

Suttle and Company Real Estate

Property #49
Lot #32, Unit I, 0.54 ac
Canyon Oaks Subdivision
Concan, Tx. Uvalde, County



Your Real Estate Professionals



Attributes

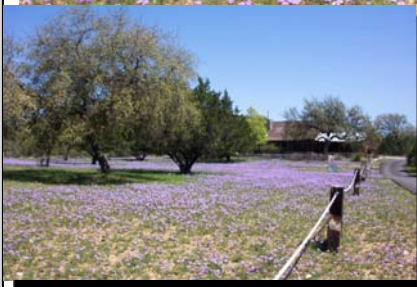
- Great Location
- Cleared
- Private
- Frio River Access

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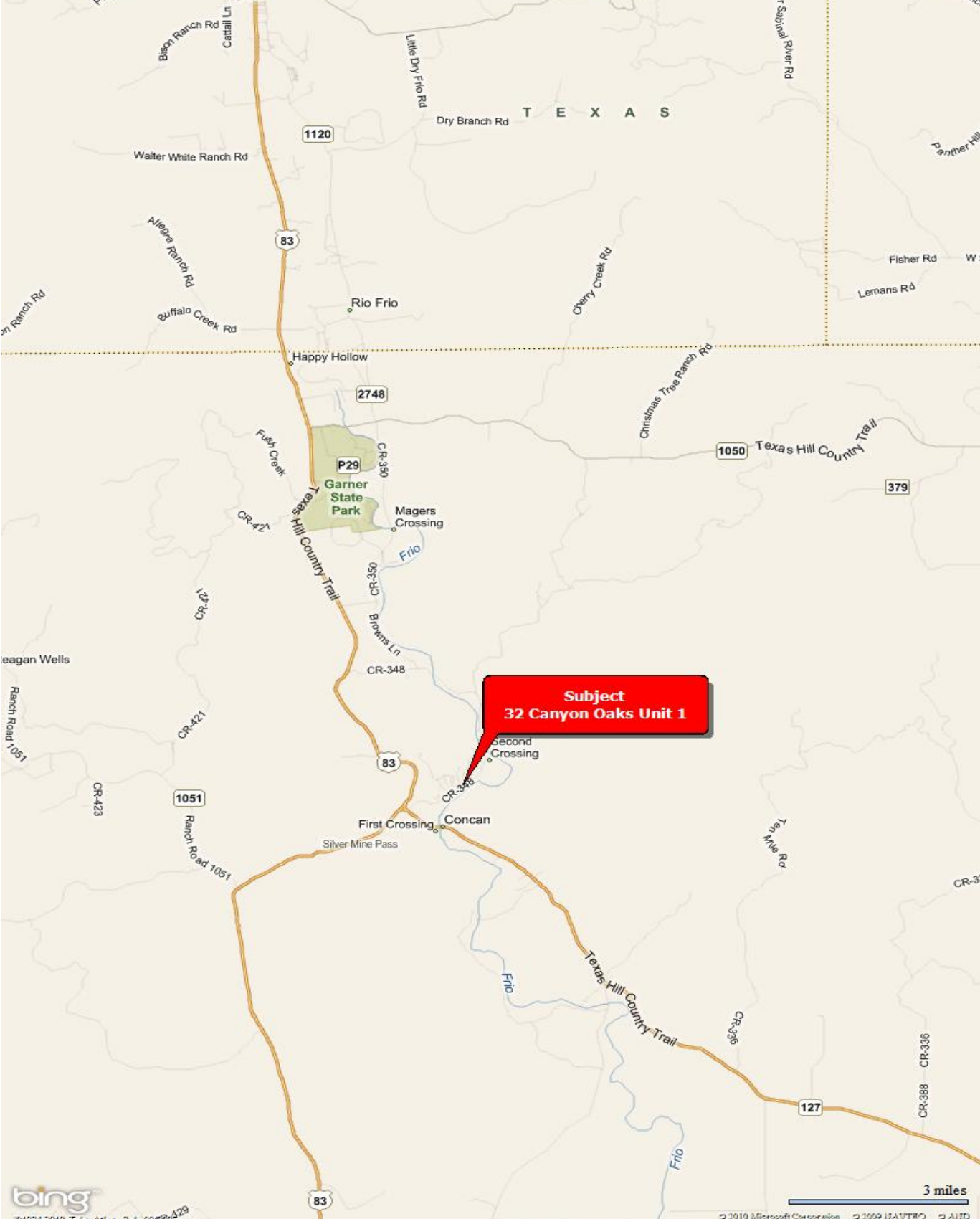
1260 Hwy 83 South
P.O. Box 606
Leakey, Tx. 78873

Phone: 830/232-5242
Fax: 830/232-4283

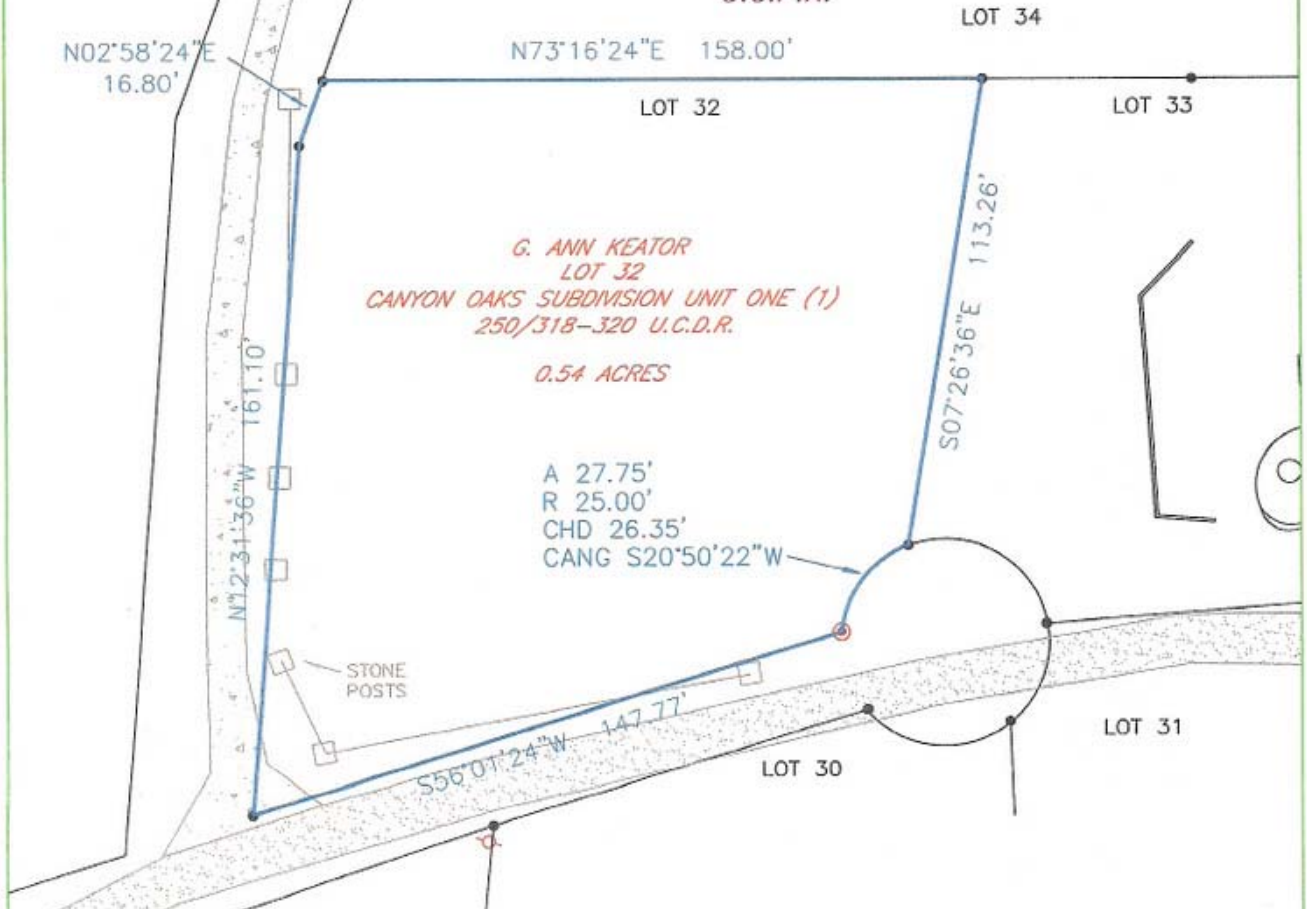
Email: suttle Realty@hctc.net
www.SuttleandCompany.com



This flat half-acre + lot is located just one block off of River Road in downtown Concan, Texas and is already cleared and ready for your vacation cabin or dream home!. It's very secluded and private with several large oak trees and decorative fencing on two sides. Owners will enjoy the benefit of a beautiful park on the banks of the Frio River that is for the exclusive use of Canyon Oaks property owners. Electricity and water are available. List Price \$65,000



CANYON OAKS SUBDIVISION
 UNIT NO. ONE (1)
 VOLUME 3, PAGE 85, SLIDE 164-A
 U.C.P.R.



G. ANN KEATOR
 LOT 32
 CANYON OAKS SUBDIVISION UNIT ONE (1)
 250/318-320 U.C.D.R.
 0.54 ACRES

A 27.75'
 R 25.00'
 CHD 26.35'
 CANG S20°50'22"W

LOT 29

LOT 30

LOT 31

SCALE:
 1" = 40'

LEGEND

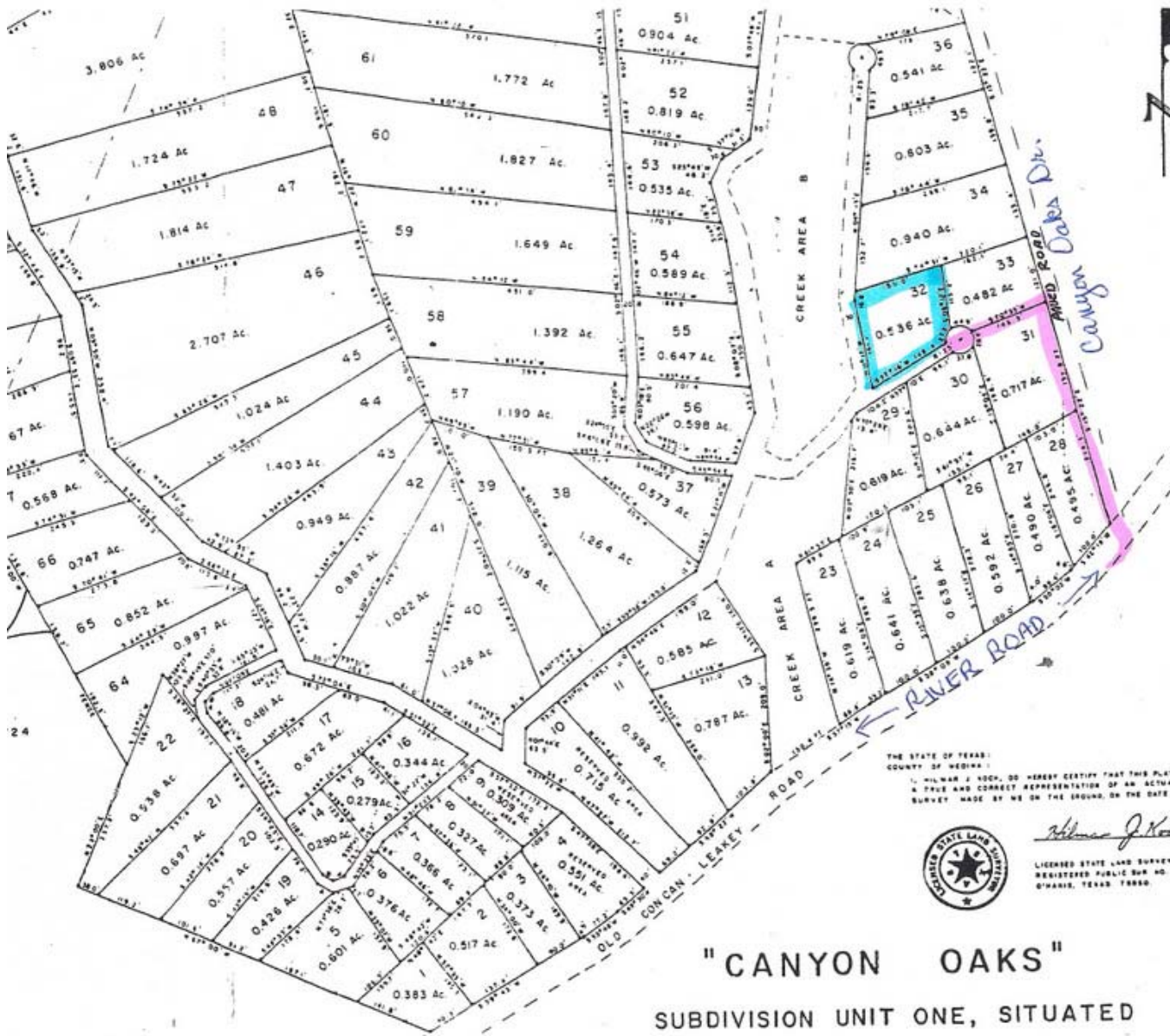
- BOUNDARY LINE
- PLAT LINES
- BUILDINGS
- SET 1/2" STEEL STAKE
- FOUND MONUMENT
- FENCE LINE
- ROAD
- POWER POLE

CERTIFICATE

D. C. Smyth & Company, Inc. a Texas Corporation and the president of which is David Gregory Smyth, a Registered Professional Land Surveyor #2046 RE: File No. 19385/POINDEXTER Does hereby certify to:

STEWART TITLE and the principal parties to the conveyance of the subject tract shown hereon.





THE STATE OF TEXAS,
 COUNTY OF WEDGEMAN,
 I, WILLIAM J. KERR, DO HEREBY CERTIFY THAT THIS PLAN IS
 A TRUE AND CORRECT REPRESENTATION OF AN ACTUAL
 SURVEY MADE BY ME ON THE GROUND, ON THE DATE SHOWN



William J. Kerr
 LICENSED STATE LAND SURVEYOR
 REGISTERED PUBLIC SURV. NO. 217
 DALLAS, TEXAS 75202

"CANYON OAKS"
 SUBDIVISION UNIT ONE, SITUATED