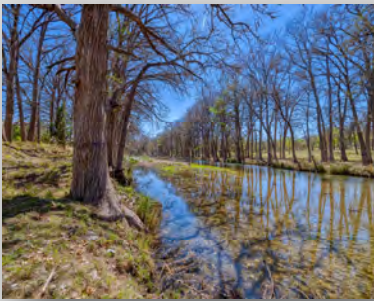


Suttle and Company Real Estate

Prop #1A
Lot 2 Antler Ridge Subdv. 7 Ac
Rio Frio, Tx 78879



“Your Real Estate Professionals”



Attributes

- Great Location
- New Community
- Frio River Park
- 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
www.SuttleandCompany.com

Prop# 1A

Antler Ridge Subdivision – Lot 2 | 100 Whitetail Way, Rio Frio, TX. Rare 7+ acre tract with Frio River access, STR-friendly, and the ability to build up to 3 homes. Located just south of Leakey and minutes from Concan and Garner State Park in the Texas Hill Country, this property offers privacy, flexibility, and investment potential. Each lot allows one primary and two secondary residences—ideal for a family compound, vacation retreat, or rental income. Features include ~200 ft of deeded river access, plus a private 1-acre river park with two pavilions nearby. Electricity available, private road frontage, multiple build sites, and usable land with native trees. Sensible restrictions help protect value. Owner financing available. \$196,000.

Antler Ridge 2
Texas, AC +/-



V1 P 294

MANSFIELD SURVEYING
P.O. BOX 3111
BANDERA TX 78003
830-668-2768

ANTLER RIDGE SUBDIVISION

Plat of 11 lots (various acreages) out of a 164.50 acre tract and a Shared River Tract out of a 0.585 acre tract, Vol. 105, Pg. 9536, Real Property Records of Real County, Texas, and out of the C. Wilkinson S-803, A-803, the R.G.N.G. RR. Co. S-597, A-159, the J. Metcalf S-604, A-569 and the R.G.N.G. RR. Co. S-599, A-636, Real County, Texas.

Line	Bearing	Distance
L1	N 87° 12' 00" W	121.80
L2	S 02° 47' 58" W	200.03
L3	N 85° 43' 20" W	137.14
L4	N 00° 04' 03" E	68.10'
L5	N 08° 17' 26" E	128.95
L6	S 83° 38' 40" E	328.99
L7	S 83° 38' 40" E	329.63
L8	S 83° 38' 40" E	330.27
L9	S 83° 38' 40" E	330.92
L10	S 83° 38' 40" E	331.57
L11	S 83° 38' 40" E	412.78
L12	S 83° 38' 40" E	330.00
L13	S 02° 50' 04" W	60.11'
L14	N 40° 52' 10" W	114.72
L15	N 50° 17' 11" W	149.50
L16	N 31° 35' 11" W	108.31'
L17	N 37° 16' 33" E	107.41'
L18	N 78° 34' 11" E	119.13
L19	N 88° 48' 34" E	142.72
L20	S 78° 37' 03" E	85.48
L21	S 01° 37' 40" E	147.58
L22	S 01° 37' 40" E	36.52

St	Delta	Radius	Curve Table	Chord	Ch. Bear.
C1	52° 48' 28"	612.95	564.94'	545.15'	N 23° 28' 30" W
C2	00° 00' 00"	532.65'	47.44'	47.42'	N 29° 57' 30" W
C3	28° 38' 23"	532.65'	275.71'	279.04'	N 29° 57' 30" W
C4	10° 28' 47"	1185.92'	341.10'	339.93'	N 23° 22' 22" W

NOTE: All bearings are from GPS observations based on Texas State Plane Coordinate System, State Central Zone, NAD 83.



LEGEND

- Iron rod (ft)
- Iron rod (in)
- ▲ Wood fence post (ft)
- ▲ Wood fence post (in)
- 60'-d road (pat)
- Existing power line
- Wire fence
- Patent Survey Line
- OPR - Official Public Records Real Co. TX

STATE OF TEXAS
COUNTY OF REAL

The corners of the land shown on this plat and whose name is substituted here, and in person or through a duly authorized agent, dedicate for the use of the public forever all streets, ways, paths, water courses, drains, easements and public places therein shown for the purpose and consideration therein expressed.

Robert Roberts
Robert Roberts

Sworn and Subscribed before me this 13 day of February 2023

Cliff Roberts
Cliff Roberts

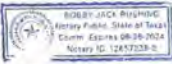
Sworn and Subscribed before me this 13 day of February 2023

Cliff Roberts
Cliff Roberts

Sworn and Subscribed before me this 13 day of February 2023

Katherine Parnell
Katherine Parnell

Notary Public and Clerk of the State of Texas



I, the County Judge of Real County, Texas, hereby indicate approval of this plat and supporting material filed with the Commissioners Court of Real County, Texas

Reviewed and Approved this 13 day of February 2023

Keith A. Rubin
Keith A. Rubin, Real County Judge

I, the undersigned Real County Commissioner, who having reviewed this plat and supporting material, find that same is sufficient and that it satisfies the Real County Subdivision Regulations.

Reviewed and Approved this 13 day of Feb 2023

Shawn Gray
Shawn Gray, Real County Commissioner

Notary Public and Clerk of the State of Texas

STATE OF TEXAS
COUNTY OF REAL

I, Dan Green, County Clerk of Real County, Texas, do hereby certify that this plat was filed for record in my office and duly recorded this 13 day of February, 2023 at 10:44 in the records of plats of Real County in

as Volume 1 Page 294 in testimony whereof, Witness my hand and

seal of office this 13 day of February, A.D. 2023

Dan Green
Dan Green, County Clerk

Real County, Texas



STATE OF TEXAS
COUNTY OF BANDERA
I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

B

By Mansfield R.P.S. No. 6278 FIRM No. 1019736
P.O. Box 8111
Bandera, Texas 78003

REAL COUNTY NOT TO MAINAIN SUBDIVISION RECORDS
The roads, streets, bridges, crossings, utility easements, and if any common to improve any open bodies, water courses, and other such features, and improvements in this subdivision which have not been dedicated to public use and are shown on this plat, shall be the responsibility of the owner of the land shown on this plat. The County shall not be responsible for maintaining any such roads, streets, and crossings, or other such features, and improvements in this subdivision. The County shall not be required to construct or maintain such features, and improvements, and the County is hereby RELEASED from any such obligations or responsibilities with respect to this subdivision. FINALLY, OWNERS LAND CONTRACTS AND AGREEMENTS SHALL BE ORSHATED AND BE RESPONSIBLE FOR THE REPRESENTATIONS ACCORDING TO THE TERMS OF THEIR OWN RECORD INTERESTS AND THE DOCUMENTS HEREIN, AND THE SAME SHALL BE HELD TO BE VALID AND ENFORCEABLE IN REAL COUNTY FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR IN CONNECTION WITH THE PERFORMANCE OR NON PERFORMANCE OF THE OBLIGATIONS HEREIN IN CONNECTION WITH THE RECORDS.

SURVEY EASEMENT

I, the undersigned and agreed that perpetual easements are hereby granted to the undersigned and maintenance of them, and all easements appurtenant thereto, whether created in the air, upon the surface or underground, utility and service lines, and made of this subdivision, and all other rights and interests in the subdivision of all extent, which easements, utility lines and service lines, shall be the responsibility of the owner of the land shown on this plat. The County shall not be responsible for maintaining any such easements, utility lines, and service lines, and the County is hereby RELEASED from any such obligations or responsibilities with respect to this subdivision. FINALLY, OWNERS LAND CONTRACTS AND AGREEMENTS SHALL BE ORSHATED AND BE RESPONSIBLE FOR THE REPRESENTATIONS ACCORDING TO THE TERMS OF THEIR OWN RECORD INTERESTS AND THE DOCUMENTS HEREIN, AND THE SAME SHALL BE HELD TO BE VALID AND ENFORCEABLE IN REAL COUNTY FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR IN CONNECTION WITH THE PERFORMANCE OR NON PERFORMANCE OF THE OBLIGATIONS HEREIN IN CONNECTION WITH THE RECORDS.

