

PRELIMINARY PROPERTY REPORT

LAND BOSS

INVEST LIKE A BOSS

Property Details

Assessor's Parcel Number:	Property ID: 162844 Geographic ID: 51200-00000-1550
Property Address:	White Bluff Rd, Medina, TX 78055
County, State:	Bandera County, TX
Subdivision:	RIO MEDINA
Lot Number:	155
Legal Description:	RIO MEDINA LT 155 9.932 ACRES
TRS:	N/A
Parcel Size:	9.93 acres
Terrain Type:	Hilly / Wooded
Lot Dimensions:	1059.7 feet North 503.58 feet East 848.94 feet South 405.86 feet West
Elevation:	547.9 m or 1797.5 feet
Flood Zone / Wetlands:	Minimal Wetlands, No Flood Zone
Notes:	See deed attached for complete legal description

Property Location / Access

Google Map Link:	https://maps.app.goo.gl/WzyLLjYF5znZYHJF6
GPS Coordinates (Center):	29.88100, -99.34225

GPS Coordinates (4 corners):	29.882303, -99.343441 NW 29.880730, -99.340627 NE 29.879753, -99.341750 SE 29.881249, -99.343803 SW
City or County Limits:	County
School District:	Medina Independent School District
Access To Property:	Yes, via White Bluff Rd
Road Type:	Dirt
Who Maintains Roads:	County
Closest Highways:	TX-16
Closest Major City:	San Antonio, Texas (1 hr 35 min, 75.6 miles)
Closest Small Town:	Medina, Texas (13 min, 8.9 miles)
Closest Gas Station:	Old Timer, 14178 TX-16 N, Medina, TX 78055 (12 min, 8.7 miles)
Notes:	N/A

Tax & Land Use Information

Annual Property Taxes:	\$3,776.10
Zoning / Property Use Code:	NO ZONING AS PER COUNTY
What can be built on the property?	Per County, there are no such restrictions.
Time limit to build?	Permit is good for six months but it can be further extended.
Is camping allowed?	Per County, there are no such restrictions.
Camping restrictions if any:	N/A

Are RV's allowed?	Per County, there are no such restrictions.
RV restrictions if any:	N/A
Are mobile homes allowed?	Per County, there are no such restrictions.
Mobile home restrictions if any:	N/A
Are tiny homes allowed?	Per County, there are no such restrictions.
Tiny home restrictions if any:	N/A
Are short term vacation rentals allowed?	Per County, there are no such restrictions.
Vacation rental restrictions if any:	N/A
Is property part of an HOA or POA?	County does not possess any information regarding this matter, and no relevant information could be found online. It would be advisable to verify with the property owner.
HOA or POA dues, if any:	N/A
Subdivision CC&R Availability:	There is a cost of \$1 per Page to get the document
CC&R Information:	Volume 150, Page 94, 97, 101
Notes:	The Parcel is OUTSIDE the city limits. The information above is based on county restrictions.

Utility Information

Water?	Water is available. Would have to contact Medina Water Supply Corporation (830-589-7689). (Website: https://medinawatersupply.com/)
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Sewer / Septic?	Would have to install a septic system.
Electric?	Would have to contact Bandera Electric Cooperative (866-226-3372).
Gas?	Would have to contact Propane Depot (830-966-3352) or Heart of Texas Propane (830-412-2565).
Waste?	Would have to contact Bandera Compactor Station (830-796-3609) or Integrity Waste Services (830-343-8921).
Notes:	As per Medina Water Supply Corporation, water is available however septic is required.

County Contact Information

County Website:	https://www.banderacounty.gov/
Assessor Website:	https://bancad.org/
Treasurer Website:	https://www.banderacounty.gov/page/tax.assessor.home
Recorder Website:	https://i2i.uslandrecords.com/TX/Bandera/D/Default.aspx
GIS Website:	https://app.regrid.com/us/tx/bandera#
Zoning Link:	N/A
Phone number for Planning Dept:	N/A
Phone number for Recorder:	830-796-3332
Phone number for Treasurer:	830-796-3731
Phone number for Assessor:	830-796-3039
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A