

CANYON OAKS 1 LOT 60 & 61
 210 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 SLIDE 164-A OF THE UVADALE COUNTY RECORDS, TEXAS AND IS
HEREBY AMENDED BY SAID COURT.

NOTARIAL WILLIAM R. MITCHELL
UVADALE COUNTY JUDGE
DATE: _____

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 ENLARGEMENT.

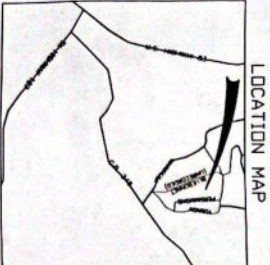
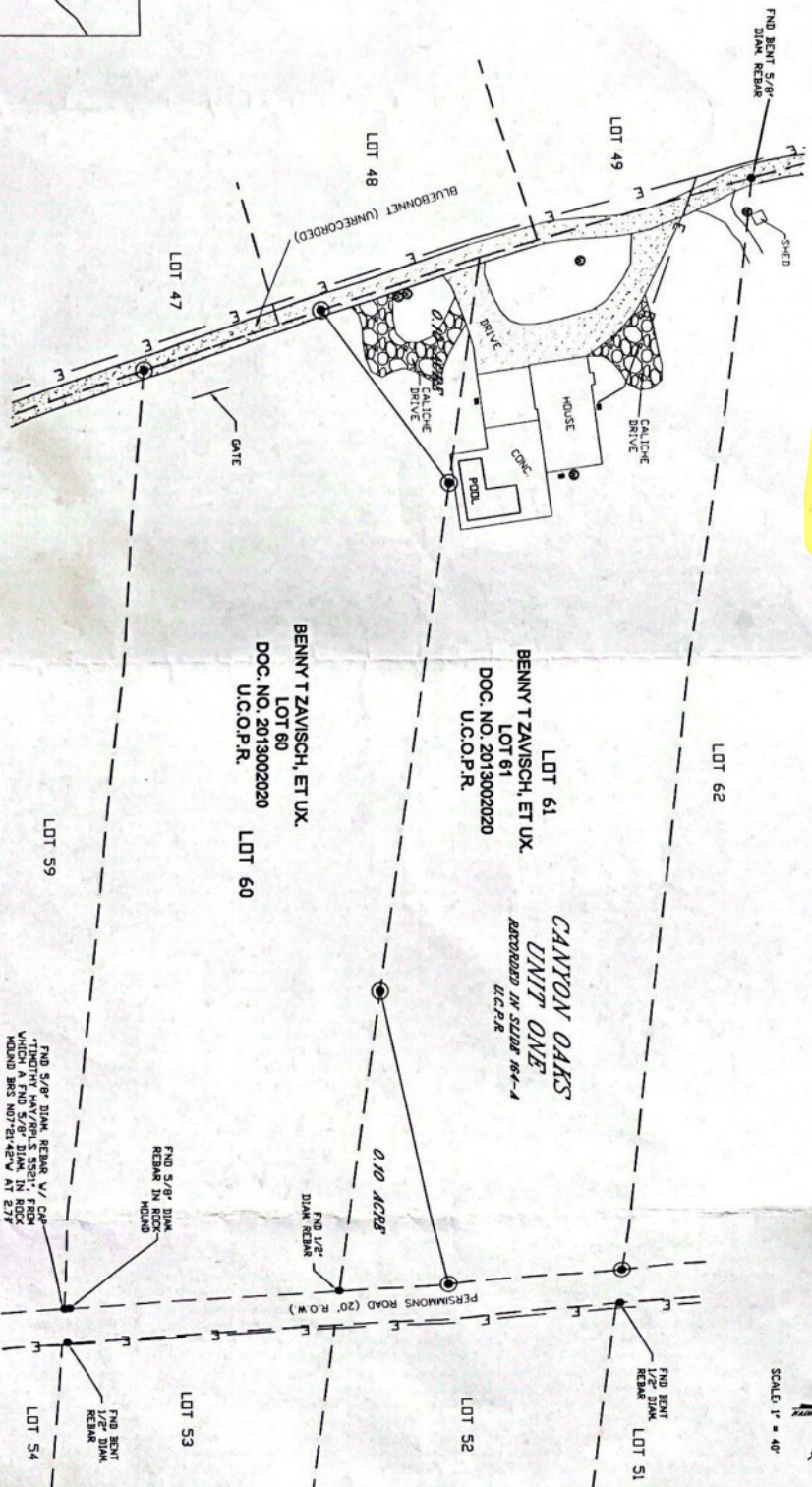
STATE OF TEXAS
COUNTY OF UVADALE
The owner of the land shown on this plat and whose name
is subscribed hereto, and in the person or through a
subscribed agent, acknowledges that to the best of owner's
knowledge and belief, the facts shown on this plat are true and
correct, and that the same are based on an actual
survey and depositions to the use of the plat, and even all
consideration therein expressed.

STATE OF TEXAS
COUNTY OF UVADALE
Before me, the undersigned authority, personally appeared
certainly those who have subscribed to this 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.

Notary Public, County of Uvalde



SCALE: 1" = 40'



SCALE: 1" = 500'

LEGEND:
BOUNDARY LINE/NEW LOT LINE
ROUND MONUMENT AS NOTED
SET 1/2" DIA. STEEL STAKE
W/ PLASTIC CAP MARKED "TSP-S/4118"
ELECTRIC UTILITIES
PLAT LINES

NOTES
UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN FEET AND INCHES.
D. G. Smyth & Co., Inc. PREPARED FOR
222 N. GENTRY STREET
DALLAS, TEXAS 75201
PHONE: (214) 751-4888
FAX: (214) 751-4888
The owner of the land shown on this plat and whose name is subscribed hereto, and in the person or through a subscribed agent, acknowledges that to the best of owner's knowledge and belief, the facts shown on this plat are true and correct, and that the same are based on an actual survey and depositions to the use of the plat, and even all consideration therein expressed.



PREPARED FOR:
BENNY T. ZAVISCH
PLAT AMENDMENT

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-A 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.

LOT 61
BENNY T ZAVISCH, ET UX.
DOC. NO. 2013002020
U.C.O.P.R.
LOT 60
BENNY T ZAVISCH, ET UX.
DOC. NO. 2013002020
U.C.O.P.R.

CANYON OAKS
UNIT ONE
RECORDED IN SLIDE 164-A
U.C.P.R.

FND 5/8" DIA. BENT V. G.D.
"TINOTY HAY/PLS SSET", FROM
WHICH A FND 5/8" DIA. IN ROCK
MOND BKS NOTED-42"V AT 2.17

FND 5/8" DIA.
REBAR IN ROCK
MOND

FND 1/2"
DIA. REBAR

FND BENT
1/2" DIA.
REBAR

FND BENT
1/2" DIA.
REBAR