

**PRIVATE
PROPERTY
LANDS**

Due Diligence Worksheet

Property Details

Assessor's Parcel Number:	Property ID: 37434 / Geographic ID: 1120-0180-0000-58
Address:	304 SANDY LYNN WEST TAWAKONI, TX 75474
County:	Hunt County Tx
Subdivision:	WILSON JACKSON
Lot number:	18
Legal Description:	A1120 WILSON JACKSON,TRACT 18, ACRES .878
Parcel size:	0.88 Acres
Terrain type:	Wooded
Elevation	465 feet
Lot Demensions:	173.8 feet North 200.06 feet East 173.8 feet South 197.89 feet West
Flood Zone / Wetlands:	No
Notes:	N/A

Property Location / Access

Google map link:	https://maps.app.goo.gl/6AVzfNcEdvKFdQ9x8
GPS Coordinates:	32.9002, -96.0309
GPS Coordinates (4 corners):	32.9005, -96.0306 NE 32.8999, -96.0307 SE 32.8999, -96.0312 SW 32.9005, -96.0312 NW
City or County Limits:	City

School District:	Quinlan Independent School District
------------------	-------------------------------------

Access to property:	Yes, SANDY LYNN WEST
Road surface/type:	Dirt
Who Maintains Roads:	City
Closest highways:	TX-276
Closest major city:	Garland, Texas (49 min, 38.3 miles)
Closest small town:	West Tawakoni, Texas 75474 (2 min, 0.6 mileS)
Closest gas station:	Billy' Gas Station, 1405 E Quinlan Pkwy, West Tawakoni, TX 75474 (2 min, 1.1 miles)
Nearby attractions:	The Dallas Arboretum and Botanical Garden, 8525 Garland Rd, Dallas, TX 75218 (51 min, 41.3 mileS) Lake Tawakoni State Park, 10822 FM 2475, Wills Point, TX 75169 (23 mijn, 16.6 mileS)
Notes:	N/A

Property Tax Information

Tax Liens? If so amount owed:	N/A
Annual property taxes:	\$1,250.97

Zoning & Restriction Information

Zoning / Property use code:	(SF-4) Single Family-4 District
What can be built on the property?	Please see the details attached

Time limit to build?	The permit is valid for six months and can be extended after the initial period.
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?	Only Manufactured homes are allowed.
Mobile home restrictions if any:	Compliance with the 2018 International Building Code is mandatory

Are tiny homes allowed?	Yes.
Tiny home restrictions if any:	Compliance with the 2018 International Building Code is mandatory, and the structure must be situated on a permanent foundation.
Short Term Vacation Rentals allowed?	Per City, Currently there are no regulations in place, but efforts are underway to develop them.
Vacation rental restrictions if any:	Must need to pay Hotel and Motel Tax
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:	Deed is attached
Deed Information:	Document# 2018-13339
Notes:	This parcel is INSIDE the city of west tawakoni information above is based on county's restrictions, unable to locate subdivision's CC&Rs if any
<i>Utility Information</i>	
Water?	Water is available. Would have to contact city of west tawakoni (+19034472285)
Sewer / Septic?	Sewer is available. Would have to contact city of west tawakoni (+19034472285)
Electric?	Would have to contact Farmers Electric Cooperative (+16606464281) or Oncor (+18883134747)
Gas?	Would have to contact Blue Rhino (+19033561000)

Waste?	Would have to contact City of west tawakoni (+19034472285)
Notes:	As per City of west tawakoni water sewer and trash pickup is available there Power poles are visible on SANDY LYNN (See attached)
<i>County Contact Information</i>	
County Website:	http://www.huntcounty.net
Assessor Website:	http://www.huntcounty.net/page/hunt.taxassessorcollector
Treasurer Website:	http://www.huntcounty.net/page/hunt.countytreasurer
Recorder Website:	http://www.huntcounty.net/page/hunt.countyclerk
GIS Website:	https://gis.bisclient.com/huntcad/index.html?find=37434
Zoning Link:	N/A
Phone number for Planning Dept:	N/A
Phone number for Recorder:	(903) 408-4130
Phone number for Treasurer:	(903) 408-4171 / 903-408-4000
Phone number for Assessor:	(903) 408-4000