

**PRIVATE
PROPERTY
LANDS**

Due Diligence Worksheet

Property Details

Assessor's Parcel Number:	Property ID: R000032621 / Geo ID: 19130.001.033.00 Property ID: R000032623 / Geo ID: 19130.001.034.00
Address:	117 Ridgeview Dr, Azle, TX, 76020
County:	Parker County TX
Subdivision:	AZLE WEST 40
Lot number:	33 & 34
Legal Description:	Acres: 1.000, Lot: 33, Blk: 1, Subd: AZLE WEST 40 Acres: 1.000, Lot: 34, Blk: 1, Subd: AZLE WEST 40
TRS:	N/A
Parcel size:	1.0 Acres 1.0 Acres
Terrain type:	Wooded
Elevation	290.1 m or 951.7 feet
Lot Dimensions:	266.42 feet North 301.11 feet East 230.91 feet South 293.63 feet West
Flood Zone / Wetlands:	No

Property Location / Access

Google map link:	https://maps.app.goo.gl/DDtQyNjsPCimC9KZ7
GPS Coordinates:	32.83585, -97.63443
GPS Coordinates (4 corners):	32.8364, -97.6344 N 32.8358, -97.6338 SE 32.8353, -97.6344 SW 32.8359, -97.6350 NW
City or County Limits:	County
School District:	Azle Independent School District
Access to property:	Yes, Ridgeview Dr

Road surface/type:	Paved
Who Maintains Roads:	County
Closest highways:	TX-199
Closest major city:	Fort Worth, Texas (32 min, 21.4 miles)
Closest small town:	Weatherford, Texas (20 min, 15.7 miles)
Closest gas station:	Chevron, 476 NW Pkwy St, Azle, TX 76020 (11 min , 7..6 miles)
Nearby attractions:	Fort Worth Stockyards, 131 E Exchange Ave, Fort Worth, TX 76164 (30 min, 19.6 miles) Fort Worth Water Gardens, 1502 Commerce St, Fort Worth, TX 76102 (30 min, 27.5 miles) Fort Worth Nature Center & Refuge (15 min, 10.7 miles)

Property Tax Information

Annual property taxes:	\$466.77 \$590.88
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Zoning & Restriction Information

Zoning / Property use code:	NO ZONING AS PER COUNTY
What can be built on the property?	Per County, there are no such restrictions.
Time limit to build?	Per County, there are no such restrictions.
Is camping allowed?	Per County, there are no such restrictions.
Camping restrictions if any:	N/A
Are RV's allowed?	Per County, there are no such restrictions.
RV restrictions if any:	N/A
Are mobile homes allowed?	Per County, there are no such restrictions.
Mobile home restrictions if any:	N/A
Are tiny homes allowed?	Per County, there are no such restrictions.
Tiny home restrictions if any:	N/A
Short Term Vacation Rentals allowed?	Per County, there are 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:	Unable to locate, if any.
CC&R Information:	N/A
Deed Availability:	Deed is attached
Deed Information:	Volume/ Page: 1637/ 721
Notes:	The parcel is OUTSIDE the city Limits. Information above is based on county's restrictions, unable to locate subdivision's CC&Rs if any
<i>Utility Information</i>	
Water?	Would have to contact Aqua Texas Inc (+1 877-987-2782)
Sewer / Septic?	Would have to install a septic.
Electric?	Would have to contact Tri-County Electric Cooperative, Inc. +18174443201
Gas?	Would have to contact Rural Gas Supply Co +18174444613 or Joe Rider Propane +18172373325

Waste?	Would have to contact Frontier Waste Solution (888 580 8705) or Republic Services
Notes:	As per Aqua Texas Inc (+1 877-987-2782), water is available, however septic would have to be install Power poles are visible on Azle Hwy
<i>County Contact Information</i>	
County Website:	https://www.parkercountytexas.com/
Assessor Website:	https://www.parkercountytexas.com/154/Tax-Assessor-Collector
Treasurer Website:	https://www.parkercountytexas.com/156/Treasurer
Recorder Website:	https://www.parkercountytexas.com/105/County-Clerk
GIS Website:	https://iswdataclient.azurewebsites.net/webPropertyMap.aspx?dbkey=PARKERCAD&stype=id&sdata=R000032621&id=R000032621&time=202403210316020
Zoning Link:	https://www.parkercountytexas.com/130/Permitting
Phone number for Planning Dept:	(817) 598-6175
Phone number for Recorder:	(817) 598-6154
Phone number for Treasurer:	(817) 598-6106
Phone number for Assessor:	(817) 596-0077