



Granite Sky Ranch

TBD Granite Lake Trail, Llano, TX 78643

40.43 Acres

\$2,750,000



ENCHANTED ROCK VIEWS

WATER & ELECTRICITY

GATED COMMUNITY

Granite Sky Ranch is an immaculate property in the shadow of Enchanted Rock. Only one other parcel separates it from the State Park, providing a breathtaking view of this Texas landmark. Nestled in the back of a gated community, this ranch provides you with the privacy to build the home of your dreams at the strategically placed homesite overlooking a pond with Enchanted Rock as its backdrop. You will not understand the true beauty of this property until you see it in person.

The 40.43 acres consist of gently rolling terrain, a blend of Live Oak and Post Oak trees, and improved grasses (Klein Grass and Willman's Love Grass) that provide an extraordinary landscape. This property has been meticulously maintained with no cactus, mesquite, or cedar present. A stocked pond is located just below the homesite providing a water source for wildlife and excellent recreational fishing. A crushed granite road is in place from the gate to the homesite and includes large culverts across the drainage that leads to the pond. All fences are in excellent condition and ready to hold any livestock. There is also a set of pipe rail working pens in the SW corner.

3-Phase electricity runs underground to the homesite. Two water wells are in place on the property. The main well located near the homesite is approximately 300 feet deep and produces 10 GPM. Light deed restrictions apply to the subdivision including 800 sq. ft. minimum size requirements and site-built homes only. The property is currently qualified under the Agricultural tax valuation via cattle grazing. 2021 estimated taxes are \$41.

Copyright 2021 Grand Land Realty, LLC

The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



Cooper Sopchak

Realtor® - Land Specialist

cooper@grandlandco.com

(512) 965-0166



Granite Sky Ranch

TBD Granite Lake Trail, Llano, TX 78643

40.43 Acres

\$2,750,000



TREES

Post Oak
Live Oak

GRASSES

Klein Grass
Willman's Love Grass

SHRUBS

None

WATER

Pond
Two Water Wells

WILDLIFE

Whitetail Deer
Dove, Songbirds
Small Mammals

UTILITIES

Underground Electricity



Copyright 2021 Grand Land Realty, LLC

The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.

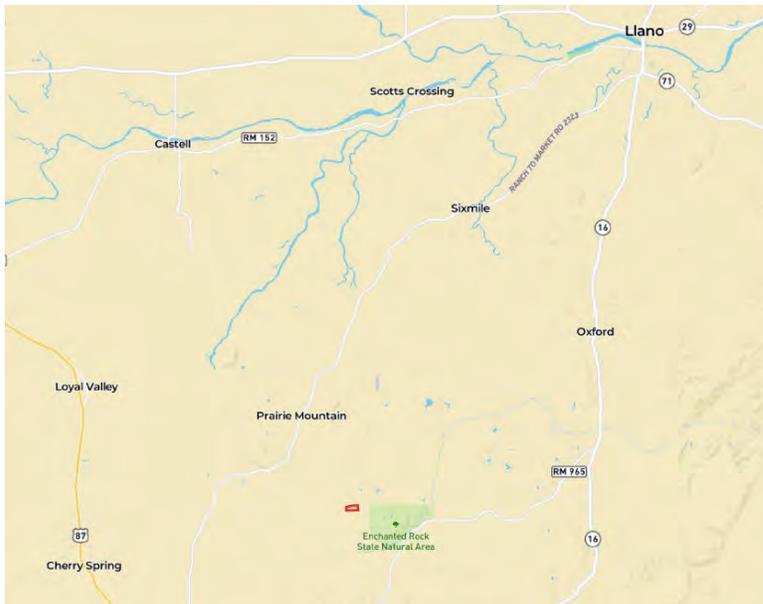


Cooper Sopchak

Realtor® - Land Specialist

cooper@grandlandco.com

(512) 965-0166



LOCATION

Llano County

27 miles to Llano. 23 miles to Fredericksburg. 89 miles to San Antonio. 82 miles to San Antonio International Airport. 24 miles to Hill Country Memorial Hospital.

DIRECTIONS

From Hwy 71 in Llano, head south on Hwy 16 for 1.6 miles, turn right onto FM 2323, in 19 miles turn left onto CR 111, in 3.8 miles turn right onto PM Ranch Rd, in 1.8 miles turn left onto Granite Lake Trail, in 1 mile property is on right at gate.

Copyright 2021 Grand Land Realty, LLC

The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



Cooper Sopchak

Realtor® - Land Specialist

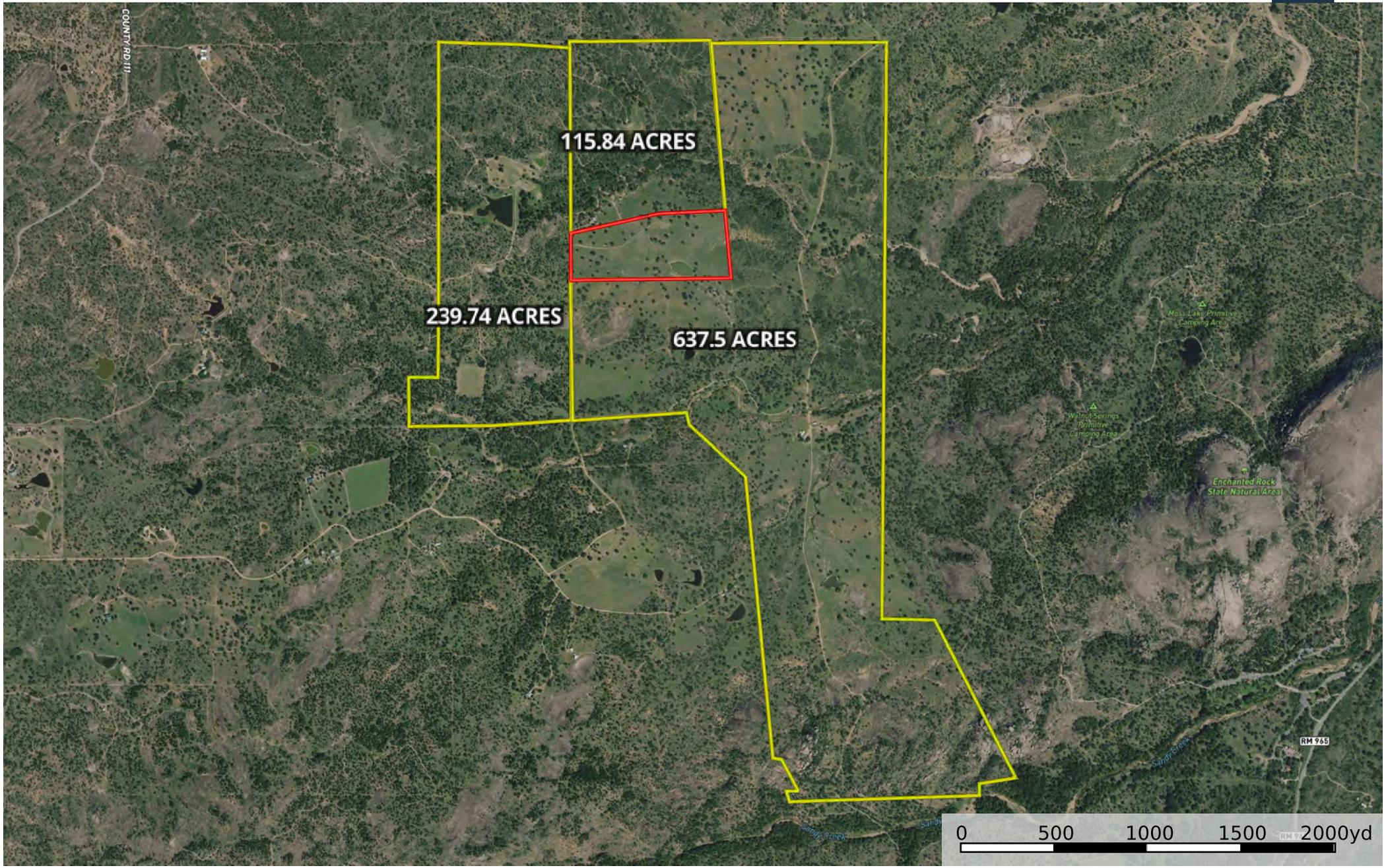
cooper@grandlandco.com

(512) 965-0166

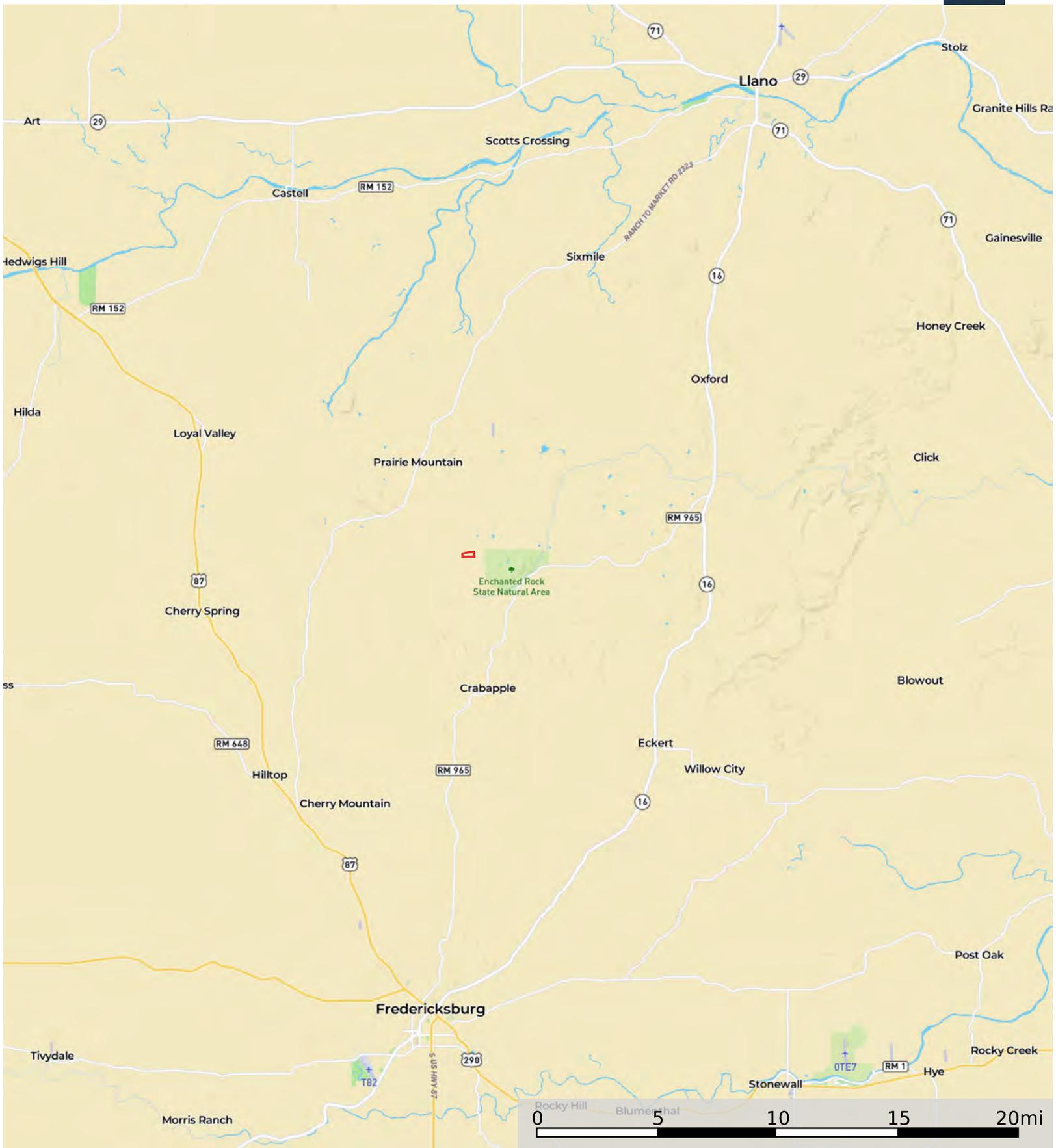


 Boundary





Neighbor Boundary



Boundary



NOTE:

SCHEDULE B ITEMS, AS PER NATIONAL INVESTORS TITLE INSURANCE COMPANY EFFECTIVE DATE: JUNE 21, 2019, 4:30 PM ISSUED DATE: JULY 2, 2019, 11:00 AM OF NO. 201901177L-00

AS PER INFORMATION PROVIDED IN TITLE COMMITMENT LISTED ABOVE, THIS PROPERTY IS SUBJECT TO:
RESTRICTIVE COVENANTS: 11/92 L.C.O.P.R., 1062/124 L.C.O.P.R., 1146/233 L.C.O.P.R., 1524/1923 L.C.O.P.R. AND 1580/4337 L.C.O.P.R.
EASEMENTS:

10.
A. EASEMENT FOR PUBLIC ROAD ALONG THE WEST BOUNDARY LINE OF THE PROPERTY AND PREScriptive EASEMENT FOR ROAD PURPOSES VESTED IN MRS. ARTHUR SAGEBEL ACROSS THE ABOVE DESCRIBED PREMISES AND ALL UTILITY SERVICE LINE EASEMENTS SET OUT IN WARRANTY DEED FROM A. A. TOVERA, INC. TO JAMES I. DOYLE AND DOROTHY S. DOYLE DATED JUNE 26, 1964, RECORDED IN VOLUME 171, PAGE 415, DEED RECORDS OF LLANO COUNTY, TEXAS. - **NOT SHOWN HEREON DUE TO INSUFFICIENT LEGAL DESCRIPTION**

B. EASEMENT FOR ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM AND TELEPHONE LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER ADJACENT LANDS, GRANTED BY RUBEN SAGEBEL TO CENTRAL TEXAS ELECTRIC COOPERATIVE BY INSTRUMENT DATED MAY 13, 1976, RECORDED IN VOLUME 213, PAGE 78, DEED RECORDS OF LLANO COUNTY, TEXAS. - **BLANKET IN NATURE, NOT SHOWN HEREON**

C. RELINQUISHMENT OF EASEMENT RIGHTS DATED FEBRUARY 16, 2000, RECORDED IN VOLUME 1064, PAGE 276, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, LLANO COUNTY, TEXAS. EXECUTED BY CENTRAL TEXAS ELECTRIC COOP., INC. TO ENCHANTED VISTAS, RELEASING LOT NOS. 1, 2, 3, 4, 6, 7, 8, 9, 10, 13 AND 14, ENCHANTED VISTAS, FROM THE RIGHT OF WAY EASEMENTS RECORDED IN VOLUME 85, PAGE 60 AND VOLUME 87, PAGE 208, DEED RECORDS OF GILLESPIE COUNTY, TEXAS AND VOLUME 213, PAGE 78, DEED RECORDS OF LLANO COUNTY, TEXAS. - **BLANKET IN NATURE, NOT SHOWN HEREON**

D. SEVENTY-FIVE FOOT (75') SEPTIC SETBACK FROM ALL LOT LINES SET OUT ON THE PLAT OF ENCHANTED VISTAS, RECORDED IN VOLUME 11, PAGE 92, PLAT RECORDS OF LLANO COUNTY, TEXAS. - **SHOWN HEREON**

E. TEN FOOT (10') UTILITY EASEMENT ALONG ALL LOT LINES SET OUT ON THE PLAT OF ENCHANTED VISTAS, RECORDED IN VOLUME 11, PAGE 92, PLAT RECORDS OF LLANO COUNTY, TEXAS. - **SHOWN HEREON**

F. TWENTY FOOT (20') UTILITY EASEMENT ALONG THE PERIMETER OF THE SUBDIVISION SET OUT ON THE PLAT OF ENCHANTED VISTAS, RECORDED IN VOLUME 11, PAGE 92, PLAT RECORDS OF LLANO COUNTY, TEXAS. - **SHOWN HEREON**

G. TEN FOOT (10') UTILITY EASEMENTS ALONG THE BOUNDARIES OF ALL STREETS AND ROADS SET OUT ON THE PLAT OF ENCHANTED VISTAS, RECORDED IN VOLUME 11, PAGE 92, PLAT RECORDS OF LLANO COUNTY, TEXAS. - **SHOWN HEREON**

H. BURIED TELEPHONE CABLE LOCATED ALONG GRANITE SPRINGS DRIVE SET OUT ON THE PLAT OF ENCHANTED VISTAS, RECORDED IN VOLUME 11, PAGE 92, PLAT RECORDS OF LLANO COUNTY, TEXAS. - **NOT SHOWN HEREON DUE TO INSUFFICIENT LEGAL DESCRIPTION**

I. ROAD EASEMENT OF SIXTY FEET (60') SET OUT IN DECLARATION OF COVENANTS, RESTRICTIONS AND MAINTENANCE AGREEMENTS FOR ENCHANTED VISTAS DATED FEBRUARY 7, 2000, RECORDED IN VOLUME 1062, PAGE 124, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, LLANO COUNTY, TEXAS, AND IN AMENDED AND RESTATED DECLARATION OF COVENANTS, RESTRICTIONS AND MAINTENANCE AGREEMENTS FOR ENCHANTED VISTAS DATED SEPTEMBER 1, 2010, RECORDED IN VOLUME 1524, PAGE 1923, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS; SAID EASEMENT SHOWN ON THE PLAT OF ENCHANTED VISTAS, RECORDED IN VOLUME 11, PAGE 92, PLAT RECORDS OF LLANO COUNTY, TEXAS. - **SHOWN HEREON**

J. ASSESSMENTS AND ASSESSMENT LIENS SET OUT IN DECLARATION OF COVENANTS, RESTRICTIONS AND MAINTENANCE AGREEMENTS FOR ENCHANTED VISTAS DATED FEBRUARY 7, 2000, RECORDED IN VOLUME 1062, PAGE 124, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, LLANO COUNTY, TEXAS, AND IN AMENDED AND RESTATED DECLARATION OF COVENANTS, RESTRICTIONS AND MAINTENANCE AGREEMENTS FOR ENCHANTED VISTAS DATED SEPTEMBER 1, 2010, RECORDED IN VOLUME 1524, PAGE 1923, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS; ASSESSMENTS ARE SUBORDINATED TO THE LIEN OF ANY FIRST MORTGAGE. - **NOT ADDRESS HEREON**

K. BUILDING SETBACK OF SEVENTY-FIVE FEET (75) FROM ANY PROPERTY LINE SET OUT IN DECLARATION OF COVENANTS, RESTRICTIONS AND MAINTENANCE AGREEMENTS FOR ENCHANTED VISTAS DATED FEBRUARY 7, 2000, RECORDED IN VOLUME 1062, PAGE 124, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, LLANO COUNTY, TEXAS, AND IN AMENDED AND RESTATED DECLARATION OF COVENANTS, RESTRICTIONS AND MAINTENANCE AGREEMENTS FOR ENCHANTED VISTAS DATED SEPTEMBER 1, 2010, RECORDED IN VOLUME 1524, PAGE 1923, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS. - **SHOWN HEREON**

L. ANY "SOLID" OR "PRIVACY" FENCES MUST BE ERRECTED WITHIN FIFTY FEET (50') OF DWELLINGS, PROVIDED FENCES BUILT PRIOR TO OCTOBER 2009 SHALL BE EXEMPTED FROM THE ENFORCEMENT OF THIS RESTRICTION AS SET OUT IN AMENDED AND RESTATED DECLARATION OF COVENANTS, RESTRICTIONS AND MAINTENANCE AGREEMENTS FOR ENCHANTED VISTAS DATED SEPTEMBER 1, 2010, RECORDED IN VOLUME 1524, PAGE 1923, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS. - **DOES AFFECT NOT SHOWN HEREON**

M. AN EASEMENT FOR UTILITY PURPOSES TEN FEET (10') WIDE ON THE FRONT AND SIDE BOUNDARY OF ALL TRACT LINES AND TWENTY FEET (20') WIDE ALONG THE ENTIRE PERIMETER (BOUNDARY) OF THE PROPERTY IS RESERVED, GRANTED AND CONVEYED TO PUBLIC UTILITY PROVIDERS, SET OUT IN AMENDED AND RESTATED DECLARATION OF COVENANTS, RESTRICTIONS AND MAINTENANCE AGREEMENTS FOR ENCHANTED VISTAS DATED SEPTEMBER 1, 2010, RECORDED IN VOLUME 1524, PAGE 1923, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS. - **SHOWN HEREON**

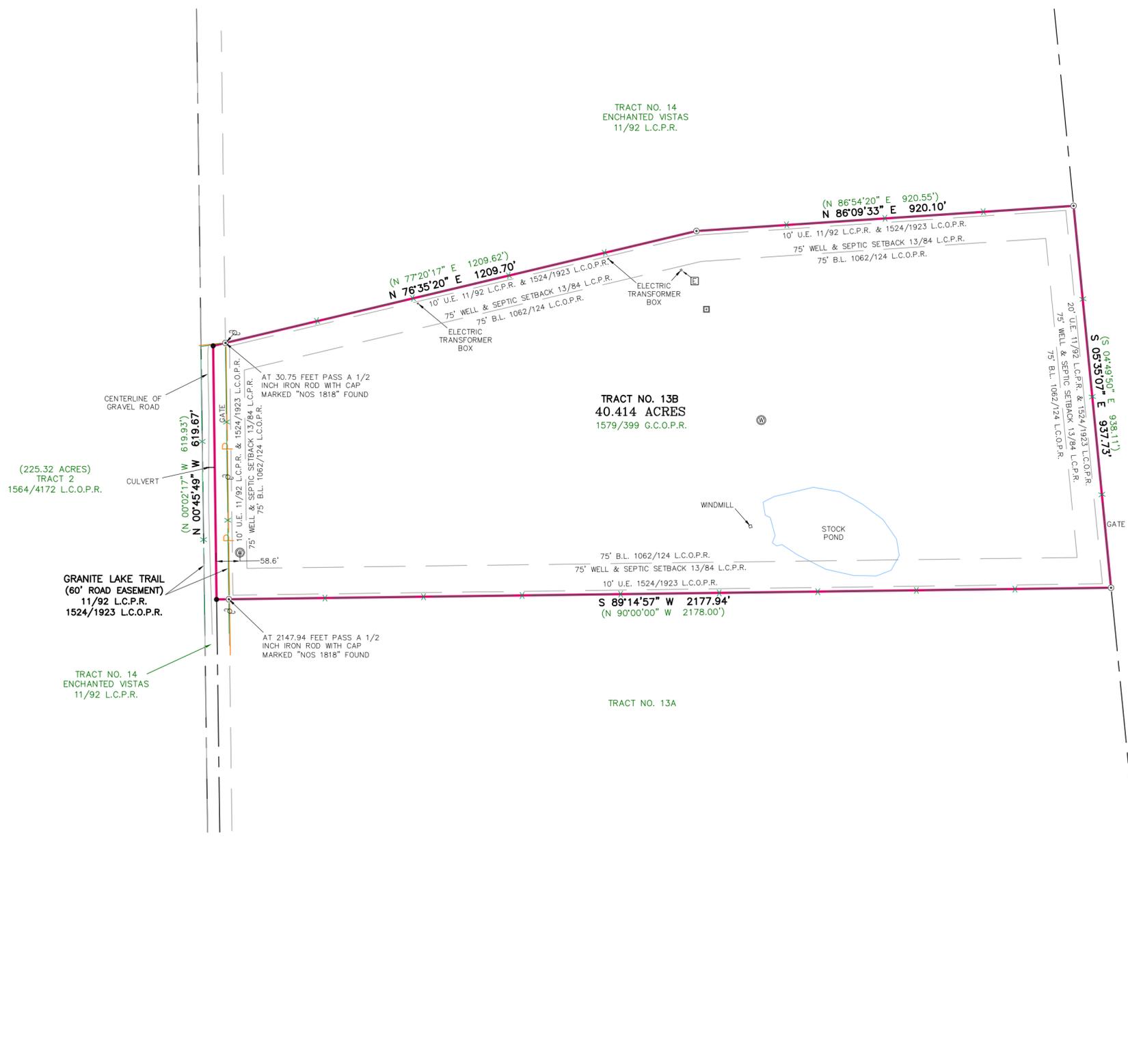
N. MINERAL EXPLORATION OF ANY TYPE, WHICH WILL DAMAGE THE SURFACE, SHALL NOT BE PERMITTED ON ANY TRACT, SET OUT IN AMENDED AND RESTATED DECLARATION OF COVENANTS, RESTRICTIONS AND MAINTENANCE AGREEMENTS FOR ENCHANTED VISTAS DATED SEPTEMBER 1, 2010, RECORDED IN VOLUME 1524, PAGE 1923, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS. - **NOT ADDRESS HEREON**

O. RIGHT OF WAY EASEMENT DATED OCTOBER 13, 2000, FILED MARCH 8, 2001, EXECUTED BY ENCHANTED VISTAS, L.P. AND KENNETH A. BARTFIELD, MANAGER TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1110, PAGE 447, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, LLANO COUNTY, TEXAS. - **BLANKET IN NATURE, NOT SHOWN HEREON**

P. RIGHT OF WAY EASEMENT EXECUTED BY GARY RANDOLPH AND AMY RANDOLPH TO CENTRAL TEXAS ELECTRIC COOPERATIVE, RECORDED IN VOLUME 1218, PAGE 67, OFFICIAL RECORDS OF LLANO COUNTY, TEXAS. - **BLANKET IN NATURE, NOT SHOWN HEREON**

Q. RIGHT OF WAY EASEMENT EXECUTED BY GARY RANDOLPH AND AMY RANDOLPH TO CENTRAL TEXAS ELECTRIC COOPERATIVE, RECORDED IN VOLUME 1224, PAGE 553, OFFICIAL RECORDS OF LLANO COUNTY, TEXAS. - **BLANKET IN NATURE, NOT SHOWN HEREON**

R. RIGHT OF WAY EASEMENT EXECUTED BY GARY RANDOLPH AND AMY RANDOLPH TO CENTRAL TEXAS ELECTRIC COOPERATIVE, RECORDED IN VOLUME 1238, PAGE 754, OFFICIAL RECORDS OF LLANO COUNTY, TEXAS. - **BLANKET IN NATURE, NOT SHOWN HEREON**



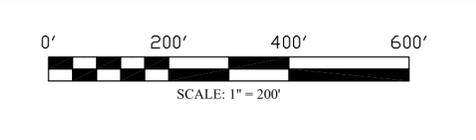
SEARCHERS
LAND SURVEYING, LLC
MASON | FREDERICKSBURG
P.O. Box 528 Mason, TX 76856 | 325-347-7489 | TBPLS Firm #10193966
735 Mustang St. Fredericksburg, TX 78624 | 806-252-9810 | TBPLS Firm #10194211
www.searcherslls.com

LEGEND:

● POINT	⊕ FIRE HYDRANT	⊞ ELECTRIC METER PEDESTAL
○ 1/2" IRON ROD FOUND	⊕ UTILITY POLE	⊞ WATER METER
○ 3/8" IRON ROD FOUND	⊕ GUY	⊞ UTILITY EASEMENT
⊕ IRON PIPE FOUND	⊕ WATER WELL	⊞ B.L. - BUILDING SETBACK LINE
⊕ 1200 NAIL FOUND	⊕ ELECTRIC METER	⊞ (ERIC-DIST.) - RECORD CALL
⊕ NAIL SET	⊕ GAS METER	P.O.B. - POINT OF BEGINNING
⊕ AS MARKED	⊕ AIR CONDITIONER	L.C.P.R. - LLANO COUNTY PLAT RECORDS
⊕ BENCH MARK	⊕ BREAKER BOX	L.C.O.P.R. - LLANO COUNTY DEED RECORDS
		L.C.O.P.R. - LLANO COUNTY OFFICIAL PUBLIC RECORDS
		L.C.R.P.R. - LLANO COUNTY REAL PROPERTY RECORDS

SURVEY NOTES:

- BEARINGS, DISTANCES & ACRES ARE GRD, NAD 83 US TX CENTRAL ZONE 4203.
- UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEMS, VALVES, BOXES, AND/OR SPRINKLER HEADS THAT MAY EXIST, ARE NOT SHOWN HEREON.
- RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ARE ADDRESSED/SHOWN HEREON AS PER ITEMS LISTED IN TITLE COMMITMENT PROVIDED BY TITLE COMPANY NAMED HEREON.
- A "1/2" INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275."



I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON JULY 10, 2019; THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, OR PROTRUSIONS EXCEPT AS SHOWN HEREON.

ABRAHAM J. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6275

07-16-2019
DATE

TITLE SURVEY
40.414 ACRES BEING ALL OF TRACT NO. 13B OF THE RE-SUBDIVISION OF TRACT NO. 13 ENCHANTED VISTAS IN LLANO COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN VOLUME 13, PAGE 84 OF THE PLAT RECORDS OF LLANO COUNTY, TEXAS.

REFERENCE: BRIAN LEHNE AND SHAWN LEHNE JOB NO: 19-3268
REV. 0 DRAWN BY: FAL