

Suttle and Company Real Estate

Prop #10
Lot 47 & 48 Valley Vista Subdv. 2.08 Ac
Concan, Tx 78838



“Your Real Estate Professionals”



Attributes

- Great Location
- Community Water System
- Nightly Rentals Allowed
- Spectacular Views



Suttle and Company Real Estate

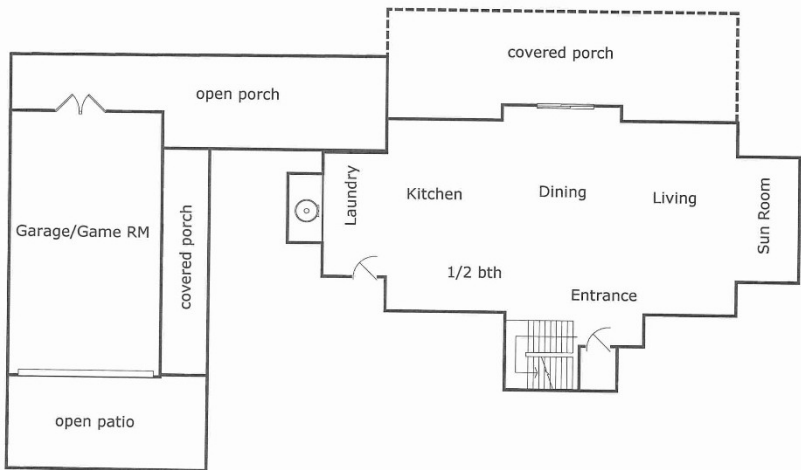
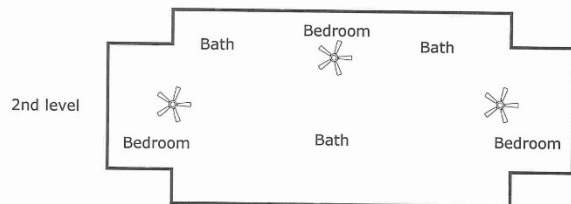
1260 Hwy 83 South
P.O. Box 606
Leakey, Tx. 78873

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

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

Prop#10

This is a beautiful home in like new condition. It features one of the finest views in the Frio Canyon. The covered rear deck allows you to watch the sun go down on 7 Bluff and Old Baldy from the same easy chair. This home features three bedrooms and 3 ½ baths with a detached shop/game room complete with its own wet bar. Modern kitchen and open areas provide the main house for cooking dining, and relaxing in front of the huge plate glass windows showing off the mountain views. The home is situated on 2.08 acres at the end of the road on a cul de sac and “privacy” is the word. All of this is just a short drive to the tourist destinations of Concan and Garner State Park. This gated neighborhood allows nightly rentals, underground utilities and a clubhouse with pool at entertainment area for property owners. To rent or not to rent, that is your decision. Seldom do you find a property that features all of these amenities. Come see this one while it is still available! Exclusively Listed: \$725,000



UVALDE COUNTY, TEXAS

Valley Vista Subdivision Sheet 1 of 2

Plat of
Valley Vista Subdivision

NOTICE: Water Will Be Provided To Tracts by Rehabilitation
The owner, developer or subdivision planner provides a supply of water water to the lots or tracts of this plat or subdivision. A supply of water water will be provided on or around a system authorized by the authority for the year 2000 A.D. The water will be available individual lots or tracts. The water is to be provided to the lots or tracts by the supply system, of which the water tanks, water pumps, water pipes, or other like infrastructure parts.

REWARD AND WASTE FACILITIES: The sewage treatment facilities existing at this time may be insufficiently treated by reason of the lots with the subdivision and may not comply with the minimum federal, state and county rules, rules, regulations and requirements as required, for example, it may be necessary to install a sewage treatment facility. It is hereby is to be built on the property and a cap is to be provided. For additional information, please refer to the subdivision application on file at UVALDE COUNTY, TEXAS WASTE SERVICE FACILITIES.

Wilderness Area
34.72 Acres

Future Development

Survey 797
H. E. & W. T. R.R. Co.
Abstract 972

Survey 939
R. L. & R. R. R.R. Co.
Abstract 200

Survey 434
J. D. Clifton
Abstract 132

Lot No.	Area (Acres)
Lot 1	4.40 Acres
Lot 2	3.95 Acres
Lot 3	4.40 Acres
Lot 4	4.40 Acres
Lot 5	4.41 Acres
Lot 6	4.53 Acres
Lot 7	9.55 Acres
Lot 8	1.01 Acres
Lot 9	1.01 Acres
Lot 10	1.01 Acres
Lot 11	1.01 Acres
Lot 12	1.01 Acres
Lot 13	1.01 Acres
Lot 14	1.01 Acres
Lot 15	1.01 Acres
Lot 16	1.01 Acres
Lot 17	1.01 Acres
Lot 18	1.01 Acres
Lot 19	1.01 Acres
Lot 20	1.01 Acres
Lot 21	1.01 Acres
Lot 22	1.01 Acres
Lot 23	1.01 Acres
Lot 24	1.01 Acres
Lot 25	1.01 Acres
Lot 26	1.01 Acres
Lot 27	1.01 Acres
Lot 28	1.01 Acres
Lot 29	1.01 Acres
Lot 30	1.01 Acres
Lot 31	1.01 Acres
Lot 32	1.01 Acres
Lot 33	1.01 Acres
Lot 34	1.01 Acres
Lot 35	1.01 Acres
Lot 36	1.01 Acres
Lot 37	1.01 Acres
Lot 38	1.01 Acres
Lot 39	1.01 Acres
Lot 40	1.01 Acres
Lot 41	1.01 Acres
Lot 42	1.01 Acres
Lot 43	1.01 Acres
Lot 44	1.01 Acres
Lot 45	1.01 Acres
Lot 46	1.01 Acres
Lot 47	1.01 Acres
Lot 48	1.01 Acres
Lot 49	1.01 Acres
Lot 50	2.18 Acres
Lot 51	1.01 Acres
Lot 52	1.18 Acres
Lot 53	1.01 Acres
Lot 54	1.01 Acres
Lot 55	1.01 Acres
Lot 56	1.01 Acres
Lot 57	1.01 Acres
Lot 58	1.01 Acres
Lot 59	1.01 Acres
Lot 60	1.01 Acres
Lot 61	1.01 Acres
Lot 62	1.01 Acres
Lot 63	1.01 Acres
Lot 64	1.01 Acres
Lot 65	1.01 Acres
Lot 66	1.01 Acres
Lot 67	1.01 Acres
Lot 68	1.01 Acres
Lot 69	1.01 Acres
Lot 70	1.01 Acres
Lot 71	1.01 Acres
Lot 72	1.01 Acres
Lot 73	1.01 Acres
Lot 74	1.01 Acres
Lot 75	1.01 Acres
Lot 76	1.01 Acres
Lot 77	1.01 Acres
Lot 78	1.01 Acres
Lot 79	1.01 Acres
Lot 80	1.01 Acres
Lot 81	1.01 Acres
Lot 82	1.01 Acres
Lot 83	1.01 Acres
Lot 84	1.01 Acres
Lot 85	1.01 Acres
Lot 86	1.01 Acres
Lot 87	1.01 Acres
Lot 88	1.01 Acres
Lot 89	1.01 Acres
Lot 90	1.01 Acres
Lot 91	1.01 Acres
Lot 92	1.01 Acres
Lot 93	1.01 Acres
Lot 94	1.01 Acres
Lot 95	1.01 Acres
Lot 96	1.01 Acres
Lot 97	1.01 Acres
Lot 98	1.01 Acres
Lot 99	1.01 Acres
Lot 100	1.01 Acres

Survey 434 J. D. Clifton Abstract 132

Survey 939 R. L. & R. R. R.R. Co. Abstract 200

Survey 797 H. E. & W. T. R.R. Co. Abstract 972

Wilderness Area 34.72 Acres

Future Development

UVALDE COUNTY JUDGE
Seal and Signature of Uvalde County Judge

STATE OF TEXAS
COUNTY OF UVALDE

LUCAS E. HENDERSON, COUNTY CLERK OF UVALDE COUNTY, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN RECORDED IN HIS OFFICE AND WILL RECORDED IN THE PUBLIC RECORDS OF UVALDE COUNTY, TEXAS, ON THIS 20TH DAY OF JANUARY, 2009.

UVALDE COUNTY CLERK
Seal and Signature of Uvalde County Clerk

UVALDE COUNTY CLERK
Seal and Signature of Uvalde County Clerk

UVALDE COUNTY CLERK
Seal and Signature of Uvalde County Clerk

