

Suttle and Company Real Estate

Prop #14
Lot 37, The Ridge Subdv, 5.16 Ac
Rio Frio, Tx 78879

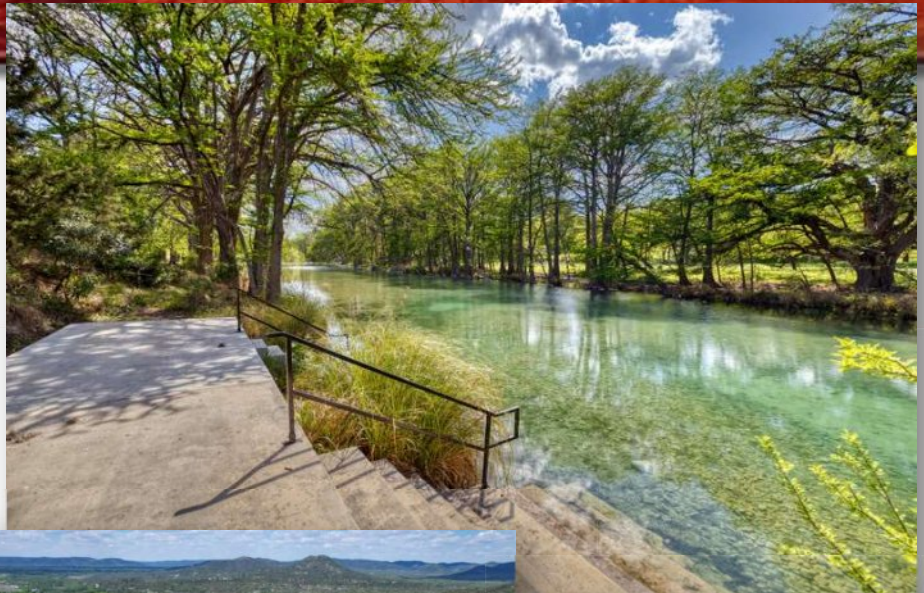


“Your Real Estate Professionals”



Attributes

- TCEQ Water System
- Fiber Optic Wifi
- Underground Utilities
- Frio River Park
- Paved Rd Access



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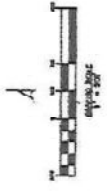
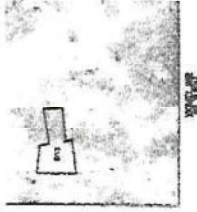
1260 Hwy 83 South
P.O. Box 606
Leakey, Tx. 78873

Phone: 830/232-5242
Fax: 830/232-4283

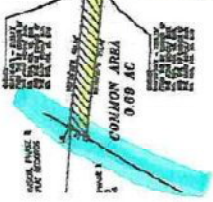
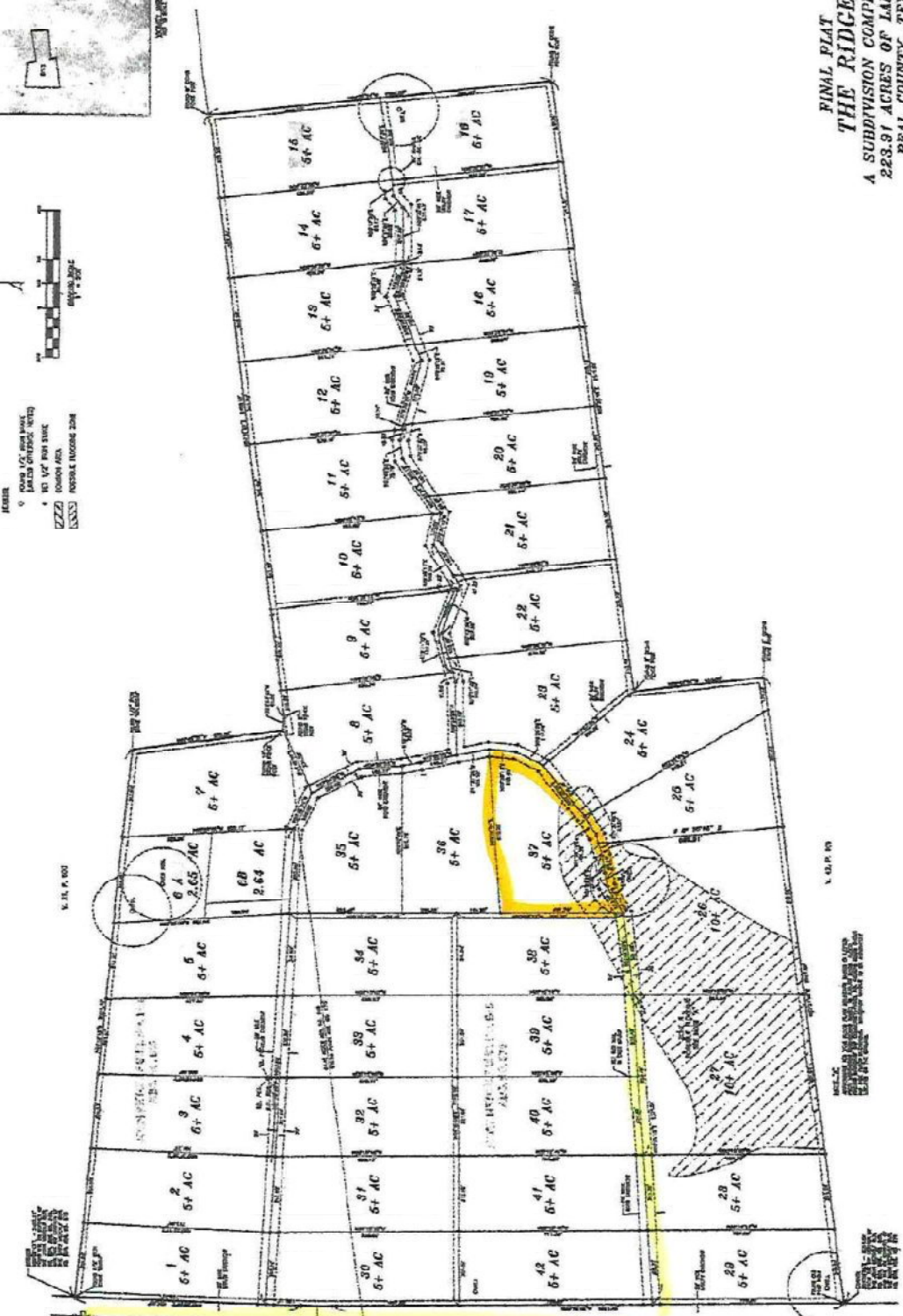
Email: suttle Realty@hctc.net
www.SuttleandCompany.com

If you missed out on purchasing in THE RIDGE.... We have some good news for you, back on the market, The Ridge, Block 1 lot 37, Acres 5.1600, provides peaceful & pristine views of the Texas Hill Country. This lot is ready for you to build your dream home, newly surveyed, and cleared ready for you to put your own mark. Benefits of owning in The Ridge, many axis & whitetail deer along with other wildlife. The common river area is home to one of the best “swimming holes” on the Frio River. Huge cypress trees line the riverbanks of The Ridge at the pavilion & cooking area. The clear river, beautiful views, majestic hills, & ideal climate make The Ridge one of the best places to live in the Texas Hill Country. One of our highly sought-after subdivisions in our area. Offering exceptional characteristics of this property have historically maintained and increased in value over time. • Underground Utilities • High-speed Internet • Frio River Access • Pavilion/Cooking Area •STR Allowed. HOA to protect your investment. List: \$225,000

FINAL PLAT
THE RIDGE
 A SUBDIVISION COMPRISING
 223.91 ACRES OF LAND IN
 REAL COUNTY, TEXAS



LEGEND
 O 100' 1/2" ROAD RIGHT
 L 10' 1/2" ROAD CENTER
 A 10' 1/2" ROAD STATE
 ZZZ DRAINAGE
 XXXX FLOODING ZONE



THE AREA IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN AS SHOWN ON THIS PLAT.

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N. 1/4, S. 10

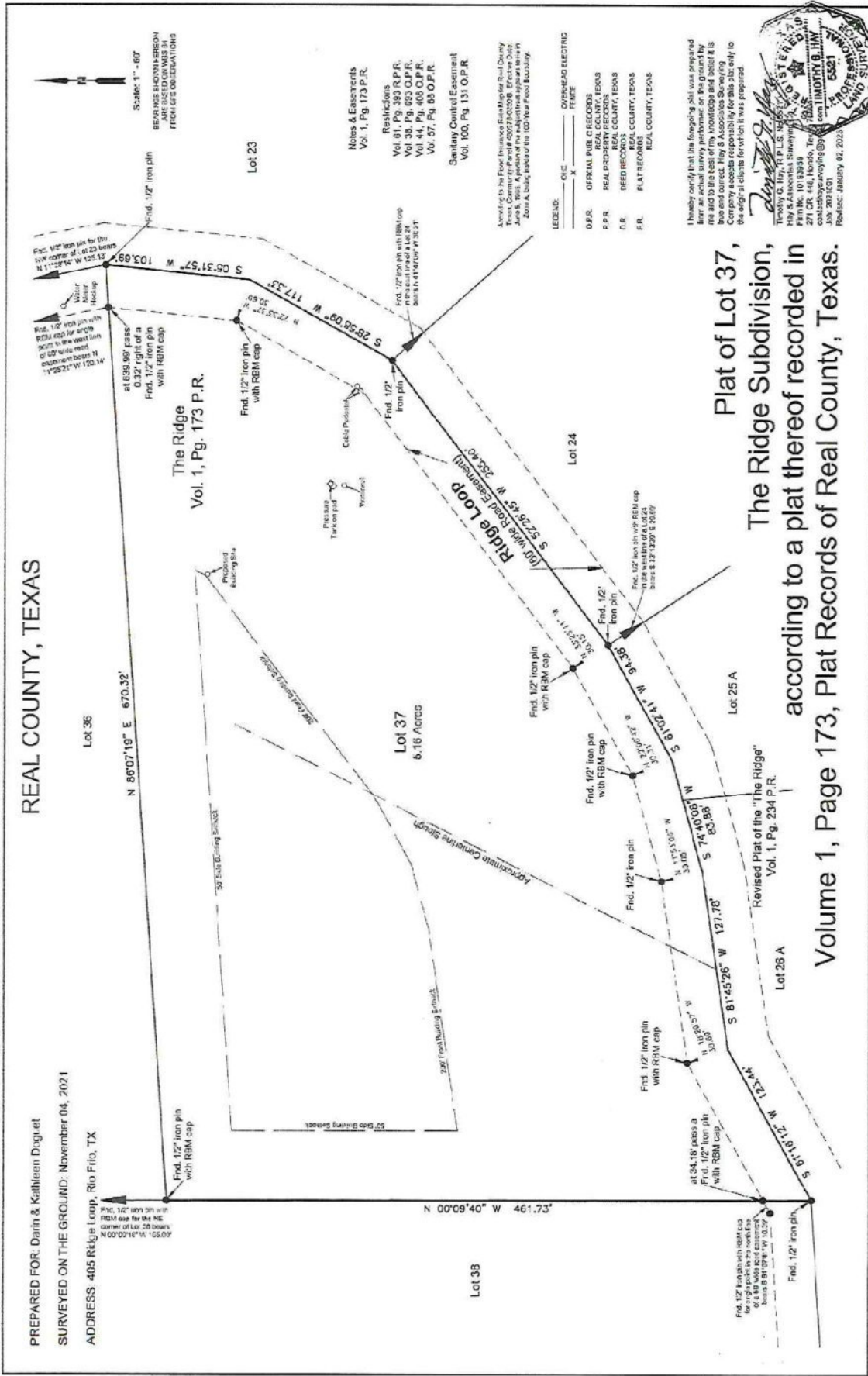
SECTION 10
 T. 10 N., R. 10 W.
 COUNTY OF REAL, TEXAS

LEGAL DESCRIPTION
 THE SUBDIVISION DESCRIBED IN THE ABOVE PLAT IS THE SAME AS THAT DESCRIBED IN THE ABOVE PLAT.

ACRES	223.91
SQUARE FEET	15,474,000
PERCENTAGE OF SECTION	100.00

REAL COUNTY, TEXAS

PREPARED FOR: Darin & Kathleen Duguet
 SURVEYED ON THE GROUND: November 04, 2021
 ADDRESS: 405 Ridge Loop, Rio Hilo, TX

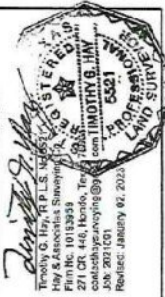


Notes & Easements
 Vol. 1, Pg. 173 P.R.
 Restricions
 Vol. 01, Pg. 353 R.P.R.
 Vol. 38, Pg. 653 O.P.R.
 Vol. 44, Pg. 408 O.P.R.
 Vol. 57, Pg. 88 O.P.R.
 Sanitary Control Easement
 Vol. 100, Pg. 131 O.P.R.

Ased for by the Public Invesment Bank Under Real County
 Trusts, Comman for Plat # 2007-0020-B, Erected July
 June 8, 1955. A portion of the subject land appears here in
 Zone A, being a part of its 100 Year Flood Boundary.

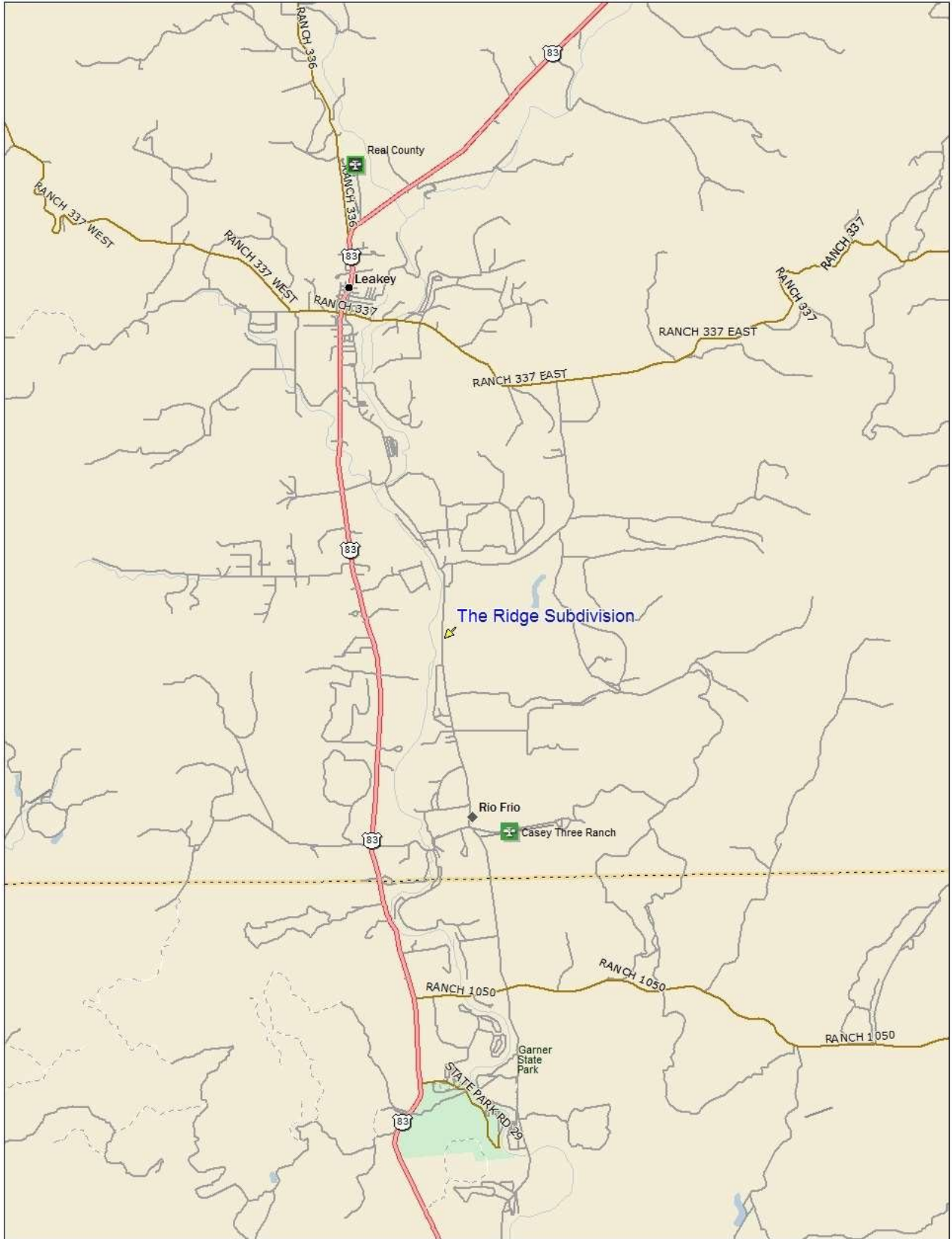
- LEGEND:
- O.C. — OVERHEAD ELECTRIC (LINE)
 - A. —
 - O.P.R. OFFICIAL PUBLIC RECORDS, TEXAS
 - R.P.R. REAL PROPERTY RECORDS, TEXAS
 - D.R. DEED RECORDS, REAL COUNTY, TEXAS
 - F.R. FLAT RECORDS, REAL COUNTY, TEXAS

I hereby certify that the foregoing plat was prepared
 after an actual survey performed on the ground by
 the undersigned, and that the same is a true and
 correct copy of the original plat as recorded in
 the original records for this plat only to
 the original records for this plat only to
 the original records for this plat only to



Plat of Lot 37,
 The Ridge Subdivision,
 according to a plat thereof recorded in
 Volume 1, Page 173, Plat Records of Real County, Texas.

Revised Plat of the "The Ridge"
 Vol. 1, Pg. 234 P.R.



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www.delorme.com

