



**RANCH ESTATE NO. 4**

# RANCH ESTATE NO. 4

Aerial View



**Ranch Estate No. 4 is a stunning Hill Country estate offering sweeping views of rolling golf fairways.**

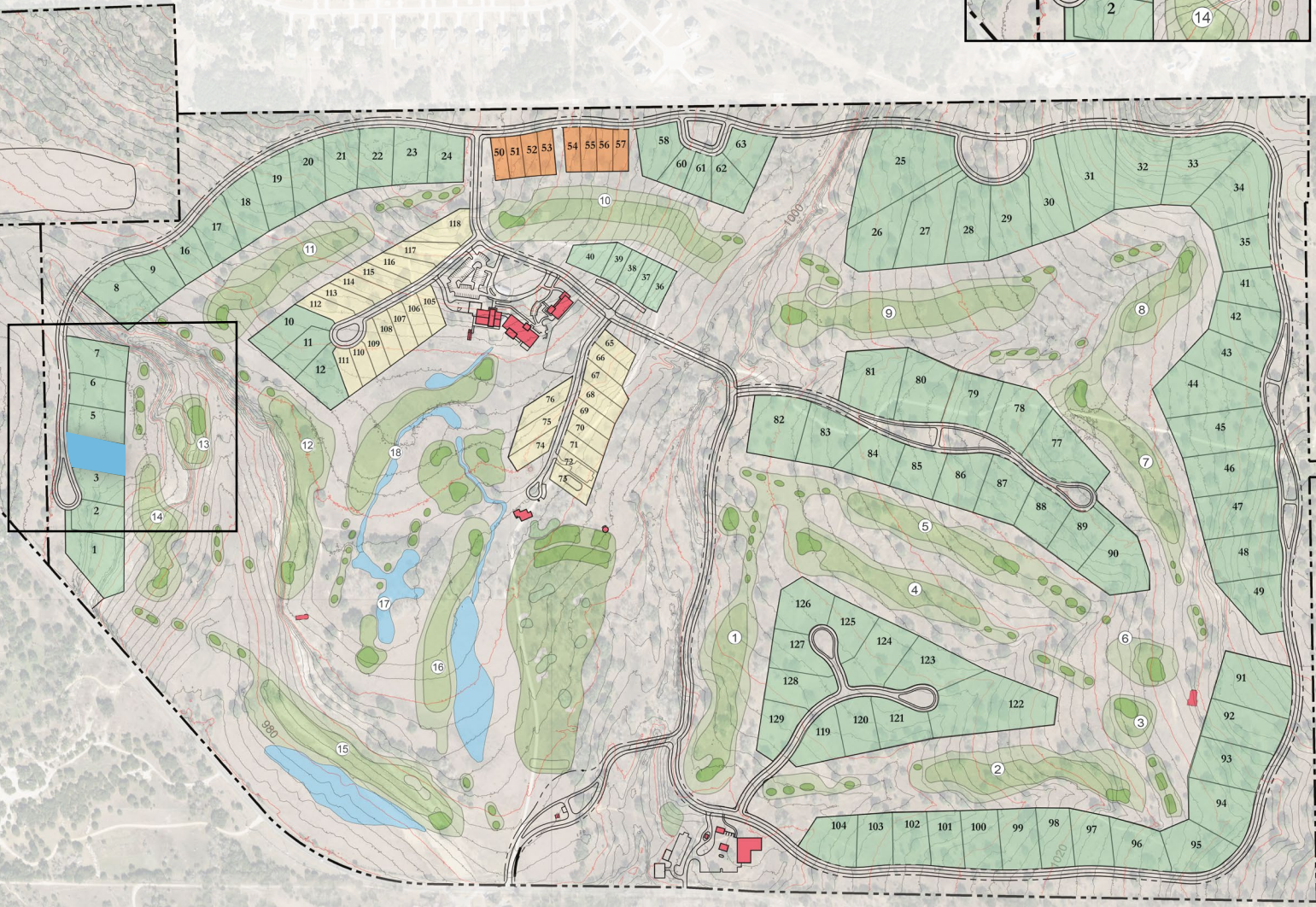
This homesite is just under an acre and sits high on the lot overlooking Hole #14 with nothing but multiple fairways as far as the eye can see. Located at the end of a cul-de-sac, Estate No. 4 offers a quiet piece of privacy with little road traffic. Owners will enjoy a short golf cart ride to our Ranch Club Core, which will include a 20,000 SQ. FT. clubhouse, dining, event lawn, and more.



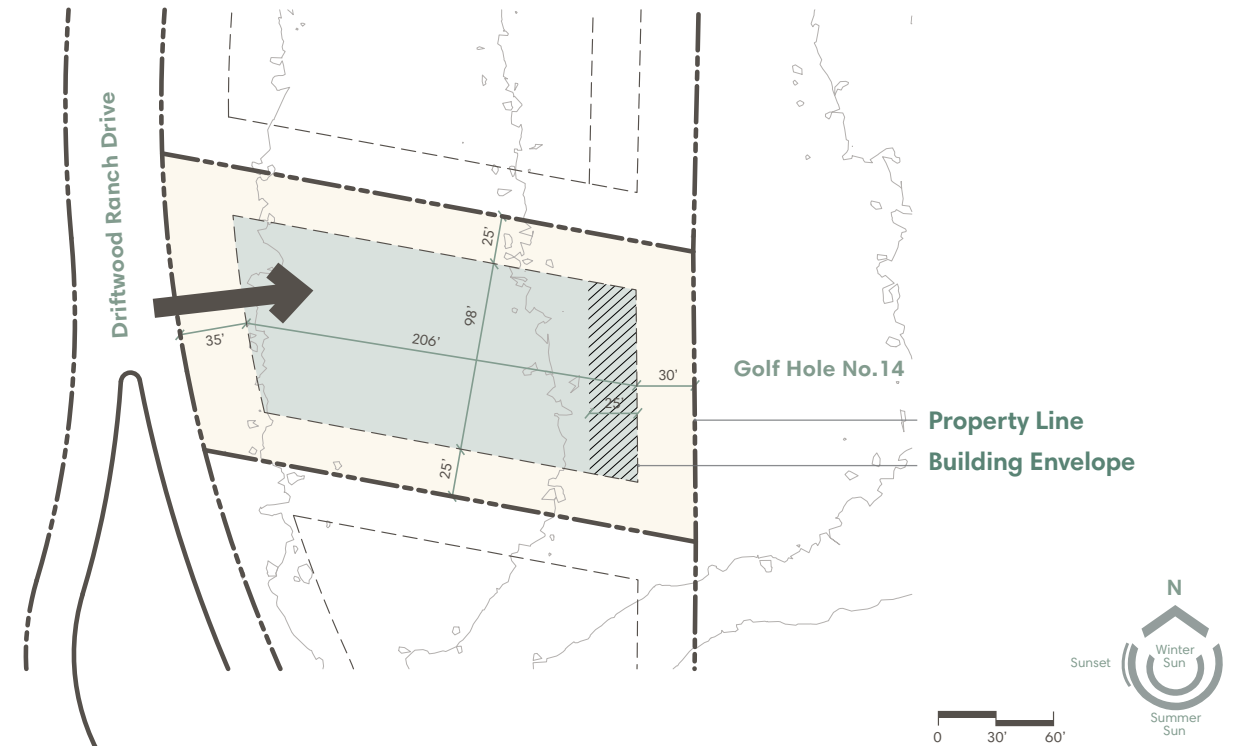
# RANCH NEIGHBORHOOD

## Legend

- Ranch Estate No. 4
- Cabins
- Custom Estates
- Club Bungalows
- Villas
- Amenity Buildings
- Villas/Custom



# LOT PORTFOLIO



## Legend

- Private Area
- Natural Area
- ▨ Transition Area
- ↑ Suggested Access Point
- Existing Tree to Remain
- ⊕ Water P.O.C.
- ⊕ Electric P.O.C.

|                                |                |
|--------------------------------|----------------|
| <b>Building Envelope Area</b>  | 20,350 SQ. FT. |
| <b>Transition Area</b>         | 2,502 SQ. FT.  |
| <b>Natural Area</b>            | 20,256 SQ. FT. |
| <b>Total Lot Area</b>          | 40,606 SQ. FT. |
| <b>Total Lot Acreage</b>       | 0.93 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.