

LOTS 31, 32, & 33

SPICEWOOD SPRINGS RANCH

BURDITT RANCH ROAD, LEAKEY, TX



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



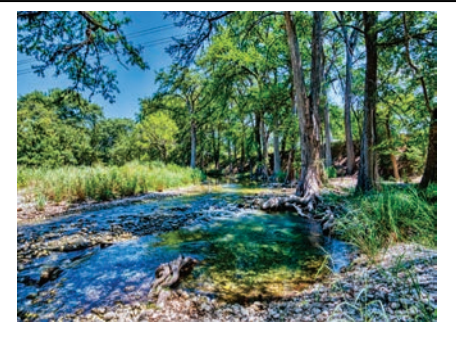
FEATURES

- 9.62 ac. +/-
- 1243' of FRIO Frontage!!! (450' encompasses both sides)
- 130 ac. Common Area
- 4BD/2BA Home
- 2 Lofts
- Screened Porch
- Standing Seam Roof
- Andersen Windows
- Lovely Hardwoods
- Huge Fireplace
- 1200 sq. ft. Detached Garage/Workshop

FRIO CANYON
REAL ESTATE
230 S. US HWY. 83
P.O. BOX 1489
LEAKEY, TX 78873

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

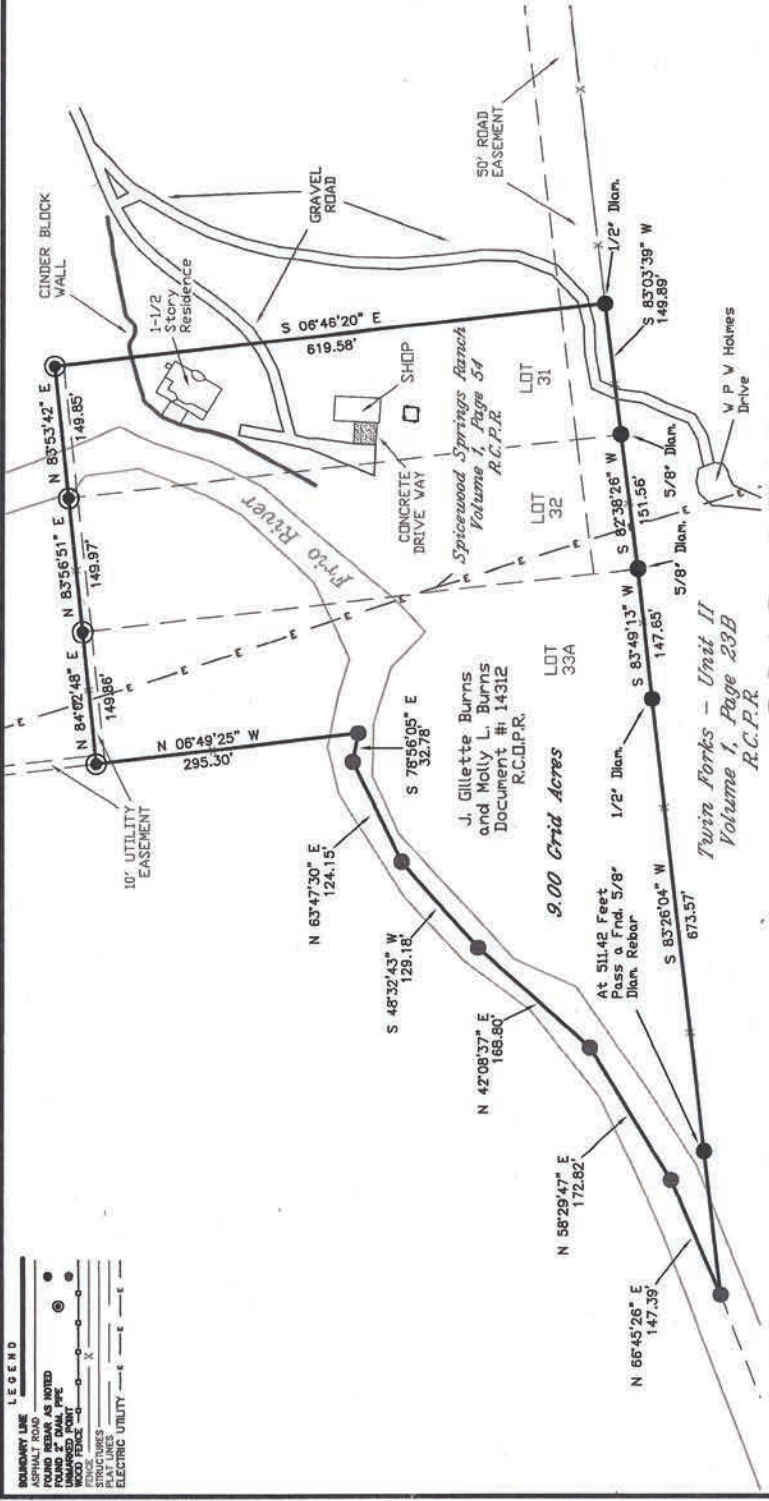
INFO@FRIOCANYONREALESTATE.COM
WWW.FRIOCANYONREALESTATE.COM



We are proud to offer this architecturally unique and timeless home on the bank of the Frio River! A large, river rock fireplace graces the center of the home and an exposed beam, tongue & groove ceiling is visible throughout. The interior living areas, screened porch, and decks all face the river while each of the 4 bedrooms is positioned so that the sunrise can be viewed while lying in bed. This 9.6+/- acre property has a whopping 1243' of river frontage and 450' of that includes **BOTH SIDES** of the river. Approximately 130 acres of undeveloped land, treated as a nature preserve by the community owners, surrounds the home, making for an exceedingly private location! The community acreage provides a mile of additional river frontage to stroll and enjoy plus opportunities for hiking and enjoying the beautiful scenery and wildlife. Many additional amenities are included with ownership in the exclusive Spicewood Springs Ranch! Contact Shawn Gray, Broker, to learn more and schedule a showing.

\$1,650,000

- LEGEND**
- BOUNDARY LINE
 - ASPHALT ROAD
 - FOUND REBAR AS NOTED
 - FOUND 2" DIAL PIPE
 - FOUND 4" DIAL PIPE
 - WOOD FENCE
 - STRUCTURES
 - PLAT LINES
 - ELECTRIC UTILITY



PLAT SHOWING

Being a Boundary Retracement and Improvement Survey of Tracts 31 and 32, of Spicewood Springs Ranch, recorded in Volume 1, Page 54 of the Real County Plat Records and Tract 33A, of the Vacate and Re-Subdivision Plat of Spicewood Springs Ranch, (9.00 grid acres, more or less) recorded in Volume 1, Page 241, of the Real County Plat Records, and also being that same certain tract described in conveyance document to J. Gillette Burns and Molly L. Burns, recorded in Document Number: 14312 of the Real County Official Public Records, Real County, Texas.

J. Gillette Burns
Molly L. Burns

11-30-18
11-30-18

SCALE: 1" = 100'

CERTIFICATE

D. G. Smyth & Co., Inc. a Texas Corporation, the undersigned, do hereby certify that the above and foregoing is a true and correct copy of the original survey as recorded in the Public Records of Real County, Texas, and that the same is a true and correct copy of the original survey as recorded in the Public Records of Real County, Texas.

Professional Land Surveyor #6418

Does hereby certify to:

The Principal Parties of This Transaction.



STATE OF TEXAS
COUNTY OF UVALDE

I, MARK E. LORRAINE, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY AS RECORDED IN THE PUBLIC RECORDS OF REAL COUNTY, TEXAS, AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY AS RECORDED IN THE PUBLIC RECORDS OF REAL COUNTY, TEXAS.

DATE: NOVEMBER 30, 2018

REGISTERED PROFESSIONAL LAND SURVEYOR
MARK E. LORRAINE
NO. 6418
STATE OF TEXAS
EXPIRES 12/31/2020

PROJECT NO. 18-0925
DRAWING NO. 18-0925
DATE: NOVEMBER 8, 2018

PREPARED FOR:
D. G. SMYTH & CO. INC.
1022 GARNER FIELD RD.
SUITE C
UVALDE, TEXAS 78801
PHONE 830-591-0658

THIS GRAPHIC WORK REPRESENTS THE RESULTS OF A SURVEY BEING MADE FOR THE PURPOSES OF THE PLAT SHOWN HEREON AND FOR THE PURPOSES SHOWN HEREON. THE GRAPHIC WORK IS NOT TO BE USED FOR ANY OTHER PURPOSE AND IS LIMITED TO THESE CONDITIONS FOUND AT THAT TIME. THE GRAPHIC WORK IS NOT TO BE USED FOR ANY OTHER PURPOSE AND IS LIMITED TO THESE CONDITIONS FOUND AT THAT TIME. THE GRAPHIC WORK IS NOT TO BE USED FOR ANY OTHER PURPOSE AND IS LIMITED TO THESE CONDITIONS FOUND AT THAT TIME.

WARNING: UNAUTHORIZED ALTERATION OF CERTIFIED MATERIAL IS FORGERY.

D. G. Smyth & Co. Inc. FIRM #00000000

1022 GARNER FIELD RD.
SUITE C
UVALDE, TEXAS 78801
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AND CO., INC. ©