

Bridlegate Lot 412



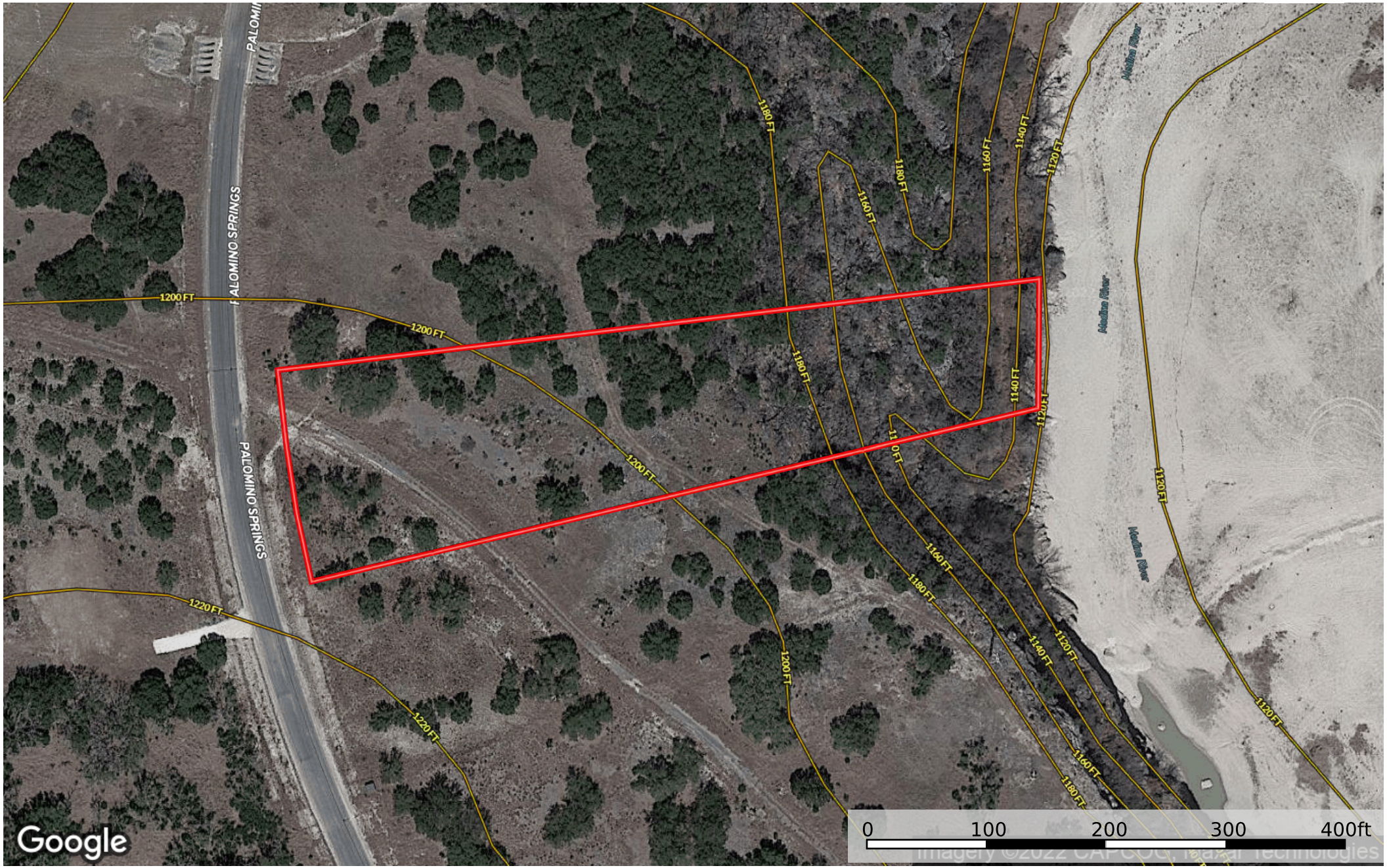
2.06 ACRES in BRIDLEGATE RANCH. On this riverfront property you'll have spectacular views of the hills. This 2 Acre property has a nice building site on the bluff above the river. Build your custom home between the Live Oaks and watch the play of light on the hills from your back deck. **Bridlegate Ranch** is a gated community. The utilities are run underground, including fiber internet lines. There are Hill Country views everywhere you look. There's a 2600 sq. ft. minimum to build. The amenities include the two historical original ranch houses which have become the Bridlegate Ranch amenity centers. Both have sparkling pools and overnight facilities. There's also a workout room, tennis courts, equine facilities, hiking, and riding trail, AND a private 5-acre Medina River Park with river access for fishing and kayaking. The park has picnic areas, frisbee golf, and a soccer field. Perfect for the whole family. **\$140,000.**



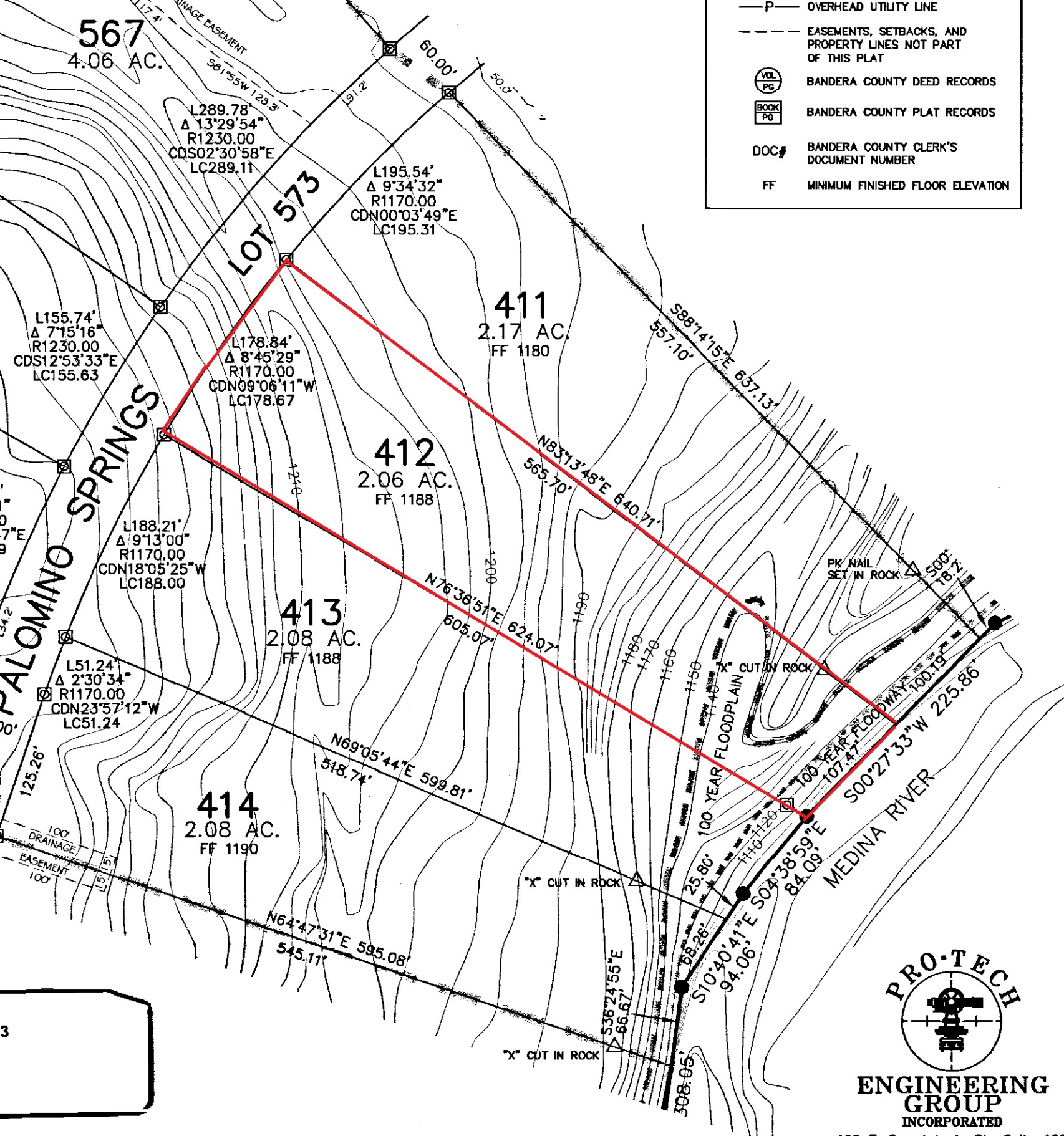
Gail Stone Realty

334 Main Street | Bandera, TX | 830.796.4640

www.gailstonerealty.com



 Boundary



	OVERHEAD UTILITY LINE
	EASEMENTS, SETBACKS, AND PROPERTY LINES NOT PART OF THIS PLAT
	BANDERA COUNTY DEED RECORDS
	BANDERA COUNTY PLAT RECORDS
	BANDERA COUNTY CLERK'S DOCUMENT NUMBER
	MINIMUM FINISHED FLOOR ELEVATION

567
4.06 AC.

L289.78
Δ 13°29'54"
R1230.00
CDS02°30'58"E
LC289.11

L195.54'
Δ 9°34'32"
R1170.00
CDN00°03'49"E
LC195.31

411
2.17 AC.
FF 1180

412
2.06 AC.
FF 1188

413
2.08 AC.
FF 1188

414
2.08 AC.
FF 1190

L155.74'
Δ 7°15'16"
R1230.00
CDS12°53'33"E
LC155.63

L178.84'
Δ 8°45'29"
R1170.00
CDN09°06'11"W
LC178.67

L188.21'
Δ 9°13'00"
R1170.00
CDN18°05'25"W
LC188.00

L51.24'
Δ 2°30'34"
R1170.00
CDN23°57'12"W
LC51.24

N69°05'44"E 599.81'
518.74'

N64°47'31"E 595.08'
545.11'

N83°13'48"E 640.71'
565.70'

N76°36'51"E 624.07'
605.07'

S88°14'15"E 657.13'
557.10'

100 YEAR FLOODPLAIN CUT IN ROCK
100 YEAR FLOODWAY 100.19'
107.47'

MEDINA RIVER
S00°27'33"W 225.86'

S10°40'41"E 504.38'59"E
84.09'

S36°24'55"E
66.67'

"X" CUT IN ROCK

PRO-TECH

ENGINEERING GROUP
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- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included