

610 CR 348, Leakey, TX

Property #4



- **2BR/2 BA Home**
- **1500 sq.ft. Shop**
- **Great location**
- **Income Potential**
- **Commercial Possibilities**

Offered at
\$289,000



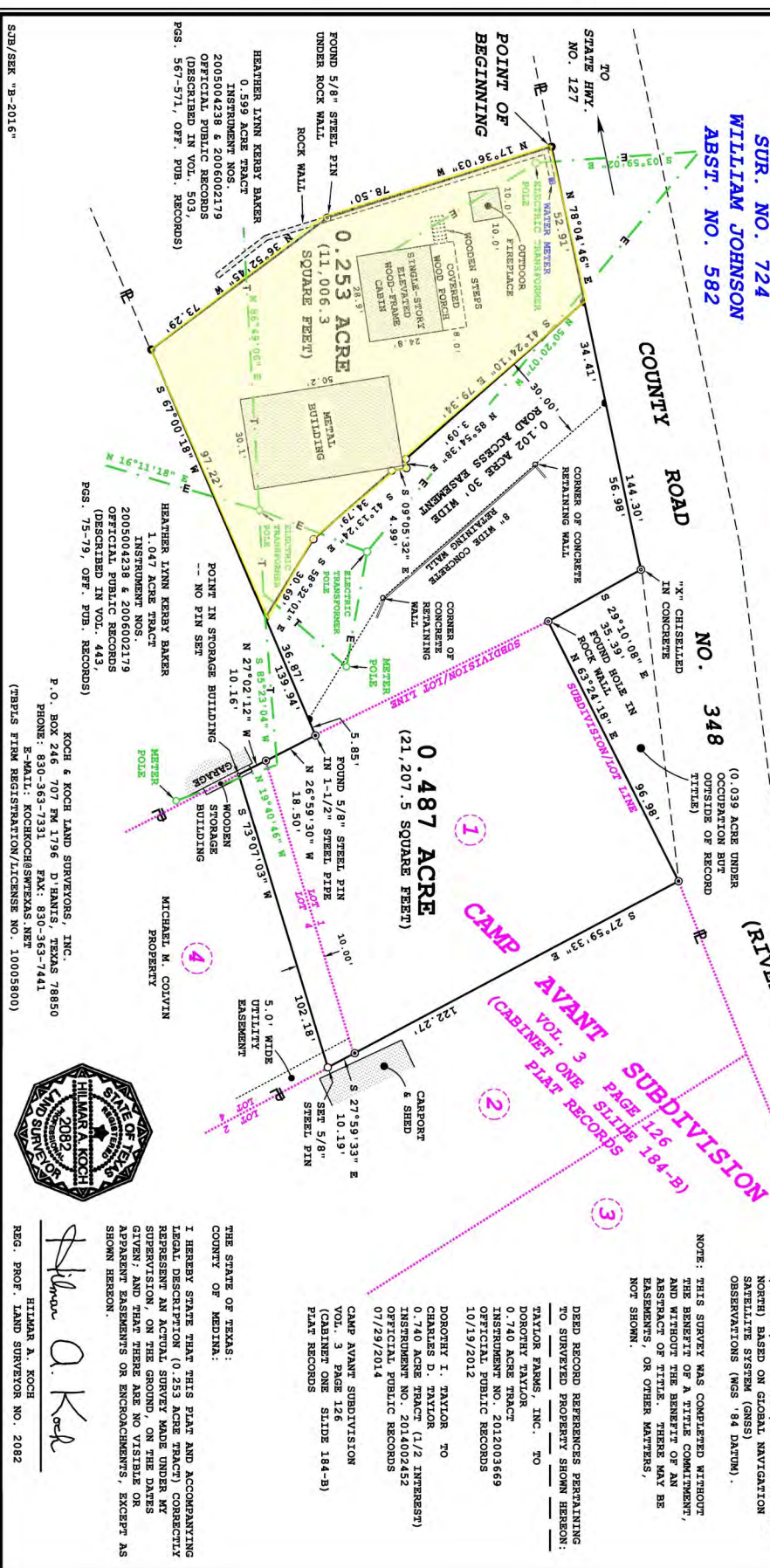
- DENOTES 5/8" STEEL PIN SET AT TRACT CORNER
- DENOTES 5/8" STEEL PIN FOUND AT TRACT CORNER
- DENOTES 5/8" STEEL PIN FOUND AT STEEL "T" POST AT EASEMENT CORNER
- DENOTES 8" NAIL SPIKE SET AT EASEMENT CORNER
- E— DENOTES OVER-HEAD ELECTRIC TRANSMISSION/TELEPHONE LINE
- R— DENOTES PROPERTY LINE

SUR. NO. 724
WILLIAM JOHNSON
ABST. NO. 582

PLAT SHOWING A PERIMETER/BOUNDARY AND DIVISION SURVEY OF A 0.740 ACRE TRACT OF LAND, BEING THE SAME LAND AS DESCRIBED AND RECORDED IN INSTRUMENT NOS. 2012003669 & 2014002452, OFFICIAL PUBLIC RECORDS; SITUATED WITHIN SUR. NO. 724, WILLIAM JOHNSON, ABST. NO. 582, ABOUT EIGHTEEN MILES N 13° E OF THE CITY OF UVALDE, ON AND SOUTH OF COUNTY ROAD NO. 348 (RIVER ROAD), AT CONCAN, IN UVALDE COUNTY, TEXAS.

SURVEYED: JANUARY 20, 2012 & APRIL 13, 2016, FOR DOROTHY I. & CHARLES D. TAYLOR

PROPERTY ADDRESS FOR
0.253 ACRE TRACT:
610 C.R. 348
CONCAN, TEXAS 78838



NOTE: BEARINGS SHOWN HEREON ARE TRUE GEODETIC (SURFACE) BEARINGS (RELATIVE TO TRUE NORTH) BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS (WGS '84 DATUM).

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.

DEED RECORD REFERENCES PERTAINING TO SURVEYED PROPERTY SHOWN HEREON:

TAYLOR FARMS, INC. TO DOROTHY TAYLOR 0.740 ACRE TRACT INSTRUMENT NO. 2012003669 OFFICIAL PUBLIC RECORDS 10/19/2012

DOROTHY I. TAYLOR TO CHARLES D. TAYLOR 0.740 ACRE TRACT (1/2 INTEREST) INSTRUMENT NO. 2014002452 OFFICIAL PUBLIC RECORDS 07/29/2014

CAMP AVANT SUBDIVISION VOL. 3 PAGE 126 (CABINET ONE SLIDE 184-B) PLAT RECORDS

THE STATE OF TEXAS: COUNTY OF MEDINA:

I HEREBY STATE THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION (0.253 ACRE TRACT) CORRECTLY REPRESENTS AN ACTION TAKEN UNDER THE SURVEY ACT AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN HEREON.

Hilmar A. Koch
REG. PROF. LAND SURVEYOR NO. 2082



KOCH & KOCH LAND SURVEYORS, INC.
P.O. BOX 246 707 FM 1796 D'HANIS, TEXAS 78850
PHONE: 830-363-7331 FAX: 830-363-7441
E-MAIL: KOCHKOCH@SWTEXAS.NET
(TRPLS FIRM REGISTRATION/LICENSE NO. 10005800)

HEATHER LYNN KERBY BAKER
0.599 ACRE TRACT
INSTRUMENT NOS.
2005004238 & 2006002179
OFFICIAL PUBLIC RECORDS
DESCRIBED IN VOL. 503
PGS. 567-571, OFF. PUB. RECORDS)

HEATHER LYNN KERBY BAKER
1.047 ACRE TRACT
INSTRUMENT NOS.
2005004238 & 2006002179
OFFICIAL PUBLIC RECORDS
(DESCRIBED IN VOL. 443,
PGS. 75-79, OFF. PUB. RECORDS)

MICHAEL M. COLVIN
PROPERTY