

Bob Heyen Realty

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DV RANCH

ACRES: 109.901 acres, more or less.

LOCATION: 948 CR 232, Hondo, Texas 78861. The property is located approximately 12.5 northwest of Hondo off FM 462N and paved CR 232, all in Medina County, Texas.

LEGAL: Being 109.901 acres, more or less, consisting of 109.760 acres, more or less, out of A# 1722, H. Rothe, S# 30; and 0.141 acres, more or less, consisting of 0.020 acres out of A# 32, A.B.&M, S#29, and 0.121 acres out of A#1722, H. Rothe, S#30, all in Medina County, Texas.

PRICE: \$1,045,000.00.

TERMS: Cash to Seller or third-party financing.

SCHOOL: Hondo I.S.D.

TAXES: Property is currently under Agricultural Use Exemption. 2024 taxes were approximately \$136.91.

MINERALS: Any and all minerals owned will be conveyed. To be more fully determined at time of new title commitment.

UTILITIES: Medina Electric Cooperative is the electric provider. There is electricity on property.

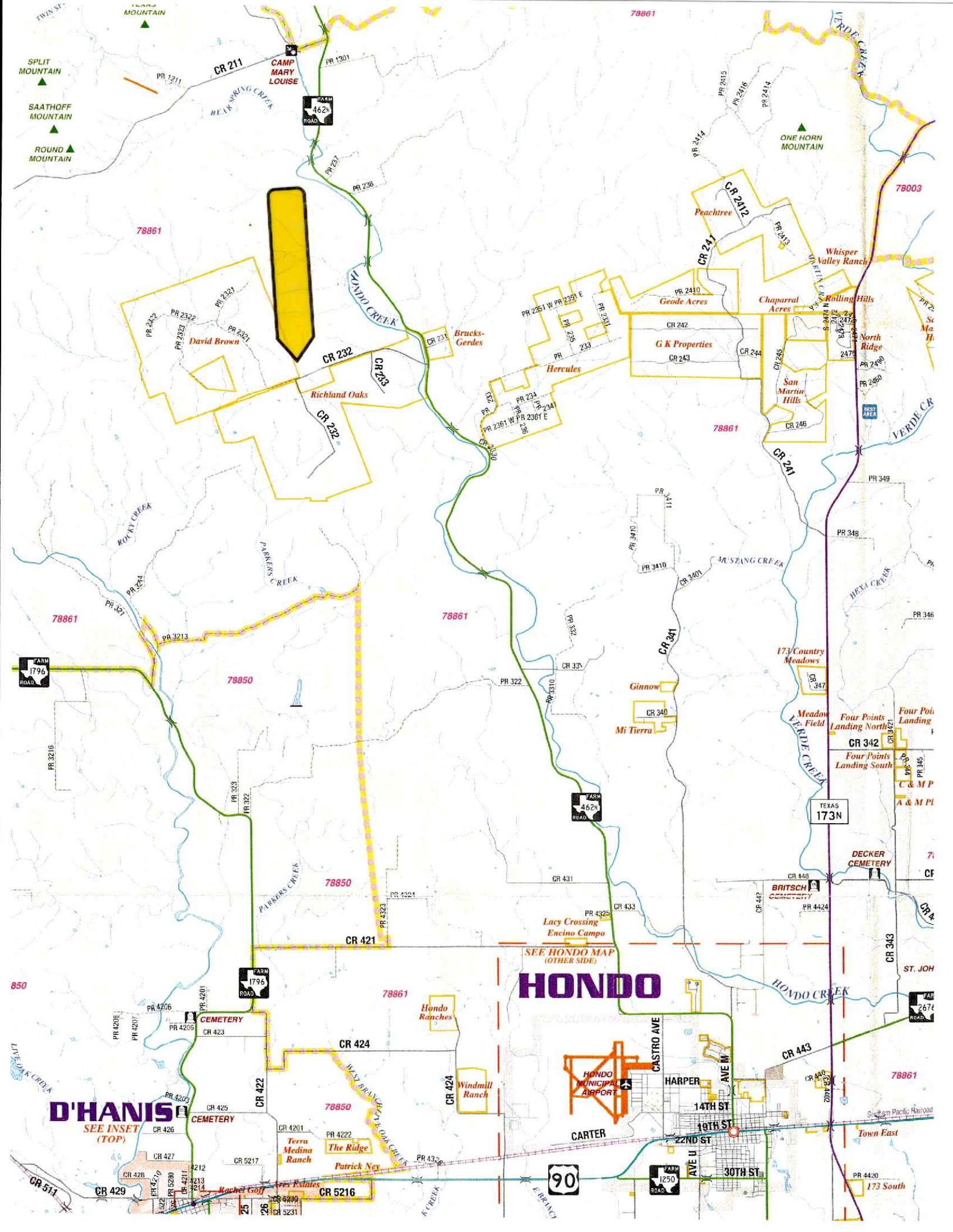
WATER: There is one exempt Edwards domestic water well drilled in 2023. The well is approximately +10' in depth with submersible pump and pressure tank yielding 7-10 GPM. It provides water to a +/- 3,800 gallon concrete reservoir as well as a smaller +/- 1,100 gallon poly tank reservoir that provides water to livestock and troughs.

WILDLIFE: Wildlife consists of Whitetail deer, turkey, dove and some free roaming Axis deer.

TERRAIN/VEGETATION: The terrain is flat to gently rolling with slight elevation changes providing scenic views. Elevation is approximately 1,200'. The property has rocky hills with good bottom land and good grass cover. The ranch has some dense brush with majestic Live Oak trees, Cedar, Cedar Elm and Persimmon. Grasses include Blue Grama, Buffalo, and others native to the area as well as scattered cactus.

IMPROVEMENTS: The ranch has recently constructed 5-strand barbed wire perimeter fencing with gated access off CR 232. The water well is housed inside a well house, a Conex container for storage and there is electricity on the property that services the well. Deer blinds, livestock and wildlife feeders, and portable corrals will remain.

REMARKS: This is a beautiful Hill Country ranch offering good accessibility, scenic views, hunting and recreation close to Hondo, Farpley and an hour to San Antonio!! Minimal deed restrictions (covenants) apply.



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HONDO

SEE HONDO MAP (OTHER SIDE)

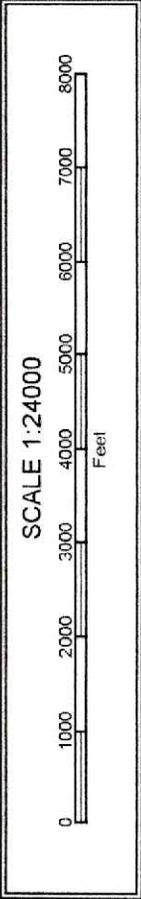
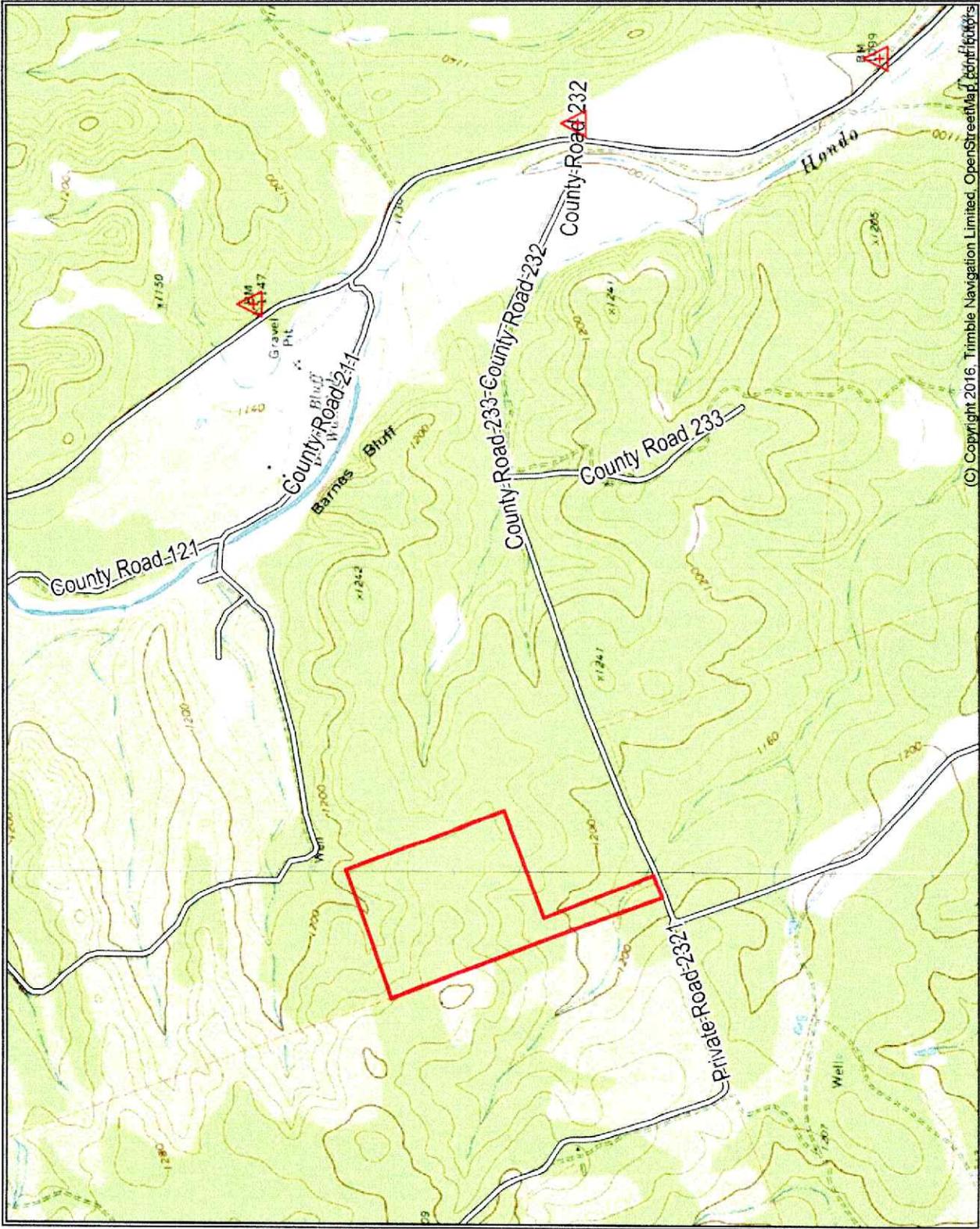
D'HANIS
SEE INSET (TOP)

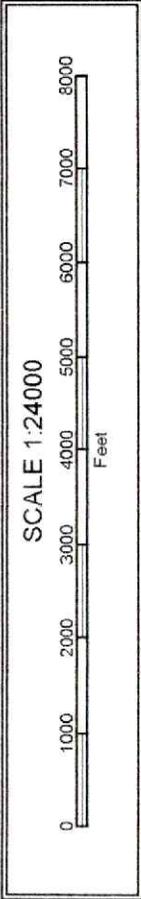
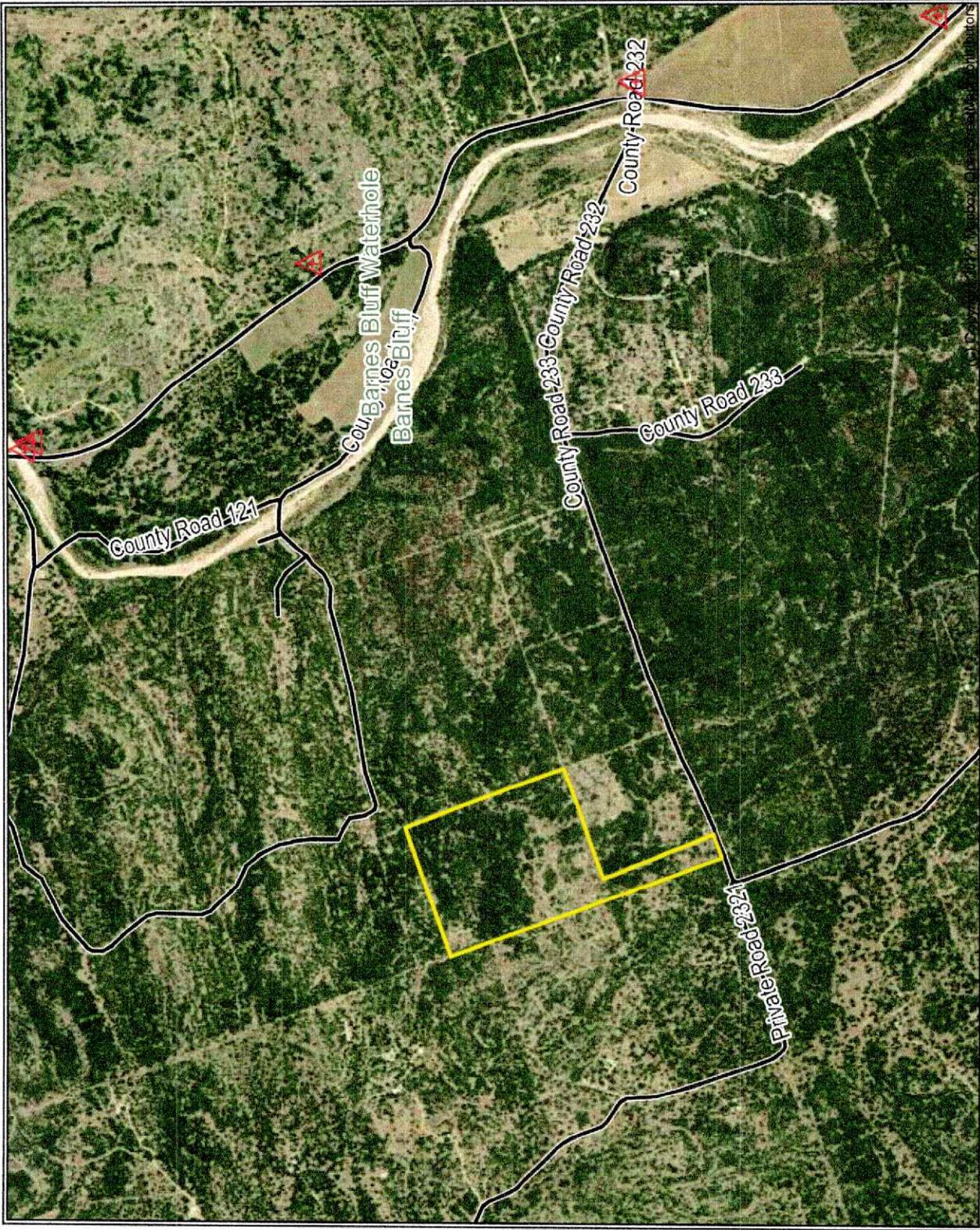
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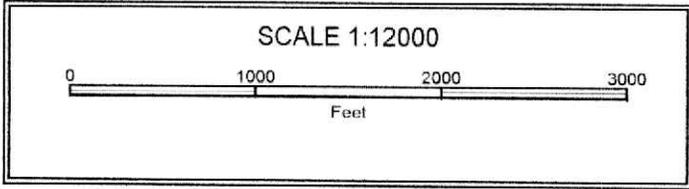
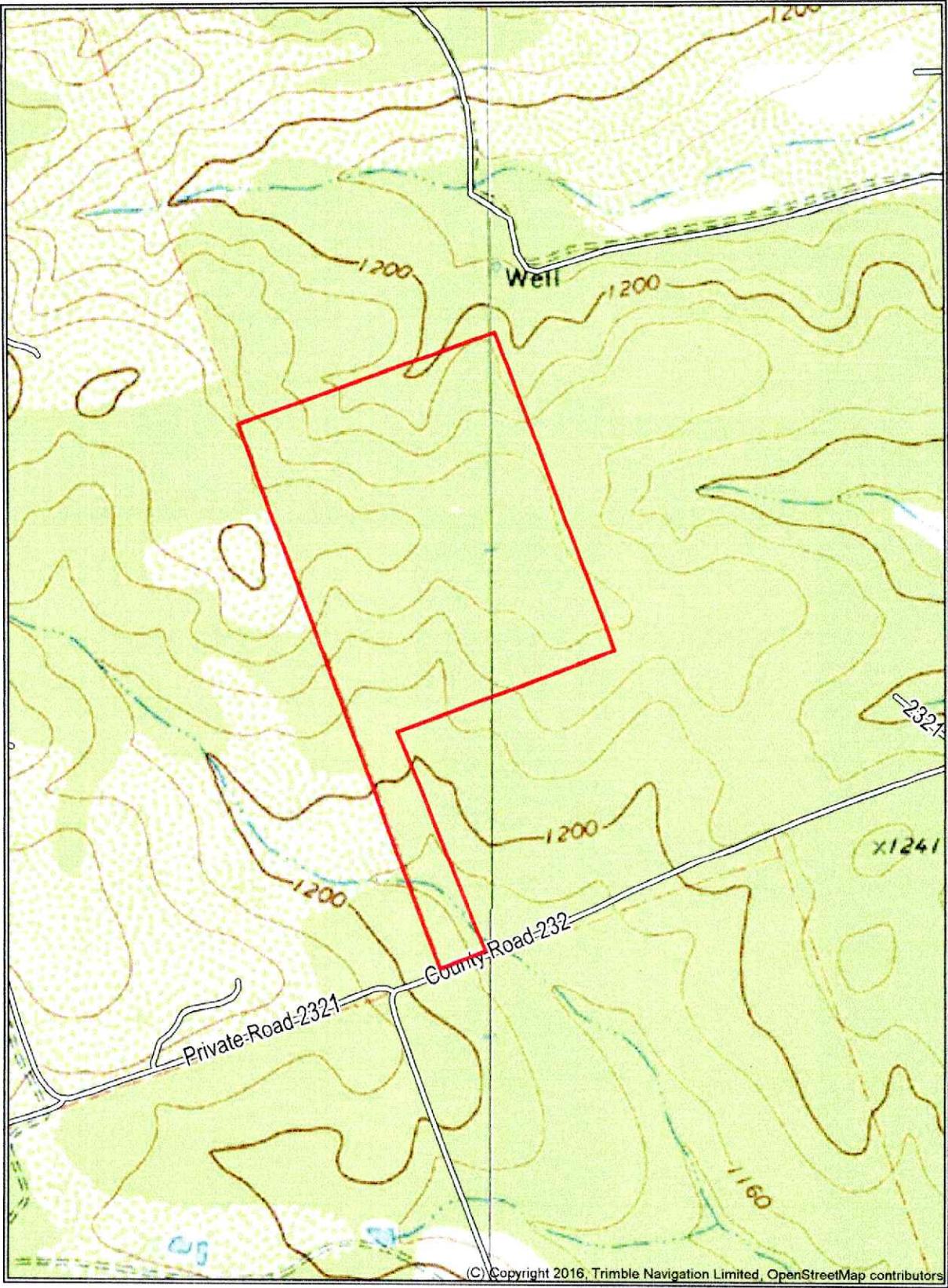
90

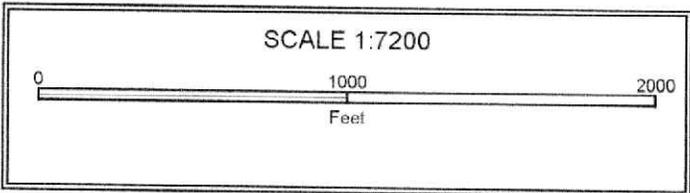
FARM ROAD 1250

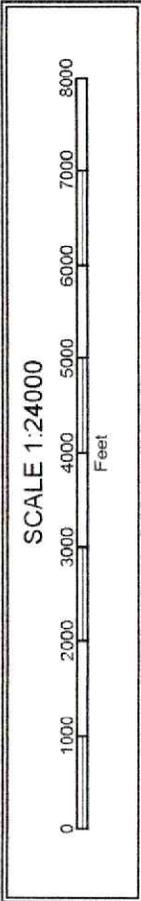
173 South



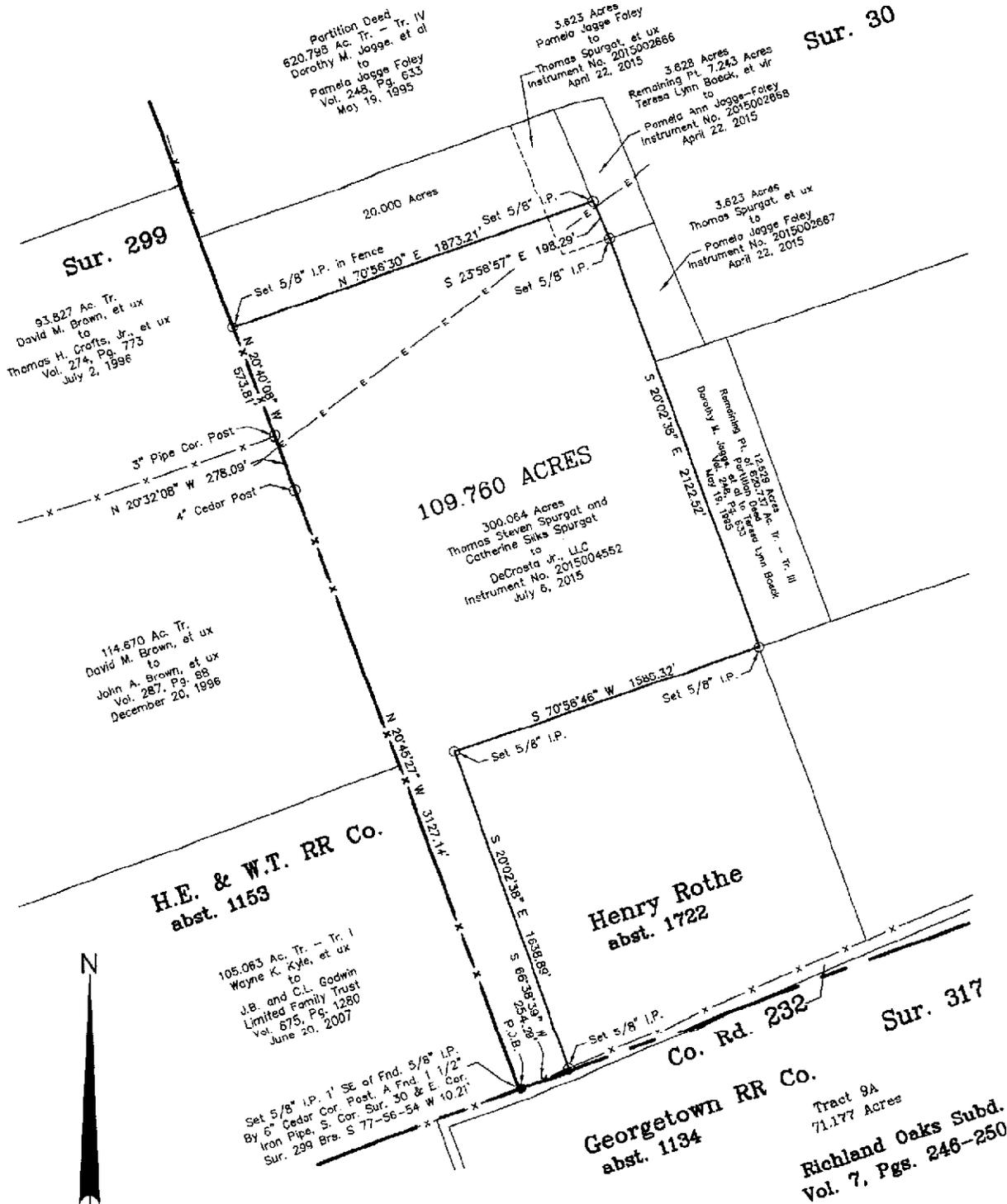








Medina County, Texas



Scale: 1"=500'

Prepared For: DeCrosia Jr., LLC

A Plat of 109.760 acres of land situated about 12.5 miles N 26° 30' W of Hondo, in Medina County, Texas, out of Survey No. 30, Abstract No. 1722, Henry Rothe, original Grantee, being a portion of that certain 300,064 acres of land described in a Deed to DeCrosia Jr., LLC from Thomas Steven Spurgat and Catherine Silks Spurgat, dated July 6, 2015, as recorded in Instrument No. 2015004552 of the Official Public Records of Medina County, Texas.

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

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 the 28th day of July, 2016.

Charles W. Rothe
 Charles W. Rothe
 Registered Professional Surveyor No. 2453
 Firm No. 10122200



Charles Rothe & Assoc., Inc.
 Engineers & Surveyors
 1705 Ave. K, P.O. Box 426
 Hondo, TX 78861
 Ph: (830)426-3005
 Fax: (830)426-8160
 e-mail: crassoc@hondo.net

EXHIBIT "A"

Page 1 of 2

FIELD NOTES TO DESCRIBE

A survey of 109.760 acres of land situated about 12.5 miles N 26°30' W of Hondo, in Medina County, Texas, out of Survey No. 30, Abstract No. 1722, Henry Roths, original Grantee, being a portion of that certain 300.064 acres of land described in a Deed to DeCrosta Jr., LLC from Thomas Steven Spurgat and Catherine Silks Spurgat, dated July 6, 2015, as recorded in Instrument No. 2015004552 of the Official Public Records of Medina County, Texas, and being more particularly described by metes and bounds as follows:

- BEGINNING:** At a 5/8" iron pin set on the North line of County Road 232 and the recognized North line of Survey No. 317, Abstract No. 1134, Georgetown RR. Co., original Grantee, for the South corner of said 300.064 acres of land, the East corner of that certain 105.063 acre tract of land described as Tract I in a Deed to J.B. and C.L. Godwin Limited Family Trust from Wayne K. Kyle, et ux, dated June 20, 2007, as recorded in Volume 675 on Page 1280 of the aforementioned Official Public Records, and the South corner of this survey from which a 1 1/2" iron pipe found for the recognized South corner of said Survey No. 30 and the recognized East corner of said Survey No. 299 bears S 77-56-54 W 10.21 feet;
- THENCE:** Generally along fence, the recognized Southwest line of said Survey No. 30, the recognized Northeast line of said Survey No. 299, the Southwest line of said 300.064 acres of land, the Northeast line of said 105.063 acre tract of land, the Northeast line of that certain 114.670 acre tract of land described in a Deed to John A. Brown, et ux from David M. Brown, et ux, dated December 20, 1996, as recorded in Volume 287 on Page 88 of the said Official Public Records, and the East line of that certain 93.827 acre tract of land described in a Deed to Thomas H. Crofts, Jr., et ux from David M. Brown, et ux, dated July 2, 1996, as recorded in Volume 274 on Page 773 of the said Official Public Records, N 20-45-27 W 3127.14 feet to a 4" diameter cedar post for an angle point, N 20-32-08 W 278.09 feet to a 3" diameter pipe corner post for an angle point, and N 20-40-08 W 573.81 feet to a 5/8" iron pin set in fence for the South corner of a certain 20.000 acre tract of land, this day surveyed, and the West corner of this survey;
- THENCE:** Along the South line of said 20.000 acre tract of land, N 70-56-30 E 1873.21 feet to a 5/8" iron pin set on the upper Northeast line of said 300.064 acres of land and the West line of that certain 3.628 acres of land described in a Deed to Pamela Ann Jagge Foley from Teresa Lynn Boeck, et vir, dated April 22, 2015, as recorded in Instrument No. 2015002668 of the said Official Public Records, for the East corner of said 20.000 acres of land and the North corner of this survey;
- THENCE:** Along the upper Northeast line of said 300.064 acres of land, the Southwest line of said 3.628 acres of land, the Southwest line of that certain 3.623 acres of land described in a Deed to Pamela Jagge Foley from Thomas Spurgat, et ux, dated April 22, 2015, as recorded in Instrument No. 2015002667 of the said Official Public Records, and the Southwest line of the remaining portion of that certain 620.737 acre tract of land described as Tract III in a Partition Deed to Teresa Lynn Boeck from Dorothy M. Jagge, et al, dated May 19, 1995, as recorded in Volume 248 on Page 633 of the said Official Public Records, S 23-58-57 E 198.29 feet to a 5/8" iron pin set for the South corner of said 3.628 acres of land, the West corner of said 3.623 acres of land, and an angle point of this survey and S 20-02-38 E 2122.52 feet to a 5/8" iron pin set for an interior corner of said 300.064 acres of land, the South corner of the remaining portion of said 620.737 acre tract of land, and the upper East corner of this survey;

EXHIBIT "A"

Page 2 of 2

- THENCE: Across said 300.064 acres of land, S 70-56-46 W 1585.32 feet to a 5/8" iron pin set for an interior corner of this survey;
- THENCE: S 20-02-38 E 1638.89 feet to a 5/8" iron pin set in fence on the North line of said County Road 232 and the South line of said 300.064 acres; lower East corner of this survey;
- THENCE: Generally along fence, the North line of said County Road 232, and the South line of said 300.064 acres of land, S 66-38-39 W 254.29 feet to the POINT OF BEGINNING.

EXHIBIT "B"

Page 1 of 1

FIELD NOTES TO DESCRIBE

A survey of 0.141 acre of land situated about 12.5 miles N 26°30' W of Honda, in Medina County, Texas, being 0.020 acre out of Survey No. 29, Abstract No. 32, A. B. & M., original Grantee, and 0.121 acre out of Survey No. 30, Abstract No. 1722, H. Rothe, original Grantee, being a portion of that certain 2322.315 acres of land, more or less, described in a Special Warranty Deed to Richard Holcom Deposit Insurance Corporation, dated October 7, 1993, as rec'd Page 497 of the Official Public Records of Medina County, Texas, and being more particularly described by metes and bounds as follows:

- BEGINNING:** At a 5/8" iron pin set in fence on the easternmost Northwest line of said 2322.315 acres of land, more or less, and the South line of that certain 620.737 acre tract of land described as Tract II in a Partition Deed to Teresa Lynn Boeck from Dorothy M. Jagge, et al, dated May 19, 1995, as recorded in Volume 248 on Page 633 of the Official Public Records of Medina County, Texas, for the Northwest corner of that certain 42.682 acre tract of land being Tract 22 of The Richland Oaks Subdivision, a subdivision as shown on a plat thereof recorded in Volume 7 on Pages 246-250 of the Plat Records of Medina County, Texas, and the Northeast corner of this survey;
- Along a West line of said Tract 22, S 18-50-17 E 1.00 feet to a 5/8" iron pin set on the Northwest line of CR 232 for the Southeast corner of this survey;
- THENCE:** Along the Northwest line of said CR 232, the following courses:
- THENCE:** S 71-09-43 W 894.33 feet to a 5/8" iron pin set for an angle point;
- S 70-23-04 W 1815.30 feet to a 5/8" iron pin set for an angle point;
- S 70-19-49 W 1011.96 feet to a 5/8" iron pin set for an angle point; and
- S 66-38-39 W 2408.73 feet to a 5/8" iron pin set for the Southwest corner of this survey;
- THENCE:** N 20-45-27 W 1.00 feet to a 5/8" iron pin found by a 6" diameter cedar corner post for an angle point in the easternmost Northwest line of said 2322.315 acres of land, more or less, for the Southwest corner of said 620.737 acre tract of land and the Northwest corner of this survey;
- THENCE:** Along fence, the easternmost Northwest line of said 2322.315 acres of land, more or less, and the Southeast line of said 620.737 acre tract of land, the following courses:
- N 66-38-39 E 2408.72 feet to a 5/8" iron pin found by an 8" diameter cedar post for an angle point;
- N 70-19-49 E 1011.99 feet to a 5/8" iron pin found by a 5" diameter cedar post for an angle point;
- N 70-23-04 E 1815.31 feet to a 5/8" iron pin found by a 6" diameter cedar post for an angle point; and
- N 71-09-43 E 894.34 feet to the POINT OF BEGINNING.

**DECLARATION OF RESTRICTIVE COVENANTS
FOR THE BROWN PROPERTY**

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF MEDINA §

THAT, **JOHN A. BROWN and MELINDA E. BROWN** (hereinafter called "Declarant"), being the owner of all of the surface, Estate the following described real property, lying and being situated in the County of Medina, State of Texas, being more particularly described as follows, to wit:

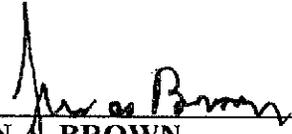
109.760 acres of land, situated about 12.5 miles N, 26° 30' W of Hondo, in Medina County, Texas, out of Survey No. 30, Abstract No. 1722, Henry Rothe, original Grantee, all being more particularly described by field notes attached hereto as Exhibit "A".

For the purpose of carrying out a uniform plan for the ownership of the above described real property, the following covenants, conditions, restrictions, and limitations shall apply to and become a part of all contracts of sale, contracts for deeds, and other legal instruments whereby title or possession of all or any portion of said property is hereafter conveyed or transferred, such covenants, conditions, restrictions, and limitations shall run with the land and be binding upon and inure to the above described property or any part thereof for the benefit of the property and each tract and owner thereof, their respective heirs, executors, administrators, successors and assigns.

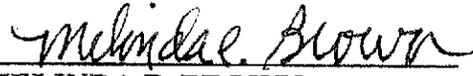
1. IT IS UNDERSTOOD that the above-described property shall not be subdivided into any tract of less than thirty (30) acres.
2. IT IS UNDERSTOOD that no portion of such property shall be used for the dumping of any toxic materials, or any other environmentally hazardous materials as defined by any federal or state law.
3. IT IS UNDERSTOOD that there shall be no improvements, not including roads or livestock pens, located on any portion of the subject property closer than fifty (50) feet to any exterior fence line of the subject property.
4. IT IS UNDERSTOOD that these restrictive covenants shall run with and be binding upon all portions of the above-described property for a period of thirty (30) years from and after the date hereof and shall be automatically extended for an additional period of ten (10) years thereafter unless specifically terminated by vote of the owners of a majority of such property.

5. The foregoing restrictive covenants may be enforced by the owner of any portion of the subject property or by the Declarant, the Declarant's heirs, successors or assigns or the owners of any property contiguous and adjacent to the subject property.

Executed this the 10th day of June, 2022.



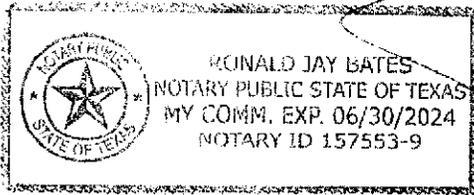
JOHN A. BROWN



MELINDA E. BROWN

STATE OF TEXAS §
 §
COUNTY OF Brewer §

This instrument was acknowledged before on the 10th day of June, 2022, by **JOHN A. BROWN.**

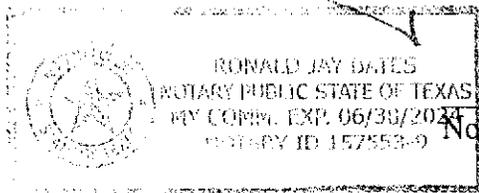




Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF Brewer §

This instrument was acknowledged before on the 10th day of June, 2022, by **MELINDA E. BROWN.**





Notary Public, State of Texas

WHEN RECORDED RETURN TO:
John A. Brown and Melinda E. Brown
440 Private Road 2321
Hondo, Texas 78861