



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

CONDITIONAL USE PERMIT APPLICATION

Case Number (staff use only): _____

☒ NEW APPLICATION ☐ EXTENSION OF A PREVIOUSLY APPROVED CUP

CONTACT INFORMATION

PROPERTY OWNER NAME Kevin Maxwell
STREET ADDRESS 2300 J 4th St
CITY Crockett STATE TX ZIP CODE 75835
PHONE 936-544-5154 EMAIL kmaxwell2506@gmail.com

APPLICANT NAME Glenda Jacoby
COMPANY RCM Services
STREET ADDRESS 19219 Trailview
CITY San Antonio STATE TX ZIP CODE 78258
PHONE (210) 861-9216 EMAIL Glenda@rcmservices.net

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Kevin Maxwell
PROPERTY ADDRESS	2300 W US 290, DRIPPING SPRINGS, TX 78620
CURRENT LEGAL DESCRIPTION	ABS 222 BENJAMIN F HANNA SURVEY 8.50 AC GEO#90400651
TAX ID#	R15057
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	CS Commercial Services
PROPOSED USE	Self-Storage Facility
REASON FOR REQUEST (Attach extra sheet if necessary)	<p>The site has been annexed and zoned into the city as CS Commercial Services. The site is currently developed as a self-storage facility. A second phase is planning to be developed on-site and would like to add on two storage building structures. The CS zoning requires a conditional use application for storage facilities. Attached is a phase 2 site plan and architectural elevations for you reference.</p>

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? *
 (See attached agreement).

☒ YES (REQUIRED)* ☐ YES (VOLUNTARY)* ☐ NO*

* If proposed subdivision is in the City Limits, compliance with Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

Voluntary compliance is strongly encouraged by those not required by above criteria (see *Outdoor Lighting tab on the CODS webpage and online Lighting Ordinance under Code of Ordinances tab for more information*).

APPLICANT'S SIGNATURE

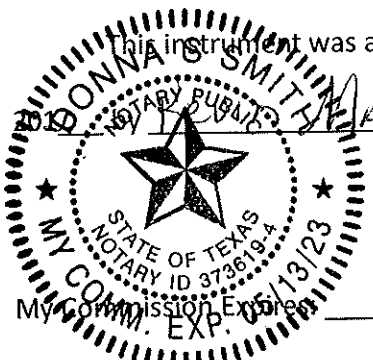
The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Kevin Maxwell is authorized to act as my agent and representative with respect to this Application and the City's zoning amendment process.
(As recorded in the Hays County Property Deed Records, Vol. 4291, Pg. 811.)

[Signature]
Name

Owner
Title

STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on the 26th day of May, 2023, at Maxwell.
[Signature]
Notary Public, State of Texas
5-13-2023



Glenda Jacoby
Name of Applicant

CONDITIONAL USE PERMIT SUBMITTAL

All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. **Incomplete submissions will not be accepted.** By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:

glenda jacob
Applicant Signature

06.06.20

Date

CHECKLIST

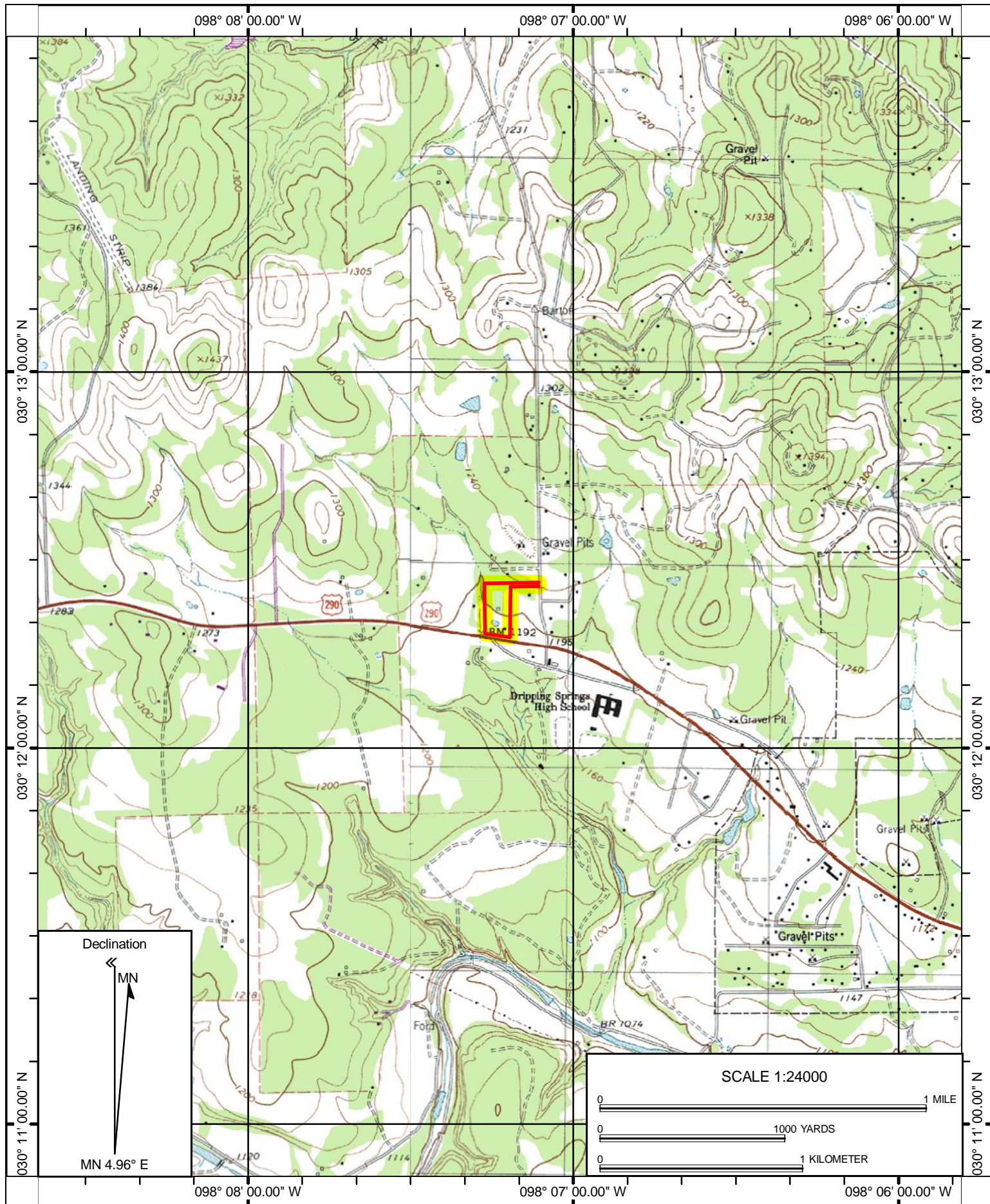
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Application Form - including all required signatures and notarized PDF/Digital Copies of all submitted Documents
<input type="checkbox"/>	<input checked="" type="checkbox"/>	When submitting digital files, a cover sheet must be included outlining what digital contents are included.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application Fee (refer to Fee Schedule)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (required if marked "Yes (Required)" on above Lighting Ordinance Section of application)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Legal Description
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plans
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Maps/Site Plan/Plat
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Architectural Elevation (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Explanation for request (attach extra sheets if necessary)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Public Notice Sign (refer to Fee Schedule)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Ownership-Tax Certificate or Deed



1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700

AAA SELF STORAGE
DRIPPING SPRINGS, TEXAS
AERIAL EXHIBIT

DESIGN	RS
DRAWN	RS
CHECKED	RS
DATE	25 SEP. 2019
JOB NO.	HAYS-32431
PAGE	1 of 1



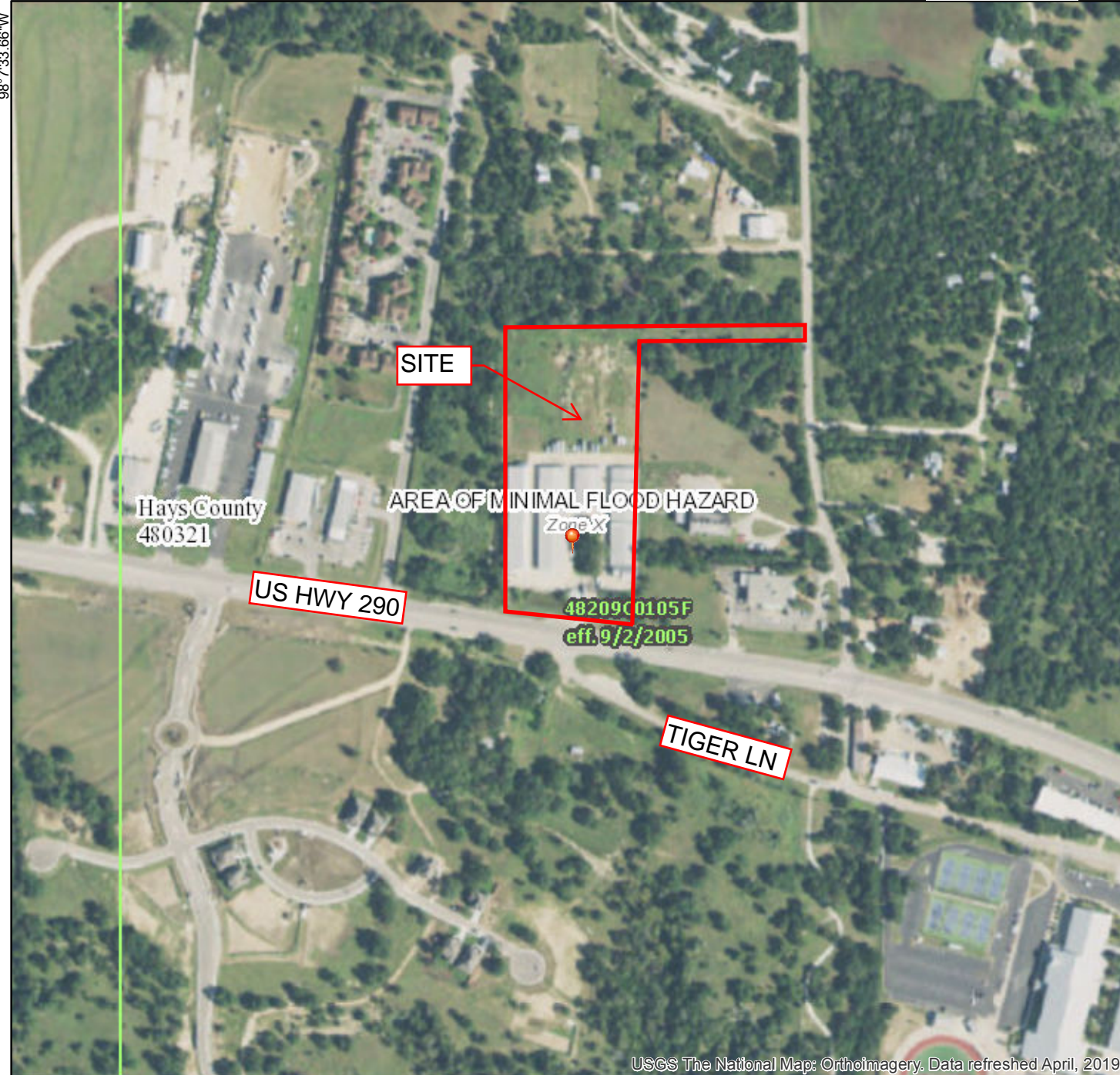
Name: DRIPPING SPRINGS
Date: 09/25/19
Scale: 1 inch = 2,000 ft.

Location: 030° 12' 22.61" N 098° 07' 13.65" W

National Flood Hazard Layer FIRMette



30°12'36.44"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **9/25/2019 at 11:55:58 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

USGS The National Map: Orthoimagery. Data refreshed April, 2019.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

30°12'35"N

98°6'56.20"W

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION
of 8.55 acre remainder tract out of a called 15.06 acre tract as recorded in
Volume 1385, Page 194 of the Official Public Records of Hays County, Texas
located in the B.F. Hanna Survey
Abstract No. 222
Hays County, Texas

BEGINNING at a 1" O.D. pipe found in the north Right-of-Way of U.S. 290, said pipe being the southeast corner of herein described tract, said pipe also being the southwest corner of a Lot 2, In Collins Subdivision as recorded in Volume 1261, Page 634, P.R.H.C.T.;

THENCE North 81 degrees 34 minutes 29 seconds West continuing with said north Right-of-Way a total distance of 400.10 feet to a 1/4" iron rod with orange cap stamped "R.P.L.S. 5810" set at a 12" crosscut post, said set rod being the southwest corner of herein described tract, said rod also being the southeast corner of a called 5.35 acre tract as recorded in Volume 1240, Pages 607-616, O.P.R.H.C.T.;

THENCE North 01 degrees 24 minutes 36 seconds West departing said Right-of-Way a distance of 807.17 feet to a found 1" O.D. pipe, said pipe being the northwest corner of herein described tract, said pipe also being the southwest corner of a called 4.00 acre tract recorded in Volume 390, Page 70, O.P.R.H.C.T.;

THENCE North 88 degrees 37 minutes 26 seconds East continuing with the common line of subject tract and said 4.00 acre tract a distance of 879.07 feet to a found 1" O.D. pipe, said pipe being in the apparent Right-of-Way of Bell Springs Road, said pipe being the most northerly east corner of herein described tract;

THENCE South 01 Degrees 33 minutes 52 seconds East continuing with the apparent Right-of-Way of Bell Springs Road a total distance of 60.00 feet to a found 1/2" iron rod, said rod being the most easterly south corner of herein described tract, said rod also being the northeast corner of a 2.0 acre tract as recorded in Volume 1702, Page 767, O.P.R.H.C.T.;

THENCE South 88 degrees 37 minutes 26 seconds West departing said Bell Springs Right-of-Way and continuing along the common line between the subject tract and said 2.0 acre tract a distance of 455.96 feet to a found iron rod capped "4303";

THENCE South 00 degrees 42 minutes 43 seconds West, passing at a distance of 350.12 feet a iron rod capped "STUADT 3984" found on line and at the southwest corner of a 2.0 acre tract as recorded in Vol. 1702, Page 769, O.P.R.H.C.T., said rod also being the northwest corner of a 2.5 acre tract as recorded in H.C.D.# 9917600, a total distance of 580.96 to a 1/2" iron rod found for the southwest corner of said 2.5 acre tract, said rod being the northwest corner of said Lot 2;

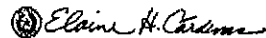
THENCE South 00 degrees 25 minutes 35 seconds West a distance of 234.63 feet to the **POINT OF BEGINNING** and containing 8.55 acres of land subject to any and all easements that may affect.

THE STATE OF TEXAS

COUNTY OF HAYS

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Hays County, Texas.

19025310 DEED
07/25/2019 11:34:35 AM Total Fees: \$50.00

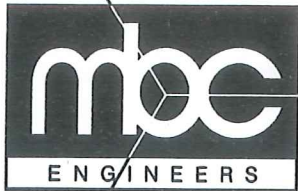


Elaine H. Cardenas, MBA, PhD, County Clerk
Hays County, Texas

LOAS - COLLATERAL



S001480253106847
ID: 4A0031 - 1 SHORT NAME: 4M DRIPPING SPRINGS
LOAN_NUMBER: 72482860 NEW_NOTE_NUMBER:
DOC CODE: X DOCS-1 DOC: ASSUMPTION WARRANTY DEED
USER: BUTTSD Date: 09/09/2019 08:04:33 AM



METES AND BOUNDS DESCRIPTION TO ACCOMPANY ZONING EXHIBIT

AN 8.546 ACRE (372,262 SQUARE FEET) TRACT OF LAND SITUATED IN THE BENJAMIN F. HANNA, SURVEY ABSTRACT 222, SECTION NUMBER 28, HAYS COUNTY, TEXAS AND BEING ALL OF A CALLED 8.55 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN VOLUME 2849, PAGE 730, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, SAID 8.546 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1-inch Iron Pipe found on the Northerly right of way line of U.S. Highway Number 290, a 120 foot public right of way and marking the Southwesterly corner of Lot 2, In Collina Subdivision, according to plat recorded in Volume 8, Page 23-24, Official Public Records, Hays county, Texas;

THENCE N 81° 36' 09" W a distance of 400.10 feet, along the Northerly right of way line of said U.S. Highway Number 290, to a Point being the Southeasterly corner of a 5.35 Acre Tract, described in Warranty Deed, Recorded in Volume 1240, Page 608, Official Public Records, Hays County, Texas;

THENCE N 01° 26' 16" W a distance of 806.78 feet, departing the Northerly right of way line of said U.S. Highway Number 290, along the Easterly boundary line of said 5.35 Acre Tract, to a Point marking the Southwesterly corner of a 4.00 Acre Tract of land described in Warranty Deed, recorded in Volume 390, Page 70, Official Public Records Hays County, Texas;

THENCE N 88° 35' 46" E a distance of 879.07 feet, along the Southerly boundary line of said 4.00 Acre Tract, to a 1-inch Iron Pipe, on the Westerly right of way line of Bell Springs Road, a variable width public right of way, and marking the Southeasterly corner of said 4.00 Acre Tract;


THENCE S 01° 51' 33" E a distance of 59.90 feet, along the Westerly right of way line of Bell Springs Road, to a 1/2-inch Iron Rod Found, marking the Northeastern corner of a 2.00 Acre Tract of land described in Special Warranty Deed with Vendor's Lien, recorded in Document Number 16017235, Official Public Records, Hays County, Texas;

THENCE S 88° 38' 54" W a distance of 456.25 feet, along the Northerly boundary line of said 2.00 Acre Tract, to a 1/2-inch Iron Rod Found marking the Northwestern corner of said 2.00 Acre Tract;

THENCE S 00° 36' 07" W a distance of 815.91 feet, along the Western boundary line of said 2.00 acre Tract; along the Western boundary line of a 2.00 Acre Tract described in Special Warranty Deed with Vendor's Lien recorded in Document 16017236, Official Public Records, Hays County, Texas; along the Western boundary line of a 2.5 Acre Tract of land described in

Warranty Deed with Vendor's Lien, recorded in Document 15002793, Official Public Records, Hays County, Texas, and along the Westerly boundary line of said Lot 2, to the **POINT OF BEGINNING** and containing 8.546 Acres more or less, as surveyed by Macina, Bose, Copeland, and Associates, Inc.

Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.


Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700



Date: September 18, 2019
Job No: 32431-Hays

SURVEYORS NOTES:

1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.

2. NO IMPROVEMENTS SHOWN. EASEMENT EXHIBIT ONLY. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.

3. THIS EASEMENT EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.

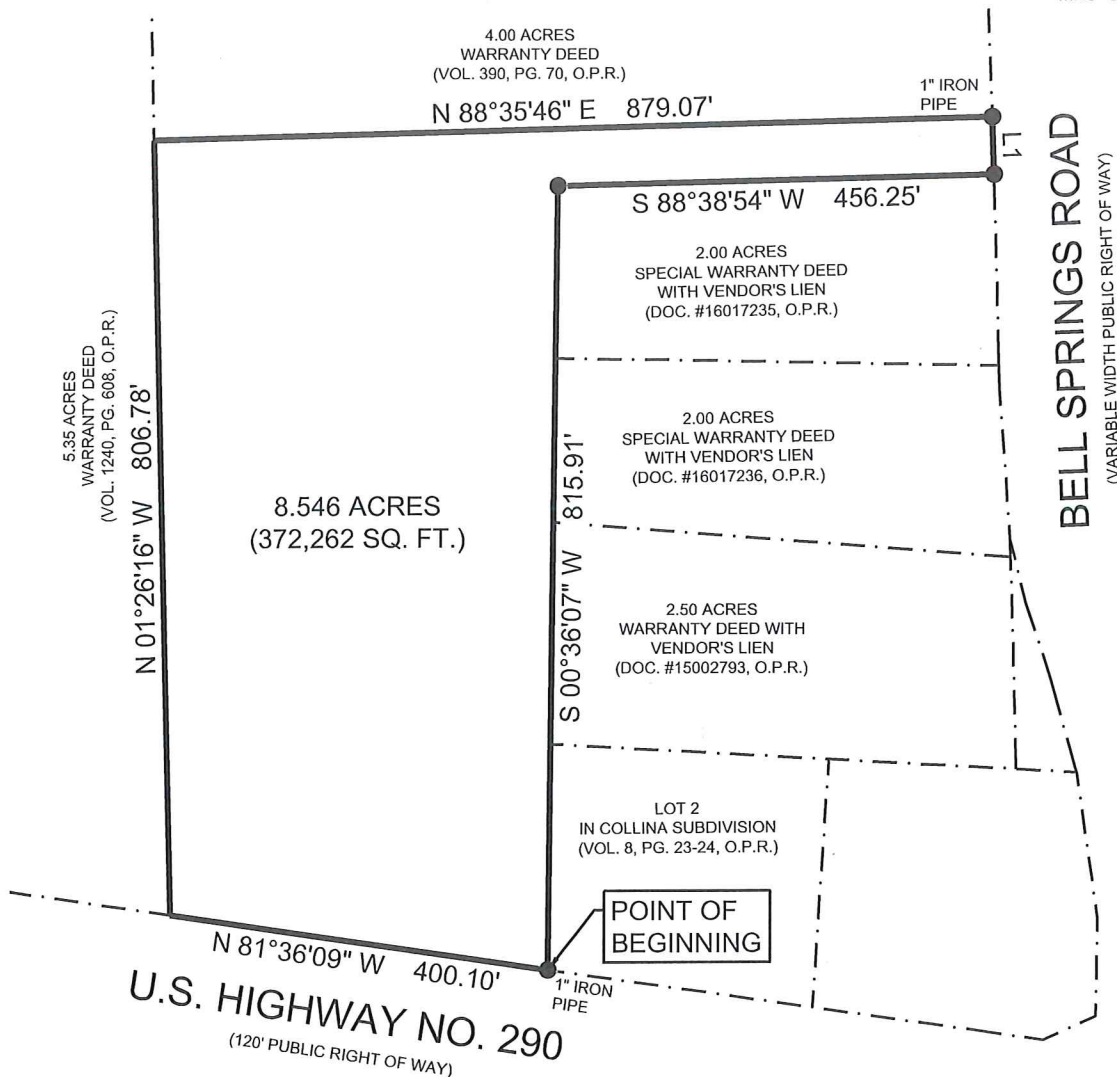
4. METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS EASEMENT EXHIBIT.



SCALE: 1" = 200'

LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ⊙ 1/2" IRON ROD W/CAP "MBC" SET/FOUND



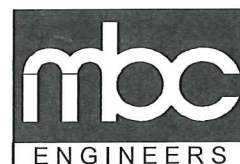
ZONING EXHIBIT OF

A 8.546 ACRE (372,262 SQUARE FEET) TRACT OF LAND SITUATED IN THE BENJAMIN F. HANNA, SURVEY ABSTRACT 222, SECTION NUMBER 28, HAYS COUNTY, TEXAS AND BEING ALL OF A CALLED 8.55 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN VOLUME 2849, PAGE 730, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.



JOEL C. JOHNSON

R.P.L.S. #5578



1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 09/18/2019
JOB NO. 32431-HAYS
SHEET 1 OF 1

19025310 DEED Total Pages: 8
 Filed and Recorded: 7/25/19 11:34 AM

JSC 5.22.19 gr

(RECORD)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

ASSUMPTION WARRANTY DEED

Date: July 1, 2019, retroactive and effective May 5, 2019 (first lien) and retroactive and effective May 20, 2019 (second lien)

Grantor: S. C. Maxwell Family Partnership, Ltd., a Texas limited partnership

Grantor's Mailing Address: 2300 North 4th Street, Crockett, Texas 75835

Grantee: 4M Dripping Springs SS, LLC, a Texas limited liability company

Grantee's Mailing Address: 2300 North 4th Street, Crockett, Texas 75835

Consideration: Grantee's assumption of and agreement to pay, according to the note's terms, the unpaid principal and earned interest of approximately One Million Three Hundred Seventy-Three Thousand Two Hundred Seventy-Six and 28/100 Dollars (\$1,373,276.28) on the first lien note in the original principal sum of Two Million Two Hundred Thousand and no/100 (\$2,200,000.00) Dollars dated January 5, 2007, executed by S. C. Maxwell Family Partnership, Ltd., a Texas limited partnership, payable to the order of First Bank & Trust East Texas nka Southside Bank, a Texas state bank ("Lender"). The first lien note is secured by a deed of trust-security agreement-financing statement (the "deed of trust") dated January 5, 2007 from S. C. Maxwell Family Partnership, Ltd., a Texas limited partnership to Joe C. Denman, III, (currently James D. VanDeventer), trustee, recorded in Volume 3103, Page 547 in the Official Public Records of Hays County, Texas, as modified and extended in modification and extension agreement dated January 5, 2012, recorded in Volume 4291, Page 811 in the Official Public Records of Hays County, Texas and UCC Financing Statement recorded under File No. 19-0019431735 in the Office of the Texas Secretary of State; said lien assumed by 4M Dripping Springs SS, LLC, a Texas limited liability company in that certain assumption agreement of even date to be filed of record simultaneously with the filing of this deed in the Official Public Records of Hays County, Texas. As further consideration, Grantee's assumption of and agreement to pay, according to the note's terms, as modified, the unpaid principal and earned interest of approximately Two Hundred Seventy-Three Thousand Two Hundred Seventy-Five and 16/100 Dollars (\$273,275.16) on a second lien note in the original principal sum of Seven Hundred Fifty Thousand and no/100 (\$750,000.00) Dollars dated November 20, 2008, executed by S. C. Maxwell Family Partnership, Ltd., a Texas limited partnership, payable to the order of First Bank

Assumption Warranty Deed (Dripping Springs)

Page 1

JSC 5.22.19 gr

(RECORD)

& Trust East Texas nka Southside Bank, a Texas state bank. The second lien note is secured by a second lien deed of trust-security agreement-financing statement (the "second lien deed of trust") dated November 20, 2008 from S. C. Maxwell Family Partnership, Ltd., a Texas limited partnership to Joe C. Denman, III, (currently James D. VanDeventer), trustee, recorded in Volume 3539, Page 849 in the Official Public Records of Hays County, Texas; said lien assumed by 4M Dripping Springs SS, LLC, a Texas limited liability company. As further consideration Grantee promises to keep and perform all the covenants and obligations of the grantor named in the deed of trust and second lien deed of trust and to indemnify, defend, and hold Grantor harmless from any loss, attorney's fees, expenses, or claims attributable to a breach or default of any provision of this assumption by Grantee. Grantor assigns to Grantee any funds on deposit for payment of taxes and insurance premiums.

Property (including any improvements):

Being 8.55 acres, more or less, lying in Hays County, Texas, located in the B. F. Hanna Survey, Abstract No. 222, more particularly described by metes and bounds in Exhibit "A" attached.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements and taxes for 2019, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the

Assumption Warranty Deed (Dripping Springs)

Page 2

JSC 5.22.19 gr (RECORD)
Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever
lawfully claiming or to claim the same or any part thereof, except as to the Reservations from
Conveyance and the Exceptions to Conveyance and Warranty.

This deed has been prepared from the information furnished to Chance Law Firm, PLLC
by Lender, and there has been no title search of any nature performed, including, but not limited
to any determination of ownership or outstanding debts and liens on said Property, nor has there
been an investigation as to whether there are any delinquent taxes due on said Property, or a review
of any contract connected with the conveyance of the Property. Further, there has been no survey
performed, and the legal description has been taken from the information furnished by Lender, and
may or may not be sufficient.

When the context requires, singular nouns and pronouns include the plural.

S. C. MAXWELL FAMILY PARTNERSHIP, LTD., a
Texas limited partnership

By: 
Ronald K. Maxwell, General Partner

By: 
Jay C. Maxwell, General Partner

ACKNOWLEDGED:

4M DRIPPING SPRINGS SS, LLC, a Texas
limited liability company

By: 4M PARTNERS, LLC, a Texas limited
liability company, Managing Member

By: 
Ronald K. Maxwell, Manager

Assumption Warranty Deed (Dripping Springs)

Page 3

JSC 5.22.19 gr

(RECORD)

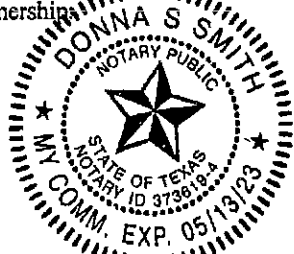
By: [Signature]
Jay Maxwell, Manager

By: [Signature]
Diana Maxwell, Manager

By: [Signature]
Seth Maxwell, Manager

THE STATE OF TEXAS
COUNTY OF Houston

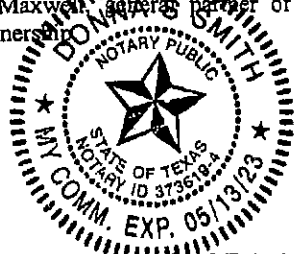
This instrument was acknowledged before me on the 14 day of July, 2019 by the said Ronald K. Maxwell, general partner of S. C. Maxwell Family Partnership, Ltd., a Texas limited partnership.



[Signature]
Notary Public, State of Texas

THE STATE OF TEXAS
COUNTY OF Houston

This instrument was acknowledged before me on the 14 day of July, 2019 by the said Jay C. Maxwell, general partner of S. C. Maxwell Family Partnership, Ltd., a Texas limited partnership.



[Signature]
Notary Public, State of Texas

Assumption Warranty Deed (Dripping Springs)

Page 4

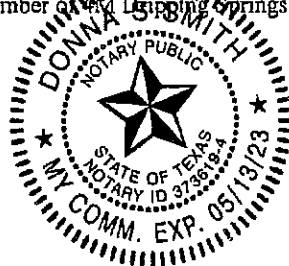
JSC 5.22.19 gr

(RECORD)

THE STATE OF TEXAS

COUNTY OF Houston

This instrument was acknowledged before me on the 1st day of July, 2019 by the said Ronald K. Maxwell, Manager of 4M Partners, LLC, a Texas limited liability company, managing member of 4M Dripping Springs SS, LLC, a Texas limited liability company.

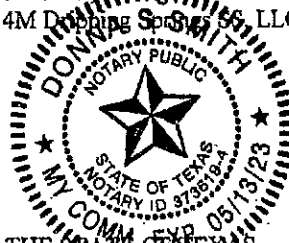


Donna Smith
Notary Public, State of Texas

THE STATE OF TEXAS

COUNTY OF Houston

This instrument was acknowledged before me on the 1st day of July, 2019 by the said Jay Maxwell, Manager of 4M Partners, LLC, a Texas limited liability company, managing member of 4M Dripping Springs SS, LLC, a Texas limited liability company.

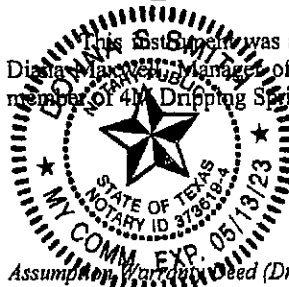


Donna Smith
Notary Public, State of Texas

THE STATE OF TEXAS

COUNTY OF Houston

This instrument was acknowledged before me on the 1st day of July, 2019 by the said Diana Maxwell, Manager of 4M Partners, LLC, a Texas limited liability company, managing member of 4M Dripping Springs SS, LLC, a Texas limited liability company.



Donna Smith
Notary Public, State of Texas

Assumption, Wardlaw, Reed (Dripping Springs)

Page 5

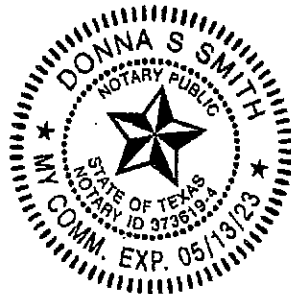
ISC 5.22.19 gr

(RECORD)

THE STATE OF TEXAS

COUNTY OF Houston

This instrument was acknowledged before me on the 1st day of July, 2019 by the said Seth Maxwell, Manager of 4M Partners, LLC, a Texas limited liability company, managing member of 4M Dripping Springs SS, LLC, a Texas limited liability company.



Donna Smith
Notary Public, State of Texas

AFTER RECORDING PLEASE RETURN TO:

Southside Bank
Attention: Deborah Allen
1201 S. Beckham Avenue
Tyler, Texas 75701

Assumption Warranty Deed (Dripping Springs)

Page 6

TAX RECEIPT

Jenifer O'Kane, Tax Assessor-Collector, Hays County

712 S. Stagecoach Trail

San Marcos, TX 78666

Ph: 512-393-5545 Fax: 512-393-5517

Scan this code with
your mobile phone to
view this bill!!**Receipt Number: SM-2019-1209325**

Payor: 4M PARTNERS LLC

Owner: 4M DRIPPING SPRINGS SS, LLC
2300 NORTH 4TH STREET

CROCKETT, TX 75835

Quick Ref ID: R15057

Property: 10-0222-0077-00000-4

Owner: 4M DRIPPING SPRINGS SS, LLC

Legal Description: ABS 222 BENJAMIN F HANNA SURVEY
8.50 AC GEO#90400651Situs Address: 2300 W US 290 DRIPPING SPRINGS
TX 78620

Owner Address: 2300 NORTH 4TH STREET

CROCKETT, TX 75835

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Penalty, Interest, & Attorney Fees	Amount Paid
2019						
Hays County ESD #6 - FIRE	2785730	0.088500	2,465.37	2,465.37	0.00	2,465.37
Hays County	2785730	0.389900	10,861.56	10,861.56	0.00	10,861.56
Dripping Springs ISD	2785730	1.418300	39,510.01	39,510.01	0.00	39,510.01
North Hays County ESD #1 - EMS	2785730	0.030000	835.72	835.72	0.00	835.72
Special Road Dist	2785730	0.033800	941.58	941.58	0.00	941.58
Total Payment Amount						\$54,614.24

Date Paid: 12/23/2019

Effective Date: 12/23/2019

Station/Till: Rebecca/Rebecca's Till