

1166 FLATROCK RD
 FLATROCK SUDIVISION
 LEAKEY, TX 78873



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



FEATURES

- *HUGE PECAN TREES*
- *OWNERS RIVER PARK*
- *WELL*
- *ELECTRICITY*
- *FEW OAKS*
- *FENCING ON THREE SIDES*
- *SEPTIC*
- *NO NIGHTLY RENTALS ALLOWED*
- *NO HUNTING*
- *VIEWS*
- *TWO LOTS*
- *PAVED RD FRONTAGE*

**FRIO CANYON
 REAL ESTATE**

230 S. US HWY. 83
 P.O. BOX 1489
 LEAKEY, TX 78873

830-232-4500 OFC
 830-232-4501 FAX



Situated on a manicured 2.07-acre lot, this property boasts a fenced perimeter on three sides and comes equipped with all necessary utilities. Nestled under towering pecan trees, a newer 2-bedroom, 2-bathroom manufactured home offers spacious living. The bedrooms are generously sized and located on opposite ends of the home for added privacy. The serene surroundings provide ample shade, making it the perfect spot to watch deer and wildlife in the mornings. Towards the south, there is a storage shed and a covered area that once sheltered the previous home. This space now holds potential for gatherings and other activities. For those who enjoy river life, covered parking is available. Additionally, just a short distance away is Faye River Park, a popular destination known for its wide and deep waters with Cypress-lined banks, offering plenty of shade**Listed @ \$249,900.00**



STATEMENTS OF MOTIVATION AND DECLARATION
 THE STATE OF TEXAS,
 COUNTY OF REAL,
 I, the undersigned, being of legal age and of sound mind, do hereby certify that I am the owner of the above described land and that I have executed this plat for the purposes and consideration herein expressed.
 My commission expires on the _____ day of _____, A.D. 1978.

THE STATE OF TEXAS
 COUNTY OF REAL,
 I, the undersigned, being of legal age and of sound mind, do hereby certify that I am the owner of the above described land and that I have executed this plat for the purposes and consideration herein expressed.
 My commission expires on the _____ day of _____, A.D. 1978.

WARRANTY STATEMENT
 I, the undersigned, being of legal age and of sound mind, do hereby certify that I am the owner of the above described land and that I have executed this plat for the purposes and consideration herein expressed.
 My commission expires on the _____ day of _____, A.D. 1978.

STATE & FEDERAL EXEMPTION
 This plat is exempt from all taxes and duties imposed by the State of Texas and the Federal Government.
 My commission expires on the _____ day of _____, A.D. 1978.

DESCRIPTION
 This plat contains 36 lots, each 100 acres, more or less, of Real County, Texas, and is subject to all taxes and duties imposed by the State of Texas and the Federal Government.
 My commission expires on the _____ day of _____, A.D. 1978.

Map made by the Commissioner of Real County, Texas, on the _____ day of _____, A.D. 1978, by _____ of _____, Texas, and is subject to all taxes and duties imposed by the State of Texas and the Federal Government.
 My commission expires on the _____ day of _____, A.D. 1978.

PLAT OF FLATROCK SECTION THREE
REAL COUNTY, TEXAS

In preparing this plat for filing, the Commissioner of Real County, Texas, has examined the original survey and the plat and has determined that the same conform to the laws of the State of Texas and the Federal Government, and that the same are correct and true in all particulars.

I, Paul S. Saylor, a registered professional engineer, do hereby certify that this plat was prepared from an accurate survey made on the ground and by me, and that it is true and correct. I certify that no fraud or error has been committed in the preparation of this plat.

Paul S. Saylor
 Paul S. Saylor, P.E.
 12-10-1978

PLAT OF
FLATROCK SECTION THREE
REAL COUNTY, TEXAS