RANCH CUSTOM ESTATE NO. 1

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Aerial View

COMFORT STATION

HOLE #12

HOLE #15

HOLE #14

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OVERVIEW

Ranch Custom Estate No. 1

One of our only homesites primely situated at the end of a cul-de-sac, Ranch Estate No. 1 offers premium privacy on an expansive 1.60 acres. Sitting high above Hole 14 green below, this stunning estate enjoys unimpeded views of multiple fairways, and is the only homesite with views straight down Hole 15 and lake.

Legend

- ■ Estate No. 1
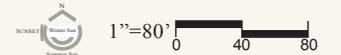- ■ Custom Estates
- ■ Villas
- ■ Cabins
- ■ Amenity Buildings

LOT DETAILS   + Lot Area: 1.60 acres   + Building Envelope: 40,757 sq ft

COMMUNITY TRAIL

LOT 2

OPEN SPACE

30'

25'

35'

218'

247'

25' 30'

25'

30'

GOLF HOLE #12

NATURAL AREA

BUILDING ENVELOPE

PRIVATE AREA

PROPERTY LINE

TRANSITION AREA

LOT

January 14, 2019

LEGEND

■ PRIVATE AREA	– – PROPERTY LINE	
■ SETBACK AREA	– – – BUILDING ENVELOPE	
▨ TRANSITION AREA	◌ EXISTING TREES	
➤ SUGGESTED DRIVEWAY ACCESS		

1"=80'   0   40   80

Lot Information

Building Envelope Area:	40,757 S.F.
(Transition Area):	7,275 S.F.
Building Setback Area:	28,945 S.F.
Total Lot Area: (1.60Acres)	69,702 S.F.
Maximum Building Height:	34 ft.

"The information on this lot diagram is diagrammatic. As diagrams are sometimes prepared prior to recording of final plat, owners are advised to refer to Final Subdivision Plat maps for accurate lot lines, setback areas, building envelopes, and easements. Owners are required to verify existing grade, utilities, existing vegetation, and any other existing site conditions by obtaining a site survey from a registered surveyor. Please refer to the Design Guidelines- Appendix D for Lot Survey Requirements."

DRIFTWOOD GOLF & RANCH CLUB
DISCOVERY TEXAS REALTY

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