



RANCH ESTATE NO. 21

# RANCH ESTATE NO. 21

Aerial View



**Ranch Estate No. 21 is a large south-facing homesite with sweeping views over Hole #11 fairway and beyond.**

This 1.13-acre estate is located in the quiet northwest corner of the Ranch Parcel, with an open an even building envelope to design a custom home perfectly suited to any family's interests. The estate offers a quiet retreat, yet is located just a short distance to the future golf clubhouse and dining facilities. When homeowners have enjoyed a full 18-holes on the golf course, they can easily hop onto the adjacent Creek-to-Ranch cart path, allowing seamless access to the lifestyle amenities just a short golf cart ride through the Hill Country.

# RANCH NEIGHBORHOOD

- Legend
- Ranch Estate No. 21

Custom Estates

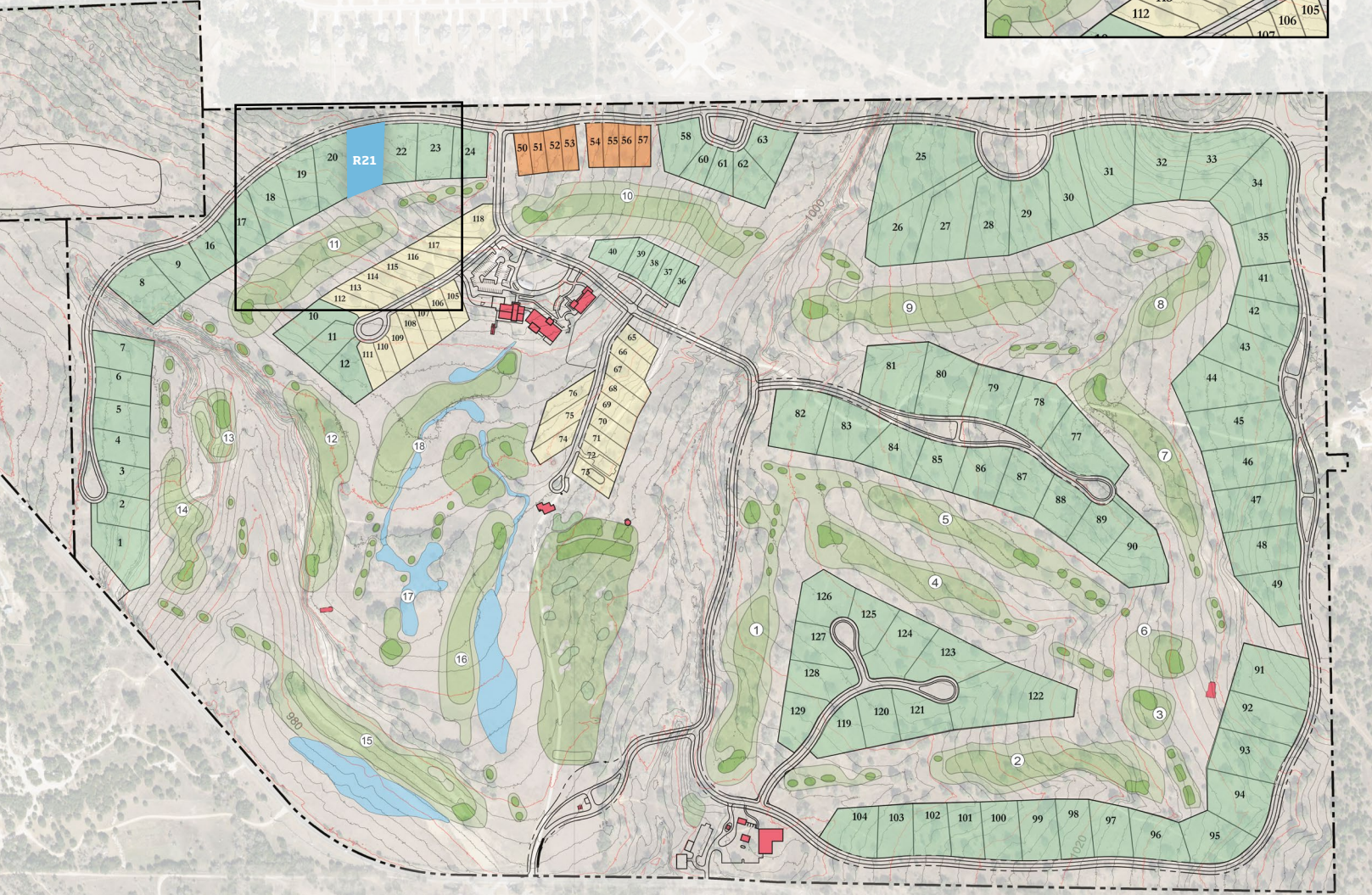
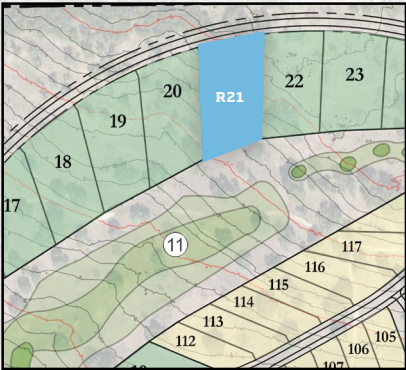
Villas

Villas/Custom

Cabins

Club Bungalows

Amenity Buildings



# LOT PORTFOLIO



## Legend

- Private Area

Natural Area

Transition Area

Suggested Access Point

Water P.O.C.

Electric P.O.C.

Existing Tree to Remain

Building Envelope Area	26,357 SQ. FT.
Transition Area	2,692 SQ. FT.
Natural Area	22,703 SQ. FT.
Total Lot Area	49,060 SQ. FT.
Total Lot Acreage	1.13 AC
Maximum Building Height	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.

03/24



## DRIFTWOOD GOLF & RANCH CLUB

582 Thurman Roberts Way | Driftwood, Texas 78619 | (737) 241-3500

[driftwoodgolfclub.com](http://driftwoodgolfclub.com) | [info@driftwoodgolfclub.com](mailto:info@driftwoodgolfclub.com)

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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.