

2022 Old Rocksprings Rd.

ABOUT THE PROPERTY

- West Prong Frio River Frontage
- 38 acres
- Virtually unrestricted
- Investment Property/Vacation Rentals Allowed



Presented at
\$1,026,000

PROPERTY FEATURES



Submersible Pump,
Septic & Electricity



Hunting



Recreation



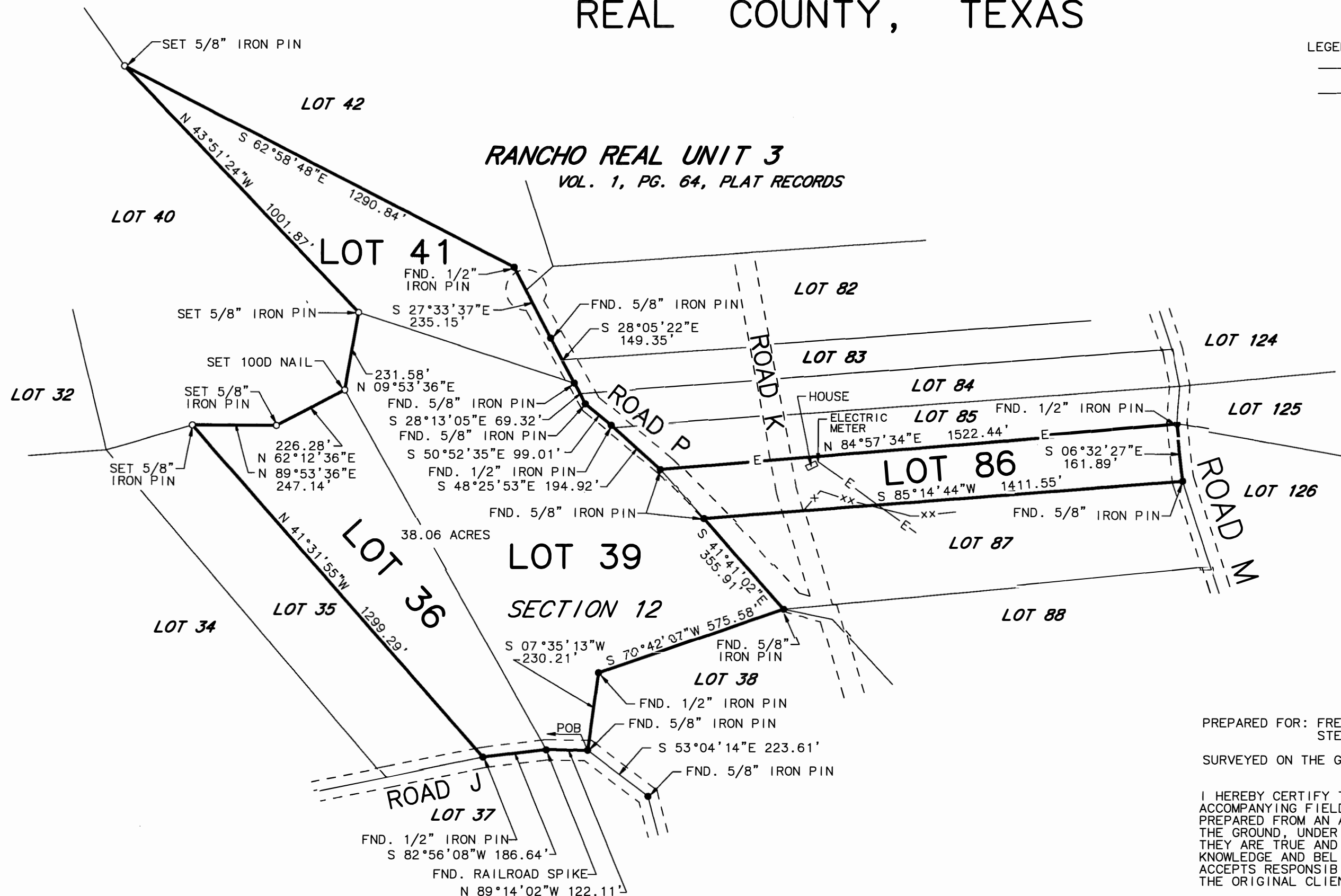
830.275.3727



CarrieChisum@outlook.com

REAL COUNTY, TEXAS

LEGEND:
 — E — OVERHEAD ELECTRIC LINE
 — xx — FENCE LINE
 POB POINT OF BEGINNING



SCALE 1" = 300'

BEARINGS SHOWN HEREON ARE FROM GPS OBSERVATIONS TEXAS COORDINATE SYSTEM NAD (83).

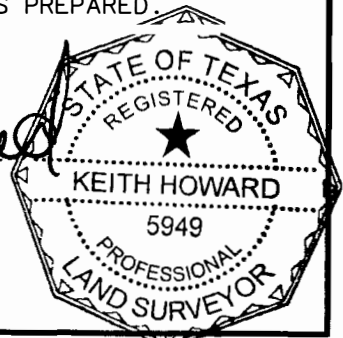
THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

PREPARED FOR: FRED & KIRK BLACKMON - SELLERS
 STEVEN J. KETCHBAW - BUYER
 SURVEYED ON THE GROUND: MARCH 1 & 22, 2022

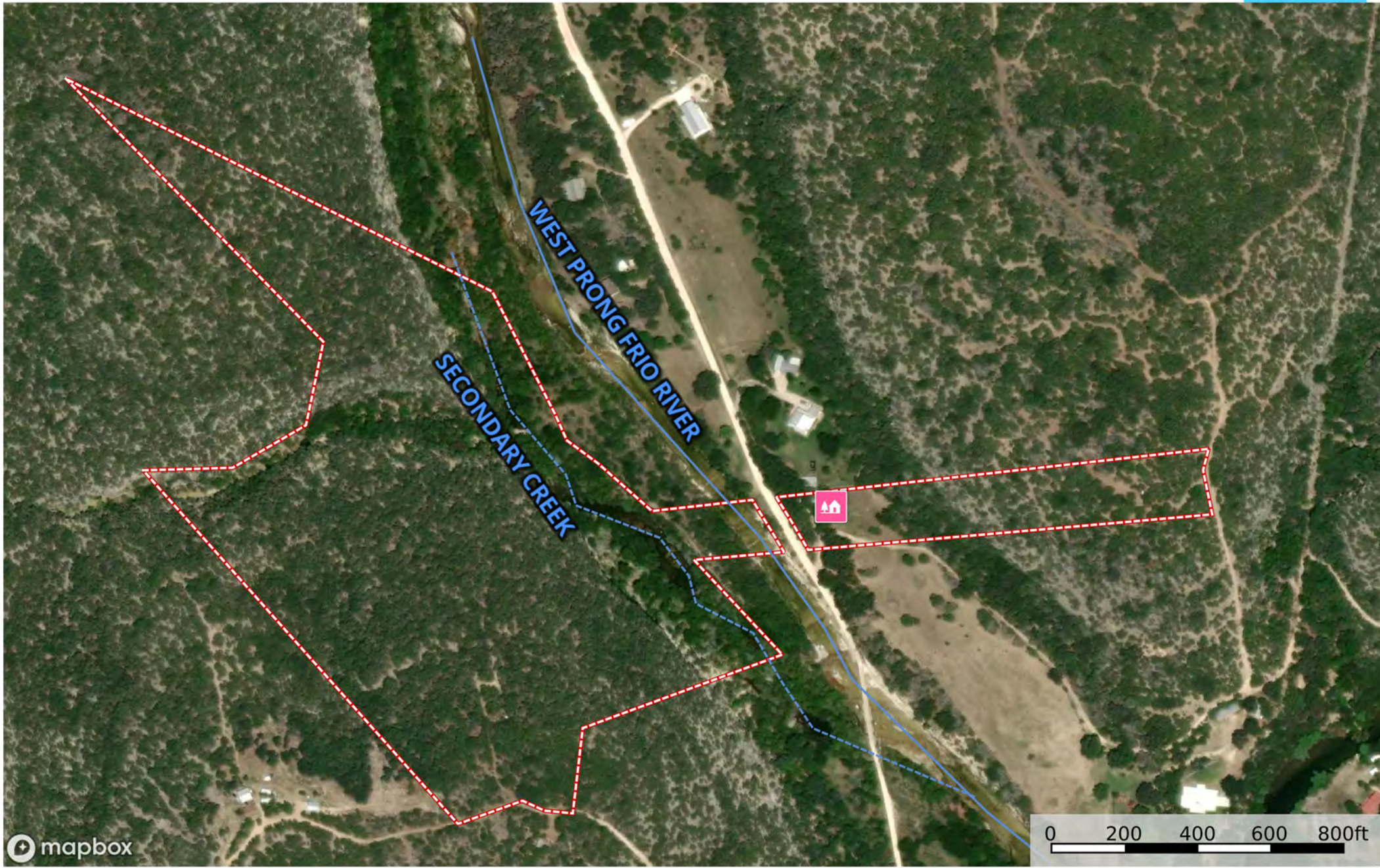
I HEREBY CERTIFY THAT THE FOREGOING PLAT AND ACCOMPANYING FIELD NOTE DESCRIPTION WERE PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND, UNDER MY SUPERVISION, AND THAT THEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. HOWARD SURVEYING ACCEPTS RESPONSIBILITY FOR THIS PLAT ONLY TO THE ORIGINAL CLIENTS FOR WHICH IT WAS PREPARED.

THIS THE 28TH DAY OF MARCH 2022.

Keith Howard
 KEITH HOWARD, R.S. L.S. NO. 5949
 HOWARD SURVEYING
 TBPELS FIRM NO. 10125700
 402 STATE HWY 173 SOUTH
 HONDO, TEXAS 78861
 830-426-4776



A Plat of Lots 36, 39, 41, and 86, Section 12 of Rancho Real Unit 3 according to the plat thereof recorded in Volume 1, Page 64 of the Plat Records of Real County, Texas.



 Cabin  Stream  River / Creek  Boundary