

# Suttle and Company Real Estate

**Prop #1C**  
**Lot 4, 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

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### Prop#1C

Antler Ridge Subdivision – Lot 4 | 226 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  
830-688-2768

# ANTLER RIDGE SUBDIVISION

Plat of 11 lots (various acreages) out of a 164.00 acre tract and a Shared River Tract out of a 0.485 acre tract, Vol. 105, Pg. 9536, Real Property Records of Real County, Texas and out of the C. Wilkinson Subd. A-953, 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-59, A-936, Real County, Texas

Line	Bearing	Distance
L1	N 81°12'00" W	121.80
L2	S 02°47'50" W	200.03
L3	N 85°43'20" W	137.14
L4	N 08°04'03" E	68.10
L5	N 00°17'20" E	128.85
L6	S 83°38'40" E	328.99
L7	S 83°38'40" E	329.63
L8	S 83°38'40" E	335.27
L9	S 83°38'40" E	330.82
L10	S 83°38'40" E	331.67
L11	S 83°30'40" E	412.78
L12	S 83°30'40" E	303.05
L13	S 02°30'04" W	60.11
L14	N 49°52'10" W	114.72
L15	N 15°07'11" W	149.10
L16	N 31°35'11" W	109.31
L17	N 37°16'33" E	107.44
L18	N 79°34'11" E	119.12
L19	N 88°48'34" E	142.72
L20	S 78°27'03" E	89.48
L21	S 51°37'40" E	147.58
L22	S 01°32'40" E	36.52

Tr	Delta	Radius	Curve Table	Chord	Ch. Bear
C1	52°46'28"	812.69	564.94	545.15	N 23°28'20" W
C2	05°08'00"	532.99	47.44	47.42	N 47°19'42" W
C3	29°30'23"	331.95	274.71	272.64	N 20°57'20" W
C4	15°28'47"	1185.52	341.10	339.93	N 23°22'22" W

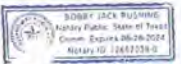
NOTE: All bearings are from GPS International datum on Texas State Plane Coordinate System, South Central Zone, NAD 83.



- LEGEND**
- Iron rod (ftd)
  - Iron rod (ast)
  - Wood fence post (ftd)
  - 80-d nail (ast)
  - 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 subscribed hereon and in person or through a duly authorized agent, dedicated for the use of the public forever as streets, alleys, parks, water courses, drains, easements and public places in accordance with the purposes and considerations therein expressed.

*[Signatures]*  
 Subscribed before me this 13 day of February 2023  
 Subscribed before me this 13 day of February 2023  
 Subscribed before me this 13 day of February 2023  
 Subscribed before me this 13 day of February 2023  
 Subscribed before me this 13 day of Feb 2023  
 Subscribed before me this 13 day of Feb 2023



I, the County Judge of Real County, Texas, hereby indicate approval of this plat and supporting material, find that same is sufficient and that it complies with the Real County Subdivision Regulations.  
 Received and Approved this 13 day of February 2023  
 Received and Approved this 13 day of Feb 2023  
 Received and Approved this 13 day of Feb 2023



STATE OF TEXAS  
COUNTY OF REAL  
I, Dawn Green, County Clerk of Real County, Texas, do hereby certify that this plat was filed for record in my office and duly received the 13 day of February, 2023 at 10:26 A.M. in the records of plats of Real County, Texas in Volume 1 Page 294 in testimony whereof, I witness my hand and seal of office this 13 day of February, A.D. 2023.



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.

By Mansfield RPLS No. 6278 FIRM No. 10193736  
P.O. Box 6111  
Bandera, Texas 78003

**UTILITY EASEMENT**  
 It is understood and agreed that easements are granted to the utility companies and purveyors of utility and necessary infrastructure, including but not limited to electric, gas, water, sewer, and telecommunications, for the installation, maintenance, and operation of their facilities. The utility companies and purveyors shall have the right to install, maintain, and operate their facilities in and over the land shown on this plat, including the right to cross over, under, and along the land. The utility companies and purveyors shall also have the right to use the land for the purpose of installing, maintaining, and operating their facilities. The utility companies and purveyors shall be responsible for the cost of installing, maintaining, and operating their facilities. The utility companies and purveyors shall also be responsible for the cost of any damage to the land caused by their facilities. The utility companies and purveyors shall also be responsible for the cost of any relocation of their facilities. The utility companies and purveyors shall also be responsible for the cost of any other expenses incurred in connection with the installation, maintenance, and operation of their facilities. The utility companies and purveyors shall also be responsible for the cost of any other expenses incurred in connection with the installation, maintenance, and operation of their facilities.

REAL COUNTY NOT TO MAINTAIN SUBDIVISION ROADS  
 The county, cities, bridges, crossings, water easements and other public utilities, and other public facilities, and improvements in this subdivision which have been dedicated to public use are public and Real County, Texas, shall not be responsible for the maintenance, repair, or improvement of such public utilities, and other public facilities, and improvements. It is the duty of the county, cities, bridges, crossings, water easements and other public utilities, and other public facilities, and improvements to maintain, repair, and improve such public utilities, and other public facilities, and improvements. The county, cities, bridges, crossings, water easements and other public utilities, and other public facilities, and improvements shall be responsible for the cost of maintaining, repairing, and improving such public utilities, and other public facilities, and improvements. The county, cities, bridges, crossings, water easements and other public utilities, and other public facilities, and improvements shall also be responsible for the cost of any damage to the land caused by such public utilities, and other public facilities, and improvements. The county, cities, bridges, crossings, water easements and other public utilities, and other public facilities, and improvements shall also be responsible for the cost of any relocation of such public utilities, and other public facilities, and improvements. The county, cities, bridges, crossings, water easements and other public utilities, and other public facilities, and improvements shall also be responsible for the cost of any other expenses incurred in connection with the maintenance, repair, and improvement of such public utilities, and other public facilities, and improvements.

