



# PARCEL REVIEW

## DUE DILIGENCE REPORT

### Property Details

Owner Name(s):	WINTER WILLIAM W & PAMELA S	Listed on Tax Record
Assessor's Parcel Number:	114503	APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #
Address:	Fairbanks St, Clint, TX 79836	#, street name, city, state, zip (if applicable)
County:	El Paso County, TEXAS	County property is located in
Subdivision:	HORIZON CITY #41	Is the property in a subdivision?
Lot number:	1, 2, 3	What is the lot number (if applicable)
Legal Description:	319 HORIZON CITY #41 1 TO 3 ( 65251.00 SQ FT)	Listed on Tax Record
TRS:	N/A	Township, Range & Section (If applicable)
Parcel size:	1.50 acres	What is the acre size?
Terrain type:	Desert	What is the land like? (desert/forest/hill/mountain/plain)
Elevation:	1238.0 m or 4061.7 feet	What is the elevation of the property?
Flood zone:	Unknown	Is the property in a flood zone? Yes/No/Unknown
Notes:	See deed attached for complete legal description.	Anything you think is important to note?

### Property Location / Access

Google map link:	<a href="https://goo.gl/maps/m4nNB9F5eJ7FTBuJ8">https://goo.gl/maps/m4nNB9F5eJ7FTBuJ8</a>	Link to property from google maps
GPS Coordinates:	31.687696, -106.060870	Coordinates for this property
GPS Coordinates (4 corners):	31.687920, -106.061418 - NW 31.687929, -106.060335 - NE 31.687413, -106.060328 - SE 31.687416, -106.061440 - SW	Coordinates from all 4 corners of this property
Access to property:	Yes, Fairbanks Street and Pride Street	Is there direct access to property if so what roads/streets?
Road surface/type:	Dirt	What are the roads like (dirt/paved,etc)?
Who maintains roads:	County	City or County or not maintained?
Closest highways:	US-62, I-10	Use google map
Closest major city:	El Paso, TX 79930 (40 min (30.6 miles)	Use google map to get mileage/locations
Closest small town:	Clint, TX 79836 (26 min (16.0 miles)	Use google map to get mileage/locations
Closest gas station:	ALON, 14034 Horizon Blvd, Horizon City, TX 79928 (13 min (8.3 miles)	Use google map to get mileage/locations
Nearby attractions:	Old El Paso County Jail Museum, 1551 Main St, San Elizario, TX 79849 (33 min (18.9 miles) Golden Eagle Park, 14400 Golden Eagle Dr, Horizon City, TX 79928 (16 min (8.7 miles) Wigwam Museum, 110 E San Antonio Ave, El Paso, TX 79901 (41 min (30.8 miles)	Use google to get mileage/locations
Notes:	N/A	Anything you think is important to note?

### Property Tax Information

Assessed property value:	\$1,566.00	Per Assesor's Website
Actual property value:	\$1,566.00	Per Assesor's Website (if different from assessed)
Back taxes owed? If so amount owed:	No	Yes/No & Amount if applicable
Tax Liens? If so amount owed:	No	Yes/No & Amount if applicable
Annual property taxes:	\$44.70	Yearly amount found from county website
Notes:	N/A	Anything you think is important to note?

### Zoning & Restriction Information

Zoning / Property use code:	No Zoning	What is the property zoned for?
What can be built on the property?	Per County, there are no such restrictions	Homes, buildings, barns, etc
Time limit to build?	Per County, there are no such restrictions	Find out county time lines for building
Is camping allowed?	Per County, there are no such restrictions	Is camping allowed? Yes/No
Camping restrictions if any:	N/A	Details on camping if allowed
Are RV's allowed?	Per County, there are no such restrictions	Are RV's allowed? Yes/No
RV restrictions if any:	N/A	Details on RV's if allowed
Are mobile homes allowed?	Per County, there are no such restrictions	Are mobile homes allowed? Yes/No
Mobile home restrictions if any:	N/A	Details on mobile homes if allowed
Is property part of an HOA or POA?	Per County, there is no HOA	Is the land part of an existing Home owners association?
HOA or POA dues if any:	N/A	What are the dues?
Subdivision CC&R availability:	Unable to locate online, if any.	Copy of CC&R (If available at no charge)
Deed availability:	Deed is attached	Copy of current deed (If available at no charge)
Deed information:	Instrument# 00073066985	Reception / Book / Page #s
Notes:	<b>This parcel is outside the "CITY LIMITS" Unable to locate subdivision CC&amp;R's, if any.</b>	Anything you think is important to note?

### Utility Information

Water?	Would have to drill well or alternative.	What does the property call for - City or Well?
Sewer / Septic?	Would have to install septic system.	What does the property call for - Sewer or Septic?
Electric?	Would have to contact El Paso Electric (+19155435970) or Rio Grande Electric Coop	Is there service available in the area? List contact info.
Gas?	Would have to contact B&B Propane (+19158616054) or Ferreligas (+19158513692)	Is there service available in the area? List contact info.
Waste?	Would have to contact Ok Waste Management (+19155886188), Heist Disposal (+19155943610) or Rapid Disposal (+19154799996)	Is there service available in the area? List contact info.
Notes:	<b>Utilities may be difficult to obtain due to access and location. Power poles visible to south Horizon Blvd., would need to run lines or use alternative power.</b>	Anything you think is important to note?

### County Contact Information

County Website:	<a href="http://www.epcounty.com/">http://www.epcounty.com/</a>	Website Link
Assessor Website:	<a href="http://www.epcounty.com/taxoffice/">http://www.epcounty.com/taxoffice/</a>	Website Link
Treasurer Website:	N/A	Website Link
Recorder Website:	<a href="http://www.epcounty.com/clerk/">http://www.epcounty.com/clerk/</a>	Website Link
GIS Website:	<a href="https://gis.elpasotexas.gov/pdnmapajs/">https://gis.elpasotexas.gov/pdnmapajs/</a>	Website Link
Zoning Link:	N/A	From County Website
Phone number for Planning Dept:	N/A	Phone number per website (zoning/building/planning)
Phone number for Recorder:	(915) 546-2071	Phone number per website
Phone number for Treasurer:	N/A	Phone number per website
Phone number for Assessor:	(915) 771-2300	Phone number per website
Notes:	N/A	Anything you think is important to note?