PARCEL REVIEW
DUE DILIGENCE REPORT

Property Details

Owner Name(s):	ZANGARA ALEXANDER	Listed on Tax Record
Assessor's Parcel Number:	113405	APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #, etc.
Property Address:	Flat Rock Dr, El Paso, TX 79938	#, street name, city, state, zip (if applicable)
County, State:	El Paso County, TEXAS	County and State property is located in
Subdivision:	HORIZON CITY ESTATES #70	Is the property in a subdivision?
Lot Number:	6 & 7	What is the lot number (If applicable)
Legal Description:	16 HORIZON CITY ESTATES #70 6 & 7 (25113.88 SQ FT)	Listed on Tax Record
TRS:	N/A	Township, Range & Section (If applicable)
Parcel Size:	0.58 acres	What is the acre size?
Terrain Type:	Desert	What is the land like? (desert, plain, wooded, flat, slope, hill, mountain, etc.)
Elevation:	1231.0 m or 4038.7 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/CRq7jH3ghmazScuG9	Link to property from google maps
GPS Coordinates (Center):	31.750805, -106.172301	Coordinates for this property

GPS Coordinates (4 corners):	31.750870, -106.172723 - NW 31.750981, -106.171979 - NE 31.750646, -106.171910 - SE 31.750573, -106.172294 - S 31.750670, -106.172683 - W	Coordinates from all 4 corners of this property
Access To Property:	**Limited access via Unnamed Road & Flat Rock Drive. Off-road vehicle may be required.**	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:	US-62	Use google map
Closest Major City:	El Paso, TX 79930 (42 min (31.3 miles)	Use google map to get mileage/locations
Closest Small Town:	Horizon City, Texas 79928 (17 min (10.2 miles)	Use google map to get mileage/locations
Closest Gas Station:	Gas Station, 14421 Montana Ave, El Paso, TX 79938 (13 min (6.3 miles)	Use google map to get mileage/locations
Nearby Attractions:	Rent a UTV Off-Road Adventures, 15698 Montana Ave, El Paso, TX 79938 (14 min (7.8 miles) Red Sands, 16066 Montana Ave, El Paso, TX 79938 (16 min (8.1 miles) Flying Saucer Building, El Paso, TX 79938 (18 min (11.9 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:	$602.00	Per Assesor's Website
Actual Property Value:	$602.00	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:	$17.18	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?	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.	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?	No	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 online.	Copy of CC&R's (If available at no charge)
Deed Availability:	Deed is attached	Copy of current deed (If available at no charge)
Deed Information:	Instrument# 00078003458	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 well	What does the property call for - City or Well?
Sewer / Septic?	Would have to install septic	What does the property call for - Sewer or Septic?
Electric?	Would have to contact El Paso Electric (+18005921634) or	Is there service available in the area? List contact info.

Gas?	Would have to contact LPZ Propane (+19154917971) or Ferrellgas (+19158513692)	Is there service available in the area? List contact info.
Waste?	Would have to contact El Paso Disposal (915.772.7495), El Catrin Waste Disposal (+19153011852) or el paso tx. TRASH & JUNK REMOVAL(JUNKBUSTERS) (+19159999751)	Is there service available in the area? List contact info.
Notes:	**Utilities may be difficult to obtain due to location. No visible power poles near the area. Alternative power most likely required.**	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?