



**CREEK ESTATE NO. 46**



# CREEK ESTATE NO. 46

Aerial View



Whether unwinding on the back patio with breathtaking sunset views or exploring the Hill Country surroundings, Creek Estate No. 46 strikes the perfect balance between the comforts of a private oasis and the fulfillment of an enriching Driftwood lifestyle.

Situated on a generous 1.49-acre lot facing west, Creek Estate No. 46 combines tranquility with convenience. Surrounded by dozens of oak trees, this homesite offers natural privacy screening, while still enjoying immediate access to the community hike and bike trails. The property is nestled in a quiet part of the Creek parcel just a short golf cart ride to the exciting Creek Club Core, allowing owners to enjoy the vibrant community amenities at their leisure and retreating to their peaceful home at the end of the evening.

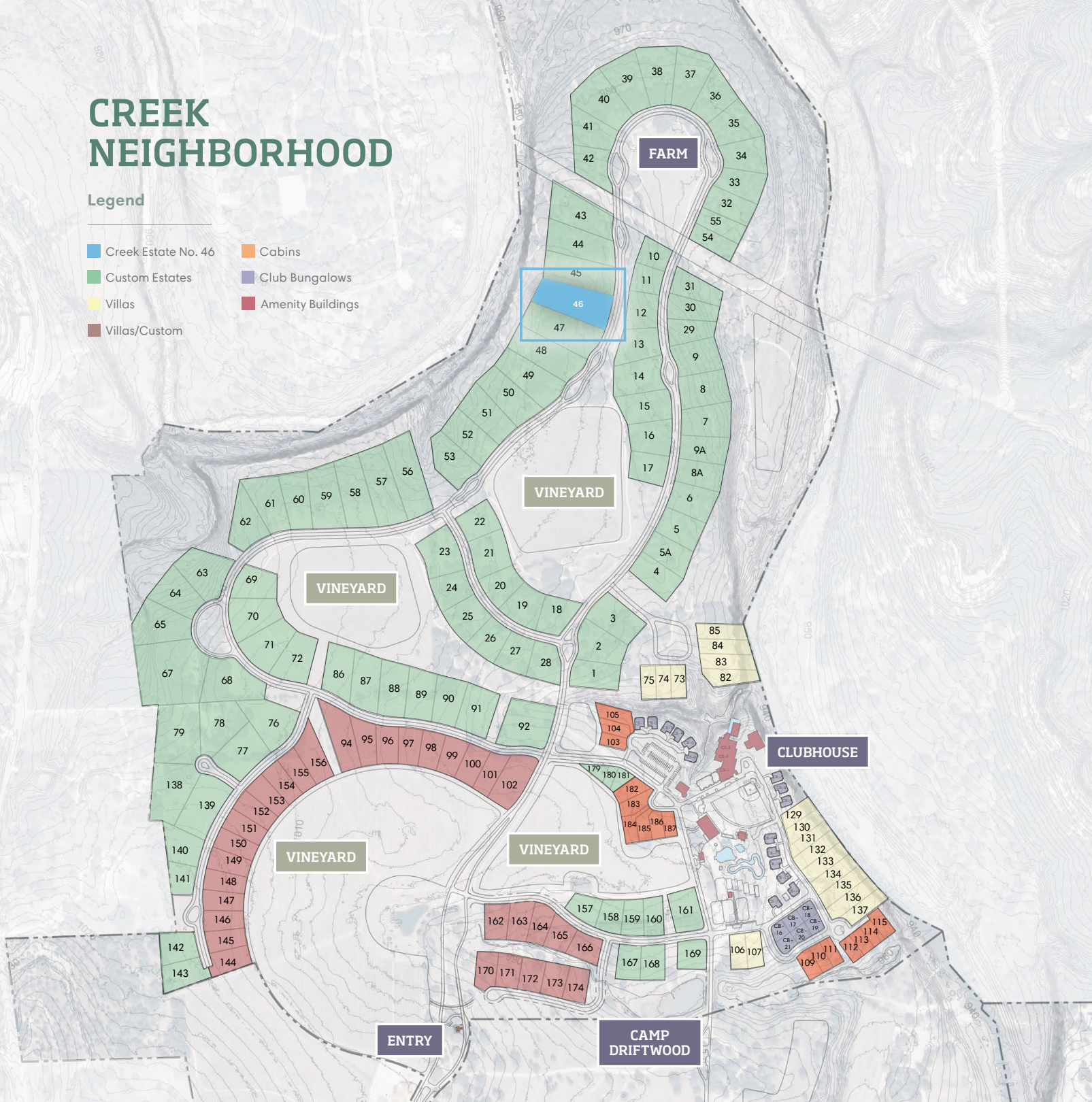




# CREEK NEIGHBORHOOD

## Legend

- Creek Estate No. 46
- Cabins
- Custom Estates
- Club Bungalows
- Villas
- Amenity Buildings
- Villas/Custom



# LOT PORTFOLIO



## Legend

- Private Area
- Natural Area
- Existing Trees
- Suggested Access Point
- Water P.O.C.

<b>Building Envelope Area</b>	40,954 SQ. FT.
<b>Natural Area</b>	23,814 SQ. FT.
<b>Total Lot Area</b>	64,768 SQ. FT.
<b>Total Lot Acreage</b>	1.487 AC
<b>Maximum Building Height</b>	34 FT.

The locations of the Private Area Envelope and other physical structures and height of the pad elevation depicted on this diagram are approximations. Purchasers are advised to verify the same and other site conditions prior to commencing construction by obtaining a survey from a registered surveyor. This lot diagram is preliminary, based on preliminary lot line and grading information. This diagram will be revised when final lot lines and grading information are available.





## DRIFTWOOD GOLF & RANCH CLUB

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These materials and the features and amenities described and depicted herein are based upon current development plans, which are subject to change without notice. Obtain the property report required by applicable government authorities before signing anything. No governmental agency has judged the merits or value, if any, of this property. This material shall not constitute an offer to sell in any state where prior registration is required.