



**370 Brady Pass** DRIPPING SPRINGS, TX 78620

26.84 ACRES OFFERED AT \$5,995,000



**STANBERRY  
COMMERCIAL**  
**Scott Daves**  
(512) 415-2265

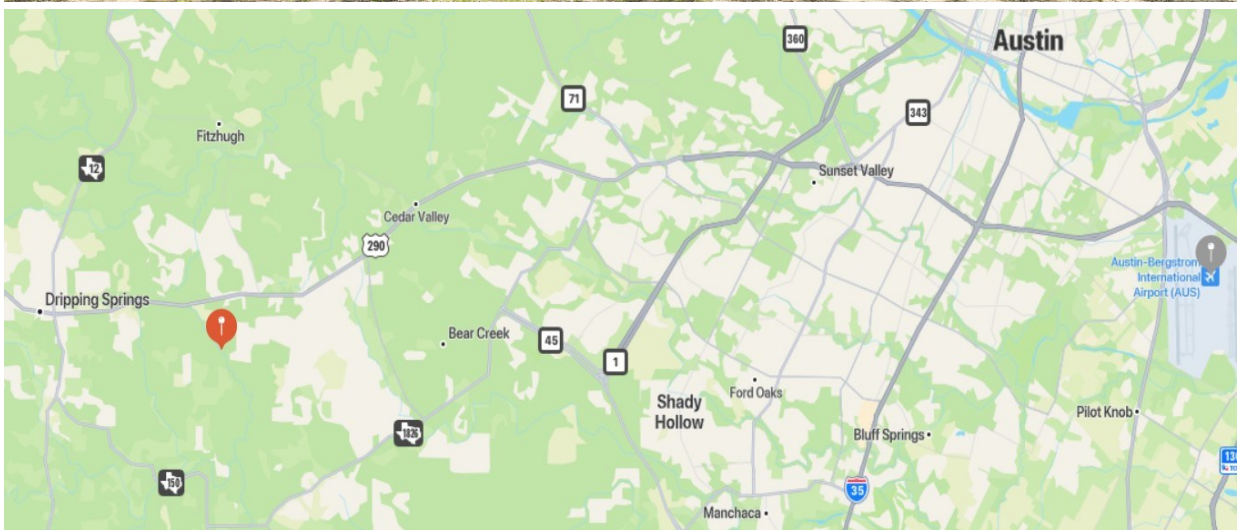
### Stunning Hill Country Tract!

Introducing a 26.84-acre unrestricted tract, located approx. 15 minutes from Austin and 25 miles from the Austin Bergstrom International Airport while still being nestled deep in the heart of the Hill Country.

This unrestricted and private land is dotted with majestic oaks, a variety of other hardwoods, and features rolling hills, the serene spring-fed Pier Branch Creek, and picturesque cascading dams. The property offers a park-like setting, providing an ideal backdrop for various commercial or residential ventures such as event venues, wineries, Airbnb rentals, or even a wellness/rehab center.

With its historic homestead and stunning natural surroundings, this destination site creates a perfect nature retreat while offering multiple income-producing possibilities.

\*\*\*Additional Acreage Available\*\*\*





**Scott Daves | Realtor<sup>®</sup>**

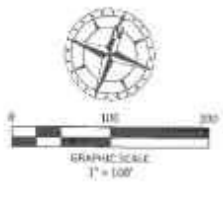
**COMMERCIAL | RESIDENTIAL | FARM AND RANCH | LEASING**

**Cell: 512-415-2265 | Office: 512-894-3488 | Ext:5330 | Email: [scott@stanberry.com](mailto:scott@stanberry.com)**



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COMMERCIAL**

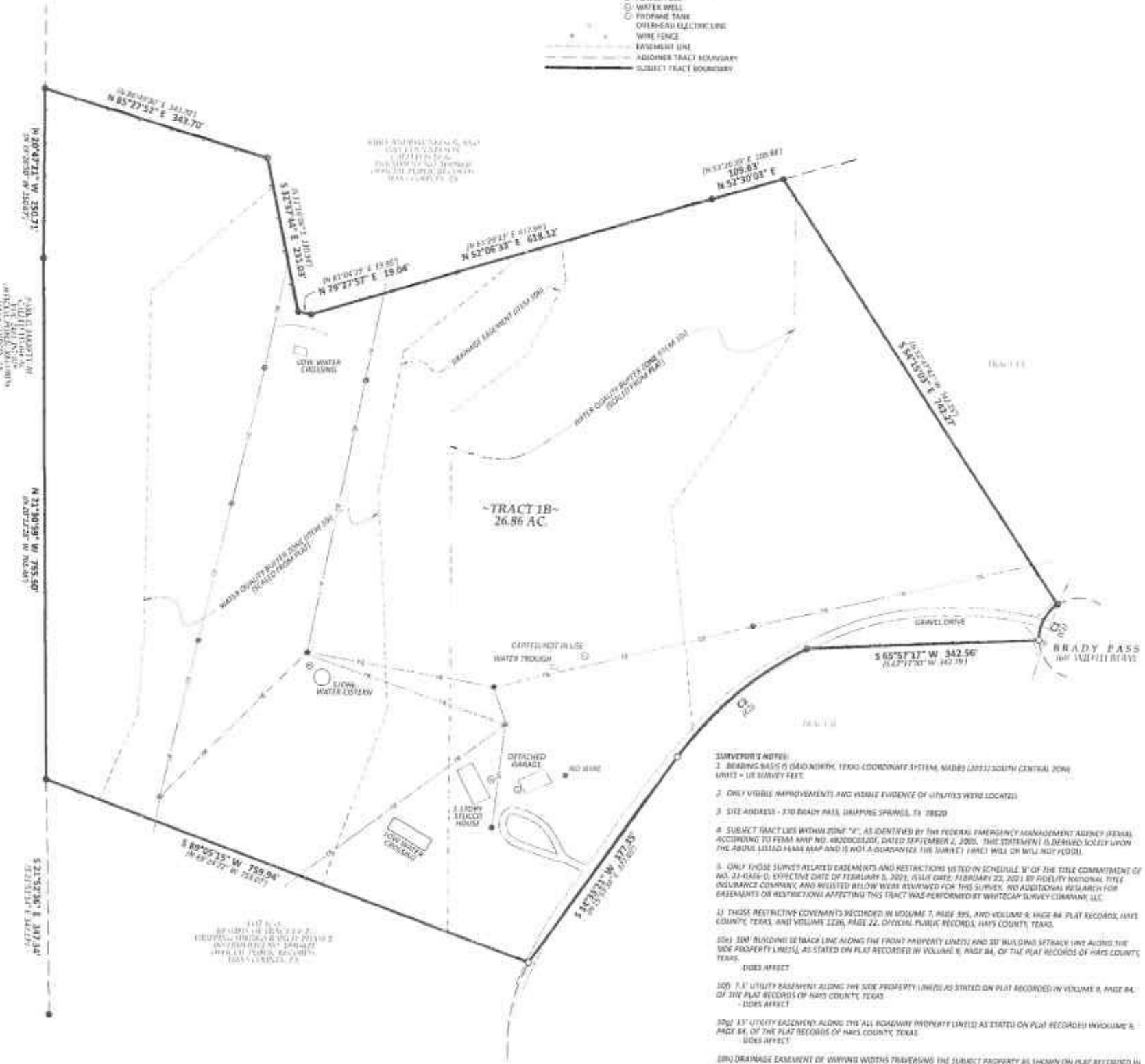
The information contained herein is furnished by the owner to the best of his/her knowledge, but is subject to verification by the purchaser. Agent assumes no responsibility for correctness thereof. The sale offering is made subject to errors, change of price, prior to sale or withdraw without notice. In accordance with the law this property is offered without regard to race, creed, national origin or sex



**RECORD TITLE TO LAND**  
 (L) LOWE FAMILY PARTNERSHIP, LTD

**LEGAL DESCRIPTION**  
 TRACT 18, A REPEAT OF TRACT 1 & 2 IN DRIPPING SPRINGS RANCH, PHASE 2, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP ON PLAT RECORDED IN VOLUME 8, PAGE 84, PLAT RECORDS, HAYS COUNTY, TEXAS.

- LEGEND**
- 3/4" IRON ROD FOUND
  - 5/8" IRON ROD W/ "WHITECAP SURVEY" CAP SET
  - RECORD INFORMATION
  - POWER POLE
  - WATER WELL
  - HYDRANT TANK
  - OVERHEAD ELECTRIC LINE
  - WIRE FENCE
  - EASEMENT LINE
  - - - ADJACENT TRACT BOUNDARY
  - SUBJECT TRACT BOUNDARY



- SURVEYOR'S NOTES:**
1. BEARING BASED ON GAO NORTH, 12000 COORDINATE SYSTEM, NAD83 (2011) SOUTH CENTRAL ZONE UNITS - US SURVEY FEET.
  2. ONLY VISIBLE IMPROVEMENTS AND VISIBLE EVIDENCE OF UTILITIES WERE LOCATED.
  3. SITE ADDRESS - 370 BRADY PASS, DRIPPING SPRINGS, TX 78820.
  4. SUBJECT TRACT LIES WITHIN ZONE "A", AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ACCORDING TO FIRM MAP NO. 482002010J, DATED SEPTEMBER 2, 2005. THIS STATEMENT IS DERIVED SOLELY UPON THE ABOVE LISTED FEMA MAP AND IS NOT A GUARANTEE THE SUBJECT TRACT WILL OR WILL NOT FLOOD.
  5. ONLY THOSE SURVEY RELATED EASEMENTS AND RESTRICTIONS LISTED IN SCHEDULE "B" OF THE TITLE COMMITMENT OF NO. 21-6886-D, EFFECTIVE DATE OF FEBRUARY 3, 2021, ISSUE DATE, FEBRUARY 22, 2021, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND LISTED BELOW WERE ASSUMED FOR THIS SURVEY. NO ADDITIONAL RESEARCH FOR EASEMENTS OR RESTRICTIONS AFFECTING THIS TRACT WAS PERFORMED BY WHITECAP SURVEY COMPANY, LLC.
  - 1) THOSE RESTRICTIVE COVENANTS RECORDED IN VOLUME 7, PAGE 89, AND VOLUME 8, PAGE 84 PLAT RECORDS, HAYS COUNTY, TEXAS, AND VOLUME 226, PAGE 22, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
  - 2) 10' UTILITY EASEMENT ALONG THE FRONT PROPERTY LINE(S) AND 10' BUILDING SETBACK LINE ALONG THE SIDE PROPERTY LINE(S), AS STATED ON PLAT RECORDED IN VOLUME 8, PAGE 84, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS. DOES AFFECT.
  - 3) 10' UTILITY EASEMENT ALONG THE SIDE PROPERTY LINE(S) AS STATED ON PLAT RECORDED IN VOLUME 8, PAGE 84, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS. DOES AFFECT.
  - 4) 15' UTILITY EASEMENT ALONG THE ALL ROADWAY PROPERTY LINE(S) AS STATED ON PLAT RECORDED IN VOLUME 8, PAGE 84, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS. DOES AFFECT.
  - 5) DRAINAGE EASEMENT OF VARYING WIDTHS TRAVERSING THE SUBJECT PROPERTY AS SHOWN ON PLAT RECORDED IN VOLUME 8, PAGE 84, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS. DOES AFFECT, AS SHOWN HEREON.
  - 6) WATER QUALITY BUFFER ZONE TRAVERSING THE SUBJECT PROPERTY AS SHOWN ON PLAT RECORDED IN VOLUME 8, PAGE 84, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS. DOES AFFECT, AS SHOWN HEREON.
  - 7) EASEMENT RIGHTS AND RIGHTS IN INGRESS AND EGRESS FOR EMERGENCY INGRESS/EGRESS OVER THE TRAVELED ROADWAY TRAVERSING THE SUBJECT PROPERTY, AS SHOWN AND STATED ON PLAT RECORDED IN VOLUME 8, PAGE 84, PLAT RECORDS, HAYS COUNTY, TEXAS. SEE ITEM 204-HEREON.
  - 8) OVERHEAD ELECTRIC LOCATED ON THE NORTHWEST PORTION OF SUBJECT PROPERTY AS SHOWN ON PLAT RECORDED IN VOLUME 8, PAGE 84, PLAT RECORDS, HAYS COUNTY, TEXAS. DOES AFFECT. EXISTING OVERHEAD ELECTRIC LINES FOUND AT THE TIME OF SURVEY ARE SHOWN HEREON.
  - 9) EASEMENT GRANTED TO LOWER COLORADO RIVER AUTHORITY, DATED JULY 7, 1972, RECORDED IN VOLUME 254, PAGE 204, OF THE DEED RECORDS IN HAYS COUNTY, TEXAS. NO ABOVEGROUND EVIDENCE OF PIPELINE WAS FOUND AT THE TIME OF SURVEY.
  - 10) TERMS, CONDITIONS, AND stipulations IN THAT CERTAIN ACKNOWLEDGMENT OF VACATION, VACATION OF EASEMENT, AND GRANT OF MINERAL INTERESTS, BY AND BETWEEN LDI LOWE FAMILY PARTNERSHIP, LTD. AND JOHN R. ALLEN AND LISALIA ALLEN, AS RECORDED IN VOLUME 249, PAGE 283 AND VOLUME 247, PAGE 224, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. DOES AFFECT.

**CURVE TABLE**

CURVE	ARC	RADIUS	DELTA	BEARING	CHORD
C1	62.75'	60.00'	59°55'30"	S05°47'29"W	59.93'
(C1)	62.74'	60.00'	—	S07°14'54"W	59.92'
C2	252.08'	511.38'	28°14'12"	S28°43'09"W	249.51'
(C2)	252.33'	511.38'	—	S30°01'22"W	249.66'

TO: STEPHAN COMDIA (BORN 05/01/1974), LDI LOWE FAMILY PARTNERSHIP, LTD. (SHELL) AND FIDELITY NATIONAL TITLE INSURANCE COMPANY (TITLE COMMITMENT)

I, WILLIAM R. HERRING, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON-THE-GROUND SURVEY OF THE PROPERTY SHOWN HEREON, CONDUCTED UNDER MY SUPERVISION, AND COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 2A, CONDITION 1 LAND TITLE SURVEY.

W. R. Herring  
 3/21/2021

PROJECT NAME	CONDIA TITLE SURVEY
CLIENT	STEVE COMDIA
JOB NUMBER	210710
ALUMNEY DATE	FEBRUARY 28, 2021
SURVEYOR	WH
TECHNICIAN	WH-JR

**LAND TITLE SURVEY**  
 TRACT 1B, A RESUBD. OF TRACT 1 & 2, DRIPPING SPRINGS RANCH, PHASE 2

**WHITECAP SURVEY COMPANY**  
 WHITECAP SURVEY COMPANY, LLC  
 TRIPLE FIRM NO. 1418403  
 P.O. BOX 1229  
 504 PINE STREET, FORT WORTH, TX 76102  
 (817) 336-9100  
 EMAIL: INFO@WHITECAPSURVEY.COM