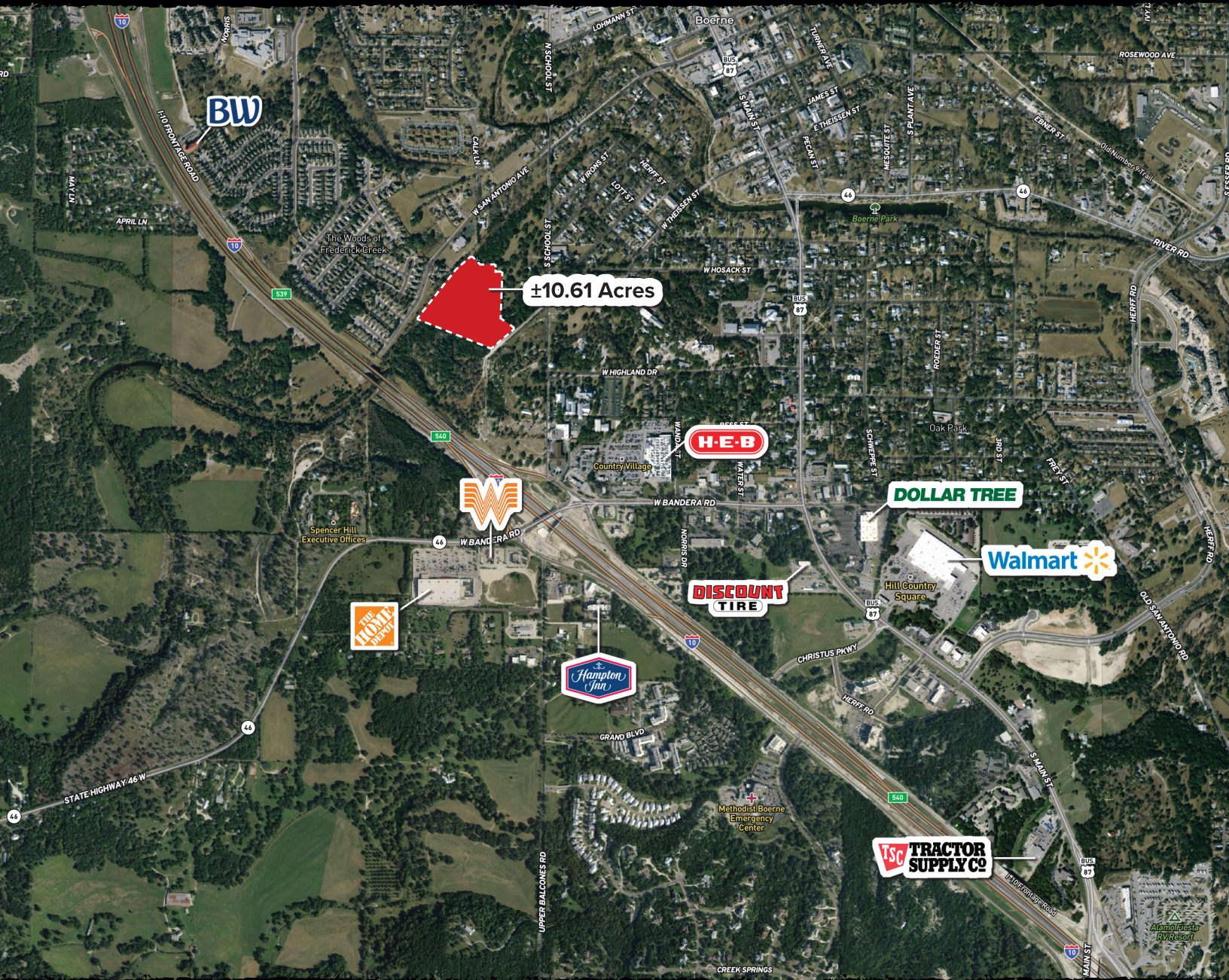


# 536 S SCHOOL ST

±10.61 Acres // Kendall County // Boerne, Texas



210.254.7700 // [stephen@stranskyproperties.com](mailto:stephen@stranskyproperties.com) // [stranskyproperties.com](http://stranskyproperties.com)

**STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT**



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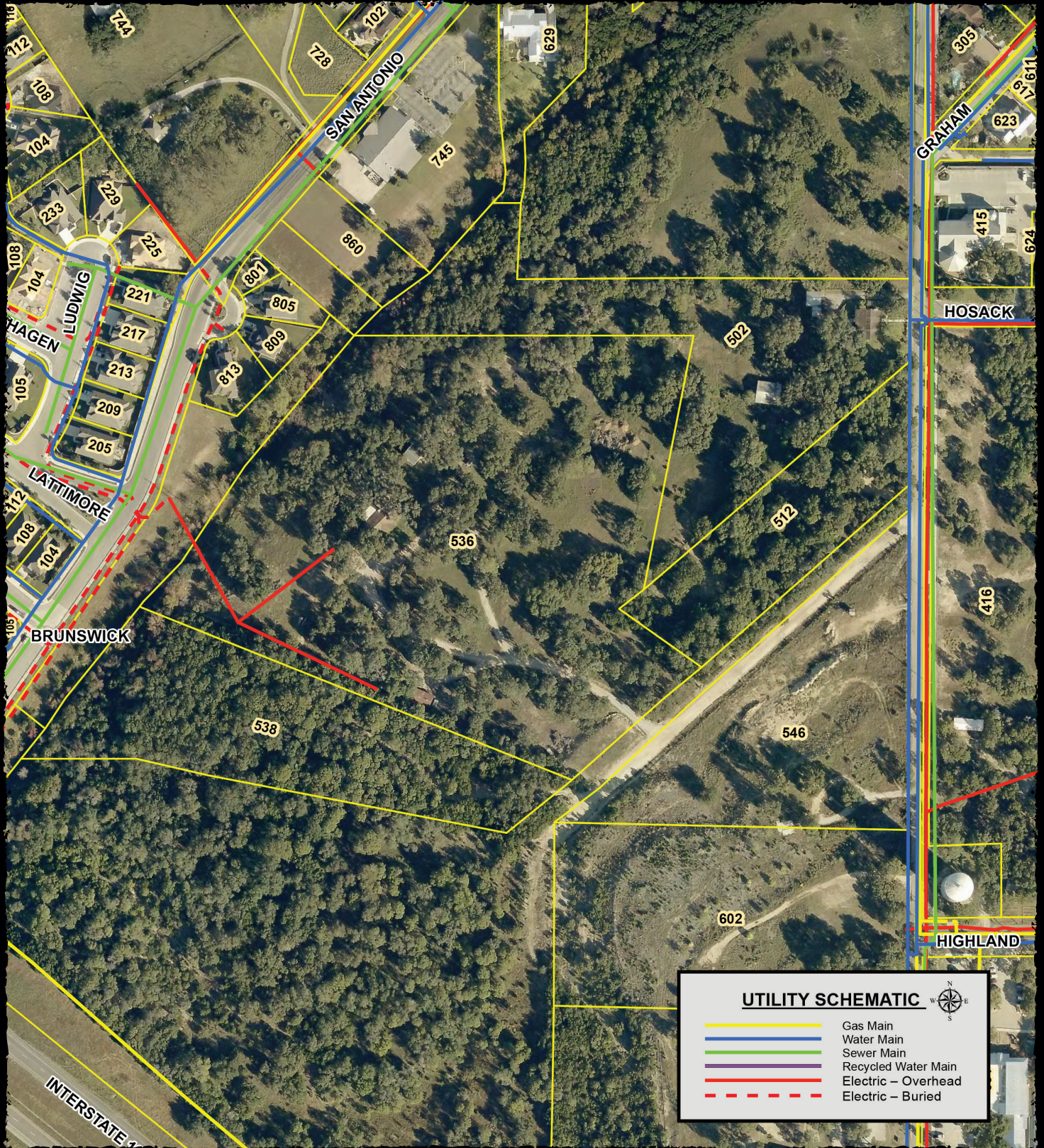
## **STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT**

**T**his property is approx. 10.61 acres located in the heart of Boerne at 536 School Street. Most of the property has been cleared of cedar trees and consist of mainly oak trees along the banks of Fredericks creek. Some of the pertinent facts are as follows:

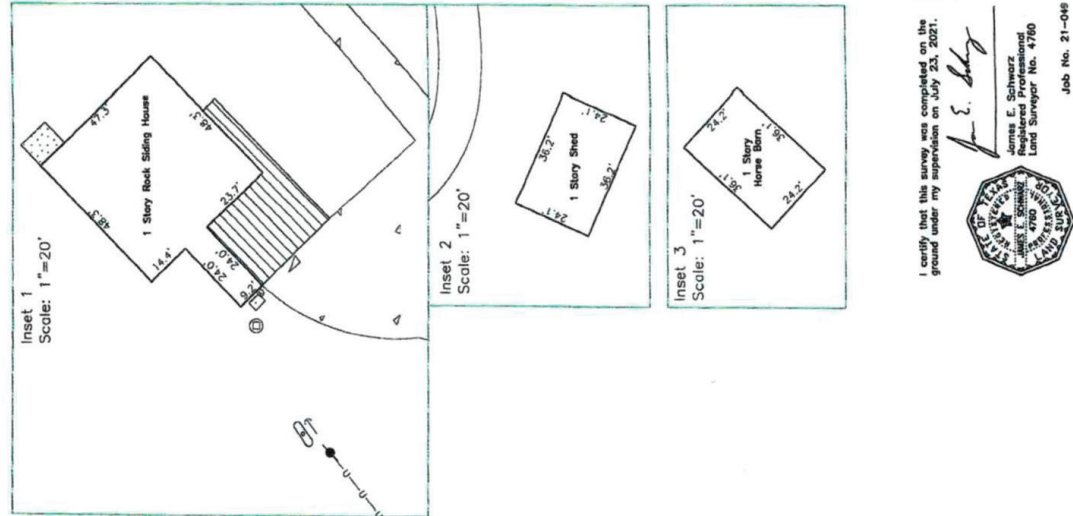
- >> ±10.61 acres
- >> Zoned C-1
- >> Within the city of Boerne city limits
- >> Property line starts about 450' from School street on an easement road, but Hosack street is proposed to be extended bringing it right to this property
- >> Fronts on Frederick creek for about 850' with minimal flood being the high bank side
- >> Sewer and water currently lie on School Street, but an easement and ROW was created and reserved for the construction and maintenance of a city of Boerne sewer and water line across the neighboring property to service this 10.61 acres.
- >> Improvements include a 4 br, 2 bath home built in the early 1960's and a 4 stall horse barn.
- >> Estimated taxes are \$13,550

This property has several different possible uses, but given the setting along the creek and the majestic live oak trees it would be an ideal location for an assisted living community, apartment development, or office park.

**STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT**



## STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT



I certify that this survey was completed on the ground under my impression on July 20, 2021.

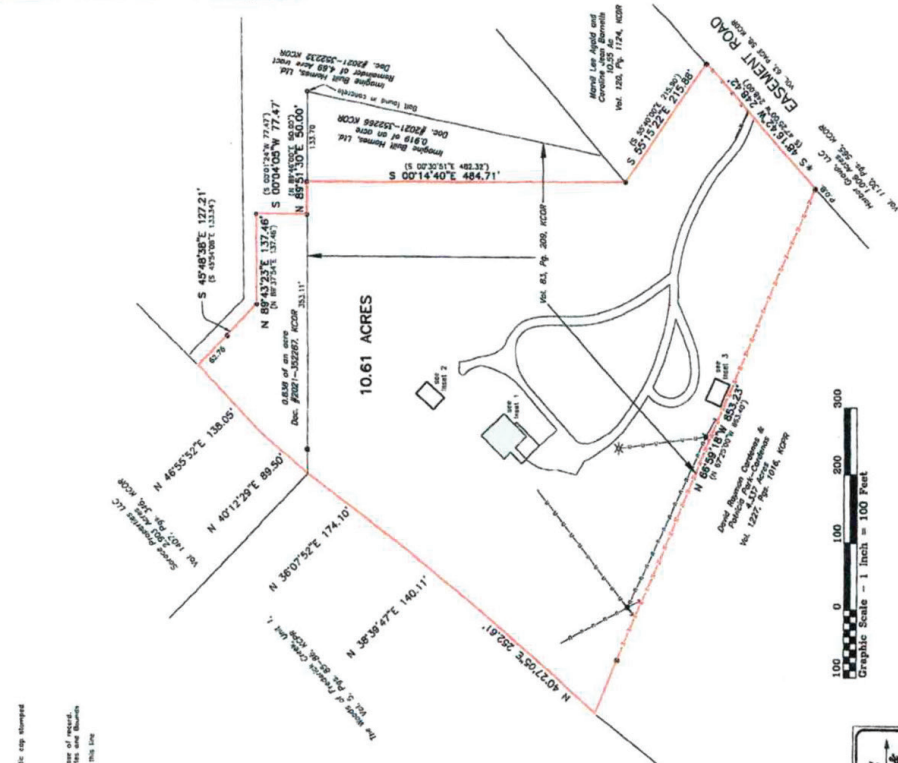


*James E. Schwarz*  
James E. Schwarz  
Registered Professional  
Land Surveyor No. 4780

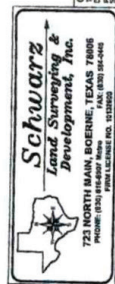
Job No. 21-048

ADDRESS: 836 South School Street  
Boerns, TX

A 10.61 ACRE TRACT OF LAND OUT OF THE ANTONIO LOCKMAR SURVEY NUMBER 176, ABSTRACT NUMBER 311, KENDALL COUNTY, TEXAS BEING THE COMBINATION OF THE REMAINING PORTION OF THE AARON C. LEWIS AND WIFE, JEWEL C. LEWIS TRACT DESCRIBED IN DEED RECORDED IN VOLUME 83, PAGE 209, KENDALL COUNTY DEED RECORDS AND A TRACT DESCRIBED AS 0.838 OF AN ACRES IN DEED RECORDED IN DOCUMENT NUMBER 2021-352267, KENDALL COUNTY OFFICIAL RECORDS



1. 1/2" indicates 1/2" steel and out with a cut public strip measured
2. 1/4" indicates 1/4" steel and out with a cut public strip measured
3. 1/8" indicates 1/8" steel and out with a cut public strip measured
4. 1/16" indicates 1/16" steel and out with a cut public strip measured
5. 1/32" indicates 1/32" steel and out with a cut public strip measured
6. 1/64" indicates 1/64" steel and out with a cut public strip measured
7. 1/128" indicates 1/128" steel and out with a cut public strip measured
8. 1/256" indicates 1/256" steel and out with a cut public strip measured
9. 1/512" indicates 1/512" steel and out with a cut public strip measured
10. 1/1024" indicates 1/1024" steel and out with a cut public strip measured
11. 1/2048" indicates 1/2048" steel and out with a cut public strip measured
12. 1/4096" indicates 1/4096" steel and out with a cut public strip measured
13. 1/8192" indicates 1/8192" steel and out with a cut public strip measured
14. 1/16384" indicates 1/16384" steel and out with a cut public strip measured
15. 1/32768" indicates 1/32768" steel and out with a cut public strip measured
16. 1/65536" indicates 1/65536" steel and out with a cut public strip measured
17. 1/131072" indicates 1/131072" steel and out with a cut public strip measured

**Schwarz**  
Land Surveying &  
Development, Inc.

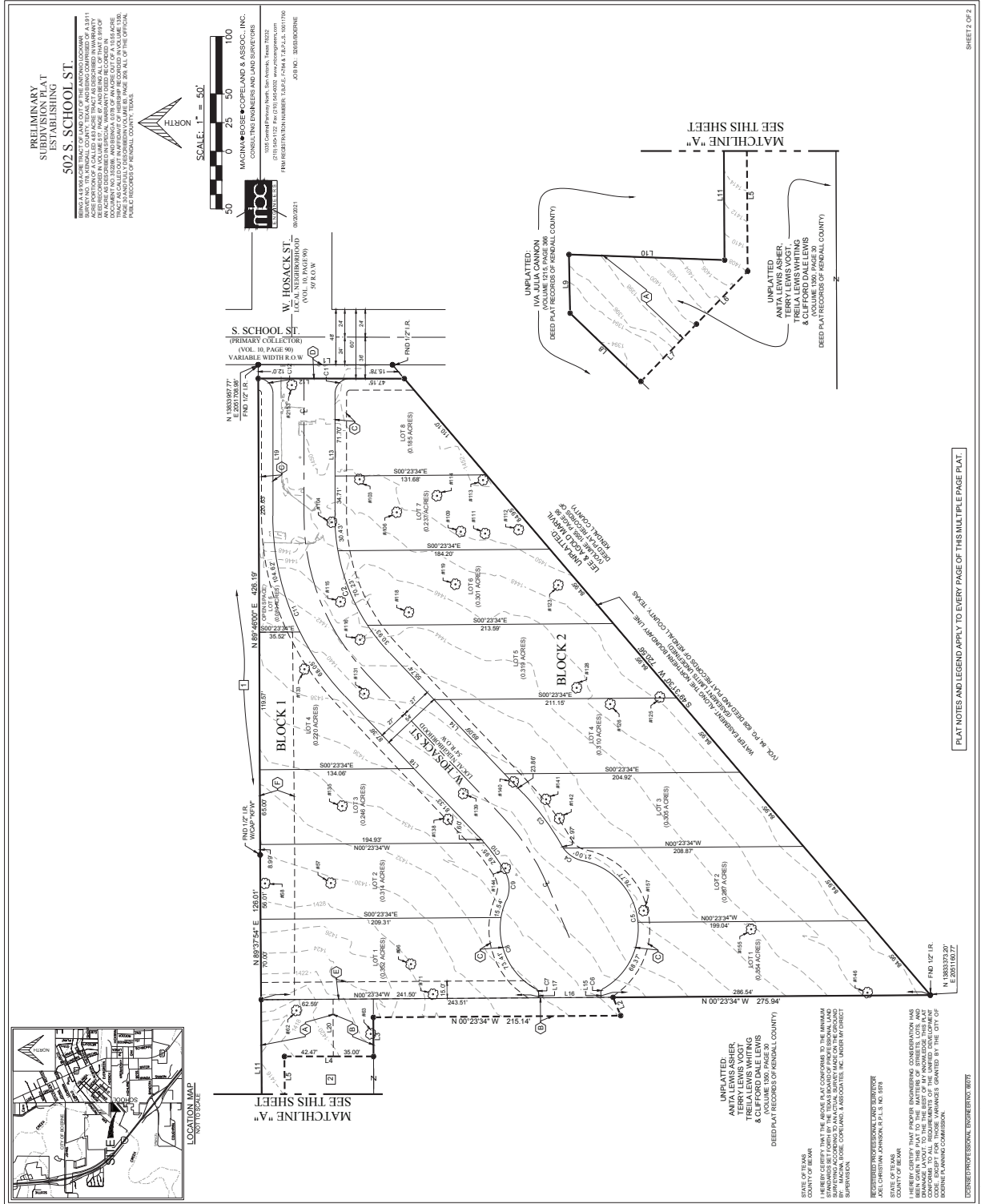
721 NORTH MAIN, BOERNE, TEXAS 78006  
PHONE: (817) 254-7700 FAX: (817) 864-0465  
WWW.SCHWARZLANDSURV.COM

James E. Schwarz  
Registered Professional Land Surveyor  
No. 4780, State of Texas



**STRANSKY  
PROPERTIES**

**STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT**



PRELIMINARY SUBDIVISION PLAT ESTABLISHING .502 S. SCHOOL ST.

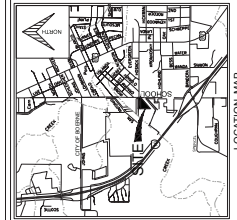
MACON ROSE COPPELAND & ASSOC., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
3705 Canyon Parkway North, Suite 3000, Fort Worth, Texas 76107  
PH: 817.639.1274 FAX: 817.639.1275  
JOB NO. 202102021

SCALE: 1" = 50'

50 0 25 50 100

NORTH

UNPLATTED:  
ANITA LEWIS ASHER,  
TERRY LEWIS VOOT,  
& CLIFFORD DALE LEWIS  
(VOLUME 1500, PAGE 20)  
DEED PLAT RECORDS OF PERSONAL COUNTY



FLAT NOTES AND LEGEND APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

DATE: May 22, 2021, 4:31pm User ID: jschroeder  
File Path: m:\0201\0507\5.000\010\010\0001.dwg

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