

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.

SPECIAL WARRANTY DEED

Date: April 2, 2024

Grantors: Galen Zimmerman and Laura Zimmerman

Grantor's Mailing Address: 161 Shane Lane
Dripping Springs, Texas 78620

Grantee: City of Dripping Springs, an incorporated Type A, general-law municipality located in Hays County, Texas

Grantee's Mailing Address: City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration.

Property: 0.1 acres (4200 sq ft) more or less, out of HIDDEN SPRINGS RANCH SECTION II, BLOCK A, Lot 1, ACRES 1.6, as more fully described on Exhibit A attached hereto.

Exceptions to Conveyance and Warranty: This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the Property as the same are filed for record in the County Clerk's Office of Hays County, Texas.

Grantors, for the consideration and subject to the exceptions to conveyance and warranty, grants, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns forever in fee simple forever, and Grantors do hereby bind Grantors and Grantors' heirs, successors, and assigns, to WARRANT AND FOREVER DEFEND all and singular, the Property and premises unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantors, but not otherwise.

Grantors make no warranty of merchantability or fitness for purpose in respect of the Property, and the same is sold in an "AS IS, WHERE IS" condition, with all faults and defects and attributes known or unknown to Grantors, none of which are hereby warranted by Grantors. By acceptance of delivery, Grantee affirms that Grantee has not relied on Grantors' skill or judgment to select or furnish the Property for any particular purpose, and that Grantor makes no warranty that the

By acceptance of delivery, Grantee affirms that Grantee has not relied on Grantors' skill or judgment to select or furnish the Property for any particular purpose, and that Grantor makes no warranty that the Property is fit for any particular purpose and that there are no representations or warranties, expressed, implied, or statutory, except the warranty of title herein described and Grantors have full power, right, and authority to convey title thereto. Grantee hereby waives and relinquishes all rights and privileges arising out of, or with respect or in relation to, any representations, warranties or covenants, whether express or implied, which may have been made or given, or which may have been deemed to have been made or given by Grantors, except as expressly set forth herein. Grantee hereby assumes all risk and liability (and agrees that Grantors shall not be liable for any special, direct, indirect, consequential, or other damages) resulting or arising from or relating to the ownership, use, condition, location, maintenance, repair or operation of the Property.

Grantors and Grantee agree that the Property is being conveyed to Grantee under the imminence of condemnation, as that term is used in the United States Internal Revenue Code.

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

[Signature Page Follows]

GRANTORS:

Galen Zimmerman
Galen Zimmerman

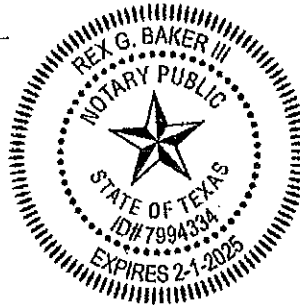
Laura Zimmerman
Laura Zimmerman

STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on April 2, 2023 by Galen Zimmerman and Laura Zimmerman.

M. D. Bate
Notary Public, State of Texas

My commission expires: _____





“Exhibit “^A-----”

1577-014 Roger Hanks Parkway PS&S
Hays County, Texas

October 6, 2023

**LEGAL DESCRIPTION
FOR A 0.0954-ACRE RIGHT-OF-WAY PARCEL**

BEING A 0.0954-ACRE (4,154 SQUARE FEET) TRACT OF LAND OUT OF THE PHILIP A. SMITH SURVEY, BLOCK NO. 26, SECTION NO. 16, ABSTRACT NO. 415, HAYS COUNTY, TEXAS, SAID 0.0954-ACRE TRACT BEING A PORTION OF A 1.60-ACRE TRACT OF LAND CONVEYED TO GALEN ZIMMERMAN AND LAURA ZIMMERMAN BY GENERAL WARRANTY DEED DATED OCTOBER 31, 2014, RECORDED IN DOCUMENT NUMBER 14032354 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], BEING THAT SAME TRACT DESCRIBED AS LOT 1 OF BLOCK A, HIDDEN SPRINGS RANCH SECTION II, A PLAT RECORDED IN VOLUME 14, PAGE 69 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS [P.R.H.C.T.]; SAID 0.0954-ACRE TRACT OF LAND BEING MORE PARTICULAR DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found on the northwest right-of-way line of Golden Eagle Lane a 60' Right-of-Way, same point also being the northeast corner of said Lot 1, called 1.60 acre-tract, and the southeast corner of said Lot 2, called 1.28 acre-tract of the Hidden Springs Ranch, Section II, Block A,

THENCE, along the common line of said Lot 1 and said northwest right-of-way line of Golden Eagle Lane, the following two (2) courses:

- 1) S23°22'56"W, a distance of 96.88 feet to a calculated point, for the beginning of a curve to the left, and
- 2) With said curve to the left defined by an arc length of 40.93 feet, a radius of 296.96 feet, a delta angle of 07°53'47", and a chord which bears S15°37'36"W, a distance of 40.89 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for the northeast corner of the parcel described herein and for the **POINT OF BEGINNING** of the herein described tract of land, having Coordinate Values of N = 13,986,112.39, B = 2,251,976.42;

THENCE, with said curve to the left along said northwest right-of-way line of Golden Eagle Lane, defined by an arc length of 40.54 feet, a radius of 296.96 feet, a delta angle of 07°49'17", and a chord which bears S07°46'03"W, a distance of 40.51 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set, for the beginning of a curve to the right, and the north corner of the herein described tract of land;

THENCE, with said curve to the right along the intersection of Shane Lane right-of-way line and Golden Eagle Lane, defined by an arc length of 41.03 feet, a radius of 25.00 feet, a delta angle of 94°02'29", and a chord which bears S50°53'01"W, a distance of 36.58 feet, to a 1/2-inch iron rod found;

THENCE, N82°05'23"W, along the common line of said 1.60-acre tract and said Shane Lane right-of-way line, a distance of 103.03 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set, for the beginning of a curve to the left, the north corner of the herein described tract of land,

THENCE, N70°09'36"E, a distance of 144.48 feet to the **POINT OF BEGINNING** and containing 0.0954 acres of land [4,154 square feet of land] more or less.

(CONTINUED ON NEXT PAGE)



DOUCET

“Exhibit “-----”

24012099 Page 5 of 7
7401B Highway 71 West, Suite 160, Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601
Doucetengineers.com

Notes:

Basis of bearings is the Texas Coordinate System, Central Zone [4203], NAD83 (2011), Epoch 2010. All distances are grid values, Units: U.S. 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.

Field surveying was performed October 07, 2022.

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

10/06/2023

Date

Christopher W. Terry
Registered Professional Land Surveyor
Texas Registration No. 6649
Doucet & Associates
CTerry@DoucetEngineers.com
TBPELS Firm Registration No. 10194551

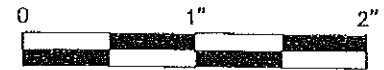
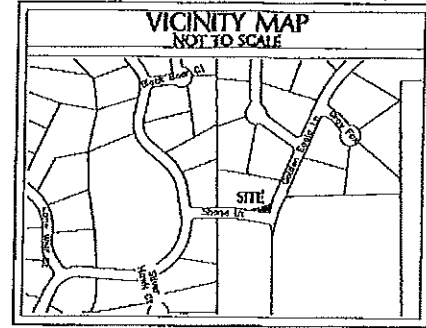


LEGEND

- SUBJECT PARCEL
- - - EXISTING EASEMENT LINE
- x - EXISTING WIRE FENCE
- E - EXISTING ELECTRIC UNDERGROUND LINE
- T - EXISTING COMMUNICATION UNDERGROUND LINE
- 1/2" IRON ROD FOUND WITH STAMPED "RPLS 4542" [UNLESS NOTED]
- 1/2" IRON ROD WITH "DOUCET" CAP SET
- △ CALCULATED POINT
- ⊠ ELECTRIC METER
- ⊞ TELEPHONE PEDESTAL
- DOC. NO. DOCUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- R.O.W. RIGHT-OF-WAY
- PER PLAT VOL.14, PG.69 P.R.H.C.T.
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- P.R.H.C.T. PLAT RECORDS, HAYS COUNTY, TEXAS
- (.....) RECORD INFORMATION

NOTE:

1. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010). BEARINGS SHOWN HEREON ARE GRID.
2. UNITS: U.S. SURVEY FEET
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.
4. FIELD SURVEY COMPLETED ON 10-02-2023
5. SOME POSSIBLE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN HEREON AS A PRECAUTIONARY MEASURE BASED UPON OBSERVED SURVEY LOCATIONS. DOUCET & ASSOCIATES DOES NOT TAKE RESPONSIBILITY FOR DETERMINING THE DEPTH OR LOCATION OF UNDERGROUND UTILITIES WITHIN OR AROUND THE SUBJECT SITE. ALL UTILITIES SHOULD BE FIELD VERIFIED AND CHECKED BY CONTRACTOR.



GRAPHIC SCALE: 1" = 50'

JOHN D. KROLL AND SPOUSE, CARRIE F. KROLL CALLED 1.28 ACRES DOC. NO. 90007109 O.P.R.H.C.T.

HIDDEN SPRINGS RANCH, SECTION II LOT 2, BLOCK A VOL 14, PG. 69 P.R.H.C.T.

PHILIP A. SMITH SURVEY, BLOCK NO. 26, SECTION NO. 16 ABSTRACT NO. 415

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N70°08'36"E	144.48'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	40.93'	298.98'	75°3'47"	S16°37'36"W	40.89'
C2	40.54'	298.98'	7°49'17"	S07°46'03"W	40.51'
C3	41.03'	25.00'	94°02'29"	S50°53'01"W	38.58'

RECORDS CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
(C1)	81.47'	298.98'	---	S12°08'54"W	81.21'
(C2)	41.04'	25.00'	---	N61°19'58"E	38.58'

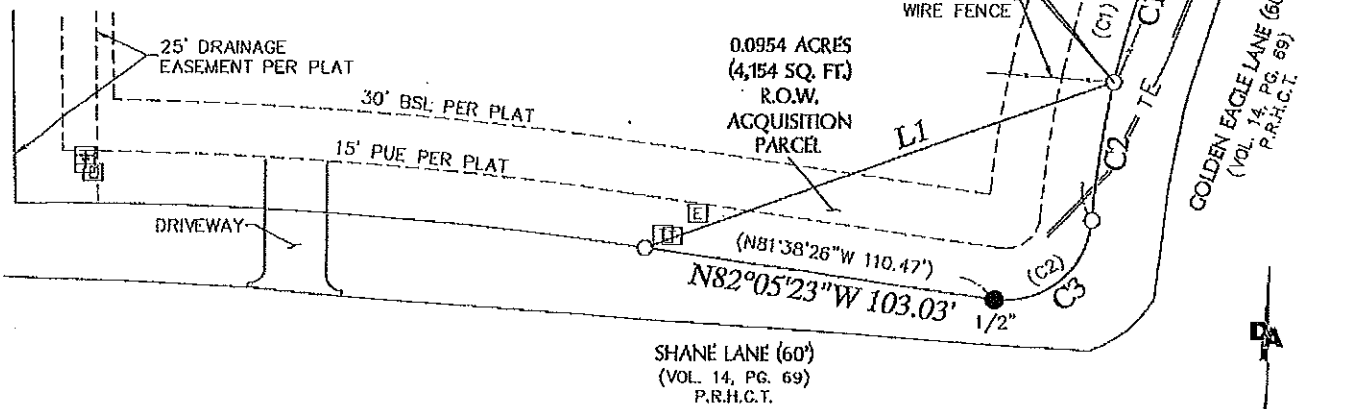
GALEN ZIMMERMAN AND LAURA ZIMMERMAN CALLED 1.60 ACRES DOC. NO. 14032354 O.P.R.H.C.T.

LOT 1, BLOCK A HIDDEN SPRINGS RANCH, SECTION II VOL. 14, PG. 69 P.R.H.C.T.

GRID COORDINATES
N = 13,988,112.39'
E = 2,251,976.42'

POINT OF BEGINNING

POINT OF COMMENCEMENT



SHANE LANE (60') (VOL. 14, PG. 69) P.R.H.C.T.

GOLDEN EAGLE LANE (60') (VOL. 14, PG. 69) P.R.H.C.T.

Sheet: 3 OF 3
Date: 10/06/2023
Drawn by: JRT
Reviewer: CWT
Project: 1577-015
Field Book: 562
Party Chief: AJB
Survey Date: 10/02/2023

DOUCET
Civil Engineering // Easements // Geospatial
7401 B. Highway 71 W. Ste. 160
Austin, TX 78735, Tel: (512)-893-2400
www.doucetengineers.com
T&PE Firm Number: 3937
T&PELS Firm Number: 10194551

0.0954 ACRE (4,154 SQUARE FEET)
R.O.W. ACQUISITION PARCEL
HAYS COUNTY, TEXAS



STATE OF TEXAS COUNTY OF HAYS I HEREBY CERTIFY THAT THIS SURVEY IS THE RESULT OF AN ON THE GROUND SURVEY CONDUCTED UNDER MY SUPERVISION AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

Chris Terry
CHRISTOPHER W. TERRY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6649
DOUCET & ASSOCIATES
CTERRY@DOUCETENGINEERS.COM

10/06/2023 DATE

**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.

24012099 DEED
04/03/2024 08:45:05 AM Total Fees: \$45.00

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

