

HIGH PLACES REALTY

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



Property #003
MLS #119423
449,000.

MARY KAY WINDHAM

GRI, SRES, RSPS, CNE



Property Features

- 281 Roaring Springs Camp Wood 78833
- Roaring Springs Subdivision
 - 3 BR/2B
 - 7.22 Acres with Exceptional View of the Spring-Fed Lake
- Fishing & Paddle Boarding
- Cozy Guest Cabin

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 life-time. 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

ALL INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE, BUT IS NOT GUARANTEED BY THIS AGENCY AND IS SUBJECT TO CHANGE IN PRICE OR TERMS, CORRECTIONS, PRIOR SALE, OR WITHDRAWAL WITHOUT NOTICE.



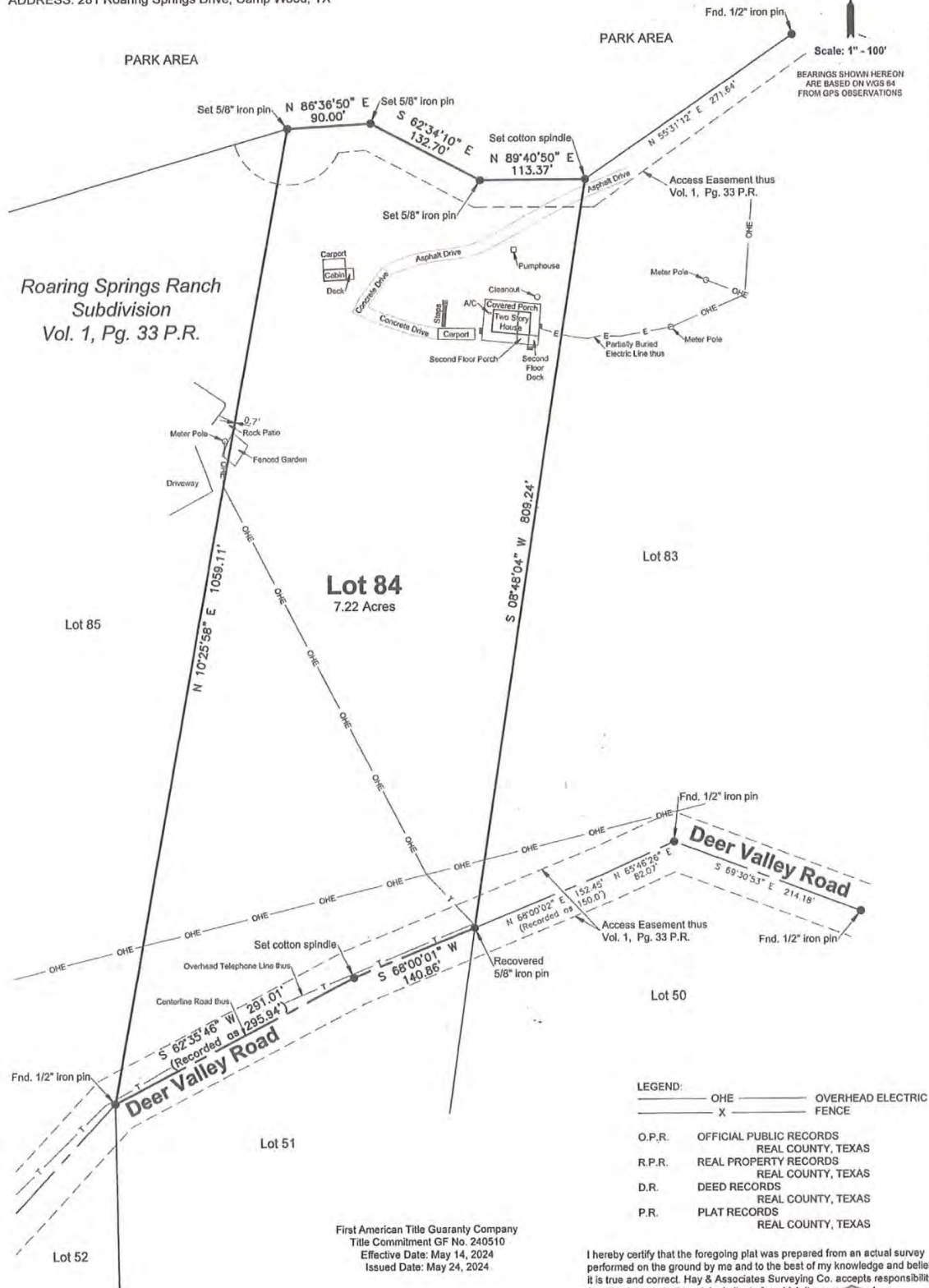
Located in gated Roaring Springs, approximately 12 miles west of Leakey, landowners will have access to a 50+ acre common park area loaded with spring-fed water. Owners will be able to enjoy a trickling creek, picture perfect waterfall cascading down chiseled rock formations, a deep swimming hole and a stocked lake for fishing and paddle boarding! The home has been recently remodeled and the wide, covered, porch wraps around the entire home for lots of outdoor entertaining and relaxing. The home takes in the views with large picture windows in the living/dining area. The kitchen is an efficient galley style with a large utility room off of it. On the main level is the master bedroom and bath with a walk-in closet, equipped with built ins. Nestled into a hillside, this 3BR/2B/loft home has incredible views of a scenic, spring-fed lake. The second floor offers two bedrooms, bathroom and loft area along with a private deck off the back bedroom. There is a cozy guest cabin perfect for those wanting their own space and a fenced area for the pets! Home will come mostly furnished and includes water gear to enjoy at the lake. All this is situated on 7.22 acres and it extends up and over the hill and to another road, making the land accessible from both sides of the hill. This property should push all the buttons for those looking for a family retreat or someone wanting a quiet lake life! **\$449,000.**






ADDRESS: 281 Roaring Springs Drive, Camp Wood, TX

REAL COUNTY, TEXAS



Plat of Lot 84, Roaring Springs Ranch Subdivision,
according to a plat thereof recorded in Volume 1,
Page 33, Plat Records of Real County, Texas.

I hereby certify that the foregoing plat was 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.


Charles M. Hay, R.P.L.S. No. 6437
Hay & Associates Surveying Co.
Firm No. 10193959
271 CR. 448, Hondo, Texas 78861
contacthaysurveying@gmail.com
Job: 2024032



CERTIFICATE OF AUTHENTICATION AND DEDICATION

THE STATE OF TEXAS: Know all men by these presents, that ROARING COUNTY OF REAL: Know all men by these presents, that ROARING SPRINGS RANCH, INC., a Texas corporation, being the owner of the herein described tract or tracts of land hereby offered the plot on which this is described, as a subdivision of Real County, Texas, to be called ROARING SPRINGS RANCH.

In witness hereof, I, A.L. PILLIS, President of ROARING SPRINGS RANCH, INC., have affixed my hand at Leakey, Texas, this 11 day of Sept., A.D. 1976.

A. I. Pills
A.I. Pills, President

THE STATE OF TEXAS:
COUNTY OF REAL: Before me the undersigned authority in and for said County, State of Texas, on this day personally appeared A.L. Phillips, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 12 day of Sept., A.D. 1976.

County Clerk Franklin Bendale
Notary Public, Real County, Texas

ROAD & ACCESS EASEMENT

An easement is retained and provided for roads as shown on plat. All tracts go to the center of all roads, and are subject to an easement for such road.

DESCRIPTION
This subdivision HOARING SPRINGS, Oregon comprises 107 tracts and a park area. There is a total of 678.61 acres, being 26.79 acres out of Survey No. 3, T.W.B.N. RR Co. Blk. 13, A-911, and 651.82 acres out of Survey No. 2, G.H.B.S. RR Co. Blk. F, A-227, and 602.79 acres out of Survey No. 1, G.H.B.S. RR Co. Blk. F, A-339.

I, **Paul L. Bushong**, a registered professional engineer, do hereby certify that this plot was prepared from an actual survey made on the ground under my supervision, and it is true and correct. I certify that I am a duly licensed and registered professional engineer in the State of Texas.

Paul L. Bushong.

Paul L. Bushong, R.P.E.
P.E. No. 38177

September, 1976

FILE NO. 18,582

Approved by the Commissioners' Court of Neal County, Texas, on the 12 day of Sept., A.D. 1976 by Order No. of said Court and was filed for record on the 12 day of Sept., A.D. at 1:30 o'clock.

14 and was recorded on the 14 day of Sept., A.D. 1976 at 11:11 o'clock PM in Volume 1 at Page 144 of the Plat Records of Real County Texas.

Small Boat:

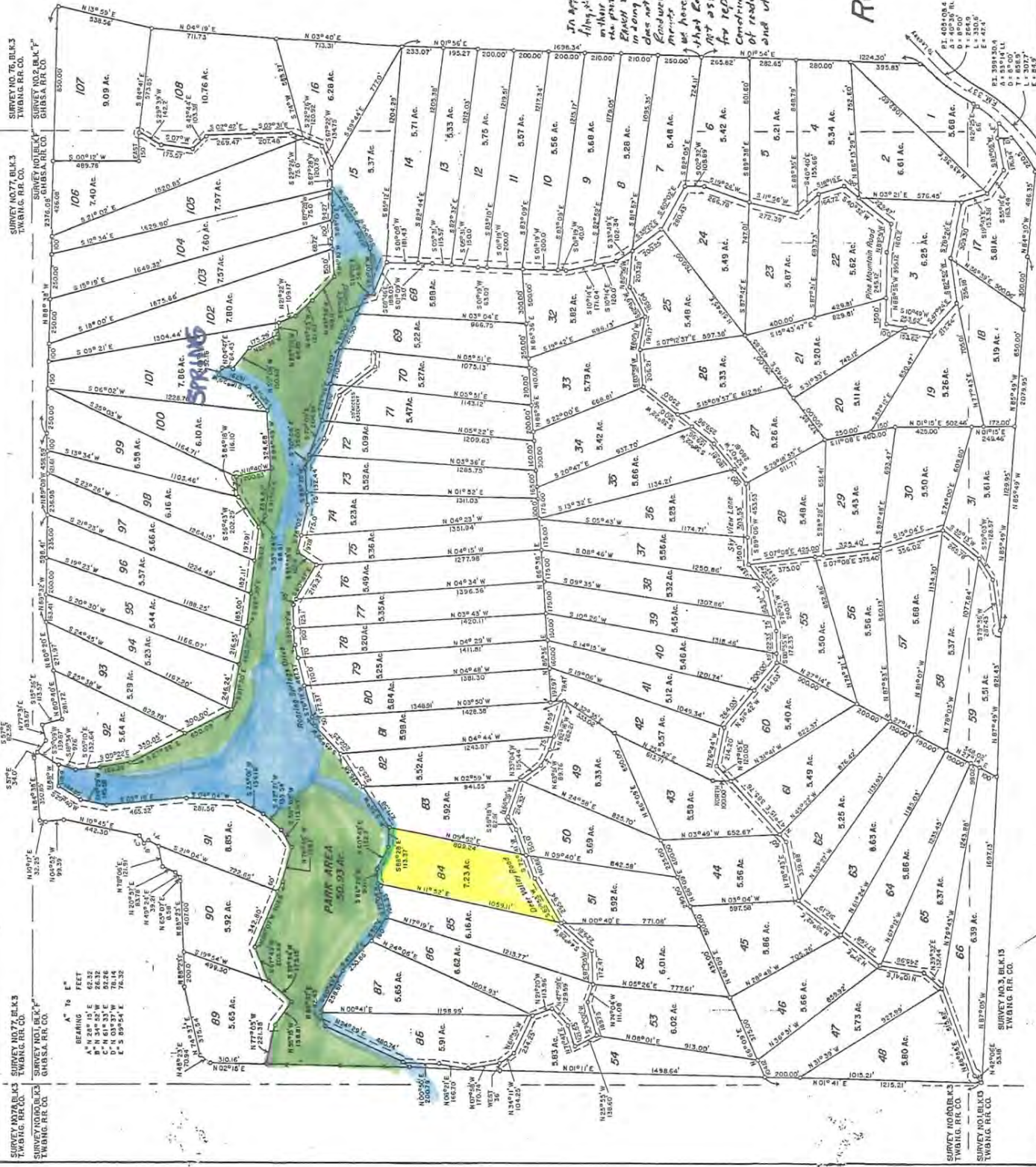
ing the plot for
Lucille Bendete
County Clerk of Real County, Texas

In approving this plan for filling the Commissioner's Office at their winter retreat: That the first of February 1890s, each be appointed provided in doing so feel County does not accept of Commission. The rest of the money be dedicated to the fund we have and further that Earl County does not assume responsibility for repair, maintenance, construction or renovation of roadway so dedicated and utilities."

SCALE 1" = 300'

ROARING SPRINGS
RANCH

REAL COUNTY, TEXAS



PO Box 207 664 South US Hwy 83 Leahey, TX 78873

