FREDERICKSBURG REALTY
TEXAS RANCH REALTY

Camp Comfort + Meyer Website

THE MEYER HOTEL + CAMP COMFORT

A Hill Country Hospitality Offering · Comfort, Texas · Kendall County

47 Keys · Sleeps 138 · 8.4± Acres · 1,130± ft Cypress Creek · 4 Event Venues

Offered together at $8,945,000
or
Individually: The Meyer Hotel $5,195,000 · Camp Comfort $3,750,000

Two operating boutique hotels and event venues on the same stretch of Cypress Creek in historic downtown Comfort, offered together or separately for the first time, and located about half a mile apart. One carries 160 years of history; the other, a one-of-a-kind identity built entirely on word of mouth. Established, operating, and walkable to High Street's shops, dining, and tasting rooms. Together, they present a rare opportunity to invest in two of Comfort's most distinctive hospitality properties.

THE MEYER HOTEL — 35 Keys · 8 Room Types · Sleeps 96 · 6.10± Acres · 760+ ft Creek Frontage

A limited-service boutique hotel with 160 years of operating history, originally a stagecoach stop dating to the 1860s. Swimming pool and cabana, lobby bar, breakfast and restaurant space with a premier creek-side event lawn, right in the heart of Comfort's historic district, a block from downtown.

Accommodations

- King Premier Cabin: 1 · Sleeps 2 · private creek-view balcony
- Deluxe Queen: 3 · Sleeps 2 each
- Deluxe King: 10 · Sleeps 2 each
- Premier King: 10 · Sleeps 2 each
- Deluxe Double Queen: 5 · Sleeps 4 each
- King Suite : 4 · Sleeps 4 each
- Homestead: 1 private residence · Sleeps 6 · 2 bedrooms · full kitchen
- Creek Haus: 1 private home · Sleeps 6 · 3 bedrooms · full kitchen · creek views

Amenities

Swimming pool (~540 SF) with cabana · Lobby lounge & bar · Restaurant space & dining · Communal fire pits · 760+ ft Cypress Creek frontage · Patios & outdoor gathering spaces · Mature oaks & park-like grounds · Pet-friendly · Offered Fully Furnished (subject to inventory)

Event Spaces

- Gast Haus (c.1880): Historic indoor event venue · ~1,458 SF · Seats ~50
- Lodge House: Flexible meeting & gathering space · Full kitchen · Seats ~40
- Large Creek-Side Lawn: Premier outdoor wedding & event setting on Cypress Creek

CAMP COMFORT — 12 Keys · 6 Room Types · Sleeps 42 · 2.3± Acres · 370+ ft Creek Frontage

A renovated, design-forward historic retreat built around communal gathering, with a loyal following built entirely on word of mouth. The Social Hall (c.1870), an outdoor concert stage, a cedar wood sauna and cold plunge, fire pits and grills, and vintage Airstreams, set along Water Street in the historic district.

Accommodations

- King Deluxe: 4 · Sleeps 2 each
- Double Queen: 1 · Sleeps 4 · Creek view
- King Plus Cabin: 1 · Sleeps 4
- Queen Plus Cabin: 3 · Sleeps 4 each · Creek view
- Airstream Bambi: 1 · Sleeps 2
- Spartan Manor: 1 · Sleeps 2
- Camp Comfort House: 1 private compound · Sleeps 10 · Private dunk pool & Airstream

Amenities

Private Cypress Creek access · Cedar Wood Sauna · Cold plunge · Communal fire pits & grills · Cornhole & ping pong · Hammock areas · Scenic Hill Country views · Pet-friendly · Offered Fully Furnished (subject to inventory)

Event Spaces

- The Social Hall (c.1870): Historic indoor event hall · High ceilings · Sits 100 guests · Eight (6-ft) wood tables & 16 benches · Mobile bar & cake table · Full caterer's prep kitchen and two private restrooms · Suitable for weddings, rehearsal dinners or corporate events
- Outdoor Concert Stage: open area for up to 150 guests · Eight (8-ft.) wood tables & 16 benches · Ideal for live music events
- Private Creek Access: ~370 SF of Cypress Creek frontage · Private outdoor space, perfect for relaxation, wellness retreats

EVENTS & USE (Both Properties)

Weddings & receptions · Rehearsal dinners · Corporate retreats & offsites · Wellness retreats · Family getaways · Group buyouts · Full-property buyout available · Open to custom proposals

LOCATION & NEARBY

In the heart of Comfort's historic downtown, directly on I-10 — about 35 minutes to Fredericksburg, 25 to Boerne, 40 to San Antonio, and 90 to Austin. One of Texas's best-preserved 19th-century districts, in the country's second most-visited wine region. Nearby: wineries & tasting rooms, antiquing & local shops, mountain biking, the Buckhorn Golf Course, the Guadalupe River (~1/3 mile), and historic downtown Comfort.

THE OFFERING

Operating today, with meaningful upside for an active owner. Ownership is open to a management agreement — keep the existing team in place for a turnkey, passive investment, or operate it directly. Offered together at $8,945,000, or individually (The Meyer Hotel $5,195,000 · Camp Comfort $3,750,000). Pricing and detailed financials available to qualified parties upon execution of a confidentiality agreement.

CONTACT

Justin Cop — Broker | Owner, GRI, CNE · (830) 997-6531 · justin@fredericksburgrealty.com
Krista Bennett — REALTOR®, GRI · (830) 998-0633 · krista@fredericksburgrealty.com

MLS #: C105508A (Active) List Price: $8,945,000 (28 Hits) **845 -- High St Comfort, TX 78013**



Type of Property: Commercial
Current Use: Bed & Breakfast, Event Center/Lodging, Investment, See Remarks
Current Use 2: Other, Restaurant, See Remarks
Current B&B: No
 # Units: 47
Apx SqFt: Other-See Remarks
Source SqFt: GCAD
Appx Year Built: 1862
Parking: Gravel, See Remarks

Original List Price: $8,945,000
Unit #:
Area: County-Northwest
Subdivision: N/A
County: Kendall
School District: Comfort
Distance From City Limits: In City Limits
Apx Acreage: 8.4300
Seller's Est Tax: 64399.60
Showing Instructions: Call Listing Agent, LA Must Accompany
Days on Market 6

Tax Exemptions: Ag **Taxes w/o Exemptions:** $64,516.44 **Tax Info Source:** CAD **CAD Property ID #:** 20829,20900... **Zoning:** None

Flood Plain:	Deed Restrictions:	Easements:	STR Permit:	Permit #:	Manufactured Homes Allowed:
Yes	No	Electric Distribution, Telephone	No		No

Rental Property: Short-Term **Rental $:** **Items Not In Sale:**
Sale Includes: Building & Land, Inventory **Terms of Lease:** None
Documents on File: Aerial Photo, Legal Description, Recorded Plat, Operating Statement, Other-See Remarks

Construction: Aluminum Siding, Vinyl Siding, Historic Rock, Other
Foundation: Combination
Roof: Metal
Utilities: Water Connected, Sewer Connected, Electricity Connected
Water: Public
Sewer: Public Sewer
Heating: Electric, Central, See Remarks
Cooling: Central Air, Electric, Mini-Split

Property Features: Security System, Sprinkler System, Loading Dock, Office Equipment, Handicap Access, Business Opportunity, Other-See Remarks
Topography: Level, Gentle Sloping, Flood Plain, Few Trees
Access: Highway, City Street, Paved
Location: City
Fence: Partial

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

Location/Directions: From US-87, take Hwy 27 west into Comfort to High St. Meyer Inn: 845 High St. Camp Comfort: 601 Water St. Properties are located approximately ½ mile apart.

Owner: MEYER INN & CAMP COMFORT LLC

Legal Description: A10393, Survey 27 J.M. Rigalado; Comfort Outlot Pt 31C (2 Trs.), Outlot 31B, Outlot 32C & Outlot 31D; 6.093 Ac. Comfort Lots, Lots 272A (Repl.), 241A (Repl.) & 240; 2.335 Ac.

Instructions: LISTING AGENT MUST ACCOMPANY, ADVANCED NOTICE NEEDED

Public Remarks: The Meyer Hotel and Camp Comfort represent a rare opportunity to acquire two operating boutique hospitality properties on 8.4± acres with 1,130± feet of combined Cypress Creek frontage in the heart of downtown Comfort, Texas. Together they represent 47 keys, a combined overnight capacity of 138 guests, and established lodging, event, and food and beverage revenue streams across two distinct and complementary assets, a limited-service boutique hotel and a historic retreat property, available as a combined portfolio or individually. Both properties sit along Cypress Creek in Comfort's historic downtown district, walkable to restaurants, tasting rooms, boutiques, and antique shops, with direct I-10 access and 35 minutes to Fredericksburg's established tourism market. The Meyer Hotel brings 160 years of operating history and one of the most sought-after creek-side event venues in the Hill Country corridor. Camp Comfort brings an identity built entirely on word of mouth; fire pits, The Social Hall (c.1870), an outdoor concert stage, vintage Airstreams, and a guest loyalty that no marketing budget can manufacture. Both assets have been operated conservatively with limited marketing investment and minimal capital improvement. The brand infrastructure, operational systems, and guest loyalty are already in place. A resourced owner doesn't build the demand from scratch — they inherit it and scale it. Ownership is also open to a management agreement, allowing a passive investor to retain the existing team for a fully turnkey acquisition, or a hands-on operator to take the reins directly. Pricing and financial details are available to qualified investors upon execution of a Non-Disclosure Agreement. Contact the listing agents to begin the conversation.

Agent Remarks: Portfolio Offering: Property may be purchased individually or as part of a combined portfolio offering. Property consists of multiple parcels. Meyer Inn: CAD IDs: 20900, 20901, 20903, 20906 & 20829 Camp Comfort: CAD IDs: 21359, 21328 & 21327

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: Justin Cop (#:130)
Agent Email: justin@fredericksburgrealty.com
Contact #: (830) 998-2895
License Number: 0613372

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

Co-Listing Agent: Krista Bennett (#:127)
Co-Agent Email: krista@fredericksburgrealty.com
Co-Contact #: (830) 998-0633
License Number: 0622568

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

845 High St, Comfort, Texas 78013

Listing ID: 7629752 **LP:** $8,945,000 **Flex Listing:** No

Recent Change: 10/09/2026 : : ->A

NEW



Address:	845 High St	**Std Status:**	A/COMS
City:	Comfort, Texas 78013	**List Price:**	$8,945,000
County:	Kendall	**MLS Area:**	OT
PID:	1-5140-0020-0180		
Subdv:	NA		
Legal:	A10393, Survey 27 J.M. Rigalado; Comfort Outlot Pt 31C (2 Trs.), Outlot 31B, Outlot 32C & Outlot 31D; 6.093 Ac. Comfort Lots, Lots 272A (Repl.), 241A (Repl.) & 240; 2.335 Ac.		
Type:	Hotel/Motel		
Bldgs:	30 **Stories:**	**ETJ:**	No
Units:		**Lse Exp:**	
Yr Blt:	1862/Public Records/Historic Design		
Parking:	62/1.32/On Site, Side By Side		

General Information

Lse Area:	0	**Zoning:**	
Bld Area:	25,000	**$/Bld SqFt:**	$357.80
Acres:	8.430/Public Records	**$/LandSF:**	24.36
Foundation:	Combination, Pillar/Post/Pier, Raised, Slab	**View:**	Creek/Stream, Garden, Panoramic, Pool, Trees/Woods
Constrctn:	Siding-Metal, Siding-Vinyl, Siding-Wood, Stone, Stucco		

Additional Information

FEMA Fld:	Yes-100 yr	**Auction:**	
Restrict:	City Restrictions		
Flooring:	Carpet, Tile, Wood	**Builder Nm:**	
Loading:	See Remarks		
Spec Cond:	None		

Utility Information

Heat:	Central, Electric, Fireplace(s), Varies by Unit, Wood Stove	**Sewer:**	Public Sewer
A/C:	Ceiling Fan(s), Central Air, Electric, Varies by Unit, Wall/Window Unit(s)	**Water Src:**	Public
Utilities:	Above Ground, Electricity Connected, Internet-Cable, Sewer Connected, Water Connected		

Financial Information

Tax Year:	2026	**Oper Data Yr:**	2025	**Est Tax:**	$64,400	**Grs Schd Inc:**	$1.25
Tax Assess Val:	$4,356,550	**Vac Amt:**		**Annl Tax:**	$64,400	**Tax Rate:**	1.4809
Operating Exp:	$800,000	**Net Op Inc:**		**Title:**		**Possession:**	Close Of Escrow, Funding

Showing Information

Show Req:	Appointment Only, Call Listing Agent				
Contact Info:	Krista Bennett/(830) 998-0633/Agent	**Show Service Ph:**		**Access Code:**	
Lockbox Loc:		**Lockbox Type:**	None	**Occupant Type:**	
Security:	See Remarks, Security System, Smoke Detector(s)				
Show Inst:	LISTING AGENT MUST ACCOMPANY, ADVANCED NOTICE NEEDED				
Directions:	From US-87, take Hwy 27 west into Comfort to High St. Meyer Inn: 845 High St. Camp Comfort: 601 Water St. Properties are located approximately ½ mile apart.				

Agent/Office Information

List Agent:	613372/Justin Cop	**LA Phone:**	(830) 998-2895	**LA Fax:**	
List Office:	700101/Fredericksburg Realty	**LO Phone:**	(830) 997-6531	**Seller Contributions YN:**	
Own Name:	MEYER INN & CAMP COMFORT LLC				
				List Date:	10/09/2026
LA Email:	justin@fredericksburgrealty.com	**ADOM:**	4	**Exp Date:**	05/07/2027
Intrmdry:	Yes	**CDOM:**	4 **TCD:**	**OLP:**	$8,945,000

List ID: 7629752 845 High St Comfort **Prop Type:** COMS

List Office: **Fredericksburg Realty**



Mls Change Type	Eff Dt	Pr History	Chnge Info	When Chgd	DOM
New Active Listings	10/09/26	$8,945,000	->ACT	10/09/26 06:18 PM	

THE MEYER HOTEL

CREEK HAUS COTTAGE (151)

CREEK HAUS (161)

CREEK HAUS (SUITES) (162–165)

CREEK CABIN (150)

STAGE STOP (111)

ERNESTINE MEYER COTTAGE (201–202)

JULIA ELLENBERGER (301–312)

CYPRESS CREEK COTTAGE (351)

GAST HAUS ★ (411–412)

CREEKSIDE COTTAGE (501)

HOMESTEAD (601)

THE LODGE (CREEKSIDE) (702)

THE LODGE (POOLSIDE) (703)

MERCANTILE (STREETSIDE) (801–805)

MERCANTILE (CREEKSIDE) (806–810)

DOWER (SUITE) (901)

LINDER (SUITE) (902)

GARDEN HAUS (SUITE) (903–904)



GUADALUPE RIVER 1/3 MILE — HIGHT ST. — HIGHT ST. — HISTORIC DISTRICT

845 HIGH STREET, COMFORT, TX, 78013 THEMEYERHOTEL.COM STAY@THEMEYERHOTEL.COM 877 836 1725

CAMP COMFORT & MEYER INN

Texas, AC +/-



Boundary | Wetlands | Riparian | Crude Oil | Natural Gas | Other | Stream, Intermittent | River/Creek | Water Body

Justin Cop
P: 830-997-6531 www.fredericksburgrealty.com 257 West Main St.

The information contained herein was obtained from sources deemed to be reliable.
Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

CAMP COMFORT & MEYER INN

Texas, AC +/-



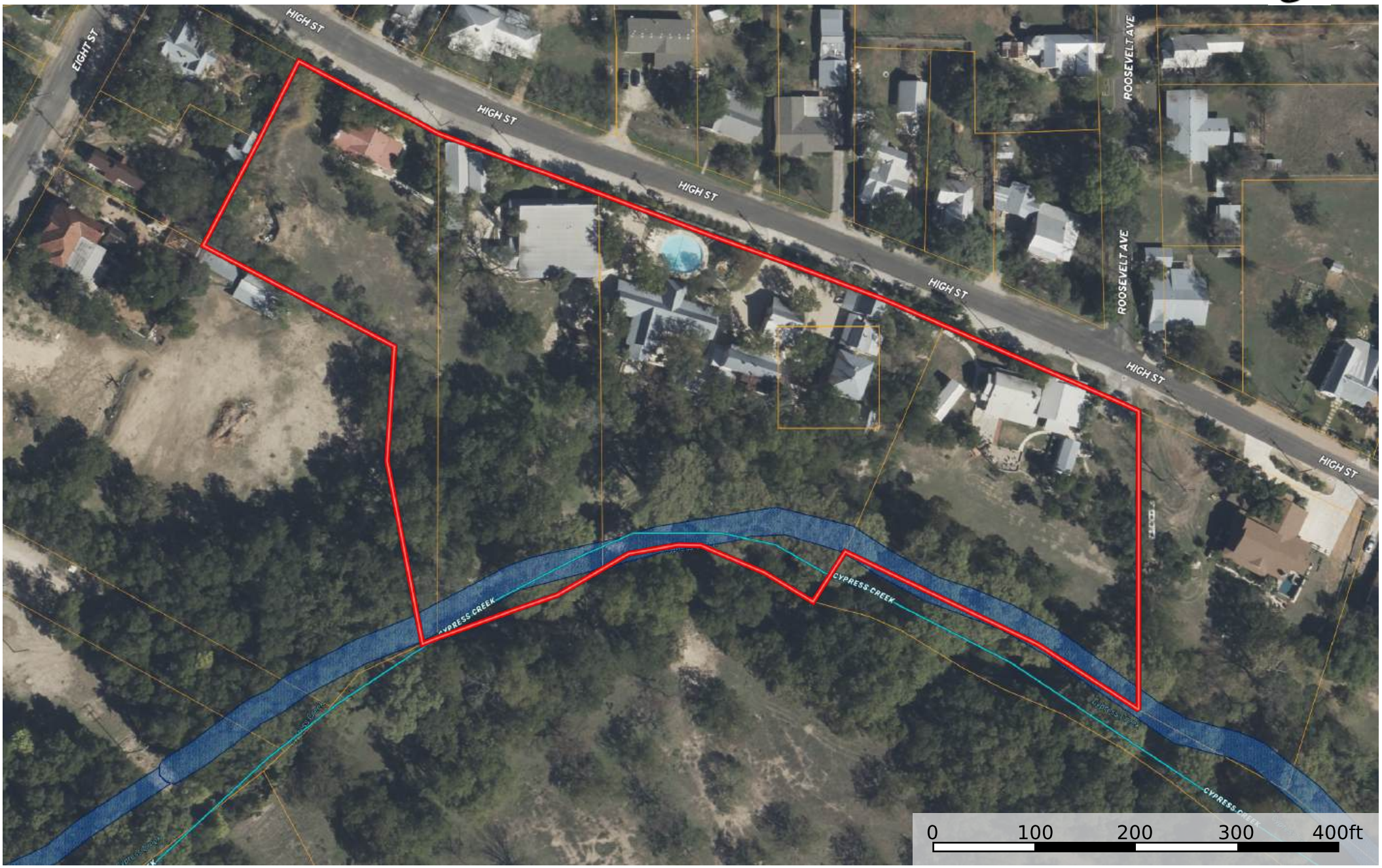
Boundary | Boundary | Wetlands | Riparian | Stream, Intermittent | River/Creek | Water Body | Crude Oil | Natural Gas | Other

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CAMP COMFORT & MEYER INN

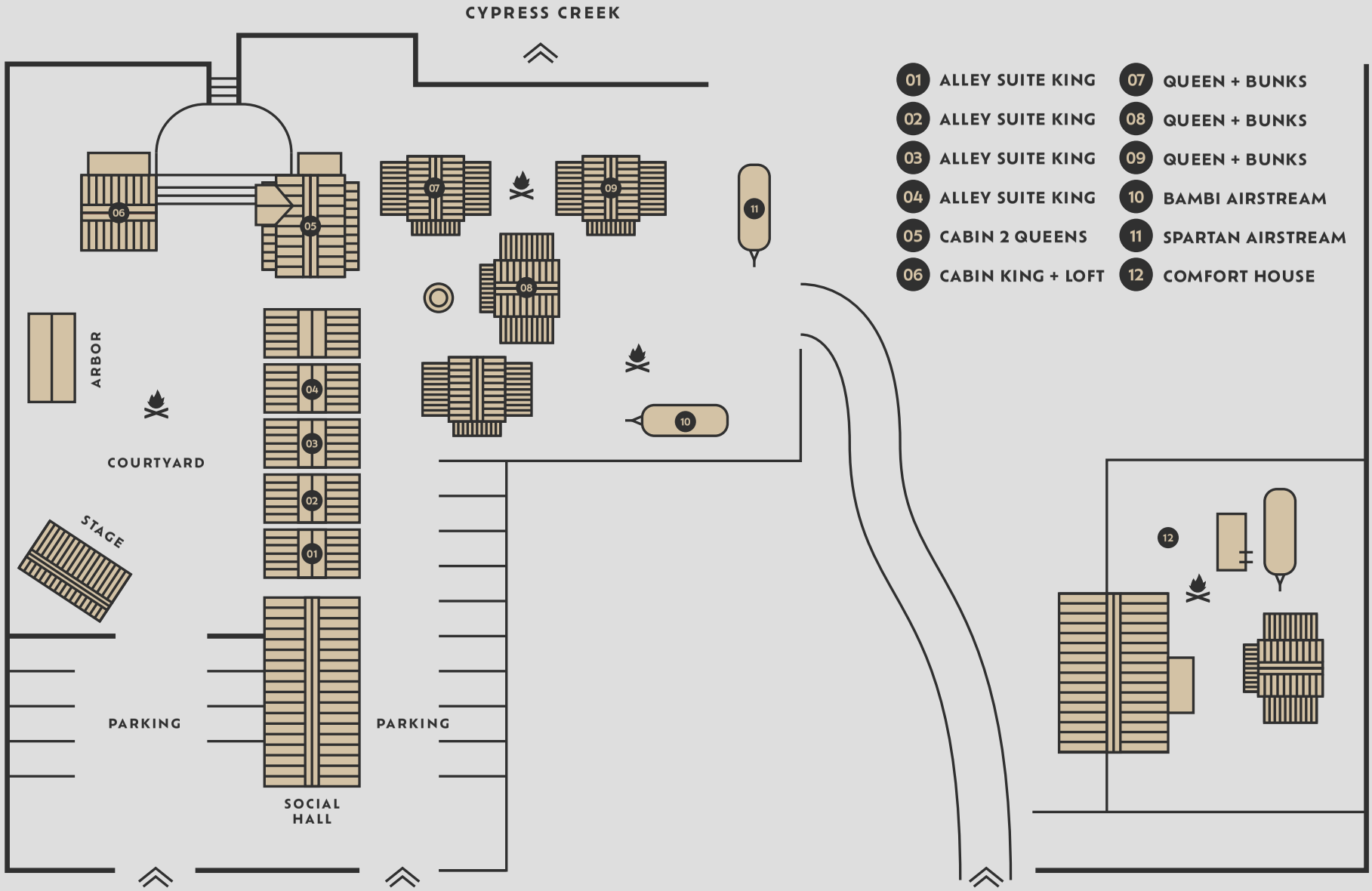
Texas, AC +/-



Boundary | Boundary | Wetlands | Riparian | Stream, Intermittent | River/Creek | Water Body | Crude Oil | Natural Gas | Other

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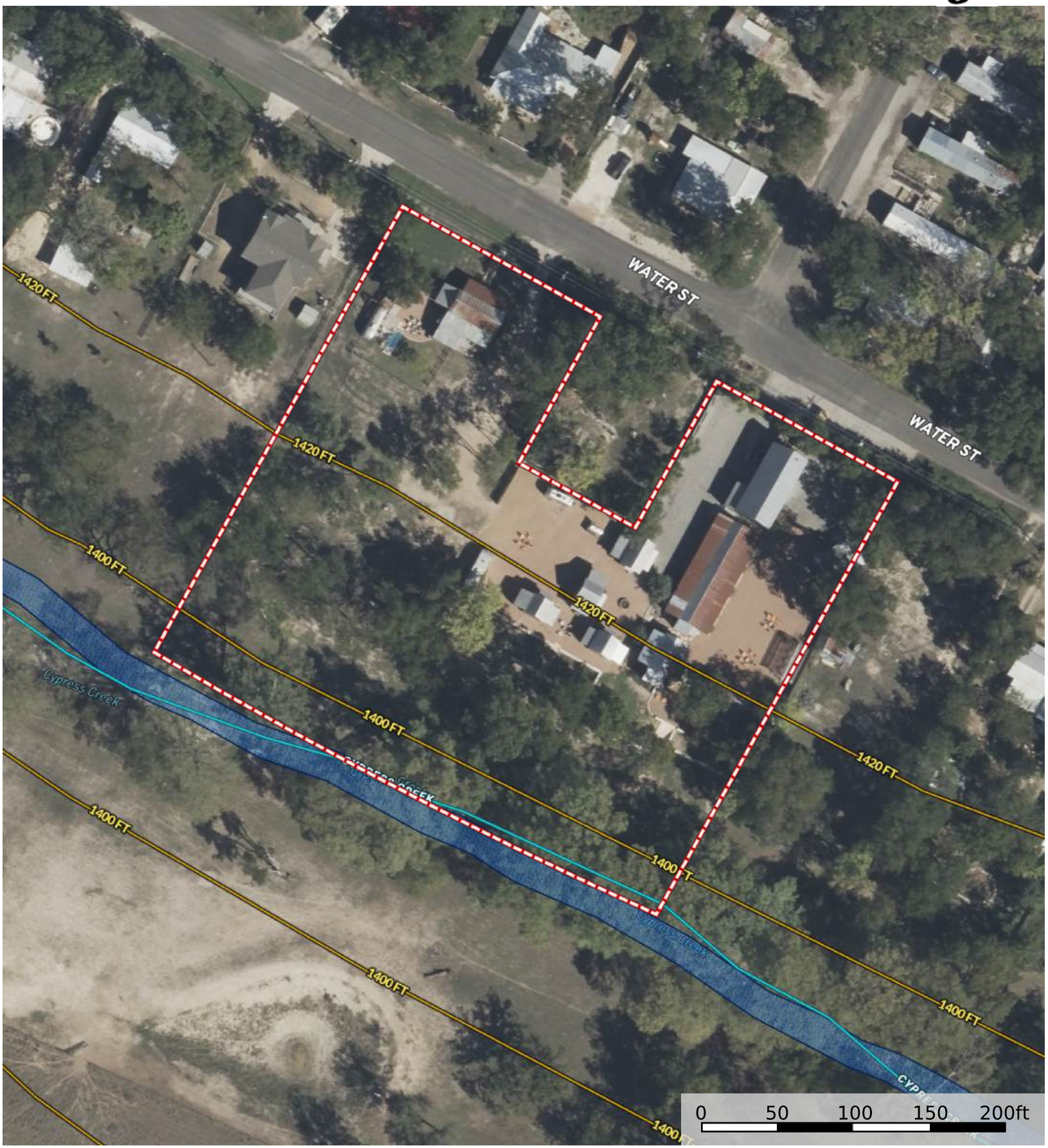


CAMP COMFORT

602 WATER STREET, COMFORT, TX

CAMP COMFORT & MEYER INN

Texas, AC +/-



Boundary | Boundary | Wetlands | Riparian | Crude Oil | Natural Gas | Other | Stream, Intermittent | River/Creek | Water Body

Justin Cop

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CAMP COMFORT & MEYER INN

Texas, AC +/-



Boundary | Boundary | Wetlands | Riparian | Stream, Intermittent | River/Creek | Water Body

Justin Cop

P: 830-997-6531 www.fredericksburgrealty.com 257 West Main St.

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NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should **be aware that BFEs** shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 14. The **horizontal datum** was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov/ or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov/.

Base map information shown on this FIRM was provided in digital format by Kendall County 911 and obtained from TNRIS (Texas Natural Resources Information Services).

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at http://www.msc.fema.gov/.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	Floodplain boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

(A)——(A)	Cross section line
(23)- - - -(23)	Transect line
97°07'30", 32°22'30"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
$^{42}75^{000m}$N	1000-meter Universal Transverse Mercator grid values, zone 14
6000000 FT	5000-foot grid ticks: Texas State Plane coordinate system, south central zone (FIPSZONE 4204), Lambert Conformal Conic
DX5510	Bench mark (see explanation in Notes to Users section of this FIRM panel)
• M1.5	River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
December 17, 2010
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'

500 0 1000 2000 FEET

300 0 300 600 METERS

NFIP

PANEL 0235F

FIRM

FLOOD INSURANCE RATE MAP

KENDALL COUNTY,
TEXAS
AND INCORPORATED AREAS

PANEL 235 OF 525

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
KENDALL COUNTY	480417	0235	F

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
48259C0235F

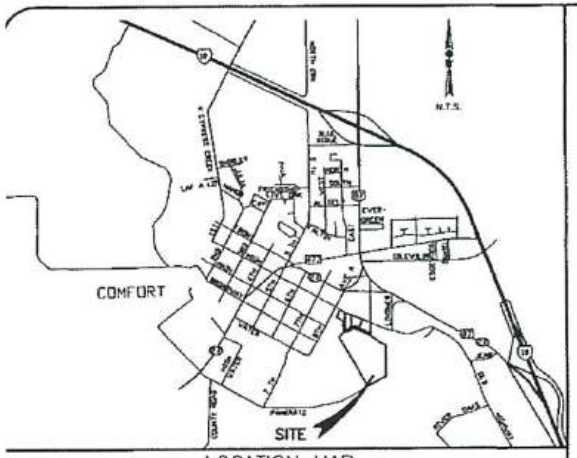
EFFECTIVE DATE
DECEMBER 17, 2010

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

AMENDING PLAT

CREATING OUTLOTS ~~10A~~, 31B, 31C, 31D AND 32C IN THE TOWN OF COMFORT, KENDALL COUNTY, TEXAS



LOCATION MAP

DONNIE BOERNER SURVEYING COMPANY L.P.
228 HOLIDAY ROAD
COMFORT, TEXAS 78013
PH: 830-377-2492 FIRM NO. 10193963

DATE: 09-25-2018 | JOB# 18-352

PLAT SHOWING:

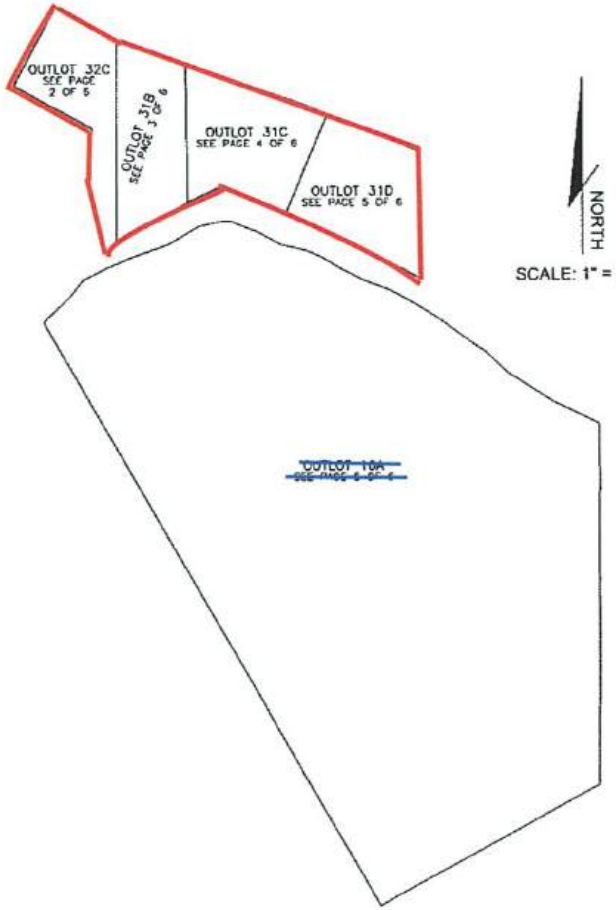
~~OUTLOT 10A, CONTAINING 27.232 ACRES OF LAND, BEING PART OF OUTLOT 10, TOWN OF COMFORT AS RECORDED IN VOLUME 56, PAGE 182A, DEED RECORDS, KENDALL COUNTY, TEXAS AND ALSO BEING THAT CERTAIN TRACT RECORDED IN VOLUME 727 PAGES 584-587, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS.~~

OUTLOT 31B, CONTAINING 1.448 ACRES OF LAND, BEING PART OF OUTLOT 31, TOWN OF COMFORT AS RECORDED IN VOLUME 56, PAGE 182A, DEED RECORDS, KENDALL COUNTY, TEXAS AND ALSO BEING THAT CERTAIN TRACT RECORDED IN VOLUME 709 PAGES 596-599, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS.

OUTLOT 31C, CONTAINING 1.696 ACRES OF LAND, BEING PART OF OUTLOT 31, TOWN OF COMFORT AS RECORDED IN VOLUME 56, PAGE 182A, DEED RECORDS, KENDALL COUNTY, TEXAS AND ALSO BEING THAT CERTAIN TRACT RECORDED IN VOLUME 709 PAGES 592-595, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS.

OUTLOT 31D, CONTAINING 1.644 ACRES OF LAND, BEING PART OF OUTLOT 31, TOWN OF COMFORT AS RECORDED IN VOLUME 56, PAGE 182A, DEED RECORDS, KENDALL COUNTY, TEXAS AND ALSO BEING THAT CERTAIN TRACT RECORDED IN VOLUME 1203 PAGES 509-512, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS.

OUTLOT 32C, CONTAINING 1.305 ACRES OF LAND, BEING PART OF OUTLOT 32, TOWN OF COMFORT AS RECORDED IN VOLUME 56, PAGE 182A, DEED RECORDS, KENDALL COUNTY, TEXAS AND ALSO BEING THAT CERTAIN TRACT RECORDED IN VOLUME 729 PAGES 717-719, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS.



NOTES:

1. BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
2. FIELD SURVEY COMPLETED 09/24/2018.
3. WATER SERVICE SHALL BE PROVIDED BY THE KENDALL COUNTY W.C.I.D. # 1
4. SEWAGE FACILITIES SHALL BE PROVIDED BY THE KENDALL COUNTY W.C.I.D. # 1
5. THESE LOTS ARE LOCATED WITHIN THE COMFORT INDEPENDENT SCHOOL DISTRICT
6. ELECTRICAL SERVICE IS PROVIDED BY BANDERA ELECTRIC COOPERATIVE INC
7. TELEPHONE SERVICE IS PROVIDED BY HILL COUNTRY TELEPHONE COOPERATIVE INC.
8. THESE LOTS ARE LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA ZONE AE ACCORDING TO FEDERAL INSURANCE RATE MAP: # 48259C0235 F DATED DECEMBER 17, 2010.
9. THESE LOTS ARE NOT LOCATED WITHIN THE ETJ OF ANY CITY MUNICIPALITY.
10. BEARINGS AND DISTANCES SHOWN ON THIS PLAT AS "RECORD", WERE TAKEN FROM DEEDS RECORDED IN VOLUME 727 PAGES 584-587, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS, VOLUME 709 PAGES 596-599, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS, VOLUME 709 PAGES 592-595, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS, VOLUME 1203 PAGES 509-512, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS AND VOLUME 729 PAGES 717-719, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS.
11. THIS AMENDING PLAT DOES NOT CHANGE OR ALTER COVENANTS AND RESTRICTIONS BY PREVIOUS SUBDIVISION PLAT OR OTHER METHODS.
12. ACRES NET REPRESENTS AREA OUTSIDE OF A SPECIAL FLOOD HAZARD AREA. THIS AREA WAS CALCULATED BY OVERLAYING THE FEMA KENDALL COUNTY DFIRM MAP. NO ELEVATIONS OR FLOOD STUDY WAS DONE TO VERIFY THE LOCATION OF THE DFIRM LINE.
13. ACREAGES PLATTED HEREON MAY DIFFER FROM DEEDS VESTED INTO CURRENT LAND OWNERS. DIFFERENCES ARE ATTRIBUTABLE TO CHANGES ALONG THE BANK OF CYPRESS CREEK AS SHOWN ON THIS AMENDING PLAT AND AS STATED IN CURRENT VESTING DEEDS.

PURPOSE OF THIS AMENDING PLAT IS TO CORRECT THE PLAT OF THE SUBDIVISION TO RECORD A PRE-EXISTING DIVISION AND/OR COMBINATION OF PROPERTY

APPROVED PURSUANT TO KENDALL COUNTY COMMISSIONERS COURT ORDER NO. 02-27-2006 AMENDED 09-24-2007.

10/9/18

THE ENGINEERING CONSULTANT, COUNTY ENGINEER OR PROJECT ENGINEER OF KENDALL COUNTY, TEXAS HAS REVIEWED THIS AMENDING PLAT FOR CONFORMANCE TO ALL REQUIREMENTS OF THE KENDALL COUNTY DEVELOPMENT RULES AND REGULATIONS.

STATE OF TEXAS
COUNTY OF KENDALL

THE OWNER OF THE LAND IDENTIFIED BY LOT NUMBERS RECORDED IN THE VOLUME AND PAGE NUMBERS SHOWN ON THIS PLAT, AND WHOSE NAMES ARE SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM ACTUAL SURVEYS ON THE GROUND AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAIN EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SSVS Properties, LLC,
By: SVS Management Inc., General Partner

By: Shane Schleyer, President

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, SHANE SCHLEYER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6th DAY OF October A.D., 2018.

STERLING MARTIN
Notary ID #131598081
My Commission Expires
May 7, 2022

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

SURVEYORS CERTIFICATE

STATE OF TEXAS
COUNTY OF KENDALL

I HEREBY CERTIFY THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

STATE OF TEXAS
REGISTERED
DONALD DEAN BOERNER
5207
PROFESSIONAL
LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR #5207
DONALD DEAN BOERNER
DONNIE BOERNER SURVEYING COMPANY L.P.
228 HOLIDAY ROAD
COMFORT, TEXAS 78013

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DONALD DEAN BOERNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF October A.D., 2018.

STERLING MARTIN
Notary ID #131598081
My Commission Expires
May 7, 2022

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

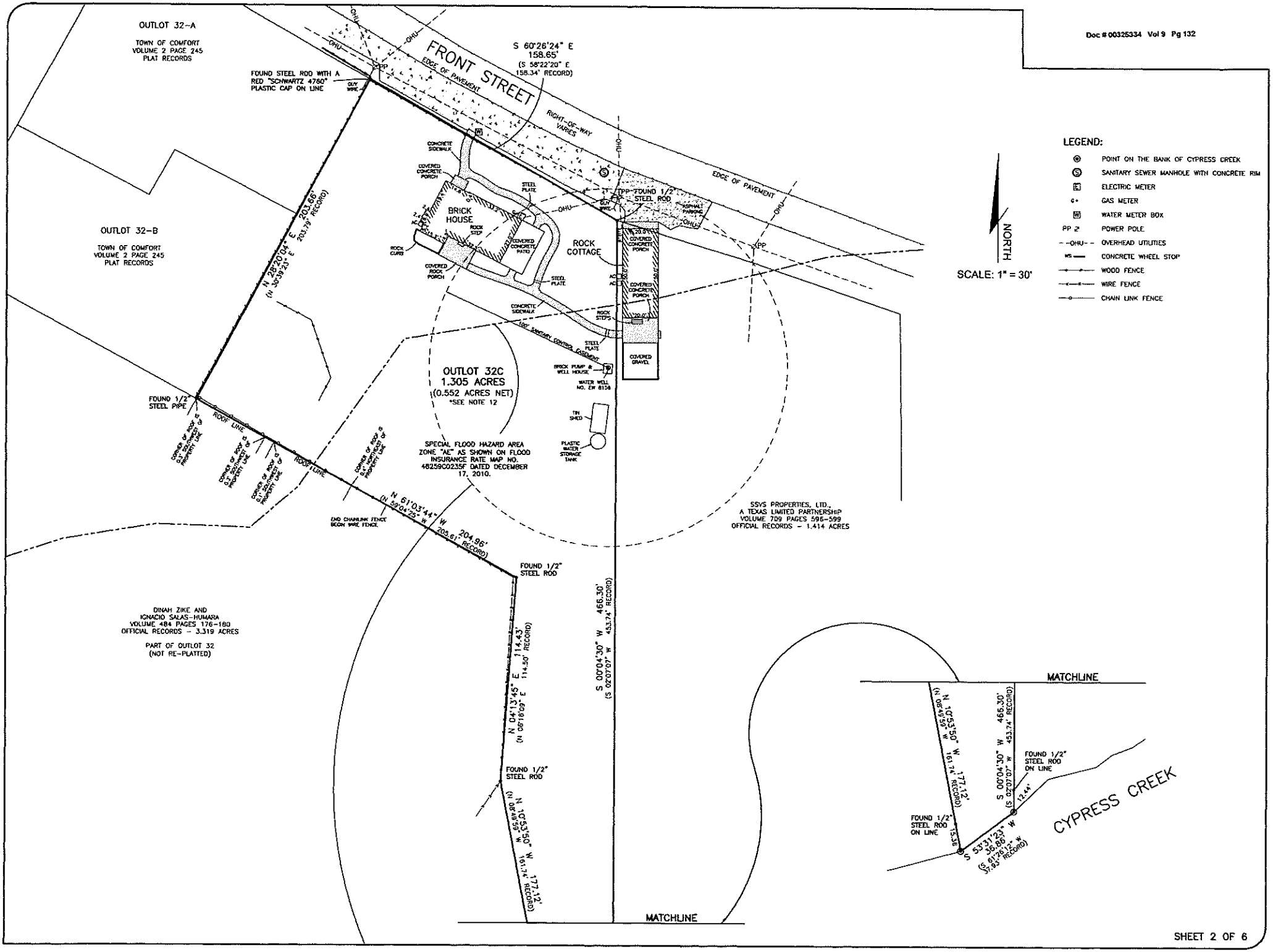
STATE OF TEXAS
COUNTY OF KENDALL

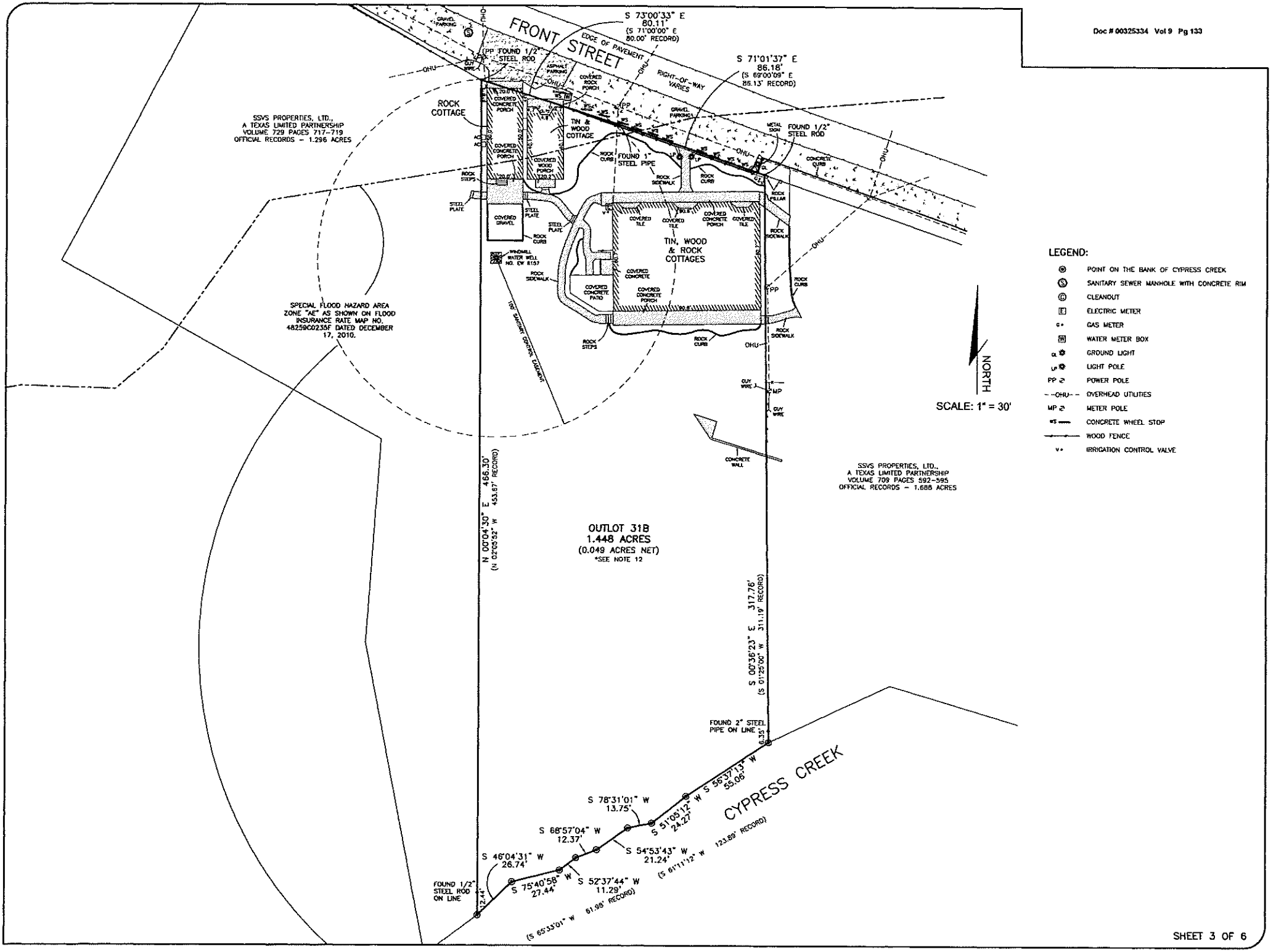
I, Darlene Herrin COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE 9th DAY OF October, A.D., 2018 AT 1:19 P M., IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME 9, ON PAGE 131-136 IN TESTIMONY WHEREOF, WITNESS BY HAND AND OFFICIAL SEAL OF OFFICE, THIS 9th DAY OF October, A.D., 2018.

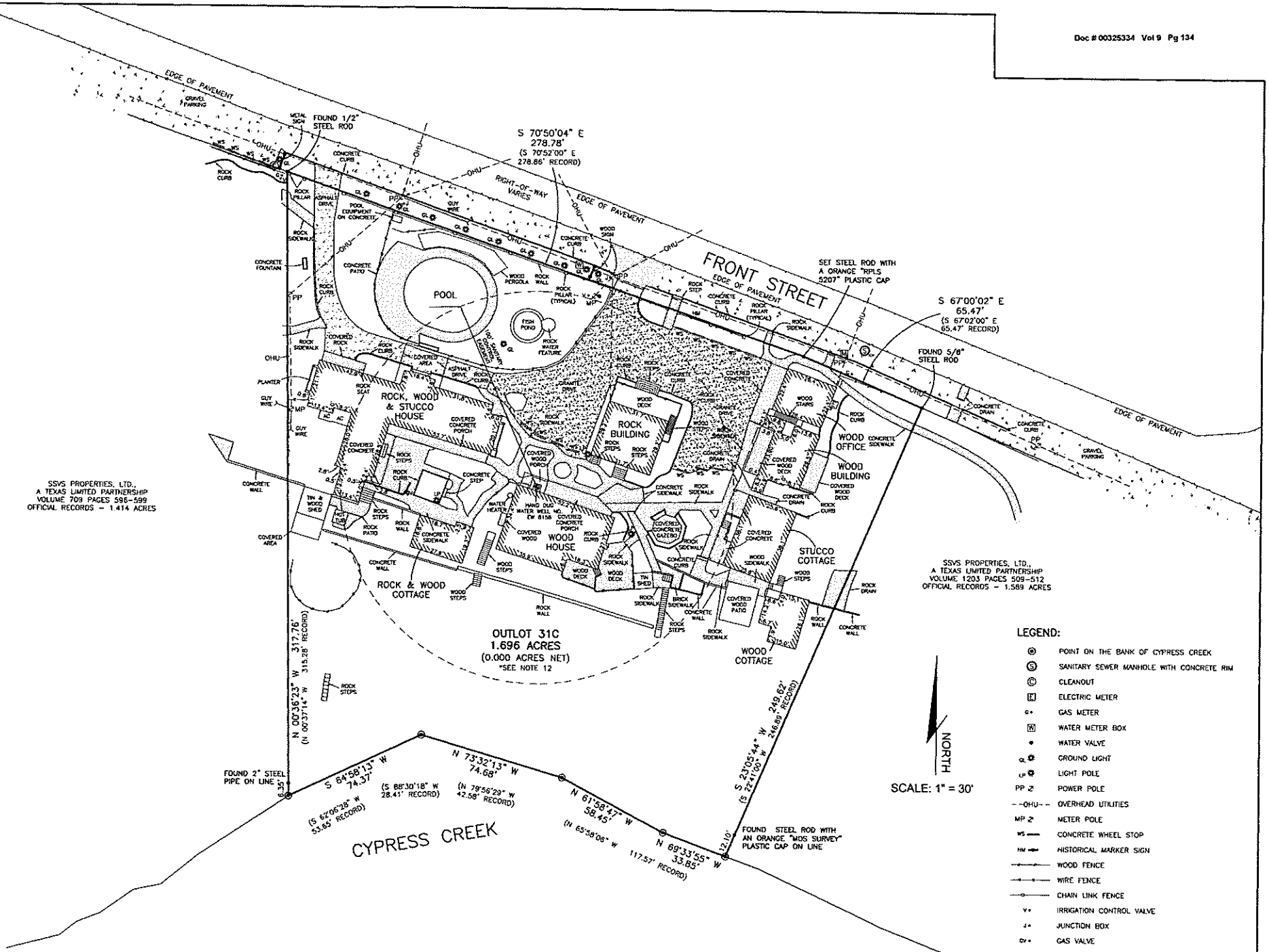
TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME 1059 PAGES 337-345, KENDALL COUNTY OFFICIAL RECORDS.

IN TESTIMONY WHEREOF, WITNESS BY HAND AND OFFICIAL SEAL OF OFFICE, THIS 9th DAY OF October, A.D., 2018.

Darlene Herrin
COUNTY CLERK, KENDALL COUNTY, TEXAS
BY: Paula Pfeiffer
DEPUTY


OUTLOT 32-A
TOWN OF COMFORT
VOLUME 2 PAGE 245
PLAT RECORDS
FOUND STEEL ROD WITH A RED "SCHWARTZ 4760" PLASTIC CAP ON LINE
FRONT STREET
EDGE OF PAVEMENT
RIGHT-OF-WAY VARIES
S 60°26'24" E
158.65'
(S 58°22'20" E 158.34' RECORD)
FOUND 1/2" STEEL ROD
OUTLOT 32-B
TOWN OF COMFORT
VOLUME 2 PAGE 245
PLAT RECORDS
N 28°20'04" E 203.66'
(N 30°39'23" E 203.79' RECORD)
BRICK HOUSE
ROCK COTTAGE
OUTLOT 32C
1.305 ACRES
(0.552 ACRES NET)
*SEE NOTE 12
100' SANITARY CONTROL EASEMENT
FOUND 1/2" STEEL PIPE
ROOF LINE
SPECIAL FLOOD HAZARD AREA
ZONE "AE" AS SHOWN ON FLOOD
INSURANCE RATE MAP NO.
48259C0235F DATED DECEMBER
17, 2010.
SSVS PROPERTIES, LTD.,
A TEXAS LIMITED PARTNERSHIP
VOLUME 709 PAGES 596-599
OFFICIAL RECORDS - 1.414 ACRES
N 61°03'44" W
204.96'
(N 59°04'25" W 203.61' RECORD)
END CHAINLINK FENCE
BEGIN WIRE FENCE
FOUND 1/2" STEEL ROD
S 00°04'30" W 466.30'
(S 02°07'07" W 453.74' RECORD)
N 04°13'45" E 114.43'
(N 06°18'09" E 114.50' RECORD)
FOUND 1/2" STEEL ROD
N 10°53'50" W 177.12'
(N 08°49'50" W 161.74' RECORD)
DINAH ZIKE AND
IGNACIO SALAS-HUMARA
VOLUME 484 PAGES 176-180
OFFICIAL RECORDS - 3.319 ACRES
PART OF OUTLOT 32
(NOT RE-PLATTED)
MATCHLINE
MATCHLINE
FOUND 1/2" STEEL ROD ON LINE
FOUND 1/2" STEEL ROD ON LINE
S 53°31'23" W 36.86'
(S 51°26'12" W 37.83' RECORD)
CYPRESS CREEK
NORTH
SCALE: 1" = 30'
LEGEND:
POINT ON THE BANK OF CYPRESS CREEK
SANITARY SEWER MANHOLE WITH CONCRETE RIM
ELECTRIC METER
GAS METER
WATER METER BOX
POWER POLE
OVERHEAD UTILITIES
CONCRETE WHEEL STOP
WOOD FENCE
WIRE FENCE
CHAIN LINK FENCE


FRONT STREET
EDGE OF PAVEMENT
RIGHT-OF-WAY VARIES
S 73°00'33" E
80.11'
(S 71°00'00" E
80.00' RECORD)
S 71°01'37" E
86.18'
(S 69°00'09" E
86.13' RECORD)
FOUND 1/2" STEEL ROD
PP
FOUND 1" STEEL PIPE
ROCK COTTAGE
TIN & WOOD COTTAGE
TIN, WOOD & ROCK COTTAGES
SSVS PROPERTIES, LTD.,
A TEXAS LIMITED PARTNERSHIP
VOLUME 729 PAGES 717-719
OFFICIAL RECORDS - 1.296 ACRES
SPECIAL FLOOD HAZARD AREA
ZONE "AE" AS SHOWN ON FLOOD
INSURANCE RATE MAP NO.
48259C0235F DATED DECEMBER
17, 2010.
100' SANITARY CONTROL EASEMENT
WINDMILL
WATER WELL
NO. EW 8157
OUTLOT 31B
1.448 ACRES
(0.049 ACRES NET)
*SEE NOTE 12
N 00°04'30" E 466.30'
(N 02°05'52" W 453.67' RECORD)
S 00°36'23" E 317.76'
(S 01°25'06" W 311.19' RECORD)
SSVS PROPERTIES, LTD.,
A TEXAS LIMITED PARTNERSHIP
VOLUME 709 PAGES 592-595
OFFICIAL RECORDS - 1.688 ACRES
FOUND 2" STEEL
PIPE ON LINE
CYPRESS CREEK
S 78°31'01" W
13.75'
S 68°57'04" W
12.37'
S 46°04'31" W
26.74'
S 75°40'58" W
27.44'
S 52°37'44" W
11.29'
S 54°53'43" W
21.24'
S 51°05'12" W
24.27'
S 56°37'13" W
55.06'
(S 61°11'12" W 123.89' RECORD)
(S 65°33'01" W 61.98' RECORD)
FOUND 1/2"
STEEL ROD
ON LINE
NORTH
SCALE: 1" = 30'
LEGEND:
POINT ON THE BANK OF CYPRESS CREEK
SANITARY SEWER MANHOLE WITH CONCRETE RIM
CLEANOUT
ELECTRIC METER
GAS METER
WATER METER BOX
GROUND LIGHT
LIGHT POLE
POWER POLE
OVERHEAD UTILITIES
METER POLE
CONCRETE WHEEL STOP
WOOD FENCE
IRRIGATION CONTROL VALVE


FRONT STREET
EDGE OF PAVEMENT
RIGHT-OF-WAY VARIES
S 70°50'04" E
278.78'
(S 70°52'00" E
278.86' RECORD)
SET STEEL ROD WITH
A ORANGE "RPLS
5207" PLASTIC CAP
S 67°00'02" E
65.47'
(S 67°02'00" E
65.47' RECORD)
FOUND 5/8"
STEEL ROD
FOUND 1/2"
STEEL ROD
POOL
ROCK, WOOD
& STUCCO
HOUSE
ROCK
BUILDING
WOOD OFFICE
WOOD
BUILDING
WOOD
HOUSE
STUCCO
COTTAGE
ROCK & WOOD
COTTAGE
WOOD
COTTAGE
OUTLOT 31C
1.696 ACRES
(0.000 ACRES NET)
*SEE NOTE 12
SSVS PROPERTIES, LTD.,
A TEXAS LIMITED PARTNERSHIP
VOLUME 709 PAGES 596-599
OFFICIAL RECORDS - 1.414 ACRES
SSVS PROPERTIES, LTD.,
A TEXAS LIMITED PARTNERSHIP
VOLUME 1203 PAGES 509-512
OFFICIAL RECORDS - 1.589 ACRES
N 00°35'23" W
312.76'
(N 00°37'14" W
315.28' RECORD)
FOUND 2" STEEL
PIPE ON LINE
S 64°58'13" W
74.37'
(S 62°06'28" W
53.65' RECORD)
(S 88°30'18" W
28.41' RECORD)
N 73°32'13" W
74.68'
(N 79°56'23" W
42.58' RECORD)
N 61°58'47" W
58.45'
(N 65°58'06" W
117.57' RECORD)
N 69°33'55" W
33.85'
1.2±'
FOUND STEEL ROD WITH
AN ORANGE "MDS SURVEY"
PLASTIC CAP ON LINE
S 23°05'44" W
249.62'
(S 22°41'00" W
246.89' RECORD)
CYPRESS CREEK
NORTH
SCALE: 1" = 30'
LEGEND:
POINT ON THE BANK OF CYPRESS CREEK
SANITARY SEWER MANHOLE WITH CONCRETE RIM
CLEANOUT
ELECTRIC METER
GAS METER
WATER METER BOX
WATER VALVE
GROUND LIGHT
LIGHT POLE
POWER POLE
OVERHEAD UTILITIES
METER POLE
CONCRETE WHEEL STOP
HISTORICAL MARKER SIGN
WOOD FENCE
WIRE FENCE
CHAIN LINK FENCE
IRRIGATION CONTROL VALVE
JUNCTION BOX
GAS VALVE
MAILBOX

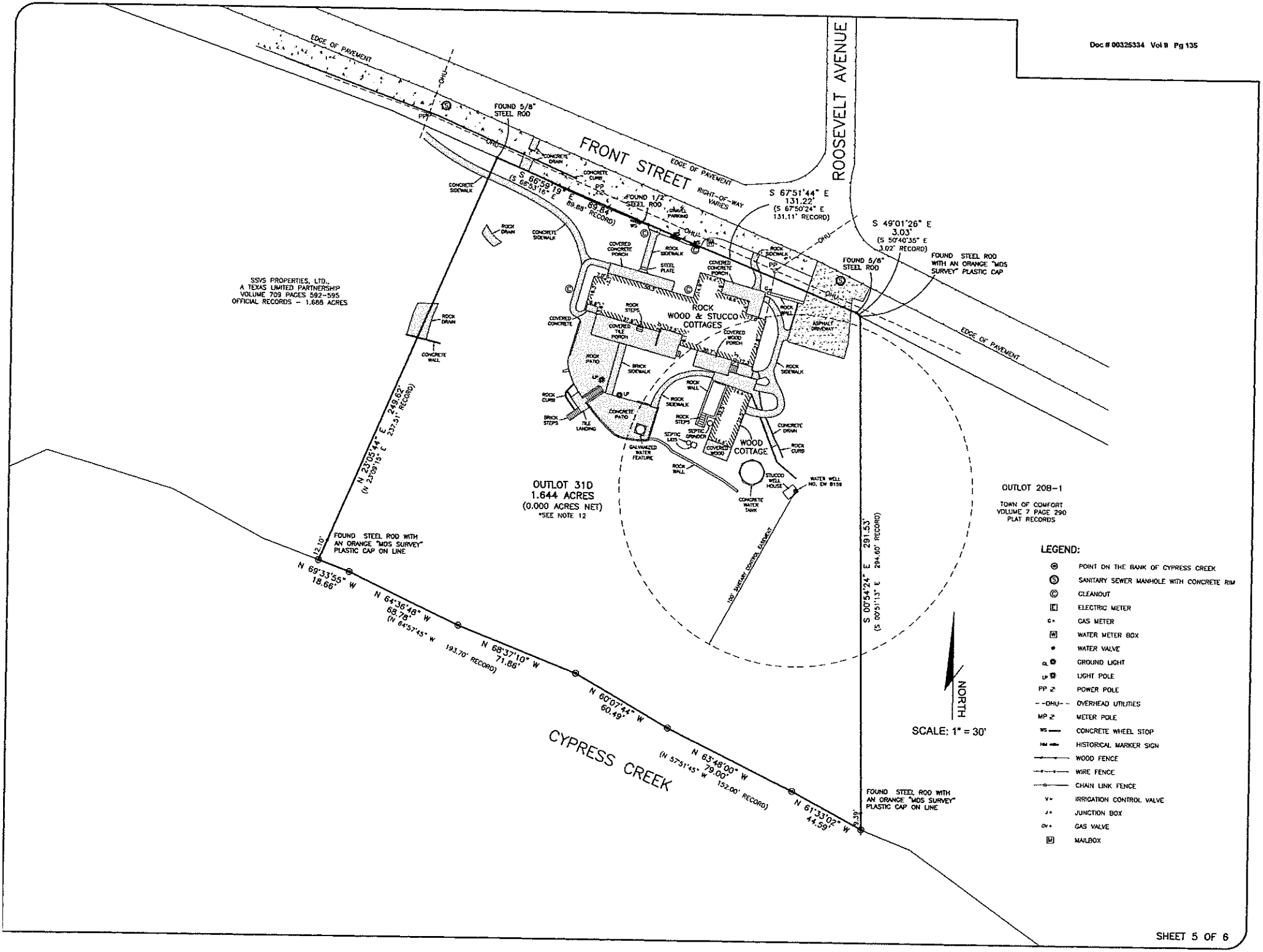

FRONT STREET
ROOSEVELT AVENUE
EDGE OF PAVEMENT
RIGHT-OF-WAY VARIES
FOUND 5/8" STEEL ROD
FOUND 1/2" STEEL ROD
S 66°59'19" E 69.84'
(S 68°53'16" E 69.88' RECORD)
S 67°51'44" E 131.22'
(S 67°50'24" E 131.11' RECORD)
S 49°01'26" E 3.03'
(S 50°40'35" E 3.02' RECORD)
FOUND STEEL ROD WITH AN ORANGE "MDS SURVEY" PLASTIC CAP
SSVS PROPERTIES, LTD.
A TEXAS LIMITED PARTNERSHIP
VOLUME 709 PAGES 592-595
OFFICIAL RECORDS - 1.688 ACRES
ROCK WOOD & STUCCO COTTAGES
WOOD COTTAGE
N 23°05'44" E 249.62'
(N 23°09'13" E 237.51' RECORD)
OUTLOT 31D
1.644 ACRES
(0.000 ACRES NET)
*SEE NOTE 12
OUTLOT 208-1
TOWN OF COMFORT
VOLUME 7 PAGE 290
PLAT RECORDS
S 00°54'24" E 291.53'
(S 00°51'13" E 294.60' RECORD)
100' SANITARY CONTROL EASEMENT
FOUND STEEL ROD WITH AN ORANGE "MDS SURVEY" PLASTIC CAP ON LINE
N 69°33'55" W 18.66'
N 64°36'48" W 88.78'
(N 64°57'45" W 193.70' RECORD)
N 68°37'10" W 71.86'
N 60°07'44" W 60.49'
N 63°48'00" W 79.00'
(N 57°51'45" W 152.00' RECORD)
N 61°33'02" W 45.59'
CYPRESS CREEK
FOUND STEEL ROD WITH AN ORANGE "MDS SURVEY" PLASTIC CAP ON LINE
NORTH
SCALE: 1" = 30'
LEGEND:
POINT ON THE BANK OF CYPRESS CREEK
SANITARY SEWER MANHOLE WITH CONCRETE RIM
CLEANOUT
ELECTRIC METER
GAS METER
WATER METER BOX
WATER VALVE
GROUND LIGHT
LIGHT POLE
POWER POLE
OVERHEAD UTILITIES
METER POLE
CONCRETE WHEEL STOP
HISTORICAL MARKER SIGN
WOOD FENCE
WIRE FENCE
CHAIN LINK FENCE
IRRIGATION CONTROL VALVE
JUNCTION BOX
GAS VALVE
MAILBOX

EXHIBIT "A"
EXCEPTIONS TO CONVEYANCE AND WARRANTY

1. Notice to Purchasers dated June 3, 1996, of record in Volume 484, Page 172, Kendall County Official Records.
2. Notice to Purchasers dated August 23, 1996, of record in Volume 492, Page 31, Kendall County Official Records.
3. Notice to Purchasers dated April 29, 2002, of record in Volume 729, Page 720, Kendall County Official Records.
4. Notice to Purchasers dated February 25, 2010, of record in Volume 1203, Page 513, Kendall County Official Records.
5. Rates, rules, regulations, requirements, orders and bonded indebtedness of the Kendall County Water Control District No. 1, Kendall County, Cow Creek Groundwater Conservation District and/or the State of Texas governing platting, affidavits of location, sanitation, septic, waste disposal, and the drilling, construction and use of water wells.
6. Boundary Line Agreement dated April 6, 2002, executed by Rodney Paul Flach, of recorded in Volume 737, Page 564, Official Public Records, Kendall County, Texas.
7. One hundred foot sanitary control easement as shown on Amending Plat creating Outlots 10A, 31B, 31C, 31D and 32C in the Town of Comfort, Kendall County, Texas, recorded in Volume 9, Pages 131-136, Kendall County Plat Records. (Lot 31B).
8. Power poles, guy wires, electric boxes, windmill water well and overhead utility easements as shown on Amending Plat creating Outlots 10A, 31B, 31C, 31D and 32C in the Town of Comfort, Kendall County, Texas, recorded in Volume 9, Pages 131-136, Kendall County Plat Records. (Lot 31B).
9. Concrete wheel stops, rock cottage and wood porch, tin and wood cottage and porch, metal sign, concrete porch, asphalt parking and ground light encroach onto Front Street on North property line as shown on Amending Plat creating Outlots 10A, 31B, 31C, 31D and 32C in the Town of Comfort, Kendall County, Texas, recorded in Volume 9, Pages 131-136, Kendall County Plat Records. (Lot 31B).
10. Inset fence along North property line as shown on Amending Plat creating Outlots 10A, 31B, 31C, 31D and 32C in the Town of Comfort, Kendall County, Texas, recorded in Volume 9, Pages 131-136, Kendall County Plat Records. (Lot 31B).
11. Any easement or claim of easement due to the existence of electric, telephone and utility lines across the subject property as shown on Amending Plat creating Outlots 10A, 31B, 31C, 31D and 32C in the Town of Comfort, Kendall County, Texas, recorded in Volume 9, Pages 131-136, Kendall County Plat Records. (Lot 31B).
12. Power Poles and guys wires as shown on Amending Mat creating Outlots 10A, 31B, 31C, 31D and 32C in the Town of Comfort, Kendall County, Texas, recorded in Volume 9, Pages 131-136, Kendall County Plat Records. (Lot 31C).
13. One hundred foot sanitary control easement as shown on Amending Plat creating Outlots 10A, 31B, 31C, MD and 32C in the Town of Comfort, Kendall County, Texas, recorded in Volume 9, Pages 131-136, Kendall County Plat Records. (Lot 31C).
14. Concrete curb, asphalt drive, rock step, rock sidewalk, ground lights, wood sign, water meter box, granite drive and metal sign encroach onto Front Street on North property line as shown on Amending Plat creating Outlots 10A, 31B, 31C, 31D and 32C in the Town of

Comfort, Kendall County, Texas, recorded in Volume 9, Pages 131-136, Kendall County Plat Records. (Lot 31C).

15. Wood fence and rock wall inset on North property line as shown on Amending Plat creating Outlots 10A, 31B, 31C, 31D and 32C in the Town of Comfort, Kendall County, Texas, recorded in Volume 9, Pages 131-136, Kendall County Plat Records. (Lot 31C).
16. One hundred foot sanitary control easement as shown on Amending Plat creating Outlets 10A, 318, 31C, 31D and 32C in the Town of Comfort, Kendall County, Texas, recorded in Volume 9, Pages 131-136, Kendall County Plat Records. (Lot 31D).
17. Concrete wheel stops are inset along the North property line as shown on Amending Plat creating Outlots 10A, 31B, 31C, 31D and 32C in the Town of Comfort, Kendall County, Texas, recorded in Volume 9, Pages 131-136, Kendall County Plat Records. (Lot 31D).
18. Concrete curb, concrete drain and rock sidewalk encroach into Front Street along North property line as shown on Amending Plat creating Outlots 10A, 31 B, 31C, 31D and 32C in the Town of Comfort, Kendall County, Texas, recorded in Volume 9, Pages 131-136, Kendall County Plat Records. (Lot 31D).
19. Gas meter and water as shown on Amending Plat creating Outlots 10A, 31B, 31C, MD and 32C in the Town of Comfort, Kendall County, Texas, recorded in Volume 9, Pages 131-136, Kendall County Plat Records. (Lot 31D).
20. Boundary Line Agreement dated September 11, 2000, executed by Fred Neil Bergmann and Mary Alice Robinson, of record in Volume 652, Page 33, Kendall County Official Records and as shown on Amending Plat creating Outlots 10A, 31B, 31C, 310 and 32C in the Town of Comfort, Kendall County, Texas, recorded in Volume 9, Pages 131-136, Kendall County Plat Records. (Lot 32C).
21. Any easement or claim of easement due to the existence of electric, telephone and utility lines across the subject property as shown on as shown on Amending Plat creating Outlots 10A, 318, 31C, MD and 32C in the Town of Comfort, Kendall County, Texas, recorded in Volume 9, Pages 131-136, Kendall County Plat Records. (Lot 32C).
22. Water well as shown on Amending Plat creating Outlots 10A, 31B, 31C, 31D and 32C in the Town of Comfort, Kendall County, Texas, recorded in Volume 9, Pages 131-136, Kendall County Plat Records. (Lot 32C).
23. Fence does not follow the property line in some areas and/or the fence lies within and/or outside of property line in some areas along the West and Southwest boundary lines as shown on Amending Plat creating Outlots 10A, MB, 31C, 31D and 32C in the Town of Comfort, Kendall County, Texas, recorded in Volume 9, Pages 131-136, Kendall County Plat Records. (Lot 32C).
24. Corner of roof is less than one half of a foot southwest of property line along Southwest property line as shown on Amending Plat creating Outlots 10A, 31B, MC, 31D and 32C in the Town of Comfort, Kendall County, Texas, recorded in Volume 9, Pages 131-136, Kendall County Plat Records. (Lot 32C).
25. Concrete sidewalk encroaches into Front Street as shown on Amending Plat creating Outlots 10A, 31B, 31C, 31D and 32C in the Town of Comfort, Kendall County, Texas, recorded in Volume 9, Pages 131-136, Kendall County Plat Records. (Lot 32C).
26. One hundred foot sanitary control easement as shown on Amending Plat creating Outlets 10A, 3113, 31C, 31D and 32C in the Town of Comfort, Kendall County, Texas, recorded in Volume 9, Pages 131-136, Kendall County Plat Records. (Lot 32C).

27. Easement(s), as provided therein, granted to Bandera Electric Cooperative, Inc., recorded in Volume 1686, Page 1091, Official Public Records, Kendall County, Texas.

Doc # 00327725
Vol 1673 Pg 886

WATER DISTRICT-REAL PROPERTY CONVEYANCE NOTICE TO PURCHASER
(PURSUANT TO SECTION 49.452, WATER CODE, STATE OF TEXAS)

THE STATE OF TEXAS *
*
COUNTY OF KENDALL *

Document filed by:
Guaranty Title of Boerne, LLC
GF# 18125L

The Real property described below that you are about to purchase is located in the Kendall County Water Control and Improvement District #1. The District has taxing authority separate from any other taxing authority and may, be subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the district on real property located in the district is **$0.314900** on each **$100.00** of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of debt service tax, as of this date is n/a on each **$100** of assessed valuation. The total amount of bonds approved by the voters and which have been or may, at this date, be **$250,000.00**, and the aggregate initial principal amounts of all the bonds issued for one or more of the specified facilities of the district and payable in whole or in part from real property taxes is **$250,000.00**.

The district has the authority to adopt and impose a standby fee on property in the district that has water, sanitary sewer, or drainage facilities and service available but not connected and which does not have a house, building or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The district may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is $0.00. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.

The purpose of this district is to provide water, sewer, drainage, or flood control facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility services is not included in the purchase price of your property, and these utility facilities are owned by the district. The legal description of the property you are acquiring is as follows:

Being Outlots 10A, 31B, 31C, 31D and 32C, according to Amending Plat, creating Outlots 10A, 31B, 31C, 31D, and 32C, in the Town of Comfort, Kendall County, Texas, recorded in Volume 9, Pages 131-136, Kendall County Plat Records.

Seller:

1/23/19
Date

SSVS Properties, Ltd.

By and Through its General Partner
V&S Management, Inc.

Shane Schleyer, President

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELEY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR. EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser(s) hereby acknowledge receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of real property described in such notice or at closing of purchase of the real property.

Buyer: Encinito, LLC a Texas limited liability company

Gruene Fund, LP a Texas limited partnership,
Its Member

By and through its General Partner
Gruene Holding Company, LLC

1.23.19
Date

Paul A. McCutchen, Manager

1/23/2019
Date

John Michael Kelleher, Manager

STATE OF TEXAS *
*
COUNTY OF KENDALL *

BEFORE ME, the undersigned authority, on this day personally appeared Shane Schleyer, President of V & S Management, Inc. the General Partner of SSVS Properties, Ltd. known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN under my hand and seal of office this 23 day of January, 2019.

(seal)

JAMIE L D'SPAIN
Notary Public
State of Texas
ID # 12421295-6
My Comm. Exp. 05-13-2022

Notary Public, State of Texas

STATE OF TEXAS *
*
COUNTY OF KENDALL *

BEFORE ME, the undersigned authority, on this day personally appeared Paul A. McCutchen, Manager of Gruene Holding Company, LLC the General Partner of Gruene Fund, LP. Member of Encinito, LLC, a Texas Limited Liability company known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN under my hand and seal of office this 23 day of January, 2019.

(seal)

JAMIE L D'SPAIN
Notary Public
State of Texas
ID # 12421235-8
My Comm. Exp. 05-13-2022

Notary Public, State of Texas

STATE OF TEXAS *
*
COUNTY OF KENDALL *

BEFORE ME, the undersigned authority, on this day personally appeared John Michael Kelleher, Manager of Gruene Holding Company, LLC the General Partner of Gruene Fund, LP. Member of Encinito, LLC, a Texas Limited Liability company known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN under my hand and seal of office this 23 day of January, 2019.

(seal)

JAMIE L D'SPAIN
Notary Public
State of Texas
ID # 12421235-8
My Comm. Exp. 05-13-2022

Notary Public, State of Texas

Filed & Recorded in:

KENDALL COUNTY
DARLENE HERRIN
COUNTY CLERK

01/24/2019 03:21PM

Document Number : 00327725
Total Fees : $34.00

Receipt Number - 94643
By Deputy: Paula Pfeiffer

This Document has been received by this Office for Recording into the Official Public Records.

We do hereby swear that we do not discriminate due to Race, Creed, Color, Sex or National Origin. CeTC

STATE OF TEXAS, COUNTY OF KENDALL
I hereby certify that this instrument was filed in File Number Sequence on the date and at the time stamped hereon and was duly recorded in the OFFICIAL RECORDS Records of Kendall County, Texas on

01/24/2019
DARLENE HERRIN, COUNTY CLERK
Kendall County, Texas

By: PP _____ Deputy

AMENDING PLAT

CREATING LOT 241A, TOWN OF COMFORT
KENDALL COUNTY, TEXAS

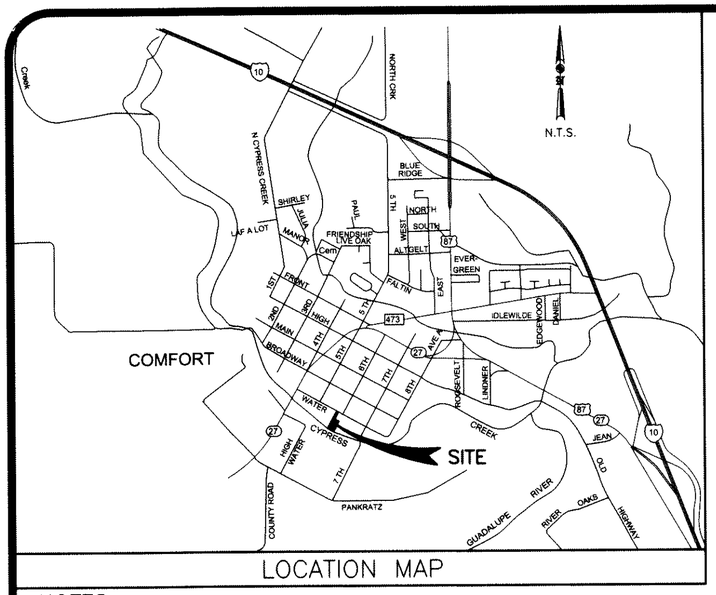
PLAT SHOWING: LOT 241A, CONTAINING 0.791 ACRES BEING PART OF LOT 241 OF THE TOWN OF COMFORT RECORDED IN VOLUME 22, PAGE 331, DEED RECORDS, KENDALL COUNTY, TEXAS, PART OF ABANDONED SIXTH STREET, AND ALSO BEING THOSE CERTAIN TRACTS CONVEYED TO ANDREA VADNAIS BY DEED RECORDED IN VOLUME 1201, PAGES 602–605, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS AND VOLUME 1379, PAGES 811–814, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS.

PURPOSE OF THIS AMENDING PLAT IS TO CORRECT THE PLAT OF THE SUBDIVISION TO RECORD A PRE–EXISTING DIVISION AND/OR COMBINATION OF PROPERTY.

APPROVED PURSUANT TO KENDALL COUNTY COMMISSIONERS COURT ORDER NO. 02–27–2006. AMENDED 09–24–2007.

Richard J. Schulle, P.E. DATE August 13, 2013

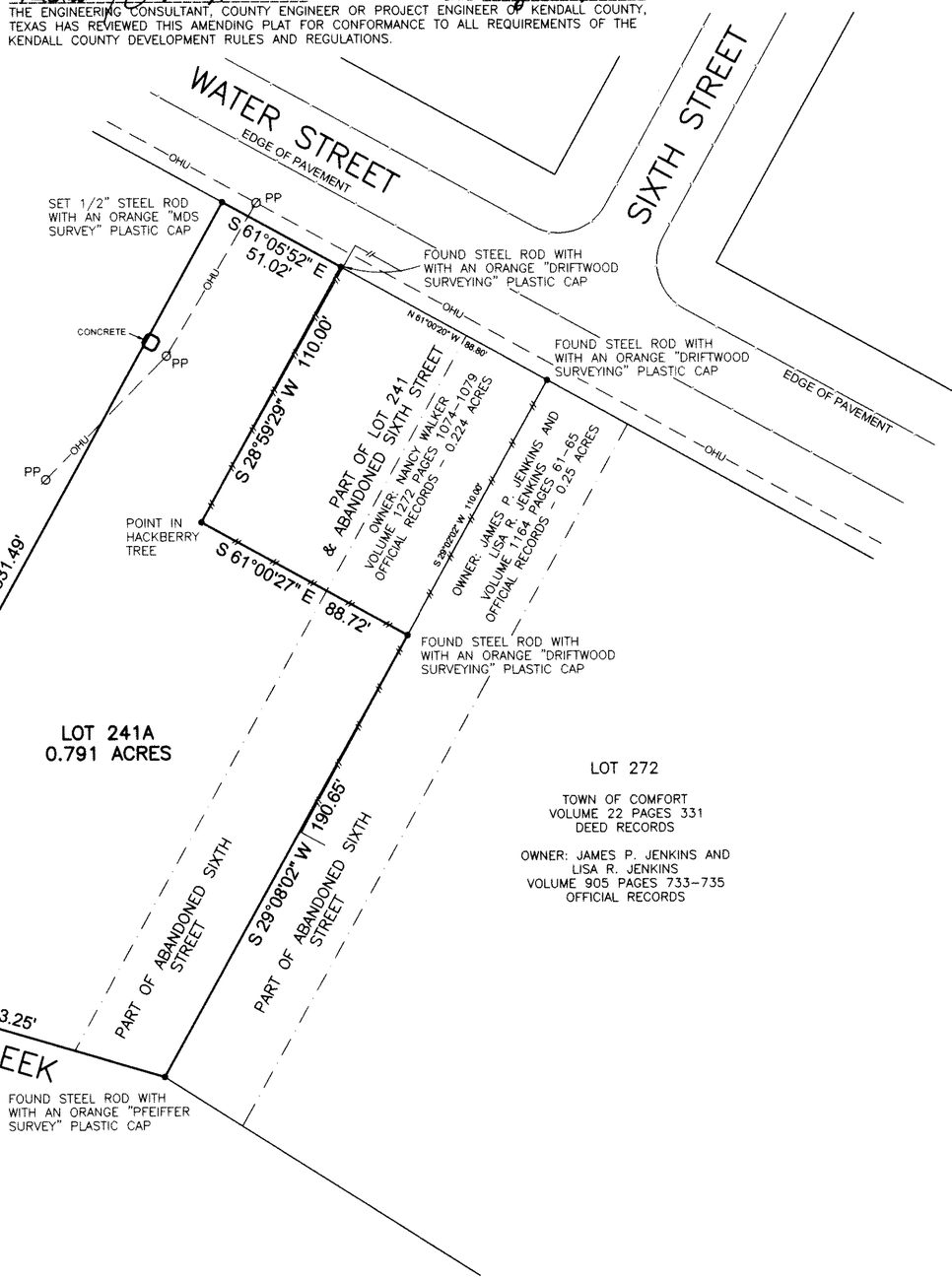
THE ENGINEERING CONSULTANT, COUNTY ENGINEER OR PROJECT ENGINEER OF KENDALL COUNTY, TEXAS HAS REVIEWED THIS AMENDING PLAT FOR CONFORMANCE TO ALL REQUIREMENTS OF THE KENDALL COUNTY DEVELOPMENT RULES AND REGULATIONS.



NOTES

1. BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
2. FIELD SURVEY COMPLETED 07/21/2013.
3. WATER SERVICE SHALL BE PROVIDED BY THE KENDALL COUNTY W.C.I.D. # 1.
4. SEWAGE FACILITIES SHALL BE PROVIDED BY THE KENDALL COUNTY W.C.I.D. # 1.
5. THIS LOT IS LOCATED WITHIN THE COMFORT INDEPENDENT SCHOOL DISTRICT.
6. ELECTRICAL SERVICE IS PROVIDED BY BANDERA ELECTRIC COOPERATIVE.
7. TELEPHONE SERVICE IS PROVIDED BY HILL COUNTRY TELEPHONE COOPERATIVE.
8. THIS LOT IS ENTIRELY LOCATED WITHIN A SPECIAL HAZARD FLOOD ZONE ACCORDING TO FEDERAL INSURANCE RATE MAP:

   # 48259C0235 F DATED JUNE DECEMBER 17, 2010.
9. THIS TRACT IS NOT LOCATED WITHIN THE ETJ OF ANY CITY MUNICIPALITY.



LEGEND:

PP Ø	POWER POLE
—OHU—	OVERHEAD UTILITIES
—//—	WOOD FENCELINE

STATE OF TEXAS
COUNTY OF KENDALL

THE OWNER OF THE LAND IDENTIFIED BY THE VOLUME AND PAGE NUMBERS SHOWN ON THIS PLAT, AND WHOSE NAMES ARE SUBSCRIBED HERETO, AND IN PERSON OR TROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM ACTUAL SURVEYS ON THE GROUND AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAIN EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Andrea Vadnais Waits
ANDREA VADNAIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANDREA VADNAIS, KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8th DAY OF August, A.D., 2013.

Valarie Valenzuela
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

VALARIE V. VALENZUELA
Notary Public
State of Texas
My Comm. Exp. 12-29-2014

Valarie Valenzuela
PRINTED NAME

SURVEYORS CERTIFICATE:

STATE OF TEXAS
COUNTY OF KENDALL

I HEREBY CERTIFY THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

STATE OF TEXAS
REGISTERED
DONALD DEAN BOERNER
5207
PROFESSIONAL
LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR #5207
DONALD DEAN BOERNER
MDS LAND SURVEYING COMPANY INC.
8 SPENCER ROAD
BOERNE, TEXAS 78006

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DONALD DEAN BOERNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8 DAY OF August, A.D., 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS

COUNTY OF KENDALL

I, Darlene Herrin COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE 13th DAY OF August, A.D., 2013 AT 3:46, P .M., IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME 7, ON PAGE 153. IN TESTIMONY WHEREOF, WITNESS BY HAND AND OFFICIAL SEAL OF OFFICE, THIS 13th DAY OF August, A.D., 2013.

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME 1382 PAGES 315-317, KENDALL COUNTY OFFICIAL RECORDS.

IN TESTIMONY WHEREOF, WITNESS BY HAND AND OFFICIAL SEAL OF OFFICE, THIS 13th DAY OF August, A.D., 2013.

Darlene Herrin
COUNTY CLERK, KENDALL COUNTY, TEXAS
BY: Paula Pfeiffer
DEPUTY

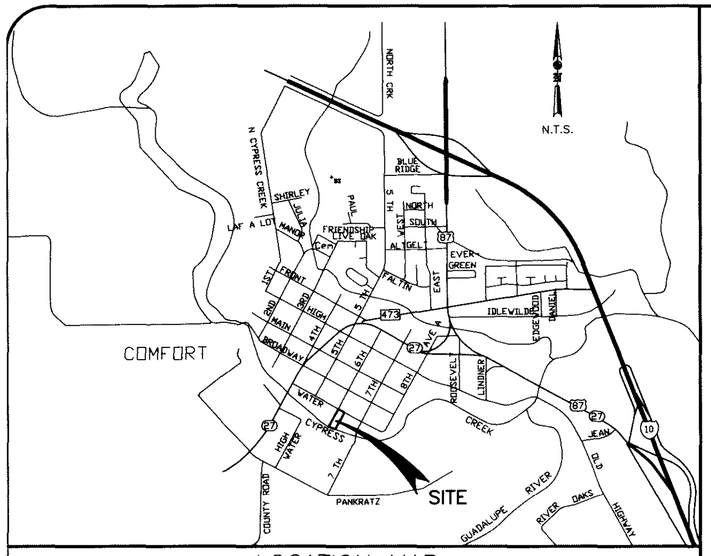
M.D.S. LAND SURVEYING CO.
8 SPENCER ROAD
BOERNE, TEXAS 78006
PHONE: 830-377-2492

DATE: 07–27–2013	JOB# 13–371

AMENDING PLAT

CREATING LOT 272A, TOWN OF COMFORT
KENDALL COUNTY, TEXAS

PLAT SHOWING: LOT 272A, TOWN OF COMFORT, KENDALL COUNTY, TEXAS CONTAINING 1.014 ACRES BEING ALL OF LOT 272 AND PART OF ABANDONED SIXTH STREET, TOWN OF COMFORT RECORDED IN VOLUME 22, PAGE 331, DEED RECORDS, KENDALL COUNTY, TEXAS AND ALSO BEING THOSE CERTAIN TRACTS RECORDED IN VOLUME 905, PAGES 733–735, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS AND VOLUME 1164, PAGES 61–65, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS.



LOCATION MAP

NOTES:

1. BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

2. FIELD SURVEY COMPLETED 09/26/2018.

3. WATER SERVICE SHALL BE PROVIDED BY THE KENDALL COUNTY W.C.I.D. # 1.

4. SEWAGE FACILITIES SHALL BE PROVIDED BY THE KENDALL COUNTY W.C.I.D. # 1.

5. THIS LOT IS LOCATED WITHIN THE COMFORT INDEPENDENT SCHOOL DISTRICT.

6. ELECTRICAL SERVICE IS PROVIDED BY BANDERA ELECTRIC COOPERATIVE INC.

7. TELEPHONE SERVICE IS PROVIDED BY HILL COUNTRY TELEPHONE COOPERATIVE INC.

8. THIS LOT IS LOCATED ENTIRELY WITHIN THE SPECIAL FLOOD HAZARD AREA ZONE AE ACCORDING TO FLOOD INSURANCE RATE MAP: # 48259C0235 F DATED DECEMBER 17, 2010.

9. THIS LOT IS NOT LOCATED WITHIN THE ETJ OF ANY CITY MUNICIPALITY.

10. THIS AMENDING PLAT DOES NOT CHANGE OR ALTER COVENANTS AND RESTRICTIONS BY PREVIOUS SUBDIVISION PLAT OR OTHER METHODS.

SURVEYORS CERTIFICATE:

STATE OF TEXAS
COUNTY OF KENDALL

I HEREBY CERTIFY THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

STATE OF TEXAS
REGISTERED
DONALD DEAN BOERNER
5207
PROFESSIONAL
LAND SURVEYOR

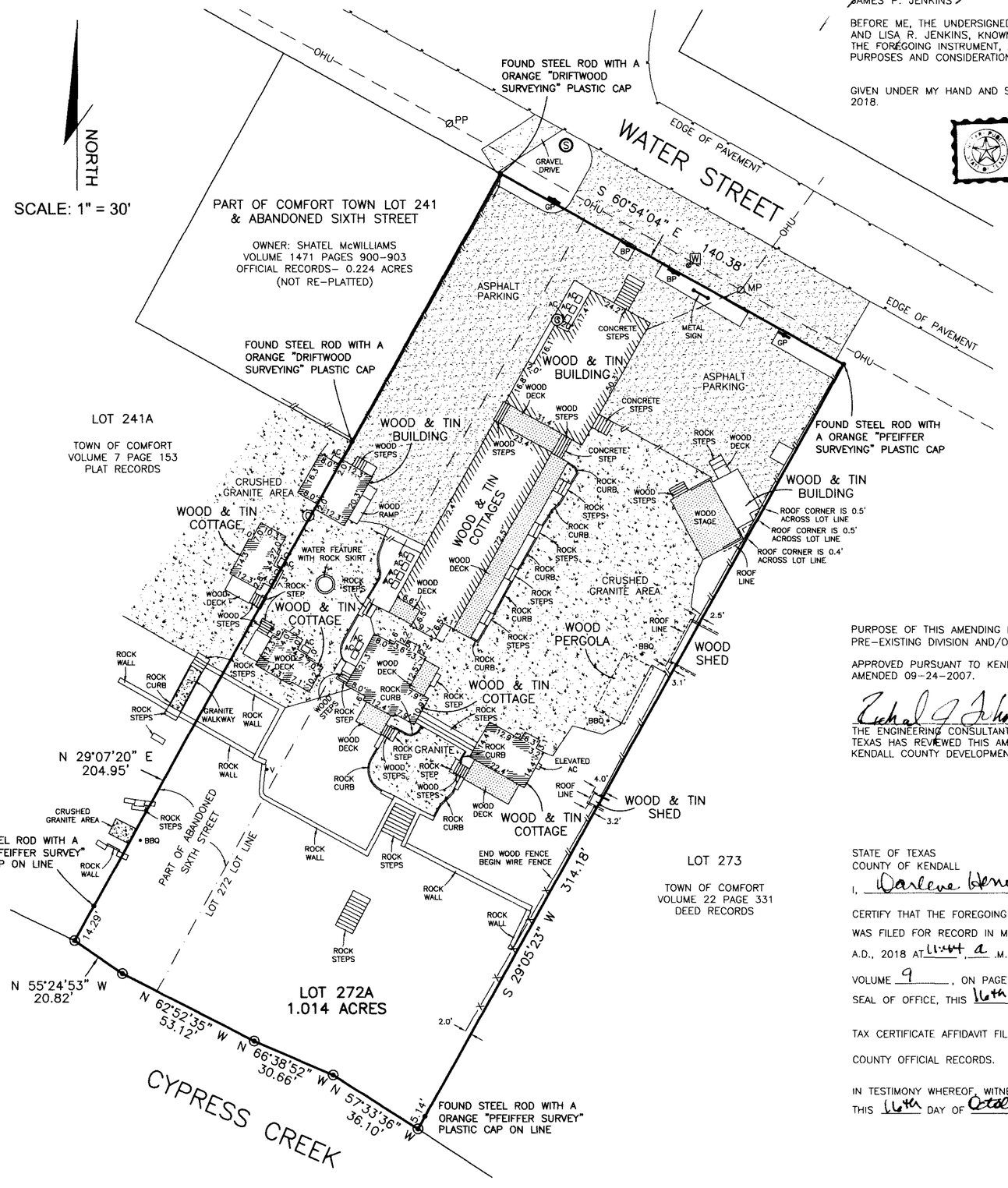
REGISTERED PROFESSIONAL LAND SURVEYOR #5207
DONALD DEAN BOERNER
DONNIE BOERNER SURVEYING COMPANY L.P.
228 HOLIDAY ROAD
COMFORT, TEXAS 78013

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DONALD DEAN BOERNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF October, A.D., 2018.

STERLING MARTIN
Notary ID #131558081
My Commission Expires
May 7, 2022

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



LEGEND:

- ⊙ POINT ON THE BANK OF CYPRESS CREEK
- Ⓢ SANITARY SEWER MANHOLE WITH CONCRETE RIM
- Ⓒ CLEANOUT
- PP Ø POWER POLE
- —OHU— OVERHEAD UTILITIES
- MP Ø METER POLE
- HM BIKE PARKING SIGN
- GP GUEST PARKING SIGN
- —//— WOOD FENCE
- —X— WIRE FENCE
- V IRRIGATION CONTROL VALVE
- BBQ BAR-B-QUE PIT

STATE OF TEXAS
COUNTY OF KENDALL

THE OWNER OF THE LAND IDENTIFIED BY LOT NUMBERS RECORDED IN THE VOLUME AND PAGE NUMBERS SHOWN ON THIS PLAT, AND WHOSE NAMES ARE SUBSCRIBED HERETO, AND IN PERSON OR TROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM ACTUAL SURVEYS ON THE GROUND AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAIN EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

JAMES P. JENKINS

LISA R. JENKINS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES P. JENKINS AND LISA R. JENKINS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF October, A.D., 2018.

STERLING MARTIN
Notary ID #131558081
My Commission Expires
May 7, 2022

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

PURPOSE OF THIS AMENDING PLAT IS TO CORRECT THE PLAT OF THE SUBDIVISION TO RECORD A PRE-EXISTING DIVISION AND/OR COMBINATION OF PROPERTY.

APPROVED PURSUANT TO KENDALL COUNTY COMMISSIONERS COURT ORDER NO. 02-27-2006. AMENDED 09-24-2007.

10/16/2018

THE ENGINEERING CONSULTANT, COUNTY ENGINEER OR PROJECT ENGINEER OF KENDALL COUNTY, TEXAS HAS REVIEWED THIS AMENDING PLAT FOR CONFORMANCE TO ALL REQUIREMENTS OF THE KENDALL COUNTY DEVELOPMENT RULES AND REGULATIONS.

STATE OF TEXAS
COUNTY OF KENDALL

I, Darlene Herrin COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE 16th DAY OF October, A.D., 2018 AT 11:44 a M., IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME 9, ON PAGE 140. IN TESTIMONY WHEREOF, WITNESS BY HAND AND OFFICIAL SEAL OF OFFICE, THIS 16th DAY OF October, A.D., 2018.

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME 1660 PAGES 421-423, KENDALL COUNTY OFFICIAL RECORDS.

IN TESTIMONY WHEREOF, WITNESS BY HAND AND OFFICIAL SEAL OF OFFICE, THIS 16th DAY OF October, A.D., 2018.

Darlene Herrin
COUNTY CLERK, KENDALL COUNTY, TEXAS
BY: Paula Hoffer
DEPUTY

DONNIE BOERNER SURVEYING COMPANY L.P.
228 HOLIDAY ROAD
COMFORT, TEXAS 78013
PH: 830-377-2492 FIRM NO. 10193963

DATE: 09-29-2018 | JOB# 18-362

Tract 1:
Lot 272A, Town of Comfort, situated in Kendall County, Texas, according to the map or plat thereof recorded in Volume 9, Page 140, Map and Plat Records, Kendall County, Texas. (Encinito, LLC)
Tract 2:
Lot 241A, Town of Comfort, in Kendall County, Texas, according to the map or plat thereof recorded in Volume 7, Page 153, Map and Plat Records, Kendall County, Texas. (Encinito, LLC)
Tract 3:
Lot 240, in the Town of Comfort, Kendall County, Texas, according to the map or plat thereof recorded in Volume 22, Page 331, Deed Records, Kendall County, Texas. (Coastal Barcelona, LLC)

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

See Exhibit "A", attached hereto and incorporated herein for all purposes, to the extent same are valid, enforceable and affect title to the Property.

Grantors, for the consideration and subject to the Exceptions to Conveyance and Warranty, grants, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever; and they do hereby bind themselves and their successors to WARRANT AND FOREVER DEFEND all and singular the Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Exceptions to Conveyance and Warranty, when the claim is by, through, or under Grantors, but not otherwise.

Except as provided in Grantors' special warranty of title contained herein or as expressly set forth in that certain Amended and Restated Purchase and Sale Agreement dated August 29, 2022 (as amended, the "***Contract***") by and between Grantors and Grantee (the "***Express Representations***"), Grantors hereby specifically disclaim any other warranty, guaranty, or representation, oral or written, past, present or future, of, as to, or concerning (i) the nature and condition of the Property, including but not by way of limitation, the water, soil, geology and the suitability thereof, for any and all activities and uses which Grantee may elect to conduct thereon, income to be derived therefrom or expenses to be incurred with respect thereto, or any obligations or any other matter or thing relating to or affecting the same; (ii) the manner of construction and condition and state of repair or lack of repair of any improvements located thereon; (iii) the nature and extent of any easement, right of way, restriction, license, reservation, entitlement, permit, condition or otherwise; and (iv) the compliance of the Property or the operation of the Property with any laws, rules, ordinances, or regulations of any government or other body. EXCEPT FOR THE EXPRESS REPRESENTATIONS (INCLUDING TITLE WARRANTIES IN THIS DEED), IN CONNECTION WITH THE CONVEYANCE OF THE PROPERTY AS PROVIDED FOR HEREIN, GRANTORS HAVE NOT MADE AND DO NOT MAKE ANY REPRESENTATIONS, WARRANTIES OR COVENANTS OF ANY KIND OR CHARACTER

EXHIBIT "A"
EXCEPTIONS TO CONVEYANCE AND WARRANTY

1. Subject property is located in the Kendall County Water Control And Improvement District No. 1 as set out in Volume 629, Page 23, and Volume 905, Page 736, Official Public Records, Kendall County, Texas.
2. Overhead utilities as shown on plat recorded in Volume 7, Page 153, Map and Plat Records, Kendall County, Texas. (Lot 241A).
3. Overhead utilities as shown on plat recorded in Volume 9, Page 140, Map and Plat Records, Kendall County, Texas. (Lot 272A).
4. Easement(s), as provided therein, granted to Bandera Electric Cooperative, Inc., as set out in Volume 327, Page 759, Official Public Records, Kendall County, Texas.
5. Easement(s), as provided therein, granted to Hill Country Telephone Cooperative, Inc., as set out in Volume 149, Page 839, Deed Records, Kendall County, Texas.

EXHIBIT

00179994 Vol 835 Pg 384

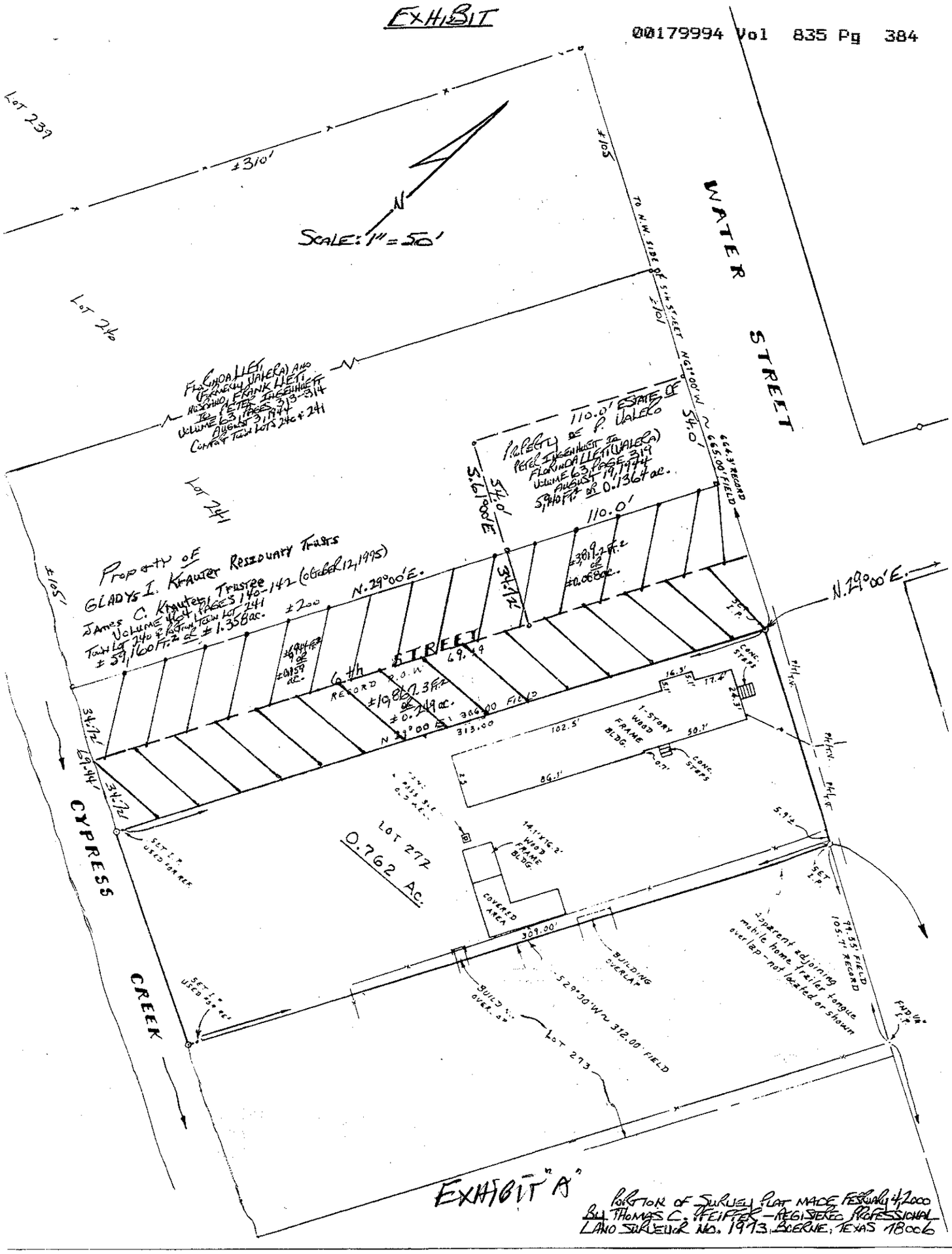


EXHIBIT "A"

PORTION OF SURVEY PLAT MADE FEBRUARY 4, 2000
BY THOMAS C. FEIFFER - REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1973, BOERNE, TEXAS 78006



MAP OF

COMFORT

KENDALL Co TEXAS

Prepared by Geo. D. Gray Surveyor
Kendalleta Texas 1906.

32

331

VOL 327 PAGE 759

UTILITY EASEMENT

73804

AND

W.O. 33895

COVENANT OF ACCESS

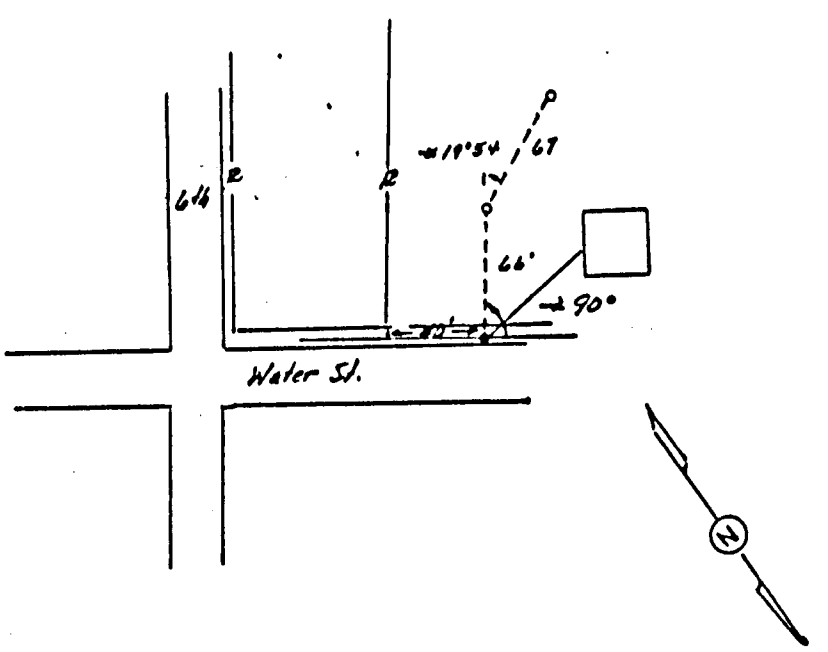
STATE OF TEXAS :

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF BANDERA

That the undersigned, hereinafter called "grantor" (whether one or more) for good and valuable consideration does hereby covenant access to and grant, unto the BANDERA ELECTRIC COOPERATIVE, INC. (hereinafter called the "Cooperative"), an easement and right-of-way upon and across the following described property of grantor:

Kendall Co.
Lot 240 & 241
Town of Comfort



The right-of-way, easement, rights and privileges herein granted shall be used for the purpose of providing electric service including placing, constructing, operating, repairing, inspecting, rebuilding, replacing, removing, relocating electric lines, transmissions or distribution facilities or equipment, as well as reading any meter or performing any act related to the provision of utility service. The Cooperative is specifically granted pedestrian and vehicular ingress and egress.

The easement rights herein described shall be no broader than reasonably necessary to provide electric service. The width of the easement shall be 20 feet, one-half (1/2) of such distance on either side of Cooperative's lines, poles, or other facilities. The easement rights herein reserved shall also include the privilege of anchoring any support cables or other devices outside said easement when deemed necessary by the utility to support equipment within said easement. The height of the easement shall be from fifteen feet(15') beneath the surface of the ground and coelum.

Official Public Record 327 Page 759

Nothing shall be placed or permitted to remain within the easement area which may damage or interfere with the installation and maintenance of the utilities. The easement area and all improvements within it shall be maintained by the owner of the land except for those facilities for which an authority or the utility company is responsible.

The easement, right, and privilege herein granted shall be perpetual, appurtentant to the land, and shall inure to the benefit of the cooperative's successors and assigns. Grantor represents that he is the owner of the above-described tract of land and binds himself, his heirs, assigns, and legal representatives to warrant and forever defend the easement and rights described herein to the Cooperative, its successors and assigns.

The Cooperative shall have the right to use so much of the surface of the hereinbefore described property of Grantor as may be reasonably necessary to contract and install within the right-of-way granted hereby the facilities that may at any time be necessary for the purposes herein specified.

The Cooperative shall have the right to clear the right-of-way of all obstruction, to cut and trim trees within the right-of-way.

Grantor further covenants that Grantor, his heirs, successors and assigns shall facilitate and assist Cooperative personnel in exercising their rights and privileges herein described at all reasonable times.

WITNESS MY HAND _____, this 20TH day of FEBRUARY, A.D., 1990.

Filemon Lozano
_____

THE STATE OF TEXAS

COUNTY OF KENDALL

BEFORE ME, the undersigned authority, on this day personally appeared FILEMON LOZANO, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20TH day of FEBRUARY, 1990.

Cesar M. Ponce
Notary Public in and for KENDALL County, Texas

CESAR M. PONCE
Printed or Stamped Name of Notary

My Commission Expires: 2-08-93

FILED FOR RECORD
1990 MAR 14 PM 1:44
DARLENE HERRIN
COUNTY CLERK, KENDALL COUNTY
Paula Pfeffer DEPUTY

STATE OF TEXAS
COUNTY OF KENDALL

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED, in the Official Records of Kendall County, Texas on:

MAR 15 1990

COUNTY COURT KENDALL COUNTY, TEXAS

Darlene Herrin
County Clerk
Kendall County, Texas
By: Paula Pfeffer Deputy

00192688 Vol 905 Pg 736

NOTICE TO PURCHASERS OF REAL PROPERTY GF# 24515

"The real property, described below, that you are about to purchase is located in the KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1. The district has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the district on real property located in the district is $ 0.2553 on each $100 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of debt service tax, as of this date, is $ N/A on each $100 of assessed valuation. The total amount of bonds approved by the voters and which have been or may, at this date, be issued is $250,000.00, for one or more of the specified facilities of the district and payable in whole or in part from property taxes is $250,000.00.

"The District has the authority to adopt and impose a standby fee on property in the district that has water, sanitary, sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The district may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is $ -0-. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, for unpaid standby fees on a tract of property in the district.

"The purpose of this district is to provide water, sewer, drainage, or flood control facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the district. The legal description of the property you are acquiring is as follows:

COMFORT VILLAGE, LTD.

BY: BLANCO ROAD MANAGEMENT, INC.,
its General Partner

Being COMFORT TOWNLOT NO. 272, Kendall County, Texas according to Plat thereof recorded in Volume 22, Page 331, Kendall County Deed Records.

BY: _____ January 19, 2005
Seller: **JUDY L. SMITH, President** Date

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

"The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

_____ January 19, 2005
Buyer: **JAMES P. JENKINS** Date

Lisa R. Jenkins January 19, 2005
Buyer: **LISA R. JENKINS** Date

STATE OF TEXAS
COUNTY OF KENDALL

This instrument was acknowledged before me on January 19, 2005, by JUDY L. SMITH, PRESIDENT OF BLANCO ROAD MANAGEMENT, INC., GENERAL PARTNER FOR COMFORT VILLAGE, LTD.

LAURIE BUSHONG LANG
MY COMMISSION EXPIRES
September 28, 2007

Laurie Bushong Lang
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF KENDALL

This instrument was acknowledged before me on January 19, 2005, by JAMES P. JENKINS AND LISA R. JENKINS.

LAURIE BUSHONG LANG
MY COMMISSION EXPIRES
September 28, 2007

Laurie Bushong Lang
Notary Public, State of Texas

00192688 Vol 905 Pg 736

Filed for Record in:

Kendall County
Darlene Herrin
County Clerk

On: Jan 19,2005 at 01:48P

Document Number: 00192688
Total Fees : 9.00

Receipt Number - 71761
By Deputy: Paula Pfeiffer

This Document has been received by this Office for Recording into the Official Public Records. We do hereby swear that we do not discriminate due to Race, Creed, Color, Sex or National Origin.

KCAC

STATE OF TEXAS
COUNTY OF KENDALL
I hereby certify that this instrument was filed in File Number Sequence on the date and at the time stamped hereon and was duly recorded in the Official Records of Kendall County, Texas on:

JAN 20 2005
DARLENE HERRIN, County Clerk
Kendall County, Texas

By:_____Deputy

17259

NOTICE TO PURCHASERS OF REAL PROPERTY

"The real property, described below, that you are about to purchase is located in the KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1. The district has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the district on real property located in the district is $0.2504 on each $100 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of debt service tax, as of this date, is $ N/A on each $100 of assessed valuation. The total amount of bonds approved by the voters and which have been or may, at this date, be issued is $250,000.00, for one or more of the specified facilities of the district and payable in whole or in part from property taxes is $250,000.00.

"The District has the authority to adopt and impose a standby fee on property in the district that has water, sanitary, sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The district may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is $ -0-. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, for unpaid standby fees on a tract of property in the district.

"The purpose of this district is to provide water, sewer, drainage, or flood control facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the district. The legal description of the property you are acquiring is as follows:

Being COMFORT TOWNLOT No. 272, Kendall County, Texas, according to Plat thereof recorded in Volume 22, Page 331, Kendall County Deed Records.

COMFORT TURN VEREIN, INC.

BY: Ralph Lindner Pres 2/22/00
Signature of Seller Date

RALPH LINDNER, President

Signature of Seller Date

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

"The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

DANIEL S. JOHNS TRUST

BY: Robert C. Johns Trustee 2/22/00
Signature of Purchaser Date

ROBERT C. JOHNS, TRUSTEE

Signature of Purchaser Date

(Acknowledgment)

STATE OF TEXAS
COUNTY OF KENDALL

This instrument was acknowledged before me on February 22, 2000, by Ralph Lindner, President of Comfort Turn Verein, Inc.

Laurie Bushong Lang
Notary Public, State of Texas

Laurie Bushong Lang
Notary Public, State of Texas
My Commission Expires
SEPTEMBER 28, 2003

STATE OF TEXAS
COUNTY OF KENDALL

This instrument was acknowledged before me on February 22, 2000, by Robert C. Johns, Trustee of the Daniel S. Johns Trust.

Laurie Bushong Lang
Notary Public, State of Texas

Laurie Bushong Lang
Notary Public, State of Texas
My Commission Expires
SEPTEMBER 28, 2003

(Rev.9/29/99)

STATE OF TEXAS
COUNTY OF KENDALL
I hereby certify that this instrument was filed in File Number Sequence on the date and at the time stamped hereon and was duly recorded in the Official Records of Kendall County, Texas on:

FEB 23 2000

DARLENE HERRIN, County Clerk
Kendall County, Texas

By: _____ Deputy

Filed for Record in:

Kendall County
Darlene Herrin
County Clerk

On: Feb 22,2000 at 02:30PM

Document Number: 0141093
Total Fees : 9.00

Receipt Number - 23203
By Deputy: Paula Pfeiffer

This Document has been received by this Office for Recording into the Official Public Records. We do hereby swear that we do not discriminate due to Race, Creed, Color, Sex or National Origin.

KCAC

Kendall AD Property Search

Property ID: 20829 For Year 2026

Property Details

Account		
Property ID:	20829	**Geographic ID:** 1-5140-0020-0180
Type:	R	**Zoning:** OF
Property Use:		**Condo:**
Location		
Situs Address:	875 HIGH ST TX	
Map ID:	WCF1-OF	**Mapsco:**
Legal Description:	A10393 - SURVEY 27 J M RIGALADO 1.644 ACRES, (COMFORT OUTLOT 31D)	
Abstract/Subdivision:	A50393	
Owner		
Owner ID:	5431891	
Name:	MEYER INN LLC	
Agent:	AMERICAN PROPERTY SERVICES INC	
Mailing Address:	1905 E 16TH STREET UNIT 1 AUSTIN, TX 78702	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$416,110 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$159,090 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$575,200 (=)
Agricultural Value Loss:	$0 (-)

Appraised Value:	$575,200 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$575,200
Ag Use Value:	$0

VALUES DISPLAYED ARE 2026 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: MEYER INN LLC

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	KENDALL APPRAISAL DISTRICT	0.000000	$575,200	$575,200	$0.00	
GKE	KENDALL COUNTY	0.377000	$575,200	$575,200	$2,168.50	
SCF	COMFORT ISD	0.932800	$575,200	$575,200	$5,365.47	
WCC	COW CREEK GROUNDWATER	0.005000	$575,200	$575,200	$28.76	
WCF	KCWCID #1	0.166106	$575,200	$575,200	$955.44	

Total Tax Rate: 1.480906

Estimated Taxes With Exemptions: $8,518.17

Estimated Taxes Without Exemptions: $8,518.17

Property Improvement - Building

Type: Residential **Living Area:** 3796.0 sqft **Value:** $416,110

Type	Description	Class CD	Year Built	SQFT

MA	MAIN AREA	BBGD	1950	2324
PC	COVERED PORCH OR PATIO	*	1950	228
STGA	STORAGE AVERAGE	*	1950	480
MA2	SECOND FLOOR MAIN AREA	*	1950	912
ADDN	ADDITION	*	0	336
ADDN	ADDITION	*	0	112
ADDN	ADDITION	*	0	112
PC	COVERED PORCH OR PATIO	*	0	180
PC	COVERED PORCH OR PATIO	*	0	224
PC	COVERED PORCH OR PATIO	*	0	28
OP	OPEN PORCH	*	0	600
OP	OPEN PORCH	*	0	800
SP	SCREENED PORCH	*	1950	624
SHEDA	SHED AVERAGE	*	0	150

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CA	Commercial Acreage	1.64	71,612.64	0.00	0.00	$159,090	$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	$416,110	$159,090	$0	$575,200	$0	$575,200
2025	$411,960	$159,090	$0	$571,050	$0	$571,050
2024	$420,566	$162,382	$0	$582,948	$0	$582,948
2023	$407,740	$157,430	$0	$565,170	$0	$565,170
2022	$355,000	$137,070	$0	$492,070	$0	$492,070
2021	$355,000	$91,380	$0	$446,380	$0	$446,380
2020	$355,000	$91,380	$0	$446,380	$0	$446,380
2019	$355,000	$91,380	$0	$446,380	$0	$446,380
2018	$229,710	$21,460	$0	$251,170	$0	$251,170

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/24/2022	SWD-VL	SPL WARRANTY DEED/VENDORS LIEN	ENCINITO LLC	MEYER INN LLC			375035
1/23/2019	SWD-VL	SPL WARRANTY DEED/VENDORS LIEN	SSVS PROPERTIES LTD	ENCINITO LLC	1673	890	
2/25/2010	WD	WARRANTY DEED	SCHULTZ JAMES MARK & SHARON RUTH	SSVS PROPERTIES LTD	1203	509	

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination
07/08/2025 09:00 AM		$0	$571,050	SETTLED INFORMALLY
06/19/2024 01:30 PM		$0	$582,948	TOPLINE CHANGE

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: 05/18/2026

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Amount Paid	Base Tax Due	Discount/Penalty & Interest	At
2025	KENDALL COUNTY	0.377000	$571,050	$571,050	$2,152.86	$2,152.86	$0.00	$0.00	
2025	COMFORT ISD	0.932800	$571,050	$571,050	$5,326.75	$5,326.75	$0.00	$0.00	

Kendall AD Property Search

Property ID: 20900 For Year 2026

Property Details

Account		
Property ID:	20900	**Geographic ID:** 1-5140-0031-0780
Type:	R	**Zoning:** OE
Property Use:		**Condo:**
Location		
Situs Address:	845 HIGH ST TX	
Map ID:	WCF1-OE	**Mapsco:**
Legal Description:	A10393 - SURVEY 27 J M RIGALADO 1.446 ACRES, (COMFORT OUTLOT PT 31C)	
Abstract/Subdivision:	A50393	
Owner		
Owner ID:	5431891	
Name:	MEYER INN LLC	
Agent:	AMERICAN PROPERTY SERVICES INC	
Mailing Address:	1905 E 16TH STREET UNIT 1 AUSTIN, TX 78702	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$901,740 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$139,930 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$1,041,670 (=)

Agricultural Value Loss:	$0 (-)
Appraised Value:	$1,041,670 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$1,041,670
Ag Use Value:	$0

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Property Taxing Jurisdiction

Owner: MEYER INN LLC

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	KENDALL APPRAISAL DISTRICT	0.000000	$1,041,670	$1,041,670	$0.00	
GKE	KENDALL COUNTY	0.377000	$1,041,670	$1,041,670	$3,927.10	
SCF	COMFORT ISD	0.932800	$1,041,670	$1,041,670	$9,716.70	
WCC	COW CREEK GROUNDWATER	0.005000	$1,041,670	$1,041,670	$52.08	
WCF	KCWCID #1	0.166106	$1,041,670	$1,041,670	$1,730.28	

Total Tax Rate: 1.480906

Estimated Taxes With Exemptions: $15,426.16

Estimated Taxes Without Exemptions: $15,426.16

Property Improvement - Building

Type: Commercial **Living Area:** 1458.0 sqft **Value:** $146,270

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	BBGD	1880	594
MA2	SECOND FLOOR MAIN AREA	*	0	198
PC	COVERED PORCH OR PATIO	*	0	220
GZBO	GAZEBO	*	0	164
MA	MAIN AREA	BBGD	0	666
PC	COVERED PORCH OR PATIO	*	0	168
WD	WOOD DECK	*	0	84

Description: SWIMMING POOL **Type:** Commercial **Living Area:** 0 sqft **Value:** $17,860

Type	Description	Class CD	Year Built	SQFT
POOL	POOL	POO3	0	540

Description: PARKING **Type:** Commercial **Living Area:** 0 sqft **Value:** $32,850

Type	Description	Class CD	Year Built	SQFT
PKLAVG	PARKING LOT AVERAGE QUAL	*	0	5960

Type: Commercial **Living Area:** 2580.0 sqft **Value:** $263,660

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	BBGD	0	1456
MA2	SECOND FLOOR MAIN AREA	*	0	780
PC	COVERED PORCH OR PATIO	*	0	334
MA	MAIN AREA	BBGD	0	64
MA	MAIN AREA	BBGD	0	280
SP	SCREENED PORCH	*	0	286
WD	WOOD DECK	*	0	592

Type: Commercial **Living Area:** 412.0 sqft **Value:** $39,480

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	BBGD	0	412
SP	SCREENED PORCH	*	0	63

Type: Commercial **Living Area:** 1344.0 sqft **Value:** $134,140

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	BBGD	0	960
MA2	SECOND FLOOR MAIN AREA	*	0	384

Kendall AD Property Search

Property ID: 20901 For Year 2026

Property Details

Account		
Property ID:	20901	**Geographic ID:** 1-5140-0031-0781
Type:	R	**Zoning:** OE
Property Use:		**Condo:**
Location		
Situs Address:	845 HIGH ST TX	
Map ID:	WCF1-OE	**Mapsco:**
Legal Description:	A10393 - SURVEY 27 J M RIGALADO .25 ACRES, (COMFORT OUTLOT PT 31C)	
Abstract/Subdivision:	A50393	
Owner		
Owner ID:	5431891	
Name:	MEYER INN LLC	
Agent:	AMERICAN PROPERTY SERVICES INC	
Mailing Address:	1905 E 16TH STREET UNIT 1 AUSTIN, TX 78702	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$282,200 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$24,190 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$306,390 (=)
Agricultural Value Loss:	$0 (-)

Appraised Value:	$306,390 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$306,390
Ag Use Value:	$0

VALUES DISPLAYED ARE 2026 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

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Property Taxing Jurisdiction

Owner: MEYER INN LLC

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	KENDALL APPRAISAL DISTRICT	0.000000	$306,390	$306,390	$0.00	
GKE	KENDALL COUNTY	0.377000	$306,390	$306,390	$1,155.09	
SCF	COMFORT ISD	0.932800	$306,390	$306,390	$2,858.01	
WCC	COW CREEK GROUNDWATER	0.005000	$306,390	$306,390	$15.32	
WCF	KCWCID #1	0.166106	$306,390	$306,390	$508.93	

Total Tax Rate: 1.480906

Estimated Taxes With Exemptions: $4,537.35

Estimated Taxes Without Exemptions: $4,537.35

Property Improvement - Building

Type: Commercial **Living Area:** 2765.0 sqft **Value:** $282,200

Type	Description	Class CD	Year Built	SQFT

MA	MAIN AREA	BBGD	1959	695
MA	MAIN AREA	BBGD	0	450
STGG	STORAGE GOOD	*	0	63
CP	CARPORT	*	0	240
MA	MAIN AREA	BBGD	0	1620
PC	COVERED PORCH OR PATIO	*	0	200
PC	COVERED PORCH OR PATIO	*	0	115
PC	COVERED PORCH OR PATIO	*	0	390
OP	OPEN PORCH	*	0	315

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CA	Commercial Acreage	0.25	10,890.00	0.00	0.00	$24,190	$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	$282,200	$24,190	$0	$306,390	$0	$306,390
2025	$282,200	$24,190	$0	$306,390	$0	$306,390
2024	$280,874	$24,074	$0	$304,948	$0	$304,948
2023	$243,177	$20,843	$0	$264,020	$0	$264,020
2022	$243,180	$20,840	$0	$264,020	$0	$264,020
2021	$243,180	$13,900	$0	$257,080	$0	$257,080
2020	$243,180	$13,900	$0	$257,080	$0	$257,080
2019	$243,180	$13,900	$0	$257,080	$0	$257,080
2018	$157,180	$3,380	$0	$160,560	$0	$160,560

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/24/2022	SWD-VL	SPL WARRANTY DEED/VENDORS LIEN	ENCINITO LLC	MEYER INN LLC			375035

Kendall AD Property Search

Property ID: 20903 For Year 2026

Property Details

Account		
Property ID:	20903	**Geographic ID:** 1-5140-0031-0800
Type:	R	**Zoning:** OD12
Property Use:		**Condo:**
Location		
Situs Address:	801-805 HIGH ST TX	
Map ID:	WCF1-OD12	**Mapsco:**
Legal Description:	A10393 - SURVEY 27 J M RIGALADO 1.448 ACRES, (COMFORT OUTLOT 31B)	
Abstract/Subdivision:	A50393	
Owner		
Owner ID:	5431891	
Name:	MEYER INN LLC	
Agent:	AMERICAN PROPERTY SERVICES INC	
Mailing Address:	1905 E 16TH STREET UNIT 1 AUSTIN, TX 78702	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$649,420 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$140,200 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$789,620 (=)
Agricultural Value Loss:	$0 (-)

Appraised Value:	$789,620 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$789,620
Ag Use Value:	$0

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Property Taxing Jurisdiction

Owner: MEYER INN LLC

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	KENDALL APPRAISAL DISTRICT	0.000000	$789,620	$789,620	$0.00	
GKE	KENDALL COUNTY	0.377000	$789,620	$789,620	$2,976.87	
SCF	COMFORT ISD	0.932800	$789,620	$789,620	$7,365.58	
WCC	COW CREEK GROUNDWATER	0.005000	$789,620	$789,620	$39.48	
WCF	KCWCID #1	0.166106	$789,620	$789,620	$1,311.61	

Total Tax Rate: 1.480906

Estimated Taxes With Exemptions: $11,693.54

Estimated Taxes Without Exemptions: $11,693.54

Property Improvement - Building

Description: BED & BREAKFAST **Type:** Commercial **Living Area:** 4516.0 sqft **Value:** $464,070

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	BBGD	1960	2252
PC	COVERED PORCH OR PATIO	*	0	575
MA	MAIN AREA	BBGD	0	2264
BRWY	BREEZEWAY	*	0	252
PC	COVERED PORCH OR PATIO	*	2004	648
SP	SCREENED PORCH	*	2004	413
STGA	STORAGE AVERAGE	*	2004	56

Type: Commercial **Living Area:** 1787.0 sqft **Value:** $185,350

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	BBGD	0	1787
PC	COVERED PORCH OR PATIO	*	0	600
PC	COVERED PORCH OR PATIO	*	0	80
PC	COVERED PORCH OR PATIO	*	0	108
OP	OPEN PORCH	*	0	72

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CA	Commercial Acreage	1.45	63,074.88	0.00	0.00	$140,200	$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	$649,420	$140,200	$0	$789,620	$0	$789,620
2025	$649,420	$140,200	$0	$789,620	$0	$789,620
2024	$646,024	$139,442	$0	$785,466	$0	$785,466
2023	$681,295	$147,055	$0	$828,350	$0	$828,350
2022	$559,330	$120,730	$0	$680,060	$0	$680,060
2021	$559,330	$80,480	$0	$639,810	$0	$639,810
2020	$559,330	$80,480	$0	$639,810	$0	$639,810
2019	$559,330	$80,480	$0	$639,810	$0	$639,810
2018	$257,980	$9,370	$0	$267,350	$0	$267,350

Kendall AD Property Search

Property ID: 20906 For Year 2026

Property Details

Account		
Property ID:	20906	**Geographic ID:** 1-5140-0032-0840
Type:	R	**Zoning:** OD
Property Use:		**Condo:**
Location		
Situs Address:	819 HIGH ST TX	
Map ID:	WCF1-OD	**Mapsco:**
Legal Description:	A10393 - SURVEY 27 J M RIGALADO 1.305 ACRES, (COMFORT OUTLOT 32C)	
Abstract/Subdivision:	A50393	
Owner		
Owner ID:	5431891	
Name:	MEYER INN LLC	
Agent:	AMERICAN PROPERTY SERVICES INC	
Mailing Address:	1905 E 16TH STREET UNIT 1 AUSTIN, TX 78702	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$142,060 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$176,890 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$318,950 (=)
Agricultural Value Loss:	$0 (-)

Appraised Value:	$318,950 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$318,950
Ag Use Value:	$0

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Property Taxing Jurisdiction

Owner: MEYER INN LLC

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	KENDALL APPRAISAL DISTRICT	0.000000	$318,950	$318,950	$0.00	
GKE	KENDALL COUNTY	0.377000	$318,950	$318,950	$1,202.44	
SCF	COMFORT ISD	0.932800	$318,950	$318,950	$2,975.17	
WCC	COW CREEK GROUNDWATER	0.005000	$318,950	$318,950	$15.95	
WCF	KCWCID #1	0.166106	$318,950	$318,950	$529.80	

Total Tax Rate: 1.480906

Estimated Taxes With Exemptions: $4,723.36

Estimated Taxes Without Exemptions: $4,723.36

Property Improvement - Building

Description: BED & BREAKFAST **Type:** Commercial **Living Area:** 1371.0 sqft **Value:** $142,060

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	BBGD	0	1371
PC	COVERED PORCH OR PATIO	*	0	160
SP	SCREENED PORCH	*	0	378
PC	COVERED PORCH OR PATIO	*	0	32

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CL	Commercial Lot	1.31	56,845.80	0.00	0.00	$176,890	$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	$142,060	$176,890	$0	$318,950	$0	$318,950
2025	$142,060	$176,890	$0	$318,950	$0	$318,950
2024	$141,289	$175,935	$0	$317,224	$0	$312,936
2023	$116,149	$144,631	$0	$260,780	$0	$260,780
2022	$122,330	$152,320	$0	$274,650	$0	$274,650
2021	$122,330	$101,550	$0	$223,880	$0	$223,880
2020	$122,330	$101,550	$0	$223,880	$0	$223,880
2019	$122,330	$101,550	$0	$223,880	$0	$223,880
2018	$66,470	$24,500	$0	$90,970	$0	$90,970

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/24/2022	SWD-VL	SPL WARRANTY DEED/VENDORS LIEN	ENCINITO LLC	MEYER INN LLC			375035
1/23/2019	SWD-VL	SPL WARRANTY DEED/VENDORS LIEN	SSVS PROPERTIES LTD	ENCINITO LLC	1673	890	
10/28/2003	Conv	CONVERSION	ROBINSON MARY ALICE	ROBINSON MARY ALICE			

Kendall AD Property Search

Property ID: 21359 For Year 2026

Property Details

Account		
Property ID:	21359	**Geographic ID:** 1-5145-0000-9020
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	601 WATER ST TX	
Map ID:		**Mapsco:**
Legal Description:	COMFORT LOTS LOT 272A (REPLAT), 1.014 ACRES	
Abstract/Subdivision:	S15145	
Owner		
Owner ID:	5431078	
Name:	CAMP COMFORT LLC	
Agent:	AMERICAN PROPERTY SERVICES INC	
Mailing Address:	1905 E 16TH STREET UNIT 1 AUSTIN, TX 78702	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$779,360 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$152,540 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$931,900 (=)
Agricultural Value Loss:	$0 (-)

Appraised Value:	$931,900 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$931,900
Ag Use Value:	$0

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Property Taxing Jurisdiction

Owner: CAMP COMFORT LLC

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	KENDALL APPRAISAL DISTRICT	0.000000	$931,900	$931,900	$0.00	
GKE	KENDALL COUNTY	0.377000	$931,900	$931,900	$3,513.26	
SCF	COMFORT ISD	0.932800	$931,900	$931,900	$8,692.76	
WCC	COW CREEK GROUNDWATER	0.005000	$931,900	$931,900	$46.60	
WCF	KCWCID #1	0.166106	$931,900	$931,900	$1,547.94	

Total Tax Rate: 1.480906

Estimated Taxes With Exemptions: $13,800.56

Estimated Taxes Without Exemptions: $13,800.56

Property Improvement - Building

Description: COMMERCIAL **Type:** Commercial **Living Area:** 3632.0 sqft **Value:** $560,050

Type	Description	Class CD	Year Built	SQFT

MA	MAIN AREA	BBAD	1860	1875
PC	COVERED PORCH OR PATIO	*	1860	70
PC	COVERED PORCH OR PATIO	*	2004	288
PKLLOW	PARKING LOT LOW QUALITY	*	0	10044
MA	MAIN AREA	BBAD	0	308
WD	WOOD DECK	*	0	160
STGA	STORAGE AVERAGE	*	2013	60
MA	MAIN AREA	BBAD	1860	1449
WD	WOOD DECK	*	1860	250
PC	COVERED PORCH OR PATIO	*	0	525
SHEDA	SHED AVERAGE	*	0	15
STGA	STORAGE AVERAGE	*	0	16

Description: COMMERCIAL **Type:** Commercial **Living Area:** 521.0 sqft **Value:** $76,780

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	R3-	2010	521
PC	COVERED PORCH OR PATIO	*	2012	72
PC	COVERED PORCH OR PATIO	*	2010	80
WD	WOOD DECK	*	2012	16
STGA	STORAGE AVERAGE	*	0	15

Description: COMMERCIAL **Type:** Commercial **Living Area:** 1038.0 sqft **Value:** $142,530

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	BBAD	2017	266
PC	COVERED PORCH OR PATIO	*	2017	60
MA	MAIN AREA	BBAD	2017	266
PC	COVERED PORCH OR PATIO	*	2017	60
MA	MAIN AREA	BBAD	2017	266
PC	COVERED PORCH OR PATIO	*	2017	60
MA	MAIN AREA	OFAD	2017	240
PC	COVERED PORCH OR PATIO	*	2017	48
PC	COVERED PORCH OR PATIO	*	2017	16
STGA	STORAGE AVERAGE	*	2017	128

Kendall AD Property Search

Property ID: 21328 For Year 2026

Property Details

Account		
Property ID:	21328	**Geographic ID:** 1-5145-0000-6030
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	WATER ST TX	
Map ID:		**Mapsco:**
Legal Description:	COMFORT LOTS LOT 241A (REPLAT), 0.791 ACRES	
Abstract/Subdivision:	S15145	
Owner		
Owner ID:	5431078	
Name:	CAMP COMFORT LLC	
Agent:	AMERICAN PROPERTY SERVICES INC	
Mailing Address:	1905 E 16TH STREET UNIT 1 AUSTIN, TX 78702	
% 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:	$168,540 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$168,540 (=)
Agricultural Value Loss:	$0 (-)

Appraised Value:	$168,540 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$7,892 (-)
Assessed Value:	$160,648
Ag Use Value:	$0

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Property Taxing Jurisdiction

Owner: CAMP COMFORT LLC

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	KENDALL APPRAISAL DISTRICT	0.000000	$168,540	$160,648	$0.00	
GKE	KENDALL COUNTY	0.377000	$168,540	$160,648	$605.64	
SCF	COMFORT ISD	0.932800	$168,540	$160,648	$1,498.52	
WCC	COW CREEK GROUNDWATER	0.005000	$168,540	$160,648	$8.03	
WCF	KCWCID #1	0.166106	$168,540	$160,648	$266.85	

Total Tax Rate: 1.480906

Estimated Taxes With Exemptions: $2,379.04

Estimated Taxes Without Exemptions: $2,495.93

Property Improvement - Building

Property Land

Kendall AD Property Search

Property ID: 21327 For Year 2026

Property Details

Account		
Property ID:	21327	**Geographic ID:** 1-5145-0000-6020
Type:	R	**Zoning:** LI
Property Use:		**Condo:**
Location		
Situs Address:	531 WATER ST TX	
Map ID:	WCF1-LI	**Mapsco:**
Legal Description:	COMFORT LOTS LOT 240, .5303 ACRES	
Abstract/Subdivision:	S15145	
Owner		
Owner ID:	5431078	
Name:	CAMP COMFORT LLC	
Agent:	AMERICAN PROPERTY SERVICES INC	
Mailing Address:	1905 E 16TH STREET UNIT 1 AUSTIN, TX 78702	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$105,020 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$119,260 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$224,280 (=)
Agricultural Value Loss:	$0 (-)

Appraised Value:	$224,280 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$224,280
Ag Use Value:	$0

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Property Taxing Jurisdiction

Owner: CAMP COMFORT LLC

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	KENDALL APPRAISAL DISTRICT	0.000000	$224,280	$224,280	$0.00	
GKE	KENDALL COUNTY	0.377000	$224,280	$224,280	$845.54	
SCF	COMFORT ISD	0.932800	$224,280	$224,280	$2,092.08	
WCC	COW CREEK GROUNDWATER	0.005000	$224,280	$224,280	$11.21	
WCF	KCWCID #1	0.166106	$224,280	$224,280	$372.54	

Total Tax Rate: 1.480906

Estimated Taxes With Exemptions: $3,321.37

Estimated Taxes Without Exemptions: $3,321.37

Property Improvement - Building

Type: Residential **Living Area:** 1382.0 sqft **Value:** $105,020

Type	Description	Class CD	Year Built	SQFT

MA	MAIN AREA	R2-	1888	792
ADDN	ADDITION	*	1888	290
GSTH	GUESTHOUSE	*	2004	144
ADDN	ADDITION	*	0	180
OP	OPEN PORCH	*	0	112
ADDN	ADDITION	*	2015	120
PC	COVERED PORCH OR PATIO	*	2015	72
PC	COVERED PORCH OR PATIO	*	2015	48
SHEDL	SHED LOW	*	2015	96
WD	WOOD DECK	*	2015	160

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RL	Residential Lot	0.53	23,100.00	105.00	220.00	$119,260	$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	$105,020	$119,260	$0	$224,280	$0	$224,280
2025	$105,020	$119,260	$0	$224,280	$0	$224,280
2024	$89,614	$101,766	$0	$191,380	$0	$191,380
2023	$83,597	$125,723	$0	$209,320	$0	$209,320
2022	$70,010	$79,510	$0	$149,520	$0	$149,520
2021	$50,010	$37,860	$0	$87,870	$0	$87,870
2020	$50,740	$37,860	$0	$88,600	$0	$88,600
2019	$50,740	$37,860	$0	$88,600	$0	$88,600
2018	$42,660	$23,250	$0	$65,910	$0	$65,910

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/23/2022	SWD-VL	SPL WARRANTY DEED/VENDORS LIEN	COASTAL BARCELONA LLC	CAMP COMFORT LLC			374265