



Broken Arrow Group

COMAL COUNTY · SPRING BRANCH, TEXAS · CYPRESS COVE

183 Palm

A 0.21-acre wooded build lot on a paved road in Cypress Cove, near Canyon Lake. Mature live oak over cedar, ground that falls away from the frontage, central water and electricity at the road — and recorded restrictions that tell you exactly what you can put on it.

\$40,000

LIST PRICE

0.21± ac

VACANT RESIDENTIAL LOT

Comal County

CYPRESS COVE SEC 5, LOT 25

L124251A

MLS · ACTIVE

Property snapshot



THE LOT

0.21± acres

Vacant residential lot — there is no house. Cypress Cove Section 5, Lot 25 · Lot 25 / Block 0 · Comal CAD #20900



LIST PRICE

\$40,000

Active on the MLS as L124251A · listed 4/27/2026 · possession at closing and funding



TERRAIN

Sloping, wooded

The MLS land description reads sloping, steep and wooded — mature live oak over a cedar understory, with a cleared strip along the frontage



WATER

Central

Central water. The MLS record also lists deeded water access — verify its nature and extent independently



SEWER

Septic required

There is no sewer. The recorded restrictions require a state- and county-approved septic system; cesspools and outside toilets are prohibited



UTILITIES

Electric available

Electricity available at the lot · no gas · private garbage service



ACCESS

Paved HOA road

Asphalt surface · access is by HOA road · outside the city limits, no ETJ · zoned residential



BUILD RULES

750 sq ft min.

Minimum ground-floor livable area for a future build, per the recorded deed restrictions. Single-family only, plans through the Architectural Control Committee, no manufactured housing



COSTS & TERMS

\$635.89 taxes

Taxes without exemptions (Comal CAD) · HOA \$55.00 a year, mandatory · cash, conventional, FHA, VA or Texas Vet

Figures are from the confirmed listing record for MLS #L124251A, Active, listed 4/27/2026. **This is a vacant residential lot; there is no house on the property, and no dwelling square footage appears anywhere in this packet.** The 750 sq ft figure is the deed restrictions' minimum ground-floor livable area for a future build, not the size of anything standing. Title: Kerrville Title Co. Buyer should independently verify acreage, boundaries, easements, taxes, minerals, utilities, septic feasibility, flood status and school attendance. All measurements are approximate.

About the lot

CYPRESS COVE · SPRING BRANCH, TX

Palm runs off Tanglewood inside Cypress Cove, a few turns from TX-306. What is for sale is 0.21 acres of wooded, sloping ground on a paved road — mature live oak over a cedar understory, with a cleared strip of grass and loose limestone along the frontage.

The slope is the point. On a flat lot the house goes where the driveway goes. Here the ground falls away from the road, which opens up an elevated homesite and leaves you room to decide where the build, the drive and the outdoor living actually sit.

It is a build lot with the utilities question half answered: central water and electricity at the road, a paved HOA road in. There is no sewer, so a state- and county-approved septic system is required. The recorded deed restrictions also set a 750-square-foot minimum ground-floor livable area and route your plans through the Architectural Control Committee before you start.

Cypress Cove is an established subdivision near Canyon Lake with a mandatory maintenance association at \$55 a year. The MLS record lists deeded water access; verify what it is and how far it goes before you rely on it.

- 0.21± acres · Cypress Cove Section 5, Lot 25 · a vacant lot, no house.
- Central water and electricity available · no gas · no sewer, septic required.
- Paved HOA road · HOA \$55 a year, mandatory · taxes \$635.89 without exemptions.



The lot from above its road frontage — the frontage runs along the bottom of the frame and the ground falls away into the trees behind.



At the road — a cleared strip of grass and loose limestone along the frontage, cedar and brush behind it.

The lot itself

0.21± ACRES · SLOPING, STEEP, WOODED



Straight down

Unbroken oak and juniper canopy, with the paved road along the left edge.



The front corner

Straight down where the cleared, rocky ground meets the road.



The back edge

The far edge of the tree line, exposed limestone at the drop, and the ground falling away below.

The honest read on this lot

This is **raw land**. There is nothing built on it, so there is no floor plan, no room count and no dwelling square footage anywhere in this packet. Every photograph here is a drone still from a single flight on 19 April 2026, shipped exactly as shot — nothing retouched, graded or generated.

There is no video tour for this listing.

No survey has been produced for this build. Two images in this packet carry a drawn outline, and both say so in their own caption: any boundary shown or described here is approximate and for illustration only — not a survey. The MLS describes the lot as sloping and steep, and the frames bear that out — the ground steps down away from the road behind the frontage. Where a house can sit, and what it costs to get water, power and a driveway to it, are questions for a survey, a septic evaluation and a builder, not for a photograph.

What the frames do show is consistent: mature live oak over a cedar understory, bare ground under the canopy in places, and a cleared strip of grass and loose limestone along the road. Neighbouring homes appear at the edges of some of them because **Cypress Cove is an established subdivision, not open country** — the pictures are honest about that.

The road & what's around it

PAVED HOA ROAD · ESTABLISHED SUBDIVISION



The paved road curls past the front of the lot; the wooded lot fills the right of the frame.



Live oak and juniper along the front of the lot, from just above the road.



The neighbourhood the lot sits in — single-family homes on wooded lots along the road above it.

Showings: show anytime. It is a vacant lot — walk it at your convenience. Buyer's agents schedule through ShowingTime. Access is by HOA road, asphalt surface. Neighbouring homes appear in these frames because they are what is around the lot; nothing on a neighbouring property conveys, and no image here shows where this lot's lines run.

Location & land context

COMAL COUNTY · MLS AREA 90 · SPRING BRANCH, TX 78070



Straight down over the lot with the outline drawn on the frame; the paved road runs along the left. **Approximate and for illustration only – not a survey.**



The lot in Cypress Cove, with Palm and Tanglewood Trail labelled and the elevation contours across the frame. **Approximate and for illustration only – not a survey.**

Spring Branch, TX 78070

Comal County · MLS Area 90

Cypress Cove

Established subdivision · near Canyon Lake

Paved HOA road

Asphalt surface · no city limits, no ETJ

Deeded water access

Listed on the MLS record – verify independently

On the two images above. The outlines were drawn for illustration. **No survey has been produced for this build, and none is claimed.** Acreage and boundaries are approximate, and any boundary shown or described here is for illustration only – not a survey. A buyer should verify acreage, boundary lines and any easements of record independently. The recorded restrictions reserve a five-foot easement along each side and rear property line, plus a five-foot aerial utility easement. **Directions:** from US-281, turn right on TX-306, right on Eagle Rock, right on Tanglewood, right on Palm.

What you can build

RECORDED DEED RESTRICTIONS · COMAL COUNTY INSTRUMENT NO. 70857

What the restrictions allow

The full recorded instrument is published with this listing.
What follows is a plain-language reading of it, not a substitute
— **the recorded instrument governs.**

-  **One single-family dwelling**, no more than two-and-a-half storeys, plus a private garage. Single-family residential use only. (§1)
-  **Minimum ground-floor livable area: 750 sq ft.** That is the smallest house the restrictions permit — not the size of anything standing on the lot today. (§3)
-  **Plans go to the Architectural Control Committee** for approval before you build. (§2)
-  **Five-foot interior side setback.** Fences or hedges forward of the house are limited to 4 ft 6 in. A dwelling must sit on a whole platted lot. (§4, §5)
-  **Household pets are allowed.** Livestock and poultry are not. (§10)
-  **Septic must be state- and county-approved.** Cesspools and outside toilets are prohibited. (§13)

What they prohibit

-  **No manufactured housing.** The MLS record confirms it: manufactured housing is not permitted on this lot.
-  **No temporary structure as a residence** — no trailer, tent, shack or basement lived in while you build. (§7)
-  **No oil, gas, quarrying or mining operations** of any kind. (§9)
-  **Discharging a firearm is expressly prohibited.** (§15)
-  **Signs are limited to one** of not more than 5 sq ft. (§8)
-  **The Cypress Cove Maintenance Fund** carries an annual maintenance charge; the HOA is mandatory at \$55.00 a year. Verify the current dues and rules with the association. (§17)

Section numbers refer to the recorded instrument, Comal County No. 70857, which is already on file with the MLS and is published in full with this listing. This page is a summary for orientation; **read the recorded instrument before you rely on any line of it**, and confirm the current Cypress Cove Maintenance Association dues, rules and Architectural Control Committee process directly with the association.

See it all

FULL PHOTO SET & THE RECORDED RESTRICTIONS



Full listing page

Specs, the photo set, the maps, the restrictions and this packet, in one place.

brokenarrowgroup.com/listings/183-palm/



Photo gallery

All ten frames from the 19 April 2026 flight — the frontage, the canopy, the grade and the street.

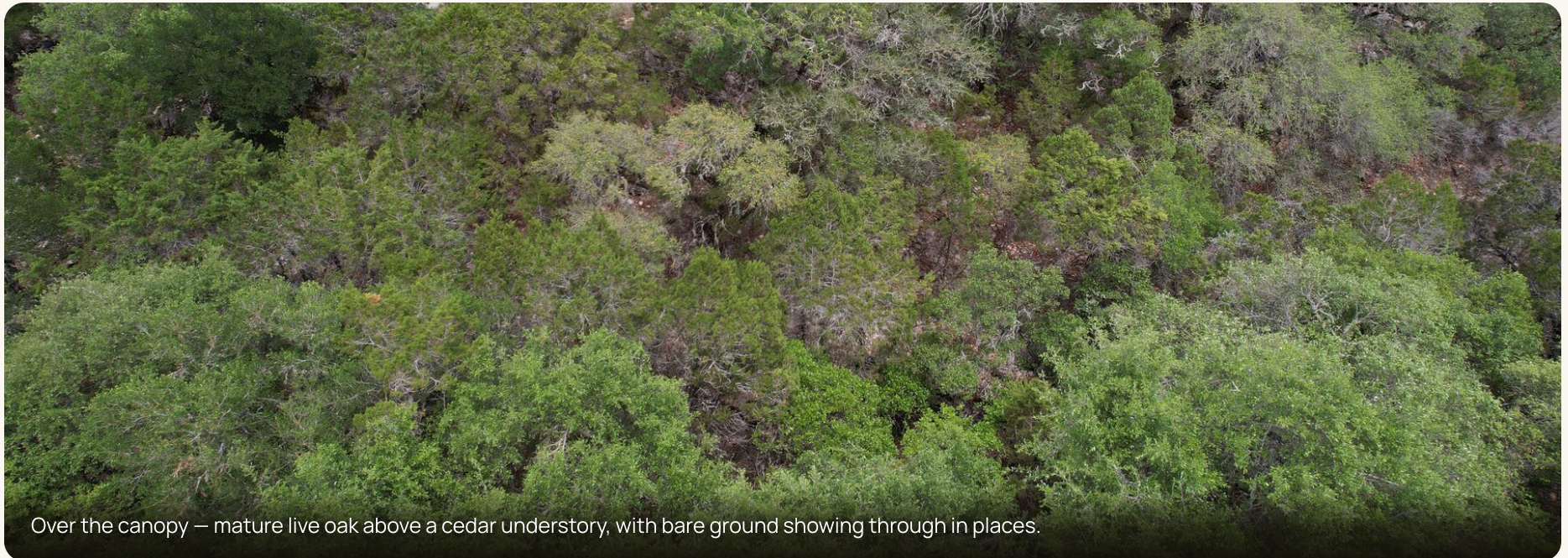
brokenarrowgroup.com/listings/183-palm/#photos



The recorded deed restrictions

Comal County instrument No. 70857, in full — the document behind page 7.

brokenarrowgroup.com/listings/183-palm/#documents



Over the canopy — mature live oak above a cedar understory, with bare ground showing through in places.

There is no video tour for this listing. The ten photographs are the whole visual record and they are all published on the listing page above. Want to walk it? Show anytime — it is a vacant lot. Buyer's agents schedule through ShowingTime; anyone else can call or text **830-383-2026**.

What to verify & how to offer

FOR THE BUYER'S AGENT

What a buyer should verify

-  **Acreage and boundary lines.** No survey has been produced for this build. Any boundary shown or described in this packet is approximate and for illustration only — not a survey.
-  **Septic feasibility and percolation.** There is no sewer; a state- and county-approved system is required. Verify feasibility and the county approval path.
-  **Utility connection points and costs.** Central water and electricity are available; verify where they connect and what it costs to bring them to a building site.
-  **The HOA and the committee.** Verify current Cypress Cove Maintenance Association dues and rules, and the Architectural Control Committee approval process, before you count on a build plan.
-  **The deeded water access.** The MLS record lists it. Verify its nature and extent independently — nothing in this packet describes a lake, a shoreline, a dock or a view.
-  **Flood status, minerals, easements, taxes and schools.** The MLS lists Rebecca Creek Elementary; buyer to verify attendance. **All measurements are approximate.**

How to submit an offer

This applies to buyer's agents only. Unrepresented buyers can contact Broken Arrow Group directly at 830-383-2026.

-  **Request the offer instructions from the listing agent before you write.** They are not published; call or email and we will send them.
-  Email offers to **frontdesk@brokenarrowrealtygroup.com**, then call or text **830-383-2026** so we know it landed.
-  **Seller will consider:** cash, conventional, FHA, VA Loan and Texas Vet. Possession at closing and funding.
-  **Showings: show anytime.** It is a vacant lot — walk it at your convenience. Buyer's agents schedule through ShowingTime.
-  **Title:** Kerrville Title Co. **Costs to carry:** HOA \$55.00 a year, mandatory; taxes without exemptions \$635.89 (Comal CAD #20900).
-  **What conveys:** the land. There are no improvements on this lot, so nothing else is on the table — confirm the final terms in the contract.

MLS #L124251A · Active · listed 4/27/2026. The recorded deed restrictions (Comal County No. 70857) are published in full with this listing. The offer instructions are not published — request current copies from the listing agent. Questions on the packet: call or text 830-383-2026.



Let's go take a look.

You bring the dream. We have the land.

David Hughes

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Information for MLS #L124251A is believed reliable but not guaranteed. No survey has been produced for this listing; acreage and boundaries are approximate, and any boundary shown or described in this packet is for illustration only – not a survey. Deed-restriction summaries are a plain-language reading of recorded instrument No. 70857, Comal County; the recorded instrument governs. Acreage, boundaries, easements, taxes, minerals, utilities, septic feasibility, flood status and school attendance are approximate and should be independently verified by the buyer. ©

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