

## Lakehouse on 2.5 Acres – Lake Marble Falls



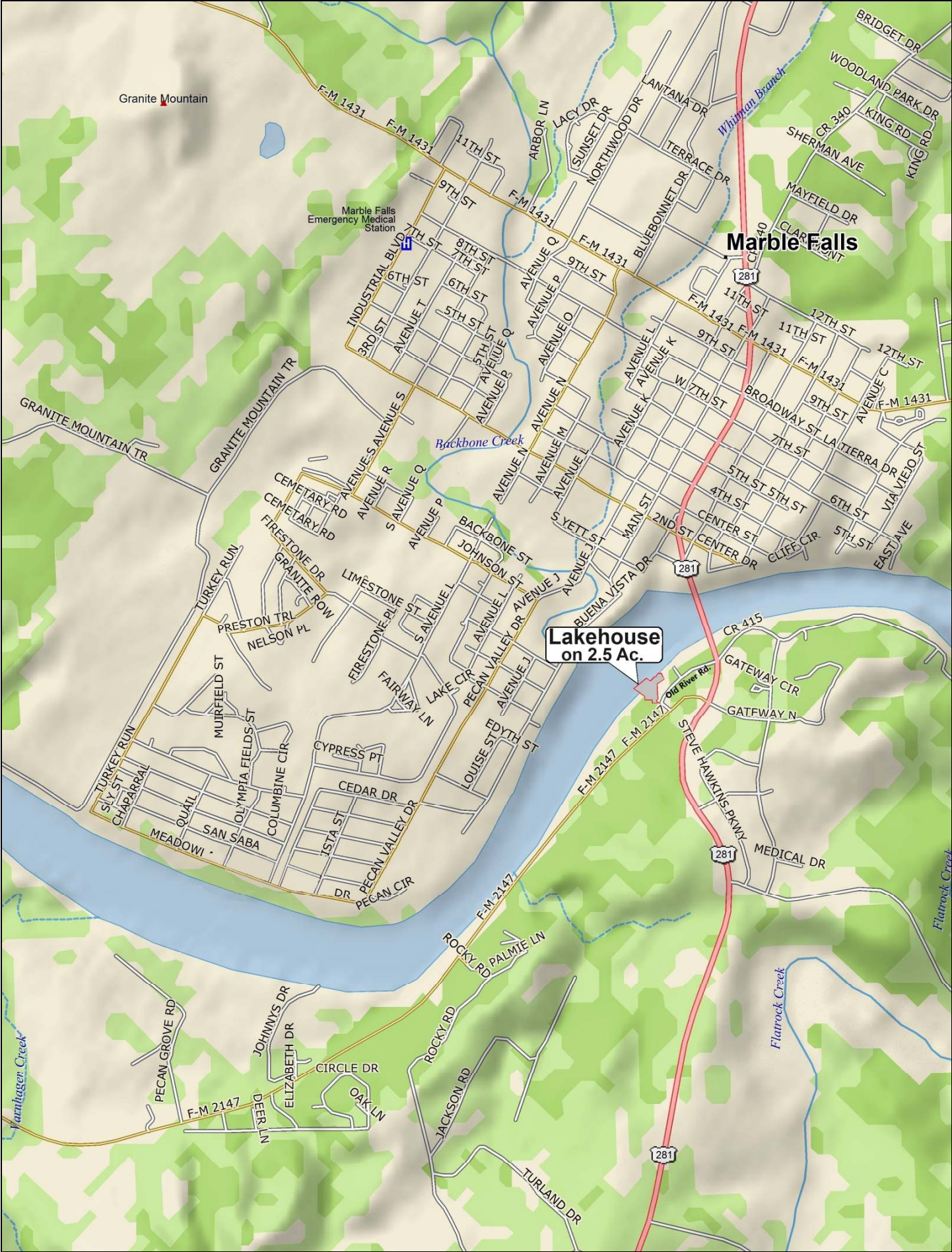
2.5+/- acres with over 400 feet of waterfrontage on two adjacent lots on Lake Marble Falls within the city of Marble Falls. The small lot features a very nice 2 bd, 2.5 bath house, two boat slips covered with a large concrete patio, double jet ski lift and fishing pier. The fully furnished home has two bedrooms, two full bathrooms and one half bath. The finished floor is several feet above the 100 year flood plain and there is plenty of room to add on. The adjacent large vacant lot is gently sloped with ideal lake access. It is rare to find this large of a tract of land on Lake Marble Falls. The property is located directly across the lake from the City of Marble Falls Lakeside Park. The property is ideally situated for viewing the Lakefest drag boat races in June or the 4th of July city fireworks show (front row seats for both events). And of course, there are great views of the Walkway of Lights in November and December.

**\$3,600,000**



This information is deemed reliable but is not guaranteed. cc.





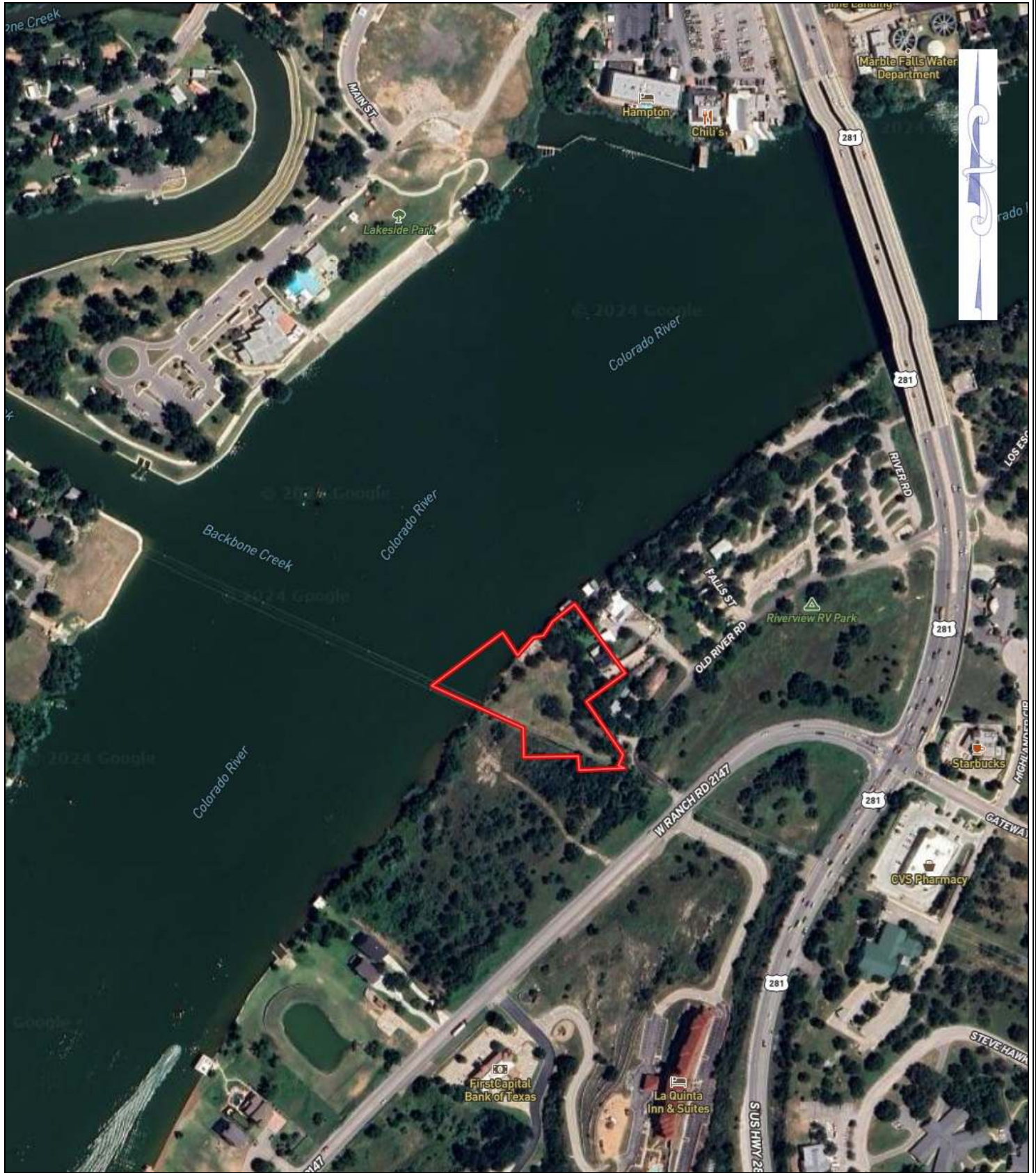
Granite Mountain

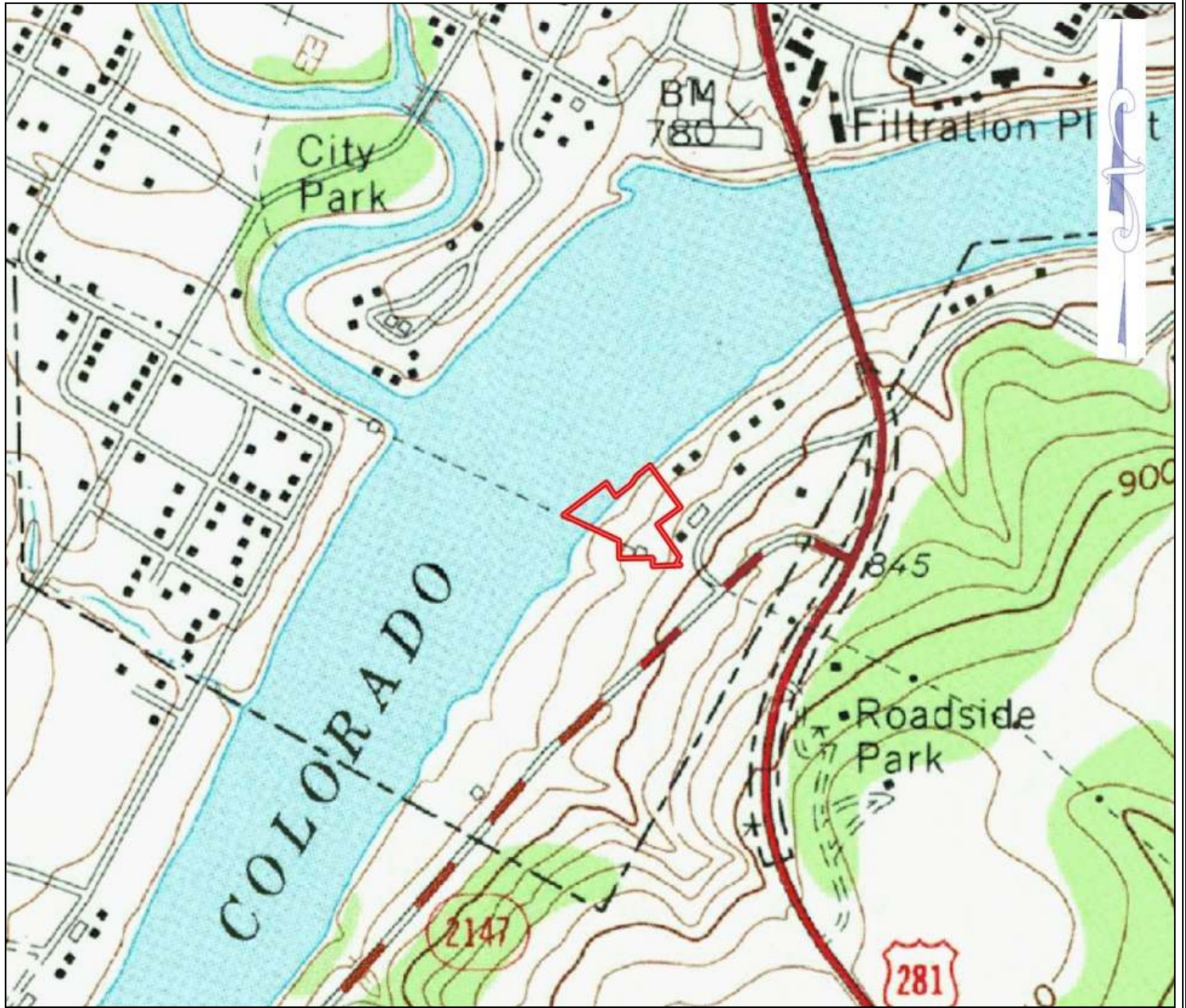
Marble Falls  
Emergency Medical  
Station

Marble Falls

Lakehouse  
on 2.5 Ac.

281





STATE OF TEXAS:  
COUNTY OF BURNET:

WHEREAS, RIVERBOAT GAMBLERS, LLC IS THE OWNER OF LOT 1-A, REPLAT OF LOTS 1 THROUGH 8 AND LOTS 25 THROUGH 30, FULL VIEW SUBDIVISION, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 1560 OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND BEING CONVEYED IN DOCUMENT NO. 201700832, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND LOTS 9-A OF A REPLAT OF FULLVIEW SUBDIVISION AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 1700, PLAT RECORDS OF BURNET COUNTY, TEXAS, AND BEING CONVEYED IN DOCUMENT NO. 201701010, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, TOGETHER WITH TWO TRACTS DESCRIBED IN DOCUMENT NO. 201905822, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, TOGETHER WITH LOTS 16-A & 20-A, REPLAT OF LOTS 14-22 OF FULLVIEW, AS SHOWN ON PLAT RECORDED IN CABINET 3, SLIDE 1058, PLAT RECORDS OF BURNET COUNTY, TEXAS, CONVEYED IN VOLUME NO. 201700848, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT RIVERBOAT GAMBLERS, INC., ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED AGENT, TED BURGET, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1, BLOCK 1, AND LOT 1, BLOCK 2, OF THE FALLS OVERLOOK, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON. THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES, THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS AND FENCES MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY COUNCIL OF THE CITY OF MARBLE FALLS. FENCES ARE NOT ALLOWED IN FLOOD PLAIN EASEMENTS. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF MARBLE FALLS' USE THEREOF. THE CITY OF MARBLE FALLS AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS; THE CITY OF MARBLE FALLS AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF MARBLE FALLS, TEXAS.

IN WITNESS WHEREOF, HAS THE PRESENTS TO BE SIGNED ON THIS 12<sup>th</sup> DAY OF July, 2021.

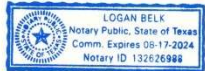
*Ted Burget*  
RIVERBOAT GAMBLERS, LLC.  
TED BURGET

STATE OF TEXAS:  
COUNTY OF BURNET:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TED BURGET, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12<sup>th</sup> DAY OF July, 2021.

*Logan Belk*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS:  
COUNTY OF BURNET:  
CITY OF MARBLE FALLS:

THIS MINOR REPLAT HAS BEEN SUBMITTED TO THE CITY OF MARBLE FALLS AND HAS BEEN DULY FOUND TO COMPLY WITH THE LAWS AND STATUTES OF THE STATE OF TEXAS AND CITY ORDINANCES OF THE CITY OF MARBLE FALLS, TEXAS BY THE AUTHORITY GRANTED IN ORDINANCE 2005-0-06A. THIS MINOR REPLAT IS HEREBY APPROVED FOR RECORDING IN THE BURNET COUNTY PLAT RECORDS.

APPROVAL:

*Scarlett Moreno* 7-15-21  
SCARLETT MORENO  
PLANNER  
CITY OF MARBLE FALLS, TEXAS

*Christina McDonald*  
CHRISTINA McDONALD, CITY SECRETARY  
CITY OF MARBLE FALLS, TEXAS

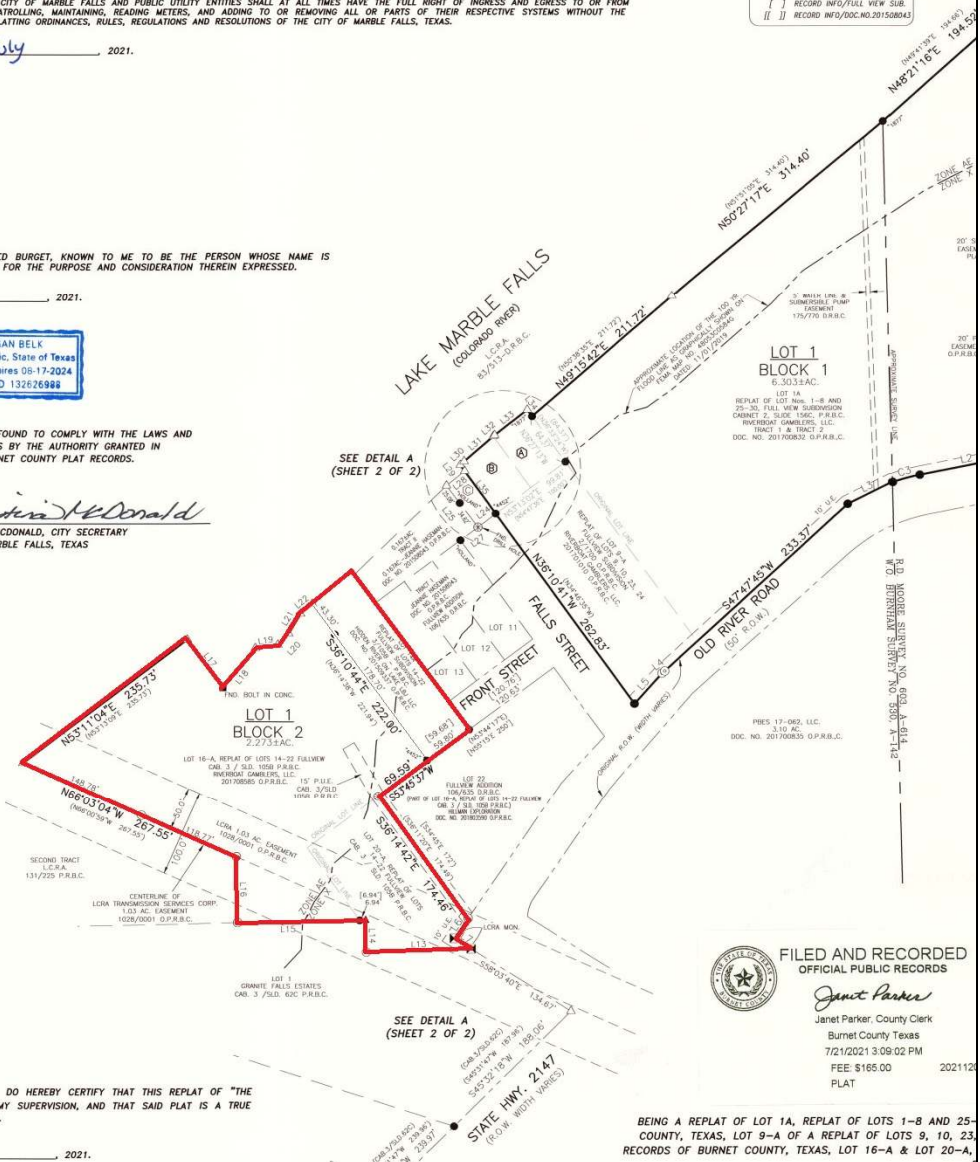


STATE OF TEXAS:  
COUNTY OF BURNET:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS REPLAT OF "THE FALLS OVERLOOK" WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAME AS I LOCATED ITS COMPONENT PARTS ON THE GROUND.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12<sup>th</sup> DAY OF July, 2021.

*K.C. LUST*  
K.C. LUST, TEXAS R.P.L.S. NO. 5273



LEGEND

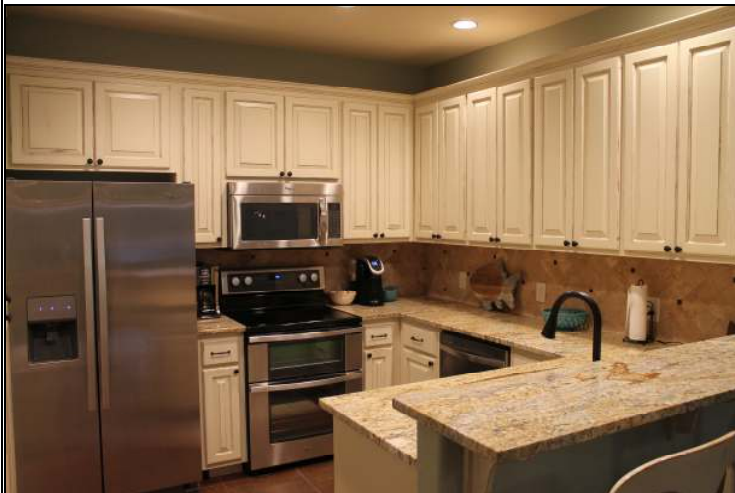
- 1/4" IRON PIN FOUND
- 1/2" IRON PIN FOUND (UNLESS NOTED)
- 3/4" IRON PIPE FOUND
- COTTON SPINDLE FOUND
- ▲ 600 NAIL FOUND
- SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
- CALC POINT
- △ TIGHT BRASS DISC
- △ F.S.M. MONUMENT FND.
- VOLUME/PAGE
- P.R.B.C. PLAT RECORDS BURNET CO.
- D.P.R.B.C. DEED RECORDS BURNET CO.
- R.P.R.B.C. REAL PROPERTY RECORDS BURNET COUNTY
- D.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET COUNTY
- ( ) RECORD INFO/SUBJECT
- [ ] RECORD INFO/FULL VIEW SUB.
- [ ] RECORD INFO/DOC.NO.201508043

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
*Janet Parker*  
Janet Parker, County Clerk  
Burnet County Texas  
7/21/2021 3:09:02 PM  
FEE: \$165.00  
PLAT 2021120

BEING A REPLAT OF LOT 1A, REPLAT OF LOTS 1-8 AND 25-COUNTY, TEXAS, LOT 9-A OF A REPLAT OF LOTS 9, 10, 23, RECORDS OF BURNET COUNTY, TEXAS, LOT 16-A & LOT 20-A,



PROJ. NO. 21774  
PREPARED FOR: RIVERBOAT GAMBLERS, LLC.  
TECH: K.C. LUST  
APPROVED: K.C. LUST  
FIELDWORK PERFORMED ON: JULY 2017  
COPYRIGHT 2019 PROFESSIONAL FIRM NO. 1012











## **Property Summary Sheet**

**LOCATION:** 408 Front Street, Marble Falls

**SIZE:** 2.5+/- Acres

**IMPROVEMENTS:**

Home

1,572 sq. ft. 2 bedroom, 2 1/2 bath

Large porch

Bar area

Pavilion

Two boat slips covered by a large concrete patio

Double jet ski lift

Fishing Pier

Sprinkler system

**WATER FRONTAGE:** Over 400 feet on Lake Marble Falls

**SCHOOL DISTRICT:** Marble Falls

**TAX RATE:** 1.79

All sizes, areas, volumes, lengths and distances contained herein are only approximations and are not intended, nor should they be accepted as exact measurements. All information furnished is from sources deemed reliable, but no warranty or representation, expressed or implied, is made to the accuracy thereof, and is submitted to prior sale, withdrawal or other changes in the price or terms without notice.



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