



PLANNING & ZONING COMMISSION MEETING

March 18, 2024 at 6:00 PM

City Council Chambers
1600 Avenue M, Hondo, TX

AGENDA

Notice is hereby given that the City of Hondo Regular Planning & Zoning Commission Meeting will be held March 18, 2024 at 6:00 p.m. in the City Council Chambers, City Hall at 1600 Avenue M, Hondo, Texas.

Persons may submit questions or comments for items on the agenda by email to: rdolphus@hondo-tx.org. Questions or comments submitted by email must be received by the city at least 1 hour prior to the scheduled start of the meeting in order to be presented to the Planning & Zoning Commission during the meeting.

The following items will be discussed, to-wit:

1. Call to order.
2. Quorum check.
3. Public Comments: *This time is set aside for any person who wishes to address the Planning and Zoning Commission. Each person should fill out the Speaker's register prior to the meeting. Presentations should be limited to no more than three (3) minutes. Discussion by the Commission of any item not on the agenda shall be limited to statements of specific factual information given in response to any inquiry, a recitation of existing policy in response to an inquiry, and/or a proposal to place the item on a future agenda.*

NEW BUSINESS

4. Public hearing on rezoning case No. 001-24: Request from Medina County, applicant/owner for a Rezoning from Residential – R3 to Government/Public on a 0.2413 Acre Tract of land situated within the City of Hondo in Medina County, Texas, out of Survey No. 187, Abstract No. 428, A. Gsell, original Grantee, with legal description being Lot 3, Block 6, C.J. Bless Addition to the City of Hondo, Medina County, Texas.

The subject property is located at 1306 14th Street. The property is generally located north of 14th Street and east of Avenue O and is identified as Assessor's Parcel Identification No. 17214.

5. Discuss and consider action on request from Medina County (applicant) for a Rezoning from Residential – R3 to Government/Public on a 0.2413 Acre Tract of land situated within the City of Hondo in Medina County, Texas, out of Survey No. 187, Abstract No. 428, A. Gsell, original Grantee, with legal description being Lot 3, Block 6, C.J. Bless Addition to the City of Hondo, Medina County, Texas

OTHER BUSINESS

6. Discuss and consider electing a Chairman, Vice Chairman, and Secretary to serve a 1-year term as laid out in the City Charter Section 9.01.
7. Adjourn.

I hereby certify that the above Notice of Regular Planning & Zoning Commission Meeting was posted on the bulletin board in City Hall, 1600 Avenue M, Hondo, Texas, at a place convenient and readily accessible to the general public at all times on March 15, 2024 at 05:15 p.m.

ATTEST:



Rebekah Dolphus
City Secretary



The Planning and Zoning Commission for the City of Hondo reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matter listed above, as authorized by Texas Government Code §551.071 (Consultations with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices) and §551.087 (Economic Development). There may be a quorum of Economic Development Corporation/City Council members at any regularly scheduled Planning and Zoning Commission Meeting.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS

The City of Hondo City Council Meetings is available to all persons regardless of disability. If you require special assistance, contact the City Secretary forty-eight (48) hours prior to the meeting time at 830-426-3378.



Planning and Zoning

Title: Consider a request from Medina County, to consider a zoning change from R3 – Residential Three District to Government/Public on 0.2413 Acre Tract of land situated within the City of Hondo in Medina County, Texas, out of Survey No. 187, Abstract No. 428, A. Gsell, original Grantee, with legal description being, Lot 3, Block 6, C.J. Bless Addition to the City of Hondo, Medina County, Texas. This is in accordance with City of Hondo Code of Ordinances, Exhibit 9A Unified Development Code, Chapter 3 Development Review Procedures, Section 3.3.1 and particularly Section 3.3.4 which states “Any person, corporation, or group of persons having a proprietary interest in any property, upon proof of such interest, may petition for a change or amendment to the provisions of this ordinance, or the Planning and Zoning Commission may, on its own motion, institute proposals for change and amendment in the public interest. A Zoning Change Application and Zoning Change Submittal must be presented for consideration of a zoning change.

Date: March 18, 2024

From: Uche Echeozo, Development Services Director

BACKGROUND:

The City of Hondo received a request from Medina County, applicant/owner, to consider a zoning change of their property situated at 1306 14th Street, Hondo, Texas. The County acquired a lot that adjoins county property. The said lot is currently zoned R3 – Residential Three District. There is currently a vacant building on the property, and the County is looking at demolishing the said building to enable them make good use of the property.

PROPERTY I.D. AND LEGAL DESCRIPTION:

Parcel number: R17214

Legal Description: Lot 3, Block 6, C.J. Bless Addition to the City of Hondo, Medina County, Texas.

GENERAL LOCATION:

Generally located on the North side of 14th Street, and adjacent to the 1304 14th Street, a property already owned by Medina County.

FINANCIAL IMPACT:

None.

ZONING CHANGE DESCRIPTION:

Requesting a zoning change from the UDC code reference with links provided below.

[Section 3.3 Zoning Map Amendment \(Rezoning\)](#)

3.3.1

The City Council may from time to time amend, supplement, or change by ordinance the boundaries of the districts or the regulations herein established.

Recommendations by Planning and Zoning Commission: Before taking action on any proposed amendment, supplement, or change, the City Council may submit the same to the City Planning and Zoning Commission for its recommendation and report

3.3.4 Zoning Change Application:

- a. Any person, corporation, or group of persons having a proprietary interest in any property, upon proof of such interest, may petition for a change or amendment to the provisions of this ordinance, or the Planning and Zoning Commission may, on its own motion, institute proposals for change and amendment in the public interest. A Zoning Change Application and Zoning Change Submittal must be presented for consideration of a zoning change (See Appendix for Zoning Change Submittal).
- b. Applications for a rezoning may also be initiated by a majority vote of the City Council.

DEPARTMENT COMMENTS:

The subject property, although zoned R3, has their neighbors to the East and to the South zoned Government/Public hence would not be looked at as spot zoning. It is also pertinent to emphasize that the property is for public use and not for private use.

Staff Recommendation:

Staff recommends approval for a request from Medina County, to consider a zoning change from R3 – Residential Three District to Government/Public on 0.2413 Acre Tract of land situated within the City of Hondo in Medina County, Texas, out of Survey No. 187, Abstract No. 428, A. Gsell, original Grantee, with legal description being, Lot 3, Block 6, C.J. Bless Addition to the City of Hondo, Medina County, Texas. This is in accordance with City of Hondo Code of Ordinances, Exhibit 9A Unified Development Code, Chapter 3 Development Review Procedures, Section 3.3.1 and particularly Section 3.3.4 which states “Any person, corporation, or group of persons having a proprietary interest in any property, upon proof of such interest, may petition for a change or amendment to the provisions of this ordinance, or the Planning and Zoning Commission may, on its own motion, institute proposals for change and amendment in the public interest. A Zoning Change Application and Zoning Change Submittal must be presented for consideration of a zoning change.

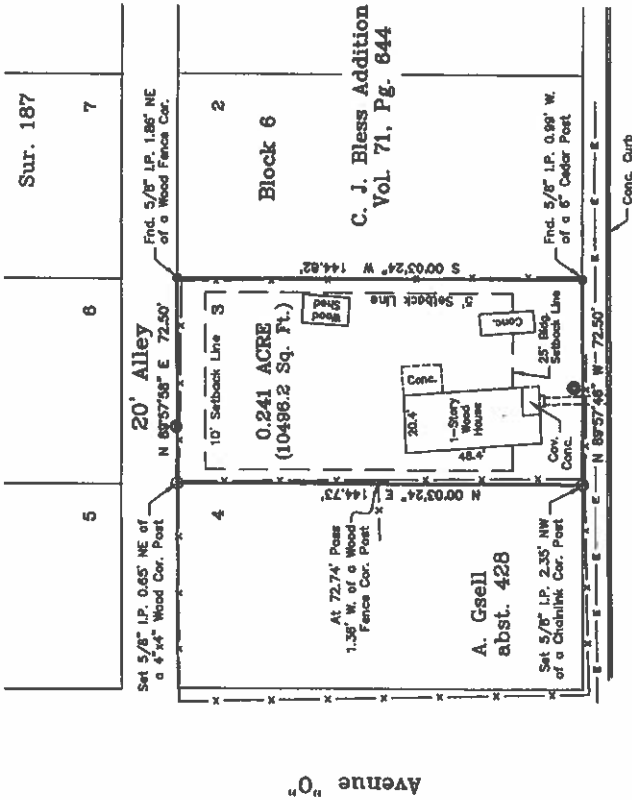
ATTACHMENTS:

Supplemental Information Package

STAFF CONTACT(S):

Uche Echeozo, Development Services Director

Medina County, Texas



14th Street

Prepared For: Medina County

A Plot of 0.241 acre (10,496.2 Sq. Ft.) of land situated within the Corporate Limits of the City of Hondo, in Medina County, Texas, out of Survey No. 187, Abstract No. 428, A. Gsell, original Grantee, being Lot 3, Block 6, of the C. J. Bless Addition to the City of Hondo, a subdivision as shown on a plat thereof recorded in Volume 71, on Page 644 of the Deed Records of Medina County, Texas, being that same property described in a Deed to Rudy Cuellar from Rudy Cuellar, Independent Executor of the Estate of Irene Y. Cuellar, Deceased, dated August 17, 2022, as recorded in Instrument No. 20220090556 of the Official Public Records of Medina County, Texas.

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

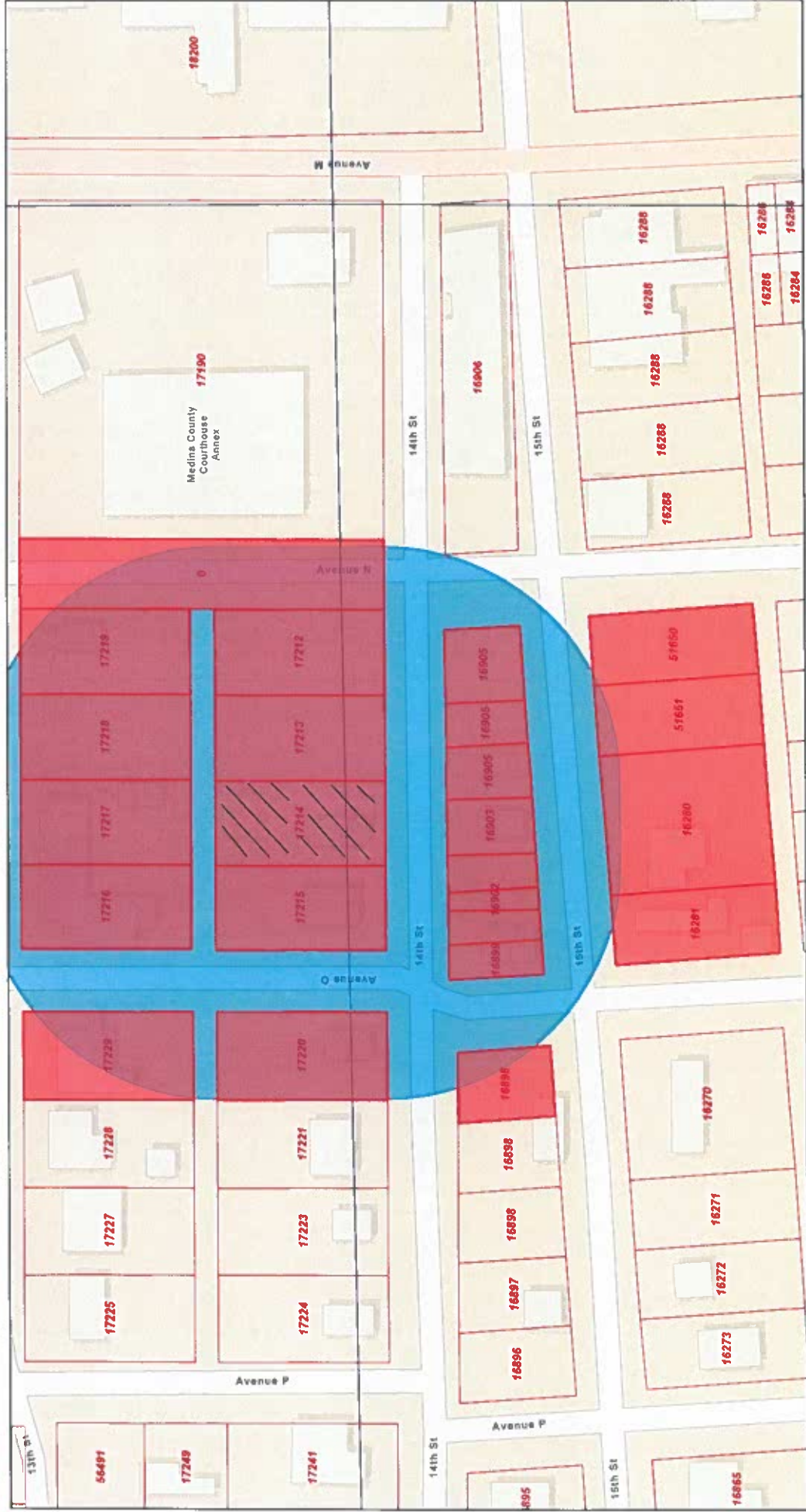
I certify that the foregoing plat was prepared from an actual survey made under my direction on the ground and that same is true and correct. Witness my hand and seal this 15th day of March, 2023.

Jonathan H. Roth
Jonathan H. Roth
Registered Professional Land Surveyor No. 6286
Firm No. 10122200



Roth & Associates, PLLC
Land Surveyors
1705 Ave. K, P.O. Box 428
Hondo, TX 78861
Ph: (530)428-3005
e-mail: office@roth-inc.com
www.rothlandsurveyor.com

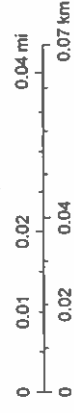
Medina CAD Web Map



2/26/2024, 12:02:29 PM

- Override 1
- Parcels
- Abstracts

1:1,128



Esri Community Maps Contributors, Medina County 911 ECD, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, FourSquare, SafeGraph, GeoTechnologies, Inc, METINASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Medina County Appraisal District, BIS Consulting - Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

DEVELOPMENT PROJECT APPLICATION



Application must be accompanied by applicable documents and fees. Content of application submittal must be in accordance with the requirements of the Unified Development Code and applicable checklist. No incomplete application packages will be accepted.

APPLICATION TYPE

- ☐ Preliminary Plat | ☐ Final Plat | ☐ Minor Plat | ☐ Site Plan | ☐ Planned Development
☐ Variance | ☒ Zoning Change | ☐ Specific Use Permit | ☐ Annexation | ☐ Other _____

PROJECT DESCRIPTION

Project Address: 1306 14th Street Parcel # _____

Project Name: _____

Legal Description: Lot 3, Block 6, C. J. Bless Addition
City of Hondo, Medina County, Texas

Acreage: 0.2413 Number of Existing Lots: 1 Number of Proposed Lots: _____

Current Zoning: Residential Proposed Zoning: Government/Public

Description of Project/Request (attach separate letter if necessary): _____

County acquired lot which adjoins county property

Proposed Use: ☐ Commercial | ☐ Residential | ☐ Industrial | ☐ Mixed Use ☒ Government/Public

Regulatory Flood Zone: ☒ X (Shaded) | ☐ X (Unshaded) | ☐ A | ☐ AE | ☐ AE (Floodway)

If in A, AE, or AE(Floodway), Floodplain Development Permit is required.

Is the property within the City Limits of Hondo or the Extraterritorial Jurisdiction(ETJ)? ☒ City | ☐ ETJ

Is public infrastructure currently available and adequate to serve each proposed lot? ☒ Yes | ☐ No

If infrastructure review letter from Public Works Department must be attached.

APPLICANT INFORMATION

Company Name: Medina County Contact Person: Judge Keith Lutz

Address: 1300 Avenue M, Room 250, Hondo, Texas 78861

Phone Number: (830) 741-6020 Fax Number: _____ Email: keith.lutz@medinatx.org

If acting as representative of property owner, application must include notarized authorization letter.

(Application Continues on Next Page)

PROPERTY OWNER INFORMATIONCompany Name: Medina County Contact Person: Judge Keith LutzAddress: 1300 Avenue M, Room 250, Hondo, Texas 78861Phone Number: (830) 741-6020 Fax Number: _____ Email: keith.lutz@medinatx.org*Include proof of ownership as supplemental information on separate sheets.***CONSULTANT INFORMATION**

COMPANY NAME	CONTACT PERSON	PHONE NUMBER	LICENSE NUMBER
Architect / Designer			
Engineer			
Surveyor			
J. Rothe, Rothe & Associates, PLLC	Jonathan Rothe	(830) 426-3005	RPLS No. 6286
Attorney			
Other _____			
Other _____			
Other _____			

As the owner of the subject property as described in the above sections or as the duly appointed representative thereof, I hereby certify that this application is, to the best of my knowledge, complete and accurate. I understand that filing this application does not constitute approval. I also acknowledge that the approval procedure as set out in Texas Local Government Code Chapter § 212.009 shall not begin until the Development Officer has certified in writing that the plat application is completed in accordance with the City Code and State law. Furthermore, I, the undersigned applicant, hereby request approval of this application request and consent to any required posting and publication of public hearing notices, posting notices on my property and mailing of notices to adjacent property owners as may be required.

Signature: _____

Date: 1-2-2024

RESIDENTIAL APPRAISAL REPORT

File No.: CS231107

SUBJECT	Property Address: 1306 14th St County: Medina		City: Hondo Legal Description: BLESS BLOCK 6 LOT 3		State: TX Zip Code: 78861																																																																		
ASSIGNMENT	Assessor's Parcel #: R17214 Tax Year: 2023 R.E. Taxes: \$ 923 Special Assessments: \$ 0																																																																						
	Borrower (if applicable): Current Owner of Record: Rudy Cuellar Project Type: ☐ PUD ☐ Condominium ☐ Cooperative ☐ Other (describe)																																																																						
	Occupant: ☐ Owner ☐ Tenant ☒ Vacant ☐ Manufactured Housing HOA: \$ 0 per year per month																																																																						
	Market Area Name: Hondo Map Reference: County Census Tract: 0003.02																																																																						
	The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)																																																																						
	This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective																																																																						
	Approaches developed for this appraisal: ☒ Sales Comparison Approach ☐ Cost Approach ☐ Income Approach (See Reconciliation Comments and Scope of Work)																																																																						
	Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)																																																																						
	Intended Use: Determination of Market Value - This appraisal report is being prepared in order to determine the market value of the subject. NO other used was stated at the time of engagement.																																																																						
	Intended User(s) (by name or type): Keith Lutz, County Judge																																																																						
MARKET AREA DESCRIPTION	Client: Keith Lutz, County Judge Address: 1300 Avenue M Room 250, Hondo, TX 78861 Appraiser: Chris Davis Address: PO BOX 426, Devine, TX 78016																																																																						
	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Location: ☐ Urban ☒ Suburban ☐ Rural</td> <td>Predominant Occupancy: ☒ Owner 70 ☐ Tenant</td> <td>One-Unit Housing PRICE: \$ (000) 70 Low 0</td> <td>Present Land Use: One-Unit 65% 2-4 Unit 1% Multi-Unit 1% Comm'l 15%</td> <td>Change in Land Use: ☒ Not Likely ☐ Likely * ☐ In Process *</td> </tr> <tr> <td>Built up: ☐ Over 75% ☒ 25-75% ☐ Under 25%</td> <td>Growth rate: ☐ Rapid ☒ Stable ☐ Slow</td> <td>Vacant (0-5%) 340 High 125</td> <td></td> <td></td> </tr> <tr> <td>Property values: ☐ Increasing ☒ Stable ☐ Declining</td> <td>Demand/Supply: ☐ Shortage ☒ In Balance ☐ Over Supply</td> <td>Vacant (>5%) 235 Pred 45</td> <td></td> <td></td> </tr> <tr> <td>Marketing time: ☐ Under 3 Mos. ☒ 3-6 Mos. ☐ Over 6 Mos.</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>						Location: ☐ Urban ☒ Suburban ☐ Rural	Predominant Occupancy: ☒ Owner 70 ☐ Tenant	One-Unit Housing PRICE: \$ (000) 70 Low 0	Present Land Use: One-Unit 65% 2-4 Unit 1% Multi-Unit 1% Comm'l 15%	Change in Land Use: ☒ Not Likely ☐ Likely * ☐ In Process *	Built up: ☐ Over 75% ☒ 25-75% ☐ Under 25%	Growth rate: ☐ Rapid ☒ Stable ☐ Slow	Vacant (0-5%) 340 High 125			Property values: ☐ Increasing ☒ Stable ☐ Declining	Demand/Supply: ☐ Shortage ☒ In Balance ☐ Over Supply	Vacant (>5%) 235 Pred 45			Marketing time: ☐ Under 3 Mos. ☒ 3-6 Mos. ☐ Over 6 Mos.																																																	
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	Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The market area is considered to be well received with regards to residential market appeal.																																																																						
	Dimensions: No Survey Provided (Lot Size From MCAD) Site Area: .24 Zoning Classification: R-3 Description: Residential Zoning Compliance: ☒ Legal ☐ Legal nonconforming (grandfathered) ☐ Illegal ☐ No zoning																																																																						
	Are CC&Rs applicable? ☐ Yes ☐ No ☐ Unknown Have the documents been reviewed? ☐ Yes ☐ No Ground Rent (if applicable) \$ / Highest & Best Use as improved: ☒ Present use, or ☐ Other use (explain) Residential																																																																						
	Actual Use as of Effective Date: Residential Use as appraised in this report: Residential Summary of Highest & Best Use: See attached addenda																																																																						
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Other site elements: ☒ Inside Lot ☐ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☐ Other (describe) FEMA Spec'l Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone X FEMA Map # 48325C0460C FEMA Map Date 4/3/2012 Site Comments: The site has a gentle slope allowing for adequate drainage away from the subject.																																																																							
DESCRIPTION OF THE IMPROVEMENTS	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>General Description: # of Units 1 ☐ Acc. Unit</td> <td>Exterior Description: Foundation P/B</td> <td>Foundation: Slab P/B</td> <td>Basement: ☒ None</td> <td>Heating: None</td> </tr> <tr> <td># of Stories 1</td> <td>Exterior Walls: Siding</td> <td>Crawl Space</td> <td>% Finished</td> <td>Type: Fuel</td> </tr> <tr> <td>Type: ☒ Det. ☐ Att. ☐</td> <td>Roof Surface: Metal</td> <td>Basement</td> <td>Ceiling</td> <td>Cooling: None</td> </tr> <tr> <td>Design (Style): Ranch</td> <td>Gutters & Dwnspts: None</td> <td>Sump Pump</td> <td>Walls</td> <td>Central</td> </tr> <tr> <td>☒ Existing ☐ Proposed ☐ Und.Cons.</td> <td>Window Type: Dbl.Hng.Wd.</td> <td>Dampness</td> <td>Floor</td> <td>Other</td> </tr> <tr> <td>Actual Age (Yrs.): 73</td> <td>Storm/Screens: None</td> <td>Settlement</td> <td>Outside Entry</td> <td></td> </tr> <tr> <td>Effective Age (Yrs.): 73</td> <td></td> <td>Infestation</td> <td></td> <td></td> </tr> <tr> <td>Interior Description: Floors Wood/Lam</td> <td>Appliances: Refrigerator ☐ Stairs ☐ Range/Oven ☐ Drop Stair ☐ Scuttle ☒ Dishwasher ☐ Doorway ☐ Fan/Hood ☒ Floor ☐ Microwave ☐ Heated ☐ Washer/Dryer ☐ Finished ☐</td> <td>Amenities: Fireplace(s) # Woodstove(s) #</td> <td>Car Storage: ☐ None</td> <td></td> </tr> <tr> <td>Walls: Drywall</td> <td></td> <td></td> <td>Garage: # of cars (2 Tot.)</td> <td></td> </tr> <tr> <td>Trim/Finish: Paint/Wood</td> <td></td> <td></td> <td>Attach: Detach. Btl.-in</td> <td></td> </tr> <tr> <td>Bath Floor: Lam</td> <td></td> <td></td> <td>Carport: Driveway 2</td> <td></td> </tr> <tr> <td>Bath Wainscot: Fiber</td> <td></td> <td></td> <td>Surface: Grave!</td> <td></td> </tr> <tr> <td>Doors: Wood</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>						General Description: # of Units 1 ☐ Acc. Unit	Exterior Description: Foundation P/B	Foundation: Slab P/B	Basement: ☒ None	Heating: None	# of Stories 1	Exterior Walls: Siding	Crawl Space	% Finished	Type: Fuel	Type: ☒ Det. ☐ Att. ☐	Roof Surface: Metal	Basement	Ceiling	Cooling: None	Design (Style): Ranch	Gutters & Dwnspts: None	Sump Pump	Walls	Central	☒ Existing ☐ Proposed ☐ Und.Cons.	Window Type: Dbl.Hng.Wd.	Dampness	Floor	Other	Actual Age (Yrs.): 73	Storm/Screens: None	Settlement	Outside Entry		Effective Age (Yrs.): 73		Infestation			Interior Description: Floors Wood/Lam	Appliances: Refrigerator ☐ Stairs ☐ Range/Oven ☐ Drop Stair ☐ Scuttle ☒ Dishwasher ☐ Doorway ☐ Fan/Hood ☒ Floor ☐ Microwave ☐ Heated ☐ Washer/Dryer ☐ Finished ☐	Amenities: Fireplace(s) # Woodstove(s) #	Car Storage: ☐ None		Walls: Drywall			Garage: # of cars (2 Tot.)		Trim/Finish: Paint/Wood			Attach: Detach. Btl.-in		Bath Floor: Lam			Carport: Driveway 2		Bath Wainscot: Fiber			Surface: Grave!		Doors: Wood				
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Finished area above grade contains: 5 Rooms 2 Bedrooms 1.0 Bath(s) 911 Square Feet of Gross Living Area Above Grade Additional features: None																																																																							
Describe the condition of the property (including physical, functional and external obsolescence): The subject property is in poor condition.																																																																							

RESIDENTIAL APPRAISAL REPORT

File No.: CS231107

TRANSFER HISTORY	My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.				
	Data Source(s): Local MLS				
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: None Noted			
	Date: None Noted in Past 36 Mo.				
	Price: None				
SALES COMPARISON APPROACH TO VALUE (if developed)	The Sales Comparison Approach was not developed for this appraisal.				
	Address 1306 14th St Hondo, TX 78861				
	1905 16th St Hondo, TX 78861				
	2204 Avenue V Hondo, TX 78861				
	1012 Avenue T Hondo, TX 78861				
Proximity to Subject		0.40 miles SW	0.73 miles SW	0.44 miles NW	
Sale Price		\$ 45,000	\$ 60,000	\$ 90,000	\$ 25,500
Sale Price/GIA		\$ 49.40 /sq.ft.	\$ 67.57 /sq.ft.	\$ 94.74 /sq.ft.	\$ 18.21 /sq.ft.
Data Source(s)		Inspection	SABOR MLS #1695990	SABOR MLS #1683373	SABOR MLS #1630858
Verification Source(s)		Tax Record	Tax Record	Tax Record	Tax Record
VALUE ADJUSTMENTS		DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Sales or Financing		Conventional	Cash	Cash	Cash
Concessions		None	None	None	None
Date of Sale/Time		10/02/2023	09/2023	05/2023	12/2022
Rights Appraised		Fee Simple	Fee Simple	Fee Simple	Fee Simple
Location		Suburban	Suburban	Suburban	Suburban
Site		.24	.16	.21	.16
View		Residential	Residential	Residential	Residential
Design (Style)		Ranch	Traditional	Traditional	Traditional
Quality of Construction		Average	Average	Average	Average
Age		73	118	49	062
Condition		Fair	Superior	Superior	Fair
Above Grade		Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count		5 2 1.0	6 3 1	5 2 2	5 3 2
Gross Living Area		911 sq.ft.	888 sq.ft.	950 sq.ft.	1,400 sq.ft.
Basement & Finished		None	None	None	None
Rooms Below Grade		None	None	None	None
Functional Utility		Adequate	Adequate	Adequate	Adequate
Heating/Cooling		None/None	None/Window	None/None	None/None
Energy Efficient Items		Typical	Typical	Typical	Typical
Garage/Carport		Pad 2	Pad 2	Pad 2	Pad 2
Porch/Patio/Deck		Cvrd	Cvrd	Cvrd	Cvrd
Net Adjustment (Total)		☐ + ☒ -	\$ -18,500	☐ + ☒ -	\$ -20,000
Adjusted Sale Price of Comparables			\$ 41,500		\$ 70,000
Indicated Value by Sales Comparison Approach			\$ 46,000		\$ 27,000
Summary of Sales Comparison Approach All sales are similar to the subject and are in the same market area.					
Adjustments are applied to the comparables to simulate the subject. Market data did not warrant adjustments for age, location, financing or date of sales. Regarding physical characteristics, all sales are 49-118 years old. Adjustments are made for unit area, lot size, condition, bathrooms. Unit area is adjusted at \$13 per square foot. Due to the condition of sale three no adjustment is warranted for living area. Sales two and three are very similar in living area. The market did not warrant an adjustment. This appraiser utilized a weighted average system in the final reconciliation to this analysis where all sales are given consideration and assigned equal weight.					
Contract Analysis:					
The contract provided appears straightforward, in line with the current market, and similar/typical of other contracts in the market area.					
Contract is dated 10/02/2023 with a contract price of \$45,000 with no seller concessions/closing costs. No amendments to the contract were provided.					
Indicated Value by Sales Comparison Approach \$ 46,000					

RESIDENTIAL APPRAISAL REPORT

File No.: CS231107

COST APPROACH	COST APPROACH TO VALUE (if developed) ☒ The Cost Approach was not developed for this appraisal.			
	Provide adequate information for replication of the following cost figures and calculations.			
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):			
INCOME APPROACH	ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW		OPINION OF SITE VALUE = \$	
	Source of cost data:		DWELLING Sq. Ft. @ \$ = \$	
	Quality rating from cost service: Effective date of cost data:		Sq. Ft. @ \$ = \$	
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq. Ft. @ \$ = \$	
	The floor area estimate for the subject should be considered an		Sq. Ft. @ \$ = \$	
	approximation only with some deviation in square footage, if any, being		Sq. Ft. @ \$ = \$	
	of little or no consequence in the valuation indication. This information		Sq. Ft. @ \$ = \$	
	should not be relied upon for insurance purposes.		Sq. Ft. @ \$ = \$	
			Garage/Carport Sq. Ft. @ \$ = \$	
			Total Estimate of Cost-New = \$	
PUD	INCOME APPROACH TO VALUE (if developed) ☒ The Income Approach was not developed for this appraisal.		Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach	
	Summary of Income Approach (including support for market rent and GRM):			
RECONCILIATION	PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.			
	Legal Name of Project:			
	Describe common elements and recreational facilities:			
ATTACHMENTS	Indicated Value by: Sales Comparison Approach \$ 48,000 Cost Approach (if developed) \$ Income Approach (if developed) \$			
	Final Reconciliation Consideration was given to the Sales Comparison Analysis. The sales comparison approach is relied upon due to the quality and quantity of data. Due to the age of the property the Cost approach does not apply. The cost approach would not provide a credible market value. The Income approach is not applicable. The majority of area homes are marketed for use as primary residences, rather than their income producing capability.			
	This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, ☐ subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:			
	☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.			
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 48,000, as of: 11/06/2023, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.			
	A true and complete copy of this report contains 14 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.			
	Attached Exhibits:			
	☒ Scope of Work ☒ Limiting Cond./Certifications ☒ Narrative Addendum ☒ Photograph Addenda ☒ Sketch Addendum ☒ Map Addenda ☒ Additional Sales ☐ Cost Addendum ☐ Flood Addendum ☐ Manuf. House Addendum ☒ Hypothetical Conditions ☒ Extraordinary Assumptions ☐			
	Client Contact: Keith Lutz, County Judge Client Name: Keith Lutz, County Judge E-Mail: keith.lutz@medinatx.org Address: 1300 Avenue M Room 250, Hondo, TX 78861			
	SIGNATURES	APPRAISER  Appraiser Name: Chris Davis Company: Cornerstone Appraisals, Inc. Phone: (210) 318-0542 Fax: _____ E-Mail: chris@cornerstoneappraisalsinc.com Date of Report (Signature): 11/07/2023 License or Certification #: 1338648 State: TX Designation: Certified Residential Expiration Date of License or Certification: 01/31/2024 Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None Date of Inspection: 11/06/2023		SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable) Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None Date of Inspection: _____

Subject Photo Page

Borrower/Client					
Property Address 1306 14th St					
City Hondo		County Medina		State TX	Zip Code 76861
Lender					

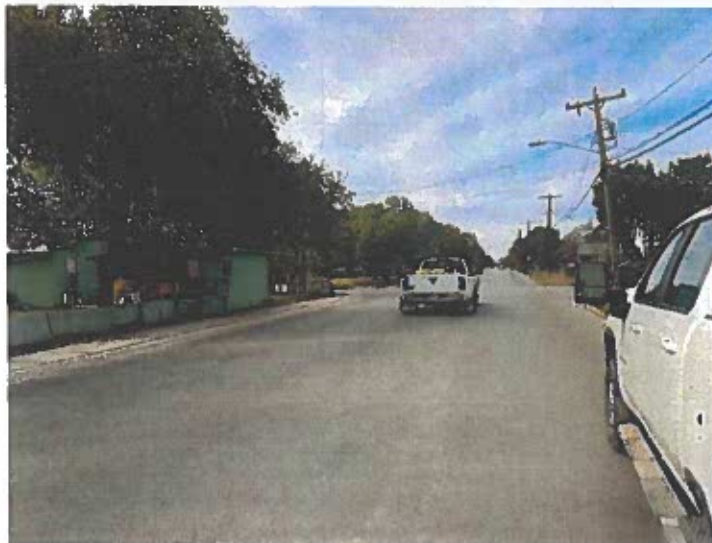


Subject Front

1306 14th St	
Sales Price	45,000
Gross Living Area	911
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1.0
Location	Suburban
View	Residential
Site	.24
Quality	Average
Age	73



Subject Rear



Subject Street

Photograph Addendum

Borrower/Client				
Property Address 1306 14th St				
City	Hondo	County	Medina	State TX Zip Code 78861
Lender				



Side



Side



Storage Build(No Value)



Interior



Interior



Interior



Interior



Interior



Interior



Interior

Interior Photos

Borrower/Client					
Property Address 1306 14th St					
City Hondo		County Medina		State TX	Zip Code 78861
Lender					



Kitchen



Dining



Living



Bath



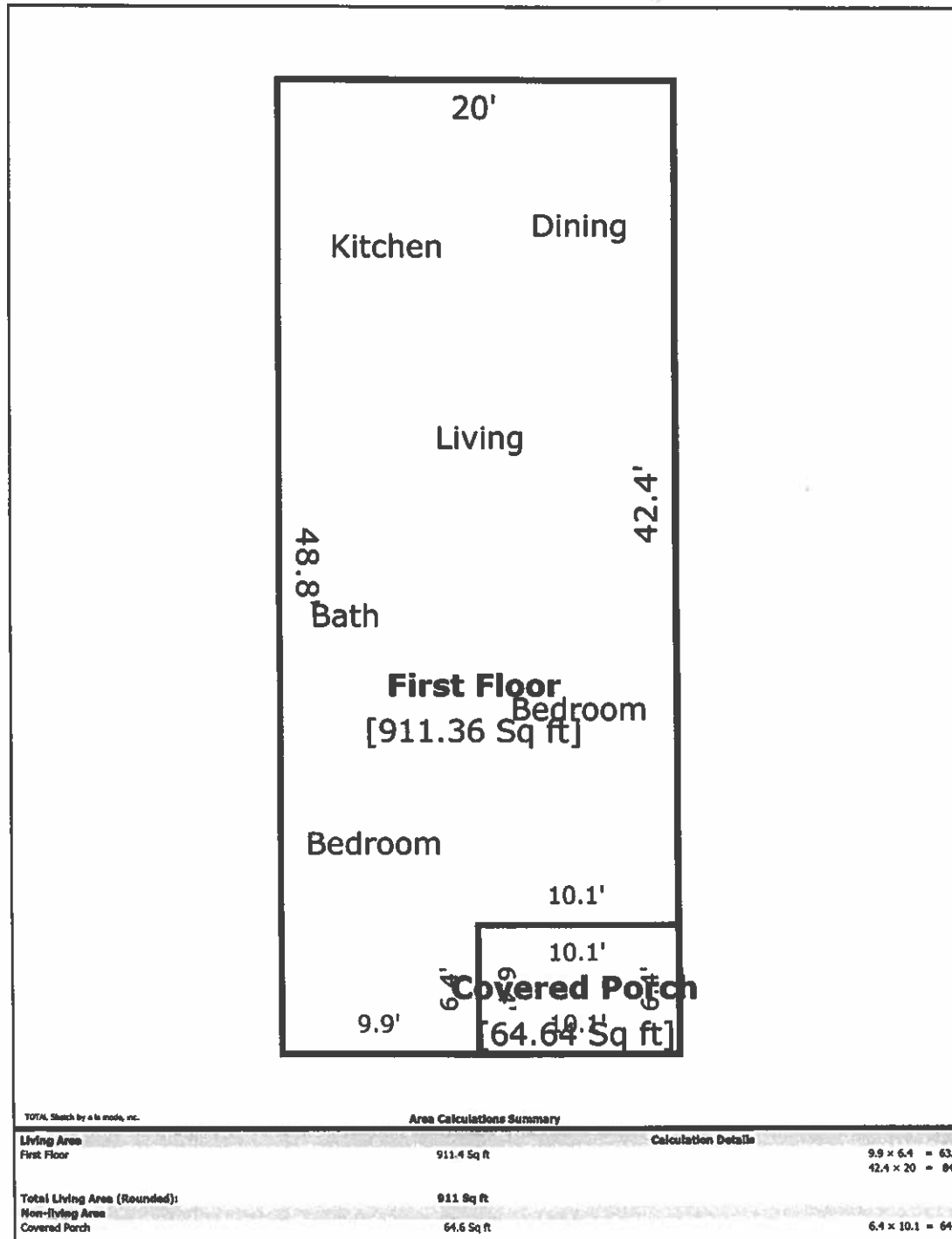
Bedroom



Bedroom

Building Sketch

Borrower/Client					
Property Address	1306 14th St				
City	Hondo	County	Medina	State	TX Zip Code 78861
Lender					



Comment Addendum

File No. CS231107

Borrower/Client				
Property Address 1306 14th St				
City	Hondo	County	Medina	State TX Zip Code 78861
Lender				

Highest and Best Use

In the site section of the URAR, a Highest and Best Use conclusion is reported. The Highest and Best Use is that reasonable and probable use that supports the highest present value, as defined on the effective date of this report. Alternately, it is that use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, and which results in the highest land value. The subject site is conforming utilization, the site lends itself to single family residential use both because of its size and topography, and compatibility with surrounding sites. It is concluded that the highest and best use of the subject site, both as if unimproved and with existing improvements (i.e. utilities), is its current use; and that the size and design of the existing structure is an appropriate utilization.

Valuation Methodology

The valuation of residential property utilizes three approaches to value. The three approaches are: 1) The Cost Approach, 2) The Sales Approach, 3) The Income Approach. Data relevant to each of the approaches is developed and analyzed to produce a value from each of the approaches. Each of the approaches utilizes data that is gathered from the market place. Items of both similarity and dissimilarity in comparable properties are analyzed and adjustments are made for the differences. Finally, the three indicators of value developed by the approaches, are correlated with reference to the quality and quantity of data available and analyzed along with the applicability or suitability of the approaches to produce the appraiser's final opinion of value.

Subject Site:

A site plan was not provided by the client nor was a survey of the subject site. The site dimensions contained on the URAR are estimations made by this appraiser based on data contained in the MLS, County Tax Records and from the appraisal district. Site area contained herein is an approximation. Any slight variance in total site area will not have any effect on this appraiser's opinions or conclusions regarding the site. An Extraordinary Assumption is utilized with regards to the subject's size.

SOURCE FOR DEFINITION OF MARKET VALUE: The source of the definition of market value is obtained in Fannie Mae Guide (04/01/2009) Section B4-1.2-03. The definition of market value is contained in Fannie Mae Form 1004.

Clarification of Structural Integrity

Any statement, comment or conclusion made about the structural integrity is not a warranted fact but an observation limited to the purview of an appraiser's visual observation. For warranted fact about the structural integrity unless otherwise stated the user of the appraisal should have the improvement inspected by a licensed structural engineer or similar professional whose job it is to determine structural.

Item 10 to Certification Statement

This appraiser attempted to adhere fully with the requirements set forth in Certification Item 10 and believes the sources used provided credible information, but strict adherence was not possible in the normal course of business. In this state and local jurisdiction the non-disclosure status of law prevents the appraiser from any published non-interested party data other than that which is printed through the private source of Multiple Listing Service (MLS).

Easement/Encroachments

This appraiser was not furnished a survey of the site prior to the site inspection. During the visual observation of the subject site, no apparent adverse easements nor adverse encroachments were observed. No warranties are made as to the lack of adverse easements or encroachments. It is recommended that a survey of the site by a licensed land surveyor be used to determine evidence of or absence of any adverse easements or encroachments.

Definition of Exposure Time:

The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market.

Property Rights

The appraisal is based on Surface Rights only, being consistent with customary residential use. The determination or speculation by the appraiser concerning the impact, positive or negative, from the existence of mineral/oil/gas rights/leases associated with the subject property and the surrounding area (past, present or future), as well as other sub-surface rights including water, was not considered and analysis and speculation of such is not within the agreed and customary scope of appraisal for residential lending purposes. It should be noted, any such leases or sub-surface rights by other parties were not reported to the appraiser to exist, nor evaluated, and a separate assignment would be necessary for such analysis if deemed applicable. This appraiser is not competent to perform an analysis or develop a value of any air or subsurface rights. This is a known encumbrance to the Fee Simple Absolute which is also assumed of all sales and rental property used in the developed and reported approaches to value. This limitation to the surface rights only is not considered detrimental to the marketability or value of the subject as all comparisons, analyses and approaches developed and reported carry a similar encumbrance.

Comment Addendum

File No. CS231107

Borrower/Client					
Property Address	1306 14th St				
City	Hondo	County	Medina	State	TX
				Zip Code	78861
Lender					

Extraordinary Assumptions:

This appraisal is subject to the following conditions and/or assumptions (others may be included in this report). This information is being provided in an effort to provide full disclosure of the conditions under which this appraisal was completed.

Extraordinary Assumption is defined by USPAP as "an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraisers opinions of conclusions."

The standard scope of appraisal practice does not require the appraiser to investigate the legality of the construction of the original subject structures. The appraiser did not investigate the legality of the original construction of the improvements and the appraiser presumes that the original structure was built with any and all required building permits. If the structure pre-dates the building permit process, then the appraiser assumes that the appropriate authority currently acknowledges the structure. This appraiser utilizes an Extraordinary Assumption that existing improvements had appropriate building permits obtained.

This appraiser did not investigate the subject, nor the comparable sales, to form an opinion if 1) a death may have occurred at the properties 2) if any prior criminal acts have been committed at the properties. This appraiser has no knowledge of any such occurrences or acts, nor was the appraiser informed by any third party regarding such occurrences or acts. This type of investigation is beyond the standard scope of appraisal practice.

The appraiser did not conduct an investigation into "Megans Law" (passed by Congress in 1996, said law governs sex offender registration and community notification) as it relates to the subject, the immediate market area of the subject and the comparable sales. This type of investigation is beyond the standard scope of appraisal practice and normal appraisal business practices.

This appraiser is not building contractor or qualified home inspector. The appraiser's expertise is in determining value only. The appraiser is not qualified to observe or report on any physical items that are not easily visible. Any parties to this transaction having concerns regarding structural, mechanical, infestation, contamination, or other issues about the subject property are urged to consult an expert in the appropriate field. While other may "rely on" the report, they should not rely on it to disclose condition and defects. This appraiser utilizes the Extraordinary Assumption that the subject property is similar and conducive to other properties within the subjects market area with regard to the items listed above.

Liens or Encumbrances:

Any liens or encumbrances which may exist, on the effective date of the appraisal, have been disregarded and the property has been appraised as though free and clear unless otherwise specified in the appraisal report.

Disclosure: The parties identified in this item are given disclosure privileges of distribution rights. These distribution privileges are not equal nor should be construed as being the same privilege as an "Intended User". Only the client named herein has the privilege of being identified as the "Intended User". I am not obligated nor will I discuss this Summary Appraisal Report with any of the entities listed in this section unless they have been specifically identified by me at the time of the assignment as an Intended User with similar privileges as the client in terms of direct communication rights.

Parties identified in this item are given disclosure and distribution rights of this Summary Appraisal Report in accordance with the Dodd-Frank Act and the Equal Credit Opportunity Act (ECOA) legislation as amended in 1991. The borrower is not an Intended User of this appraisal report as implied by this statement of disclosure. This item is disclosing to the borrower of their right to receive a copy of the appraisal report. The disclosure privilege does not constitute an Intended User relationship with me. The implied relationship expands the duty to borrowers that would add to appraisers' substantive obligations to lenders in terms of communicating conditions not able to be identified by an appraiser such as structural integrity or continued operation of mechanical systems. I am not a home inspector and this appraisal report is not a home inspection. I only performed a visual observation of the accessible areas and this appraisal report cannot be relied upon to disclose conditions and/or defects in the property. I cannot and will not assume the liability for the borrower's understanding of the tasks, rules, regulations or standards of care in developing and reporting the appraisal. I am obligated to perform the appraisal in a non-negligent fashion; however, I do not nor will I now or in the foreseeable future owe the prospective borrower the same standard of care in detailed communication of the process that is due to the client and Intended Users of the appraisal report. No information found within this Summary Appraisal Report will be discussed by me with any of these parties as it would be a violation of the appraiser-client confidentiality requirements.

In the event the borrower chooses to take this report to another lender to obtain financing, I have neither obligation nor privilege to discuss the appraisal with another lender or with the borrower. Any action taken by the borrower or another lender in the use of this appraisal report does not constitute an appraiser-client privilege or relationship under any circumstances.

INTENDED USERS:

This report is intended for use only by the client identified herein. Use of this report by others is NOT intended by the appraiser.

Scope of Work

File No. CS231107

Borrower/Client					
Property Address	1306 14th St				
City	Hondo	County	Medina	State	TX Zip Code 78861
Lender					

SCOPE OF WORK: The Scope of Work is part of the appraisal process and is a preliminary decision made by the appraiser in communication with the Client in terms of how the appraisal should be conducted. It requires, in part, an identification of the intended users and the function of the appraisal so that sufficient analysis, methodology and communication can be made to those who rely on the appraisal to make necessary decisions. Included in the Scope of Work decision and communication is the need of sufficient information gathered and analyzed to develop and report a credible opinion of value.

In order to satisfy the Uniform Standards of Professional Appraisal Practice (USPAP) requirements, a preliminary search of available resources and data is made to determine market trends, influences, location, and other significant factors pertinent to the subject property. Then, the subject site and improvements are personally inspected by this appraiser. This inspection includes a physical observation including measuring the improvements and taking sufficient photographs to adequately characterize the property appraised. This inspection is intended to reveal the condition of the various components of the subject property. This appraiser is not licensed property inspector, nor a building inspector, termite/dry rot inspector, or a licensed building contractor. The reported condition used to base a comparative analysis and develop a Highest and Best Use conclusion, is to be relied upon for judging the integrity, condition, or remaining life of any individual component(s) of the subject property. Any obvious, readily observable defects in the subject property will be noted in the written Summary Appraisal Report and appropriately considered in the final value conclusion. This appraiser's intent is to value the subject property in consideration of its defined observed condition as of the effective date the appraisal. The value opinion is contingent upon the existence of no defects that a typical buyer would not detect; and if such defects do exist, they are appropriately corrected and/or treated. When required inspections and/or repairs are made as contingencies to the final value opinion, they are made solely to bring the subject property to a condition that will make it acceptable to Fannie Mae and Freddie Mac underwriting guidelines and/or lender/client requirements.

Extent of research into physical, functional, and economic factors that could effect the property include, but not limited to, flood maps, zoning, etc. All general data pertinent to the subject property that was not obtained from this appraiser's personal inspection of the subject property was obtained from sources believed to be reliable (i.e. government entities, title companies, etc). Conclusions reported herein, were based on data gathered, analyzed and considered reasonably available. All sales data is from sources believed to be reliable (i.e. Multiple Listing Service, this appraiser's work files, realtors, assessors office, tax offices, buyer and sellers, other appraisers, etc.)

The subjects history was researched for the past three years from the effective date of the appraisal and findings are reported herein. The type and extent of analysis applied to arrive at opinions or conclusions include a market analysis, Cost Approach, Income Approach, and Highest and Best Use. Certain approaches were given more weight than others and certain approaches to value were considered non-applicable due to the lack of data available for the particular analysis. If so warranted, the appraiser indicated the approach not utilized in the final value analysis.

MEASUREMENTS: The gross living area determined herein is based on either plans/specs provided by the lender/client/borrower or were made based on physical measurements taken at the time of examination. If based on plans/specs, the finished square footage calculations were made based on plan dimensions only and may vary from the finished square footage of the improvements as built. If physically measured, these finished square foot calculations for the improvements were made based on estimated dimensions performed at the time of examination. According to the 2006 International Residential Code, for a room to be declared a room, it must have at least 70sf of living space. Furthermore, rooms with sloped ceiling roofs that extend below 5ft are not to be included in the gross living area. Separate living quarters that are only accessible by exiting the main dwelling to gain access cannot be included in the gross living area. Measurements are estimates only. I am not a licensed architect or designer. This appraiser utilizes standards by ANSI (American National Standards Institute) when performing these measurements.

ADDITIONAL FEES: This appraiser was assigned to appraise the subject property for either lending purposes or for an estimate of market value. This appraiser has performed the appraisal in accordance with the scope of work requested by the client and/or borrower. Additional fees may be imposed as an hourly fee on any future requests for additional services regarding this appraisal. This may include, but is not limited to court appearances, depositions, appearances for a subpoena, additional comparable searches, lender transfers, additional trip charges, etc.

Location Map

Borrower/Client				
Property Address 1306 14th St				
City	Hondo	County	Medina	State TX Zip Code 78861
Lender				

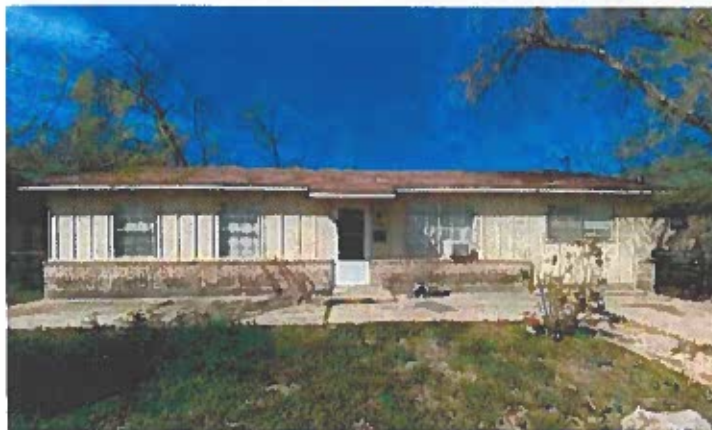
Comparable Photo Page

Borrower/Client				
Property Address 1306 14th St				
City	Hondo	County	Medina	State TX Zip Code 78861
Lender				



Comparable 1

1905 16th St
 Prox. to Subject 0.40 miles SW
 Sale Price 60,000
 Gross Living Area 888
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 1
 Location Suburban
 View Residential
 Site .16
 Quality Average
 Age 118



Comparable 2

2204 Avenue V
 Prox. to Subject 0.73 miles SW
 Sale Price 90,000
 Gross Living Area 950
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 2
 Location Suburban
 View Residential
 Site .21
 Quality Average
 Age 49

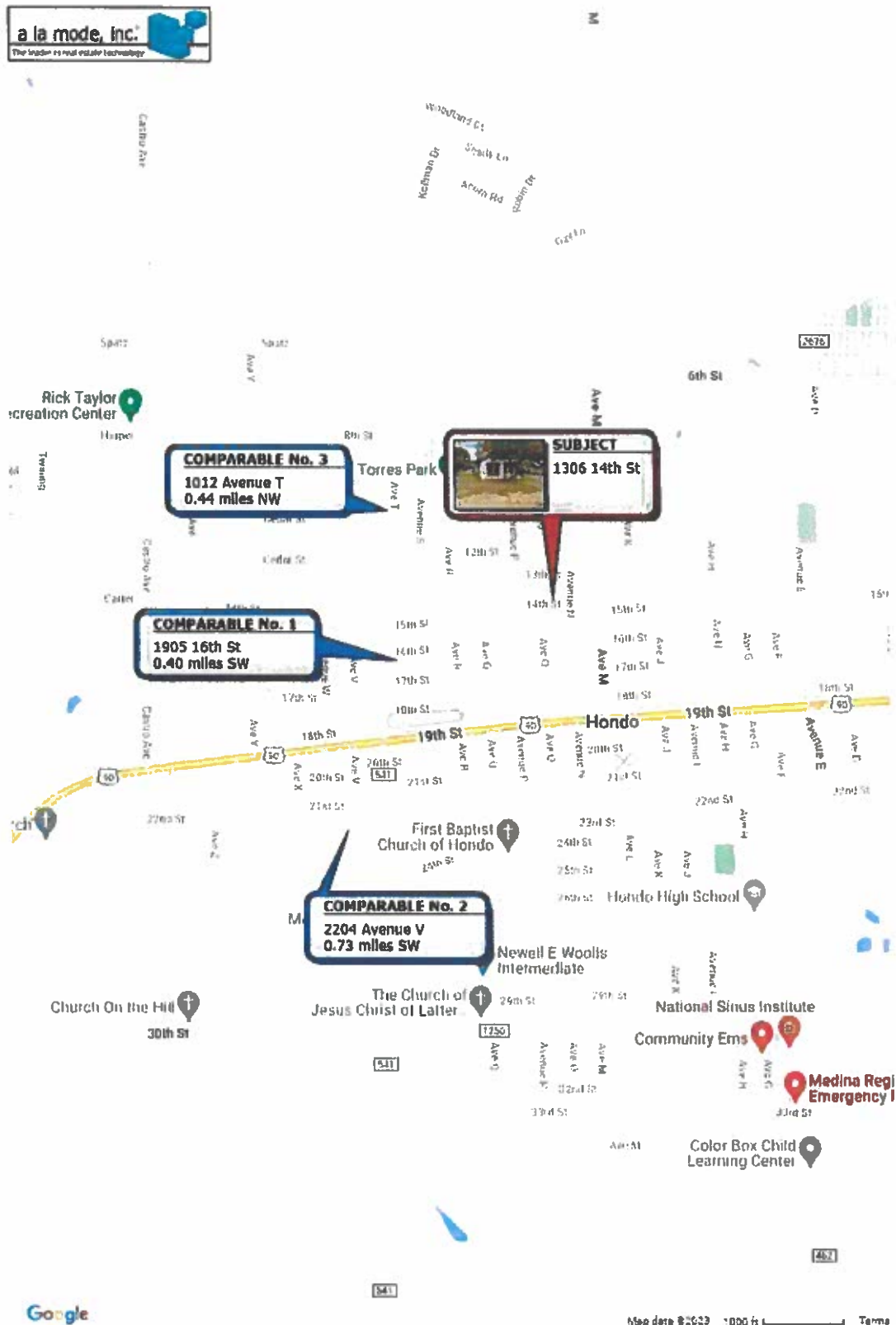


Comparable 3

1012 Avenue T
 Prox. to Subject 0.44 miles NW
 Sale Price 25,500
 Gross Living Area 1,400
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 2
 Location Suburban
 View Residential
 Site .18
 Quality Average
 Age 62

Location Map

Borrower/Client					
Property Address	1306 14th St				
City	Hondo	County	Medina	State	TX
				Zip Code	78861
Lender					



General Warranty Deed

Date: December 14, 2023

Grantor: Rudy Cuellar, Individually and as Independent Executor of the Estate of Irene Y. Cuellar, Deceased

Grantor's Mailing Address:

Rudy Cuellar
1208 N. Sixth
Ballinger, TX 76821

Grantee: Medina County, a political subdivision of the State of Texas

Grantee's Mailing Address:

Medina County
1300 Avenue M, Room 250
Hondo, TX 78861

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lot 3, Block 6, C. J. Bless Addition to the City of Hondo, Medina County, Texas, according to map or plat thereof recorded in Volume 6, Page 57 of the Plat Records of Medina County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property, and taxes for 2024, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular

the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

When the context requires, singular nouns and pronouns include the plural.



Rudy Cuellar, Individually and as
Independent Executor of the Estate of
Irene Y. Cuellar, Deceased

STATE OF TEXAS)

COUNTY OF MEDINA)

This instrument was acknowledged before me on
December 14, 2023, by Rudy Cuellar, Individually and as
Independent Executor of the Estate of Irene Y. Cuellar, Deceased.


Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
Thomas J. Rothe, P.C.
1510 Avenue M, Suite 101
Hondo, TX 78861
Tel: (830) 741-4141



AFTER RECORDING RETURN TO:
Mission Title
1510 Avenue M
Hondo, Texas 78861
Tel: (830) 741-4141

**Medina County
Gina Champion
Medina County
Clerk**

Instrument Number: 2023010904

eRecording - Real Property

WARRANTY DEED

Recorded On: December 15, 2023 08:56 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

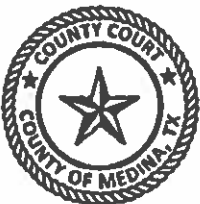
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2023010904
Receipt Number: 20231214000049
Recorded Date/Time: December 15, 2023 08:56 AM
User: Jaylen P
Station: cccash2

Record and Return To:

EPN
400 Second Avenue South
Minneapolis MN 55401



**STATE OF TEXAS
MEDINA COUNTY**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED In the Official Records of Medina County, Texas.

Gina Champion
Medina County Clerk
Medina County, TX

ZONING CHANGE CHECKLIST

GENERAL INFORMATION

- ☐ All exhibits shall be provided as a hard copy and electronically (Metes and Bounds in MS Word and exhibits in PDF format)
- ☐ Address of the applicant, the property owner(s) of the subject property

EXHIBIT A – METES AND BOUNDS

- ☐ A legal description with metes and bounds of the area within the proposed zoning request with the legal description extending to the centerline of adjacent thoroughfares and creeks. Submit one (1) hard copy (8 ½ x 11) of the legal description, signed and sealed by a Registered Surveyor.

EXHIBIT B – SURVEY

- ☐ Title Block located in lower right corner with subdivision name, block and lot numbers, survey name and abstract number, and preparation date
- ☐ Names, addresses, and phone numbers of owner, applicant and surveyor
- ☐ North arrow, scale and location/vicinity map
- ☐ Legend, if abbreviations or symbols are used
- ☐ Existing property lines, site boundaries, bearings and distances, site acreage and square footage, and approximate distance to the nearest cross street
- ☐ Adjacent Property within 200 feet identify by subdivision name, owner's name and address, tax record information, land use, and zoning
- ☐ Existing topography with five (5) foot contours or less
- ☐ Natural features including drainage ways, creeks, tree masses

EXHIBIT C – SITE PLAN

- ☐ Assignment of use to specific areas within the plan
- ☐ Site data summary table may be necessary
- ☐ Existing and requested zoning boundary lines
- ☐ Potential dedications and reservations of land for public use including but not limited to: rights-of-way, easements, park land, open space, drainage ways, floodplains and facility sites
- ☐ Existing and proposed FEMA 100-year floodplain with elevations, include finished floor elevations of each lot adjacent to floodplain. If the site does not contain a floodplain, note that "no floodplain exists on the site"
- ☐ Proposed reclamation of floodplain areas (s), if applicable, with acreage
- ☐ Delineation of areas for land use, building sites, and other improvements to be developed in independent phases, note the different phases of development.
- ☐ Existing and proposed public streets and private drives with pavement widths, rights-of-way, median openings, turn lanes including storage and transition space), and driveways (including those on adjacent property) with approximate dimensions
- ☐ Provide distances (measured edge to edge) between existing and proposed driveways and streets
- ☐ Provide potential residential density if zoning requested is for residential districts (exclude major thoroughfares from the density calculations)
- ☐ Additional information as may be required by City staff to clarify the proposed development and compliance with the UDC.



NOTICE OF PUBLIC HEARING



As a property owner, you are hereby notified that a property you own is situated within **200** feet of a property that has been proposed for **Rezoning**. The City of Hondo will hold the following two (2) public hearings: **Planning and Zoning Commission** on **Monday, March 18, 2024 at 6:00 p.m.**, and **Hondo City Council** on **Monday, March 25, 2024 at 6:00 p.m.** Each public hearing will be held at the City Hall Council Chamber, 1600 Ave M, Hondo, Texas. Public hearings are available to all persons regardless of disability. If you require special assistance, please contact the City office at least 48 hours prior to either meeting.

The following case will be heard, and all interested persons will be given an opportunity to speak:

Rezoning Case No. 001-24: Request from Medina County (applicant) for a Rezoning from Residential – R2 to Government/Public on a 0.2413 Acre Tract of land situated within the City of Hondo in Medina County, Texas, out of Survey No. 187, Abstract No. 428, A. Gsell, original Grantee, with legal description being Lot 3, Block 6, C.J. Bless Addition to the City of Hondo, Medina County, Texas.

The subject property is located at 1306 14th Street. The property is generally located north of 14th Street and east of Avenue O and is identified as Assessor's Parcel Identification No. 17214.

If you are unable to attend this public hearing but would still like to lend either your support for, or your objection to this request, please complete the response form below and return it to **Rebekah Dolphus at 1600 Ave M, Hondo, Texas 78861**. If you are no longer the owner of the property, please forward this letter to the owner or return it to City Hall. If you have any questions concerning this request, please call 830-426-3378 for more information.

RESPONSE FORM (below this line)

PLEASE CHECK ONE OF THE FOLLOWING:

I Agree _____ - OR - Disagree _____

RE: Rezoning Case No. 001-24: Request from Medina County (applicant) for a Rezoning from Residential- R2 to Government/Public.

My reason and/or comments are as follows:

DATE: _____

PRINT NAME: _____ SIGNATURE: _____

FRANK P & OLGA TRUITT
1311 13TH STREET
HONDO, TX 78861

BEATRICE SANTOS
1106 AVENUE N
HONDO, TX 78861

STEPHEN & THELMA WILSON
1401 13TH STREET
HONDO, TX 78861

MICHAEL SANCHEZ
PO BOX 160
HONDO, TX 78861

SERGIO & PATRICIA QUINTANILLA
1308 14TH STREET
HONDO, TX 78861

COUNTY OF MEDINA
1100 16TH STREET
HONDO, TX 78861

ELIGIO CORREA JR.
1310 15TH STREET
HONDO, TX 78861

HONDO EMPOWERMENT
COMMITTEE INC.
PO BOX 183
HONDO, TX 78861

REFUGIO HERRERA
VERONICA A TRINIDAD-HERRERA
1907 21ST STREET
HONDO, TX 78861

MARIO MANUEL CADENA
1505 15TH STREET
HONDO, TX 78861

NOELIA SIMONE SANTOS
822 QUINCY STREET #2
BROOKLYN, NY 11221

Hondo Anvil Herald

PO. Box 400, Hondo, Texas 78861

PUBLISHER'S AFFIDAVIT

The State of Texas)
County of Medina)

Before me, the undersigned authority, on this day did personally appear Jeff Berger, a person known to me, who on his oath stated:

That he is the Publisher of the Hondo Anvil Herald, a newspaper published in Medina County, Texas, and which newspaper is of general circulation and has been published for more than twelve (12) months prior to the insertion of the attached notice, and

That he knows the facts stated in this affidavit.

That the attached printed matter is a true and correct copy of the publication of the notice of which it purposes to be a true copy, as the same appeared in such newspaper in the respective issues of:

Feb 22, 24

and That the charge of such newspaper being \$ 51.30

Jeff Berger, Publisher

Subscribed and sworn to before

me on this the 22 day of

February 2024

Notary Public
Medina County, Texas

NOTICE OF PUBLIC HEARING

The Planning and Zoning Commission of the City of Hondo will hold a public hearing on Monday, March 18, 2024 at 6:00 p.m. in the Council Chamber, City Hall, 1600 Avenue M, Hondo, Texas, to discuss and consider the following:

A request from Medina County for a Zone Change from Residential-R2 to Government/Public on 0.2413 Acre Tract of land situated within the City of Hondo in Medina County, Texas, out of survey No. 187, Abstract No. 428, A. Gsell, original Grantee, with the legal description being, Lot 3, Block 6, C.J. Bless Addition to the City of Hondo, Medina County, Texas.

/s/ Rebekah Dolphus
City Secretary

Pub.: Feb. 22, 2024

PUBLISHER'S AFFIDAVIT

The State of Texas)
County of Medina)

Before me, the undersigned authority, on this day did personally appear Jeff Berger, a person known to me, who on his oath stated:

That he is the Publisher of the Hondo Anvil Herald, a newspaper published in Medina County, Texas, and which newspaper is of general circulation and has been published for more than twelve (12) months prior to the insertion of the attached notice, and

That he knows the facts stated in this affidavit.

That the attached printed matter is a true and correct copy of the publication of the notice of which it purposes to be a true copy, as the same appeared in such newspaper in the respective issues of:

Feb 29, 24

and That the charge of such newspaper being \$ 64.80

Jeff Berger
Jeff Berger, Publisher

Subscribed and sworn to before

me on this the 29 day of

February, 2024

[Signature]
Notary Public
Medina County, Texas

NOTICE OF PUBLIC HEARING

The City Council of the City of Hondo will hold a public hearing on Monday, March 25, 2024 at 6:00 p.m. in the Council Chamber, City Hall, 1800 Avenue M, Hondo, Texas, to discuss and consider the following:

A request from Medina County for a Rezoning from Residential-R2 to Government/Public on a 0.2413 Acre Tract of land situated within the City of Hondo in Medina County, Texas, out of survey No. 187, Abstract No. 428, A. Gsell, original Grantee, with the legal description being, Lot 3, Block 6, C.J. Bless Addition to the City of Hondo, Medina County, Texas.

The subject property is located at 1306 14th Street. The property is generally located north of 14th street and east of Avenue O and is identified as Assessor's Parcel Identification No. 17214.

/s/ Rebekah Dolphus
City Secretary

Pub.: Feb. 29, 2024

