

Suttle and Company Real Estate

Prop #17

**Blk H, Lot 1,2,3,6,7, 0.69 Ac City
Brackettville, Tx 78832**



*"Your Real Estate
Professionals"*



Attributes

- Great Location
- City Utilities
- High Visibility



Suttle and Company Real Estate

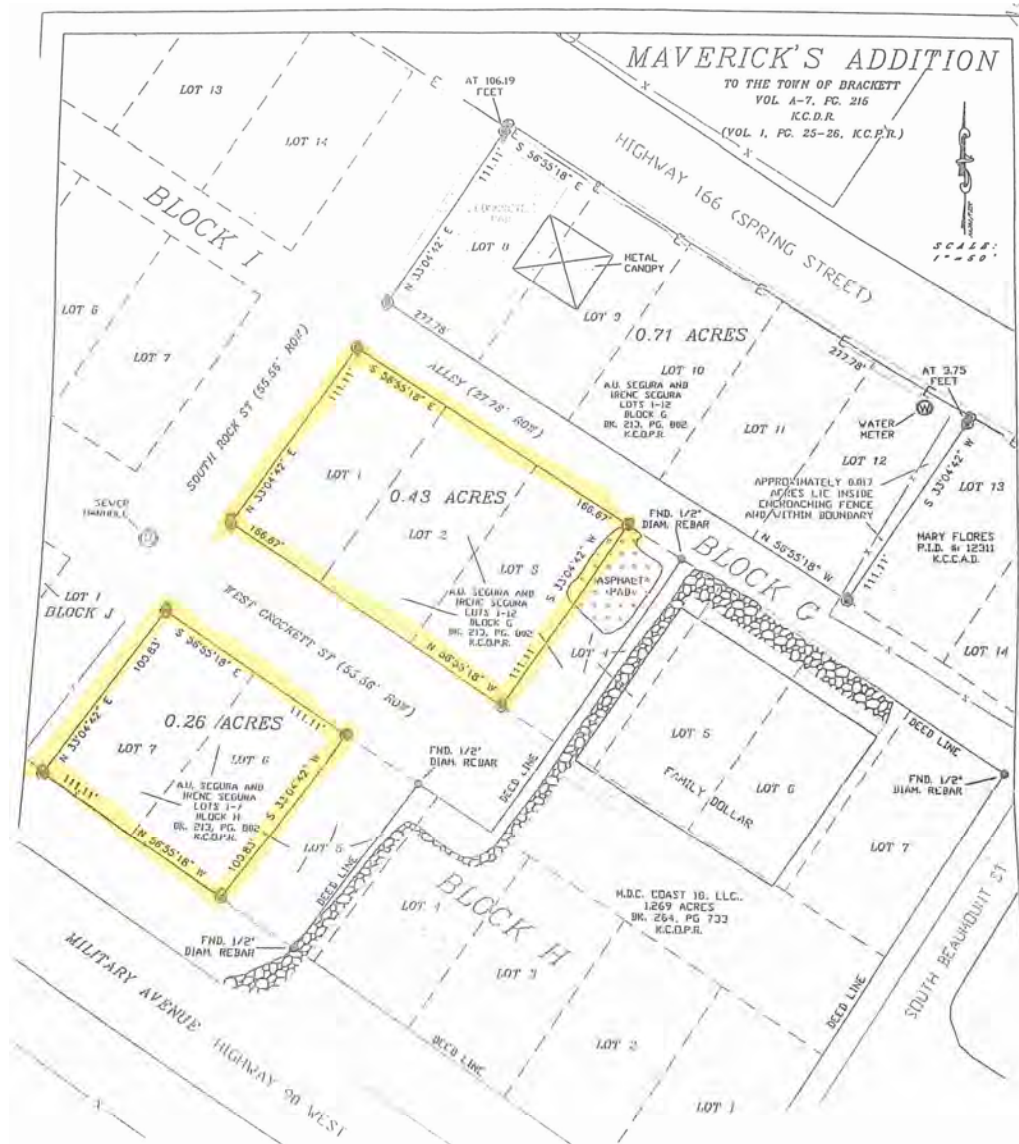
1260 Hwy 83 South
P.O. Box 606
Leakey, Tx. 78873

Phone: 830/232-5242
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www.SuttleandCompany.com

Prop#17

Prime opportunity to own a 0.69 Ac (30,056 sqft) commercial tract of land with endless development potential. Located on US Hwy 90 Near the city limits of Brackettville, Texas. This lot is a blank canvas for your next project. This location insures high visibility and convenience. This tract of land is situated next door to the Family Dollar/Dollar Tree retail store. This lot provides more than 222 linear feet of Highway frontage. This lot presents a unique opportunity to create something truly special in the Texas Hill Country. List Price: \$99,900



PLAT SHOWING:

Being a boundary survey of 0.71, 0.43, and 0.26 acres, more or less, lying in Kinney County, Texas, being all of Lots 1, 2, 3, 8, 9, 10, 11, and 12, Block G, and Lots 6 and 7, Block H, Maverick's Addition to the Town of Brackett, recorded in Volume A-7, Page 215 of the Kinney County Deed Records (Vol. 1, Pg. 25-26, of the Kinney County Plat Records), and also being out of and a part of that same certain tract as described in a conveyance document to A.U. Segura and Irene Segura, recorded in Book 213, Page 802 of the Kinney County Official Public Records, Kinney County, Texas.

LEGEND	
BOUNDARY LINES	—
ADJOINERS	—
ELECTRIC UTILITY	—
WATER	—
PLAT LINES	—
UNRECORDED SUR.	—
UNMARKED CORNER	○
FIND. MONUMENT AS NOTED	○
SET 1/2" DIAM. REBAR W/	⊙
CAP MARKED "1015/4110"	⊙

NOTES:
 1. THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY US UNDER MY SUPERVISION AND THE LINES ARE TRUE AND CORRECT ACCORDING TO THE SURVEY. THE PLAT AS PREPARED IS A TRUE AND CORRECT COPY OF THE SURVEY AND IS ALSO EMBOSSED WITH MY SUPERVISION SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED, IT IS A COPY AND MAY HAVE BEEN ALTERED. NO OTHER COPIES OF THIS PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

ANY UNAUTHORIZED ALTERATION OF CERTIFIED MATERIAL IS FORGERY.

myth Surveyors Inc. FIRM #0008800

5 N. GETTY STREET
 SUITE D
 A.B.C. TEXAS 76001
 NE 030-391-0830

PREPARED FOR:	ALLIANCE
BY:	A.U. SEGURA AND IRENE SEGURA
DATE:	MAY 8, 2023
PROJECT NO.	23-0152
DRAWING NO.	23-0152
DATE:	MAY 8, 2023

CERTIFICATE
 I, Mark C. Loeb, a Texas Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground by us under my supervision and the lines are true and correct according to the survey. The plat as prepared is a true and correct copy of the survey and is also embossed with my supervision seal. If this plat does not have these two conditions fulfilled, it is a copy and may have been altered. No other copies of this plat other than the copies bearing my original seal and signature.



I, Mark C. Loeb, do hereby certify that this plat was prepared from an actual survey made on the ground by us under my supervision and the lines are true and correct according to the survey. The plat as prepared is a true and correct copy of the survey and is also embossed with my supervision seal. If this plat does not have these two conditions fulfilled, it is a copy and may have been altered. No other copies of this plat other than the copies bearing my original seal and signature.

COMPLETED: MAY 8, 2023
 Mark C. Loeb
 PROFESSIONAL LAND SURVEYOR
 NO. 8410
 STATE OF TEXAS

