

A PLACE CALLED
DRIFTWOOD
1881

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JUST THE FACTS
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OVERVIEW

540 acres / 215 acres of open space / 80 acres of vineyards / 9 miles of hike + bike trails / 2 miles of Onion Creek frontage
120 room lodge and spa site / Winery and events site / Town center sites / Restaurant sites

THIRTY-ONE SINGLE-FAMILY HOMESITES

0.5 acre to 1.5 acre lots with up to 15,000 sq. ft. building envelopes / 25' vegetative buffer along the perimeter of all lots
LEED Compliant / Dark Skies / Rainwater Collection / Individual On-Site Wastewater Collection
City of Dripping Springs Building Permits / Pedernales Electric CO-OP / West Travis County Public Utility Agency Water
Fencing allowed within building envelope, but no boundary fencing permitted
20 lots in Hays County Consolidated School District / 11 lots in Dripping Springs School District

CONTROLLING ENTITIES

Driftwood Economic Development Municipal Management District:
Maintains drainage, rainwater collection, on-site waste treatment, open spaces and trails.
City of Dripping Springs Development Agreement / Driftwood Master Declaration and CC&R's / Driftwood Design Guidelines

TAXING AUTHORITIES / 2015 RATES

- ◆ Hays County / 0.4232
 - ◆ Hays Consolidated / 1.5377
 - ◆ Dripping Springs Ind. / 1.52
 - ◆ Driftwood EDMM District / 0.15
 - ◆ North Hays County ESD #1 / 0.0252
 - ◆ Hays County ESD #6 / 0.0795
 - ◆ Special Road District / 0.0438
- TOTAL: 2.2417 to 2.2594

