

Suttle and Company Real Estate

Prop #1D
Lot 5, 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#1D

Antler Ridge Subdivision – Lot 5 | 290 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 +/-




 Boundary

Dub Suttle
P: 8302325242

dubsuttle@hctc.net

Box 606

 The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

V1 P 294

MANSFIELD SURVEYING
P.O. BOX 3111
BANDERA, TX 78003
830-688-2785

ANTLER RIDGE SUBDIVISION

Plot of 11 lots (various acreages) out of a 164.00 acre tract and a Shared River Tract out of a 0.565 acre tract, Vol. 105, Pg. 9526, Real Property Records of Real County, Texas, and out of the C. Wilkinson S-603, A-503, and 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.

Lot	Range	Distance
L1	N 81°12'00" W	121.90
L2	S 02°47'52" W	280.03
L3	N 85°43'28" W	137.14
L4	N 09°04'03" E	68.19
L5	N 08°17'20" E	128.65
L6	S 83°38'40" E	309.99
L7	S 83°38'40" E	309.93
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	413.78
L12	S 83°38'40" E	20.65
L13	S 02°56'04" W	60.11
L14	N 49°52'10" W	114.72
L15	N 15°07'17" W	140.10
L16	N 31°35'11" W	109.31
L17	N 57°16'33" E	107.41
L18	N 73°34'11" E	116.13
L19	N 88°44'11" E	143.72
L20	S 78°37'02" E	89.48
L21	S 01°37'40" E	147.56
L22	S 01°37'40" E	36.37

Curve	Delta	Radius	Curve Table	Chent	Ch. Beg.
C1	52°48'26"	612.95	564.94'	545.15'	N 23°28'30" W
C2	05°06'03"	532.95	47.44'	47.42'	N 47°19'42" W
C3	29°38'25"	532.95	276.70'	272.64'	N 29°57'30" W
C4	15°28'47"	1185.52	341.19'	339.93'	N 23°22'32" W

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



LEGEND

- Iron rod (std)
- Iron rod (std)
- ▲ Wood fence post (std)
- 60-d nail (std)
- Existing power line
- Wire fence
- Patent Survey Line
- OPR - Official Public Records Real Co. TX

STATE OF TEXAS
COUNTY OF REAL

The owners of the land shown on this plat and whose names is subscribed hereon and herein or through a duly authorized agent, declare for the use of the public forever all streets, alleys, paths, water courses, drains, easements, and public places herein shown for the purposes and considerations therein expressed.

Robert Petrowski
Robert Petrowski
Sawm and subscribed before me this 13 day of February 2023

Clifford Petrowski
Clifford Petrowski
Sawm and subscribed before me this 13 day of February 2023

Jeffrey Petrowski
Jeffrey Petrowski
Sawm and subscribed before me this 13 day of February 2023

Kathleen Petrowski
Kathleen Petrowski
Sawm and subscribed before me this 13 day of February 2023

Notary Public
Notary Public for the State of Texas

Notary Public
Notary Public for the State of Texas

I, the County Judge of Real County, Texas, hereby indicate approval of this plat and supporting material by the Commission of Real County, Texas.

Notary Public
Notary Public for the State of Texas

I, the undersigned Real County Commissioners, after having reviewed this plat and supporting material, find that same is sufficient and that it satisfies the Real County Subdivision Requirements.

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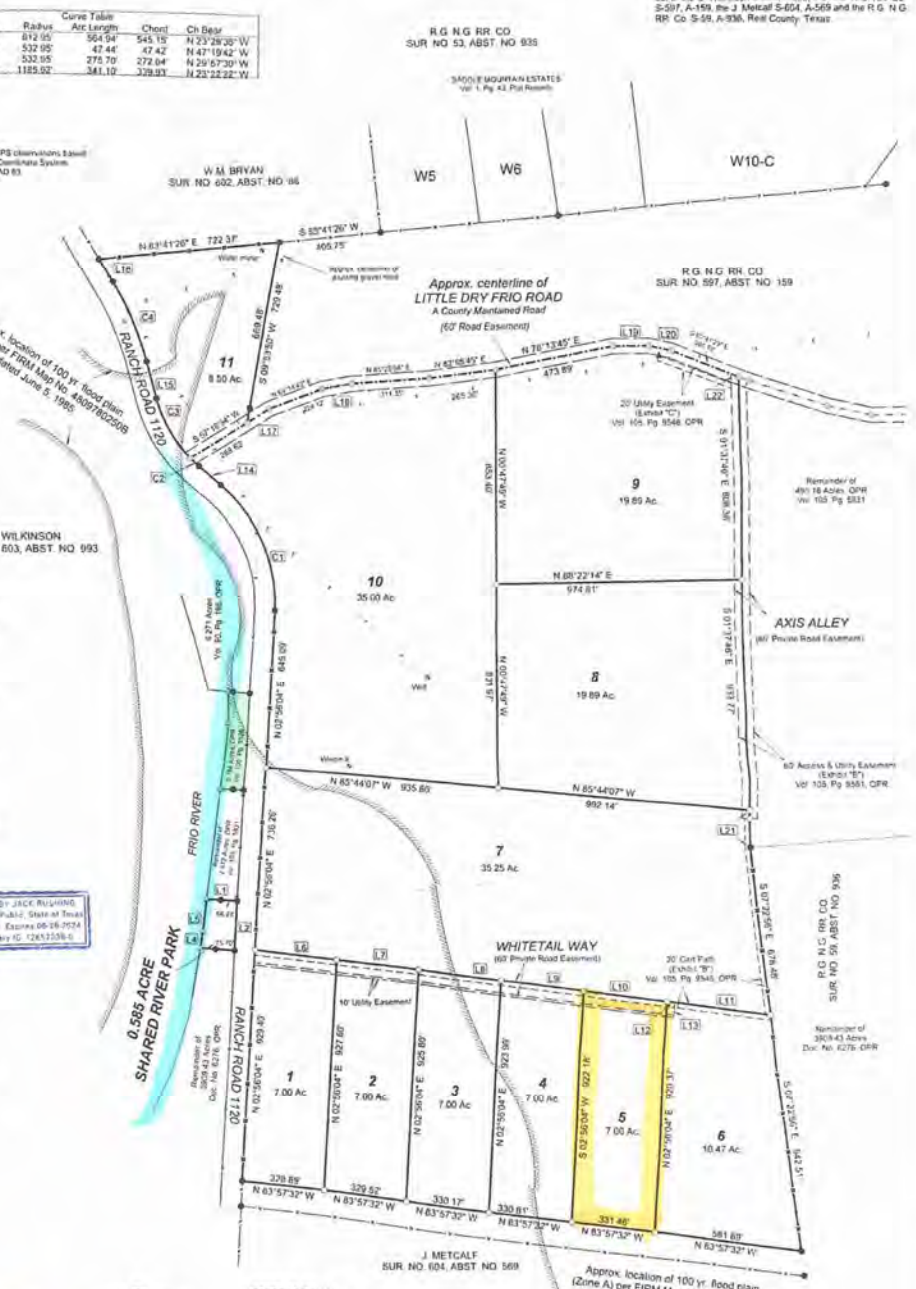
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STATE OF TEXAS
COUNTY OF BANDERA

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.

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UTILITY EASEMENT

The undersigned and agreed that permitted easements are reserved to the utility and maintenance of utility and all associated facilities... (Detailed utility easement text follows)



STATE OF TEXAS
COUNTY OF REAL

I, Elan Green, County Clerk of Real County, Texas, do hereby certify that this plat and that for record in my office and duly recorded this 13 day of February 2023 in Volume 1 Page 294 in the records of plots of Real County in

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