



**RANCH CUSTOM ESTATE NO. 22**



# RANCH CUSTOM ESTATE NO. 22

Aerial View





# OVERVIEW



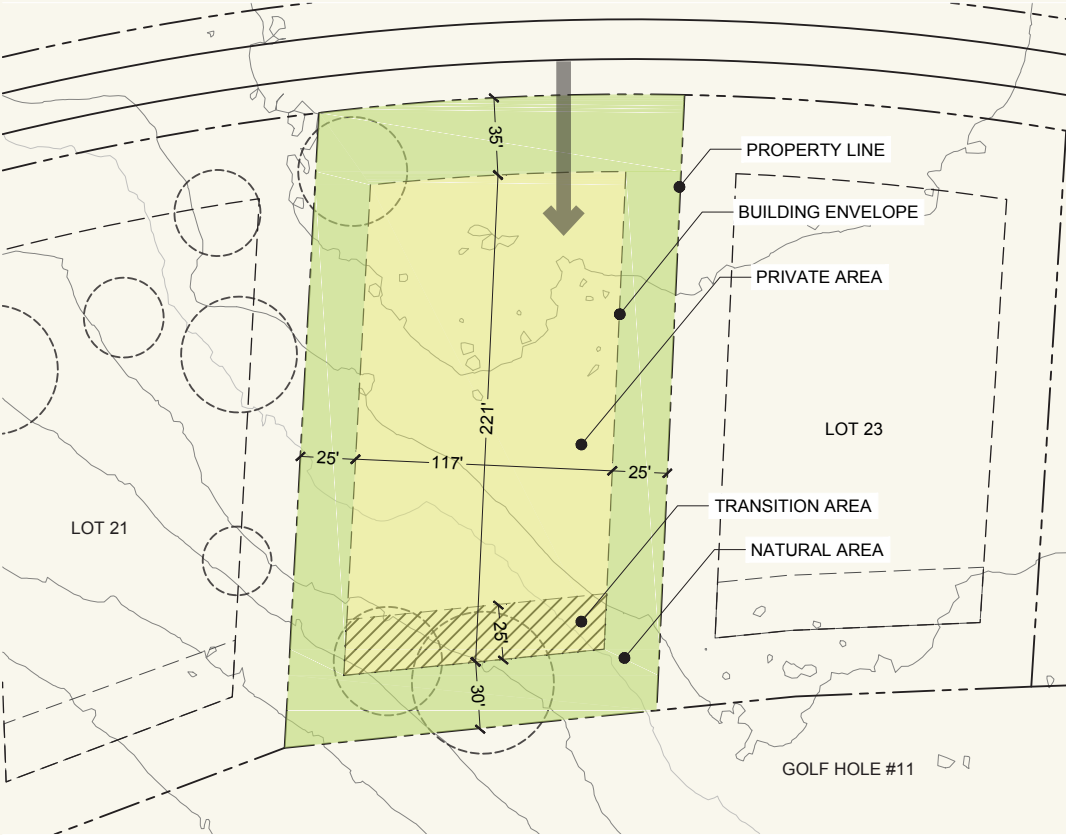
## Ranch Custom Estate No. 22

Ranch Estate No. 22 is where the best of pure and pristine Hill Country meets a robust offering of world-class amenities and service. Quietly tucked into the northwest corner of the Ranch Parcel, this 1.09 acre homesite enjoys unimpeded views to the south overlooking Hole #11 tees and fairway. Located just a short walk to the golf clubhouse, owners will enjoy fine dining and fitness just beyond their front door, as well as easy access to the Ranch-to-Creek cart path.

### Legend

- Estate No. 22
- Custom Estates
- Villas
- Cabins
- Amenity Buildings

LOT DETAILS + Lot Area: 1.09 acres + Building Envelope: 25,677 sq ft



### LEGEND

- PRIVATE AREA
- SETBACK AREA
- TRANSITION AREA
- PROPERTY LINE
- BUILDING ENVELOPE
- EXISTING TREES
- SUGGESTED DRIVEWAY ACCESS

January 14, 2019  
1"=60'  
0 30 60

Lot Information	
Building Envelope Area:	25,677 S.F.
(Transition Area):	2,963 S.F.
Building Setback Area:	21,872 S.F.
Total Lot Area:	(1.09 Acres) 47,549 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**  
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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.