

**PRIVATE
PROPERTY
LANDS**

Due Diligence Report

Land Details

Assessor's Parcel Number:	Property ID: 765477 / Geographic ID: R2686.0703.00
Address:	Comewell Ct, Bridgeport, TX, 76426
County & State	Wise County TX
Subdivision:	RUNAWAY BAY UNIT 6
Lot Number:	19
Legal Description:	LOT 19 BLK 15 RUNAWAY BAY UNIT 6
Township, Range, Sections (TRS):	N/A
Parcel Size:	0.37 Acres
Terrain type:	Wooded
Elevation:	265.2 m or 870.1 feet
Lot Dimensions:	174.46 feet (North) 39.5 feet (East) 209.6 feet (South) 102.17 feet (West)
Within FloodZone / Wetlands Area:	No
Land Location/ Access/ Nearby	
Google Map Link: (Land Location)	https://maps.app.goo.gl/Ag8Gupo77zjDBUKv8
GPS Coordinates (Center):	33.1784, -97.89927

GPS Coordinates (4 corners):	33.1785, -97.8991 NE1 33.1785, -97.8990 NE2 33.1784, -97.8990 E 33.1782, -97.8995 SW1 33.1783, -97.8996 SW2 33.1786, -97.8995 NW
Within City or County Limits:	City
School District:	Bridgeport independent school district
Road Access To Land:	Yes, Comewell Ct
Type Of Road:	Dirt
Nearest Highway(s):	TX-114
Nearest Major City:	Fort Worth, Texas 1 hr 4 min (60.6 miles Away)
Nearest Small Town:	Runaway Bay, Texas 76426 5 min (2.7 miles Away)
Nearest Gas Station:	Brookshire's Fuel Center, 1203 US-380, Bridgeport, TX 76426 15 min (10.7 miles Away)
Nearby Attractions/ Things To Do:	Fort Worth Stockyards, Fort Worth, TX 76164 1 hr 2 min (59.2 miles Away) Six Flags Over Texas, Arlington, TX 76011 1 hr 20 min (75.5 miles Away) Fort Worth Water Gardens, 1502 Commerce St, Fort Worth, TX 76102 1 hr 6 min (61.1 miles Away)
Tax Information	
Annual Property taxes: (Base/ Tax Levy Amount)	\$398.12

Zoning Regulations & Restrictions Information

Zoning Code & Name:	SINGLE FAMILY HOUSE 1600 SQ FEET MINIMUM - (R-1)
Zoning Ordinance / Land Uses:	Single Family Dwelling - See the attached ordinance.
Time limit to build (Building Permit):	Permit is good for 1 year.
Camping Allowed:	Per City, Not allowed
Restrictions on Camping:	N/A
Recreational Vehicles (RVs) Allowed:	Per City, Not allowed
Restrictions on Recreational Vehicles (RVs):	N/A
Mobile Homes / Manufactured Homes Allowed:	Per City, Not allowed, the minimum size requirement is 1600 sq. ft
Restrictions on Mobile Homes / Manufactured Homes:	N/A
Tiny Homes Allowed:	Per City, Not allowed, the minimum size requirement is 1600 sq. ft
Restrictions on Tiny Homes:	N/A
Short Term Vacation Rentals Allowed:	Per City, Not allowed
Restrictions on Short Term Vacation Rentals:	N/A
HOA/ POA/ LOA:	County does not possess any information regarding HOA's and no relevant information could be found online. It would be advisable to verify with the property owner.
Dues For HOA/ POA/ LOA (If Any):	N/A
Covenants, Conditions & Restrictions (Subdivision CC&Rs):	Would need to visit the office to get a copy of CC&Rs, docs are unavailable online.
Book/ Page or Document Number for CC&Rs:	Volume/ Page 302/ 207 317/ 563 320/ 19 326/ 377
Deed Availability:	See attached
Book/ Page or Document Number for Deed:	Document Number: 40411 Volume/ Page: 396/ 214
Notes:	The Parcel is INSIDE the City of Runway Bay. The information above is based on city restrictions, unable to obtain subdivision CC&R's as they are not available online and clerk would not email them, additional restrictions most likely apply.

Utility Information

Availability of Water or Well:	Water is available. Would need to reach out to City of Runway Bay at (940) 575-4745.
Availability of Sewer or Septic:	Sewer is available. Would need to reach out to City of Runway Bay at (940) 575-4745.
Electricity Provider:	Would need to reach out to Oncor at (888) 313-6862, TXU Energy at (800) 242-9113
Gas/ Propane Provider:	Would need to reach out to Pinnacle Propane at (940) 683-2683 or Ferrellgas at (940) 683-5066
Waste/ Trash Provider:	Trash service is available. Would need to reach out to City of Runway Bay at (940) 575-4745.
Notes:	As per City of Runway Bay Water Department, water and sewer is available.

County Websites & Contact Information

Link to County Homepage:	http://www.co.wise.tx.us/
Link to Assessor Website:	https://www.wise-cad.com/
Link to Treasurer Website:	http://www.co.wise.tx.us/372/Tax-Office
Link to Recorder Website:	http://www.co.wise.tx.us/153/County-Clerk
Link to GIS Website:	https://gis.bisclient.com/wisecad/?find=765477
Link to Planning & Zoning Website:	N/A
Phone number for Planning & Zoning Department	N/A
Phone number for Recorder:	(940) 627-3351
Phone number for Treasurer:	Auto: (940) 627-3304 Tax: (940) 627-3523
Phone number for Assessor:	(940) 627-3081
Link to City Homepage:	https://runawaybaytexas.com/
Phone number for City Hall:	(940) 575-4745