

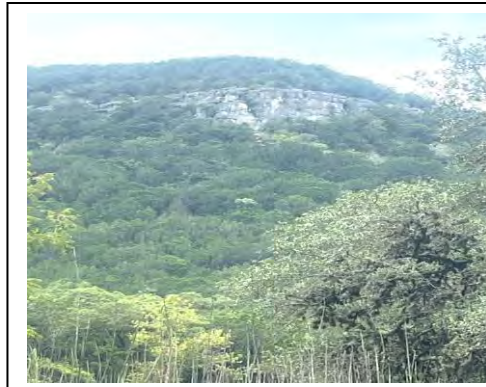
4.64 ACRES

2747 W. RR 337

LEAKEY, TX. 78873



REAL ESTATE IS OUR BUSINESS.....
OUR ONLY BUSINESS!



- ***EASY ACCESS***
- ***RECREATIONAL***
- ***ELECTRICITY***
- ***UNLICENSED SEPTIC***
- ***GREAT FOR FAMILY***
- ***PAVED FRONTAGE***
- ***HUGE OAKS***
- ***FENCED ON 3 SIDES***
- ***STRONG SPRING***
- ***SPRING***
- ***RESIDENTIAL***
- ***MINS FROM FRIO***
- ***SEASONAL CREEK***
- ***GREAT***

A 4.64-acre tract located a few minutes west of Leakey fronting on paved road. Still within minutes from the Frio, Leakey, Con Can & Garner. This place has views of the nearby hills in back, long views of hills in the front. There is a home that will probably be a tear down. The best part, it's not in subdivision comes with easy access from RR 337. Great place to construct some homes for rentals for bikers or summer guest. Property is flat with a gentle slope, some large oaks, no cedars. Does have a well, septic & electricity. There is a live spring on the south edge of property. There is also an easement for cemetery located toward the southwest corner of property.

Listed@ \$245,000.00

REAL COUNTY, TEXAS

PREPARED FOR:
Sherri B. Soller

SURVEYED ON THE GROUND:
September 23, 2022

ADDRESS:
2747 Ranch Road 337, Leakey, TX

SW 1/4 of Survey 2
T. W. & N. G. RR. Co.
Block 12
Abstract 658

South 1/2 of
SE 1/4 of Survey 8
G. H. & S. A. Ry. Co.
Block F
Abstract 683

13.33 Acres
Vol. 10,
Pg. 336 R.P.R.

LEGEND:
— OHE — OVERHEAD ELECTRIC
— X — FENCE
O.P.R. OFFICIAL PUBLIC RECORDS
REAL COUNTY, TEXAS
R.P.R. REAL PROPERTY RECORDS
REAL COUNTY, TEXAS
D.R. DEED RECORDS
REAL COUNTY, TEXAS
P.R. PLAT RECORDS
REAL COUNTY, TEXAS

Scale: 1" = 60'

BEARINGS SHOWN HEREON
ARE BASED ON NGS 84
FROM GPS OBSERVATIONS

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	182.96'	1195.83'	8°45'59"	S 57°47'22" E	182.78'

LINE	BEARING	DISTANCE
L1	S 87°39'40" E	50.16'
L2	S 06°58'56" W	50.48'
L3	N 86°30'28" W	50.32'
L4	N 07°15'07" E	49.48'

S 89°47'43" W 413.00'

Tract Two
Vol. 59,
Pg. 136 R.P.R.

Survey 9
G. H. & S. A. Ry. Co.
Block F
Abstract 342

242.97 Acres
Vol. 63, Pg. 523 O.P.R.

Survey 1
T. W. & N. G. RR. Co.
Block 12
Abstract 885

A Plat of 4.64 Acres being the remainder of a 9.657 acre tract, Volume 97, Page 638 Official Public Records of Real County, Texas, and out of the Southwest 1/4 of T. W. & N. G. RR. Co. Survey 2, Block 12, Abstract 658, Real County, Texas.

I hereby certify that the foregoing plat and accompanying field note descriptions were prepared from an actual survey performed on the ground by me and to the best of my knowledge and belief it is true and correct. Hay & Associates Surveying Co. accepts responsibility for this plat only to the original clients for which it was prepared.

Timothy G. Hay, R.P.L.S. No. 5
Hay & Associates Surveying Co.
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contact@haysurveying@gmail.com
Job: 1649-4.64ac



[Handwritten Signature]