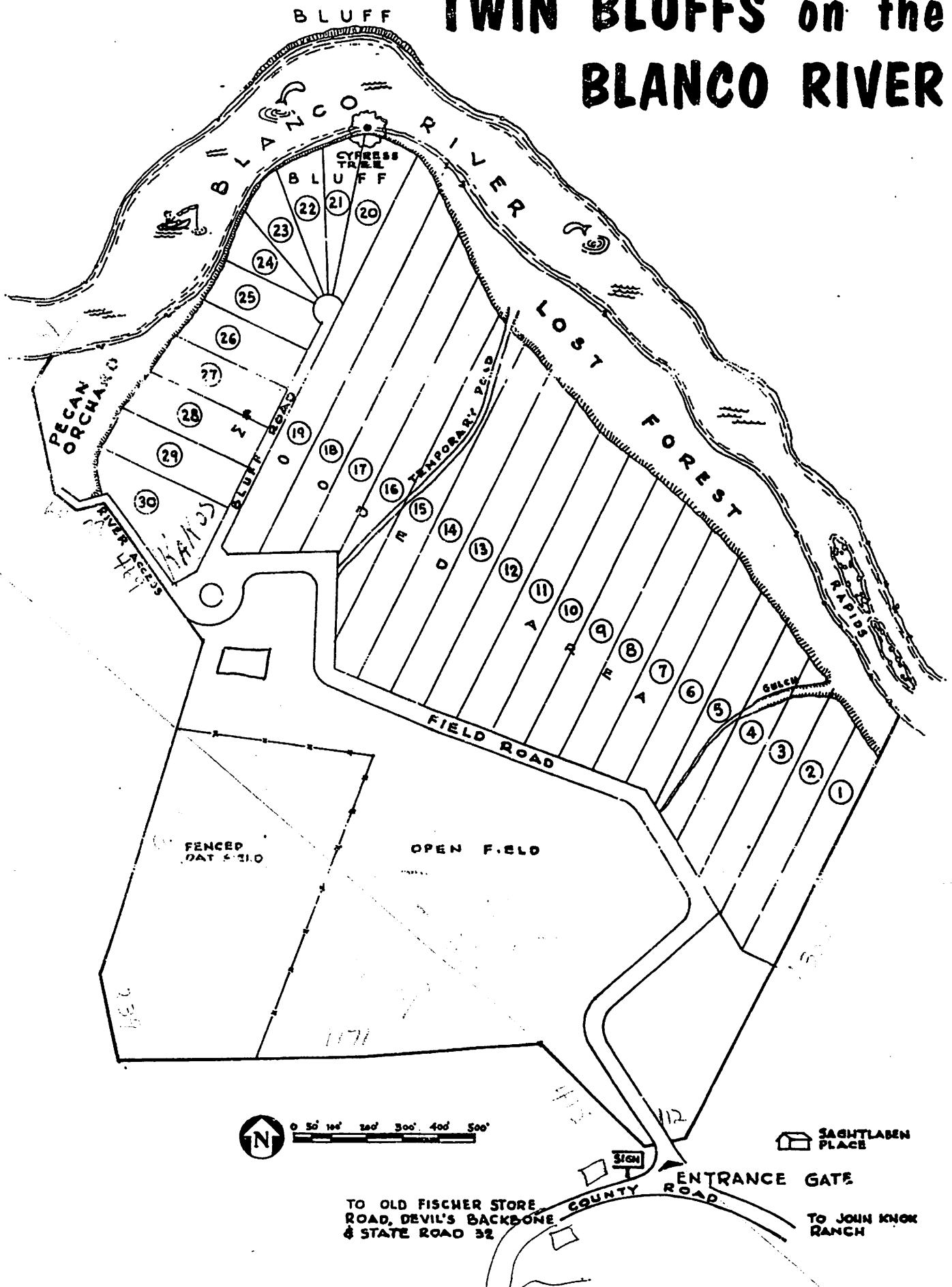


TWIN BLUFFS on the BLANCO RIVER



TWIN BLUFFS

on the Beautiful Blanco River

- * Just off the Devil's Backbone on what early settlers called 'the big water hole' of the Blanco
- * Referred to in early Spanish land grants, being a focal point of this area, even today!
- * In the center of the most picturesque, scenic part of the Texas Hill Country, yet only 3½ hours from Houston
- * Massive Cottonwood, Cypress, Hackberry, and Native Pecan trees still stand as they did centuries ago in a park-like setting below the Bluffs.
- * The Blanco, or White River as the Spanish named it, has the cleanest water of the State's rivers; Black bass, huge catfish, myriad perch frequent this lovely riverfront.

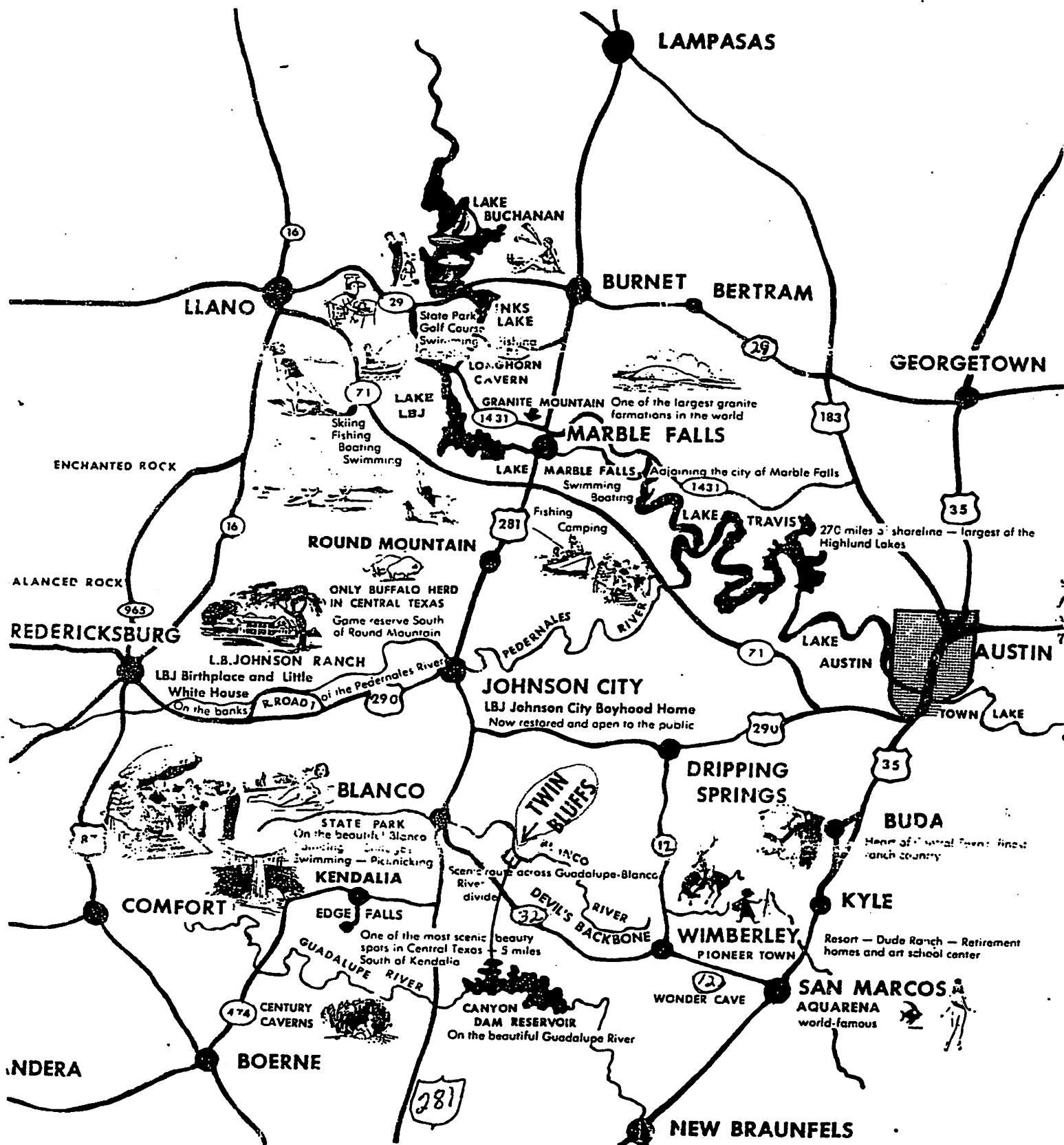
To find TWIN BLUFFS, take Ranch Road 12 and 32 out of San Marcos towards Wimberly; bypass Wimberly and stay on Ranch Road 32 over Devil's Backbone past El Rancho Cima (State Boy Scout Camp) to signs directing you to TWIN BLUFFS.

When on TWIN BLUFFS property, treat it as if it were your own, which it well might be. And a word of caution! The ramp roads are meant for equipment access to the river, and are not for today's low slung cars!

Only ten minutes via auto, is Canyon Lake Park, the largest of the State access facilities to Canyon Lake, the newest and most beautiful PUBLIC-OWNED lake in Texas; boat launching ramps are free for your use.

Mileage Figures from TWIN BLUFFS

CANYON LAKE -- 5½ miles or ten minutes
WIMBERLY -- 16 miles or twenty minutes
SAN MARCOS -- 23 miles or thirty minutes
AUSTIN -- 52 miles or one hour
SAN ANTONIO -- 53 miles or one hour
HOUSTON -- 182 miles or three and one-half hours



1967+

TWIN BLUFFS IS DIVIDED INTO ONLY THIRTY SELECTED
BUILDING SITES OF FROM ONE TO THREE ACRES EACH. EACH
SITE IS WOODED, HAS DIRECT RIVER OR BLUFF FRONTAGE,
ITS OWN WATER WELL, LOW-COST ELECTRIC SERVICE, TELE-
PHONE SERVICE (IF DESIRED), ROAD ACCESS, AND SENSIBLE
YET EXTENSIVE RESTRICTIONS TO PROTECT YOUR INVESTMENT!

--A SECOND HOME HERE IS NOT ONLY A WISE CHOICE, BUT
CAN OPEN NEW VISTAS OF LIVING FOR YOU AND YOUR FAMILY.
IN FACT, A LOT OF PEOPLE LIKE THIS COUNTRY SO MUCH,
THEY MOVE HERE PERMANENTLY!

--'THE BIG WATER HOLE' OF THE BLANCO IS A WIDE, DEEP,
AND LONG NATURAL LAKE IN THE RIVER BED, SCOURED OUT
AND KEPT CLEAN BY GRAVEL AND WATER ACTION. YOU CAN
FISH, SWIM, AND BOAT IN INCOMPARABLE SCENERY.

--IF YOU'VE LOOKED OVER THE HILL COUNTRY AND HAVEN'T
FOUND THE PLACE, YOU CAN STOP LOOKING NOW. IF YOU
HAVEN'T LOOKED YET, WE CAN SAVE YOU AN AWFUL LOT OF
TIME!

For an Investment You'll Never Regret, Please Contact

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Weekends, WIMBERLY PHONE 2156