

BLUE BONNET DR.  
 CANYON OAKS UNIT 1, LOT 60  
 CON CAN, TEXAS 78838



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



- *RECREATIONAL*
- *ELECTRICITY AVAILABLE*
- *SOME CEDARS*
- *EASY ACCESS*
- *ROAD FRONTAGE*
- *SLOPING*
- *PRIVATE*
- *NO IMPROVEMENTS*
- *VIEWS*
- *GREAT FOR FAMILY*
- *RENTALS ALLOWED*



A great property located in the heart of Con Can, yes rentals allowed. Must see to be able to appreciate these views from this property. A great building site at top for the views and build a nice rental/recreational home, or just a getaway. There is a great rental home adjoining this property that is on the market..... So don't wait to long.

Listed @\$89,500. Call Martin!!!

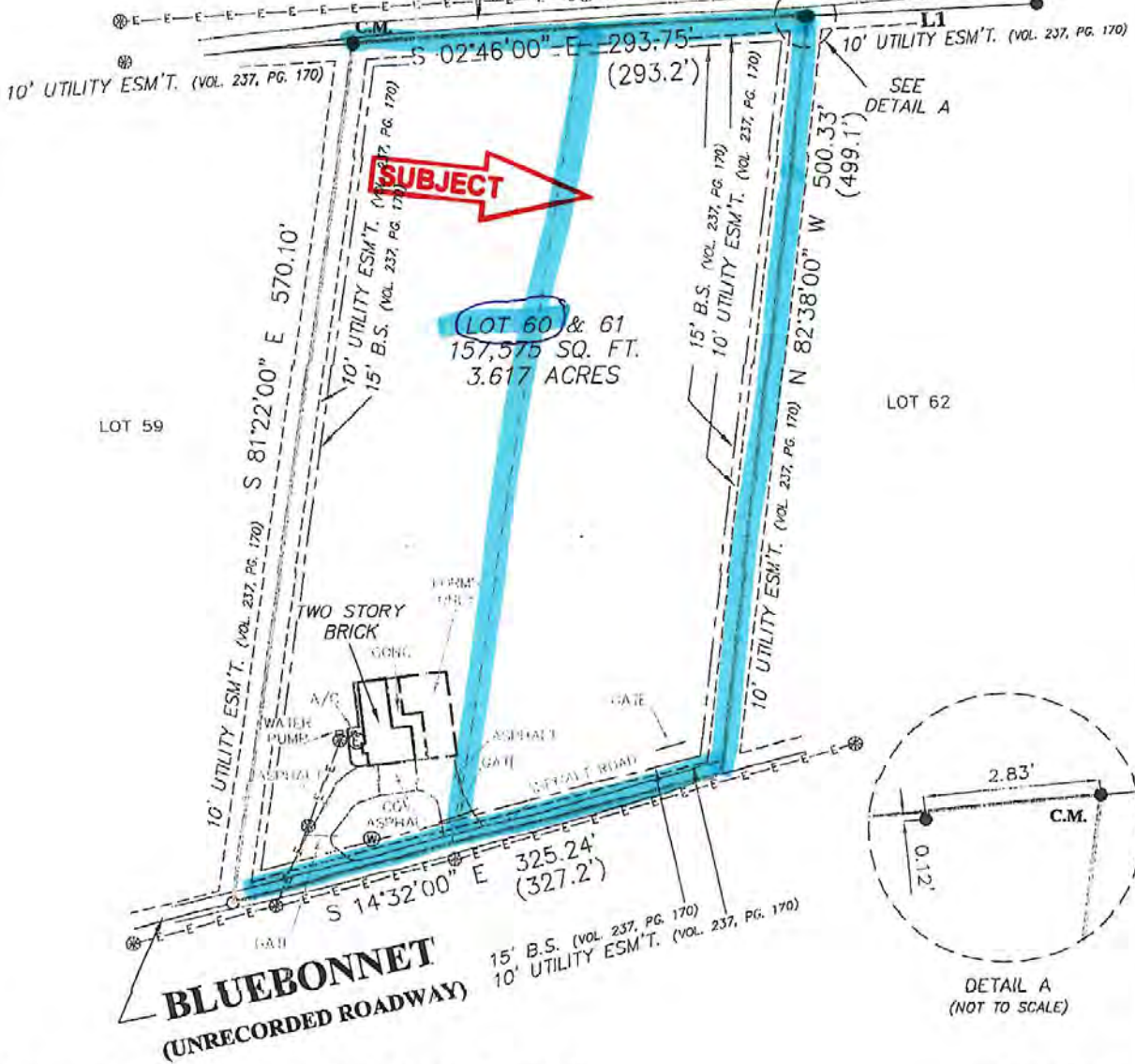
LINE	BEARING	DISTANCE
L1	S 02°41'13" E	147.68'
	(S 02°46' E)	(147.5')

SCALE: 1"=100'

# MARIPOSA

(20' R.O.W.)

(BEARING BASIS)



THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 210, PAGES 40-45, VOLUME 237, PAGES 170-175, DEED RECORDS, VOLUME 488, PAGE 664, INSTRUMENT NO. 2009001013, OFFICIAL PUBLIC RECORDS OF UVALDE COUNTY, TEXAS.

NOTE:  
BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT INDICATED BELOW.

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48463C, Panel No. 0200E, which is Dated 11-04-2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtml>.



**Property Address:**  
109 BLUEBONNET  
**Property Description:**  
BEING LOT 60 AND 61, CANYON OAKS—UNIT ONE (1), A SUBDIVISION SITUATED IN UVALDE COUNTY TEXAS