



SPRING BRANCH, TEXAS · CYPRESS COVE · COMAL COUNTY

183 Palm

Spring Branch, TX 78070 · vacant residential lot, no house · 0.21± acres · sloping, steep, wooded · paved HOA road

\$40,000

LIST PRICE

0.21± ac

CYPRESS COVE SEC 5, LOT 25

Comal County

MLS AREA 90 · SPRING BRANCH

L124251A

MLS · ACTIVE

THE LOT

- 0.21± acres — a vacant residential lot. **There is no house on this property.**
- Legal: **Cypress Cove Section 5, Lot 25** · Lot 25 / Block 0 · Comal CAD #20900
- Topography, per the MLS: **sloping, steep, wooded** — mature live oak over a cedar understory
- Zoned residential · outside the city limits, no ETJ
- The MLS record lists **deeded water access**. Verify its nature and extent — see below.

UTILITIES & ACCESS

- Water: **central** · Electricity: **available** · No gas
- Sewer: **none** — **a septic system is required**. The deed restrictions call for a state- and county-approved system; cesspools and outside toilets are prohibited.
- Access: **HOA road, asphalt surface** · private garbage service

COSTS & TERMS

- HOA: **mandatory, \$55.00 a year** · Cypress Cove Maintenance Fund
- Taxes without exemptions: **\$635.89** (Comal County Appraisal District)
- Seller will consider **cash, conventional, FHA, VA and Texas Vet**
- Possession at closing and funding · title: Kerrville Title Co. · listed 4/27/2026

WHAT YOU CAN BUILD — RECORDED DEED RESTRICTIONS

- Single-family residential use only** — one dwelling, no more than two-and-a-half storeys, plus a private garage (§1)
- Minimum ground-floor livable area 750 sq ft** (§3). This is the smallest house the restrictions allow, not the size of anything standing.
- Plans need **Architectural Control Committee approval** before building (§2)
- Five-foot interior side setback; fences or hedges forward of the house limited to 4 ft 6 in (§4)
- No dwelling on less than a whole platted lot (§5)
- No manufactured housing**. No trailer, tent, shack or temporary structure used as a residence (§7)
- Signs limited to one of not more than 5 sq ft (§8) · no oil, gas, quarrying or mining (§9)
- No livestock or poultry; household pets allowed (§10) · **discharging a firearm is expressly prohibited** (§15)
- Easements: five feet along each side and rear property line, plus a five-foot aerial utility easement

GETTING THERE

- From US-281, turn right on TX-306, right on Eagle Rock, right on Tanglewood, right on Palm.



AT THE ROAD

A cleared strip of grass and loose limestone along the frontage, cedar and brush behind it.



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, the ground falling away below.



THE LOT OUTLINED

Straight down, with the outline drawn on the frame. **Boundary lines are approximate and for illustration only — not a survey.**

WHAT A BUYER SHOULD VERIFY

Acreage and boundary lines. No survey has been produced for this build. Any boundary shown or described here is for illustration only — not a survey.

Utilities. Verify the connection points and the cost to bring water and electricity to a building site.

Deeded water access. The MLS record lists it. Verify its nature and extent independently — nothing here describes a lake, a shoreline, a dock or a view.

All measurements are approximate.

Septic. There is no sewer. Verify septic feasibility and percolation, and the approval path with the county.

The HOA. Verify current Cypress Cove Maintenance Association dues and rules, and the Architectural Control Committee approval process.

Flood status, minerals, easements, taxes and schools. The MLS lists Rebecca Creek Elementary; buyer to verify attendance.

SHOWINGS

Show anytime. Vacant lot — walk it at your convenience. Buyer's agents schedule through ShowingTime.

OFFERS

Request the offer instructions from the listing agent before you write. **This applies to buyer's agents only. Unrepresented buyers can contact Broken Arrow Group directly at 830-383-2026.**

TAXES & TERMS

Taxes without exemptions **\$635.89** (Comal CAD #20900). HOA **\$55.00 a year**, mandatory. Cash, conventional, FHA, VA or Texas Vet. Listed 4/27/2026.

David Hughes · TREC #501321 · Jayden Hughes · TREC #728099

Broken Arrow Group, eXp Realty · Brokered by eXp Realty, LLC. Each office is independently owned and operated. · 3302 Junction Hwy Ste A, Ingram, TX 78025 · 830-383-2026 · frontdesk@brokenarrowrealtygroup.com · [brokenarrowgroup.com](https://www.brokenarrowgroup.com)

TREC Information About Brokerage Services (IABS) · TREC Consumer Protection Notice

Information for MLS #L124251A is believed reliable but not guaranteed. 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 and school attendance are approximate and should be independently verified by the buyer. © 2026 Broken Arrow Group · eXp Realty.