

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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

GIFT DEED

STATE OF TEXAS §
COUNTY OF HAYS § KNOW ALL MEN BY THESE PRESENTS:
§

THAT Dripping Springs Partners, LLC, a Texas limited liability company (“Grantor”), has GIVEN, GRANTED, and CONVEYED, and by these presents does GIVE, GRANT and CONVEY to The City of Dripping Springs, Texas, a general laws municipality (“Grantee”) as a gift, all that certain the real property ("Property") in Hays County, Texas and being for fully described on Exhibit "A" attached hereto and incorporated herein for all purposes.

This conveyance is made subject to any and all restrictions, reservations, conditions, covenants, easements and exceptions, if any, validly existing against the Property and recorded in the Official Public Records of Hays County, Texas. As a condition to this conveyance, Grantee is required to maintain at least one (1) acre of open space to be used as a city park.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging to the Property, subject to the provisions stated above, to Grantee, Grantee's successors and assigns forever; and Grantor does hereby bind Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

EXECUTED this ___ day of _____, 2023.

GRANTOR:
Dripping Springs Partners, LLC
a Texas limited liability company

By: _____
Matthew Scrivener, Manager

Grantee's Address:

STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on this the __ day of _____, 2023 by Matthew Scrivener, Manager of Dripping Springs Partners, LLC, a Texas limited liability company, on behalf of said limited liability company.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

EXHIBIT "A"



7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601
Doucetengineers.com

6.80-Acre Tract
Hays County, Texas

D&A Job No. 2372-001B
December 12, 2023

DESCRIPTION
For a 6.80-Acre Tract

BEING A 6.80-ACRE TRACT OUT OF THE PHILIP A. SMITH SURVEY, ABSTRACT NO. 415, HAYS COUNTY, TEXAS, SAID TRACT BEING OUT OF A CALLED 80.31-ACRE TRACT CONVEYED TO DRIPPING SPRINGS PARTNERS, LLC, AS RECORDED IN DUCUMENT NUMBER 21066285 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], SAID 6.80-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found for northeast corner of a called 40.00-acre tract, conveyed to City of Dripping Springs, recorded in Volume 1462, Page 671 [O.P.R.H.C.T.], same point being in the south line of a called 22.248-acre tract, described as "Tract 1", conveyed to Robert Francis Shelton, Jr., as recorded in Volume 918, Page 713 [O.P.R.H.C.T.], for the northwest corner of said 80.31-acre tract and for the northwest corner of the tract described herein;

THENCE N88°40'28"E, with the south line of said 22.248-acre tract, described as "Tract 1", with the south line of a called 22.248-acre tract, described as "Tract 2", conveyed to Lisa Shelton Robertson, recorded in Volume 918, Page 717, O.P.R.H.C.T. and with the north line of said 80.31-acre tract, for a distance of 443.69 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for the northeast corner of the tract described herein;

THENCE over and across said 80.31-acre tract, the following six (6) courses:

- 1) S01°36'46"E, a distance of 101.42 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set, for an angle corner of the tract described herein,
- 2) S11°33'37"E, a distance of 38.84 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set, for an angle corner of the tract described herein,
- 3) N88°23'14"E, a distance of 84.92 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set, the beginning of a curve to the right for the south corner of the tract described herein,
- 4) With said curve to the right, having an arc length of 23.56 feet, a radius of 15.00 feet, a delta angle of 90°00'00", and a chord which bears S46°36'46"E, for a distance of 21.21 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set, for an angle corner of the tract described herein,
- 5) S01°36'46"E, a distance of 412.46 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set, for the southeast corner of the tract described herein, and
- 6) S88°22'30"W, a distance of 544.17 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set, in the east line of said 40.00-acre tract, same point being in the west line of said 80.31-acre tract and for the southwest corner of the tract described herein;

THENCE N02°13'52"W, with the common line of said 40.00-acre tract and said 80.31-acre tract, a distance of 569.52 feet to the **POINT OF BEGINNING** of the tract described herein and containing 6.80-acres more or less.

(CONTINUED ON NEXT PAGE)

COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.



DOUCET

Notes:

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010. All distances are surface values and may be converted to grid by using the surface adjustment factor of 1.000077936. Units: U.S. Survey Feet.

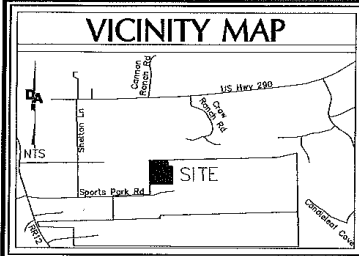
I, Christopher W. Terry, Registered Professional Land Surveyor, hereby certify that this description and accompanying plat of even date represent an actual survey performed on the ground.

12/12/2023

Date

Christopher W. Terry
Registered Professional Land Surveyor
Texas Registration No. 6649
Doucet & Associates, Inc.
Cterry@Kleinfelder.com
TBPELS Firm Registration No. 10194551



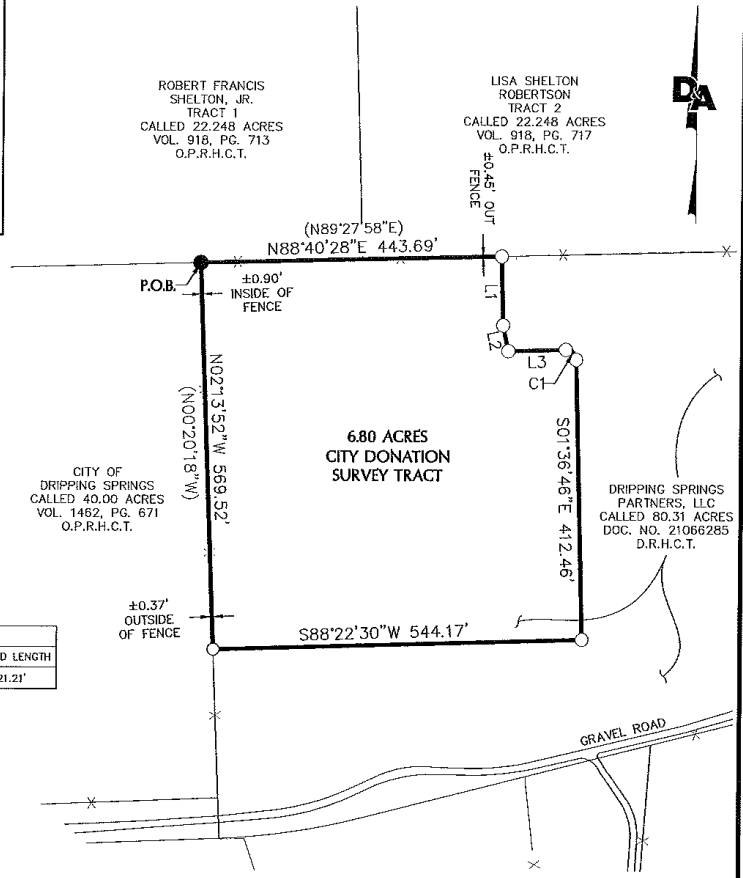


**PHILIP A. SMITH SURVEY
ABSTRACT NO. 415**

LEGEND	
	SUBJECT LINE
	ADJOINER PROPERTY LINE
	EXISTING WIRE FENCE
	1/2" IRON ROD FOUND [UNLESS NOTED]
	1/2" IRON ROD WITH "DOUCET" CAP SET
DOC. NO.	DOCUMENT NUMBER
VOL., PG.	VOLUME, PAGE
D.R.H.C.T.	DEED RECORDS, HAYS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
(.....)	RECORD INFORMATION

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
CI	23.56'	15.00'	090°00'00"	S46°36'46"E	21.21'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S01°36'46"E	101.42'
L2	S11°33'37"E	38.84'
L3	N88°23'14"E	84.92'



I, CHRISTOPHER W. TERRY, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

Christopher W. Terry

12/12/2023

CHRISTOPHER W. TERRY DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6649
DOUCET & ASSOCIATE, INC
CTERRY@KLEINFELDER.COM



CONTROL NOTE:
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010) AND A VERTICAL DATUM OF NAVD83, GEOID 12B. ALL COORDINATE VALUES AND DISTANCES SHOWN ARE GRID VALUES AND MAY BE CONVERTED TO SURFACE BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.000077936.
UNITS: US SURVEY FEET.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.



6.80 ACRE
CITY DONATION SURVEY
TRACT EXHIBIT
HAYS COUNTY, TEXAS



DOUCET
A Kleinfelder Company

Civil Engineering // Entitlements // Geospatial

7401 B. Highway 71 W, Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10194551

Date:	12/12/2023
Scale:	1" = 200'
Drawn by:	JRT
Reviewer:	CWT
Project:	2372-001B
Sheet:	3 OF 3
Field Book:	---
Party Chief:	JSM
Survey Date:	08/30/2023