

The Landing at Blanco Overview

Location: Hwy 281, 1.5 miles north of historic Blanco square, approximately 40 minutes from both San Antonio and Austin.

Directions: From San Antonio – Travel north on Hwy 281 through the town of Blanco. The Landing at Blanco is located on the right, 1.5 miles north of the town square.

From Austin – Travel west on Hwy 290 to Hwy 281. Turn left on Hwy 281 and travel approximately 4.5 miles. The Landing at Blanco is located on the left.

Description: A gated community of 37 private ranches each ranging from 25 to 30 acres, plus 53+ acres of common area, totaling 1013+ acres.

Amenities: Stone and cedar owner's lodge and retreat
Numerous guest cottages available for owner's use
Stone pool with pool-side cantina and bar
Lighted tennis court
Stocked fishing lake
10 stall horse barn with riding and roping arena, round pens, and more
3400' paved runway

Schools: Blanco Independent School District www.blancoisd.com

Tax Rate: Current Agriculture Exemption may be maintained – property tax less than \$50/yr

Utilities:

Electric:	Pedernales Electric Cooperative
Telephone:	Verizon
Water:	Well or Rain Collection System
Sewer:	Class 1 Aerobic Septic required

Restrictions: Taken from the Declaration of Covenants, Conditions and Restrictions:

General Usage:	Residential/Ranch – no subdividing
Dwelling Size:	No required time frame to begin building Min. 2,000 SF (one story) Min. 2,500 SF (two story)
Construction:	Min. 75% Masonry, or custom log or ranch homes Min. 25 Year comp roof
Set Backs:	100' from any property line*
Guest House:	Min. 500 SF, Max. 50% SF of main home (same materials)
Restricted:	No Mobile/Manufactured Homes
Animals:	Domestic Livestock allowed, excluding pigs and hogs (except for 4H programs) Not to exceed 1 animal per 2 fenced acres Chickens, turkeys and other birds 20 or less in coup

(Highlights for marketing purposes only. Please read recorded Declaration of Covenants and restrictions prior to purchase.)