

**PRIVATE  
PROPERTY  
LANDS**

# Due Diligence Worksheet

## Property Details

Assessor's Parcel Number:	Property ID: R15090 Geographic ID: 15090   Property ID: R14771 Geographic ID: 14771
Address:	FM 56, Kopperl, TX 76652
County:	Bosque County, TX
Lot number:	5   N
Legal Description:	ABST A0303 GIVENS, M TRACT 5 HDQTRS Acres:2.5000   ABST A0513 MCKILVY, S TRACT N Acres:0.5000
Parcel size:	2.5 Acres   0.5 Acres
Terrain type:	Wooded
Elevation	177.0 m or 580.7 feet
Lot Demensions:	259.86 feet North 702.37 feet East 378.13 feet South 528.79 feet West

## Property Location / Access

Google map link:	<a href="https://maps.app.goo.gl/DLkQdeYWkMauo1Gy7">https://maps.app.goo.gl/DLkQdeYWkMauo1Gy7</a>
GPS Coordinates:	32.0280, -97.5027
GPS Coordinates (4 corners):	32.0290, -97.5023 NE 32.0277, -97.5024 SE1 32.0273, -97.5021 SE2 32.0271, -97.5026 S 32.0276, -97.5030 SW 32.029, -97.5030 NW
City or County Limits:	County

<b>School District:</b>	Kopperl independent school district
<b>Access to property:</b>	Yes, County Rd 1270
<b>Road surface/type:</b>	Dirt
<b>Who Maintains Roads:</b>	County
<b>Closest highways:</b>	TX-174
<b>Closest major city:</b>	Waco, Texas (51 min, 45.0 Miles)
<b>Closest small town:</b>	Kopperl, Texas (5 min, 3.9 miles)
<b>Closest gas station:</b>	Conoco, 319 E Morgan St, Meridian, TX 76665 (20 min, 15.7 mileS)
<b>Nearby attractions:</b>	McCown Valley Park, 283 McCown Valley Park Road, Whitney, TX 76692 (14 min, 11.4 miles) Meridian State Park, 173 Park Road #7, Meridian, TX 76665 (26 min, 19.5 mileS) Cedron Creek Park, 557 FM 1713, Whitney, TX 76692 (11 min, 9.0 mile)
<b>Walk Score:</b>	10/100 - Car-Dependent
<b>Bike Score:</b>	25/100 - Somewhat Bikeable
<b>Notes:</b>	N/A
<b><i>Property Tax Information</i></b>	
<b>Annual property taxes:</b>	\$738.39   \$120.93
<b><i>Zoning &amp; Restriction Information</i></b>	
<b>Zoning / Property use code:</b>	NO ZONING AS PER COUNTY
<b>What can be built on the property?</b>	Per County, there are no such restrictions.

<b>Time limit to build?</b>	Per County, there are no such restrictions.
<b>Is camping allowed?</b>	Per County, there are no such restrictions.
<b>Camping restrictions if any:</b>	N/A
<b>Are RV's allowed?</b>	Per County, there are no such restrictions.
<b>RV restrictions if any:</b>	N/A
<b>Are mobile homes allowed?</b>	Per County, there are no such restrictions.
<b>Mobile home restrictions if any:</b>	N/A
<b>Are tiny homes allowed?</b>	Per County, there are no such restrictions.
<b>Tiny home restrictions if any:</b>	N/A
<b>Short Term Vacation Rentals allowed?</b>	Per County, there are no such restrictions.
<b>Vacation rental restrictions if any:</b>	N/A
<b>Is property part of an HOA or POA?</b>	No
<b>HOA or POA dues, if any:</b>	N/A
<b>Subdivision CC&amp;R Availability:</b>	Unable to locate if any
<b>CC&amp;R Information:</b>	N/A
<b>Deed Availability:</b>	There is a fee of \$1 per page to get the deed copy.
<b>Deed Information:</b>	Document no: 2021-03555
<b>Notes:</b>	<b>The parcel is OUTSIDE the city's limit. As per appraisal district, the parcel is not in any of the subdivision. The information above is based on County's restrictions</b>
<b><i>Utility Information</i></b>	
<b>Water?</b>	Would need to dig a well.
<b>Sewer / Septic?</b>	Would need to Install a septic.
<b>Electric?</b>	Would have to contact Texas New Mexico Power (888-866-7456), United Cooperative Services (817-556-4000)
<b>Gas?</b>	Would have to contact Sanders Propane (254-898-0476), Pinnacle Propane Storage (254-898-8519).

<b>Waste?</b>	Would have to contact Lone Star Disposal (254-897-3406), Iesi (254-897-3727).
<b>Notes:</b>	As per Brazos River Authority (888-922-6272), Somervell County Water District (+12548974141), Cleburne City Water Department (+18176450919), they do not service in that area. So well and septic is required. --- Power Poles are visible on FM-56 (See attached)
<b><i>County Contact Information</i></b>	
<b>County Website:</b>	<a href="https://www.bosquecounty.us/">https://www.bosquecounty.us/</a>
<b>Assessor Website:</b>	<a href="https://www.bosquecountytaxoffice.com/">https://www.bosquecountytaxoffice.com/</a>
<b>Treasurer Website:</b>	<a href="http://www.bosquecounty.us/bosque-county-treasurer/">http://www.bosquecounty.us/bosque-county-treasurer/</a>
<b>Recorder Website:</b>	<a href="https://www.bosquecounty.us/bosque-county-clerk/">https://www.bosquecounty.us/bosque-county-clerk/</a>
<b>GIS Website:</b>	<a href="https://gis.bisclient.com/bosquecad/?find=R15090">https://gis.bisclient.com/bosquecad/?find=R15090</a>
<b>Zoning Link:</b>	N/A
<b>Phone number for Planning Dept:</b>	N/A
<b>Phone number for Recorder:</b>	254-435-2201
<b>Phone number for Treasurer:</b>	254-435-2382
<b>Phone number for Assessor:</b>	254-435-2301