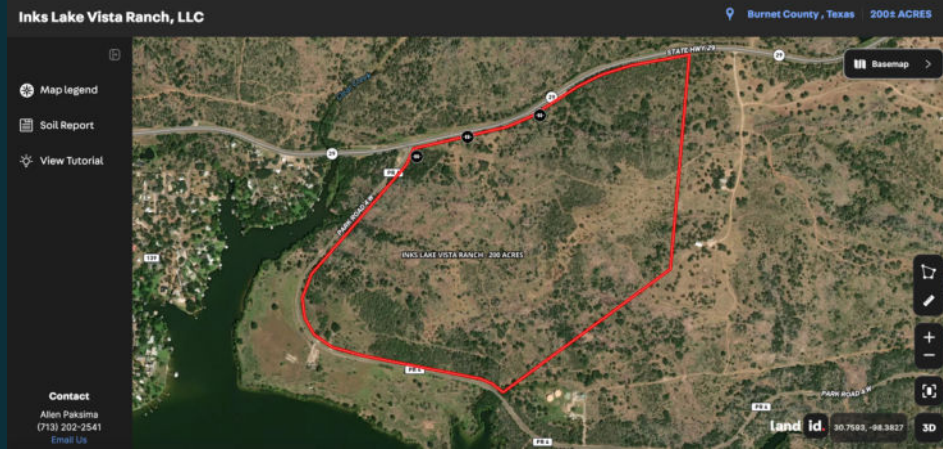


Inks Lake Vista Ranch

200 acres | 9277 West State Highway 29 | Burnet, Texas 78611





Inks Lake Vista Ranch LLC
Burnet County, Texas, 200 AC +/-



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCGPI	CAP
23	Keese-Rock outcrop complex, 1 to 12 percent slopes	187.67	84.71	0	10	6a
44	Voca association, gently undulating	33.87	15.29	0	34	4b
TOTALS		221.54(*)	100%	-	13.67	5.69

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	•	•
Intense	•	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	•	•
Intense	•	•	•	•	•	•	•	•
Very Intense	•	•	•	•	•	•	•	•

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



INKS LAKE VISTA RANCH

THE FINEST WATER VIEW RANCH IN BURNET COUNTY

200 acres across from Inks Lake State Park, with breathtaking views of Inks Lake and Lake Buchanan. The topography lends itself well to a high-density development with graduated heights from 900 to 1,000 feet, that afford phenomenal views of Inks Lake.

FABULOUS BUILDING SITES

This site is ideal for a high-density, high-end residential neighborhood with mixed-use components (restaurant/retail/hotel/commercial on SH 29). Destined to become the next upscale development in this fast growing, most beautiful, part of the Texas Hill Country. Trees are abundant throughout, including Post Oak, Live Oak, Pecan, Black Cherry, Cedar Elm, Hackberry, Sycamore, Spanish Oak, Walnut, and Mesquite, as well as cedar, algerita, prickly pear & persimmons. Native grasses and brush give wildlife abundant cover.

CORNER OF COVETED PARK ROAD 4 AND MAJOR STATE HIGHWAY 29

Ten minutes to Burnet, fifteen minutes to Marble Falls, 45 minutes to Lakeway and one hour to Downtown Austin. In the heart of the famed Texas Wine Country, close to Horseshoe Bay and Fredericksburg, and just south of popular Torr Na Lochs Winery on State Highway 29

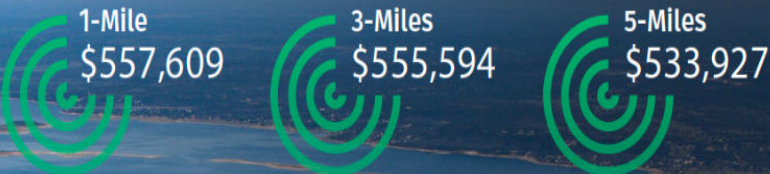
SUBSTANTIAL STATE HIGHWAY 29 FRONTAGE

Excellent access with three prized TxDot approved commercial entrances from State Highway 29, necessary for a well laid-out, luxury Community. This tract is in one of the fastest growing corridors in the Greater Austin area.

FAVORABLE STATE TAX LAWS

Texas is one of seven states that does not impose a state income or investment tax.

AVERAGE HOME VALUE



Lake Buchanan

 Buena Vista
"On-Market" Home Value
(Non-Lakefront) : \$910,500

Inks Lake Surface Water
Treatment Plant



PR 4



Lake Buchanan

29

29

Inks Lake State Park

Inks Lake

29

PR 4

PR 4





LOT #1
+/- 66 ACRES

LOT #2
+/- 66 ACRES

LOT #3
+/- 66 ACRES

Colorado River

State Park Rd 4

Restroom and Showers

23

Park Rd 4 W

Park Rd 4 W

Park Rd 4 W

Park Rd 4 W

Park

PROPERTY OVERVIEW

SEE LISTING

PRICING

200 AC

PROPERTY SIZE

WATER, ELECTRIC, SEPTIC

PEDERNALES ELECTRIC (PEC), SEPTIC

NONE

ZONING

INKS LAKE

VIEWS

HWY 29

FRONTAGE

Amazing opportunity for Luxury Estate Development OR Private Ranch, with gorgeous views of Inks Lake in Burnet.

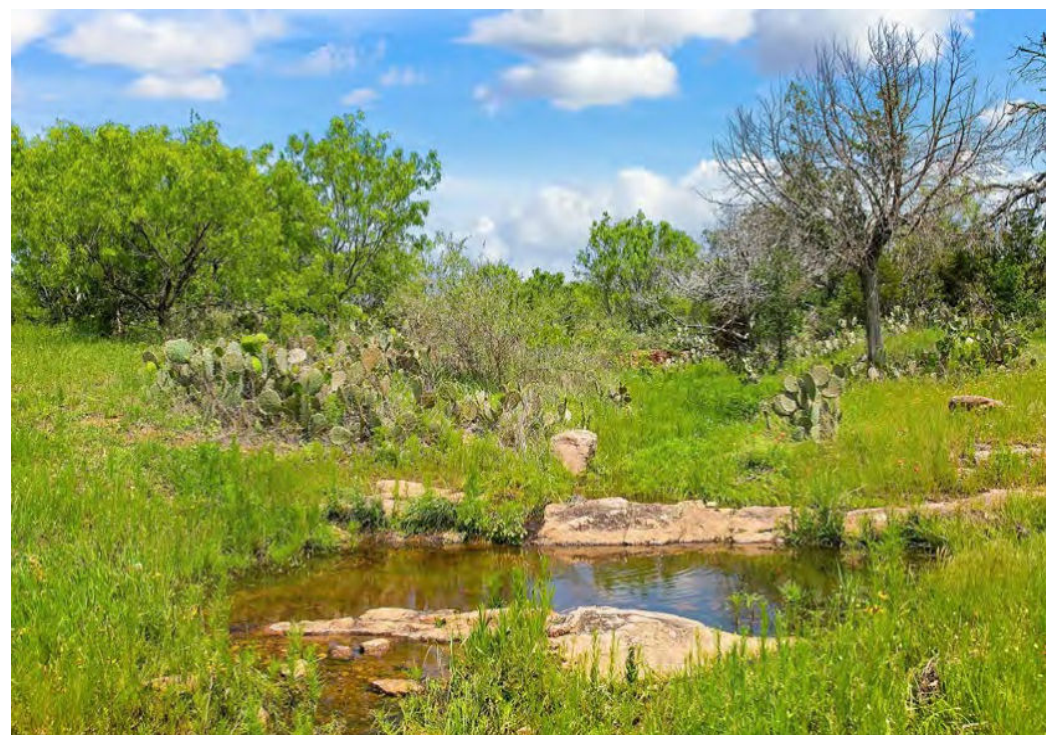
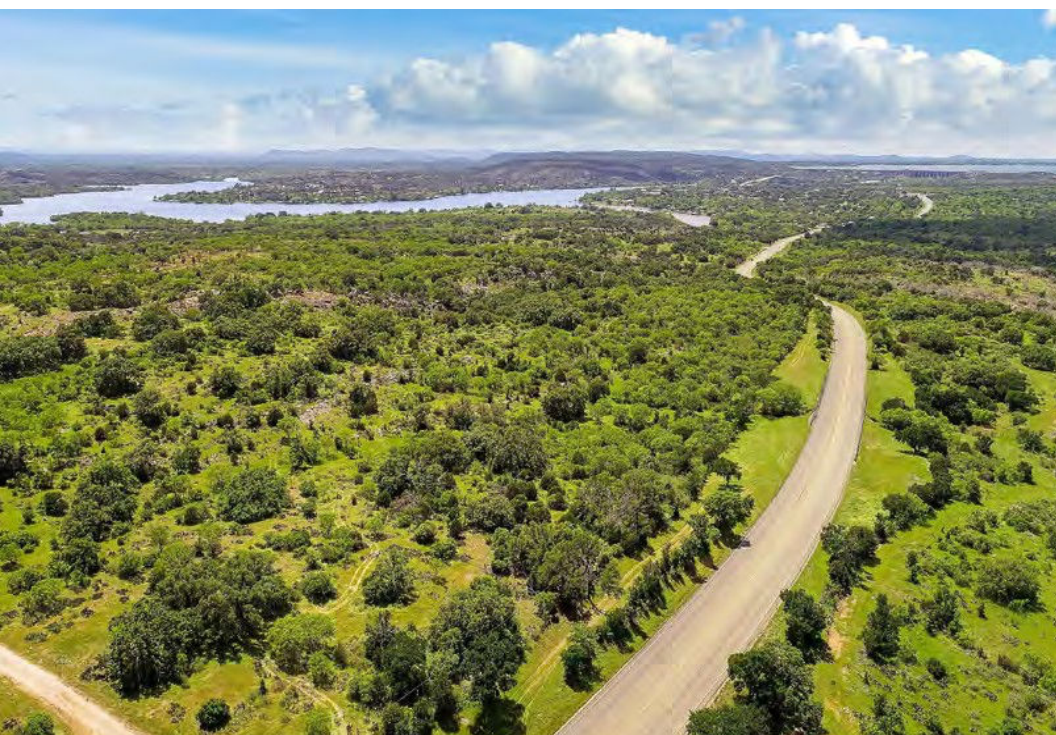
Short 45-minute drive from Austin entering the beautiful Hill Country and Highland Lakes region.

The property has great access through SH 29 frontage, which runs from Georgetown, as well as three additional TxDot approved entrances along State Highway 29.

Suited for High End Luxury Estate Community with larger lots and views of the lake.



PROPERTY PHOTOS



PROPERTY OVERVIEW

Marble Falls
21 miles

Georgetown
44 miles

Lakeway
53 miles

Fredericksburg
59 miles

Austin
63 miles

San Antonio
108 miles

BUCHANAN DAM

INKS LAKE VISTA RANCH

SH 29

TORR NA LOCHS
VINEYARD & WINERY

INKS LAKE
STATE PARK

BURNET

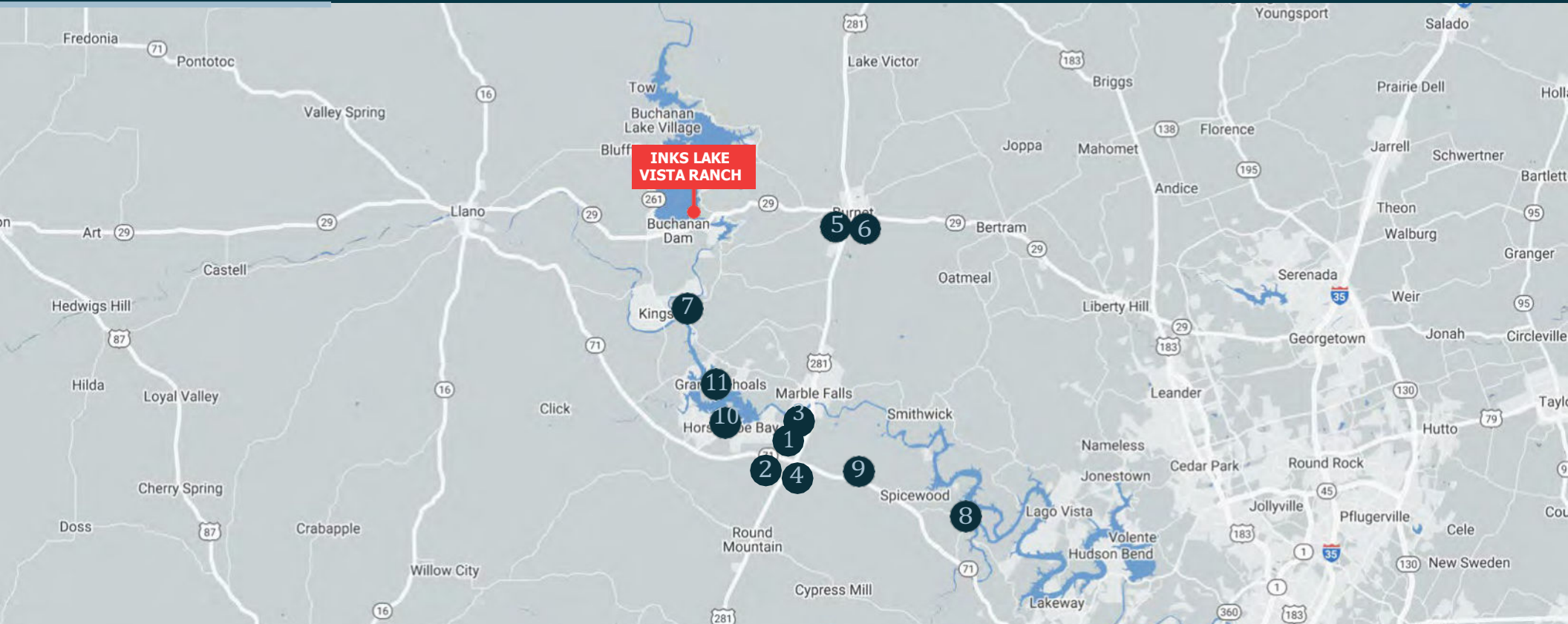
- BURNET MUNICIPAL AIRPORT
- AIR FORCE MUSEUM
- MOTORCYCLE MUSEUM
- FAIRGROUNDS & RODEO ARENA
- DELAWARE SPRINGS GOLF COURSE
- MOJO COFFEE
- TRAILBLAZER GRILLE
- STORM'S DRIVE-IN
- WEDDING OAK WINERY

KINGSLAND

- LEGENDS GOLF COURSE AND VILLAS
- LIGHTHOUSE COUNTRY CLUB
- STATION MOUNTAIN BIKE PARK
- LOG COUNTRY COVE
- SAKS RETREAT
- VALENTINE LAKESIDE
- HOOPER'S
- ALFREDO'S MEXICAN

LONGHORN CAVERN
STATE PARK

NEARBY DEVELOPMENTS



1 THUNDER ROCK [🔗](#)

- 1,073 ACRES
- NW CORNER OF US 288 AND SH TEXAS 71
- 1,900 NEW HOMES
- 500 MULTI-FAMILY UNITS
- 75,000 SQ. FT. RETAIL
- SPORTS COMPLEX

2 GREGG RANCH [🔗](#)

- 240 ACRES
- CORNER OF US 288 AND CLOSE TO TEXAS 71
- 700 HOMES
- 250 MULTI-FAMILY HOMES
- COMMUNITY POOL, DOG PARK, BIKING TRAILS

3 ROPER RANCH [🔗](#)

- 661 ACRES
- CORNER OF US 288 AND SH TEXAS 71
- 1,072 HOMES
- WALKABLE DOWNTOWN DISTRICT
- RETAIL INCLUDING RESTAURANTS, SHOPS, GALLERIES

4 LEGACY CROSSING [🔗](#)

- 546 ACRES
- SE CORNER OF US 288 AND SH TEXAS 71
- 1,343 HOMES
- 264 MULTI-FAMILY UNITS
- 115 ACRES' COMMERCIAL SPACE (800,000 SQ. FT.)
- RESTAURANTS, CONVENIENCE STORES, REGIONAL BOX STORES

5 DELAWARE SPRINGS [🔗](#)

6 CREEKFALL [🔗](#)

7 LEGENDS [🔗](#)

8 THOMAS RANCH [🔗](#)

- 2,200 ACRES, OVER 3,500 HOMES PLANNED
- CORNER OF SH TEXAS 71 – 15 MILES SOUTH OF MARBLE FALLS
- WALKABLE DOWNTOWN DISTRICT
- GOLF COURSE, CLUB HOUSE, TRAILS, FUTURE RESTAURANTS

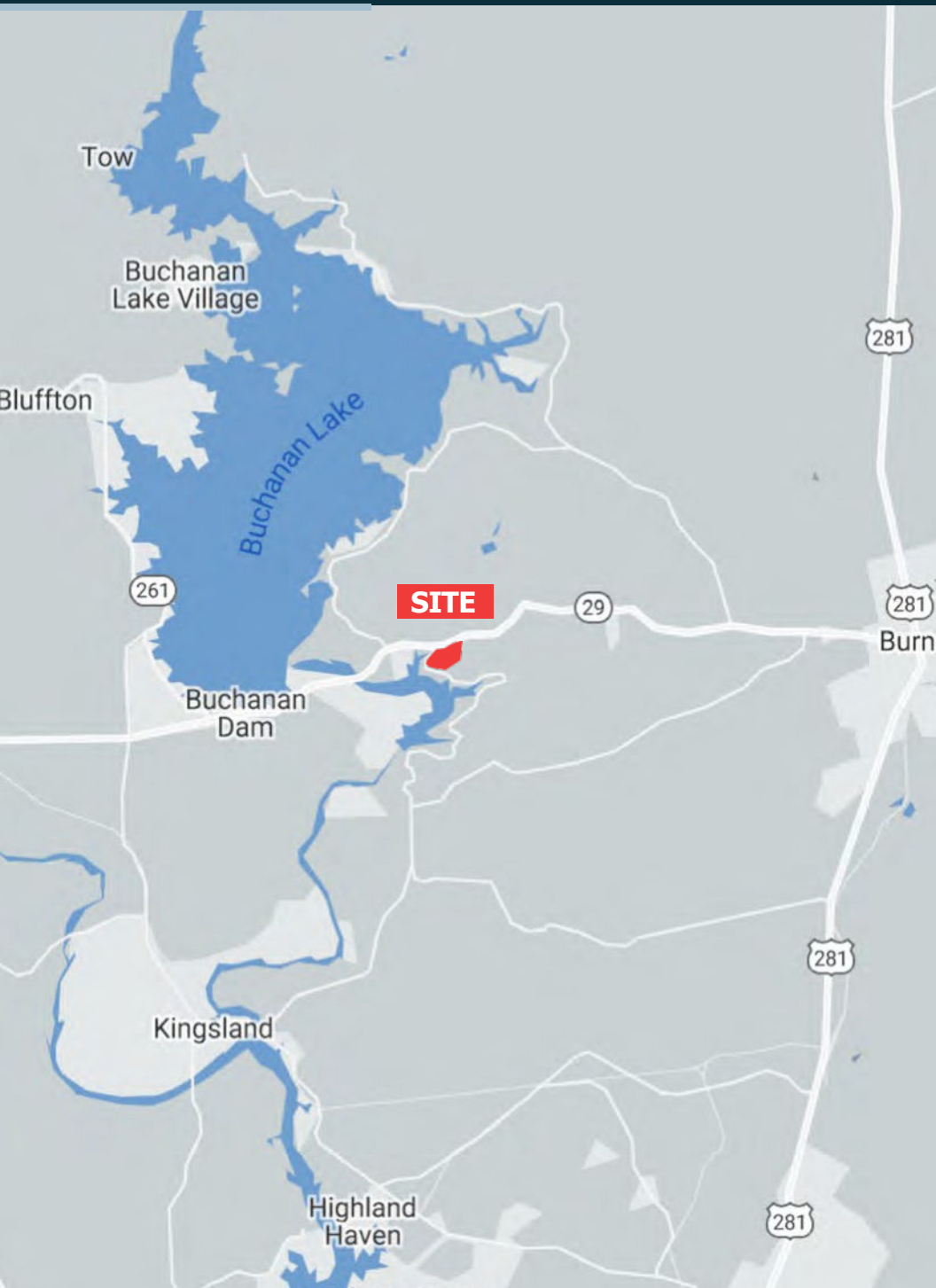
9 SPICEWOOD TRAILS [🔗](#)

10 HORSESHOE BAY [🔗](#)

- 7,000 ACRES
- OVER 2,200 HOMES
- LUXURY WATERFRONT, WATER VIEW AND WATER VICINITY SUBDIVISIONS
- ESTABLISHED IN 1971
- HOTEL, RESORT, RESTAURANTS, GOLF COURSES, MARINA, CLUBS ETC.

11 GRANITE SHOALS [🔗](#)

LOCATION OVERVIEW



POPULATION	1 MILE	5 MILES	10 MILES
2023 Population	4	3,733	29,138
2028 Population Projection	4	4,362	33,653



HOUSEHOLDS	1 MILE	5 MILES	10 MILES
2023 Households	2	1,636	12,063
2028 Household Projection	2	1,902	13,858

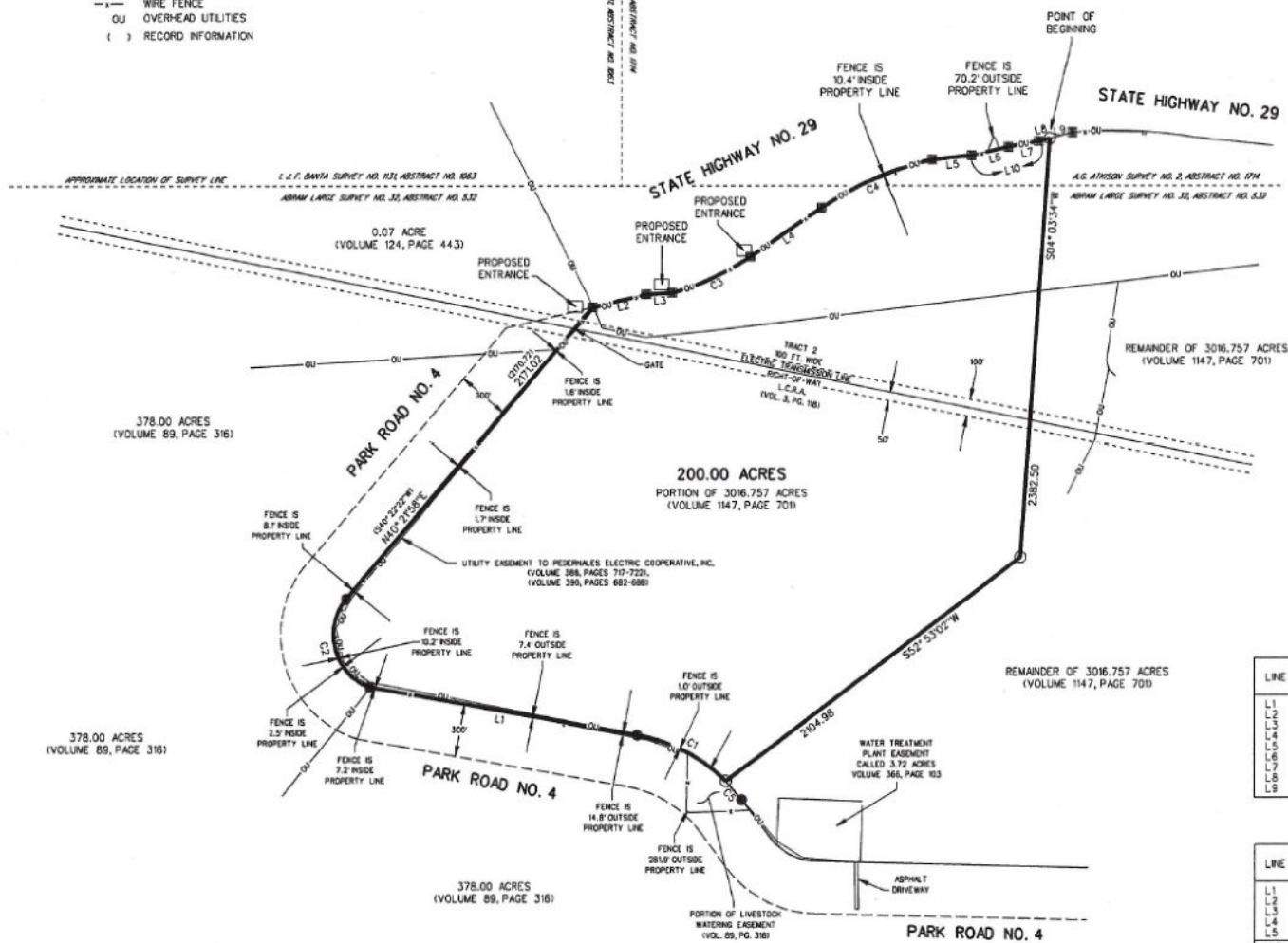


HOUSEHOLD INCOME	1 MILE	5 MILES	10 MILES
Avg Household Income	\$67,500	\$85,739	\$85,270



DAYTIME EMPLOYMENT	1 MILE	5 MILES	10 MILES
Employees	31	1,430	9,694
Businesses	3	70	1,240

- TXDOT CONCRETE HIGHWAY MONUMENT FOUND
- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- X— WIRE FENCE
- OU OVERHEAD UTILITIES
- () RECORD INFORMATION



CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	579.63	34° 55' 57"	950.70	N62° 24' 36" W	570.65
C2	604.25	109° 11' 00"	318.08	N14° 55' 00" W	516.88
C3	491.99	16° 40' 12"	1507.39	N65° 07' 06" E	489.02
C4	690.62	21° 33' 56"	1834.86	N66° 36' 31" E	686.56
C5	138.34	08° 20' 34"	950.70	S40° 48' 30" E	138.21

RECORD INFORMATION					
CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C2	604.20	109° 10' 44"	317.08	S14° 56' 16"E	516.85
C3	490.91	18° 39' 35"	1507.39	S65° 07' 18"W	488.71
C4	690.88	21° 34' 25"	1834.86	S66° 34' 47"W	686.81

LINE	DIRECTION	DISTANCE
L1	N79° 52'04"W	1547.54
L2	N76° 45'50"E	314.51
L3	N86° 44'06"E	148.52
L4	N55° 46'33"E	492.57
L5	N83° 39'11"E	222.28
L6	N77° 24'35"E	216.85
L7	N79° 14'33"E	175.88
L8	N75° 35'15"E	64.74
L9	N75° 35'15"E	130.82

RECORD INFORMATION		
LINE	DIRECTION	DISTANCE
L1	S79°52'13"E	1547.25
L2	S76°43'09"W	314.80
L3	S86°46'17"W	148.14
L4	S55°47'35"W	492.60
L5	S83°42'05"W	221.89
L10	N78°13'50"E	392.68

EASEMENTS, AS LISTED IN SCHEDULE B OF TEXAN TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE OF NO. 220-546 EFFECTIVE MAY 6, 2020 AFFECTING THE SUBJECT PROPERTY ARE SHOWN HEREON EXCEPT AS LISTED BELOW.

PIPELINE EASEMENT AND RIGHT OF WAY AGREEMENT TO THE CITY OF BURNET, RECORDED IN VOLUME 366, PAGES 387-396, DEED RECORDS, BURNET COUNTY, TEXAS. (DOES NOT AFFECT)

WATER TREATMENT PLANT EASEMENT TO THE CITY OF BURNET, RECORDED IN VOLUME 366, PAGES 103-110, DEED RECORDS, BURNET COUNTY, TEXAS. (DOES NOT AFFECT)

SUBJECT TO EASEMENT AND RIGHT OF WAY TO GTE SOUTHWEST INCORPORATED, RECORDED
IN VOLUME 582, PAGES 46-48, REAL PROPERTY RECORDS, BURNET COUNTY, TEXAS.

PIPELINE EASEMENT TO TEXAS PARKS AND WILDLIFE DEPARTMENT, RECORDED IN VOLUME 687, PAGES 737-742, REAL PROPERTY RECORDS, BURNET COUNTY, TEXAS. (DOES NOT AFFECT)

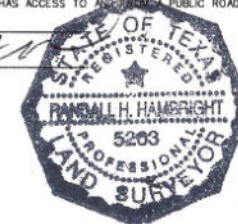
SUBJECT TO BOUNDARY LINE AGREEMENT AND SPECIAL WARRANTY DEED, RECORDED IN VOLUME 1284, PAGES 192-206, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS.

SUBJECT TO UTILITY EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC., RECORDED IN CLERK'S FILE NO. 201800938, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS.

I, RANDALL H. HAMBRIGHT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO STERLING VIA AND TINLEE VIA, TEXAS TITLE INSURANCE COMPANY, HILL COUNTRY TITLES COMPANY AND LENDER, THAT I HAVE MADE A LAND TITLE SURVEY ON THE GROUND OF THE PROPERTY SHOWN HEREON AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, ENCROACHMENTS, VISIBLE UTILITY LINES OR EASEMENTS KNOWN TO ME EXCEPT, AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROAD.

DATE 05-07-2020

RANDALL H. HAMBRIGHT, R.P.L.S.
STATE OF TEXAS REGISTRATION NO. 5263
COUNTY SURVEYOR, BLANCO COUNTY, TEXAS



MEASURED INFORMATION

RECORD INFORMATION

DATE: 05-07-2020
FILE NAME: 020-070
JOB NO: 020-070

HAMBRIGHT LAND SURVEYING

P.O. BOX 1226
JOHNSON CITY, TEXAS 78636
PHONE (830) 868-2574
EMAIL: HAMBRIGHTSURVEY@GMAIL.COM
TEXAS FIRM NO. 100587-00

MAP TO ACCOMPANY FIELD NOTE NO. 020-070

LAND TITLE SURVEY OF 200.00 ACRES,
SITUATED IN THE ABRAHAM LARGE SURVEY
NO. 32, ABSTRACT NO. 532, A.G. ATKISON
SURVEY NO. 2, ABSTRACT NO. 1714,
BURNET COUNTY, TEXAS