

Suttle and Company Real Estate

Property #61
Lot #5 , 9.60 Ac
Shadow Acres
Leakey, Tx. Real County



Your Real Estate Professionals



Attributes

- *Quality Restrictions*
- *Central Water System*
- *Paved Access*
- *Private Entrance*

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



Location! Location! Location! 9.60 Acres in one of Leakey's newest Subdivision...Shadow Acres. Only 1 1/2 miles North with Hwy 83 frontage. Each tract has its own private entrance as well as a central water system, excellent deed restrictions & no HOA. With views you won't believe and great building sites you can enjoy your own piece of Texas Hill Country and start building your dream home.

List Price: \$129,600

REAL COUNTY, TEXAS

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT
C 1	06° 08' 15"	2774.79'	297.24'	148.76'

Sur. 38

Sur. 43

- LEGEND:
- E — OVERHEAD ELECTRIC LINE
 - xx — FENCE LINE
 - o — SET 5/8" IRON PIN
 - POB POINT OF BEGINNING
 - R.P.R. REAL PROPERTY RECORDS REAL COUNTY, TEXAS

1206.25 Acres
Maxwell Family Partnership
to
Cooper Maxwell Ranch, Ltd.
September 8, 1995
Vol. 17, Pg. 326, R.P.R.
desc. Vol. 14A, No. 520.
Patent Records

T. W. N.
G. RR. CO. Remainder
828.61 Acres

0.06 Acre
not under fence,
record title, included
in 35.42 Acres
N 00° 38' 25" E
284.18'

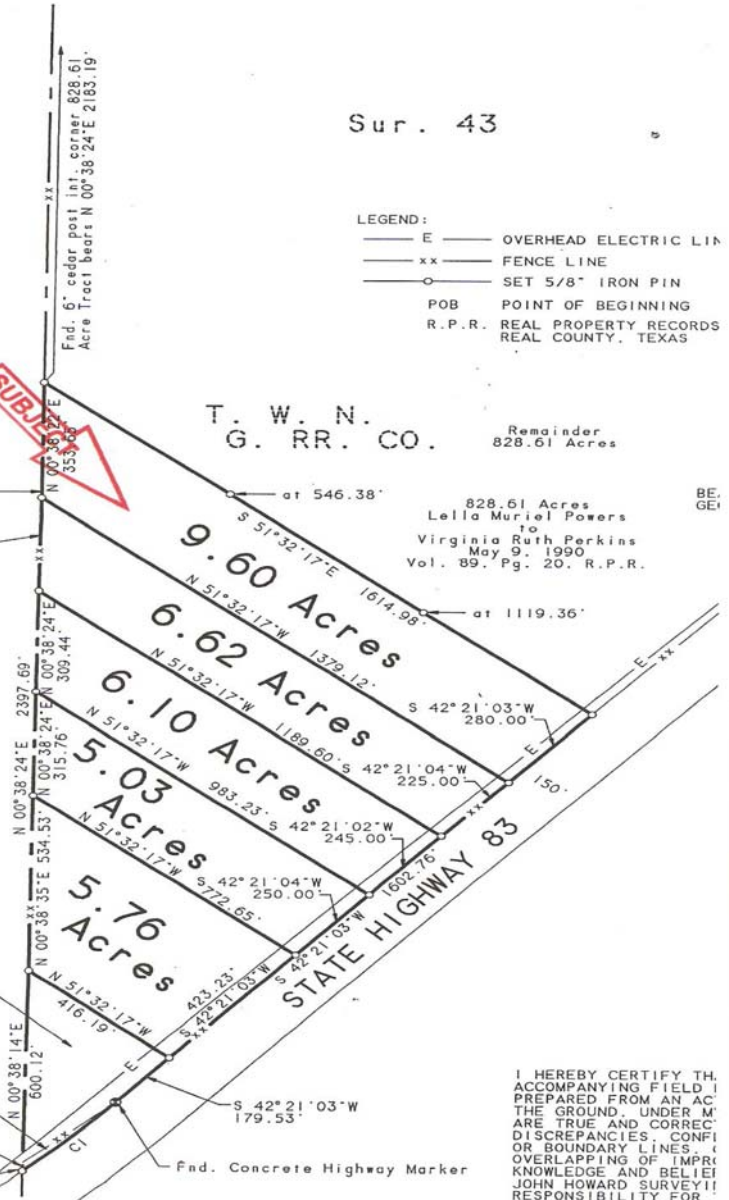
828.61 Acres
Lella Muriel Powers
to
Virginia Ruth Perkins
May 8, 1990
Vol. 89, Pg. 20, R.P.R.

J. I. TOM

BLK 12
2.31 Acres

0.06 Acre
not under fence,
record title, included
in 35.42 Acres

at 19.16' pass 3" pipe
post fnd 0.78' right
Set 5/8" iron pin



I HEREBY CERTIFY THAT THE ACCOMPANYING FIELD NOTES WERE PREPARED FROM AN ACCURATE SURVEY OF THE GROUND, UNDER MY PERSONAL SUPERVISION, AND ARE TRUE AND CORRECT. I DISCLOSE ANY DISCREPANCIES, CONFIRM OR BOUNDARY LINES, AND OVERLAPPING OF IMPROVEMENTS. I HAVE KNOWN KNOWLEDGE AND BELIEVE IN THE ACCURACY OF THE INFORMATION HEREIN. JOHN HOWARD SURVEYOR RESPONSIBILITY FOR THIS SURVEY.

LOCATION MAP

