

HIGH PLACES REALTY

PO BOX 207 664 South US Hwy 83
Leakey, TX 78873



Property #003
MLS # 105260
\$595,000.

MARY KAY WINDHAM
GRI, SRES, RSPS, CNE



Property Features

- 306 Walter White Road; Leakey Texas, Real County
- Proven Money Maker
- One Acre
- 3 BR 2 B
- Private Covered Decks
- Expansive Views
- Swimming Pool
- Firepit Area

MARY KAY WINDHAM
Owner/Broker

HIGH PLACES REALTY

Any time of the year is a great time to explore the Texas Hill Country, for a weekend or a lifetime. We count it a privilege to be able to help people like you own a part of it.

Office: 830-232-4408
Cell: 830-374-7901
Fax: 830-232-4409

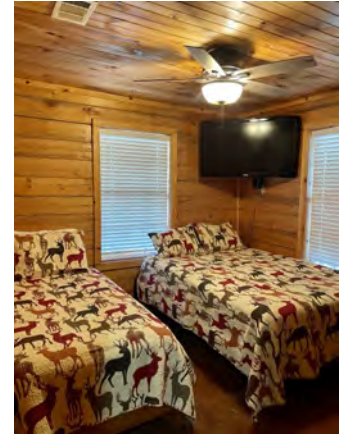
marykay@highplacesrealty.com

Visit at:
www.highplacesrealty.com

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Opportunity arises with this proven money maker located just minutes from the busy tourist town of Leakey. Situated on one acre this rustic log home has it all for someone looking for an income producing property or a family gathering place. The home has 3 bedrooms and 2 full bathrooms with utility room and loft for extra sleeping. The loft and extra, large bedroom upstairs each have their own private covered deck with expansive views and downstairs there is a wrap-a-round covered deck for you and your guests to spread out and enjoy the beautiful weather and abundant wildlife. There is a heated pool with hot tub and nice firepit area that are all important for a thriving vacation rental. Beautiful Oaks grace the property providing shade for BBQ area and volleyball court. Rental history is available upon request. **\$595,000.** for this turnkey vacation rental property!



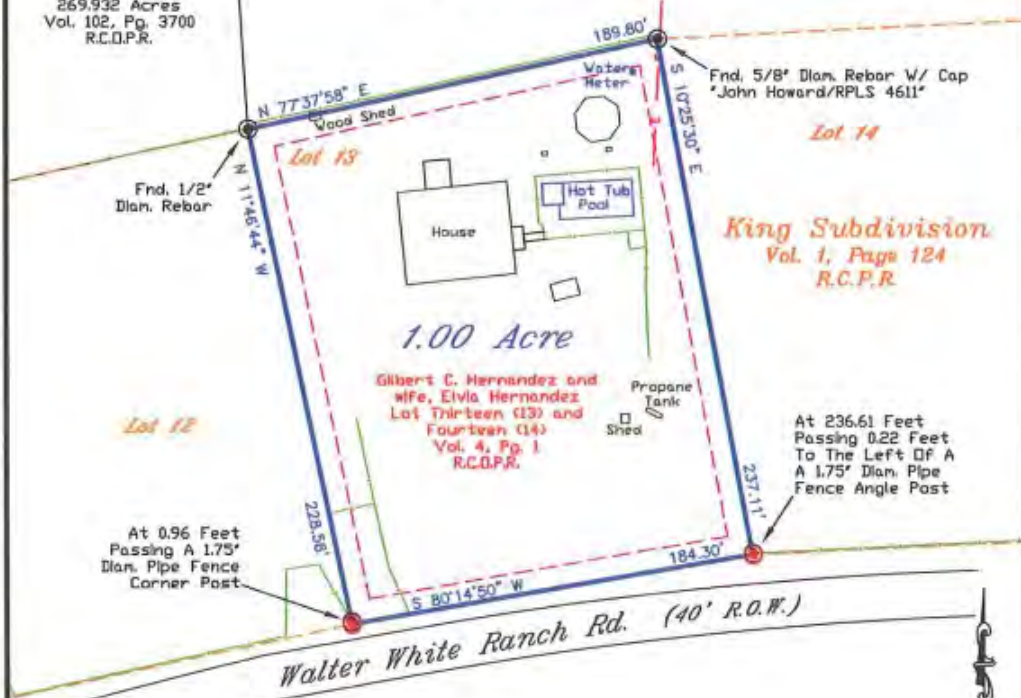
NOTE:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS, RESTRICTIONS, APPURTENANCES, AND ENCUMBRANCES MAY EXIST IN ADDITION TO THOSE SHOWN HEREON. THIS SURVEY IS SUBJECT TO REVISION UPON RECEIPT OF A TITLE INSURANCE COMMITMENT OR ATTORNEY'S TITLE OPINION.

LEGEND

BOUNDARY	—
ROAD	—
STRUCTURES	—
SUBDIVISION	—
CONCRETE	—
ELECTRIC UTILITY	— E — E
FENCE	X
10' UTILITY EASEMENT	—
ADJOINER	—
FND. MONUMENT AS NOTED	⊗
SET 1/2" DIAM. REBAR W/ CAP MARKED "RPLS/6418"	⊙

Hardee Lands, LTD.
Tract Two
269.932 Acres
Vol. 102, Pg. 3700
R.C.D.P.R.

Bandera Electric Co-Operative, Inc.
13,579 Acres
Vol. 93, Pg. 312
R.C.D.P.R.



At 0.96 Feet Passing A 1.75" Diam. Pipe Fence Corner Post

Fnd. 5/8" Diam. Rebar W/ Cap "John Howard/RPLS 4611"

King Subdivision
Vol. 1, Page 124
R.C.P.R.

At 236.61 Feet Passing 0.22 Feet To The Left Of A 1.75" Diam. Pipe Fence Angle Post

Walter White Ranch Rd. (40' R.O.W.)

SCALE:
1" = 60'

CERTIFICATE
D. G. Smyth & Company, Inc. a Texas Corporation and the president of which is Mark E. Loggstrup, a Registered Professional Land Surveyor #6418
Do hereby certify to:
The Principal Parties of This Transaction.



COUNTY OF UVALDE:

I, MARK E. LOGGSTRUP, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY MEN WORKING UNDER MY SUPERVISION AND THAT SAME IS TRUE AND CORRECT ACCORDING TO SAID SURVEY. THE PLAT AS PREPARED HAS A LIKENESS OF MY SEAL, IN THE COLOR RED, HEREON, AND IS ALSO ENCLOSED WITH MY IMPRESSION SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED, IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEALS AND SIGNATURE.
COMPLETED: NOVEMBER 03, 2005

Mark E. Loggstrup
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 6418

PLAT SHOWING:

Being a Boundary Retracement and Improvement Survey of 1.00 acre, more or less, being all of Lot 13 of the King Subdivision recorded in Volume 1, Page 124 of the Real County Plat Records, and also being that same certain tract described in conveyance document to Gilbert C. Hernandez and wife, Elvia Hernandez, recorded in Volume 4, Page 1 of the Real County Official Public Records, Real County, Texas.

NOTES:

IMPROVEMENTS SHOWN ARE LIMITED TO MAJOR STRUCTURES AND VISIBLE EXISTING FEATURES. BEARING, DISTANCES, AND AREAS SHOWN HEREON CONFORM TO THE TEXAS CUSTOMARY SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH CONTROL. ZONE AREA IS SHOWN IN RED ACRES.
1/2" DIAMETER REBAR WITH IDENTIFICATION CAPS SHOWN "RPLS/6418" SET AT ALL CORNERS UNLESS OTHERWISE NOTED OR SHOWN.

PREPARED FOR:
GILBERT & ELVIA HERNANDEZ
PURPOSE OF SURVEY:
BOUNDARY RETRACEMENT AND IMPROVEMENT

WARNING: UNAUTHORIZED ALTERATION OF CERTIFIED MATERIAL IS FORGERY.

D. G. Smyth & Co. Inc. FIRM #10008900

235 N. GETTY STREET
SUITE B
UVALDE, TEXAS 78801
PHONE 830-591-0858

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PROJECT NO.	20-0394	CHK'D BY:
DRAWING NO.	20-0394	
DATE:	NOVEMBER 03, 2005	