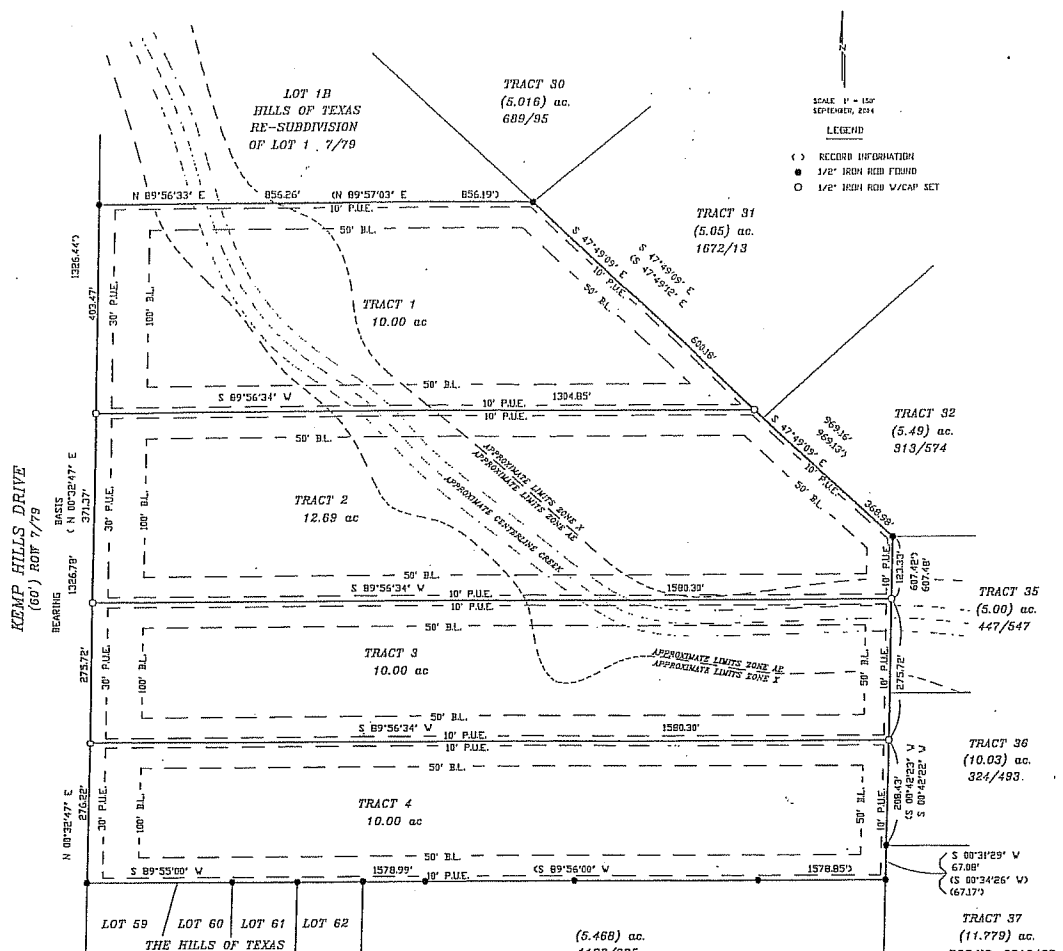


ALBERT ACRES

AN UNRECORDED
SUBDIVISION
IN
HAYS COUNTY, TEXAS



SCALE 1" = 100'
SHP-0400, 2014

LEGEND

() RECORD INFORMATION
● 1/2" IRON ROD FOUND
○ 1/2" IRON ROD W/ CAP SET

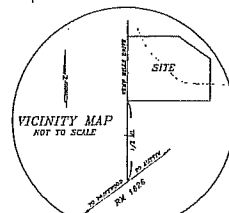
OWNER/DEVELOPER
ALBERT J. HILLDORF
1430 ECHO BLVD
AUSTIN, TEXAS 78737
512-268-7323

SURVEYOR
DANIEL R. (DICKY) EDWARDS
HAYS COUNTY LAND SURVEYING
P.O. BOX 991
VINCKLEY, TEXAS 78676
512-847-2827

TOTAL 1/4 LOTS 4
TOTAL ACREAGE 42.69 ACRES
PROPOSED LAND USE RESIDENTIAL
AVERAGE LDI AREA 10.67 ACRES

NO. LOTS BETWEEN 2 AC. AND 5 AC. 0
NO. LOTS LESS THAN 2 AC. 0
NO. LOTS LARGER THAN 5 AC. AND SMALLER THAN 10 AC. 0
NO. LOTS LARGER THAN 10 AC. 4

ELECTRIC SERVICE P. E. C.
TELEPHONE SERVICE VERIZON
WASTEWATER INDIVIDUAL ON-SITE SEWAGE FACILITIES
WATER INDIVIDUAL WATER WELL/
RAINWATER COLLECTION



- NOTES:**
- THESE LOTS DO NOT LIE IN THE EXTRATERRITORIAL JURISDICTION OF ANY MUNICIPALITY.
 - ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48099C002C, DATED FEB. 19, 1995, PORTIONS OF THESE TRACTS ARE LOCATED IN ZONE AE WHERE BASIC FLOOD ELEVATIONS HAVE BEEN ESTABLISHED. THE FLOODPLAIN SHEET WAS SCALED ONTO THIS SURVEY PLAT AND IS SHOWN IN AN APPROXIMATE LOCATION.
 - THIS SUBDIVISION IS NOT WITHIN THE BOUNDARIES OF THE EDWARDS ADDOYER RECHARGE ZONE.
 - THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE WORTH CREEK SEGMENT OF THE EDWARDS AQUIFER.
 - THIS SUBDIVISION IS IN THE BOUNDARIES OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
 - ALL CURBS SHALL BE 10" MINIMUM DIAMETER.
 - THE FOLLOWING PUBLIC UTILITY EASEMENTS SHALL BE GRANTED BY SEPARATE INSTRUMENTS:
 - 30' ALONG ALL ROAD RIGHT-OF-WAYS, AND
 - 10' ALONG ALL OTHER LOT LINES.
 - THE FOLLOWING BUILDING SETBACKS LINES SHALL BE IMPROVED BY SEPARATE INSTRUMENTS:
 - 10' ALONG ALL ALL ROAD RIGHT-OF-WAYS,
 - 5' ALONG ALL REAR LINES, AND
 - 5' ALONG ALL SIDE LINES.
 - THIS SURVEY WAS PERFORMED WITHOUT A TITLE REPORT TO IDENTIFY EASEMENTS OR OTHER MATTERS OF RECORD THAT MAY AFFECT THIS TRACT. NO EASEMENT RESEARCH WAS PERFORMED OTHER THAN AS SHOWN HEREON.

CERTIFICATION:

I, DANIEL R. (DICKY) EDWARDS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING OCTOBER, 2004, OF THE PROPERTY SHOWN HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND EXCEPT AS SHOWN OR NOTED, THERE ARE NO VISIBLE DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADWAYS, AND THAT SAID PROPERTY HAS ACCESS TO A PUBLIC RIGHT OF WAY.

Daniel R. Edwards 9/30/04
DATE

DANIEL R. (DICKY) EDWARDS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5472 STATE OF TEXAS



SURVEY PLAT
OF
42.69 ACRES
OUT OF THE
RICHARD HAILEY SURVEY
HAYS COUNTY, TEXAS

HAYS COUNTY LAND SURVEYING
P.O. BOX 991
VINCKLEY, TEXAS 78676
512-847-2827