

241 N HWY 87
COMFORT, TEXAS



FREDERICKSBURG REALTY TEXAS RANCH REALTY

Hill Crest Ranch

241 N Hwy 87 | Comfort Texas 78013 | Kendall County

149.72+/- Acres

\$4,050,000

Agent

Walter Crowder

Property Highlights

- 1,800 feet of North Creek
- Remodeled mid-century modern home with scenic views
- Hilltop vistas
- 4 bedrooms, 4 bathrooms
- High ceilings and central vac
- Double attached garage, storage shed
- Axis, Blackbuck, Whitetail, Turkey, Hogs
- Livestock permitted
- Working pens and loading chutes
- Only 3 miles to I-10, 25 minutes to Fredericksburg

Property Taxes:

\$4243.29

Hill Crest Ranch

Nestled on a remarkable 149+/-acre estate along Hwy 87 in Comfort, Texas, this property beckons you to experience the ultimate Texan retreat. With 1,800 ft of North Creek frontage, it offers an exquisite blend of modern living and natural beauty. The recently remodeled 4-bedroom, 4-bathroom residence boasts high ceilings with striking exposed trusses and wooden beams throughout the house.

Inside, you'll discover a nice open concept layout, with a kitchen that is a chef's dream, featuring marble countertops, stainless steel appliances, a stainless steel farmhouse sink, and a spacious island. The wet bar area is equipped with double wine refrigerators, and plenty of storage space. The living room is a cozy and inviting place with a masonry central fireplace, bookshelves, and flooded with natural light from floor-to-ceiling windows, offering panoramic views.

Beyond the home, panoramic hilltop vistas provide breathtaking views of the Texas countryside, setting a serene backdrop for sunsets and stargazing. The land teems with abundant wildlife, including Axis, Blackbuck, Whitetail, Turkey, and Hogs, making it a haven for nature enthusiasts and hunters. Conveniently positioned with frontage on Hwy 87, it's a short drive to nearby towns like Fredericksburg, Comfort, and Kerrville, offering easy access to shopping, dining, and entertainment. Additionally, the estate is livestock permitted and comes equipped with working pens and loading chutes, catering to those with ranching aspirations. In summary, 241 N Hwy 87 stands as a beacon for those seeking an adventurous yet refined lifestyle in the heart of Texas. Embrace a unique way of living and make this property your own.

MLS #: A98539A (Active) List Price: \$4,050,000 (49 Hits)

241 N US Hwy 87 Comfort, TX 78013



Type: Ranch Land, Mixture of Soils
Best Use: Residential, Vacation, Hunting
Topography: Exceptional View, Hill Top View, Slightly Rocky
Surface Cover: Wooded, Improved Pasture, Wooded/Improved Pasture, Brushy
Views: Yes
Apx \$/Acre: 0
Lot/Tract #:

Original List Price: \$4,050,000
Area: City-Northeast
Subdivision: N/A, Not in Sub
County: Kendall
School District: Comfort
Distance From City: Less than 6 miles
Property Size Range: 101-250 Acres
Apx Acreage: 149.7200
Seller's Est Tax: 2862.21
Showing Instructions: Call LA Appointment
Days on Market: 2

Tax Exemptions: Ag **Taxes w/o Exemptions:** \$25,728.72 **Tax Info Source:** CAD **CAD Property ID #:** 15302, 12716... **Zoning:** None
Flood Plain: Yes **Deed Restrictions:** No **Easements:** Electric Service, Oil/Gas Transmission

HOA: No **HOA Fees:** **HOA Fees Pd:**

Items Not In Sale:

Documents on File: Topographical Map, Aerial Photo, Well Log, Septic Permit

Land	
Leases	Cropland
Rangeland/Pasture	Fenced

Water: Well
Sewer: Septic Tank
Utilities: CTEC Electric on Property
Access/Location: US Highway
Minerals: None

Improvements: House, Working Pens
Misc Search: Livestock Permitted, Barn/Stable, Mobile Homes Permitted, Stream/River
Surface Water: Year Round Creek
Fence: Barbed Wire, Cross Fenced, Perimeter

TrmsFin: Cash, Conventional **Possessn:** After Closing/Funding **Excl Agy:** No
Title Company: Hill Country Titles **Attorney:** **Refer to MLS#:**

Location/Directions: From Comfort, head north on Hwy 87. The property is located 0.7 miles on the right hand side, just past the High School.

Owner: W R Reifel Land & Cattle Company II LLC

Legal Description: 149.685 +/- acres of land being 65.070 acres out of Survey No. 25, Abstract No. 157, 84.615 acres out of Survey No. 27, Abstract No. 393.

Instructions:

Public Remarks: Discover a 149+/-acre Texan estate in Comfort, Texas, with 1,800 ft of North Creek frontage, seamlessly blending nature's beauty with modern living. The recently remodeled 4-bed, 4-bath home boasts high ceilings and an open kitchen, ideal for gatherings. Panoramic hilltop views, abundant wildlife, and convenient Hwy 87 access position this property as a paradise for nature enthusiasts. Livestock-permitted with working pens, this estate stands as a beacon for those seeking an adventurous yet refined lifestyle in the heart of Texas.

Agent Remarks:

Withdraw Comments:

Display on Internet: Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** No

Office Broker's Lic #: 9003085

Listing Office: Fredericksburg Realty (#14)
Main: (830) 997-6531
Mail Address 1: 257 W Main Street
Mail City: Fredericksburg
Mail Zip Code: 78624
Supervising Agent Name:
Supervising Agent License #:

Listing Agent: Walter Crowder (#140)
Agent Email: walter@fredericksburgrealty.com
Contact #: (409) 916-1222
License Number: 0807416

Information Herein Deemed Reliable but Not Guaranteed
Central Hill Country Board of REALTORS Inc., 2007

241 Us Highway 87, Comfort, Texas, 78013

\$4,050,000



Some photos may be virtually staged

NEW	149.72 Acres	\$21,000 Price/Acre	1960 Built
Farm Ranch MLS #: 1896284 Type: Farm/Ranch Compass Point frm SA: NORTH Distance From SA: 50-100 Mi from Downtown		List Date: 08/28/2025 List Price: \$4,050,000 Days on Market: 1 / 1 Total Tax: \$2,862.20	

This 149-acre estate on Hwy 87 in Comfort, Texas, offers 1,800 ft of North Creek frontage and a remodeled 4-bed, 4-bath home. The house features high ceilings, exposed trusses, an open-concept layout, a chef's kitchen with marble countertops and stainless steel appliances, and a wet bar with wine refrigerators. The living room boasts a masonry fireplace and floor-to-ceiling windows with panoramic views. The property offers breathtaking hilltop vistas of the Texas countryside and abundant wildlife, including Axis, Blackbuck, Whitetail, Turkey, and Hogs. Conveniently located near Fredericksburg, Comfort, and Kerrville, it's also livestock-permitted with working pens and loading chutes. 241 N Hwy 87 is ideal for those seeking an adventurous yet refined Texas lifestyle.

General

Inst/Dir: From Comfort, head north on Hwy 87. The property is located 0.7 miles on the right hand side, just past the High School.

Area: 2510

Mapsco Grid:

Legal: 149.685AC of land being 65.070AC out of Survey No.25, Abs157

County: Kendall

Type: Farm/Ranch

Style: One Story, Contemporary

Exterior: Stone/Rock

Compass Point from SA: NORTH

Year Built: 1960

Recent Rehab: Yes

Construction: Brick/Stone

Square Feet: 3087

Barn Stalls: 1

Minerals Owned by Seller: 0

Minerals to Convey:

Restrictions: None

Documents Available: Survey, Aerial, Brochure, Photos

Description: Ag Exempt, Hunting Permitted, Partially Wooded, Mature Trees (ext feat)

Amenities: Barn, Fenced, Creek, Garage, Other - See Remarks

Current Status:

Accessible/Adaptive Home: No

Accessible/Adaptive Details: N

Mineral Rights: None

Miscellaneous:

Green Certification:

Green Features:

Energy Efficiency:

Other Structures: Corral(s)

Room Details

School

School District: Comfort

Elementary School: Comfort

Middle School: Comfort

High School: Comfort

Land

Total Acres: 149.72

Value/Improvements: 906300

Lot Improvements Surface: ASPHALT

Terrain: Level, Rolling, Hilly

Road Frontage: U.S. Highway

Price/Acre: \$21,000

Grazing \$/Acre:

Hunting \$/Acre:

Mineral \$/Acre:

Cultivated Acres:

Irrigated Acres:

Pasture Acres:

Level Acres:

Rolling Acres:

Hilly Acres:

Interior Features

Bedrooms: 4

Full Baths: 4

Half Baths: 0

Tax

Living Room: (46x30) Main Level
Primary Bedroom: (14x12) Main Level
Primary Bath: (10x8) Main Level
Bedroom 2: (28x12) Main Level
Bedroom 3: (13x9) Main Level
Bedroom 4: (29x12) Main Level

CAN#: 1039300270120
Total Tax: \$2,862.20
County Tax: \$812.59
City Tax: \$0
School Tax: \$2,039
Other Tax: \$10.61
Over 65: No
Disabled: No
Homestead: No
Agriculture: Yes
Other: No
Rollback Taxes:

Utilities

Utilities Available: Electricity, Water
Utilities on Site: Electricity, Water
Shallow Water: 1 Well
Irrigation Wells: None
Water: Flowing Creek
Sewer: Septic
Water/Sewer: Private Well, Septic
Utility Suppliers: Electric: Bandera Elec

Listing Info

List Office: Fredericksburg Realty - FREU00 - (830) 997-6531 -
Days on Market: 1
Available with Lease: No
Owner LREA/LREB: No
Proposed Terms: Cash, Conventional
Contingent Info:
Contract Date:
Closing Date:
Sold Price:
Price per SqFt: \$1,311.95

Room Details

Living Room: (46x30) Main Level
Primary Bedroom: (14x12) Main Level
Primary Bath: (10x8) Main Level
Bedroom 2: (28x12) Main Level
Bedroom 3: (13x9) Main Level
Bedroom 4: (29x12) Main Level

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TaxCAN#: **1039300270120**Total Tax: **\$2,862.20**County Tax: **\$812.59**City Tax: **\$0**School Tax: **\$2,039**Other Tax: **\$10.61**Over 65: **No**Disabled: **No**Homestead: **No**Agriculture: **Yes**Other: **No**

Rollback Taxes:

UtilitiesUtilities Available: **Electricity, Water**Utilities on Site: **Electricity, Water**Shallow Water: **1 Well**Irrigation Wells: **None**Water: **Flowing Creek**Sewer: **Septic**Water/Sewer: **Private Well, Septic**Utility Suppliers: **Electric: Bandera Elec****Listing Info**List Office: **Fredericksburg Realty - FREU00 - (830) 997-6531 -**Days on Market: **1**Available with Lease: **No**Owner LREA/LREB: **No**Proposed Terms: **Cash, Conventional**

Contingent Info:

Contract Date:

Closing Date:

Sold Price:

Price per SqFt: **\$1,311.95****Office/Sales****Agent Remarks:**Agent: **Justin Cop, CRE,GRI - 613372 - (830) 997-6531 -****justin@fredericksburgrealty.com**List Office: **Fredericksburg Realty - FREU00 - (830) 997-6531 -**Broker Website: **https://fredericksburgrealty.com/properties/241-n-us-hwy-87-comfort-tx-us-78013-98539**Sub Agency Allowed?: **No**Contract: **Exclusive Right to Sell****The compensation and bonus fields have been removed in accordance to the NAR Settlement, which requires compensation information to be excluded in the MLS.**List Date: **08/28/2025**Expiration Date: **08/25/2026**Owner: **WR Reifel Land & Cattle Co.**Owner LREA/LREB: **No**Preferred Title Company: **Hill Country Titles**Showing Instructions: **Sign on Property, Appointment Only, Vacant**Phone to Show: **(409) 916-1222**Showing Contact: **Agent**Lockbox Type: **None**

How Sold:

Contingent Info:

Source SQFT Acre:

Sale Terms 2nd:

Amt Paid by Seller - Repair/Improv:

Amt Paid by Seller - Finance-Related:

Amt Paid by Seller - Buyer's Broker Costs:

Amt Paid by Seller - Closing Costs:

Ttl Amt Paid by Seller Towards Closing Costs:

Sold Price per SQFT:

Sold SQFT/Acre:

Sell Points:

Selling Agent 1:

Selling Office 1:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.

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The Federal Fair Housing refers to Title VIII of the Civil Rights Act of 1968. This Act, in addition to the Texas Fair Housing Act, protects your right to rent an apartment, buy a home, obtain a mortgage, or purchase homeowners insurance free from discrimination based on Race, Color, National Origin, Religion, Sex, Familial Status or Disability.

Prepared By: Justin Cop, CRE,GRI | Fredericksburg Realty | 08/28/2025 11:24 AM



- Main House
- Boundary
- Wetlands
- Riparian

Justin Cop
P: 830-997-6531

www.fredericksburgrealty.com

257 West Main St.

The information contained herein is not to be used for any purpose other than the one for which it was prepared. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.



Justin Cop
Kendall County, Texas, 149 AC +/-



Main House
Boundary

Justin Cop
P: 830-997-6531

www.fredericksburgrealty.com

257 West Main St.

The information contained herein was obtained from source(s) deemed reliable. The information is provided for informational purposes only. The seller makes no warranties or guarantees as to the completeness or accuracy thereof.





Main House Boundary

Kendall County, Texas, 149 AC +/-



Main House

Boundary

Justin Cop
P: 830-997-6531

www.fredericksburgrealty.com

257 West Main St.



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 Main House  Boundary

Survey Reviewed
and approved by

Date

Kendall County, Texas

Chamberlain Agreement to the State of Texas - Vol. 78, Pg. 838 - December 2, 1908

Right of Way Easement to Central Texas Electric Cooperative, Inc. - Vol. 83, Pg. 567 - April 15, 1958

Temporary Line Right of Way Easement to the County Telephone Cooperative, Inc. - Vol. 140, Pg. 818 - January 29, 1962

Sur. 27

Sur. 25

149.685 ACRES

Jose Maria Regalado
abst. 393

Justo Esqueda
abst. 157

A Plat of 149.685 Acres of
land situated about 18.3
miles N 33° 30' W of Boerne.
in Kendall County, Texas.



Charles Rotte & Associates, Inc.
Engineers & Surveyors
1705 Ave. N, D. J. Box 426
Mundo, TX 78581
Ph: (830) 426-3406
Fax: (830) 426-9160
www.rotteandassociates.com

Prepared for: Justo Esqueda, abstr. 157

The data on this plat was derived from GPS data collected from a GPS receiver.

I, Charles W. Rotte, certify that the foregoing plat was prepared from an actual survey made by me or under my supervision and that some of the data on this plat was derived from GPS data collected from a GPS receiver.

Charles W. Rotte
Registered Professional Surveyor No. 240
Exp. 12/31/2012



Exhibit "A"

THE STATE OF TEXAS
COUNTY OF KENDALL

FIELD NOTES TO DESCRIBE

A survey of 149.685 acres of land situated about 18.3 miles N 33°30' W of Boerne, in Kendall County, Texas, being 65.070 acres out of Survey No. 25, Abstract No. 157, Justo Esqueda, original Grantee, and 84.615 acres of land out of Survey No., 27, Abstract No. 393, Jose Maria Regalado, original Grantee, being that same property called 149.72 acres of land in a Deed to Mariha Bailey Groos from Travis D. Bailey, Jr., dated June 6, 2002, as recorded in Volume 755 on Page 865 of the Official Public Records of Kendall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: At a ½" iron pin found by an 8" diameter cedar corner post on the East R.O.W. line of U.S. Highway 87 for the Northwest corner of that certain 7.386 acres of land described in a Deed to Bruno Velencovich from Michael Kirtley and Jacqueline A. Cotter-Kirtley, dated July 31, 1997, as recorded in Volume 520 on Page 975 of the aforementioned Official Public Records, and the Southwest corner of this survey from which a TxDot R.O.W. marker found at TxDot Engineer's Station 977 + 42.3 bears S 11-44-00 E 714.19 feet (record);

THENCE: Generally along fence and the East R.O.W. line of said U.S. Highway 87, N 11-47-34 W 1744.11 feet to a ½" iron pin found by a 2" diameter pipe corner post for the Southwest corner of that certain 341.69 acres of land described as Tract II in a Deed to North Creek Vemulapalli Ranch, L.P., dated April 26, 2005, as recorded in Volume 922 on Page 952 of the said Official Public Records, and the Northwest corner of this survey;

THENCE: Generally along fence and the easternmost South line of said 341.69 acres of land, the following courses:

N 54-26-49 E 366.99 feet to a 2" diameter pipe post for an angle point;

N 71-10-55 E 617.15 feet to a 2" diameter pipe post at the end of said fence for an angle point;

Leaving fence, S 87-00-31 E 472.58 feet to a ½" iron pin found by a 2" diameter pipe post at the beginning of said fence for an angle point; and

S 81-37-14 E 2112.11 feet to a 2" diameter pipe corner post for an angle point in the South line of said 341.69 acres of land, the Northwest corner of that certain 509.471 acres of land described as Tract Three in a Deed to Last Chance Forever from Bettie K. Barth, dated December 23, 2008, as recorded in Volume 1147 on Page 971 of the said Official Public Records, and the Northeast corner of this survey;

THENCE: Generally along fence and the West, Southwest, and Northwest line of said 509.471 acres of land, the following courses:

S 01-12-55 W 638.44 feet to a ½" iron pin found 1.2 feet North of a 2" diameter pipe corner post for an angle point;

S 57-55-31 E 92.17 feet to a 2" diameter pipe post for an angle point;

S 43-34-58 E 60.06 feet to a ½" iron pin found by a 2" diameter pipe post for an angle point;

S 40-43-28 W 190.97 feet to a ½" iron pin found by a 2" diameter pipe

Groos (149.685 Acres) – Page 2

corner post for an angle point; and

S 01-21-51 W 928.13 feet to an 8" diameter cedar corner post for the Northeast corner of that certain 72.61 acres of land described as Tract II in a Deed to William O. Rosendahl, et ux from Ala Blanca Farms, Inc., dated February 21, 1994, as recorded in Volume 414 on Page 709 of the said Official Public Records, and the Southeast corner of this survey;

THENCE: Generally along fence and the North line of said 72.61 acres of land, the following courses:

S 89-31-27 W 743.47 feet to a steel "T" post for an angle point;

S 89-20-41 W 743.52 feet to a 2" diameter pipe post for an angle point;

S 89-33-17 W 339.23 feet to a steel "T" post for an angle point; and

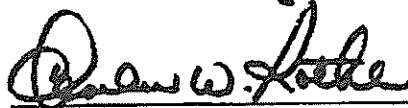
S 89-38-45 W 195.03 feet to a 12" diameter cedar corner post for the Northwest corner of said 72.61 acres of land, the Northeast corner of that certain 5.741 acres of land described as Tract II in a Deed to Robert T. Bohn, et ux from Ala Blanca Farms, Inc., dated July 1, 1986, as recorded in Volume 266 on Page 61 of the said Official Public Records, and an angle point of this survey;

THENCE: Generally along fence and the North line of said 5.741 acres of land, N 87-58-07 W 701.83 feet to a 1/4" iron pin found by an 8" diameter cedar corner post for the Northwest corner of said 5.741 acres of land, the Northeast corner of said 7.386 acres of land and an angle point of this survey;

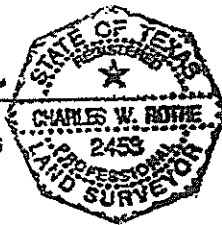
THENCE: Generally along fence and the North line of said 7.386 acres of land, S 86-20-44 W 224.89 feet to a 6" diameter cedar post for an angle point and N 76-30-11 W 102.94 feet to the POINT OF BEGINNING.

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

I certify that the foregoing field note description 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 22 day of August, 2016.



Charles W. Rothe
Registered Professional Surveyor No. 2453
1705 Avenue K, P. O. Box 426
Hondo, Texas 78861
Ph. (830) 426-3005
FAX (830) 426-8160



TEXAS WATER DEVELOPMENT BOARD

WELL SCHEDULE

Aquifer Hensell

Field No. 3916 (USGS)

State Well No. 57-57-905

Owner's Well No. _____

County Kendall

1. Location: 1/4, 1/4 Sec., Block _____ Survey _____

2. Owner: Travis Bailey Address: San Antonio

Tenant: _____ Address: _____

Driller: L. Bergmann & Sons Address: Boerne

3. Elevation of LSD is 1630 ft. above sea, determined by Topo

4. Drilled: 1960; Dig, Cable Tool, Rotary, _____

5. Depth: Rept. 356 ft. Meas. _____ ft.

6. Completion: Open Hole, Straight Wall, Underreamed, Gravel Packed

7. Pump: Mfr. _____ Type Submerge, 6/16

No. Stages _____, Bore Dia. _____ in., Setting _____ ft.

Column Dia. _____ in., Length Tailpipe _____ ft.

8. Motor: Fuel Elec Make & Model _____ HP. 1

9. Yield: Flow _____ gpm, Pump _____ gpm, Meas., Rept., Est. _____

10. Performance Test: Date 1960 Length of Test _____ Made by _____

Static Level 150 ft. Pumping Level _____ ft. Drawdown _____ ft.

Production _____ gpm Specific Capacity _____ gpm/ft.

11. Water Level: _____ ft. rept. _____ 19 _____ above _____ which is _____ ft. above surface.

_____ ft. rept. _____ 19 _____ below _____ which is _____ ft. above surface.

_____ ft. rept. _____ 19 _____ below _____ which is _____ ft. above surface.

_____ ft. rept. _____ 19 _____ below _____ which is _____ ft. above surface.

12. Use: Dom, Stock, Public Supply, Ind., Irr., Waterflooding, Observation, Not Used, _____

13. Quality: (Remarks on taste, odor, color, etc.) _____

Temp. _____ °F, Date sampled for analysis 7-23-76 Laboratory TSDHL

Temp. _____ °F, Date sampled for analysis _____ Laboratory _____

Temp. _____ °F, Date sampled for analysis _____ Laboratory _____

14. Other data available as circled: Driller's Log, Radioactivity Log, Electric Log, _____

Formation Samples, Pumping Test, Chemical Analysis

15. Record by: John Ashworth Date 7-23 1976

Source of Data USGS sched, Field visit

16. Remarks: _____

CASING & BLANK PIPE			
Cemented From _____ ft. to _____ ft.			
Diam. (in.)	Type	Setting, ft.	
		from	to
6	Steel	0	200

WELL SCREEN			
Screen Openings			
Diam. (in.)	Type	Setting, ft.	
		from	to
open hole		200	356

GWDB Reports and Downloads

Well Basic Details

Scanned Documents

State Well Number	5757905
County	Kendall
River Basin	Guadalupe
Groundwater Management Area	9
Regional Water Planning Area	L - South Central Texas
Groundwater Conservation District	Cow Creek GCD
Latitude (decimal degrees)	30.016389
Latitude (degrees minutes seconds)	30° 00' 59" N
Longitude (decimal degrees)	-98.901112
Longitude (degrees minutes seconds)	098° 54' 04" W
Coordinate Source	+/- 1 Second
Aquifer Code	218HNSL - Hensell Sand Member of Travis Peak Formation
Aquifer	Trinity
Aquifer Pick Method	
Land Surface Elevation (feet above sea level)	1630
Land Surface Elevation Method	Interpolated From Topo Map
Well Depth (feet below land surface)	356
Well Depth Source	Memory of Owner
Drilling Start Date	
Drilling End Date	0/0/1960
Drilling Method	Cable Tool
Borehole Completion	Open Hole

Well Type	Withdrawal of Water
Well Use	Domestic
Water Level Observation	Miscellaneous Measurements
Water Quality Available	Yes
Pump	Submersible
Pump Depth (feet below land surface)	
Power Type	Electric Motor
Annular Seal Method	
Surface Completion	
Owner	Travis Bailey
Driller	L. Bergmann & Sons Water Well Drilling
Other Data Available	
Well Report Tracking Number	
Plugging Report Tracking Number	
U.S. Geological Survey Site Number	
Texas Commission on Environmental Quality Source Id	
Groundwater Conservation District Well Number	
Owner Well Number	
Other Well Number	
Previous State Well Number	
Reporting Agency	Texas Water Development Board
Created Date	10/20/1998
Last Update Date	10/20/1998

Remarks

Casing

Diameter (in.)	Casing Type	Casing Material	Schedule	Gauge	Top Depth (ft.)	Bottom Depth (ft.)
6	Blank	Steel			0	200
	Open Hole				200	356

Well Tests - No Data

Lithology - No Data

Annular Seal Range - No Data

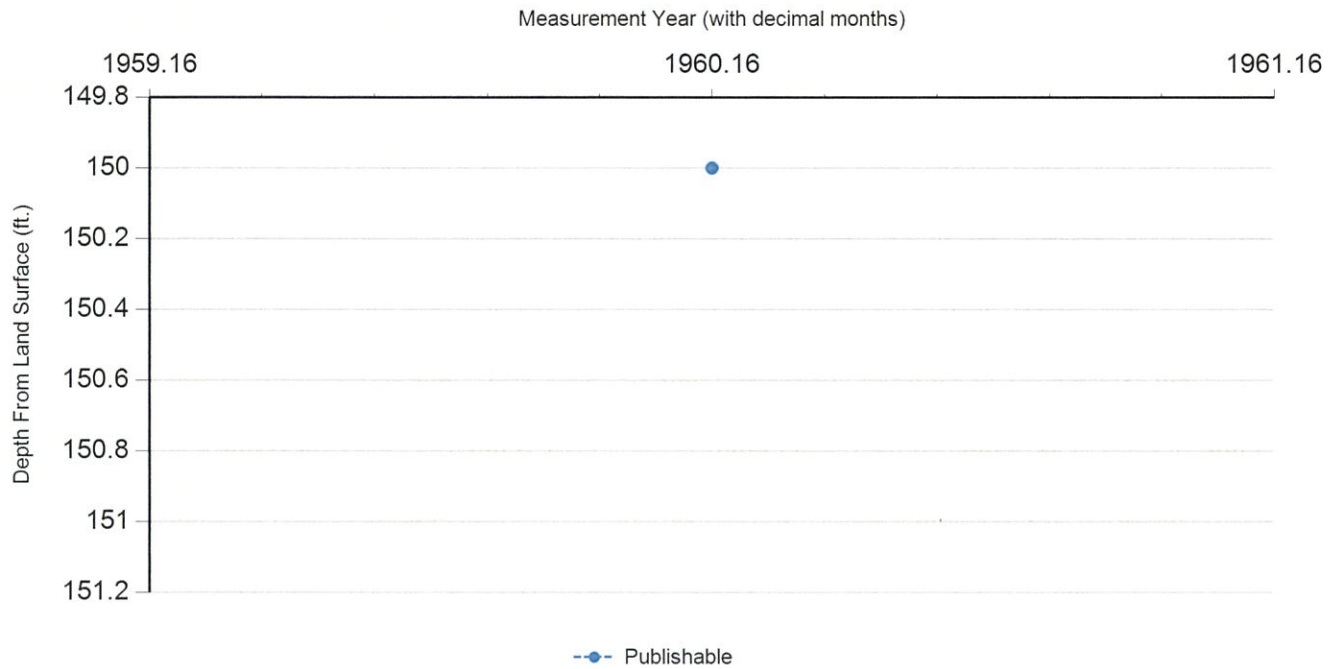
Borehole - No Data

Plugged Back - No Data

Filter Pack - No Data

Packers - No Data

Water Level Measurements



Status Code	Date	Time	Water Level (ft. below land surface)	Change value in () indicates rise in level	Water Elevation (ft. above sea level)	Meas #	Measuring Agency	Method	Remark ID	Comments
P	0/0/1960		150		1480	1	Texas Water Development Board	Steel Tape		

Code Descriptions

Status Code	Status Description
P	Publishable

Water Quality Analysis

Sample Date: 7/23/1976 **Sample Time:** 0000 **Sample Number:** 1 **Collection Entity:** Texas Water Development Board

Sampled Aquifer: Hensell Sand Member of Travis Peak Formation

Analyzed Lab: Texas Department of Health **Reliability:** From well not sufficiently pumped; not filtered or preserved

Collection Remarks: pressure tank

Parameter Code	Parameter Description	Flag	Value*	Units	Plus/Minus
00415	ALKALINITY, PHENOLPHTHALEIN (MG/L)		0	mg/L	
00410	ALKALINITY, TOTAL (MG/L AS CaCO3)		295	mg/L as CaCO3	
00440	BICARBONATE ION, CALCULATED (MG/L AS HCO3)		360	mg/L	
00910	CALCIUM (MG/L)		87	mg/L	
00445	CARBONATE ION, CALCULATED (MG/L AS CO3)		0	mg/L	
00940	CHLORIDE, TOTAL (MG/L AS CL)		100	mg/L	
00950	FLUORIDE, DISSOLVED (MG/L AS F)		1.6	mg/L	
00900	HARDNESS, TOTAL, CALCULATED (MG/L AS CaCO3)		402	mg/L as CaCO3	
00920	MAGNESIUM (MG/L)		45	mg/L	
71851	NITRATE NITROGEN, DISSOLVED, CALCULATED (MG/L AS NO3)	<	0.4	mg/L as NO3	
00400	PH (STANDARD UNITS), FIELD		7.7	SU	
71860	RESIDUAL SODIUM CARBONATE, CALCULATED		0		
00955	SILICA, DISSOLVED (MG/L AS SiO2)		13	mg/L as SiO2	
00931	SODIUM ADSORPTION RATIO, CALCULATED (SAR)		1.43		
00932	SODIUM, CALCULATED, PERCENT		26	PCT	
00929	SODIUM, TOTAL (MG/L AS Na)		66	mg/L	
00094	SPECIFIC CONDUCTANCE, FIELD (UMHOS/CM AT 25C)		1170	MICR	
00945	SULFATE, TOTAL (MG/L AS SO4)		95	mg/L as SO4	
70301	TOTAL DISSOLVED SOLIDS , SUM OF CONSTITUENTS (MG/L)		585	mg/L	

* Value may not display all significant digits for parameter in results, check Scanned Documents for laboratory paperwork..

GWDB DISCLAIMER: Except where noted, all of the information provided in the Texas Water Development Board (TWDB) Groundwater Database (<https://www.twdb.texas.gov/groundwater/data/gwdbprpt.asp>) is believed to be accurate and reliable; however, the TWDB assumes no responsibility for any errors appearing in rules or otherwise. Further, TWDB assumes no responsibility for the use of the information provided. PLEASE NOTE that users of these data are responsible for checking the accuracy, completeness, currency and/or suitability of all information themselves. TWDB makes no guarantees or warranties as to the accuracy, completeness, currency, or suitability of the information provided via the Groundwater Database (GWDB). TWDB specifically disclaims any and all liability for any claims or damages that may result from providing GWDB data or the information it contains. For additional information or answers to questions concerning the TWDB GWDB, contact the Groundwater Data Team at GroundwaterData@twdb.texas.gov.

Kendall AD Property Search

Property ID: 15302 For Year 2025

Property Details

Account		
Property ID:	15302	Geographic ID: 1-0393-0027-0090
Type:	R	Zoning: DK
Property Use:		Condo:
Location		
Situs Address:	241 US HIGHWAY 87 TX	
Map ID:	CISD2-DK	Mapsco:
Legal Description:	A10393 - SURVEY 27 J M RIGALADO 2.5 ACRES	
Abstract/Subdivision:	A50393	
Neighborhood:	(CISDN) COMFORT ISD NORTH	
Owner		
Owner ID:	5429422	
Name:	W R REIFEL LAND & CATTLE COMPANY II LLC	
Agent:		
Mailing Address:	8901 EF LOWERY EXPRESSWAY TEXAS CITY, TX 77591	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$171,820 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$29,000 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$200,820 (=)

Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$200,820 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$200,820
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2025 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: W R REIFEL LAND & CATTLE COMPANY II LLC

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	KENDALL APPRAISAL DISTRICT	0.000000	\$200,820	\$200,820	\$0.00	
GKE	KENDALL COUNTY	0.382700	\$200,820	\$200,820	\$768.54	
SCF	COMFORT ISD	0.960300	\$200,820	\$200,820	\$1,928.47	
WCC	COW CREEK GROUNDWATER	0.005000	\$200,820	\$200,820	\$10.04	

Total Tax Rate: 1.348000

Estimated Taxes With Exemptions: \$2,707.05

Estimated Taxes Without Exemptions: \$2,707.05

Property Improvement - Building

Type: Residential **Living Area:** 3087.0 sqft **Value:** \$167,700

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	R3	1960	3087

PC	COVERED PORCH OR PATIO	*	1960	12
CP	CARPORT	*	1960	748
OP	OPEN PORCH	*	1960	1680
STGL	STORAGE LOW	*	0	100
STGL	STORAGE LOW	*	0	77

Description: OUTBUILDINGS **Living Area:** 0 sqft **Value:** \$4,120

Type	Description	Class CD	Year Built	SQFT
BARNL	BARN LOW	*	0	280
SHEDL	SHED LOW	*	0	280
SHEDL	SHED LOW	*	0	616
SHEDL	SHED LOW	*	0	160
SHEDL	SHED LOW	*	0	84
WKSHL	WORKSHOP LOW	*	0	196

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RAA	Residential Acreage Ag	2.50	108,900.00	0.00	0.00	\$29,000	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$171,820	\$29,000	\$0	\$200,820	\$0	\$200,820
2024	\$171,820	\$29,000	\$0	\$200,820	\$0	\$200,820
2023	\$286,360	\$29,000	\$0	\$315,360	\$0	\$315,360
2022	\$143,180	\$34,120	\$0	\$177,300	\$0	\$177,300
2021	\$143,180	\$22,750	\$0	\$165,930	\$0	\$165,930
2020	\$143,180	\$22,750	\$0	\$165,930	\$0	\$165,930
2019	\$143,180	\$22,750	\$0	\$165,930	\$0	\$165,930
2018	\$144,430	\$17,870	\$0	\$162,300	\$0	\$162,300
2017	\$144,430	\$16,250	\$0	\$160,680	\$0	\$160,680

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
4/27/2022	WD	WARRANTY DEED	LINDNER JASON R & KRISTEN D	W R REIFEL LAND & CATTLE COMPANY II LLC			369543
2/13/2017	WD-VL	WARRANTY DEED/VENDORS LIEN	CRENWELGE DALE ANTHONY	LINDNER JASON R & KRISTEN D	1565	1120	
9/7/2016	SWD-VL	SPL WARRANTY DEED/VENDORS LIEN	GROOS FREDERICK CARL III	CRENWELGE DALE ANTHONY	1540	749	

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination
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Estimated Tax Due

ATTENTION

Indicated amount may not reflect delinquent tax due beyond a 5-year history. Partial payments or contract payments may not be reflected. Quarter payments that are made according to Section 31.031 of the Texas Property Tax Code are not considered delinquent.

* Property taxes in question have been legally deferred or abated

If Paid:

08/26/2025

17

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	At
2024	KENDALL COUNTY	0.382700	\$200,820	\$200,820	\$768.53	\$768.53	\$0.00	\$0.00	
2024	COMFORT ISD	0.960300	\$200,820	\$200,820	\$1,928.48	\$1,928.48	\$0.00	\$0.00	
2024	COW CREEK GROUNDWATER	0.005000	\$200,820	\$200,820	\$10.04	\$10.04	\$0.00	\$0.00	
	2024 Total:	1.348000			\$2,707.05	\$2,707.05	\$0.00	\$0.00	
2023	KENDALL COUNTY	0.382700	\$315,360	\$315,360	\$1,206.89	\$1,219.24	\$0.00	\$0.00	

Kendall AD Property Search

Property ID: 15303 For Year 2025

Property Details

Account		
Property ID:	15303	Geographic ID: 1-0393-0027-0120
Type:	R	Zoning: DK
Property Use:		Condo:
Location		
Situs Address:	241 US HIGHWAY 87	
Map ID:	CISD2-DK	Mapsco:
Legal Description:	A10393 - SURVEY 27 J M RIGALADO 82.15 ACRES	
Abstract/Subdivision:	A50393	
Neighborhood:	(CISDN) COMFORT ISD NORTH	
Owner		
Owner ID:	5429422	
Name:	W R REIFEL LAND & CATTLE COMPANY II LLC	
Agent:		
Mailing Address:	8901 EF LOWERY EXPRESSWAY TEXAS CITY, TX 77591	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$952,990 (+)
Market Value:	\$952,990 (=)

Agricultural Value Loss: ?	\$946,690 (-)
Appraised Value: ?	\$6,300 (=)
HS Cap Loss: ?	\$0 (-)
Circuit Breaker: ?	\$0 (-)
Assessed Value:	\$6,300
Ag Use Value:	\$6,300

VALUES DISPLAYED ARE 2025 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

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Property Taxing Jurisdiction

Owner: W R REIFEL LAND & CATTLE COMPANY II LLC

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	KENDALL APPRAISAL DISTRICT	0.000000	\$952,990	\$6,300	\$0.00	
GKE	KENDALL COUNTY	0.382700	\$952,990	\$6,300	\$24.11	
SCF	COMFORT ISD	0.960300	\$952,990	\$6,300	\$60.50	
WCC	COW CREEK GROUNDWATER	0.005000	\$952,990	\$6,300	\$0.32	

Total Tax Rate: 1.348000

Estimated Taxes With Exemptions: \$84.93

Estimated Taxes Without Exemptions: \$12,846.30

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
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NP2	Native Pasture 2	82.15	3,578,454.00	0.00	0.00	\$952,990	\$6,300
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Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$952,990	\$6,300	\$6,300	\$0	\$6,300
2024	\$0	\$952,990	\$7,700	\$7,700	\$0	\$7,700
2023	\$0	\$952,990	\$4,680	\$4,680	\$0	\$4,680
2022	\$0	\$1,121,170	\$4,680	\$4,680	\$0	\$4,680
2021	\$0	\$747,440	\$4,680	\$4,680	\$0	\$4,680
2020	\$0	\$747,440	\$4,680	\$4,680	\$0	\$4,680
2019	\$0	\$747,440	\$4,680	\$4,680	\$0	\$4,680
2018	\$0	\$587,280	\$4,680	\$4,680	\$0	\$4,680
2017	\$0	\$533,890	\$4,680	\$4,680	\$0	\$4,680

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
4/27/2022	WD	WARRANTY DEED	LINDNER JASON R & KRISTEN D	W R REIFEL LAND & CATTLE COMPANY II LLC			369543
2/13/2017	WD-VL	WARRANTY DEED/VENDORS LIEN	CRENWELGE DALE ANTHONY	LINDNER JASON R & KRISTEN D	1565	1120	
9/7/2016	SWD-VL	SPL WARRANTY DEED/VENDORS LIEN	GROOS FREDERICK CARL III	CRENWELGE DALE ANTHONY	1540	749	

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination
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Estimated Tax Due

ATTENTION

Kendall AD Property Search

Property ID: 12716 For Year 2025

Property Details

Account		
Property ID:	12716	Geographic ID: 1-0157-0025-0010
Type:	R	Zoning: DK
Property Use:		Condo:
Location		
Situs Address:	241 US HIGHWAY 87	
Map ID:	CISD2-DK	Mapsco:
Legal Description:	A10157 - SURVEY 25 J ESQUEDA 65.07 ACRES	
Abstract/Subdivision:	A10157	
Neighborhood:	(CISDN) COMFORT ISD NORTH	
Owner		
Owner ID:	5429422	
Name:	W R REIFEL LAND & CATTLE COMPANY II LLC	
Agent:		
Mailing Address:	8901 EF LOWERY EXPRESSWAY TEXAS CITY, TX 77591	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$754,850 (+)
Market Value:	\$754,850 (=)

Agricultural Value Loss:	\$749,640 (-)
Appraised Value:	\$5,210 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$5,210
Ag Use Value:	\$5,210

VALUES DISPLAYED ARE 2025 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

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Property Taxing Jurisdiction

Owner: W R REIFEL LAND & CATTLE COMPANY II LLC

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	KENDALL APPRAISAL DISTRICT	0.000000	\$754,850	\$5,210	\$0.00	
GKE	KENDALL COUNTY	0.382700	\$754,850	\$5,210	\$19.94	
SCF	COMFORT ISD	0.960300	\$754,850	\$5,210	\$50.03	
WCC	COW CREEK GROUNDWATER	0.005000	\$754,850	\$5,210	\$0.26	

Total Tax Rate: 1.348000

Estimated Taxes With Exemptions: \$70.23

Estimated Taxes Without Exemptions: \$10,175.37

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
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WDLF	Wildlife	30.00	1,306,800.00	0.00	0.00	\$348,020	\$2,560
WDLF	Wildlife	30.07	1,309,849.00	0.00	0.00	\$348,830	\$2,310
WDLF	Wildlife	5.00	217,800.00	0.00	0.00	\$58,000	\$340

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$754,850	\$5,210	\$5,210	\$0	\$5,210
2024	\$0	\$754,850	\$6,370	\$6,370	\$0	\$6,370
2023	\$0	\$754,850	\$3,890	\$3,890	\$0	\$3,890
2022	\$0	\$888,060	\$3,890	\$3,890	\$0	\$3,890
2021	\$0	\$592,040	\$3,890	\$3,890	\$0	\$3,890
2020	\$0	\$592,040	\$3,890	\$3,890	\$0	\$3,890
2019	\$0	\$592,040	\$3,890	\$3,890	\$0	\$3,890
2018	\$0	\$465,180	\$3,890	\$3,890	\$0	\$3,890
2017	\$0	\$422,890	\$3,890	\$3,890	\$0	\$3,890

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
4/27/2022	WD	WARRANTY DEED	LINDNER JASON R & KRISTEN D	W R REIFEL LAND & CATTLE COMPANY II LLC			369543
2/13/2017	WD-VL	WARRANTY DEED/VENDORS LIEN	CRENWELGE DALE ANTHONY	LINDNER JASON R & KRISTEN D	1565	1120	
9/7/2016	SWD-VL	SPL WARRANTY DEED/VENDORS LIEN	GROOS FREDERICK CARL III	CRENWELGE DALE ANTHONY	1540	749	

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination
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Estimated Tax Due