

1 ACRE OUT OF ABSTRACT 102, SUR. 143
 23942 US HWY. 83 NORTH
 CONCAN, TX 78838



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



FEATURES

- 3BD/2 BA Split plan
- 2048 sq. ft. per UCAD
- Most Furnishings Convey
- Full Utility Room
- Updated Flooring
- Newer Metal Roof
- 1 ac. Unrestricted Lot
- Large Carport
- Huge Composite Deck
- Shaded/Landscaped Yard
- Cute "Cowboy Pool"
- Patio/Fire Pit Area
- Short Term Rentals OK!

FRIO CANYON REAL ESTATE

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

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

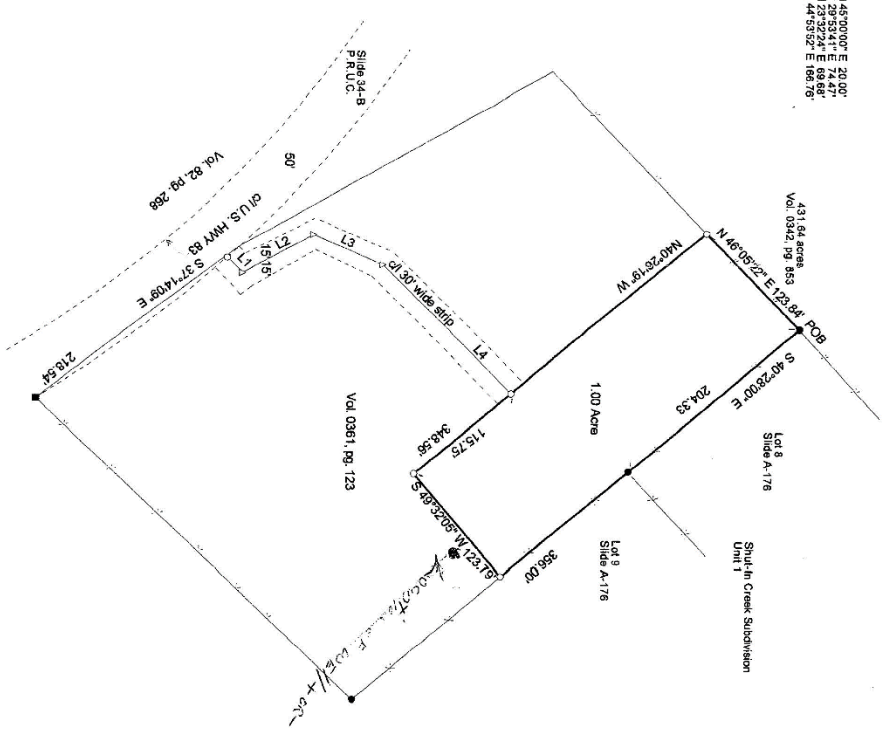
INFO@FRIOCANYONREALESTATE.COM
 WWW.FRIOCANYONREALESTATE.COM



This lovely 3BD/2BA Palm Harbor home sits on an unrestricted 1 acre lot in Concan. It is extremely well-maintained, spacious, and open with plenty of storage throughout. Newer flooring graces the living areas and leads to the large kitchen and breakfast area. Over 1,000 sq. ft. of composite decking runs along the back of the house and overlooks Shut-In Creek, providing additional living and entertainment space. A patio area under the oaks features a cowboy pool and firepit. Play washers on the grassy lawn or sit beneath the beautiful arbor then stroll down to the unique greenhouse and gardening area. Current owners have the property set up for short-term rentals and are selling the property furnished and ready to rent!

\$320,000

L1 = N44°39'09" E 20.80'
 L2 = N23°53'11" E 74.47'
 L3 = N23°52'24" E 69.68'
 L4 = N44°53'52" E 166.76'



- Found 10-inch cedar corner post
 - set 12-inch iron rod
 - Found 58-inch iron rod
 - △ set 60¢ nail
- P.R.U.C. = Plat Records Uvalde County, Texas

PLAT OF 1.00 acre of land and the centerline of a 30 foot wide strip of land, a part of the Bealy, Swale and Farnwood Survey No. 143, Abstract 102, lying and being situated in the county seat. The said 1.00 acre and the centerline of a 30 foot wide strip of land being a part of the lands described in Volume 0361, page 123 of the Official Public Records of Uvalde County, Texas

Bearings recorded herein are based on the recorded bearing (N 40°28' W) between found 508-inch iron rods at the southwest and northeast corner of said 1/2 acre tract.

STATE OF TEXAS
 COUNTY OF UVALDE

I do hereby certify that this plat is true upon the basis of my personal observation of the title and correct. This the 18th day of March 2023.

Charles Chaney
 Charles Chaney
 Reg. Prof. Land Surveyor No. 44457
 P. O. Box 325, Utopia, TX 78884
 535-982-2389



Prepared for: Jack Gallardo	
Copyright Chaney Surveying Co.	
DATE: 7/26/23	DRAWN BY: JC
SCALE: 1" = 100'	