

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



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

**RECREATIONAL**

- **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**



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 out door 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 @549,500. ....Call Martin!!!



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

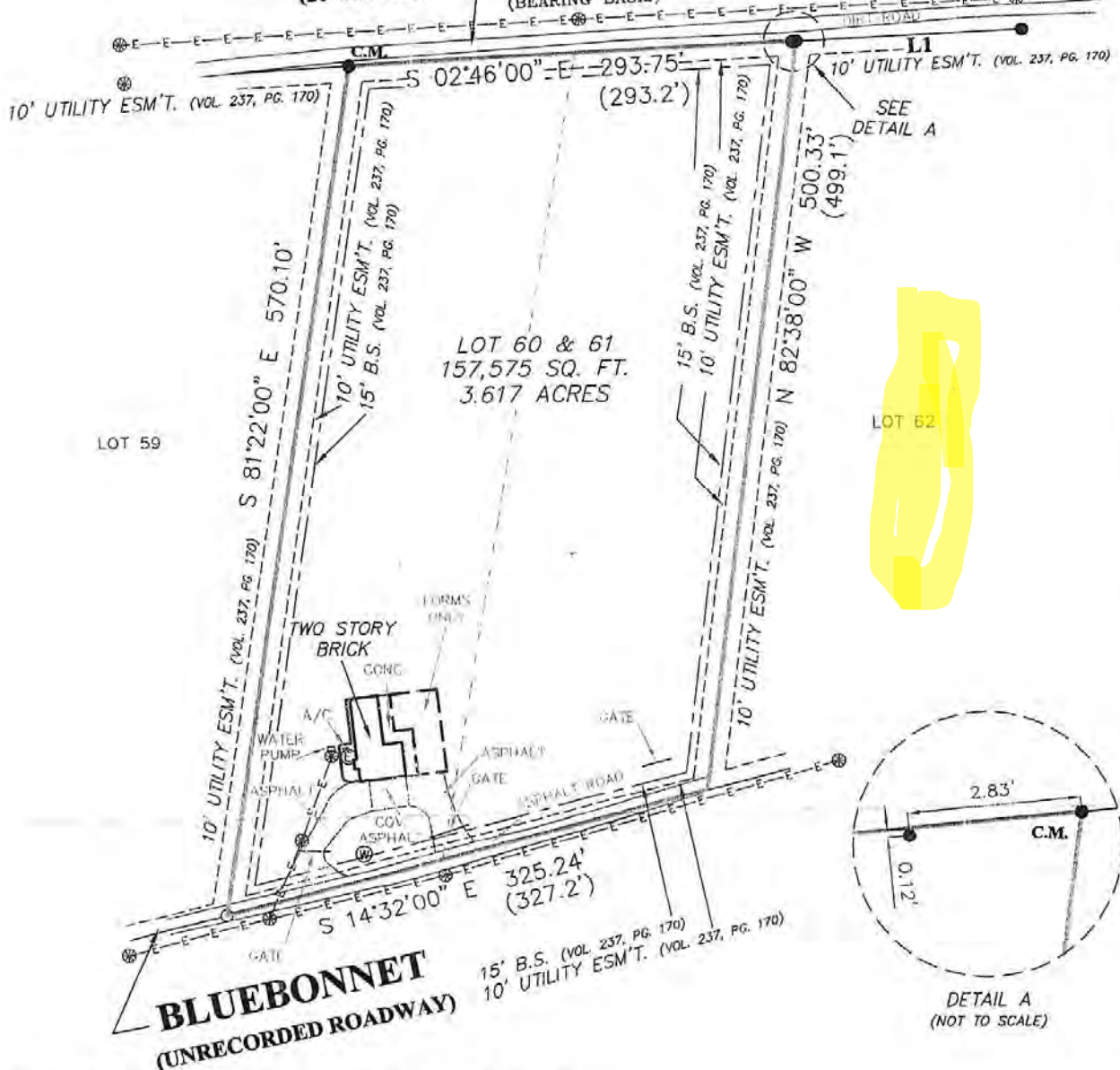


SCALE: 1"=100'

# MARIPOSA

(20' R.O.W.)

(BEARING BASIS)



LOT 60 & 61  
157,575 SQ. FT.  
3.617 ACRES

LOT 62

LOT 59

DETAIL A  
(NOT TO SCALE)

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 survey 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