

Suttle and Company Real Estate

Prop #23

City Lot 123, Blk J, 0.36 Ac

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
Fax: 830/232-4283

Email: suttle Realty@hctc.net
www.SuttleandCompany.com



Prop#23

Prime opportunity to own a 0.36 ac (15,681 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 near the Family Dollar/Dollar Tree retail store. This lot provides more than 165 linear feet of Highway frontage. This lot presents a unique opportunity to create something truly special in the Texas Hill Country. List Price: \$39,900



LEGEND	
BOUNDARY LINES	—
ADJACENTS	—
ELECTRIC UTILITY	—E—E—
FOUR	—X—X—
PLAT LINES	—
UNRECORDED SUB.	—
UNMARKED CORNER	○
PRD. MONUMENT AS NOTED	⊙
SET 1/2" DIAM. REBAR W/	⊙
EXP. MARKED "RPLS/0410"	⊙

NOTES:

THE FOLLOWING NOTES ARE TO BE READ BY THE SURVEYOR BEFORE ANY FIELD WORK IS DONE. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY AND FOR THE PROTECTION OF THE SURVEYED AREA. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SURVEYED AREA. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SURVEYED AREA.

WARNING: UNAUTHORIZED ALTERATION OF CERTIFICATE MATERIAL IS FORGERY.

Smyth Surveyors Inc. FIRM #00008800

235 N. GETTY STREET
SUITE 3
UVALDE, TEXAS 78801
PHONE 830-391-0858

PREPARED FOR:
TERRY AND JOE FRERICH

S/O CHICAGO TITLE - UVALDE

PURPOSE OF SURVEY:
BOUNDARY AND RECONSTRUCTION

PROJECT NO. 23-0130
DRAWING NO. 23-0130
DATE: APRIL 26, 2023

PLAT SHOWING:

Being a boundary survey of 0.36 acres, more or less, lying in Kinney County, Texas, being all of Lots 1, 2, & 3, Block J, 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 that same certain tract as described in a conveyance document to Tony Frerich and Joe Frerich, recorded in Book 201, Page 348 of the Kinney County Official Public Records, Kinney County, Texas.

CERTIFICATE

I, Tony Frerich, do hereby certify that this plat was prepared from an actual survey made on the ground by me or by a duly qualified and licensed surveyor, and that the same is correct according to the best of my knowledge and belief.

The Principal Parties to this Transaction:



STATE OF TEXAS
COUNTY OF UVALDE

I, JERRY L. SMYTH, do hereby certify that this plat was prepared from an actual survey made on the ground by me or by a duly qualified and licensed surveyor, and that the same is correct according to the best of my knowledge and belief.

COMPLETED: APRIL 26, 2023

NOTES:

THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY ME OR BY A DULY QUALIFIED AND LICENSED SURVEYOR, AND THAT THE SAME IS CORRECT ACCORDING TO THE BEST OF MY KNOWLEDGE AND BELIEF.

