

**PRIVATE
PROPERTY
LANDS**

Due Diligence Worksheet

Property Details

Assessor's Parcel Number:	Geographic ID: R0891.0213.01 / Property ID: 781778
Address:	KINCANNON LN, RHOME, TX, 76078
County:	Wise County Tx
Subdivision:	HIGHLAND MEADOWS
Lot number:	13
Legal Description:	LOT PT 13 BLK 2 HIGHLAND MEADOWS
TRS:	N/A
Parcel size:	2.5 Acres
Terrain type:	Wooded/ Slightly Slop
Elevation	262.0 m or 859.7 feet
Lot Dimensions:	645.83 feet North 167.19 feet East 650.75 feet South 167.31 feet West

Property Location / Access

Google map link:	https://maps.app.goo.gl/iouNTgPWuzQxgezi8
GPS Coordinates:	33.1187, -97.4140
GPS Coordinates (4 corners):	33.1190, -97.4131 NE 33.1185 -97.4131 SE 33.1185 -97.4152 SW 33.1190 -97.4152 NW
City or County Limits:	County
School District:	Northwest Independent School District
Access to property:	Yes, Kincannon Ln
Road surface/type:	Paved

Who Maintains Roads:	County
Closest highways:	US-287
Closest major city:	Denton, Texas (34 min, 25.3 miles)
Closest small town:	New Fairview, Texas (5 min, 3.4 miles)
Closest gas station:	Valero Gas Station, 2000 Illinois St, Rhome, TX 76078 (3 min, 1.5 miles)
Nearby attractions:	Fort Worth Stockyards, 131 E Exchange Ave, Fort Worth, TX 76164 (36 min, 31.7 miles) Fort Worth Water Gardens, 1502 Commerce St, Fort Worth, TX 76102 (37 min, 33.6 miles) Fort Worth Zoo, 1989 Colonial Pkwy, Fort Worth, TX 76110 (43 min, 37.0 miles)
Walk Score:	0/100 Car-Dependent
Bike Score:	25/100 Somewhat Bikeable
Notes:	N/A

Property Tax Information

Back taxes owed? If so amount owed:	Yes, \$282.94
Tax Liens? If so amount owed:	N/A
Annual property taxes:	\$282.94
Notes:	Taxes are due Since 2023

Zoning & Restriction Information

Zoning / Property use code:	NO ZONING AS PER COUNTY
What can be built on the property?	As per county no such restrictions.
Time limit to build?	As per county no such restrictions. Per CC&RS permit will be good for 12 months
Is camping allowed?	As per county no such restrictions. Per CC&Rs not allowed
Camping restrictions if any:	N/A
Are RV's allowed?	As per county no such restrictions. Per CC&Rs not allowed
RV restrictions if any:	N/A

Are tiny homes allowed?	As per county no such restrictions. Per CC&Rs living space should not be less then 1400 sq ft
Tiny home restrictions if any:	N/A
Short Term Vacation Rentals allowed?	As per county no such restrictions.
Vacation rental restrictions if any:	N/A
Is property part of an HOA or POA?	County does not possess any information regarding this matter, and no relevant information could be found online. It would be advisable to verify with the property owner.
HOA or POA dues, if any:	N/A
Subdivision CC&R Availability:	CC&Rs are attached
CC&R Information:	Document# 168891
Deed Availability:	Deed is attached
Deed Information:	Volume/Page: 1454/ 839
Notes:	The Parcel is OUTSIDE the City Limits. It is necessary to review the CC&Rs thoroughly prior to commencing any construction for further information.
<i>Utility Information</i>	
Water?	Would have to contact Aqua Texas Water (877-987-2782)
Sewer / Septic?	Would have to install a septic
Electric?	Would have contact Oncor (+18883134747) or Wise Electric Cooperative (+19406272167) or Co-op Electric (817.444.3201)
Gas?	Would have to contact Pinnacle Propane (+19406483113) or Propane Refill at U-Haul (+19402426531)

Waste?	Would have to contact Keystone Waste Solutions LLC (+18176363350) or WASTE CONNECTIONS - JUSTIN (+18172222221)
Notes:	Per Aqua Texas Water, They provide water services to the nearby address: 733 Kincannon Ln, Rhome, TX 76078 Power Poles are visible on Kincannon Ln (See attached)
<i>County Contact Information</i>	
County Website:	http://www.co.wise.tx.us/
Assessor Website:	https://www.wise-cad.com/
Treasurer Website:	http://www.co.wise.tx.us/372/Tax-Office
Recorder Website:	http://www.co.wise.tx.us/153/County-Clerk
GIS Website:	https://gis.bisclient.com/wisecad/?find=781778
Zoning Link:	N/A
Phone number for Planning Dept:	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