

225 ORIOLE DR.
 LOT #7 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*

**FRIO CANYON
 REAL ESTATE**

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The Texas Hill Country is known for its stunning landscapes and tranquility. With Camp Wood shops and restaurants being just a very short drive. With several level building site and gorgeous mountain views, it offers a perfect setting for relaxation and outdoor activities. Being close to the Nueces & Frio rivers, Garner State Park, and Lost Maples State Park adds to the appeal, providing ample opportunities for hiking, swimming, and enjoying nature. If you're considering building here, it seems like a fantastic investment in a peaceful lifestyle!

Listed @ \$39,000.

VALLEY RANCH REAL COUNTY, TEXAS

SCALE 1" = 200'

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

ref. 101.04 Ac.
Vol. 84 Pg. 612

SURVEY NO. 235
ELIJAH B. FRANKLIN
A - 237

ref. 41.28 Ac.
Vol. 85 Pg. 209

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

LOT 7

N 64° 32' E 66.88'
N 67° 01' W 136.59'

Chula Vista Subdivision
Vol. 1 Pg. 56 PR

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

SURVEY NO. 75
JOHN H. GIBSON
A - 256

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. 22440
February 06, 1996



BUSHONG ENGINEERING & SURVEYING
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