

**PRIVATE
PROPERTY
LANDS**

Due Diligence Worksheet

Property Details

Assessor's Parcel Number:	Property ID: R19198 Geographic ID: 19198
Address:	Cleveland St, Meridian, TX 76665
County:	Bosque County TX
Subdivision:	ADAMS
Lot number:	1, 2 & 17
Legal Description:	ADAMS BLOCK 1 LOT 1, 2 & 17 Acres:0.0000
TRS:	N/A
Parcel size:	3.11 Acres
Terrain type:	Plain
Elevation	233.1 m or 764.8 feet
Flood Zone / Wetlands:	No

Property Location / Access

Google map link:	https://maps.app.goo.gl/w3XX8dMN32ofLW3AA
GPS Coordinates:	31.92439, -97.65129
GPS Coordinates (4 corners):	31.92462, -97.65139 N 31.92445, -97.65100 E 31.92400, -97.65127 S 31.92450, -97.65163 NW
City or County Limits:	City
School District:	Meridian independent school district
Access to property:	Yes, Cleveland St or TX-22
Road surface/type:	Gravel / Paved
Who Maintains Roads:	City
Closest highways:	TX-22

Closest major city:	Waco, Texas 54 Mins (46.0 Miles away)
Closest small town:	Morgan, TX 9 Mins (7.9 Miles away)
Closest gas station:	Conoco, 319 E Morgan St, Meridian, TX 76665 2 Mins (0.4 Miles away)
Nearby attractions:	McCown Valley Park, 283 McCown Valley Park Road, Whitney, TX 76692 34 Mins (27.0 Miles away) Meridian State Park, 173 Park Road #7, Meridian, TX 76665 (9 Mins (4.2 Miles away) Cedron Creek Park, 557 FM 1713, Whitney, TX 76692 27 Mins (26.7 Miles away)

Property Tax Information

Annual property taxes:	\$513.50
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Zoning & Restriction Information

Zoning / Property use code:	SINGLE-FAMILY RESIDENTIAL DISTRICT (SF-2)
What can be built on the property?	Please see the details attached Multi-Family and Commercial Use not allowed
Time limit to build?	Building permit will be good for 6 months.
Is camping allowed?	No
Camping restrictions if any:	N/A
Are RV's allowed?	No
RV restrictions if any:	N/A
Are mobile homes allowed?	No
Mobile home restrictions if any:	N/A
Are tiny homes allowed?	The house must be at least 850 square feet, and a permanent structure must be present on the lot.

Tiny home restrictions if any:	N/A
Short Term Vacation Rentals allowed?	City does not have any regulations for Short Term rentals/
Vacation rental restrictions if any:	N/A
Is property part of an HOA or POA?	Per county, they do not keep track of this. We could not find any information online using this "Subdivision" name
HOA or POA dues, if any:	N/A
Subdivision CC&R Availability:	Unable to locate, If any
CC&R Information:	N/A
Deed Availability:	There is a fee of \$1 per page to get the deed copy.
Deed Information:	Document# 2017-01804
Notes:	This parcel is INSIDE city limits of "Meridian,TX"

Utility Information

Water?	Would have to contact City (254-435-2381)
Sewer / Septic?	Would have to contact City (254-435-2381)
Electric?	Would have to contact Texas- New Mexico Power (TNMP) - (888-866-7456)
Gas?	Would have to contact Star Tex (254-675-1714) or Poor Boys LP Gas, LLC (254-580-9772)
Waste?	Would have to contact City (254-435-2381)
Notes:	According to the City Planner, water, sewer, and trash services will be provided by the City. Power Lines are visibe on "Cleveland St"

County Contact Information

County Website:	https://www.bosquecounty.us/
Assessor Website:	https://www.bosquecountytaxoffice.com/
Treasurer Website:	http://www.bosquecounty.us/bosque-county-treasurer/
Recorder Website:	https://www.bosquecounty.us/bosque-county-clerk/
GIS Website:	https://gis.bisclient.com/bosquecad/?find=R15090
Zoning Link:	N/A
Phone number for Planning Dept:	N/A
Phone number for Recorder:	254-435-2201

Phone number for Treasurer:	254-435-2382
Phone number for Assessor:	254-435-2301