



# PARCEL REVIEW

## DUE DILIGENCE REPORT

### Property Details

|                           |                                                   |
|---------------------------|---------------------------------------------------|
| Owner Name(s):            | ZANGARA ALEXANDER                                 |
| Assessor's Parcel Number: | 124317                                            |
| Address:                  | Alberton Ave, El Paso, TX 79928                   |
| County:                   | El Paso County, TEXAS                             |
| Subdivision:              | HORIZON CITY #83                                  |
| Lot number:               | 7 & 8                                             |
| Legal Description:        | 746 HORIZON CITY #83 7 & 8 ( 49653.00 SQ FT)      |
| TRS:                      | N/A                                               |
| Parcel size:              | 1.14 acres                                        |
| Terrain type:             | Desert                                            |
| Elevation:                | 1228.0 m or 4028.9 feet                           |
| Flood zone:               | Unknown                                           |
| Notes:                    | See deed attached for complete legal description. |

### Property Location / Access

|                              |                                                                                                                                                                                                                                                                |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Google map link:             | <a href="https://goo.gl/maps/7F4B9SJrZ4ismwWH8">https://goo.gl/maps/7F4B9SJrZ4ismwWH8</a>                                                                                                                                                                      |
| GPS Coordinates:             | 31.668262, -106.127294                                                                                                                                                                                                                                         |
| GPS Coordinates (4 corners): | 31.668515, -106.127712 - NW<br>31.668494, -106.126897 - NE<br>31.667988, -106.126878 - SE<br>31.667988, -106.127702 - SW                                                                                                                                       |
| Access to property:          | Yes, Alberton Avenue and Unnamed Road                                                                                                                                                                                                                          |
| Road surface/type:           | Dirt                                                                                                                                                                                                                                                           |
| Who maintains roads:         | County                                                                                                                                                                                                                                                         |
| Closest highways:            | I-10                                                                                                                                                                                                                                                           |
| Closest major city:          | El Paso, TX 79930 (35 min (27.2 miles)                                                                                                                                                                                                                         |
| Closest small town:          | Clint, Texas 79836 (20 min (10.8 miles)                                                                                                                                                                                                                        |
| Closest gas station:         | GULF, 14432 Rudi Kuefner Dr, Horizon City, TX 79928 (11 min (6.2 miles)                                                                                                                                                                                        |
| Nearby attractions:          | Rio Bosque Park, 10716 Socorro Rd, El Paso, TX 79927 (31 min (15.8 miles)<br>Old El Paso County Jail Museum, 1551 Main St, San Elizario, TX 79849 (23 min (12.3 miles)<br>Golden Eagle Park, 14400 Golden Eagle Dr, Horizon City, TX 79928 (11 min (5.8 miles) |
| Notes:                       | N/A                                                                                                                                                                                                                                                            |

### Property Tax Information

|                                     |            |
|-------------------------------------|------------|
| Assessed property value:            | \$1,192.00 |
| Actual property value:              | \$1,192.00 |
| Back taxes owed? If so amount owed: | No         |
| Tax Liens? If so amount owed:       | No         |
| Annual property taxes:              | \$34.03    |
| Notes:                              | N/A        |

### Zoning & Restriction Information

|                                    |                                                                                                                                                                                |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Zoning / Property use code:        | No Zoning                                                                                                                                                                      |
| What can be built on the property? | Anything can be built as there are no restrictions from county. Must have water facility available in order to use as Residential. Must visit the place to confirm the access. |
| Time limit to build?               | Per county, there are no restrictions.                                                                                                                                         |
| Is camping allowed?                | Per county, there are no restrictions.                                                                                                                                         |
| Camping restrictions if any:       | N/A                                                                                                                                                                            |
| Are RV's allowed?                  | Yes                                                                                                                                                                            |
| RV restrictions if any:            | Must have water facility available                                                                                                                                             |
| Are mobile homes allowed?          | Yes                                                                                                                                                                            |
| Mobile home restrictions if any:   | Must have water facility available                                                                                                                                             |
| Is property part of an HOA or POA? | No                                                                                                                                                                             |
| HOA or POA dues if any:            | N/A                                                                                                                                                                            |
| Subdivision CC&R availability:     | Unable to locate online, if any.                                                                                                                                               |
| Deed availability:                 | Deed is attached                                                                                                                                                               |
| Deed information:                  | Instrument# 00078003569                                                                                                                                                        |
| Notes:                             | This parcel is outside the city limits and county has no zoning. Unable to locate subdivision CC&R's, if any.                                                                  |

### Utility Information

|        |                                          |
|--------|------------------------------------------|
| Water? | Would have to drill well or alternative. |
|--------|------------------------------------------|

|                                 |                                                                                                                                                     |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Sewer / Septic?                 | Would have to install septic system.                                                                                                                |
| Electric?                       | Would have to contact El Paso Electric (+19155435970) or Rio Grande Electric Coop                                                                   |
| Gas?                            | Would have to contact LPZ Propane(+1 915-491-7971) or Ferrellgas(+1 915-851-3692).                                                                  |
| Waste?                          | Would have to contact El Catrin Waste Disposal(+1 915-301-1852) or Rapid Disposal LLC(+1 915-479-9996).                                             |
| Notes:                          | Utilities may be difficult to obtain due to location. Power poles located west in developed area, would need to run lines or use alternative power. |
| County Contact Information      |                                                                                                                                                     |
| County Website:                 | <a href="http://www.epcounty.com/">http://www.epcounty.com/</a>                                                                                     |
| Assessor Website:               | <a href="http://www.epcounty.com/taxoffice/">http://www.epcounty.com/taxoffice/</a>                                                                 |
| Treasurer Website:              | N/A                                                                                                                                                 |
| Recorder Website:               | <a href="http://www.epcounty.com/clerk/">http://www.epcounty.com/clerk/</a>                                                                         |
| GIS Website:                    | <a href="https://gis.elpasotexas.gov/pdnmapais/">https://gis.elpasotexas.gov/pdnmapais/</a>                                                         |
| Zoning Link:                    | N/A                                                                                                                                                 |
| Phone number for Planning Dept: | N/A                                                                                                                                                 |
| Phone number for Recorder:      | (915) 546-2071                                                                                                                                      |
| Phone number for Treasurer:     | N/A                                                                                                                                                 |
| Phone number for Assessor:      | (915) 771-2300                                                                                                                                      |
| Notes:                          | N/A                                                                                                                                                 |