



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name(s):	PONDER JAMES L	Listed on Tax Record
Assessor's Parcel Number:	349069	APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #, etc.
Property Address:	Bowling Green St, El Paso, TX 79928	#, street name, city, state, zip (if applicable)
County, State:	El Paso County, TEXAS	County and State property is located in
Subdivision:	SUNLAND ESTATES #16	Is the property in a subdivision?
Lot Number:	9 & 10	What is the lot number (If applicable)
Legal Description:	38 SUNLAND ESTATES #16 9 & 10 (12000.00 SQ FT)	Listed on Tax Record
TRS:	N/A	Township, Range & Section (If applicable)
Parcel Size:	0.28 acres	What is the acre size?
Terrain Type:	Desert	What is the land like? (desert, plain, wooded, flat, slope, hill, mountain, etc.)
Elevation:	1233.0 m or 4045.3 feet	What is the elevation of the property?
Flood Zone / Wetlands:	Unknown FZ area, no wetlands.	Is the property in a flood zone or wetlands? Yes, No, Unknown
Notes:	See deed attached for complete legal description / owner names.	Anything you think is important to note?

Property Location / Access

Google Map Link:	https://goo.gl/maps/KEPD9AsANiREKTqf6	Link to property from google maps
GPS Coordinates (Center):	31.679988, -106.034783	Coordinates for this property
GPS Coordinates (4 corners):	31.680143, -106.034933 - NW 31.680142, -106.034612 - NE 31.679814, -106.034609 - SE 31.679815, -106.034931 - SW	Coordinates from all 4 corners of this property
Access To Property:	Bowling Green Street	Is there direct access to property, if so what roads/streets?
Road Type:	Dirt	What are the roads like (dirt, paved, etc.)?
Who Maintains Roads:	County	City, County or not maintained?
Closest Highways:	I-10 , US-62	Use google map
Closest Major City:	El Paso, TX 79930 (41 min (31.9 miles)	Use google map to get mileage/locations
Closest Small Town:	Clint, Texas 79836 (28 min (17.4 miles)	Use google map to get mileage/locations
Closest Gas Station:	Valero, 14501 Horizon Blvd, El Paso, TX 79928 (14 min (9.2 miles)	Use google map to get mileage/locations
Nearby Attractions:	Flying Saucer Building, El Paso, TX 79938 (31 min (22.8 miles) Rent a UTV Off-Road Adventures, 15698 Montana Ave, El Paso, TX 79938 (27 min (18.6 miles) Rio Bosque Park, 10716 Socorro Rd, El Paso, TX 79927 (38 min (23.3 miles)	Use google to get mileage/locations (State parks, lakes, river's, beaches, mountains, adventures, museums, theme parks, etc.)
Notes:	N/A	Anything you think is important to note?
Property Tax Information		
Assessed Taxable Value:	\$3.00	Per Assesor's Website
Actual Property Value:	\$3.00	Per Assesor's Website (if different from assessed)
Back Taxes Owed? If so amount owed:	Yes, \$0.76	Yes/No & Amount if applicable
Tax Liens? If so amount owed:	No	Yes/No & Amount if applicable

Annual Property Taxes:	\$0.08	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?	County does not have this information and nothing found online. Better to confirm with the owner .	Is the land part of an existing association?
HOA or POA dues, if any:	N/A	What are the dues?
Subdivision CC&R Availability:	Unable to locate, if any	Copy of CC&R's (If available at no charge)
Deed Availability:	Book/ Page 0436/ 0182	Copy of current deed (If available at no charge)
Deed Information:	Deed is attached	Reception / Book / Page #'s

Notes:	This parcel is outside the city limits and county has no zoning. Unable to locate subdivision CC&R's, if any.	Anything you think is important to note?
Utility Information		
Water?	Would have to drill a well	What does the property call for - City or Well?
Sewer / Septic?	Would have to install a septic system	What does the property call for - Sewer or Septic?
Electric?	Would have to contact El Paso Electric (+19155435970), Rio Grande Electric Co-Op (+19157780152), Etc.	Is there service available in the area? List contact info.
Gas?	Would have to contact El Paso Propane Gas (+19159992934), B&B Propane (+19158616054), Etc.	Is there service available in the area? List contact info.
Waste?	Would have to contact Ok Waste Management (+19155886188), Heist Disposal (+19155943610), Etc.	Is there service available in the area? List contact info.
Notes:	Utilities may be limited due to location. Power poles visible to north on Horizon Blvd, would need to run lines or use alternative power.	Anything you think is important to note?
County Contact Information		
County Website:	http://www.epcounty.com/	Website Link
Assessor Website:	http://www.epcounty.com/taxoffice/	Website Link
Treasurer Website:	N/A	Website Link
Recorder Website:	http://www.epcounty.com/clerk/	Website Link
GIS Website:	https://gis.elpasotexas.gov/pdnmapajs/	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?