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FINISH
STRONG
PAGE 8**

Dripping Springs Century News

35th Year, No. 4

February 5, 2026

drippingspringsnews.com

75 Cents

Community Calendar

**Sunday Two-Step-
ping
Feb. 8, 15 & 22 • 2
p.m. to 7 p.m.**

Grab your boots and join the dancin' at Beerburg! Every Sunday features a different band. There's a \$10 cover and music starts at 3 p.m. Light snacks, beer and wine are available for purchase, along with non-alcoholic options. Beerburg Events • 13476 Fitzhugh Road • Austin, TX

**Dripping Springs
Farmers Market
Feb 11 & 18 • 3
p.m. to 6 p.m.**

The Dripping Springs Farmer's Market is held on Wednesdays at Dripping Springs Ranch Park. Visitors can gather and shop for fresh agricultural and related products. Dripping Springs Ranch Park • 1042 Event Center Dr. • Dripping Springs, TX 78620

**Rockin' City Jr.
Roller Derby -
Boots and Bruises
Feb 14-15 • 7 a.m.
to 7:30 p.m.**

Rockin' City Junior Roller Derby is gearing up to hit the track with some fantastic teams from California, Nebraska, Washington, and Georgia for two days jam-packed with 12 high-energy games. Weekend passes are \$25, a day pass is \$15. Children 7 and under are free. Reserve tickets at www.rockin-cityjrd.org. Dripping Springs Ranch Park • 1042 Event Center Dr. • Dripping Springs, TX

SEE **CALENDAR**
ON PAGE 7



**THANK YOU
VETERANS
FOR YOUR
SERVICE**

**Inspirational
Quote of the Day**

"THE MOST WASTED OF
DAYS IS ONE WITHOUT
LAUGHTER."

- E.E. CUMMINGS



Local photography group to merge with DS Art League

Laurie Anderson
Editor

The Photographers of Dripping Springs (PODS), a non-profit that's been active in the area for about 15 years, has made the decision to join the Dripping Springs Art League (DSAL) as part of a new photography club, rather than continue as an independent organi-

zation. The two groups held a meeting on Jan. 22 to explore their path forward.

Warren Capps, who joined PODS in 2012 and served as president in 2018 and 2019, said that while he was sad that PODS wasn't going to continue, he was happy about the option to still have a photography club.

"PODS never really recovered its calendar of activities after the pandemic," Capps said. "We used to have a monthly program with a speaker, one or two shows per year, field trips, and workshops."

After COVID, Capps said that shows and workshops never returned. And over the

SEE **ART** ON PAGE 6



Steve Friedman, president of the Dripping Springs Art League (DSAL), talks with photographers about creating a new photography club as part of DSAL.

PHOTO BY JENNIFER FRIEDMAN



The representatives at Empower Kidz talk with a family about their offerings.

PHOTO BY LAURIE ANDERSON

Summer Camp Fair brings families, providers together

Laurie Anderson
Editor

Around 500 people from surrounding areas attended the inaugural Summer Camp Fair held at Dripping Springs Ranch Park on Sunday.

The free event was hosted by the City of Dripping Springs Parks and Community Services Department. Assistant Director Emily Nelson said she was very happy with the turnout.

"We were really excited about the amount of people and families that walked through the doors to learn about all the summer camp opportunities in this area," Nelson said. "We never know when we offer a new event what kind of turnout we'll have, and we were really pleased at how that went today."

Dozens of vendors from Dripping Springs and the surrounding areas participated, showing up to discuss their various summer camps and youth programs, which included sports, STEM, arts, leadership, outdoor adventure, and more. They also had lots of hands-on activities for the kids.

"We wanted to make it easy for families to find summer camp care," Nelson said. "In Hays County we're spread all over the place, so this is a great moment where we can bring all the camps in



At the Kids Chem Cook booth, kids could participate in a hands-on STEM activity.

PHOTO BY LAURIE ANDERSON



A little drummer tries out the equipment at the Band Aid Music School booth.

PHOTO BY LAURIE ANDERSON

one place and they can share all of their summer opportunities in one spot."

Dripping Springs also had a booth to inform the community about their own programs.

"We offer Coyote

Kids Nature Camp, and that is here at Dripping Springs Ranch Park," Nelson said. "That is our main offering for summer camp, and we did have Founders' pool here sharing their informa-

SEE **FAIR** ON PAGE 5



Michelle Fischer, City Administrator, discusses the Mercer Street Paseo project.

PHOTO BY LAURIE ANDERSON

City leaders present at monthly Chamber of Commerce luncheon

Laurie Anderson
Editor

Staff from the City of Dripping Springs gave their annual State of the City presentation to members of the Chamber of Commerce at its monthly luncheon on Jan. 28.

The event sold out, and participants packed the tables at the Deep Eddy Tasting Room. Mayor Bill Foulds, Jr. welcomed the crowd. One of the first topics on the agenda was growth in the area.

"Today we're going to have our city team speak a little bit about what's going on," Foulds said. "We're going to continue to grow. Hopefully it's managed growth."

We're working on some major problems with roads, as everybody knows. These are all being addressed, it's just a snail's pace to do it."

Planning and Growth

Planning Director Tory Carpenter was first to speak, and he started by clarifying the difference between the planning authority that the city has in the city limits versus in its extraterritorial jurisdiction (ETJ). Many local residents do not understand the difference.

"That's an area that we have some regulation but don't have full zoning regulation, and

SEE **CITY** ON PAGE 5

UIL announces new district alignment for high school

Carl Waits
Sports Reporter

Dripping Springs must have had a friend in the selection committee for the 2026-28 district assignments or maybe it was Austin ISD. Of all the scenarios that could have taken place, Dripping Springs received the most favorable of all. Their road to district championships in all sports has certainly become smoother as Lake Travis and Westlake have been evicted. The UIL is known for their surprises and their ranks as one of their most pleasant. Here are the new district assignments that will interest us.

24-6A: Vandegrift, Cedar Park, Vista Ridge, Georgetown East View, Hutto, Leander, Rouse.

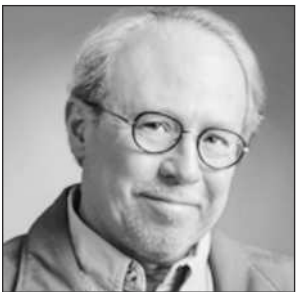
25-6A: Lake Travis, Westlake, Round Rock, RR McNeil, RR Stony Point, RR Westwood, RR Cedar Ridge.

26-6A: Austin High, Austin Akins, Austin Bowie, Hays High, Hays Johnson, Del Valle, Dripping Springs.

This means schedules will be similar to the past two years in that there will be byes during district play. The bi-district opponents will come from District 25-6A and Vandegrift will be in a different region.

Capital Highlights

At least 11 dead in state after winter storm



Gary Borders
Texas Press Association

At least 11 people have died in Texas, nearly half of them children, after Winter Storm Fern swept the state last week, the Texas Standard reported. Among those killed were three young brothers who fell through ice on a private pond near Bonham, about 60 miles northeast of Texas. In the Dallas suburb of Frisco, two teens died after a sledding accident. They were riding on a sled being pulled by a vehicle. Several unhoused people died of exposure in Austin, Houston and Fort Worth, according to reports. Nationally, the storm has killed at least 50 people. Nearly five years after Winter Storm Uri overwhelmed the state's power grid and left millions without electricity, officials with the Electric Reliability Council of Texas noted the grid held, though localized outages were reported, especially in East Texas, where at one point more than 91,000 customers were without power.

Those outages were largely due to ice accumulation and downed lines. The storm forced nearly 2,400 flight cancellations at airports in Dallas, Houston and Austin. **No new H-1b visas for universities, agencies** Gov. Greg Abbott has ordered universities and state agencies to stop asking for new H-1B visas until next year, the Houston Chronicle reported. The visas are used to hire foreign workers who possess skills in a specialized field. The visas typically last for three years. Abbott said the H-1B program has "too often been used to fill jobs that otherwise could — and should — have been filled by Texans." The order says no state agency of public university or college can petition for new H-1B workers with the written permission of the Texas Workforce Commission. It does not apply to public schools in Texas, which rely on the visas to fill teacher vacancies. The order is in effect at least until the Texas Legislature meets next January, when it is expected to consider "guardrails" for the program. Charles Foster, a Houston immigration attorney, said the visas

are used to recruit top talent in competitive technical and medical fields. "You cut off the H-1B, you cut off the line by which the best and the brightest can immigrate," he said. "We're just hurting ourselves." **State's population grows at slower rate** Census data released last week shows the state's population growth slowed significantly, though Texas still led the country in adding new residents, The Texas Tribune reported. The state added 391,243 residents in 2025, a 1.2% growth rate — the slowest clip since 2021. Much of the slowdown comes from a steep reduction in the number of immigrants moving to Texas, driven in part by the Trump administration's immigration crackdown. The number of newcomers from other countries dropped by 48% from the previous year, with 167,475 moving to Texas. "I think the implication is our economic growth isn't probably going to be as hearty as what we've seen historically," said Lloyd Potter, the state demographer. Texas ranked fourth in pace of population growth in 2025, trailing South Carolina, Idaho and North Carolina.

HHSC announces \$44 million for rural hospitals The Texas Health and Human Services Commission has made \$44 million in grant funding available to hospitals that serve rural communities. The Rural Health Financial Stabilization Grant provides support for rural hospitals determined by HHSC to be at moderate or high risk of financial instability. Each award amount will depend on the hospital's need. "Rural hospitals are an integral part of the Texas health care infrastructure," HHSC Executive Commissioner Stephanie Muth said. "These grants will strengthen long-term stability while expanding access to care and improving health outcomes in rural communities statewide." **SBOE takes up Bible-infused required reading list** The State Board of Education last week tabled a proposed reading list presented by the Texas Education Agency, deciding instead to seek public input, The Dallas Morning News reported. The TEA list includes passages from the Bible to be taught in public schools. Several teachers at the meeting said the reading list "was over-

loaded and doesn't include enough contemporary works or a wide enough array of author perspectives." Board member Will Hickman of Houston proposed a pared-down version of the list, which the board will also consider after receiving public input. Hickman said his shorter list would give teachers and school districts more time to select their own books. The list would create a single required reading list for every public school in the state. TEA officials have said teachers would be free to add any texts they wish. If it is passed, it would go into effect at the beginning of the 2030-31 school year. The matter will be taken up again at the board's April meeting. **It's getting more expensive to live in Texas** New census data indicates the state's housing costs have outpaced income growth, resulting in Texas homeowners and renters spending a larger share of their income for housing, The Tribune reported. While the state's housing costs are cheaper than New York and California, affordability has eroded despite the state's economic growth. "Texas is in no position to be taking a victory lap right now on housing affordability,"

said Ben Martin, research director for Texas Housers, a research and advocacy group. More than half of the state's 4.1 million renters are considered "cost-burdened," meaning they spend more than 30% of their income on rent. About 29% of homeowners with mortgages are in the same category. Lawmakers last year passed a slate of laws aimed at easing the state's housing shortage by making it easier to build new apartments and housing. **Police wrangle a runaway kangaroo** Police in Cleveland, north of Houston, were kept hopping last week trying to catch a kangaroo spotted hopping down a road, the Austin American-Statesman reported. With the help of animal control and "some good Samaritans," the kangaroo was collared and eventually returned to its owner. Texas is one of 13 states that allows people to own kangaroos. *Gary Borders is a veteran award-winning Texas journalist. He published a number of community newspapers in Texas during a 30-year span, including in Longview, Fort Stockton, Nacogdoches, Lufkin and Cedar Park. Email: gbor-*

Spero Rehab hosts ribbon cutting

Staff Reports

Spero Rehab Dripping Springs was officially welcomed into the community with a ribbon cutting celebration on Jan. 29. Team members from across Central Texas, Chamber of Commerce representatives and members of the

local community attended the event. Spero Rehab Dripping Springs offers outpatient physical and occupational therapy for a range of orthopedic and neurological conditions, from joint pain and post-surgical rehab to stroke recovery, Parkinson's rehabilitation,

and prosthetic gait training. Founded by occupational therapist Katie Bouchillon in 2010, Spero Rehab was built on the belief that people navigating injury or diagnosis deserve expert care, genuine connection, and hope for what comes next. This clinic is led by Dr. Kate Morretta, PT, DPT, NCS, a board-certified neurological specialist who brings years of clinical experience, and also lives just minutes down the road. Bouchillon said she is grateful to be able to serve the people she sees every day.



CONTRIBUTED PHOTO

Spero Rehab Dripping Springs accepts most major insurances, including Medicare and Medicaid, and no referral is needed to begin. Any-

one who is interested in learning more can call or text (512) 650-4481 or email contactdripping@sperorehab.com for details. Hours of operation

are Monday through Friday from 8 a.m. to 5 p.m. More information is available on their website at www.SperoRehab.com.

Dripping Springs Century News

STAFF

MANDY FARROW - Publisher/Group Operations Manager
mfarrow@mosercommmedia.com

DALTON SWEAT - Regional Editor
dscenturynews@gmail.com

LAURIE ANDERSON - Editor
landerson@drippingspringsnews.com

SHANNON WEST - Staff Reporter
swest@sanmarcosrecord.com

TERESA KENDRICK - Contributor
tkendrick@wimberleyview.com

JONATHAN LIMA - Designer

Contact
(512) 858-4163 • dscenturynews@gmail.com

P.O. Box 732, Dripping Springs, TX 78620
The Dripping Springs Century News (USPS 18035 ISSN Number 1047-0301), is published weekly on Thursdays in Hays County by San Marcos Publishing L.P., 101 FM 3237, Suite A, Wimberley, Texas 78676. Periodicals Postage Paid at Wimberley, Texas. POSTMASTER: Send address changes to: PO Box 732, Dripping Springs, Texas 78620.
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TDLR seeking advisory board members

Staff Reports

The Texas Department of Licensing and Regulation (TDLR) is currently seeking applicants to serve as public member volunteers on 10 of its 35 advisory boards. Board members participate in virtually scheduled meetings, allowing for flexible participation. Advisory board members play a critical role in supporting TDLR's mission by providing technical knowledge, industry expertise, and real-

world insight to the Texas Commission of Licensing and Regulation and agency staff. These boards are composed of licensees, representatives from regulated businesses and industries, public members, and other professionals. Board members serve six-year terms and public members cannot have any connection to a profession regulated by the advisory board. Although there is no financial compensation for serving, public member representa-

tives on advisory boards receive the personal and professional satisfaction of knowing they are protecting the interests of Texas citizens and consumers..
Open Positions:
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• Behavior Analyst Advisory Board
• Board of Boiler Rules
• Hearing Instrument Fitters and Dispensers Advisory Board
• Midwives Advisory Board
• Orthotists and

Prosthetists Advisory Board (someone who uses an orthosis)
• Property Tax Consultants Advisory Board
• Registered Sanitarian Advisory Board (a consumer who's a member of an industry or occupation that is not a regulated occupation)
• Texas Tax Professional Advisory Board
• Texas Water Well Drillers Advisory Board
For more information, visit <https://www.tdlr.texas.gov>.

Top Ten Reasons Why People Buy Art

By Steve Friedman
Dedicated to Shannon Woodruff

Everyone buys art. Oftentimes we don't even realize it, but when we buy that piece of jewelry, scarf, book, photo, windchime, or chatchka, we are collecting art.

But why do we buy art?

What draws us to buy a particular piece?

Often it can be as simple as it fits a need. But art can be so much more than that. Think about your favorite scarf or piece of jewelry, that piece on your coffee table that brightens your day, or the painting displayed in your entryway that you love to show off to friends and guests.

Here are my Top Ten reasons to buy art:

1. Drawn to it: perhaps it's the vibrant color or maybe you are feeling adventurous.

2. Artist's technique: meeting the artist and hearing their technique for making the art. Better yet, seeing their demo or their art studio to see where the magic is made.

3. Artist's inspiration: hearing what inspired the artist to make the piece. What were they doing or thinking when the inspiration hit? Being able to share that story forever more is exciting and powerful.

4. Artist's story: learning about the artist's background and artistic journey. Connecting with some of your own creative dreams and ambitions.

5. Reminiscent of a time or place: somehow feeling that you've been to that scene - as a child, on vacation. Maybe you can't pin it down but you connect with it nevertheless.

6. Reminder of a special person or pet: the person in the painting may look familiar or their mannerism may take you back to an old friend or family member.

7. Conjures up feelings or emotions: it may not be art of a person or place but just something that touches your emotions. It makes you "feel" in some way. You may not know why. It might strike you later. But either way, you feel the tug.

8. Unique piece: a painting or sculpture or windchime, the likes of which you've never seen before. Your eyes keep coming back to it.

9. Showpiece to share: you can share all the stories, the connections with people that comment about that piece.

10. Support local artists: Dripping Springs is full of hundreds, if not thousands, of talented artists offering their crea-



'Ice Cream' by Morgane Xenos: I watched the artist paint this live and had to have it!

CONTRIBUTED PHOTOS



'Sisters & Me' by Tiffany Sierras: popping colors reminds me of my sisters every day



'Feebled Dancing' by Jennifer Friedman: dancing during my recovering from shoulder surgery; note the x-ray overtones

tive works, their stories, their connections.

Some of my favorite pieces from our collection:

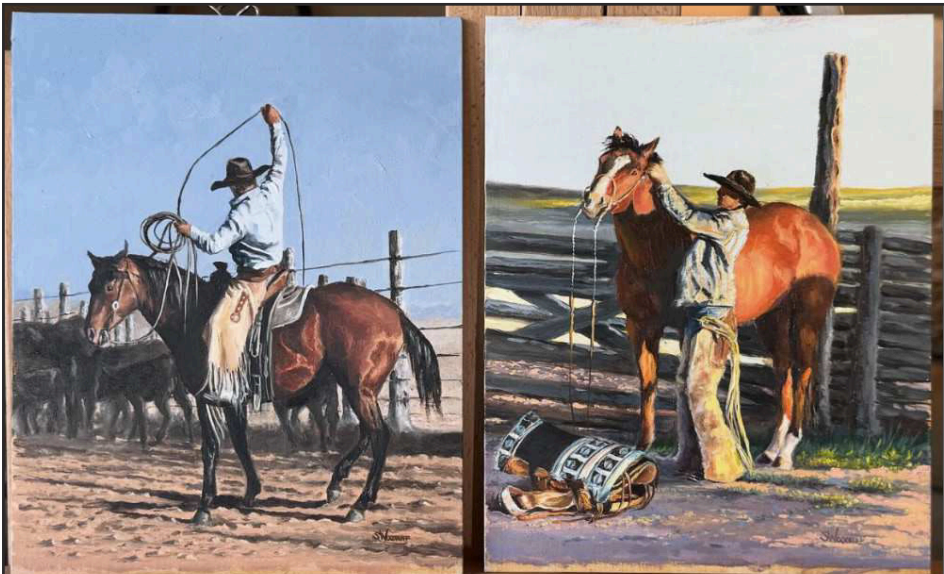
It may be tempting to pick up your art from Hobby Lobby or Target, but do those

pieces really emoter any specific connections or inspiration? And did you know that local art is also often very economical? Many artists offer pieces for under \$50.

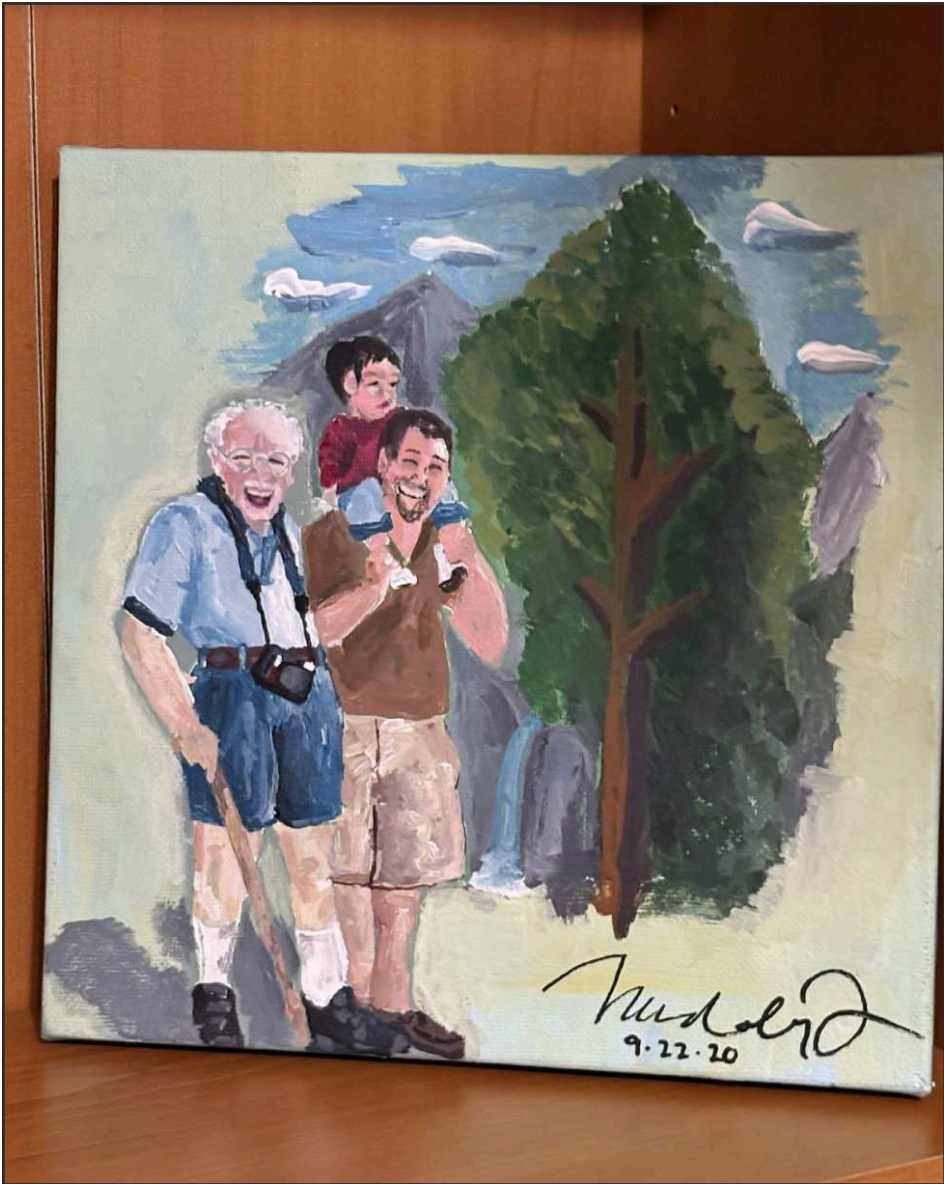
Where do I find such artists?



'Saw Owl' by Cristian Granucci: such cool metal art next to our front door



Instagram: @shannon.woodruff



'3 Generations' by Maddie Friedman: me with my father and son on a hike

Your Dripping Springs Art League serves over 230 local artists and galleries including glass artists, ceramicists, fiber artists, jewelry makers, writers, woodworkers, photographers, painters of every kind, and so much more.

And the DSAL helps bring these artists and their fabulous artwork to you:

West of Weird Art Tour - February 28-March 01: see all types of art at 35 local art studios and galleries across

Dripping Springs. Meet the artist, see where the magic happens, hear their story. See the map and types of art displayed at

www.https://artin-

dripping.com/wow-tour-2026/

Art in Bloom! Art Market in the Triangle - March 28: dozens of artists will be displaying and demoing their art along with activities, snacks, and music. Come on out!

'Night to Inspire: Color Our World' Art Experience - April 16: the Dripping community comes out for an immersive art experience including artists, demos, live art, photo booth, and featuring the tapas creations of Chef Keii as seen on Food Network. Tickets go on sale February 25th. Learn more at <https://artindripping.com/nighttoinspire2026/>

Dedicated to Shan-

non Woodruff

This article is dedicated to Shannon Woodruff. Shannon is not only a friend and fabulous oil painter, she is truly a patron of the arts. When the DSAL was formed in August 2023, she offered her expertise and energy to provide free consulting services. She helped founders form an artist- and community-focused organization that continues to blossom in 2026. We had an invigorating discussion on the topic of 'Why do people buy art?' at her recent goodbye dinner. Though Shannon is moving this month, her passion and impact will always be with us.

Dripping Springs CLASSIFIEDS

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American Constructors, as the
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quests proposals for the Dripping
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tion project.

Proposals are due Wednesday,
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to estimating@americanconstructors.com or mailed/delivered to
American Constructors at 11900
W Parmer Lane, Suite 200, Cedar
Park, TX 78613, or submitted via
fax to (512) 328-2520.

Documents are also available for
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Please visit www.americanconstructors.com for details. Please
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FAIR FROM PG. 1



A visitor designs a mask at the booth for the Inspired Minds Art Center.

PHOTOS BY LAURIE ANDERSON



Kids try out an activity at the Snapology table.

tion as well.” Founders’ Memorial Pool is a public pool within the parks department. They offer swim lessons and other summer activities, like the Float & Flick series, an evening event that pairs swimming

and a movie. For those who didn’t make it out the fair, there will be a program directory published on the Dripping Springs website that lists the vendors who attended and their contact information.

CITY FROM PG. 1

some standards don’t apply,” Carpenter said. The ETJ is very large compared to the area that is actually in Dripping Springs city limits. In the city limits, the city can regulate zoning and land use, parking, building setbacks, residential density, ADUs, building permits and inspections, and outdoor lighting. None of those are included in what the city can regulate within the ETJ. Within the ETJ, the city can only regulate signage and site development, which includes things like impervious cover, water quality, tree preservation and sidewalk requirements. Subdivision standards and hotel and occupancy taxes are also included. Carpenter also covered historical growth in the area as well as projected growth.

“We have quite a few large-scale residential developments that have either started construction or will be building homes soon,” Carpenter said. These include Double L, which is the largest by far, Wild Ridge, Canyon Ranch, the Ranch at Caliterra, and Village Grove. The area is continuing to add homes at a steady rate of about 400 to 500 per year. “We are starting to see more multi-family in the area as well,” Carpenter said. The Ariza Springs apartment complex on 290 east of Dripping Springs is one of those. It has 300 units. It is in the ETJ, so the city is involved in the permitting process, but doesn’t have authority over many of the de-

tails. Carpenter also gave an update on new businesses that have either recently opened or are in the planning stages. That includes the recently opened Oakwood Public Market and the future Dripping Springs Sports Club, as well as two new restaurants in the downtown area - Short Mama’s and Roxie’s Hill Country Kitchen. Water supply is another hot topic that Carpenter covered. Again, he gave some background on what entities are involved. “Water for us is really a pretty different game, because there are three water providers in the area,” Carpenter said. Those are the West Travis County PUA, the City of Dripping Springs, and Dripping Springs Water Supply Corp. “West Travis County PUA, they’re sort of unique in this equation,” Carpenter said. “They’re the ones directly pulling the water from Lake Travis, and they are the wholesale provider for both the city of Dripping Springs and the Dripping Springs Water Supply Corp. But, the West Travis County PUA is also a retail provider, where they sell directly to customers.” Having three different organizations that are involved in water use issues in Dripping Springs and the ETJ also can lead to public confusion over who is controlling and making decisions about water use. On wastewater, Carpenter said that the city is still working on

Science Mill offers coffee workshop, engineering day

Staff Reports

The Science Mill museum in Johnson City is offering two educational and entertaining STEM activities for families during the month of February. This Saturday, Feb. 7, from 10 a.m. to 11 a.m., Marcos Rodriguez of Greater Goods Coffee Company will lead an interactive workshop that invites guests to explore coffee the way professionals do - through smell, taste, and science. After learning about coffee’s chemistry, origin, and extraction methods, participants will experience a guided tasting of eight freshly roasted coffees from around the world. This Sips & STEM event will include guided smelling and tasting (cupping) techniques, freshly ground coffee to explore aroma, side-by-side coffee comparisons, a structured tasting pe-



Facilitators from the American Society of Civil Engineers will guide guests through building and testing challenges during Engineering Day at the Science Mill on February 14.

CONTRIBUTED PHOTO

riod with breaks for questions, and partnered tasting and sensory note sheets for reflection. Sips & STEM is offered for ages 18+. Tickets for this activity are \$18 and must be purchased in advance, and do not include general admission to the museum.

Then, on Saturday, Feb. 14, the museum will host an Engineering Day from 10 a.m. to 4 p.m. This hands-on experience is designed to spark curiosity and creative problem-solving. Visitors will build, test, and experiment through engaging engineering challenges

led by engineers from the Austin Branch of the Texas Section of the American Society of Civil Engineers (ASCE). Engineering Day is designed for all ages and is included with admission. More details, times, advance tickets are available at www.sciencemill.org.

getting additional funding for its new wastewater facility. The city has an application pending for that with the Texas Water Development Board. The city also plans to apply for an amendment for additional capacity this fiscal year. Due to the additional costs, the city is evaluating a potential rate increase. The last topic from Carpenter was transportation. He said most of the proposed roads are driven by new development, and are designed to divert traffic away from 12 and 290, to alleviate congestion in that area. He also gave a brief update on the Texas Department of Transportation’s (TxDOT) plan to widen 290. “They heard from the community, and they heard from the workshops, that what they were selling needed significant changes. So they are going back to the drawing board,” Carpenter said. “We know they’re working on it, but we don’t have a good time line for what they’re going to be resubmitting and coming out with.” He suggested following the city’s social media pages to stay informed on that subject. **Tax Incentive Reinvestment Zone** Michelle Fischer, City Administrator, was next up to discuss Tax Incentive Reinvestment Zone projects. “You probably have seen a lot of activity at the intersection of Old Fitzhugh and Mercer. The Stephenson building is finally under

construction, and we’re doing an addition to it for office space and some backstage space,” Fischer said. “There’s still the original stage from that being an elementary school, it’s really neat.” There’s also a downtown parking lot under construction there that will have 70 parking spaces in it. The building and parking lot will be run by the Parks and Community Services Department, and it can be used for programs, meetings, music events, plays and more. It will be available for rent as well. Fischer said that in conjunction with that, they have the Mercer Street Paseo project, which basically would be sidewalks, landscaping and a garden area that would tie together the Mercer Street warehouse district, the restrooms and the Stephenson building. The Old Fitzhugh Road project is also another effort to help revitalize the downtown area. As part of that project, the old road will be torn out, and a new road complete with sidewalks, benches, bike racks and other pedestrian amenities will be constructed. The plans are currently under review by TxDOT. “We’re hoping that they approve them soon and we can put this out to bid in spring, and then it will take about two years to build it,” Fischer said. **Parks** Next, Andrew Binz, Parks and Community Services Director, gave an update on park improvements around the city, including at

Sports and Recreation Park, Founders Memorial Park and Dripping Springs Ranch Park. “We have a new outdoor arena at Dripping Springs Ranch Park, as mentioned earlier,” Binz said. “Our ribbon cutting is going to be on February 11.” He also gave an update on changes for Founders’ Day, which is set for April 24-26. All carnival rides will be located on DSISD property. This will provide more space for rides and hopefully shorter lines. There will be no middle row of vendor booths down Mercer Street for better walkability and improved safety - displaced vendor booths will move to the west end of Mercer Street. The Main Stage will be moved to the City Hall parking lot. The parade will be a walking parade only, no vehicles, for improved safety. It will start and end at DSISD property as in the past. The route will not go on Hwy 290 for improved safety of the participants. **Finance** Shawn Cox, Deputy City Administrator, spoke next. “I just wanted to give y’all a little insight on FY ‘25, how we did, and what we’ve got planned for FY ‘26. Last year our biggest driver was sales tax at almost \$5 million dollars,” Cox said. “That’s a pretty significant increase from FY ‘24, so thank you to everybody who’s shopping in Dripping Springs.” However, local Hotel Occupancy Tax revenues received were down about 8.5%. “Total general fund

revenues for last year is a little over \$14.2 million, total expenditures a little over 14.9. Not that we’re running a deficit. We have a strong balance forward. We bring in over every year,” Cox said. “Again, very strong year.” Cox also reviewed appraisal values, property tax revenue and the tax rate. **Tourism** Closing the presentation was Tourism Director Pam King. She discussed the Stars of Dripping Springs project, which has brought star sculptures designed by local artists to various locations around town. In 2026, they are moving into Phase 3 of that project, and hoping to bring another 8 to 10 stars into the community. “In my perfect world, we’re going to have 25 stars by the end of this year,” King said. The goal is to create a tour of the stars that visitors to the city can follow when they come to Dripping Springs, and it will take them around to a lot of different areas. King also discussed the Wedding Capital of Texas Winter Showcase, which was scheduled for Jan. 25, but was postponed due to the icy weather conditions. It has been rescheduled for Mar. 8 at Patriots’ Hall. Another big event, the Songwriters Festival, is tentatively scheduled for Oct. 16-18. The city has posted the slide presentation from the meeting on their website at www.cityofdripping-springs.com for those who are interested in more details.

WEEK AT A GLANCE

Week of: Feb 9th-14th

MONDAY

- Chair Yoga
9:00 AM - 10:00 AM
- Homeschool D&D - MS
4:45-6:00 PM
- Hip Hop Dance Class
4:30 PM - 5:00 PM
- Chess Group - all ages
4:30 PM - 5:30 PM
- ESL Chapter Book Club
4:45 PM - 6:00 PM

TUESDAY

- Mah-Jongg
1:00 PM - 4:00 PM
- Toddler Storytime w/ Ms. Olivia
9:30 - 10:15 AM
- Homeschool BLS Group
9 AM -10 AM
- Dungeons & Dragons (HS)
4:00 - 6:30 PM
- Math Power Hour
5:00-6:00

WEDNESDAY

- Toddler Storytime w/ Ms. Olivia
9:30 - 10:15 AM
- Bring your resume to life with an online portfolio
3:00 PM - 4:00 PM
- The Reading Crew - Bluebonnet Edition
4:45 PM - 5:45 PM
- Mahjong Open Play at Deep Eddy
5:00-7:00

THURSDAY

- Baby time w/ Ms. Olivia
10:30-11:30 AM
- Homeschool Lego Club
2:30-3:30
- Bilingual Book Club:
4:45 - 5:45 PM
- Master Gardeners on the Porch
3:00 PM - 6:00 PM
- Charlotte's Book Club
6:00 PM - 8:00 PM
- Conversation Circle for English Language Learners
6:00 PM - 7:00 PM

FRIDAY

- Homeschool BLS Group
9:00-10:00 AM
- Discovery and Dance Storytime
9:30 - 10:15 AM
- "Picture This": Poetry Readings with the Hill Country Poets
1:00 PM - 2:00 PM
- Story Maker Studio
4:45 PM - 5:45 PM

SATURDAY

- Read with Ruby
10:30 AM
- Valentine's Sound Bath
10:00 AM
- Valentine's Day Date: Cookie Decorating
2:00 PM -3:30 PM



CONTRIBUTED PHOTO

Canyon Church Youth House hosts reopening celebration

Staff Reports

On Jan. 30, members of the Dripping Springs community gathered at the Youth House on the Canyon Church campus to celebrate the grand reopening and ribbon cutting of the Youth House. The event marked the reopening of the building following six months of extensive interior renovations. The renovations created a more open and welcoming layout and included new windows, fresh paint and

flooring, a coffee bar, updated furniture, and a new HVAC system. The church purchased the adjacent lot and home in June 2001 to be used as a dedicated meeting space for Canyon students in grades 6th through 12th. Those in attendance at the ribbon cutting included Canyon students, church staff, members of the congregation, contractors, and community members. In September 2025, Canyon Church members were invited to bless the rebuild by

writing Scripture on the interior studs that support the building. The church continued the celebration on Feb. 1 with refreshments and a special unveiling following the worship service. The Youth House is located at 4003 Spanish Oak Lane on the Canyon Church campus (4000 E. Hwy 290), at the corner of East Highway 290 and Sunset Canyon Drive. For more information about youth events at Canyon Church, visit www.thecanyonchurch.org.

Lady Tigers fall to Lake Travis

Carl Waits
Sports Reporter

In a very hard-fought and foul-marred basketball game, the Lady Cavaliers withstood the effort of the Lady Tigers to win 62-53. The game was slowed in time because of the time spent at the free throw line. There were 30 shooting fouls committed in the game, plus others not calling for free throws. The Lady Tigers finished with a 17-25 at the line. The first quarter proved to be the death

knell for the Lady Tigers as a cold start put them behind the 8-ball and they would spend the rest of the night playing catchup. It ended with LT ahead 20-9. The second quarter was typical of the Lady Tigers all year. They would continue to battle and never give up. As a result they would make a run at LT and by the half had narrowed the gap to 30-27. The third was a duplication of the first, only worse when they scored six points. LT pushed their advantage

back out to 50-33. Back came another Lady Tigers strong effort to put pressure on LT to the very end. In their previous game, the Lady Tigers took on another top team in the form of Austin Bowie. It was a tough one with the Lady Tigers coming up on the short end of the stick. 57-43. No stats were available at press time. Vs LT: Bailey Rogers 21, Lily Aleshire 17, Avery Taylor 6, Camille Brown 4, Avery Ames 3, Chloe Lightfoot 2.

Tigers drop two in district play

Carl Waits
Sports Reporter

The Bowie Bulldogs are proving they are good enough to be in the mix for the title. For sure the Tigers have no argument as they have lost both basketball games by one-sided scores. The last one 68-53. The Tigers were a little short in the two facets of the game that usually end up deciding the difference. They are rebounds and loose balls. Players must be willing to go after the ball aggressively and contest

each ball as if it was a \$100 bill whether it is in the air or on the floor. For most of the night, the game was highly competitive. It was a back and forth contest from the tipoff all through the first quarter with Bowie holding on 14-13. The Bulldogs blew out to a 12-0 run to start the second for a quick 26-13 lead. Tigers finally scored at the 3.14 mark. The teams went to half with Bowie en-

joying a 35-21 advantage and the Tigers never could cut into that spread. It was 50-33 after three. In their second game of the week the Lake Travis Cavaliers pummeled the Tigers 69-40. No stats are available at this time. Vs Bowie: Rushton Budge 20, Grant Reagan 12, Amyron Hurst 4, Isaac Terry 4, Grant Gillum 4, Judah Satterfield 3, Will Gardiner 2, Solomon Igharo 2, Harrison Hight 2.

ART FROM PG. 1

past year, PODS primarily had just one monthly program or social. The group had trouble finding members who were willing and able to step up as leaders, he said. Capps said he is extremely pleased with the support from DSAL, and is very interested to collaborate with other DSAL clubs and markets. "DSAL really has opened up a community," Capps said. Dave Wilson, who also has been a member of PODS for around 12 years, has agreed to be a co-leader of the new group along with Vince Curletta. Wilson said he thinks both DSAL and PODS will benefit from the merger. "By becoming a club

within DSAL, we should be able to get back to the core job of promoting and practicing photography under the umbrella of a very well-run organization that can handle many of the administrative, outreach and promotion tasks that PODS had a hard time staffing," Wilson said. Wilson said he was encouraged by the number of people who attended the meeting, and that there were several new people who were not existing PODS members. "DSAL does a fantastic job of communication and outreach, which should make the new photography club more visible in the community," Wilson said. "Their established exhibition plans should



Chamber members listen to City Planning Director Tory Carpenter's presentation.

PHOTO BY LAURIE ANDERSON

also offer photographers more opportunity to show their work." Steve Friedman, co-founder and president of DSAL, said he loved the experience and energy the group showed at the meeting. "I'm thrilled that the

DSAL is in a position to honor PODS' legacy of serving the local photographers community with the same interactions, socials, and services PODS has provided for over 15 years while combining with the markets, exhibits, and other events

DSAL offers to showcase their talents," Friedman said. Friedman said he will be working with Wilson and Curletta to complete the formal transition. "DSAL is committed to a smooth transition and offering great pro-

gramming and camaraderie for local photographers of all skills and interests," Friedman said. "It is important DSAL blend the best of PODS and DSAL to form a club that serves the community. I have no doubt we are well on our way."

pet of the week



Niko • Male
12 years old
Pomeranian mix

I'm just 15 pounds of fluffy love looking for my forever person (or people!) to adopt me. I really, really love affection. I love to be petted, get scratches behind my ears and hearing I'm a good boy, which we all know I am. I'm more of a "sit right next to you" kind of dog than a full-on lap snuggler. I can cuddle for a bit, but then I like my personal space again. That's just how this old Pomeranian rolls! What I love the most is lounging on the couch like I own it and just hanging out while you watch a movie, and maybe letting you have some of the popcorn you made me.

Please visit LizzysHospice.com or email us at LizzysHospice@gmail.com if you have any questions or would like to fill out an application.



Cowboy Male
2.5 years old
Great Dane mix

I'm Cowboy, and yeah, I'm a pretty cool guy if I may say so myself! I'm a playful pup who loves zooming around the yard with other dogs, chasing and having a blast. Even though I'm big, I'm not into roughhousing. I prefer to play in a more fun way that doesn't involve wrestling. I love going for walks, and heading out to the park is one of my all-time favorites. I'm crate trained, house trained, and super quiet, just happy to chill with my people. Car rides? I'm a pro, sitting calmly and soaking in the view through the window. Cats? Haven't met one yet, but I bet we could be buddies. I hope I can find a human best friend forever to hang out with, go on adventures, and just have a good time. A fabulous foster home or a fantastic forever family would make my tail wag like crazy.

Please visit LizzysHospice.com or email us at LizzysHospice@gmail.com if you have any questions or would like to fill out an application.

UNIVERSAL CROSSWORD

2-1

Themeless Sunday 170 by CJ Tan

ACROSS

- 1 Vector's counter-part, in physics
7 Took a dip
11 Org. for birdie enthusiasts
14 Like someone who knows their angles
16 ____-com
17 "Is it not the case?"
18 Netflix's " ____ Wong: Single Lady"
19 Commotions
20 "Scoot over so I can handle this"
22 Omaha's home, for short
24 Don, with "on" ... or delay, with "off"
25 ____ leches

cake

- 26 Superlative suffix
29 "I'm serious," informally
31 Primary
32 One of 10 leapers in a Christmas carol
34 Certain content creator
36 Capitalize on a day off, say
38 Misbehaved
40 "Sure, but I have a different opinion"
42 Lone
43 Breakfast chain with a Happy Face Pancake
44 Begins a board game turn, perhaps

46 Understand

- 47 " ____ Flux" ('90s sci-fi series)
48 ____aid ____ime ____ff
49 Sighs of relief
51 Grim genre for a 34-Across
54 Now, in Spanish
58 Beast that brays
59 First three words of a flowery poem?
61 Tuna tartare topping
62 Spirit realm
63 Business connections
64 Sticky situation
65 Nonstick coating brand

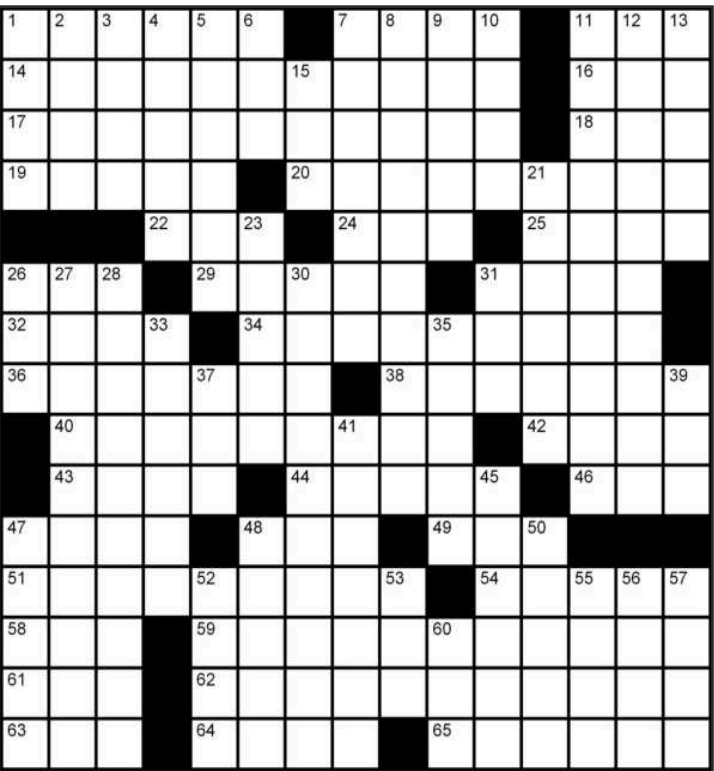


DOWN

- 1 "Go away!"
2 Paintball garb, for short
3 At the center of
4 Iced tea garnish
5 Up for the day
6 Dorm VIPs
7 Cushion for a chair
8 Eye-opener
9 Skilled
10 Talkative Asian bird: Var.
11 Burrowing animal that isn't a canine, despite its name
12 Guiding principle
13 Female French friends
15 Shares on "the bird app," before Jul. 2023
21 Declares
23 Toy you can hit
26 Chicago trains
27 Powers through, despite a setback
28 High buildings?
30 Masters of

swindling

- 31 Year-round hrs. in Phoenix
33 Fillet
35 Amtrak express train
37 ____ smear
39 Fur baby
41 Parents of Xers, perhaps
45 Apt-sounding surname for a quick-witted person
47 "Pong" creator
48 Poetry's counterpart
50 Bookcase part
52 Pull an all-nighter, say
53 ____ mujer (that woman, in Mexico)
55 Word before "history" or "cavity"
56 Nevada tourist city
57 Yemeni port city hidden in "sad ending"
60 Ctrl- ____ -Del



Want more puzzles? Check out the "Just Right Crossword Puzzles" books at QuillDriverBooks.com

WOMBANIA™

by PETER MARINACCI



"Wombania is about a family of Wombies who move in with their human relative and take over his home and his life. An all-ages comic, Wombania is a unique look at life, relationships, food, and technology, and how we struggle to cope with the fast-paced, ever-changing world in which we live."

CALENDAR FROM PG. 1

DSRP Hunter Jumper Show
Feb 14 • 8 a.m. to 5 p.m.
The DSRP Riding Series creates opportunities for new riders, those getting back into showing, young or green horses, or riders just wanting to practice their skills. For information, prize list, and entry forms please visit <http://dsrpridingseries.com>. Dripping Springs Ranch Park • 1042 Event Center Dr. • Dripping Springs, TX

Lunar New Year Celebration
Feb 15 • 3 p.m. to 6 p.m.
Join Suds Monkey as they honor and welcome the Fire Horse — symbol of power, progress, and prosperity. Activities include: making a wish at the wishing tree, picking up a red envelope to feed the dragon, a Gong Fu Cha service (tea table) from 3-5 p.m. and a demonstration of Selma Lan's Marvelous Mandarin - Chinese calligraphy come to life. There will also be a Dragon Dance at 5 p.m. to bring energy and prosperity into the new year. Bring your crisp dollar bills and join the celebration! Suds Monkey Brewing • 12024 U.S. 290 • Austin, TX 78737

Homeschool Discovery Days
Feb 16 • 9 a.m. to 11:30 a.m.
Kids ages 5 to 8 are invited to

Dripping Springs Ranch Park for hands-on nature exploration, STEAM activities, and community building as part of Homeschool Discovery Days. Each session includes a guided hike, story time, crafts, discussion, and playtime. Held the 1st and 3rd Monday of each month, and the cost is \$20 per session. Register at www.dsrp.org. Dripping Springs Ranch Park • 1042 Event Center Dr. • Dripping Springs, TX

Dripping Springs Wild Game Dinner
Feb 21 • 6 p.m. to 9 p.m.
Come to the 36th Wild Game Dinner and be part of a community built on generosity, fellowship, and faith in action. This year, Sunrise Christian Schoolhouse is the Paddles Up recipient. Go to www.dswgd.com to buy tickets. Dripping Springs Ranch Park • 1042 Event Center Dr. • Dripping Springs, TX

LOCAL GOVERNMENT AND EDUCATION

Dripping Springs Community Library
The Dripping Springs Community Library hosts multiple events every week. Events include Toddler Story Time, Homeschool Chess Club, Legos @ the Library, Mah-Jongg, Master Gardeners on the Porch, Yoga

and more. For library events, visit dscl.org/event-calendar.

City of Dripping Springs Public Meetings
The City of Dripping Springs welcomes residents and others doing business with the city to attend any of the public meetings below. City Council meetings are traditionally held at City Hall Council Chambers, 511 W. Mercer St., Dripping Springs, TX 78620. See cityof-dripping Springs.com for streaming options and meeting agendas.

TIRZ No. 1 & No. 2 Board Regular Meeting
Feb 9 • 4 p.m.

Founders Day Committee Regular Meeting
Feb 9 • 6:30 p.m.

DSRP Board of Directors Regular Meeting
Feb 11 • 11 a.m.

City Council Regular Meeting
Feb 17 • 6 p.m.

Parks & Recreation Commission Regular Meeting
Feb 18 • 6 p.m.

Farmers Market Committee Regular Meeting
Feb 19 • 10 a.m.

Emergency Management

Committee Regular Meeting
Feb 19 • 12 p.m.

Utility Commission Regular Meeting
Feb 19 • 4 p.m.

Founders Day Committee Regular Meeting
Feb 23 • 6:30 p.m.

Transportation Committee Regular Meeting
Feb 23 • 3:30 p.m.

Planning & Zoning Commission Regular Meeting
Feb 24 • 6 p.m.

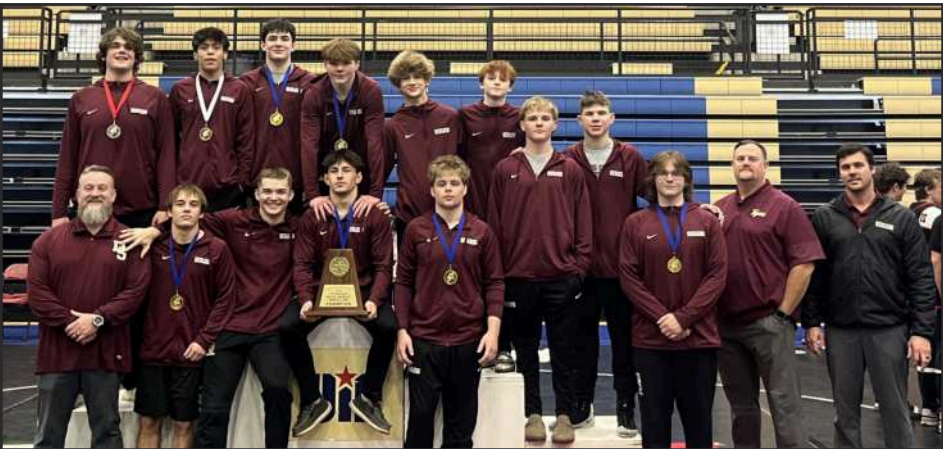
Hays County Commissioners Court Regular Meeting
Feb 24 • 9 a.m.
This is a regular meeting of the Hays County Commissioners Court, the governing body of the county. This group of elected officials and staff oversees the functions and budget for all county-related business. Hays County Historic Courthouse • 111 E. San Antonio St. • San Marcos, Texas. Streaming option available at hayscountytexas.com.

Dripping Springs ISD Board of Trustees Monthly Meeting
Feb 23 • 6 p.m.
Live meeting of the DSISD Board of Trustees which sets

policy, agenda and strategic planning for the Dripping Springs school district. Agendas and live streaming option available at dsisdtx.us. Live meeting at the Center for Learning & Leadership • 300 Sportsplex Dr. • Dripping Springs, TX 78620.

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The varsity boys wrestling team took home the district championship.

CONRIBUTED PHOTOS



The varsity girls wrestling team won their second consecutive championship.

Wrestling teams dominate district

Carl Waits
Sports Reporter

The Dripping Springs wrestling program flexed their muscles and ran away with all the titles by dominating each division in the 14-6A district meet. It is a habit they have honed in the last decade of competition. The varsity boys took their eighth title out of the last ten, while the girls took their second consecutive title. Both JV divisions won as well. Another well-deserved honor came when Coach Joe Kirksey was named District Coach of the Year for the Boys and Girls. The

two varsities will be competing for the Regional title and trips to state tomorrow and Saturday.

Boys team standings: DS 257.5, Lake Travis 221, Bowie 154.5, Westlake 106.5, Hays Johnson 98.5, San Marcos 64, Akins 62, Austin High 11.

DS results: 106: Elijah West 2nd; 113: Maveric Ybarra 3rd; 120: Jackson Shipley 1st; 132: David Vega 3rd; 138: Charlie Lundin 1st; 144: Joseph Austin 1st; 150: Isaiah Ellis 1st; 157: Tucker Lundin 1st; 165: Caleb Collins 1st; 175: Colton Papp 4th; 190: Noah Williams 2nd; 215: Davis

Tejada 1st; 285: Daniel Killian 2nd.

Girls team standings: DS 244, Bowie 138, Hays Johnson 99.5, Westlake 72, Akins 60, San Marcos 60, Austin High 35, Lake Travis 0.

DS results: 100: Makayla Cothron 3rd; 105: Tessa Smith 3rd; 110: Leah Legorreta 1st; 115: Brandilynne Lobash 1st; 120: Araceli Gonzales Martinez 3rd; 125: Lucy Clarno 1st; 130: Estrella Rios Galindo 1st; 140: Jayden Sanchez 3rd; 145: Rasanie Ly 1st; 155: Audrina Flores 1st; 170: Amy Ellis 2nd; 190: Kinsey Belote 1st; 235: Layla Drummond 1st.

Soccer Round Up

Carl Waits
Sports Reporter

Like all of the other sports in District 26-6A, soccer is a very competitive sport and a playoff berth will be hard-earned and a title even more so. Dripping Springs is three games into district play and the Lady Tigers are 2-0-1 and the Tigers are 1-2.

Girls: Austin High: 0-0.They found the going tough with the Lady Maroons of Aus-

tin High. Neither team could come away with a score. Goal Keeper, Annabelle Pittman had another excellent night and earned the shut-out.

JV vs AH: 2-0: Goals were by Gemma Mazzatini and Kennedy Schwalbe with assists by Maddie Sulser and Lily Webb. Goalkeeper Isabella Mazzatini had the shutout.

9th vs AH: 5-0: Goals: Alexa Perez 3, Colleen Andren, Ry-

leigh Ramirez. Shut-out: Emery Laifelli.

Varsity vs Bowie: 2-0. No stats available at this time.

Boys: The Tigers came up short-handed in their games with Austin High and Bowie.

Vs Austin: 2-4: Goals/assists: Trey Gonczruk/Trip Dickens; Dickens/Gonczruk.

Vs Bowie: 1-2: No stats available at this time.



Junior Kylie May and senior Abigail Owens], teammates and close friends, celebrate after both swimming personal best times in the Girls 200 Yard Individual Medley.

PHOTOS BY JEFF MAY

Swim teams finish strong at district, advance to regionals

Carl Waits
Sports Reporter

Both of the Dripping Springs swim teams competed in the 26-6A District swim meet at the Round Rock Aquatic Center. As usual, the strong program acquitted itself very well and will be sending 17 qualifiers, including all six relays, to the regional meet this weekend at San Antonio. The Lady Tigers' 131 points were a close second to champion Westlake (148). The Tigers scored 68 to finish fourth behind Westlake, Lake Travis and Bowie. 46 swimmers were able to have personal best to show the improvement during the season. Coach Mike Hoskovec was named Coach of the Year.

Top three finishers: Girls: Laurel Hoskovec: 2. 200 & 500 Free;



Sophomore Carson Woertink swims in the Boys 100 Butterfly.

Fairlane Bynum: 2. 50 & 100 Free; Izzy Boldrick: 2. 200 IM; 2. 200 Free Relay: (Hoskovec, Bynum, Charlotte Riffel, Lexi Landrum); 2. 400 Free Relay: (Riffel, Landrum, Boldrick, Hoskovec); Boldrick: 3. 100 Back; Landrum: 3. 100 Free; Riffel: 3. 200 Free; 3. 200 Medley Relay (Sidney Blake, Aubrey McLean, Bynum, Boldrick).

Top three: Boys: 1. 50 Free: Zack Collins

(21.44); 1. 100 Free: Collins (46.06); 3. 200 Free Relay (Collins, Harrison Woolard, Chasyn Jones, Noah Beers).

Other regional qualifiers: Girls: Eva Alford (500 Free); Maddie Hovatter (200 Free, 100 Free); Abigail Owens (100 Breast). Boys: Roan Gorychka (400 Free); Cooper Hamby (200 Med Relay, 100 Fly, 400 Free); Wyatt Lintz (400 Free).

SCOTT DAVES REALTOR®
SCOTT@STANBERRY.COM / WWW.SCOTTDAVES.NET

512.415.2265

FARM AND RANCH SALE	
25909 Hamilton Pool Rd, Round Mountain: 53 acres. Beautiful 3,283sf home with custom-built pool that includes both a waterfall and waterslide. 2,000sf four stall horse barn with tack room. 1.250sf workshop. Abundant Oaks, +-7-acre paddock	\$3,500,000 MLS: 9609854
RESIDENTIAL / LAND SALE	
16413 Fitzhugh Rd, Dripping Springs: 35-acre tract offering outstanding potential for residential development, family compound, or private estate/gentleman ranch, located just off RR 12 on Fitzhugh Road with frontage on two streets, allowing for easy ingress and egress.	\$3,475,000 MLS: 9315401
343 Pug Rippy Rd, Dripping Springs: Set on two serene acres in the heart of the Texas Hill Country, this exceptional Creek Road Ranch 3,611sqft estate offers refined luxury just minutes from Dripping Springs and within walking distance of Camp Lucy.	\$2,650,000 MLS: 4863591
251 Pioneer Trail, Dripping Springs: 20-acre tract that offers endless possibilities just minutes from Dripping Springs. With no restrictions, it's perfect for a gentleman's ranch, livestock and horses, or even commercial opportunities.	\$1,300,000 MLS: 1233686
COMMERCIAL SALE	
31858 Ranch Rd 12, Dripping Springs: 3.15-acre commercial lot with RR 12 frontage, just past Fitzhugh Rd. High-traffic location with excellent visibility for your vision, close proximity to Austin and Bee Cave.	\$997,500 MLS: 9860019
000 RR 12, Dripping Springs: Prime 1-acre commercial lot located along RR 12 North, just up from HWY 290 with high-visibility frontage and proximity to Austin. Zoned CS with 2 LUE's attached. Site Plan available.	\$875,000 MLS: 8284894
2550 Bell Springs Rd, Dripping Springs: 22.72-acre with substantial improvements and a gorgeous wedding venue in place, concept plans for luxury villas. Includes 10,000sf venue, 4,200sf chapel, 3,680sf house, and a 912sf casita.	\$7,500,000 Back on Market!
133 Glosson Ranch Rd #A, Dripping Springs: 14,000 square feet across two versatile buildings with no zoning restrictions, featuring 6 grade level garage doors and utilities in place, with power, septic, and water connected, move in ready!	\$1,550,000 MLS: 5352313
14787 Fitzhugh Rd, Dripping Springs: Prime 2.72-acre unrestricted tract located along the thriving Fitzhugh Corridor, offering excellent visibility and easy access. Positioned outside of the ETJ with proximity to Austin and Dripping Springs.	\$1,700,000 MLS: 7220964
13100 Fitzhugh Rd, Austin: A rare opportunity to acquire a thriving RV park with approximately 90% occupancy and 35 RV Spots, ideally located just off Fitzhugh Road on +-7 Acres, with convenient access to Austin and Dripping Springs.	\$2,900,000 MLS: 7795607
13127 Fitzhugh Rd, Austin: Unique 4.79-acre unrestricted tract right outside Dripping Springs. Features 4,900+- square feet of improvements which includes 21 beds across three houses, two cabins, and a commercial-grade kitchen/pavilion.	\$1,700,000 MLS: 3926230
22601 Ranch Road 12, Dripping Springs: 7.1-acre tract, with one 6,000+sf Building being built. This property, boasting a prominent frontage on Ranch Road 12, is not only Ag Exempt but also fully entitled and permitted for a massive 42,000 sq.ft. of flex commercial space, primed and ready for construction.	\$1,950,000 MLS: 3298824
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