



# ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	139026
Lot Count:	1
Account # or GEO #:	139026
Property Address:	1763 Highland Dr, Whitney, TX 76692
County:	Hill
State:	Texas
Lot Number:	Lot 763
Legal Description:	WHITE BLUFF #1 LT 763 (1-1)
Parcel Size:	1.97 acres
Subdivision:	WHITE BLUFF
Approximate Dimensions:	412.15 feet North 208.49 feet West 210.92 feet East 420.28 feet South
GPS Center Coordinates (Approximate):	32.037300, -97.363900
GPS Corner Coordinates (Approximate):	32.037721, -97.363358 32.037168, -97.363154 32.036873, -97.364466 32.037427, -97.364646
Google map link:	<a href="https://goo.gl/maps/e82faXLVXz1aeNf16">https://goo.gl/maps/e82faXLVXz1aeNf16</a>
Elevation:	654.5 feet
Market Value:	\$58,800
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	<a href="https://drive.google.com/file/d/1CrQ8jAl8YEeR3oJFbtv3a-c3a6luxpSY/view?usp=sharing">https://drive.google.com/file/d/1CrQ8jAl8YEeR3oJFbtv3a-c3a6luxpSY/view?usp=sharing</a>
If others, please specify:	None
Is there a Structure (Yes or No (If Yes: Explain)	None
Property miscellaneous images	<a href="https://drive.google.com/drive/folders/1VYISOOp_VUURQYtkE0YxXqpk-Xsgaxi?usp=drive_link">https://drive.google.com/drive/folders/1VYISOOp_VUURQYtkE0YxXqpk-Xsgaxi?usp=drive_link</a>
YouTube Link:	<a href="https://youtu.be/RVljm7ykRFU?si=p2YYPvmto4yVnQG9">https://youtu.be/RVljm7ykRFU?si=p2YYPvmto4yVnQG9</a>

**ADDITIONAL LAND INFO**

QUESTION/S	DATA
Closest major city:	Fort Worth, Texas - 1 hr 7 min (57.8 miles)
If No Address or 0 address: Closest Property with Numbered Address	None
Closest small town:	Blum, Texas 76627 - 14 min (10.0 miles)
Nearby attractions:	Juniper Cove Kayaking - 10 min (5.4 miles) Safari - 8 min (5.8 miles) Odom's Rocky Mountain Horse Ranch - 15 min (10.6 miles) Whitney Area Museum Inc - 9 min (6.7 miles) Lake Whitney State Park - 14 min (9.4 miles) Lofers Bend Day Use Park - 18 min (13.2 miles) Soldiers Bluff Park - 19 min (14.7 miles) The Rock at Lake Whitney - 30 min (24.1 miles) Roadside America Museum - 24 min (19.1 miles)

**COUNTY DATA**

QUESTION/S	DATA
Assessor Website	<a href="#">Link</a>
Assessor Contact	254-582-2508
Treasurer Website	<a href="#">Link</a>
Treasurer Contact	(254) 582-4000
Recorder/Clerk Website	<a href="#">Link</a>
Recorder/Clerk Contact	254-582-4030
Zoning or Planning Department Website	<a href="#">Link</a>
Zoning or Planning Department Contact	254-582-4047
County Environmental Health Department Website	<a href="#">Link</a>
County Environmental Health Department Contact	254-582-5313
GIS Website	<a href="#">Link</a>
CAD Website	<a href="#">Link</a>
Electricity Company Name & Phone Number	
Water Company Name & Phone Number	
Sewer Company Name & Phone Number	
Gas Company Name & Phone Number	
Waste Company Name & Phone Number	

**TAX DATA**

QUESTION/S	DATA
<b>Are the taxes of this property current or delinquent?</b> (If Current, then means no back taxes), (If Delinquent, just put delinquent and ask the next question below.)	Current
<b>Are there any back taxes for this property?</b> If yes, how much is the amount owed? ( From what year to what year)	None
<b>How much is the annual property tax?</b> (Current Year if available, if not get the previous year)	\$74.79 (2022)
<b>Are there any tax liens for this property?</b> If yes, how much is the amount owed?( From what year to what year?  <b>Note: Most of the time the county does not have access to this data because they don't know if there are any mortgages or any kinds of liens.</b>	N/A
<b>Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)</b>	Yes
<b>How much is the annual HOA due?</b>	\$1125 anual fees and \$150 special assessment per lot
<b>Are there any HOA dues?</b> If yes, how much is the total amount owed?	N/A
<b>County Operator Details who Confirmed the Information:</b>	<a href="#">Property Tax Information Online</a>
ZONING DATA	
QUESTION/S	DATA
<b>What is the zoning of the property?</b> (Residential/Commercial/Agricultural/etc)	Residential
<b>Terrain type?</b> (Is it flat /slope/etc)	Flat
<b>Property use code?</b>	Residential
<b>Is the land cleared?</b> (Yes/No)	Not cleared
<b>Is the property buildable?</b> (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes
<b>What can be built on the property?</b> (Different types of homes that we can build on the lots.)	Single- family dwelling
<b>Can we camp on the property?</b> (If we buy this property can the owner camp there?) Yes/No	No
<b>Notes on Camping</b> (please take note of the allowed time for camping or whatever the county has to say)	No camping shall be permitted on any lot, except such lots or tracts which may, from

	time to time, be set aside by Developer or the Property Owners' Association, if any, as courtesy camping areas for the benefit of all lot owners.
<b>Are RV's allowed on the property?</b> (Please ask if there are any restrictions.) Yes/ No	No
<b>Note's on RV's</b> (jot down notes whatever the county has to say)	Cannot live in RV but: can park and use as a storage
<b>Are Mobile homes allowed on the property?</b> (Please ask if there is restrictions.) Yes/No	No
<b>Notes on mobile homes</b> (jot down notes whatever the county has to say)	Mobile homes are not allowed
<b>Are tiny houses or small cabins allowed in the property?</b> Yes/ No (Please ask if there is restrictions.) Yes/No	No
<b>Is there a total size restriction for any structures on the lot?</b> Yes/ No (Please jot down the notes from the county)	Each residential dwelling constructed on any other lot within the Subdivision shall contain a minimum of One Thousand Eight Hundred (1,800) square feet of covered floor area exclusive of all porches, patios, carports, garages or breezeways attached to the main dwelling
<b>Are there any building height restrictions?</b> (Yes/ No) How many ft... please take down notes from the county	No residential dwelling or structure on any lot shall exceed two (2) stories in height.
<b>What are the setbacks of the lot?</b>	25ft front 10ft rear 10ft sides
<b>What is the minimum lot size to build on the property?</b>	1,800 sqft
<b>Is there any time limit to build?</b>	8 months
<b>Is there a County or City Impact fee required to build and if so how much does this cost?</b>	None
<b>Is the property in a flood zone and if so what needs to be done to the lot in order to build?</b>	Not in a floodzone area
<b>Any other restrictions?</b>	For more info about restrictions please click <a href="#">here</a> .
<b>Is property in a Floodzone? (if yes add link to FEMA Website)</b>	Not in a floodzone area
<a href="#">Link to FEMA website</a>	Check the picture below
<b>Is property wetland?</b>	Not in a wetlands area
<a href="#">Link to Wetland website</a>	Check the picture below
<b>County Operator Details who Confirmed the Information:</b>	

**UTILITIES DATA**

QUESTION/S	DATA
<p><b>Is the property located inside or outside city limit?</b></p> <p><b>Notes:</b>  <b>If Inside City:</b> It means water and sewer is provided by the city <b>(You need to confirm it)</b>  <b>If Outside City:</b> It considered under County, means water can be built through deep well <b>(You need to confirm it)</b></p>	<p>County</p>
<p><b>Does the property have water connected?</b> (Yes, No, Waterline on the street/road or Do Not Know)</p>	<p>Not yet connected but available in the area</p>
<p><b>If YES...</b> (Put the company name and the phone number of the provider)</p>	<p>SouthWest Water Company - (866) 654-SWWC</p>
<p><b>If it's in the area</b> (Put the street name where the main water line is located.)</p>	<p>Highland Dr W</p>
<p><b>If NO:</b> (Ask if we do we have to dig a well, or, is there any utility company who provides water in the area where the property is located.)</p>	<p>N/A</p>
<p><b>How much will it cost (setup cost) to have water connection?</b></p>	<p>Buyer needs to gather information</p>
<p><b>Does the property currently have Sewer or septic?</b> (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)</p>	<p>Septic is needed</p>
<p><b>If YES</b> (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)</p>	<p>Private company</p>
<p><b>Please ask the details of the Company Name &amp; the Contact information ....</b>(Call and Confirm if it's the right company)</p>	<p>Weights Septic Tank Services - +12546944400</p>
<p><b>If NO:</b> Do we need to install septic? (YES/NO) or a septic system is already installed in the property?</p>	<p>Would need to install septic system</p>
<p><b>If the septic system has to be installed,</b> (Ask if do we need to percolate the soil?)</p>	<p>N/A</p>
<p><b>How much will it cost (setup cost) to have sewer connection or septic installed?</b></p>	<p>Buyer needs to gather information</p>
<p><b>Does the property currently have electricty connected?</b> (Yes, No or Do Not Know)</p>	<p>Not yet connected but available in the area</p>
<p><b>What is the electric company name</b> (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)</p>	<p>Hilco Water: +18003386425</p>

<b>How much will it cost (setup cost) to have power connection?</b>	On the process
<b>What type of gas does this area service?</b> (Propane gas/Natural gas/ tank gas/etc)	Propane gas
<b>For waste....</b> <b>Will the county or city pick up the trash?</b>	Private company
<b>If YES...</b> Get the details of the company name and contact information that service in the area...  <b>NOTE: If NO,</b> (Ask if it's responsibility of the property owner.)	Waste Connections: 844-708-7274
<b>County Operator who Confirmed the Information:</b>	
<b>GENERAL DD NOTES FROM LM TEAM:</b>	
<b>DISCLAIMER</b>	
The buyer is responsible for verifying all information with the County as to what can and can't be done with the property. The buyer will need to work with the County to obtain the proper permits if needed. The buyer will also need to confirm the availability of any utilities needed or serviced on the property. The seller makes no warranties or representations about the land, its condition, or what can be built on the property.	