



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:	https://goo.gl/maps/e82faXLVXz1aeNf16
Elevation:	654.5 feet
Market Value:	\$58,800
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Highland Dr. W - https://drive.google.com/file/d/1vbH1AGblzs-lAa-xhWC6rZgR9AOUWX-X/view?usp=sharing
If others, please specify:	None
Is there a Structure (Yes or No (If Yes: Explain)	None
Property miscellaneous images	https://drive.google.com/drive/folders/1VYISO0Yp_VUURQytkEOYxXqpk-Xsgaxi?usp=drive_link

YouTube Link:	https://youtu.be/RVljm7ykRFU?si=p2YYPvmt04yVnQG9
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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	Link
Assessor Contact	254-582-2508
Treasurer Website	Link
Treasurer Contact	(254) 582-4000
Recorder/Clerk Website	Link
Recorder/Clerk Contact	254-582-4030
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	254-582-4047
County Environmental Health Department Website	Link
County Environmental Health Department Contact	254-582-5313
GIS Website	Link
CAD Website	Link
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
Are the taxes of this property current or delinquent? (If Current, then means no back taxes), (If Delinquent, just put delinquent and ask the next question below.)	Current
Are there any back taxes for this property? If yes, how much is the amount owed? (From what year to what year)	None
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$74.79 (2022)
Are there any tax liens for this property? If yes, how much is the amount owed? (From what year to what year? 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.	N/A
Is the property part of an HOA (Homeowners Association) or any community? (Yes/No)	Yes
How much is the annual HOA due?	\$1125 annual fees and \$150 special assessment per lot
Are there any HOA dues? If yes, how much is the total amount owed?	N/A
County Operator Details who Confirmed the Information:	Property Tax Information Online
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Residential
Terrain type? (Is it flat /slope/etc)	Flat
Property use code?	Residential
Is the land cleared? (Yes/No)	Not cleared
Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes
What can be built on the property? (Different types of homes that we can build on the lots.)	Single-family dwelling
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	No

Notes on Camping (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 the Developer or the Property Owners' Association, if any, as courtesy camping areas for the benefit of all lot owners.
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	No
Notes on RV's (jot down notes about whatever the county has to say)	Cannot live in RV but: can park and use as a storage
Are Mobile homes allowed on the property? (Please ask if there are restrictions.) Yes/No	No
Notes on mobile homes (jot down notes whatever the county has to say)	Mobile homes are not allowed
Are tiny houses or small cabins allowed on the property? Yes/ No (Please ask if there are restrictions.) Yes/No	No
Is there a total size restriction for any structures on the lot? 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
Are there any building height restrictions? (Yes/ No) How many feet... please take down notes from the county	No residential dwelling or structure on any lot shall exceed two (2) stories in height.
What are the setbacks of the lot?	25ft front 10ft rear 10ft sides
What is the minimum lot size to build on the property?	1,800 sqft
Is there any time limit to build?	8 months
Is there a County or City Impact fee required to build and if so how much does this cost?	None
Is the property in a flood zone and if so what needs to be done to the lot to build?	Not in a floodzone area
Any other restrictions?	For more info about restrictions please click here .
Is the property in a Floodzone? (if yes add a link to FEMA Website)	Not in a floodzone area
Link to FEMA website	Check the picture below
Is property wetland?	Not in a wetlands area

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

connected? (Yes, No, or Do Not Know)	
What is the electric company name (Confirm If there is an electric company Service in the area - Select either City, Community, None, etc.)	Hilco Water: +18003386425
How much will it cost (setup cost) to have a power connection?	On the process
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Propane gas
For waste.... Will the county or city pick up the trash?	Private company
If YES... Get the details of the company name and contact information of that service in the area... NOTE: If NO, (Ask if it's the responsibility of the property owner.)	Waste Connections: 844-708-7274
County Operator who Confirmed the Information:	
GENERAL DD NOTES FROM THE OLM TEAM:	
DISCLAIMER	
All information provided is based on preliminary research conducted by the Online Land Market team. The buyer is responsible for verifying all information with the County regarding what can and cannot 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 services on the property. The seller makes no warranties or representations about the land, its condition, or what can be built on the property.	