

## **The Landing at Blanco – Lot 15 sale, 39.02 acres with amenities**

### **The Landing at Blanco, 2 miles N of Blanco and E of US 281**

- Gated community
- High-fenced 1,015 acre ranch
- Wildlife exemption for property taxes
- Managed Land Deer Program (MLDP) for whitetail deer
- Asphalt ranch roads
- 3,400 ft airstrip
- 5 of 8 pads available for lease for up to 4,000 sq ft hangars; water, septic is present at all hangar pads; power nearby
- All other 37 lots are ~25+ acres, some with homes, all lots owned

### **Lot 15 sale -- 39 acres with amenities.**

- Two story ranch house with cabins, pool, tennis court, dry pond, barn, paddocks, arena, ranch office, equipment storage, water tank, city water.
- Blanco CAD ID 20124.
- Lot 15 shall convert from a common use lot by all property owners to a private residential lot. As such, The Landing Covenants allow for residential lots to have one primary residence and one guest house.
- Other “residential cabins” shall, therefore, be removed or repurposed into non-residences. **No exception.**
- City of Blanco water supply (only lot using City water)

### **Main house – 2 story ranch house**

- Large entry, living room with fireplace, powder room, large kitchen, large dining room with fireplace
- Upstairs bedroom and en-suite with sitting area, adjoining door to en-suite, fireplace, balcony
- Two upstairs full bathrooms
- Office in upstairs hallway

### **Cabins (present configurations)**

- Cantina – lounge area with large bar, sitting area, and bathroom.
- Study – connected to Cantina, sharing same roof. 1 BR, 1 bath, fireplace, sitting area, small kitchenette. Part of the Cantina structure, it could easily be repurposed e.g. to an office, studio, or guest house.

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- Bell – Two connecting BR, one shared bathroom. Has two similar sized and adjoining storage rooms all under same roof. Could convert to studio, work room, storage, garage.
- Patio – Two connecting BR, 2 bath, shared living room with fireplace. Could be converted into a guest house.
- Bunk -- 4 single beds in one room, 1 bath with double sinks, and fireplace. Suggest attaching the Bunk to the Main House and then converting the Bunk to a master bedroom suite, giving a master suite on the ground floor with guest rooms on the second floor.

### **Other**

- Carport only attached to Cantina; no garage. The Landing's restrictive covenants for a residence require an enclosed garage for the property and shall not face, within eye shot, the main roadway. Enclosing the carport would satisfy that restriction. Or use the carport as is and build a separate garage.
- Swimming pool, in need of waterline and plumbing repair.
- Lighted tennis court.
- Dry Pond; leak proofing of pond and source water well will be required.
- Barn, arena, paddocks, stables.
- Ranch office with bathrooms (repurpose so it does not become a residence, or removed); septic for ranch office is shut in and in need of service.
- Covered storage for equipment.
- Water tank fed by City of Blanco water department.
- Furnishings included in sale.
- 3TA5 airstrip available to all Owners; hangar pads available for lease.

***CC&Rs for The Landing at Blanco (specifically 3.01) stipulate that lots that are sold must be used for residential purposes and have no more than one residence house and one guest house. All other buildings must be repurposed, so they do not become residences (e.g. in to an office, studio, garage, pool equipment storage, etc.) or removed.***

## **CONDITIONS**

**For the Water Line for City of Blanco water supply:** “There is, at present, a water line to that extends from the City of Blanco water meter located outside the southwest corner of Lot 33 in the US 281 (east) side utility easement, to the second meter inside the Landing Lane gate near the northernmost gate controller (the “Water Line”). The Water Line then extends to Lot 15. The Association will grant a perpetual license for the use of the Water Line for the purpose of water conveyance and delivery to Lot 15. Owner shall take all steps necessary to transfer the related utility account to Owner, and Owner shall be responsible for payment of all fees and costs associated with use of the Water Line and delivery of water through the Water Line. The Association shall reimburse Owner with its share of water, on a pro rata basis, for any water used to irrigate the Landing Lane gate landscaping as metered by the second meter.”

**[see ‘license for water line....docx’].**

**For the “dam” road:** “The Association intends to negotiate a temporary license agreement with the owner of Lot 38. Under the license agreement, the Association and the owner of Lot 38 agree that there will be no further use of Lot 15 for access to Lot 38.”

**[see ‘Shweiki agreement....docx’].**

**For the refuse area:** “The Association will reserve for itself, and all members/owners, a non-exclusive easement over and on the Property in the area pictured below for the purpose of installing and maintaining utilities, landscaping, walking trails, water quality improvements, monumentation and signage. The foregoing rights include the right of the Association and its members to collect and store refuse, including household waste.”

**[see ‘Trash Reserved Easement Appurtenant....docx’]**

**For conversion from Common Area to a Tract or Lot:** “Immediately upon the conveyance of Lot 15 to a buyer, the conveyed property (a “Conveyed Lot”) will no longer be “Common Area” property under Section 1.05 and will become a residential “Tract” or “Lot” under Section 1.08. Thereafter, the Conveyed Lot shall be subject to all restrictions that pertain to Lots/Tracts under the Declaration or any of the Association’s governing documents including, but not limited to, residential use restrictions, architectural approval requirements, lien rights afforded the Association, and the obligation to pay assessments, fees, fines, and

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other charges. Further, after the Conveyed Lot is transferred from the Association, the owner of the Conveyed Lot shall be an “Owner” under Section 1.10 of the Declaration, with membership and voting rights afforded other Owners of Tracts or Lots.”

### **OTHER DOCUMENTS**

- Abandonment of Easement.pdf (across Lot 33)
- Lot 15 Survey Jan 2022 - 022-012PLAT.pdf (survey of Lot 15)