

735 N. Saddle Mountain Rd.

SOLID ROCK
REAL ESTATE



**PRICE
IMPROVEMENT**

ABOUT THE PROPERTY

- Built in 2014
- Two-Story Home
- 2,760 Sq.Ft. (per RCAD)
- 2.8 Acres
- Saddle Mountain Estates



NOW PRESENTED AT
\$650,000

PROPERTY FEATURES



4 Bedrooms



2 1/2 Baths



Pool






830.275.3727



CarrieChisum@outlook.com



 Gate  House  Boundary

AREAS BEING AMENDED

AMENDING PLAT



VICINITY MAP (NOT TO SCALE)

OWNER OF LAND: STATE OF TEXAS. THE STATE OF TEXAS hereby certifies that the plat and supporting material are correct and that it attests to the accuracy of the same.

Table with 2 columns: Lot Number and Area. Lists lots 1 through 100 and their respective areas.

APPROVED AND AMENDED THE ORDER OF February 2, 2011 BY THE COMMISSIONERS COURT OF REAL COUNTY, TEXAS.



I HEREBY CERTIFY THAT THE FOREGOING PLAT AND RELATED MAPS ARE TRUE AND CORRECT AND THAT I AM A QUALIFIED AND LEGAL OFFICER OF THE STATE OF TEXAS.

AMENDING PLAT OF LOTS W8A, W8B, W8C & W8H, SADDLE MOUNTAIN LAKES SUBDIVISION

A VACATE AND RESUBDIVISION PLAT OF LOTS W8A, W8B, W8C & W8H, SADDLE MOUNTAIN LAKE SUBDIVISION, A SUBDIVISION LYING AND BEING SITUATED IN REAL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 1, PAGES 43-44, PLAT RECORDS OF REAL COUNTY, TEXAS AND ALSO COMMONLY KNOWN AS SADDLE MOUNTAIN LAKE ESTATES AND SADDLE MOUNTAIN LAKE.

AMENDED FEBRUARY 2, 2011 (REVISED DAVID RAININ ROAD)



Table with 2 columns: Lot Number and Area. Lists lots 1 through 100 and their respective areas.

LEGEND: 1/4" = 10' (SEE PLAN FOR DIMENSIONS) 1/8" = 5' (SEE PLAN FOR DIMENSIONS) 1/16" = 2.5' (SEE PLAN FOR DIMENSIONS)



IT IS UNDERSTOOD AND AGREED THAT PERPETUAL EASEMENTS ARE NEEDED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TEN FEET (10') OF THE ROAD, FRONT AND SIDE LINES OF ALL LOTS AND/OR TRACTS AND IN THE STREETS, ALLEYS, DRIVEWAYS, LINES AND ROADS OF THIS SUBDIVISION AND TEN FEET (10') ALONG THE OUTER BOUNDARIES OF ALL STREETS, ALLEYS, DRIVEWAYS, LINES AND ROADS WHERE SUBDIVISION LOTS OR TRACTS OR INDIVIDUAL TRACTS ARE ADJACENT TO THE CENTERLINE OF THE ROADWAY. NOTHING SHALL BE DONE OR PERMITTED TO REMAIN WITHIN THE INSTALLATION AND MAINTENANCE OF UTILITIES, THE EASEMENT AREA OF EACH LOT AND ALL APPURTENANCES, WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN ALIEN OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY OR CONSIDERED FOR THE FULL ENJOYMENT OF THE RIGHT HEREBY GRANTED, INCLUDING BUT NOT LIMITED TO THE RIGHT OF ACCESS TO AND EGRESS FROM THE RIGHT OF WAY AND LANDSCAPE AND THE RIGHT FROM TIME TO TIME TO CUT ALL TREES, BRACKENBUSH AND OTHER OBSTRUCTIONS THAT MAY PROVE AN OBSTACLE TO THE OPERATION OF THE UTILITY FACILITIES. THE EASEMENT RIGHTS HEREBY GRANTED INCLUDE THE BENEFIT OF ANCHORING ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT EQUIPMENT WITH SAID EASEMENT AND THE RIGHT TO INSTALL WIRE AND/OR CABLES UNDER SOME PORTIONS OF SAID LOTS AND/OR TRACTS NOT WITHIN SAID EASEMENT AS LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS AND/OR TRACT OF THIS SUBDIVISION.

Vertical text on the left margin: This plat is subject to the provisions of the Texas Subdivision Map Act, Chapter 212, Texas Property Code, which are hereby incorporated by reference into this plat.