



Art in our Midst
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Infrastructure
leaders highlight
transportation,
growth
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One finished,
one just getting
started in soccer
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Dripping Springs Century News

35th Year, No. 12 March 19, 2026 drippingspringsnews.com 75 Cents

Community Calendar

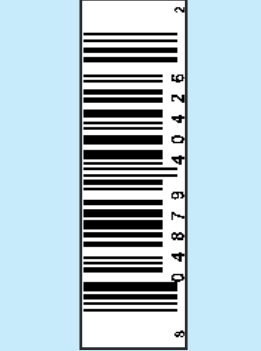
Star Party
Mar 20 • 8 p.m. to 9 p.m.
Come out for a night under the stars at Dripping Springs Ranch Park! Learn about the universe from local astronomy experts and enthusiasts. Throughout the night, participants can gaze at the constellations above and even view galaxies far, far away through telescopes. Chairs and blankets recommended. This is a free event for all ages, and will be held at the Ranch House lower field. Dripping Springs Ranch Park • 1042 Event Center Dr. • Dripping Springs, TX 78620

Bell Springs Comedy Night
Mar 21 • 6:30 p.m. to 8 p.m.
Come out for a brand-new lineup of killer comics from across Texas (and a few from beyond) in one of the area's nicest event spaces. For audiences 21+ only. Tickets are \$25 and can be purchased at tickets.spirit-shighcomedy.com.
SEE **CALENDAR** ON PAGE 7



THANK YOU VETERANS FOR YOUR SERVICE

Inspirational Quote of the Day
"I CLOSE MY EYES TO OLD ENDS. AND OPEN MY HEART TO NEW BEGINNINGS."
- NICK FREDERICKSON



Dripping Springs Chamber honors business, community leaders at annual Star Awards

Staff Reports

The Dripping Springs Chamber of Commerce held its annual Star Awards on March 5 at Dripping Springs Distilling, recognizing local businesses, nonprofits, and volunteers for their contributions to the community. Dripping Springs Automotive received Business of the Year,

with the Chamber citing the company's strong reputation and commitment to community service. The Dripping Springs Community Library was named Non-Profit of the Year for its work in education and community engagement. Bill Warren and Michelle Matthews of Pig Pen BBQ were

SEE **AWARDS** ON PAGE 3



Hometown Hero: Dripping Springs Cook-off Club

PHOTO BY LANCE WINTER

IN BLOOM

Wildflower Center predicts mixed season

Laurie Anderson
Editor

With their soft, delicate leaves and rich blue petals, Texas bluebonnets are often seen as the belle of the ball when it comes to wildflower season. People seek out sprawling fields of the state flower or even pull over on the side of the road just to take their photograph - often with their kids or pets. Over the past week or two, the bluebonnets in the Dripping Springs area have started to emerge, but experts at the Lady Bird Johnson Wildflower Center say fans might have to look a little harder for the blue beauties this year due to uneven rainfall across the Southwest and lingering drought in several regions - though there will be exceptions. "We've all seen spots where plants seem to be thriving in an otherwise not-so-hospitable landscape," says Kyle Chees-



A field of bluebonnets begins to blossom.

PHOTO BY LAURIE ANDERSON

borough, the Center's new director of gardens and collections. "This could be the result of microclimates created via irrigation practices, ambient heat from hardscapes, and other cultural maintenance

practices." Andrea DeLong-Amaya, the Center's horticulture educator, said the overall wildflower forecast is mixed. "In a state as geographically vast and var-

SEE **BLOOM** ON PAGE 8

Becerra calls water summit, draws bipartisan criticism

Laurie Anderson & Dalton Sweat

Hays County Judge Ruben Becerra is convening a regional water summit this month to assess the county's current and future water resources, but the planned gathering has already drawn bipartisan criticism from some local elected officials and wa-

ter activists. The Clear Water Summit is scheduled for March 27 at Twisted X Brewery in Dripping Springs. The meeting will be closed to the public and limited to invited participants. Becerra framed the effort as a response to mounting pressure on the county's water re-

SEE **SUMMIT** ON PAGE 2

DSISD opens registration for 2026-27 school year

Laurie Anderson
Editor

Dripping Springs ISD has opened new student registration and the Pre-K lottery for the upcoming 2026-27 school year. Families with students entering kindergarten through 12th grade can register online at dsisdx.us/register

tration, while those seeking Pre-K placement should visit dsisdx.us/pk to enter the lottery. There is also an address lookup tool available on the site for those who are unsure which campus their child will attend. To complete registration, families will need to gather several docu-

SEE **DSISD** ON PAGE 2

Sheriff offering free training on how to react to an active shooter

Laurie Anderson
Editor

In the wake of the recent mass shooting in Austin, the Hays County Sheriff's Office is reminding residents that civilians can receive training on how to respond during violent attacks.

The training teaches civilians what to do if they find themselves in the middle of an active shooter attack or violent incident and how to make decisions quickly under extreme stress. "We have offered CRASE, which is an acronym for Civilian Response to Active

Shooter Events, for quite some time," Hays County Sheriff's Deputy Mark Andrews said. "However, on the heels of a traumatic event, the one that recently happened in Austin, we thought it would be good to put out a refresher, as people need this."

The roughly two-hour class is based on training developed through the Advanced Law Enforcement Rapid Response Training Center, known as ALERRT, at Texas State University. The program focuses on a simple decision-making framework: avoid, deny,

defend. "To put it in a nutshell, they use the avoid, deny, defend platform," Andrews said. The training emphasizes that the first goal during a violent incident should always be escape. "First of all, avoid the

SEE **SHERIFF** ON PAGE 3

THE AUSTIN SPIRITUAL LIFE EXPO



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ART BEAT

Presented by the Dripping Springs Art League

Art in our Midst

Steve Friedman

The fact that Dripping Springs has been a hotbed of artistic talent and display for years comes as a surprise to many Dripping Springs residents and visitors. The Dripping Springs Art League now serves over 250 members including several fantastic local galleries, as well as several studios, schools, and galleries offering ongoing art classes for all ages and kids art camps too!

Local Galleries
This partnership started in the spring of 2023 when the DSAL hosted its first Gallery Art Tour. Even local artists and art lovers were surprised to find so many wonderful local galleries across the area. Each are open at varying hours, so check their website or call ahead to enjoy an inspiring visit and down home customer service:

Open to the public: Mercer Street Chic Boutique & Art Gallery, The Shops at Mars Beads, Primal Gallery, Hand Made at Nutty Brown (Saturdays)

Open by appointment: Dead End Studios, Brenham House Collection

Mobile gallery: Blue Sky Art on Wheels at a brewery or market near you!

Art Classes & Camps

Our community is fortunate to have so many places offering



art classes & camps year round for homeschoolers, after school, nights and weekends, as well as Summer 2026 Camps. Checkout their websites for details and to register:

We are pleased to spotlight these 4 Art Class & Camp providers:

Cordovan Art School: If you're looking for a place to unleash your inner artist, look no further than Cordovan Art School! Our weekly classes and summer camps provide regular opportunities to connect with award-winning teachers who are here to help you along your creative path. Whether you're an experienced artist or just barely starting out, we have a class for you!

Dripping Springs Community Library: Vision Statement: To promote life-long learning for all residents of the Dripping Springs area.

Mission Statement: To provide free access to print and electronic

materials, music, information and reference services, educational and cultural programs and meeting spaces for residents of all ages and interests in the Dripping Springs area.

Estudio Adalias: Marggie has opened up her home studio to local artists at no charge, serving as a Venue Patron with the goal of creating opportunities for local artists to share their passion and bring more art to the community. Estudio Adalias has mainly hosted children's art workshops led by artist and former elementary art teacher, Molly McFee, as well as meetings for the Dripping Springs Art League's acrylic, watercolor, and oil clubs.

Sanctuary: We don't rush children through a new craft each week, we focus on building real artistic skills over time. Our classes are led by a working career artist, offering depth, mentorship, and authentic studio practices rarely found in



Art School	Website	Specialties
Art Garage	http://www.theartgarageaustin.com/	Glass Fusion, Pottery, Mosaics
Cordovan Art School	http://www.cordovanartschool.com/sw-austin/	Painting, Mixed Media, Drawing, Pottery, Clay
Dripping Springs Community Library	https://www.dscl.org/	Painting, Mixed Media, Fiber Arts
Dripping Springs Ranch Park	http://www.drippingspringranchpark.com/coyote-kids-camp/	Nature and Creative Arts
Estudio Adalias	https://sites.google.com/view/estudioadalias	Painting, Fiber Arts, Mixed Media
Figment Creative Labs	http://www.figmentcreative.com/	Painting, Pottery, Fiber Arts, Mixed Media
Ledgestone Senior Living	https://artindripping.com/artacrosstheages/	Intergenerational Arts w/ DSAL (Painting, Clay, Fiber Arts)
Sanctuary	https://www.sanctuarydtx.com/collections/all	Painting, Art Skills & Mastery
Sated Sheep	http://www.thesatedsheep.com/	Fiber Arts, Knitting, Crochet
Shops at Mars Beads	https://shopsatmarsbeads.com/	Jewelry, Beading

children's art programs.

Night to Inspire

This community event will include an amazing array of local art, live paintings, art demonstrations

- PLUS
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pas courses presented by Austin's Chef Kei (as seen on the Food Network)

- drink tickets at our Bell Springs Wine Bar & Lounge
- and Live DJ, fun Photo Booth, and more!

Get your tickets today at <https://artin-dripping.com/2026night-toinspiretickets/>

The evening is poised to be the largest art event of the year in Dripping! We hope you will join us!

SUMMIT FROM PG. 1

incident," Andrews said. "That's the first and most important. If you can't avoid it, then you want to try to deny the attacker access to where you're at. And if the avoid and deny fail, we get to the defend yourself part, which is the last part of the scenario."

Andrews said the course is increasingly being described as training for "active attacks" rather than only "active shooter" situations because many modern attacks involve other methods of violence.

"We also are getting away from calling it active shooter to now calling it active attacks," Andrews said. "There have been attacks made with vehicles. There have been attacks made with knives."

The class is designed specifically for civilians and is commonly hosted by businesses, churches and other organizations as part of safety training.

"If a church would like to put it on, we can do it at their church," Andrews said. "I know we're doing it for some businesses in the area. They use it as training for their employees. So any type of group we can come out and do this presentation at."

Deputies will travel to the organization hosting the class and conduct the training on-site.

The training is offered at no cost to the community.

In addition to practical safety tactics, Andrews said one of the most important parts of

the course focuses on how the human body responds during stressful or life-threatening situations.

"Part of what makes it unique is we talk about how the human body responds to stress," Andrews said. "When you're in a stressful environment, like an active attack situation, if your computer hasn't been programmed, it can't recall the information."

The training encourages people to mentally prepare for dangerous scenarios before they happen so they are better able to react if an emergency occurs.

"When you're under stress, you don't necessarily react the way you would want to react," Andrews said. "The class covers that, and we kind of help you pre-program the computer, per se, so you can recall that information if the time comes."

Organizations interested in hosting a CRASE training can contact Andrews at mark.andrews@hayscountytexas.gov or Clint Pulpin at clint.pulpin@hayscountytexas.gov.

AWARDS FROM PG. 1

named Business Person of the Year, recognized by the Chamber for their leadership and involvement in the local business community.

Slice Street Pizza received the Up & Coming Business award, and Acopon Brewing Co. was honored for Outstanding Customer Service. The Home-town Hero Award went to the Dripping Springs Cook-Off Club for its ongoing support of local non-profits.

Hope Boatright was named Ambassador of the Year for her work supporting and welcoming Chamber members.

The evening also included recognition of Chamber President Susan Kimball, who marked ten years of leadership and service to the organization and the Dripping Springs business community.

The Star Awards are designed to highlight the businesses, non-profits, and volunteers helping shape the future of Dripping Springs.



Business of the Year: Dripping Springs Auto

PHOTO BY LANCE WINTER



Non-Profit of the Year: Dripping Springs Community Library

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- Kendall County, which will establish sky quality monitoring in support of their application for countywide designation as an Inter-

More information about the Hill Country Alliance and the Night Sky Preservation Fund is available at hillcountryalliance.org.

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Capital Highlights

Cornyn reverses filibuster stance



Gary Borders
Texas Press Association

U.S. Sen. John Cornyn last week reversed his opposition to changing the Senate’s filibuster rules, writing in an op-ed that legislation in that chamber should pass with a simple majority, the San Antonio Express-News reported. Cornyn said the change should be made to advance the so-called SAVE America Act, legislation pushed by President Trump that would require a birth certificate or passport to register to vote.

“After careful consideration, I support whatever changes to Senate rules that may prove necessary for us to get the SAVE America Act and homeland security funding past the Democrats’ obstruction, through the Senate, and on the president’s desk for his signature,” Cornyn wrote.

Cornyn has long op-

posed ending the filibuster, which requires a 60-vote majority to end debate on the Senate floor. The practice dates back to the early 1800s.

Cornyn is in a tough runoff race with Texas Attorney General Ken Paxton. That election is set for May 26.

Middleton, Roy go on offense ahead of AG runoff

State Sen. Mayes Middleton, R-Galveston, and U.S. Rep. Chip Roy, R-Austin, are taking the gloves off as they also head to a runoff in the GOP primary for Texas attorney general, The Dallas Morning News reported. Middleton finished first in the March 3 primary but fell short of a majority. Paxton didn’t seek reelection to the state attorney general post, opting instead to run against Cornyn.

“Chip Roy is on the ropes,” Middleton said. “We’ve got all the momentum.”

Roy, a four-term congressman, criticized what he called Middleton’s lack of legal experience.

“I wouldn’t hire Mayes Middleton into the office of the attorney general, except at a very basic level, be-

cause he has no discernible legal skills,” Roy said. Both are framing themselves as Trump allies.

On the Democratic side, state Sen. Nathan Johnson, D-Dallas, faces former Galveston Mayor Joe Jaworski in a runoff. Johnson received 48.1% of the vote to 26.4% for Jaworski in the March 3 primary.

Trump taps emergency oil reserves from Texas sites

The Trump administration pledged 172 million barrels of oil from the Strategic Petroleum Reserve last week, with the oil coming from sites along the Gulf Coast, the Houston Chronicle reported. Prices for West Texas Intermediate crude oil have been hovering just below \$100 per barrel since the U.S. and Israel attacked Iran. Iranian officials have responded by essentially shutting down oil transported through the Strait of Hormuz, which Iran controls.

“The market is seriously unbalanced, and that will continue until the Strait is reopened and upstream and downstream operations return to normal,” said Jim Burk-

hard, Vice President and the S&P Global Energy Crude Oil Markets. “It will not happen quickly.”

The national oil reserves are held in dozens of man-made underground salt caverns in Texas and Louisiana.

State ban on smokable cannabis takes effect on March 31

Smokable cannabis products must be gone from Texas store shelves by March 31, the Texas Standard reported. The new rules were formulated by the Texas Department of State Health Services after the Texas Legislature couldn’t agree on whether to regulate THC products or ban them entirely.

Annual fees charged to retailers are set to rise to \$5,000 per year for each retail location and \$10,000 per year for each manufacturing facility — 33 and 40 times higher, respectively, than current levies. More than 9,100 retail locations in the state are registered to sell consumable hemp products.

Cannabis advocates say the higher fees and ban on cannabis flowers and smokable extracts will send users to the underground market.

“Our concern is some of these measures are so draconian that you are going to drive people out of the business and then folks’ access to the products,” Mark Bordas, head of the Texas Hemp Busi-

ness Council, said. “Invariably, we’re going to have to bring forth a [lawsuit], and the state has to defend what it’s done, and that’s taxpayer money, and it’s a waste.”

Water woes in Corpus could prompt state action

A looming water crisis in Corpus Christi has prompted Gov. Greg Abbott to warn the city’s leadership that the state may intervene to ensure that the city’s residents and businesses have access to water, The Texas Tribune reported. The city’s water supply could be outpaced by demand as soon as June 2027, according to one model.

“Corpus Christi is a victim not because of lack of water. They’re a victim because of a lack of ability to make a decision,” Abbott said at a press conference.

The city currently has \$1 billion in water projects underway to increase supply, but many of them won’t come online until later this year or next year.

The city’s water woes stem from low reservoir levels, a long-lasting drought, and rising demand driven by an industrial boom, especially in petrochemical and energy projects near the bay. A large seawater desalination plant proposal was turned down by the city council last year after it faced fierce criticism because of its cost and potential

harm to the marine ecosystem.

Corpus Christi Mayor Paulette M. Guajardo has called for a special emergency meeting to vote again on the plant proposal.

Big Bend projects removed from ‘Smart Wall’ plan

U.S. Customs and Border Protection has updated its “Smart Wall” map to remove two planned projects in the Big Bend area, including one slated for Big Bend National Park, according to the Texas Standard. The plan has drawn considerable opposition from park lovers, including a newly formed group, No Big Bend Wall.

“While this shift from potential ‘physical wall’ to ‘detection technology’ is a signal that the public pressure is working, lack of transparency means we don’t know if this is a real policy shift or a tactical one designed to lower our guard,” the group said.

CBP did not publicly announce the change and did not immediately respond to a request for comment.

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-

ders@texaspress.com.

ALL MY ROLE MODELS WENT TO PRISON



JESUS

PAUL | JOSEPH | DANIEL | PETER | JOHN

**Liberty Fellowship. Sunday’s at 11am
at the VFW in Wimberley. LibertyTX.org**

Area nonprofits receive grants from PEC’s Power of Change program

A veterans’ garden, a nature preserve and a historical courthouse are among nine Hill Country nonprofits sharing nearly \$40,000 in community grants from Pedernales Electric Cooperative (PEC).

Patriots Hall of Dripping Springs received \$5,000 to install an irrigation system for its veteran-led community garden. Westcave Outdoor Discovery Center was awarded \$4,000 to add restrooms with compostable toilets for visitors to the nature preserve. And Old Blanco County Courthouse Preservation Society received \$5,000 to restore entry doors for improved energy efficiency.

The grants come through PEC’s Power of Change Program, which allows cooperative members to round up their electric bills to the nearest dollar or make one-time donations through PayPal or Venmo. This year marks the program’s tenth anniversary.

Since its launch, it has raised more than \$1 million for Hill Country nonprofits, member bill assistance, and student educational programs.

PEC grant recipients can use funds for projects related to capital improvements, energy efficiency, and technology to further their missions.

The full list of 2026 grant recipients also includes:

Marble Falls Area EMS received a \$4,700 grant to help purchase two ultrasound devices to quickly diagnose life-threatening conditions.

Friends of the Kimble County Library will use its \$5,000 grant to purchase a security system to improve safety for staff and library visitors.

Highland Lakes Amateur Radio Emergency Service is a nonprofit dedicated to providing disaster preparedness, emergency communications, and public service communications to govern-

ment and nongovernment entities. The nonprofit will use its \$5,000 grant to fund two remote field communication stations to use during emergencies.

A \$3,600 grant to the Friends of Oakalla Public Library will help purchase a library marquee sign and enhance its community garden.

Friends of Inks Dam National Fish Hatchery will use its \$2,000 grant to purchase dissection kits for juniors and seniors in advanced placement science courses.

Texas Humane Heroes received a \$5,000 grant to improve its climate-controlled buildings for shelter pets.

The Power of Change program also provides financial assistance to members who need help paying their electric bills and supports educational programs for area students. Learn more about PEC’s Power of Change Program and enroll online at myPEC.com/change.

Infrastructure leaders highlight transportation, growth at regional summit

Lance Winter
Special to the Record

San Marcos Area Chamber of Commerce and Hays Caldwell Economic Development Partnership leaders joined state and regional transportation officials Tuesday for an Infrastructure Summit luncheon focused on managing rapid growth and leveraging strategic partnerships to keep Central Texas moving forward.

The event opened with welcoming remarks from Will Conley of American Structurepoint and Hays County Judge Ruben Becerra, who emphasized the importance of collaboration between local governments and the Texas Department of Transportation (TxDOT). Summer Lawton with HNTB addressed attendees as the presenting sponsor.

The keynote speaker, Steven Alvis, Texas Transportation Commissioner, underscored a central theme of the summit: Building Strategic Partnerships with TXDOT, and that growth in Texas is inevitable – but managing it wisely is optional.

“You don’t get the Tesla unless you create good housing for all the employees and keep that housing affordable,” Alvis said, noting that communities must proactively master growth plans. He encouraged local officials to use tools available to them – including special-purpose districts and public improvement districts – to prepare for the expansion already underway across the state.

“Growth is going to come whether you manage it or not,” Alvis said. “It’s up to us to manage it and make it happen.”

Fireside chat focuses on regional innovation

Alvis then participated in a moderated “fireside chat” led by Conley, joined by Charles Benavidez, TXDOT San Antonio District Engineer, and Tucker Ferguson, TXDOT Austin District Engineer.

Ferguson highlighted the Austin District’s proactive approach to infrastructure planning, praising both Hays and Williamson counties for investing early and strategically in transportation projects.

“It is such a privilege to be leading the Austin District,” Ferguson said. “We’re engineers by training – we like fixing things and being involved in solutions.”

He noted that Williamson County has invested approximately \$1.5 billion across three bond cycles since 2013, leveraging nearly \$200 million in additional state and federal funds. Hays County has similarly committed more than \$600 million since 2016 toward projects that include improvements to I-35 and key farm-to-market roads.

One example frequently cited was the



Panel Discussion: Lessons from the Field – How Major Projects Get Done. In the photo (l to r) is Caldwell County Commissioner, Ed Theriot; Hays County Commissioner, Morgan Hammer; Moderator Will Conley with American Structurepoint; Mike Trimble, City of Kyle Director of Transportation and Public Works; and Cynthia Long, Williamson County Commissioner.

expansion of FM 3349 and U.S. 79 in Williamson County – a project that Ferguson said helped position Taylor as the chosen site for Samsung’s massive semiconductor facility.

“That kind of partnership – getting out in front of growth and working with TxDOT – attracts major private investment,” Ferguson said.

FM 110: Local success story

Closer to home, leaders highlighted the transformative impact of FM 110 in San Marcos. Conley reflected on the Transportation Reinvestment Zone (TRZ) created through collaboration between Hays County and the City of San Marcos.

“That is the only way we were able to partner together and build FM 110 in this community,” Conley said.

The corridor has since spurred significant economic development, including a major Amazon distribution facility employing thousands and generating substantial tax revenue for local schools and services.

“It’s working,” Conley said. “Almost too well.”

Officials noted that continued investment in FM 110 – including future lanes and overpasses – will be critical as traffic increases on the east side of San Marcos.

I-35 remains top priority

Ferguson also provided an update on the ongoing transformation of Interstate 35 through Central Texas. More than \$2 billion in projects are currently under construction, including the North, Central, and South segments in the Austin area.

The Central segment through downtown Austin will ultimately be delivered in nine construction packages, with several already underway. The project’s aim is to increase person-carrying capacity by adding managed lanes and modernizing interchanges.

Despite the breadth of needs across the region, Ferguson acknowledged that I-35 remains the top funding priority for both TXDOT and regional planners.

Regional impact extends to San Antonio

Benavidez emphasized the transformational impact of the I-35 Northeast Expansion (NEX) project in the San Antonio District, describing it as a

“regional expressway” that will improve mobility between San Antonio and surrounding communities, including San Marcos.

“It unlocks accessibility,” Benavidez said, noting the project will reshape how residents live and work across the corridor.

A call to partnership

Commissioner Alvis closed the discussion by reiterating Texas’ competitive edge in attracting business investment, citing ongoing corporate expansions in Dallas and across the state.

“You’ve got to step out and take the risk,” Benavidez said. “We are the most attractive state to move your company to.”

He encouraged local leaders to continue preparing sites, acquiring right-of-way, and coordinating early with TxDOT to maximize opportunities for state and federal funding.

“We all thank you for putting this together,” Benavidez said. “Let’s all work together to make this great Texas miracle continue to grow.”

The summit concluded with recognition of TxDOT staff and a shared commitment among regional partners to continue “blocking and tackling” together as growth accelerates across Hays, Caldwell, and the broader Central Texas region.

Lessons from the field: How major projects get done

Conley then brought together four transportation leaders representing county and municipal perspectives:

- Cynthia Long – Williamson County Commissioner
- Morgan Hammer – Hays County Commissioner
- Ed Theriot – Caldwell County Commissioner
- Mike Trimble – City of Kyle Director of Transportation and Public Works

Conley noted the panel’s intentional diversity – representing a mature 25-year county program, a 20-year growing partnership, a newly launched bond program, and a rapidly expanding municipality.

Williamson County: Plan early, preserve corridors

Commissioner Long reflected on more than two decades of transportation planning in Williamson County, including more than \$2.5 billion in voter-

CONTRIBUTED PHOTO

approved bonds.

A turning point, she said, was the former TxDOT pass-through financing program, which allowed local governments to front the money on state facilities and receive reimbursement over time. That partnership jump-started Williamson County’s ability to move projects forward.

She emphasized a key lesson: right-of-way preservation.

“The dirt is not getting cheaper,” Long said. “We’d rather buy dirt than dirt with a building on it.”

Williamson County aggressively adopted and implemented a long-range transportation plan – becoming the first county to have its plan formally accepted by TxDOT – and identified major corridors decades before full buildout.

Long acknowledged that planning future corridors can be politically difficult.

“When you lay a road across someone’s long-held family property, you have to sit down face-to-face. You can’t delegate that conversation,” she said. “But if the growth never comes, the road never gets built. We’re planning for the future.”

She credited strong professional staff and regional collaboration through CAMPO as essential components of the county’s long-term success.

Hays County: Think beyond jurisdictional lines

Commissioner Hammer, now one year into office, offered the perspective of stepping into an established \$440 million bond program containing 30 projects.

“As a county commissioner, I once asked why we don’t just focus on county roads,” Hammer said. “But residents don’t ask whether it’s a city, county, or state road. They just want to get where they’re going safely.”

Hammer emphasized the importance of partnering with TxDOT to accelerate projects and leverage advanced technology and funding opportunities. She cited safety improvements such as sidewalks along FM 2325 in Wimberley – allowing children to walk to school safely – and major intersection upgrades like the RM 150/3237 roundabout near Hays City Store.

“No one knows your community better than your locally

elected officials,” Hammer said. “It would be a disservice not to partner and look at every funding tool available.”

She also stressed responsible planning, noting infrastructure must balance mobility, public safety, and environmental stewardship.

Caldwell County: Building a program from the ground up

Commissioner Theriot described Caldwell County’s transformation from a rural ranching community into one experiencing rapid growth – particularly along SH 130 and key state corridors. With limited land-use authority granted to counties by the Legislature, Caldwell adopted a two-pronged approach: proactively negotiate development agreements and launch a comprehensive transportation program.

In early 2024, the county initiated public forums and stakeholder outreach, resulting in its first-ever Capital Improvements Program. From that effort, 32 projects were selected for a \$150 million bond election in November 2024.

The projects ranged widely:

- Bridge replacements and low-water crossings
- Rural safety improvements
- Preliminary engineering for major state highway expansions
- Urban corridor upgrades

By focusing on transparency and ensuring projects were distributed across all precincts, the bond passed with nearly 70 percent approval.

“It exceeded anything I imagined,” Theriot said.

The effort, he noted, demonstrated the importance of public engagement and regional coordination with municipalities and TXDOT.

City of Kyle: Invest locally, partner regionally

Trimble described Kyle’s explosive growth – from fewer than 5,000 residents in 2000 to nearly 80,000 today – and the city’s commitment to proactively investing in infrastructure.

Since launching a dedicated transportation department one year ago, the city now has approximately \$400 million in infrastructure projects under construction in 2026, including roughly \$200 million in road projects.

“This is the year of construction,” Trimble said.

Kyle is also developing a new Transportation Master Plan to guide its next phase of investment.

A key project is the extension of College Street across Interstate 35 – creating a critical east-west underpass connection. Trimble emphasized that while the region has historically invested heavily in north-south mobility, east-west connectivity is equally vital.

Another major effort is the Kohlers Crossing railroad overpass, a multi-agency partnership involving the city, Hays County, and TxDOT. The project will relocate a rail siding that currently disrupts downtown traffic and construct a grade-separated crossing to improve safety and mobility.

“Invest locally, partner regionally,” Trimble said. “When you show TxDOT you’re willing to make the investment, they’re willing to meet you at the table.”

A shared theme: Delivery Matters

Throughout the summit, one word surfaced repeatedly: delivery.

Panelists emphasized that passing bonds is only the beginning. Successful programs require:

- Strong internal teams (engineering, purchasing, legal, IT, auditing)
- Private-sector consulting partnerships
- Regional coordination through CAMPO
- Active engagement with TXDOT
- Public transparency

Officials noted that voter confidence grows when projects are executed efficiently and visibly.

Moving forward together

The summit concluded with recognition of the numerous public and private partners working across the Austin–San Antonio corridor to address the unprecedented growth.

From right-of-way preservation in Williamson County, to mature partnerships in Hays County, to Caldwell County’s first transportation bond, to Kyle’s aggressive municipal investment, leaders delivered a unified message:

Growth is not slowing – but through long-range planning, partnership, and disciplined execution, Central Texas is positioning itself to stay ahead of it.



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- Material Hauling
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pet of the week



Tater • Female
3 years old
Boston/Chi

I am the sweetest and happiest little girl you'll ever meet! I love going for walks and am great with other dogs, though I'd really prefer to be by your side. I ride well in the car and am always so excited and love looking at cars and people going past. I'm a big lap girl and I love being held and I will definitely shower you with kisses. I'm a very smart lady and like to follow you around like a little shadow. All in all, I'm a very loving little potato! 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
3 years old
Great Dane mix

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

3-15 Themeless Sunday 176 by Mike Graczyk

ACROSS

- 1 Newbie
11 Channel that once aired the Scripps National Spelling Bee
15 "Well, check this out!"
16 "Don't move, Fido!"
17 What a cathartic talk might do
18 Soccer great born Edson Arantes do Nascimento
19 Pest from a nest
20 "Gnarly!"
21 Place to put your bags?
23 Food thickener
25 Russian flap-jacks
26 They're forbid-

den

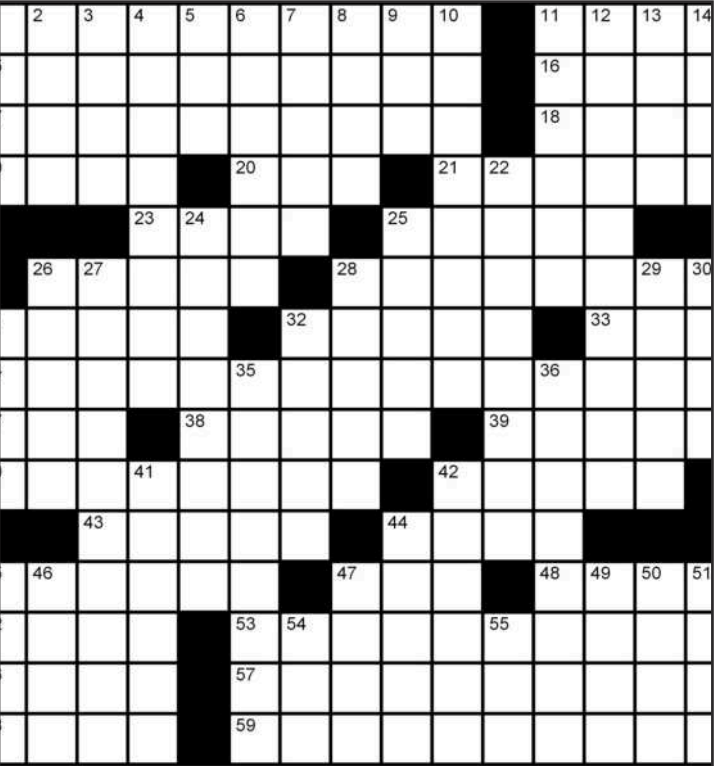
- 28 Classiness
31 Mottled mount
32 Squirrel away
33 Yield to gravity
34 "It's go time!"
37 German exclamation
38 "Hurray," e.g.
39 Portends
40 Obsequious one
42 They don't speak at work
43 Like a tessellation
44 "Elizabeth" star Blanchett
45 "Foxtrot" units
47 Gold, in Guatemala
48 "It's a ____!" ("Watch out!")
52 Some strange sightings

- 53 Personal serenity
56 "Apologies to ____ Damon, we ran out of time" (Jimmy Kimmel)
57 "The wager was fair"
58 What an integral measures in calculus
59 Uses the blender without the lid (whoops)
DOWN
1 Traveled by jet
2 Campus in New Rochelle
3 Cones' counterparts
4 Some winter sportswear
5 Only three-letter chemical element

R	O	T	O	R	S	L	C		P	O	S	T	S		
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W	I	N	D	Y	C	I	T	Y		C	O	Y	L	Y	
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H	O	M	E	R		S	N	L		T	I	V	O	S	

- 6 Colorful fishes
7 "Word on the street is ..."
8 Drink that may have inspired the term "honeymoon"
9 Act like a human, proverbially
10 Unable to sit still
11 Spain, in Spain
12 "Welcome to our humble abode!"
13 ____ Alto, Calif.
14 Da's opposite
22 Like old Nintendo games
24 "Nice decision"
25 Former Olympic speedskater Bonnie
26 Your sister's daughter
27 "Speaking of which ..."
28 Disappear into the ____
29 Some striped candies' shapes
30 "After working

- all day, the hens were ____-hausted" (dad joke)
31 "Fences" or "The Tempest"
32 Spirited mount
35 Possible response to "No you're not!"
36 The Cubs at Wrigley Field, e.g.
41 Rest of the day?
42 Indigenous New Zealanders
44 Island where El Greco was born
45 Reebok rival
46 Way, way off
47 Short race, for short
49 Broccoli ____ (peppery vegetable)
50 Highest cards, often
51 Cats and dogs
54 Hoops grp.
55 "The More You Know" ad



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



"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

Bell Springs Winery & Brewery
• 3700 Bell Springs Rd •
Dripping Springs, TX 78720

Sunday Two-Stepping
Mar 22 & Mar 29 • 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
Mar 25 & Apr 1 • 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

Night Hike at Westcave
Mar 28 • 8 p.m. to 10 p.m.
Experience the magic of Westcave's Grotto at night. Learn about the animals that call Westcave home from a local naturalist during this 1.5-2 hour hike. \$25/person, reservations required - visit

www.westcave.org. Wear sturdy shoes and bring a flashlight. Westcave Preserve • 24814 Hamilton Pool Rd • Round Mountain, TX 78663

Chamber of Commerce Luncheon
March 25 • 11:30 a.m.
The March Membership Luncheon with a presentation by Aaron Farmer, president The Retail Coach. We will learn about the latest retail trade information for Dripping Springs, national trends and businesses "coming soon" to our community. Deep Eddy Vodka Tasting Room & Event Venue • 2250 E. Hwy. 290 • Dripping Springs, TX 78620

4th Annual Eggstravaganza
Apr 4 • 10 p.m. to 4 p.m.
The Dripping Springs community is to attend the 4th Annual Eggstravaganza, presented by Dripping Springs Ranch Park and Holiday and Harvest! There will be two helicopter egg drops - one at 12 p.m., and one at 3 p.m. Tickets are \$10 per person. Children under 2 are free. Dripping Springs Ranch Park • 1042 Event Center Drive • Dripping Springs, TX 78620

2nd Annual Kite Fest
Apr 11 • 10 a.m. to 12 p.m.
The City of Dripping Springs is hosting its 2nd Annual Kite Fest. Participants can bring their own kite or just come enjoy the view at this free event for all ages. Founders Memorial Park • 419b Founders Park Rd • Dripping Springs, TX 78620

Farm to Fork Junior Chef Challenge
Apr 11 • 11 a.m. to 2 p.m.
This family-friendly fundraising celebration at Hope Full brings together youth talent, local chefs, and community change-makers for a day of food, fun, and impact. Junior chefs will be paired up with acclaimed Central Texas culinary professionals to create farm-inspired dishes using organic produce grown at Hope Full Farm. Chef Mentors are Fiore Tedesco (L'Oca D'Oro), Edgar Rico (Nixta Taqueria), Sarah McIntosh (Épicerie), and Michael Fojtasek (Olamaie). In addition to the Junior Chef Challenge, guests will enjoy live music, farm tours, kid-friendly activities, and delicious bites — all while supporting Hope Full Farm's mission to combat childhood hunger and support the next generation of regenerative farmers. Hope Full Farm • W Fitzhugh Rd • Dripping

Springs, TX 78620
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-drippingsprings.com for streaming options and meeting agendas.

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

Emergency Management Committee Regular Meeting
Mar 19 • 12 p.m.

Transportation Committee

Regular Meeting
Mar 23 • 3:30 p.m.

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

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

Hays County Commissioners Court Regular Meeting
Mar 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
Mar 30 • 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.

Don Shelton Relays results

Carl Waits
Sports Reporter

The Dripping Springs track teams made the short trip over to the Hays HS track and showed their improvement. This was one of the larger meets with 15 teams, so the cream of the crop places and the rest gets to improve their personal performances.

Tiger results: 3200: 1. Wes Anderson 9.41.30; 400R: 6. 43.64; 300H: 4. Jairo Alcaraz 41.89, 6. Trip Weise 42.90; 200: 5. Hayden Fontenot 22.54; 1600: 1. Anderson 4.22.72; LJ: 3. Landon Upchurch 20'3; SP: 2. Major Bettridge 49'0.

Lady Tiger results: 3200: 5. Callie Schu-

macher 11.59.87, 6. Quinn Hendrickson 12.04.96; 400R: 3. 50.61; 800: 4. Morgan Riley 2.25.45; 100H: 3. Meghan McClelland 16.44, 5. Lily Aleshire 16.79; 100: 1. Amara Mouton 12.65, 5. Talia Alvarado 12.96; 800R: 3. 1.44.97; 400: 2. M. Riley 1.00.52; 300H: 5. Aleshire 49.36, 6. Tatum Green 49.56; 200: 4. Mouton 25.77, 5. McKenna Riley 26.38, 6. Ella Castillo 26.49; 1600R: 3. 4.07.32; HJ: 1. Avery Dixon 5'0, 6. Emma Disxon 4'8; PV: 3. Adeline Spies 11'6; Disc: 5. Grace Prehar 86'8; SP: 2. Prehar 34'0.

Wheelchair div: Isabel Crew: 100: 20.04; 400: 1.07.09; 800: 2.15.33.



Lily Ruff (#24) takes control of the ball in front of a Westlake player in Tuesday's game

PHOTO BY VINCE CURLETTA

One finished, one just getting started in soccer

Carl Waits
Sports Reporter

It seems like only yesterday that the soccer season began but the regular season is already over. The Tigers finished a very hardluck 5-13-3 season with a 1-4 loss to Westlake, with Tucker Fuston getting the last goal assisted by Kyle Kruez.

With their season completed the all-district team can be revealed. Tigers making it: First team: Trey Gonczerek; Canyon Shaw. Second team: Vince Lombardo, Trip Dickens. Hon Men:

Fuston, Jack Miller, Noah Doherty.

The Lady Tigers, 16-1-4, took care of Westlake 2-0. The JV and 9th teams had scoreless ties with Westlake. Emerson Barefoot scored in the 5th minute with help by Isa Guerrero. Early in the second half Carson Thompson, assisted by Bailey Stephenson scored the second.

Dripping Springs will host the Bi-district game with RR Westwood on March 19 at 7 p.m.



Annabelle Pittman (#0) shouts instructions to teammates in Tuesday's game against Westlake

PHOTO BY VINCE CURLETTA

Lady Tigers on cruise control

Carl Waits
Sports Reporter

The first three games in district play were just no match for the Lady Tigers softball team, as they pounded each opponent. They started with a 15-0 decision in three against Akins. Next Austin bit the dust 17-2 and finally Bowie could not stay in 11-5.

Vs Akins: Team hits: 15-0; Hit: Emma Phillips 2, Lorelei Gamble 2, 2B: Kara Daniel, Sadie Bradford; 3B:

McKenna Riley, Gamble; HR: Gamble. WP: Tatum Green 3IP, 2K.

Vs Austin: TH: 12-3; Hit: Brooklyn Reiling 2, Lauren Byrnes 2, Alex Wiatrek 2, Phillips 2, Green 2. 2B: Wiatrek, Gamble, Green. HR: Wiatrek. WP: Bradford 5IP, 3H, 2R, 2ER, 5W, 11K.

Vs Bowie: TH: 17-5; Hits: Wiatrek 4, Green 4, Byrnes 2, Riley 2, Bradford 2. 2B: Wiatrek, Green. WP: Green 3.1IP, 5H, 5R, 3ER, 2W, 1HR. Pit: Bradford 3.2IP, 6K.

Tigers playing well in last baseball tourney

Carl Waits
Sports Reporter

Tournament season is over and the Tigers are primed by their play to contend for the district title. They hosted the Keith Tuck Memorial Tourney and had to sweat out unfavorable weather forecasts. They were able to dodge it until Saturday afternoon when lightning called a halt to the proceedings. However the Tigers were able to play five games and were 3-2. They will enter dis-

trict play with a 12-4-1 record. All of the games in the tourney were close matches besides the Flower Mound team scored all their ten runs in one inning.

Vs Hays: 4-2. Team Hits 6-5; Hits: Sam Branyon, Cade Sanders. RBIs: Nixon Badilla 2, Breydan Madeley 2. WP: Cruz McBride: 4.1IP, 4H, 1R, 1ER, 4K.

Vs SA Reagan: 3-0. TH: 6-2; Hit: Sanders, Jason Steele, Hayden Smith (2rbi). WP: Blake Cox 5IP, 1H, 5K.

Vs Flower Mound: 0-10; TH: 3-8. Hit: Bobby Wilkinson, Ryan Gambin, Anthony Delgado. LP: Oscar Johnson 2.1IP, 2H, 6R, 5ER, 5W, 4K.

Vs China Spring: 2-1; TH: 3-3; Hit: Branyon, Sanders, Badilla. RBI: Badilla 2. WP: Logan Starnes 4.2IP, 3H, 1R, 1ER, 3W, 5K.

Vs Calallen: 2-3; TH: 2-9; Hit: Pardue, Wilkinson 3B. Pit: Steele 2.1IP, 6H, 1R, 1ER, 1W, 1K. LP: Sanders 2.2IP, 3H, 2R, 2ER, 1W.

BLOOM FROM PG. 1

ied as Texas, it's rare that we can make a forecast that suits the whole state," DeLong-Amaya said. "We have wild fluctuations in weather and lots of microclimate scenarios, and this year's bloom season will be just as varied as that. We're hopeful for more spring rain to bring out the later-blooming flowers."

When early spring bloomers like bluebonnets are sparse, that often means that later-season wildflowers have more room to flourish. Firewheel (*Gaillardia pulchella*) and purple horsemint (*Monarda citriodora*), could show up stronger than usual later in the season.

Additionally, the tough, woody Carolina jessamine (*Gelsemium sempervirens*) – which was named Wildflower of the Year by the Lady Bird Johnson Wildflower Center – is already putting on a spectacular show. It's a perennial evergreen vine with profuse, showy yellow flowers.

Wildflower Center staff chose Carolina jessamine as the Wildflower of the Year because of its sweet fragrance, adaptability to various soils and light conditions, and its vital role in providing food for essential pollinators.

Carolina jessamine reaches up to 20 feet long and can serve as an

ornamental evergreen screen in the landscape. The plant is a low-maintenance, dependable garden performer, and has the ability to bloom off and on throughout the growing season.

For a guaranteed look at a wide variety of wildflowers throughout the spring season, including Carolina jessamine, area residents and guests can visit the Wildflower Center, which is open daily from 9 a.m. to 5 p.m., with last entry at 4 p.m. The Wildflower Center, the official Botanic Garden of Texas, features 284 acres of scenic gardens and trails. Learn more at www.wildflower.org.

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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.		\$2,850,000 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.		\$1,100,000 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.		\$897,000 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.		\$725,000 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
11605 Fitzhugh Rd, Austin: 1.77-acre commercial tract ideally suited for a live/work setup. Perfect for landscaping companies, contractors, or businesses requiring outdoor storage. Easy access to HWY 290 and close to Austin.		\$750,000 MLS: 1752719
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.		\$2,500,000 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.		\$1,500,000 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
000 HWY 290, Dripping Springs: 4-acre commercial property offers exceptional visibility and access with direct frontage on Hwy 290. Ideally located just down the road from the new H-E-B development, the site is positioned for high traffic exposure		\$3,500,000 MLS: 7269294
14707 Fitzhugh Rd Unit #G, Dripping Springs: 5,426 SF flex industrial property offering an ideal blend of warehouse functionality and professional office space. The building consists of approximately 4,472 SF of warehouse space and 954 SF of finished office space; all is HVAC controlled.	For Sale - \$1,390,000 For Lease - \$6,456 MLS: 1664454	
COMMERCIAL LEASE		
701 US 290 W #101, Dripping Springs: 1,200 square feet of office space located in the heart of Dripping Springs, just 30 minutes away from Austin. This property features a reception area, two private offices, a conference room, and bathroom.		\$2,160 MLS: 4123945
701 US 290 W #103, Dripping Springs: 1,450 square feet of office space located in the heart of Dripping Springs, just 30 minutes away from Austin. This property features a reception area, three private offices, a conference room, and bathroom.		\$2,610 MLS: 4287145
22601 Ranch Road 12, Dripping Springs: 6,256 square foot warehouse in shell condition, ready for your custom build-out. Water, electricity, and sewer connections are readily available, with tenant improvement allowances negotiable.		LEASED!
10020 Darden Hill Rd, Austin: 3,750-6,020sf of fully climate-controlled Warehouse/Office space right outside of Austin and close to Dripping Springs. Units can be leased separately or together!		\$8,850 MLS: 7676493



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