

Spicewood Trails

COMMERCIAL TRACT

PROPERTY LOCATION	5 miles east of Hwy 281 & Hwy 71 Interchange 3 miles east of Spur 191 in Spicewood
DESCRIPTION	3.5 acres of prime retail property with 700 feet of frontage on Hwy 71 in Spicewood, TX. Commercial reserve of platted, 317-acre community of 243 acreage homesite community Spicewood Trails. Corner Lot on beautiful, landscaped, boulevard entry to Spicewood Trails.
LEGAL	Reserve A, Spicewood Trails
MARBLE FALLS ISD	Spicewood Elementary Marble Falls Middle School Marble Falls High School
UTILITIES	Central Water High Speed Fiber 3-Phase Power FDC Connection Septic System Required
TAX RATE	Low Taxes of 1.7%
DEVELOPMENT	Not in any City Limits Onsite Detention Required Septic Required

GRAPHIC SCALE



35,528 AC.
CARRINGTON FAMILY
PARTNERSHIP LTD. GENE
CARRINGTON TRUSTEE
201702910
O.P.R.B.C.

124.00 AC.
CARRINGTON FAMILY
PARTNERSHIP LTD. GENE
CARRINGTON TRUSTEE
532/10
O.P.R.B.C.

73,296 AC.
CARRINGTON FAMILY
PARTNERSHIP LTD. GENE
CARRINGTON TRUSTEE
DOC. NO. 201702910
O.P.R.B.C.

125.0 AC.
MONTE C. CARRINGTON
532/06-
O.P.R.B.C.

22.39 AC.
RUSSELL AND JEANNE PARKER CHILDREN
119/01 O.P.R.B.C.

100.75 AC.
BROWN DISTRIBUTING
HOLDING LTD, DAN
J. & GEORGIA
BROWN DOC. NO.
201702092
O.P.R.B.C.

67 AC.
CARLOS L. NALMANN
209/71 D.R.B.C.

167 AC.
CARLOS L. NALMANN
209/71 D.R.B.C.

22,693 AC.
RAYMOND W. MUNK AND
DEBRA R. MUNK
DOC. NO. 201504601 O.P.R.B.C.

RESUBDIVISION
SPICEWOOD ESTATES
CAR. 2 SLIDE 100-A P.R.B.C.

2.82 AC.
CARLOS L. NALMANN
301/985 D.R.B.C.

FINAL PLAT
SPICEWOOD TRAILS SUBDIVISION
317.3371 ACRES - WM. ROBERTS SURVEY NO. 13,
ABSTRACT NO. 714 AND THE JOHN H. LOVE SURVEY
NO. 258, ABSTRACT NO. 561
IN BURNET COUNTY, TEXAS.
CONTAINING 344 LOTS
19 RESTRICTED RESERVES (23,074 ACRES)
SINGLE FAMILY RESIDENTIAL
OWNER: JIM WEI OPPER
SPICEWOOD TRAILS LLC
3440 RELY FUZZI, NE. STE. 150
SPRING, TEXAS 77388

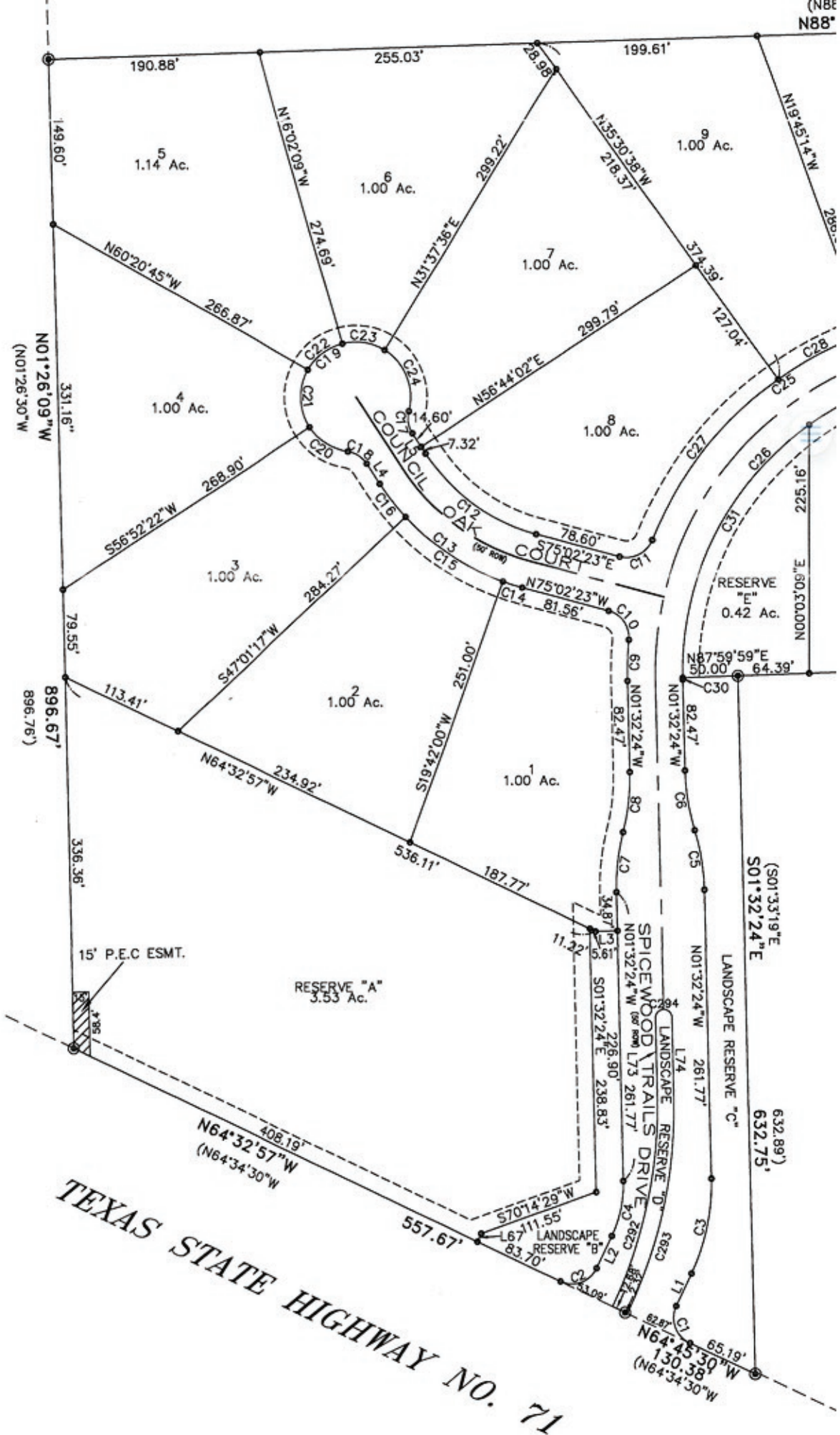
RESERVE TABLE

Reserve	Description
Reserve A	Unrestricted Common
Reserve B	Landscaping
Reserve C	Landscaping
Reserve D	Post Office Center
Reserve E	Water Well 1
Reserve F	Water Well 2
Reserve G	Water Well 3
Reserve H	Water Well 4
Reserve I	Water Well 5
Reserve J	Water Well 6
Reserve K	Water Well 7
Reserve L	Water Well 8
Reserve M	Water Well 9
Reserve N	Water Well 10
Reserve O	Water Well 11
Reserve P	Water Well 12
Reserve Q	Water Well 13
Reserve R	Water Well 14
Reserve S	Water Well 15
Reserve T	Water Well 16
Reserve U	Water Well 17
Reserve V	Water Well 18
Reserve W	Water Well 19
Reserve X	Water Well 20
Reserve Y	Water Well 21
Reserve Z	Water Well 22
Reserve AA	Water Well 23
Reserve AB	Water Well 24
Reserve AC	Water Well 25
Reserve AD	Water Well 26
Reserve AE	Water Well 27
Reserve AF	Water Well 28
Reserve AG	Water Well 29
Reserve AH	Water Well 30
Reserve AI	Water Well 31
Reserve AJ	Water Well 32
Reserve AK	Water Well 33
Reserve AL	Water Well 34
Reserve AM	Water Well 35
Reserve AN	Water Well 36
Reserve AO	Water Well 37
Reserve AP	Water Well 38
Reserve AQ	Water Well 39
Reserve AR	Water Well 40
Reserve AS	Water Well 41
Reserve AT	Water Well 42
Reserve AU	Water Well 43
Reserve AV	Water Well 44
Reserve AW	Water Well 45
Reserve AX	Water Well 46
Reserve AY	Water Well 47
Reserve AZ	Water Well 48
Reserve BA	Water Well 49
Reserve BB	Water Well 50
Reserve BC	Water Well 51
Reserve BD	Water Well 52
Reserve BE	Water Well 53
Reserve BF	Water Well 54
Reserve BG	Water Well 55
Reserve BH	Water Well 56
Reserve BI	Water Well 57
Reserve BJ	Water Well 58
Reserve BK	Water Well 59
Reserve BL	Water Well 60
Reserve BM	Water Well 61
Reserve BN	Water Well 62
Reserve BO	Water Well 63
Reserve BP	Water Well 64
Reserve BQ	Water Well 65
Reserve BR	Water Well 66
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Reserve BV	Water Well 249
Reserve BV	Water Well 250

TEXAS STATE HIGHWAY NO. 71

REVISION: SEPT. 4, 2017
DATE: JULY 21, 2017
SCALE: 1" = 400'

CASE NO.
JOB NO. 16-287



TEXAS STATE HIGHWAY NO. 71



TEXAS STATE HWY

6018
S87°59'59"W
(S87°59'53"W)

6019

(S01°33'19"E 632.89')
S01°32'24"E 632.75'

LANDSCAPE RESERVE "C"
50.00' C30
82.47' C6
N01°32'24"W
C5
261.77'
N01°32'24"W 261.77'
L74
LANDSCAPE RESERVE "D"
C293
LANDSCAPE RESERVE "B"
C292
C294
L73 261.77'
C8
N01°32'24"W 82.47'
C7
C4
C3
L1
C293
C292
C294
L73 261.77'
S01°32'24"E 238.83'
226.90'
C2
C1
L2
L3
C4
C3
L1
C293
C292
C294
L73 261.77'
S101°42'39"W 83.70'
C2
C1
L2
L3
C4
C3
L1
C293
C292
C294
L73 261.77'

1.00 Ac.
1.00 Ac.
1.5 Acres
RESERVE "A"
3.53 Ac.
LANDSCAPE RESERVE "B"
83.70'

6023
536.11'
187.77'
71.22'
557.67'
N64°32'57"W 234.92'
N64°32'57"W
N64°32'57"W
408.19'
(N64°34'30"W)
20' P.E.C. ESMT.
336.36'
896.67'
896.76')

Explore the Area

Spicewood Trails is ideally situated in the gorgeous Hill Country of Texas just 15 minutes from Bee Cave and only 30 minutes from Austin.

Residents will enjoy oversized, acreage lots, natural walking trails, multiple creeks, foot bridges and an amenity center for the whole family.

- 20 Minutes to Bee Cave & Hill Country Galleria
- 3 Miles West of Famous *Opie's BBQ* in Spicewood, Texas
- 10 Minutes to Lake Travis & Lake Marble Falls
- 5 Minutes to New Baylor Scott & White Medical Center
- 10 Minutes to Public Boat Ramps
- Nearby Horseshoe Bay Resort & Lake LBJ
- Enjoy Local Vineyards & Golf Courses
- Marble Falls ISD & Marble Falls High School 5A

