

# Suttle and Company Real Estate

**Prop #60A**  
**Lot 23 Frio Vista Subdv. 124.5 Riverfront**  
**2.14 Ac**  
**Leakey, Tx 78873**



*"Your Real Estate Professionals"*



## Attributes

- Hill Country Views
- B&B Allowed
- Restricted
- Well
- Nice Building Sites



## Suttle and Company Real Estate

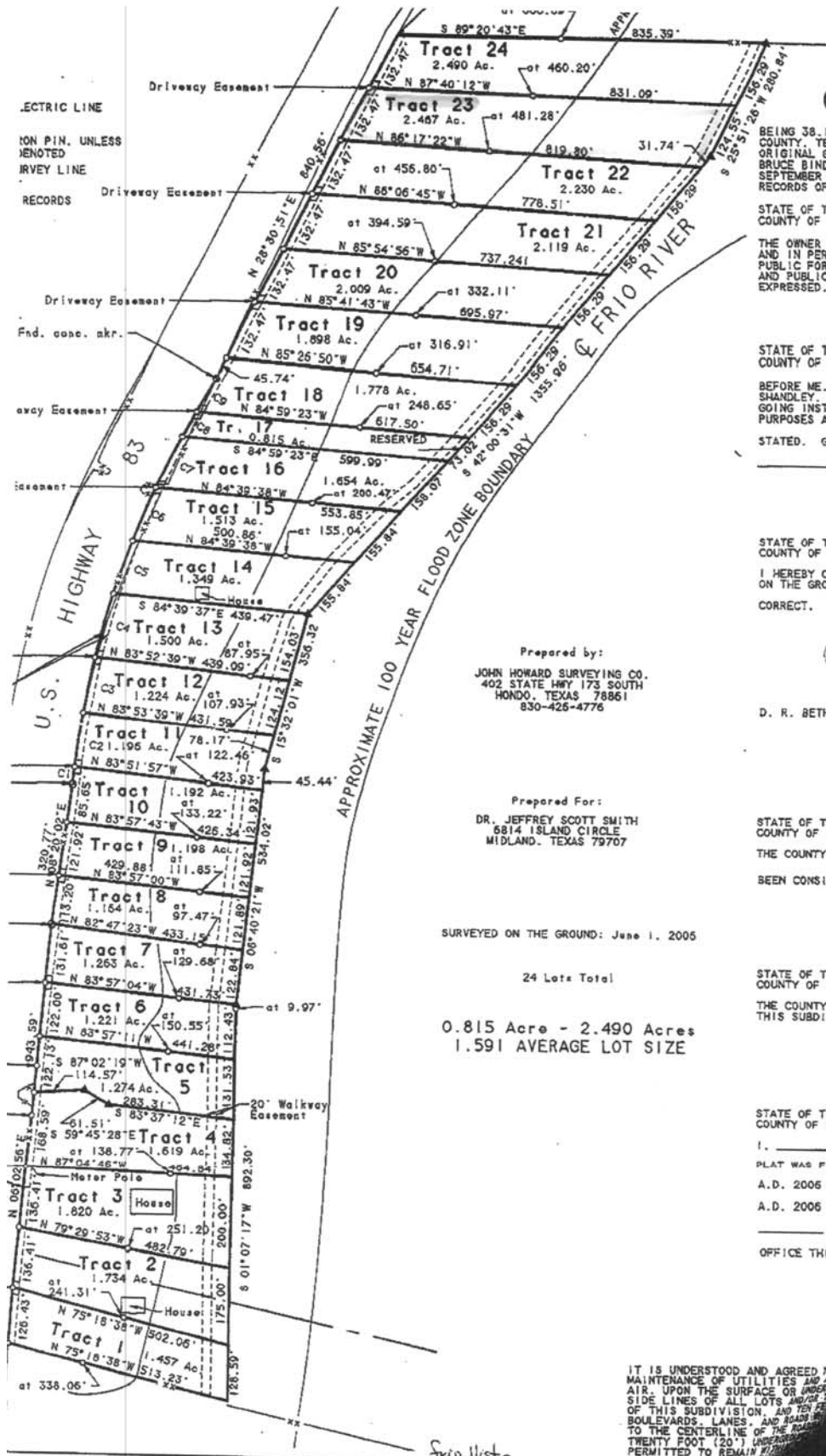
1260 Hwy 83 South  
P.O. Box 606  
Leakey, Tx. 78873

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

Email: [suttlerealty@hctc.net](mailto:suttlerealty@hctc.net)  
[www.SuttleandCompany.com](http://www.SuttleandCompany.com)

## Prop#60/A

This a beautiful river front lot located directly across the river from the Frio Canon Development, and to the immediate south of the Craigville Subdivision. It features Highway 83 frontage, a nice tree covered building site, approximately 124.55 feet of frontage along the west bank of the Frio River and beautiful scenic views of the river and the surrounding mountain. Though this 2.467 acres is partially in the flood plain it offers numerous spacious building sites that are above any danger of flooding. Nightly rentals are allowed in this development. List Price: \$255,000



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OF

BEING 38.182 ACF COUNTY, TEXAS, ORIGINAL GRANTEE BRUCE BINDOCK, IX, SEPTEMBER 27, 2006 RECORDS OF REAL

STATE OF TEXAS COUNTY OF REAL

THE OWNER OF THE AND IN PERSON OF PUBLIC FOREVER, AND PUBLIC PLACE EXPRESSED.

STATE OF TEXAS COUNTY OF REAL

BEFORE ME, THE SHANDLEY, KNOWN GOING INSTRUMENT PURPOSES AND CO

STATED, GIVEN

STATE OF TEXAS COUNTY OF REAL

I HEREBY CERTIFY ON THE GROUND IS CORRECT.



D. R. BETHEL'S

Prepared by:  
JOHN HOWARD SURVEYING CO.  
402 STATE HWY 173 SOUTH  
HONDO, TEXAS 78861  
830-426-4776

Prepared For:  
DR. JEFFREY SCOTT SMITH  
6814 ISLAND CIRCLE  
MIDLAND, TEXAS 79707

SURVEYED ON THE GROUND: June 1, 2005

24 Lots Total  
0.815 Acre - 2.490 Acres  
1.591 AVERAGE LOT SIZE

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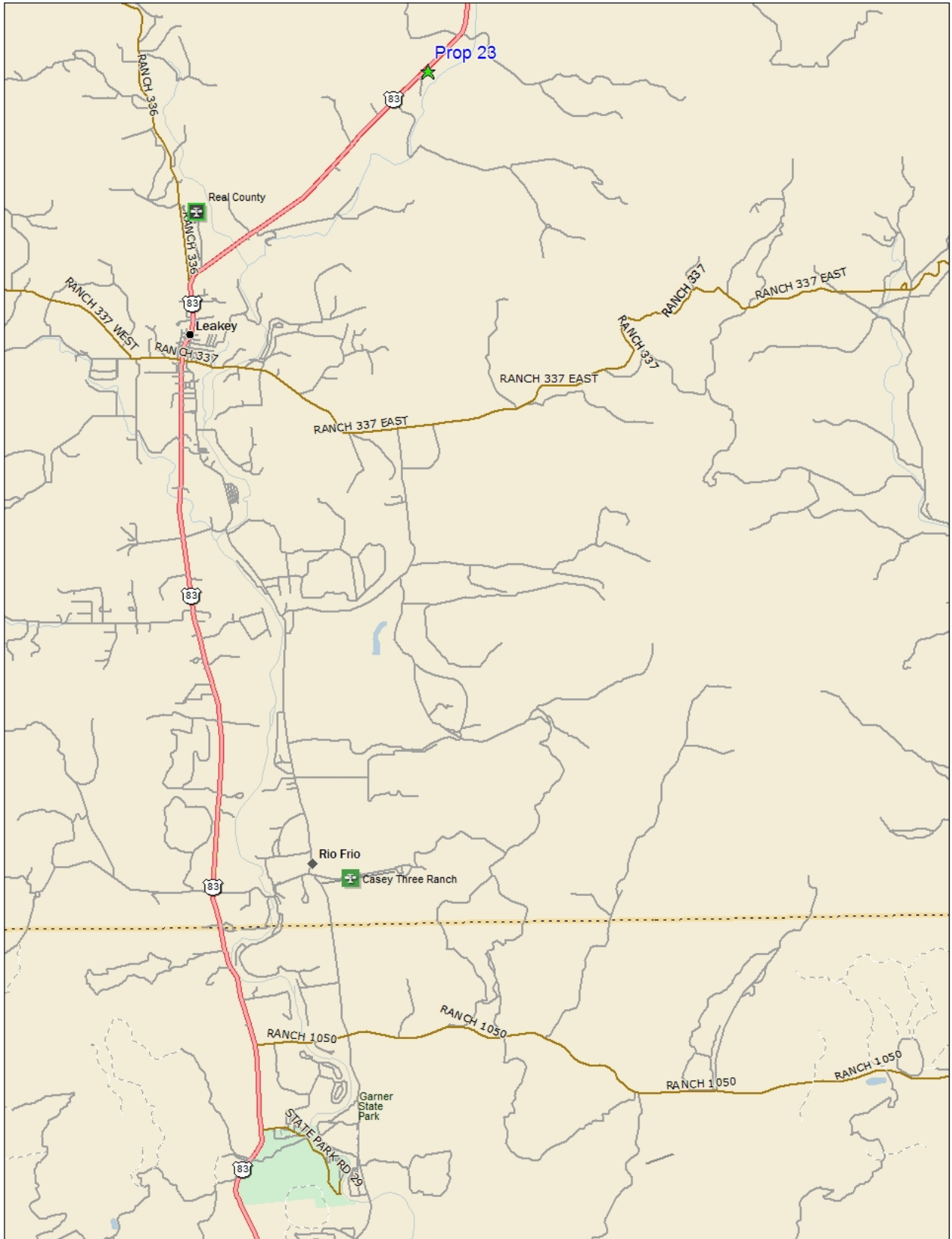
THE COUNTY COM THIS SUBDIVISI

STATE OF TEXAS COUNTY OF REAL

PLAT WAS FILED A.D. 2006 AT A.D. 2006 ON OFFICE THIS

IT IS UNDERSTOOD AND AGREED THE MAINTENANCE OF UTILITIES AND ALL AIR, UPON THE SURFACE OR UNDER SIDE LINES OF ALL LOTS AND/OR THIS SUBDIVISION, AND TEN FT. BOULEVARDS, LANES, AND ROADS TO THE CENTERLINE OF THE ROAD, TWENTY FOOT (20') UNDER PERMITTED TO REMAIN

Frio Vista



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