

CANYON OAKS 1 LOT 60 & 61
 190 BLUEBONNET DR. (AKA) NAVAJO
 CON CAN, TEXAS 78838



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

MOUNTAIN VIEWS

- **CLOSE TO FRIO**
- **IN GROUND POOL**
- **RENTAL PROPERTY**
- **COMMUNITY WELL**
- **MINUTES TO RIVER**
- **GREAT FOR FAMILY**
- **PAVED ROAD**
- **GRANITE COUNTERS**
- **ON SEPTIC**
- **CLOSE TO GARNER**
- **SPACE FOR ENTIRE FAMILY**
- **PLENTY OF PARKING**
- **ADJACENT LOT AVAILABLE**



IN PRIME LOCATION..... BREATH TAKING VIEWS!!!! This recently updated 2 story rental comes with 3bdrm/4bth has great VIEWS.It sits high on the mountain to absorb those views, that looks over the Con Can valley. The owner has done a great job maximizing the outdoor space with huge covered patio designed to accommodate large groups. The many sq feet of concrete allows everyone to be comfortable in the outdoor patio to enjoy the "L" shape pool. This house is currently in the rental pool and does great, designed to entertain large groups. Many TV"s can be found throughout the home, especially great for entertaining the younger crowd or in the upstairs game room. Along with many updates of the metal roof, game room/bunk room, family room & 2 bedrooms each with full bath comes ample parking. Lot next door also for sale, would make a great addition to this place either for more parking or another rental.

Listed @950,000.00. **RECE**....Call Martin!!!

STATE OF TEXAS
 COUNTY OF UVADALE
 THIS PLAT AMENDMENT OF LOTS 60 AND 61 OF CANYON OAKS, UNIT ONE, WAS
 RECORDED IN THE PUBLIC RECORDS OF UVADALE COUNTY, TEXAS AND IS
 HEREBY APPROVED BY SAID COURT.

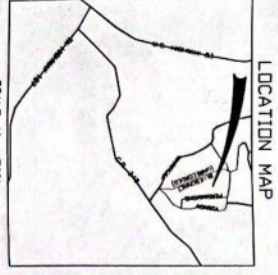
STATE OF TEXAS
 COUNTY OF UVADALE
 The owner of the land shown on this plat and whose name
 is subscribed hereto, and in the person or through a duly
 authorized agent, hereby certifies that to the best of owner's
 knowledge and belief, the plat and amendments hereon are an
 accurate and correct representation of the actual survey and
 all streets, easements, shown hereon for the purposes and
 consideration therein expressed.

NOTES
 1. THIS PLAT AMENDMENT IS BEING MADE FOR THE PURPOSE OF CHANGING
 THE COMMON LOT LINE BETWEEN LOTS 60 AND 61 TO ACCOMMODATE A
 DRIVEWAY ENCROACHMENT.

Notary Public, County of Uvalde

STATE OF TEXAS
 COUNTY OF UVADALE
 Before me, the undersigned authority, personally appeared
 [Name], known to me to be the person whose name is
 subscribed to the foregoing instrument and acknowledged to me that they executed the same for the
 purposes and considerations therein expressed in the capacity
 therein stated.
 Subscribed before me this ____ day of _____, 2020.

STATE OF TEXAS
 COUNTY OF UVADALE
 I, LARRY L. LAMBERTSON, a Surveyor in Charge, have
 caused this plat to be laid out and recorded in accordance
 with the laws of this State, and I hereby certify that the
 same is a true and correct representation of the actual
 survey and all streets, easements, shown hereon for the
 purposes and consideration therein expressed.
 LARRY L. LAMBERTSON
 SURVEYOR IN CHARGE
 1000 W. 10TH STREET, SUITE 100
 WACO, TEXAS 76798
 PHONE: 817-771-4888
 FAX: 817-771-4889



SCALE: 1" = 500'

NOTES
 1. THIS PLAT AMENDMENT IS BEING MADE FOR THE PURPOSE OF CHANGING THE COMMON LOT LINE BETWEEN LOTS 60 AND 61 TO ACCOMMODATE A DRIVEWAY ENCROACHMENT.

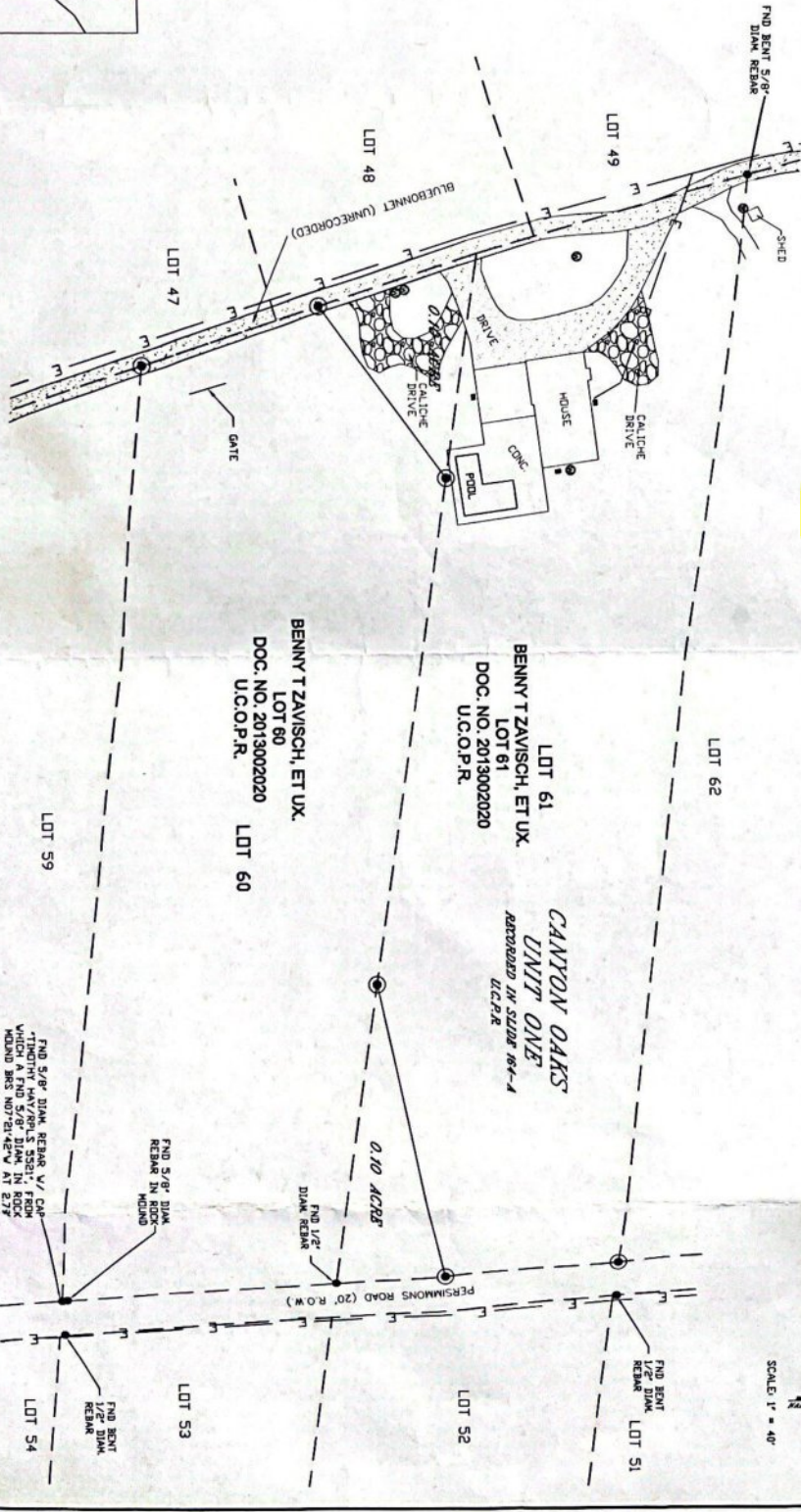
D. G. Smyth & Co., Inc.
 200 N. GERRY STREET
 UVALDE, TEXAS 76781
 PHONE: 817-271-4888

PREPARED FOR:
 BENNY T. ZAVISCH
 PLAT AMENDMENT



RECORDED IN THE PUBLIC RECORDS OF UVADALE COUNTY, TEXAS

LEGEND:
 BOUNDARY LINE/AREA LOT LINE
 FOUND MONUMENT OR MARK
 SET 1/2" DIAM. STEEL STAKE
 W/ PLASTIC CAP MARKED "P.R.S./4118"
 ELECTRIC UTILITIES
 PLAT LINES



SCALE: 1" = 40'

Plat Amendment to Lots 60 and 61 of CANYON OAKS, UNIT ONE
 Being a Plat Amendment of Lot 60 (XX Acres, more or less) and Lot 61 (XX Acre, more or less), of Canyon Oaks, Unit One, recorded in Slide 164-A of the Uvalde County Plat Records, and also being those same certain tracts described in conveyance document to Benny T Zavisch, et ux., recorded in Document Number 2013002020 of the Uvalde County Official Public Records, Uvalde County, Texas.