

VALLEY VIEW WEST DRIVE

(50' PUBLIC R.O.W.)  
50' ROADWAY EASEMENT (265/83)

(N 45°02'25" E 423.28')  
N 44°03'52" E 423.36'

ASPHALT ROADWAY (N 45°02'25" E 275.03')

N 43°24'50" E 274.96'

(N 45°02'25" E 278.81')  
N 43°25'52" E 278.69'

5' R.O.W. DEDICATION TO VALLEY VIEW WEST DRIVE (PLAT)

20' P.U.E. & D.E. (PLAT)

50' B.S.L. (265/83)

LOT 8 & PART OF 6  
(12.876 AC.)  
JULIUS W. & ELLEN P.  
ALBRITTON  
(DOC. # 17024533)

EDWARDS AQUIFER  
RECHARGE ZONE  
(DRAWN APPROX. PER PLAT)

(N 45°02'25" W 943.27')  
N 40°30'15" W 943.12'

10' P.U.E. & D.E. (PLAT)

50' B.S.L. (265/83)

LOT 9  
7.00 AC.  
(7.00 AC.)  
PAUL B. & RUTH A.  
STEVENS  
(1146/397)

50' B.S.L. (265/83)

10' P.U.E. & D.E. (PLAT)

S 46°36'46" E 937.59'  
(S 44°57'35" E 937.92')

LOT 10  
(6.00 AC.)  
LARRY V. & MADDALENA M.  
GONZALEZ  
(979/510)

LOT 11  
(6.00 AC.)

LOT 5  
(5.851 AC.)

PART OF LOT 41  
(3.85 AC.)  
CAROL ANN YBARBO  
(DOC. # 20059476)

LOTS 39 & 40  
(12.0 AC.)  
DANIEL F. BALL  
(1378/432)

260.26' 10' P.U.E. & D.E. (PLAT)  
S 43°22'44" W 375.32'  
(S 45°02'25" W 375.34')

TITLE NOTES:  
ACCORDING TO THE SCHEDULE B OF THE COMMITMENT FOR TITLE,  
GF # 062126948, EFFECTIVE 05/28/21 BY WESTCOR LAND TITLE  
INSURANCE COMPANY, THE PROPERTY IS SUBJECT TO THE  
FOLLOWING:

1) THIS LOT IS SUBJECT TO THE RESTRICTIONS RECORDED IN  
VOLUME 259, PAGE 102, VOLUME 265, PAGE 83, VOLUME 861,  
PAGES 757-760, VOLUME 936, PAGES 795-796, AND VOLUME  
2705, PAGE 83, DEED RECORDS, HAYS COUNTY, TEXAS.

PLAT NOTES:  
1) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP  
COMMUNITY PANEL NO. 48055C0075F, DATED DECEMBER 30TH,  
2020, THIS LOT IS LOCATED IN ZONE "X" (UNSHADED), WHICH IS  
AN AREA OUTSIDE THE FEMA DESIGNATED 100-YEAR FLOODPLAIN.

2) BEARING BASIS DERIVED BY GPS MEASUREMENTS ADJUSTED  
BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED  
TO TEXAS STATE PLANE COORDINATES & NAD83.


BOUNDARY AND IMPROVEMENT SURVEY OF:

LOT 9, VALLEY VIEW RANCH, A SUBDIVISION IN HAYS  
COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT  
THEREOF RECORDED IN VOLUME 5, PAGE 336, PLAT  
RECORDS OF HAYS COUNTY, TEXAS.

TO:

PURCHASER: ABRAHAM ROTHBAUM  
TITLE CO: PRIORITY TITLE  
GF NO: 062126948  
ADDRESS: TBD VALLEY VIEW DRIVE

I, RICHARD H. TAYLOR, DO HEREBY CERTIFY THAT THIS PLAT OF  
THE PROPERTY SHOWN HEREON, WAS PREPARED FROM A SURVEY  
PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING JULY  
2021, AND IS TRUE AND CORRECT TO THE BEST OF MY  
KNOWLEDGE AND BELIEF AND THAT SAID PROPERTY HAS ACCESS  
TO AND FROM A PUBLIC RIGHT OF WAY.

  
RICHARD H. TAYLOR, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NUMBER 3986 STATE OF TEXAS  
©:ASH & ASSOCIATES, L.L.C.

07/07/21  
DATE



 **ASH &  
ASSOCIATES**

SURVEYING - PLANNING - ARCHITECTURE

142 JACKSON LANE  
SAN MARCOS, TEXAS 78666  
(512) 392-1719

ashandassociates.net

Surveying: 100847-00

Architecture: TX20240

"SERVING THE COMMUNITY OF TEXAS"

JOB NO: 21-7843 DRAWN BY: GMH FB: FILE