

# PRELIMINARY PROPERTY REPORT

**LAND BOSS**  
INVEST LIKE A BOSS

## Property Details

|                           |  |
|---------------------------|--|
| Assessor's Parcel Number: | Parcel id: 5078      Geographic Id: 05440-00650-00000-000000                   |
| Property Address:         | 704 Franklin Ave, Cisco, TX 76437  |
| County, State:            | Eastland County, TX  |
| Subdivision:              | COLLEGE HEIGHTS  |
| Lot Number:               | 9-10-11-12   |
| Legal Description:        | 9-10-11-12 BLK Y COLLEGE HEIGHTS 200X140                                       |
| TRS:                      | N/A  |
| Parcel Size:              | 0.64 acres   |
| Terrain Type:             | Plain  |
| Lot Dimensions:           | 199.08 feet North<br>143.03 feet East<br>199.09 feet South<br>142.09 feet West |
| Elevation:                | 506 m or 1660 feet   |
| Flood Zone / Wetlands:    | The location of this parcel falls with in a designated 'Flood Zone' area       |
| Notes:                    | N/A  |

## Property Location / Access

|                              |  |
|------------------------------|--|
| Google Map Link:             | <a href="https://maps.app.goo.gl/ag7nYj3cjgf3dUyq9">https://maps.app.goo.gl/ag7nYj3cjgf3dUyq9</a>            |
| GPS Coordinates (Center):    | 32.39548, -98.99107  |
| GPS Coordinates (4 corners): | 32.395679, -98.991395 NW<br>32.395680, -98.990748 NE<br>32.395287, -98.990748 SE<br>32.395288, -98.991393 SW |
| City or County Limits:       | City   |
| School District:             | Cisco Independent School District  |
| Access To Property:          | Yes, via FRANKLIN AVE  |

|                      |   |
|----------------------|---|
| Road Type:           | Paved   |
| Who Maintains Roads: | City  |
| Closest Highways:    | US-6  |
| Closest Major City:  | Albany, Texas (31 min, 33.8 miles)  |
| Closest Small Town:  | Cisco, Texas 76437 (3 min, 1.1 miles)                                       |
| Closest Gas Station: | Brookshire's Fuel Center, 1010 Avenue E, Cisco, TX 76437 (5 min, 1.3 miles) |
| Notes:               | N/A   |

## Tax & Land Use Information

|  |   |
|--|---|
| Annual Property Taxes:                   | \$37.45   |
| Zoning / Property Use Code:              | MANUFACTURED HOME DISTRICT - (MH-1)   |
| What can be built on the property?       | Manufactured Home, Single Family Dwelling - (For further see the "Land Uses" attached file)   |
| Time limit to build?                     | Permit is good for six months but it can be further extendable.   |
| Is camping allowed?                      | Per City, No  |
| Camping restrictions if any:             | N/A   |
| Are RV's allowed?                        | Per City, Yes   |
| RV restrictions if any:                  | Only allowed during construction for temporary purposes with an active building permit.   |
| Are mobile homes allowed?                | Per City, Yes   |
| Mobile home restrictions if any:         | HUD-code manufactured homes are allowed in the city. They must be newer than June 15, 1976 and the minimum size requirement is 320 sq ft. (See attached file) |
| Are tiny homes allowed?                  | Per City, the minimum size requirement is 750 sq ft living space.   |
| Tiny home restrictions if any:           | N/A   |
| Are short term vacation rentals allowed? | Per City, Yes   |
| Vacation rental restrictions if any:     | The residential dwelling rented out on a temporary basis for a period of less than 30 consecutive days.   |

|                                    |  |
|------------------------------------|--|
| 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:     | <b>Unable to locate CC&amp;R if any</b>  |
| CC&R Information:                  | N/A  |
| Notes:                             | <b>The Parcel is INSIDE the city limits. The information above is based on city restrictions, unable to locate subdivision CC&amp;R's if any.</b>                          |

### Utility Information

|                 |  |
|-----------------|--|
| Water?          | Water is available.Would have to contact City Of Cisco City Water (254-442-2111).<br>(Website: <a href="http://www.cityofcisco.com/city-hall.html">http://www.cityofcisco.com/city-hall.html</a> )                                   |
| Sewer / Septic? | Sewer is available.Would have to contact City Of Cisco City Water (254-442-2111).<br>(Website: <a href="http://www.cityofcisco.com/city-hall.html">http://www.cityofcisco.com/city-hall.html</a> )                                   |
| Electric?       | Would have to contact Oncor (888-313-6862) or Comanche Electric Cooperative (800-915-2533).<br>(Website: <a href="https://www.oncor.com/">https://www.oncor.com/</a> , <a href="https://www.ceca.coop/">https://www.ceca.coop/</a> ) |
| Gas?            | Would have to contact TG Fuels LLC (254-442-1611) or Blue Rhino (254-629-3371).  |
| Waste?          | Trash pickup is available. Would have to contact City Of Cisco City Hall (254-442-2111).<br>(Website: <a href="http://www.cityofcisco.com/city-hall.html">http://www.cityofcisco.com/city-hall.html</a> )                            |
| Notes:          | <b>As per City Of Cisco, water, sewer, and trash pick-up service is available.</b>   |

### County Contact Information

|                                 |   |
|---------------------------------|---|
| County Website:                 | <a href="https://www.eastlandcountytexas.com/">https://www.eastlandcountytexas.com/</a>   |
| Assessor Website:               | <a href="https://eastlandcad.org/">https://eastlandcad.org/</a>   |
| Treasurer Website:              | <a href="https://www.eastlandcountytexas.com/page/eastland.County.Treasurer">https://www.eastlandcountytexas.com/page/eastland.County.Treasurer</a> |
| Recorder Website:               | <a href="https://www.eastlandcountytexas.com/page/eastland.County.Clerk">https://www.eastlandcountytexas.com/page/eastland.County.Clerk</a>         |
| GIS Website:                    | <a href="https://www.taxnetusa.com/texas/eastland/#!search">https://www.taxnetusa.com/texas/eastland/#!search</a>                                   |
| Zoning Link:                    | <a href="http://www.cityofcisco.com/planning--zoning---permitting.html">http://www.cityofcisco.com/planning--zoning---permitting.html</a>           |
| Phone number for Planning Dept: | 254-442-2111  |
| Phone number for Recorder:      | 254-629-8125  |
| Phone number for Treasurer:     | 254-629-2672  |

|                            |   |
|----------------------------|---|
| Phone number for Assessor: | 254-629-8597  |
| City Website:              | <a href="http://www.cityofcisco.com/">http://www.cityofcisco.com/</a> |
| Phone number for City:     | 254-442-2111  |
| Notes:                     | N/A   |