

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: 12.27 acres, more or less.

LOCATION: This property is located approximately 2.3 miles west of Yancey off FM 2200 (towards D'Hanis) and CR 7421.

LEGAL: Abstract #0735, A. Officier, Survey #796. Tract 10M, Acres 12.27, "Thirteen M Unrecorded S/D", Medina County, Texas.

PRICE: \$6,500.00 per surveyed acre. (\$79,755.00)

TERMS: Cash to Seller or third party financing.

SCHOOL: Hondo I.S.D.

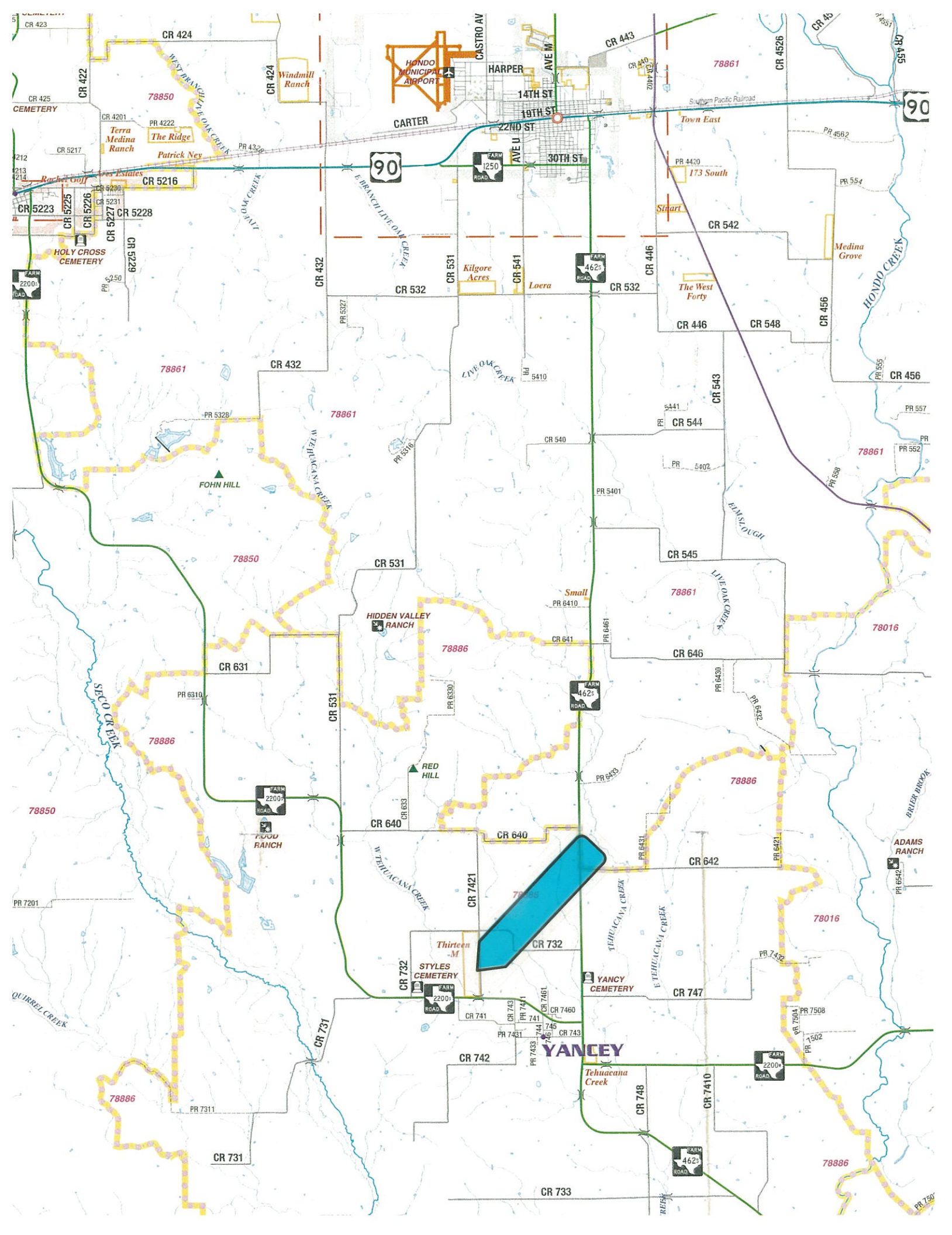
MINERALS: No minerals owned, all previously retained.

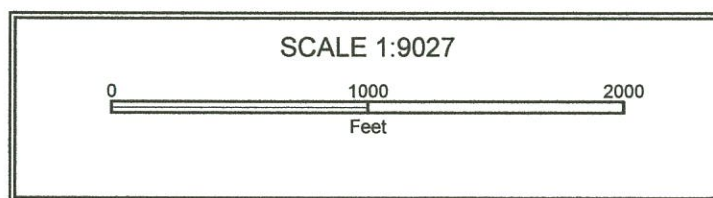
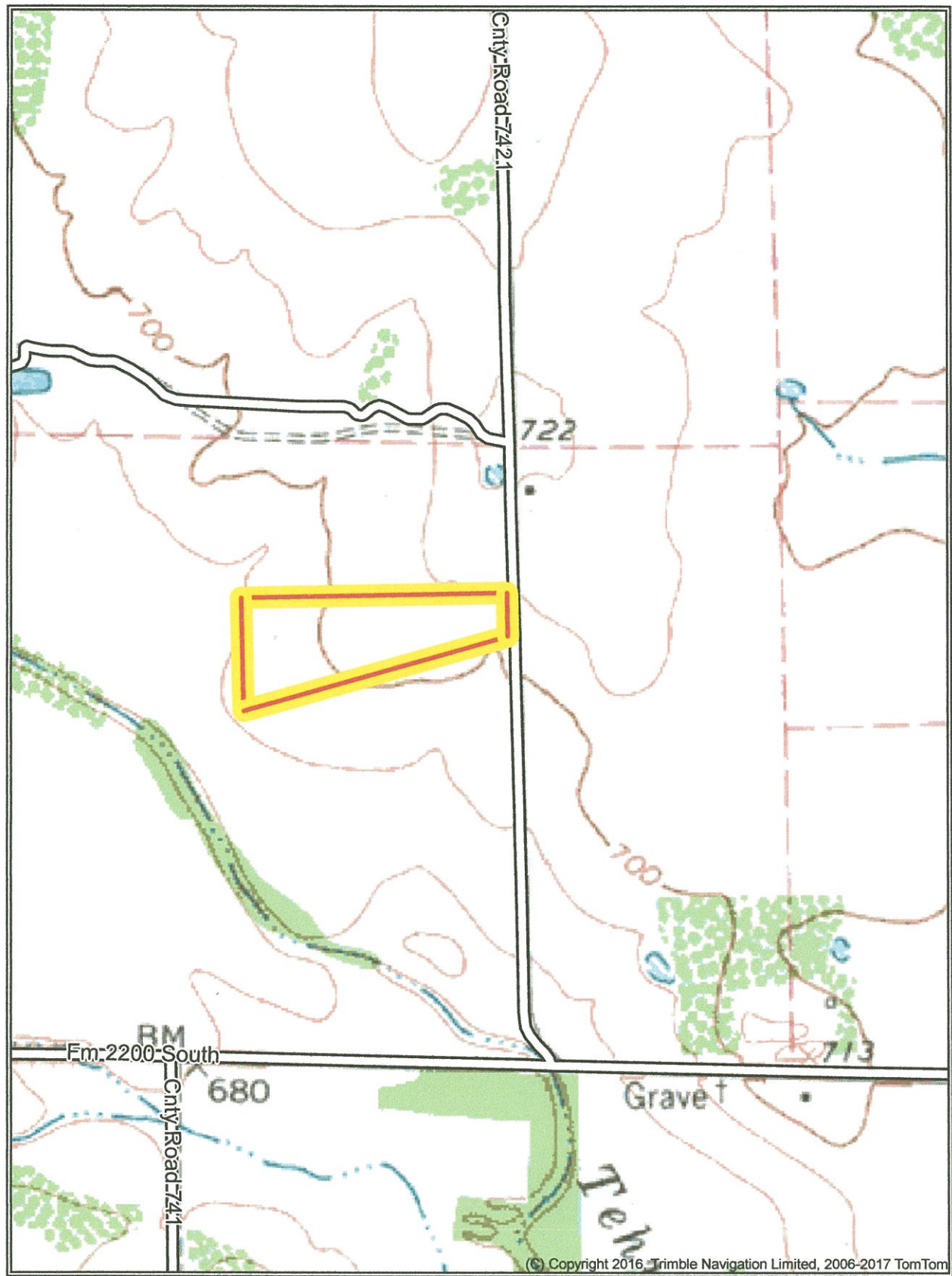
TAXES: Taxes are approximately \$1,275.00 per year. No Ag Use exemption.

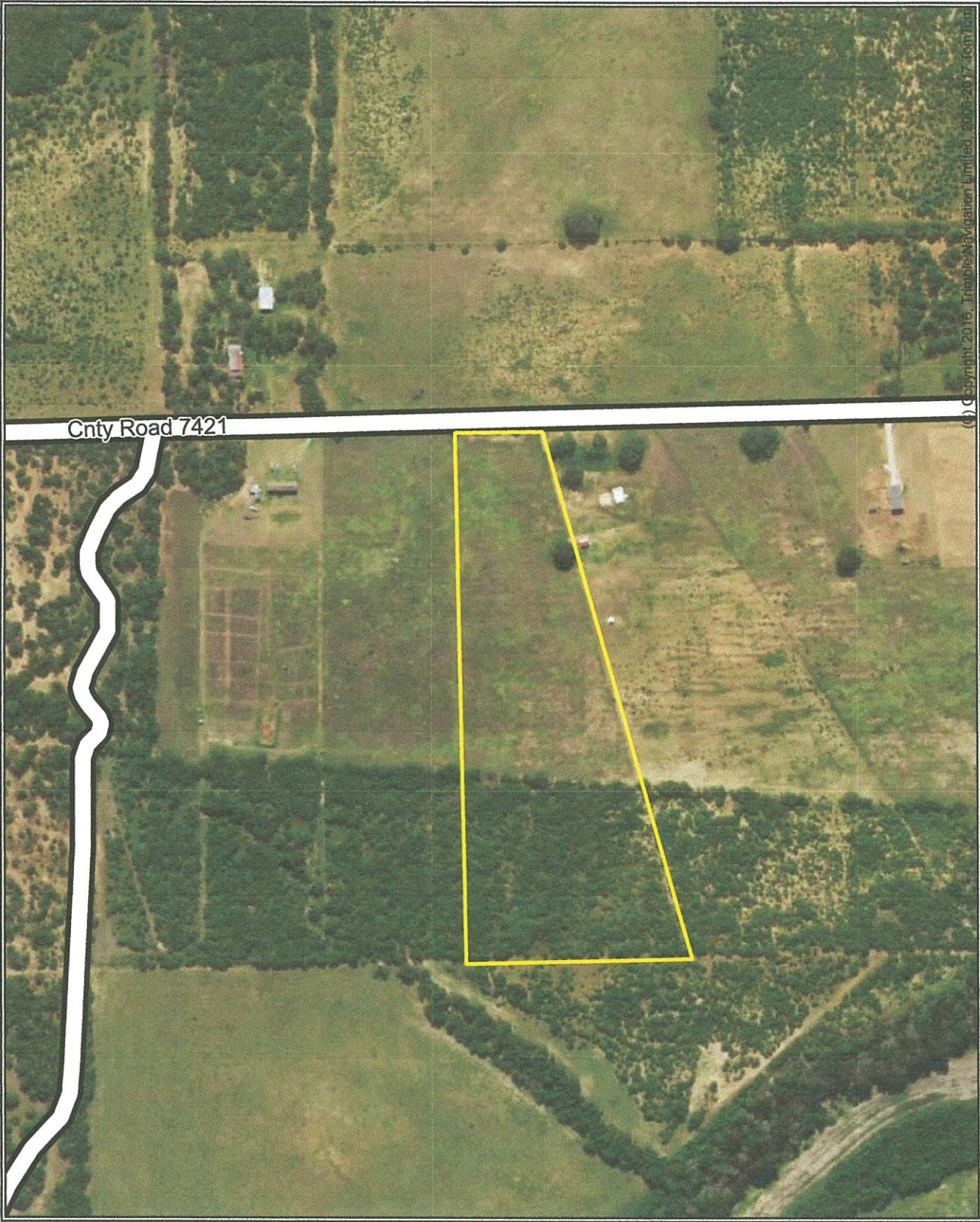
UTILITIES: Electricity is along the perimeter. A water well must be drilled for water. Yancey Water is in the process of installing a water line along the county road in front of the property within the next year.

REMARKS: This is a small, unimproved property with the front 1/2 of the property being cleared of brush with native grass cover and one large oak tree. The back 1/2 is fenced off with brush cover consisting of mesquites and native brush.

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.







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SCALE 1:4513



Partition Deed
Exhibit "C" TRACT THREE
Phyllis Ann Dodson, et vir
John Michael Dodson
July 31, 1978
Volume 283, Pages 1026-1041

Survey Number 797
Antonio Officer
Abstract Number 735

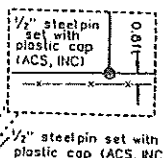
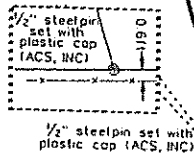
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Vol. 876 Page 771
01/07/2013 1:17PM

Remainder 170.60 acres
Gale Properties, Ltd.,
Volume 620, Pages 158-160

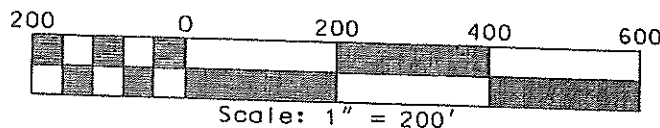
Remainder 170.60 acres
Gale Properties, Ltd.,
Volume 620, Pages 158-160

Legend

- ① steelpin set (rebar) found or set as noted
- Tx. Dept. of Trans. 4" by 4" right-of-way marker
- telephone pedestal
- U/G Warning Sign (telephone)
- utility pole
- water valve
- 30 — overhead utility lines
- x — wire fence



called 73.500 acres
Donna Lynn Ward
to
Harry E. Clark, Jr., and
wife, Bess G. Clark
Volume 153, Pages 667-673



Plat of Survey

12.27 acres of land out of Survey Number 797, Antonio
Officer, Abstract Number 735 in Medina County, Texas.
Being a portion of a 170.60 acre tract of land described
in a deed to Gale Properties, Ltd., dated January 13, 2006,
recorded in Volume 620, Pages 158-160 of the Official
Records of Medina County, Texas.



ACS
INCORPORATED

Land Surveying
Land Planning

15815 San Pedro, San Antonio, Texas (210) 494 - 6405

P.O. Box 160609, San Antonio, Texas 78280 - 2809 Fax (210) 494 - 9840

THIS THE 17TH DAY OF JANUARY 2006.
Revised April 8th, 2005 to reflect WARRANTY DEED to Gale Properties, Ltd.,
Recorded in Volume 620, Pages 158-160 of the Deed Records of Medina County,
Texas.

SURVEYED BY

MICHAEL J. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 4381

Field Note description prepared separately dated January 17, 2006.
Contour lines shown hereon scaled from the U.S.G.S., Yancy, Texas
Quadrangle, dated 1984.

BEARING BASIS: geodetic azimuth derived from GPS observations
taken at (NAD83 CORSE98) (EPOCH 2002.0000) Latitude 29° 09' 28.8858"
North, Longitude 98° 10' 02.22385" West, OPUS solution (PD's-DH3842,
DF4371, DGG785) distances and areas shown hereon are surface.

FIELD BOOK 288, PGS. 3 - 55

PROJECT NUMBER 250052

SCALE 1" = 200' FILE 25052.dgn 250052M4A.dgn

