

Barnett's Hillview Ranch

101 Hillview Trail
Dripping Springs, TX



LIVE water & AG Exempt

This 50 acre ranchette offers a nice fenced area of creek bottom pasture and a functional livestock barn.



Live water with ownership on both sides of Raeford Creek and Deadman's Creek. There is a concreted driveway/dam spillway where the two creeks converge and spill over near the McGregor Lane access. The creeks provide year-round flow and there is a great natural swimming hole, full of cool, clear water.





The property features a unique, multi-level hill county home. The home is nestled at the base of the hillside, for privacy and seclusion, and features just over 1,900sf of rustic charm and re-purposed character. A bright open floorplan, two bedrooms, two bathrooms and a great bonus room loft offers space and functionality for gatherings. Large wrap around decks and big open windows allow for all the great scenery that the ranch has to offer.



There is a great hill top that has been cleared and mostly leveled for a secondary building site that offers spectacular distant views.

Offered at \$1,575,000.00

Shown by Appointment ONLY!



Cunningham Real Estate

1205 S. Market St - Hearne, TX 77859

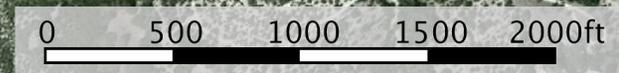
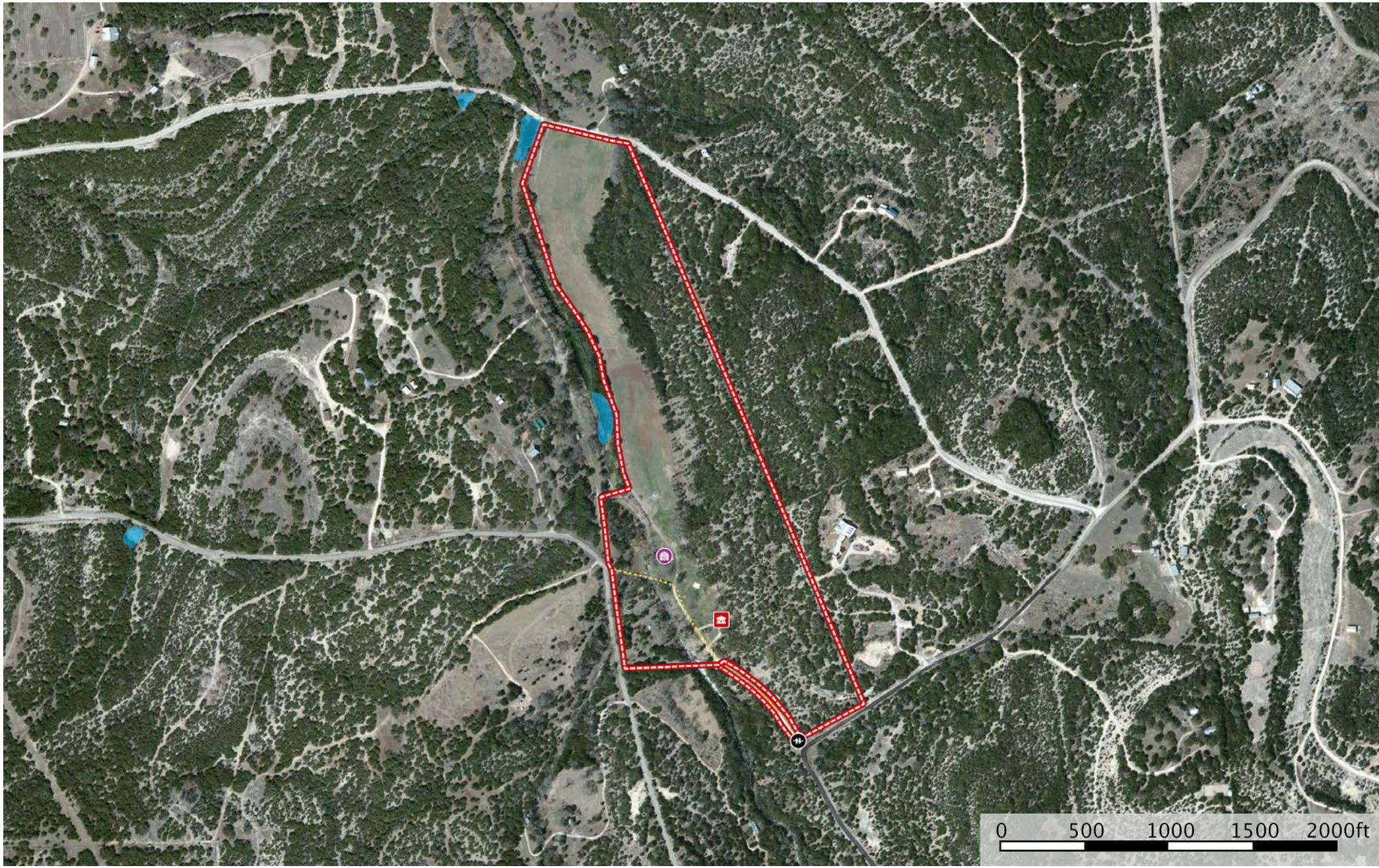
www.CunninghamRealEstate.com

(979) 279-2757

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Barnett Hillview Trail

Hays, Texas, 50.0 AC +/-



- Stream, Intermittent
- River/Creek
- Water Body
- Boundary
- Road / Trail
- Main House
- Barn
- Gate

This tract is subject to the following easements listed in Independence Title Company's Commitment for Title Insurance, G. F. No. 1503728-DRP, issued February 25, 2015:
 - Easement granted to Pedernales Electric Cooperative, Inc. recorded in Vol. 846, Pg. 196, Official Public Records of Hays County, TX.

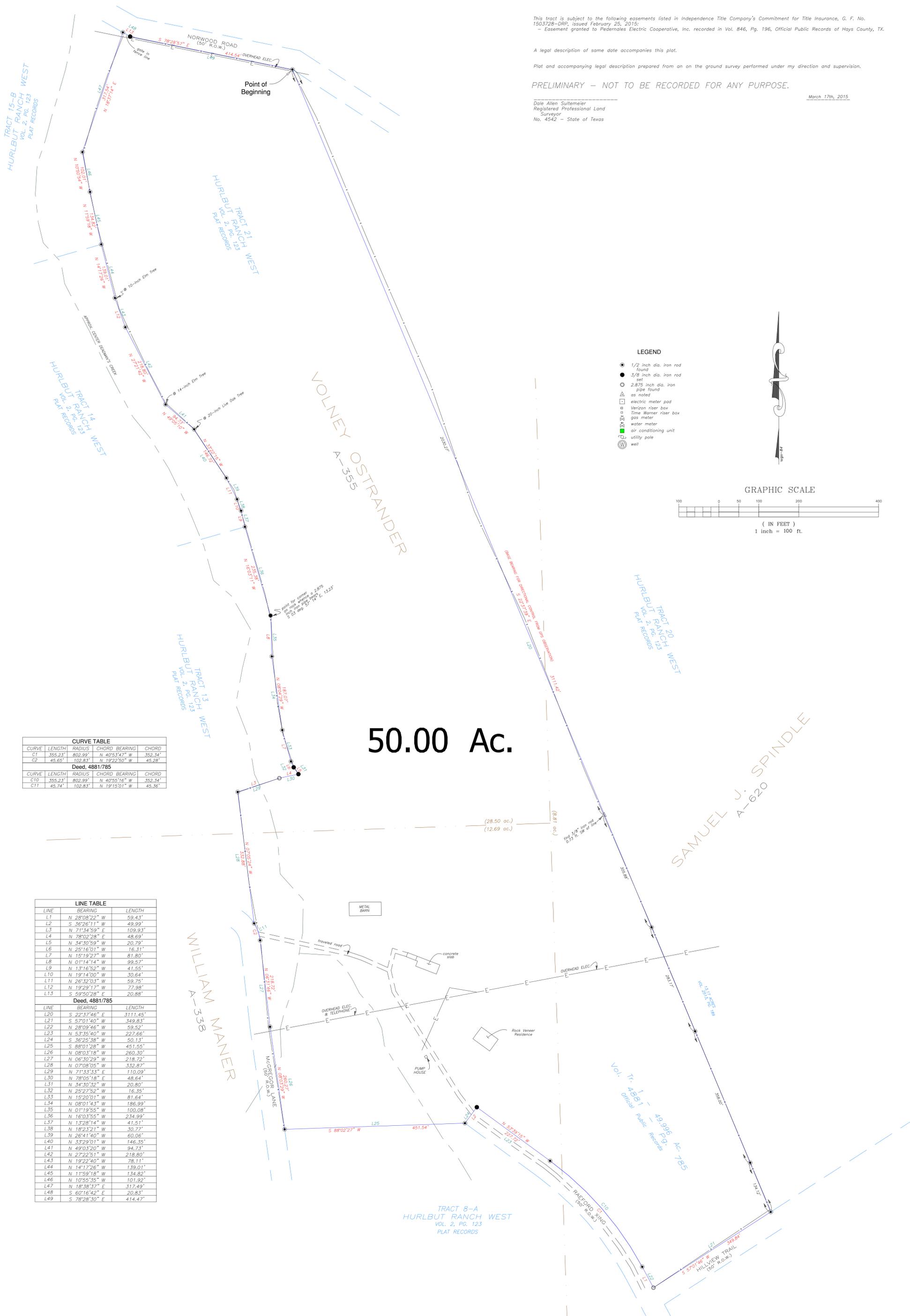
A legal description of same date accompanies this plat.

Plat and accompanying legal description prepared from an on the ground survey performed under my direction and supervision.

PRELIMINARY - NOT TO BE RECORDED FOR ANY PURPOSE.

Dale Allen Sultemeier
 Registered Professional Land
 Surveyor
 No. 4542 - State of Texas

March 17th, 2015

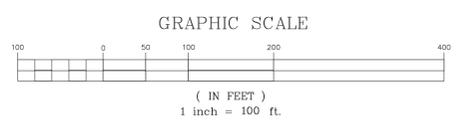


50.00 Ac.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	355.23'	802.99'	N 40°34'27" W	352.34'
C2	45.69'	102.83'	N 19°15'01" W	45.28'
Deed, 4881785				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C10	355.23'	802.99'	N 40°34'27" W	352.34'
C11	45.74'	102.83'	N 19°15'01" W	45.36'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 28°08'22" W	59.43'
L2	S 36°26'11" W	49.99'
L3	N 71°34'59" E	109.93'
L4	N 78°02'28" E	48.69'
L5	N 34°30'59" W	20.79'
L6	N 25°16'01" W	16.31'
L7	N 15°19'27" W	81.80'
L8	N 01°14'14" W	99.57'
L9	N 13°16'52" W	41.55'
L10	N 19°14'00" W	30.64'
L11	N 26°32'03" W	59.75'
L12	N 19°29'17" W	77.98'
L13	S 59°50'28" E	20.88'
Deed, 4881785		
L20	S 22°37'46" E	311.45'
L21	S 57°01'40" W	349.83'
L22	N 28°09'46" W	59.52'
L23	N 53°35'40" W	227.66'
L24	S 36°26'11" W	50.13'
L25	S 88°01'28" W	451.55'
L26	N 08°03'18" W	260.30'
L27	N 06°30'29" W	218.72'
L28	N 07°08'05" W	332.87'
L29	N 71°33'33" E	110.09'
L30	N 78°05'18" E	48.64'
L31	N 34°30'59" W	20.80'
L32	N 25°16'01" W	16.35'
L33	N 15°19'27" W	81.64'
L34	N 08°01'43" W	186.99'
L35	N 01°19'55" W	100.08'
L36	N 16°03'55" W	234.99'
L37	N 13°28'14" W	41.51'
L38	N 18°23'21" W	30.77'
L39	N 26°41'40" W	60.06'
L40	N 33°29'01" W	146.35'
L41	N 49°03'20" W	94.73'
L42	N 27°22'51" W	218.80'
L43	N 19°22'40" W	78.11'
L44	N 14°12'26" W	139.01'
L45	N 11°59'18" W	134.82'
L46	N 10°55'35" W	101.92'
L47	N 18°38'37" E	317.49'
L48	S 60°16'42" E	20.83'
L49	S 78°28'30" E	414.47'

- LEGEND
- 1/2 inch dia. iron rod found
 - 3/8 inch dia. iron rod set
 - 2.875 inch dia. iron pipe found
 - △ as noted
 - electric meter pad
 - Verizon riser box
 - Time Warner riser box
 - gas meter
 - water meter
 - air conditioning unit
 - utility pole
 - ⊙ well



SULTEMEIER SURVEYING & ENGINEERING
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 Engineering—Land Development—Services
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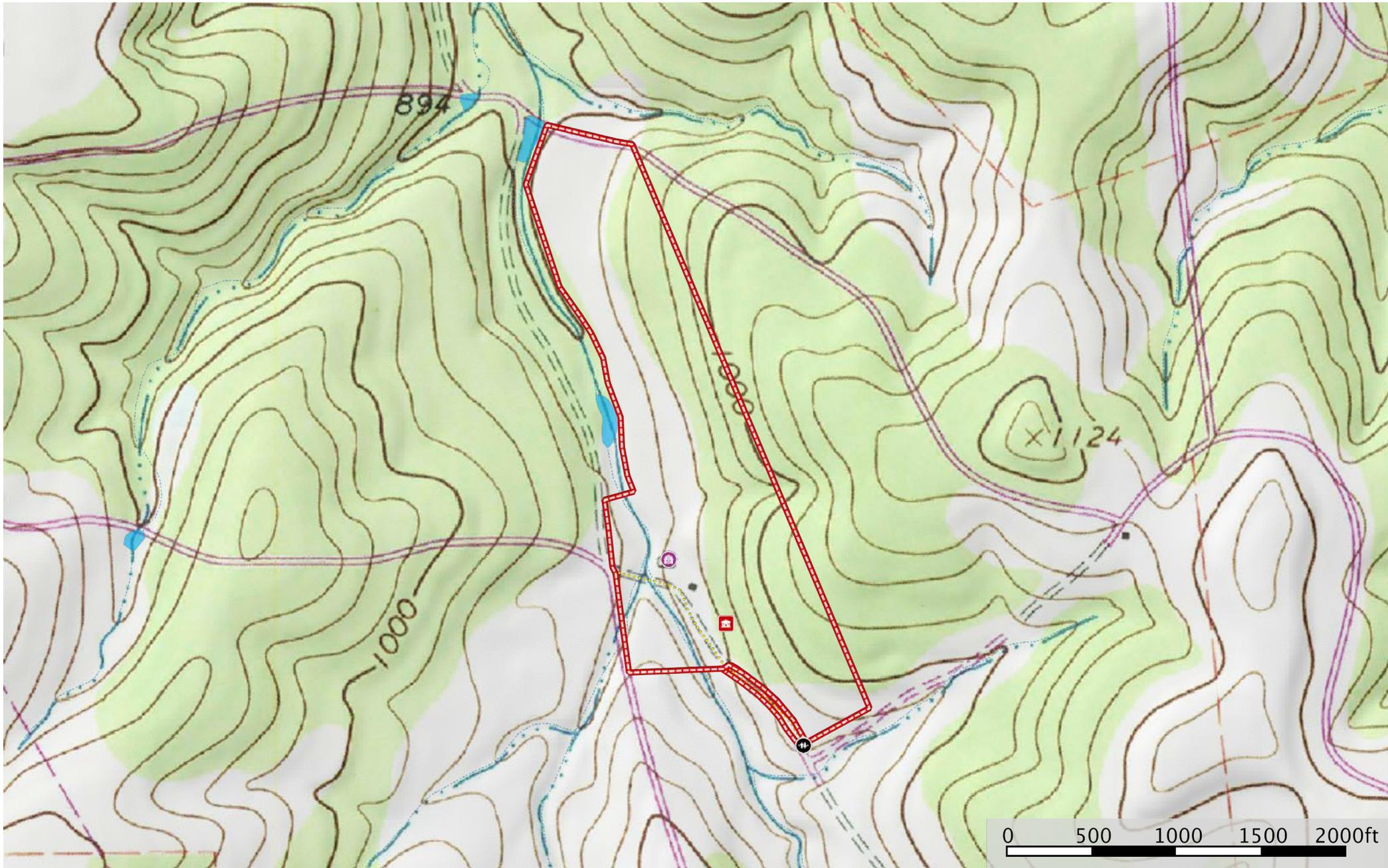
Texas Licensed
 Surveying Firm
 100930-00

Texas Registered
 Engineering Firm
 F-10608

A PLAT SHOWING A 50.00 ACRE TRACT OR PARCEL OF LAND WHICH COMPRISES PART OF THE WILLIAM MANER SURVEY, ABSTRACT NO. 338, PART OF THE VOLNEY OSTRANDER SURVEY, ABSTRACT NO. 355 & PART OF THE SAMUEL J. SPINDLE SURVEY, ABSTRACT NO. 620; ALL SITUATED IN HAYS COUNTY, TEXAS; BEING ALL OF TRACT 21 IN HURLBUT RANCH WEST, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 123 OF THE PLAT RECORDS OF SAID HAYS COUNTY, TEXAS.

Barnett Hillview Trail topo

Hays, Texas, 50.0 AC +/-



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