



## TIRZ No. 1 & No. 2 Board Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Monday, April 13, 2026, at 4:00 PM

---

# AGENDA

## CALL TO ORDER AND ROLL CALL

### Board Members

Place 1 Ryan Thomas, Chair

Place 3 Taline Manassian, Vice Chair

Place 2 Jessie Milner

Place 4 Miles Mathews

Place 5 Missy Atwood

Place 6 Susan Kimball

Place 7 Walt Smith

Advisory Member Bob Richardson

### Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer

Deputy City Administrator Shawn Cox

City Attorney Aniz Alani

Assistant City Attorney Laura Mueller

City Secretary Diana Boone

Project Manager Garrett Osborne

TIRZ Project Manager Keenan Smith, AIA

TIRZ Administrator Andrea Barnes

## PRESENTATION OF CITIZENS

*A member of the public that wishes to address the Board on any issue, regardless of whether it is posted on this agenda, may do so during Presentation of Citizens. It is the request of the Board that individuals wishing to speak on agenda items with a public hearing hold their comments until the item is being considered. Individuals are allowed two (2) minutes each to speak regarding issues not on the agenda and two (2) minutes per item on the agenda and may not cede or pool time. Those requiring the assistance of a translator will be allowed additional time to speak. Individuals are not required to sign in; however, it is encouraged. Individuals that wish to share documents with the Board must present the documents to the City Secretary or City Attorney providing at least eight (8) copies; if eight (8) copies are not provided, the Board will receive the documents the following day. Audio Video presentations will not be accepted during Presentation of Citizens. By law no action shall be taken during Presentation of Citizens; however, the Chair may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.*

## PRESENTATIONS

*Presentations are for discussion only and no action shall be taken.*

## MINUTES

- 1. Consider approval of the March 9, 2026 TIRZ No.1 & No.2 Board Regular Meeting Minutes.**

## BUSINESS AGENDA

- 2. Presentation, discussion, and possible action on the Q1 2026 TIRZ Administrator's Quarterly Report.** *Presenter: Andrea Barnes, P3 Works*
- 3. Update regarding TIRZ Priority Project - Stephenson School Building and Parking Lot Project.** *Keenan Smith, TIRZ Project Manager and Garrett Osborne, Project Manager.*
- 4. Presentation, discussion, and possible action regarding TIRZ Priority Project - Old Fitzhugh Road Improvement Project.** *Leslie Pollack, Project Engineer; Chad Gilpin, City Engineer; and Aniz Alani, City Attorney.*
  - Request for Bids Package
  - Schedule
  - Project Funding
  - Temporary Construction Easements
- 5. Update regarding TIRZ Priority Project - Mercer Street Paseo Project.** *Keenan Smith, TIRZ Project Manager.*
  - Plans, Specifications, and Estimate Schedule
  - City Council April 7th Update
  - Funding & Implementation
- 6. Discussion and possible action regarding proposed Amendments to TIRZ No.1 & No. 2 Project Plans and Boundaries, and committee appointments.**
- 7. Discussion and possible action regarding the TIRZ No.1 & No.2 Board Fiscal Year 2027 budget recommendation and budget committee appointments.**

## CLOSED SESSION

*The Board has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), 551.0761 (Deliberation Regarding Critical Infrastructure Facility), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.*

8. **Consultation with attorney and deliberation regarding real property for parcels involved in TIRZ Priority Projects including Old Fitzhugh Road, Town Center, Stephenson Building, and other strategic real property acquisitions related to TIRZ Priority Projects.** (551.071, *Consultation with Attorney*; 551.072, *Deliberation Regarding Real Property*).

## UPCOMING MEETINGS

### TIRZ No. 1 & No. 2 Board Meetings

May 11, 2026, at 4:00 p.m.

June 8, 2026, at 4:00 p.m.

July 13, 2026, at 4:00 p.m.

### City Council Meetings

April 21, 2026, at 6:00 p.m.

May 5, 2026, at 6:00 p.m.

May 19, 2026, at 6:00 p.m.

June 2, 2026, at 6:00 p.m.

June 16, 2026, at 6:00 p.m.

## ADJOURN

## TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING

*I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com), on **April 7, 2026 at 5:30 p.m.***

---

*Diana Boone, City Secretary*

*This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.*



## TIRZ No. 1 & No. 2 Board Regular Meeting

*Dripping Springs City Hall*

*511 Mercer Street - Dripping Springs, Texas*

*Monday, March 09, 2026, at 4:00 PM*

### **DRAFT MINUTES**

#### **CALL TO ORDER AND ROLL CALL**

With a quorum of board members present, Chair Thomas called the meeting to order at 4:01 p.m.

#### **Board Members Present**

Place 1 Ryan Thomas, Chair  
 Place 3 Taline Manassian, Vice Chair  
 Place 2 Jessie Milner  
 Place 4 Miles Mathews  
 Place 7 Walt Smith  
 Advisory Member Bob Richardson

#### **Board Members Absent**

Place 5 Missy Atwood  
 Place 6 Susan Kimball

#### **Staff, Consultants & Appointed/Elected Officials**

City Administrator Michelle Fischer  
 Deputy City Administrator Shawn Cox  
 Assistant City Attorney Laura Mueller  
 City Secretary Diana Boone  
 Project Manager Garrett Osborne  
 TIRZ Project Manager Keenan Smith, AIA

#### **PRESENTATION OF CITIZENS**

*A member of the public that wishes to address the Board on any issue, regardless of whether it is posted on this agenda, may do so during Presentation of Citizens. It is the request of the Board that individuals wishing to speak on agenda items with a public hearing hold their comments until the item is being considered. Individuals are allowed two (2) minutes each to speak regarding issues not on the agenda and two (2) minutes per item on the agenda and may not cede or pool time. Those requiring the assistance of a translator will be allowed additional time to speak. Individuals are not required to sign in; however, it is encouraged. Individuals that wish to share documents with the Board must present the documents to the City Secretary or City Attorney providing at least eight (8) copies; if eight (8) copies are not provided, the Board will receive the documents the following day. Audio Video presentations will not be accepted*

during Presentation of Citizens. By law no action shall be taken during Presentation of Citizens; however, the Chair may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.

No one spoke during the Presentation of Citizens.

## MINUTES

1. **Consider approval of the February 9, 2026 TIRZ No.1 & No.2 Board regular meeting minutes.**

A motion was made by Vice Chair Manassian and seconded by Board Member Mathews, to approve the February 9, 2026 meeting minutes. The motion to approve carried unanimously 5 to 0.

## BUSINESS AGENDA

2. **Update regarding TIRZ Priority Project - Stephenson School Building and Parking Lot Project.** *Keenan Smith, TIRZ Project Manager and Garrett Osborne, Project Manager.*

The update was presented by TIRZ Project Manager Keenan Smith. Project Manager Garrett Osborne was in the audience to answer questions.

The presentation is on file. No action was taken.

3. **Update regarding TIRZ Priority Project - Old Fitzhugh Road Improvement Project.** *Keenan Smith, TIRZ Project Manager.*

The update was presented by TIRZ Project Manager Keenan Smith.

The presentation is on file. No action was taken.

4. **Update regarding TIRZ Priority Project - Mercer Street Paseo Project.** *Keenan Smith, TIRZ Project Manager.*

The update was presented by TIRZ Project Manager Keenan Smith.

The presentation is on file. No action was taken.

5. **Discussion and possible action regarding Amendment No. 2 to Task Order No. 3 issued pursuant to the Professional Services Agreement between the City of Dripping Springs and HDR Engineering, Inc. for Downtown Parking.** *Sponsor: Mayor Pro Tem Manassian*

A motion was made by Board Member Smith and seconded by Board Member Mathews, to postpone action on this item, to be addressed after Closed Session. The motion carried unanimously 5 to 0.

## CLOSED SESSION

A motion was made by Vice Chair Manassian and seconded by Board Member Smith, to go into Closed Session for items 5 and 6, under sections 551.071 and 551.072. The motion carried unanimously 5 to 0.

Closed Session began at 3:42 p.m.

*The Board has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), 551.0761 (Deliberation Regarding Critical Infrastructure Facility), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.*

Closed Session ended at 5:10 p.m.

5. **Discussion and possible action regarding Amendment No. 2 to Task Order No. 3 issued pursuant to the Professional Services Agreement between the City of Dripping Springs and HDR Engineering, Inc. for Downtown Parking.** *Sponsor: Mayor Pro Tem Manassian*

A motion was made by Board Member Smith and seconded by Board Member Mathews, to bring item 5 out of Closed Session. The motion carried unanimously 5 to 0.

A motion was made by Vice Chair Manassian and seconded by Board Member Mathews, to approve with the 2 line items identified by Keenan for possible funding sources from TIRZ Fiscal Year 26 Budget, \$20,000 for Downtown Parking and \$8,500 for Miscellaneous Consulting. The motion carried unanimously 5 to 0.

6. **Consultation with Attorney and Deliberation Regarding Real Property and Easements related to TIRZ Priority Projects.** *Consultation with Attorney, 551.071, Deliberation Regarding Real Property 551.072*

## ADJOURN

A motion was made by Board Member Smith and seconded by Board Member Mathews, to adjourn the meeting. The motion carried unanimously 5 to 0.

The meeting was adjourned at 5:15 p.m.



**City of Dripping Springs  
Tax Increment Reinvestment Zone  
Executive Summary (Q1 FY 2026)**

*March 09, 2026*



**DRIPPING SPRINGS**  
Texas

---

**Project Participants**

City of Dripping Springs

Hays County

Dripping Springs Independent School District

Dripping Springs Community Library District

This report was prepared by P3Works, LLC  
based on data provided by the City of Dripping Springs.  
The data provided in this report are presented  
on a cash basis and are unaudited. Accordingly,  
they may not conform to GAAP or meet GASB Standards.

Table 1: Total Cost Summary												
	Creation Costs	Library	Town Center	Old Fitzhugh Road	Triangle Drainage	Downtown Parking	Stephenson Building	Downtown Restrooms	Downtown Drainage, Roadway, Sidewalks	Total		
<b>CREATION COSTS</b>												
FY 2017	\$ 60,971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,971
FY 2018	-	-	-	-	-	-	-	-	-	-	-	-
FY 2019	-	-	-	-	-	-	-	-	-	-	-	-
FY 2020	-	-	-	-	-	-	-	-	-	-	-	-
FY 2021	-	-	-	-	-	-	-	-	-	-	-	-
FY 2022	-	-	-	-	-	-	-	-	-	-	-	-
FY 2023	-	-	-	-	-	-	-	-	-	-	-	-
FY 2024	-	-	-	-	-	-	-	-	-	-	-	-
FY 2025	-	-	-	-	-	-	-	-	-	-	-	-
FY 2026 <sup>[a]</sup>	-	-	-	-	-	-	-	-	-	-	-	-
	\$ 60,971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,971
<b>DIRECT EXPENSES</b>												
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	146,758	84,610	5,706	-	-	-	-	-	-	237,075
FY 2019	-	-	79,887	2,450	2,180	18,182	-	-	-	-	-	102,699
FY 2020	-	-	40,250	2,050	-	11,678	-	-	-	-	-	53,978
FY 2021	-	-	16,736	15,018	-	23,095	-	-	-	-	-	54,849
FY 2022	-	-	-	105,208	-	-	-	-	-	-	-	105,208
FY 2023	-	-	7,565	220,791	-	1,667	-	-	-	-	-	230,022
FY 2024	-	-	-	257,417	-	80,039	-	-	-	-	-	337,456
FY 2025	-	-	-	367,355	-	5,903	28,948	-	276,220	-	-	678,425
FY 2026 <sup>[a]</sup>	-	-	-	-	-	-	19,609	-	276,220	-	-	295,829
	\$ -	\$ -	\$ 291,196	\$ 1,054,899	\$ 7,886	\$ 140,563	\$ 48,557	\$ -	\$ 552,439	\$ -	\$ -	\$ 2,095,541
<b>ALLOCATION OF INDIRECT EXPENSES</b>												
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	75,357	43,446	2,930	-	-	-	-	-	-	121,733
FY 2019	-	-	76,728	2,353	2,094	17,463	-	-	-	-	-	98,639
FY 2020	-	-	104,367	5,316	-	30,281	-	-	-	-	-	139,964
FY 2021	-	-	27,881	25,018	-	38,474	-	-	-	-	-	91,373
FY 2022	-	-	-	61,586	-	-	-	-	-	-	-	61,586
FY 2023	-	-	2,220	64,810	-	489	-	-	-	-	-	67,519
FY 2024	-	-	-	78,362	-	24,365	-	-	-	-	-	102,727
FY 2025	-	-	-	25,147	-	404	1,982	-	18,908	-	-	46,441
FY 2026 <sup>[a]</sup>	-	-	-	-	-	-	-	-	18,908	-	-	18,908
	\$ -	\$ -	\$ 286,555	\$ 306,036	\$ 5,024	\$ 111,477	\$ 1,982	\$ -	\$ 37,817	\$ -	\$ -	\$ 748,890
<b>MARKET/P3 STUDY EXPENSES</b>												
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	22,870	-	-	-	-	-	-	-	-	22,870
FY 2019	-	-	37,455	-	-	-	-	-	-	-	-	37,455
FY 2020	-	-	42,805	-	-	-	-	-	-	-	-	42,805
FY 2021	-	-	11,380	-	-	-	-	-	-	-	-	11,380
FY 2022	-	-	-	-	-	-	-	-	-	-	-	-
FY 2023	-	-	-	-	-	-	-	-	-	-	-	-
FY 2024	-	-	-	-	-	-	-	-	-	-	-	-
FY 2025	-	-	-	-	-	-	-	-	-	-	-	-
FY 2026 <sup>[a]</sup>	-	-	-	-	-	-	-	-	-	-	-	-
	\$ -	\$ -	\$ 114,510	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 114,510
<b>TOTAL EXPENSES</b>												
FY 2017	\$ 60,971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,971
FY 2018	-	-	244,985	128,056	8,636	-	-	-	-	-	-	381,678
FY 2019	-	-	194,071	4,803	4,274	35,645	-	-	-	-	-	238,793
FY 2020	-	-	187,422	7,366	-	41,960	-	-	-	-	-	236,747
FY 2021	-	-	55,998	40,035	-	61,569	-	-	-	-	-	157,602
FY 2022	-	-	-	166,794	-	-	-	-	-	-	-	166,794
FY 2023	-	-	9,785	285,601	-	2,156	-	-	-	-	-	297,542
FY 2024	-	-	-	335,779	-	104,404	-	-	-	-	-	440,183
FY 2025	-	-	-	392,502	-	6,307	30,929	-	295,128	-	-	724,866
FY 2026 <sup>[a]</sup>	-	-	-	-	-	-	19,609	-	295,128	-	-	314,737
	\$ 60,971	\$ -	\$ 692,261	\$ 1,360,935	\$ 12,910	\$ 252,040	\$ 50,539	\$ -	\$ 590,256	\$ -	\$ -	\$ 3,019,912

Footnotes:  
[a] Invoices received as of 12/31/2025

Table 2: Creation Costs					
Public Improvements	City	County	Library	DSISD	Total
<b>Cost Participation</b>	100.00%	0.00%	0.00%	0.00%	100.00%
<b>CREATION COSTS</b>					
<i>FY 2017</i>	\$ 60,971	\$ -	\$ -	\$ -	\$ 60,971
<i>FY 2018</i>	-	-	-	-	-
<i>FY 2019</i>	-	-	-	-	-
<i>FY 2020</i>	-	-	-	-	-
<i>FY 2021</i>	-	-	-	-	-
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023</i>	-	-	-	-	-
<i>FY 2024</i>	-	-	-	-	-
<i>FY 2025</i>	-	-	-	-	-
<i>FY 2026</i> <sup>[a]</sup>	-	-	-	-	-
	<b>\$ 60,971</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 60,971</b>

**Footnotes:**

[a] Invoices received as of 12/31/2025

**Table 3: Library**  
**Total**

<b>DIRECT EXPENSES</b>		
<i>FY 2017</i>	\$	-
<i>FY 2018</i>		-
<i>FY 2019</i>		-
<i>FY 2020</i>		-
<i>FY 2021</i>		-
<i>FY 2022</i>		-
<i>FY 2023</i>		-
<i>FY 2024</i>		-
<i>FY 2025</i>		-
<i>FY 2026</i> <sup>[a]</sup>		-
	\$	-
 <b>ALLOCATION OF INDIRECT EXPENSES</b>		
<i>FY 2017</i>	\$	-
<i>FY 2018</i>		-
<i>FY 2019</i>		-
<i>FY 2020</i>		-
<i>FY 2021</i>		-
<i>FY 2022</i>		-
<i>FY 2023</i>		-
<i>FY 2024</i>		-
<i>FY 2025</i>		-
<i>FY 2026</i> <sup>[a]</sup>		-
	\$	-
 <b>TOTAL EXPENSES</b>		
<i>FY 2017</i>	\$	-
<i>FY 2018</i>		-
<i>FY 2019</i>		-
<i>FY 2020</i>		-
<i>FY 2021</i>		-
<i>FY 2022</i>		-
<i>FY 2023</i>		-
<i>FY 2024</i>		-
<i>FY 2025</i>		-
<i>FY 2026</i> <sup>[a]</sup>		-
	\$	-

**Footnotes:**  
[a] Invoices received as of 12/31/2025

Table 4: Town Center Expenditures					
	City	County	Library	DSISD	Total
<b>Cost Participation</b>					
Direct & Indirect	33.33%	33.33%	33.33%	0.00%	100.00%
Market/P3 Study	34.00%	0.00%	0.00%	66.00%	100.00%
<b>DIRECT EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	48,919	48,919	48,919	-	146,758
FY 2019	26,629	26,629	26,629	-	79,887
FY 2020	13,417	13,417	13,417	-	40,250
FY 2021	5,579	5,579	5,579	-	16,736
FY 2022	-	-	-	-	-
FY 2023	2,522	2,522	2,522	-	7,565
FY 2024	-	-	-	-	-
FY 2025	-	-	-	-	-
FY 2026 <sup>[a]</sup>	-	-	-	-	-
	<b>\$ 97,065</b>	<b>\$ 97,065</b>	<b>\$ 97,065</b>	<b>\$ -</b>	<b>\$ 291,196</b>
<b>ALLOCATION OF INDIRECT EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	25,119	25,119	25,119	-	75,357
FY 2019	25,576	25,576	25,576	-	76,728
FY 2020	34,789	34,789	34,789	-	104,367
FY 2021	9,294	9,294	9,294	-	27,881
FY 2022	-	-	-	-	-
FY 2023	740	740	740	-	2,220
FY 2024	-	-	-	-	-
FY 2025	-	-	-	-	-
FY 2026 <sup>[a]</sup>	-	-	-	-	-
	<b>\$ 95,518</b>	<b>\$ 95,518</b>	<b>\$ 95,518</b>	<b>\$ -</b>	<b>\$ 286,555</b>
<b>MARKET/P3 STUDY EXPENSES <sup>[b]</sup></b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	7,776	-	-	15,094	22,870
FY 2019	12,735	-	-	24,721	37,455
FY 2020	14,554	-	-	28,251	42,805
FY 2021	3,869	-	-	7,511	11,380
FY 2022	-	-	-	-	-
FY 2023	-	-	-	-	-
FY 2024	-	-	-	-	-
FY 2025	-	-	-	-	-
FY 2026 <sup>[a]</sup>	-	-	-	-	-
	<b>\$ 38,933</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 75,577</b>	<b>\$ 114,510</b>
<b>TOTAL EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	81,814	74,039	74,039	15,094	244,985
FY 2019	64,940	52,205	52,205	24,721	194,071
FY 2020	62,759	48,206	48,206	28,251	187,422
FY 2021	18,742	14,873	14,873	7,511	55,998
FY 2022	-	-	-	-	-
FY 2023	3,262	3,262	3,262	-	9,785
FY 2024	-	-	-	-	-
FY 2025	-	-	-	-	-
FY 2026 <sup>[a]</sup>	-	-	-	-	-
	<b>\$ 231,517</b>	<b>\$ 192,584</b>	<b>\$ 192,584</b>	<b>\$ 75,577</b>	<b>\$ 692,261</b>

**Footnotes:**

[a] Invoices received as of 12/31/2025

[b] Includes Town Center Market Study (\$20,000) and P3 Study (\$94,510) allocated between City (34%) and DSISD (66%).

Table 5: Old Fitzhugh Expenditures					
	City	County	Library	DSISD	Total
<b>Cost Participation</b>					
Direct & Indirect	50.00%	50.00%	0.00%	0.00%	100.00%
Market/P3 Study	0.00%	0.00%	0.00%	0.00%	0.00%
<b>DIRECT EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	42,305	42,305	-	-	84,610
FY 2019	1,225	1,225	-	-	2,450
FY 2020	1,025	1,025	-	-	2,050
FY 2021	7,509	7,509	-	-	15,018
FY 2022	52,604	52,604	-	-	105,208
FY 2023	110,395	110,395	-	-	220,791
FY 2024	128,709	128,709	-	-	257,417
FY 2025	183,677	183,677	-	-	367,355
FY 2026 <sup>[a]</sup>	-	-	-	-	-
	<b>\$ 527,450</b>	<b>\$ 527,450</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,054,899</b>
<b>ALLOCATION OF INDIRECT EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	21,723	21,723	-	-	43,446
FY 2019	1,177	1,177	-	-	2,353
FY 2020	2,658	2,658	-	-	5,316
FY 2021	12,509	12,509	-	-	25,018
FY 2022	30,793	30,793	-	-	61,586
FY 2023	32,405	32,405	-	-	64,810
FY 2024	39,181	39,181	-	-	78,362
FY 2025	12,573	12,573	-	-	25,147
FY 2026 <sup>[a]</sup>	-	-	-	-	-
	<b>\$ 153,018</b>	<b>\$ 153,018</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 306,036</b>
<b>MARKET/P3 STUDY EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	-	-	-	-	-
FY 2020	-	-	-	-	-
FY 2021	-	-	-	-	-
FY 2022	-	-	-	-	-
FY 2023	-	-	-	-	-
FY 2024	-	-	-	-	-
FY 2025	-	-	-	-	-
FY 2026 <sup>[a]</sup>	-	-	-	-	-
	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	64,028	64,028	-	-	128,056
FY 2019	2,402	2,402	-	-	4,803
FY 2020	3,683	3,683	-	-	7,366
FY 2021	20,018	20,018	-	-	40,035
FY 2022	83,397	83,397	-	-	166,794
FY 2023	142,800	142,800	-	-	285,601
FY 2024	167,889	167,889	-	-	335,779
FY 2025	196,251	196,251	-	-	392,502
FY 2026 <sup>[a]</sup>	-	-	-	-	-
	<b>\$ 680,468</b>	<b>\$ 680,468</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,360,935</b>

**Footnotes:**

[a] Invoices received as of 12/31/2025

Table 6: Triangle Expenditures					
	City	County	Library	DSISD	Total
<b>Cost Participation</b>					
Direct & Indirect	33.33%	66.67%	0.00%	0.00%	100.00%
Market/P3 Study	0.00%	0.00%	0.00%	0.00%	0.00%
<b>DIRECT EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	1,902	3,804	-	-	5,706
FY 2019	727	1,453	-	-	2,180
FY 2020	-	-	-	-	-
FY 2021	-	-	-	-	-
FY 2022	-	-	-	-	-
FY 2023	-	-	-	-	-
FY 2024	-	-	-	-	-
FY 2025	-	-	-	-	-
FY 2026 <sup>[a]</sup>	-	-	-	-	-
	<b>\$ 2,629</b>	<b>\$ 5,258</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,886</b>
<b>ALLOCATION OF INDIRECT EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	977	1,953	-	-	2,930
FY 2019	698	1,396	-	-	2,094
FY 2020	-	-	-	-	-
FY 2021	-	-	-	-	-
FY 2022	-	-	-	-	-
FY 2023	-	-	-	-	-
FY 2024	-	-	-	-	-
FY 2025	-	-	-	-	-
FY 2026 <sup>[a]</sup>	-	-	-	-	-
	<b>\$ 1,675</b>	<b>\$ 3,349</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,024</b>
<b>MARKET/P3 STUDY EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	-	-	-	-	-
FY 2020	-	-	-	-	-
FY 2021	-	-	-	-	-
FY 2022	-	-	-	-	-
FY 2023	-	-	-	-	-
FY 2024	-	-	-	-	-
FY 2025	-	-	-	-	-
FY 2026 <sup>[a]</sup>	-	-	-	-	-
	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	2,879	5,758	-	-	8,636
FY 2019	1,425	2,849	-	-	4,274
FY 2020	-	-	-	-	-
FY 2021	-	-	-	-	-
FY 2022	-	-	-	-	-
FY 2023	-	-	-	-	-
FY 2024	-	-	-	-	-
FY 2025	-	-	-	-	-
FY 2026 <sup>[a]</sup>	-	-	-	-	-
	<b>\$ 4,303</b>	<b>\$ 8,607</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,910</b>

**Footnotes:**

[a] Invoices received as of 12/31/2025

Table 7: Downtown Parking Expenditures					
	City	County	Library	DSISD	Total
<b>Cost Participation</b>					
Direct & Indirect	100.00%	0.00%	0.00%	0.00%	100.00%
Market/P3 Study	0.00%	0.00%	0.00%	0.00%	0.00%
<b>DIRECT EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	18,182	-	-	-	18,182
FY 2020	11,678	-	-	-	11,678
FY 2021	23,095	-	-	-	23,095
FY 2022	-	-	-	-	-
FY 2023	1,667	-	-	-	1,667
FY 2024	80,039	-	-	-	80,039
FY 2025	5,903	-	-	-	5,903
FY 2026 <sup>[a]</sup>	-	-	-	-	-
	<b>\$ 140,563</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 140,563</b>
<b>ALLOCATION OF INDIRECT EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	17,463	-	-	-	17,463
FY 2020	30,281	-	-	-	30,281
FY 2021	38,474	-	-	-	38,474
FY 2022	-	-	-	-	-
FY 2023	489	-	-	-	489
FY 2024	24,365	-	-	-	24,365
FY 2025	404	-	-	-	404
FY 2026 <sup>[a]</sup>	-	-	-	-	-
	<b>\$ 111,477</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 111,477</b>
<b>MARKET/P3 STUDY EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	-	-	-	-	-
FY 2020	-	-	-	-	-
FY 2021	-	-	-	-	-
FY 2022	-	-	-	-	-
FY 2023	-	-	-	-	-
FY 2024	-	-	-	-	-
FY 2025	-	-	-	-	-
FY 2026 <sup>[a]</sup>	-	-	-	-	-
	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	35,645	-	-	-	35,645
FY 2020	41,960	-	-	-	41,960
FY 2021	61,569	-	-	-	61,569
FY 2022	-	-	-	-	-
FY 2023	2,156	-	-	-	2,156
FY 2024	104,404	-	-	-	104,404
FY 2025	6,307	-	-	-	6,307
FY 2026 <sup>[a]</sup>	-	-	-	-	-
	<b>\$ 252,040</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 252,040</b>

Footnotes:  
[a] Invoices received as of 12/31/2025

Table 8: Stephenson Building Expenditures

Total

**DIRECT EXPENSES**

<i>FY 2017</i>	\$	-
<i>FY 2018</i>		-
<i>FY 2019</i>		-
<i>FY 2020</i>		-
<i>FY 2021</i>		-
<i>FY 2022</i>		-
<i>FY 2023</i>		-
<i>FY 2024</i>		-
<i>FY 2025</i>		28,948
<i>FY 2026</i> <sup>[a]</sup>		19,609
	\$	<b>48,557</b>

**ALLOCATION OF INDIRECT EXPENSES**

<i>FY 2017</i>	\$	-
<i>FY 2018</i>		-
<i>FY 2019</i>		-
<i>FY 2020</i>		-
<i>FY 2021</i>		-
<i>FY 2022</i>		-
<i>FY 2023</i>		-
<i>FY 2024</i>		-
<i>FY 2025</i>		1,982
<i>FY 2026</i> <sup>[a]</sup>		-
	\$	<b>1,982</b>

**TOTAL EXPENSES**

<i>FY 2017</i>	\$	-
<i>FY 2018</i>		-
<i>FY 2019</i>		-
<i>FY 2020</i>		-
<i>FY 2021</i>		-
<i>FY 2022</i>		-
<i>FY 2023</i>		-
<i>FY 2024</i>		-
<i>FY 2025</i>		30,929
<i>FY 2026</i> <sup>[a]</sup>		19,609
	\$	<b>50,539</b>

**Footnotes:**

[a] Invoices received as of 12/31/2025

**Table 9: Downtown Restrooms Expenditures**  
**Total**

<b>DIRECT EXPENSES</b>		
<i>FY 2017</i>	\$	-
<i>FY 2018</i>		-
<i>FY 2019</i>		-
<i>FY 2020</i>		-
<i>FY 2021</i>		-
<i>FY 2022</i>		-
<i>FY 2023</i>		-
<i>FY 2024</i>		-
<i>FY 2025</i>		-
<i>FY 2026</i> <sup>[a]</sup>		-
	\$	-

<b>ALLOCATION OF INDIRECT EXPENSES</b>		
<i>FY 2017</i>	\$	-
<i>FY 2018</i>		-
<i>FY 2019</i>		-
<i>FY 2020</i>		-
<i>FY 2021</i>		-
<i>FY 2022</i>		-
<i>FY 2023</i>		-
<i>FY 2024</i>		-
<i>FY 2025</i>		-
<i>FY 2026</i> <sup>[a]</sup>		-
	\$	-

<b>TOTAL EXPENSES</b>		
<i>FY 2017</i>	\$	-
<i>FY 2018</i>		-
<i>FY 2019</i>		-
<i>FY 2020</i>		-
<i>FY 2021</i>		-
<i>FY 2022</i>		-
<i>FY 2023</i>		-
<i>FY 2024</i>		-
<i>FY 2025</i>		-
<i>FY 2026</i> <sup>[a]</sup>		-
	\$	-

**Footnotes:**  
[a] Invoices received as of 12/31/2025

**Table 10: Downtown Drainage, Roadway,  
Sidewalks Expenditures**

	<b>Total</b>
<b>DIRECT EXPENSES</b>	
<i>FY 2017</i>	\$ -
<i>FY 2018</i>	-
<i>FY 2019</i>	-
<i>FY 2020</i>	-
<i>FY 2021</i>	-
<i>FY 2022</i>	-
<i>FY 2023</i>	-
<i>FY 2024</i>	-
<i>FY 2025</i>	276,220
<i>FY 2026</i> <sup>[a]</sup>	-
	<b>\$ 276,220</b>
<b>ALLOCATION OF INDIRECT EXPENSES</b>	
<i>FY 2017</i>	\$ -
<i>FY 2018</i>	-
<i>FY 2019</i>	-
<i>FY 2020</i>	-
<i>FY 2021</i>	-
<i>FY 2022</i>	-
<i>FY 2023</i>	-
<i>FY 2024</i>	-
<i>FY 2025</i>	18,908
<i>FY 2026</i> <sup>[a]</sup>	-
	<b>\$ 18,908</b>
<b>TOTAL EXPENSES</b>	
<i>FY 2017</i>	\$ -
<i>FY 2018</i>	-
<i>FY 2019</i>	-
<i>FY 2020</i>	-
<i>FY 2021</i>	-
<i>FY 2022</i>	-
<i>FY 2023</i>	-
<i>FY 2024</i>	-
<i>FY 2025</i>	295,128
<i>FY 2026</i> <sup>[a]</sup>	-
	<b>\$ 295,128</b>

**Footnotes:**

[a] Invoices received as of 12/31/2025

Table 11: Indirect Costs Summary						
Year	PM & Coordination	Legal & Administration	Regional DDS	Miscellaneous Expenses	Total	
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -	
FY 2018	\$ 77,660	\$ 33,703	\$ 6,680	\$ 3,691	\$ 121,733	
FY 2019	\$ 68,230	\$ 29,936	\$ -	\$ 473	\$ 98,639	
FY 2020	\$ 73,897	\$ 63,062	\$ -	\$ 3,005	\$ 139,964	
FY 2021	\$ 51,010	\$ 40,363	\$ -	\$ -	\$ 91,373	
FY 2022	\$ 42,110	\$ 19,475	\$ -	\$ -	\$ 61,586	
FY 2023	\$ 50,393	\$ 17,127	\$ -	\$ -	\$ 67,519	
FY 2024	\$ 85,960	\$ 16,767	\$ -	\$ -	\$ 102,727	
FY 2025	\$ 32,086	\$ 14,356	\$ -	\$ -	\$ 46,441	
FY 2026 <sup>[a]</sup>	\$ 3,075	\$ -	\$ -	\$ -	\$ 3,075	
<b>Total</b>	<b>\$ 484,420</b>	<b>\$ 234,788</b>	<b>\$ 6,680</b>	<b>\$ 7,168</b>	<b>\$ 733,057</b>	

**Footnotes:**

[a] Invoices received as of 12/31/2025

Table 12: TIRZ No. 1 - TIRZ Revenues

Year	Total TIRZ Assessed Value <sup>(a)</sup>	Anarene/Double LL Assessed Value <sup>(a)</sup>	In City Only TIRZ Assessed Value <sup>(a)</sup>	Total Incremental Value %	In City Incremental Value %	Total City Collections	TIRZ County Revenue			Total
							TIRZ City Revenue	- Anarene/Double LL	In City	
FY 2017	\$ 37,912,603	\$ -	\$ 37,912,603	0.00%	0.00%	\$ 63,687	\$ -	\$ -	\$ -	\$ -
FY 2018	\$ 48,892,539	\$ -	\$ 48,892,539	22.46%	22.46%	\$ 88,769	\$ 15,475	\$ -	\$ 24,430	\$ 39,906
FY 2019	\$ 83,566,560	\$ -	\$ 83,566,560	54.63%	54.63%	\$ 157,718	\$ 37,923	\$ -	\$ 99,001	\$ 136,924
FY 2020	\$ 107,588,343	\$ -	\$ 107,588,343	64.76%	64.76%	\$ 196,760	\$ 65,688	\$ -	\$ 147,608	\$ 213,296
FY 2021	\$ 129,011,979	\$ -	\$ 129,011,979	70.61%	70.61%	\$ 244,931	\$ 86,477	\$ -	\$ 191,855	\$ 278,332
FY 2022	\$ 137,163,217	\$ -	\$ 137,163,217	72.36%	72.36%	\$ 260,610	\$ 94,288	\$ -	\$ 191,901	\$ 286,189
FY 2023 [c]	\$ 208,940,580	\$ 1,547,850	\$ 207,392,730	65.57%	66.06%	\$ 371,414	\$ 121,775	\$ -	\$ 214,030	\$ 335,805
FY 2024	\$ 247,801,926	\$ 1,660,092	\$ 246,141,834	70.97%	71.41%	\$ 425,378	\$ 150,951	\$ 86	\$ 270,229	\$ 421,266
FY 2025	\$ 284,972,192	\$ 2,228,550	\$ 282,743,642	74.76%	75.11%	\$ 509,607	\$ 190,488	\$ 596	\$ 371,631	\$ 562,714
							<b>\$ 763,064</b>	<b>\$ 682</b>	<b>\$ 1,510,686</b>	<b>\$ 2,274,432</b>

**Footnotes:**

[a] Assessed Value per Hays Central Appraisal District.

[b] The County Revenue is calculated using a 50% participation rate for property within the City and a 25% participation rate for property outside the City in the Anarene/Double LL development.

[c] Beginning in FY 2023, TIRZ 1 was expanded to include the Anarene/Double LL properties which caused the Base Value for property within the City to increase from \$37,912,603 to \$70,382,980 and the Base Value for property within or outside the City to increase from \$37,912,603 to \$71,930,830.

Table 13: TIRZ No. 2 - TIRZ Revenues						
Year	Assessed Value [a]	Incremental Value %	Total City Collections [b]	TIRZ City Revenue	TIRZ County Revenue	Total
FY 2017	\$ 5,836,710	0.00%	\$ 20,858	\$ -	\$ -	\$ -
FY 2018	\$ 12,307,670	52.58%	\$ 22,745	\$ 4,345	\$ 14,398	\$ 18,743
FY 2019	\$ 28,732,478	79.69%	\$ 56,263	\$ 23,553	\$ 49,649	\$ 73,203
FY 2020	\$ 48,439,951	87.95%	\$ 91,643	\$ 40,473	\$ 90,255	\$ 130,728
FY 2021	\$ 72,915,989	92.00%	\$ 138,504	\$ 63,709	\$ 141,269	\$ 204,978
FY 2022	\$ 126,120,850	95.37%	\$ 239,630	\$ 114,270	\$ 232,569	\$ 346,839
FY 2023	\$ 278,803,689	97.91%	\$ 495,713	\$ 242,668	\$ 426,511	\$ 669,179
FY 2024	\$ 407,601,856	98.57%	\$ 700,260	\$ 345,116	\$ 617,714	\$ 962,830
FY 2025	\$ 412,755,994	98.59%	\$ 740,484	\$ 365,007	\$ 712,109	\$ 1,077,115
				<b>\$ 1,199,140</b>	<b>\$ 2,284,474</b>	<b>\$ 3,483,615</b>

**Footnotes:**

[a] Assessed Value per Hays Central Appraisal District.

Table 14: Total Cash Position

TIRZ NO. 1 CUMULATIVE REVENUES <sup>[a]</sup>	\$ 2,274,432
TIRZ NO. 2 CUMULATIVE REVENUES <sup>[a]</sup>	\$ 3,483,615
TOTAL TIRZ CUMULATIVE REVENUES <sup>[a]</sup>	\$ 5,758,046
LESS: CITY REIMBURSEMENT	\$ (482,631)
LESS: COUNTY REIMBURSEMENT	\$ (290,000)
LESS: DSISD REIMBURSEMENT	\$ (71,257)
LESS: LIBRARY REIMBURSEMENT	\$ (174,450)
LESS: TOTAL AMOUNT FUNDED DIRECTLY BY TIRZ	\$ (2,001,575)
	\$ (3,019,912)
TOTAL REMAINING TIRZ REVENUE	<b>\$ 2,738,134</b>

**Footnotes:**

[a] Revenues received through FY 2025.

Table 15 - Reimbursements by Entity				
	Contribution		Reimbursed to	Amount to be
	Amount		Date	Reimbursed
<b>Total</b>	\$ 1,018,338	\$	1,018,338	\$ -
City	\$ 482,631	\$	482,631	\$ -
County	\$ 290,000	\$	290,000	\$ -
Library	\$ 174,450	\$	174,450	\$ -
DSISD	\$ 71,257	\$	71,257	\$ -

**Table 16 - FY 2026 Estimated Ending Cash Balance**

AVAILABLE CASH (INCLUDES FY25 TIRZ REVENUE)	\$	<b>2,738,134</b>
LESS: FY 2026 AMENDED BUDGET	\$	1,576,350
PLUS: FY 2026 BUDGET SPENT TO DATE	\$	314,737
REMAINING FY 2026 BUDGET	\$	1,891,088
<b>ESTIMATED TOTAL CASH POSITION AT END OF FY 2026 (EXCLUDING FY2026 TIRZ REVENUE)</b>	<b>\$</b>	<b>4,629,222</b>
TIRZ NO. 1 REVENUE FOR FY 2026 (NOT YET RECEIVED)	\$	-
TIRZ NO. 2 REVENUE FOR FY 2026 (NOT YET RECEIVED)	\$	-
	\$	-
<b>ESTIMATED TOTAL CASH POSITION AT END OF FY 2026 (INCLUDING FY 2026 TIRZ REVENUE)</b>	<b>\$</b>	<b>4,629,222</b>

<b>USES OF FUNDS AVAILABLE AT END OF FY 2026</b>		
Balance Forward	\$	4,629,222
FY 2026 Adopted Budget	\$	1,576,350
	\$	3,052,871
Less: Fund Balance Reserve Requirement <sup>[a]</sup>	\$	(338,621)
Projected Cash Balance <sup>[b]</sup>	\$	2,714,250

**Footnotes:**

[a] Equal to one times the debt service requirement.

[b] Doesn't include anticipated FY 2026 revenues not yet received.

# Progress Report

## Old Fitzhugh Road PS&E

### March 2026

#### Description of Work Performed During the Past Period – March 2026

##### PROJECT MANAGEMENT

- Project management and administration
- TxDOT progress meetings – 2
- City progress meetings – 1
- TxDOT coordination
- Support City with exhibits for Property owner coordination on TCEs

##### ROADWAY DESIGN / TRAFFIC CALMING / TRAFFIC CONTROL / PAVEMENT MARKING AND SIGNING

- Address TxDOT comments on 100% design package

##### DRAINAGE DESIGN

- No tasks this period

##### ILLUMINATION

- No tasks this period

##### UTILITY COORDINATION

- Coordination with PEC on project close out

##### ENVIRONMENTAL

- Submit final exemption package to City

##### ROW SURVEYING

- No tasks this period

##### LANDSCAPE, STREETSCAPE, URBAN DESIGN

- Address TxDOT comments on 100% design package

##### PS&E PREPARATION

- Address TxDOT comments on the submission package

##### PUBLIC ENGAGEMENT

- No tasks this period

#### Anticipated Work to be Performed Next Period – April 2026

##### PROJECT MANAGEMENT

- Project management and administration
- TxDOT progress meetings – 1

- City progress meetings – 1
- TxDOT coordination
- Support City with exhibits for Property owner coordination on TCEs

**ROADWAY DESIGN / TRAFFIC CALMING / TRAFFIC CONTROL / PAVEMENT MARKING AND SIGNING**

- No tasks anticipated next period

**DRAINAGE DESIGN**

- No tasks anticipated next period

**ILLUMINATION**

- No tasks anticipated next period

**UTILITY COORDINATION**

- No tasks anticipated next period

**ENVIRONMENTAL**

- Submit final exemption package to TCEQ

**ROW SURVEYING**

- No tasks anticipated next period

**LANDSCAPE, STREETScape, URBAN DESIGN**

- No tasks anticipated next period

**PS&E PREPARATION**

- No tasks anticipated next period

**PUBLIC ENGAGEMENT**

- No tasks anticipated next period

**Project Needs – *This Period***

- City to provide ROW and easement acquisition documentation to TxDOT – in progress
- Temporary easements identified on east side of Old Fitzhugh Road for minor swales with updated drainage modeling. Need City support in obtaining construction easements – In progress

**Project Challenges and Resolutions – *This Period***

*This progress report reflects work performed during the given month. Invoice periods may vary slightly. Subconsultant invoices may be delayed in the invoicing process.*

Submission	Extended TxDOT Schedule	Actual Dates and Planned Schedule	Notes
	<i>TxDOT Adjusted 2026 Letting Schedule</i>	<i>Escalated ahead of 2026 Letting Schedule</i>	
<b>90% PS&amp;E Submission</b>	N/A	January 2025	Completed. TxDOT is tracking this as a 60% submittal package.
<b>90% PS&amp;E Resubmission</b>	October 2025	July 2025	TxDOT will require a second 90% submission since the 60% design plans were reviewed by TxDOT “over-the-shoulder” without TxDOT paperwork. Design plans will be at 100% design stage with this submission.
<b>100% PS&amp;E Submission</b>	December 2025	01/09/26	TxDOT Comments Received: 12/8/25
<b>Ready to Let PS&amp;E Submission</b>	March 2026	02/13/26 03/02/26 03/13/26 03/27/26	Individual sheet submissions per TxDOT request to close 100% for RTL.
<b>Let Date</b>	May 2026	May 2026	On Schedule for May 2026

**Current Utility Status**

- PEC – Construction started 07/04/25. Completed.
- Frontier – Construction started 07/28/25. Completed.
- Spectrum – Construction started 11/8/2025. Completed.
- Fiberlight – Completed.
- Dripping Springs Water Supply – Joint Bid, 100% design plans received.

## Old Fitzhugh Road

### Project Funding Recap

TIRZ Priority Projects

REV. 4/06/2025- KES / SC

Funding Element	Source / Notes	Cost (Credit)
<b>Engineer's Estimate of Probable Construction Cost (Updated)</b>	HDR 100% PSE's – 4/6/26 Funding Breakdown  Estimated Cost Includes: <ul style="list-style-type: none"> <li>• Water Line Relocation- (\$1.227M)</li> <li>• Water Line Contingency- 10% (\$122,708)</li> <li>• Safety Contingency- 5% (\$349,552)</li> <li>• ROW &amp; Easements- (\$233,227)</li> <li>• Inflation Adjustment- 2% Year of Expenditure 2026- (\$139,821)</li> </ul>	\$8,918,756
<b>DSWSC Reimbursement</b>	City / DSWSC Relocation Agreement- (4/25/25)	(\$488,000)
<b>Hays Co. POSAC Grant</b>	2025 Hays County Funding Agreement Old Fitzhugh Road Park Elements (6/4/25)	(\$1,605,000)
<b>TXDOT TASA Grant</b>	TXDOT TASA Grant Award Letter- Old Fitzhugh Road (Verify Allowable Amount!)	(\$1,533,966)
	<b>Net Project Total:</b>	<b>\$5,291,790</b>
	<b>Net Project Funding Needed:</b>	<b>(\$5,291,790)</b>
<b>Debt Funded</b> (Included in 2025 Issuance)	TIRZ (75%)	\$4,094,727
	General Fund/Tax (25%)	\$1,364,909
<b>Summary /Recap</b>	<b>Net Project Funding to be Provided:</b>	<b>\$5,459,636</b>
	<b>“Fully Funded Project”</b>	<b>\$167,846</b>

\*Plan of Finance: TIRZ Funding via C of O's - 75% // City of Dripping Springs – 25%

**OLD FITZHUGH ROAD**

**100% ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST (EOPCC)**

DISTRICT: AUSTIN  
 COUNTY: HAYS  
 CSI: 914-33-107  
 DATE: 4/6/26

**HDR Engineering, Inc. Firm F-754**

Unit prices are Engineer's Opinion on Probable Construction Costs (EOPCC) based on Engineer's previous experience and qualifications which represents the Engineer's judgment as a design professional familiar with the construction industry. Quantities identified in the EOPCC have been estimated by HDR Engineering, Inc. The Engineer neither makes representation nor

**DESCRIPTION**

For the reconstruction of Old Fitzhugh Road including lime stabilized base, flexible base, asphalt, curb, gutter, parking turnouts, driveways, exposed aggregate sidewalk, flagstone sidewalk, illumination, storm sewer, extended detention ponds, and landscaping.

ITEM	ITEM DESCRIPTION	UNIT	UNIT PRICE	914-33-107		TXDOT		POSAC		DSWS		CITY		PROJECT TOTAL	
				QUANTITY	COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
<b>SUMMARY OF REMOVAL QUANTITIES</b>															
100-7002	PREPARING ROW	STA	\$ 5,000.00	33	\$ 165,000.00	-	\$ -	-	\$ -	-	\$ -	33	\$ 165,000.00	33	\$ 165,000.00
104-7011	REMOV CONC (DRIVEWAYS)	SY	\$ 25.00	341	\$ 8,525.00	93	\$ 2,325.00	-	\$ -	-	\$ -	248	\$ 6,200.00	341	\$ 8,525.00
104-7013	REMOV CONC (SIDEWALK, RAMP OR SUP)	SY	\$ 70.00	59	\$ 4,130.00	-	\$ -	-	\$ -	-	\$ -	59	\$ 4,130.00	59	\$ 4,130.00
104-7017	REMOV CONC (CURB & GUTTER)	LF	\$ 37.50	255	\$ 9,562.50	243	\$ 9,112.50	-	\$ -	-	\$ -	12	\$ 450.00	255	\$ 9,562.50
104-7046	REMOV CONC (MISC)	SY	\$ 50.00	75	\$ 3,750.00	-	\$ -	-	\$ -	-	\$ -	75	\$ 3,750.00	75	\$ 3,750.00
105-7006	RMV (6"-10") TRT/UNTRT BASE & ASPH PAV	SY	\$ 28.00	8,003	\$ 224,084.00	176	\$ 4,928.00	-	\$ -	-	\$ -	7,827	\$ 219,156.00	8,003	\$ 224,084.00
105-7019	RMV (19"-23") TRT/UNTRT BASE & ASPH PA	SY	\$ 12.00	1,017	\$ 12,204.00	-	\$ -	-	\$ -	-	\$ -	1,017	\$ 12,204.00	1,017	\$ 12,204.00
110-7001	EXCAV (ROADWAY)	CY	\$ 24.10	7,036	\$ 169,567.60	-	\$ -	-	\$ -	-	\$ -	7,036	\$ 169,567.60	7,036	\$ 169,567.60
496-7037	REMOV STR (PIPE)	EA	\$ 737.50	9	\$ 6,637.50	-	\$ -	-	\$ -	-	\$ -	9	\$ 6,637.50	9	\$ 6,637.50
550-7007	CHAIN LINK FENCE (REMOVE)	LF	\$ 10.50	88	\$ 924.00	-	\$ -	-	\$ -	-	\$ -	88	\$ 924.00	88	\$ 924.00
560-7012	RELOCATE EXISTING MAILBOX	EA	\$ 550.00	26	\$ 14,300.00	-	\$ -	-	\$ -	-	\$ -	26	\$ 14,300.00	26	\$ 14,300.00
690-7057	REMOVAL OF PEDESTRIAN RAMPS	EA	\$ 710.00	9	\$ 6,390.00	9	\$ 6,390.00	-	\$ -	-	\$ -	-	\$ -	9	\$ 6,390.00
<b>SUBTOTAL:</b>				<b>\$</b>	<b>625,074.60</b>	<b>\$</b>	<b>22,755.50</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>602,319.10</b>	<b>\$</b>	<b>625,074.60</b>
<b>SUMMARY OF ROADWAY QUANTITIES</b>															
132-7006	EMBANK (FNL)(DC)(TY C)	CY	\$ 26.00	995	\$ 25,870.00	-	\$ -	-	\$ -	-	\$ -	995	\$ 25,870.00	995	\$ 25,870.00
247-7176	FL BS (CMP IN PLC)(TYA GR1-2)(FNAL POS	CY	\$ 100.00	5,218	\$ 521,800.00	-	\$ -	-	\$ -	-	\$ -	5,218	\$ 521,800.00	5,218	\$ 521,800.00
3007-7001	BONDING COURSE	GAL	\$ 4.75	867	\$ 4,118.25	-	\$ -	-	\$ -	-	\$ -	867	\$ 4,118.25	867	\$ 4,118.25
310-7015	PRIME COAT (MULTI OPTION)	GAL	\$ 10.50	1,450	\$ 15,225.00	-	\$ -	-	\$ -	-	\$ -	1,450	\$ 15,225.00	1,450	\$ 15,225.00
341-7030	D-GR HMA TY-C PG76-22	TON	\$ 360.00	1,712	\$ 616,320.00	-	\$ -	-	\$ -	-	\$ -	1,712	\$ 616,320.00	1,712	\$ 616,320.00
474-7021	CAST-IN-PLACE TRENCH DRAIN	LF	\$ 150.00	133	\$ 19,950.00	-	\$ -	-	\$ -	-	\$ -	133	\$ 19,950.00	133	\$ 19,950.00
529-7007	CONC CURB (MONO) (TY II)	LF	\$ 30.00	666	\$ 19,980.00	666	\$ 19,980.00	-	\$ -	-	\$ -	-	\$ -	666	\$ 19,980.00
529-7009	CONC CURB & GUTTER (TY II)	LF	\$ 65.00	3,547	\$ 230,555.00	2,111	\$ 137,215.00	-	\$ -	-	\$ -	1,436	\$ 93,340.00	3,547	\$ 230,555.00
529-7028	CONC CURB (RIBBON)	LF	\$ 70.00	922	\$ 64,540.00	-	\$ -	-	\$ -	-	\$ -	922	\$ 64,540.00	922	\$ 64,540.00
530-7001	SPEED TABLE	SY	\$ 150.00	345	\$ 51,750.00	345	\$ 51,750.00	-	\$ -	-	\$ -	-	\$ -	345	\$ 51,750.00
530-7006	DRIVEWAYS (CONC)	SY	\$ 135.00	1,627	\$ 219,645.00	1,131	\$ 152,685.00	-	\$ -	-	\$ -	496	\$ 66,960.00	1,627	\$ 219,645.00
530-7010	DRIVEWAYS (ACP)	SY	\$ 72.50	29	\$ 2,102.50	-	\$ -	-	\$ -	-	\$ -	29	\$ 2,102.50	29	\$ 2,102.50
530-7015	DRIVEWAYS (BASE)	SY	\$ 41.25	226	\$ 9,322.50	157	\$ 6,476.25	-	\$ -	-	\$ -	69	\$ 2,846.25	226	\$ 9,322.50
530-7017	TURNOUTS (CONC)	SY	\$ 100.00	646	\$ 64,600.00	646	\$ 64,600.00	-	\$ -	-	\$ -	-	\$ -	646	\$ 64,600.00
<b>SUBTOTAL:</b>				<b>\$</b>	<b>1,865,778.25</b>	<b>\$</b>	<b>432,706.25</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>1,433,072.00</b>	<b>\$</b>	<b>1,865,778.25</b>
<b>SUMMARY OF PEDESTRIAN QUANTITIES</b>															
531-7005	CURB RAMPS (TY 1)	EA	\$ 3,400.00	2	\$ 6,800.00	2	\$ 6,800.00	-	\$ -	-	\$ -	-	\$ -	2	\$ 6,800.00
531-7010	CURB RAMPS (TY 7)	EA	\$ 3,250.00	2	\$ 6,500.00	2	\$ 6,500.00	-	\$ -	-	\$ -	-	\$ -	2	\$ 6,500.00
531-7011	CURB RAMPS (TY 10)	EA	\$ 3,270.00	1	\$ 3,270.00	1	\$ 3,270.00	-	\$ -	-	\$ -	-	\$ -	1	\$ 3,270.00
531-7013	CURB RAMPS (TY 21)	EA	\$ 4,250.00	2	\$ 8,500.00	2	\$ 8,500.00	-	\$ -	-	\$ -	-	\$ -	2	\$ 8,500.00
531-7100	CONC SIDEWALKS (5") (EXPOSED AGGREGATE FINISH)	SY	\$ 135.00	3,061	\$ 413,235.00	3,061	\$ 413,235.00	-	\$ -	-	\$ -	-	\$ -	3,061	\$ 413,235.00
SP434S-MRR	MORTARED RIVER ROCK	SF	\$ 50.00	289	\$ 14,450.00	289	\$ 14,450.00	-	\$ -	-	\$ -	-	\$ -	289	\$ 14,450.00
<b>SUBTOTAL:</b>				<b>\$</b>	<b>452,755.00</b>	<b>\$</b>	<b>452,755.00</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>452,755.00</b>
<b>SUMMARY OF DRAINAGE QUANTITIES</b>															
120S-B	CHANNEL EXCAVATION, PLAN QUANTITY - POND A	CY	\$ 85.00	400	\$ 34,000.00	-	\$ -	400	\$ 34,000.00	-	\$ -	-	\$ -	400	\$ 34,000.00
403S-CY-A	CONCRETE FOR MISC. STRUCTURES, CLASS A - OUTFALLS	CY	\$ 490.00	9	\$ 4,410.00	-	\$ -	9	\$ 4,410.00	-	\$ -	-	\$ -	9	\$ 4,410.00
403S-CY-AS	CONCRETE FOR MISC. STRUCTURES, CLASS A - SPLITTER STRUCTURE	CY	\$ 490.00	11	\$ 5,390.00	-	\$ -	11	\$ 5,390.00	-	\$ -	-	\$ -	11	\$ 5,390.00
403S-CY-C	CONCRETE FOR MISC. STRUCTURES, CLASS C - CONCRETE "U" CHAN	CY	\$ 650.00	12	\$ 7,800.00	-	\$ -	12	\$ 7,800.00	-	\$ -	-	\$ -	12	\$ 7,800.00
506-JSW-4X4	JUNCTION BOX, 4-FT X 4-FT, INCLUDING ACCESS MANHOLE	EA	\$ 9,600.00	2	\$ 19,200.00	-	\$ -	2	\$ 19,200.00	-	\$ -	-	\$ -	2	\$ 19,200.00

506 MSW-72	STANDARD PRE-CAST MANHOLE W/PRE-CAST BASE, 72 INCH DIA.	EA	\$ 13,000.00	2	\$ 26,000.00	-	\$ -	2	\$ 26,000.00	-	\$ -	2	\$ 26,000.00	
506 MSW-60	STANDARD PRE-CAST MANHOLE W/PRE-CAST BASE, 60 INCH DIA.	EA	\$ 12,500.00	12	\$ 150,000.00	-	\$ -	12	\$ 150,000.00	-	\$ -	12	\$ 150,000.00	
506 MSW-48	STANDARD PRE-CAST MANHOLE W/PRE-CAST BASE, 48 INCH DIA.	EA	\$ 11,800.00	2	\$ 23,600.00	-	\$ -	2	\$ 23,600.00	-	\$ -	2	\$ 23,600.00	
508S-H	HEADWALLS, 36 IN. DIA. RCP (SLOPED)	EA	\$ 6,000.00	2	\$ 12,000.00	-	\$ -	2	\$ 12,000.00	-	\$ -	2	\$ 12,000.00	
508S-I5S	INLET, STANDARD-5	EA	\$ 7,350.00	2	\$ 14,700.00	-	\$ -	2	\$ 14,700.00	-	\$ -	2	\$ 14,700.00	
508S-I10S	INLET, STANDARD-10	EA	\$ 8,250.00	17	\$ 140,250.00	-	\$ -	17	\$ 140,250.00	-	\$ -	17	\$ 140,250.00	
508S-IG-2X2	INLET, GRATE 2-FT X 2-FT	EA	\$ 5,000.00	7	\$ 35,000.00	-	\$ -	7	\$ 35,000.00	-	\$ -	7	\$ 35,000.00	
508S-IG-1X4	INLET, GRATE 1-FT X 4-FT	EA	\$ 5,000.00	8	\$ 40,000.00	-	\$ -	8	\$ 40,000.00	-	\$ -	8	\$ 40,000.00	
591S-B	DRY ROCK RIPRAP (D50=18 IN)	SY	\$ 110.00	50	\$ 5,500.00	-	\$ -	50	\$ 5,500.00	-	\$ -	50	\$ 5,500.00	
132-6001	EMBANKMENT (FINAL)	EA	\$ 110.00	30	\$ 3,300.00	-	\$ -	30	\$ 3,300.00	-	\$ -	30	\$ 3,300.00	
247-7178	FL BS (CMP IN PLC)(TY A GR 4)(FNAL POS	CY	\$ 105.00	7	\$ 735.00	-	\$ -	7	\$ 735.00	-	\$ -	7	\$ 735.00	
464-6001	RC PIPE (CL III)(12 IN)	LF	\$ 125.00	21	\$ 2,625.00	-	\$ -	21	\$ 2,625.00	-	\$ -	21	\$ 2,625.00	
464-6003	RC PIPE (CL III)(18 IN)	LF	\$ 150.00	802	\$ 120,300.00	-	\$ -	802	\$ 120,300.00	-	\$ -	802	\$ 120,300.00	
464-6005	RC PIPE (CL III)(24 IN)	LF	\$ 200.00	1,200	\$ 240,000.00	-	\$ -	1,200	\$ 240,000.00	-	\$ -	1,200	\$ 240,000.00	
464-6007	RC PIPE (CL III)(30 IN)	LF	\$ 220.00	990	\$ 217,800.00	-	\$ -	990	\$ 217,800.00	-	\$ -	990	\$ 217,800.00	
464-6008	RC PIPE (CL III)(36 IN)	LF	\$ 260.00	1,200	\$ 312,000.00	-	\$ -	1,200	\$ 312,000.00	-	\$ -	1,200	\$ 312,000.00	
SS8027	SAND BEDDING - U CHANNEL	CY	\$ 150.00	3	\$ 450.00	-	\$ -	3	\$ 450.00	-	\$ -	3	\$ 450.00	
<b>SUBTOTAL:</b>			<b>\$</b>	<b>1,415,060.00</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>1,415,060.00</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>1,415,060.00</b>

**SUMMARY OF ILLUMINATION (BASE BID) QUANTITIES**

416-7006	DRILL SHAFT (36 IN)	LF	\$ 354.00	5	\$ 1,593.00	5	\$ 1,593.00	-	\$ -	-	\$ -	5	\$ 1,593.00	
416-7039	DRILL SHAFT (RDWY ILL POLE) (24 IN)	LF	\$ 284.23	40	\$ 11,369.20	40	\$ 11,369.20	-	\$ -	-	\$ -	40	\$ 11,369.20	
618-7030	CONDT (PVC) (SCH 40) (2")	LF	\$ 22.00	4,904	\$ 107,888.00	4,904	\$ 107,888.00	-	\$ -	-	\$ -	4,904	\$ 107,888.00	
618-7031	CONDT (PVC) (SCH 40) (2") (BORE)	LF	\$ 35.00	382	\$ 13,370.00	382	\$ 13,370.00	-	\$ -	-	\$ -	382	\$ 13,370.00	
618-7057	CONDT (PVC) (SCH 80) (2") (CONC ENCSE)	LF	\$ 17.45	364	\$ 6,351.80	364	\$ 6,351.80	-	\$ -	-	\$ -	364	\$ 6,351.80	
620-7005	ELEC CONDR (NO.10) BARE	LF	\$ 2.24	280	\$ 627.20	280	\$ 627.20	-	\$ -	-	\$ -	280	\$ 627.20	
620-7006	ELEC CONDR (NO.10) INSULATED	LF	\$ 2.00	560	\$ 1,120.00	560	\$ 1,120.00	-	\$ -	-	\$ -	560	\$ 1,120.00	
620-7009	ELEC CONDR (NO.6) BARE	LF	\$ 2.65	3,856	\$ 10,218.40	3,856	\$ 10,218.40	-	\$ -	-	\$ -	3,856	\$ 10,218.40	
620-7010	ELEC CONDR (NO.6) INSULATED	LF	\$ 2.65	7,712	\$ 20,436.80	7,712	\$ 20,436.80	-	\$ -	-	\$ -	7,712	\$ 20,436.80	
624-7001	GROUND BOX TY A (122311)	EA	\$ 1,090.00	2	\$ 2,180.00	2	\$ 2,180.00	-	\$ -	-	\$ -	2	\$ 2,180.00	
624-7002	GROUND BOX TY A (122311)W/APRON	EA	\$ 1,562.50	9	\$ 14,062.50	9	\$ 14,062.50	-	\$ -	-	\$ -	9	\$ 14,062.50	
628-7147	ELC SRV TY D 120/240 060(NS)SS(E)PS(U)	EA	\$ 9,100.00	1	\$ 9,100.00	1	\$ 9,100.00	-	\$ -	-	\$ -	1	\$ 9,100.00	
628-7154	ELC SRV TY D 120/240 060(NS)SS(N)PS(U)	EA	\$ 16,695.98	3	\$ 50,087.94	3	\$ 50,087.94	-	\$ -	-	\$ -	3	\$ 50,087.94	
XX1	LED DECORATIVE ILLUMINATION ASSEMBLY (TYPE A)	EA	\$ 9,000.00	7	\$ 63,000.00	7	\$ 63,000.00	-	\$ -	-	\$ -	7	\$ 63,000.00	
XX2	LED DECORATIVE ILLUMINATION ASSEMBLY (TYPE C)	EA	\$ 8,300.00	1	\$ 8,300.00	1	\$ 8,300.00	-	\$ -	-	\$ -	1	\$ 8,300.00	
<b>SUBTOTAL:</b>			<b>\$</b>	<b>319,704.84</b>	<b>\$</b>	<b>319,704.84</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>319,704.84</b>

**SUMMARY OF ILLUMINATION (ALT BID) QUANTITIES**

416-7006	DRILL SHAFT (36 IN)	LF	\$ 354.00	54	\$ 19,116.00	-	\$ -	-	\$ -	-	\$ -	54	\$ 19,116.00	
416-7039	DRILL SHAFT (RDWY ILL POLE) (24 IN)	LF	\$ 284.23	8	\$ 2,273.84	-	\$ -	-	\$ -	-	\$ -	8	\$ 2,273.84	
432-7053	RIPRAP (SPECIAL)	CY	\$ 1,000.00	0	\$ 80.00	-	\$ -	-	\$ -	-	\$ -	0	\$ 80.00	
618-7030	CONDT (PVC) (SCH 40) (2")	LF	\$ 22.00	3,477	\$ 76,494.00	-	\$ -	-	\$ -	-	\$ -	3,477	\$ 76,494.00	
620-7009	ELEC CONDR (NO.6) BARE	LF	\$ 2.65	6,839	\$ 18,123.35	-	\$ -	-	\$ -	-	\$ -	6,839	\$ 18,123.35	
620-7010	ELEC CONDR (NO.6) INSULATED	LF	\$ 2.65	13,678	\$ 36,246.70	-	\$ -	-	\$ -	-	\$ -	13,678	\$ 36,246.70	
XX1	LED DECORATIVE ILLUMINATION ASSEMBLY (TYPE A)	EA	\$ 9,000.00	4	\$ 36,000.00	-	\$ -	-	\$ -	-	\$ -	4	\$ 36,000.00	
XX2	LED DECORATIVE ILLUMINATION ASSEMBLY (TYPE C)	EA	\$ 8,300.00	33	\$ 273,900.00	-	\$ -	-	\$ -	-	\$ -	33	\$ 273,900.00	
XX3	LED DECORATIVE ILLUMINATION ASSEMBLY (TYPE B)	EA	\$ 8,300.00	5	\$ 41,500.00	-	\$ -	-	\$ -	-	\$ -	5	\$ 41,500.00	
<b>SUBTOTAL:</b>			<b>\$</b>	<b>503,733.89</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>503,733.89</b>	<b>\$</b>	<b>503,733.89</b>

**SUMMARY OF SIGNING QUANTITIES**

644-7001	IN SM RD SN SUP&AM TY10BWG(1)SA(P)	EA	\$ 1,000.00	33	\$ 33,000.00	33	\$ 33,000.00	-	\$ -	-	\$ -	33	\$ 33,000.00	
644-7073	REMOVE SM RD SN SUP&AM	EA	\$ 150.00	18	\$ 2,700.00	18	\$ 2,700.00	-	\$ -	-	\$ -	18	\$ 2,700.00	
<b>SUBTOTAL:</b>			<b>\$</b>	<b>35,700.00</b>	<b>\$</b>	<b>35,700.00</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>35,700.00</b>

**SUMMARY OF PAVEMENT MARKING QUANTITIES**

666-7029	REFL PAV MRK TY I (W)12"(SLD)(090MIL)	LF	\$ 10.00	300	\$ 3,000.00	300	\$ 3,000.00	-	\$ -	-	\$ -	300	\$ 3,000.00	
666-7035	REFL PAV MRK TY I (W)24"(SLD)(090MIL)	LF	\$ 20.00	187	\$ 3,740.00	187	\$ 3,740.00	-	\$ -	-	\$ -	187	\$ 3,740.00	
666-7086	REF PAV MRK TY I (W)18"(YLD TRI)(090MIL)	EA	\$ 85.00	10	\$ 850.00	10	\$ 850.00	-	\$ -	-	\$ -	10	\$ 850.00	
666-7410	REFL PAV MRK TY I (W)6"(SLD)(090MIL)	LF	\$ 5.00	273	\$ 1,365.00	273	\$ 1,365.00	-	\$ -	-	\$ -	273	\$ 1,365.00	
666-7422	REFL PAV MRK TY I (Y)6"(SLD)(090MIL)	LF	\$ 6.00	6,170	\$ 37,020.00	6,170	\$ 37,020.00	-	\$ -	-	\$ -	6,170	\$ 37,020.00	
668-7067	PRE PM TY B(BL&WH)(ACC PRK)(W/BORDR)LG	EA	\$ 600.00	1	\$ 600.00	1	\$ 600.00	-	\$ -	-	\$ -	1	\$ 600.00	
672-7004	REFL PAV MRKR TY II-A	EA	\$ 6.00	79	\$ 474.00	79	\$ 474.00	-	\$ -	-	\$ -	79	\$ 474.00	
<b>SUBTOTAL:</b>			<b>\$</b>	<b>47,049.00</b>	<b>\$</b>	<b>47,049.00</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>47,049.00</b>



**SUMMARY OF EROSION CONTROL QUANTITIES**

100-7013	TREE PROTECTION (INSTALL)	EA	\$ 512.50	20	\$ 10,250.00	-	\$ -	-	\$ -	-	\$ -	20	\$ 10,250.00	20	\$ 10,250.00
100-7015	TREE PROTECTION (REMOVE)	EA	\$ 100.00	20	\$ 2,000.00	-	\$ -	-	\$ -	-	\$ -	20	\$ 2,000.00	20	\$ 2,000.00
160-7002	FURN & PLACE TOPSOIL (4")	SY	\$ 3.20	6,316	\$ 20,211.20	-	\$ -	-	\$ -	-	\$ -	6,316	\$ 20,211.20	6,316	\$ 20,211.20
164-7004	BROADCAST SEED (PERM_URBAN_CLAY)	SY	\$ 1.25	6,316	\$ 7,895.00	-	\$ -	-	\$ -	-	\$ -	6,316	\$ 7,895.00	6,316	\$ 7,895.00
168-7001	VEGETATIVE WATERING	TGL	\$ 39.10	569	\$ 22,247.90	-	\$ -	-	\$ -	-	\$ -	569	\$ 22,247.90	569	\$ 22,247.90
506-7039	TEMP SEDMT CONT FENCE (INSTALL)	LF	\$ 4.00	6,718	\$ 26,872.00	-	\$ -	-	\$ -	-	\$ -	6,718	\$ 26,872.00	6,718	\$ 26,872.00
506-7041	TEMP SEDMT CONT FENCE (REMOVE)	LF	\$ 1.27	6,718	\$ 8,531.86	-	\$ -	-	\$ -	-	\$ -	6,718	\$ 8,531.86	6,718	\$ 8,531.86
506-7044	BIODEG EROSN CONT LOGS (INSTL) (12")	LF	\$ 7.00	190	\$ 1,330.00	-	\$ -	-	\$ -	-	\$ -	190	\$ 1,330.00	190	\$ 1,330.00
506-7046	BIODEG EROSN CONT LOGS (REMOVE)	LF	\$ 1.85	190	\$ 351.50	-	\$ -	-	\$ -	-	\$ -	190	\$ 351.50	190	\$ 351.50
<b>SUBTOTAL:</b>			<b>\$</b>		<b>99,689.46</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>99,689.46</b>	<b>\$</b>	<b>99,689.46</b>

**SUMMARY OF HARDSCAPE QUANTITIES**

HARDSCAPE01	LEUDERS LIMESTONE BLOCKS AT RIBBON CURB 8"-10" (HEIGHT) X 10"	EA	\$ 100.00	118	\$ 11,800.00	-	\$ -	118	\$ 11,800.00	-	\$ -	-	\$ -	118	\$ 11,800.00
HARDSCAPE02	FURNISH AND INSTALL GRAVEL BAND (2" DEEP)	CY	\$ 180.00	13	\$ 2,340.00	-	\$ -	13	\$ 2,340.00	-	\$ -	-	\$ -	13	\$ 2,340.00
HARDSCAPE03	FLAGSTONE PAVING (OVER CONCRETE SUBSLAB)	SF	\$ 50.00	1,626	\$ 81,300.00	1,626	\$ 81,300.00	-	\$ -	-	\$ -	-	\$ -	1,626	\$ 81,300.00
HARDSCAPE04	LEDGESTONE SEATWALL (LIMESTONE LEDGE UNITS: ~12"-18" TALL (EXPOSED OUT OF GROUND) X ~18" - 24" DEEP X 36" - 60" LONG	EA	\$ 500.00	25	\$ 12,500.00	-	\$ -	25	\$ 12,500.00	-	\$ -	-	\$ -	25	\$ 12,500.00
HARDSCAPE05	NODE 5 CURBSIDE LEUDERS LIMESTONE BLOCKS: 18" TALL (EXPOSED OUT OF GROUND) X 18" DEEP X 48" LONG	EA	\$ 500.00	20	\$ 10,000.00	-	\$ -	20	\$ 10,000.00	-	\$ -	-	\$ -	20	\$ 10,000.00
HARDSCAPE06	CUSTOM LIMESTONE BENCH (WITH CONCRETE FOOTINGS)	EA	\$ 2,500.00	4	\$ 10,000.00	-	\$ -	4	\$ 10,000.00	-	\$ -	-	\$ -	4	\$ 10,000.00
HARDSCAPE07	TRASH RECEPTACLE (INSTALLED ON HARD PAVING)	EA	\$ 1,392.00	2	\$ 2,784.00	2	\$ 2,784.00	-	\$ -	-	\$ -	-	\$ -	2	\$ 2,784.00
HARDSCAPE08	BIKE RACK (INSTALLED ON HARD PAVING)	EA	\$ 468.00	6	\$ 2,808.00	6	\$ 2,808.00	-	\$ -	-	\$ -	-	\$ -	6	\$ 2,808.00
HARDSCAPE09	PET STATION (INSTALLED IN PLANTING AREAS)	EA	\$ 759.00	2	\$ 1,518.00	2	\$ 1,518.00	-	\$ -	-	\$ -	-	\$ -	2	\$ 1,518.00
<b>SUBTOTAL:</b>			<b>\$</b>		<b>135,050.00</b>	<b>\$</b>	<b>88,410.00</b>	<b>\$</b>	<b>46,640.00</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>135,050.00</b>

**SUMMARY OF LANDSCAPE QUANTITIES**

LANDSCAPE 01	FURNISH AND INSTAL MONTEREY OAK IN SOIL CELLS - 4" CALIPER	EA	\$ 1,260.00	11	\$ 13,860.00	-	\$ -	11	\$ 13,860.00	-	\$ -	-	\$ -	11	\$ 13,860.00
LANDSCAPE 02	FURNISH AND INSTALL MONTEREY OAK - 4" CALIPER	EA	\$ 1,260.00	25	\$ 31,500.00	-	\$ -	25	\$ 31,500.00	-	\$ -	-	\$ -	25	\$ 31,500.00
LANDSCAPE 03	FURNISH AND INSTALL CEDAR ELM - 4" CALIPER	EA	\$ 950.00	14	\$ 13,300.00	-	\$ -	14	\$ 13,300.00	-	\$ -	-	\$ -	14	\$ 13,300.00
LANDSCAPE 04	FURNISH AND INSTALL LACEY OAK - 4" CALIPER	EA	\$ 970.00	25	\$ 24,250.00	-	\$ -	25	\$ 24,250.00	-	\$ -	-	\$ -	25	\$ 24,250.00
LANDSCAPE 05	FURNISH AND INSTALL CHINQUAPIN OAK - 4" CALIPER	EA	\$ 1,260.00	23	\$ 28,980.00	-	\$ -	23	\$ 28,980.00	-	\$ -	-	\$ -	23	\$ 28,980.00
LANDSCAPE 06	FURNISH AND INSTALL MEXICAN SYCAMORE - 4" CALIPER	EA	\$ 950.00	14	\$ 13,300.00	-	\$ -	14	\$ 13,300.00	-	\$ -	-	\$ -	14	\$ 13,300.00
LANDSCAPE 07	FURNISH AND INSTALL LIVE OAK - 8" CALIPER	EA	\$ 7,500.00	4	\$ 30,000.00	-	\$ -	4	\$ 30,000.00	-	\$ -	-	\$ -	4	\$ 30,000.00
LANDSCAPE 08	FURNISH AND INSTALL BUR OAK - 4" CALIPER	EA	\$ 1,060.00	12	\$ 12,720.00	-	\$ -	12	\$ 12,720.00	-	\$ -	-	\$ -	12	\$ 12,720.00
LANDSCAPE 09	FURNISH AND INSTALL MEXICAN PLUM - 30 GAL	EA	\$ 900.00	10	\$ 9,000.00	-	\$ -	10	\$ 9,000.00	-	\$ -	-	\$ -	10	\$ 9,000.00
LANDSCAPE 10	FURNISH AND INSTALL TEXAS MOUNTAIN LAUREL - 24" BOX	EA	\$ 800.00	12	\$ 9,600.00	-	\$ -	12	\$ 9,600.00	-	\$ -	-	\$ -	12	\$ 9,600.00
LANDSCAPE 11	FURNISH AND INSTALL FLAME LEAF SUMAC - 5 GAL	EA	\$ 44.00	39	\$ 1,716.00	-	\$ -	39	\$ 1,716.00	-	\$ -	-	\$ -	39	\$ 1,716.00
LANDSCAPE 12	FURNISH AND INSTALL EVERGREEN SUMAC - 5 GAL	EA	\$ 60.00	10	\$ 600.00	-	\$ -	10	\$ 600.00	-	\$ -	-	\$ -	10	\$ 600.00
LANDSCAPE 13	FURNISH AND INSTALL LITTLE BLUESTEM - 1 GAL	EA	\$ 13.00	1,413	\$ 18,369.00	-	\$ -	1,413	\$ 18,369.00	-	\$ -	-	\$ -	1,413	\$ 18,369.00
LANDSCAPE 14	FURNISH AND INSTALL SIDEOATS GRAMA - 1 GAL	EA	\$ 13.00	484	\$ 6,292.00	-	\$ -	484	\$ 6,292.00	-	\$ -	-	\$ -	484	\$ 6,292.00
LANDSCAPE 15	FURNISH AND INSTALL FLAME ACANTHUS - 1 GAL	EA	\$ 10.00	60	\$ 600.00	-	\$ -	60	\$ 600.00	-	\$ -	-	\$ -	60	\$ 600.00
LANDSCAPE 16	FURNISH AND INSTALL PINK MUHLY GRASS - 1 GAL	EA	\$ 11.00	164	\$ 1,804.00	-	\$ -	164	\$ 1,804.00	-	\$ -	-	\$ -	164	\$ 1,804.00
LANDSCAPE 17	FURNISH AND INSTALL BLUE GRAMA GRASS - 1 GAL	EA	\$ 13.00	257	\$ 3,341.00	-	\$ -	257	\$ 3,341.00	-	\$ -	-	\$ -	257	\$ 3,341.00
LANDSCAPE 18	FURNISH AND OVERSEED "NATIVE TRAIL MIX" IN WILDFLOWER MEADOWS A & B ("EA" MEASURE REFERS TO 1 "DPAK" OF SEEDS WHICH COVERS 1,000 SF.)	EA	\$ 450.00	20	\$ 9,000.00	-	\$ -	20	\$ 9,000.00	-	\$ -	-	\$ -	20	\$ 9,000.00
LANDSCAPE 19	FURNISH AND OVERSEED "POLLINATOR ESSENTIALS MIX" POLLINATOR SEED MIX IN OVAL POLLINATOR GARDEN. (EACH = 1 "DPAK" OF SEEDS WHICH COVERS 1,000 SF.)	EA	\$ 450.00	3	\$ 1,350.00	-	\$ -	3	\$ 1,350.00	-	\$ -	-	\$ -	3	\$ 1,350.00
LANDSCAPE 20	FURNISH AND OVERSEED GREEN MILKWEED IN OVAL POLLINATOR GARDEN. (EACH = 1 "DPAK" OF SEEDS WHICH COVERS 1,000 SF.)	EA	\$ 450.00	3	\$ 1,350.00	-	\$ -	3	\$ 1,350.00	-	\$ -	-	\$ -	3	\$ 1,350.00
LANDSCAPE 21	FURNISH AND OVERSEED ANTELOPE HORN IN OVAL POLLINATOR GARDEN. (EACH = 1 "DPAK" OF SEEDS WHICH COVERS 1,000 SF.)	EA	\$ 450.00	3	\$ 1,350.00	-	\$ -	3	\$ 1,350.00	-	\$ -	-	\$ -	3	\$ 1,350.00
LANDSCAPE 22	TURF HYDROSEEDING	SF	\$ 0.40	42,460	\$ 16,984.00	-	\$ -	42,460	\$ 16,984.00	-	\$ -	-	\$ -	42,460	\$ 16,984.00
LANDSCAPE 23	STRUCTURAL SOILS BELOW SIDEWALK AT 24" DEPTH (ADJACENT TO 11	CY	\$ 120.00	198	\$ 23,760.00	-	\$ -	198	\$ 23,760.00	-	\$ -	-	\$ -	198	\$ 23,760.00
LANDSCAPE 24	TOPSOIL/ FINE GRADING - 12" THICK AT ALL CURBSIDE PLANTING ZON	CY	\$ 90.00	612	\$ 55,080.00	-	\$ -	612	\$ 55,080.00	-	\$ -	-	\$ -	612	\$ 55,080.00
LANDSCAPE 25	COMPOST - 2" THICK AT ALL CURBSIDE PLANTING ZONES AND MULCH	CY	\$ 81.00	102	\$ 8,262.00	-	\$ -	102	\$ 8,262.00	-	\$ -	-	\$ -	102	\$ 8,262.00
LANDSCAPE 26	HARDWOOD MULCH - 2" THICK AT ALL CURBSIDE PLANTING ZONES AND MULCH AROUND TREES	CY	\$ 90.00	102	\$ 9,180.00	-	\$ -	102	\$ 9,180.00	-	\$ -	-	\$ -	102	\$ 9,180.00

LANDSCAPE 27	IRRIGATION SYSTEM (38,790 SF IRRIGATED AREA)	EA	\$ 155,000.00	1	\$ 155,000.00	-	\$ -	1	\$ 155,000.00	-	\$ -	-	\$ -	1	\$ 155,000.00
<b>SUBTOTAL:</b>			<b>\$</b>	<b>500,548.00</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>500,548.00</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>500,548.00</b>	

**SUMMARY OF WATER LINE QUANTITIES**

502-7002	TRAFFIC CONTROL	LS	\$ 21,000.00	1	\$ 21,000.00	-	\$ -	-	\$ -	1	\$ 21,000.00	-	\$ -	1	\$ 21,000.00
7047-7003	PIPE WATER MAIN (PVC) (8-INCH)	LF	\$ 120.00	3,200	\$ 384,000.00	-	\$ -	-	\$ -	3,200	\$ 384,000.00	-	\$ -	3,200	\$ 384,000.00
7047-7004	TRENCH EXCAVATION PROTECTION	LF	\$ 5.00	3,200	\$ 16,000.00	-	\$ -	-	\$ -	3,200	\$ 16,000.00	-	\$ -	3,200	\$ 16,000.00
7047-7005	GATE VALVE AND BOX (8-INCH)	EA	\$ 5,000.00	3	\$ 15,000.00	-	\$ -	-	\$ -	3	\$ 15,000.00	-	\$ -	3	\$ 15,000.00
7047-7006	TIE IN (6-INCH)	EA	\$ 8,000.00	3	\$ 24,000.00	-	\$ -	-	\$ -	3	\$ 24,000.00	-	\$ -	3	\$ 24,000.00
7047-7007	FIRE HYDRANT ASSEMBLY	EA	\$ 10,000.00	7	\$ 70,000.00	-	\$ -	-	\$ -	7	\$ 70,000.00	-	\$ -	7	\$ 70,000.00
7047-7008	DUCTILE IRON FITTINGS	TON	\$ 7,000.00	4	\$ 28,000.00	-	\$ -	-	\$ -	4	\$ 28,000.00	-	\$ -	4	\$ 28,000.00
7047-7009	NEW METER WITH BOX	EA	\$ 2,000.00	37	\$ 74,000.00	-	\$ -	-	\$ -	37	\$ 74,000.00	-	\$ -	37	\$ 74,000.00
7047-7010	RELAY SHORT SERVICE	EA	\$ 1,500.00	19	\$ 28,500.00	-	\$ -	-	\$ -	19	\$ 28,500.00	-	\$ -	19	\$ 28,500.00
7047-7011	RELAY LONG SERVICE	EA	\$ 2,000.00	35	\$ 70,000.00	-	\$ -	-	\$ -	35	\$ 70,000.00	-	\$ -	35	\$ 70,000.00
7047-7012	REMOVAL TRANSPORT AND DISPOSAL OF AC PIPE	LF	\$ 80.00	3,126	\$ 250,080.00	-	\$ -	-	\$ -	3,126	\$ 250,080.00	-	\$ -	3,126	\$ 250,080.00
7047-7013	GROUT ABANDONMENT WATER MAIN (6-INCH)	LF	\$ 15.00	2,300	\$ 34,500.00	-	\$ -	-	\$ -	2,300	\$ 34,500.00	-	\$ -	2,300	\$ 34,500.00
7047-7014	HYDROSTATIC PRESSURE TEST	LS	\$ 10,000.00	1	\$ 10,000.00	-	\$ -	-	\$ -	1	\$ 10,000.00	-	\$ -	1	\$ 10,000.00
7047-7015	DISINFECTION TESTING	LS	\$ 10,000.00	1	\$ 10,000.00	-	\$ -	-	\$ -	1	\$ 10,000.00	-	\$ -	1	\$ 10,000.00
7047-7016	TEMP WATER BYPASS (4-INCH)	LF	\$ 60.00	3,200	\$ 192,000.00	-	\$ -	-	\$ -	3,200	\$ 192,000.00	-	\$ -	3,200	\$ 192,000.00
<b>SUBTOTAL:</b>			<b>\$</b>	<b>1,227,080.00</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>1,227,080.00</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>1,227,080.00</b>	

**SUMMARY OF CONSTRUCTION COSTS**

SUMMARY OF REMOVAL QUANTITIES	\$	625,074.60	\$	22,755.50	\$	-	\$	-	\$	602,319.10	\$	625,074.60		
SUMMARY OF ROADWAY QUANTITIES	\$	1,865,778.25	\$	432,706.25	\$	-	\$	-	\$	1,433,072.00	\$	1,865,778.25		
SUMMARY OF PEDESTRIAN QUANTITIES	\$	452,755.00	\$	452,755.00	\$	-	\$	-	\$	-	\$	452,755.00		
SUMMARY OF DRAINAGE QUANTITIES	\$	1,415,060.00	\$	-	\$	1,415,060.00	\$	-	\$	-	\$	1,415,060.00		
SUMMARY OF ILLUMINATION (BASE BID) QUANTITIES	\$	319,704.84	\$	319,704.84	\$	-	\$	-	\$	-	\$	319,704.84		
SUMMARY OF ILLUMINATION (ALT BID) QUANTITIES	\$	503,733.89	\$	-	\$	-	\$	-	\$	503,733.89	\$	503,733.89		
SUMMARY OF SIGNING QUANTITIES	\$	35,700.00	\$	35,700.00	\$	-	\$	-	\$	-	\$	35,700.00		
SUMMARY OF PAVEMENT MARKING QUANTITIES	\$	47,049.00	\$	47,049.00	\$	-	\$	-	\$	-	\$	47,049.00		
SUMMARY OF EROSION CONTROL QUANTITIES	\$	99,689.46	\$	-	\$	-	\$	-	\$	99,689.46	\$	99,689.46		
SUMMARY OF HARDSCAPE QUANTITIES	\$	135,050.00	\$	88,410.00	\$	46,640.00	\$	-	\$	-	\$	135,050.00		
SUMMARY OF LANDSCAPE QUANTITIES	\$	500,548.00	\$	-	\$	500,548.00	\$	-	\$	-	\$	500,548.00		
SUMMARY OF WATER LINE QUANTITIES	\$	1,227,080.00	\$	-	\$	-	\$	1,227,080.00	\$	-	\$	1,227,080.00		
<b>SUBTOTAL:</b>			<b>\$</b>	<b>7,227,223.04</b>	<b>\$</b>	<b>1,399,080.59</b>	<b>\$</b>	<b>1,962,248.00</b>	<b>\$</b>	<b>1,227,080.00</b>	<b>\$</b>	<b>2,638,814.45</b>	<b>\$</b>	<b>7,227,223.04</b>

**LUMP SUM AND MISCELLANEOUS ITEMS**

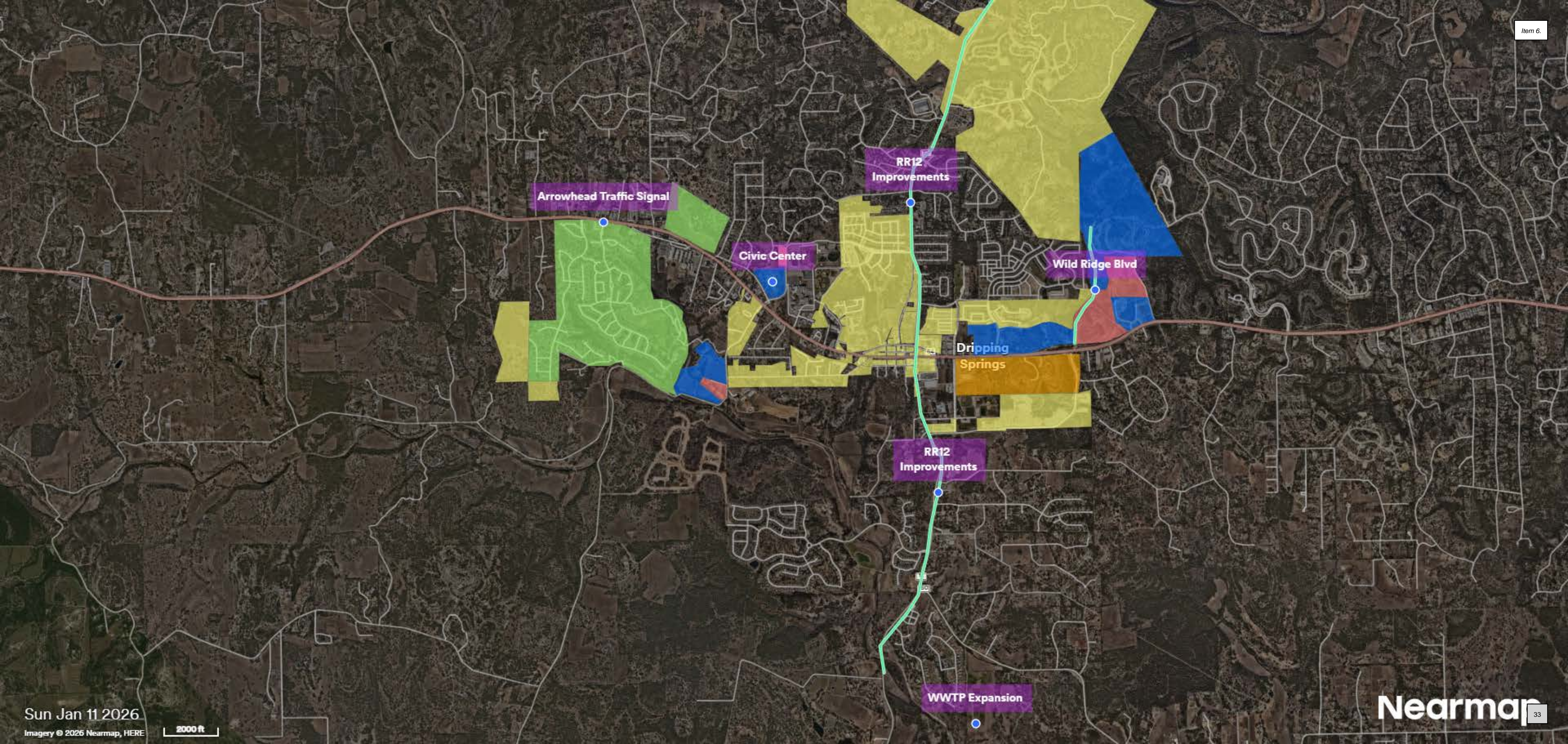
500-7001	MOBILIZATION - [10%]	LS	\$ 716,565.00	1.0	\$ 716,565.00	-	\$ -	-	\$ -	-	\$ -	1.0	\$ 716,565.00	1.0	\$ 716,565.00
502-7001	BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	\$ 5,000.00	23.0	\$ 115,000.00	-	\$ -	-	\$ -	-	\$ -	23.0	\$ 115,000.00	23.0	\$ 115,000.00
503-7002	PORTABLE CHANGEABLE MESSAGE SIGN	EA	\$ 10,000.00	4.0	\$ 40,000.00	-	\$ -	-	\$ -	-	\$ -	4.0	\$ 40,000.00	4.0	\$ 40,000.00
505-7001	TMA (STATIONARY)	DAY	\$ 250.00	422.0	\$ 105,500.00	-	\$ -	-	\$ -	-	\$ -	422.0	\$ 105,500.00	422.0	\$ 105,500.00
505-7003	TMA (MOBILE OPERATION)	DAY	\$ 125.00	2.0	\$ 250.00	-	\$ -	-	\$ -	-	\$ -	2.0	\$ 250.00	2.0	\$ 250.00
	CONTINGENCY (WATER LINE) - [10%]	LS	\$ 122,708.00	1.0	\$ 122,708.00	-	\$ -	-	\$ -	1.0	\$ 122,708.00	-	\$ -	1.0	\$ 122,708.00
9606-6056	SAFETY CONTINGENCY - [5%]	LS	\$ 358,283.00	1.0	\$ 358,283.00	-	\$ -	-	\$ -	-	\$ -	1.0	\$ 358,283.00	1.0	\$ 358,283.00
	ROW AND EASEMENTS	LS	\$ 233,227.00	1.0	\$ 233,227.00	-	\$ -	-	\$ -	-	\$ -	1.0	\$ 233,227.00	1.0	\$ 233,227.00
<b>SUBTOTAL:</b>			<b>\$</b>	<b>1,691,533.00</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>122,708.00</b>	<b>\$</b>	<b>1,568,825.00</b>	<b>\$</b>	<b>1,691,533.00</b>	

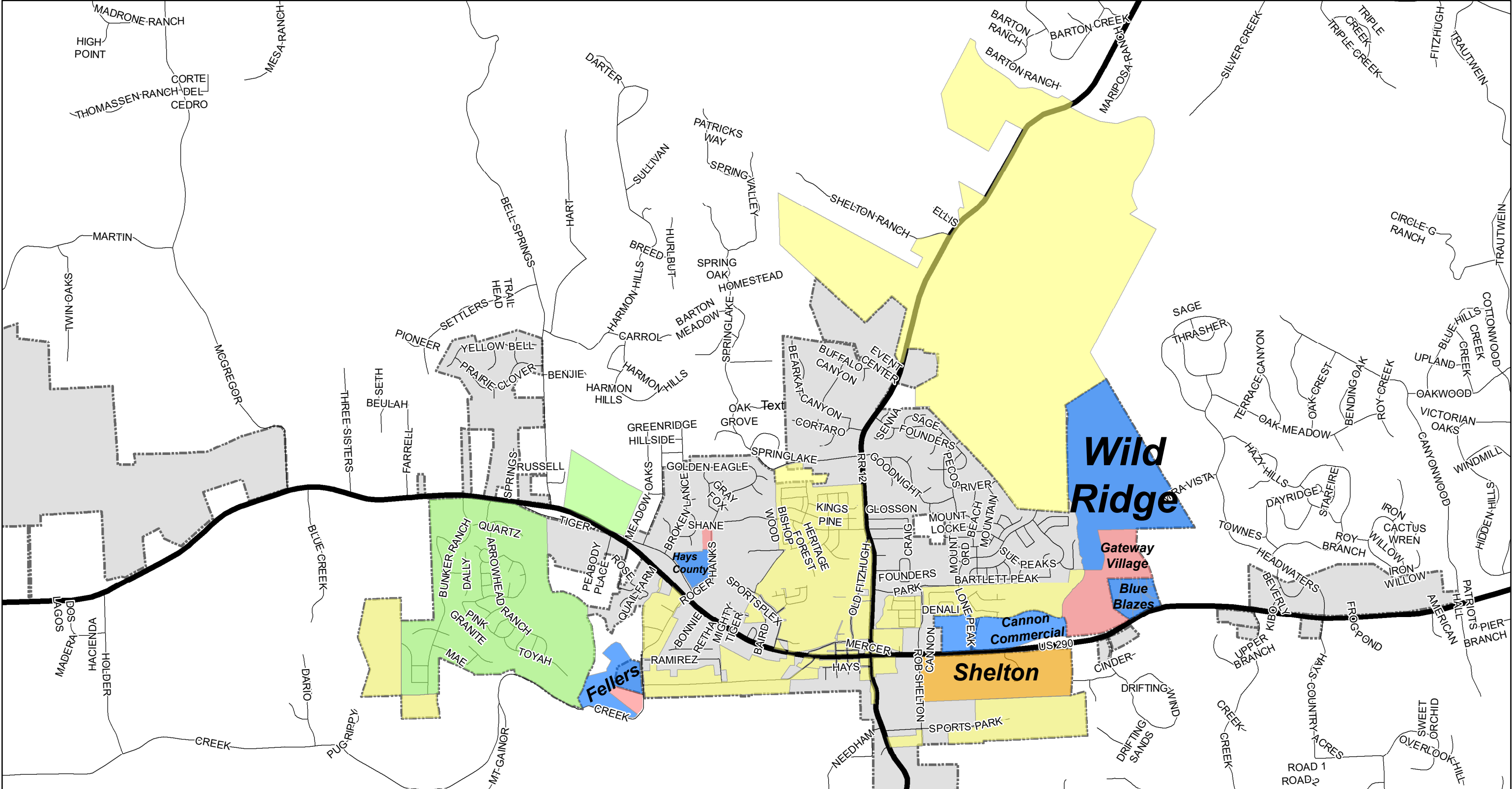
<b>TOTAL CONSTRUCTION COST:</b>	<b>\$</b>	<b>8,918,756.04</b>	<b>\$</b>	<b>1,399,080.59</b>	<b>\$</b>	<b>1,962,248.00</b>	<b>\$</b>	<b>1,349,788.00</b>	<b>\$</b>	<b>4,207,639.45</b>	<b>\$</b>	<b>8,918,756.04</b>
---------------------------------	-----------	---------------------	-----------	---------------------	-----------	---------------------	-----------	---------------------	-----------	---------------------	-----------	---------------------

<b>FUNDING ALLOCATION</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>1,533,996.00</b>	<b>\$</b>	<b>1,605,000.00</b>	<b>\$</b>	<b>488,000.00</b>
---------------------------	-----------	----------	-----------	---------------------	-----------	---------------------	-----------	-------------------

<b>REMAINDER</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>(134,915.41)</b>	<b>\$</b>	<b>357,248.00</b>	<b>\$</b>	<b>861,788.00</b>
------------------	-----------	----------	-----------	---------------------	-----------	-------------------	-----------	-------------------

<b>CITY TOTAL</b>	<b>\$</b>	<b>5,291,760.04</b>
-------------------	-----------	---------------------

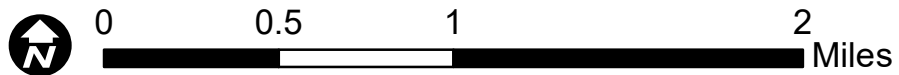




- Legend**
- TIRZ 1
  - TIRZ 2
  - Expansion 2026
  - Needs Verification
  - Possible TRZ or TIRZ
  - City Limits

**TIRZ Expansion**  
Date: 4/2/2026

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-ground survey and represents only the approximate relative location of property boundaries.



**CITY OF DRIPPING SPRINGS**

**ORDINANCE No. 2022-39**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS, DESIGNATING A GEOGRAPHIC AREA WITHIN THE CITY AS AN EXPANSION OF A REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS REINVESTMENT ZONE NUMBER ONE, TOWN CENTER TIRZ, CITY OF DRIPPING SPRINGS, TEXAS; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the City of Dripping Springs, Texas (the “City”), pursuant to the Tax Increment Financing Act, codified at Chapter 311 of the Texas Tax Code (hereinafter referred to as the “Act”), designated a geographic area within the City as a tax increment reinvestment zone when it determined that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

**WHEREAS**, the City Council desires to promote the development of an expanded geographic area in the City, which is depicted in Exhibit “A” of this Ordinance, through the expansion of an existing reinvestment zone (hereinafter referred to as the “Zone No. 1”) as authorized by and in accordance with the Act; and

**WHEREAS**, pursuant to and as required by the Act, the City has prepared an Updated Reinvestment Zone Project Plan and Financing Plan for Reinvestment Zone Number One, City of Dripping Springs, Texas dated October 18, 2022, attached as Exhibit “C” (hereinafter referred to as the “Updated Project and Finance Plan”) for the Zone; and

**WHEREAS**, the Zone No. 1 meets the criteria for the expansion of a reinvestment zone because it is located in the city limits and extraterritorial jurisdiction of the City and meets the criteria in Section 311.005 of the Act; and

**WHEREAS**, the Zone No. 1 will be able to fund a significant portion of the proposed projects as listed in the attached Updated Project and Financing Plan; and

**WHEREAS,** the Zone No. 1 meets the other requirements of the Tax Increment Financing Act including: (a) 30 percent or less of the property in the Zone No. 1, excluding property dedicated to public use, is currently used for residential purposes; (b) the total appraised value of all taxable real property in the Zone No. 1 according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 50 percent of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and

**WHEREAS,** the improvements in the Zone No. 1 will significantly enhance the value of all taxable real property in the Zone; and

**WHEREAS,** notice of the public hearing on the creation of the Zone was published in the official newspaper of the City on October 7, 2022, which was not later than the seventh day before the date of the public hearing, which was held on October 18, 2022; and

**WHEREAS,** at the public hearing interested persons were allowed to speak for or against the creation of the Zone, the boundaries of the Zone, and the concept of tax increment financing, and owners of property in the proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; and the public hearing was held in full compliance with Section 311.003(c) of the Act; and

**WHEREAS,** evidence was received and presented at the public hearing; and

**WHEREAS,** after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on October 18, 2022; and

**WHEREAS,** the City has taken all actions required to expand the Zone including, but not limited to, the Act, the Texas Open Meetings Act (defined herein), and all other laws applicable to the creation of the Zone.

**NOW THEREFORE, BE IT ORDAINED by the City of Dripping Springs:**

**SECTION 1. FINDINGS OF FACT**

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as expressly set forth herein.

**SECTION 2. Enactment**

Title 1, Article 1.04 and Title 1, Article 2.04 of the City of Dripping Springs Code of Ordinances is hereby amended to include the updated and expanded map attached as Exhibit A and updated

project plan as Exhibit “B”, which is attached hereto and incorporated into this Ordinance for all intents and purposes.

**SECTION 3. REPEALER**

All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

**SECTION 4. SEVERABILITY**

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

**SECTION 5. CODIFICATION**

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City’s Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

**SECTION 6. EFFECTIVE DATE**

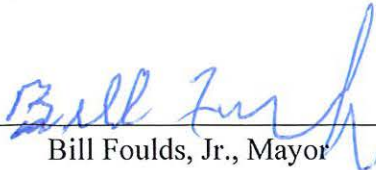
This Ordinance shall be effective immediately upon passage and publication.

**SECTION 7. PROPER NOTICE & MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

**PASSED & APPROVED** this, the 18th day of October 2022, by a vote of 4 (ayes) to 0 (nays) to 0 (abstentions) of the City Council of Dripping Springs, Texas.

**CITY OF DRIPPING SPRINGS:**

  
\_\_\_\_\_  
Bill Foulds, Jr., Mayor

ATTEST:

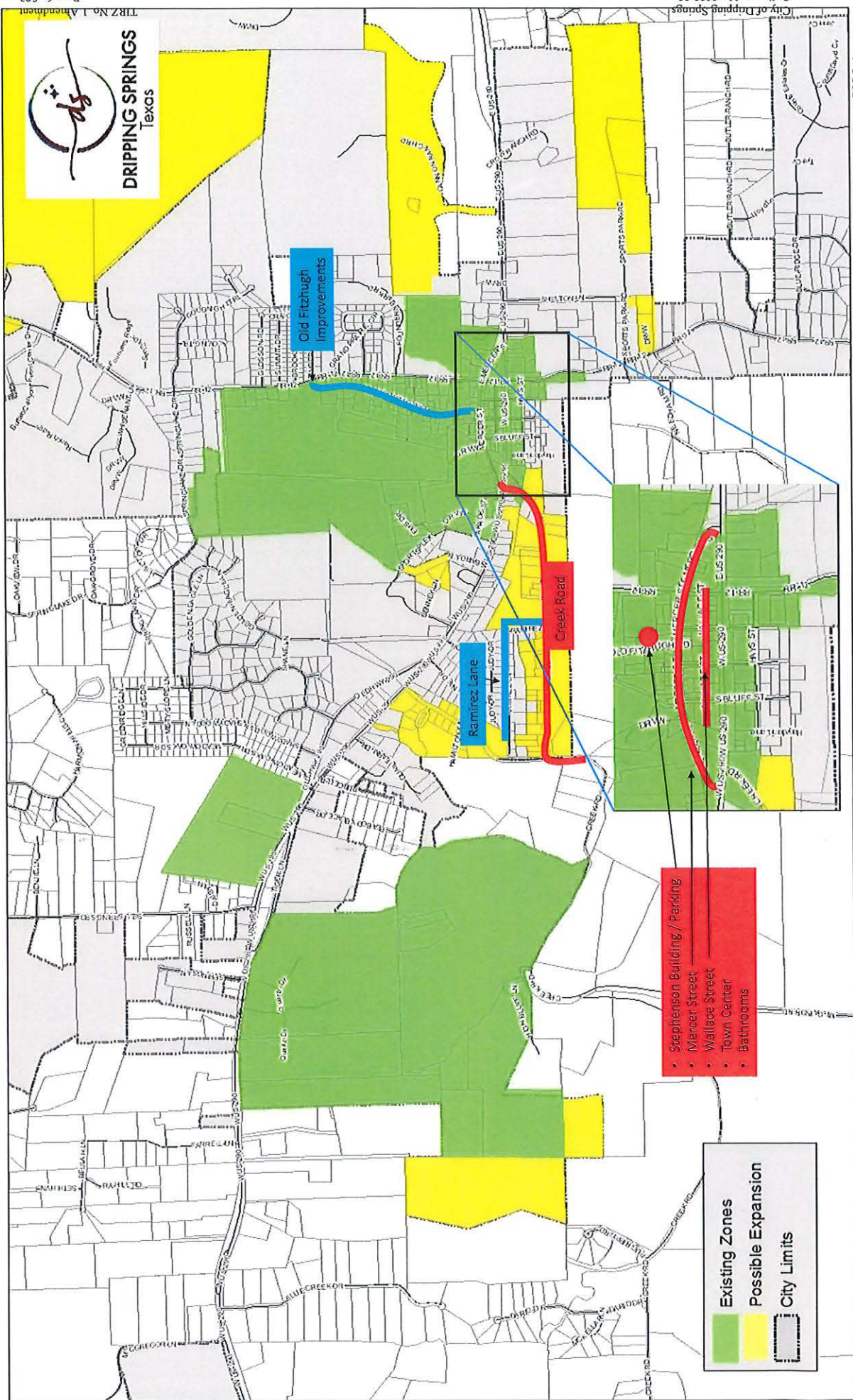
*Andrea Cunningham*  
Andrea Cunningham, City Secretary





# Possible TIRZ Expansion

Exhibit "B"



Item 6.



FINAL PROJECT PLAN AND  
REINVESTMENT ZONE FINANCING  
PLAN FOR PROPOSED TAX  
INCREMENT REINVESTMENT ZONE  
NO. 1, TOWN CENTER TIRZ, CITY  
OF DRIPPING SPRINGS

DECEMBER 13, 2016  
UPDATED October 18, 2022

Dripping Springs TIRZ No. 1  
Final Project Plan & Reinvestment Zone Financing Plan-  
Updated 2022

1. OVERVIEW

1.1 Background

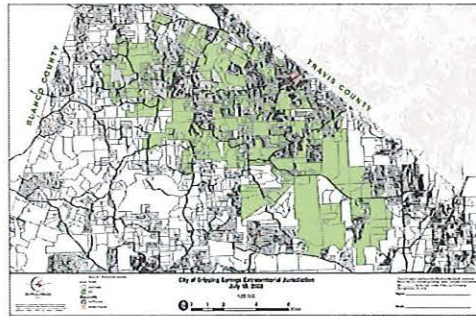
The City of Dripping Springs (the "City") is a Texas general law municipality incorporated in 1981, located 25 miles west of Austin, Texas. Dripping Springs has an unusually large Extra-Territorial Jurisdiction; with nearly 75,000 square acres the area expands from the city limits of Buda to Travis County and west of Austin. The Dripping Spring ETJ encompasses a majority of the northwestern half of Hays County. The City Limits and the City's ETJ are shown below in *Map Figure 1*.

According to the latest Census numbers issued for 2020, the City has had a large increase in population in the last ten years within the city limits and an even larger increase in the ETJ and School District. This pattern is expected to continue.

As of the 2020 census, the Dripping Springs population, within its city limits, is about 4,656 although its extraterritorial jurisdiction (ETJ) is home to over 40,000 residents. The city offers an exceptional school system and proximity to Austin and San Antonio.

The City created two Tax Increment Reinvestment Zones in 2016, including this Town Center TIRZ No. 1. This plan is an updated version of TIRZ No. 1 where the City, in coordination with the County, has identified additional projects and properties that would benefit the City and County's residents.

Map Figure 1- City Limit and ETJ



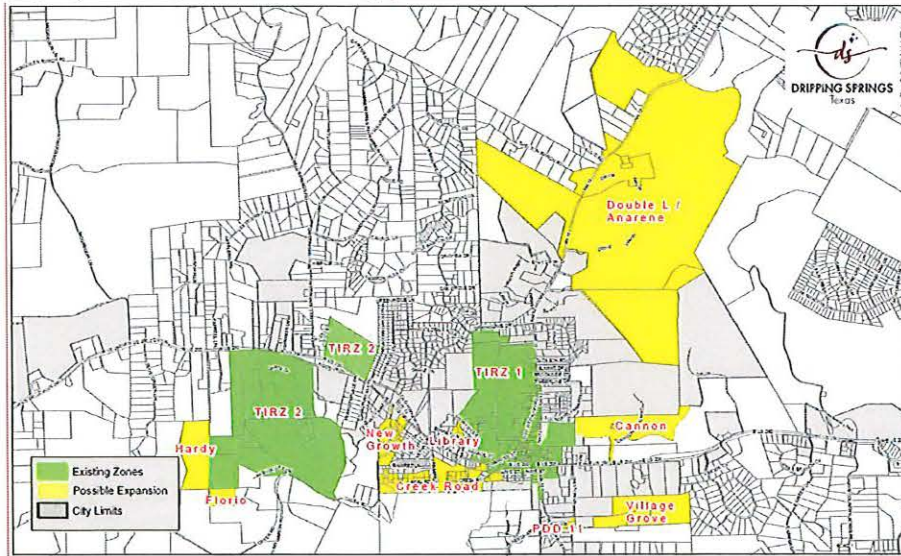
1. The Challenge

- a) Within the City Limits, the City has land available for development, in addition to areas of substandard development. The City needs additional means of planning and providing infrastructure to promote overall quality development in the area;
- b) The City's ETJ is comprised of numerous ownerships and as the tracts petition for annexation in a piecemeal fashion, the City has no means of planning and providing infrastructure to promote overall quality development;
- c) The City's downtown has dilapidated and unoccupied buildings that inhibit the City's growth;
- d) The lack of sidewalks and the inadequacy of certain streets in Dripping Springs also inhibits the growth of the City;
- e) Low quality and/or sub-standard developments will be an ongoing obstacle to annexation and City growth if allowed to continue; and
- f) If the City's ETJ is left unincorporated, the burden of providing services to the area will remain with Hays County.

2. Responding to the Challenge

In 2016, the City partnered with the County to participate in a Tax Increment Reinvestment Zone ("TIRZ" or "Zone") to be created over certain commercial and some residential areas within the City. Map Figure 2 below depicts the TIRZ Boundary and the respective areas of in-City (approximately 981 acres) and ETJ (approximately 1657 acres) included.

Map Figure 2: Proposed TIRZ boundary



Commented [LM1]: This map will be updated once the new areas are added and the new projects are approved.

The road and drainage improvements listed, especially those related to Old Fitzhugh Road, Mercer Street, and Creek Road will benefit every resident of Dripping Springs and its ETJ. Additionally, these road improvements will also benefit development in the area north of downtown by providing access to downtown and the greater Travis County area. These improvements are feasible and practical and will benefit the area within in the TIRZ boundary.

The proposed TIRZ would afford the opportunity for the City to plan and prepare for the provision of public infrastructure to areas within its City Limits, including Old Fitzhugh Road street and drainage improvements, Town Center improvements, Triangle/US 290/RR12 area road and drainage improvements, Creek Road improvements, Stephenson Building improvements, Public Parking downtown, and other road and drainage improvements.

The TIRZ is one layer of funding to help leverage additional funding sources for city improvements. Creating a TIRZ with identified projects is an effective method to communicate the city's key areas for investment and targeted growth.

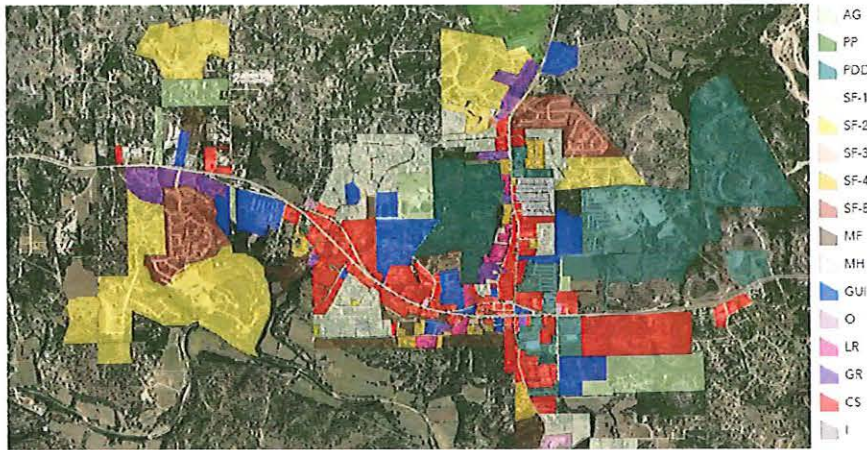
The City desires to maximize and preserve the taxable value of land and improvements in its ETJ and City Limits. Residents understand that maintaining their property values depends in no small part on high quality development within the City and the ETJ.

The City is experiencing and will continue to experience rapid growth. The City may need to update its land development code as it relates to the Town Center area in order to foster the development types that support the City's future goals. A detailed look at natural attributes, infrastructure, development trends, targeted development areas and the comprehensive plan should be evaluated to determine the new code requirements.

The need for this proposed TIRZ partnership is further compelling because neither the City nor County can address the development issues alone. The magnitude of infrastructure needed to ensure quality development is beyond the financial capability of the City to fund solely, and some of the infrastructure needed for quality development is typically outside the purview of the County to provide.

If this opportunity is missed, the City will be unable to provide the full array of city services and roads to promote development inside and outside the City Limits. If the ETJ develops with lack of planning and substandard infrastructure, the City is unlikely to annex due to the prohibitive cost of retro-fitting and upgrading substandard infrastructure. But for the creation of the TIRZ and participation by both the City and County, this area is not likely to attract or maintain private investment sufficient or timely enough to provide the proposed public improvements.

Map Figure 3: Proposed Uses



## 2. FINAL PROJECT PLAN

This Updated Project Plan and Reinvestment Zone Financing Plan (“The Updated Plan”) has been prepared in accordance with the requirements of Chapter 311.011 of the Texas Tax Code and outlines the improvements to be funded and implemented by the proposed Tax Increment Reinvestment Zone Number 1, Dripping Springs, Texas.



There are several key projects identified to help the City reach its real development potential downtown. These projects involve the important aspects needed to create solid framework for a successful eighteen hour downtown.

### Town Center:

The Town Center Concept is the foundation of the TIRZ creation. The Town Center is the catalyst project that would spur new development. The timing of the Town Center is important to the parties involved in the project. Due to rapid population growth, the city and county are looking for new facilities. The idea to co-locate the entities into a shared facility is a cost-effective way to design civic services. This project will include parking, city hall site acquisition as a portion of the Town Center project and constructing a new civic building.

When creating a new town center in an existing historic environment, it’s important to understand and respect the town’s existing characteristics. Most importantly, implementation of the projects must be sensitive to the area in the newly created district.

**Stephenson Building Project**

This project is for the preservation and renovation of the building at 101 Old Fitzhugh Road to serve as a community meeting, programs, and performance space, with some civic offices. The work includes hazardous materials abatement, cleaning the foundation, roof replacement, historic window restoration or replacement, gutter system replacement, restoration of the wood floor, ceiling restoration and installation of suspended acoustical ceiling in secondary spaces, TAS/ADA accessibility, mechanical, electrical, plumbing, thermal and moisture protection, carpentry, finishes, earthwork, grading, paving, and an addition for restrooms, storage, and a backstage area.

**Downtown Bathrooms**

The City has looked at downtown bathrooms to serve the downtown Mercer and Old Fitzhugh Districts. These bathrooms would be in the downtown area and may be attached or near the Stephenson Building. The bathrooms would include an accessible bathroom.

**Transportation Improvements:**

**Mercer Street and Old Fitzhugh Road:**

The newly constructed benches and sidewalks on Mercer Street are a great start to creating a downtown sense of place. The next series of downtown investments identified in the TIRZ Project Plan are the redesign and construction of Mercer Street and Old Fitzhugh Road to create a Town Center. These two streets are the most important streets within the historic downtown. The street designs are critical to the success of the downtown. They must be designed in partnership with the targeted development patterns along these streets. In order to achieve the ideal street and development type, the City must update its development regulations within this Zone.

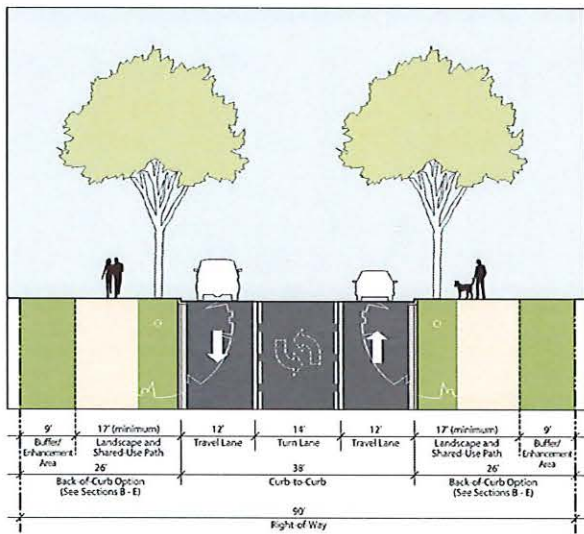


Based on the existing street lay out and the disconnected street pattern in new developments, connectivity is a serious challenge for the city. Providing new and alternative connections are addressed in the TIRZ Project Plan. The following projects will help connect Mercer Street to the Heritage Subdivision and provide the much-needed transportation infrastructure:

- (1) Roger Hanks Parkway; and
- (2) Garza Road ROW (North Street);
- (3) Wallace Street; and
- (4) Creek Road.

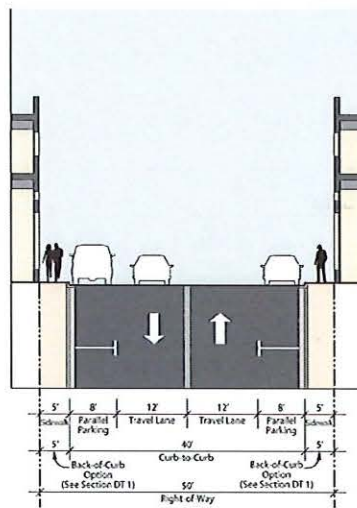
**Wallace Street Improvements:**

The City’s approved Transportation Master Plan (TMP) shows Wallace Street as a two-Lane Commercial Local Street (CLS2). This project proposes to improve Wallace Street to match the TMP for its entire length from Bluff Street to RR12, approximately 1,000 linear feet. It will remain a two-lane road but will establish much needed parallel parking, curb and gutter stormwater conveyance and pedestrian sidewalks on both sides of the street all within the existing 50-foot Right of Way.



2 Lane Minor Arterial Divided with Center Turn Lane  
City of Dripping Springs - Transportation Master Plan

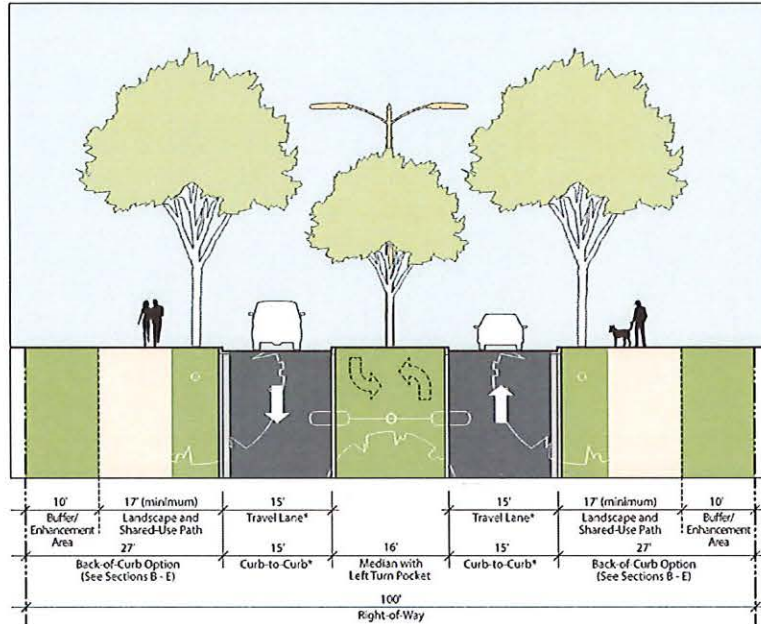
NOT  
To  
Be



2 Lane Downtown Commercial Street with Parallel Parking  
City of Dripping Springs - Transportation Master Plan

**Creek Road Improvements:**

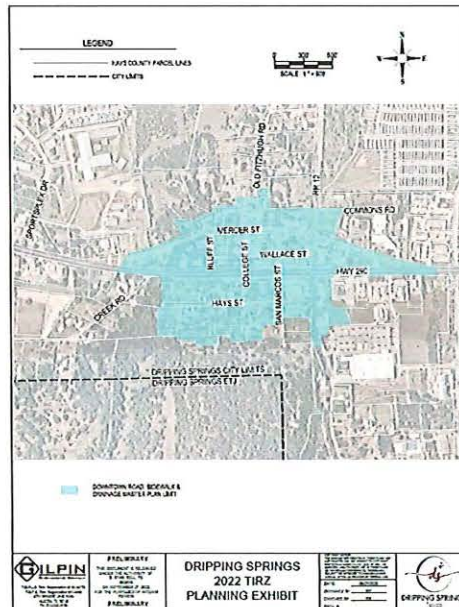
The City’s approved Transportation Master Plan shows Creek Road as a two-Lane Major Divided Arterial (MAD2). This street section improves traffic flow and safety while establishing pedestrian access facilities and improving drainage for this approximately 1-mile corridor. It will remain a two-lane road but will be divided either by a median or center turn lane. This section also includes shared use paths and curb and guttered stormwater conveyance. Right of Way (ROW) of 90 to 100 feet will be required to provide these improvements. Much of the existing ROW is as narrow as 50 feet. The project will provide much needed improvements to a heavily utilized east/west connector that is forecasted to see increased development. Prior to finalization of the street section additional study will be done.



**2 Lane Minor/Major Arterial Divided**  
**City of Dripping Springs - Transportation Master Plan**

NOTES  
 \* Curb-to-curb  
 - For Back-of-Curb

**Downtown Road, Sidewalk & Drainage Master Plan**  
 This Downtown Road, Sidewalk and Drainage Master Plan will seek to develop a phased approach to source funding for the design and construction of improvements consistent with the City's approved Transportation Master Plan. The plan will include core downtown streets Mercer, Wallace, Hays, Bluff, College, San Marcos and Old Fitzhugh. The plan will focus on improving downtown parking, pedestrian access and safety at the same time as improving the City's downtown drainage conveyance facilities. Parking improvements will include options for angled parking or parallel parking along improved street sections. Pedestrian facilities will include combinations of 5-foot sidewalks and shared use paths as well as extension of the network of street lighting, benches and bike racks already implemented in Mercer Street and currently being planned for Old Fitzhugh Road. Storm conveyance will be improved to curb and gutter with underground pipes systems.



Dripping Springs TIRZ No. 1  
 Updated Final Project Plan - 2022

**Benefits to Taxing Units**

The TIRZ as proposed will allow the City, County, and Library to partner with each other for public improvements each may have planned for the area. The City believes that a TIRZ is the best mechanism by which to partner with the County and also with private sector developers to plan, fund, and construct the needed improvements over the long-range time horizon such an ambitious undertaking might require. The City and County will be able to fund a large building site for a building complex with city and county services.

Through the TIRZ, the City and County can both maximize the value of the ETJ to the benefit of their respective voters and citizens, as well as contribute to the community cohesion that comes with planned development. Developers seeking to partner with the TIRZ will be required to petition for annexation into the City. This performance driven structure will shift the cost and risk of construction to the private sector, with repayment coming out of new growth resulting from the infrastructure provided.

**1. Changes to Municipal Ordinances Required 311.011(b)(2))**

Some changes to the development code for the Town Center area could be needed to fully complete the projects. Other than these changes and the ordinance changes that will be required by the annexation and zoning of properties currently in the ETJ, there are no other contemplated changes to the City's Code of Ordinances or the Comp Plan.

**2. Non-Project Costs (311.011(b)(3))**

Non-Project Costs will consist of unreimbursed costs of public rights-of way, utility upgrades, street relocation cost, technology investment, public open space improvements, and other private investment. The projects, which are expected to result from the TIRZ major infrastructure improvements, consist of private investment in various development projects which will include internal infrastructure such as internal roads, water, sewer, and drainage facilities, along with the private development. The total value of such projects can reasonably be projected to total more than forty-six million dollars (\$46,000,000) at TIRZ end.

**3. REINVESTMENT ZONE FINANCING PLAN**

The TIRZ is intended to provide a funding and/or reimbursement mechanism for major public infrastructure to provide roadways and public utilities to un-served properties within the Zone, along with various landscape, beautification and urban design components. The comprehensive and long-term nature of the project will promote stability, and sustainable commercial, residential, retail and light industrial opportunities in an area that is currently underutilized and undervalued. The TIRZ may fund all or a portion of the eligible projects.



**3.1 Estimated Project Cost Description (311.011(c)(1))**

The project costs below comply with the categories established in Section 311.002 of the Texas Tax Code. The dollar amounts are approximate estimates based on assumptions of how the land may develop and are expressed in year 2016 dollars. Project Costs may be adjusted to actual development plans, bid costs and/or for inflation. Projects will be undertaken and paid for as funds are available from increment or other sources. The intent is to complete as many of the projects as can be funded from tax increment revenues notwithstanding whether the costs or tax increments exceed the estimates herein, and costs may be moved among line items.

Project Description	Project Estimate <sup>1</sup>	Proportionate Cost
Capital Projects Roads and Drainage	\$ 25,150,000	\$ 16,387,500
Civic Facilities City Hall as portion of Town Center	\$ 3,000,000	\$ 2,250,000
Public Parking Downtown	\$ 200,000	\$ 150,000
Stephenson Building	\$ 2,200,000	\$ 1,100,000

<sup>1</sup> Projects that also benefit the area in TIRZ # 2 may also be funded by that TIRZ.

Downtown Bathrooms	\$ 300,000	\$ 150,000
<b>Total Estimated Project Costs</b>	<b>\$ 30,850,000</b>	<b>\$ 20,037,500</b>

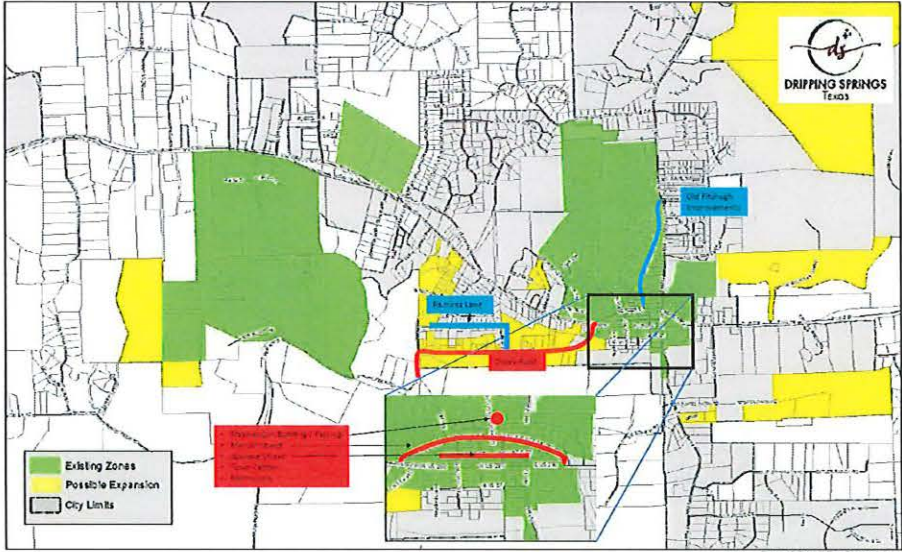
In addition to the projects described above, the following categories established in Section 311.002(1) of the Texas Tax Code as eligible project costs will be considered eligible project costs. The TIRZ will fund project costs at the discretion and approval of the Board of Directors of the TIRZ. And, when appropriate and practicable, the TIRZ will consider categories that are eligible for financing projects, such as:

- *Capital Projects* related to demolition, environmental abatement, and remediation including site work and fill, necessary to prepare sites and existing structures for new use.
- *Land Costs* associated with property formally conveyed to the public in conjunction with the implementation of projects otherwise eligible for reimbursement may also be eligible for reimbursement.
- *Matching Funds* may be contributed in support of local, state, federal or other capital improvements programs that benefit the project and the region.
- *Streetscape, Gateways, Parks, and Community Facilities* that enhance or serve the existing and future development. These may include, but are not limited to, lighting, walks, landscaping and related street furniture, greenbelts and paths, trails, parks, outdoor pavilions, non-profit community and arts space, and recreational/sports facilities.
- *Professional Services* incurred for architectural, planning, engineering, legal, landscape architecture, financial, marketing, public relations, management, leasing, bookkeeping, tax role verification, environmental, archaeological, and other services and advice necessary to a project.
- *Financing Costs* related to developer's interest, city interest, and financing interest, legal fees, underwriter's fees, brokerage charges, transfer or placement charges, premium and fees paid for loans, credit enhancement fees, notes, bonds or other instruments of credit issued to pay for project costs.
- *Operational Expenses* as may be necessary to provide for the proper administration of the Zone, operation of Zone facilities and services provided therein, over the life of the TIRZ.

3.2 Kind, Number and Location of Proposed Public Improvements (311.011(c)(2))

Proposed public improvements include drainage, roadways (including Old Fitzhugh Road and Creek Road), and various facilities. The majority of these improvements, including roadways, city hall as portion of Town Center, and parking, will be located in the City. Urban design components may also be within the City Limits. The map below indicates the probable location of the listed improvements; however, final alignments will be determined at the time of design. Public infrastructure improvements and civic facilities will be considered eligible projects anywhere within the Zone.

Map Figure 4-  
Location of  
Proposed Projects  
in TIRZ #1 and  
TIRZ #2.



3.3 Economic Feasibility (311.011(c)(3))

Currently, the projected cost estimates for the projects benefitting the Town Center TIRZ No. 1 are \$20,037,500. This estimate does not include the administrative expenses of running the TIRZ. Using 50% of the incremental increase of the Tax Rate of \$.1778, \$.089, after thirty (30) years, the expected amount in the Tax Increment Fund will be conservatively estimated at \$22,589,684. Thus, the TIRZ with a 50% of the increment, currently at \$.089, the TIRZ will be able to fund all of the projected estimated costs. See Attachment "A". (With the County participating at 50% on some properties and 25% at some properties the total projected revenue is \$81,000,000).

3.4 Estimate of Bonded Indebtedness To Be Incurred (311.011(c)(4))

Bonds, notes or other obligations may be issued to yield net proceeds sufficient to pay all or a portion of the eligible project costs and related professional fees that are currently estimated at, but are not limited to, \$20,037,500. The City, at its sole discretion, may issue or cause to be issued bonds, notes, or other obligations secured by tax increment revenues, the proceeds of which could be used to pay for or reimburse Project Costs, including public improvements, capitalized interest, professional fees, developer interest and costs of issuance of the bonds.

3.5 Estimated Time When Monetary Obligations Are To Be Incurred (311.011(c)(S))

Since the buildout horizon for TIRZ improvements will be market driven, it is anticipated that the completion of the infrastructure will take a minimum of five years from the date of this Updated Plan, although some projects may be started within the first two years in anticipation of the increase in TIRZ Funds. Bond issuance will occur at appropriate times as determined by the City and the City’s Financial Advisor. Project Costs, administrative costs, and costs related to the creation and organization of the TIRZ may be paid from the issuance of bonds or directly from tax increment revenue.

3.6 Methods and Sources of Financing (311.011(c)(6))

The primary sources of revenue will be the ad valorem property taxes generated on the annual increment value above the base year value. The City has adopted an increment of 50% or \$.089 for a period of 30 years. This participation will create an estimated fund of \$60,000,000 in 30 years.

To ensure timely construction of public improvements, pay-as-you-go and other various methods of financing may be utilized. These include:

- *Tax Increment Bonds or Notes.* As allowed by annual incremental increases in Zone assessed value, tax-exempt tax increment bonds or notes may be issued to fund improvements.
- *Direct Reimbursements.* Projects that are closely related to particular private development projects or public infrastructure programs of public agencies, municipalities, and authorities may be financed through reimbursement agreements with a developer, public agency, municipality, or authority using a direct payment annually from the TIRZ increment fund.
- *Other private financing.* Some projects may be financed on a short-term basis through private financial institutions.
- *Grants/Other Public Funds.* To the extent permitted by law, efforts will be made to leverage TIRZ funds with other public funds and economic development tools.

3.7 Current Appraised Value of Taxable Real Property (311.011(c)(7))

Based upon the 2022 Hays County Appraisal District certified tax roll, the base year value of the proposed TIRZ will be \$71,961,330.

3.8 Estimated Captured Appraised Value By Year (311.011(c)(8))

The table on the following page shows the Captured Appraised Value and the resulting revenue from the City and County for the duration of the Zone.

3.9 Duration of Zone (311.011(c)(9))

The Zone is being proposed for a thirty (30) year period, with the final payment of increment being made on values and at rates for 2045, which revenue may be paid in 2046. Therefore, the Zone will terminate for purposes of collection on December 31, 2046.

4. CAPTURED APPRAISED VALUE-CITY

TIRZ 1 Captured Appraised Value - City					
TIRZ #1 Increment	Year	Tax Year	TIRZ #1 Base	Projected Incremental Tax Base Subject to Capture	Total Projected Assessed Valuation
Base [a]	2022		\$ 70,382,980	\$ 99,250,614	\$ 169,633,594
1	2023		\$ 70,382,980	\$ 102,643,286	\$ 173,026,266
2	2024		\$ 70,382,980	\$ 310,103,811	\$ 380,486,791
3	2025		\$ 70,382,980	\$ 525,203,832	\$ 595,586,812
4	2026		\$ 70,382,980	\$ 697,493,946	\$ 767,876,926
5	2027		\$ 70,382,980	\$ 848,375,324	\$ 918,758,304
6	2028		\$ 70,382,980	\$ 941,802,976	\$ 1,012,185,956
7	2029		\$ 70,382,980	\$ 1,012,430,668	\$ 1,082,813,648
8	2030		\$ 70,382,980	\$ 1,085,816,822	\$ 1,156,199,802
9	2031		\$ 70,382,980	\$ 1,133,879,093	\$ 1,204,262,073
10	2032		\$ 70,382,980	\$ 1,157,964,335	\$ 1,228,347,315
11	2033		\$ 70,382,980	\$ 1,182,531,281	\$ 1,252,914,261
12	2034		\$ 70,382,980	\$ 1,207,589,566	\$ 1,277,972,546
13	2035		\$ 70,382,980	\$ 1,233,149,017	\$ 1,303,531,997
14	2036		\$ 70,382,980	\$ 1,259,219,657	\$ 1,329,602,637
15	2037		\$ 70,382,980	\$ 1,285,811,710	\$ 1,356,194,690
16	2038		\$ 70,382,980	\$ 1,312,935,604	\$ 1,383,318,584
17	2039		\$ 70,382,980	\$ 1,340,601,975	\$ 1,410,984,955
18	2040		\$ 70,382,980	\$ 1,368,821,674	\$ 1,439,204,654
19	2041		\$ 70,382,980	\$ 1,397,605,767	\$ 1,467,988,747
20	2042		\$ 70,382,980	\$ 1,426,965,542	\$ 1,497,348,522
21	2043		\$ 70,382,980	\$ 1,456,912,513	\$ 1,527,295,493
22	2044		\$ 70,382,980	\$ 1,487,458,423	\$ 1,557,841,403
23	2045		\$ 70,382,980	\$ 1,518,615,251	\$ 1,588,998,231
24	2046		\$ 70,382,980	\$ 1,550,395,215	\$ 1,620,778,195

[a] The Base Year for the original properties in TIRZ 1 is Tax Year 2016. The Base Year for the new properties being added to TIRZ 1 is Tax Year 2022. The base value shown above is the sum of these figures.

**5. COST ESTIMATES FOR POTENTIAL TIRZ PROJECTS IN TOWN CENTER  
TIRZ (TIRZ # 1)**

(Note: These estimates are not based on plans and specifications nor a detailed scope of work; they represent rough orders of magnitude; Projects that also benefit the area in TIRZ # 2 may also be funded by that TIRZ)

1. Old Fitzhugh Road - Street and Drainage Improvements with improved streetscape including sidewalks and lighting  
Estimated Cost = \$6,250,000 TIRZ No. 2 Proportionate Share=\$1,562,500  
TIRZ No. 1 Estimated Share: \$4,687,500

2. Town Center Improvements - Street, drainage, street trees, way finding signage, street lighting and sidewalk improvements in downtown.  
Estimated Cost = \$5,400,000 TIRZ No. 2 Proportionate Share=\$1,350,000  
TIRZ No. 1 Estimated Share: \$4,050,000

3. Triangle/US 290/RR12 area road and drainage improvements to enhance development  
Estimated Cost = \$500,000 TIRZ No. 2 Proportionate Share=\$125,000  
TIRZ No. 1 Estimated Share: \$375,000

4. City Hall site acquisition and building as portion of Town Center  
Estimated Cost = \$3,000,000 TIRZ No. 2 Proportionate Share=\$750,000  
TIRZ No. 1 Estimated Share: \$2,250,000

5. Garza Road ROW (North Street) acquisition and improvements to connect Mercer to Heritage Subdivision  
Estimated Cost = \$300,000 (does not include utilities nor ROW acquisition)

6. Public Parking in downtown area to enhance economic development  
Estimated Cost = \$200,000 TIRZ No. 2 Proportionate Share=\$50,000  
TIRZ No. 1 Estimated Share: \$150,000

7. Creek Road Project  
Estimated Cost = \$10,000,000 TIRZ No. 2 Proportionate Share=\$5,000,000  
TIRZ No. 1 Estimated Share: \$5,000,000

8. Wallace Street Project  
Estimated Cost: \$2,500,000 TIRZ No. 2 Proportionate Share=\$625,000

**TIRZ No. 1 Estimated Share: \$1,875,000**

9. Stephenson Building Project

Estimated Cost: \$2,200,000 TIRZ No. 2 Proportionate Share=\$1,100,000

**TIRZ No. 1 Estimated Share: \$1,100,000**

10. Downtown Road, Sidewalk & Drainage Master Plan

Estimated Cost: \$200,000 TIRZ No. 2 Proportionate Share=\$100,000

**TIRZ No. 1 Estimated Share: \$100,000**

11. Downtown Bathrooms

Estimated Cost: \$300,000 TIRZ No. 2 Proportionate Share=\$150,000

**TIRZ No. 1 Estimated Share: \$ 150,000**

**Total Estimated: \$30,850,000**

**Total Estimated Proportionate Share \$20,037,500**

ATTACHMENT "A"-ECONOMIC FEASIBILITY

TIRZ #1 Economic Feasibility - City													
TIRZ #1 Increment	Year	Tax Year	TIRZ #1 Base	Projected Incremental Tax		Total Projected Assessed Valuation	Tax Collection Delinquencies at 12%	Total Net Tax Collection	Tax Collections on Incremental Value	City TIRZ #1			City Retained Taxes (General Fund)
				Base Subject to Change	Total Projected					Participation at 50/62.5% Tax Rate	TIRZ Admin Expense	Projected Net TIRZ #1 Revenue	
Base [a]	2022	\$ 70,382,980	\$ 99,250,614	\$ 169,633,594	\$ 4,032	\$ 255,576	\$ 172,938	\$ 46,469	\$ 27,602	\$ 58,867	\$ 58,297	\$ 86,443	
1	2023	\$ 70,382,980	\$ 102,643,286	\$ 173,026,266	\$ 6,153	\$ 301,488	\$ 178,850	\$ 89,425	\$ 28,154	\$ 61,271	\$ 58,353	\$ 89,425	
2	2024	\$ 70,382,980	\$ 310,103,811	\$ 380,486,791	\$ 13,530	\$ 662,975	\$ 540,337	\$ 270,169	\$ 28,717	\$ 241,452	\$ 219,004	\$ 270,169	
3	2025	\$ 70,382,980	\$ 525,203,832	\$ 595,586,812	\$ 21,179	\$ 1,037,774	\$ 915,136	\$ 457,568	\$ 29,291	\$ 428,277	\$ 369,961	\$ 457,568	
4	2026	\$ 70,382,980	\$ 697,493,946	\$ 767,876,926	\$ 27,306	\$ 1,337,979	\$ 1,215,341	\$ 607,671	\$ 29,877	\$ 577,793	\$ 475,352	\$ 607,671	
5	2027	\$ 70,382,980	\$ 848,875,304	\$ 918,758,304	\$ 32,671	\$ 1,600,881	\$ 1,478,243	\$ 739,122	\$ 30,475	\$ 708,647	\$ 555,243	\$ 739,122	
6	2028	\$ 70,382,980	\$ 941,800,976	\$ 1,012,183,956	\$ 35,933	\$ 1,753,673	\$ 1,641,035	\$ 805,118	\$ 31,084	\$ 789,433	\$ 589,087	\$ 820,518	
7	2029	\$ 70,382,980	\$ 1,012,430,658	\$ 1,082,813,648	\$ 38,505	\$ 1,846,728	\$ 1,764,100	\$ 882,650	\$ 31,706	\$ 850,344	\$ 604,328	\$ 882,650	
8	2030	\$ 70,382,980	\$ 1,085,816,822	\$ 1,156,199,802	\$ 41,114	\$ 2,014,609	\$ 1,891,971	\$ 945,985	\$ 32,340	\$ 913,645	\$ 618,391	\$ 945,985	
9	2031	\$ 70,382,980	\$ 1,133,879,093	\$ 1,204,262,073	\$ 42,824	\$ 2,098,354	\$ 1,975,716	\$ 987,858	\$ 32,987	\$ 954,871	\$ 615,518	\$ 987,858	
10	2032	\$ 70,382,980	\$ 1,157,964,335	\$ 1,228,347,315	\$ 43,680	\$ 2,140,321	\$ 2,017,683	\$ 1,008,842	\$ 33,647	\$ 975,195	\$ 598,655	\$ 1,008,842	
11	2033	\$ 70,382,980	\$ 1,181,531,281	\$ 1,252,914,261	\$ 44,554	\$ 2,183,128	\$ 2,060,490	\$ 1,030,245	\$ 34,320	\$ 995,925	\$ 582,297	\$ 1,030,245	
12	2034	\$ 70,382,980	\$ 1,207,559,556	\$ 1,277,972,546	\$ 45,445	\$ 2,226,790	\$ 2,104,152	\$ 1,052,076	\$ 35,006	\$ 1,017,070	\$ 566,343	\$ 1,052,076	
13	2035	\$ 70,382,980	\$ 1,233,149,017	\$ 1,303,531,997	\$ 46,354	\$ 2,271,325	\$ 2,148,688	\$ 1,074,344	\$ 35,706	\$ 1,038,638	\$ 550,812	\$ 1,074,344	
14	2036	\$ 70,382,980	\$ 1,259,219,657	\$ 1,329,602,637	\$ 47,281	\$ 2,316,753	\$ 2,194,115	\$ 1,097,057	\$ 36,420	\$ 1,060,637	\$ 535,694	\$ 1,097,057	
15	2037	\$ 70,382,980	\$ 1,285,811,710	\$ 1,356,194,690	\$ 48,226	\$ 2,363,088	\$ 2,240,450	\$ 1,120,225	\$ 37,149	\$ 1,083,076	\$ 520,978	\$ 1,120,225	
16	2038	\$ 70,382,980	\$ 1,312,935,604	\$ 1,383,318,584	\$ 49,191	\$ 2,410,350	\$ 2,287,712	\$ 1,143,856	\$ 37,892	\$ 1,105,964	\$ 506,655	\$ 1,143,856	
17	2039	\$ 70,382,980	\$ 1,340,601,975	\$ 1,410,984,955	\$ 50,175	\$ 2,458,557	\$ 2,335,919	\$ 1,167,959	\$ 38,649	\$ 1,129,310	\$ 492,714	\$ 1,167,959	
18	2040	\$ 70,382,980	\$ 1,368,821,674	\$ 1,439,204,654	\$ 51,178	\$ 2,507,728	\$ 2,385,090	\$ 1,192,545	\$ 39,422	\$ 1,153,122	\$ 479,145	\$ 1,192,545	
19	2041	\$ 70,382,980	\$ 1,397,605,767	\$ 1,467,988,747	\$ 52,207	\$ 2,557,882	\$ 2,435,244	\$ 1,217,622	\$ 40,211	\$ 1,177,811	\$ 465,942	\$ 1,217,622	
20	2042	\$ 70,382,980	\$ 1,426,955,542	\$ 1,497,348,522	\$ 53,246	\$ 2,609,040	\$ 2,486,402	\$ 1,243,201	\$ 41,015	\$ 1,202,185	\$ 453,091	\$ 1,243,201	
21	2043	\$ 70,382,980	\$ 1,456,912,513	\$ 1,527,295,493	\$ 54,311	\$ 2,661,221	\$ 2,538,583	\$ 1,269,291	\$ 41,835	\$ 1,227,456	\$ 440,565	\$ 1,269,291	
22	2044	\$ 70,382,980	\$ 1,487,458,423	\$ 1,557,841,403	\$ 55,397	\$ 2,714,445	\$ 2,591,807	\$ 1,295,504	\$ 42,672	\$ 1,253,231	\$ 428,417	\$ 1,295,504	
23	2045	\$ 70,382,980	\$ 1,518,615,251	\$ 1,588,998,231	\$ 56,505	\$ 2,768,734	\$ 2,646,096	\$ 1,323,048	\$ 43,516	\$ 1,279,522	\$ 416,576	\$ 1,323,048	
24	2046	\$ 70,382,980	\$ 1,550,395,215	\$ 1,620,778,195	\$ 57,635	\$ 2,824,109	\$ 2,701,471	\$ 1,350,735	\$ 44,366	\$ 1,306,339	\$ 405,054	\$ 1,350,735	
						\$ 1,070,684	\$ 50,013,521	\$ 46,947,568	\$ 23,473,784	\$ 881,100	\$ 22,589,684	\$ 11,607,090	\$ 23,473,784

[a] The Base Year for the original properties in TIRZ 1 is Tax Year 2016. The Base Year for the new properties being added to TIRZ 1 is Tax Year 2022. The base value shown above is the sum of these figures.

**San Marcos Publishing, LP**  
**Wimberley View • Century News**  
P.O. Box 49, Wimberley, Texas 78676  
**(512) 847-2202**

Received  
OCT 28 2022

State of Texas  
County of Hays

City of Dripping Springs

Before me, the undersigned authority, on this day personally appeared Dalton Sweat, who being by me here and now duly sworn, upon oath says:

My name is Dalton Sweat, and I am the General Manager, of the The Wimberley View & The Dripping Springs Century News, a newspaper of general circulation in Hays County, Texas, and a newspaper which has been regularly and continuously published in Wimberley, Hays County, Texas, for a period of more than one year immediately preceding the date of publications of the following, and that the said notice, a copy of which follows, was published in the regular edition of said newspaper for a period of twice on the following dates:

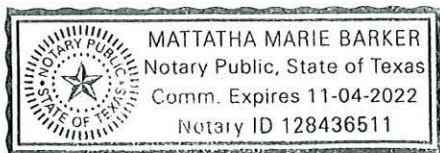
- October 27, 2022
- 2022
- 2022
- 2022

The said General Manager, Dalton Sweat further states that the rate charged for this publication is the lowest rate charged to commercial advertisers for the same class as advertising for a like amount of space.

D Sweat  
\_\_\_\_\_  
Signature of Affiant

Subscribed and Sworn to me, by the said General Manager Dalton Sweat this 26<sup>th</sup> day of October, 2022 to certify which witness my hand and seal of office.

Mattatha Barker  
\_\_\_\_\_  
NOTARY PUBLIC in and for Hays County, Texas



**City of Dripping Springs  
Public Notice of Ordinance 2022-39  
TIRZ No. 1 Amendment**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS, DESIGNATING A GEOGRAPHIC AREA WITHIN THE CITY AS AN EXPANSION OF A REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS REINVESTMENT ZONE NUMBER ONE, TOWN CENTER TIRZ, CITY OF DRIPPING SPRINGS, TEXAS; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**CITY OF DRIPPING SPRINGS**

**ORDINANCE No. 2022-40**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS, AMENDING THE FINAL PROJECT PLAN FOR TIRZ NUMBER TWO, SOUTHWEST TIRZ, CITY OF DRIPPING SPRINGS, TEXAS; PROVIDING THAT THE ORDINANCE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the City of Dripping Springs, Texas (the “City”), pursuant to the Tax Increment Financing Act, codified at Chapter 311 of the Texas Tax Code (hereinafter referred to as the “Act”), may designate a geographic area within the City as a tax increment reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

**WHEREAS**, the City Council desires to amend and update the Final Project Plan for Tax Reinvestment Zone Number 2, Southwest TIRZ.

**NOW THEREFORE, BE IT ORDAINED** by the City of Dripping Springs:

**1. FINDINGS OF FACT**

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as expressly set forth herein.

**SECTION 2. ENACTMENT**

Title 1, Article 1.05, Section 1.05.012 of the City of Dripping Springs Code of Ordinances is hereby amended to include the updated Final Project Plan as attached as Exhibit “A”, which is attached hereto and incorporated into this Ordinance for all intents and purposes.

**SECTION 3. REPEALER**

All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

**SECTION 4. SEVERABILITY**

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with

jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

**SECTION 5. CODIFICATION**

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City’s Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

**SECTION 6. EFFECTIVE DATE**


This Ordinance shall be effective immediately upon passage and publication.

**SECTION 7. PROPER NOTICE & MEETING**

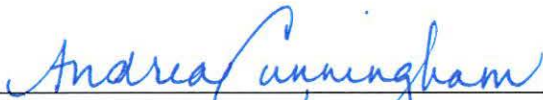
It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

**PASSED & APPROVED** this, the 18<sup>th</sup> day of October 2022, by a vote of 4 (ayes) to 0 (nays) 0 (abstentions) of the City Council of Dripping Springs, Texas.

**CITY OF DRIPPING SPRINGS:**

  
\_\_\_\_\_  
Bill Foulds, Jr., Mayor

**ATTEST:**

  
\_\_\_\_\_  
Andrea Cunningham, City Secretary



***EXHIBIT "A"***

TIRZ No. 2 Update Project and Finance Plan



FINAL PROJECT PLAN AND  
REINVESTMENT ZONE FINANCING  
PLAN FOR PROPOSED TAX  
INCREMENT REINVESTMENT ZONE  
NO. 2, SOUTHWEST TIRZ, CITY OF  
DRIPPING SPRINGS

DECEMBER 13, 2016  
UPDATED October 18, 2022

Dripping Springs TIRZ  
Final Project Plan & Reinvestment Zone Financing Plan-  
Updated 2022

1. OVERVIEW

1.1 Background

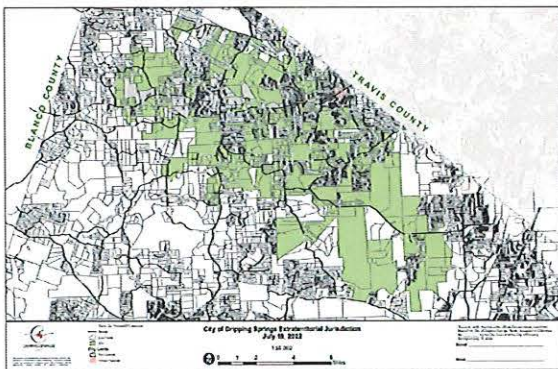
The City of Dripping Springs (the “City”) is a Texas general law municipality incorporated in 1981, located 25 miles west of Austin, Texas. Dripping Springs has an unusually large Extra-Territorial Jurisdiction; with nearly 75,000 square acres the area expands from the city limits of Buda to Travis County and west of Austin. The Dripping Spring ETJ encompasses a majority of the northwestern half of Hays County. The City Limits and the City’s ETJ are below in the *Map Figure 1*.

According to the latest Census numbers issued for 2020, the City has had a large increase in population in the last ten years within the city limits and an even large increase in the ETJ and School District. This pattern is expected to continue.

As of the 2020 census, the Dripping Springs population, within its city limits, is about 4,656 although its extraterritorial jurisdiction (ETJ) is home to over 40,000 residents. The city offers an exceptional school system and proximity to Austin and San Antonio.

The City created two Tax Increment Reinvestment Zones in 2016, including this Town Center TIRZ No. 1. This plan is an updated version of TIRZ No. 2 where the City, in coordination with the County, has identified additional projects and properties that would benefit the City and County’s residents.

Map Figure 1- City Limit and ETJ



1. The Challenge

- a) Within the City Limits, the City has land available for development, in addition to areas of substandard development. The City needs additional means of planning and providing infrastructure to promote overall quality development in the area;
- b) The City’s downtown has dilapidated and unoccupied buildings that inhibit the City’s growth;

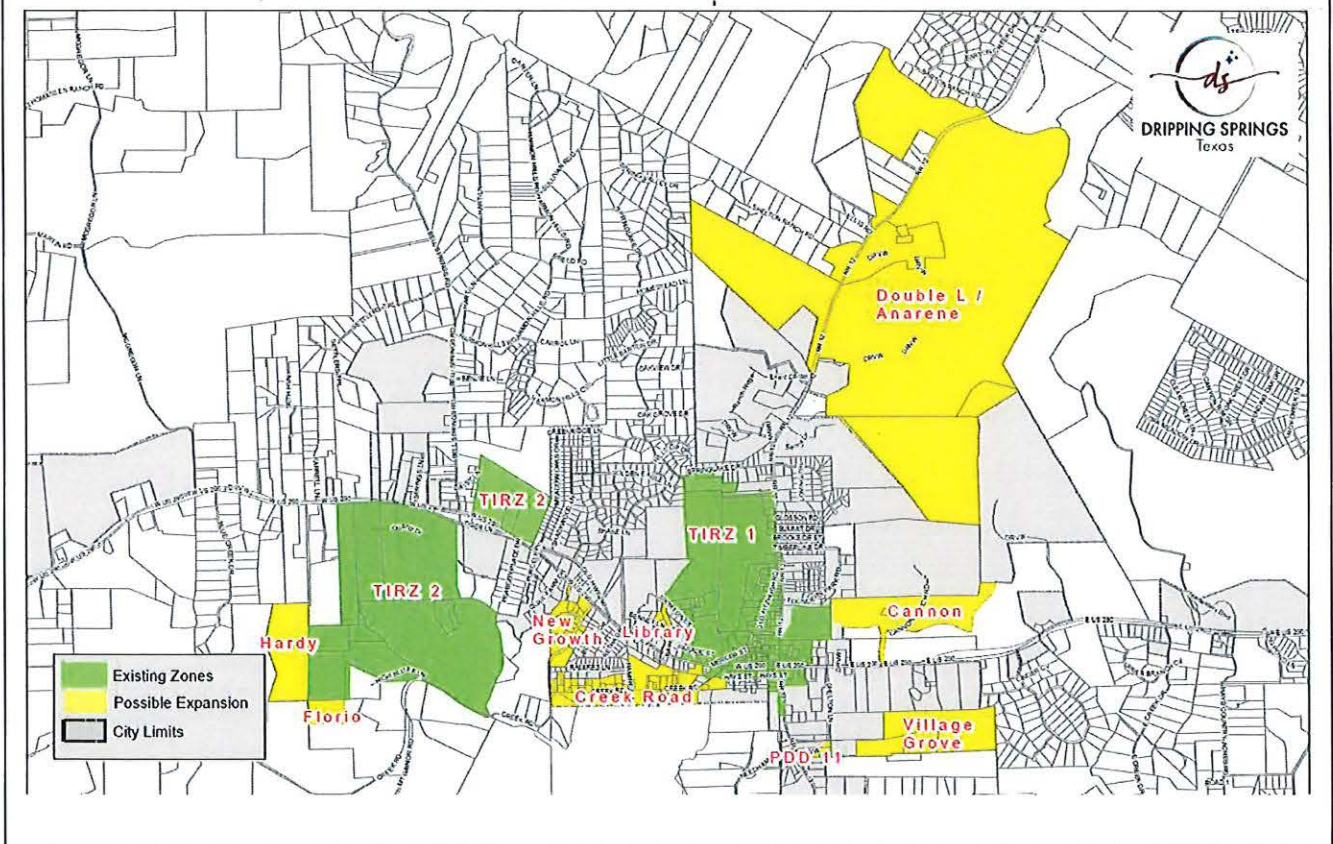
- c) The lack of sidewalks and the inadequacy of certain streets in Dripping Springs also inhibits the growth of the City; and
- d) Low quality and/or sub-standard developments will be an ongoing obstacle to annexation and City growth if allowed to continue.

## 2. Responding to the Challenge

In 2016, the City partnered with the County to County participate in a Tax Increment Reinvestment Zone (“TIRZ” or “Zone”) to be created over certain commercial and residential areas within the City. *Map Figure 2* depicts the TIRZ Boundary, and the respective areas of in-City included.

The road and drainage improvements listed, Old Fitzhugh Road, Mercer Street, Triangle, Creek Road, Stephenson Building, Downtown Road and Drainage Improvements, and Ramirez Lane, will benefit every resident of Dripping Springs. Additionally, improvements will also benefit development in the area west of downtown by providing an area for residents of future development to participate in City activities and allow movement around the City itself and out into the greater Travis County area. These improvements are feasible and practical and will benefit the area within the TIRZ boundary.

Map Figure 2: Proposed TIRZ boundary



The road and drainage improvements listed, especially those related to Old Fitzhugh Road, Mercer Street, and Creek Road will benefit every resident of Dripping Springs and its ETJ. Additionally, these road improvements will also benefit development in the area north of downtown by providing access to downtown and the greater Travis County area. These

improvements are feasible and practical and will benefit the area within in the TIRZ boundary.

The proposed TIRZ would afford the opportunity for the City to plan and prepare for the provision of public infrastructure to areas within its City Limits, including street and drainage improvements, Town Center improvements, Triangle/US 290/RR12 area, road and drainage improvements, Public Parking downtown, Creek Road Improvements, Stephenson Building Improvements, and other road and drainage improvements.

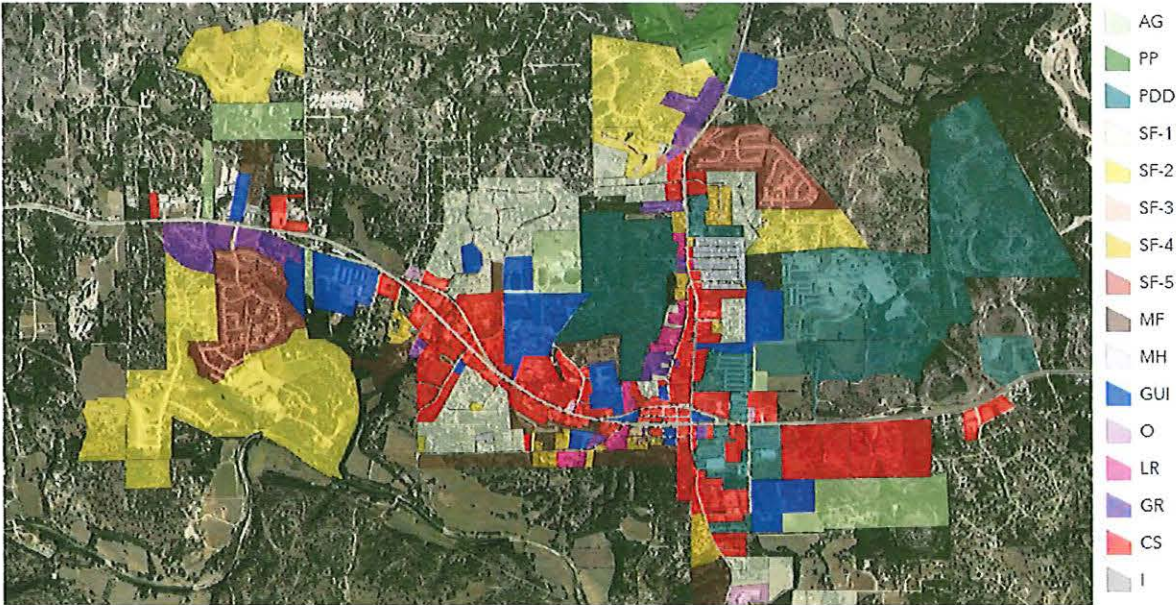
The TIRZ is one layer of funding to help leverage additional funding sources for city improvements. Creating a TIRZ with identified projects is an effective method to communicate to the public and the development community the city’s key areas for investment and targeted growth.

The City desires to maximize and preserve the taxable value of land and improvements in its City Limits. Residents understand that maintaining their property values depends in no small part on high quality development within the City Limits and ETJ.

The City is experiencing and will continue to experience rapid growth. The City may need to update its land development code as it relates to the Town Center area in order to foster the development types that support the City’s future goals. A detailed look at natural attributes, infrastructure, development trends, targeted development areas and the comprehensive plan should be evaluated to determine the new code requirements.

If this opportunity is missed, the City will be unable to provide the full array of city services and roads to promote development inside the City Limits. But for the creation of the TIRZ this area is not likely to attract and maintain private investment sufficient or timely enough to provide the proposed public improvements.

Map Figure 3: Proposed Uses



## 2. FINAL PROJECT PLAN

This Updated Project Plan and Reinvestment Zone Financing Plan (“The Updated Plan”) has been prepared in accordance with the requirements of Chapter 311.011 of the Texas Tax Code and outlines the improvements to be funded and implemented by the proposed Tax Increment Reinvestment Zone Number 2, Southwest TIRZ, Dripping Springs, Texas.

There are several key projects identified to help the city reach its real development potential Downtown and getting to Downtown through transportation projects. These projects involve the important aspects needed to create solid framework for a successful eighteen-hour downtown that is accessible to all residents.

### **Town Center:**

The Town Center Concept is the foundation of the TIRZ creation. The town center is the catalyst project that would spur new development and increase the value of properties West of downtown who will often need to commute through central Dripping Springs to reach employment and recreational activities in Dripping Springs or in Austin. The timing of the town center is important to all of the parties involved in the project. Due to rapid population growth, the City and County are both looking for new facilities. The idea to co-locate the entities into a shared facility is a cost-effective way to design civic services. This project will include parking, city hall site acquisition and building a new civic building as a portion of the Town Center.

When creating a new town center in an existing historic environment, it’s important to understand and respect the character of the town. Most importantly, we must be sensitive to the area being studied to house the newly created district.

### **Stephenson Building Project**

This project is for the preservation and renovation of the building at 101 Old Fitzhugh Road to serve as a community meeting, programs, and performance space, with some civic offices. The work includes hazardous materials abatement, cleaning the foundation, roof replacement, historic window restoration or replacement, gutter system replacement, restoration of the wood floor, ceiling restoration and installation of suspended acoustical ceiling in secondary spaces, TAS/ADA accessibility, mechanical, electrical, plumbing, thermal and moisture protection, carpentry, finishes, earthwork, grading, paving, and an addition for restrooms, storage, and a back stage area.

### **Downtown Bathrooms**

The City has looked at downtown bathrooms to serve the downtown Mercer and Old Fitzhugh Districts. These bathrooms would be in the downtown area and may be attached or near the Stephenson Building. The bathrooms would include an accessible bathroom.

**Transportation Improvements:  
Mercer Street and Old Fitzhugh Road:**

The newly constructed benches and sidewalks on Mercer Street are a great start to creating a downtown sense of place. The next series of downtown investments identified in the TIRZ Project Plan are the redesign and construction of Mercer Street and Old Fitzhugh Road to create the Town Center. These two streets are the most important streets within the historic downtown. The street designs for these streets are critical to the success of the downtown. They must be designed in partnership with the targeted development patterns along these streets. In order to achieve the ideal street and development type, the City must update its development regulations within this Zone.



Photo Credit: Around Dripping Springs

**Ramirez Lane**

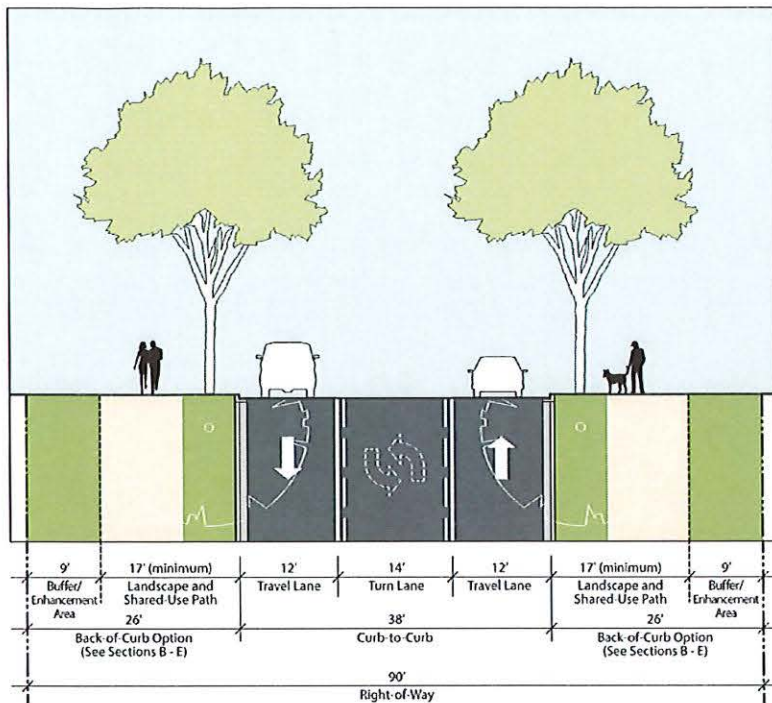
Upgrades to this road will assist developments west of downtown to be able to offer increased access to downtown and Austin.

Based on the existing street layout and the disconnected street pattern in new developments, connectivity is a serious challenge for the city. Providing new and alternative connections are addressed in the TIRZ Project Plan. The following projects will help connect neighborhoods:

1. Roger Hanks Parkway;
2. Garza Road ROW (North Street) connect Mercer to Heritage Subdivision;
3. Creek Road;
4. Wallace Street; and
5. Ramirez Lane.

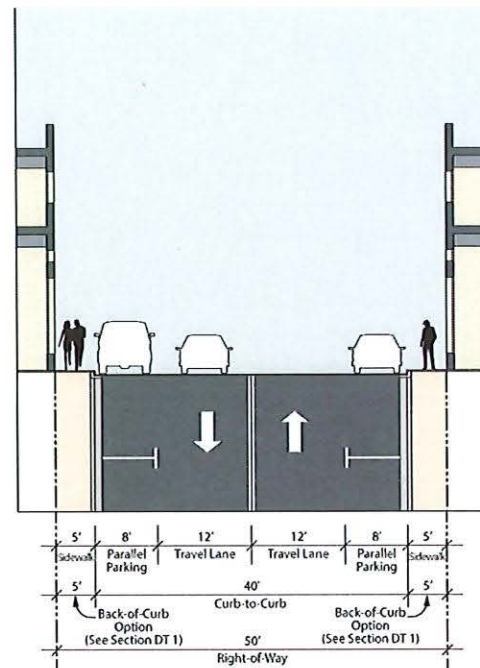
**Wallace Street Improvements:**

The City’s approved Transportation Master Plan (TMP) shows Wallace Street as a two-Lane Commercial Local Street (CLS2). This project proposes to improve Wallace Street to match the TMP for its entire length from Bluff Street to RR12, approximately 1,000 linear feet. It will remain a two-lane road but will establish much needed parallel parking, curb and gutter stormwater conveyance and pedestrian sidewalks on both sides of the street all within the existing 50-foot Right of Way.



2 Lane Minor Arterial Divided with Center Turn Lane  
City of Dripping Springs - Transportation Master Plan

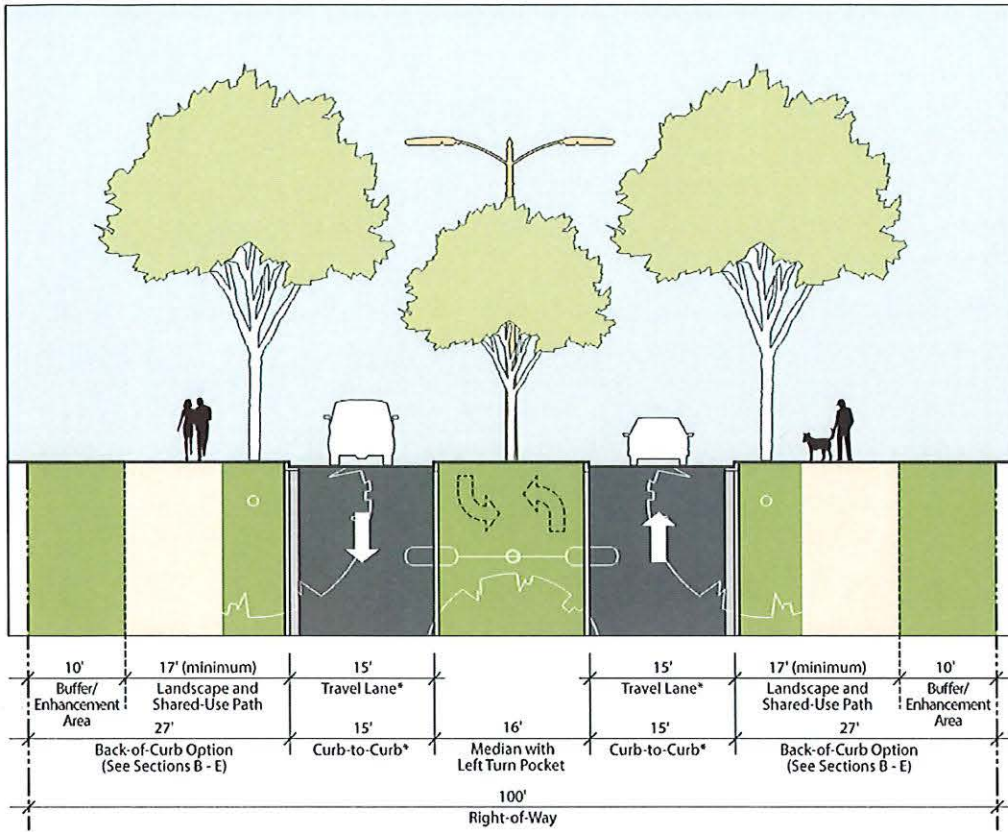
NOI  
- CL  
- FO  
- EV



2 Lane Downtown Commercial Street with Parallel Parking  
City of Dripping Springs - Transportation Master Plan

**Creek Road Improvements:**

The City’s approved Transportation Master Plan shows Creek Road as a two-Lane Major Divided Arterial (MAD2). This street section improves traffic flow and safety while establishing pedestrian access facilities and improving drainage for this approximately 1-mile corridor. It will remain a two-lane road but will be divided either by a median or center turn lane. This section also includes shared use paths and curb and guttered stormwater conveyance. Right of Way (ROW) of 90 to 100 feet will be required to provide these improvements. Much of the existing ROW is as narrow as 50 feet. The project will provide much needed improvements to a heavily utilized east/west connector that is forecasted to see increased development. Prior to finalization of the street section additional study will be done.

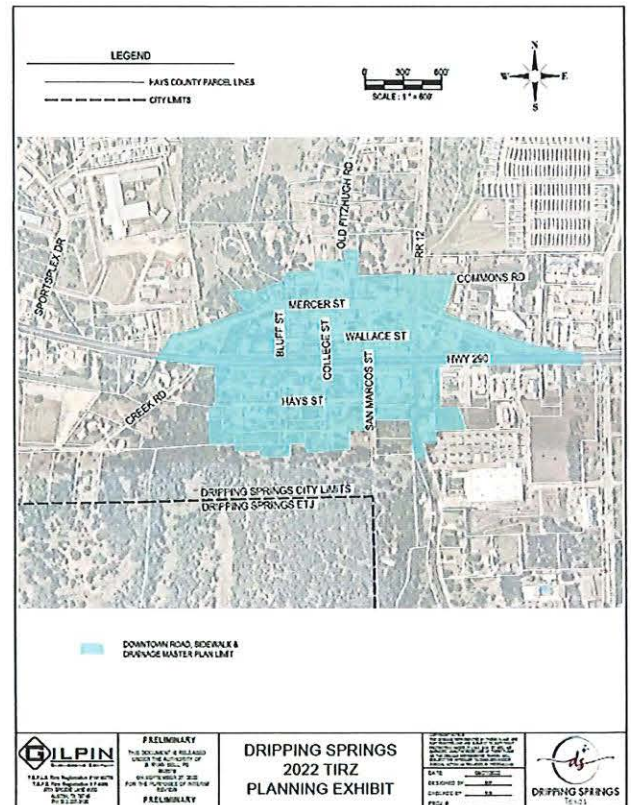


**2 Lane Minor/Major Arterial Divided**  
**City of Dripping Springs - Transportation Master Plan**

**NOTES**  
 - Curb-to-curb  
 - For Back-of-Curb Option

**Downtown Road, Sidewalk & Drainage Master Plan**

This Downtown Road, Sidewalk and Drainage Master Plan will seek to develop a phased approach to source funding for the design and construction of improvements consistent with the City’s approved Transportation Master Plan. The plan will include core downtown streets Mercer, Wallace, Hays, Bluff, College, San Marcos and Old Fitzhugh. The plan will focus on improving downtown parking, pedestrian access and safety at the same time as improving the City’s downtown drainage conveyance facilities. Parking improvements will include options for angled parking or parallel parking along improved street sections. Pedestrian facilities will include combinations of 5-foot sidewalks and shared use paths as well as extension of the network of street lighting, benches and bike racks already implemented in Mercer Street and currently being planned for Old Fitzhugh Road. Storm conveyance will be improved to curb and gutter with underground pipes systems.



## Benefits to All Taxing Units

The TIRZ as proposed will allow the City, County, and Library to partner with each other for public improvements each may have planned for the area. The City believes that a TIRZ is the best mechanism by which to partner with the County and also with private sector developers to plan, fund, and construct the needed improvements over the long-range time horizon such an ambitious undertaking might require. The City and County will be able to fund a large building site for a building complex with city and county services.

Through the TIRZ, the City and County can both maximize the value of the ETJ to the benefit of their respective voters and citizens, as well as contribute to the community cohesion that comes with planned development. Developers seeking to partner with the TIRZ will be required to petition for annexation into the City if requested by the City. This performance driven structure will shift the cost and risk of construction to the private sector, with repayment coming out of new growth resulting from the infrastructure provided.

### 1. Changes to Municipal Ordinances Required 311.011(b)(2))

Some changes to the development code for the Town Center area could be needed to fully complete the projects. Other than these changes and the ordinance changes that will be required by the annexation and zoning of properties currently in the ETJ, there are no other contemplated changes to the City's Code of Ordinances or Comp Plan.

### 2. Non-Project Costs (311.011(b)(3))

Non-Project Costs will consist of unreimbursed costs of public rights-of way, utility upgrades, street relocation cost, technology investment, public open space improvements, and other private investment. The projects, which are expected to result from the TIRZ major infrastructure improvements, consist of private investment in various development projects which will include internal infrastructure such as roads, water, sewer, and drainage facilities, along with the private development. The total value of such projects can reasonably be projected to total more than forty-six million dollars (\$46,000,000) at TIRZ end.

## 3. REINVESTMENT ZONE FINANCING PLAN

The TIRZ is intended to provide a funding and/or reimbursement mechanism for major public infrastructure to provide roadways and public utilities to un-served properties within the Zone, along with various landscape, beautification and urban design components. The comprehensive and long-term nature of the project will promote stability, and sustainable commercial, residential, retail and light industrial opportunities in an area that is currently underutilized and undervalued. The TIRZ may fund all or a portion of the eligible projects.

### 3.1 Estimated Project Cost Description (311.011(c)(1))

The project costs below comply with the categories established in Section 311.002 of the Texas Tax Code. The dollar amounts are approximate estimates based on assumptions of how the land may develop and are expressed in year 2016 dollars. Project Costs may be adjusted to actual development plans, bid costs and/or for inflation. Projects will be undertaken and

paid for as funds are available from increment or other sources. The intent is to complete as many of the projects as can be funded from tax increment revenues notwithstanding whether the costs or tax increments exceed the estimates herein, and costs may be moved among line items.

Project Description	Project Cost Estimate <sup>1</sup>	Proportionate Cost
Capital Projects Roads and Drainage	\$25,200,000	\$9,162,500
Civic Facilities City Hall as portion of Town Center	\$3,000,000	\$750,000
Public Parking Downtown	\$ 200,000	\$50,000
Stephenson Building	\$2,200,000	\$1,100,000
Downtown Bathrooms	\$300,000	\$150,000
<b>Total Estimated Project Costs</b>	<b>\$30,900,000</b>	<b>\$11,212,500</b>

In addition to the projects described above, the following categories established in Section 311.2(1) of the Texas Tax Code as eligible project costs will be considered eligible project costs. The TIRZ will fund project costs at the discretion and approval of the Board of Directors of the TIRZ. And, when appropriate and practicable, the TIRZ will consider which categories are eligible for financing projects, such as:

- *Capital Projects* related to demolition, environmental abatement, and remediation including site work and fill, necessary to prepare sites and existing structures for new use.
- *Land Costs* associated with property formally conveyed to the public in conjunction with the implementation of projects otherwise eligible for reimbursement may also be eligible for reimbursement.
- *Matching Funds* may be contributed in support of local, state, federal or other capital improvements programs that benefit the project and the region.
- *Streetscape, Gateways, Parks, and Community Facilities* that enhance or serve the existing and future development. These may include, but are not limited to, lighting, sidewalks, landscaping and related street furniture, greenbelts and paths, trails, parks, outdoor pavilions, non-profit community and arts space, and recreational/sports facilities.
- *Professional Services* incurred for architectural, planning, engineering, legal,

<sup>1</sup> Projects that also benefit the area in TIRZ # 2 may also be funded by that TIRZ.

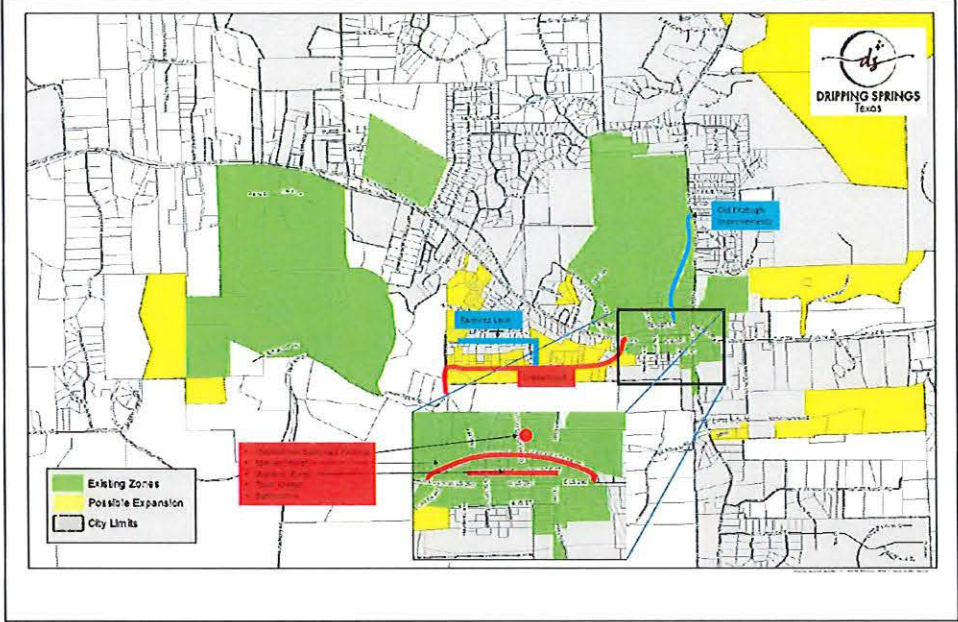
landscape architecture, financial, marketing, public relations, management, leasing, bookkeeping, tax role verification, environmental, archaeological, and other services and advice necessary to a project.

- *Financing Costs* related to developer's interest, city interest, and financing interest, legal fees, underwriter's fees, brokerage charges, transfer or placement charges, premium and fees paid for loans, credit enhancement fees, notes, bonds or other instruments of credit issued to pay for project costs.
- *Operational Expenses* as may be necessary to provide for the proper administration of the Zone, operation of Zone facilities and services provided therein, over the life of the TIRZ.

### 3.2 Kind, Number and Location of Proposed Public Improvements (311.011(c)(2))

Proposed public improvements include drainage, roadways, and various facilities. The majority of these improvements, including roadways, city hall as portion of Town Center, and parking, will be located in the City. Urban design components may also be within the City Limits. The map below indicates the probable location of the listed improvements; however, final alignments will be determined at the time of design. Public infrastructure improvements and civic facilities will be considered eligible projects anywhere within the Zone.

Map Figure 4-  
Location of  
Proposed  
Projects in TIRZ  
#1 and TIRZ #2



**3.3 Economic Feasibility (311.011(c)(3))**

Currently, the projected cost estimates for the projects benefitting the Southwest TIRZ No. 2 are \$11,212,500. This estimate does not include the administrative expenses of running the TIRZ but do include the expenses in creating the TIRZ. Using 50% of the incremental increase of the Tax Rate of \$.1778, \$.089, after thirty (30) years, the expected amount in the Tax Increment Fund will be conservatively estimated at \$7,524,715. Thus, the TIRZ with a 50% of the increment, currently at \$.089, the TIRZ will be able to fund a majority of the projected estimated costs. The County participating at a 50% incremental value will be conservatively estimated at \$13,225,384 See Attachment "A".

**3.4 Estimate of Bonded Indebtedness To Be Incurred (311.011(c)(4))**

Bonds, notes or other obligations may be issued to yield net proceeds sufficient to pay all or a portion of the eligible project costs and related professional fees that are currently estimated at, but are not limited to, \$7,524,715. The City, at its sole discretion, may issue or cause to be issued bonds, notes, or other obligations secured by tax increment revenues, the proceeds of which could be used to pay for or reimburse Project Costs, including public improvements, capitalized interest, professional fees, developer interest and costs of issuance of the bonds.

**3.5 Estimated Time When Monetary Obligations Are To Be Incurred (311.011(c)(S))**

Since the build-out horizon for TIRZ improvements will be market driven, it is anticipated that the completion of the infrastructure will take a minimum of five years from the date of the Updated Plans, although some projects may be started within the first two years in anticipation of the increase in TIRZ Funds. Bond issuance will occur at appropriate times as determined by the City and the City's Financial Advisor. Project Costs, administrative costs, and costs related to the creation and organization of the TIRZ may be paid from the issuance of bonds or directly from tax increment revenue.

**3.6 Methods and Sources of Financing (311.011(c)(6))**

The primary sources of revenue will be the ad valorem property taxes generated on the annual increment value above the base year value. The City has adopted an increment of 50% or \$.089 for a period of 30 years. This participation will create an estimated fund of \$7,524,715 in 30 years.

To ensure timely construction of public improvements, pay-as-you-go and other various methods of financing may be utilized. These include:

- *Tax Increment Bonds or Notes.* As allowed by annual incremental increases in Zone assessed value, tax-exempt tax increment bonds or notes may be issued to fund improvements.
- *Direct Reimbursements.* Projects that are closely related to particular private development projects or public infrastructure programs of public agencies, municipalities, and authorities may be financed through reimbursement agreements with a developer, public agency, municipality, or authority using a direct payment annually from the TIRZ increment fund.
- *Other private financing.* Some projects may be financed on a short-term basis through private financial institutions.
- *Grants/Other Public Funds.* To the extent permitted by law, efforts will be made to leverage TIRZ funds with other public funds and economic development tools.

**3.7 Current Appraised Value of Taxable Real Property (311.011(c)(7))**

Based upon the 2016 Hays County Appraisal District certified tax roll, the base year value of the proposed TIRZ will be \$14,625,030.

**3.8 Estimated Captured Appraised Value By Year (311.011(c)(8))**

The table on the following page shows the Captured Appraised Value and the resulting revenue from the City and County for the duration of the Zone.

**3.9 Duration of Zone (311.011(c)(9))**

The Zone is being proposed for a thirty (30) year period, with the final payment of increment being made on values and at rates for 2045, which revenue may be paid in 2046. Therefore, the Zone will terminate for purposes of collection on December 31, 2046.

**Captured Appraised Value- City**

			<i>Projected</i>	
			Incremental	TOTAL
TIRZ #2			Tax Base	<i>Projected</i>
Increment	Tax	TIRZ #2	Subject	Assessed
Year	Year	Base	to Capture	Valuation
Base	2016	\$14,625,030	\$ -	\$ 14,625,030
1	2017	14,625,030	5,186,104	19,811,134
2	2018	14,625,030	22,386,888	37,011,918
3	2019	14,625,030	57,712,633	72,337,663
4	2020	14,625,030	101,223,166	115,848,196
5	2021	14,625,030	146,451,035	161,076,065
6	2022	14,625,030	193,447,530	208,072,560
7	2023	14,625,030	242,265,304	256,890,334
8	2024	14,625,030	276,077,187	290,702,217
9	2025	14,625,030	303,599,466	318,224,496
10	2026	14,625,030	332,158,298	346,783,328
11	2027	14,625,030	352,301,389	366,926,419
12	2028	14,625,030	363,491,031	378,116,061
13	2029	14,625,030	363,491,031	378,116,061
14	2030	14,625,030	363,491,031	378,116,061
15	2031	14,625,030	363,491,031	378,116,061
16	2032	14,625,030	363,491,031	378,116,061
17	2033	14,625,030	363,491,031	378,116,061
18	2034	14,625,030	363,491,031	378,116,061
19	2035	14,625,030	363,491,031	378,116,061
20	2036	14,625,030	363,491,031	378,116,061
21	2037	14,625,030	363,491,031	378,116,061
22	2038	14,625,030	363,491,031	378,116,061
23	2039	14,625,030	363,491,031	378,116,061
24	2040	14,625,030	363,491,031	378,116,061
25	2041	14,625,030	363,491,031	378,116,061
26	2042	14,625,030	363,491,031	378,116,061
27	2043	14,625,030	363,491,031	378,116,061
28	2044	14,625,030	363,491,031	378,116,061
29	2045	14,625,030	363,491,031	378,116,061
30	2046	14,625,030	363,491,031	378,116,061

**COST ESTIMATES FOR POTENTIAL TIRZ PROJECTS IN DOWNTOWN TIRZ**

(Note: These estimates are not based on plans and specifications nor a detailed scope of work; they represent rough orders of magnitude; Potential Proportionate Cost based on current and future development is also projected)

- 1. Old Fitzhugh Road - Street and Drainage Improvements with improved streetscape including sidewalks and lighting

Estimated Cost = \$6,250,000 TIRZ No. 1 Estimated Share: \$4,687,500  
**TIRZ No. 2 Proportionate Share=\$1,562,500**

- 2. Town Center Improvements - Street, drainage, street trees, way finding signage, street lighting and sidewalk improvements.

Estimated Cost = \$5,400,000 TIRZ No. 1 Estimated Share: \$4,050,000  
**TIRZ No. 2 Proportionate Cost: \$1,350,000**

- 3. Triangle/US 290/RR12 area road and drainage improvements to enhance development

Estimated Cost = \$500,000 TIRZ No. 1 Proportionate Share=\$375,000  
**TIRZ No. 2 Estimated Share: \$125,000**

- 4. City Hall site acquisition and building of portion of Town Center

Estimated Cost = \$3,000,000 TIRZ No. 1 Proportionate Share=\$2,250,000  
**TIRZ No. 2 Estimated Share: \$750,000**

- 5. Public Parking in downtown area to enhance economic development

Estimated Cost = \$200,000 TIRZ No. 1 Proportionate Share=\$150,000  
**TIRZ No. 2 Estimated Share: \$50,000**

- 6. Ramirez Lane Street and Drainage Improvements to enhance property values

**TIRZ No. 2 Estimated Share: \$350,000**

- 7. Creek Road Project

Estimated Cost = \$10,000,000 TIRZ No. 1 Proportionate Share=\$5,000,000  
**TIRZ No. 2 Estimated Share: \$5,000,000**

8. Wallace Street Project

Estimated Cost: \$2,500,000 TIRZ No. 1 Proportionate Share=\$1,875,000

**TIRZ No. 2 Estimated Share: \$625,000**

9. Stephenson Building Project

Estimated Cost: \$2,200,000 TIRZ No. 1 Proportionate Share: \$1,100,000

**TIRZ No. 2 Estimated Share: \$1,100,000**

10. Downtown Road, Sidewalk & Drainage Master Plan

Estimated Cost: \$200,000 TIRZ No. 1 Proportionate Share=\$100,000

**TIRZ No. 2 Estimated Share: \$100,000**

11. Downtown Bathrooms

Estimated Cost: \$300,000 TIRZ No. 1 Proportionate Share=\$150,000

**TIRZ No. 1 Estimated Share: \$150,000**

**Total Estimated: \$ 30,900,000**

**Total Estimated Proportionate Cost: \$11,212,500**

## ATTACHMENT "A" ECONOMIC FEASIBILITY

TIRZ 2 Economic Feasibility - City

TIRZ #2 Increment	Year	Tax Year	TIRZ #2 Base	Projected Incremental Tax			Tax Collection Delinquencies at 2%	Total Net Tax Collections	Tax Collections on Incremental Value	City TIRZ #2		Projected Net TIRZ #2 Revenue	TIRZ #2 Revenue Discounted at 5%	City Retained Taxes (General Fund)									
				Base Subject to Capture	Total Projected Assessed Valuation	Total Projected				Participation at \$0.0889 Tax Rate	TIRZ Admin Expense												
6	2022	\$	5,836,710	\$	120,284,140	\$	126,120,850	\$	4,485	\$	219,758	\$	209,588	\$	104,794	\$	27,602	\$	77,192	\$	77,192	\$	104,794
7	2023	\$	5,836,710	\$	162,140,390	\$	167,977,100	\$	5,973	\$	292,690	\$	282,520	\$	141,260	\$	28,154	\$	113,106	\$	107,720	\$	141,260
8	2024	\$	5,836,710	\$	206,394,506	\$	212,231,216	\$	7,547	\$	369,800	\$	359,630	\$	179,815	\$	28,717	\$	151,098	\$	137,050	\$	179,815
9	2025	\$	5,836,710	\$	247,304,771	\$	253,141,481	\$	9,002	\$	441,084	\$	430,914	\$	215,457	\$	29,291	\$	186,165	\$	160,817	\$	215,457
10	2026	\$	5,836,710	\$	273,954,639	\$	279,791,349	\$	9,949	\$	487,520	\$	477,350	\$	238,675	\$	29,877	\$	208,797	\$	171,778	\$	238,675
11	2027	\$	5,836,710	\$	282,348,379	\$	288,185,089	\$	10,248	\$	502,145	\$	491,975	\$	245,988	\$	30,475	\$	215,513	\$	168,860	\$	245,988
12	2028	\$	5,836,710	\$	290,993,932	\$	296,830,642	\$	10,555	\$	517,210	\$	507,039	\$	253,520	\$	31,084	\$	222,435	\$	165,985	\$	253,520
13	2029	\$	5,836,710	\$	299,898,851	\$	305,735,561	\$	10,872	\$	532,726	\$	522,556	\$	261,278	\$	31,706	\$	229,572	\$	163,152	\$	261,278
14	2030	\$	5,836,710	\$	309,070,918	\$	314,907,628	\$	11,198	\$	548,708	\$	538,538	\$	269,269	\$	32,340	\$	236,929	\$	160,363	\$	269,269
15	2031	\$	5,836,710	\$	318,518,147	\$	324,354,857	\$	11,534	\$	565,169	\$	554,999	\$	277,499	\$	32,987	\$	244,512	\$	157,615	\$	277,499
16	2032	\$	5,836,710	\$	328,248,792	\$	334,085,502	\$	11,880	\$	582,124	\$	571,954	\$	285,977	\$	33,647	\$	252,330	\$	154,909	\$	285,977
17	2033	\$	5,836,710	\$	338,271,358	\$	344,108,068	\$	12,236	\$	599,588	\$	589,418	\$	294,709	\$	34,320	\$	260,389	\$	152,244	\$	294,709
18	2034	\$	5,836,710	\$	348,594,600	\$	354,431,310	\$	12,604	\$	617,575	\$	607,405	\$	303,703	\$	35,006	\$	268,697	\$	149,620	\$	303,703
19	2035	\$	5,836,710	\$	359,227,539	\$	365,064,249	\$	12,982	\$	636,103	\$	625,932	\$	312,966	\$	35,706	\$	277,260	\$	147,037	\$	312,966
20	2036	\$	5,836,710	\$	370,179,466	\$	376,016,176	\$	13,371	\$	655,186	\$	645,016	\$	322,508	\$	36,420	\$	286,088	\$	144,494	\$	322,508
21	2037	\$	5,836,710	\$	381,459,952	\$	387,296,662	\$	13,772	\$	674,841	\$	664,671	\$	332,336	\$	37,149	\$	295,187	\$	141,990	\$	332,336
22	2038	\$	5,836,710	\$	393,078,851	\$	398,915,561	\$	14,185	\$	695,086	\$	684,916	\$	342,458	\$	37,892	\$	304,567	\$	139,525	\$	342,458
23	2039	\$	5,836,710	\$	405,046,318	\$	410,883,028	\$	14,611	\$	715,939	\$	705,769	\$	352,884	\$	38,649	\$	314,235	\$	137,100	\$	352,884
24	2040	\$	5,836,710	\$	417,372,809	\$	423,209,519	\$	15,049	\$	737,417	\$	727,247	\$	363,624	\$	39,422	\$	324,201	\$	134,712	\$	363,624
25	2041	\$	5,836,710	\$	430,069,095	\$	435,905,805	\$	15,501	\$	759,540	\$	749,370	\$	374,685	\$	40,211	\$	334,474	\$	132,363	\$	374,685
26	2042	\$	5,836,710	\$	443,146,269	\$	448,982,979	\$	15,966	\$	782,326	\$	772,156	\$	386,078	\$	41,015	\$	345,063	\$	130,051	\$	386,078
27	2043	\$	5,836,710	\$	456,615,758	\$	462,452,468	\$	16,445	\$	805,796	\$	795,626	\$	397,813	\$	41,835	\$	355,977	\$	127,775	\$	397,813
28	2044	\$	5,836,710	\$	470,489,332	\$	476,326,042	\$	16,938	\$	829,970	\$	819,799	\$	409,900	\$	42,672	\$	367,228	\$	125,537	\$	409,900
29	2045	\$	5,836,710	\$	484,779,114	\$	490,615,824	\$	17,446	\$	854,869	\$	844,699	\$	422,349	\$	43,526	\$	378,824	\$	123,334	\$	422,349
30	2046	\$	5,836,710	\$	499,497,588	\$	505,334,298	\$	17,970	\$	880,515	\$	870,345	\$	435,172	\$	44,396	\$	390,776	\$	121,167	\$	435,172
								\$	312,320	\$	15,303,682	\$	15,049,429	\$	7,524,715	\$	884,100	\$	6,640,614	\$	3,532,389	\$	7,524,715

2022-40

Item 6.

# San Marcos Publishing, LP Wimberley View • Century News

P.O. Box 49, Wimberley, Texas 78676  
(512) 847-2202

Received

OCT 28 2022

State of Texas  
County of Hays

City of Dripping Springs

Before me, the undersigned authority, on this day personally appeared Dalton Sweat, who being by me here and now duly sworn, upon oath says:

My name is Dalton Sweat, and I am the General Manager, of the The Wimberley View & The Dripping Springs Century News, a newspaper of general circulation in Hays County, Texas, and a newspaper which has been regularly and continuously published in Wimberley, Hays County, Texas, for a period of more than one year immediately preceding the date of publications of the following, and that the said notice, a copy of which follows, was published in the regular edition of said newspaper for a period of 1 week on the following dates:

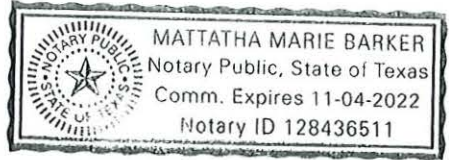
- October 27, 2022
- 2022
- \_2022
- 2022

The said General Manager, Dalton Sweat further states that the rate charged for this publication is the lowest rate charged to commercial advertisers for the same class as advertising for a like amount of space.

[Signature]  
Signature of Affiant

Subscribed and Sworn to me, by the said General Manager Dalton Sweat this 26<sup>th</sup> day of October, 2022 to certify which witness my hand and seal of office.

[Signature]  
NOTARY PUBLIC in and for Hays County, Texas



**City of Dripping Springs  
Public Notice of Ordinance 2022-40  
TIRZ No. 2 Amendment**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS, AMENDING THE FINAL PROJECT PLAN FOR TIRZ NUMBER TWO, SOUTHWEST TIRZ, CITY OF DRIPPING SPRINGS, TEXAS; PROVIDING THAT THE ORDINANCE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.