



***Bridlewood Ranches  
Particularly 1375 Steeplebrook Drive  
San Marcos, Texas 78666***

Bridlewood Ranches is located between Wimberley and San Marcos, Texas in Hays County. The community of 55 properties was created out of an historic ranch of about 1,600 acres. The land is rugged, has rolling hills of mixed grassland, oak, and ashe juniper cover. Hays County is located in central Texas on the Balcones escarpment, edging the Edwards Plateau. This area is home to a diverse native wildlife and plant community. Ashe juniper, live oaks, and honey mesquite in the limestone hills and valleys of the area provide habitat for golden cheeked warblers and black capped vireos. The area is also inhabited by deer, turkey, skunk, rattlesnake, screech owl, opossums, jack rabbits, armadillo, coyote, fox, and hawks.



In 2005, Lazy CJ Cattle Company, LLC was formed and purchased eight head of Texas Longhorns for the grazing lease at Bridlewood Ranches. Currently, the herd ranges around 100 head of cattle roaming the properties at Bridlewood. The Longhorn graze most of the land on an open range basis, giving the land a distinctive ranch character and allowing residents to reap the benefits of an agricultural exemption on their property taxes.

Currently 20 homes have been built on the 55 lots and is owned by 47 individual property owners. Four property owners have constructed just a barn/shop on them. The number of homes that have been built with a Rainwater Collection System only is five; number of homes with a Rainwater Collection System AND well is three. At this time, one owner is also putting in a well where a Rainwater Collection System currently exists for irrigation and landscaping purposes only.

## **San Marcos, Texas**

San Marcos, Texas is located at the gateway to the Texas Hill Country and offers many wonderful places to visit and great places to stay. It is just 30 minutes from Austin to the North, 40 minutes to San Antonio to the South, 15 minutes to Wimberley to the East, or 25 minutes to Gruene to the Southwest, and is just 15 minutes away from Tanger Outlet Mall - the best shopping in Texas. The spring fed San Marcos River provides a refreshing playground for swimming, canoeing, tubing, and a glass bottom boat at Aquarena Springs just 12 minutes away.

## **Hays County**

Located in the heart of central Texas and the Balcones Canyonlands region of the Edwards Plateau, Hays County is home to a diverse native wildlife and plant community. Dense woodlands and open savannas of live oak, ashe juniper, and honey mesquite in the limestone hills and valleys of the area provide habitat for federally endangered golden-cheeked warblers (*Dendroica chrysoparia*) and black-capped vireos (*Vireo atricapilla*). Rainwater-fed waterways dissect the hills helping recharge the Edwards Aquifer. A wide variety of aquatic species depend on the water quality and quantity these drainages collect.

## **Edwards Aquifer**

The Edwards Aquifer is a unique groundwater system and one of the most prolific artesian aquifers in the world. It is one of the greatest natural resources on Earth, serving the diverse agricultural, industrial, recreational, and domestic needs of almost two million users in south central Texas. Within this region and poised on the edge of the vast Chihuahuan desert lies San Antonio, America's 7th largest city. The city has a semi-arid climate, and water from the Edwards is the reason that 18th century Spanish missionaries were able to establish footholds like the Alamo here on the New World frontier. For over two centuries, San Antonio and many other cities in the surrounding region were able to grow and prosper without developing surface water or other water resources because of the Edwards Aquifer.

One of the greatest outflows from the Edwards Aquifer is the San Marcos Springs. More than 200 springs burst forth from three large fissures and many smaller openings. Early travelers and settlers described the large ones as fountains, gushing water several feet above the surface of the stream they created. Today, the Springs lie at the bottom of Spring Lake and are viewed through the floor of glass-bottomed boats. The Springs and the short 3.8 mile San Marcos River below them have been designated as critical habitat for five endangered species, including the Fountain Darter, the Texas Blind Salamander, the San Marcos Salamander, the San Marcos gambusia, and Texas Wild Rice.

## Electric Usage

2014	1313 Steeplebrook	1375 Steeplebrook
January	\$310.95	\$255.58
February	\$342.28	\$228.66
March	\$320.61	\$203.97
April	\$284.74	\$240.16
May	\$245.84	\$358.30
June	\$335.90	\$428.57
July	\$398.37	\$498.64
August	\$451.20	\$558.81
September	\$527.15	\$424.57
October	\$459.08	\$326.01
November	\$386.18	\$246.16
December	\$288.87	\$226.51

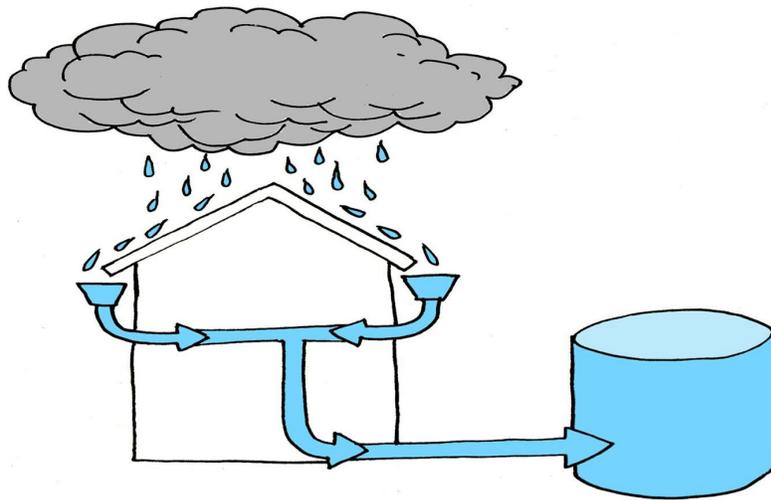
## Propane Usage

2014	1313 Steeplebrook	1375 Steeplebrook
January	\$623.56	236.9 gals. \$658.58
February	\$600.24	200.5 gals. \$607.52
March	\$288.68	122.6 gals. \$340.83
April	0	137.3 gals. \$354.23
May	0	0 / 0
June	\$273.26	0 / 0
July	0	0 / 0
August	0	0 / 0
September	0	197.4 gals. \$479.68
October	\$353.05	0 / 0
November	\$488.53	215.5 gals. \$523.67
December	\$228.10	82.2 gals. \$199.75

## Rainwater Harvesting

For centuries, people have relied on rainwater harvesting to supply water for household, landscape, livestock, and agricultural uses. Before large centralized water supply systems were developed, rainwater was collected from roofs and stored onsite in tanks or cisterns. With the development of large, reliable water treatment and distribution systems and more affordable well drilling equipment, a renewed interest in this approach has emerged in Texas and elsewhere due to:

- escalating environmental issues and costs of centralized water systems
- cost to drill a well to the depth necessary in Bridlewood
- health benefits of rainwater
- long-term operating cost savings associated with rainwater collection systems



**The facts about rainwater collection:** every time it rains 1", you can collect nearly 600 gallons of water for every 1,000 square feet of roof. For example, if you have a 2,500 sq. ft. home, you would collect ,1,500 gallons of water for every inch of rainfall. Neighboring Wimberley averages 32" inches of rainfall in a year which equals 48,000 gallons of water a year. Conserving families use 25-35 gallons of water per person per day, so a conserving family of four living in a 2,500 sq. ft. house would have a sufficient water supply using a Rainwater Collection System alone. To make it through the longest drought, here's the math:

*# of people x gallons used per person per day x 90 days\* = total gallons needed*

*-- OR --*

$$4 \times 30 \times 90 = 10,800$$

\* Note: 90 days is used for this example even though 75 days was the longest drought on record in this area in the past 50 years.

The Rainwater Harvesting System for 1375 Steeplebrook Drive is identical to the information listed below with the exception that it is a 35,000 gallon tank with an additional 5,000 reserve tank at the bottom. The tank and top are stainless steel.

Installation Of collection system

Installation of Complete Rain Water Collection system and filtration system.

Deliver and install Custom Cedar Cistern nominal 28,000gal with concrete curb and Custom Steel Roof. Barrel is Custom cut 2x6 Tongue and Groove Aromatic Cedar Staves and 9/16 electron Plate Zinc Chromate bands with Buckles. Roof is free stand Custom Steel standing seam with access Hatch. Liner is Custom 40ml NSF-61 PVC with 40ml felt chaffer liner. All plumbing entry and suction will be inside tank.

Delivery and installation of trunk lines from downspouts will be heavy wall 3" and 4" trunk lines to carry water from roof to tank. All downspouts will be wrapped with metal to hide PVC and protect from elements. All downspouts will have pre-screen baskets at or above 24" of tank entry for Natural Hydraulics to complete water collection to Cistern.

Delivery and install one aeration system pump with timer to circulate rain water in cistern. Pump will be Koenders air systems with micro stone and air tubing for supply from pump.

Delivery and install 1-HP 220v MQ on demand Booster pump for Pressure to Home. Suction line will be sch40 NSF PVC.

Delivery and Install one UVBIII Whole House purification system. Wall mount commercial Unit. Unit will be:

- One 20" Sediment Poly wound and canister
- One 20" Carbon Block with canister
- One 20" double pass Ultra violet lamp with Quartz Sleeve with stainless lined Canister

All Electrical components location not known at this time but will be located in same location

All plumbing and Piping will be under ground and buffed with sand when needed for protection from rock.

All ditches when needed will be sawed with rock saw.

\*\* Note electrical access for these components will be owners responsibility.

\*\* Note This quote does not include gutters on home.

## Horses / Manure

Currently six residents of Bridlewood keep their horses in a dry lot at night. When determining what to do with manure generated by keeping horses on the property, these residents clean manure up daily and relocate it to a pile out of site elsewhere on their property. Options from there are to: 1) spread the manure via manure spreader that can be pulled behind an ATV or 2) have it trucked out when necessary.

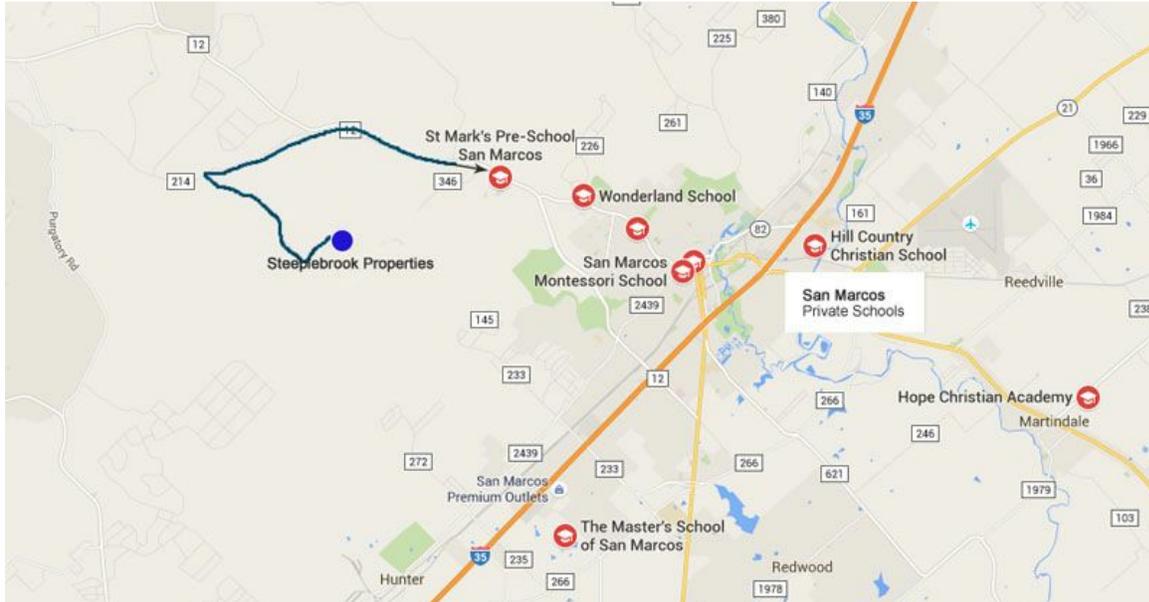
## Golf Courses

Below is our short list of golf courses in/near Wimberley, Texas. They are listed by proximity to Wimberley, including courses in neighboring cities. For additional information on local golf courses, visit <http://www.golflink.com/golf-courses/city.aspx?dest=Wimberley+TX>

Quicksand at Wimberley, Plumcreek Golf Club, Landa Park Golf Club, Lakeside Golf Club, Texas State University Golf Club, and Quail Creek Golf Club.

## Schools

A public school system serves Bridlewood Ranches: Crockett Elementary, Miller Middle School, and San Marcos High School. In addition, there is a well-established Private School sector in nearby San Marcos. The map below shows the location of private schools. Information about each can be found at [www.privateschoolreview.com/texas/hays-county](http://www.privateschoolreview.com/texas/hays-county)



Texas State University is also located in San Marcos. Since 1903, it has grown into the largest institution in the Texas State University System and the fourth-largest university in the state of Texas boasting an enrollment of over 36,000 students. Academically, it is composed of 10 colleges and about 50 schools and departments across multiple disciplines, including nationally recognized programs in Geography, Criminal Justice, and Music. More information can be found at [www.txstate.edu](http://www.txstate.edu).

## Relevant Properties - Appraisal

Below is a list of homes and their appraisal value as performed by Coultas Appraisal Services on May 1, 2015. The last home on the list was recently sold in Dripping Springs but provided a good comparison.

1313 Steeplebrook Drive, San Marcos	\$1,300,000	ppsf \$341.47
1375 Steeplebrook Drive, San Marcos	\$1,550,000	ppsf \$333.98
13595 Silver Creek Road, Dripping Springs	\$1,000,000	ppsf \$254.32
23921 Millstone Road, Spicewood	\$1,599,000	ppsf \$334.17
105 Saddlewood Trail, Comfort	\$1,425,000	ppsf \$376.74
2601 Mount Sharp Road, Wimberley	\$1,800,000	ppsf \$416.86
4001 Mt. Gainor, Dripping Springs	\$1,500,000	ppsf \$379.69

**Bridlewood Ranches HOA:**

<http://www.bridlewoodranches.org/wordpress/about-us/>

**For additional information about these properties, please contact:**

***Kathy Walker • The Walker Group • 210-410-4023***