

613 ORIOLE DR.  
 LOT #15 VALLEY RANCH  
 CAMP WOOD, TX 78833



REAL ESTATE IS OUR BUSINESS.....  
 OUR ONLY BUSINESS!



**FEATURES**

- *SUNSET VIEWS*
- *PAVED RD FRONTAGE*
- *PUBLIC WATER*
- *ELECTRICITY*
- *SOME OAKS*
- *CEDARS*
- *NO SEPTIC*
- *NO HUNTING*
- *PRIVATE*
- *NO WELL*
- *HOA*
- *CUL-DE-SAC FRONTAGE*

**FRIO CANYON  
 REAL ESTATE**

230 S. US HWY. 83  
 P.O. Box 1489  
 LEAKEY, TX 78873

830-232-4500 OFC  
 830-232-4501 FAX



This 5-acre parcel in Valley Ranch, what a great opportunity! With its prime location, property located at a cul-de-sac, partially cleared land, and stunning views of the nearby hills, it offers a perfect setting for a future home. The proximity to essential utilities like water and electricity makes it even more appealing. Additionally, the nearby Frio River and Garner State Park provide excellent recreational options. This property seems ideal for someone looking to enjoy the beauty of nature while still having access to community amenities. Most of this lot has been cleared, with the exception of the small dry creek.

**Listed @ \$99,000.**

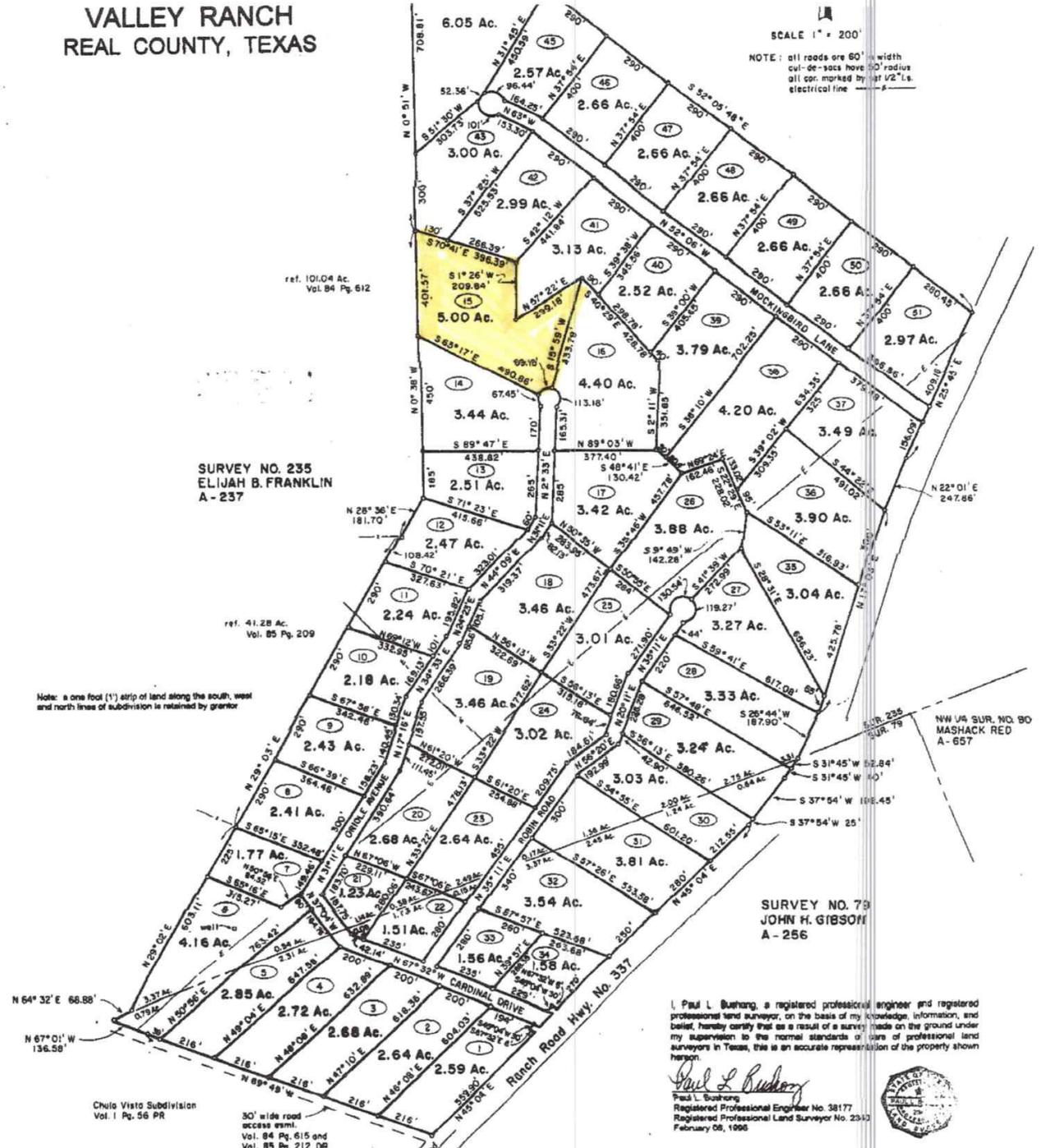
# VALLEY RANCH REAL COUNTY, TEXAS

SCALE 1" = 200'

NOTE: all roads are 60' width  
cul-de-sacs have 50' radius  
all cor. marked by 1/2" l.s.  
electrical line

**SURVEY NO. 235  
ELIJAH B. FRANKLIN  
A-237**

**SURVEY NO. 79  
JOHN H. GIBSON  
A-256**



Note: a one foot (1') strip of land along the south, west and north lines of subdivision is retained by grantor

China Vista Subdivision  
Vol. 1 Pg. 56 PR

30' wide road  
access easmt.  
Vol. 84 Pg. 615 and  
Vol. 85 Pg. 212 DR

I, Paul L. Bushong, a registered professional engineer and registered professional land surveyor, on the basis of my knowledge, information, and belief, hereby certify that as a result of a survey made on the ground under my supervision to the normal standards of care of professional land surveyors in Texas, this is an accurate representation of the property shown hereon.

*Paul L. Bushong*  
Paul L. Bushong  
Registered Professional Engineer No. 38177  
Registered Professional Land Surveyor No. 23432  
February 06, 1996



<b>BUSHONG ENGINEERING &amp; SURVEYING</b>	
402 Ford Road	Kanville, Texas 78026 210-265-4953
<b>SHEET 2 OF 2</b>	