

**PRIVATE
PROPERTY
LANDS**

Due Diligence Report

Land Details

Assessor's Parcel Number:	Property ID: R000037266 / Geographic ID: 086.0015.0040.0000.0000
Address:	Vz County Road 3707, Wills Point, TX, 75169
County & State	Van Zandt County TX
Subdivision:	N/A
Lot Number:	N/A
Legal Description:	Acres 10.000, ABST: 15, SUR: H B ANDERSON
Township, Range, Sections (TRS):	N/A
Parcel Size:	2.5 Acres
Terrain type:	Plain
Elevation:	140.0 m or 459.3 feet
Lot Dimensions:	849.73 feet (North) 587.36 feet (East) 810.61 feet (South) 742.9 feet (West)

Land Location/ Access/ Nearby

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

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

Tax Information

Annual Property taxes: (Base/ Tax Levy Amount)	\$5.51
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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):	According to the county, there are no zoning regulations for this area.
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.
Dues For HOA/ POA/ LOA (If Any):	N/A
Covenants, Conditions & Restrictions (Subdivision CC&Rs):	Unable to locate subdivision CC&R's if any.
Book/ Page or Document Number for CC&Rs:	N/A
Deed Availability:	See Warranty Deed attached
Book/ Page or Document Number for Deed:	Book/ Page: 1542/ 469
Notes:	This parcel is OUTSIDE the city limits.

Utility Information

Availability of Water or Well:	Would need to reach out to South Tawakoni Water Supply at (903) 873-2509
Availability of Sewer or Septic:	A septic system would need to be installed.
Electricity Provider:	Would need to reach out to Trinity Valley Electric Cooperative at (972) 932-2214 or Oncor (888) 313-4747
Gas/ Propane Provider:	Would need to reach out to Ferrellgas (903) 873-2515 or Potts Gas Co (903) 567-6338
Waste/ Trash Provider:	Would need to reach out to Cards Recycling (877) 592-2737 or Junk Wranglerz (469) 653-5102
Notes:	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

Link to County Homepage:	https://www.vanzandtcounty.org/
Link to Assessor Website:	https://www.vanzandtcounty.org/page/vanzandt.County.Assessor.Collector
Link to Treasurer Website:	https://www.vanzandtcounty.org/page/vanzandt.County.Treasurer
Link to Recorder Website:	https://www.vanzandtcounty.org/page/vanzandt.County.Clerk

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

