

COLD SPRINGS SUBDIVISION

LOT 26 BLK 1

RIO FRIO, TEXAS 78879

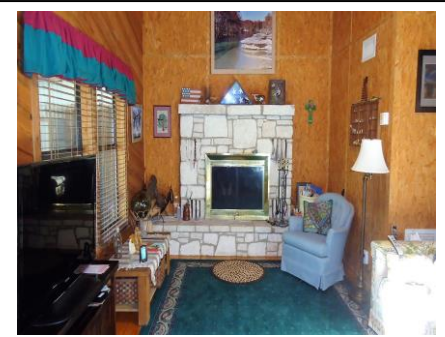
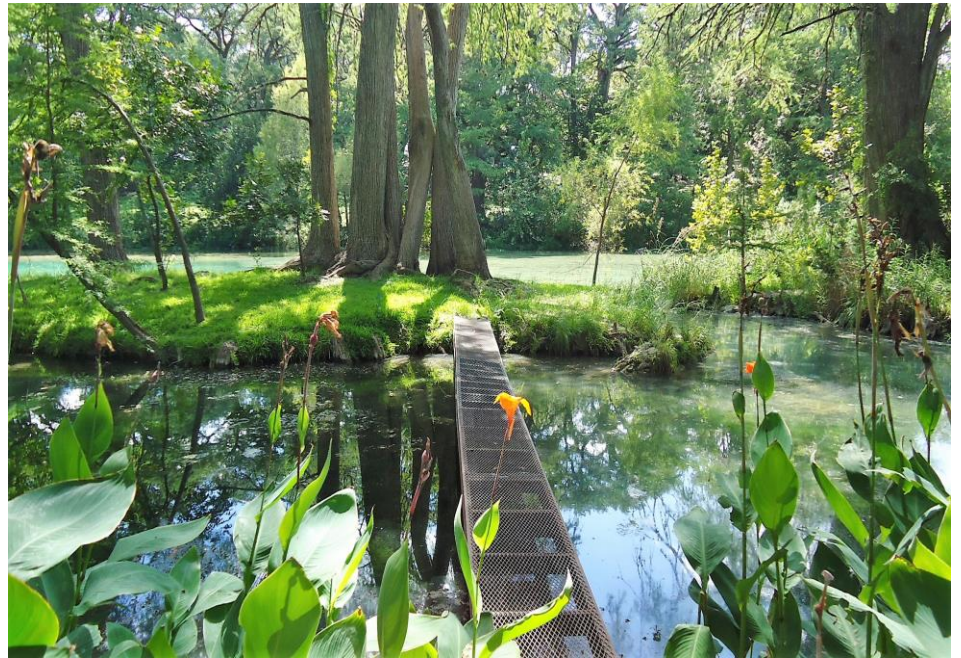


REAL ESTATE IS OUR BUSINESS.....
OUR ONLY BUSINESS!



FEATURES

- *RIVERFRONT*
- *CR FRONTAGE*
- *EASY ACCESS*
- *LANDSCAPED YARD*
- *GENTLE SLOPE TO RIVER*
- *FLAT*
- *READY TO MOVE IN*
- *3BDRM/2BTH*
- *NO HOA*
- *NO FEES*



FRIO CANYON
REAL ESTATE

230 US HWY 83 S
P.O. Box 1489
FRIO, TX 78879

A 3bdrm/2bth home with gentle walk into the Frio, make your own memories. This area is known for the cold water from the nearby springs just a few 100 feet up river.

Located on a quiet, private, dead-end street in the Cold Springs Subdivision, this home is ready for your river fun! The generous lot encompasses crystal clear Frio River frontage. You can sit on your rock patio and SEE and HEAR the river. The interior features a large, open kitchen/dining/living and exiting onto deck. The 2 bedrooms, bath are upstairs utility room and the MBR located on 1st floor. There is plenty of outdoor entertaining area and plenty of storage for all of your river gear. **\$349,900 REDUCED**

N 82° 48' 18" E
2133.67'

DEDICATION PLAT

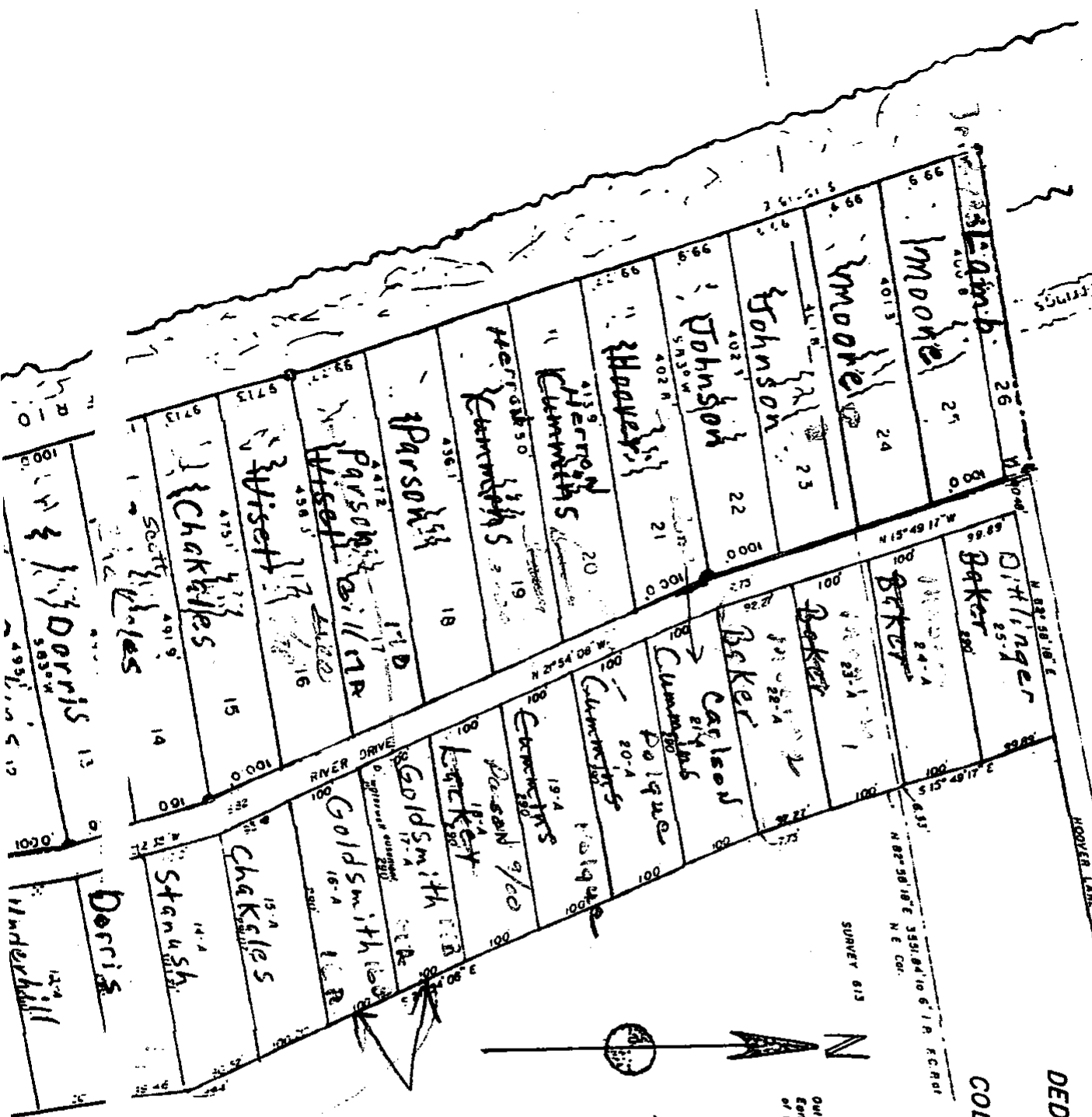
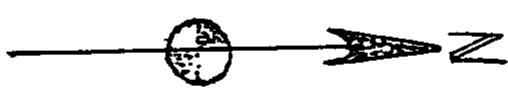
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BLOCK TWO

SURVEY 613

Out of that certain 158.9 acres described in compliance from
Earl DeLong to William Hester and recorded in Vol. 125, p. 374
of the Deed Records of Uvalde County, Texas.

Cold Springs



THE STATE OF TEXAS
COUNTY OF UVALDE

The owner of the foregoing acknowledged that this is a
true and correct copy of the original plat, and
that the same is a true and correct copy of the
original plat as recorded in the public records
of this county.

THE STATE OF TEXAS
COUNTY OF UVALDE

I, the undersigned, being a duly qualified
surveyor in and for the County of Uvalde,
State of Texas, do hereby certify that the
above is a true and correct copy of the
original plat as recorded in the public records
of this county.