

Property Details

Assessor's Parcel Number:	Property ID: 108665 / Geographic ID: 11010-31100-00020-000000
Address:	I 35, Abbott, TX, 76621
County:	Hill County Tx
Subdivision:	J FREDERICK
Lot number:	2
Legal Description:	J FREDERICK A-311 TR 2 7.637 AC
Parcel size:	7.637 Acres
Terrain type:	Wooded
Elevation	197.6 m or 648.3 feet
Lot Demensions:	695.97 feet North 621.8 feet East 584.34 feet South 453.35 feet West
Flood Zone / Wetlands:	Yes
Notes:	The location of this parcel falls within a designated "Wetland" zone.

Property Location / Access

Google map link:	https://maps.app.goo.gl/XBp5mbp2en3dxJug6
GPS Coordinates:	31.89712, -97.09072
GPS Coordinates (4 corners):	31.8977, -97.0904 NE 31.8960, -97.0897 SE 31.8954, -97.0914 SW 31.8966, -97.0922 NW
City or County Limits:	County

School District:	Abbott Independent School District
Access to property:	Yes, I 35 N Frontage Rd
Road surface/type:	Paved
Who Maintains Roads:	County
Closest highways:	Monarch Hwy / I 35
Closest major city:	Waco, Texas (26 min, 25.6 miles)
Closest small town:	Abbott, Texas 76621 (3 min, 1.7 miles)
Closest gas station:	Exxon, 1197 I-35 S, Abbott, TX 76621 (5 min, 2.4 miles)
Nearby attractions:	Waco Mammoth National Monument, 6220 Steinbeck Bend Dr, Waco, TX 76708 (26 min, 25.6 miles) Mayborn Museum Complex, 1300 S University Parks Dr, Waco, TX 76706 (23 min, 24.8 miles) The Dallas World Aquarium, 1801 N Griffin St, Dallas, TX 75202 (1 hr 7 min, 71.9 miles)
Walk Score:	15/100 Car-Dependent
Bike Score:	35/100 Somewhat Bikeable
<i>Property Tax Information</i>	
Annual property taxes:	\$704.51
<i>Zoning & Restriction Information</i>	
Zoning / Property use code:	NO ZONING AS PER COUNTY
What can be built on the property?	No restrictions as per county.

Time limit to build?	No restrictions as per county.
Is camping allowed?	No restrictions as per county.
Camping restrictions if any:	N/A
Are RV's allowed?	No restrictions as per county.
RV restrictions if any:	N/A
Are mobile homes allowed?	No restrictions as per county.
Mobile home restrictions if any:	N/A
Are tiny homes allowed?	No restrictions as per county.
Tiny home restrictions if any:	N/A
Short Term Vacation Rentals allowed?	No restrictions as per county.
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:	Attached
Deed Information:	Book/Page:282/261
<i>Utility Information</i>	
Water?	Would have to contact Chatt water supply 254 707 3055
Sewer / Septic?	Would have to install septic.
Electric?	Would have to contact City of Itasca / Hilco Electric Co-Op (+12546872331)
Gas?	Would have to contact Poor Boys LP Gas, LLC +12545809772 or Dixie LP-Gas +12545825359

Waste?	Would have to contact Waste Connections Of Texas - Abbott +12548404060 or Frontier Waste Solutions +12542210705
Notes:	Chatt Water Supply provides water services to that area, but they are currently at full capacity and will not be offering any new connections until next fall.
<i>County Contact Information</i>	
County Website:	https://www.co.hill.tx.us/
Assessor Website:	https://www.co.hill.tx.us/page/hill.County.Assessor.Collector
Treasurer Website:	http://www.hilltax.org/
Recorder Website:	https://www.co.hill.tx.us/page/hill.County.Clerk
GIS Website:	https://gis.bisclient.com/hillcad/index.html?find=108665
Zoning Link:	N/A
Phone number for Planning Dept:	N/A
Phone number for Recorder:	(254) 582-4030 / (254) 582-4012
Phone number for Treasurer:	(254) 582-4000
Phone number for Assessor:	(254) 582-4069