Bob Heyen Realty

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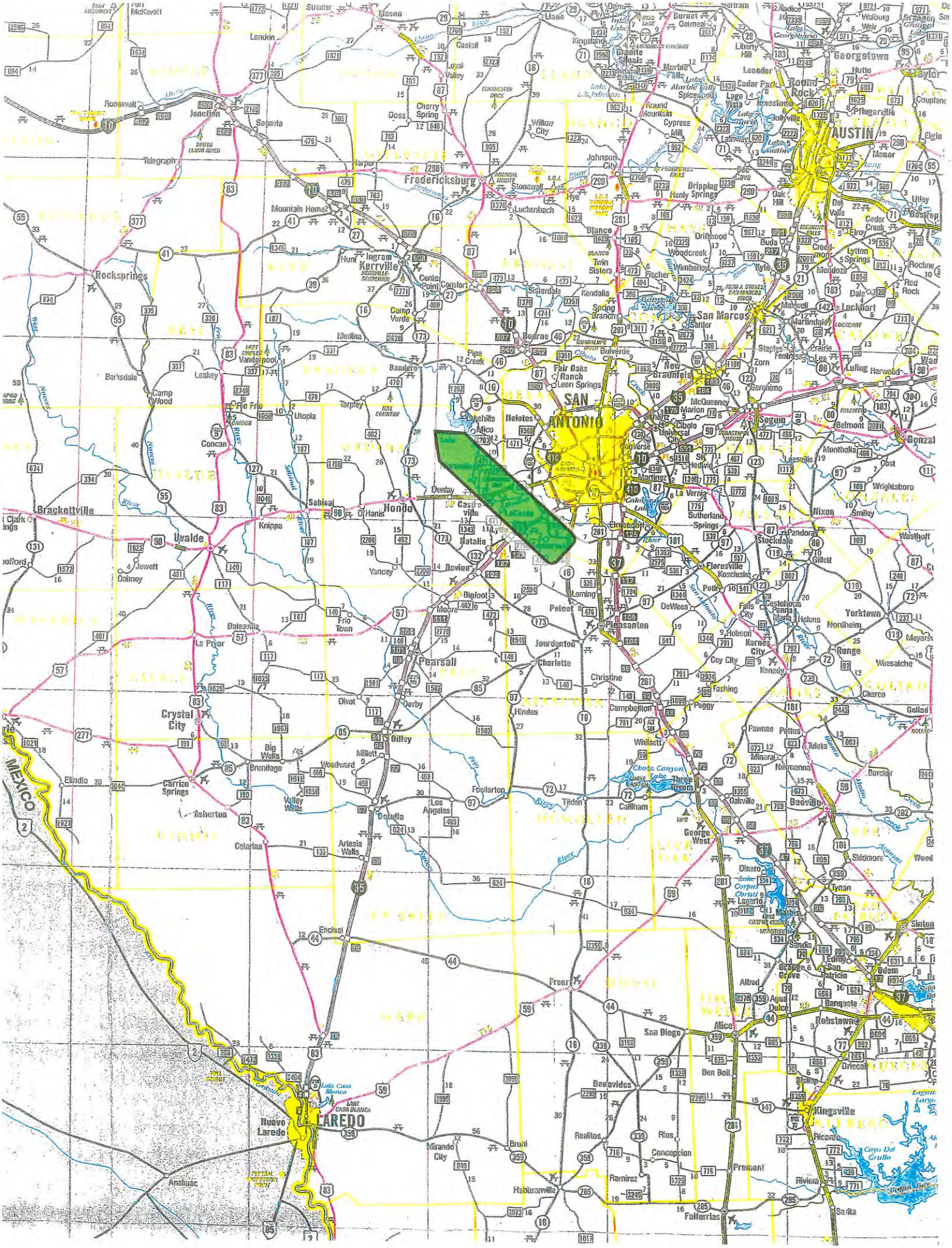
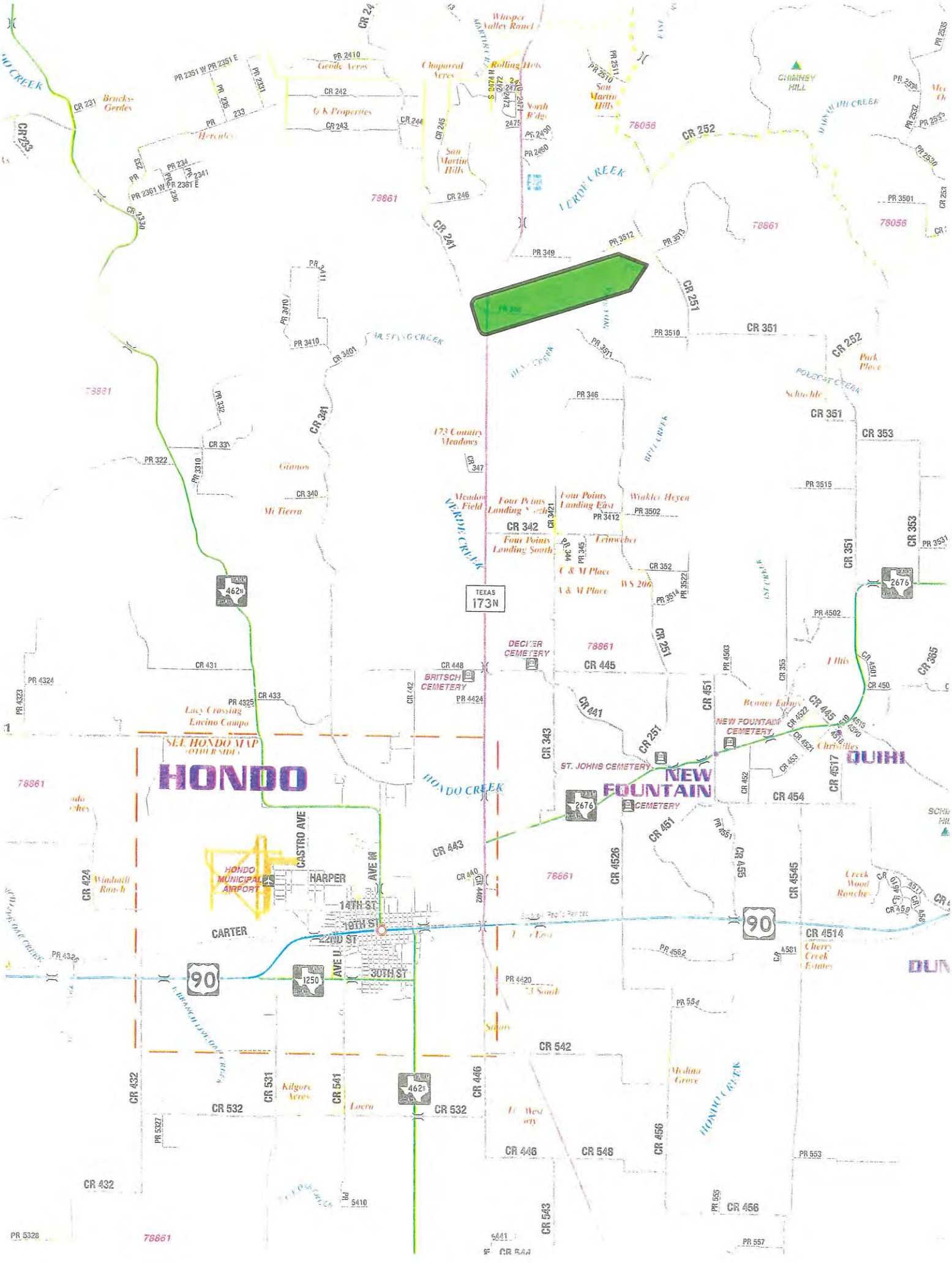
ACRES:	10.007 acres, more or less. Property was surveyed on March 30, 2021.
LOCATION:	Property is located approximately 10 miles NE of Hondo with paved frontage on CR 251, all in Medina County, Texas.
LEGAL:	Abstract #1782, V. Hardt, Survey #48; Tract 7; 10.01 acres, H & W Unrecorded.
PRICE:	$210,000.00.
TERMS:	Cash to Seller or third-party financing.
TAXES:	Property is currently under Agricultural Use Exemption. 2021 taxes were approximately $12.84 (MCAD) with exemptions.
SCHOOLS:	Hondo ISD.
WATER/ UTILITIES:	There is no water on the property. The Edwards Aquifer is approximately 360' in depth in the area. No community water, a well will need to be drilled. There is an electric line that traverses the front of the property and electricity is on adjacent property as well. Medina Electric Cooperative is the electric provider.
TERRAIN/ VEGETATION:	The terrain is flat to gently rolling with elevation at approximately 1,100'. Property has large Live Oak, Cedar, Mesquite, Elm, Mountain Laurel and a variety of grasses native to the area.
MINERALS:	All minerals owned to be conveyed. Believed to be 100%; to be more fully determined at time of new title commitment.
WILDLIFE:	Whitetail deer, turkey, quail and hogs.
IMPROVEMENTS:	Property is fenced on three sides with barbed and net wire with an entrance gate off of CR 251; paved year-round access.
REMARKS:	Come out and enjoy country living on this beautiful small acreage property that is perfect for your forever home or recreational get-a-way!! No HOA but some restrictions apply. Property is located within 10 miles of Hondo, 18 miles to Bandera, 30 minutes to Castroville and 45 minutes to San Antonio!

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.


SAN ANTONIO
AUSTIN
LAREDO
Nuevo Laredo
MEXICO
Fredericksburg
Georgetown
Round Rock
San Marcos
New Braunfels
Boerne
Kerrville
Ingram
Hondo
Pearsall
Crystal City
Dilley
Encinal
Freer
Alice
Kingsville
Beeville
Three Rivers
Pleasanton
Floresville
Seguin
Gonzales
Uvalde
Brackettville
Rocksprings
Junction
Eagle Pass
Piedras Negras
Del Rio
Sonora
Ozona
Fort Stockton
Pecos
Big Spring
Abilene
Waco
Temple
Killeen
Bryan
College Station
Houston
Corpus Christi
Victoria
Port Lavaca
Laredo
Brownsville
McAllen
Harlingen
Weslaco
Edinburg
Mission
Pharr
San Antonio
Austin
Lake Corpus Christi
Choke Canyon Lake
Lake Casa Blanca
Lake Amistad
Falcon Lake
Rio Grande
Nueces River
Frio River
Medina River
Guadalupe River
San Marcos River
Colorado River
Llano River
San Antonio River
Atascosa River
Aransas River
Medina Lake
Canyon Lake
Lake Dunlap
Lake McQueeney
Lake Placid
Lake Wood
Lake Gonzales
Lake Texana
Lake Calaveras
Lake Braunig
Lake Elmendorf
Lake Medina
Lake Lavon
Lake Ray Roberts
Lake Texoma
Lake Fork
Lake Tawakoni
Lake Whitney
Lake Waco
Lake Belton
Lake Stillhouse Hollow
Lake Somerville
Lake Conroe
Lake Livingston
Lake Sam Rayburn
Toledo Bend Reservoir
Lake Fork Reservoir


HONDO
NEW FOUNDATION CEMETERY
ST. JOHNS CEMETERY
BRITSCH CEMETERY
DECKER CEMETERY
HONDO MUNICIPAL AIRPORT
HARPER
CARTER
14TH ST
19TH ST
22ND ST
30TH ST
CASTRO AVE
AVE M
AVE L
HONDO CREEK
VERDE CREEK
QUIHI
NEW FOUNTAIN
CEMETERY
SEE HONDO MAP
OTHER SIDE
TEXAS
173N
CR 252
CR 351
CR 353
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CR 441
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CR 548
CR 456
CR 454
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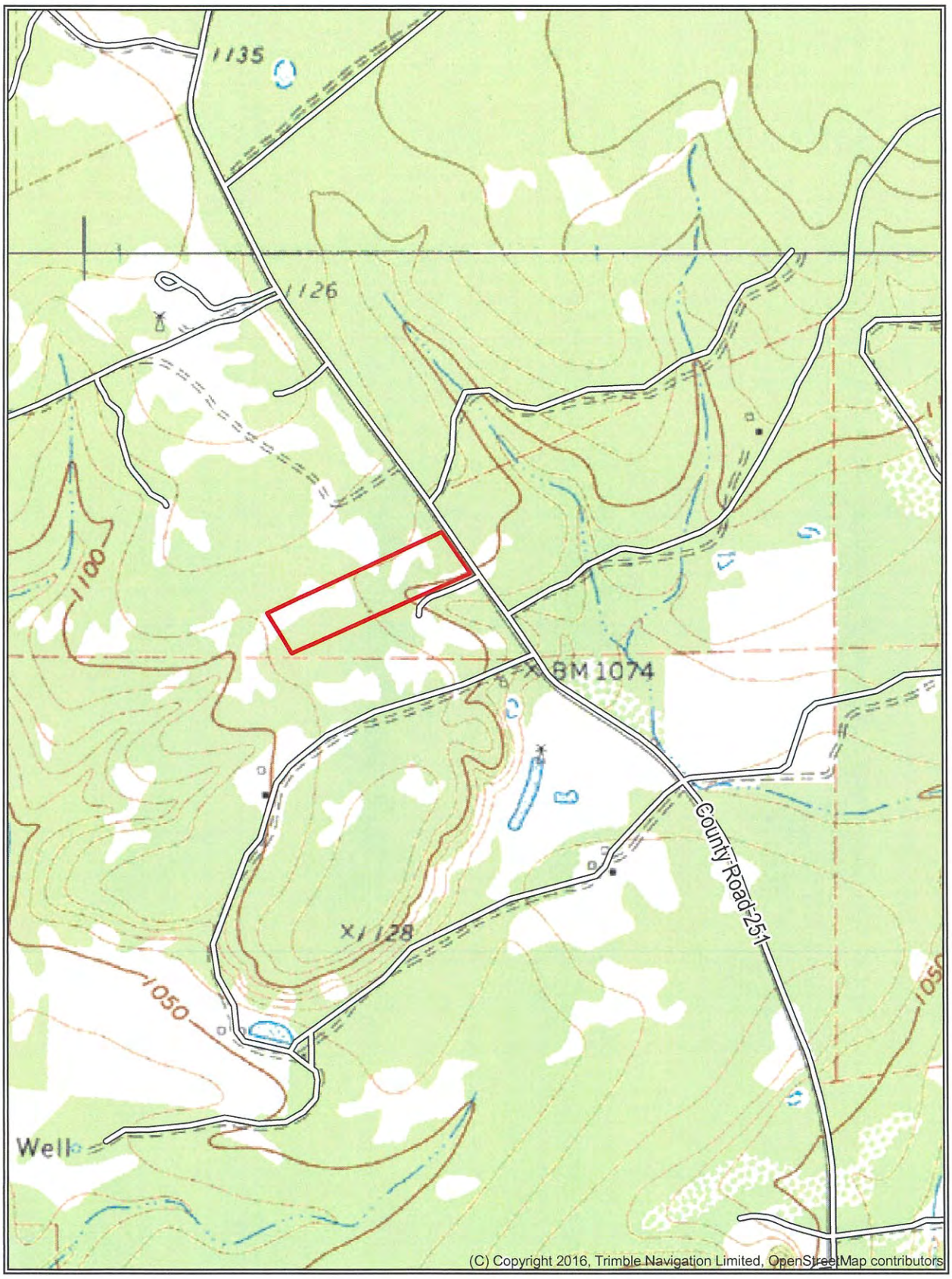


SCALE 1:12000

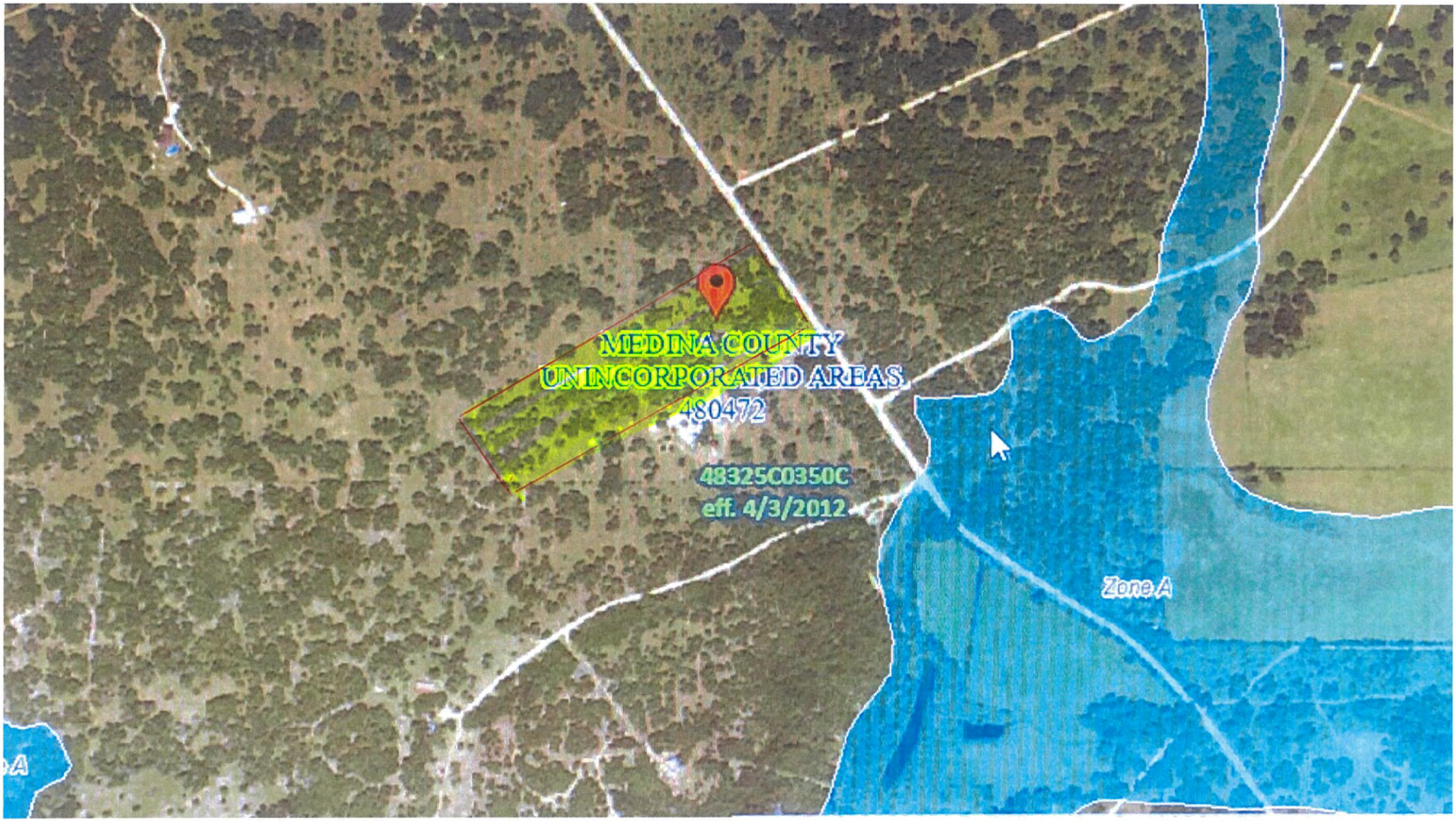
0 1000 2000 3000

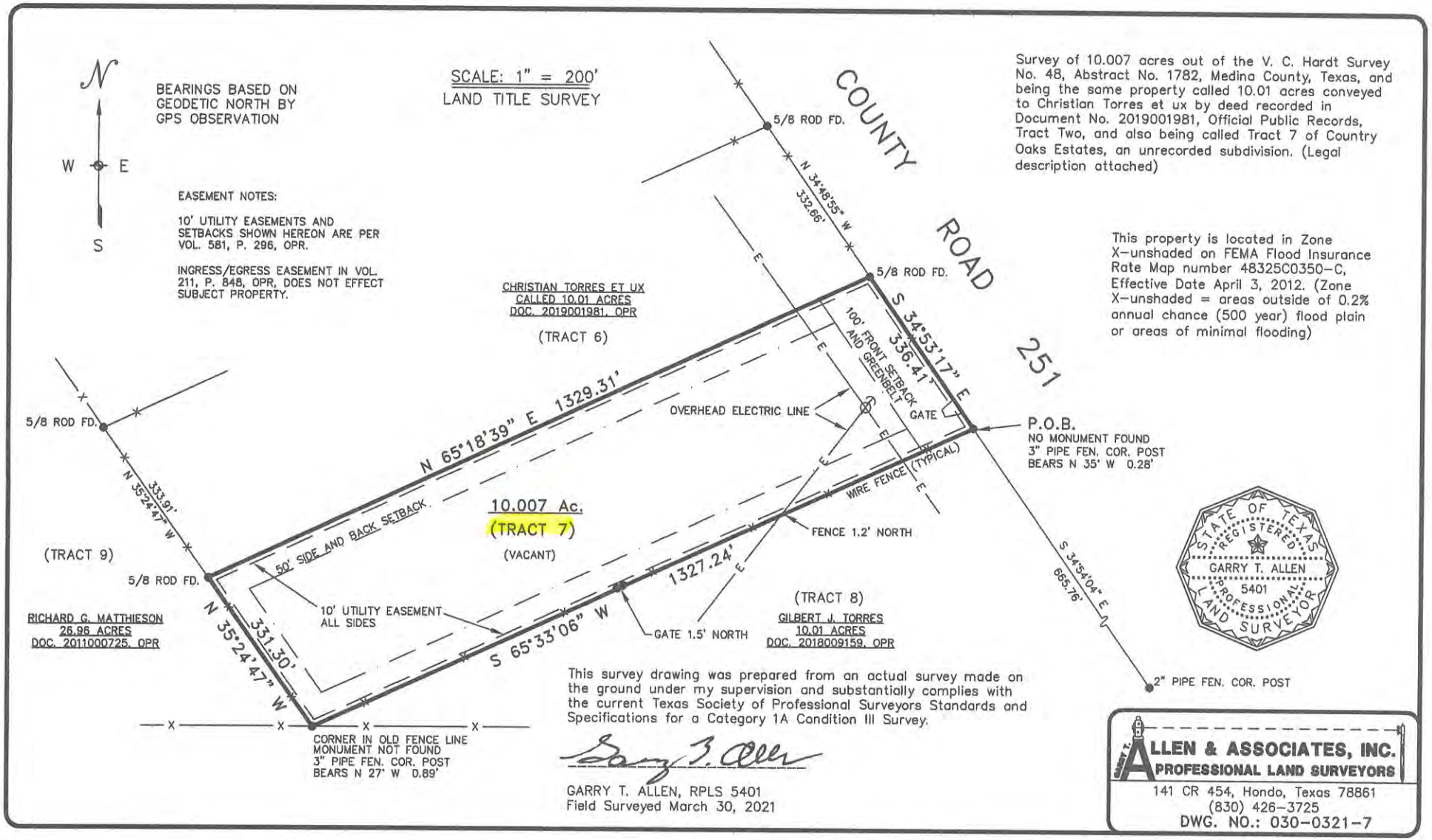
Feet

SCALE 1:9027

0 1000 2000

Feet


MEDINA COUNTY
UNINCORPORATED AREAS
480472
48325C0350C
eff. 4/3/2012
Zone A



Survey of 10.007 acres out of the V. C. Hardt Survey No. 48, Abstract No. 1782, Medina County, Texas, and being the same property called 10.01 acres conveyed to Christian Torres et ux by deed recorded in Document No. 2019001981, Official Public Records, Tract Two, and also being called Tract 7 of Country Oaks Estates, an unrecorded subdivision. (Legal description attached)

This property is located in Zone X–unshaded on FEMA Flood Insurance Rate Map number 48325C0350–C, Effective Date April 3, 2012. (Zone X–unshaded = areas outside of 0.2% annual chance (500 year) flood plain or areas of minimal flooding)

This survey drawing was prepared from an actual survey made on the ground under my supervision and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition III Survey.

GARRY T. ALLEN, RPLS 5401
Field Surveyed March 30, 2021

ALLEN & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
141 CR 454, Hondo, Texas 78861
(830) 426–3725
DWG. NO.: 030–0321–7

10.007 ACRES
(TRACT 7 OF UNRECORDED COUNTRY OAKS ESTATES SUBDIVISION)
OUT OF THE V.C. HARDT SURVEY NO. 48
ABSTRACT NO. 1782
MEDINA COUNTY, TEXAS

LEGAL DESCRIPTION

10.007 acres out of the V. C. Hardt Survey No. 48, Abstract No. 1782, Medina County, Texas, and being the same property called 10.01 acres conveyed to Christian Torres et ux by deed recorded in Document No. 2019001981, Official Public Records, Tract Two, and also being called Tract 7 of Country Oaks Estates, an unrecorded subdivision, and said 10.007 acre tract being more particularly described by metes and bounds, with bearings based on Geodetic North by GPS observation, as follows:

BEGINNING at a point (un-monumented) on the west line of County Road 251 for the southeast corner of said Tract 7 and of this tract, and being the northeast corner of that 10.01 acre tract known as Tract 8 of said unrecorded subdivision, being conveyed to Gilbert J. Torres by deed recorded in Document No. 2018009159, Official Public Records;

And from which, a 3 inch pipe fence corner post bears N 35º W 0.28 feet;

And also from which, a 3 inch pipe fence corner post found at or near the southeast corner of said Tract 8 bears S 34º54'04" E 665.76 feet;

THENCE S 65º33'06" W along the common line between said Tracts 7 and 8 and generally along a fence 1327.24 feet to a point (un-monumented) in an old wire east-west fence for the southwest corner of said Tract 7 and this tract, the west corner of said Tract 8, and the southeast corner of that 26.96 acre tract known as Tract 9 of said unrecorded subdivision being conveyed to Richard G. Matthieson by deed recorded in Document No. 2011000725, Official Public Records;

And from which, a 3 inch pipe fence corner post bears N 27º W 0.89 feet;

THENCE N 35º24'47" W along the common line between said Tracts 7 and 9, and generally along a fence, at 0.89 feet passing near said 3 inch pipe post, for a total of 331.30 feet to a 5/8 inch iron rod found in fence for the northwest corner of said Tract 7 and this tract, and the southwest corner of that called 10.01 acre tract known as Tract 6 of said unrecorded subdivision, being conveyed to Christian Torres et ux by deed recorded in Document No. 2019001981, Official Public Records;

And from which, a 5/8 inch iron found near a fence corner for the northwest corner of said Tract 6 bears N 35º24'47" W 333.91 feet;

THENCE N 65º18'39" E along the common line between said Tracts 6 and 7 a distance of 1329.31 feet to a 5/8 inch iron rod found in fence on the west line of County Road 251 for the northeast corner of Tract 7 and this tract, and the southeast corner of said Tract 6;

And from which, a 5/8 inch iron rod found near a fence corner for the northeast corner of said Tract 6 bears N 34º48'55" W 332.66 feet;

THENCE S 34º53'17" E along the west line of County Road 251 and generally along a fence 336.41 feet to the **POINT OF BEGINNING.**

This metes and bounds legal description is based on the Land Title Survey and survey plat made by Garry T. Allen, RPLS 5401 on March 30, 2021.

GARRY T. ALLEN, RPLS 5401
Garry T. Allen & Associates, Inc.
141 CR 454
Hondo, TX 78861
830-426-3725