

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 @799,000. **REDUCED**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.

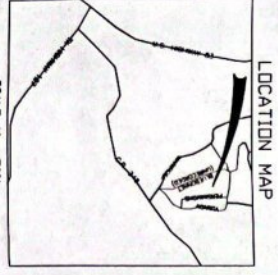
STATE OF TEXAS
 COUNTY OF UVADALE
 The owner of the land shown on this plat and whose name is subscribed hereto, and in the person or through a duly authorized agent, hereby certifies that to the best of owner's knowledge and belief, the plat is a true and correct copy of the original survey and reflects to the use of the plat 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 Benny T. Zavisch, 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, , Licensed Land Surveyor, certify that I am the author of the above plat and that it is a true and correct copy of the original survey and reflects to the use of the plat all streets, easements, shown hereon for the purposes and consideration therein expressed.
 COMPLETED: JANUARY 14, 2020
 PREPARED BY:
 DRAWN BY:
 CHECKED BY:
 APPROVED BY:
 LICENSE NO.
 EXPIRES:



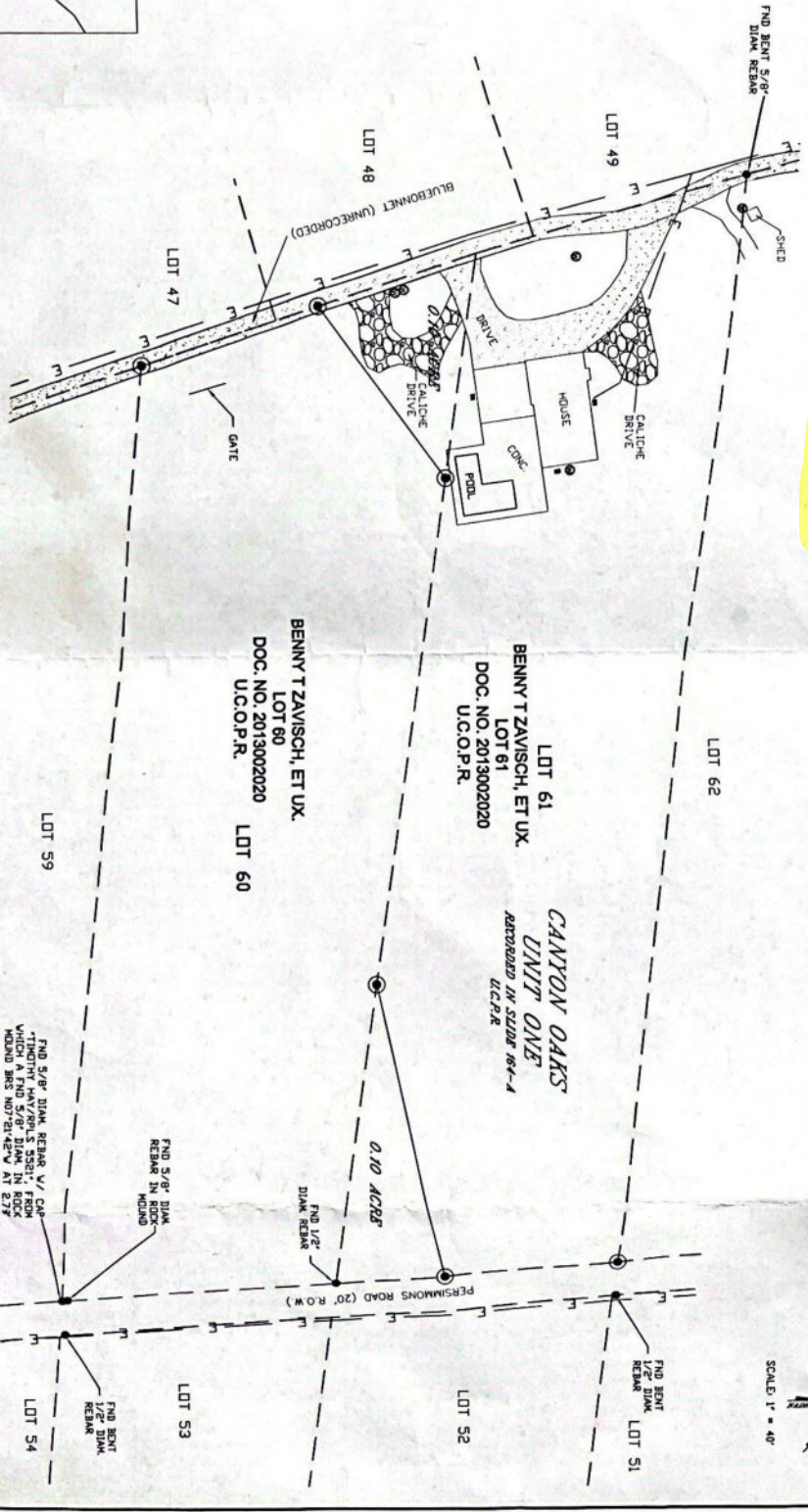
SCALE: 1" = 500'

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D. G. Smyth & Co., Inc.
 200 N. GERRY STREET
 UVALDE, TEXAS 78780
 PHONE: 325-251-4838

PREPARED FOR:
 BENNY T. ZAVISCH
 PLAT AMENDMENT

- LEGEND:
- BOUNDARY LINE/NEAR LOT LINE
 - ROUND MONUMENT/IN ROCK
 - SET 1/2" DIAM. STEEL STAKE
 - W/ PLASTIC CAP MARKED "TR-5/4118"
 - 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 164-4 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.