



Coldwell Banker United

\$1,500,000

- 30 Acres
- 4BR 3BATH
- 3,700 sq ft
- Situated on Elevation with Panoramic Views to the South
- Wet Weather Creek, Stock Pond
- LCRA Water Available
- Well also on Property
- High-finish Remodeled Ranch Home
- Dripping Springs ISD



Hays County | Private Market Listing

This Hill Country property is located just 25 minutes from Downtown Austin, and a few minutes from the "Y" via Hwy 290. This property is perched on a hill with very high elevations, with views from the home extending all the way to Kyle, TX and beyond. Views to the north extend all the way to Downtown Austin. The home has been completely remodeled, with hardwood floors, luxury baths with walk-in showers, and a very updated gourmet kitchen. 15 acres to the north have been subdivided and could potentially be an additional build site. Hunting is allowed. 3-Car Garage.



Dave Murray, Broker, REALTOR®
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Coldwell Banker United
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dmtn.com





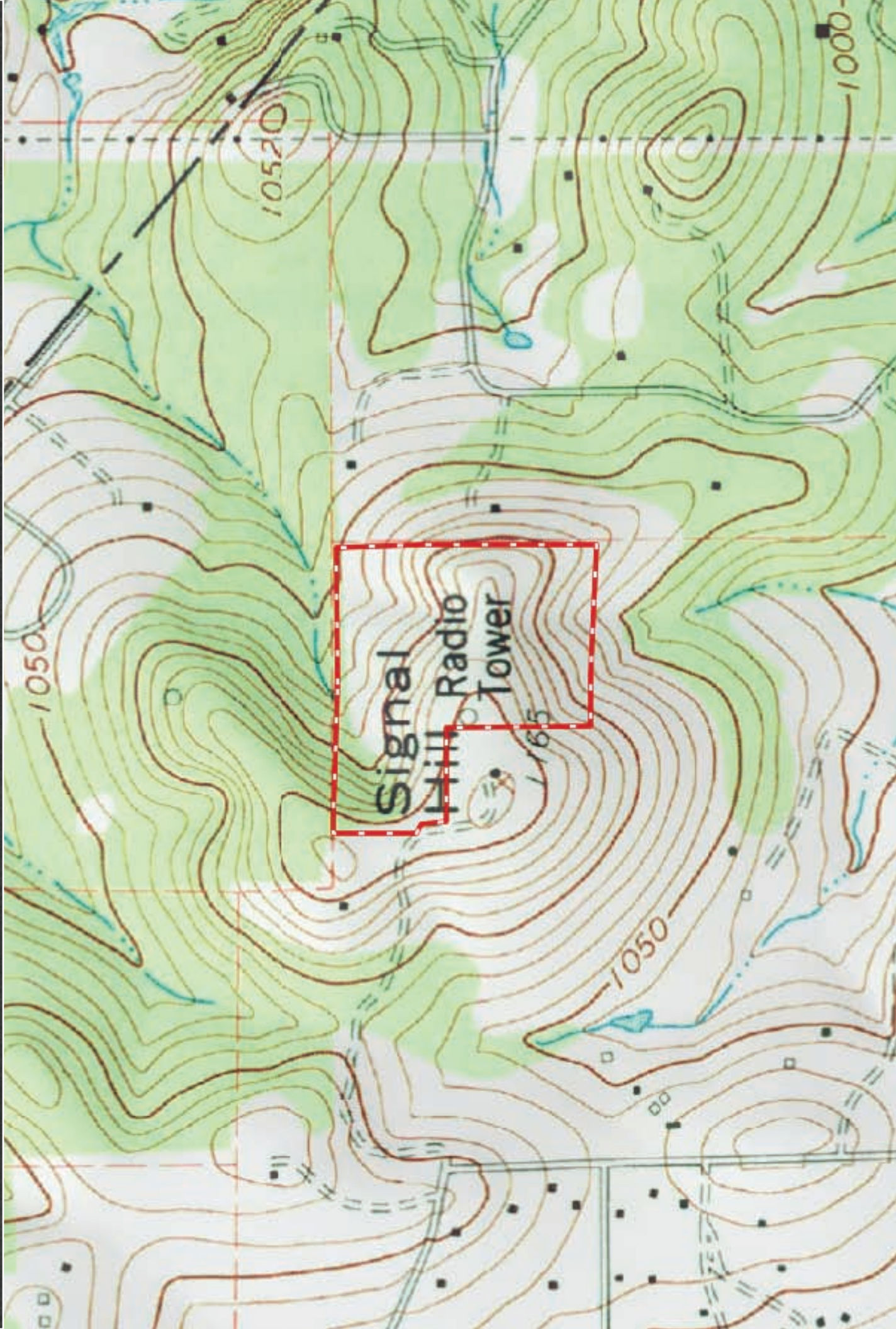
30 ACRES - HAYS COUNTY

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KNOW ALL MEN BY THESE PRESENTS:

That I, Ronald L. Johnston and Deborah W. Johnston, owners of 0.047 acres of land out of the RICHMOND TRACT, 30th and 31st Counties, Texas, as conveyed to us by deed dated March 1, 1982, recorded in Vol. 372, Page 542, Hays County Deeds, and as the same is more fully described on Page 542, Hays County Deeds, do hereby grant, sell, convey and deliver, with all its appurtenances, unto the Hays County Deeds, subject to any and all restrictions hereon, unto the Hays County Deeds, to be known as CEDAR HAWK RANCH, and do hereby dedicate to the owners of the property shown upon the plat of the CEDAR HAWK RANCH, the use of the streets and easements shown hereon.

Witness my hand this the 8th day of April 1927, A.D.

Ronald P. Johnston
Ronald P. Johnston

STATE OF CALIFORNIA
COUNTY OF EL DORADO

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Ronald L. Johnston and Deborah M. Johnston, known to me to be the persons whose are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity herein stated.

Given under my hand and seal of office, this the 2th day of _____
APRIL, 1971.

H. H. H.
Notary Public In and for the State of ALABAMA

My term expires 2/9/96
Printed Name N. GRAVES

STATE OF TEXAS*

I, Ronnie Dannelley, Clerk of the County Court within and for the County of Starr and State of Texas, do hereby certify that on this 10th day of September, 1992, at San Antonio, Texas, passed an order authorizing the filing for record of said plat, and that said order has been entered into the minutes of said Court in Book , Page .

Witness my hand and seal of said Court this 10th day of September, 1992.

Edely G. Scheraga
County Judge

STATE OF TEXAS

That I, Ronnie Dannelley, Clerk of the County Court within and for the County and State aforesaid do hereby certify that the above and foregoing instrument of writing, with its certificate of authentication was filed for record in my office on the 14th day of September, 1992, A.D. at 10:10 o'clock, A.M. and duly recorded on the day of September, 1992 A.D. at 10:15 o'clock A.M. in the Plat Records of said County, in Plat Cabinet 358.

Calvin A. Edwards
County Judge

WATER SUPPLY CERTIFICATE, TO WIT:

NO structure in this subdivision

Mr. Alvin ~~W. Alvin~~ 9-8-92

Alan Walther, Sanitarian
Hays County Health Dept.

SEWAGE DISPOSAL CERTIFICATION, TO WIT:

NO structure in this subdivision shall be

which has been approved and permitted by the
Cavalry Department.

Alan Walther, Sanitarian 9-8-92 Date

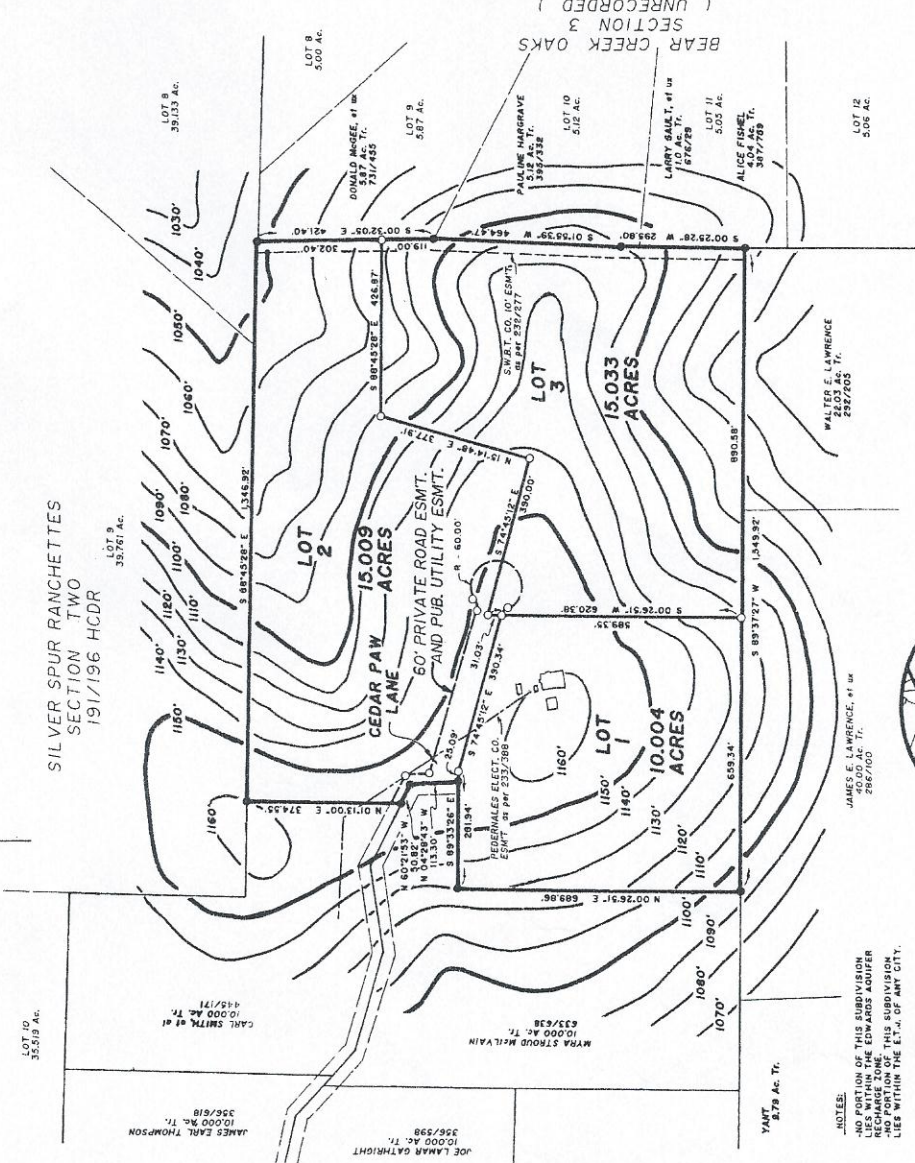
Hayes County Health Dept.

That I, Dale L. Olson, do hereby certify that, prepared this plat from an actual and accurate on the ground survey of the land and that the corner monument shown thereon were property placed under my personal supervision in accordance with the Subdivision Regulations of Hays County, Texas.

Sal. L. Olson

Registered Professional
Land Surveyor
Seq. No. 1753

CEDAR PAW RANCH
HAYS COUNTY, TEXAS



NOTES:

NO PORTION OF THIS SUBDIVISION
LIES WITHIN THE EDWARDS AQUIFER
RECHARGE ZONE.

The Above CONTOUR DATUM was Taken from the U.S.G.S. QUADRANGLE MAP 0097-88-F-024, Titled, SIGNAL HILL.

Q Portion of this lot lies within the SPECIAL FLOOD HAZARD AREA, designated as such by the Department of the Army, Dated, 1985. 10' CONTOURS:

assigned as seen by the Department of Housing and Urban Development, Federal Insurance Administration, as shown on Community Panel Number 60321 0003 A, for HAYS COUNTY.

WARNING:
This Flood Statement, as determined
by a H.U.D. - F.I.A. FLOOD HAZARD
BOUNDARY MAP, DOES NOT IMPLY
that the Property or the improvements

Person will be free from flooding or flood damage. On rare occasions, Greater Floods Can and Will Occur, and Flood Heights may be increased by Man - Made or Natural Causes.

-THIS STATEMENT SHALL NOT
CREATE LIABILITY ON THE
PART OF THE SURVEYOR.