



Facts

Acreage	230
County	Medina
State	TX
Listing Price	\$7,000.00 per ac /\$1,610,000.

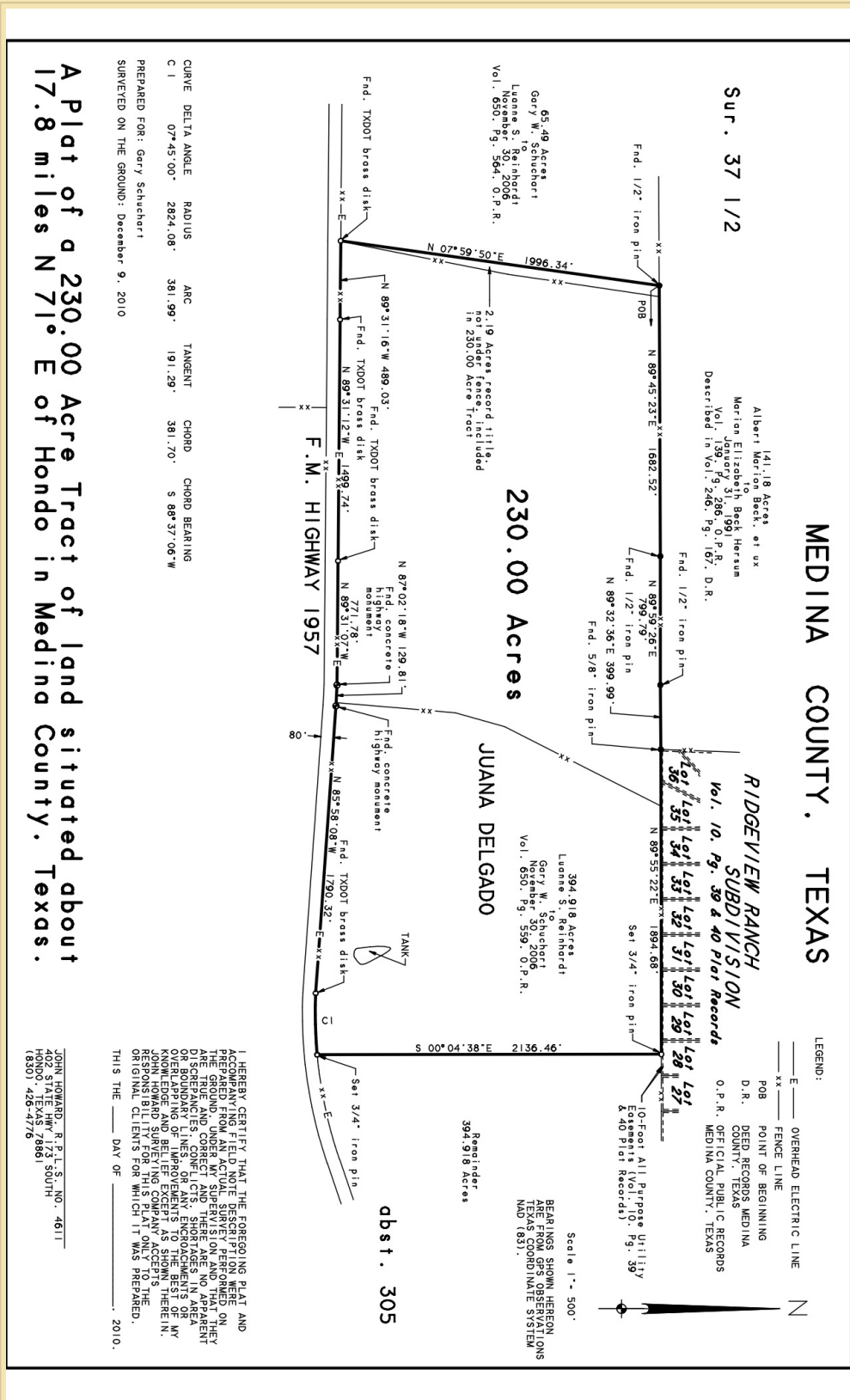
Listing #

This beautiful property is located approximately 8.5 miles west of Loop 1604 on the north side of FM 1957 (Potranco Road) with approximately 4,061.84 feet of frontage. 3.7 miles west of the intersection of highway 211 and Potranco Road.

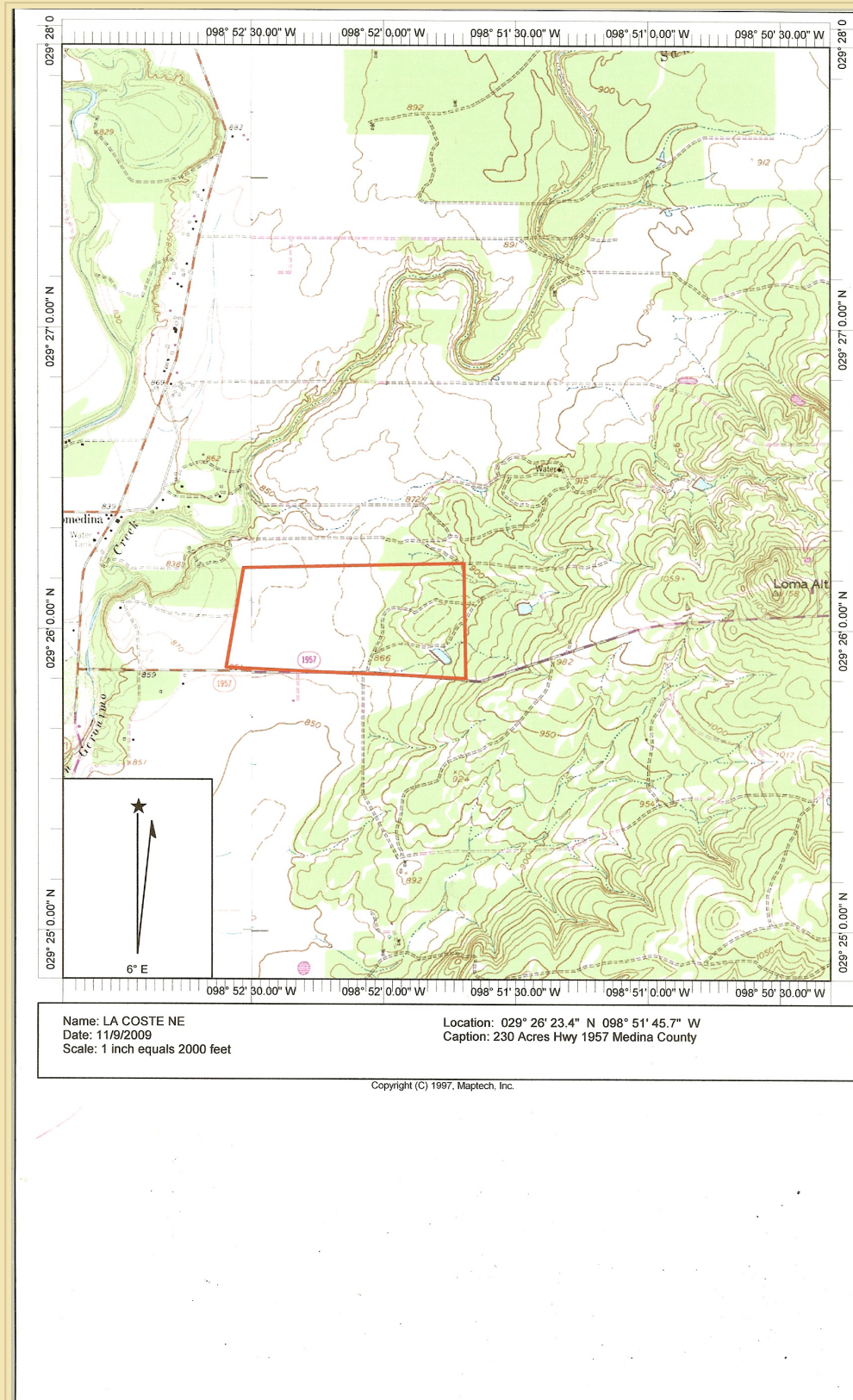
The property has a gently rolling terrain and is approximately 55% farm land and 45% brush. The property is currently being used for farming, hunting and ranching. Knowledgeable parties will quickly recognize that this property is situated in the direct path of the westward expansion that has been in the mainstay of San Antonio's explosive growth over the past few years. Firms such as Metrostudy continue to project that the greatest concentration of new home construction and area population growth will occur to the west outside of Loop 1604 over the next decade, spurred on by the tremendous job growth that has taken place in and around Westover Hills. It is unimproved and has access to water from a rural water system.

A great investment with future development and commercial opportunity.

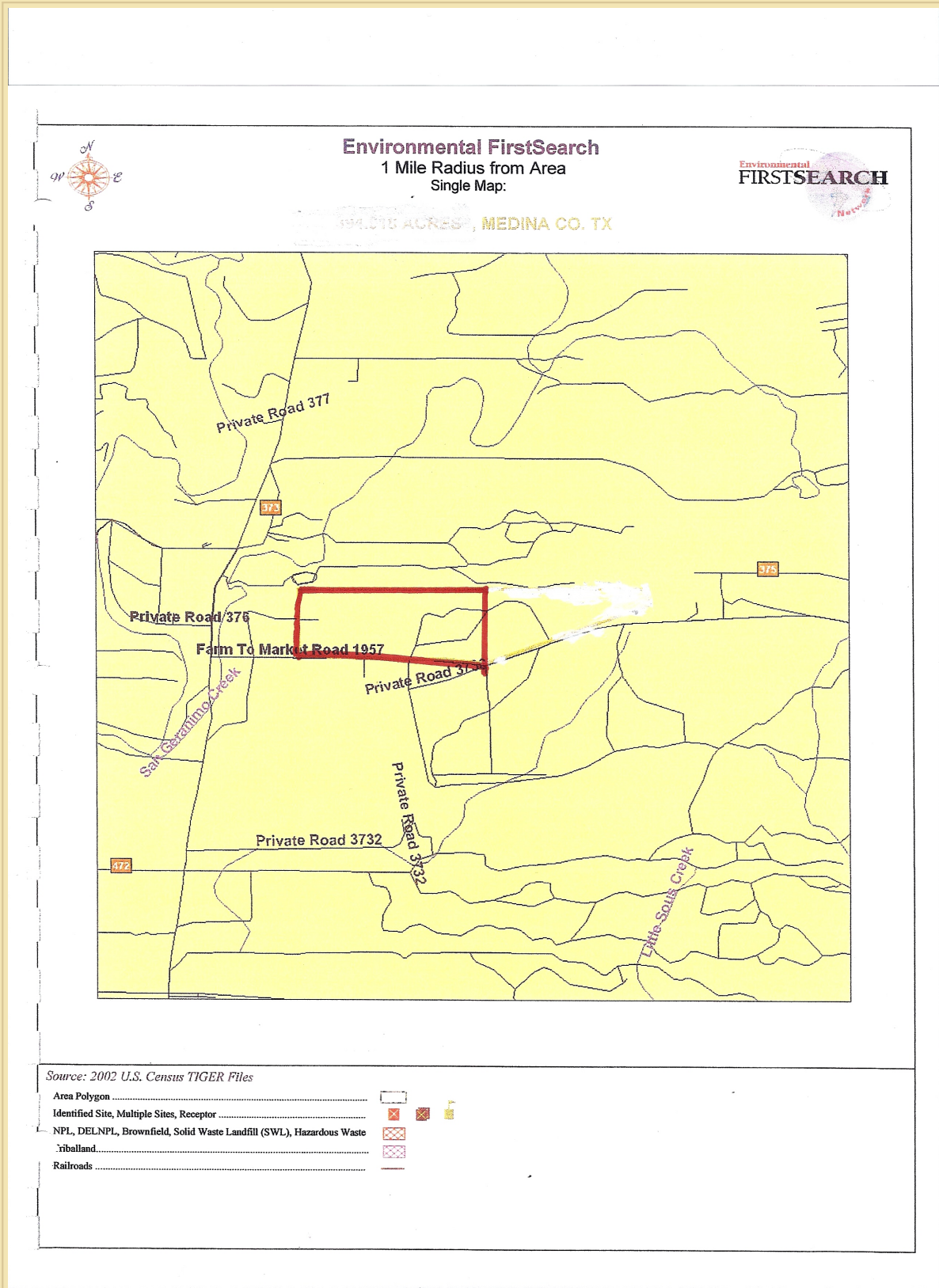
Area Maps



Area Maps



Area Maps



Area Maps

STATE OF TEXAS
COUNTY OF MEDINA

PARED FOR: Gary Schuchart

FIELD NOTES TO DESCRIBE

A 230.00 Acre Tract of land being situated about 17.8 miles N 71° E of Hondo in Medina County, Texas, being out of Survey No. 37 1/2, Abstract No. 305, Juana Delgado, original grantee, and being out of a 394.918 Acre Tract conveyed from Luanne S. Reinhardt to Gary W. Schuchart by deed dated November 30, 2006 and recorded in Volume 650, Page 559 of the Official Public Records of Medina County, Texas, and being more particularly described as follows:

BEGINNING: At a 1/2" iron pin found under fence in the South line of a 141.18 Acre Tract (Volume 139, Page 286, Official Public Records, described in Volume 246, Page 167, Deed Records) for the Northeast corner of a 65.49 Acre Tract (Volume 650, Page 564, Official Public Records) and the Northwest corner of said 394.918 Acre Tract and of this tract;

THENCE: With fence and the South line of said 141.18 Acre Tract and Lots 36-28 of Ridgeview Ranch Subdivision (Volume 10, Pages 39 & 40 Plat Records) and the North line of said 394.918 Acre Tract as follows:

N 89° 45' 23" E 1682.52 feet to a 1/2" iron pin found for an angle point;
N 89° 59' 26" E 799.79 feet to a 1/2" iron pin found for an angle point;
N 89° 32' 36" E 399.99 feet to a 5/8" iron pin found for the Southeast corner of said 141.18 Acre Tract and the Southwest corner of Lot 36 and an angle point of this tract;
N 89° 55' 22" E 1894.68 feet to a 3/4" iron pin set for the Northeast corner of this tract;

THENCE: S 00° 04' 38" E 2136.46 feet crossing said 394.918 Acre Tract to a 3/4" iron pin set for the Southeast corner of this tract;

THENCE: With fence and the North line of F.M. Highway 1957 (80 feet wide) and the South line of said 394.918 Acre Tract as follows:

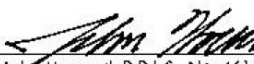
With a curve to the to the right having a radius of 2824.08 feet, an arc of 381.99 feet, a central angle of 7° 45' 00" and a chord bearing S 88° 37' 06" W 381.71 feet to a TXDOT brass disk found for an angle point;
N 85° 58' 08" W 1790.32 feet to a concrete highway monument found for an angle point;
N 87° 02' 18" W 129.81 feet to a concrete highway monument found for an angle point;
N 89° 31' 07" W 771.78 feet to a TXDOT brass disk found for an angle point;
N 89° 31' 12" W 1499.74 feet to a TXDOT brass disk found for an angle point;
N 89° 31' 16" W 489.03 feet to a TXDOT brass disk found for the Southeast corner of said 65.49 Acre Tract and the Southwest corner of said 394.918 Acre Tract and of this tract: .

THENCE: N 07° 59' 50" E 1996.34 feet to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 20th day of December, 2010.


JOHN HOWARD, R.P.L.S. No. 4611
402 State Highway 173 South
Hondo, Texas 78861
(830) 426-4776

