



ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	0497-0380-000A-40
Lot Count:	1
Account # or GEO #:	0497-0380-000A-400
Property Address:	FM 315, Frankston, TX 75763
If No Address or 0 address: Closest Property with Numbered Address	11029 FM 315, Frankston, TX 75763
County:	Henderson
State:	TX
Lot Number:	
Legal Description:	TR 38 AB 497 J MORA SUR, TR 38 (1/2 UND INT 14.79 AC TR)
Parcel Size:	7.39 acres
Subdivision:	Not in a subdivision
Approximate Dimensions:	905.86 feet North 717.99 feet East 921.14 feet South 738.37 feet West
GPS Center Coordinates (Approximate):	32.099000, -95.579400
GPS Corner Coordinates (Approximate):	32.100100, -95.581100 32.100000, -95.578200 32.098100, -95.578200 32.098100, -95.581200
Google map link:	https://maps.app.goo.gl/BC2LbB4nWvBY3acX9
Elevation:	625.4 feet
Market Value:	\$179,060
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	https://drive.google.com/file/d/1CAys-sUKeSkik2W0v2gSY0LAg0nSlchh/view?usp=drive_link
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/1mdvjj2Qh0wlarCTEjHONqnZSeri-NtIc?usp=drive_link
YouTube Link:	
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Athens, Texas - 21 min (20.0 miles)
Closest small town:	Poynor, Texas - 3 min (2.3 miles)
Nearby attractions:	New York, Texas ZipLine Adventures - 12 min (7.5 miles) Kathleen Fitzgerald Museum - 10 min (8.1 miles) Love's Lookout Texas - 31 min (27.1 miles) Der Germinator - Jacksonville - 31 min (26.9 miles) Waterpark at The Villages - 23 min (19.0 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	Link
Assessor Contact	903-675-9296
Treasurer Website	Link
Treasurer Contact	(903) 675-6134
Recorder/Clerk Website	Link
Recorder/Clerk Contact	903-675-6140
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	903-657-6551
County Environmental Health Department Website	Link
County Environmental Health Department Contact	903-368-1104
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	
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	No zoning in the county

Terrain type? (Is it flat /slope/etc)	slightly slope
Property use code?	None
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	Yes
Notes on Camping (please take note of the allowed time for camping or whatever the county has to say)	Can camp while building a primary structure on the property
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	Yes
Note's on RV's (jot down notes whatever the county has to say)	Possible it is allowed, you have to send a form/permit to the county if you want to use the property as recreational
Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No	Yes
Notes on mobile homes (jot down notes whatever the county has to say)	Mobile home is allowed
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No	Yes
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	None
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	No deed restriction and county restriction
What are the setbacks of the lot?	No deed restriction and county restriction
What is the minimum lot size to build on the property?	No deed restriction and county restriction
Is there any time limit to build?	No deed restriction and county restriction
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 in order to build?	Not cleared
Any other restrictions?	None
Is property in a Floodzone? (if yes add link to FEMA Website)	Not in a floodzone area

Link to FEMA website	Check picture below
Is property wetland?	Small area of wetlands in east side of the property
Link to Wetland website	Check picture below
County Operator Details who Confirmed the Information:	
UTILITIES DATA	
QUESTION/S	DATA
<p>Is the property located inside or outside city limit?</p> <p>Notes: If Inside City: It means water and sewer is provided by the city (You need to confirm it) IF Outside City: It considered under County, means water can be built through deep well (You need to confirm it)</p>	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)	Frankston Water Department - +19038763887
If it's in the area (Put the street name where the main water line is located.)	FM 315, Frankston, TX 75763
If NO: (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.)	N/A
How much will it cost (setup cost) to have water connection?	Buyer needs together information
Does the property currently have 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 the details of the Company Name & the Contact information (Call and Confirm if it's the right company)	Kennon Septic Systems - +19032753748
If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	Would need to install 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	Would depend on the size and type of system to install

connection or septic installed?	
Does the property currently have electricity connected? (Yes, No or Do Not Know)	Not yet connected but available in the area
What is the electric company name (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)	Oncor Electric Delivery - +18883136862
How much will it cost (setup cost) to have 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 that service in the area... NOTE: If NO, (Ask if it's responsibility of the property owner.)	East Tex Trash Inc - +19038763918
County Operator who Confirmed the Information:	
GENERAL DD NOTES FROM LM TEAM:	
DISCLAIMER	
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.	