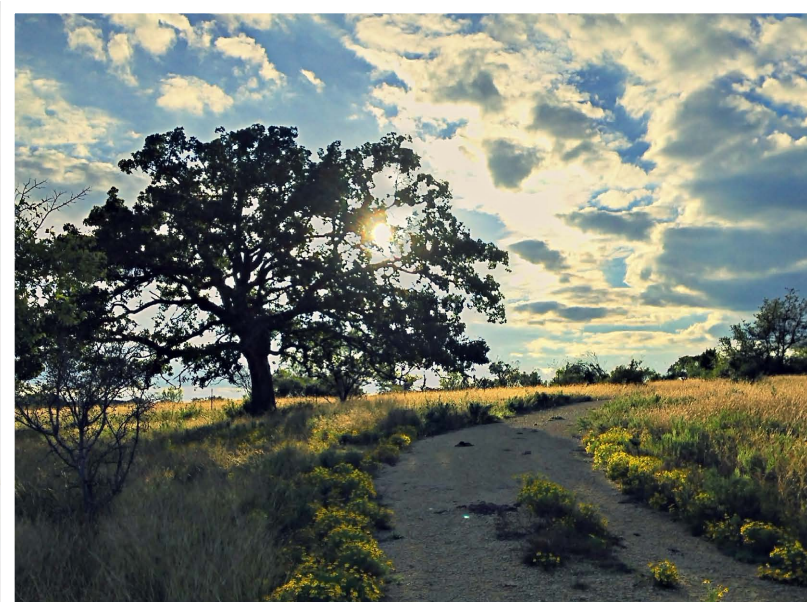


1800 N. HWY 281

PEDERNALES RIVER, JOHNSON CITY, TX 78736

\$650,000

31.29 Acres



Dave Murray, Broker,
REALTOR®, CRS
Cell: 512-695-2176
E-mail: Dave@dmtn.com

dmtn.com



Coldwell Banker United

1800 N. HWY 281

PEDERNALES RIVER, JOHNSON CITY, TX 78736

\$650,000

31.29 acres

Location

This property is located in Johnson City just 1 mile past the river bridge on North Hwy 281. Access is through a gravel road that stretches 1 mile from the highway before opening up to the main tract of the property. Main town square at Johnson City is about 2 miles away. 15 minutes drive to Blanco. 1 hour to Austin. Nearby parks include Pedernales Falls State Park.

Water

Over 680 feet of frontage on Pedernales River. No other homes or structures are visible from the river bank. Year-round live water creek also feeds from river.

Land

The land opens up around the river frontage. There is a variety of topography, including rocky terrain, and flat pasture. Large mature trees disperse the property. The land is terraced before dipping towards the river, allowing for panoramic views of the river area.

Roads

A gravel road stretches a mile from Hwy 281 to the property and the river.

Highlights

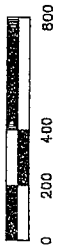
This is a very private and serene property with a wealth of Pedernales River frontage. The long distance from the highway make for a peaceful, natural setting— as well as being far from any structures. The elevation of the land, make for incredible views.



LINE	DIRECTION	DISTANCE
L1	N08° 50' 50" E	113.14
L2	N64° 54' 45" E	70.88
L3	N51° 44' 33" E	93.58
L4	N76° 42' 10" E	181.57
L5	S81° 50' 26" E	176.95
L6	N89° 54' 12" E	247.42
L7	N86° 51' 14" E	203.95
L8	N73° 55' 40" E	122.54
L9	N48° 39' 55" E	54.65
L10	N73° 55' 40" E	145.00

MARLENE RUTH EDWARDS
284.29 ACRES
VOL. 140, PG. 971

POINT OF BEGINNING
1979.81
(1991.29)
20.00 ACRES
VOL. 143, PG. 336



MARLENE RUTH EDWARDS
284.29 ACRES
VOL. 140, PG. 971

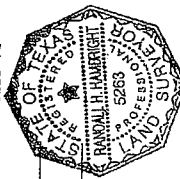
59.70 ACRES
VOL. 140, PG. 971

20.00 ACRES
VOL. 143, PG. 336

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) RATE MAP NO. 4803C035 C, EFFECTIVE FEBRUARY 6, 1991, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE AE, (AREA DETERMINED TO BE WITHIN THE 100 YEAR FLOODPLAIN)

EASEMENTS, AS LISTED IN SCHEDULE B OF FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE OF FEBRUARY 20, 2004 AFFECTING THE SUBJECT PROPERTY ARE SHOWN HEREON.

I, RANDALL H. HAMBRICHT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO SHERYL S. RHODES AND JAMES P. RHODES, FIRST AMERICAN TITLE INSURANCE CORPORATION, SERVICE TITLE COMPANY AND LENDER, THAT I HAVE SURVEYED THE GROUND OF THE PROPERTY SHOWN HEREON AND THAT THERE ARE NO DISCOVERED SURFACE CONFLICTS, ENCROACHMENTS, VISIBLE UTILITY LINES, OR EASEMENTS KNOWN TO ME EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROAD.



DATE: 03-16-04
RANDALL H. HAMBRICHT, R.P.L.S. NO. 5263

DATE: 03-16-04
FILE NO. 004-055
JOB NO. 004-055

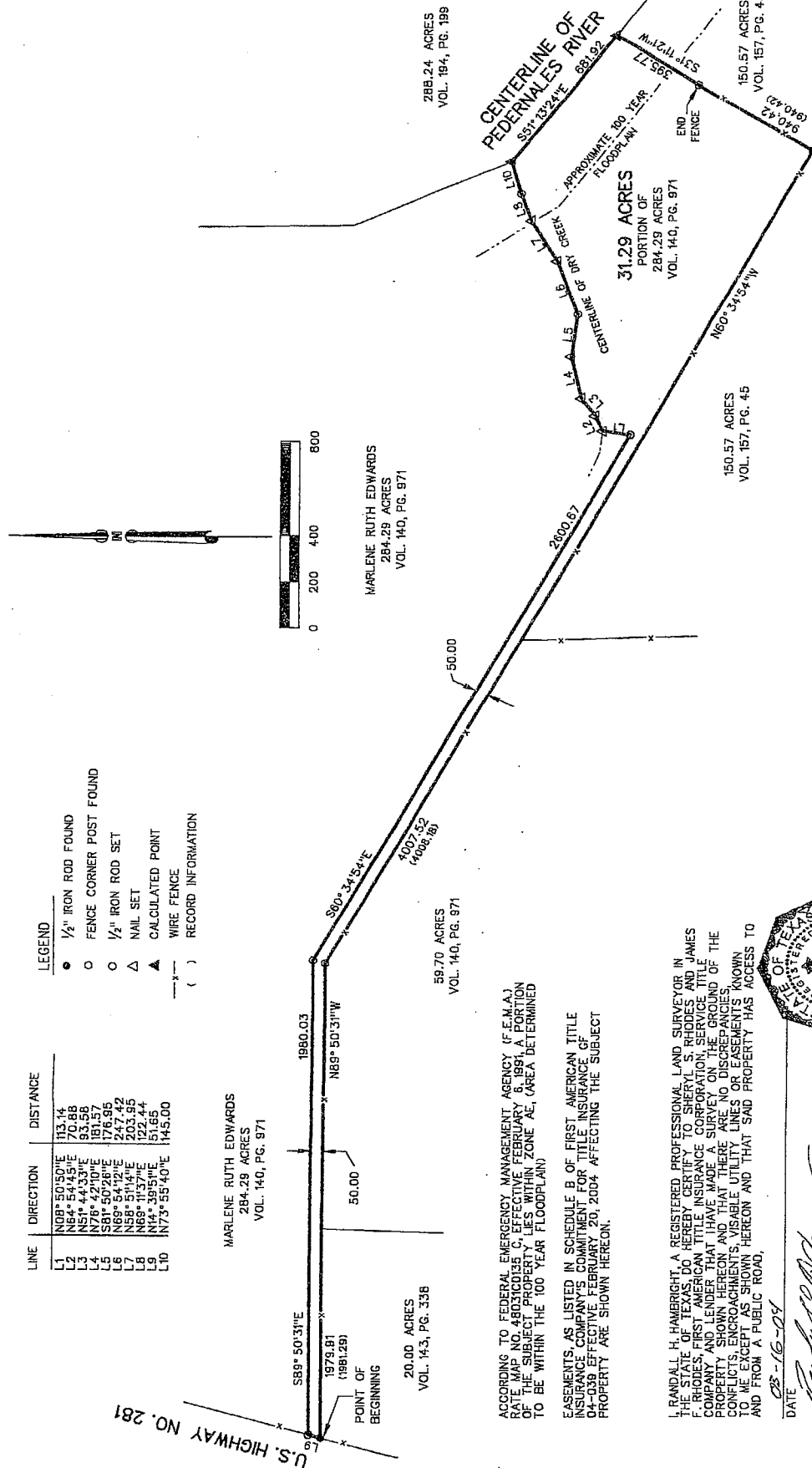
NOTE:
BASIS OF BEARINGS IS NAD 1983 GRID NORTH

HAMBRICHT LAND SURVEYING

P.O. BOX 1226
JOHNSON CITY, TEXAS 76836
PHONE (830) 668-2574
FAX (830) 668-2576
EMAIL: HAMBRICHT@MINDENT.NET

MAP TO ACCOMPANY FIELD NOTE NO. 004-055

SURVEY OF 31.29 ACRES OF LAND
SITUATED IN THE J. LEWIS SURVEY NO. 38,
ABSTRACT NO. 387,
BLANCO COUNTY, TEXAS





Stonegate Ct