



PROPERTY OWNER'S INFORMATION GUIDE



**THE FOLLOWING IS INFORMATION FOR PROPERTIES LOCATED IN
HUDSPETH COUNTY, TEXAS.**

IN CONSIDERING THE PURCHASE OF THIS LAND, THE BUYER SHOULD RELY UPON
THE INFORMATION MADE AVAILABLE IN THIS GUIDE, WHICH IS PART OF AND
INCORPORATED IN THE REAL PROPERTY OFFER AND SALES AGREEMENT.

**LAND
PROTECTIVE
REGULATIONS:**

Restrictive Covenants affecting the property are on file with the County and are intended to enhance the value and integrity of the land. Most of the restrictions are of such importance, that they are duplicated below:

- a) No lot is to be used as a dumping ground for rubbish, trash, tires, junks, non-moving vehicles or other waste.
- b) Camping is permitted four (4) times a year for no more than 30 days at a time provided intervals between campaigns is at least 60 days.
- c) All buildings, fencing and other permitted structures must be at least 50 feet from the center of adjoining roads.
- d) No blasting is permitted, nor is the property to be used for any quarry or mini operations.
- e) Hunting is allowed on the lot or lots purchased by the owner.
- f) Trailers, motor homes, campers and mobile homes are permitted provided waste facilities are self-contained and disposed on a need basis at a registered dumping site.
- g) Before any occupancy all structures with plumbing facilities must have a septic tank with permit, installed, approved and inspected through Hudspeth County officials.
Otherwise as, an acceptable alternative, state approved "composting toilets", are approved for use.
- h) All lots are subject to "open grazing". Therefore, any owner placing Livestock on their lot (s) must fence their grazing area.

**PROPERTY
GUIDE TOUR:**

Upon 10 days notice and within 12 months of purchase buyers will be offered a guided tour to view their property. Buyer will tour the property at his own risk.

DEFAULT:

In the event Buyer Shall default in the prompt payment of said indebtedness or shall violate or fail to perform any of the provisions of this agreements and such default, violation or omission shall continue for a period of 15 days after written notice such default (or, if applicable, such longer notice period as may be required by Section 5.064 of the Texas property Code), then in any such events seller may elect to declare the entire unpaid indebtedness, together with all interest the accrued thereon, immediately due and payable and enforced the collection thereof, or to declare this agreement cancelled and of no further force and effect as provided in the Texas Property Code § 5.064 et seq.

In the event Seller elects to declare this agreement concealed and of no further force and effect, all monies that have been paid to or deposited with Seller hereunder shall be forfeited and belong to Seller as liquidated damages and breach of this agreement.

Immediately upon cancellation of this agreement, the rights, the claims and interest of Buyer in and to said Real Property shall thereupon terminate and the Real Property Shall unconditionally belong to Seller.

**REGISTERED
AGENT AND
JURISDECTION:**

In order to comply with Section 1703 (8) of the Interstate Land Sales Full Disclosure Act, Seller hereby appoints Sheral Maloy, PC, a resident of the State of Texas, as it's agent in that state upon whom may be served any notice, process or leading in any action or proceeding against Seller arising out of or in connection with the sale of the land covered by the agreement. Seller and Buyer agree that any such action or proceeding against seller may be commenced in any court of competent and any terms thereof and herein will be construed under the laws of the State of Texas.

**ORAL
AGREEMENTS:**

There are no oral agreements between the parties. Agreement constitutes the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous or subsequent oral agreements.

**This Property Owner's Information Guide
is given to each prospective buyer along with
the Real Property Offer and Sales Agreement.**

- LOCATION:** East of El Paso, Texas in Hudspeth County, Texas.
- LAND USE:** The Property being offered was a cattle ranch which has been subdivided, surveyed and platted into 20 acre lots. Upon acceptance by seller of agreement, the buyer may use IMMEDIATELY HIS LAND as a homesite, or recreational uses such as camping, Hiking, Horses or R/Vs.
- CLIMATE/
ELEVATION:** The Sun shines more than 300 days per year. Low humidity and moderate rainfall combined with warm temperatures created a year-round climate unlike anywhere else. Elevation range is 4,600 – 5,200 feet above sea level.
- SERVICES:** Police and fire emergency services are provided by the County. Telephone & Internet services are also available. The near cities of Sierra Blanca, Dell City, Van Horn and El Paso all have post offices, lodging, food, auto fuel, school, medical facilities, shopping and entertainment.
- TOPOGRAPHY:** The topography of the area consists of gently rolling hills with mesquite trees, some mountains, many colorful plants and native flowers.
- WATER:** You have water rights. Water can be obtained by drilling water well on your land or you can purchase water from a local water hauler in combination with storage tanks that you will provide.
- ELECTRIC/
WATER:** Utility easements have been established throughout the ranch to allow for future extensions of electricity along the lot boundaries. Alternative power may be obtained by the use of propane gas generators, solar and wind power. Waste disposal is achieved by individual septic systems. Electric/waste costs are the responsibility of Buyer.
- ROADS:** Dirt roads have been built and maintained by seller allowing access to all properties. Seller now or in the future, has no obligation to pave any roads. Buyer is responsible to determine whether or not vehicle is suited for roads, nor is the seller liable for any damage to vehicle. Buyer uses these roads to his own risk.
- LIVESTOCK:** If using the land for livestock, Buyer agrees to build a standard cattle fence around any area of the property which contains livestock. The property is currently subject to open grazing.

PAYMENTS / FEES:

All payments received by Seller under the Real Property Offer and Sales Agreement will be applied first to unpaid taxes then unpaid late fees, past due interest, then regular principal and interest payments(s). In the event that a check used to make any payment requires by the Real Property Offer and Sales Agreements is returned unpaid by the payor bank for insufficient or uncollected fund then a \$30.00 fee will be assessed for cost incurred in processing that check. CHECKS THAT ARE RETURNED BY PAYORS BANK MAY BE REDEPOSITED ONCE. An administration fee of \$30.00 will be assessed if a default notice is sent to Buyer. If Buyer request and receives an amendment to contract Seller may charge buyer \$60.00 for service and handling.

GENERAL:

1. One home per 20 acre lot is permitted until property is paid in full.
2. Buyer agrees not to subdivide property until full payment has been made under the terms of this agreement and Buyer receives Warranty Deed to the property. At that time, subdivision of the property must fully comply with all County rules and regulations.
3. Buyer may obtain Title Insurance once property is paid in full.
4. Seller guarantees to deliver Warranty Deed free and clear of encumbrances.
5. Seller represents that all surveys pins are in place.
6. You may hunt on YOUR own land provided you fence your land (12'-18' swing type gates are allowed for access openings) and after you have made payment to seller totaling \$800.00.
7. This agreement is immediately rescinded and absolutely void, at the sole option of the Seller, if any payment presented by Buyer for any down payment or the first payment due under this agreement is returned for insufficient funds.
8. The waiver by Seller of any breach of term or condition of this agreement shall not be demand to be a waiver of any other breach of that term or condition of this agreement regardless of when the breach has occurred.
9. If any term or provision of this agreement is held by a Court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provisional of this greener shall remain in full force and effected and shall in no way be effected impaired or invalidated.
10. Any and all agreements terms word usage and meaning therefore, including intent of the parties, shall be constructed and defined solely by Seller as those terms are intended to apply to this agreement.
11. Land is being offered, for its present use without any expectations gain or profit.



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