

# 1224 County Rd 403

MARBLE FALLS, TEXAS 78654

**\$849,000**

35.2 Acres



**Dave Murray, Broker,  
REALTOR®, CRS**

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**Coldwell Banker United**



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# 35.2 Acres

## Burnet County - No Restrictions

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### Location

From Hwy 281 and CR 403 (at Mustang Lake), travel little over a mile and the property is on the left. The property is located between the cities of Marble Falls and Round Mountain.

### Land

The land is predominantly level, with some slight sloping in areas. There is a great deal of cover, including mature oak trees and several oak groves.

### Main Home

The custom home was recently built in 2011, and has 2,036 sq ft of space. There are 3 bedrooms and 2 baths. The gourmet kitchen has stainless appliances, and a large basin sink. There is a large stone patio, as well as a balcony deck. Attached 2-car garage.

### Improvements

There is a wealth of improvements on the property. There is a steel barn with 336 sq ft studio apartment or work area, with an adjacent carport. There is also two other equipment sheds, great for storing RVs, boats or other vehicles.

### Utilities

There is active electricity on the property. A well is present on the property for water, pumping 60+ GPM. There is septic on property.

### Wildlife

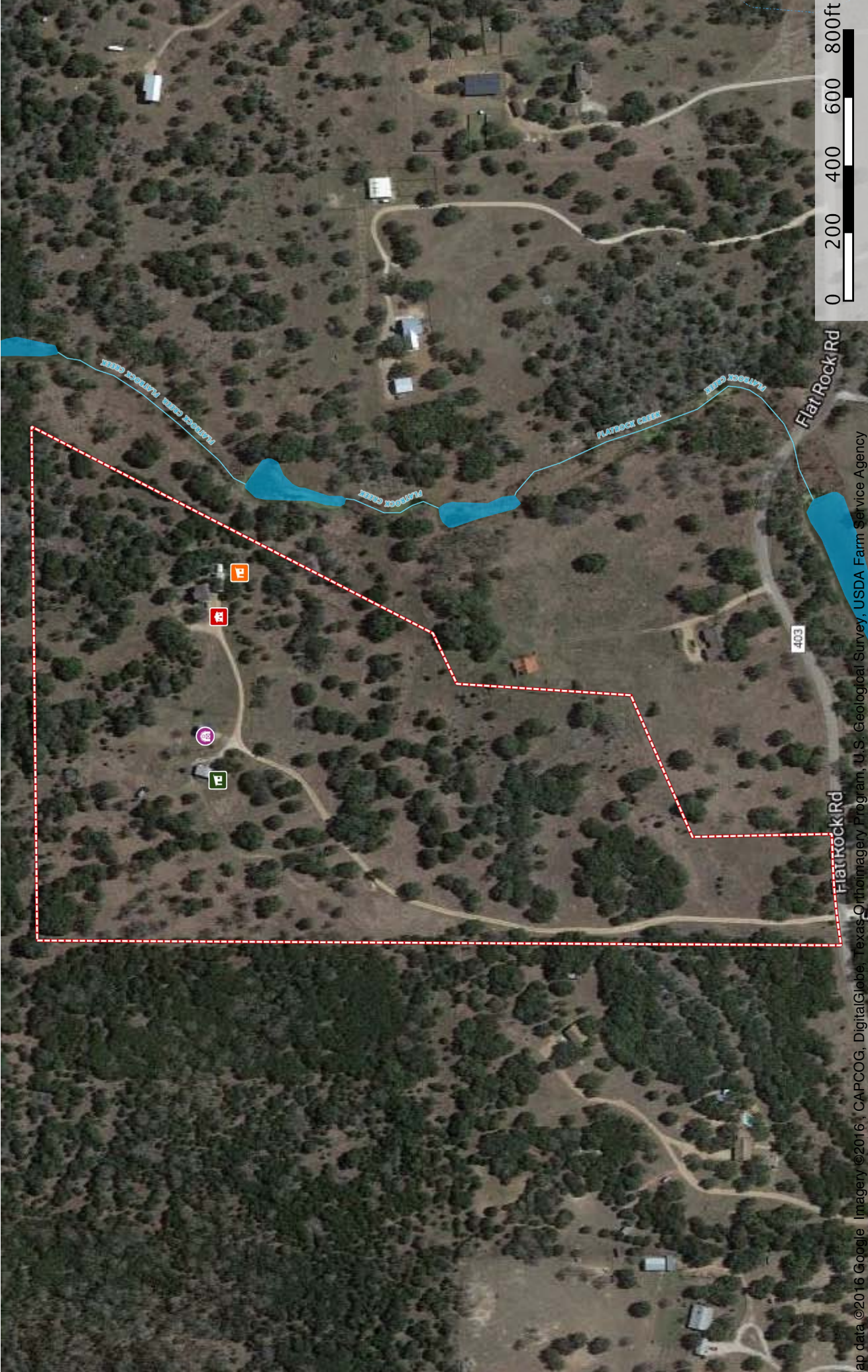
There is an abundance of wildlife on this property. There is deer and turkey, as well as other native wildlife, with Flatrock Creek being a draw nearby.

### Exemptions

There is currently a Wildlife exemption on the property making for low taxes. Taxes were at \$2,809 for 2017.

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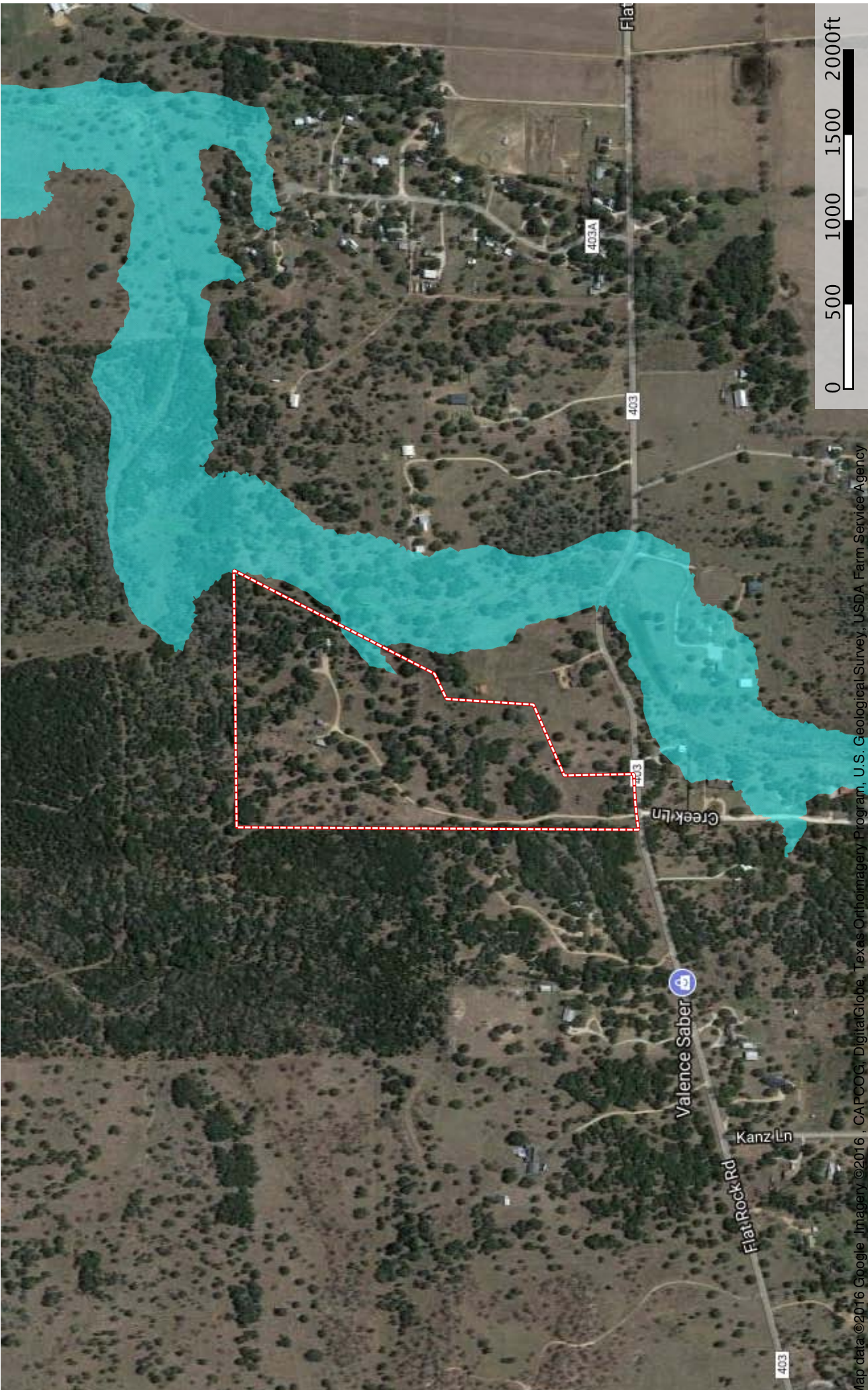
**This 35 acre unrestricted property is very private, and not far from the HWY 281 and HWY 71 intersection. It is very convenient to both Marble Falls and Round Mountain. The home was built in 2011, and features a gourmet kitchen and large sprawling stone patio area shaded by towering oak trees. The property features Hill Country land with many mature oak trees throughout. There is also a steel barn with studio apt or workshop area, with adjacent carport. Additionally, there are 2 equipment sheds perfect for storing RVs, boats, or other vehicles. Located in the heart of vineyard country, this property has great access to San Antonio and Austin, while being a private and serene setting.**



Map data ©2016 Google Imagery ©2016 CAPCOG, DigitalGlobe, Texas Orthomagey Program, U.S. Geological Survey, USDA Farm Service Agency



1224 CR 403  
Burnet, Texas, 35.2 AC +/-



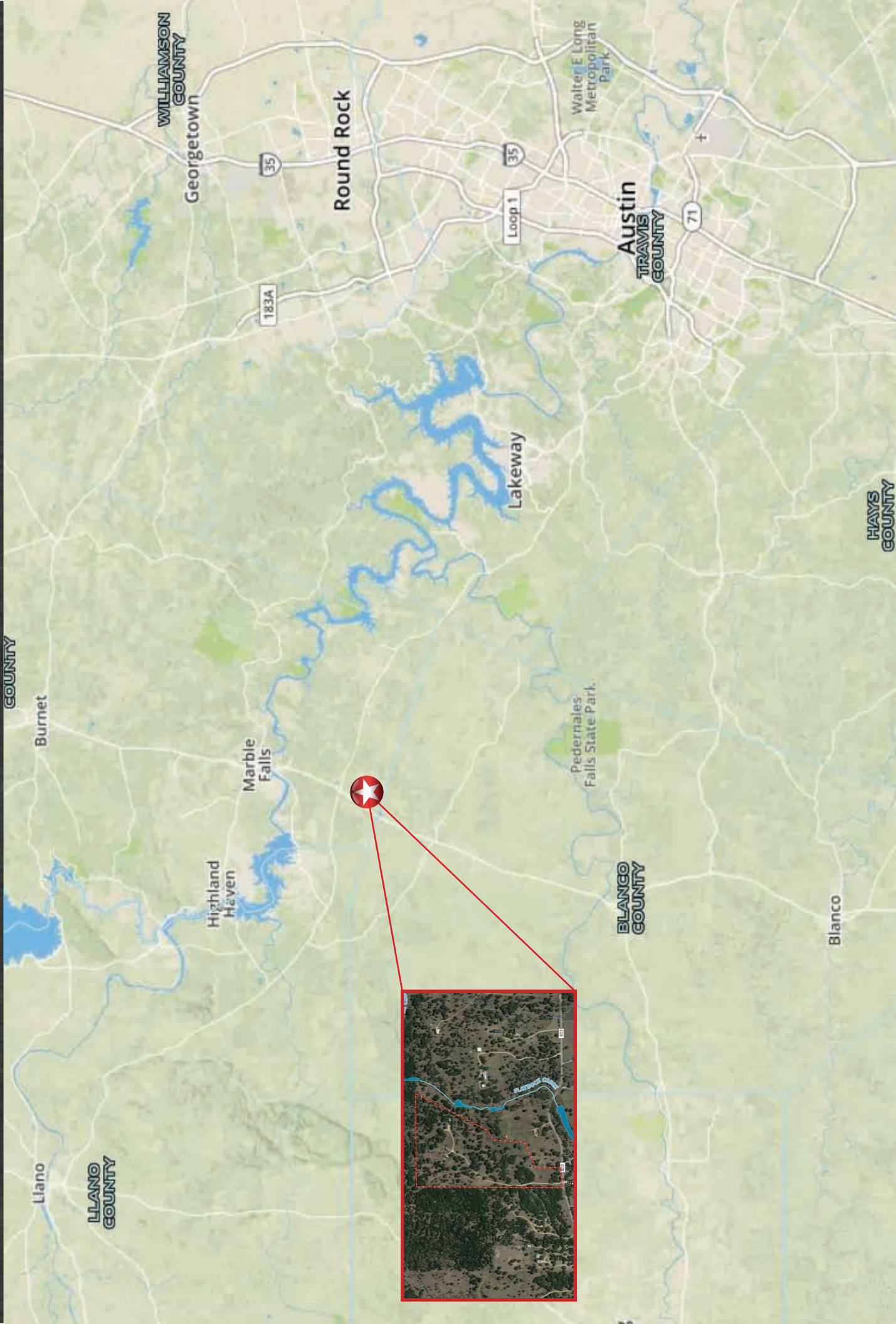
100 Year  
Floodplain

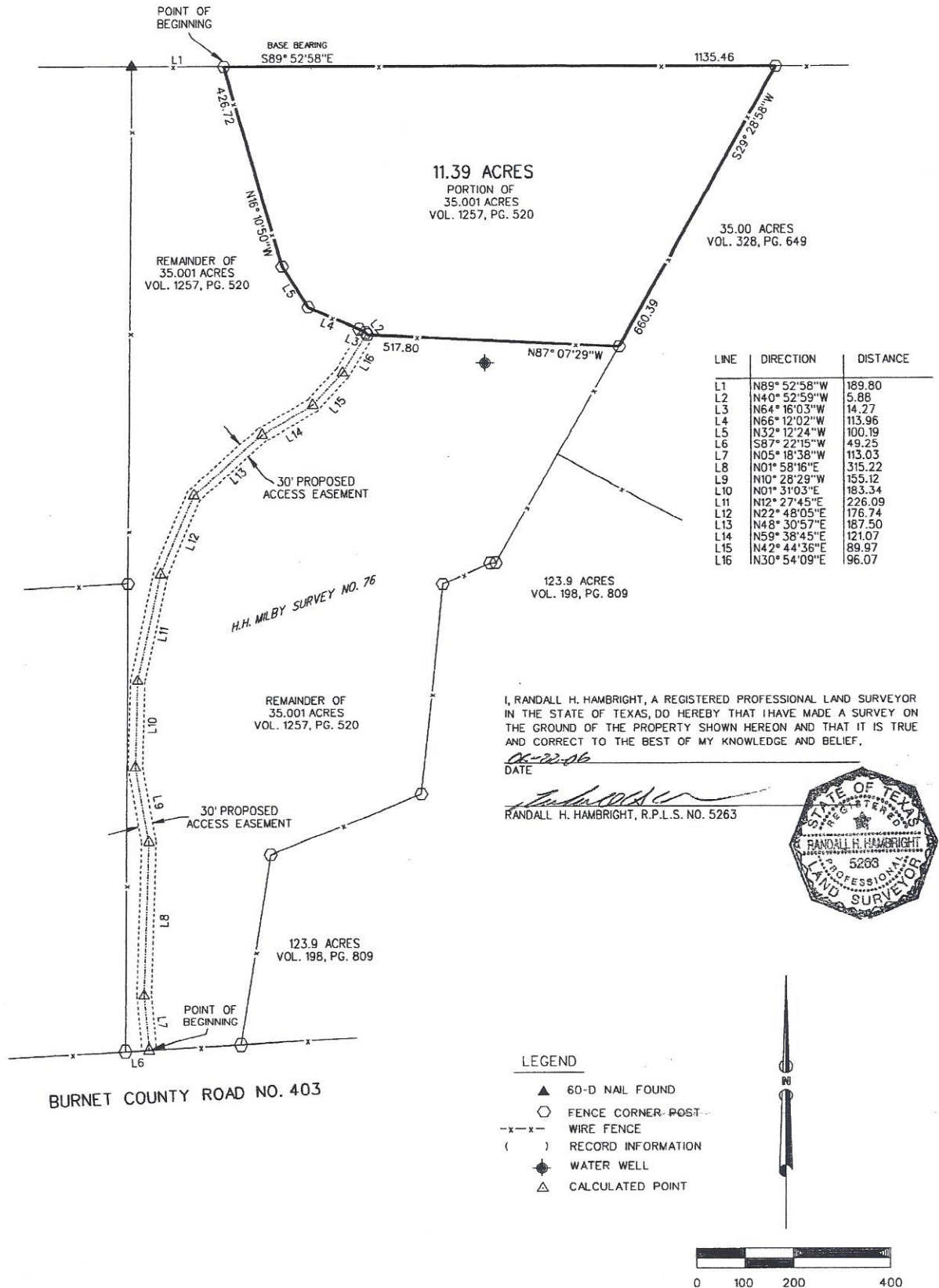


500 Year  
Floodplain









# **HAMBRIGHT LAND SURVEYING**

P.O. BOX 1226  
JOHNSON CITY, TEXAS 78636

PHONE: (830) 868-2574  
FAX: (830) 868-2576

JUNE 22, 2006, JOB NO. 006-193, FIELD NOTE NO. 006-193, PROJECT:  
10.75 ACRE SURVEY

## **FIELD NOTES**

A DESCRIPTION OF A 10.75 ACRE TRACT OF LAND BEING A PORTION OF THAT CERTAIN 35.001 ACRE TRACT OF LAND DESCRIBED IN VOLUME 1257, PAGE 520 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SITUATED IN THE H.H. MILBY SURVEY NO. 76 IN SAID COUNTY, 10.75 ACRES AS SHOWN ON THE ACCOMPANYING MAP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½ inch iron rod set for the northwest corner of said 10.75 acres, being in the north line of said 35.001 acres, from which a 60d nail found for the northwest corner of said 35.001 acres bears N89°52'58"W, 419.11 feet;

THENCE along the north line of said 10.75 acres, being the north line of said 35.001 acres, S89°52'58"E, 906.16 feet to a fence post found for the northeast corner of said 10.75 acres, being the northeast corner of said 35.001 acres and being the northwest corner of that certain 35.00 acre tract of land described in Volume 328, Page 649 of the Deed Records of said County;

THENCE along the east line of said 10.75 acres, being the east line of said 35.001 acres and being the west line of said 35.00 acres, S29°28'58"W, 809.51 feet to a ½ inch iron rod set for the southeast corner of said 10.75 acres;

THENCE along the south and west lines of said 10.75 acres, crossing said 35.001 acres, the following four (4) courses;

1. N70°39'24"W, 470.31 feet to a fence post found,
2. N40°52'59"W, 5.88 feet to a fence post found,
3. N64°16'03"W, 14.27 feet to a fence post found,
4. N66°12'02"W, 113.96 feet to a fence post found for the southwest corner of said 10.75 acres;

THENCE along the west line of said 10.75 acres, crossing said 35.001 acres, N06°34'45"E, 497.40 feet to the POINT OF BEGINNING containing 10.75 acres of land, more or less.

TOGETHER with a 30 foot wide access easement being a portion of said 35.001 acres, the centerline described as follows;

BEGINNING at a point in the south line of said 35.001 acres, being in the north line of Burnet County Road No. 403, from which the southwest corner of said 35.001 acres bears S87°22'15"W, 49.25 feet;

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THENCE along the centerline of said 30 foot wide access easement, crossing said 35.001 acres, the following ten (10) courses;

1. N05°18'38"W, 113.03 feet,
2. N01°58'16"E, 315.22 feet,
3. N10°28'29"W, 155.12 feet,
4. N01°31'03"E, 183.34 feet,
5. N12°27'45"E, 226.09 feet,
6. N22°48'05"E, 176.74 feet,
7. N48°30'57"E, 187.50 feet,
8. N59°38'45"E, 121.07 feet,
9. N42°44'36"E, 89.97 feet, and
10. N30°54'09"E, 96.07 feet to the POINT OF TERMINATION of said 30 foot wide access easement, being in the south line of a 10.75 acre tract of land, this day surveyed.



01-14-13