

# 224' RR 12 FRONTAGE

27709 Ranch Road 12  
Dripping Springs, TX 78620



**REALTY  
AUSTIN**



- Offered at \$795,000
- Unrestricted
- Hays County
- 1.484 Acres
- 64,643 SQ FT
- DS City zoning CS
- 224' RR 12 Frontage
- Not in Historic District

Commercial Lot in downtown Dripping Springs, zoning CS - Commercial Services. 1.484 Acres, Survey Available. Water and electricity available, sewer is close but this lot does not have a connection. Some old dead trees that most likely died from Oak Wilt have been taken down. 224' of RR 12 frontage, with great visibility and access for a business. Not in Historic District! Very flat and buildable lot that will be easy to develop. Come take a look today!



**Burt Dement, Broker Associate**

[burtdement@realtyaustin.com](mailto:burtdement@realtyaustin.com)

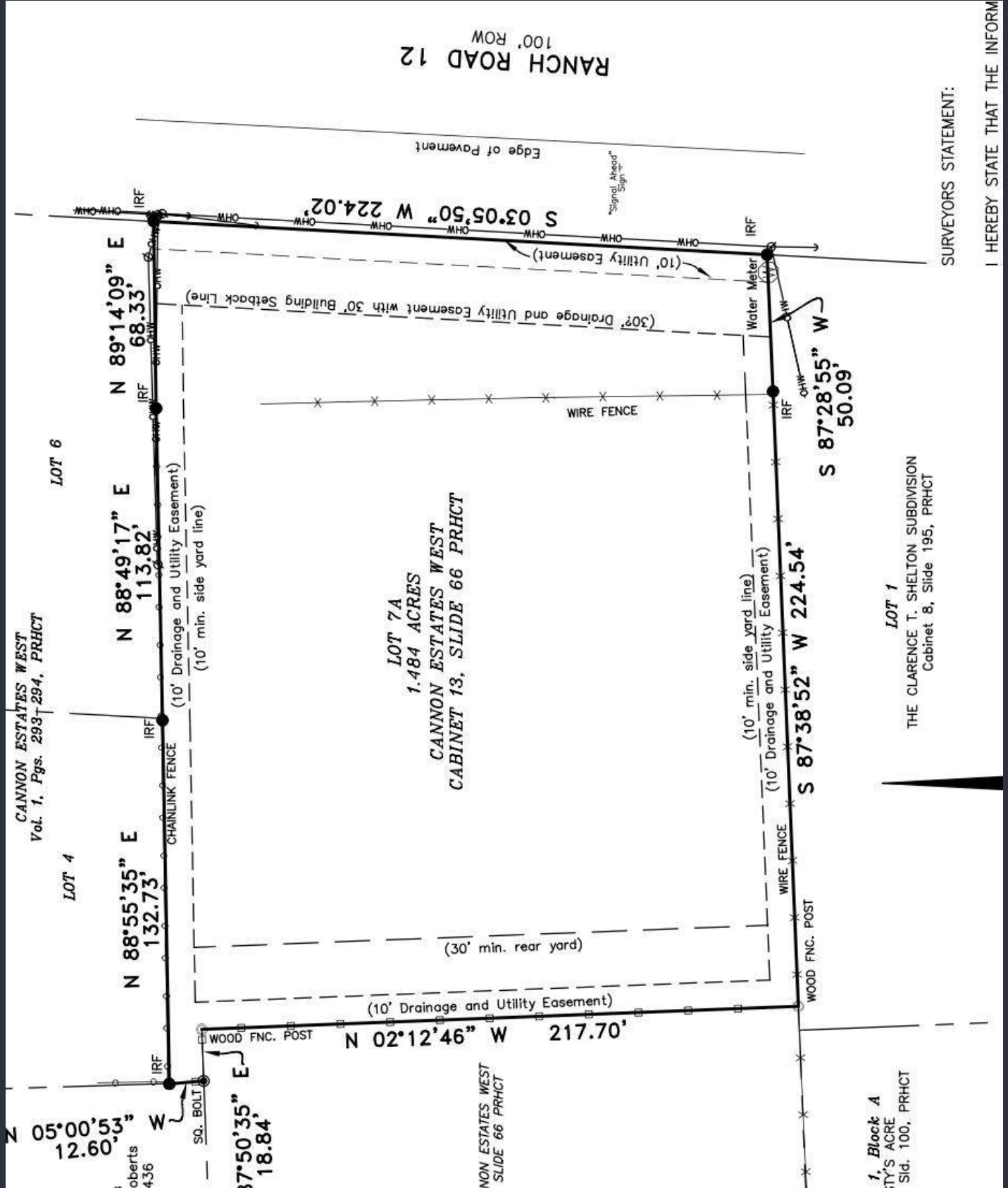
512.689.7352

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SURVEYORS STATEMENT:  
I HEREBY STATE THAT THE INFORM

Survey April 2019 Available

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**RA**

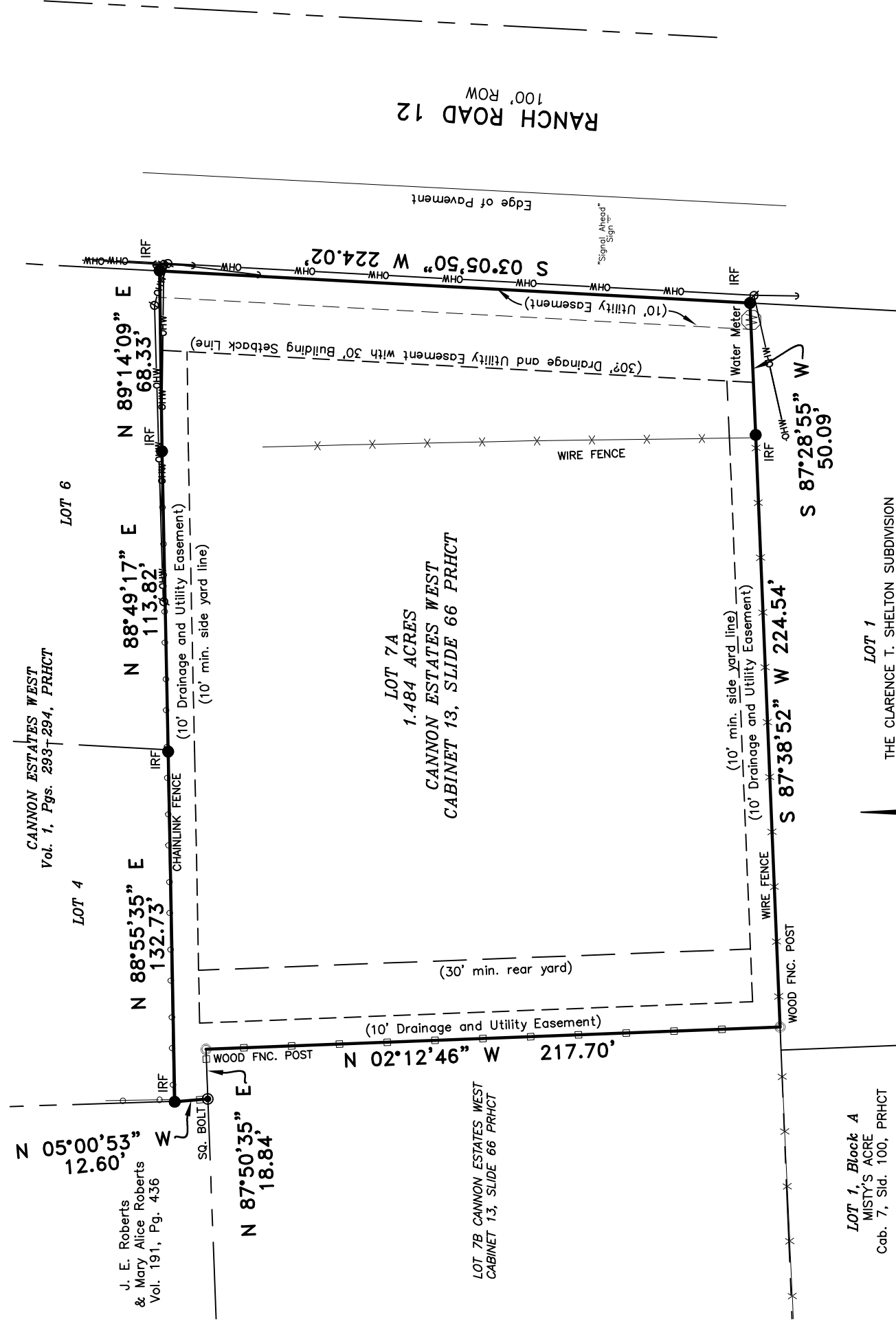
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**TITLE COMMITMENT NOTES:**  
 This survey reflects and is limited to those easements visible on the ground, and those easements of record listed in schedule "BB" below. The following survey matters were listed in Schedule B of a commitment for title insurance issued by First American Title Insurance Company GF No. 19-0341-C, Effective Date, March 8, 2019 and issued March 14, 2019.

Record title to the land on the Effective Date appears to be vested in: HANCOCK/HANKS INVESTMENTS, LTD., a Texas limited partnership

Legal description of land:  
 Lot 7A, of the REPLAT OF LOT 7, CANNON ESTATES WEST, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 13, Page 66, Plat Records of Hays County, Texas.

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):  
 Volume 1, Page 293, and Volume 13, Page 66, Plat Records of Hays County, Texas, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons. insert
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):  
 e. Building setback lines set out on plats recorded in Volume 1, Page 293, and Volume 13, Page 66, Plat Records of Hays County, Texas. (affects subject property as shown).
- f. 10' utility easement along easterly property line, shown on on plats recorded in Volume 1, Page 293, and Volume 13, Page 66, Plat Records of Hays County, Texas. (affects subject property as shown).
- g. 30' drainage and utility easement along all roadway property lines, reserved on plat recorded Volume 13, Page 66, Plat Records of Hays County, Texas. (affects subject property as shown).
- h. 10' utility easement along all non-roadway property lines, reserved on plat recorded Volume 13, Page 66, Plat Records of Hays County, Texas. (affects subject property as shown).
- i. Easement rights contained in Deed dated December 17, 1912, recorded in Volume 63, Page 175, Deed Records of Hays County, Texas. (does not affect subject tract).

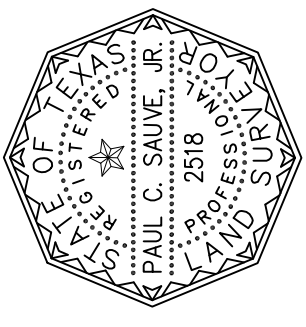
**FLOOD NOTE:**  
 (For insurance purposes only, not for construction, permitting, or other uses.)  
 No portion of the property shown hereon lies within a flood hazard area as shown on FEMA Flood Insurance Rate Map Panel No. 48209C0105 F, Dated 09/02/05

**SURVEYORS STATEMENT:**

I HEREBY STATE THAT THE INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION IN MARCH, 2019. GRID BEARINGS INDICATED HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE NAD83(4204).

DATE : FEB. 2019  
 SCALE : 1"=50'  
 CHECKED BY: PCS  
 DRAFTED BY: SAR

*Paul C. Sauve, Jr.*  
 PAUL C. SAUVE, JR., RPLS NO. 2518  
 DATE 04-01-2019



**LEGEND**

- 1/2" IRON ROD FOUND (IRF)
- POWER POLE WITH GUY AND OVERHEAD WIRES
- ( ) RECORD PLAT EASEMENT INFORMATION
- P.R.H.C.T. PLAT RECORDS HAYS COUNTY, TEXAS
- D.R.H.C.T. DEED RECORDS HAYS COUNTY, TEXAS

**AUSTIN SPATIAL TECHNOLOGIES, LLC**  
 LAND SURVEYORS - GEOMATIC SPECIALISTS  
 3815 South Capital of Texas Hwy., Austin, Texas 78704  
 ph. 512-573-8730  
 FIRM REGISTRATION NO. 10173100

LAND TITLE SURVEY

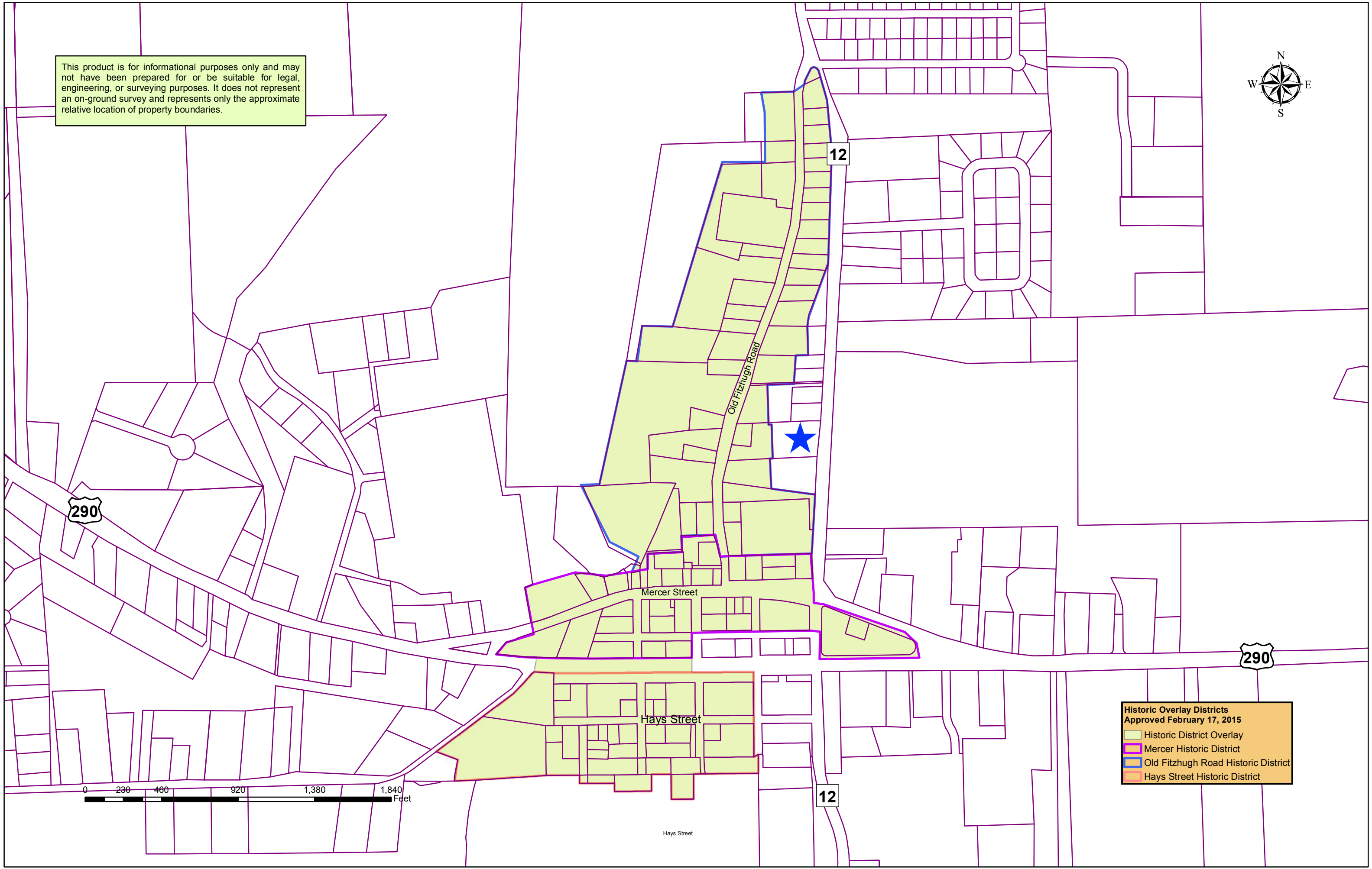
LOT 7A, CANNON ESTATES WEST  
 CABINET 13, SLIDE 66 PRHCT

CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS

DATE	REVISIONS	DATE	BY

SHEET **1** OF 1

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-ground survey and represents only the approximate relative location of property boundaries.



290

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Old Fitzhugh Road

Mercer Street

Hays Street

Hays Street

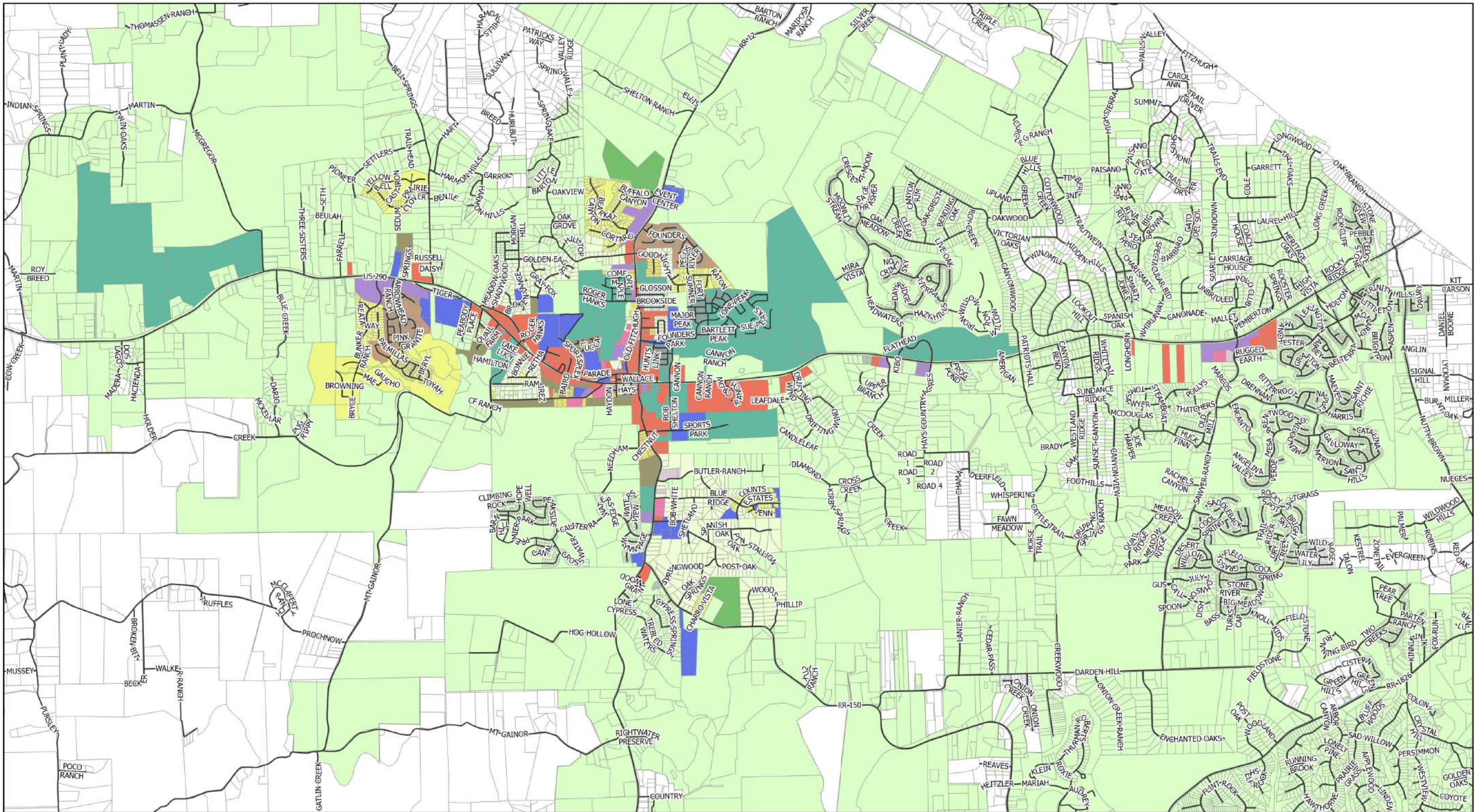
290

12

**Historic Overlay Districts  
Approved February 17, 2015**

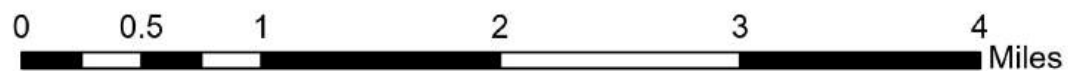
- Historic District Overlay
- Mercer Historic District
- Old Fitzhugh Road Historic District
- Hays Street Historic District





# City of Dripping Springs, City Limits & ETJ Map

February 1, 2024



### ROADS

— Roads  
□ Parcels

### CODS Zoning

AG - Agriculture

- PP - Public Park or Preserve
- PDD
- SF-1 - Single-Family Residential Low Density
- SF-2 - Single-Family Residential Moderate Density
- MF - Multi-Family

### Legend

- SF-3 - Single-Family Residential Town Center
- SF-4 - Two Family Duplex
- SF-5 - Single-Family Residential Garden Home
- MH - Manufactured Home
- GUJ - Government/Utility/Institutional
- O - Office
- LR - Local Retail
- GR - General Retail
- CS - Commercial Services
- I - Industrial
- ETJ