



Spring Branch The Estates

Hwy. 281 North and Blazing Meadow Spring Branch, Texas 78070

Land Available	1 to 5 acre country home sites - level lots with many beautiful mature oak trees
Location	North on Highway 281 six miles past Highway 46- entrance to community is on the left side.
Utilities	Pedernales Electric Co-op 830-964-3346 GVTC 830-367-4882
Sewer	Private septic systems /estimated cost \$7,500.00 to \$12,000.00 - conventional or aerobic.
Water	Canyon Lake Water 830-964-3854 Meter and tap fee \$910.00
Schools	Comal Independent School District High School - Smithson Valley Middle School - Spring Branch Middle School and Elementary – Bill Brown Elementary – approximately 6 miles
Shopping	HEB #484 - 20475 Hwy. 46, (6 miles).
Property taxes	Comal County Tax Assessor Collector. No city taxes Comal county and Comal ISD 2007 combined tax rate is \$1.705 per \$100 valuation - per CAD
Streets	Built to Comal County requirements. County maintained public roads.
Restrictions	<u>For Section 3A only</u> - new home construction- 2,000 sq. ft. minimum on single story. 2,500 sq. ft. minimum on two stories. No more than 2.5 stories in height, two car garage minimum. 75% masonry on front and side elevation. Mobile homes or doublewide manufactured homes are not allowed. No time frame in which to start your construction. You have 6 months to complete construction once you begin. The house must be the first structure built on the property. No farm animals are allowed. No hunting or firearm discharge allowed. No commercial usage or 18 wheel tractor or trailers allowed. Section 3B – plat, restrictions and improvements not complete
Homeowner's Association Dues	\$195.00 per year for the entrance feature, future newsletter, etc.
Setbacks	No home or other structure can be located closer than 60 feet from front or rear of property and 15 feet from side of property. Utility easements are located within the setbacks.
Other	Seller does not warrant the condition of any trees, shrubs or grasses on the property. Spring Branch Meadows is not located within the extraterritorial jurisdiction of the city of San Antonio.

This information is for informational purposes only. The cost for utilities, taxes and financing is based on current market estimates and are subject to change from time to time without notice. December 10, 2007

**for information please contact
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