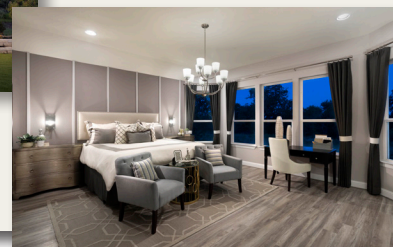


DOUBLE EAGLE RANCH



Double Eagle Ranch features estate homesites with breathtaking views. With quick and easy access to downtown Bastrop, this is a scenic neighborhood that offers tranquility and convenience simultaneously. Enjoy the nearby Colorado River and historic downtown Bastrop with friends and family. Located only 20 miles from downtown Austin and 20 minutes from the Austin-Bergstrom International Airport, Double Eagle Ranch is a peaceful retreat with the luxuries of big-city life.

Schools

Bastrop Independent School District www.bisdtx.org	512-772-7100
Bluebonnet Elementary School 416 FM 1209, Bastrop, 78602	512-308-1325
Cedar Creek Middle School 125 Voss Pkwy., Cedar Creek, 78612	512-772-7425
Cedar Creek High School 793 Union Chapel Rd., Cedar Creek, 78612	512-772-7300

Utilities

Electric: Bluebonnet Electric	800-842-7708
Water: Aqua Water Supply	512-303-3943
Gas/Propane: garnettspropane.com	512-894-4480
Trash: Texas Disposal	800-375-8375
Trash: Waste Connection	512-282-3508
Trash: Donnie Stark	512-303-9462
Cable TV: Spectrum	512-308-1041
Cable TV: AT&T Uverse	512-360-3030
Cedar Creek Post Office	512-321-6270

Taxes

Total Estimated Tax Rate	1.538
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Homeowners Association

Estimated Dues: \$350 Annually | HOA Statement of Account: \$100
Preferred Association Management Company (PAMco)
www.pamcotx.com
Jonathan Klonower / jonathan@pamcotx.com / 512-918-8100

Preferred Lender – Southern Lending Services, LTD

Jeff Ramsey, NMLS #653598
Residential Mortgage Loan Originator
214.908.0107 | NMLS #342900
jramsey@SouthernLendingServices.com

Model Home

126 Double Eagle Ranch Drive, Cedar Creek, 78612

Directions

From Austin: Follow TX-71 E to Old 71 in Bastrop County. Continue on Old 71 to Double Eagle Ranch Drive.

Attractions

- Main Street Historic District
- Fisherman's Park
- Bastrop Opera House
- Lost Pines Art Bazaar
- North Shore Park on Lake Bastrop
- Museum and Visitor Center of Bastrop County Historical Society
- Golf: Pine Forest, ColoVista Golf Club, Lost Pines Golf Course
- Bastrop State Park
- Lake Bastrop
- Texas Reptile Zoo
- Bastrop Fine Arts Guild

Shopping/Dining/Attractions

- Downtown Bastrop, 12 miles
- Financial Institutions, 10 miles
- Medical Facilities, 10 miles
- HEB Grocery, 11 miles
- Post Office, 12 miles
- Walmart, 11 miles
- Home Depot/Lowe's/McCoy's, 9 miles
- Academy Sports & Outdoors, 10 miles
- Best Buy/Sears/Specs/Petco, 10 miles
- Walgreens/CVS Pharmacy, 11 miles
- Restaurants/Fast Food, 4 miles
- Austin-Bergstrom International Airport, 12 miles
- Downtown Austin, 21 miles
- Formula One Facilities, 11 miles
- Hyatt Lost Pines Resort, 5 miles

Bastrop County Fairs

- Smithville Jamboree
- Salinas Art Festival
- Western Days
- Sherwood Forest Faire
- Bastrop Home Coming
- Elgin Hog Eye Festival
- Watermelon Festival

Sales Associate

Gene Acosta
512-789-6863 cell
512-956-7845 office
gacosta@sfhtx.com



www.ScottFelderHomes.com



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