

1049 PVT RD 3340
 CON CAN RANCH
 CON CAN, TX 78838



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



FEATURES

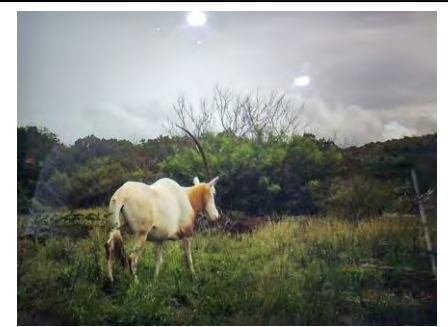
- *Very wooded*
- *Small structure*
- *No water well or septic*
- *Many cedars & mesquites*
- *Few oaks*
- *No fencing*
- *No electricity*
- *Undeveloped*
- *Hunting allowed*
- *Views*
- *Exotics*
- *25 acres*

**FRIO CANYON
 REAL ESTATE**

230 S. US HWY. 83
 P.O. Box 1489
 LEAKEY, TX 78873

830-232-4500 OFC
 830-232-4501 FAX

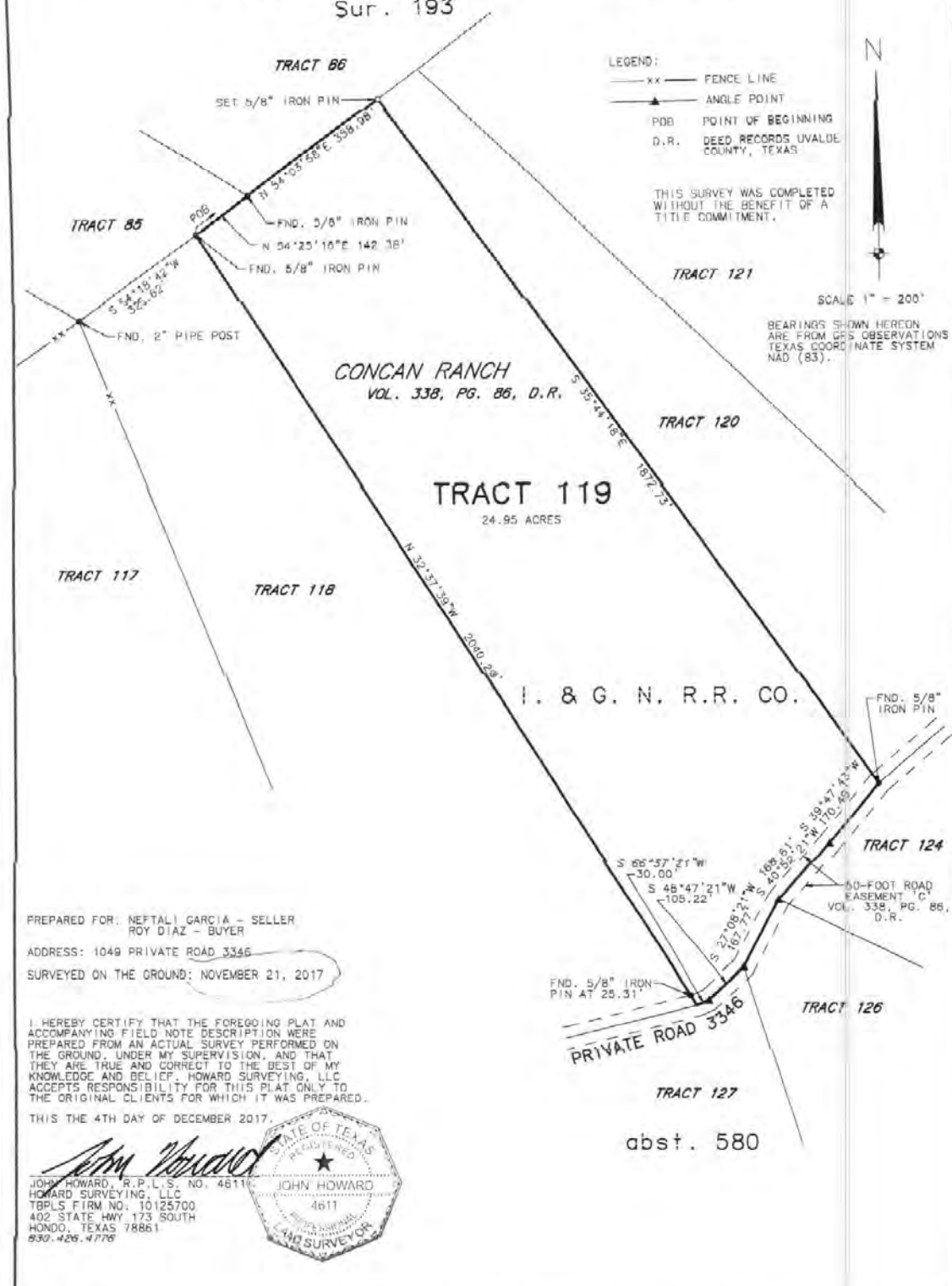
INFO@FRIOCANYONREALESTATE.COM



How often do you see these types come up for sale and with exotics? Don't forget your guns for this ready to hunt 25 acres just outside of Con Can. Enjoy the river during the summer and hunt during hunting season. Mom & kiddos are happy, dad is also very happy. Located very close to the Frio and all the shops and restaurants. Property is about a 1 mile from blacktop, down an all weather road, gets a little rugged the closer you get to property from 127. Property is easily accessed from easement road, starts off flat, some clearing has been done. Cleared road to the one bedroom cabin, with a covered two car carport. All sorts of exotics can be found here, along with whitetails. So don't wait....
Listed @ \$299,999.00

UVALDE COUNTY, TEXAS

Sur. 193



LEGEND:

- xx — FENCE LINE
- ▲— ANGLE POINT
- POB POINT OF BEGINNING
- D.R. DEED RECORDS UVALDE COUNTY, TEXAS

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

N



SCALE 1" = 200'

BEARINGS SHOWN HEREON ARE FROM GPS OBSERVATIONS TEXAS COORDINATE SYSTEM NAD (83).

CONCAN RANCH
VOL. 338, PG. 86, D.R.

TRACT 119

24.95 ACRES

I. & G. N. R.R. CO.

PREPARED FOR: NEFTALI GARCIA - SELLER
ROY DIAZ - BUYER

ADDRESS: 1049 PRIVATE ROAD 3346

SURVEYED ON THE GROUND: NOVEMBER 21, 2017

I HEREBY CERTIFY THAT THE FOREGOING PLAT AND ACCOMPANYING FIELD NOTE DESCRIPTION WERE PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND, UNDER MY SUPERVISION, AND THAT THEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. HOWARD SURVEYING, LLC ACCEPTS RESPONSIBILITY FOR THIS PLAT ONLY TO THE ORIGINAL CLIENTS FOR WHICH IT WAS PREPARED.

THIS THE 4TH DAY OF DECEMBER 2017.

John Howard
JOHN HOWARD, R.P.L.S. NO. 4611
HOWARD SURVEYING, LLC
TBPLS FIRM NO. 10125700
402 STATE HWY 173 SOUTH
HONDO, TEXAS 78861
830.426.4776



abst. 580

A Plat of a Tract 119 of Concan Ranch according to the plat thereof recorded in Volume 338, Page 86 of the Deed Records of Uvalde County, Texas.