rd, Dallas, TX 75218</b> 58 min (55.0 miles Away) <b>Historic Downtown McKinney, 111 N Tennessee St, McKinney, TX 75069</b> 1 hr 14 min (64.3 miles Away) <b>Fort Worth Water Gardens, 1502 Commerce St, Fort Worth, TX 76102</b> 1 hr 26 min (93.1 miles Away)

## Tax Information

<b>Annual Property taxes: (Base/ Tax Levy Amount)</b>	\$5.51
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## *Zoning Regulations & Restrictions Information*

<b>Zoning Code &amp; Name:</b>	According to the county, There is no "ZONING"
<b>Zoning Ordinance / Land Uses:</b>	According to the county, there are no zoning regulations for this area.
<b>Time limit to build (Building Permit):</b>	According to the county, there are no zoning regulations for this area.
<b>Camping Allowed:</b>	According to the county, there are no zoning regulations for this area.
<b>Restrictions on Camping:</b>	N/A
<b>Recreational Vehicles (RVs) Allowed:</b>	According to the county, there are no zoning regulations for this area.
<b>Restrictions on Recreational Vehicles (RVs):</b>	N/A
<b>Mobile Homes / Manufactured Homes Allowed:</b>	According to the county, there are no zoning regulations for this area.
<b>Restrictions on Mobile Homes / Manufactured Homes:</b>	N/A
<b>Tiny Homes Allowed:</b>	According to the county, there are no zoning regulations for this area.
<b>Restrictions on Tiny Homes:</b>	N/A

<b>Short Term Vacation Rentals Allowed:</b>	According to the county, there are no zoning regulations for this area.
<b>Restrictions on Short Term Vacation Rentals:</b>	N/A
<b>HOA/ POA/ LOA:</b>	Per county, they do not keep track of this. We could not find any information online.
<b>Dues For HOA/ POA/ LOA (If Any):</b>	N/A
<b>Covenants, Conditions &amp; Restrictions (Subdivision CC&amp;Rs):</b>	Unable to locate subdivision CC&R's if any.
<b>Book/ Page or Document Number for CC&amp;Rs:</b>	N/A
<b>Deed Availability:</b>	See Warranty Deed attached
<b>Book/ Page or Document Number for Deed:</b>	Book/ Page: 1542/ 469
<b>Notes:</b>	This parcel is OUTSIDE the city limits.

### ***Utility Information***

<b>Availability of Water or Well:</b>	Would need to reach out to South Tawakoni Water Supply at (903) 873-2509
<b>Availability of Sewer or Septic:</b>	A septic system would need to be installed.
<b>Electricity Provider:</b>	Would need to reach out to Trinity Valley Electric Cooperative at (972) 932-2214 or Oncor (888) 313-4747
<b>Gas/ Propane Provider:</b>	Would need to reach out to Ferrellgas (903) 873-2515 or Potts Gas Co (903) 567-6338
<b>Waste/ Trash Provider:</b>	Would need to reach out to Cards Recycling (877) 592-2737 or Junk Wranglerz (469) 653-5102
<b>Notes:</b>	Per South Tawakoni Water Supply, They provide water services to the nearby address: "799 Co Rd 3707, Wills Point, TX 75169" Power Lines are visible at "Vz County Road 3707" See attached

### ***County Websites & Contact Information***

<b>Link to County Homepage:</b>	<a href="https://www.vanzandtcounty.org/">https://www.vanzandtcounty.org/</a>
<b>Link to Assessor Website:</b>	<a href="https://www.vanzandtcounty.org/page/vanzandt.County.Assessor.Collector">https://www.vanzandtcounty.org/page/vanzandt.County.Assessor.Collector</a>
<b>Link to Treasurer Website:</b>	<a href="https://www.vanzandtcounty.org/page/vanzandt.County.Treasurer">https://www.vanzandtcounty.org/page/vanzandt.County.Treasurer</a>
<b>Link to Recorder Website:</b>	<a href="https://www.vanzandtcounty.org/page/vanzandt.County.Clerk">https://www.vanzandtcounty.org/page/vanzandt.County.Clerk</a>

<b>Link to GIS Website:</b>	<a href="https://gis.bisclient.com/vanzandtcad/?find=R000037266">https://gis.bisclient.com/vanzandtcad/?find=R000037266</a>
<b>Link to Planning &amp; Zoning Website:</b>	<a href="https://www.vantx.gov/2149/Planning-Zoning-Commission">https://www.vantx.gov/2149/Planning-Zoning-Commission</a>
<b>Phone number for Planning &amp; Zoning Department</b>	903-963-7216
<b>Phone number for Recorder:</b>	903-567-7555
<b>Phone number for Treasurer:</b>	903-567-2551
<b>Phone number for Assessor:</b>	903-567-6511
<b>Link to City Homepage:</b>	N/A
<b>Phone number for City Hall:</b>	N/A