

LOT 5- 0 S CIELO VISTA CT

7.74 Acres | AG Exempt
OFFERED AT \$315,000



Discover breathtaking views and serene Hill Country living on this exceptional 7.74-acre lot in The Preserve at Chula Vista Ranch, a gated rural subdivision just 10-15 minutes from downtown Fredericksburg. Situated on a sloping, partially wooded hillside, this property offers multiple ideal building sites surrounded by natural beauty and long-range views. A subdivision-wide grazing lease maintains your Ag exemption, keeping taxes impressively low. Whether you're envisioning a peaceful retreat or your forever home, Lot 5 delivers privacy, stunning vistas, and the best of country living with the convenience of nearby town amenities.

Scan QR Code for additional information and photos.



Jill Tabor
REALTOR®

📞 830-456-8115

✉️ jill@jilltabor.com



PORTFOLIO
REAL ESTATE  kw

MLS #: T105145A (Active) List Price: \$315,000 (1 Hits)**Lot 5 S Cielo Vista Ct Fredericksburg, TX 78624**

Type: Multi-Family Residential, Gated Subdivision
Best Use: Residential
Topography: Sloped, Few Trees, Views
Surface Cover: Brushy
Views: Yes
Apx \$/Acre: 0
Lot/Tract #: 5

Original List Price: \$315,000
Area: County-Southwest
Subdivision: The Preserve at Chula Vista Ranch
County: Gillespie
School District: Fredericksburg
Distance From City: 10-15 miles
Apx Acreage: 7.7400
Seller's Est Tax: 9.11
Showing Instructions: See Remarks
Days on Market 1

Tax Exemptions: Ag	Taxes w/o Exemptions: \$3,816.61	Tax Info Source: CAD	CAD Property ID #: 181693	Zoning: None
Flood Plain: No	Deed Restrictions: Yes	Easements: None Known	Road Maintenance Agreement: No	
HOA: Yes	HOA Fees: 1000.00	HOA Fees Pd: Annually		
Items Not In Sale:				
Documents on File: Survey/Plat, Deed Restrictions, Aerial Photo				

Water: None
Sewer: None
Utilities: Electricity Available, CTEC
Access/Location: Paved
Minerals: None

Improvements: None
Misc Search: None
Fence: Wire, Partial

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

Location/Directions: Take Hwy 16 S towards Kerrville, take a right on Tivydale Rd (FM2093) for 7.5 miles. Entry for The Preserve at Chula Vista Ranch is on right hand side just past Eagle's Landing neighborhood.

Owner: Steve and Glenda Wood**Legal Description:** PRESERVE@ CHULA VISTA RANCH LOT 5, 7.74**Instructions:** Call ShowingTime at 800-746-9464 to schedule a showing.

Public Remarks: Discover breathtaking views and serene Hill Country living on this exceptional 7.74-acre lot in The Preserve at Chula Vista Ranch, a gated rural subdivision just 10-15 minutes from downtown Fredericksburg. Situated on a sloping, partially wooded hillside, this property offers multiple ideal building sites surrounded by natural beauty and long-range views. A subdivision-wide grazing lease maintains your Ag exemption, keeping taxes impressively low. Whether you're envisioning a peaceful retreat or your forever home, Lot 5 delivers privacy, stunning vistas, and the best of country living with the convenience of nearby town amenities.

Agent Remarks:**Withdraw Comments:**

Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No
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Office Broker's Lic #: 547594

Listing Office: Portfolio Real Estate - KW (#:1462)
Main: (830) 997-6041
Mail Address 1: 804 S. Adams St
Mail City: Fredericksburg
Mail Zip Code: 78624
Supervising Agent Name:
Supervising Agent License #:

Listing Agent: Jill Tabor (#:12)
Agent Email: jill@jilltabor.com
Contact #: (830) 456-8115
License Number: 0562308

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



 Boundary

Walk-Out Basement Floor Plan Inspiration for 0 S Cielo Vista Lot 5

This lot is a great fit for a walk-out basement design. These floor plans help show what could be possible.

Floor Plan Options:

[Plan 1125](#)

[Plan 5046](#)

[Plan 5037](#)

The Preserve @ CHULA VISTA RANCH

A 364.03 ACRE TRACT OF LAND SITUATED IN GILLESPIE COUNTY, TEXAS; COMPRISING PART OF THE J. W. & R. LEAVITT SURVEY NO. 70, ABSTRACT NO. 425, PART OF THE J. W. & R. LEAVITT SURVEY NO. 141, ABSTRACT NO. 433 AND PART OF THE THOS. MCKINNON SURVEY NO. 140, ABSTRACT NO. 490; BEING ALL OF THAT CERTAIN 343.51 ACRE TRACT I AND ALL OF THAT CERTAIN 20.52 ACRE TRACT II DESCRIBED IN A CONVEYANCE FROM RUTLEDGE 209 RANCH PARTNERS LP TO LOS CHULA VISTA PARTNERS, LLC, FOUND OF RECORD IN A SPECIAL WARRANTY DEED EXECUTED ON JULY 20TH, 2017 AND RECORDED ON JULY 21ST, 2017 UNDER REGISTER NO. 20173594 OF THE OFFICIAL PUBLIC RECORDS OF SAID GILLESPIE COUNTY, TEXAS.



Sht. Diagram
(not to scale)

Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited. The existing creeks or drainage channels traversing along or across the property will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots. Gillespie County will not be responsible for the maintenance and operation of said drainage ways or the control of erosion. Gillespie County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.

GILLESPIE COUNTY AND THE HILL COUNTRY UNDERGROUND WATER CONSERVATION DISTRICT MAKE NO REPRESENTATION OR GUARANTEE AS TO WATER QUALITY OR THAT A PRESENT OR FUTURE ADEQUATE WATER SUPPLY EXISTS.

Gillespie County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; the property owners in this subdivision shall be responsible for the maintenance of private streets, roads, drives, emergency easements, recreation areas and open spaces, and said owners agree to indemnify and save harmless Gillespie County, from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.

I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon, that no other person or entity other than First United Bank, Lubbock, Texas has any interest in the property either by lien, lease, or other equitable interest, and that I (We) hereby adopt this plat of subdivision with my (our) free consent, establish the minimum building setback lines, dedicate and convey all alleys, walks, roads & right-of-way, parks, water courses, easements and other open space to public use forever and agree for myself (ourselves) and my (our) heirs and assigns to abide forever by all liens, dedications, and other restrictions shown hereon.

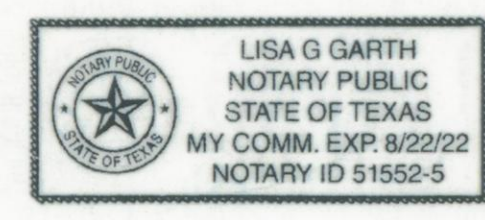
EXECUTED this 8th day of October, 2018.

LOS CHULA VISTA PARTNERS, LLC, a Texas Limited Liability Company

By: *James C. Shinder, II*
James C. Shinder, II, its manager

STATE OF TEXAS
COUNTY OF GILLESPIE

This instrument was acknowledged before me on this 8th day of October, 2018 by James C. Shinder, II, manager of LOS CHULA VISTA PARTNERS, LLC, a Texas Limited Liability Company.



Lisa G. Garth
Notary Public in and for the State of Texas
My commission expires: 8-22-22
Lisa G. Garth
Printed Name of Notary

The undersigned hereby certifies that it is the owner of a lien secured by the property shown and described hereon, such lien described in a Deed of Trust recorded under Register No. 20173595 of the Official Public Records of Gillespie County, Texas, that the undersigned subordinates its lien to the dedication and conveyance of all alleys, walks, roads and right-of-way, parks, water courses, easements and other open spaces to public use forever.

Date: 10/9, 2018

Miles Seybert
by: Miles Seybert
Title: Vice President,
Commercial Lending

This instrument was acknowledged before me on this 9th day of October, 2018 by Miles Seybert, Vice President, Commercial Lending, First United Bank



Debra L. Taylor
Notary Public in and for the State of Texas
My commission expires: 8-28-2021
Debra L. Taylor
Printed Name of Notary

TOTAL ACREAGE: 364.03 acres
NUMBER OF LOTS: 48 (residential)
AVERAGE LOT SIZE: 7.16 acres
AVERAGE DENSITY: 1 lot per 7.58 acres (residential)

OWNER/DEVELOPER: Los Chula Vista Partners, LLC
260 Miron Drive, Suite 108
Southlake, TX 76092

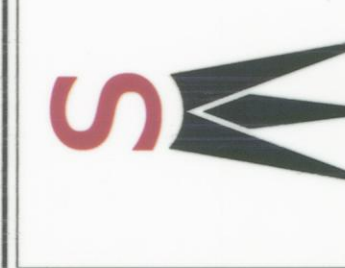
SURVEYOR/
ENGINEER: Dale Allen Sultemeier, P.E., R.P.L.S.
SULTEMEIER SURVEYING & ENGINEERING, LLC
501 West Main, Suite 107
Fredericksburg, TX 78624

County Officials:
County Judge: The Honorable Mark Stroehrer
County Commissioner Pct. 1: Charles Olfers
County Commissioner Pct. 2: William "Billy" Roeder
County Commissioner Pct. 3: Dennis Neffendorf
County Commissioner Pct. 4: Donnie Schuch
County Clerk: Mary Lynn Rusche

Texas Registered
Engineering Firm
F-10608

Licensed
Surveying Firm
100930-00

**SULTEMEIER
SURVEYING & ENGINEERING**
Boundary-Tile Topographic-Construction Surveys
Engineering 501 West Main, Suite 107
Fredericksburg, Texas 78624
(830) 990-1221
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case@sultemeiersurveying.com



The Preserve
@
CHULA VISTA RANCH
Fredericksburg, TX

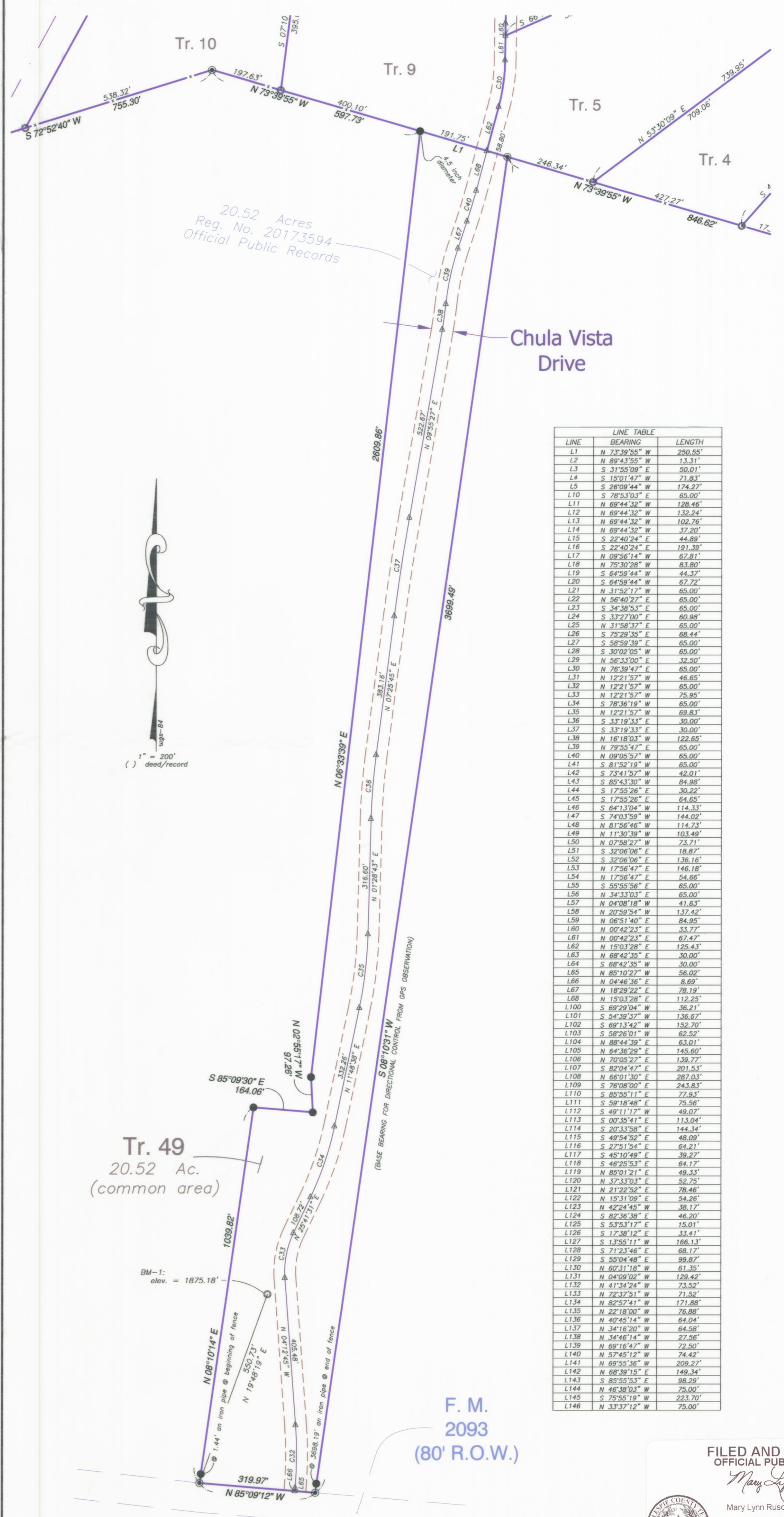
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PROJECT: 6243
DATE: 2017-2018

REVISIONS:
Item/Date/Description

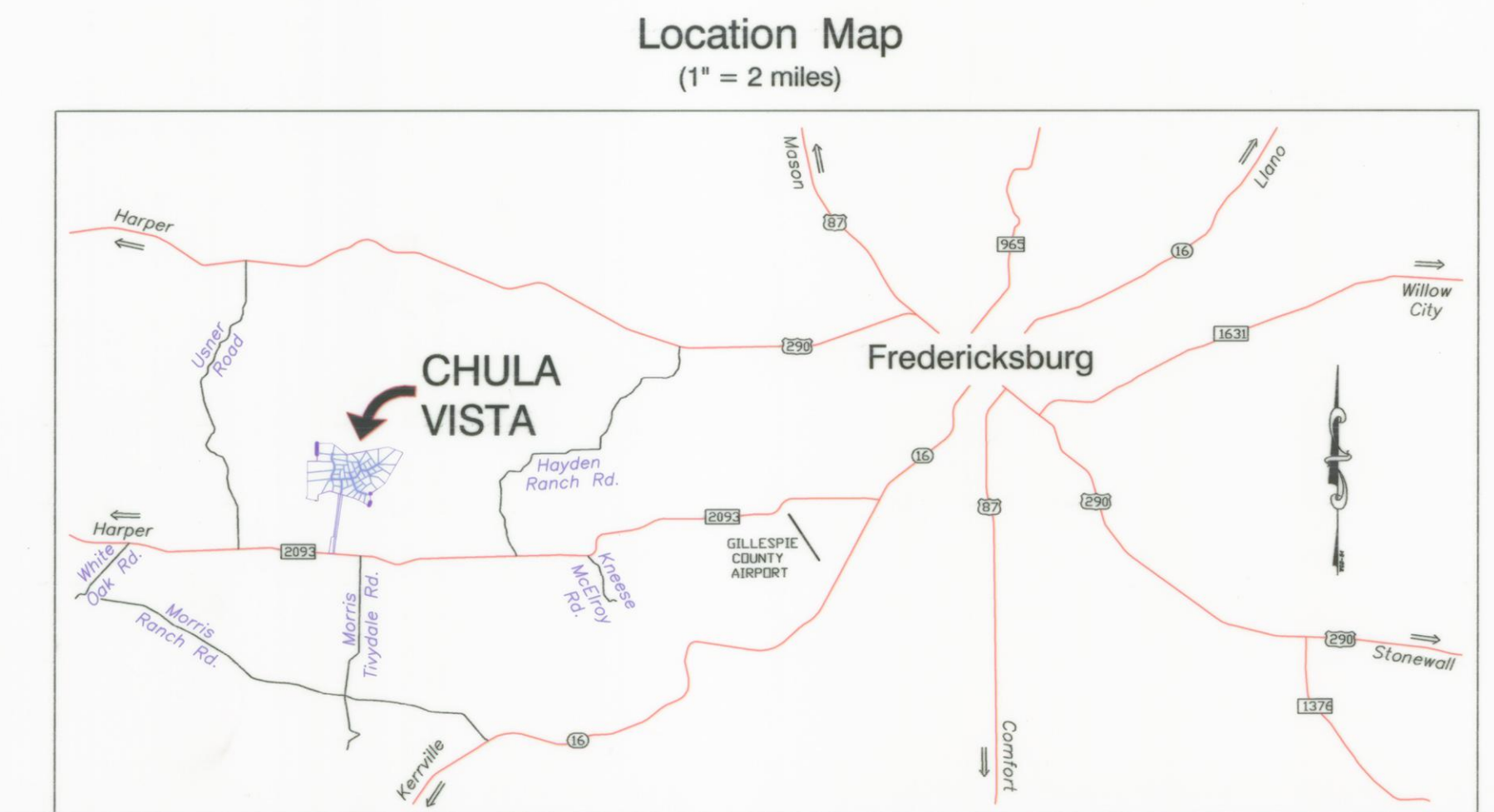
SHEET TITLE
Cover Sheet

SHEET NUMBER
1



LINE	BEARING	LENGTH
L1	N 23°39'55" W	200.55
L2	N 85°43'58" E	13.51
L3	S 31°55'08" E	50.01
L4	S 150°14'41" E	128.46
L5	S 26°04'44" W	174.27
L10	S 28°53'03" E	65.00
L11	N 68°44'32" W	128.46
L12	N 68°44'32" W	132.24
L13	N 68°44'32" W	102.78
L14	N 68°44'32" W	37.50
L15	S 22°40'24" E	44.89
L16	S 22°40'24" E	193.30
L17	N 02°56'14" W	62.81
L18	N 75°30'28" W	83.80
L19	S 64°59'44" W	67.22
L20	S 64°59'44" W	67.22
L21	N 31°57'17" E	65.00
L22	N 56°40'22" E	65.00
L23	S 34°38'33" E	65.00
L24	S 33°27'00" E	60.88
L25	N 31°58'37" E	65.00
L26	S 75°29'35" E	88.44
L27	S 30°59'38" E	65.00
L28	S 30°59'38" E	65.00
L29	N 56°32'00" E	32.50
L30	N 26°39'47" E	65.00
L31	N 22°15'57" E	46.65
L32	N 22°15'57" E	65.00
L33	N 12°21'57" E	75.85
L34	S 78°34'18" E	65.00
L35	N 22°15'57" E	69.83
L36	S 31°19'13" E	30.00
L37	S 31°19'13" E	30.00
L38	N 16°18'03" E	122.85
L39	N 75°30'28" W	65.00
L40	N 09°05'37" W	65.00
L41	S 81°52'18" W	65.00
L42	S 24°15'57" E	42.01
L43	S 80°43'30" W	64.68
L44	S 17°56'26" E	30.22
L45	S 17°56'26" E	64.68
L46	S 84°13'04" W	114.33
L47	S 74°03'38" E	144.09
L48	N 81°36'46" W	114.33
L49	N 11°30'39" E	103.49
L50	N 07°38'21" E	124.71
L51	S 32°06'06" E	18.67
L52	S 32°06'06" E	136.18
L53	N 17°56'47" E	146.18
L54	N 17°56'47" E	54.68
L55	S 50°53'36" E	65.00
L56	N 34°13'03" E	65.00
L57	N 04°08'18" W	41.63
L58	N 20°38'54" E	127.52
L59	N 06°51'40" E	84.95
L60	N 04°42'23" E	33.77
L61	N 04°42'23" E	67.47
L62	N 15°03'28" E	125.43
L63	N 68°42'38" E	30.00
L64	S 68°42'38" E	30.00
L65	N 85°10'27" W	58.09
L66	N 04°46'36" E	4.89
L67	N 18°29'24" E	78.19
L68	N 13°03'28" E	112.29
L69	S 69°29'04" W	86.71
L70	S 64°38'37" W	118.67
L71	S 69°14'42" W	159.20
L72	S 58°26'01" W	62.52
L73	N 88°44'39" E	63.01
L74	N 84°36'28" E	145.80
L75	N 70°05'27" E	139.77
L76	S 82°04'47" E	207.53
L77	N 69°01'30" E	202.63
L78	S 76°08'00" E	243.83
L79	S 89°52'11" E	128.46
L80	S 89°18'48" E	75.58
L81	S 49°11'17" W	49.07
L82	S 00°30'41" E	133.04
L83	S 20°33'58" E	144.34
L84	S 49°34'30" E	48.09
L85	S 22°13'44" E	64.21
L86	S 45°10'49" E	39.27
L87	S 46°25'53" E	64.17
L88	N 85°01'21" E	49.33
L89	N 37°43'03" E	52.78
L90	N 21°29'34" E	78.46
L91	N 15°31'08" E	54.26
L92	N 42°24'48" E	58.17
L93	S 82°36'38" E	46.20
L94	S 82°36'38" E	46.20
L95	S 82°36'38" E	46.20
L96	S 12°38'12" E	33.41
L97	S 13°55'11" W	186.13
L98	S 71°24'46" E	88.17
L99	S 30°04'46" E	89.87
L100	N 60°31'18" W	61.35
L101	N 64°00'00" E	128.46
L102	N 41°34'24" W	23.52
L103	N 72°32'21" W	71.52
L104	N 82°21'41" W	71.88
L105	N 22°18'00" W	76.88
L106	N 40°45'14" W	64.04
L107	N 34°16'30" W	64.58
L108	N 34°46'14" W	27.56
L109	N 69°16'47" W	22.50
L110	N 57°45'12" W	24.42
L111	N 89°35'36" E	209.27
L112	N 68°39'15" E	149.34
L113	S 85°50'53" E	88.29
L114	N 46°38'03" W	75.80
L115	S 75°55'19" W	223.70
L116	N 33°37'12" W	75.00

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Mary Lynn Rusche
Mary Lynn Rusche, County Clerk
Gillespie County Texas
November 09, 2018 01:34:06 PM
FEE: \$626.00 LMOOSE
2018010028



The Preserve @ CHULA VISTA RANCH

J. W. & R. LEAVITT
SUR. NO. 141
ABST. NO. 433

SUR. 140
ABST. 490

ABST. NO. 408

J. W. & R. LEAVITT
SUR. NO. 142
ABST. NO. 435

475.86 Acres
Vol. 437 - Pg. 762
Official Public Records

202.34 Acres
Reg. No. 20172502
Official Public Records

20.52 Ac.
Reg. No. 20153591
Official Public Records

J. W. & R. LEAVITT
SUR. NO. 77
ABST. NO. 414

J. W. & R. LEAVITT
SUR. NO. 70
ABST. NO. 425

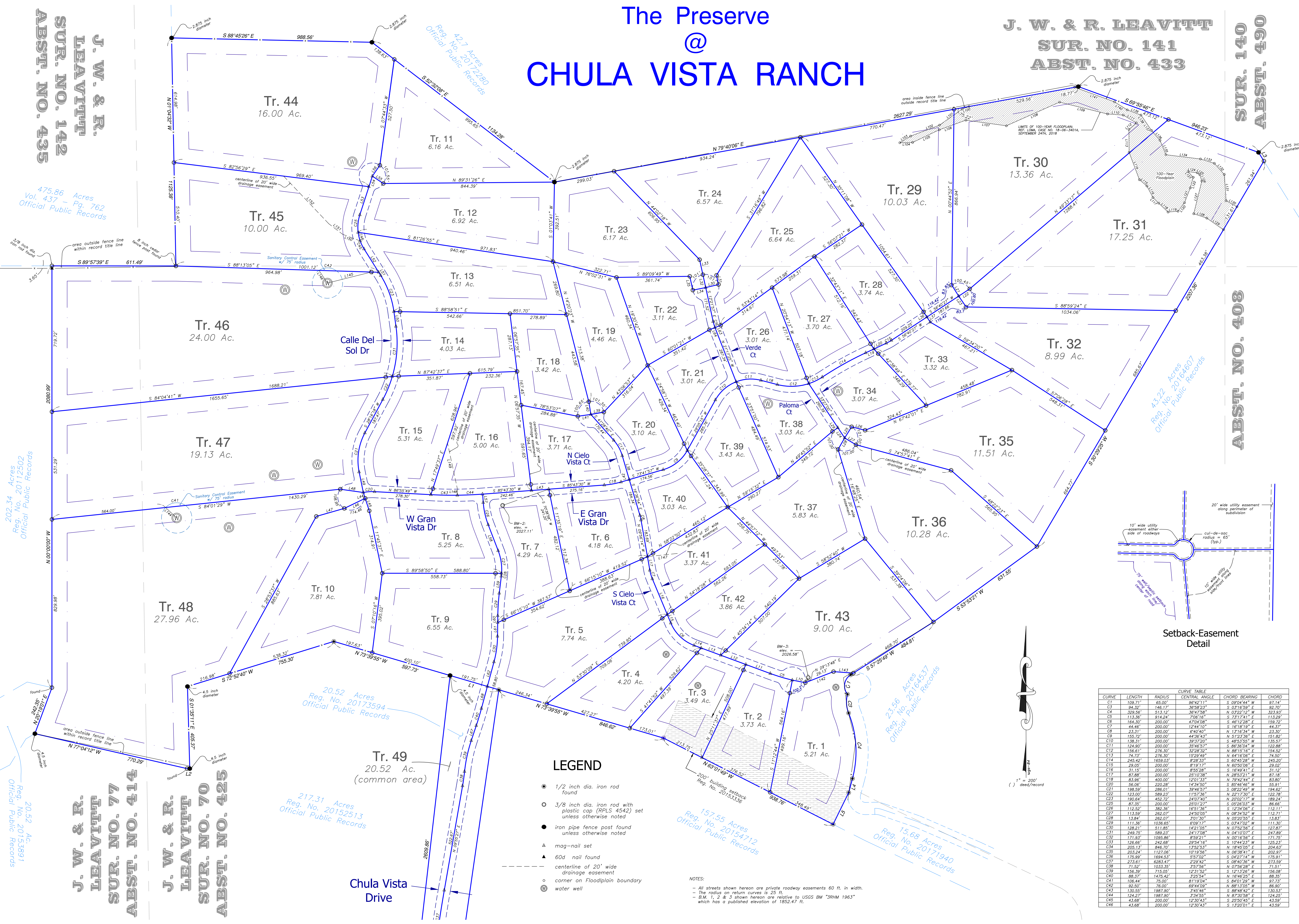
20.52 Acres
Reg. No. 20173594
Official Public Records

217.31 Acres
Reg. No. 20152513
Official Public Records

23.56 Acres
Reg. No. 20164537
Official Public Records

157.55 Acres
Reg. No. 20154712
Official Public Records

15.68 Acres
Reg. No. 20171940
Official Public Records



LEGEND

- 1/2 inch dia. iron rod found
- 3/8 inch dia. iron rod with plastic cap (RPLS 4542) set unless otherwise noted
- iron pipe fence post found unless otherwise noted
- mag-nail set
- 60d nail found
- centerline of 20' wide drainage easement
- corner on Floodplain boundary
- water well

NOTES:

- All streets shown herein are private roadway easements 60 ft. in width.
- The radius on return curves is 25 ft.
- B.M. 1, 2 & 3 shown herein are relative to USGS BM "3RHM 1963" which has a published elevation of 1852.47 ft.

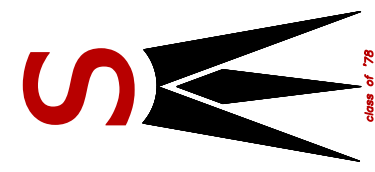
Setback-Easement Detail

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	109.71'	65.00'	86°42'11"	S 02°04'44" W	92.14'
C2	94.32'	146.17'	36°28'23"	S 03°16'59" E	92.70'
C3	329.56'	513.12'	30°47'58"	N 02°16'12" W	323.93'
C4	113.36'	914.24'	7°08'16"	S 23°17'41" E	113.29'
C5	164.30'	200.00'	47°04'08"	S 48°12'28" E	159.72'
C6	44.46'	200.00'	12°44'10"	S 16°18'15" E	44.37'
C7	21.31'	200.00'	6°40'40"	N 1°16'14" W	21.30'
C8	155.72'	200.00'	44°36'43"	N 51°28'36" E	151.82'
C9	138.31'	200.00'	39°37'20"	S 48°53'55" E	135.57'
C10	124.90'	200.00'	35°46'57"	S 86°36'04" W	122.88'
C11	156.61'	276.30'	32°28'52"	N 88°15'16" E	154.52'
C12	74.73'	276.30'	15°29'49"	N 64°16'06" E	74.50'
C13	245.42'	1859.03'	8°28'43"	S 67°45'28" W	245.20'
C14	22.05'	200.00'	8°19'17"	N 62°07'00" E	22.02'
C15	31.15'	200.00'	8°55'28"	S 16°49'41" E	31.12'
C16	87.88'	200.00'	25°10'38"	N 28°23'21" W	87.18'
C17	81.98'	400.00'	12°01'53"	N 24°42'41" E	81.80'
C18	56.06'	220.28'	14°34'50"	S 85°46'46" W	55.91'
C19	198.59'	286.01'	39°46'57"	S 08°27'49" W	194.92'
C20	123.00'	589.23'	11°57'36"	N 22°17'50" E	122.78'
C21	190.64'	452.72'	24°07'40"	N 20°02'17" W	189.24'
C22	87.35'	200.00'	22°01'27"	S 02°26'03" W	86.66'
C23	112.52'	382.36'	16°51'36"	S 12°34'06" E	112.11'
C24	113.39'	262.07'	24°40'08"	N 08°44'36" E	112.71'
C25	114.84'	262.07'	37°01'30"	N 02°20'55" E	114.87'
C26	111.36'	1036.65'	6°09'17"	S 03°47'02" W	111.30'
C27	128.21'	511.85'	14°21'05"	N 07°26'56" E	127.87'
C28	249.25'	589.21'	24°17'08"	N 02°10'03" E	247.89'
C29	171.93'	1098.86'	8°58'21"	N 00°16'56" E	171.74'
C30	126.60'	242.08'	28°16'16"	S 10°42'41" W	125.21'
C31	205.13'	846.70'	13°52'53"	N 18°45'00" E	204.63'
C32	203.24'	1127.06'	10°19'56"	N 08°38'41" E	202.97'
C33	175.99'	1894.53'	5°27'02"	S 02°27'14" W	175.91'
C34	273.61'	6283.47'	2°22'42"	S 08°40'36" W	273.59'
C35	71.52'	1033.35'	3°27'56"	N 07°48'28" E	71.51'
C36	156.36'	715.00'	12°11'52"	N 12°17'45" E	156.08'
C37	88.37'	1475.42'	3°25'34"	N 16°46'23" E	88.35'
C38	106.44'	75.00'	81°19'04"	S 84°10'25" E	106.40'
C39	92.50'	75.00'	88°14'02"	N 08°13'05" E	92.46'
C40	130.55'	1897.90'	3°45'46"	S 88°48'42" E	130.53'
C41	124.23'	1897.90'	3°45'46"	N 08°20'38" E	124.19'
C42	43.68'	200.00'	12°30'43"	S 25°50'45" E	43.59'
C43	43.68'	200.00'	12°30'43"	S 13°20'01" E	43.59'

Texas Registered
Engineering Firm
F-10608

Licensed
Surveying Firm
100930-00

SULTEMEIER
SURVEYING & ENGINEERING
Boundary-Title-Topographic-Construction Surveys
Engineering - Land Development Services
501 West Main, Suite 107
Fredericksburg, TX 78624
Phone: (830) 390-1221
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data@sultemeiersurveying.com



The Preserve
@
CHULA VISTA RANCH
Fredericksburg, TX

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PROJECT: 6243

DATE: 2017-2018

REVISIONS:

Item/Date/Description

SHEET TITLE

Final Plat

SHEET NUMBER

2