

Suttle and Company Real Estate

Prop #77
60.7 Ac & lot 13/Craigs Subdv. 61.33 Acres
With Frio River front access
Leakey, Tx 78873



“Your Real Estate Professionals”



Attributes

- Hwy 83 Frontage
- Views!!!!
- Frio River Front
- Easy Access



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
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Looking for a great investment property, here it is. This 61-acre Diamond in the Rough is a developer's dream being very conveniently located on North US Hwy 83 and the Frio River. The location is approximately 8.3 miles north of downtown Leakey and 20 minutes north of Garner State Park. It is heavily wooded with beautiful Frio Canyon Mountain views and an abundance of rolling topography. Improvements consist of a main house with an attached garage, stable house, detached guest house, and a workshop. It offers quiet country living at its very best with frontage along the west bank of the beautiful Frio River. No restrictions with great potential for future development. This could be a great investment opportunity or a hill country showplace. There is nothing like this on the market at this time. Price: \$1,750,000.00

REAL COUNTY, TEXAS

Sur. 1531.4

188 1/2 Acres
Second Tract
Sabinal National Bank
to
John Meier
October 2, 1923
Vol. 6, Pg. 254, D.R.

CURVE DELTA ANGLE RADIUS ARC TANGENT CHORD CHORD BEARING
C I 17° 09' 30" 1522.69' 456.00' 229.72' 454.30' S 58° 01' 57" W

FRANK VAUGHN

abst. 1053

Sur. 1531.4

Sur. 1531.4

60.70 ACRES

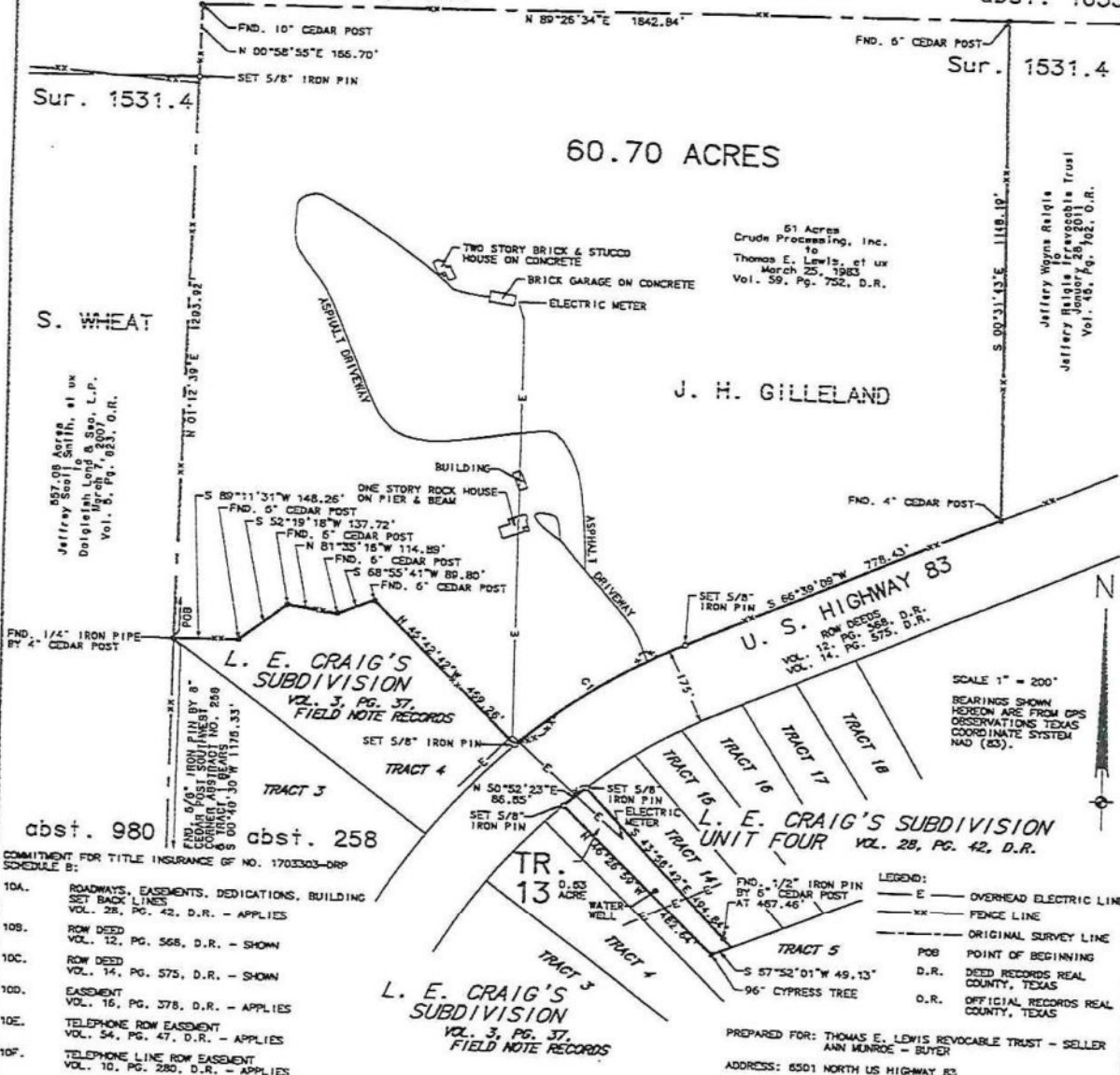
S. WHEAT

J. H. GILLELAND

057.09 Acres
Jeffrey Scott Smith, et ux
Dolcieleah L. & Son, L.P.
March 7, 2007
Vol. 5, Pg. 833, O.R.

61 Acres
Crude Processing, Inc.
to
Thomas E. Lewis, et ux
March 25, 1983
Vol. 59, Pg. 752, D.R.

Jeffrey Wayne Relgis
Jeffrey Relgis Irrevocable Trust
Vol. 68, Pg. 762, D.R.



COMMITMENT FOR TITLE INSURANCE OF NO. 1703303-DRP
SCHEDULE B:

- 10A. ROADWAYS, EASEMENTS, DEDICATIONS, BUILDING SET BACK LINES VOL. 28, PG. 42, D.R. - APPLIES
- 10B. ROW DEED VOL. 12, PG. 568, D.R. - SHOWN
- 10C. ROW DEED VOL. 14, PG. 575, D.R. - SHOWN
- 10D. EASEMENT VOL. 16, PG. 378, D.R. - APPLIES
- 10E. TELEPHONE ROW EASEMENT VOL. 54, PG. 47, D.R. - APPLIES
- 10F. TELEPHONE LINE ROW EASEMENT VOL. 10, PG. 280, D.R. - APPLIES

I HEREBY CERTIFY THAT THE FOREGOING PLAT AND ACCOMPANYING FIELD NOTE DESCRIPTION WERE PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND, UNDER MY SUPERVISION, AND THAT THEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. HOWARD SURVEYING, LLC ACCEPTS RESPONSIBILITY FOR THIS PLAT ONLY TO THE ORIGINAL CLIENTS FOR WHICH IT WAS PREPARED.

THIS THE 27TH DAY OF JULY 2017.
Keith Howard
KEITH HOWARD, R.P.L.S. NO. 5949
HOWARD SURVEYING, LLC
TRIPLE FIRM NO. 10125700
400 STATE HWY 173 SOUTH
HONDO, TEXAS 78861
530.426.4775



REVISED: AUGUST 23, 2017

PREPARED FOR: THOMAS E. LEWIS REVOCABLE TRUST - SELLER
ANN MUNROE - BUYER
ADDRESS: 6501 NORTH US HIGHWAY 83
SURVEYED ON THE GROUND: JULY 12 & 17, 2017

A Plat of a 60.70 Acre Tract of land and Tract 13 of L.E. Craig's Subdivision Unit Four according to the plat thereof recorded in Volume 28, Page 42 of the Deed Records of Real County, Texas and situated about 8.3 miles N 38° E of Leakey in Real County, Texas.

SCALE 1" = 200'
BEARINGS SHOWN HEREON ARE FROM GPS OBSERVATIONS TEXAS COORDINATE SYSTEM NAD (83).

- LEGEND:
- E — OVERHEAD ELECTRIC LINE
 - - - - - FENCE LINE
 - - - - - ORIGINAL SURVEY LINE
 - POB POINT OF BEGINNING
 - D.R. DEED RECORDS REAL COUNTY, TEXAS
 - O.R. OFFICIAL RECORDS REAL COUNTY, TEXAS

