

190 BLUE BONNET DR.
 CANYON OAKS UNIT 1, LOT 60
 CON CAN, TEXAS 78838



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



- ***ELECTRICITY AVAILABLE***
- ***SOME CEDARS***
- ***EASY ACCESS***
- ***ROAD FRONTAGE***
- ***SLOPING***
- ***PRIVATE***
- ***NO IMPROVEMENTS***
- ***VIEWS***
- ***GREAT FOR FAMILY***
- ***RENTALS ALLOWED***
- ***RECREATIONAL***



Hilltop views! Nestled in the charming Canyon Oaks Subdivision, this 1.83-acre lot offers stunning views and is surrounded by a welcoming neighborhood. Just a quick drive to the private owner's river park nearby provides easy access to the sparkling Frio River, perfect for outdoor enthusiasts. Conveniently located to the Frio, shopping, gas stations, and river outfitters, this lot is an ideal spot to build your dream getaway. This picturesque location combines natural beauty with modern convenience, making it a prime real estate opportunity.

Listed @\$129,000. Call Martin!!!

STATE OF TEXAS
COUNTY OF UVALDE

THIS PLAT INSTRUMENT IS FILED BY AND IN NAME OF CANYON OAKS, UNIT ONE AND WAS APPROVED BY THE COMMISSIONERS COURT OF UVALDE COUNTY, TEXAS AND IS HEREBY APPROVED BY SAID COURT.

PREPARED BY: UVALDE COUNTY CLERK
DATE: 02/20/20

NOTES

1. THIS PLAT INSTRUMENT IS FILED HEREIN FOR THE PURPOSE OF DOWNGRADING THE EXISTING LOT 60 AND LOT 61 AND BEING RECOMBINED IN A DIFFERENT ENCLOSURE.

STATE OF TEXAS
COUNTY OF UVALDE

The owner of the land shown on this plat and those who are authorized hereto, and in the person or through a duly authorized agent, hereby certify that this plat is the best of owner's survey and applies to the use of the public for recordation purposes, and that the same is true and correct and that the same is the best of owner's survey and applies to the use of the public for recordation purposes.

Dated: _____
2020

STATE OF TEXAS
COUNTY OF UVALDE
I, _____, the undersigned authority, personally appeared _____ before me, the undersigned authority, personally appeared _____ and acknowledged to me that they executed the foregoing instrument and the contents thereof are true and correct and that they executed the same for the purposes and objects therein expressed in the capacity therein stated.
Subscribed before me this _____ day of _____, 2020.
Notary Public, County of Uvalde



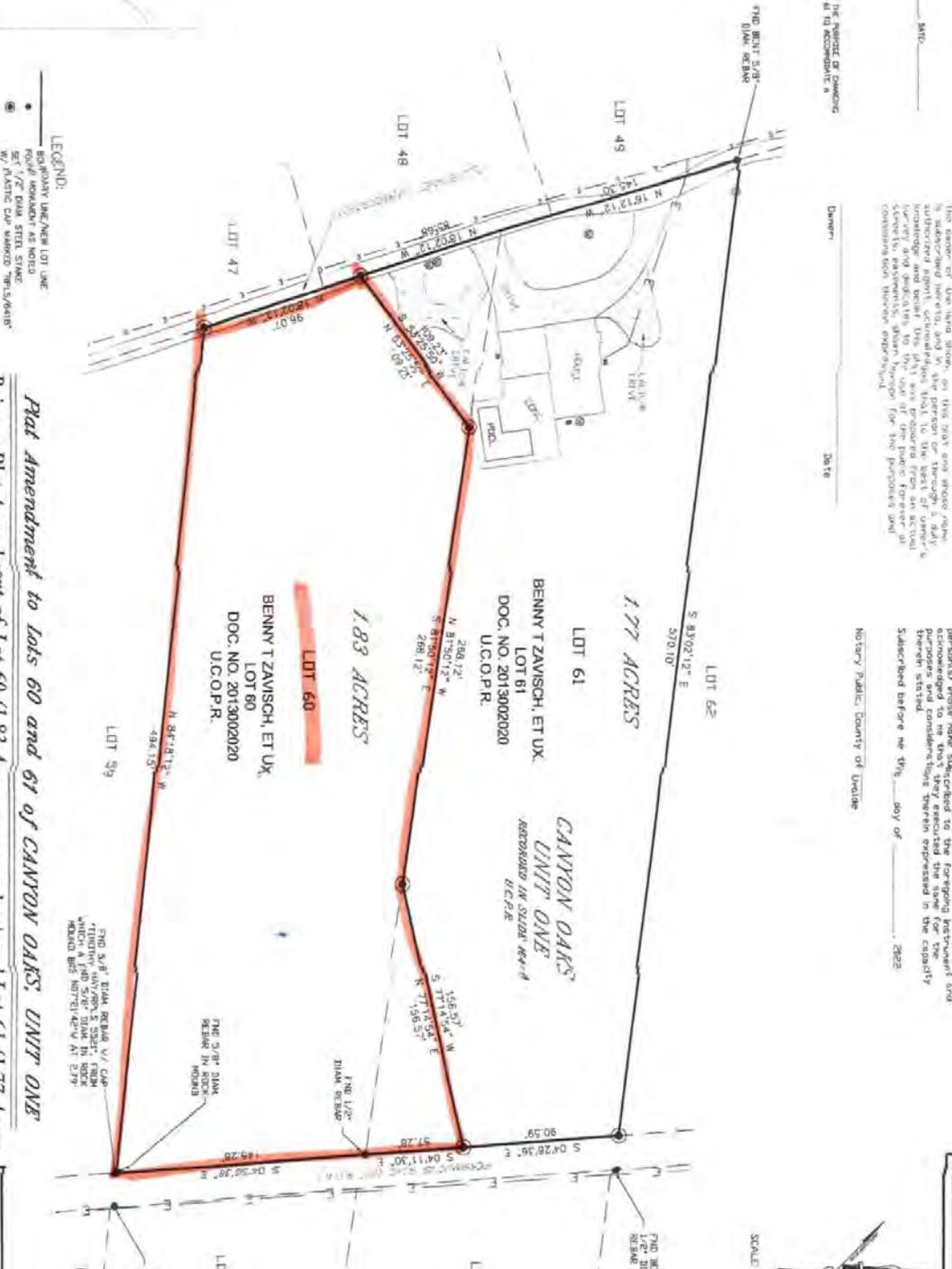
DALE E. COMBS
STATE OF TEXAS
COUNTY OF UVALDE
COMMISSION NO. 12345
EXPIRES 12/31/2022



SMYTH SURVEYORS, INC.
17000 FM 1979, SUITE 100
UVALDE, TEXAS 78806
PHONE: 325-293-0888
FAX: 325-293-0889

LEGEND:
BOUNDRY LINE/NEW LOT LINE
BOUNDARY MONUMENT AS NOTED
SET 1/2" DIA. STEEL STAKE
W/ PLASTIC CAP MARKED "TMS/SAHS"
ELECTRIC UTILITIES
PLAT LINES

REVISIONS:
REVISION NO. 1
DATE: 02/20/2020
BY: [Signature]



Plat Amendment to Lots 60 and 61 of CANYON OAKS, UNIT ONE
Being a Plat Amendment of Lot 60 (1.83 Acres, more or less) and Lot 61 (1.77 Acres, 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.