

# Suttle and Company Real Estate

**Prop #32**

**7.22 Ac w/Improvements & Frio Riverfront  
1352 CR 350, Concan, TX 78838**



*“Your Real Estate Professionals”*



## Attributes

- Great Location
- Well
- Frio River Front
- Easy Access
- Income Producing



## Suttle and Company Real Estate

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

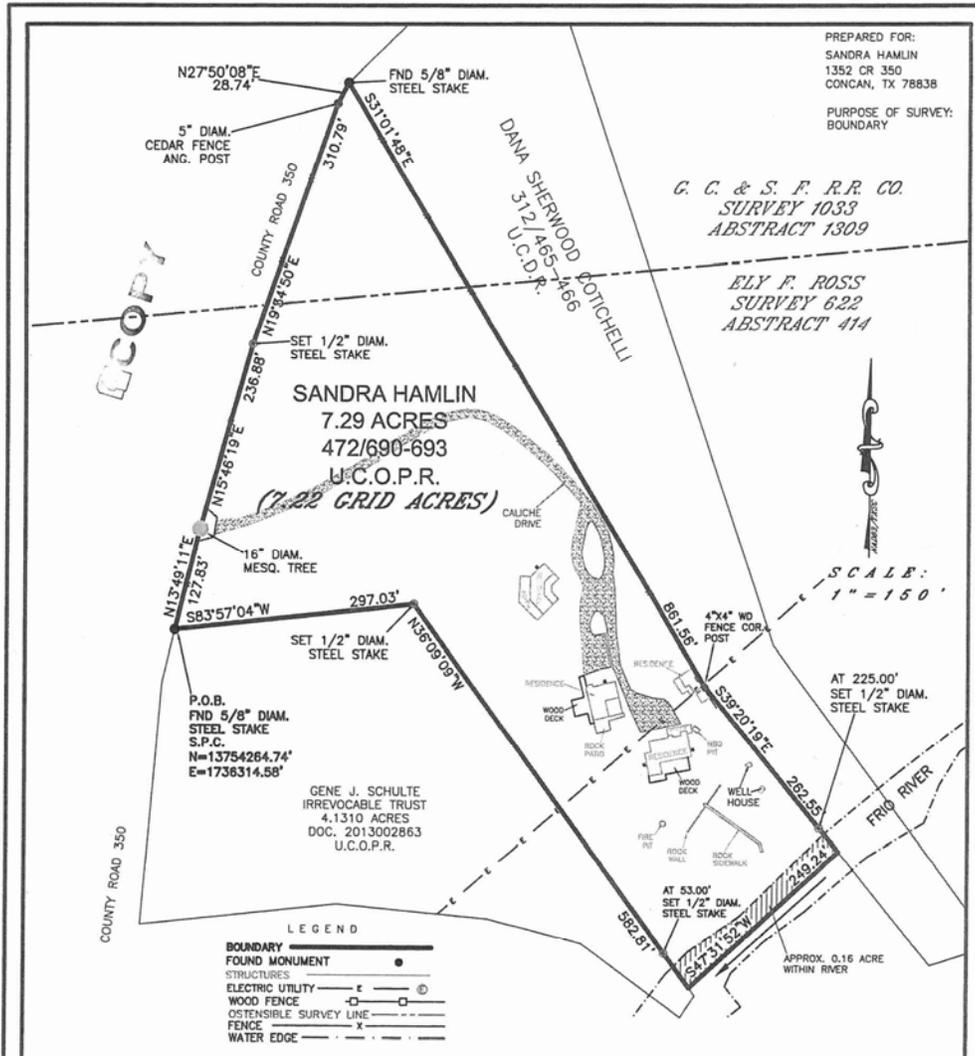
Phone: 830/232-5242  
Fax: 830/232-4283

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[www.SuttleandCompany.com](http://www.SuttleandCompany.com)

**Prop#32**

7.29 acres with 249.5 ft of Frio River frontage and 675.69 ft of county road frontage. New rock columns and gated entry. Cypress-lined riverbank with huge oaks, Spanish oaks, mesquite, roaming axis and whitetail deer, birdwatching, rocked fire pit, and abundant Indian artifacts. Income-producing with rental history.

Improvements include water well, 1,500-gal septic, and three 200-amp services. Main home offers 3BR/3BA, central A/C & heat, fireplace, WiFi, deck, balcony, BBQ pit, and sprinkler system. Cottage 1/1 with laundry. 800-sq-ft barndominium with 2-car carport. Extra 1/1 with kitchen. “La Vista” 2/2, 1,000 sq ft, fireplace, deck. Exclusively Listed: 1,500,000



**PLAT SHOWING:**

Being a Boundary Retracement Survey of 7.22 acres of land, lying in Uvalde County, Texas, being out of and parts of Survey 1033, G. C. & S. F. R.R. Co., Abstract 1309 and Survey 622, Ely F. Ross, Abstract 414, and also being that same certain tract called 7.29 acres as described in conveyance document to Sandra Hamlin, recorded in Volume 472, Pages 690-693 of the Uvalde County Official Public Records, Uvalde County, Texas.

**CERTIFICATE**  
D. G. Smyth & Company, Inc. a Texas Corporation and the president of which is David Gregory Smyth, a Registered Professional Land Surveyor #2046 Does hereby certify to:  
The Principal Parties of This Transaction.



STATE OF TEXAS  
COUNTY OF UVALDE:

**NOTES:**  
SEE CORRESPONDING FIELD NOTES FOR FURTHER DESCRIPTION. IMPROVEMENTS SHOWN ARE LIMITED TO MAJOR STRUCTURES AND VISIBLE SALENT FEATURES. BEARINGS, DISTANCES, AND AREAS SHOWN HEREON CONFORM TO THE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM 1983 (NAD 83) TEXAS SOUTH CENTRAL ZONE. 1/2" DIAMETER STEEL STAKES WITH IDENTIFICATION CAPS STAMPED "SMYTH/2015" SET AT ALL CORNERS UNLESS OTHERWISE NOTED OR SHOWN.

**WARNING: UNAUTHORIZED ALTERATION OF CERTIFIED MATERIAL IS FORGERY.**

**D. G. Smyth & Co. Inc. FIRM #10008800**

1022 GARNER FIELD RD.  
SUITE D  
UVALDE, TEXAS 78801  
PHONE 830-591-0858

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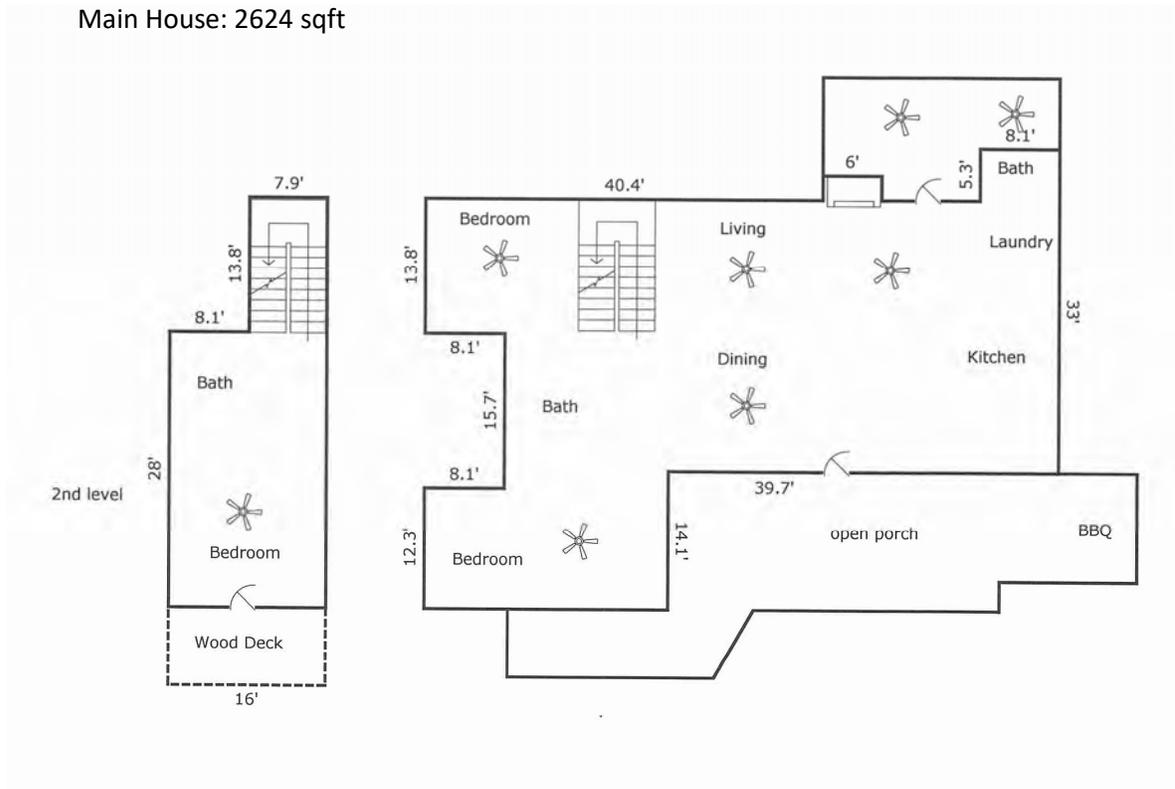
**NOTE:**  
THE BOUNDARY LINES LOCATED AND SHOWN HEREON ARE CERTIFIED AS TRUE AND CORRECT AS DETERMINED BY A COMPREHENSIVE SURVEY OF THE OBTAINED BOUNDARY BEARING, DISTANCES AND LOCATIONS SHOWN HEREON ARE NOT CERTIFIED LOCATIONS. THESE ORIGINAL INFORMATION DETERMINATION OF THE PRECISE LOCATION OF ORIGINAL SURVEY LINES AND CORNER BEING AN EXTENSIVE AND THE CONTAINING SURVEY NOT WITHIN THE SCOPE OF THIS SURVEY AND ARE SUBJECT TO APPROVAL BY THE COMMISSIONER OF THE GENERAL LAND OFFICE OF TEXAS.  
ANY AREA SHOWN FOR ORIGINAL SURVEY QUANTITIES IS BASED ON THE EXTRINSICALLY OBTAINED LOCATION OF THESE LINES AND ARE SUBJECT TO BE RECALCULATED AS NECESSARILY APPROVED QUANTITIES.  
THE POSSIBILITY OF EXCESS ACRES, OR A PROPORTIONAL PART OF EXCESS ACRES WITHIN THE ORIGINAL SURVEYS IS NOT INTENDED BY THIS SURVEY.

I, D.G. SMYTH, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY ME OR SOMEONE UNDER MY SUPERVISION AND THAT SAME IS TRUE AND CORRECT ACCORDING TO SAID SURVEY. THE PLAT AS PREPARED HAS A WITNESS OF MY SEAL, IN THE COLOR RED, HEREON, AND IS ALSO IMPRESSED WITH MY IMPRESSION SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED, IT IS A COPY AND MAY HAVE BEEN ALTERED, IT HAS NO FORCE OR EFFECT. I HEREBY CERTIFY TO THE PARTIES TO THIS PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.  
COMPLETED: FEBRUARY 18, 2015

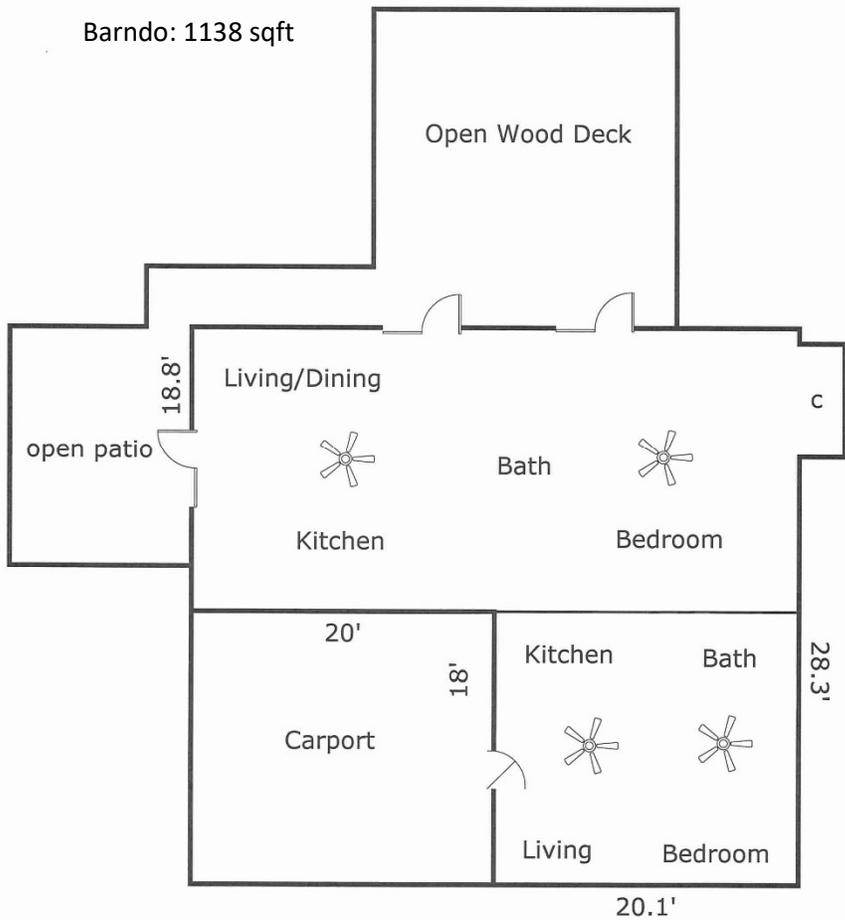
Mark Loggbrinck  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REGISTERED NO. 6418

PROJECT NO. 15-0388  
DRAWING NO. 15-0388  
DATE: FEBRUARY 18, 2015

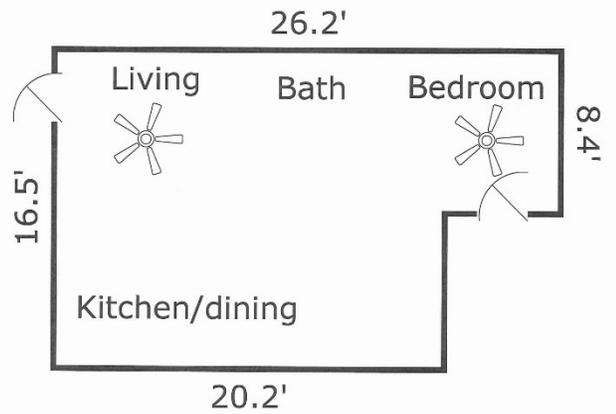
Main House: 2624 sqft



Barndo: 1138 sqft



Cottage: 384 sqft



1352 CR 350, Concan  
Texas, AC +/-



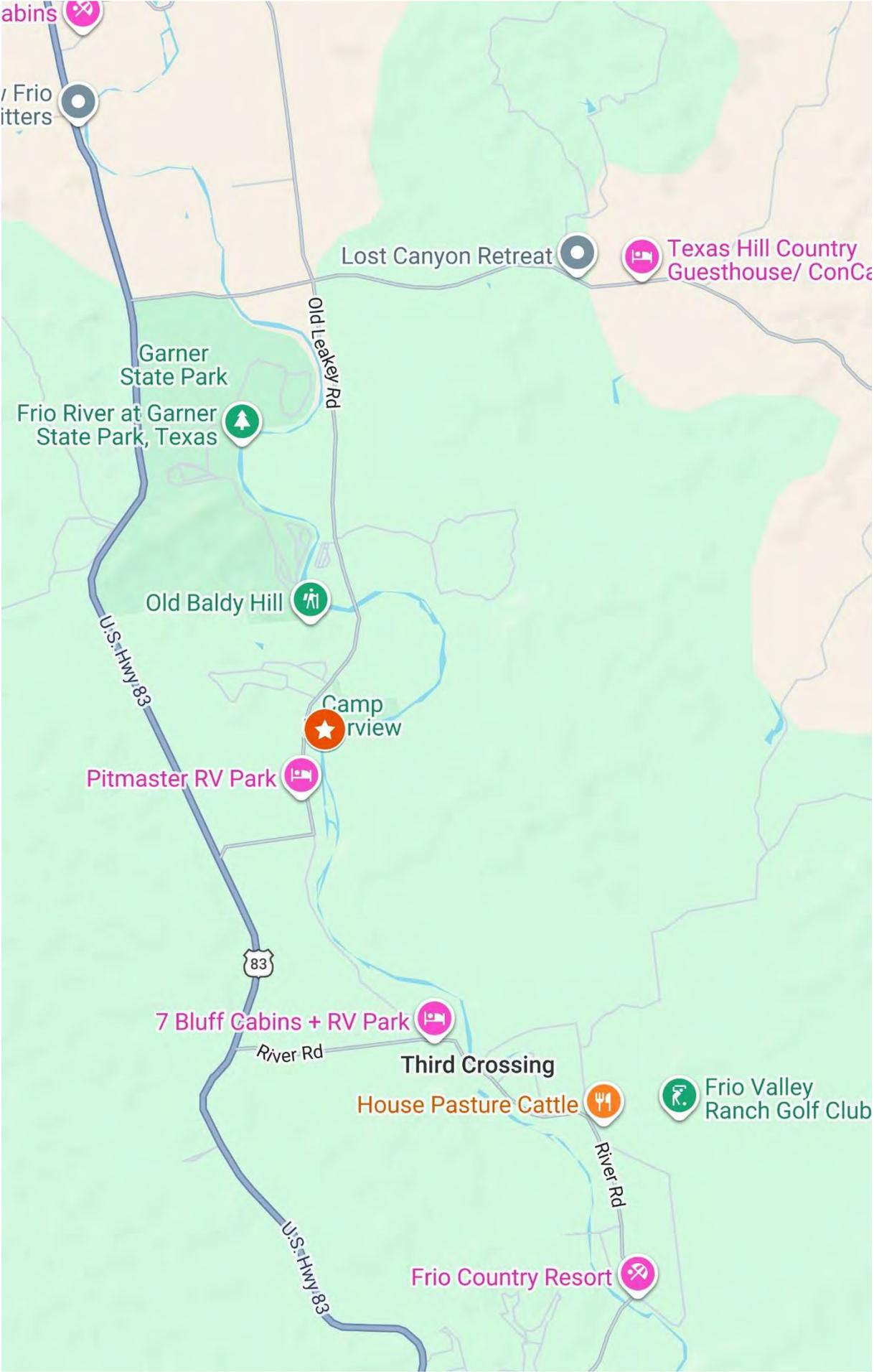
 Boundary

Dub Suttle  
P: 8302325242

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Box 606

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abins  
/ Frio  
itters

Lost Canyon Retreat

Texas Hill Country  
Guesthouse/ ConCa

Garner  
State Park

Frio River at Garner  
State Park, Texas

Old Leakey Rd

Old Baldy Hill

Camp  
Arview

Pitmaster RV Park

U.S. Hwy 83

83

7 Bluff Cabins + RV Park

River Rd

Third Crossing

House Pasture Cattle

Frio Valley  
Ranch Golf Club

River Rd

Frio Country Resort

U.S. Hwy 83