

<div><div>PRIVATE PROPERTY LANDS</div><div>Due Diligence Report</div></div>	
Land Details	
Owner Name(s):	JACOBO MARIO / TERRI
Assessor's Parcel Number:	Property ID: R000005195 Geo ID: 041540000
Address:	130 Mcguire St, Mingus, TX, 76463
County & State	Palo Pinto County, TX
Subdivision:	N/A
Lot Number:	126
Legal Description:	Acres: 1.914, AB 696 TR 126 T&NO RR CO G#10696-00-01260-000-00-0
Township, Range, Sections (TRS):	N/A
Parcel Size:	1.914 Acres (Assessor) 1.84 Acres (ID Land Merasurement)
Terrain type:	Wooded
Elevation:	289.0 m or 948.2 feet
Lot Dimensions:	484.22 feet (North) 147.43 feet (East) 327.81 feet (South) 296.4 feet (West)
Within FloodZone / Wetlands Area:	No
Notes:	There is a discrepancy between the lot size listed on the assessor's website and the GIS measurements. (See attached.)
Land Location/ Access/ Nearby	
Google Map Link: (Land Location)	https://maps.app.goo.gl/ssgtuTKoYHxDD5WS7
GPS Coordinates (Center):	32.53848, -98.42122

GPS Coordinates (4 corners):	32.5391, -98.4211 N1 32.5387, -98.4211 N2 32.5387, -98.4207 E 32.5383, -98.4207 SE 32.5383, -98.4217 SW 32.5391, -98.4218 NW
Within City or County Limits:	City
School District:	Gordon independent school district
Road Access To Land:	Yes, Mcguire St
Type Of Road:	Paved
Nearest Highway(s):	I-20
Nearest Major City:	Fort Worth, Texas 1 hr 15 min (71.8 miles Away)
Nearest Small Town:	Mingus, Texas 76463 1 min (397 ft)
Nearest Gas Station:	Exxon, 103 I-20 & Hwy 108, Mingus, TX 76463 8 min (5.3 miles Away)
Nearby Attractions/ Things To Do:	W.K. Gordon Center for Industrial History of Texas, 65258 I-20, Mingus, TX 76463 5 min (2.6 miles Away) Museum of the Americas, 216 Fort Worth Hwy, Weatherford, TX 76086 43 min (43.6 miles Away) New York Hill Park, Mingus, TX 76463 5 min (2.6 miles Away)
Walk Score: (Based on Closest Small Town)	Car-Dependent 12/100
Bike Score: (Based on Closest Small Town)	Somewhat Bikeable 27/100
Notes:	N/A
Tax Information	
Actual/ Land Value:	\$31,580.00
Assessed/ Taxable Value:	\$31,580.00
Total Amount Due For Taxes:	No
Amount For Tax Liens: (If Any)	No
Annual Property taxes: (Base/ Tax Levy Amount)	\$554.85 Including County + City
Notes:	N/A

Zoning Regulations & Restrictions Information

Zoning Code & Name:	Single Family Residential (SF-1) See Zoning Map Attached
Zoning Ordinance / Land Uses:	According to the city, the property experiences frequent flooding, which may make construction challenging or potentially unfeasible. See Land uses attached.
Time limit to build (Building Permit):	Standard permits in Texas often expire if work doesn't begin within 180 days or is paused for 180 days
Camping Allowed:	No, Only allowed during construction.
Restrictions on Camping:	N/A
Recreational Vehicles (RVs) Allowed:	No, Only allowed during construction.
Restrictions on Recreational Vehicles (RVs):	N/A
Mobile Homes / Manufactured Homes Allowed:	Yes
Restrictions on Mobile Homes / Manufactured Homes:	Waiting for email to get more details or restrictions on this. <u>Per Research:</u> If compliant with HUD standards (post-1976) May need anchoring, skirting, and utility connections
Tiny Homes Allowed:	<u>Per Research:</u> Yes, if meeting Texas building codes (minimum 400 sq ft for permanent dwellings)
Restrictions on Tiny Homes:	<u>Per Research:</u> Must have proper foundations and utilities
Short Term Vacation Rentals Allowed:	<u>Per Research:</u> Yes, but check for local licensing requirements (no state-level restrictions)
Restrictions on Short Term Vacation Rentals:	N/A
HOA/ POA/ LOA:	Per county, they do not keep track of this. We could not find any information online
Dues For HOA/ POA/ LOA (If Any):	N/A
Covenants, Conditions & Restrictions (Subdivision CC&Rs):	Unable to locate, if any
Book/ Page or Document Number for CC&Rs:	N/A
Deed Availability:	Image is available online to view for free: https://palopintocountytx-selfservice.tylerhost.net/web/document/DOCC00007799-OP-981-352?search=DOCSEARCH399S1
Book/ Page or Document Number for Deed:	Volume/ Page: 2481/ 347
Notes:	This parcel is INSIDE city limits of "Mingus" According to the city, the property experiences frequent flooding, which may make construction challenging or potentially unfeasible.

Utility Information

Availability of Water or Well:	Would need to reach out to City at (254) 672-5995
Availability of Sewer or Septic:	Sewer is not available per City.
Electricity Provider:	Would need to reach out to TXU at (866) 278-4898 or APG&E at (877) 544-4857 Power Lines are visible at "Mcguire St" See attached
Gas/ Propane Provider:	Would need to reach out to AmeriGas Propane at (800) 263-7442 or Santo Propane Company at (254) 646-2237
Waste/ Trash Provider:	Would need to reach out to City at (254) 672-5995
Notes:	Per City, Septic is not permitted on the property because of flooding and we do not have sewer.

County Websites & Contact Information

Link to County Homepage:	https://www.co.palo-pinto.tx.us/
Link to Assessor Website:	https://www.co.palo-pinto.tx.us/page/County.Assessor.Collector
Link to Treasurer Website:	https://www.co.palo-pinto.tx.us/page/County.Treasurer
Link to Recorder Website:	https://www.co.palo-pinto.tx.us/page/County.Clerk
Link to GIS Website:	https://iswdataclient.azurewebsites.net/webPropertyMap.aspx?dbkey=PALOPINTO CAD&stype=id&sdata=r5195&id=R000005195&time=202504271447014
Link to Planning & Zoning Website:	N/A
Phone number for Planning & Zoning Department	N/A
Phone number for Recorder:	(940)659-1277
Phone number for Treasurer:	(940) 659-1260
Phone number for Assessor:	940-659-1271
Link to City Homepage:	https://mingus.us/
Phone number for City Hall:	(254) 672-5995 x1


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PROTEST DEADLINE MAY 15, 2025**Property Year 2025** [Map/GIS](#)

Information Updated 5/14/2025

Property ID: R000005195 Geo ID: 041540000

**** PROPERTY ALERT ** 2025 value(s) are preliminary and not certified.****Property Details****Ownership****Available Actions**

JACOBO MARIO / TERRI

13018 VERNON RD
CYPRESS, TX 77429[File Notice of Protest for this Property](#)

Ownership Interest: 1.0000000

E16 F

Qualified Exemptions

Not Applicable

Legal Information

Legal: Acres: 1.914, AB 696 TR 126 T&NO RR CO G#10696-00-01260-000-00-0

Situs: MCGUIRE ST 130

Property Valuation History**Values by Year**

		2025	2024	2023	2022	2021	n/a
Improvements	+	\$0	\$0	\$0	\$0	\$0	\$0
Land	+	\$31,580	\$31,580	\$31,580	\$26,030	\$15,010	\$0

Values by Year		2025	2024	2023	2022	2021	n/a
Production Market	+	\$0	\$0	\$0	\$0	\$0	\$0
Personal	+	\$0	\$0	\$0	\$0	\$0	\$0
Mineral	+	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	=	\$31,580	\$31,580	\$31,580	\$26,030	\$15,010	\$0
Agricultural Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Homestead / Circuit Breaker Cap Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed	=	\$31,580	\$31,580	\$31,580	\$26,030	\$15,010	\$0

Improvement / Buildings *Improvement Value: \$0*

Group Sequence	Code	Building Description	Year Built	Square Footage	Perimeter Footage
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Land Details *Market Value: \$31,580 Production Market Value: \$0 Production Value: \$0*

Land Code	Acres	Sq. Ft.	Front Ft.	Rear Ft.	Depth	Mkt. Value	Prd. Value
MGC	1.914	83,374	0	0		31,581	167

Deed History

Conveyance	Volume	Page	Deed Date	Instrument
4912 REDWATER LLC	2481	347	1/10/2023	149
TUGMAN MICHAEL S/DEBORAH A ESTELMANN	2451	420	6/11/2022	4293
TUGMAN ELSA MENGHETTI REV TRUST	2451	416	6/10/2022	4292
TUGMAN ELSA MENGHETTI	2451	404+	6/9/2022	4290
n/a	981	352	9/30/1998	
n/a	0	0	n/a	

Code	Description	Taxable Value
182	PALO PINTO COUNTY	31,580
ESD1	EMERGENCY SERVICE DISTRICT 1	31,580
GOI	GORDON ISD	31,580
HPD	PALO PINTO HOSPITAL	31,580
MGC	MINGUS CITY	31,580

For information on estimated taxes [click here](#)

The above property tax estimation is not a tax bill. Do not pay.

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[Property Year 2024](#) **Tax Summary**

Information Updated 5/14/2025

Property ID: R000005195 Geo ID: 041540000

Property Tax Bills (amount due may not include court and other associated fees with collection costs)
[CLICK HERE FOR PDF TAX STATEMENT](#)

Year	Taxing Detail	Base Tax	Paid Tax	Tax Due	*Additional Fees	Late Fees	Amount Due
2024	182 - PALO PINTO COUNTY	\$93.51	\$93.51	\$0.00	\$0.00	\$0.00	\$0.00
2024	ESD1 - EMERGENCY SERVICE DIST #1	\$8.75	\$8.75	\$0.00	\$0.00	\$0.00	\$0.00
2024	GOI - GORDON ISD	\$313.24	\$313.24	\$0.00	\$0.00	\$0.00	\$0.00
2024	HPD - PALO PINTO HOSPITAL	\$94.46	\$94.46	\$0.00	\$0.00	\$0.00	\$0.00
2024	MGC - MINGUS CITY	\$44.89	\$44.89	\$0.00	\$0.00	\$0.00	\$0.00
2023	182 - PALO PINTO COUNTY	\$96.61	\$96.61	\$0.00	\$0.00	\$0.00	\$0.00
2023	ESD1 - EMERGENCY SERVICE DIST #1	\$8.66	\$8.66	\$0.00	\$0.00	\$0.00	\$0.00
2023	GOI - GORDON ISD	\$316.08	\$316.08	\$0.00	\$0.00	\$0.00	\$0.00
2023	HPD - PALO PINTO HOSPITAL	\$95.41	\$95.41	\$0.00	\$0.00	\$0.00	\$0.00
2023	MGC - MINGUS CITY	\$49.91	\$49.91	\$0.00	\$0.00	\$0.00	\$0.00
2022	182 - PALO PINTO COUNTY	\$79.63	\$79.63	\$0.00	\$0.00	\$0.00	\$0.00
2022	ESD1 - EMERGENCY SERVICE DIST #1	\$6.95	\$6.95	\$0.00	\$0.00	\$0.00	\$0.00
2022	GOI - GORDON ISD	\$307.05	\$307.05	\$0.00	\$0.00	\$0.00	\$0.00
2022	HPD - PALO PINTO HOSPITAL	\$79.16	\$79.16	\$0.00	\$0.00	\$0.00	\$0.00
2022	MGC - MINGUS CITY	\$45.51	\$45.51	\$0.00	\$0.00	\$0.00	\$0.00
Total Amount Due:				\$0.00	\$0.00	\$0.00	\$0.00

☒ View Property Taxes Detail by Entity

* Additional Fees include any applicable penalties and interest, attorney and/or late fees.

Proposed payment date:

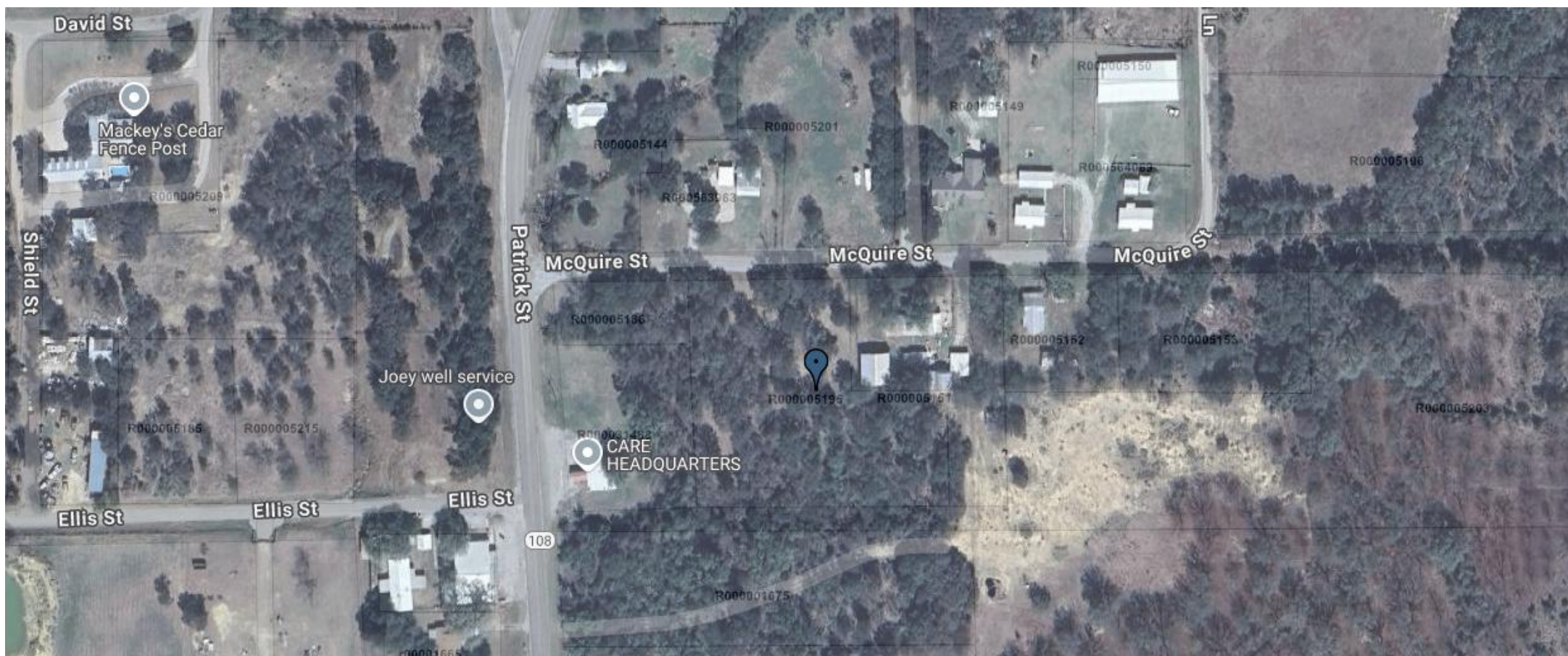
CLICK THE RCPT# BELOW FOR PDF RECEIPT

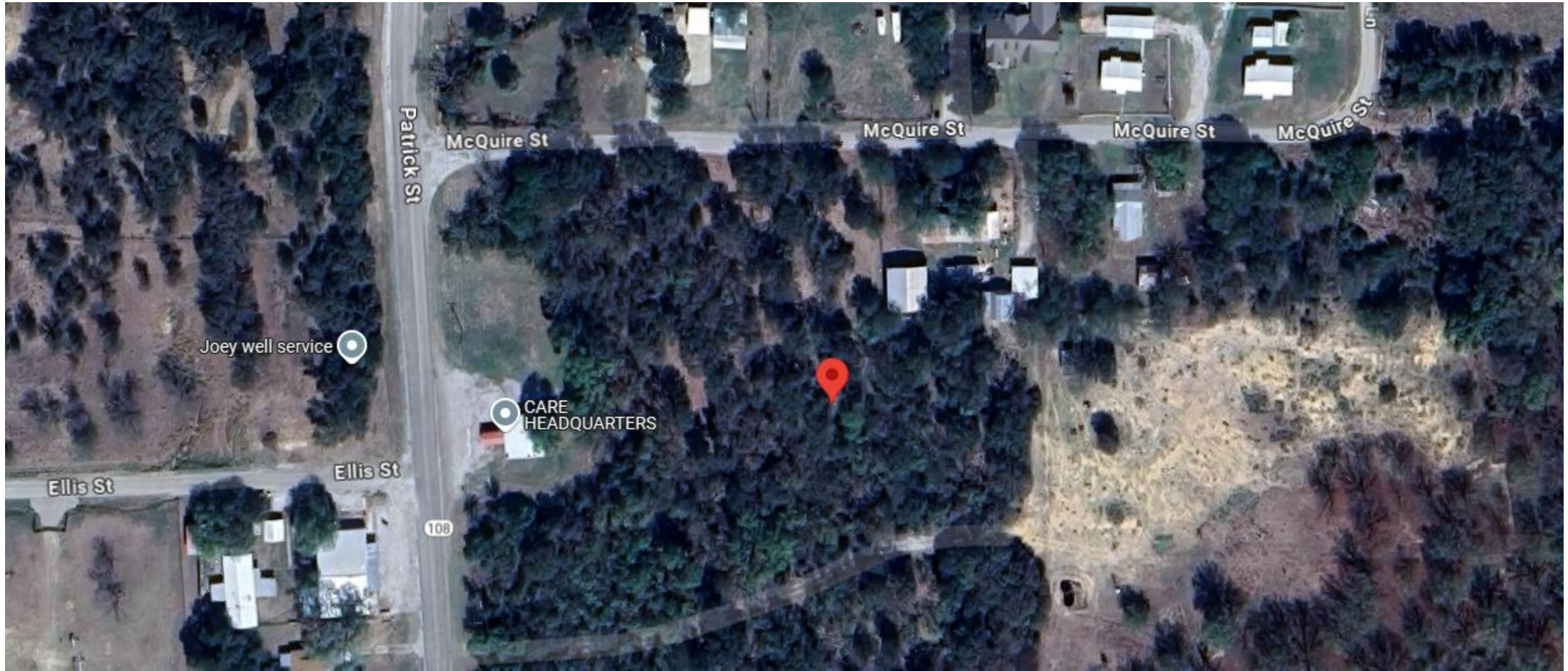
Rcpt #	Payee	Rcpt date	Post date	Amount Paid
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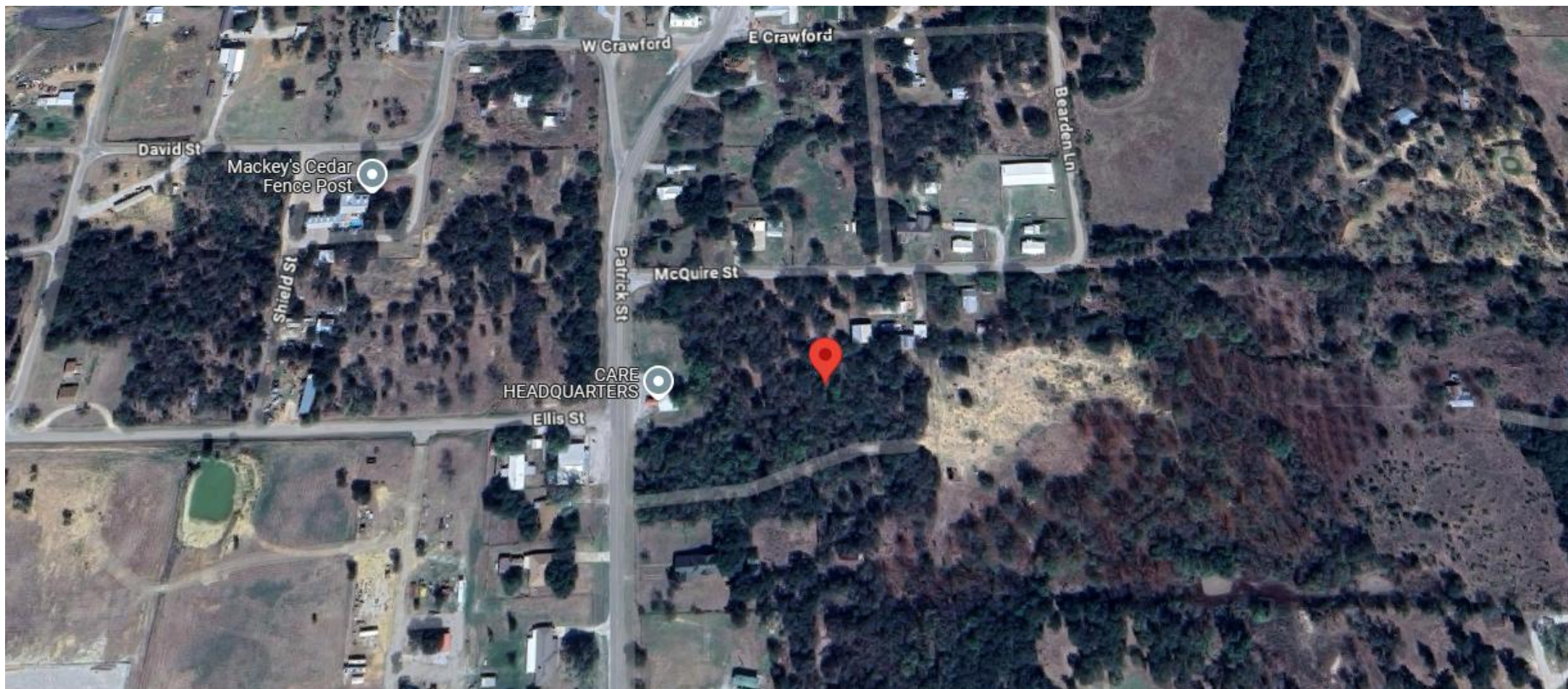
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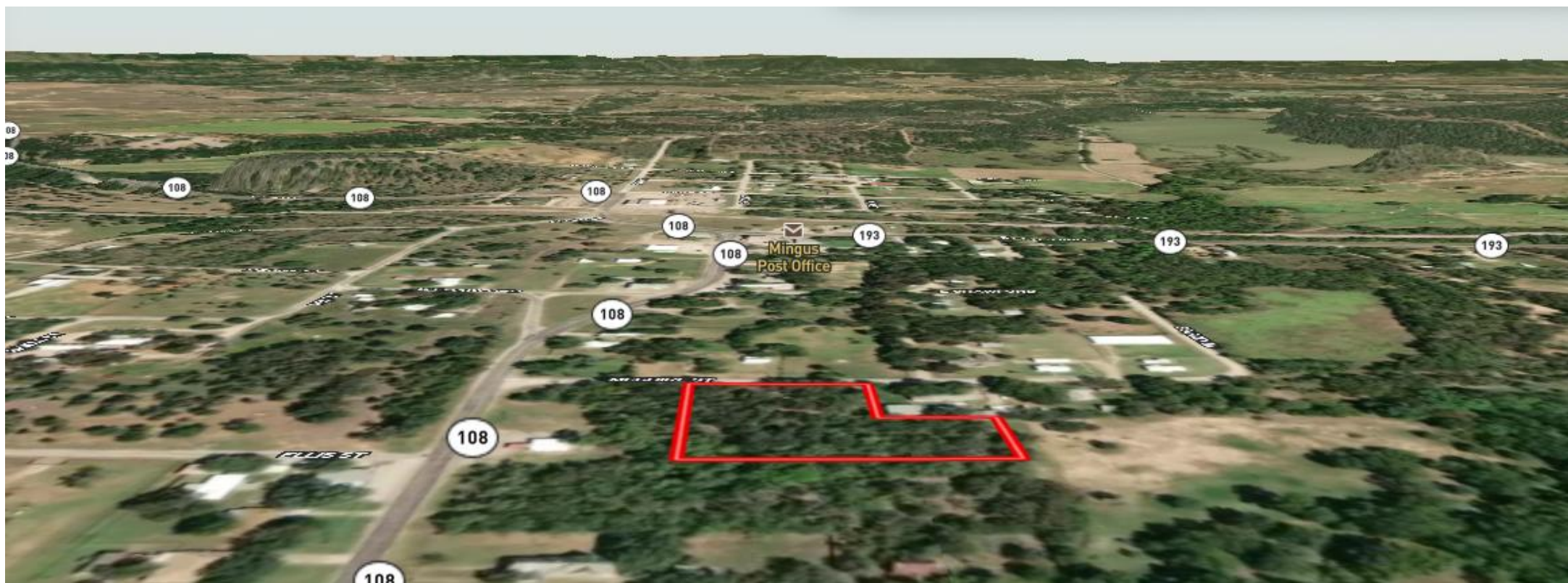


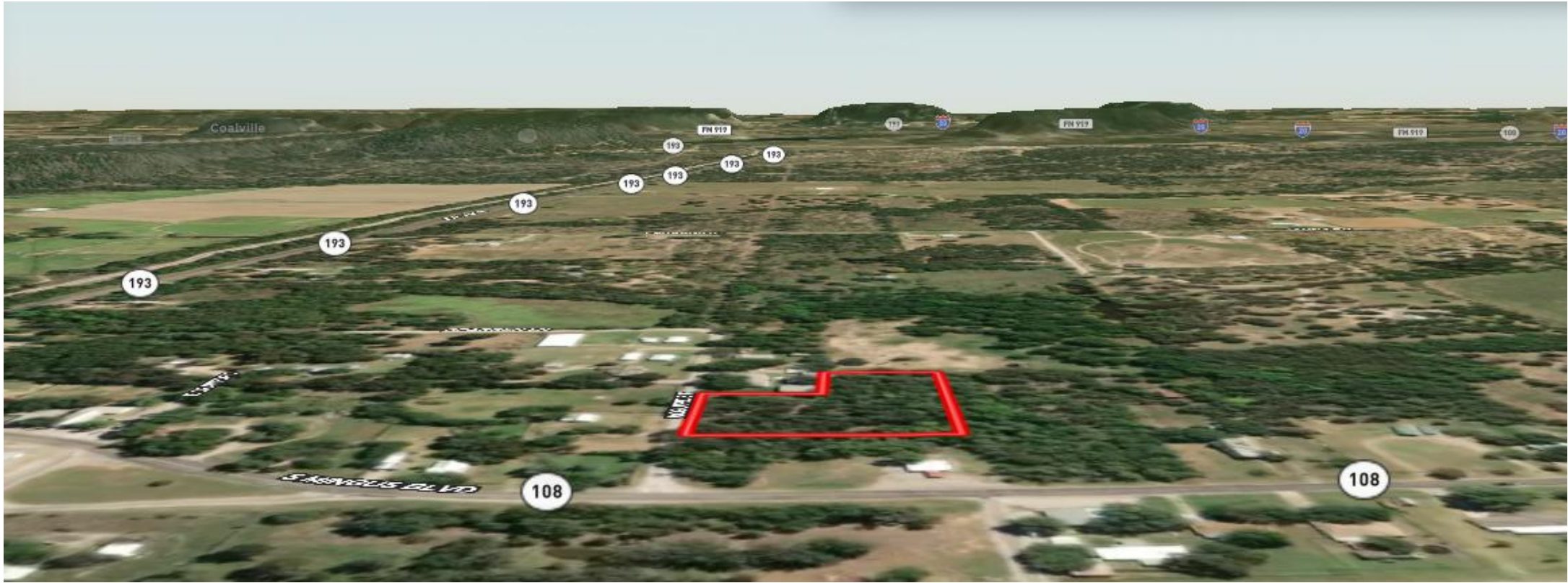




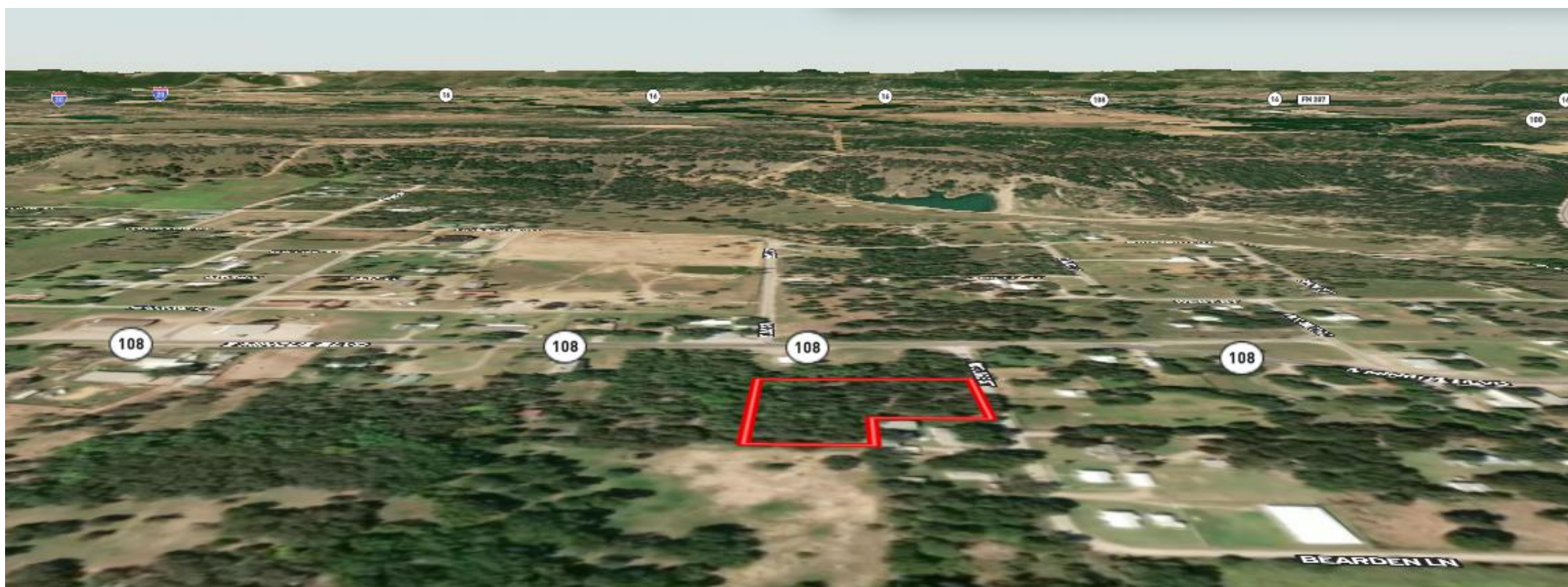


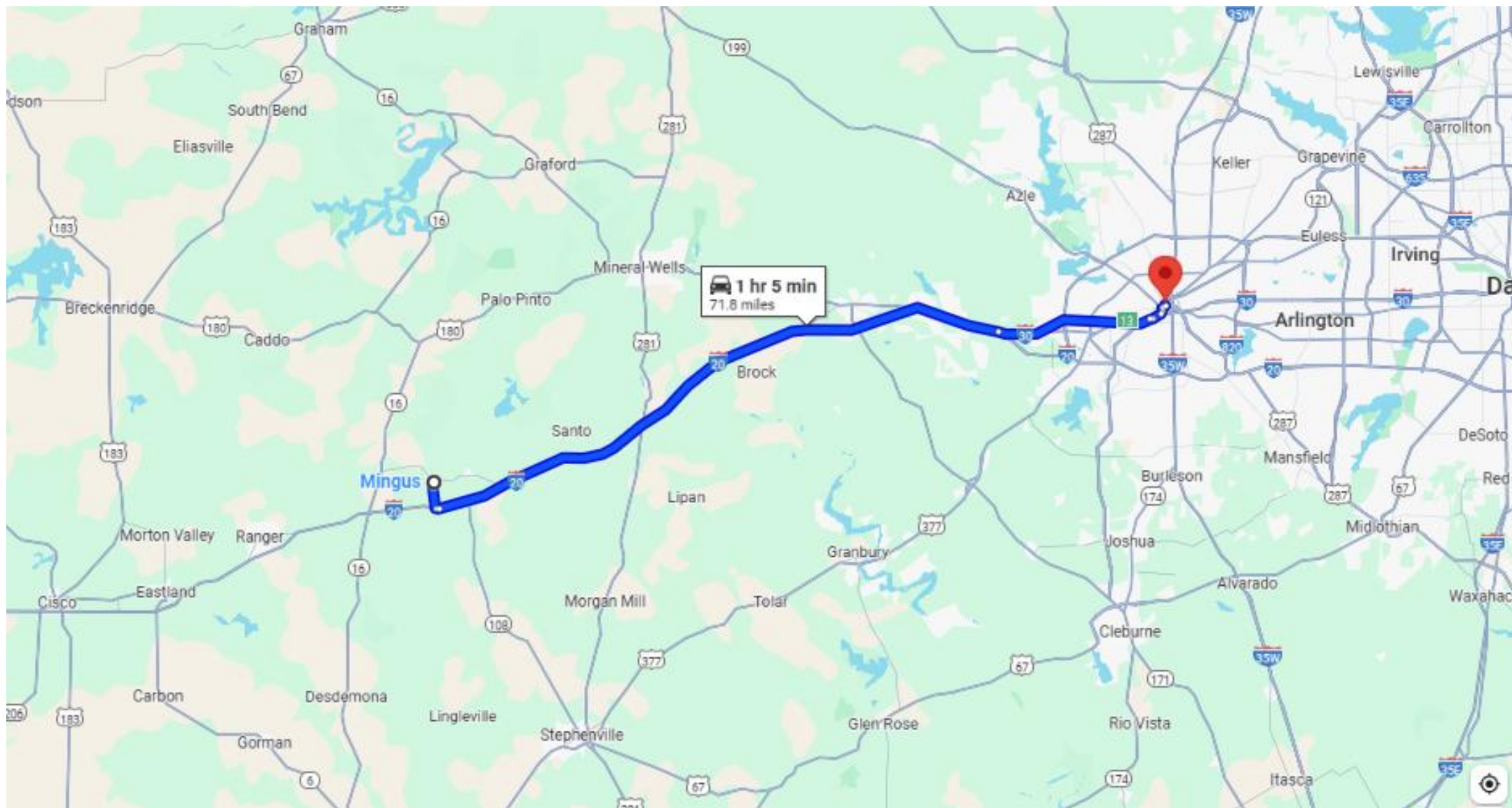


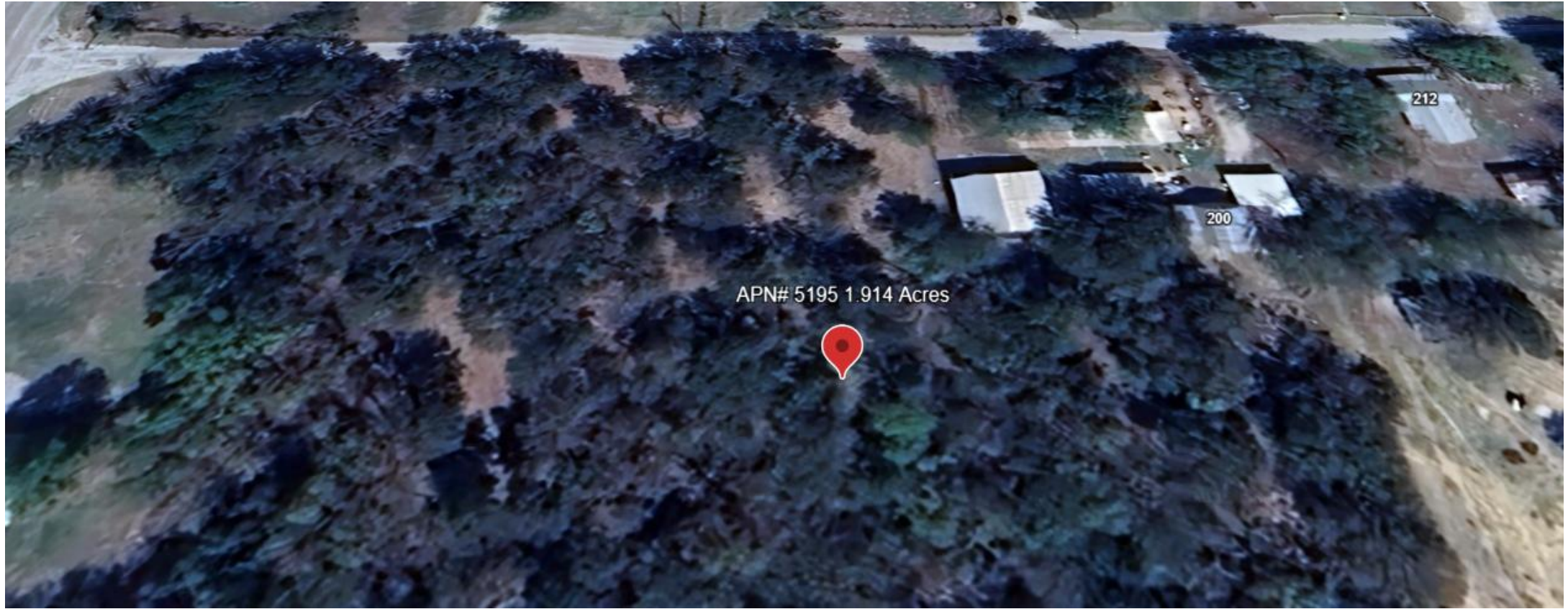


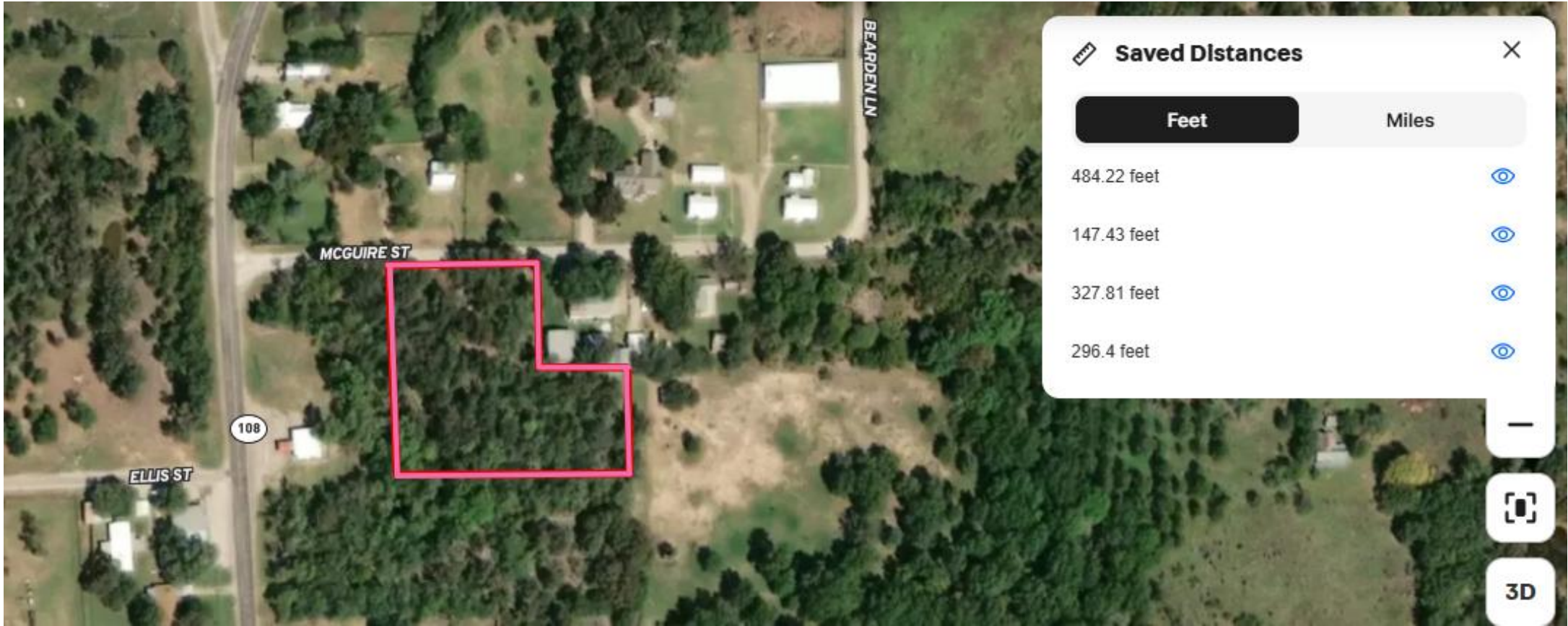












199 McQuire St

Mingus, Texas

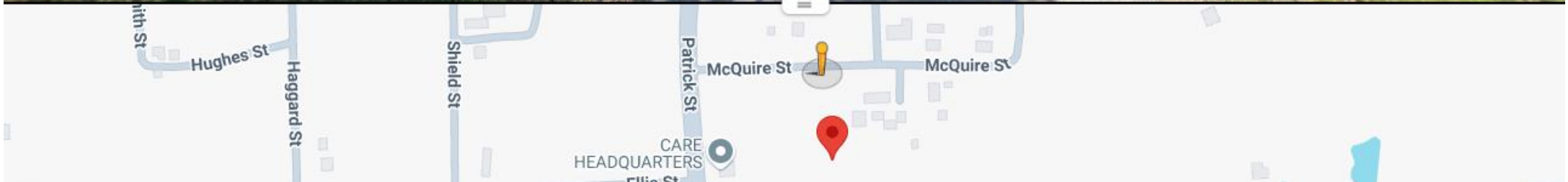


Google Street View

May 2024

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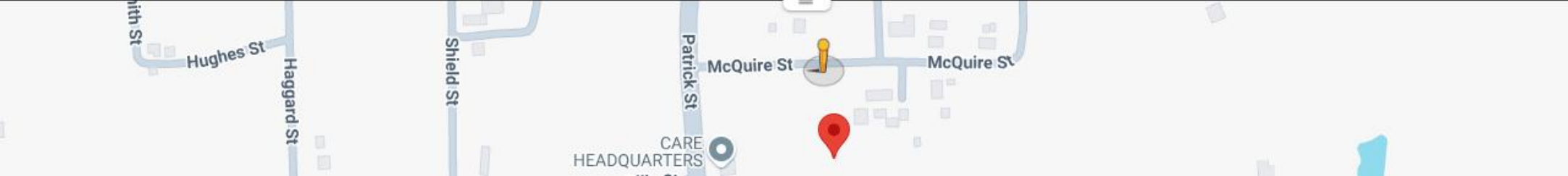
199 McQuire St

Mingus, Texas

Google Street View

May 2024 See more dates

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Sec. 2-14. - SF-1 (Single-Family - Large Lot) district.

- (a) *Purpose.* To establish and preserve areas of low-intensity land use primarily devoted to large lot single-family residential development.
- (b) *Permitted uses.* Uses permitted in the SF-1 district may be found in Sec. 2-25.
- (c) *Lot and building dimensional standards.* Property and buildings in the SF-1 district shall conform to the standards found in Sec. 2-26.
- (d) *Supplementary development standards.* In addition to the standards found in chapter 8 of this Code, the following regulations apply to the SF-1 district:
 - (1) *Garage conversions.* Where otherwise permitted, garage conversions are subject to the following requirements:
 - a. The converted area shall not operate as a separate dwelling unit.
 - b. The converted area shall not include additional utility meters.
 - c. The converted area shall not include an exterior entry door.
 - d. If garage doors are removed, they must be replaced with a wall with new exterior materials. If the replaced doors are less than 14 linear feet, then at least one window is required. If the replaced doors are 14 linear feet or more, then at least two windows are required. If only one window is installed, it shall be centered on the wall. If two or more windows are installed, they shall be installed symmetrically on the wall.
 - (2) *Fence requirements and maintenance.*
 - a. These regulations shall apply only to fences that:
 - 1. Face a public street, a public park, a public recreation facility, a school, a library, or a government office; or
 - 2. Are adjacent to a public drainage facility and are visible from a public street.
 - b. Fences are not required in the SF-1 district. However, the owners of fences subject to this section shall maintain fences in a safe condition and in good repair, with all components free from deterioration, dilapidation, rot, rust, loosening, or leaning. Fences shall be able to withstand the wind load for which they were designed. In addition, the following regulations shall apply:
 - 1.

A fence shall not be out of vertical alignment more than one (1) foot from the vertical measured at the top of the fence, with the exception of fencing measuring four (4) feet or less in height, which vertical alignment shall not be more than six (6) inches from the vertical measured at the top of the fence.

2. A fence shall not have any broken, loose, damaged or rotted components having a combined total area of twenty (20) square feet or more, said area being calculated over any 50 contiguous linear foot section of fence.
3. A fence shall not have any missing posts, panels, or pickets.
4. Painted fence components shall be regularly maintained to prevent rusting, peeling, or blistering surfaces.
5. If the city determines a fence is unsafe, dilapidated or a public nuisance, or otherwise in violation of this chapter, it shall be repaired, replaced or demolished within 60 days upon first notification of non-compliance. Repairs shall be made with materials comparable in composition, color, size, shape and quality to the original fence. Products not intended to be used as fencing are prohibited from being used in the repair of a fence.

(Ord. No. O-2019-0463, § II, 11-26-2019)

Sec. 2-25. - Permitted Uses in the Residential Districts.

Summary use table by residential zoning district

Use	Zoning District												
	AG	SF-R	SF-1	SF-2	SF-3	SF-D	MH	TF	TH	SR	MF-1	MF-2	Supplementary Use Standard
P = Permitted P/S = Permitted with supplementary use standards SE = Special Exception needed - = Prohibited													
<i>Residential Uses</i>													
Accessory Dwelling Unit, Connected	-	-	-	-	P	-	-	-	-	-	-	-	

Apartment	-	-	-	-	-	-	-	-	-	P/S	P	P	<u>2-91(c)</u>
Assisted Living	-	-	-	-	-	-	-	-	-	P/S	-	-	<u>2-91(d)</u>
Group Home (six or fewer persons)	-	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	-	P/S	P/S	<u>2-91(o)</u>
Modular Housing	-				-	-	P		-	-	-	-	
Multifamily House	-	-	-	-	-	-	-	-	-	-	P	-	
Single-Family, Attached	-	-	-	-	-	-	-	P	-	-	-	-	
Single-Family, Detached	P	P	P	P	P	P	-	P/S	-	-	-	-	<u>2-91(hh)</u>
Single-Family, Detached Manufactured Home	-	-	-	-	-	-	P	-	-	-	-	-	
Single-Family, Zero Lot Line	-	-	-	P	-	-	-	-	-	-	-	-	
Single-Family, Village Residential	-	-	-	P	-	-	-	-	-	-	-	-	
Townhouse, Single Lot or Common Lot	-	-	-	-	-	-	-	-	P	P/S	P	P	<u>2-91(jj)</u>

<i>Public and Civic Uses</i>													
Amenity Center	-	P/S	P/S	P/S	P/S	-	P/S	P/S	P/S	P/S	P	P	<u>2-91(b)</u>
Community/Government Service	-	-	-	-	-	-	-	-	-	P/S	-	-	<u>2-91(k)</u>
Day Care (in home), six or fewer children	-	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	-	-	-	<u>2-91(l)</u>
Day Care, all other	-	-	-	-	-	-	-	-	-	-	P/S	P/S	<u>2-91(l)</u>
Park, Community	-	P/S	P/S	P/S	P/S	P	P/S	P/S	P/S	P	P/S	P/S	<u>2-91(x)</u>
Park, Linear/Linkage	-	P/S	P/S	P/S	P/S	P	P/S	P/S	P/S	P	P/S	P/S	<u>2-91(y)</u>
Park, Neighborhood	-	P	P	P	P	P	P	P	P	P	P	P	
Place of Worship	-	P	P	P	P	P	P	P	P	P	P	P	
Place of Worship (with accessory uses not exceeding 2,500 sq. ft.)	-	P/S	P/S	P/S	P/S	-	P/S	P/S	P/S	-	P/S	P/S	<u>2-91(aa)</u>

Place of Worship (with accessory uses between 2,500 sq. ft. and 10,000 sq. ft.)	-	-	-	-	-	-	-	-	-	-	P/S	P/S	<u>2-91</u> (aa)
Public Safety Facility	P	P	P	P	P	P	P	P	P	P	P	P	
Private School, Primary or Secondary	-	-	P/S	P/S	P/S	-	-	-	-	-	-	-	<u>2-91</u> (ff)
Public School, Elementary or Middle	-	-	P/S	P/S	P/S	P/S	P/S	P/S	P/S	-	P/S	P/S	<u>2-91</u> (ff)
Self-Enclosed Monopole	-	P/S	P/S	P/S	P/S	P/S	-	-	-	-	-	-	<u>2-91</u> (gg)
Utility, Minor	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	<u>2-91</u> (mm)
Utility, Intermediate	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	<u>2-91</u> (mm)
WTF, Attached	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	<u>2-91</u> (qq)
WTF, Stealth	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	<u>2-91</u> (qq)
<i>Commercial Uses</i>													
Bed and Breakfast	-	P/S	-	P/S	-	P/S	-	-	-	-	-	-	<u>2-91</u> (h)

<i>Other Uses</i>													
Agricultural Operations	P	-	-	-	-	-	-	-	-	-	-	-	
Fowl Raising	P	-	-	-	-	-	-	-	-	-	-	-	
Livestock Raising	P	P/S	-	-	-	-	-	-	-	-	-	-	Chapter 8

(Ord. No. O-2020-0288, § II, 10-22-2020)

