

# Bob Heyen Realty

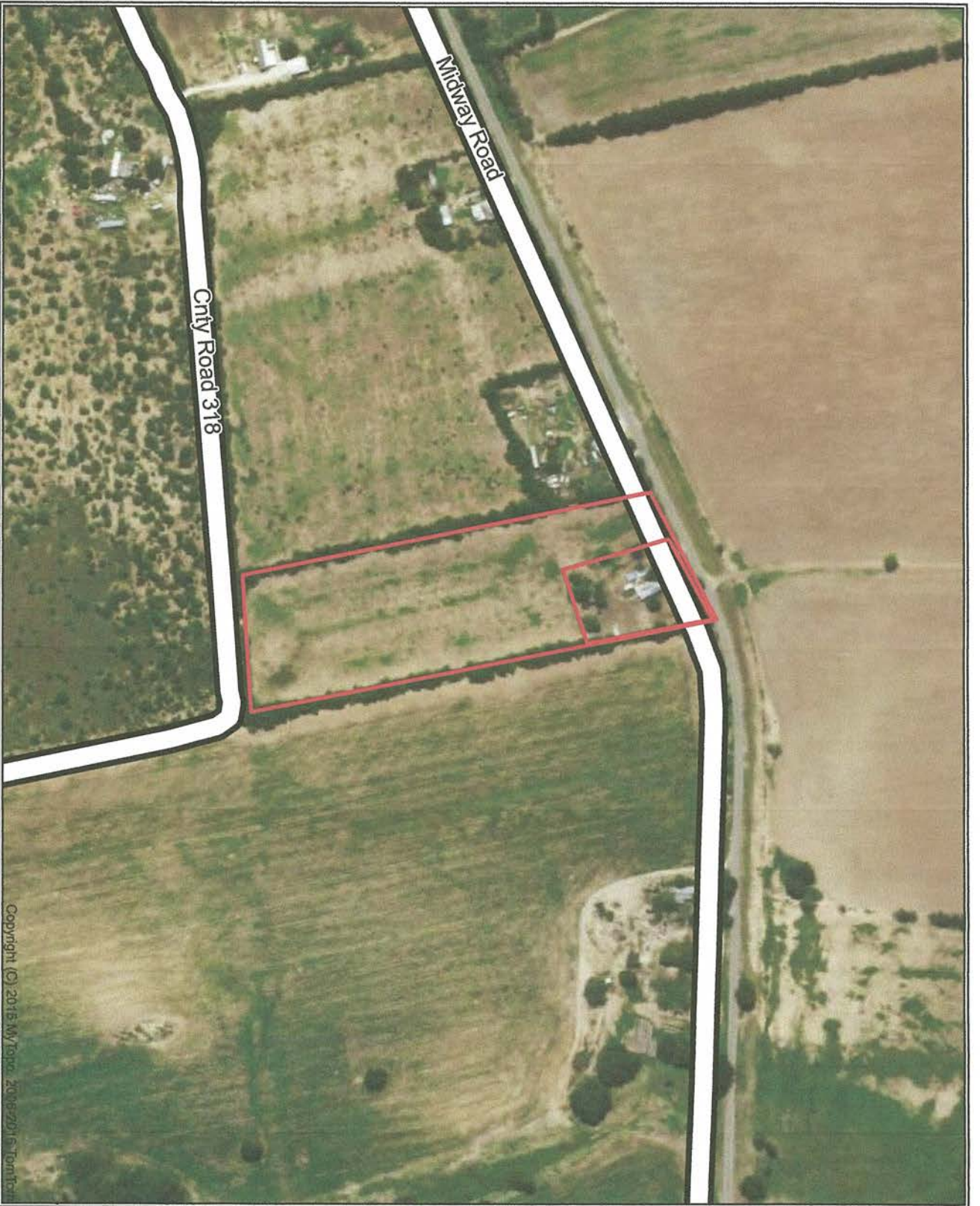
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- PROPERTY:** Home and 1.040 acres, more or less. Surveyed November 2016.
- LOCATION:** 1606 CR 319  
Sabinal, Texas 78886  
Property is located approximately 1.8 miles NE of Sabinal on CR 319  
(Old Hwy. 90 E), Uvalde County, Texas.
- PRICE:** \$30,000.00.
- TERMS:** Cash to Seller or third party financing.
- TAXES:** Taxes are to be determined; property is being divided.
- UTILITIES:** CP&L and City of Sabinal for gas; no septic.
- WATER:** There is one shallow water well with pressure tank (depth unknown) that provides water to the home, yard and trough.
- SCHOOL:** Sabinal I.S.D.
- REMARKS:** This is an older home built in 1968 that is in need of renovation and sits on 1.040 acres. Property is being sold "AS IS". The home has 3 bedrooms, 1 bath and consists of approximately 1,580 sq. ft. There is a kitchen, utility room, dining room and living area. It sits on a pier and beam foundation, has a front porch and an enclosed back porch with a metal roof and wood siding.

In addition to the home, there are three metal outbuildings on concrete pads for a workshop or storage and a metal detached carport. Property has a fenced yard and paved county road access.  
NOTE: There is also approximately 6.870 acres of field adjoining this property that can be leased for three years with right of first refusal to purchase.

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.



Midway Road

Cnty Road 318

SCALE 1:4000

0 1000  
Feet

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DEED RECORD REFERENCE PERTAINING  
TO SURVEYED PROPERTY SHOWN HEREON:  
  
JERRY WAYNE ELROD, IND. EXEC. TO  
JERRY WAYNE ELROD  
"CALLED" 8.00 ACRE TRACT  
VOL. 397 PGS. 96-98  
OFFICIAL PUBLIC RECORDS  
05/28/1998

SUR. NO. 500  
GREEN B. TANKERSLY  
ABST. NO. 490

COUNTY ROAD NO. 319  
-- OLD U.S. HWY. NO. 90

POINT OF  
BEGINNING  
SET 5/8" STEEL  
PIN AT 2-WAY CEDAR  
FENCE CORNER POST

THOMAS J. BENNETT  
1-3/4 ACRE TRACT  
INSTRUMENT NO. 2014003250  
OFFICIAL PUBLIC RECORDS

WALTER TAYLOR  
4.81 ACRE TRACT  
"FIRST TRACT"  
VOL. 503 PGS. 101-106  
OFFICIAL PUBLIC RECORDS

6.870 ACRES

PLAT SHOWING IMPROVEMENTS ON A PERIMETER/BOUNDARY  
AND DIVISION SURVEY OF A 7.910 ACRE TRACT OF LAND;  
BEING IN MOST PART THE SAME LANDS REFERRED TO AND  
DESCRIBED AS AN 8.00 ACRE TRACT, AS RECORDED IN  
VOL. 397, PGS. 96-98, OFFICIAL PUBLIC RECORDS;  
SITUATED WITHIN SUR. NO. 500, GREEN B. TANKERSLY,  
ABST. NO. 490; ABOUT 21.3 MILES N 68° E OF THE  
CITY OF UVALDE, ON AND SOUTH OF COUNTY ROAD NO.  
319, ON AND NORTH OF COUNTY ROAD NO. 318,  
1.4 MILES NORTHEAST OF THE CITY OF SABINAL,  
IN UVALDE COUNTY, TEXAS.

SURVEYED: NOVEMBER 2, 2016, FOR KATHRINE MELTON

WALTER TAYLOR  
4.81 ACRE TRACT  
"FIRST TRACT"  
VOL. 503 PGS. 101-106  
OFFICIAL PUBLIC RECORDS

THE STATE OF TEXAS:  
COUNTY OF MEDINA:

I HEREBY STATE THAT THIS PLAT AND ACCOMPANYING  
LEGAL DESCRIPTIONS CORRECTLY REPRESENT AN  
ACTUAL SURVEY MADE UNDER MY SUPERVISION, ON  
THE GROUND, ON THE DATE GIVEN; AND THAT THERE  
ARE NO VISIBLE OR APPARENT EASEMENTS OR  
ENCROACHMENTS, EXCEPT AS SHOWN HEREON.



*Hilmar A. Koch*  
HILMAR A. KOCH  
REG. PROF. LAND SURVEYOR NO. 2082

SJB/SBK "A"  
KATHRINE MELTON.TRV

TO INTERSECT  
U.S. HWY. NO. 90  
WEST OF D'HANIS



SCALE:  
1" = 60 FEET  
0 60' 120'  
GRAPHIC SCALE IN FEET

NOTE: BEARINGS SHOWN HEREON ARE TRUE GEODETIC  
(SURFACE) BEARINGS (RELATIVE TO TRUE  
NORTH) BASED ON GLOBAL NAVIGATION  
SATELLITE SYSTEM (GNSS)  
OBSERVATIONS (WGS '84 DATUM).

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE  
BENEFIT OF A TITLE COMMITMENT, AND  
WITHOUT THE BENEFIT OF AN ABSTRACT OF  
TITLE. THERE MAY BE EASEMENTS, OR  
OTHER MATTERS, NOT SHOWN.

NOTE: PROPERTY SHOWN HEREON IS NOT LOCATED  
WITHIN THE 100-YEAR FLOOD HAZARD  
AREA (LOCATED IN ZONE X), AS  
IDENTIFIED BY F.E.M.A. FLOOD INSURANCE  
RATE MAP NO. 48463C0252SE, EFFECTIVE  
NOVEMBER 04, 2010.

—○— DENOTES 5/8" STEEL PIN SET  
AT PROPERTY/TRACT CORNER,  
EXCEPT WHERE OTHERWISE NOTED

-\*-\*- DENOTES EXISTING FENCE

- - - DENOTES PROPERTY LINE

- E - DENOTES ELECTRIC  
TRANSMISSION LINE

PROPERTY ADDRESS:  
1606 CR 319  
SABINAL, TEXAS 78881

REBECCA D. VAN NEST (CORDRAY)  
39.1 ACRE TRACT  
"SECOND TRACT"  
VOL. 331 PGS. 809-812  
OFFICIAL PUBLIC RECORDS

REBECCA D. VAN NEST  
(CORDRAY)  
66 ACRE TRACT  
"FIRST TRACT"

SUR. NO. 500  
GREEN B. TANKERSLY  
ABST. NO. 490

KOCH & KOCH LAND SURVEYORS, INC.  
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WEBSITE: KOCHKCHLANDSURVEYORS.COM  
(TBPLS FIRM REGISTRATION/LICENSE NO. 10005800)



