



Coldwell Banker United

# FM 1431

Lago Vista, TX 78654

## \$1,500,000

- 24.4 Acres
- Cow Creek Arm of Lake Travis  
Waterfront
- 600 +/- ft. of Water Frontage
- Mature Oaks on Property
- Elevations with Hill Country Views
- No Restrictions
- Wet-weather Creek
- Easy Access to Marble Falls or Cedar  
Park via FM 1431
- Marble Falls ISD



### MLS# 1244725 | Travis County

This property offers 24 acres on the Cow Creek Arm of Lake Travis. With 600 ft. of water frontage, this could be a phenomenal build site, with elevated terrain that would allow for panoramic Hill Country views. There are no restrictions.

Currently there is a cabin on property that could be renovated, or removed to build a new home. There is also an intermittent creek and limestone grotto that cuts through property. Easy access to Marble Falls & Cedar Park are available via FM 1431.



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24.4 ACRES - TRAVIS COUNTY, TX

Coldwell Banker United, Realtors  
Dave Murray, Broker



24.4 ACRES - TRAVIS COUNTY, TX

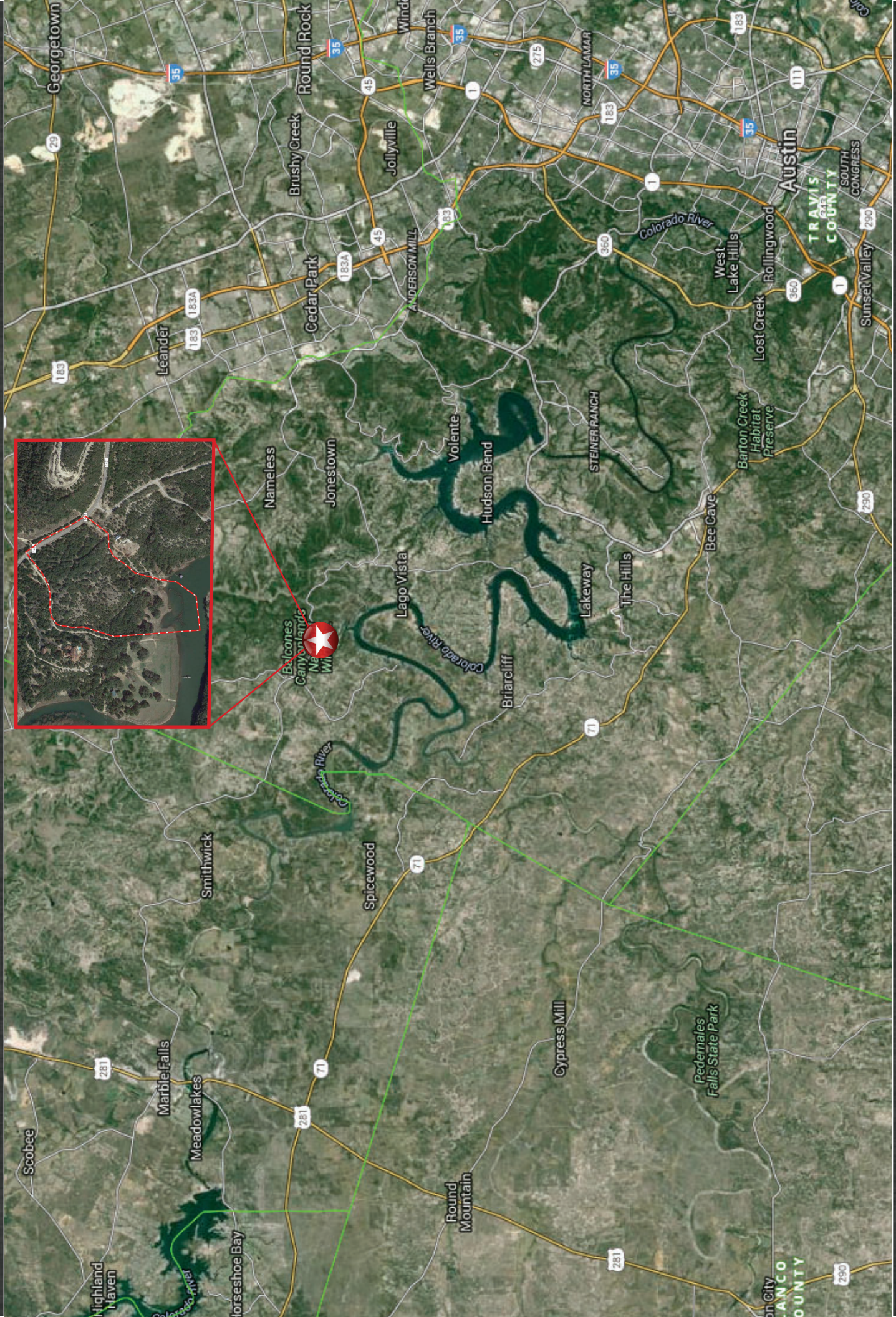
Coldwell Banker United, Realtors  
Dave Murray, Broker



24.4 ACRES - TRAVIS COUNTY, TX

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SCALE: 1" = 100'

LEGEND

- PIN FOUND
- PIN SET
- NAIL SET
- FENCE

NOTE

These tracts are subject to the following easements:  
No. 1431 - From 670' contour to 715' contour elevation,  
Volume 676, Page 460.  
No. 1432 - From 670' contour to 715' contour elevation,  
Volume 676, Page 460.  
No. 1433 - From 670' contour to 715' contour elevation,  
Volume 676, Page 460.

# SURVEY MAP OF THREE (3) TRACTS OF LAND OUT OF THE JOSHUA ENGLISH SURVEY No. 2, IN TRAVIS COUNTY, TEXAS MAP TO ACCOMPANY FIELD NOTES

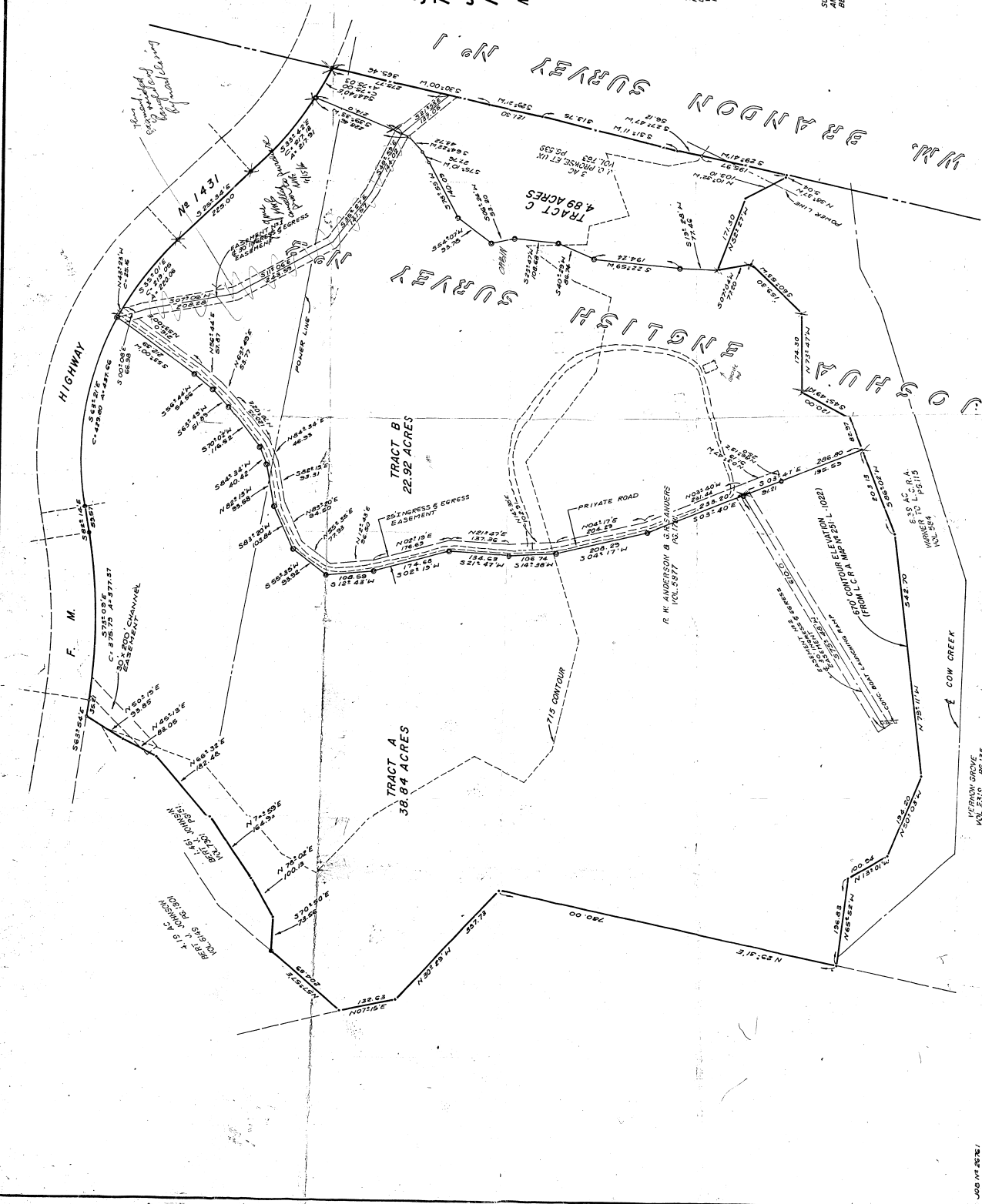
PREPARED FOR: ROBERT W. ANDERSON  
BY: THE RIPPY SURVEYING CO.  
8216 GEORGIAN DRIVE  
AUSTIN, TEXAS 78753

THE UNDERSIGNED DOES HEREBY CERTIFY THAT TRACTS A, B, AND C, WERE  
PHYSICALLY SURVEYED ON THE GROUND UNDER MY SUPERVISION ACCORDING TO  
THE RULES AND REGULATIONS OF THE BOARD OF LAND SURVEYORS OF THE  
STATE OF TEXAS, AND THAT THE SURVEY WAS ACCURATELY MADE AND  
WAS PHYSICALLY CHECKED ON THE GROUND BY ME, THE SURVEYOR, ON  
JULY 1, 1951, AND WAS FOUND TO BE AS THIS MAP SHOWS.



I HEREBY CERTIFY THAT THIS MAP REPRESENTS THE RESULTS OF A PARTIAL  
SURVEY OF THE JOSHUA ENGLISH SURVEY No. 2, AND UNDER MY SUPERVISION ACCORDING TO LAW,  
AND PREVIOUS SURVEYS MADE BY OTHERS, IT IS TRUE AND CORRECT TO THE  
BEST OF MY ABILITY.

DATE: 7/15/51  
CLINTON P. RIPPY  
REGISTERED PROFESSIONAL SURVEYOR  
NUMBER 1433



CASE NO. 1433-5 CORRECT EASEMENT ADDED 1-7-51

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