

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 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.

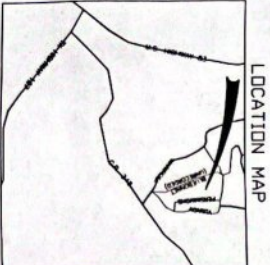
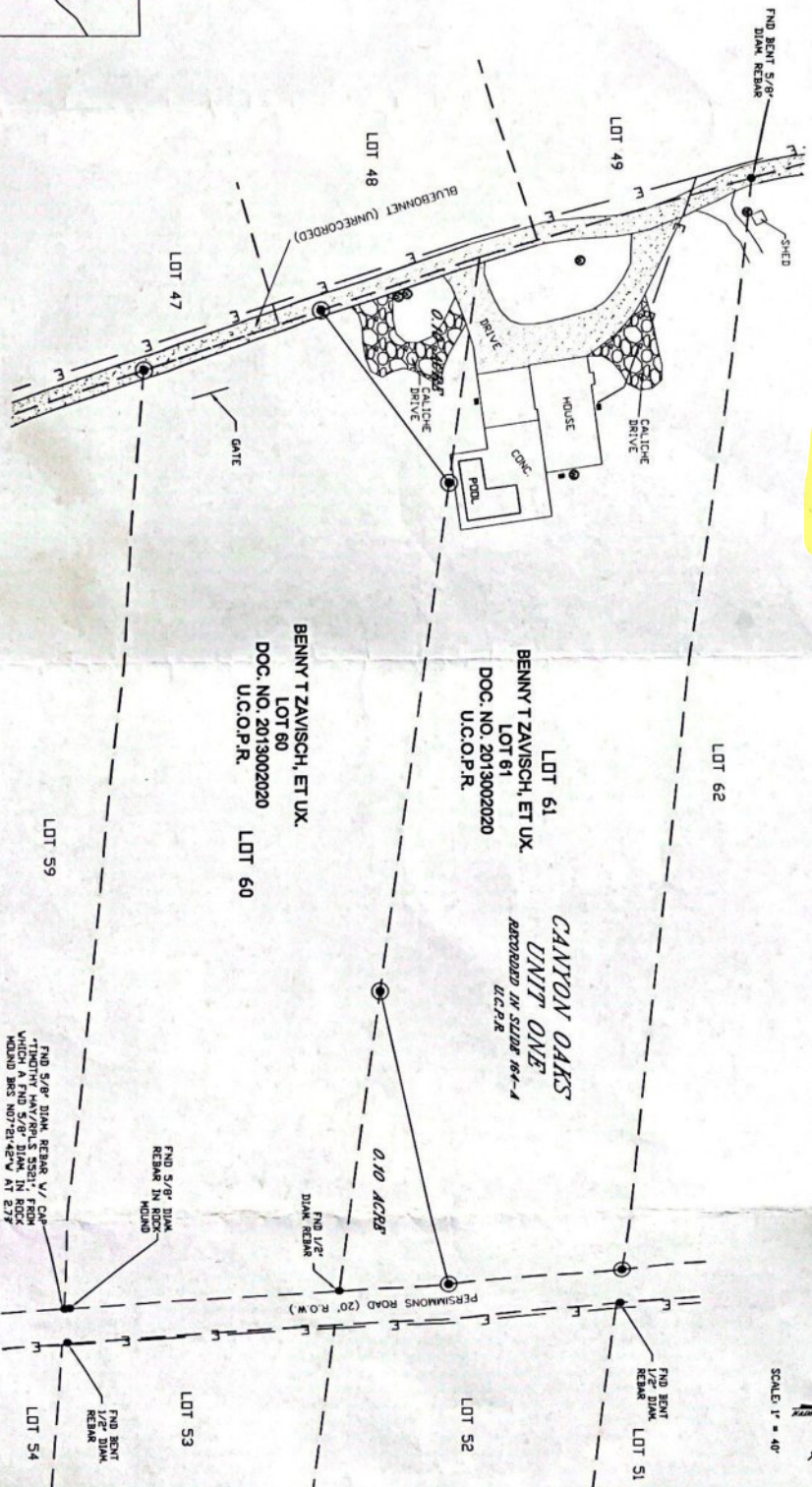
STATE OF TEXAS  
COUNTY OF UVADALE  
The owner of the land shown on this plat and whose name  
is subscribed hereto, and in the person or through a  
subscribed agent, acknowledges that to the best of owner's  
knowledge and belief, the facts shown on this plat are true and  
correct, and that the same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



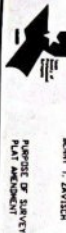
SCALE: 1" = 40'



SCALE: 1" = 500'

LEGEND:  
--- BOUNDARY LINE/NEW LOT LINE  
--- ROAD RIGHT-OF-WAY  
--- SET 1/2" DIA. STEEL STAKE  
--- W/ PLASTIC CAP MARKED "TSP-5/418"  
--- PLAT LINES

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DRIVEWAY ENLARGEMENT.



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.*

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

LOT 61  
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.