

Bluff Springs  
Estates



**LOCATION:**

Driftwood, Hays County, TX approximately 6.5 miles south of the intersection of RR 12 and Hwy 290 in Dripping Springs.

The entrance to Bluff Springs Estates is located on RR 12 directly across from Schoolhouse Ridge Rd just south of the Intersection with Elder Hill Road.

**SIZE:** 12 lots ranging in size from 10.48 acres- 26.07 acres

**PRICE:** Please see pages 5&6 for pricing and availability

**SCHOOLS:** Dripping Springs ISD

Walnut Springs Elementary, Dripping Springs Middle & High

**UTILITIES:**

- Electric - Pedernales Electric Coop
- Well & Septic required at Buyer's expense

**TAXES:** 2020 Tax Rate- 1.87089%

The entire property is currently under a wildlife management plan and taxes are approximately \$2.86/acre.

**COMMENTS:**

- Sensible Restrictions
- Legacy oaks and native habitat
- Multiple springs and water features
- Recent selective clearing
- Long-distance protected views overlooking Storm Ranch
- Close proximity to dining, shopping and entertainment in Dripping Springs or Wimberley

[www.BluffSpringsEstates.com](http://www.BluffSpringsEstates.com)

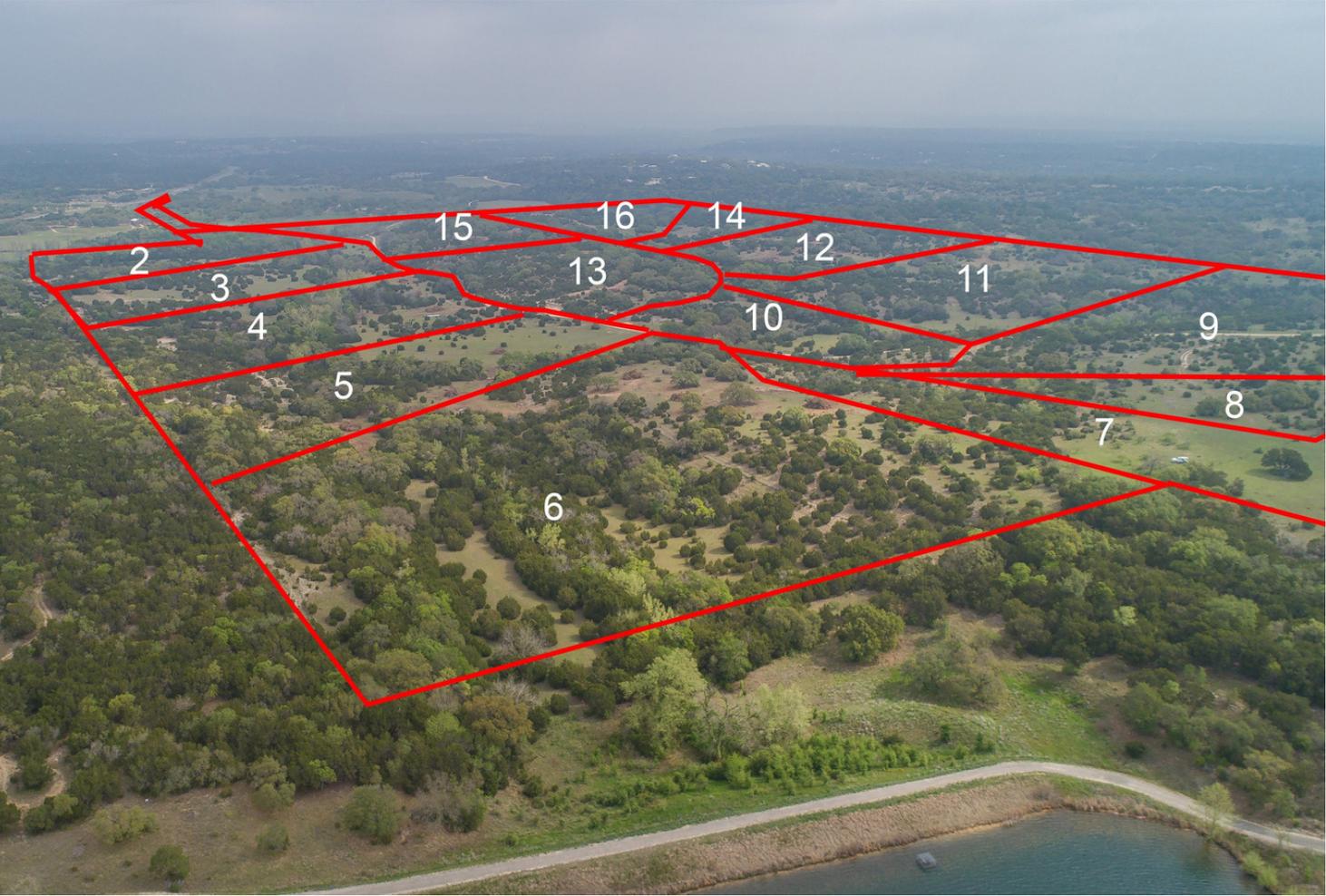
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REPUBLIC  RANCHES LLC  
*Our Legacy is in the Land*

**NATALIE DEAN**  
Broker Associate

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# BLUFF SPRINGS ESTATES

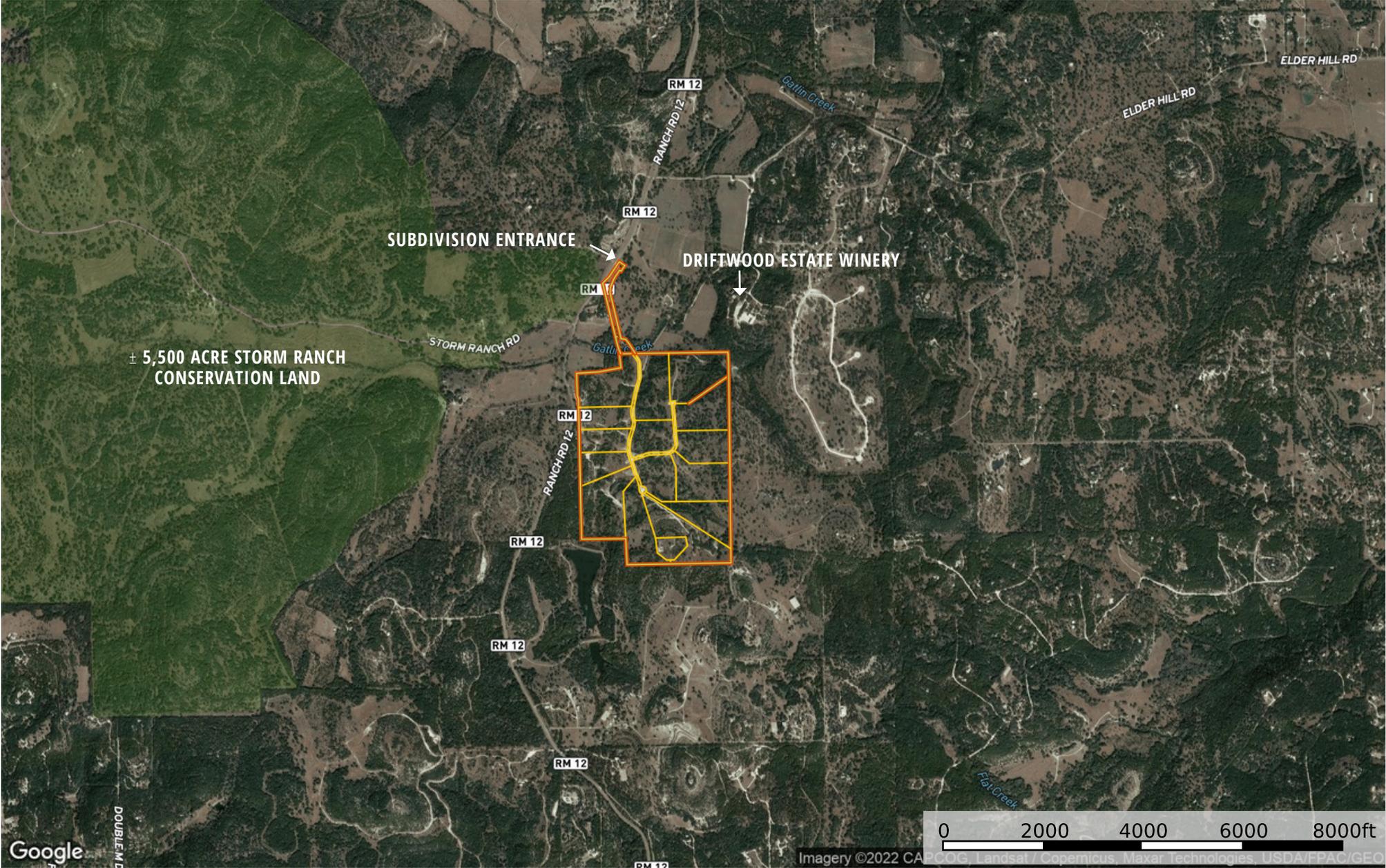


# REGIONAL MAP



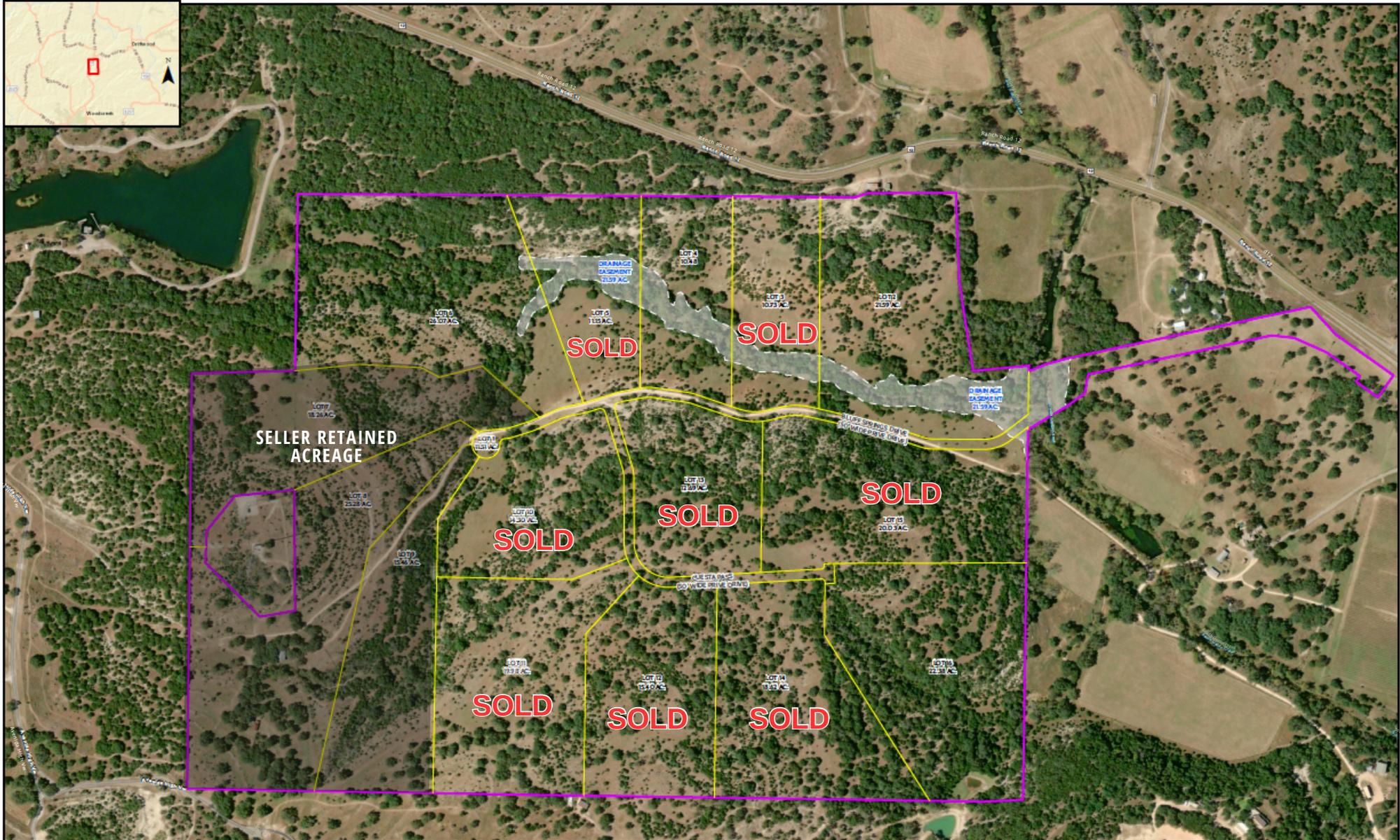
Subject Property —

# SURROUNDING AREA MAP



Lot Lines    Boundary    Conservation Land

# FINAL PLAT LAYOUT



 **Bluff Springs Estates Subdivision**  
Hays County, Texas

Date: 6/20/22 • Aerial Imagery acquired 4Q 2020 • Data Sourced from Mexico, HCAD • To scale at 24x36 • Project Number: 2197-001



# LOT AVAILABILITY



**LOT 2**

**Offered for \$1,650,000**  
**21.59 Acres | \$76,424/per acre**

Lot 2 is situated as the first lot in the subdivision after crossing a picturesque bridge over Gatlin Creek. This lot boasts gentle terrain that is perfect for horse enthusiasts and is sure to provide you with plenty of space to build your dream home and associated ranchette improvements. One of the standout features of Lot 2 is the seasonal creek that tends to hold water year-round due to its close proximity to Gatlin Creek.



**LOT 4**

**Offered for \$925,000**  
**10.48 Acres | \$88,263/per acre**

Lot 4 boasts a strong seasonal creek lined with native hardwoods and stunning Sycamore trees, which change vibrant colors and create a picturesque backdrop for your dream ranchette. The lot also features dry-stacked stone walls that have been preserved from early settlers, adding a touch of rustic and thoughtful charm that can only be found in the beautiful Hill Country. Additionally, this lot offers a nice view of the opposing bluff and gentle terrain, providing endless building opportunities.



**LOT 6**

**Offered for \$2,100,000**  
**26.07 Acres | \$80,552/per acre**

Lot 6 is an exceptional property, featuring +/- 26 acres of pure Hill Country magnificence. This unique lot has frontage on two seasonal creeks that merge and feed into Gatlin Creek, providing ample opportunities to create the water feature of your dreams. The true highlight of Lot 6 is the breathtaking 360-degree views from one of the highest points in the community. Additionally, this lot is adjacent to a large 15+ acre lake on private property to the south, providing scenic views in all directions. The areas below the hilltop are meadow-like and offer a serene retreat, while the eastern property boundary is already high-fenced, adding an extra layer of security and exclusivity. As the largest lot in the subdivision, Lot 6 is perfect for those seeking privacy and space to create a family compound due to its size and configuration. Overall, this is a first-class property that offers an incredible opportunity to own a piece of the beautiful Texas Hill Country.



**LOT 16**

**Offered for \$1,850,000**  
**22.38 Acres | \$82,663/per acre**

Lot 16 is an exceptional piece of land that is bursting with character and natural beauty. This stunning lot has varied terrain and mature trees. One of the highlights of this lot is an improved caliche road that leads to an old livestock pond, providing the perfect opportunity to create your very own fishing oasis in a secluded setting. In addition, this lot offers long-distance Hill Country views and views of the vineyard to the north, creating a picturesque backdrop that is sure to impress anyone who visits. This property provides an ideal setting to build your dream home or family compound in the beautiful Texas Hill Country.



## INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE

**TRANSACTION: AS AGENT FOR OWNER (SELLER/LANDLORD):** The property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in

writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

Regulated by the Texas Real Estate Commission. Information available at [www.trec.texas.gov](http://www.trec.texas.gov).

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Republic Ranches, LLC</u>	<u>9000612</u>	<u></u>	<u>888-726-2481</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

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Designated Broker of Firm	License No.	Email	Phone

\_\_\_\_\_  
2 Licensed Supervisor of Sales Agent/ License No. Email Phone Associate

<u>Natalie Dean</u>	<u>632541</u>	<u>natalie@republicranches.com</u>	<u>(512) 436-2997</u>
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials Date

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