

Bob Heyen Realty

235 19th St. P.O. Box 156
Hondo, TX 78861
Tel: (830) 426-4333
Fax: (830) 741-2080

Internet Address
www.bobheyenrealty.com
E-mail Address
bobheyenrealty@sbcglobal.net

- ACRES: 98.192 acres, more or less. Last surveyed in 1992.
- LOCATION: 2468 CR 252
Hondo, Texas 78861
Located approximately 12.6 miles NE of Hondo, Texas, all in Medina County, Texas. There is approximately 475' of frontage on CR 252.
- PRICE: \$667,705.00.
- TERMS: Cash to Seller and/or third party financing.
- SCHOOL: Hondo I.S.D.
- TAXES: Property is currently under Agricultural Use Exemption. 2020 taxes were approximately \$446.04.
- MINERALS: Seller is believed to own 50% and will reserve all owned. To be more fully determined at time of new title commitment.
- WATER: One earthen tank and one domestic water well that is approximately 375' in depth. It has a 1 $\frac{1}{2}$ HP, 12 GPM pump and motor with an Elbi pressure tank. The pump and well pipe were recently replaced within the last 3 years. The well supplies the cabin, storeroom/workshop, and small tank.
- ELECTRIC: There is electricity to the cabin, storeroom/workshop and well. Medina Electric Cooperative is the service provider.
- TERRAIN/
VEGETATION: Timber consists of heavy Cedar, Live Oak, Mesquite, and Elm. Native grasses to the area. The ranch has low valleys and elevation of approximately 1,200' that offers fantastic views of the transition zone to the Hill Country!
- IMPROVEMENTS: There is a very nice 2 bedrooms and 1 bath cabin consisting of approximately 800 sq. ft. built in 1996. The exterior of the cabin has cement board siding, a shingle roof and sits on a concrete slab. The inside has recently been updated and offers cozy lodging with a large living area, efficiency kitchen, bath with walk-in shower and two bedrooms with good storage. The flooring throughout is painted concrete and there are two window units for A/C and heat. The stove and refrigerator remain with the cabin. There is

also landline telephone service and a 300-gallon septic tank that services the home. In addition, there is a 20'x16' storage/workshop that has electricity and washer/dryer hook-ups. The workshop is on a concrete slab with metal roof and composite paneling exterior. The property has a pipe gated entrance, deer blinds and feeder will remain, and is perimeter fenced with standard barbed wire and some net fencing, all in fair to good condition.

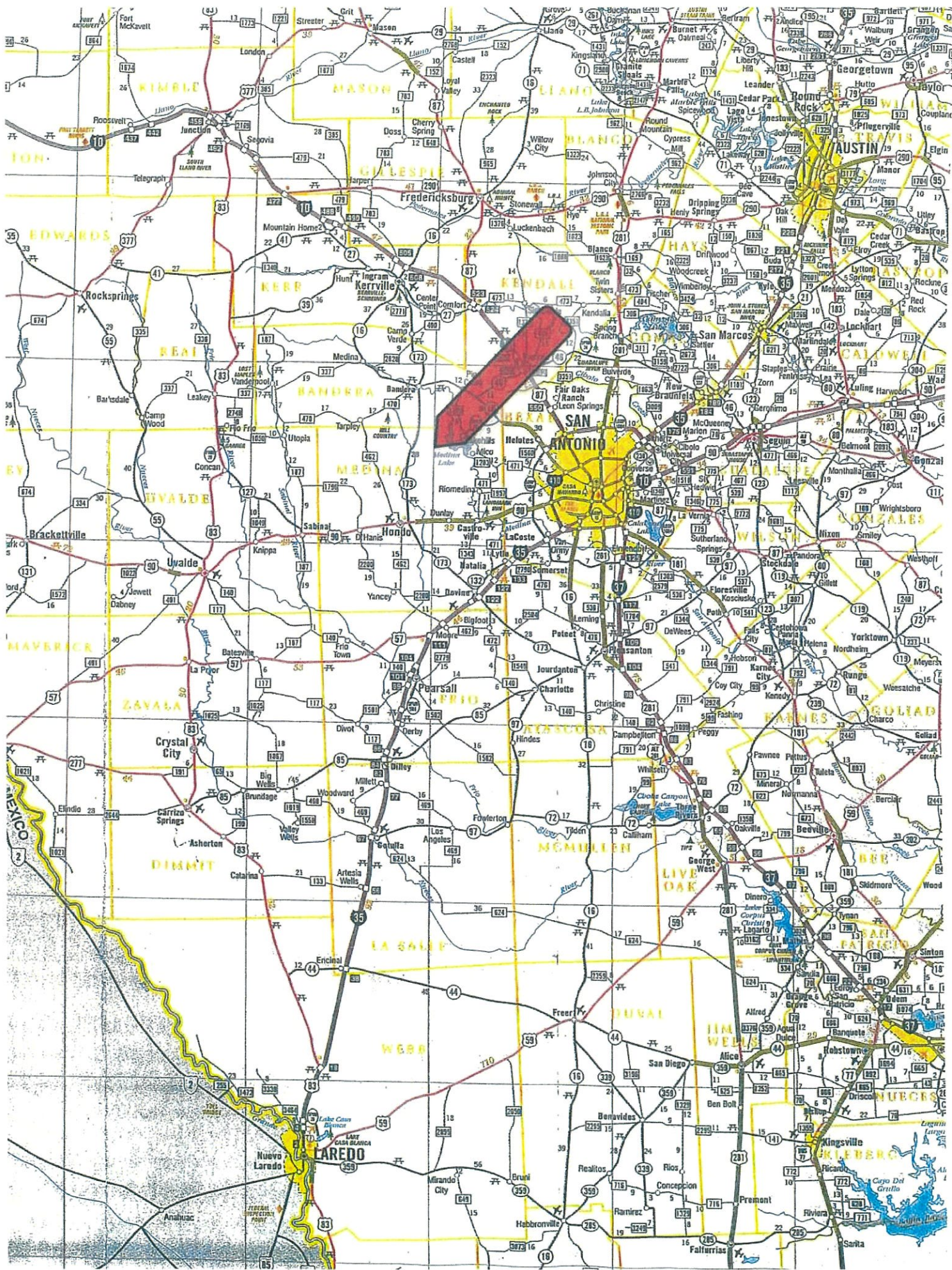
REMARKS:

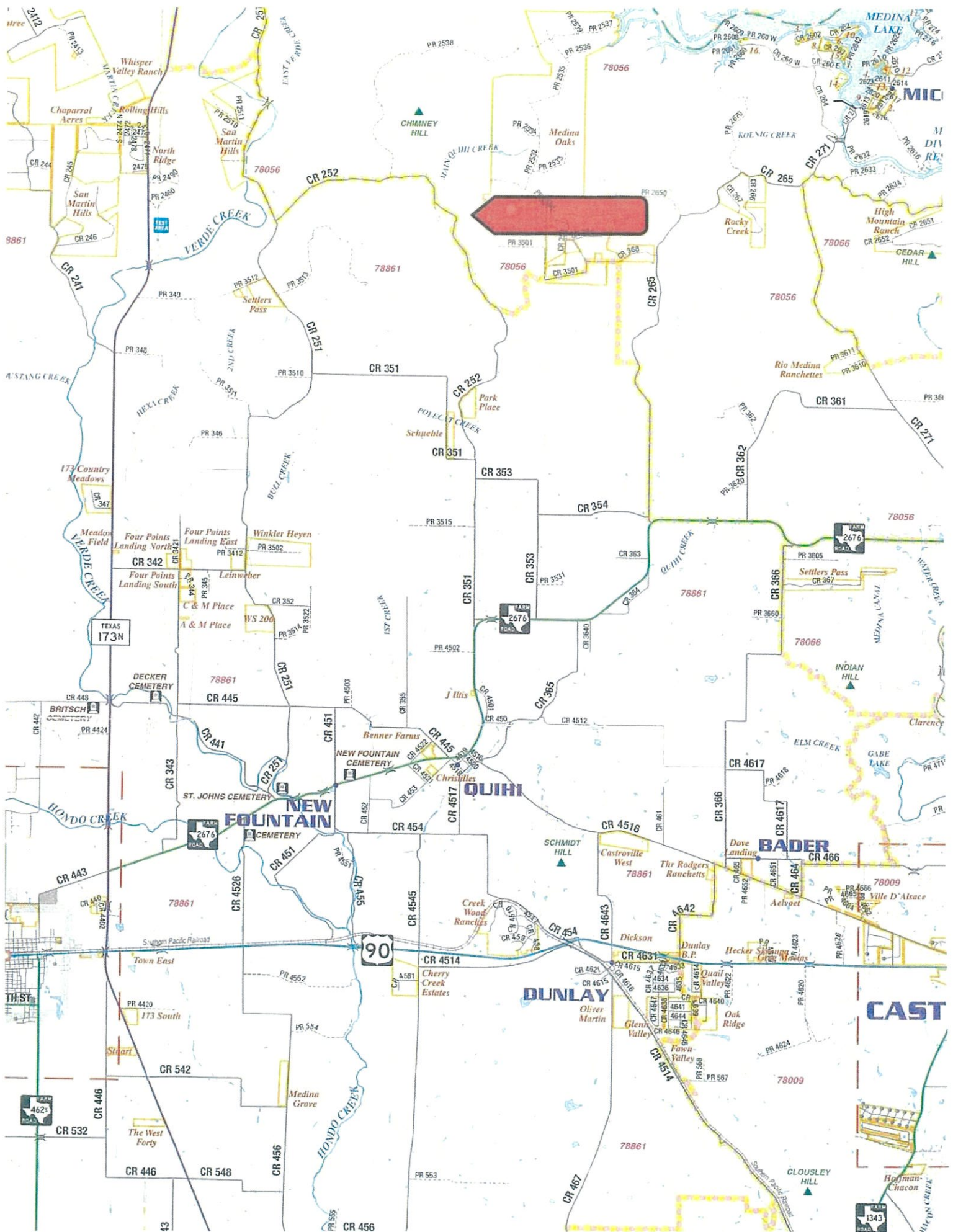
This is a beautiful Hill Country ranch offering lodging, hunting and recreation with magnificent views of the surrounding area. The ranch is in close proximity to Hondo, Castroville, San Antonio and Medina Lake!

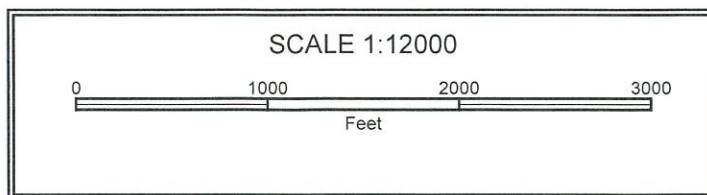
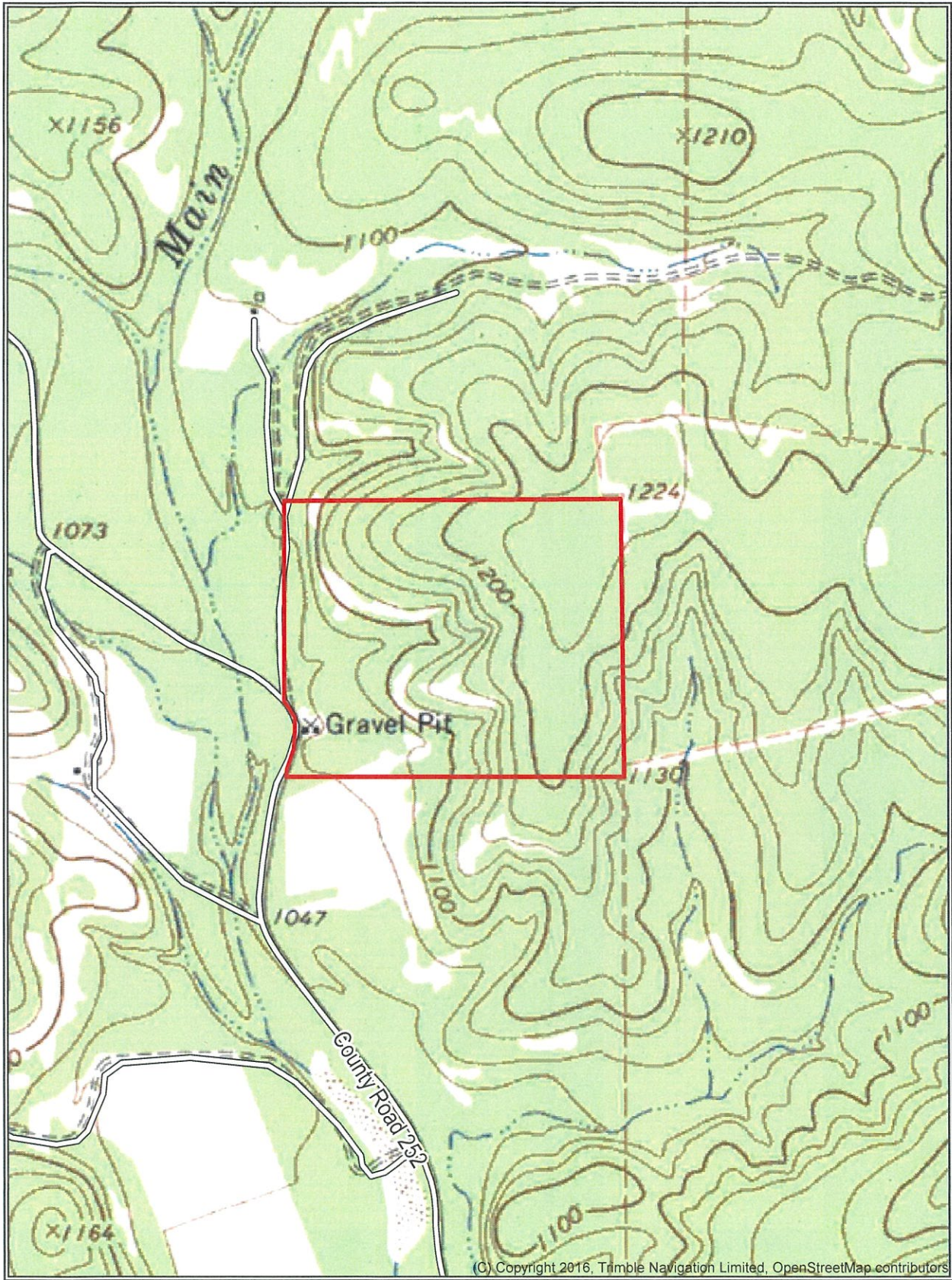
Disclosure:

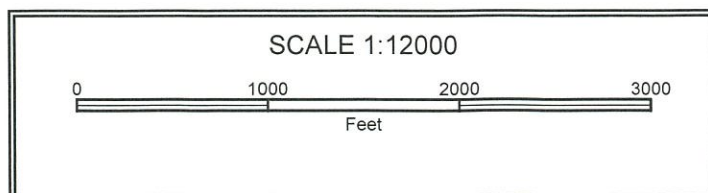
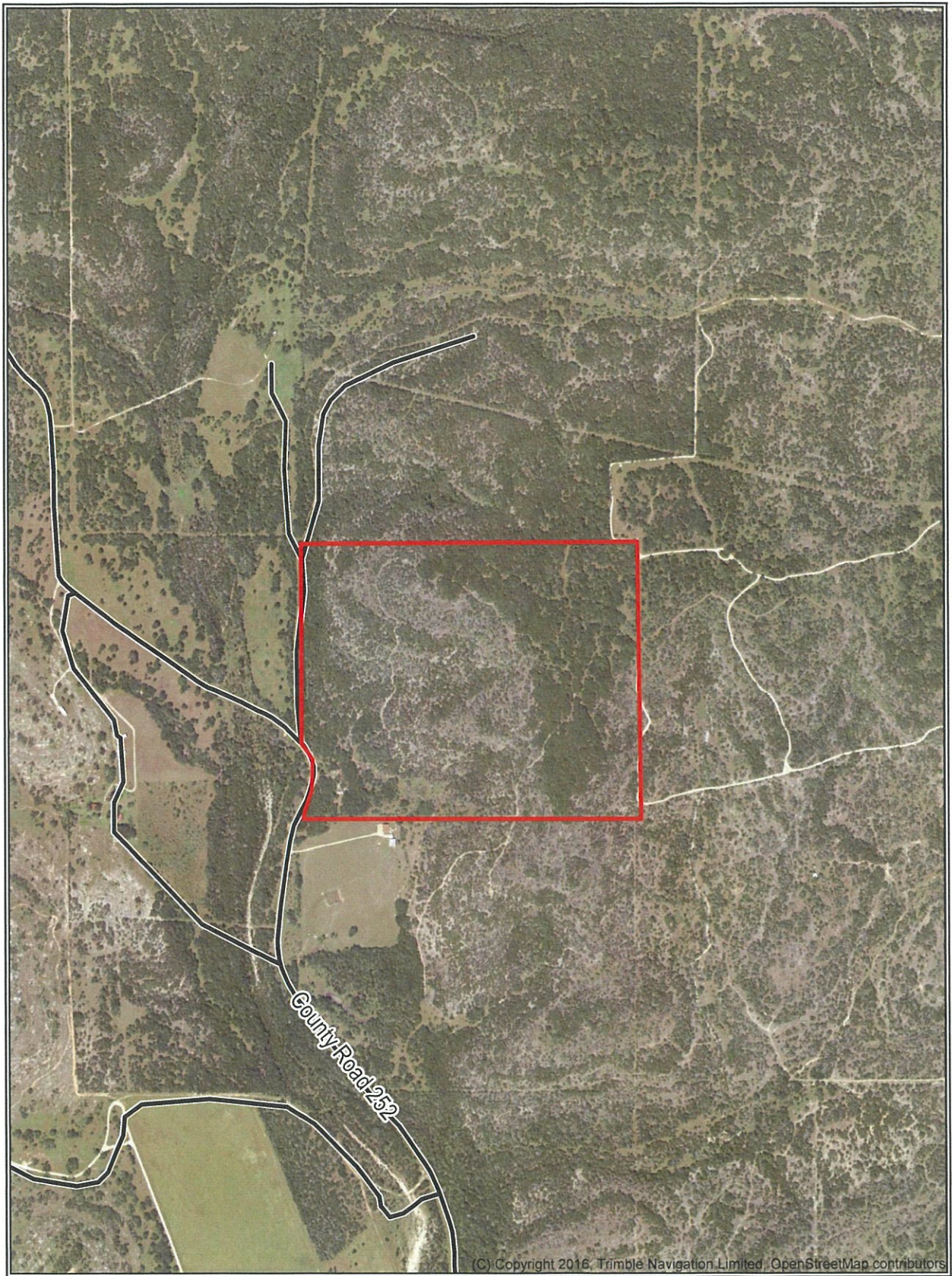
There is an active quarry on CR 252 and a portion of the property appears to lie within the FEMA 100-year Flood Zone A.

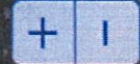
Although the broker has used reasonable care in obtaining data and making estimates and projections based upon that data, this material is submitted without representation or warranty. Generally, a substantial portion of information must be obtained from sources other than a broker's actual knowledge, and not all sources can be absolutely confirmed. Moreover, all information is subject to changes by the owner as to price or terms, to prior sale or lease, to withdrawal of the property from the market and to other events beyond the control of the broker. No representation is made as to the value of this possible investment; and the broker urges that you consult your business, tax and legal advisors before making a final determination.











MEDINA COUNTY
480472

AREA OF MINIMAL FLOOD HAZARD
Zone X

48325002000
eff. 5/15/2020

Zone A

POWERED BY
esri

USGS The National Map: Orthoimagery. Data refreshed April 2020

THAD V GILLIAM

abst. 1687

abst. 1084

A PLAT of 196.383 Acres of land
situated about 12.6 miles N31°E of
Hondo, in Medina County, Texas.

Sur 130

98.192 Acres
(GENE LOWE)
JOSEPH FROST



I CERTIFY THAT THE FOREGOING PLAT WAS PREPARED
FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION
ON THE GROUND AND THAT SAME IS TRUE AND CORRECT.
WITNESS MY HAND AND SEAL THIS 17th DAY OF
July, 1992.

Scale 1"=200'



CHARLES W. ROTHE
REGISTERED PROFESSIONAL SURVEYOR
NO. 2453



196.5329 AC Tr.
Substitute Trustee's Deed
Don Perry, et ux to Becky J. Solter, Subst. Trustee FDC
Vol 185, Pg 764
April 7, 1992

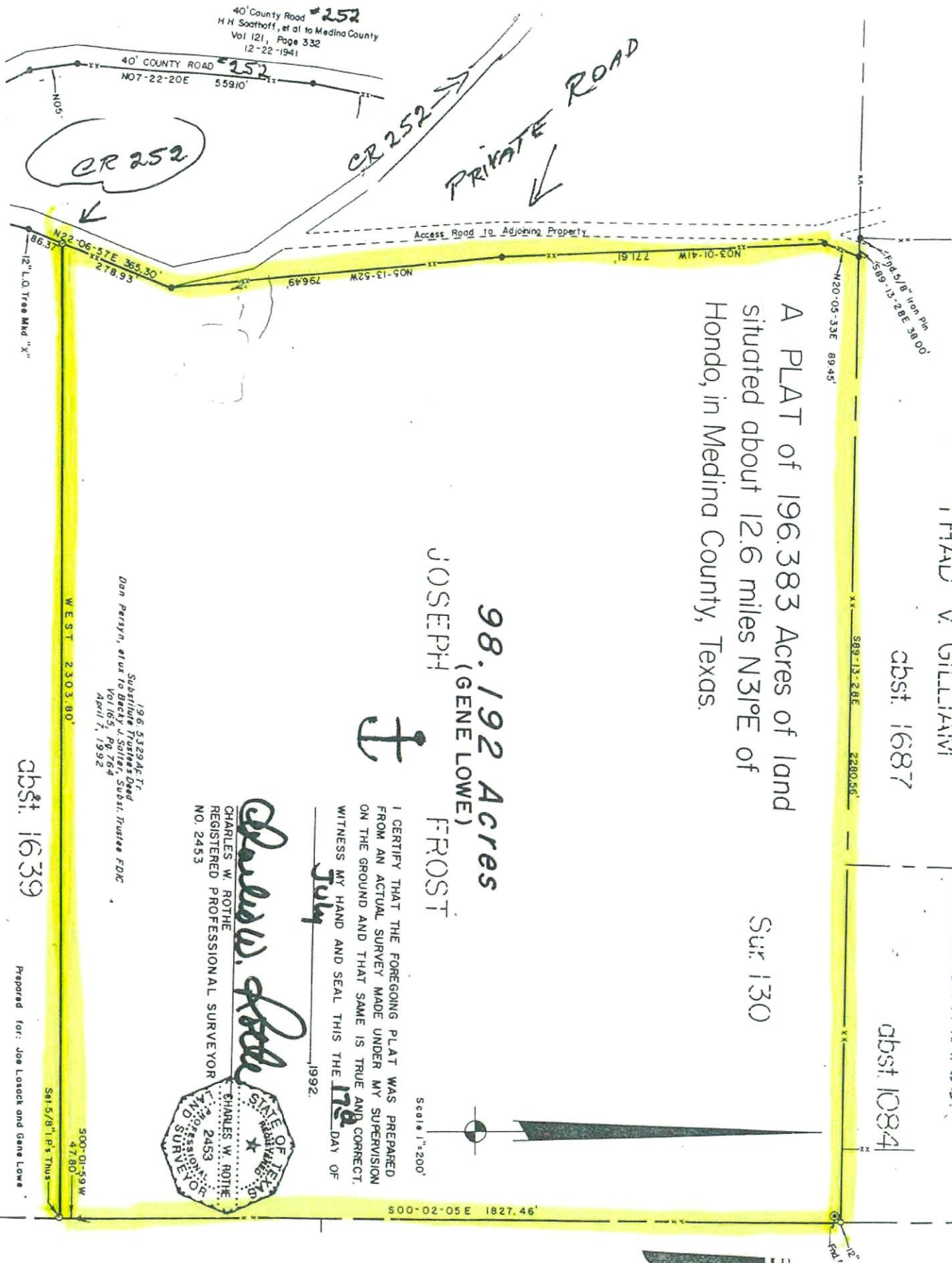
abst. 1639

Prepared for: Joe Losack and Gene Lowe

500-01-59 W
47.80'
Set 5/8" I.P.s Thus

98.191 Acres
(JOE LOSACK)

Surveyed: 2-27-1981
Resurvey: 7-6-1992



ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Benjamin West				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2468 CR 252				Company NAIC Number:	
City Hondo		State Texas		ZIP Code 78861	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) 98.192 Acres, More or Less - Sur. 30, Abst. 1639, Joseph Frost					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>29°30'45.63"</u> Long. <u>99°01'52.69"</u> Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>0</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b <u>0</u> sq in					
d) Engineered flood openings? ☐ Yes ☒ No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>0</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0</u> sq in					
d) Engineered flood openings? ☐ Yes ☒ No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Medina County 480472			B2. County Name Medina		B3. State Texas
B4. Map/Panel Number 0200	B5. Suffix C	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date 04/03/2012	B8. Flood Zone(s) A	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 1066
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: ☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: _____ ☐ CBRS ☐ OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2468 CR 252			Policy Number:
City Hondo	State Texas	ZIP Code 78861	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

- C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

- C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: USGS Quad Elevation Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- | | | |
|---|---------------|--|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>1068.0</u> | ☒ feet ☐ meters |
| b) Top of the next higher floor | <u>N/A.</u> | ☒ feet ☐ meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>N/A.</u> | ☒ feet ☐ meters |
| d) Attached garage (top of slab) | <u>N/A.</u> | ☒ feet ☐ meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | <u>N/A.</u> | ☒ feet ☐ meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>1066.3</u> | ☒ feet ☐ meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>1067.5</u> | ☒ feet ☐ meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>N/A.</u> | ☒ feet ☐ meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name
Charles W. Rothe

License Number
42760

Title
President / Owner

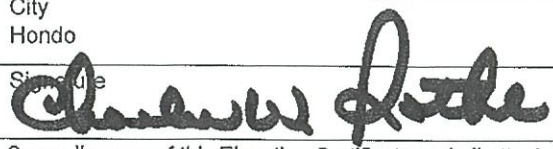
Company Name
Charles Rothe & Associates, Inc.

Address
1705 Avenue K

City
Hondo

State
Texas

ZIP Code
78861

Signature


Date
06/13/2017

Telephone
(830) 426-3005



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

The BFE is the average elevation at the edge of the shaded area on both sides of the stream on the FIRM perpendicular to the stream at the residence. The highest observed high water mark is at elevation 1062.6 which is 5.3 feet below the finished floor of the residence. The elevation at the centerline of the creek is 1040 which is 27.9 feet lower than the finished floor of the residence.

