



# Due Diligence Report

## Land Details

Assessor's Parcel Number:	Property ID: <b>R000011258</b> Geographic ID: <b>10761.029.000.00</b>
Address:	1062 County Road 260 Breckenridge, TX, 76424
County & State	= Stephens County, TX
Subdivision:	GREENLAND
Lot Number:	29-30, S/75 OF 27, 28
Legal Description:	Acres 3.080, Lot ALL OF 29-30, S/75 OF 27, 28, Blk 29,30, 27, 28, Subd GREENLAND
Township, Range, Sections (TRS):	A-1333 SEC-4
Parcel Size:	3.080 Acres ( <b>Assessor</b> ) 3.26 Acres ( <b>ID Land Measurement</b> )

Terrain type:	Wooded
Elevation:	373.0 m or 1223.8 feet
Lot Dimensions:	618.19 feet <b>(North)</b> 225.16 feet <b>(East)</b> 616.24 feet <b>(South)</b> 223.19 feet <b>(West)</b>
Within FloodZone / Wetlands Area:	<b>No FEMA Zone, Wetlands</b>
<b>Land Location/ Access/ Nearby</b>	
Google Map Link: (Land Location)	<a href="https://maps.app.goo.gl/kWzEWrvXHjuy3Gy38">https://maps.app.goo.gl/kWzEWrvXHjuy3Gy38</a>
GPS Coordinates (Center):	32.7696, -98.9080

GPS Coordinates (4 corners):	32.7700, -98.9070 <b>NE</b> 32.7693, -98.9070 <b>SE</b> 32.7693, -98.9090 <b>SW</b> 32.7699, -98.9090 <b>NW</b>
Within City or County Limits:	County
School District:	Breckenridge independent school district
Road Access To Land:	Yes, N Smith St

Type Of Road:	Paved
Nearest Highway(s):	U.S. North 183
Nearest Major City:	<b>Abilene, Texas</b> 1 hr 1 min (59.1 miles Away)
Nearest Small Town:	<b>Breckenridge, Texas 76424</b> 4 min (1.5 miles Away)
Nearest Gas Station:	<b>Walmart Fuel, 3800 W Walker St, Breckenridge, TX 76424</b> 8 min (3.5 miles Away)
Nearby Attractions/ Things To Do:	<b>Historic Fort Phantom Hill, 10818 FM600, Abilene, TX 79601</b> 57 min (59.7 miles Away) <b>Possum Kingdom State Park, 3901 St Park Rd 33, Caddo, TX 76429</b> 37 min (31.9 miles Away) <b>Grover Nelson Park, 2070 Zoo Ln, Abilene, TX 79602</b> 1 hr 1 min (60.3 miles Away)
Notes:	N/A

## Tax Information

Total Amount Due For Taxes:	<b>Yes, \$780.24</b>
Annual Property taxes: (Base/Tax Levy Amount)	\$429.41

## Zoning Regulations & Restrictions

## Information

Zoning Code & Name:	<b>According to the county, There is no "ZONING"</b>
Zoning Ordinance / Land Uses:	According to the county, there are no zoning regulations for this area.
Time limit to build (Building Permit):	According to the county, there are no zoning regulations for this area.
Camping Allowed:	According to the county, there are no zoning regulations for this area.
Restrictions on Camping:	Does Not Apply to This Property
Recreational Vehicles (RVs) Allowed:	According to the county, there are no zoning regulations for this area.
Restrictions on Recreational Vehicles (RVs):	Does Not Apply to This Property
Mobile Homes / Manufactured Homes Allowed:	According to the county, there are no zoning regulations for this area.
Restrictions on Mobile Homes / Manufactured Homes:	Does Not Apply to This Property
Tiny Homes Allowed:	According to the county, there are no zoning regulations for this area.
Restrictions on Tiny Homes:	Does Not Apply to This Property
Short Term Vacation Rentals Allowed:	According to the county, there are no zoning regulations for this area.
Restrictions on Short Term Vacation Rentals:	Does Not Apply to This Property

HOA/ POA/ LOA:	Per county, they do not keep track of this. We could not find any information online using this <b>"Subdivision"</b> name
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 Deed:	<b>No records were found for this APN and owner name. It is possible the deed predates 1980, as the county's system only goes back to that year, and anything older is not included.</b>
Notes:	<b>This parcel is OUTSIDE the city limits.</b>
<b><i>Utility Information</i></b>	

Availability of Water or Well:	A well would need to be drilled.
Availability of Sewer or Septic:	A septic system would need to be installed.
Electricity Provider:	Would need to reach out to Comanche Electric Cooperative at (325) 356-2571 or Oncor at (888) 313-4747
Gas/ Propane Provider:	Would need to reach out to Scarlett Butane/formerly Stephens County Propane at (940) 849-3131 or Blue Rhino (254) 559-6579 or Tugalo Gas Co at (706) 754-4387
Waste/ Trash Provider:	Would need to reach out to BFI at (254) 559-4041 or City of Breckenridge, TX (254) 559-8287
Notes:	<b>Per Stephens Regional Special Utility District, Fort Griffin Special Utility District &amp; City of</b>

**Breckenridge do not service water / sewer there.**

## *County Websites & Contact Information*

Link to County Homepage:	<a href="https://www.co.stephens.tx.us/">https://www.co.stephens.tx.us/</a>
Link to Assessor Website:	<a href="https://www.co.stephens.tx.us/page/stephens.county.assessor.collector">https://www.co.stephens.tx.us/page/stephens.county.assessor.collector</a>
Link to Treasurer Website:	<a href="https://www.co.stephens.tx.us/page/stephens.county.treasurer">https://www.co.stephens.tx.us/page/stephens.county.treasurer</a>
Link to Recorder Website:	<a href="https://www.co.stephens.tx.us/page/stephens.district.clerk">https://www.co.stephens.tx.us/page/stephens.district.clerk</a>
Link to GIS Website:	<a href="https://gis.bisclient.com/stephenscad/?find=R000011258">https://gis.bisclient.com/stephenscad/?find=R000011258</a>
Phone number for Recorder:	254-559-3151
Phone number for Treasurer:	254-559-7333
Phone number for Assessor:	254-559-2732