



City Council & Board of Adjustment Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Tuesday, April 07, 2026, at 6:00 PM

AMENDED AGENDA

CALL TO ORDER & ROLL CALL

City Council Members

Mayor Bill Foulds, Jr.

Mayor Pro Tem Taline Manassian

Council Member Place 2 Wade King

Council Member Place 3 Geoffrey Tahuahua

Council Member Place 4 Travis Crow

Council Member Place 5 Sherrie Parks

Staff, Consultants, & Appointed/Elected Officials

City Administrator Michelle Fischer

Deputy City Administrator Ginger Faught

Deputy City Administrator Shawn Cox

City Attorney Aniz Alani

City Secretary Diana Boone

IT Director Jason Weinstock

Planning Director Tory Carpenter

Parks & Community Services Director Andy Binz

People & Communications Director Lisa Sullivan

PLEDGE OF ALLEGIANCE

BOARD OF ADJUSTMENT

CALL TO ORDER & ROLL CALL

Board Members

Chair Bill Foulds, Jr.

Taline Manassian

Wade King

Geoffrey Tahuahua

Travis Crow

Sherrie Parks

BOARD OF ADJUSTMENT AGENDA

- 1. Public hearing, discussion, and decision for VAR2026-002: variance request to construct an accessory structure within the rear building setback at 613 Hazy Hills Loop in the Headwaters subdivision development. Applicant: Carlos Castillo on behalf of Corey King, property owner.**
 - a. Applicant Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. Variance

CITY COUNCIL

PRESENTATION OF CITIZENS

A member of the public that wishes to address the City Council 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 City Council 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 City Council must present the documents to the City Secretary or City Attorney providing at least seven (7) copies; if seven (7) copies are not provided, the City Council 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 Mayor may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.

PROCLAMATIONS & PRESENTATIONS

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

- 2. A Proclamation of the City of Dripping Springs proclaiming April 13-20, 2026 as "International Dark Sky Week". Sponsor: Council Member Wade King**

CONSENT AGENDA

The following items will be acted upon in a single motion and are considered to be ministerial or routine. No separate discussion or action on these items will be held unless pulled at the request of a member of the City Council or City staff.

- 3. Approval of the February 17, 2026 City Council Regular Meeting Minutes.**
- 4. Approval of the March 3, 2026 City Council Workshop - Special Meeting Minutes.**
- 5. Approval of the March 3, 2026 City Council Regular Meeting Minutes.**

- 6. Approval of the February 2026 Treasurer's Report.** *Deputy City Administrator, Shawn Cox*
- 7. Approval of an amendment extending the term of an existing Agreement between the City of Dripping Springs and HDR Engineering Inc. for Easement Acquisition Services related to Texas Water Development Board Projects to May 21, 2028.** *Sponsor: Mayor Bill Foulds, Jr.*
- 8. Approval of Amendment No 3 to Task Order 1 of a Professional Services Agreement between HDR Engineering Inc. and the City of Dripping Springs for total work authorization increase regarding Texas Water Development Board East Interceptor Project.** *Sponsor: Mayor Bill Foulds, Jr.*

BUSINESS AGENDA

- 9. Update on the Mercer Street Paseo Project.** *Sponsor: Mayor Pro Tem Taline Manassian. Presenter: Keenan Smith, TIRZ Project Manager*
- 10. Discussion and possible action on a request for credit or reimbursement from Edison Equity for Building Permit fees in the amount of \$132,714.47 for the Skye Headwaters construction application from 2019.** *Sponsor: Mayor Bill Foulds, Jr.*
- 11. Discussion and possible action regarding a policy governing political candidate and political party participation, signage, and speech activities during the Founders Day Festival.** *Sponsor: Council Member Sherrie Parks*
- 12. Discussion and possible action on a proposed Texas Disposal Systems Rate Adjustment.**
- 13. Public hearing, discussion, and possible action on an Ordinance of the City of Dripping Springs, Texas, amending the 2025-2026 Fiscal Year Municipal Budget; funding municipal services and authorizing expenditures.**
 - a. Staff Report
 - b. Public Hearing
 - c. Possible Action on Budget Ordinance

CLOSED SESSION

The City Council 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.

14. **Consultation with attorney and deliberation regarding interlocal agreements concerning the application and enforcement of City ordinances and property acquisition.** (*Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072*).
15. **Consultation with attorney and deliberation regarding financing and real property for parcels involved in current and potential TIRZ Priority Projects including Old Fitzhugh Road, Town Center/Civic Complex, Stephenson Building, and other strategic real property acquisitions related to current and potential TIRZ Priority Projects.** (*Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072*).
16. **Deliberation on the appointment, employment, remuneration, evaluation, reassignment, and duties of the Utilities Director.** (*Deliberation Regarding Personnel, 551.074*).

UPCOMING MEETINGS

City Council & Board of Adjustment 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.

Board, Commission, & Committee Meetings

DSRP Board, April 8, 2026, at 11:00 a.m.

TIRZ No.1 & No.2 Board, April 13, 2026, at 4:00 p.m.

Founders Day Committee, April 13, 2026, at 6:30 p.m.

Parks & Recreation Commission, April 15, 2026, at 6:00 p.m.

Farmers Market Committee, April 16, 2026, at 10:00 a.m.

Emergency Management Committee, April 16, 2026, at 12:00 p.m.

Utility Commission, April 16, 2026, at 4:00 p.m.

Founders Day Committee, April 18, 2026, at 9:00 a.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, on April 01, 2026 at 2:30 p.m., amendment posted on April 02, 2026.

Diana Boone, City Secretary

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



City Council Planning Department Staff Report

Item # 1.

Planning and Zoning
Commission Meeting: April 7, 2026
Project No: VAR2026-002
Project Planner: Sara Varvarigos, AICP, Senior Planner

Item Details

Project Name: N/A
Property Location: 613 Hazy Hills Loop
Legal Description: Headwaters at Barton Creek Phase 1, Block B, Lot 27, Acres 0.2009 (8,752 SF)
Applicant: Carlos Castillo
Property Owner: Cory King
Request: Applicant is requesting a variance to allow a pergola within the rear property setback and increase the maximum impervious cover permitted on site
Recommendation: Staff recommends **denial** of the variance request.



Overview

This variance request is associated with a requested building permit for a cantilevered pergola at 613 Hazy Hills Loop. This property is located in Phase 1 of the Headwaters subdivision. As such, it is subject to the Headwaters at Barton Creek Development Agreement and Phase 1 Plat development requirements. These documents establish a minimum rear yard setback of 20' and a side yard setback of 5', as well as a maximum impervious cover of 50% for all residential lots. The existing yard setbacks and impervious cover (49.5%) of 613 Hazy Hills Loop are shown in the Plot Plan below:

LEGEND	
SYMBOLS	DESCRIPTION
—	BOUNDARY LINE
- - -	EASEMENT LINE
—	BUILDING LINE
●	PROPERTY PIN
---	B.S.L. BUILDING SETBACK LINE
---	P.U.E. PUBLIC UTILITY EASEMENT
---	R.O.W. RIGHT OF WAY
(S.I.C.)	POSSIBLE SCRIVENERS ERROR
()	RECORD INFORMATION

FENCE NOTE:

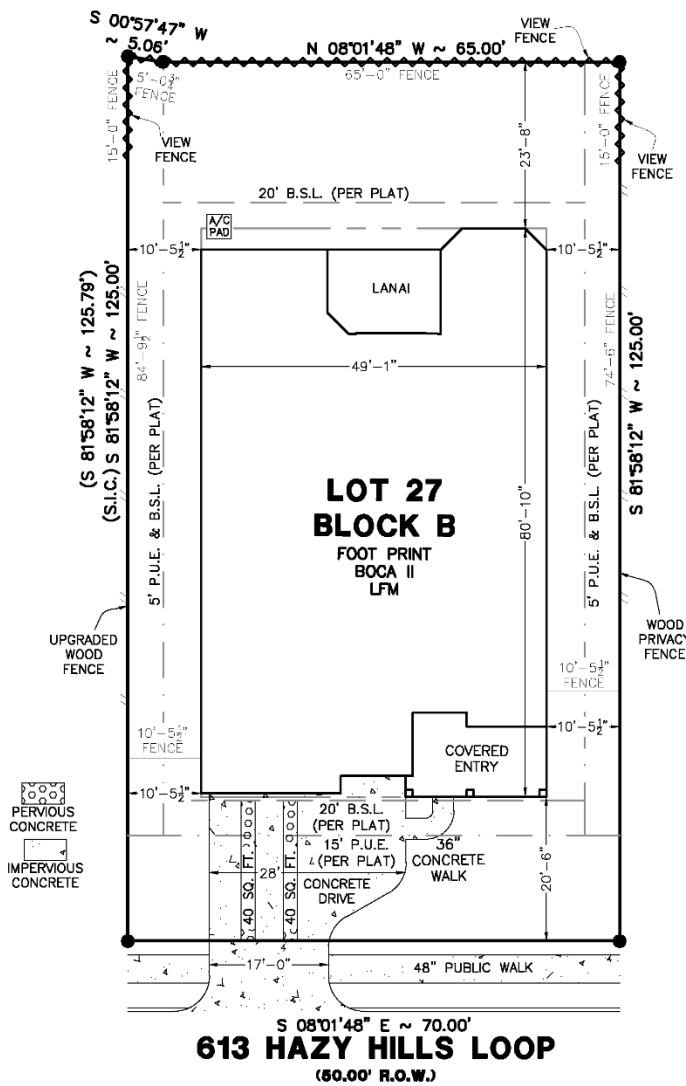
DIMENSIONS GIVEN FOR FENCELINE ARE FOR TAKE OFF PURPOSES ONLY AND SHALL NOT BE USED TO LOCATE BUILDING ON LOT.

FENCE LENGTH: 280 LINEAR FT. (APPROX.)

PLOT PLAN



SCALE: 1" = 20'

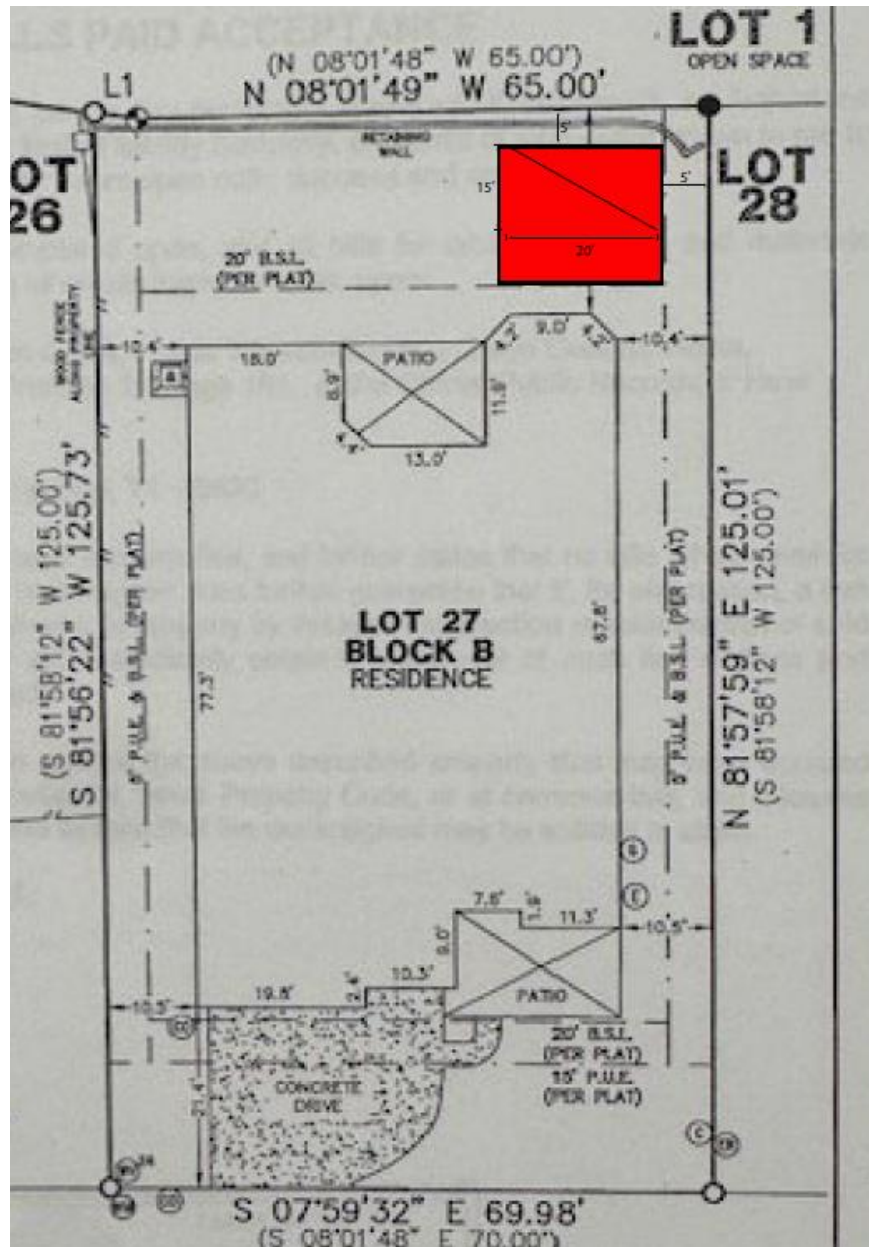


IMPERVIOUS COVER:		
Lot Area:	8752	ft ²
Slab Area:	3818	ft ²
Flat Work Area:	513	ft ²
Total Concrete Area:	4331	ft ²
Percentage of Impervious Cover:	49.49%	

FLATWORK AREA:		
Private Walk:	26	ft ²
Private Drive:	475	ft ²
A/C Pad:	12	ft ²
Public Approach:	181	ft ²
Public Walk:	212	ft ²
TOTAL FLATWORK:	906	ft ² (Approx.)

SOD TABLE:		
Fence Length:	280	linear ft
Front Yard:	132	yd ²
Rear Yard (Approx.):	361	yd ²
Front R.O.W. (Approx.):	32	yd ²
TOTAL SOD:	524	yd ²

The applicant is proposing to add a 1-story pergola measuring 20' wide x 15' deep x 10' height (refer to Attachment 1), which would encroach 15' into the property's required 20' rear yard building setback, as shown in the proposed site plan exhibit below. It would also add approximately 300 SF of impervious cover to the 8,752 SF lot, increasing the impervious cover from 49.5% to 53%, which is over the maximum permitted impervious cover of 50% for residential lots. In the building permit application for the proposed pergola, the applicant indicated that the property's impervious cover after the project would be 30%, which is incorrect.



Summary of Site Plan Elements	Site Area (SF)	Impervious Cover
Residential Lot	8,752	50% Max Imp. Cover
Existing Slab	3,818	43.6%
Existing Flat Work	513	5.9%
Total Existing Impervious Area	4,331	49.5% (Under 50% Max)
Proposed Pergola Addition	300	3.4%
Total Proposed Impervious Area	4,631	53% (Over 50% Max)

The current residential development requirements for Phase 1 of the Headwaters development, and the requested variances for 613 Hazy Hills Loop are summarized in the table below:

Development Agreement and Plat Requirement for Residential Lots in Headwaters Phase 1	Applicant Variance Request	Difference
Structures must be set back at least 20' from the rear property line and 5' from the side yard property line (refer to attachment 2, Phase 1 Plat notes).	Applicant is proposing to place the accessory structure approximately 5' from the rear and side yard property lines.	A 5' setback from the rear property line will result in a 15' encroachment into the required 20' rear setback line
Residential lots must have a maximum permitted impervious cover of 50% (refer to attachment 3, section 3.2.5 of Headwaters at Barton Creek DA).	Applicant is proposing to increase the impervious cover of the lot to 53%	The proposed impervious cover will result in a 3% increase over the maximum impervious cover permitted for residential lots

In order to qualify for a variance, an applicant must identify unique conditions or constraints on their property that would result in undue hardship if the City's ordinance is applied to the property as-is. The applicant for 613 Hazy Hills Loop submitted the following description of the property's hardship and reason for this variance request:

"The hardship necessitating this variance arises from the unique physical constraints of the property, as the majority of the rear yard lies within the required building setback area, leaving only approximately 1-2 feet of usable building area. This condition is not self-created and results from the lot configuration and applicable zoning regulations, effectively preventing reasonable use of the backyard for customary accessory structures or outdoor improvements. Without variance relief, the property owner is deprived of the ability to utilize the rear yard in a manner consistent with similarly situated properties, and the requested variance represents the minimum relief required to alleviate this practical difficulty."

Analysis of Surrounding Properties

The properties surrounding the site are primarily residential and located within Phase 1 of the Headwaters Development. As such, they are subject to the same impervious cover and building setback requirements as 613 Hazy Hills Loop. The surrounding properties' lot sizes, building footprints and layouts also appear to be consistent with the property located at 613 Hazy Hills Loop.

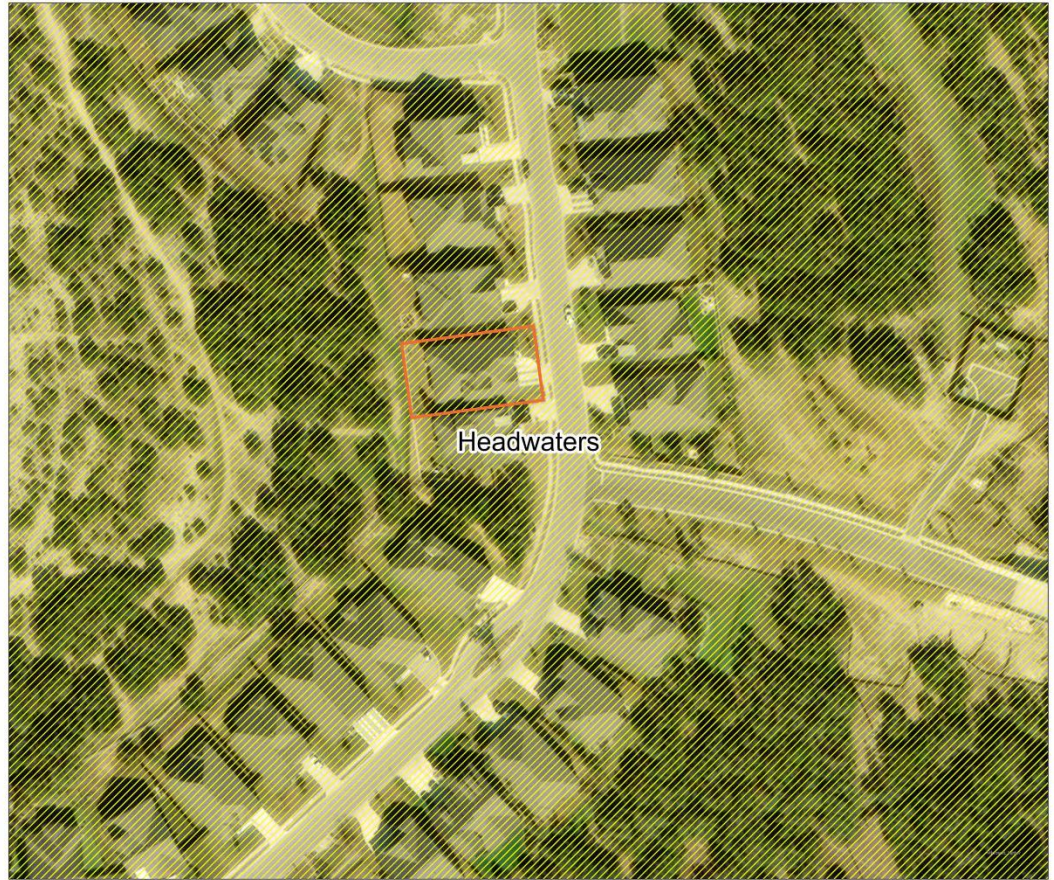
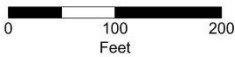
The property at 613 Hazy Hills Loop does not appear to embody any unique constraints or physical characteristics that would result in a hardship meriting a variance.



Zoning Map
VAR2026-002
613 Hazy Hills Loop

Legend

	Roads
	Development Agreements



Direction	Zoning District	Existing Land Use
North	ETJ- Headwaters DA	Single Family
East	ETJ- Headwaters DA	Single Family
South	ETJ- Headwaters DA	Single Family
West	ETJ- Headwaters DA	Open Space

In order to meet the threshold for approval of a variance request, a variance application must meet the approval criteria set out in section 2.22.2 of the Zoning Ordinance. The variance approval criteria and staff analysis of the variance application are presented below.

Approval Criteria for Variance (2.22.2-Zoning Ordinance)

Variance Approval Criteria	Staff Analysis of Variance Application
a. there are special circumstances or conditions affecting the land involved such that the literal enforcement of the provisions of this Chapter would deprive the applicant of the reasonable use of the land; and	There are no special circumstances or conditions affecting the property at 613 Hazy Hills Loop. All other residential properties in Phase 1 of Headwaters at Barton Creek Development have the same setbacks and maximum impervious cover requirements, and similar building layouts and lot sizes.
b. the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and by preserving the natural features and topography of the land; and	Staff does not consider placing a pergola within the rear yard setback to be necessary for the enjoyment of the property, nor would it contribute to preserving the natural features and topography of the land. The intent of

	the current property setback lines is to maintain a lower density of development and a higher level of privacy between lots.
c. the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area; and	Granting this variance will be detrimental as it may encourage significantly more variance applications that are inconsistent with the original intent of the ordinance, and will ultimately: <ol style="list-style-type: none"> 1. erode the overall character of the development (as caused by new buildings encroaching into minimum building setbacks) 2. Undermine the water quality protections that are currently in place through the imposition of maximum impervious cover requirements for residential lots (50%) and the overall Headwaters development project (15%). Residential properties in Headwaters must individually respect the 50% maximum impervious cover for their lots, for the aggregated Headwaters development to cumulatively respect its overall 15% impervious requirement. Staying below these impervious cover limits is essential for the Headwaters community to continue to meet its water quality and drainage requirements and obligations. Maintaining water quality and drainage controls through the enforcement of impervious cover limits ultimately contributes to the public health, safety and welfare of Dripping Springs.
d. the granting of the variance constitutes a minimal departure from this Chapter; and	The granting of the variance would introduce an encroachment of 15 ‘ within a 20’ rear yard setback, which is significant. In addition, the impervious cover of the property would be increased to 53%, which is over the maximum permitted 50% for residential lots.
e. the subject circumstances or conditions giving rise to the alleged hardship are not self-imposed, are not based solely on economic gain or loss, and do not generally affect most properties in the vicinity of the property; and	There are no apparent circumstances or conditions giving rise to a hardship on this property. The applicant may explore other shade structure alternatives such as installing a retractable awning on their residential building, as other property owners in Headwaters development have done.
f. Granting the variance is in harmony with the spirit, general purpose, and intent of this Chapter so that: <ol style="list-style-type: none"> 1. the public health, safety and welfare may be secured; and 2. that substantial justice may be done. 	Granting this variance request would be inconsistent with the intent of the Ordinance variance chapter, as it does not ultimately contribute to securing public health, safety and welfare, and it does not reverse a substantial injustice on the property.

Previous Actions

On February 24, 2026, the Planning and Zoning Commission unanimously voted to recommend denial of this variance request. The Commission also directed the applicants to revise the proposed design of the pergola to respect the

Planning Department Staff Report

property’s building setbacks and impervious cover limits. However, the applicants did not provide any revised pergola designs or site plans at the time of posting of this report.

Summary and Recommendation

Staff recommends denial of the variance request.

Required Vote Threshold

The concurring vote of at least 75% of the full Board of Adjustments is required to approve a variance request. This supermajority requirement applies to any decision under the Board’s review authority.

Public Notification

A legal notice advertising the public hearing was placed in the Dripping Springs Century-News, signs were posted on the site, notice was placed on the City Website, and all property owners within a 300-foot radius of the site were notified of the Variance request. No public comments were received as of the date of posting of this staff report.

Meetings Schedule

February 24, 2026, Planning & Zoning Commission

April 7, 2026, Board of Adjustments

Attachments

Attachment 1 – Variance Application

Attachment 2 – Headwaters Phase 1 Plat

Attachment 3 – Headwaters at Barton Creek Development Agreement

Attachment 4 – Existing Conditions Site Plan

Recommended Action	Recommend denial of the requested variance
Alternatives/Options	Recommend approval of the variance with no or alternate conditions.
Budget/Financial impact	N/A
Public comments	None received at this time
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384
Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

ALTERNATIVE STANDARD/SPECIAL EXCEPTION/VARIANCE/WAIVER APPLICATION

Case Number (staff use only): _____

CONTACT INFORMATION

PROPERTY OWNER NAME Corey King
STREET ADDRESS 613 Hazy Hills Loop
CITY Dripping Springs STATE Texas ZIP CODE 78620
PHONE 832-687-9743 EMAIL [REDACTED]

APPLICANT NAME Carlos Castillo
COMPANY 37th Aluminum
STREET ADDRESS 655 Riley Fuzzel Road
CITY Spring STATE Texas ZIP CODE 77373
PHONE 832-832-0737 EMAIL [REDACTED]

APPLICATION TYPE

ALTERNATIVE STANDARD VARIANCE

SPECIAL EXCEPTION WAIVER

PROPERTY INFORMATION	
PROJECT NAME	A Cantilevered freestanding Pergola
PROPERTY ADDRESS	613 Hazy Hills Loop
CURRENT LEGAL DESCRIPTION	
TAX ID#	148803
LOCATED IN	<input type="checkbox"/> CITY LIMITS <input checked="" type="checkbox"/> EXTRATERRITORIAL JURISDICTION <input type="checkbox"/> HISTORIC DISTRICT OVERLAY

o Description of request & reference to section of the Code of Ordinances applicable to request:
 The Applicant requests approval to construct a structurally engineered Pergola as an accessory structure.

Section 16.1 minimum building setback lines
 16.2 Encroachments

o Description of the hardship or reasons the Alternative Standard/Special Exception/Variance / Waiver is being requested: The hardship necessitating this variance arises from the unique physical constraints of the property, as the majority of the rear yard lies within the required building setback area, leaving only approximately 1-2 feet of usable building area. This condition is not self-created and results from the lot configuration and applicable zoning regulations, effectively preventing reasonable use of the backyard for customary accessory structures or outdoor improvements. Without variance relief, the property owner is deprived of the ability to utilize the rear yard in a manner consistent with similarly situated properties, and the requested variance represents the minimum relief required to alleviate this practical difficulty. This was only brought to our attention after a review, with the homeowner paying for engineering at the city's request.

o Description of how the project exceeds Code requirements in order to mitigate or offset the effects of the proposed alternative standard/special exception/variance/waiver:
 The proposed project is designed to exceed applicable code requirements in order to mitigate any potential impacts associated with the requested variance. The structure has been professionally reviewed by a certified structural engineer, who has provided stamped and sealed drawings verifying compliance with required structural, wind, and load standards. In addition, all electrical components will be supervised by a licensed master electrician and included under the same permitted scope of work, ensuring full compliance with electrical codes and safety standards.

Received on/by: _____

Project Number: _____
Only filled out by staff

Date, initials



BILLING CONTACT FORM

Project Name: A cantilevered free-standing square-style pergola
Project Address: 613 Hazy Hills Loop
Project Applicant Name: Carlos Castillo

Billing Contact Information

Name: Carlos Castillo

Mailing Address: 655 Riley Fuzzel Road, Spring, TX
77373

Email: [REDACTED] Phone Number: 832-832-0737

Type of Project/Application (check all that apply):

- | | |
|---|--|
| <input type="checkbox"/> Alternative Standard | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Street Closure Permit |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Waiver |
| <input type="checkbox"/> Exterior Design | <input type="checkbox"/> Wastewater Service |
| <input type="checkbox"/> Landscape Plan | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Lighting Plan | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Site Development Permit | <input type="checkbox"/> Other _____ |

*Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. **Please see the online Master Fee Schedule for more details.** By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.*

Carlos Castillo
Signature of Applicant

01/13/26
Date

All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. **Incomplete submissions will not be accepted.** By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:

Carlos Castillo
Applicant Signature

01/13/26
Date

CHECKLIST		
STAFF	APPLICANT	
<input type="checkbox"/>	<input type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input type="checkbox"/>	<input type="checkbox"/>	Application Fee (<i>refer to Fee Schedule</i>)
<input type="checkbox"/>	<input type="checkbox"/>	PDF/Digital Copies of all submitted documents When submitting digital files, a cover sheet must be included outlining what digital contents are included.
<input type="checkbox"/>	<input type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input type="checkbox"/>	Map/Site Plan/Plat
<input type="checkbox"/>	<input type="checkbox"/>	Architectural Elevations (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Description and reason for request (<i>attach extra sheets if necessary</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Public Notice Sign - \$25
<input type="checkbox"/>	<input type="checkbox"/>	Proof of Property Ownership-Tax Certificate or Deed
<input type="checkbox"/>	<input type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (required if marked "Yes (Required)" on above Lighting Ordinance Section of application)

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that 51th Aluminum LLC is authorized to act as my agent and representative with respect to this Application and the City's zoning amendment process.
(As recorded in the Hays County Property Deed Records, Vol. _____, Pg. _____.)

Name

Title

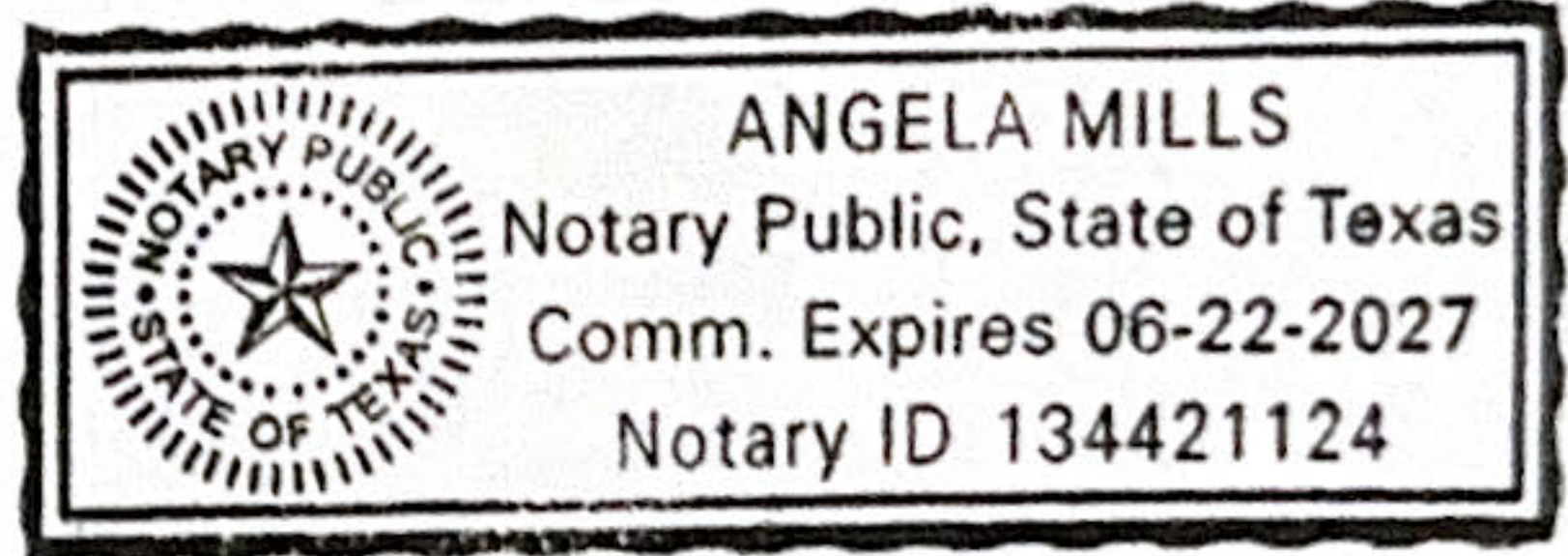
STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on the 9 day of January

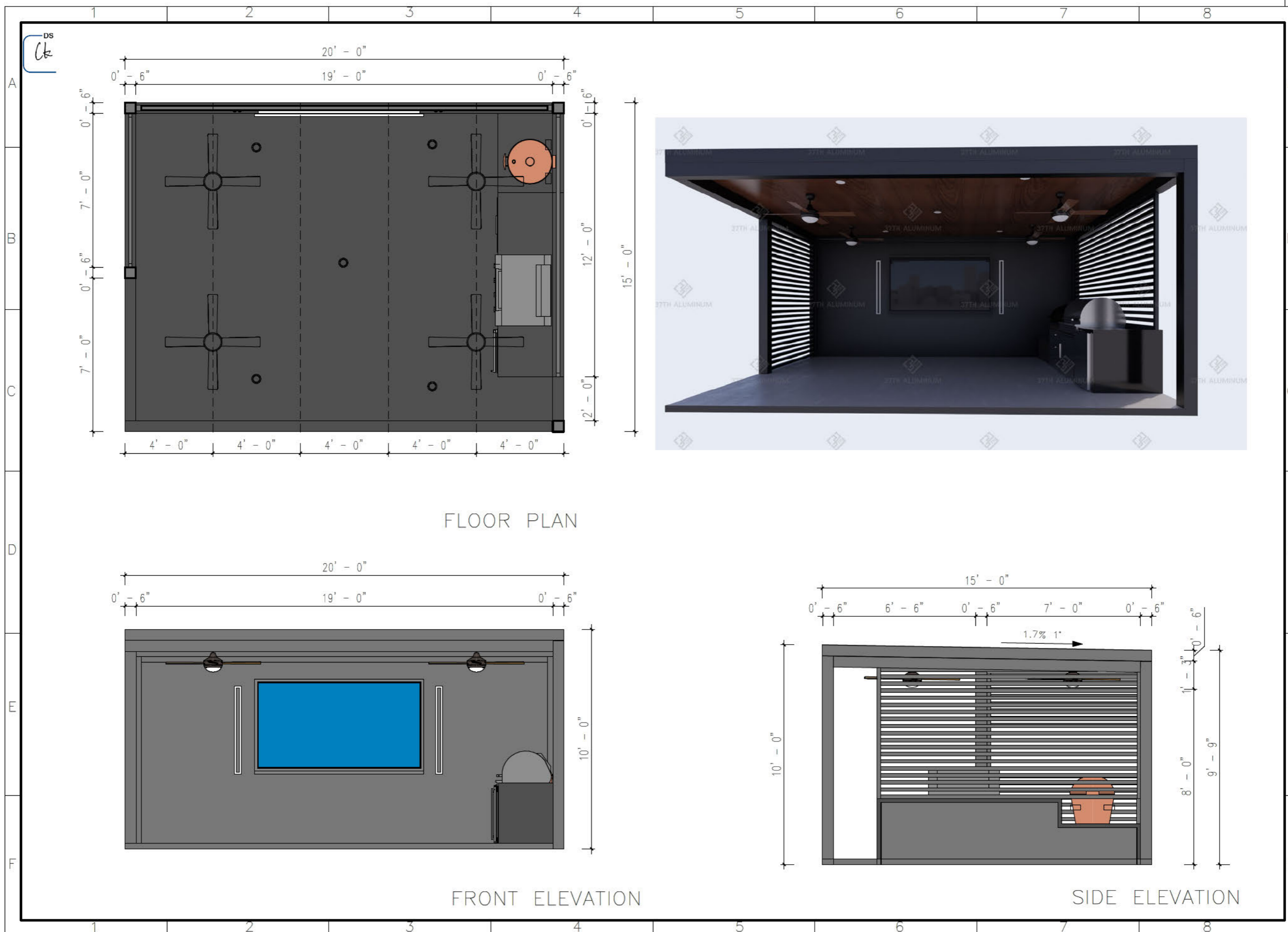
²⁰²⁴
~~2026~~ by Angela Mills

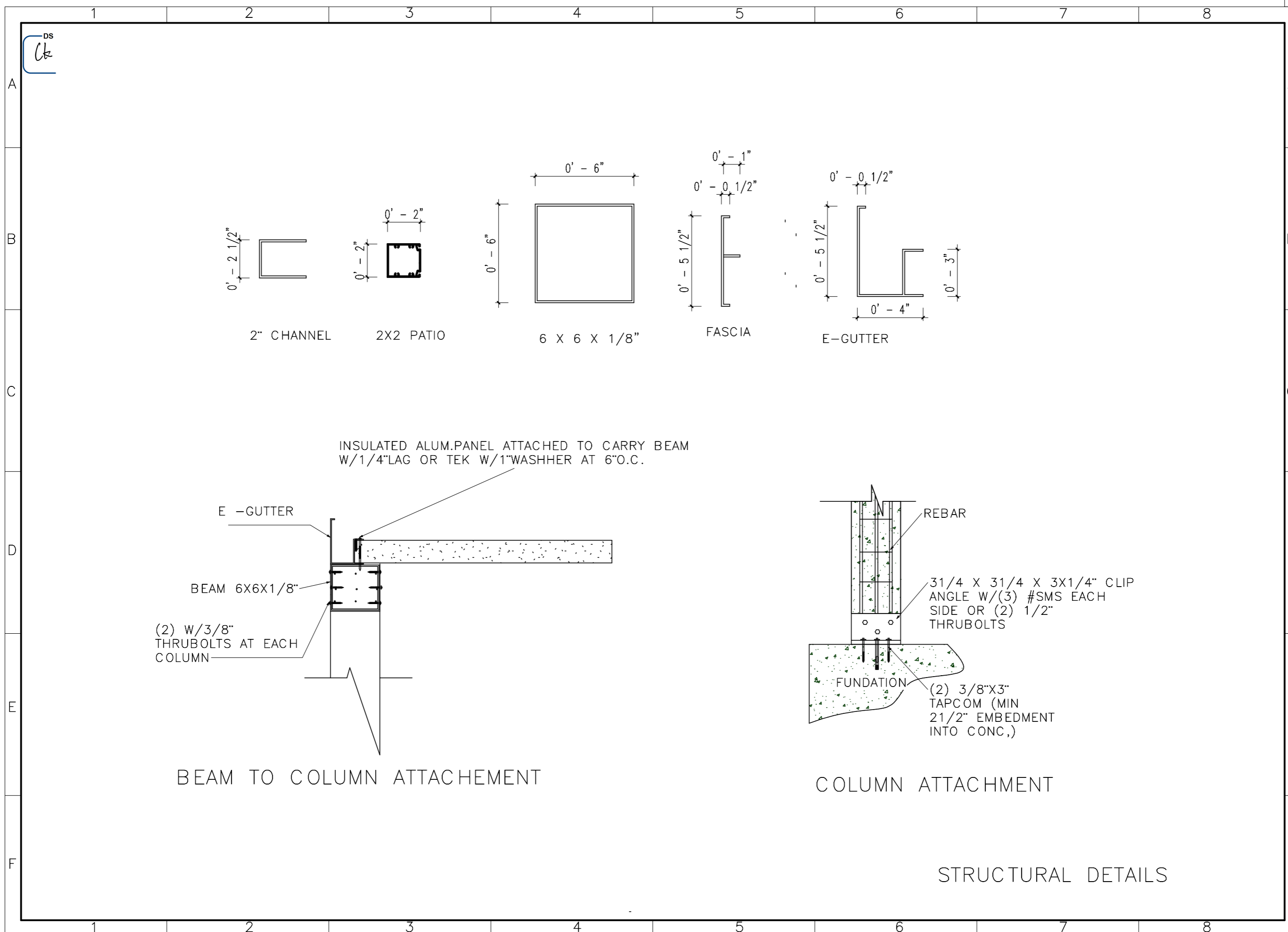
Angela Mills
Notary Public, State of Texas

My Commission Expires: 6/22/27



Corey King
Name of Applicant





STRUCTURAL DETAILS

TITLE SURVEY

ATS Job # 2102230

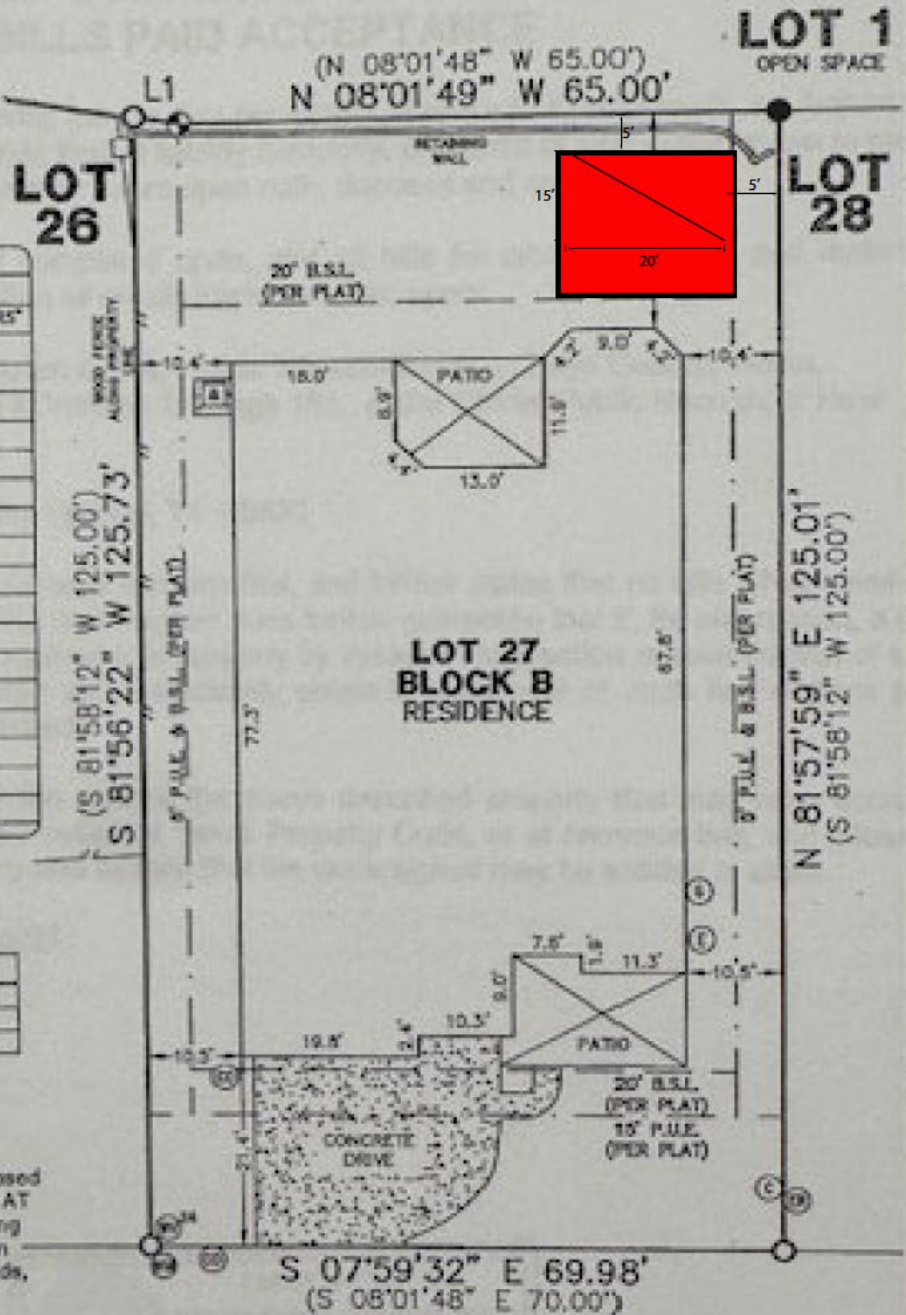
Reference: King Address: 613 Hazy Hills Loop, Dripping Springs, Texas.
 Lot 27, Block B, HEADWATERS AT BARTON CREEK, PHASE 1, a subdivision in Hays County, Texas, according to the map or plat as recorded in Vol. 19, Pgs. 161-168, Plat Records, Hays County, Texas.

SCALE: 1"=20'

LEGEND	
●	5" (WF) IRON ROD FOUND
○	5" (RS) IRON ROD SET "ATS ENGINEERS"
⊙	COTTON SPINDLE SET
---	B.S.L. BUILDING SETBACK LINE
---	P.U.E. PUBLIC UTILITY EASEMENT
---	R.O.W. RIGHT OF WAY
---	RECORD INFORMATION
---	COVERED AREA
---	WOOD FENCE
---	METAL FENCE
---	CONCRETE
---	AIR CONDITIONER
---	GAS METER
---	ELECTRIC METER
---	CABLE RISER
---	ELECTRIC RISER
---	WASTEWATER CLEANOUT
---	WATER METER
---	WATER VALVE

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N 07°40'37" E	5.10'
(L1)	S 90°57'47" W	(5.08')

Surveyor's Note:
 The bearings shown hereon are based on the final plat of HEADWATERS AT BARTON CREEK, PHASE 1, according to the map or plat as recorded in Vol. 19, Pgs. 161-168, Plat Records, Hays County, Texas.



HAZY HILLS LOOP (50' R.O.W.)

- Notes:
- All easements, of which I have knowledge and those recorded easements furnished by Stewart Title of Austin, LLC and Commonwealth Land Title Insurance Company according to Title Commitment GF No. 915832, DO AFFECT the subject property. Other than visible easements, no unrecorded or unwritten easements are shown hereon.
 - Restrictive covenants and easement rights as recorded in Vol. 2475, Pg. 402, Doc. Nos. 2016-16015124, 2016-16015147, 2016-16015157, 2016-16015181, 2016-16015182, 2016-16015183, 17025706, 17025707, 17027934, 18005875, 20000919, 20022769, 20048273, 20048277, 20048533, and Vol. 19, Pgs. 161-168 (PLAT), Official Public Records, Hays County, Texas.
 - Subject to building setback lines, easements, conditions, covenants, and restrictions as recorded in Vol. 19, Pgs. 161-168 (PLAT), Vol. 2475, Pgs. 368 & 365, Vol. 5320, Pg. 409, and Vol. 5321, Pg. 48, and amended by Doc. No. 20024154, Official Public Records, Hays County, Texas.

I, Hugh M. Coston Jr., HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

Attachment 2

COPY

AMENDED FINAL PLAT HEADWATERS AT BARTON CREEK, PHASE 1, HAYS COUNTY, TEXAS SHEET 7 OF 8

DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
TBPLS Firm #10105800 / TBPE Firm #3937

Amended Date: 02-09-2018
Date: 03-08-2016
Scale: 1"=100'
Drawn by: ESH/DK
Reviewer: EAP
Project: 1366-001
Sheet: 7 of 8
Field Book: 401
Party Chief: JM
Survey Date: 08-26-2013

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	23.57'	15.00'	90°00'00"	N49°22'20"E	21.22'
C2	23.57'	15.00'	90°00'00"	S40°37'40"E	21.22'
C3	260.67'	490.10'	30°28'28"	N10°51'54"W	257.61'
C4	372.39'	700.14'	30°28'28"	S10°51'54"E	368.02'
C5	836.63'	400.08'	119°48'54"	S86°00'35"E	692.31'
C6	418.32'	200.04'	119°48'54"	N86°00'35"W	346.16'
C7	810.29'	375.07'	123°46'46"	N84°01'39"W	661.66'
C8	486.18'	225.04'	123°46'46"	S84°01'39"E	397.00'
C9	79.24'	470.95'	09°38'27"	S04°31'29"W	79.15'
C10	270.36'	550.23'	28°09'10"	N08°03'08"W	267.65'
C11	271.23'	450.00'	34°32'01"	N11°14'23"W	267.14'
C12	255.77'	339.00'	43°13'46"	S13°38'41"E	249.75'
C13	107.18'	123.00'	49°55'42"	N53°28'15"W	103.82'
C14	106.89'	99.50'	61°32'56"	N47°39'38"W	101.82'
C15	111.87'	123.00'	52°06'43"	N42°56'32"W	108.06'
C16	65.88'	1259.93'	02°59'45"	S69°53'17"E	65.87'
C17	175.89'	269.32'	37°25'09"	N77°35'09"E	172.78'
C18	166.89'	124.50'	76°48'14"	N03°08'33"E	154.67'
C19	31.56'	20.00'	90°24'31"	N03°39'36"W	28.38'
C20	28.98'	20.00'	83°01'27"	N89°37'25"E	26.51'
C21	423.80'	530.00'	45°48'53"	N71°01'08"E	412.60'
C22	429.69'	470.00'	52°22'55"	S67°44'07"W	414.88'
C23	104.97'	270.00'	22°16'30"	N82°47'19"E	104.31'
C24	128.29'	330.00'	22°16'30"	S82°47'19"W	127.49'
C25	275.62'	330.00'	47°51'17"	N84°25'17"W	267.68'
C26	220.68'	257.79'	49°02'52"	N85°01'04"W	214.00'
C27	418.37'	335.03'	71°32'55"	N83°43'41"E	391.71'
C28	343.43'	275.00'	71°33'12"	S83°43'45"W	321.55'
C29	205.29'	357.09'	32°56'18"	N30°38'46"E	202.47'
C30	168.19'	275.23'	35°00'45"	S31°07'41"W	165.58'
C31	75.34'	474.12'	09°06'16"	N05°50'03"E	75.26'
C32	22.39'	183.40'	06°59'38"	S04°33'21"E	22.37'
C33	29.99'	399.53'	04°18'05"	S04°19'44"E	29.99'
C34	13.37'	20.00'	38°19'19"	N22°55'23"W	13.13'
C35	13.91'	20.00'	39°51'25"	N62°00'46"W	13.63'
C36	117.91'	1250.16'	05°24'13"	N80°44'38"W	117.86'
C37	242.07'	1180.47'	11°44'57"	S77°21'18"E	241.65'
C38	21.66'	20.00'	62°03'50"	N62°37'47"E	20.62'
C39	13.98'	20.29'	39°28'19"	S64°47'39"W	13.70'
C40	15.78'	20.29'	44°34'09"	S22°46'25"W	15.39'
C41	48.75'	425.33'	06°34'01"	N05°12'27"W	48.72'
C42	30.25'	20.00'	86°39'01"	S51°21'33"E	27.45'
C43	148.32'	125.00'	67°59'03"	N61°28'40"W	139.77'
C44	207.65'	175.00'	67°59'03"	N61°28'40"W	195.68'
C45	15.07'	20.00'	43°10'19"	N12°02'44"E	14.72'
C46	186.07'	425.00'	25°05'05"	S40°01'41"E	184.59'
C47	273.14'	375.00'	41°43'58"	S48°21'08"E	267.14'
C48	16.96'	20.00'	48°34'44"	S57°55'15"W	16.45'
C49	37.34'	425.00'	05°02'00"	N66°42'07"W	37.32'
C50	30.76'	20.00'	88°06'52"	N66°43'27"E	27.82'
C51	49.33'	175.00'	16°09'04"	S61°08'35"E	49.17'
C52	14.46'	225.00'	03°40'54"	N54°54'30"W	14.46'
C53	27.72'	20.00'	79°24'58"	N17°02'28"W	25.56'
C54	197.94'	980.48'	11°34'01"	N28°27'02"E	197.61'
C55	208.04'	1030.48'	11°34'01"	N28°27'02"E	207.68'
C56	212.37'	175.00'	69°31'53"	N69°01'50"E	119.58'
C57	151.69'	125.00'	69°31'53"	N69°01'50"E	142.56'
C58	167.77'	125.00'	76°54'03"	S39°16'58"E	155.46'
C59	223.52'	175.00'	73°10'59"	N39°36'44"W	208.64'
C60	175.20'	425.00'	23°37'12"	N14°49'50"W	173.97'
C61	195.82'	475.00'	23°37'12"	N14°49'50"W	194.43'
C62	46.93'	125.00'	21°30'42"	N15°53'05"W	46.66'
C63	65.70'	175.00'	21°30'42"	N15°53'05"W	65.32'
C64	552.92'	182.50'	173°35'16"	N88°04'38"E	364.43'
C65	704.40'	323.50'	173°35'16"	N88°04'38"E	464.27'
C66	109.09'	825.00'	07°34'34"	N02°30'17"W	109.01'
C67	115.70'	875.00'	07°34'34"	N02°30'17"W	115.62'
C68	88.50'	225.03'	22°31'56"	S05°10'02"W	87.93'
C69	68.66'	175.04'	22°28'31"	S05°11'43"W	68.22'
C70	50.09'	225.00'	12°45'20"	N10°03'24"E	49.99'
C71	27.72'	20.00'	79°24'58"	N43°23'13"E	25.56'
C72	44.36'	275.00'	09°14'29"	N87°42'57"E	44.31'
C73	52.42'	325.00'	09°14'29"	N87°42'57"E	52.36'
C74	27.72'	20.00'	79°24'58"	S57°11'49"E	25.56'
C75	123.21'	225.00'	31°22'32"	S33°10'36"E	121.68'
C76	199.44'	175.00'	65°17'55"	S16°12'54"E	188.82'
C77	288.75'	625.00'	26°28'13"	S74°25'42"E	286.19'
C78	265.65'	575.00'	26°28'13"	S74°25'42"E	263.29'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C79	23.55'	25.00'	53°58'05"	S34°12'33"E	22.69'
C80	301.53'	60.00'	287°56'10"	S28°48'25"W	70.59'
C81	23.55'	25.00'	53°58'05"	N88°10'38"W	22.69'
C82	50.00'	60.00'	47°44'45"	S31°05'53"E	48.57'
C83	60.00'	60.00'	57°17'45"	N83°37'07"W	57.53'
C84	60.00'	60.00'	57°17'45"	N39°05'08"E	57.53'
C85	54.34'	60.00'	51°53'13"	S15°30'21"E	52.50'
C86	77.19'	60.00'	73°42'42"	N78°18'19"W	71.98'
C87	8.39'	25.00'	19°13'12"	S74°26'56"W	8.35'
C88	15.61'	25.00'	34°44'53"	N78°34'02"W	14.93'
C89	65.40'	625.00'	05°59'42"	S64°11'26"E	65.37'
C90	80.00'	625.00'	07°20'01"	N70°51'18"W	79.94'
C91	79.82'	625.00'	07°19'03"	S78°10'50"E	79.77'
C92	63.53'	625.00'	05°49'27"	S84°45'05"E	63.51'
C93	27.34'	575.00'	02°43'27"	S62°33'19"E	27.34'
C94	48.01'	575.00'	04°47'01"	S66°18'33"E	47.99'
C95	98.07'	575.00'	09°46'21"	S73°35'14"E	97.95'
C96	92.23'	575.00'	09°11'25"	N83°04'06"W	92.13'
C97	9.37'	325.00'	01°39'07"	N88°29'22"W	9.37'
C98	43.05'	325.00'	07°35'22"	N86°53'23"E	43.02'
C99	101.67'	225.00'	25°53'21"	S30°26'00"E	100.80'
C100	21.55'	225.00'	05°29'12"	N46°07'16"W	21.54'
C101	64.76'	175.00'	21°12'11"	S38°15'46"E	64.39'
C102	134.68'	175.00'	44°05'44"	N05°36'49"W	131.38'
C103	15.76'	225.03'	04°00'43"	N14°25'41"E	15.75'
C104	46.00'	225.03'	11°42'42"	S06°33'54"W	45.92'
C105	26.74'	225.03'	06°48'30"	N02°41'38"W	26.72'
C106	31.21'	825.00'	02°10'03"	N05°12'33"W	31.21'
C107	57.30'	825.00'	03°58'47"	S02°08'08"E	57.29'
C108	20.58'	825.00'	01°25'45"	N00°34'08"E	20.58'
C109	23.69'	875.00'	01°33'04"	N05°23'35"W	23.69'
C110	48.93'	875.00'	03°12'13"	S03°12'00"E	48.92'
C111	43.09'	875.00'	02°49'17"	N00°07'38"W	43.08'
C112	19.49'	232.50'	04°48'15"	N03°41'08"E	19.49'
C113	46.12'	232.50'	11°21'57"	N11°46'13"E	46.05'
C114	46.04'	232.50'	11°20'45"	N23°07'34"E	45.96'
C115	46.34'	232.50'	11°25'11"	N34°30'32"E	46.26'
C116	47.37'	232.50'	11°40'21"	N46°03'18"W	47.28'
C117	49.75'	232.50'	12°15'38"	S58°01'56"W	49.66'
C118	49.71'	232.50'	12°15'02"	N70°15'55"E	49.62'
C119	49.15'	232.50'	12°06'47"	S82°27'35"W	49.06'
C120	79.52'	232.50'	19°35'43"	S81°41'13"E	79.13'
C121	50.00'	232.50'	12°19'18"	N65°43'43"W	49.90'
C122	50.00'	232.50'	12°19'19"	S53°24'24"E	49.90'
C123	50.00'	232.50'	12°19'18"	N41°05'06"W	49.90'
C124	50.00'	232.50'	12°19'18"	S28°45'48"E	49.90'
C125	50.00'	232.50'	12°19'18"	N16°26'32"W	49.90'
C126	20.91'	232.50'	05°09'12"	S07°42'20"E	20.90'
C127	13.84'	182.50'	04°20'42"	N03°27'21"E	13.84'
C128	119.89'	182.50'	37°38'17"	S24°26'51"W	117.74'
C129	119.89'	182.50'	37°38'17"	N62°05'08"E	117.74'
C130	119.89'	182.50'	37°38'17"	N80°16'34"W	117.74'
C131	119.89'	182.50'	18°41'24"	S42°38'17"E	117.74'
C132	59.53'	182.50'	18°41'24"	N14°28'26"W	59.27'
C133	8.35'	175.00'	02°44'01"	N06°29'44"W	8.35'
C134	50.00'	175.00'	16°22'13"	S16°02'51"E	49.83'
C135	7.35'	175.00'	02°24'28"	N25°26'12"W	7.35'
C136	9.10'	125.00'	04°10'15"	S24°33'18"E	9.10'
C137	37.83'	125.00'	17°20'27"	N13°47'57"W	37.69'
C138	27.43'	475.00'	03°18'33"	S24°59'10"E	27.43'
C139	57.61'	475.00'	06°56'57"	N19°51'25"W	57.58'
C140	57.61'	475.00'	06°56'57"	S12°54'28"E	57.58'
C141	53.16'	475.00'	06°24'45"	S06°13'37"W	53.13'
C142	23.35'	425.00'	03°08'55"	N25°03'59"W	23.35'
C143	79.80'	425.00'	10°45'32"	S18°06'45"E	79.69'
C144	72.05'	425.00'	09°42'46"	N07°52'37"W	71.96'
C145	36.29'	175.00'	11°52'52"	N08°57'40"W	36.22'
C146	54.06'	175.00'	17°41'59"	S23°45'06"E	53.85'
C147	54.06'	175.00'	17°41'59"	N41°27'05"W	53.85'
C148	54.06'	175.00'	17°41'59"	S59°09'04"E	53.85'
C149	25.05'	175.00'	08°12'09"	N72°06'08"W	25.03'
C150	29.88'	175.00'	09°46'53"	N81°05'40"W	29.84'
C151	53.95'	175.00'	17°39'50"	N85°10'59"E	53.74'
C152	54.06'	175.00'	17°41'59"	S67°30'04"W	53.85'
C153	54.06'	175.00'	17°41'59"	N49°48'05"E	53.85'
C154	20.42'	175.00'	06°41'12"	S37°36'30"W	20.41'
C155	31.45'	1030.48'	01°44'55"	N33°21'35"E	31.45'
C156	58.86'	1030.48'	03°16'21"	S30°50'57"W	58.85'
C157	58.86'	1030.48'	03°16'21"	N27°34'35"E	58.85'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C158	58.87'	1030.48'	03°16'24"	S24°18'13"W	58.85'
C159	61.29'	980.48'	03°34'54"	N32°27'56"E	61.28'
C160	67.25'	980.48'	03°55'48"	N28°40'00"E	67.24'
C161	67.25'	980.48'	03°55'48"	S24°45'29	

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT WFC HEADWATERS OWNER VII, L.P., OWNER OF THAT CERTAIN 1035.74 ACRE TRACT OF LAND AS CONVEYED TO IT BY DEED DATED DECEMBER 31, 2013, AND RECORDED IN VOLUME 4832, PAGE 118 AS DOCUMENT NO. 2014-14000136 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 136.3705 ACRES OF SAID LANDS DESCRIBED ABOVE, TO BE KNOWN AS

HEADWATERS AT BARTON CREEK, PHASE 1

IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

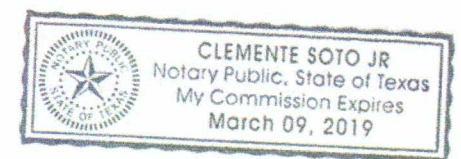
WITNESS MY HAND, THIS THE 9th DAY OF March, 2016
WFC HEADWATERS OWNER VII, L.P., A DELAWARE LIMITED PARTNERSHIP

BY: Jesse R. Baker
NAME: Jesse R. Baker
TITLE: AUTHORIZED REPRESENTATIVE
ADDRESS: C/O 500 BOYLSTON STREET, SUITE 2010 BOSTON, MA, 02116
LIENHOLDER CONSENT: AMERICAN BANK, N.A.
BY: Chris Bourne
NAME: CHRIS BOURNE
TITLE: SENIOR LENDING MANAGER

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Chris Bourne KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 10 DAY OF March, A.D., 2016.

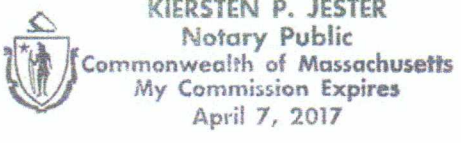


NOTARY PUBLIC IN AND FOR HAYS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jesse R. Baker KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 9th DAY OF March, A.D., 2016.



NOTARY PUBLIC IN AND FOR HAYS COUNTY, TEXAS

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION TO WIT:

- 1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
- 2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT.
- 3. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

Tom Pope, R.S., C.F.M.
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

4-5-2016
DATE

JAMES C. GARZA, DIRECTOR
HAYS COUNTY DEVELOPMENT AND COMMUNITY SERVICES DEPARTMENT

4-6-16
DATE

STATE OF TEXAS
CITY OF DRIPPING SPRINGS
COUNTY OF HAYS

ADMINISTRATIVE PLAT APPROVAL
THIS PLAT, HEADWATERS AT BARTON CREEK, PHASE 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS, TEXAS AS A FINAL PLAT FOR ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 1230.09, AND HAS BEEN FOUND TO COMPLY WITH THE CITY'S CODE OF ORDINANCES AND IS HEREBY APPROVED ADMINISTRATIVELY.

APPROVED, THIS THE 5th DAY OF April, 2016 A.D., BY

Michelle Fischer, CITY ADMINISTRATOR

STATE OF TEXAS
COUNTY OF HAYS

I, THE UNDERSIGNED, DIRECTOR OF THE HAYS COUNTY DEVELOPMENT AND COMMUNITY SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF DRIPPING SPRINGS FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.

JAMES C. GARZA, DIRECTOR
HAYS COUNTY DEVELOPMENT AND COMMUNITY SERVICES
HAYS COUNTY, TEXAS

4-6-16
DATE

STATE OF TEXAS
COUNTY OF HAYS

I, LIZ O. GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 10th DAY OF April, 2016, AT 2:20 O'CLOCK P.M., AND DULY RECORDED ON THE 16th DAY OF April, 2016, AT 2:25 O'CLOCK P.M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN BOOK 1161-168

Liz O. Gonzalez, Deputy
COUNTY CLERK
HAYS COUNTY, TEXAS



FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48209C0108F, HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2005. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE (4204), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00016118597028445.

JURISDICTION PLAT NOTE:

- 1. THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE CITY OF DRIPPING SPRINGS AND HAYS COUNTY (DRIPPING SPRINGS ETJ).
- 2. THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- 3. THIS SUBDIVISION IS ENTIRELY WITHIN THE HAYS COUNTY ESD #1 FOR EMS SERVICE.
- 4. THIS SUBDIVISION IS ENTIRELY WITHIN THE HAYS COUNTY ESD #6 FOR FIRE SERVICE.
- 5. THIS SUBDIVISION IS ENTIRELY WITHIN THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT.

GENERAL NOTES:

- 1. 15' PUBLIC UTILITY EASEMENT IS PROVIDED ALONG THE FRONT PROPERTY LINE OF ALL LOTS.
- 2. A 5' PUBLIC UTILITY EASEMENT IS DEDICATED ALONG EACH RESIDENTIAL SIDE LOT LINE.
- 3. ALL SIDEWALKS TO BE MAINTAINED BY THE ENTITIES (HEADWATERS MUNICIPAL UTILITY DISTRICT (MUD) OR THE HOME OWNERS ASSOCIATION AS ASSIGNED) OTHER THAN HAYS COUNTY.

SURVEYOR'S NOTES:

- 1. ALL OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE. NO BOUNDARIES OF CONTRIBUTING ZONE OR RECHARGE ZONE CROSS THIS SUBDIVISION.
- 2. NO PORTION OF THIS SUBDIVISION (OUTSIDE THE RESIDENTIAL LOT AREAS) LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN AS DELINEATED ON HAYS COUNTY MAP NO.48209C0108F, HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2005.

UTILITY NOTES:

- 1. WASTEWATER UTILITY SERVICE WILL BE PROVIDED BY HEADWATERS MUD.
- 2. WATER UTILITY SERVICE WILL BE PROVIDED BY THE HEADWATERS MUD.
- 3. ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY PEC.
- 4. TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY VERIZON.
- 5. GAS UTILITY SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICE.

CULVERT NOTE:

CULVERTS SHALL BE SIZED TO TRANSPORT THE CALCULATED 25-YEAR STORM. THE ROADSIDE DITCH SHALL HAVE THE CAPACITY TO CARRY THE 100-YEAR STORM.

PUBLIC ACCESS:

ALL STREETS ARE PUBLIC.

LOT SIZE CATEGORIES:

- 229 LOTS TOTAL
- 209 RESIDENTIAL LOTS
- 19 OPEN SPACE LOTS
- 1 PRIVATE AMENITY CENTER LOT
- AVERAGE RESIDENTIAL LOT SIZE: 8,628 SF
- LOTS LESS THAN 1 ACRE: 226
- LOTS 1-2 ACRES: 0
- LOTS 2-5 ACRES: 0
- LOTS 5-10 ACRES: 1
- LOTS 10 ACRES OR GRATER: 2

CITY OF DRIPPING SPRINGS NOTES:

- 1. THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE CITY OF DRIPPING SPRINGS AND HAYS COUNTY (CITY OF DRIPPING SPRINGS ETJ).
- 2. PROPOSED STRUCTURES TO BE CONSTRUCTED WITHIN THIS SUBDIVISION MUST COMPLY WITH THE CITY OF DRIPPING SPRINGS BUILDING CODE, AND WILL REQUIRE A CITY OF DRIPPING SPRINGS BUILDING PERMIT.
- 3. ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION SHALL CONNECT TO A PUBLIC WATER SOURCE.
- 4. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL APPLICABLE CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
- 5. THIS SUBDIVISION IS SUBJECT TO ORDINANCE 1260.00, ARTICLE 24.06 REGARDING OUTDOOR LIGHTING.
- 6. THIS SUBDIVISION IS SUBJECT TO THE CITY OF DRIPPING SPRINGS PARKLAND DEDICATION REQUIREMENTS PER THE PARK PLAN PREPARED FOR THIS SUBDIVISION.
- 7. THE PARKS AND OPEN SPACE SHALL BE PRIVATELY DEDICATED. ALL PARKS SHALL BE IN CONFORMANCE WITH THE HEADWATERS PARK PLAN.
- 8. ALL RESIDENTIAL LOTS IMPERVIOUS COVER IS LIMITED TO 50.00% OF LOT SIZE.
- 9. WASTEWATER FOR THIS DEVELOPMENT WILL BE TREATED BY ONSITE WASTEWATER TREATMENT PLANT OWNED AND OPERATED BY THE HEADWATERS MUNICIPAL UTILITY DISTRICT (MUD).
- 10. THE FOLLOWING LOTS WILL BE UTILIZED FOR WATER QUALITY TREATMENT AND WILL BE CONVEYED TO THE HEADWATERS MUNICIPAL UTILITY DISTRICT (MUD) FOR OWNERSHIP AND MAINTENANCE;

- LOT 11, BLOCK "A"
- LOT 19, BLOCK "A"
- LOT 25, BLOCK "A"
- LOT 30, BLOCK "A"
- LOT 36, BLOCK "A"
- LOT 21, BLOCK "C"
- LOT 26, BLOCK "C"
- LOT 36, BLOCK "C"
- LOT 52, BLOCK "C"
- LOT 59, BLOCK "C"
- LOT 67, BLOCK "C"
- LOT 73, BLOCK "C"
- LOT 77, BLOCK "C"
- LOT 6, BLOCK "D"
- LOT 1, BLOCK "E"
- LOT 5, BLOCK "E"
- LOT 6, BLOCK "F"

- 11. ROADWAY DESIGN STANDARDS FOR HAYS COUNTY WERE APPROVED BY HAYS COUNTY TRANSPORTATION DEPARTMENT AND THE HAYS COUNTY COMMISSIONERS COURT ON SEPTEMBER 09, 2014.
- 12. THIS SUBDIVISION IS SUBJECT TO THE HEADWATERS AT BARTON CREEK DEVELOPMENT AGREEMENT, DATED JANUARY 11, 2005 AND RECORDED IN VOLUME 2675, PAGE 649 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND AS AMENDED.
- 13. IMPERVIOUS COVER ON LOT 1, BLOCK "A" (AMENITY CENTER) IS LIMITED TO 50.00% OF LOT SIZE.
- 14. THIS SUBDIVISION IS REQUIRED TO BE COMPLIANT WITH FIRE CODE IFC2012, AS AMENDED.
- 15. MINIMUM RESIDENTIAL FRONT BUILDING SETBACK LINE SHALL BE TWENTY (20) FEET. CORNER LOTS SHALL HAVE A MINIMUM OF TWENTY (20) FOOT SETBACK ON FRONT-FACING STREET AND TEN (10) FOOT SETBACK ON THE OTHER STREET. MINIMUM REAR AND SIDE SETBACKS SHALL BE TWENTY (20) FEET AND FIVE (5) FEET RESPECTIVELY.

QUALIFYING LOTS:

RESIDENTIAL LOTS ARE LIMITED TO ONE SINGLE-FAMILY RESIDENCE PER LOT.

WATER SUPPLY NOTE:

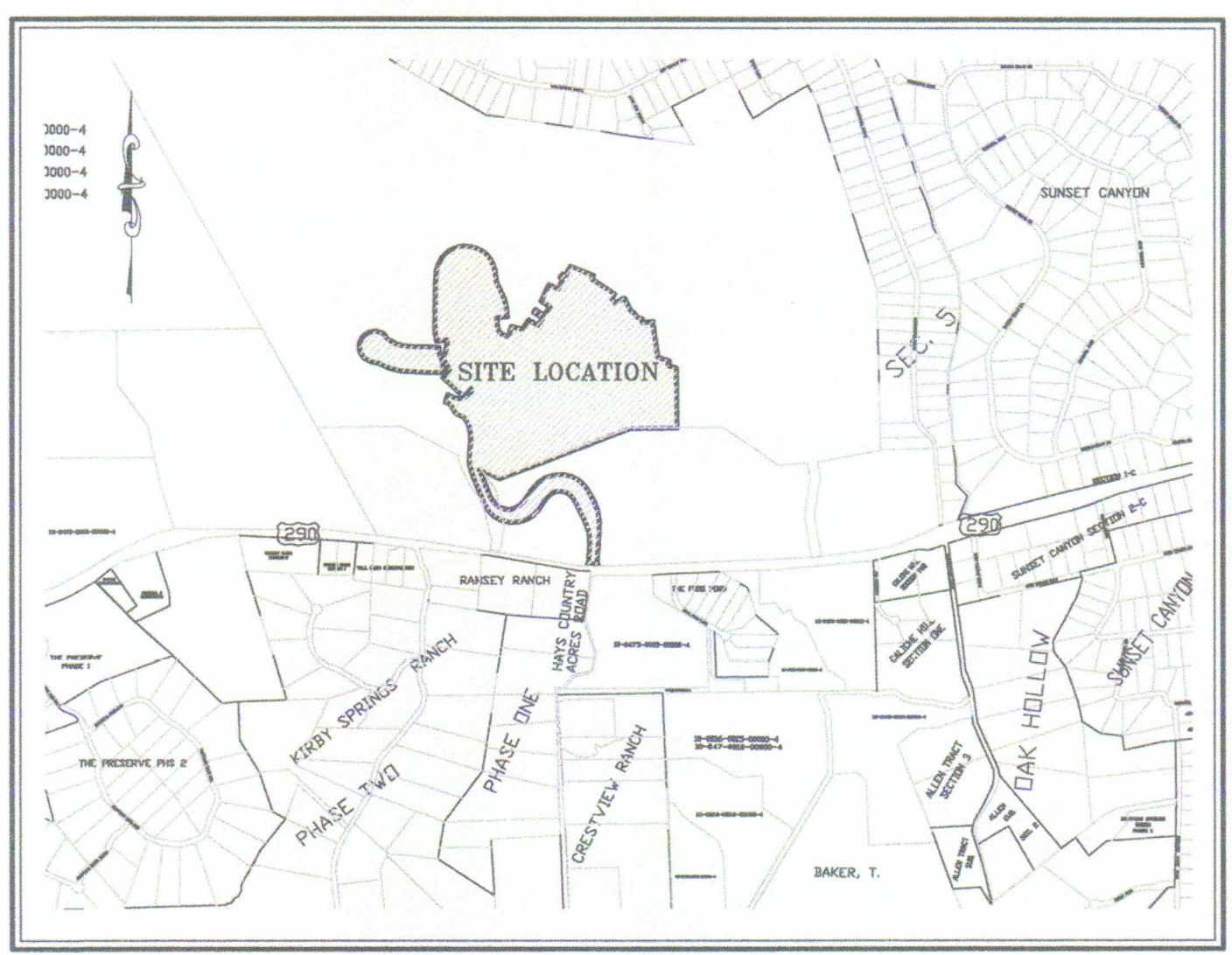
THE CITY OF DRIPPING SPRINGS, A RETAIL WATER PROVIDER TO THE HEADWATERS MUD, HAS THE REQUIRED SERVICE CAPACITY TO SERVE THIS SUBDIVISION IN ACCORDANCE WITH ITS TARIFF AND POLICIES.

Ginger Faught, DEPUTY CITY ADMINISTRATOR
512-858-4725

4/5/16
DATE

VICINITY MAP

SCALE: 1" = 5000'



SUBDIVISION ROADS:

PUBLIC STREET DEDICATION:

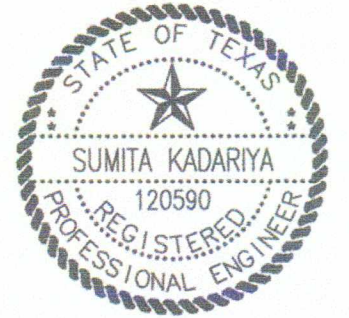
- HEADWATERS BLVD. (MINOR COLLECTOR) - R.O.W. VARIES - 3,701.37 LINEAR FEET IN LENGTH, 12.197 ACRES R.O.W.
- TOWNES COURT (LOCAL ROAD) - 50' R.O.W. - 888.05 LINEAR FEET IN LENGTH, 1.166 ACRES R.O.W.
- DAYRIDGE DRIVE (LOCAL ROAD) - 50' R.O.W. - 4,141.70 LINEAR FEET IN LENGTH, 4.665 ACRES R.O.W.
- HAZY HILLS LOOP (LOCAL ROAD) - 60' R.O.W. - 2,670.00 LINEAR FEET IN LENGTH, 3.404 ACRES R.O.W.
- HAZY HILLS LOOP (LOCAL ROAD) - 50' R.O.W. - 430.71 LINEAR FEET IN LENGTH, 0.358 ACRES R.O.W.
- ROY BRANCH ROAD (LOCAL ROAD) - 60' R.O.W. - 292.40 LINEAR FEET IN LENGTH, 0.339 ACRES R.O.W.
- TIERRA TRAIL (LOCAL ROAD) - 50' R.O.W. - 1,248.16 LINEAR FEET IN LENGTH, 1.381 ACRES R.O.W.
- TOTAL: 13,372.39 LINEAR FEET IN LENGTH, 23.5081 ACRES R.O.W.

ENGINEER'S CERTIFICATION:

I, SUMITA KADARIYA, A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THE RESIDENTIAL LOTS IN THIS SUBDIVISION ARE NOT LOCATED WITHIN ANY DESIGNATED 100-YEAR FLOOD PLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48209C0108F, REVISED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

Sumita Kadariya, P.E.
TEXAS REGISTRATION NO. 120590
DOUCET & ASSOCIATES, INC.
7401-B HWY. 71 W., STE. 160
AUSTIN, TX 78735

03/08/2016
DATE

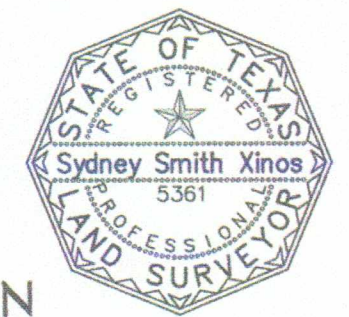


SURVEYOR'S CERTIFICATION:

I, SYDNEY SMITH XINOS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE HAYS COUNTY DEVELOPMENT REGULATIONS, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION. INTERIOR LOT CORNERS SHALL BE SET AFTER FINAL GRADING IS COMPLETE.

Sydney Smith Xinos, R.P.L.S.
TEXAS REGISTRATION NO. 5361
DOUCET & ASSOCIATES, INC.
7401-B HWY. 71 W., STE. 160
AUSTIN, TX 78735

3/8/16
DATE



FINAL PLAT
HEADWATERS AT BARTON
CREEK, PHASE 1,
HAYS COUNTY, TEXAS
SHEET 1 OF 8

DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
Survey Firm Registration Number: 10105800

Date:	03-08-2016
Scale:	1"=100'
Drawn by:	ESH/DRK
Reviewer:	SSX
Project:	1366-001
Sheet:	1 of 8
Field Book:	401
Party Chief:	JM
Survey Date:	08-26-2013

MATCHLINE SEE SHEET 3 MATCHLINE SEE SHEET 4

WFC HEADWATERS OWNER VII, LP.
UNDEVELOPED REMAINDER OF
1,335.74 ACRES, VOL. 4832 PG. 118
P.R.H.C.T.

LOT 1
BLOCK 'A'
AMENITY CENTER
7.2516 ACRES

LOT 2
BLOCK 'A'
OPEN SPACE
29.0117 ACRES

TOWNES EE FAMILY TRUST
140.229 AC
VOL. 2475 PG. 440/482
COMMERCIAL
LOT
(UNDEVELOPED)

TOWNES EE FAMILY TRUST
140.229 AC
VOL. 2475 PG. 440/482
COMMERCIAL
LOT
(UNDEVELOPED)

HAYS COUNTY MONUMENT # 202
GRID N: 13982199.6856
GRID E: 2260042.1892
LATITUDE: 30°11'31.86"
LONGITUDE: -98°04'37.94"

ACCESS AGREEMENT EASEMENT AND
RIGHT OF WAY
VOL. 2475, PG. 458
R.P.R.H.C.T.
AMENDMENT TO ACCESS AGREEMENT
VOL. 3280, PG. 858
O.P.R.H.C.T.

EASEMENT AGREEMENT
FOR WATER UTILITIES
VOL. 3280, PG. 871
O.P.R.H.C.T.

WATER LINE EASEMENT
AND RIGHT OF WAY
VOL. 1686, PG. 307
O.P.R.H.C.T.

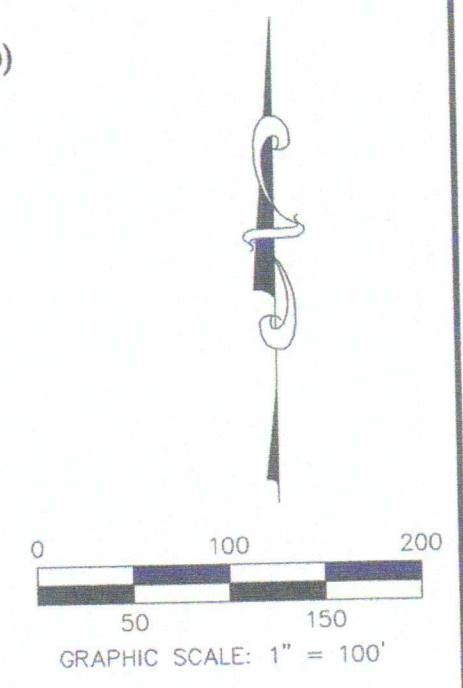
UTILITY EASEMENT
PEDERNALES ELECTRIC
COOPERATIVE
DOC. NO. 9920530
VOL. 2475, PG. 385
O.P.R.H.C.T.

TXDOT FUTURE
R.O.W. RESERVE
(200' FEET
FROM ROADWAY
CENTERLINE)

CONCRETE MARKER FOUND
AT STATION 644+97.85
90.00' LEFT

GRID N: 13983027.0281
GRID E: 2270673.1007

WATER LINE EASEMENT
AND RIGHT OF WAY
VOL. 1686, PG. 307
O.P.R.H.C.T.



LEGEND	
	SUBDIVISION BOUNDARY LINE
	EXISTING PROPERTY LINES
	EASEMENTS
	1/2" IRON ROD WITH "DOUCET" CAP SET
	1/2" IRON ROD FOUND (UNLESS NOTED)
	1/2" IRON PIPE FOUND
AMEN	AMENITY CENTER
OS	OPEN SPACE
WO	WATER QUALITY
R	RESIDENTIAL
DOC. #	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
P.R.H.C.T.	PLAT RECORDS, HAYS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS

U.S. HIGHWAY 290
(R.O.W. VARIES)

FINAL PLAT
HEADWATERS AT BARTON
CREEK, PHASE 1,
HAYS COUNTY, TEXAS
SHEET 2 OF 8

DA DOUCET & ASSOCIATES

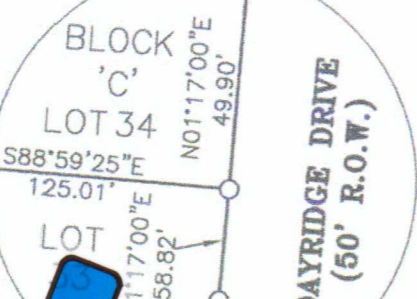
Civil Engineering - Planning - Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
Survey Firm Registration Number: 10105800

Date:	03-08-2016
Scale:	1"=100'
Drawn by:	ESH/DRK
Reviewer:	SSX
Project:	1366-001
Sheet:	2 of 8
Field Book:	401
Party Chief:	JM
Survey Date:	08-26-2013

Vol 19 pg 163

MATCHLINE SEE SHEET 4

WFC HEADWATERS OWNER VII, L.P.
UNDEVELOPED REMAINDER OF
1,335.74 ACRES
VOL. 4832 PG. 118
P.R.H.C.T.

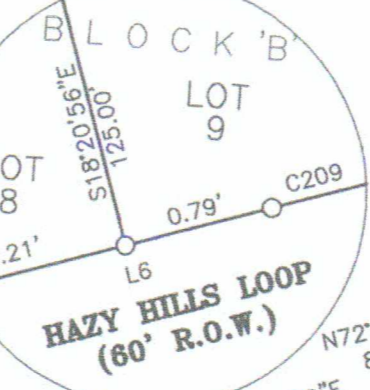


DAYRIDGE DRIVE
(50' R.O.W.)

TOWNES COURT (50' R.O.W.)

WFC HEADWATERS OWNER VII, L.P.
UNDEVELOPED REMAINDER OF
1,335.74 ACRES
VOL. 4832 PG. 118
P.R.H.C.T.

DAYRIDGE DRIVE (50' R.O.W.)



HAZY HILLS LOOP
(60' R.O.W.)

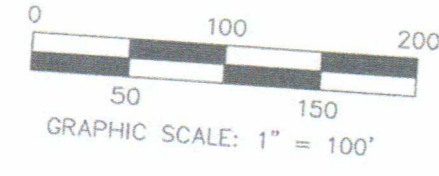
HAZY HILLS LOOP (60' R.O.W.)

HEADWATERS BLVD.
(R.O.W. VARIES)

LOT 1
BLOCK 'A'
AMENITY CENTER
7.2516 ACRES

FINAL PLAT
HEADWATERS
AT BARTON CREEK,
PHASE 1,
HAYS COUNTY, TEXAS
SHEET 3 OF 8

LEGEND	
	SUBDIVISION BOUNDARY LINE
	EXISTING PROPERTY LINES
	EASEMENTS
	1/2" IRON ROD WITH "DOUCET" CAP SET
	1/2" IRON ROD FOUND (UNLESS NOTED)
	1/2" IRON PIPE FOUND
AMEN	AMENITY CENTER
OS	OPEN SPACE
WQ	WATER QUALITY RESIDENTIAL
DOC. #	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
P.R.H.C.T.	PLAT RECORDS, HAYS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS



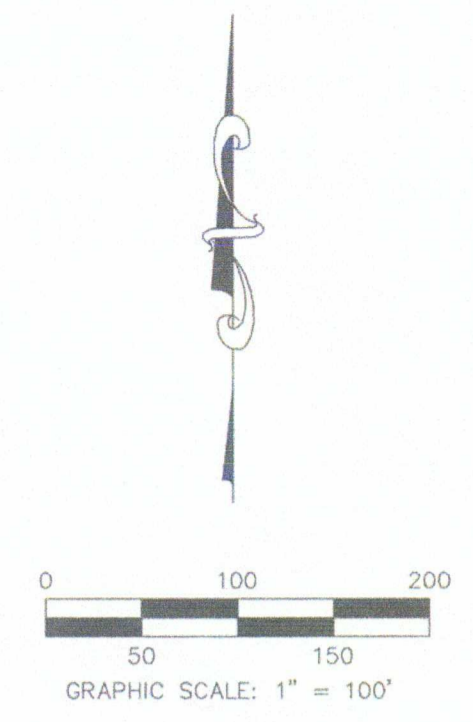
MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 6

DA DOUCET & ASSOCIATES

Civil Engineering - Planning - Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
Survey Firm Registration Number: 10105800

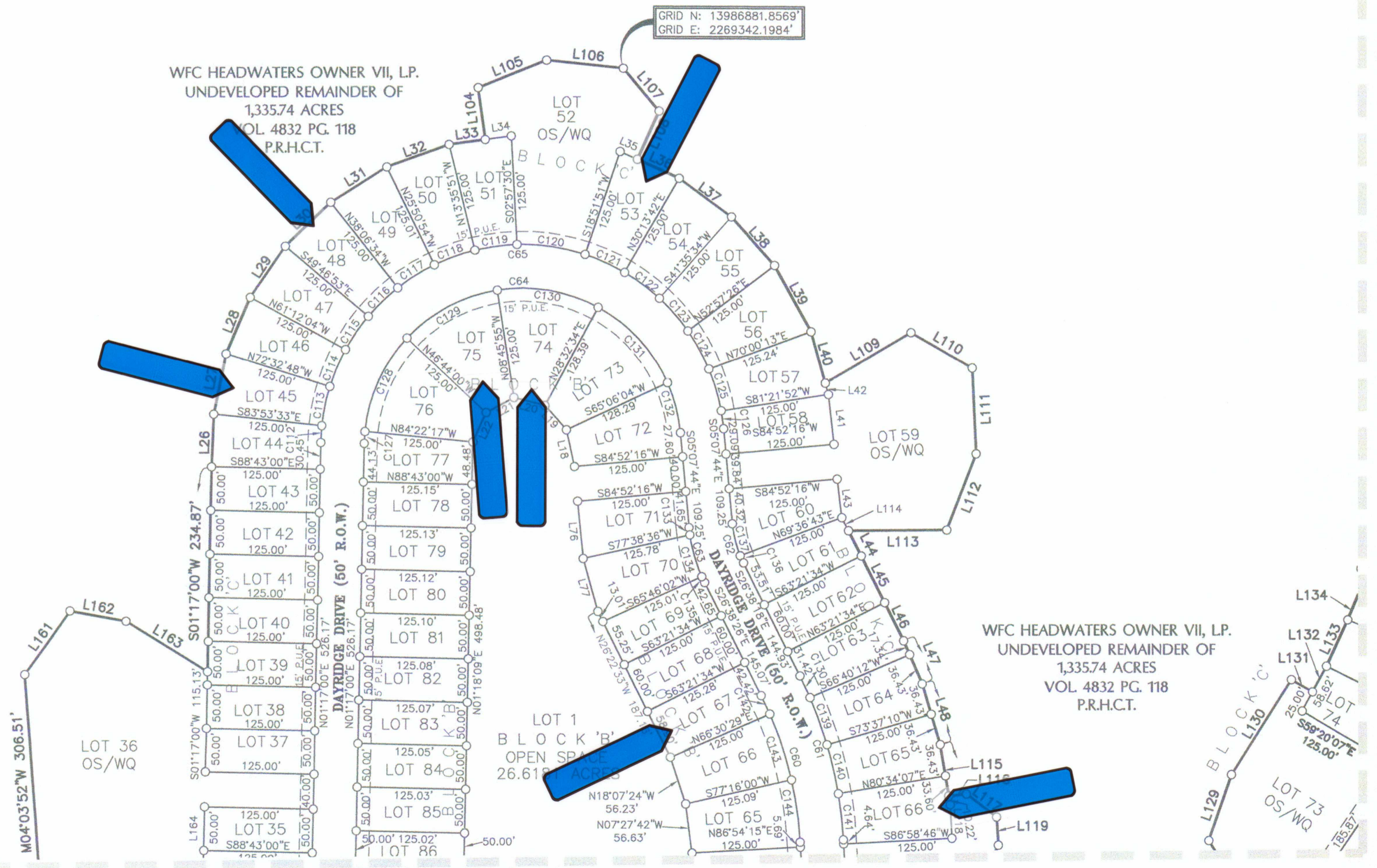
Date:	03-08-2016
Scale:	1"=100'
Drawn by:	ESH/DRK
Reviewed:	SSX
Project:	1366-001
Sheet:	3 of 8
Field Book:	401
Party Chief:	JM
Survey Date:	08-26-2013



GRID N: 13986881.8569'
 GRID E: 2269342.1984'

WFC HEADWATERS OWNER VII, L.P.
 UNDEVELOPED REMAINDER OF
 1,335.74 ACRES
 VOL. 4832 PG. 118
 P.R.H.C.T.

WFC HEADWATERS OWNER VII, L.P.
 UNDEVELOPED REMAINDER OF
 1,335.74 ACRES
 VOL. 4832 PG. 118
 P.R.H.C.T.



MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 3

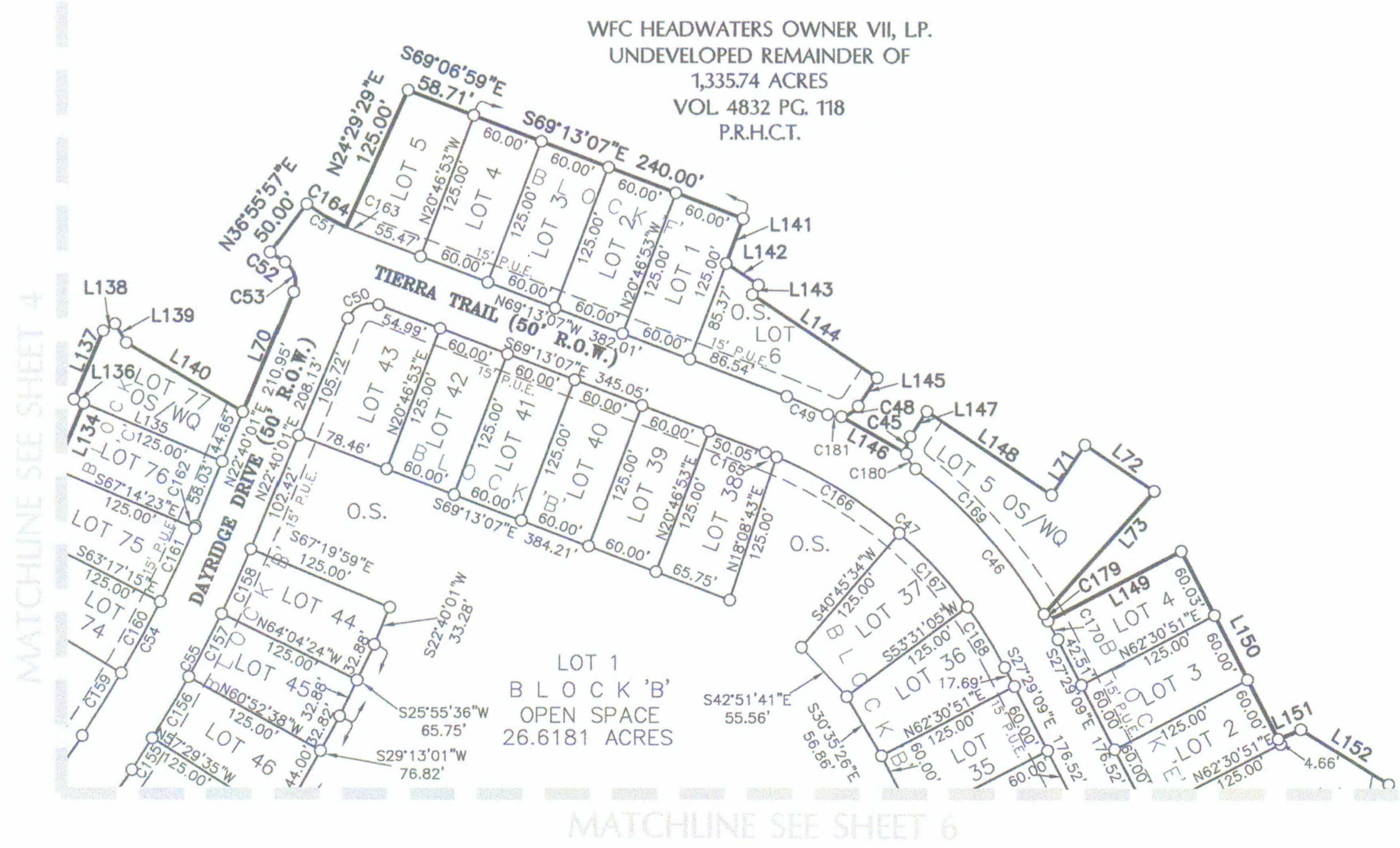
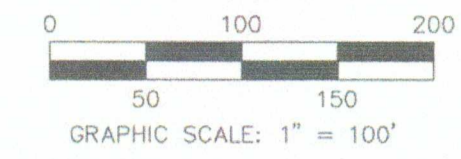
LEGEND	
—	SUBDIVISION BOUNDARY LINE
- - -	EXISTING PROPERTY LINES
EASEMENTS	
○	1/2" IRON ROD WITH "DOUCET" CAP SET
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	1/2" IRON PIPE FOUND
AMEN	AMENITY CENTER
OS	OPEN SPACE
WQ	WATER QUALITY RESIDENTIAL
DOC. #	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
P.R.H.C.T.	PLAT RECORDS, HAYS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS

FINAL PLAT
 HEADWATERS AT BARTON
 CREEK, PHASE 1,
 HAYS COUNTY, TEXAS
 SHEET 4 OF 8

DA DOUCET & ASSOCIATES

Civil Engineering - Planning - Surveying/Mapping
 7401 B. Highway 71 W, Suite 160
 Austin, Texas 78735, Phone: (512)-583-2600
 www.doucetandassociates.com
 Survey Firm Registration Number: 10105800

Date:	03-08-2016
Scale:	1"=100'
Drawn by:	ESH/DRK
Reviewer:	SSX
Project:	1366-001
Sheet:	4 of 8
Field Book:	401
Party Chief:	JM
Survey Date:	08-26-2013



WFC HEADWATERS OWNER VII, L.P.
UNDEVELOPED REMAINDER OF
1,335.74 ACRES
VOL. 4832 PG. 118
P.R.H.C.T.

LEGEND	
	SUBDIVISION BOUNDARY LINE
	EXISTING PROPERTY LINES
	EASEMENTS
	1/2" IRON ROD WITH "DOUCET" CAP SET
	1/2" IRON ROD FOUND (UNLESS NOTED)
	1/2" IRON PIPE FOUND
AMEN	AMENITY CENTER
OS	OPEN SPACE
WQ	WATER QUALITY
	RESIDENTIAL
DOC. #	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
P.R.H.C.T.	PLAT RECORDS, HAYS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS

FINAL PLAT
HEADWATERS AT BARTON
CREEK, PHASE 1,
HAYS COUNTY, TEXAS
SHEET 5 OF 8

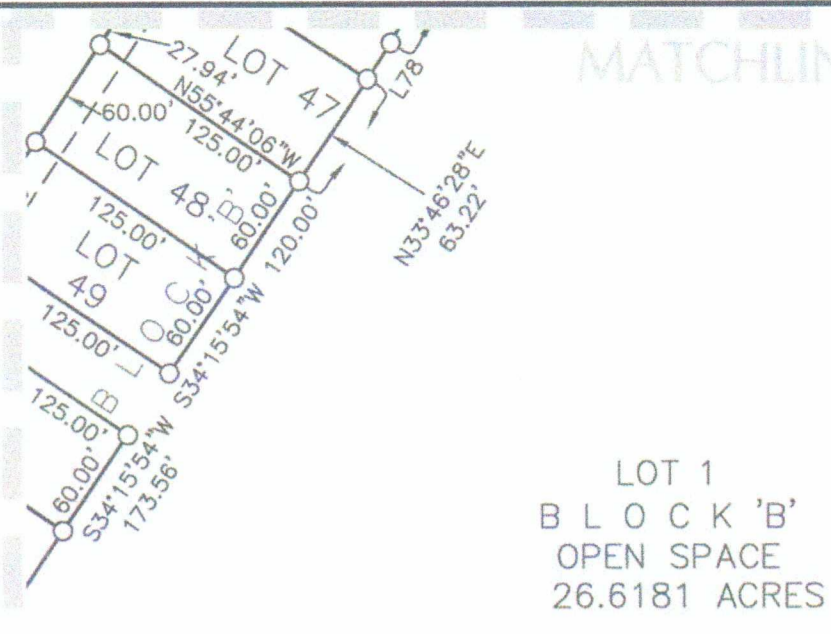
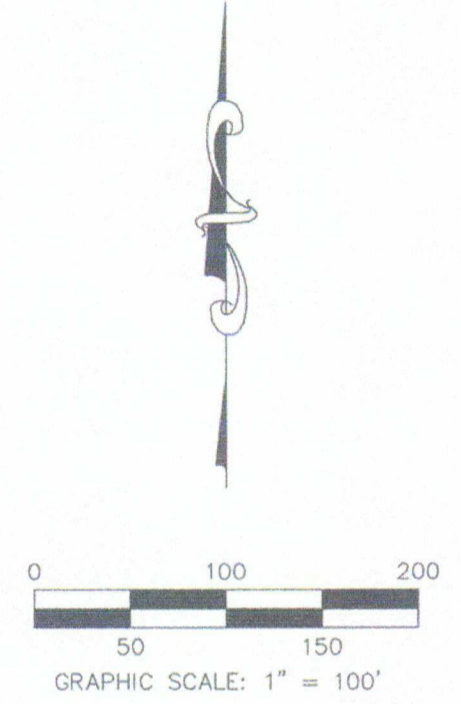
DA DOUCET & ASSOCIATES Civil Engineering - Planning - Surveying/Mapping 7401 B. Highway 71 W, Suite 160 Austin, Texas 78735, Phone: (512)-583-2600 www.doucetandassociates.com Survey Firm Registration Number: 10105800	Date: 03-08-2016
	Scale: 1"=100'
	Drawn by: ESH/DRK
	Reviewer: SSX
	Project: 1366-001
	Sheet: 5 of 8
	Field Book: 401
Party Chief: JM	
Survey Date: 08-26-2013	

MATCHLINE SEE SHEET 5

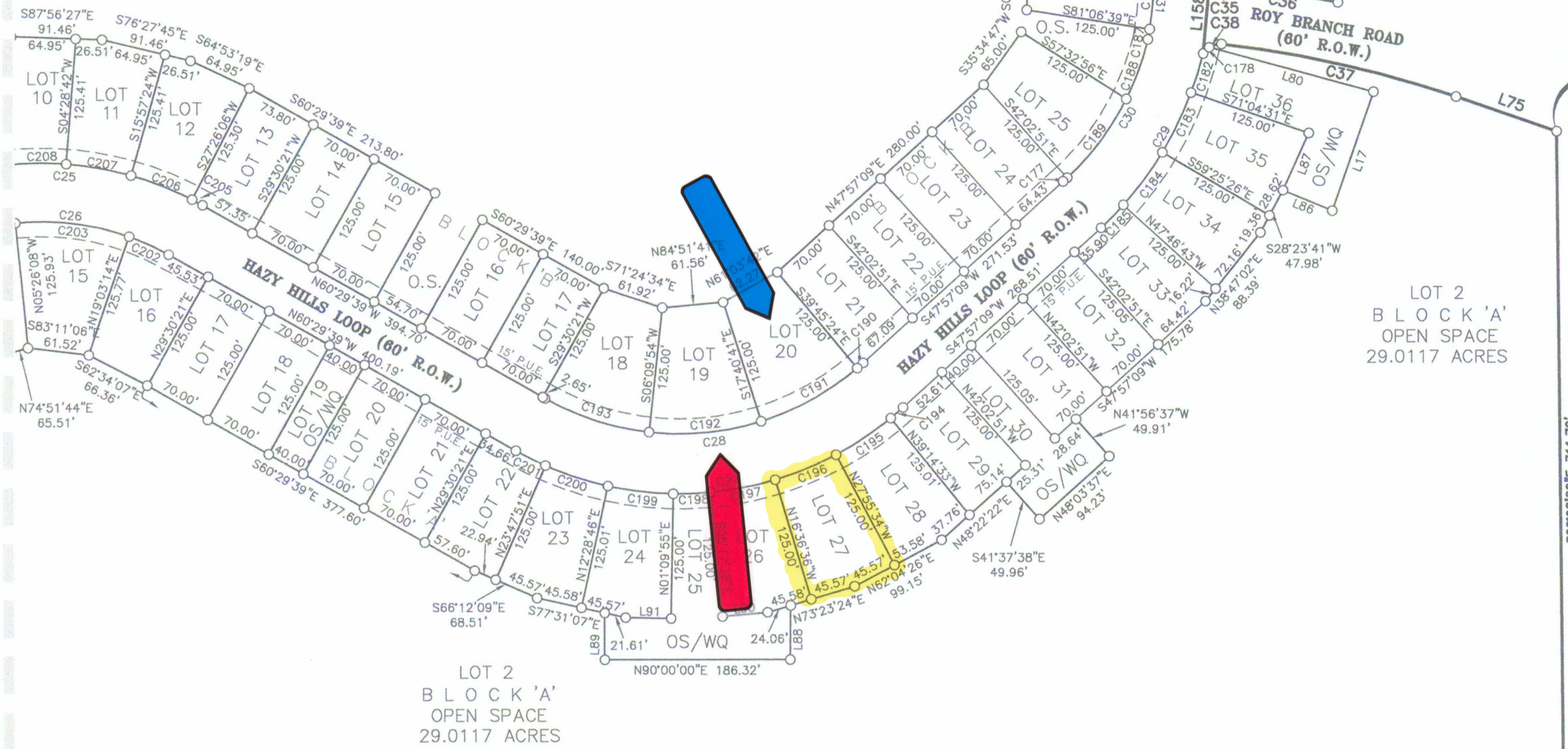
MATCHLINE SEE SHEET 5

LEGEND	
---	SUBDIVISION BOUNDARY LINE
---	EXISTING PROPERTY LINES
---	EASEMENTS
○	1/2" IRON ROD WITH "DOUCET" CAP SET
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	1/2" IRON PIPE FOUND
AMEN	AMENITY CENTER
OS	OPEN SPACE
WQ	WATER QUALITY RESIDENTIAL
DOC. #	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
P.R.H.C.T.	PLAT RECORDS, HAYS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS

WFC HEADWATERS OWNER VII, LP.
UNDEVELOPED REMAINDER OF
1,335.74 ACRES
VOL. 4832 PG. 118
P.R.H.C.T.



LOT 1
BLOCK 'B'
OPEN SPACE
26.6181 ACRES



LOT 2
BLOCK 'A'
OPEN SPACE
29.0117 ACRES

WFC HEADWATERS OWNER VII, LP.
UNDEVELOPED REMAINDER OF
1,335.74 ACRES
VOL. 4832 PG. 118
P.R.H.C.T.

TOWNES EE FAMILY TRUST
140.229 AC
VOL. 2475 PG. 440/482
COMMERCIAL
LOT
(UNDEVELOPED)

FINAL PLAT
HEADWATERS AT BARTON
CREEK, PHASE 1,
HAYS COUNTY, TEXAS
SHEET 6 OF 8

DA DOUCET & ASSOCIATES

Civil Engineering - Planning - Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
Survey Firm Registration Number: 10105800

Date:	03-08-2016
Scale:	1"=100'
Drawn by:	ESH/DRK
Reviewer:	SSX
Project:	1366-001
Sheet:	6 of 8
Field Book:	401
Party Chief:	JM
Survey Date:	08-26-2013

CURVE TABLE

Table with 6 columns: NO., LENGTH, RADIUS, DELTA, BEARING, CHORD. Contains curve data for points C1 through C78.

CURVE TABLE

Table with 6 columns: NO., LENGTH, RADIUS, DELTA, BEARING, CHORD. Contains curve data for points C79 through C156.

CURVE TABLE

Table with 6 columns: NO., LENGTH, RADIUS, DELTA, BEARING, CHORD. Contains curve data for points C157 through C226.

FINAL PLAT HEADWATERS AT BARTON CREEK, PHASE 1, HAYS COUNTY, TEXAS SHEET 7 OF 8

DA DOUCET & ASSOCIATES logo and contact information: Civil Engineering - Planning - Surveying/Mapping, 7401 B. Highway 71 W, Suite 160, Austin, Texas 78735, Phone: (512)-583-2600, www.doucetandassociates.com, Survey Firm Registration Number: 10105800

Table with 2 columns: Field Name, Value. Includes Date (03-08-2016), Scale (1"=100'), Drawn by (ESH/DRK), Reviewer (SSX), Project (1366-001), Sheet (7 of 8), Field Book (401), Party Chief (JM), Survey Date (08-26-2013).

LINE TABLE		
NO.	BEARING	LENGTH
L1	S26°06'08"E	98.38'
L2	S02°05'49"W	148.13'
L3	N41°32'39"E	42.79'
L4	S41°32'39"W	90.47'
L5	S71°39'04"W	92.09'
L6	S71°39'04"W	92.09'
L7	N84°31'49"E	47.55'
L8	N84°31'49"E	47.55'
L9	S33°37'53"W	25.00'
L10	S33°37'48"W	28.16'
L11	S03°01'14"E	43.99'
L12	S76°12'13"E	33.97'
L13	S83°05'42"W	49.18'
L14	S83°05'42"W	49.18'
L15	S61°11'35"E	79.13'
L16	S61°11'35"E	79.13'
L17	S19°17'55"W	125.92'
L18	S12°16'32"E	43.01'
L19	N41°36'56"W	37.24'
L20	S75°37'51"E	36.81'
L21	N61°43'02"E	36.42'
L22	N24°26'51"E	37.10'
L23	N48°51'52"W	23.89'
L24	N73°26'10"E	45.73'
L25	N52°05'14"W	13.49'
L26	N02°28'39"E	60.44'
L27	N11°46'26"E	70.76'
L28	N23°07'34"E	70.68'
L29	N34°30'32"E	71.14'
L30	N46°03'17"E	72.70'
L31	N58°01'17"E	76.35'
L32	N70°16'24"E	76.29'
L33	N82°13'35"E	41.96'
L34	N82°13'35"E	30.28'
L35	N65°38'15"W	21.95'
L36	S65°38'15"W	52.70'
L37	S53°37'59"E	74.66'
L38	S41°37'46"E	74.65'
L39	S28°48'57"E	86.99'
L40	S15°33'14"E	61.14'
L41	S06°17'45"E	57.63'
L42	S15°33'14"E	13.52'
L43	S06°45'01"E	44.70'
L44	S27°08'05"E	32.29'
L45	S26°38'26"E	60.00'
L46	S26°38'26"E	48.75'
L47	S23°19'48"E	53.77'
L48	S16°22'50"E	72.86'
L49	N05°48'33"W	51.68'
L50	N06°00'06"W	50.55'
L51	N01°52'31"E	40.89'
L52	N01°17'04"E	50.50'
L53	S38°06'07"E	87.72'
L54	S61°11'35"E	37.27'
L55	S61°39'48"E	41.88'
L56	S73°34'38"E	76.55'
L57	S83°25'11"E	78.06'
L58	N79°48'09"W	84.81'
L59	N64°13'08"W	42.52'
L60	N28°29'48"E	70.00'
L61	S65°27'36"E	72.95'
L62	N70°54'17"W	95.45'
L63	N78°12'35"W	95.45'
L64	N87°47'11"W	107.85'
L65	N85°13'20"W	90.53'
L66	S83°05'42"W	69.37'
L67	S83°05'42"W	34.44'
L68	S83°05'42"W	14.73'
L69	N72°00'16"E	33.36'
L70	N22°40'01"E	108.27'
L71	N33°37'53"E	50.00'
L72	S56°22'07"E	69.49'
L73	S42°01'30"W	137.35'
L74	N87°59'54"E	56.22'
L75	S71°10'44"E	106.87'
L76	S05°29'23"E	65.82'
L77	S15°33'01"E	62.93'
L78	N34°05'45"E	22.29'
L79	N33°46'28"E	63.22'
L80	S74°49'18"E	170.97'

LINE TABLE		
NO.	BEARING	LENGTH
L81	N03°55'44"E	64.82'
L82	N88°25'24"E	66.16'
L83	N03°53'00"W	91.54'
L84	N24°45'36"E	91.54'
L85	N28°41'49"W	87.01'
L86	N67°30'00"W	53.64'
L87	N24°25'59"E	62.90'
L88	N00°36'39"E	54.10'
L89	S00°00'00"E	46.74'
L90	N84°42'22"E	45.57'
L91	S88°50'05"E	45.57'
L92	S40°57'06"W	17.53'
L93	S13°45'39"E	44.29'
L94	S16°25'22"W	33.14'
L95	N73°34'38"W	31.42'
L96	S87°39'49"E	76.19'
L97	N02°18'34"E	111.23'
L98	S87°41'26"E	95.78'
L99	S50°47'10"E	131.29'
L100	S03°07'53"E	32.19'
L101	N89°20'27"E	79.60'
L102	N87°39'49"W	83.82'
L103	S87°58'45"E	80.00'
L104	N07°46'25"W	60.00'
L105	N68°18'23"E	84.96'
L106	S83°57'53"E	88.77'
L107	S39°58'53"E	64.04'
L108	S24°21'45"W	60.81'
L109	N59°31'38"E	114.50'
L110	S60°04'07"E	81.36'
L111	S02°32'44"E	98.60'
L112	S21°13'44"W	93.68'
L113	S89°33'25"W	113.29'
L114	N27°08'05"W	16.69'
L115	S09°25'53"E	59.81'
L116	N83°32'53"E	20.49'
L117	S52°47'24"E	43.54'
L118	S03°01'14"E	38.25'
L119	S03°27'08"E	32.30'
L120	S24°02'00"W	115.28'
L121	S87°05'08"W	50.18'
L122	N77°21'15"W	78.09'
L123	N13°47'47"E	125.00'
L124	S76°12'13"E	120.00'
L125	N34°15'54"E	120.00'
L126	S55°44'06"E	125.00'
L127	N34°15'54"E	19.32'
L128	N30°51'31"W	130.63'
L129	N19°02'49"E	79.82'
L130	N32°24'21"E	129.22'
L131	S60°10'35"E	28.10'
L132	N28°41'19"E	33.62'
L133	N24°44'15"E	58.62'
L134	N22°40'01"E	59.97'
L135	S67°19'59"E	133.56'
L136	N67°19'59"W	8.56'
L137	N22°40'01"E	61.67'
L138	N59°00'50"E	11.45'
L139	S30°59'10"E	18.60'
L140	S59°34'43"E	112.83'
L141	S20°46'53"W	39.63'
L142	S56°22'07"E	32.35'
L143	S33°37'53"W	9.32'
L144	S56°22'07"E	125.00'
L145	S33°37'48"W	28.16'
L146	S60°28'52"E	62.34'
L147	N33°37'53"E	25.00'
L148	S56°22'07"E	125.00'
L149	N62°30'51"E	125.36'
L150	S27°29'09"E	175.37'
L151	N66°48'07"E	20.52'
L152	S58°12'46"E	86.59'
L153	S83°37'33"E	125.00'
L154	N13°33'56"E	28.92'
L155	S79°59'22"E	21.32'
L156	S02°11'33"E	99.00'
L157	S81°58'12"W	30.29'
L158	S05°23'37"W	76.62'
L159	S51°29'27"W	119.90'
L160	N64°35'57"W	97.69'

LINE TABLE		
NO.	BEARING	LENGTH
L161	N35°31'18"E	89.63'
L162	S79°32'03"E	65.45'
L163	S58°17'25"E	110.20'
L164	N01°16'46"E	50.00'

BLOCK "A"			
LOT	ACRES	SQUARE FEET	TYPE
1	7.2516	315883	AMEN.
2	29.0117	1263750	OS
3	0.2009	8750	R
4	0.2203	9597	R
5	0.2262	9854	R
6	0.2262	9854	R
7	0.2262	9854	R
8	0.2262	9854	R
9	0.2008	8750	R
10	0.2008	8749	R
11	0.8863	38606	OS/WQ
12	0.2272	9898	R
13	0.2252	9808	R
14	0.2315	10083	R
15	0.2605	11346	R
16	0.2252	9811	R
17	0.2009	8750	R
18	0.2009	8750	R
19	0.1148	5000	OS/WQ
20	0.2009	8750	R
21	0.2009	8750	R
22	0.2133	9292	R
23	0.2268	9881	R
24	0.2268	9882	R
25	0.3165	13787	OS/WQ
26	0.2268	9882	R
27	0.2268	9882	R
28	0.2277	9917	R
29	0.2065	8994	R
30	0.2226	9692	OS/WQ
31	0.2009	8753	R
32	0.2009	8753	R
33	0.2137	9307	R
34	0.2257	9832	R
35	0.2247	9788	R
36	0.2907	12665	OS/WQ

BLOCK "B"			
LOT	ACRES	SQUARE FEET	TYPE
1	26.6181	1159487	O.S.
2	0.2174	9469	R
3	0.2174	9469	R
4	0.2174	9469	R
5	0.2154	9384	R
6	0.2009	8750	R
7	0.2009	8750	R
8	0.2016	8783	R
9	0.2262	9852	R
10	0.2272	9898	R
11	0.2272	9898	R
12	0.2271	9895	R
13	0.2053	8943	R
14	0.2009	8750	R
15	0.2009	8750	R
16	0.2009	8750	R
17	0.2009	8750	R
18	0.2550	11110	R
19	0.2555	11131	R
20	0.2522	10985	R
21	0.2080	9062	R
22	0.2009	8750	R
23	0.2009	8750	R
24	0.2009	8750	R
25	0.2390	10406	R
26	0.2415	10521	R
27	0.2009	8751	R
28	0.2009	8750	R
29	0.2009	8750	R
30	0.2497	10876	R
31	0.2148	9357	R
32	0.2131	9282	R

BLOCK "B" CONTINUED			
LOT	ACRES	SQUARE FEET	TYPE
33	0.1856	8086	R
34	0.1721	7500	R
35	0.1721	7500	R
36	0.1926	8391	R
37	0.2010	8755	R
38	0.1804	7858	R
39	0.1722	7500	R
40	0.1722	7500	R
41	0.1722	7500	R
42	0.1722	7500	R
43	0.2174	9471	R
44	0.1793	7813	R
45	0.1791	7804	R
46	0.1800	7840	R
47	0.1756	7652	R
48	0.1721	7500	R
49	0.1721	7500	R
50	0.1721	7500	R
51	0.1721	7500	R
52	0.1866	8130	R
53	0.2122	9247	R
54	0.2135	9300	R
55	0.1950	8494	R
56	0.1722	7501	R
57	0.1722	7502	R
58	0.1901	8280	R
59	0.2131	9282	R
60	0.2131	9282	R
61	0.2131	9282	R
62	0.1986	8653	R
63	0.1722	7500	R
64	0.1723	7507	R
65	0.1940	8454	R
66	0.1966	8563	R
67	0.1794	7814	R
68	0.1723	7508	R
69	0.1509	6572	R
70	0.1801	7845	R
71	0.1660	7230	R
72	0.1905	8301	R
73	0.2344	10212	R
74	0.2304	10039	R
75	0.2268	9880	R
76	0.2280	9930	R
77	0.1530	6660	R
78	0.1435	6253	R
79	0.1435	6250	R
80	0.1435	6250	R
81	0.1435	6250	R
82	0.1435	6250	R
83	0.1435	6250	R
84	0.1435	6250	R
85	0.1435	6250	R
86	0.1435	6250	R
87	0.1466	6386	R
88	0.1523	6633	R
89	0.1485	6468	R
90	0.1438	6265	R
91	0.1436	6256	R
92	0.1587	6913	R
93	0.1697	7392	R
94	0.1521	6625	R
95	0.2348	10227	R
96	0.2296	10000	R
97	0.2296	10000	R
98	0.2296	10000	R
99	0.2813	12253	R

BLOCK "C"			
LOT	ACRES	SQUARE FEET	TYPE
1	0.2301	10023	R
2	0.2299	10014	R
3	0.2297	10004	R
4	0.2296	10002	R
5	0.2470	10751	R
6	0.2330	10145	R
7	0.2296	10000	R
8	0.2296	10000	R
9	0.2296	10000	R
10	0.2402	10463	R
11	0.2493	10861	R
12	0.2496	10872	R
13	0.2443	10643	R
14	0.2543	11078	R
15	0.2620	11413	R
16	0.3244		

LINE TABLE		
NO.	BEARING	LENGTH
L1	S26°06'08"E	98.38'
L2	S02°05'49"W	148.13'
L3	N41°32'39"E	42.79'
L4	S41°32'39"W	90.47'
L5	S71°39'04"W	92.09'
L6	S71°39'04"W	92.09'
L7	N84°31'49"E	47.55'
L8	N84°31'49"E	47.55'
L9	S33°37'53"W	25.00'
L10	S33°37'48"W	28.16'
L11	S03°01'14"E	43.99'
L12	S76°12'13"E	33.97'
L13	S83°05'42"W	49.18'
L14	S83°05'42"W	49.18'
L15	S61°11'35"E	79.13'
L16	S61°11'35"E	79.13'
L17	S19°17'55"W	125.92'
L18	S12°16'32"E	43.01'
L19	N41°36'56"W	37.24'
L20	S75°37'51"E	36.81'
L21	N61°43'02"E	36.42'
L22	N24°26'51"E	37.10'
L23	N48°51'52"W	23.89'
L24	N73°26'10"E	45.73'
L25	N52°05'14"W	13.49'
L26	N02°28'39"E	60.44'
L27	N11°46'26"E	70.76'
L28	N23°07'34"E	70.68'
L29	N34°30'32"E	71.14'
L30	N46°03'17"E	72.70'
L31	N58°01'17"E	76.35'
L32	N70°16'24"E	76.29'
L33	N82°13'35"E	41.96'
L34	N82°13'35"E	30.28'
L35	N65°38'15"W	21.95'
L36	S65°38'15"W	52.70'
L37	S53°37'59"E	74.66'
L38	S41°37'46"E	74.65'
L39	S28°48'57"E	86.99'
L40	S15°33'14"E	61.14'
L41	S06°17'45"E	57.63'
L42	S15°33'14"E	13.52'
L43	S06°45'01"E	44.70'
L44	S27°08'05"E	32.29'
L45	S26°38'26"E	60.00'
L46	S26°38'26"E	48.75'
L47	S23°19'48"E	53.77'
L48	S16°22'50"E	72.86'
L49	N05°48'33"W	51.68'
L50	N06°00'06"W	50.55'
L51	N01°52'31"E	40.89'
L52	N01°17'04"E	50.50'
L53	S38°06'07"E	87.72'
L54	S61°11'35"E	37.27'
L55	S61°26'31"E	41.88'
L56	S73°34'38"E	45.14'
L57	S83°25'11"E	78.06'
L58	N79°48'09"W	84.81'
L59	N63°47'22"W	92.81'
L60	N28°29'48"E	70.00'
L61	S65°27'36"E	72.95'
L62	N70°54'17"W	95.45'
L63	N78°12'35"W	95.45'
L64	N87°47'11"W	107.85'
L65	N85°13'20"W	90.53'
L66	S83°05'42"W	69.37'
L67	S83°05'42"W	34.44'
L68	S83°05'42"W	14.73'
L69	N72°00'16"E	33.36'
L70	N22°40'01"E	108.27'
L71	N33°37'53"E	50.00'
L72	S56°22'07"E	69.49'
L73	S42°01'30"W	137.35'
L74	N87°59'54"E	56.22'
L75	S71°10'44"E	106.87'
L76	S05°29'23"E	65.82'
L77	S15°33'01"E	62.93'
L78	N34°05'45"E	22.29'
L79	N33°46'28"E	63.22'
L80	S74°49'18"E	170.97'

LINE TABLE		
NO.	BEARING	LENGTH
L81	N03°55'44"E	64.82'
L82	N88°25'24"E	66.16'
L83	N03°53'00"W	91.54'
L84	N24°45'36"E	91.54'
L85	N28°41'49"W	87.01'
L86	N67°30'00"W	53.64'
L87	N24°25'59"E	62.90'
L88	N00°36'39"E	54.10'
L89	S00°00'00"E	46.74'
L90	N84°42'22"E	45.57'
L91	S88°50'05"E	45.57'
L92	S40°57'06"W	17.53'
L93	S13°45'39"E	44.29'
L94	S16°25'22"W	33.14'
L95	N73°34'38"W	31.42'
L96	S87°39'49"E	76.19'
L97	N02°18'34"E	111.23'
L98	S87°41'26"E	95.78'
L99	S50°47'10"E	131.29'
L100	S03°07'53"E	32.19'
L101	N89°20'27"E	79.60'
L102	N87°39'49"W	83.82'
L103	S87°58'45"E	80.00'
L104	N07°46'25"W	60.00'
L105	N68°18'23"E	84.96'
L106	S83°57'53"E	88.77'
L107	S39°58'53"E	64.04'
L108	S24°21'45"W	60.81'
L109	N59°31'38"E	114.50'
L110	S60°04'07"E	81.36'
L111	S02°32'44"E	98.60'
L112	S21°13'44"W	93.68'
L113	S89°33'25"W	113.29'
L114	N27°08'05"W	16.69'
L115	S09°25'53"E	59.81'
L116	N83°32'53"E	20.49'
L117	S52°47'24"E	43.54'
L118	S03°01'14"E	38.25'
L119	S03°27'08"E	32.30'
L120	S24°02'00"W	115.28'
L121	S87°05'08"W	50.18'
L122	N77°21'15"W	78.09'
L123	N13°47'47"E	125.00'
L124	S76°12'13"E	120.00'
L125	N34°15'54"E	120.00'
L126	S55°44'06"E	125.00'
L127	N34°15'54"E	19.32'
L128	N30°51'31"W	130.63'
L129	N19°02'49"E	79.82'
L130	N32°24'21"E	129.22'
L131	S60°10'35"E	28.10'
L132	N28°41'19"E	33.62'
L133	N24°44'15"E	58.62'
L134	N22°40'01"E	59.97'
L135	S67°19'59"E	133.56'
L136	N67°19'59"W	8.56'
L137	N22°40'01"E	61.67'
L138	N59°00'50"E	11.45'
L139	S30°59'10"E	18.60'
L140	S59°34'43"E	112.83'
L141	S20°46'53"W	39.63'
L142	S56°22'07"E	32.35'
L143	S33°37'53"W	9.32'
L144	S56°22'07"E	125.00'
L145	S33°37'48"W	28.16'
L146	S60°28'52"E	62.34'
L147	N33°37'53"E	25.00'
L148	S56°22'07"E	125.00'
L149	N62°30'51"E	125.36'
L150	S27°29'09"E	175.37'
L151	N66°48'07"E	20.52'
L152	S58°12'46"E	86.59'
L153	S83°37'33"E	125.00'
L154	N13°33'56"E	28.92'
L155	S79°59'22"E	21.32'
L156	S02°11'33"E	99.00'
L157	S81°58'12"W	30.29'
L158	S05°23'37"W	76.62'
L159	S51°29'27"W	119.90'
L160	N64°35'57"W	97.69'

LINE TABLE		
NO.	BEARING	LENGTH
L161	N35°31'18"E	89.63'
L162	S79°32'03"E	65.45'
L163	S58°17'25"E	110.20'
L164	N01°16'46"E	50.00'

BLOCK "A"			
LOT	ACRES	SQUARE FEET	TYPE
1	7.2516	315883	AMEN.
2	29.0117	1263750	OS
3	0.2009	8750	R
4	0.2203	9597	R
5	0.2262	9854	R
6	0.2262	9854	R
7	0.2262	9854	R
8	0.2262	9854	R
9	0.2008	8750	R
10	0.2008	8749	R
11	0.8863	38606	OS/WQ
12	0.2272	9898	R
13	0.2045	8909	R
14	0.2315	10083	R
15	0.2605	11346	R
16	0.2252	9811	R
17	0.2009	8750	R
18	0.2009	8750	R
19	0.1148	5000	OS/WQ
20	0.2009	8750	R
21	0.2009	8750	R
22	0.2133	9292	R
23	0.2268	9881	R
24	0.2268	9882	R
25	0.3165	13787	OS/WQ
26	0.2268	9882	R
27	0.2268	9882	R
28	0.2277	9917	R
29	0.2065	8994	R
30	0.2226	9692	OS/WQ
31	0.2009	8753	R
32	0.2009	8753	R
33	0.2137	9307	R
34	0.2257	9832	R
35	0.2247	9788	R
36	0.2907	12665	OS/WQ

BLOCK "B"			
LOT	ACRES	SQUARE FEET	TYPE
1	26.6181	1159487	O.S.
2	0.2174	9469	R
3	0.2174	9469	R
4	0.2174	9469	R
5	0.2154	9384	R
6	0.2009	8750	R
7	0.2009	8750	R
8	0.2016	8783	R
9	0.2262	9852	R
10	0.2272	9898	R
11	0.2272	9898	R
12	0.2271	9895	R
13	0.2053	8943	R
14	0.2009	8750	R
15	0.2009	8750	R
16	0.2009	8750	R
17	0.2009	8750	R
18	0.2550	11110	R
19	0.2555	11131	R
20	0.2522	10985	R
21	0.2080	9062	R
22	0.2009	8750	R
23	0.2009	8750	R
24	0.2009	8750	R
25	0.2390	10406	R
26	0.2415	10521	R
27	0.2009	8751	R
28	0.2009	8750	R
29	0.2009	8750	R
30	0.2497	10876	R
31	0.2148	9357	R
32	0.2131	9282	R

BLOCK "B" CONTINUED			
LOT	ACRES	SQUARE FEET	TYPE
33	0.1856	8086	R
34	0.1721	7500	R
35	0.1721	7500	R
36	0.1926	8391	R
37	0.2010	8755	R
38	0.1804	7858	R
39	0.1722	7500	R
40	0.1722	7500	R
41	0.1722	7500	R
42	0.1722	7500	R
43	0.2174	9471	R
44	0.1793	7813	R
45	0.1791	7804	R
46	0.1800	7840	R
47	0.1756	7652	R
48	0.1721	7500	R
49	0.1721	7500	R
50	0.1721	7500	R
51	0.1721	7500	R
52	0.1866	8130	R
53	0.2122	9247	R
54	0.2135	9300	R
55	0.1950	8494	R
56	0.1722	7501	R
57	0.1722	7502	R
58	0.1901	8280	R
59	0.2131	9282	R
60	0.2131	9282	R
61	0.2131	9282	R
62	0.1986	8653	R
63	0.1722	7500	R
64	0.1723	7507	R
65	0.1940	8454	R
66	0.1966	8563	R
67	0.1794	7814	R
68	0.1723	7508	R
69	0.1509	6572	R
70	0.1801	7845	R
71	0.1660	7230	R
72	0.1905	8301	R
73	0.2344	10212	R
74	0.2304	10039	R
75	0.2268	9880	R
76	0.2280	9930	R
77	0.1530	6660	R
78	0.1435	6253	R
79	0.1435	6250	R
80	0.1435	6250	R
81	0.1435	6250	R
82	0.1435	6250	R
83	0.1435	6250	R
84	0.1435	6250	R
85	0.1435	6250	R
86	0.1435	6250	R
87	0.1466	6386	R
88	0.1523	6633	R
89	0.1485	6468	R
90	0.1438	6265	R
91	0.1436	6256	R
92	0.1587	6913	R
93	0.1697	7392	R
94	0.1521	6625	R
95	0.2348	10227	R
96	0.2296	10000	R
97	0.2296	10000	R
98	0.2296	10000	R
99	0.2813	12253	R

BLOCK "C"			
LOT	ACRES	SQUARE FEET	TYPE
1	0.2301	10023	R
2	0.2299	10014	R
3	0.2297	10004	R
4	0.2296	10002	R
5	0.2470	10751	R
6	0.2330	10145	R
7	0.2296	10000	R
8	0.2296	10000	R
9	0.2296	10000	R
10	0.2402	10463	R
11	0.2493	10861	R
12	0.2496	10872	R
13	0.2443	10643	R
14	0.2543	11078	R
15	0.2620	11413	R
16	0.3244	14131	R

Exhibit C-1

1. Ordinance No. 1230.5 Section 9 and Section 15 (Preliminary and Final Plats)

- a) The Preliminary Plat may be drawn at a scale of 1"= 200' on 30" x 42" drawing instead of scale of 1"=100' on 18"x 24" drawing.
- b) Construction security requirements may be satisfied through the execution of a subdivision construction agreement between the City and Owner.

2. Ordinance No. 1230.5 Section 12 (Critical Water Quality Zone)3. Ordinance No. 1230.5 Section 15 (Standards and Specifications)

- a) The proposed roadway standards listed on Exhibit C2 may be permitted.
- b) J. 1. a. For subdivisions which are in the City Limits utilizing an organized wastewater disposal system and community water supply, the minimum lot size shall be 5000 square feet.
- c) J. 1. b. For subdivisions in the ETJ which are utilizing an organized wastewater disposal system and community water supply, the minimum lot size shall be 5000 square feet.
- d) J. 4. Lots on a standard street shall have a minimum street frontage of fifty (50) feet and lots on a cul-de-sac shall have a minimum street frontage of thirty (30) feet.
- e) J. 6. Minimum residential front building setback lines shall be twenty (20) feet. Corner lots shall have a minimum twenty (20) foot setback on one street and ten (10) foot setback on the other street.
- f) J. 6. Minimum commercial building setback lines shall be thirty (30) feet from any residential use.
- g) J. 7. Minimum rear yard depths shall be five (20) feet.
- h) J. 8. Minimum side yard depths shall be five (5) feet.
- i) B. 2. Relation to Adjoining Street System is waived.
- j) B. 3. Projection of streets is waived.
- k) B. 8. Cul-de-Sacs shall not exceed three thousand (3,000) feet in length
- l) B. 9. b. Residential blocks shall not exceed three thousand (3,000) feet in length
- m) B. 12. a. Street Design Standards.

LEGEND	
SYMBOLS	DESCRIPTION
—	BOUNDARY LINE
- - - -	EASEMENT LINE
—	BUILDING LINE
●	PROPERTY PIN
—	B.S.L. BUILDING SETBACK LINE
—	P.U.E. PUBLIC UTILITY EASEMENT
—	R.O.W. RIGHT OF WAY
(S.I.C.)	POSSIBLE SCRIVENERS ERROR
()	RECORD INFORMATION

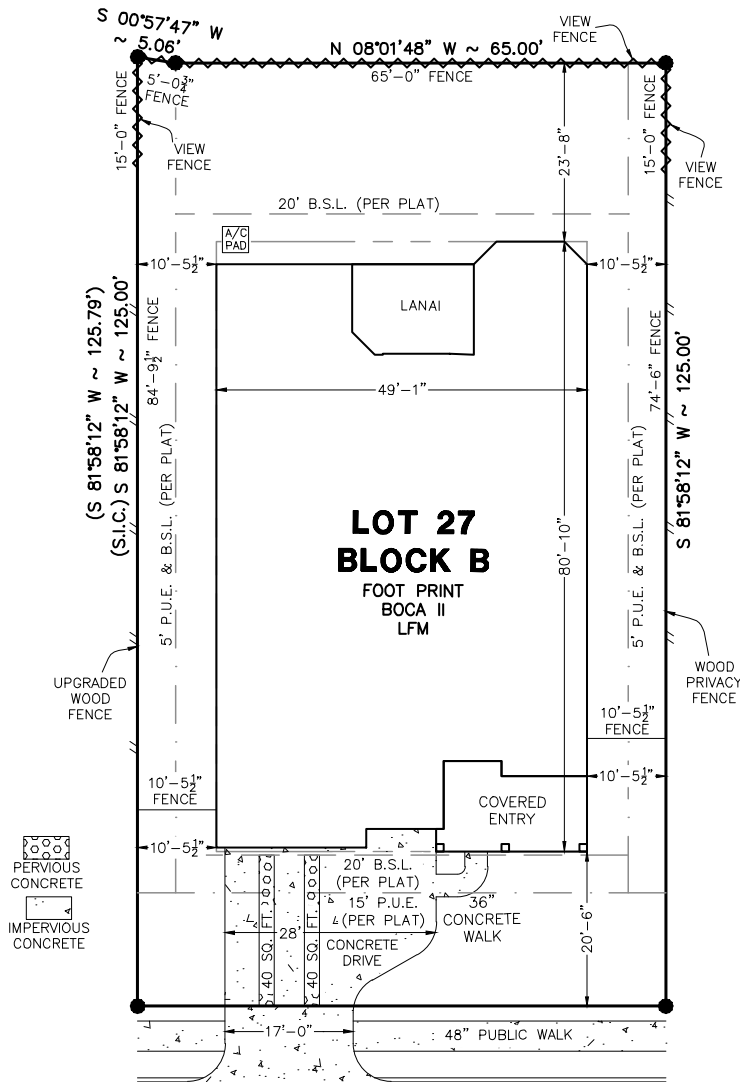
FENCE NOTE:

DIMENSIONS GIVEN FOR FENCELINE ARE FOR TAKE OFF PURPOSES ONLY AND SHALL NOT BE USED TO LOCATE BUILDING ON LOT.

FENCE LENGTH: 280 LINEAR FT. (APPROX.)



SCALE: 1" = 20'



613 HAZY HILLS LOOP
(60.00' R.O.W.)

IMPERVIOUS COVER:		
Lot Area:	8752	ft ²
Slab Area:	3818	ft ² 43.62%
Flat Work Area:	513	ft ² 5.86%
Total Concrete Area:	4331	ft ²
Percentage of Impervious Cover:	49.49%	

FLATWORK AREA:		
Private Walk:	26	ft ²
Private Drive:	475	ft ²
A/C Pad:	12	ft ²
Public Approach:	181	ft ²
Public Walk:	212	ft ²
TOTAL FLATWORK:	906	ft²(Approx.)

SOD TABLE:		
Fence Length:	280	linear ft
Front Yard:	132	yrd ²
Rear Yard (Approx.):	361	yrd ²
Front R.O.W. (Approx.):	32	yrd ²
TOTAL SOD:	524	yrd²

A.T.S. JOB#: 20010201s • **SIDEWALKS PER CITY OR SUBDIVISION REQUIREMENTS**
 Path: Projects\DreamFinders\Headwaters1\PlotPlans\PlotPlans\P-027-00B-HW1.dwg • **SIZE, SHAPE, AND LOCATION OF DRIVEWAY TO BE VERIFIED BY BUILDER**

DREAM FINDERS HOMES

613 HAZY HILLS LOOP
 LOT: 27, BLOCK: B
 HEADWATERS AT BARTON CREEK, PHASE 1
 HAYS COUNTY, TEXAS

BUILDER SHALL LOCATE AND VERIFY ALL DIMENSIONS, BUILDING SETBACKS, EASEMENTS AND BUILDING PLACEMENTS OR COMPLIANCE WITH ALL ORDINANCES AND RESTRICTIONS, AND SHALL NOTIFY THIS OFFICE OF ANY ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO THE ONSET OF CONSTRUCTION. THIS PLOT PLAN HAS BEEN DRAWN BASED ON INFORMATION GIVEN ON THE PLAT PROVIDED BY THE BUILDER AND IS SUBJECT TO ANY AND ALL BUILDING LINES, EASEMENTS AND RESTRICTIONS NOT SHOWN HERE.

DATE ISSUED			
12/31/2019			
REVISIONS			
NO.	DATE	REASON	BY
1	01/09/2020	ADD PERVIOUS STRIPS	DH
2	2/3/20	NEW ELEVATION	CC
DRAWN BY:		CHECKED BY:	
DH		CB	

ATS
 www.ats-engineers.com
Engineers
Inspectors
& Surveyors
 TBPLS Firm Reg. #10126000
 4910 WEST HWY 290
 AUSTIN, TEXAS 78735
 (512) 328-6666
 FAX: (512) 328-6666



**PROCLAMATION
OF THE CITY OF DRIPPING SPRINGS
PROCLAIMING THE WEEK OF APRIL 13-20, 2026, AS
“INTERNATIONAL DARK SKY WEEK”**

- WHEREAS,** from the darkness needed for a restful night’s sleep to the activities we enjoy beneath the stars, the night is filled with wonder and importance; and
- WHEREAS,** dark sky nights sustain critical wildlife ecosystems, strengthen the well being of our communities, enable scientific discovery, and preserve shared cultural knowledge and traditions; and
- WHEREAS,** eighty percent of the world’s population live under sky glow and may never experience the visual wonder or ecological and health benefits of living under a dark sky; and
- WHEREAS,** approximately thirty five percent of light is wasted by unshielded or poorly aimed outdoor lighting that adds up to about three billion dollars in energy lost to light pollution in the United States annually; and
- WHEREAS,** light pollution is reversible, and each and every one of us can make a difference; and
- WHEREAS,** the City of Dripping Springs was named the first International Dark Sky Community in Texas in 2014; and
- WHEREAS,** DarkSky International is the globally recognized authority on light pollution issues and night sky conservancy and has created International Dark Sky Week to celebrate the night and raise awareness about the negative impacts of light pollution and the solutions that exist; and
- WHEREAS,** DarkSky International recognizes April 13-20, 2026, as International Dark Sky Week.

NOW, THEREFORE, BE IT PROCLAIMED by the City of Dripping Springs City Council:

1. That April 13-20, 2026, shall be known as “International Dark Sky Week” in the City of Dripping Springs, Texas; and
2. The citizens of Dripping Springs are encouraged to observe this week by discovering the wonders and importance of the night and raising awareness and support for protecting our precious dark sky as a resource.

Bill Foulds, Jr., Mayor



City Council Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Tuesday, February 17, 2026, at 6:00 PM

DRAFT MINUTES

CALL TO ORDER & ROLL CALL

With a quorum of council members present, Mayor Foulds called the meeting to order at 6:00 p.m.

City Council Members

Mayor Bill Foulds, Jr.

Mayor Pro Tem Taline Manassian

Council Member Place 2 Wade King

Council Member Place 3 Geoffrey Tahuahua

Council Member Place 4 Travis Crow

Council Member Place 5 Sherrie Parks

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer

Deputy City Administrator Ginger Faught

Deputy City Administrator Shawn Cox

City Attorney Aniz Alani

City Secretary Diana Boone

Planning Director Tory Carpenter

Senior Planner Sara Varvarigos

Community Events Coordinator Johnna Krantz

Parks & Community Services Director Andy Binz

Planning & Zoning Commission Chair Mim James

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Wade King.

PRESENTATION OF CITIZENS

A member of the public that wishes to address the City Council 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 City Council 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 City Council must present

the documents to the City Secretary or City Attorney providing at least seven (7) copies; if seven (7) copies are not provided, the City Council 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 Mayor may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.

New resident “Chris” spoke concerning wanting to learn more about the City and his interest in getting involved in the community.

Dripping Springs Water Supply Corp Board Member Mark Key stated that he and Hays County Judge Ruben Beccera plan to organize a meeting for water users in the area, including ground water conservation districts, to discuss issues such as current and future water supply.

CONSENT AGENDA

The following items will be acted upon in a single motion and are considered to be ministerial or routine. No separate discussion or action on these items will be held unless pulled at the request of a member of the City Council or City staff.

- 1. Approval of the January 20, 2026 City Council regular meeting minutes.**
- 2. Approval of the appointment of the Dripping Springs Youth Sports Association recommendation of Larry Lane to the Parks & Recreation Commission for a term ending June 30, 2026.**
- 3. Approval of creating the position of Part-time Graphic Designer and approval of its job description. Sponsor: Mayor Pro Tem Manassian**
- 4. Approval of a Rate Increase from The Chapman Law Firm PLLC.**

Item 3 was pulled from the agenda, to be considered at a future meeting.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to approve items 1, 2, and 4 on the Consent Agenda.

The motion to approve carried unanimously 5 to 0.

BUSINESS AGENDA

- 5. Public hearing and consideration of approval of a municipal services agreement and ordinance annexing a 14-acre tract located at 1300 Creek Rd. Applicant: Pat Hegelson (Tri Pointe Homes) on behalf of Cypress Forks Ranch LP.**

Applicant presentation and staff report for items 5 and 6 were combined.

a. Applicant Presentation

Pat Hegelson with Tri Pointe Homes presented for items 5-6 and requested a zoning amendment and annexation.

b. Staff Report

Senior Planner Sara Varvarigos presented the staff report and recommended approval of the zoning request and annexation.

c. Public Hearing

No one spoke during the Public Hearing.

d. Agreement

e. Ordinance

A motion was made by Council Member Tahuahua and seconded by Council Member Crow, to approve the municipal services agreement regarding the 14-acre tract located at 1300 Creek Road and approval of the ordinance annexing it, and direct staff to provide necessary clarity in regard to the fire services as mutually agreeable to the applicant.

The motion to approve carried unanimously 5 to 0.

6. Public hearing and consideration of approval of an Ordinance regarding ZA2025-002: an application for a Zoning Map Amendment from Agriculture (AG) to Moderate Density Residential (SF-2) for the 14-acre Fellers tract located at 1300 Creek Rd. Applicant: Pat Hegelson (Tri Pointe Homes) on behalf of Cypress Forks Ranch LP.

The applicant presentation and staff report are the same as item 5.

a. Applicant Presentation

b. Staff Report

c. Planning & Zoning Commission Report

Planning & Zoning Commission Chair James Mim presented the report and recommended approval of the zoning amendment.

d. Public Hearing

No one spoke during the Public Hearing.

e. Ordinance

A motion was made by Council Member Tahuahua and seconded by Mayor Pro Tem Manassian, to approve the ordinance regarding zoning application 2025-002 for the 14-acre Fellers tract located at 1300 Creek Road, to designate it as SF-2, as recommended by staff.

The motion to approve carried unanimously 5 to 0.

7. **Discussion and possible action on a Special Event Permit application submitted by Evilhawk Entertainment for Swampy Tonk: Mudbugs & Music event on March 28, 2026, and a Temporary Road Closure Permit application for portions of Hays Street and South College Street for the event beginning March 27, 2026. Sponsor: Council Member Sherrie Parks**

Mayor Pro Tem Manassian recused herself and stepped off the dais.

Community Events Coordinator Johnna Krantz presented the Staff Report and the applicant was present to answer questions.

A motion was made by Council Member Parks and seconded by Council Member Crow, to postpone this item to date certain, March 3, 2026.

The motion carried 4 to 0, with 1 recusal by Mayor Pro Tem Manassian.

City Council discussed several matters that required clarification and requested additional information prior to considering approval; these points include security measures, access for emergency services, review of application by ESD and Hays County law enforcement, parking, waste receptacles and waste collection, traffic impacts, and notification of adjacent properties.

8. **Discussion and possible action to approve a Temporary Road Closure Permit requested by the Founders Day Committee to close portions of Mercer Street, Wallace Street, Bluff Street, College Street, San Marcos Street, and Old Fitzhugh Road from April 23 to April 26, 2026 for the 2026 Founders Day Festival. Sponsor: Council Member Sherrie Parks**

Mayor Pro Tem Manassian returned to the dais.

A motion was made by Council Member King and seconded by Council Member Parks, to approve item 8 as presented, for a temporary road closure permit requested by the Founders Day Committee.

The motion to approve carried unanimously 5 to 0.

Mayor Foulds directed staff to bring items before council 60-90 days prior to a large event.

9. **Discussion and possible action on a Resolution of the City of Dripping Springs supporting Hays County's CAMPO Transportation Alternatives Grant Application for the Sawyer Ranch Road Shared Use Path. Sponsor: Council Member Travis Crow**

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to approve a resolution supporting Hays County's CAMPO Transportation Alternatives Grant Application for the Sawyer Ranch Road Shared Use Path.

The motion to approve carried unanimously 5 to 0.

City Council gave direction to staff to communicate their safety concerns to Hays County regarding the frequent use of golf cars and e-bikes on sidewalks used by pedestrians.

10. Discussion and possible action on Change Order #1 to the Construction Contract between the City of Dripping Springs and QA Construction Services, Inc. for the Stephenson Building and Parking Lot Project. *Sponsor: Council Member Sherrie Parks*

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member King, to approve Change Order #1.

The motion to approve carried 4 to 1, with Council Member Tahuahua voting nay.

CLOSED SESSION

The City Council 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), 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.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to go into Closed Session for items 12 and 15, under sections 551.071 and 551.072.

The motion carried unanimously 5 to 0.

Closed Session began at 7:47 p.m.

- 11. Consultation with City Attorney regarding legal strategies and risks for engaging with and motivating the State of Texas, including the Texas Department of Transportation, to address infrastructure and regulatory constraints limiting growth in the City of Dripping Springs, including transportation, utilities, drainage, and related intergovernmental disputes, litigation risks, and the potential need for growth-management measures, including a development moratorium.** *(Consultation with Attorney, 551.071).*
- 12. Consultation with attorney and deliberation regarding financing and real property for parcels involved in current and potential TIRZ Priority Projects including Old Fitzhugh Road, Town Center/Civic Complex, Stephenson Building, and other strategic real property acquisitions related to current and potential TIRZ Priority Projects.** *(Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072).*
- 13. Consultation with Attorney regarding legal issues related to the South Regional Water Reclamation Project, Wastewater, and Amendment 2 Permits, Wastewater Service Area**

and Agreements, Water Service and Agreements, Wastewater Fees, Wastewater Infrastructure Agreements, facility liability coverage, and related items. (*Consultation with Attorney, 551.071*)

- 14. Consultation with attorney and deliberation regarding interlocal agreements concerning the application and enforcement of City ordinances. (*Consultation with Attorney, 551.071*).**
- 15. Consultation with attorney and deliberation regarding potential claims and the recovery of city funds. (*Consultation with Attorney, 551.071*).**

Closed Session ended at 8:12 p.m.

No action was taken during Closed Session.

ADJOURN

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to adjourn the meeting.

The motion carried unanimously 5 to 0.

The meeting adjourned at 8:13 p.m.

APPROVED ON: Month, XX, 202X

Bill Foulds, Jr., Mayor

ATTEST:

Diana Boone, City Secretary



City Council Workshop - Special Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Tuesday, March 03, 2026, at 5:00 PM

MINUTES DRAFT

CALL TO ORDER & ROLL CALL

With a quorum of council members present, Mayor Foulds called the meeting to order at 5:06 p.m.

City Council Members Present

Mayor Bill Foulds, Jr.

Mayor Pro Tem Taline Manassian

Council Member Place 2 Wade King

Council Member Place 3 Geoffrey Tahuahua

Council Member Place 4 Travis Crow

Council Member Place 5 Sherrie Parks

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer

Deputy City Administrator Ginger Faught

Deputy City Administrator Shawn Cox

Deputy City Attorney Aniz Alani

City Secretary Diana Boone

Planning Director Tory Carpenter

Utilities Operations Manager Gray Lahrman

PLEDGE OF ALLEGIANCE

PRESENTATION OF CITIZENS

A member of the public that wishes to address the City Council 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 City Council 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 City Council must present the documents to the City Secretary or City Attorney providing at least seven (7) copies; if seven (7) copies are not provided, the City Council 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 Mayor may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.

No one spoke during Presentation of Citizens.

BUSINESS AGENDA

- 1. Discuss and review the proposed Utility Rate Study model as prepared and presented by HDR, Inc. Sponsor: Mayor, Bill Foulds, Jr.**

Grady Reed with HDR presented the rate study and answered questions.

No action was taken.

ADJOURN

A motion was made by Council Member Parks and seconded by Council member King, to adjourn the meeting.

The motion to carried unanimously 5 to 0.

The meeting was adjourned at 6:04 p.m.

APPROVED ON: Month, XX, 202X

Bill Foulds, Jr., Mayor

ATTEST:

Diana Boone, City Secretary



City Council Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Tuesday, March 03, 2026, at 6:00 PM

DRAFT MINUTES

CALL TO ORDER & ROLL CALL

With a quorum of council members present, Mayor Foulds called the meeting to order at 6:06 p.m.

City Council Members

Mayor Bill Foulds, Jr.

Mayor Pro Tem Taline Manassian

Council Member Place 2 Wade King

Council Member Place 3 Geoffrey Tahuahua

Council Member Place 4 Travis Crow

Council Member Place 5 Sherrie Parks

Staff, Consultants, & Appointed/Elected Officials

City Administrator Michelle Fischer

Deputy City Administrator Ginger Faught

Deputy City Administrator Shawn Cox

City Attorney Aniz Alani

City Secretary Diana Boone

IT Director Jason Weinstock

Planning Director Tory Carpenter

DSRP Manager Lily Sellers

Community Events Coordinator Johnna Krantz

Human Resources Director Chase Winburn

Parks & Community Services Director Andy Binz

People & Communications Director Lisa Sullivan

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Girl Scouts Naomi Vu and Aryanna Vu, and Boy Scout Reed Noble who were present in the audience.

PRESENTATION OF CITIZENS

A member of the public that wishes to address the City Council 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 City Council 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 City Council must present the documents to the City Secretary or City Attorney providing at least seven (7) copies; if seven (7) copies are not provided, the City Council 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 Mayor may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.

No one spoke during Presentation of Citizens.

CONSENT AGENDA

The following items will be acted upon in a single motion and are considered to be ministerial or routine. No separate discussion or action on these items will be held unless pulled at the request of a member of the City Council or City staff.

- 1. Approval of a Co-Sponsorship Agreement between the City of Dripping Springs and the Texas Beef Initiative for the use of Dripping Springs Ranch Park.** *Sponsor: Council Member Sherrie Parks*
- 2. Approval of an amendment to Appendix A – Fee Schedule, Article A1.000 (General Provisions) of the Dripping Springs Code of Ordinances amending the Parks & Community Services Fee Schedule by inserting an hourly rate for the rental of cabanas.** *Sponsor: Mayor Pro Tem Taline Manassian*
- 3. Approval of creating the position of Part-time Graphic Designer and approval of its job description.** *Sponsor: Mayor Pro Tem Taline Manassian*
- 4. Approval of a Resolution of the City of Dripping Springs consenting to the annexation of approximately 12.169 acres into the Driftwood Conservation District upon the petition of L Investments LP and JPD Driftwood Holdings LLC, being owners of more than fifty percent (50%) in value of the land therein, pursuant to Section 54.016 of the Texas Water Code and Section 42.042 of the Texas Local Government Code.** *Applicants: L Investments LP and JPD Driftwood Holdings LLC*
- 5. Approval of the January 2026 Treasurer's Report.** *Deputy City Administrator, Shawn Cox*

A motion was made by Council Member Tahuahua and seconded by Council Member King, to approve Consent Agenda items 1 through 5.

The motion to approve carried unanimously 5 to 0.

BUSINESS AGENDA

- 6. Public hearing, discussion, and possible action on a Special Event Permit application submitted by Evilhawk Entertainment for Swampy Tonk: Mudbugs & Music event on March 28, 2026, and a Temporary Road Closure Permit application for portions of Hays Street and South College Street for the event beginning March 27, 2026. Sponsor: Council Member Sherrie Parks**

Mayor Pro Tem Manassian recused herself and stepped off the dais.

a. Applicant Presentation

Event organizers from Evilhawk Entertainment were present in the audience to answer questions.

b. Staff Report

Community Events Coordinator Johnna Krantz presented the Staff Report and recommended approval of the special event permit.

c. Public Hearing

No one spoke during the Public Hearing.

d. Special Event Permit

e. Temporary Road Closure Permit

A motion was made by Council Member Parks and seconded by Council Member Crow, to approve the special event permit and temporary road closure permit application.

The motion to approve carried 4 to 0, with 1 recusal by Mayor Pro Tem Manassian.

- 7. Discuss and consider adoption of the Fiscal Year 2026 - 2027 Budget Calendar.**

Mayor Pro Tem Manassian returned to the dais.

A motion was made by Council Member Tahuahua and seconded by Council Member Parks, to approve the proposed budget schedule and calendar.

The motion to approve carried unanimously 5 to 0.

CLOSED SESSION

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to go into Closed Session for items 8 and 9, under sections 551.071 and 551.072.

The motion carried unanimously 5 to 0.

Closed Session began at 6:23 p.m.

The City Council 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 financing and real property for parcels involved in current and potential TIRZ Priority Projects including Old Fitzhugh Road, Town Center/Civic Complex, Stephenson Building, and other strategic real property acquisitions related to current and potential TIRZ Priority Projects.** (*Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072*).
- 9. Consultation with attorney and deliberation regarding interlocal agreements concerning the application and enforcement of City ordinances.** (*Consultation with Attorney, 551.071*).

Closed Session ended at 7:17 p.m.

No action was taken while in Closed Session.

ADJOURN

A motion was made by Council Member Parks and seconded by Council Member King, to adjourn the meeting


The motion carried unanimously 5 to 0.

The meeting was adjourned at 7:18 p.m.



DRIPPING SPRINGS Texas

To: Mayor Bill Foulds, Jr. and City Council, City of Dripping Springs

From: Shawn Cox, Deputy City Administrator 

Date: April 7, 2026

RE: February 2026 City Treasurer's Report

General Fund:

The General Fund received **\$4,254,565.36** in revenues for February.

General Fund revenues are in line with the adopted budget. Line items of note include:

- 100-000-40000: Ad Valorem Tax – In February, the City received \$3,157,618.54 in property tax collections. Total collections for FY 2026 to date are \$4,283,117.68, or 86.82% of the \$4,933,596.36 budgeted.
- 100-000-40001: Sales Tax Revenue – \$510,566.84 was received in February, of which \$381,927.15 is considered City Revenues and is not allocated to either the Utility Fund or through agreements. This is a 19.56% decrease from February 2025 receivables (\$634,718.49).
- 100-000-46001: Other Revenues – The “Other Revenues” line item increased by \$273,871.85. Impact Fees paid via My Permit Now (which only deposits into the General Fund) were the primary driver for this increase. The March report will show a majority of the “Other Revenues” line item being transferred into the correct funds.
- 100-200-43030: Subdivision Fees – In February, \$60,708.00 was collected in Subdivision Fees, bring the total collected for the fiscal year to \$219,095.00 (47.65% of the \$459,825.00 budgeted).
- 100-201-43031: Building Code Fees – The City collected \$160,541.86 in Building Code Fees in February.

General Fund expenditures are in line with the adopted budget. Line items of note include:

- 100-000-63004: Dues, Fees & Subscriptions – For February, \$14,353.02 was spent from this line item, bringing the total to \$81,250.28. The primary reason for these costs is our monthly costs to process credit cards through our online providers (My Permit Now & CivicRec). Department heads are reviewing these agreements and looking for alternative providers and solutions to reduce the City's burden for this service.
- 100-107-62001: Financial Services – The \$42,145.00 spent from this line item was for our annual audit.
- 100-107-80005: Series 2025 – For February, a \$319,800.00 interest payment was made on the Series 2025 Debt Issuance.
- 100-400-71005: Founders Park/Pool Improvements – The \$71,965.85 paid from this line item in February was for the Founders Park parking lot/dumpster enclosure paving project. This was anticipated to start and finish in FY 2025. The funding budgeted in FY 2025 was not utilized and will be carried forward in the next budget amendment.

Utility Fund:

The Utility Fund received **\$501,633.80** in revenues for February.

Utility Fund revenues are in line with the adopted budget. Line items of note include:



DRIPPING SPRINGS Texas

- 400-300-43018: Wastewater Service Fees – The Utility Fund collected \$86,879.73 in Wastewater Service Fees in February. This total is lower than previous months, and Utility Billing is working on notifying any accounts with unpaid balances. There are no clear indicators regarding why the monthly total is lower.
- 400-320-47009: Sales Tax – For February, the Utility Funds Sales Tax allocation totaled \$102,113.37
- 400-320-41001: PEC – PEC’s quarterly franchise fee payment totaled \$56,745.05, bringing the total collected for FY 2026 to \$127,013.89. This represents a collection of 90.72% thought February.
- 400-320-41003: Cable Franchise Fee – Spectrums quarterly Cable Franchise Fee totaled \$30,893.85.

Utility Fund expenditures are in line with the adopted budget.

Dripping Springs Ranch Park (DSRP):

The Ranch Park received **\$75,388.11** in February.

DSRP revenues are in line with the adopted budget. Line items of note include:

- 200-401-43012: Facility Rental Fees – In February, the DSRP collected \$17,128.25 in rental fees. Total collection for the fiscal year are \$63,519.45, or 48.67% of the total budgeted to collect.
- 200-401-43013: Equipment Rental Fees – Through February, \$11,226.00 has already been collected. This is \$1,226.00 more than projected for the fiscal year.

DSRP expenditures are in line with the adopted budget. Line items of note include:

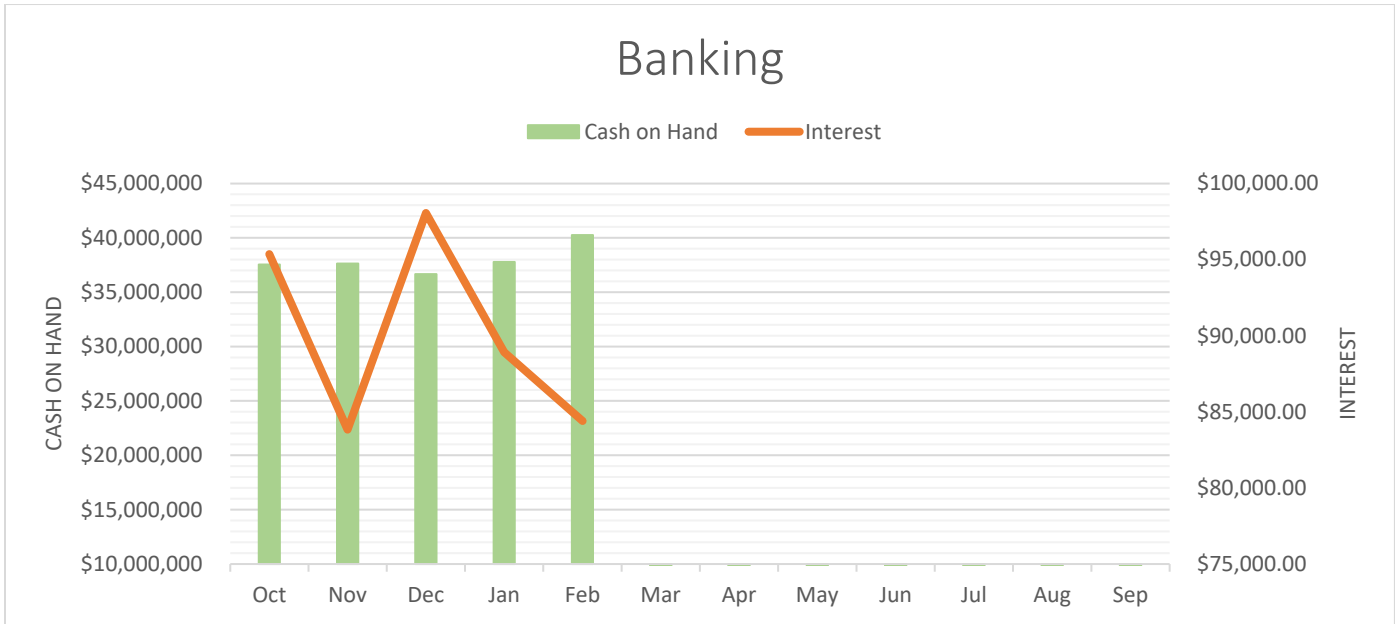
- 200-401-64005: Equipment Rental – The DSRP skid steer went down in February, requiring an unexpected rental. This line item is currently over budget by \$1,268.76, but it will be corrected in a future budget amendment utilizing saving from other line items.

Banking:

On February 28th, the City’s cash balance was **\$40.244 Million**. This is a 6.5% increase from the previous month’s cash balances. A total of **\$84,396.15** was collected in interest revenues in February.



DRIPPING SPRINGS
Texas



Journal Entries:

The following Journal Entry(ies) were completed for the month of February:

Journal Entry	Purpose	Amount	Credited Account	Debited Account
JN01667	Allocate Sales Tax transferred from the General Fund to the Utility Fund to the correct line item.	\$102,113.37	400-320-47009	400-300-47009
When the transfer was entered into Incode, an old GL line item was used. This journal entry put the deposit into the correct account.				



DRIPPING SPRINGS
Texas

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 100 - General Fund							
Revenue							
Department: 000 - Undesignated							
100-000-40000	Ad Valorem Tax	4,933,596.36	4,933,596.36	3,157,618.54	4,283,117.68	-650,478.68	13.18 %
100-000-40001	Sales Tax Revenue	4,600,000.00	4,600,000.00	510,566.84	2,142,947.45	-2,457,052.55	53.41 %
100-000-40006	Ad Valorem Tax Penalty/Interest	4,000.00	4,000.00	637.67	2,097.78	-1,902.22	47.56 %
100-000-41000	Solid Waste Franchise Fee	60,000.00	60,000.00	0.00	37,524.97	-22,475.03	37.46 %
100-000-42000	Alcohol Permit Fees	5,000.00	5,000.00	0.00	2,692.50	-2,307.50	46.15 %
100-000-46000	FEMA	0.00	0.00	0.00	7,549.79	7,549.79	0.00 %
100-000-46001	Other Revenues	40,000.00	40,000.00	273,871.85	1,143,150.21	1,103,150.21	2,857.88 %
100-000-46002	Interest	175,000.00	175,000.00	14,436.83	68,580.11	-106,419.89	60.81 %
100-000-46014	Transportation Improvements Reim	1,850,000.00	1,850,000.00	0.00	190,623.58	-1,659,376.42	89.70 %
100-000-47005	Transfer from HOT Fund	3,496.00	3,496.00	0.00	0.00	-3,496.00	100.00 %
100-000-47010	Transfer from Wastewater Fund	281,199.17	281,199.17	0.00	0.00	-281,199.17	100.00 %
100-000-47019	Transfer from Series 2025	690,948.00	690,948.00	0.00	0.00	-690,948.00	100.00 %
	Department: 000 - Undesignated Total:	12,643,239.53	12,643,239.53	3,957,131.73	7,878,284.07	-4,764,955.46	37.69%
Department: 105 - Communications							
100-105-46006	Merchandise	0.00	0.00	23.59	2,467.02	2,467.02	0.00 %
	Department: 105 - Communications Total:	0.00	0.00	23.59	2,467.02	2,467.02	0.00%
Department: 200 - Planning & Development							
100-200-42001	Health Permits/Inspections	60,000.00	60,000.00	6,880.00	29,270.00	-30,730.00	51.22 %
100-200-43000	Site Development Fees	50,000.00	50,000.00	0.00	73,410.67	23,410.67	146.82 %
100-200-43002	Zoning Fees	65,000.00	65,000.00	0.00	0.00	-65,000.00	100.00 %
100-200-43030	Subdivision Fees	459,825.00	459,825.00	60,708.00	219,095.00	-240,730.00	52.35 %
	Department: 200 - Planning & Development Total:	634,825.00	634,825.00	67,588.00	321,775.67	-313,049.33	49.31%
Department: 201 - Building							
100-201-42001	Health Permit	0.00	0.00	0.00	-350.00	-350.00	0.00 %
100-201-42007	Sign Permits	0.00	0.00	13,485.66	42,922.81	42,922.81	0.00 %
100-201-43029	Fire Inspections	40,000.00	40,000.00	4,916.52	17,674.20	-22,325.80	55.81 %
100-201-43031	Building Code Fees	1,500,000.00	1,500,000.00	160,541.86	736,592.91	-763,407.09	50.89 %
	Department: 201 - Building Total:	1,540,000.00	1,540,000.00	178,944.04	796,839.92	-743,160.08	48.26%
Department: 400 - Parks & Recreation							
100-400-44000	Sponsorships & Donations	6,000.00	6,000.00	1,250.00	1,250.00	-4,750.00	79.17 %
100-400-44001	Community Service Fees	1,375.00	1,375.00	280.00	1,105.00	-270.00	19.64 %
100-400-44002	Program & Event Fees	8,800.00	8,800.00	1,575.00	1,800.00	-7,000.00	79.55 %
100-400-44004	Park Rental Income	19,000.00	19,000.00	760.00	10,112.00	-8,888.00	46.78 %
100-400-47002	Transfer from Parkland Dedication	116,610.00	116,610.00	0.00	0.00	-116,610.00	100.00 %
100-400-47003	Transfer from Landscaping Fund	60,000.00	60,000.00	0.00	0.00	-60,000.00	100.00 %
100-400-47005	Transfer from HOT Fund	16,500.00	16,500.00	0.00	0.00	-16,500.00	100.00 %
100-400-47014	Transfer from Parkland Developme	392,690.61	392,690.61	0.00	0.00	-392,690.61	100.00 %
	Department: 400 - Parks & Recreation Total:	620,975.61	620,975.61	3,865.00	14,267.00	-606,708.61	97.70%
Department: 402 - Aquatics							
100-402-44003	Aquatic Fees	32,750.00	32,750.00	0.00	0.00	-32,750.00	100.00 %
100-402-44004	Park Rental Income	22,238.75	22,238.75	0.00	0.00	-22,238.75	100.00 %
100-402-46006	Merchandise Sales	0.00	0.00	0.00	341.46	341.46	0.00 %
100-402-46012	Reimbursement of Utility Costs	0.00	0.00	0.00	820.00	820.00	0.00 %
	Department: 402 - Aquatics Total:	54,988.75	54,988.75	0.00	1,161.46	-53,827.29	97.89%
Department: 404 - Founders Day							
100-404-43012	FD Facility Rental	10,000.00	10,000.00	0.00	0.00	-10,000.00	100.00 %
100-404-45000	FD Craft/Business Booths	12,150.00	12,150.00	14,603.00	38,911.00	26,761.00	320.26 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-404-45001	FD Food Booths	1,612.50	1,612.50	0.00	0.00	-1,612.50	100.00 %
100-404-45002	FD BBQ Cooker Registration Fees	6,650.00	6,650.00	0.00	0.00	-6,650.00	100.00 %
100-404-45003	FD Carnival	20,000.00	20,000.00	0.00	0.00	-20,000.00	100.00 %
100-404-45005	FD Sponsorships	120,000.00	120,000.00	32,210.00	33,755.00	-86,245.00	71.87 %
100-404-45007	FD Electric Fees	3,300.00	3,300.00	200.00	600.00	-2,700.00	81.82 %
Department: 404 - Founders Day Total:		173,712.50	173,712.50	47,013.00	73,266.00	-100,446.50	57.82%
Revenue Total:		15,667,741.39	15,667,741.39	4,254,565.36	9,088,061.14	-6,579,680.25	42.00%

Expense

Department: 000 - Undesignated

100-000-60000	Salaries	4,248,369.20	4,248,369.20	0.00	0.00	4,248,369.20	100.00 %
100-000-61000	Health Insurance	394,103.32	394,103.32	12,155.42	37,514.39	356,588.93	90.48 %
100-000-61001	Dental Insurance	0.00	0.00	0.78	0.78	-0.78	0.00 %
100-000-61002	Medicare	0.00	0.00	2.09	2.09	-2.09	0.00 %
100-000-61003	Social Security	0.00	0.00	8.93	8.93	-8.93	0.00 %
100-000-61005	Federal Withholding	333,759.29	333,759.29	0.00	0.00	333,759.29	100.00 %
100-000-61006	TMRS	239,938.88	239,938.88	8.78	8.78	239,930.10	100.00 %
100-000-62009	Human Resources Consultant	32,000.00	32,000.00	0.00	22,585.51	9,414.49	29.42 %
100-000-62015	Law Enforcement	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
100-000-63004	Dues, Fees & Subscriptions	104,047.85	104,047.85	14,353.02	81,250.28	22,797.57	21.91 %
100-000-63005	Training/Continuing Education	100,000.00	100,000.00	6,166.96	22,115.36	77,884.64	77.88 %
100-000-64000	Office Supplies	30,000.00	30,000.00	3,836.10	18,367.33	11,632.67	38.78 %
100-000-64004	Office Furniture and Equipment	10,016.00	10,016.00	0.00	0.00	10,016.00	100.00 %
100-000-66002	Postage & Shipping	4,500.00	4,500.00	203.17	1,726.28	2,773.72	61.64 %
100-000-68004	Animal Control	3,400.00	3,400.00	0.00	6,800.00	-3,400.00	-100.00 %
100-000-69002	Economic Development	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
100-000-70001	Mileage	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
100-000-70002	Contingencies/Emergency Fund	50,000.00	50,000.00	42.84	1,995.05	48,004.95	96.01 %
100-000-70003	Other Expenses	10,000.00	10,000.00	150.00	150.00	9,850.00	98.50 %
100-000-90000	Transfer to Reserve Fund	300,000.00	300,000.00	0.00	0.00	300,000.00	100.00 %
100-000-90002	Transfer to TIRZ	705,585.10	705,585.10	0.00	0.00	705,585.10	100.00 %
100-000-90011	Transfer to Capital Improvements	300,000.00	300,000.00	0.00	0.00	300,000.00	100.00 %
100-000-90013	Transfer to Vehicle Replacement Fu	162,679.00	162,679.00	0.00	0.00	162,679.00	100.00 %
100-000-90015	Transfer to Farmers Marke	17,765.75	17,765.75	0.00	0.00	17,765.75	100.00 %
Department: 000 - Undesignated Total:		7,063,164.39	7,063,164.39	36,928.09	192,524.78	6,870,639.61	97.27%

Department: 100 - City Council/Boards & Commissions

100-100-63004	Dues, Fees & Subscriptions	0.00	0.00	0.00	7,300.00	-7,300.00	0.00 %
100-100-64004	Office Furniture and Equipment	0.00	0.00	0.00	1,160.50	-1,160.50	0.00 %
100-100-69000	Family Violence Center	7,000.00	7,000.00	0.00	0.00	7,000.00	100.00 %
100-100-69008	Land Acquisition	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
Department: 100 - City Council/Boards & Commissions Total:		17,000.00	17,000.00	0.00	8,460.50	8,539.50	50.23%

Department: 101 - City Administrators Office

100-101-60000	Regular Employees	0.00	0.00	59,624.78	330,241.67	-330,241.67	0.00 %
100-101-60002	Overtime	0.00	0.00	68.08	609.36	-609.36	0.00 %
100-101-60003	On Call Pay	0.00	0.00	0.00	200.00	-200.00	0.00 %
100-101-61000	Health Insurance	0.00	0.00	2,662.50	13,476.36	-13,476.36	0.00 %
100-101-61001	Dental Insurance	0.00	0.00	161.82	902.11	-902.11	0.00 %
100-101-61002	Medicare	0.00	0.00	809.71	4,507.28	-4,507.28	0.00 %
100-101-61003	Social Security	0.00	0.00	3,462.15	15,467.86	-15,467.86	0.00 %
100-101-61004	Unemployment	0.00	0.00	179.07	847.90	-847.90	0.00 %
100-101-61006	TMRS	0.00	0.00	3,492.03	18,438.07	-18,438.07	0.00 %
Department: 101 - City Administrators Office Total:		0.00	0.00	70,460.14	384,690.61	-384,690.61	0.00%

Department: 102 - City Secretary

100-102-60000	Regular Employees	0.00	0.00	11,064.80	53,347.50	-53,347.50	0.00 %
100-102-60001	Part-time Employees	0.00	0.00	1,496.25	9,208.40	-9,208.40	0.00 %
100-102-60002	Overtime	0.00	0.00	5.77	7.83	-7.83	0.00 %
100-102-61000	Health Insurance	0.00	0.00	1,042.84	4,956.85	-4,956.85	0.00 %
100-102-61001	Dental Insurance	0.00	0.00	80.20	380.95	-380.95	0.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-102-61002	Medicare	0.00	0.00	174.79	892.71	-892.71	0.00 %
100-102-61003	Social Security	0.00	0.00	747.42	3,817.28	-3,817.28	0.00 %
100-102-61004	Unemployment	0.00	0.00	131.80	467.27	-467.27	0.00 %
100-102-61006	TMRS	0.00	0.00	647.63	3,096.32	-3,096.32	0.00 %
100-102-62000	Municipal Election	8,000.00	8,000.00	0.00	0.00	8,000.00	100.00 %
100-102-62018	Code Publication	6,500.00	6,500.00	0.00	0.00	6,500.00	100.00 %
100-102-64032	Meeting Supplies	9,360.00	9,360.00	816.60	3,926.28	5,433.72	58.05 %
100-102-66003	Public Notices	4,200.00	4,200.00	148.80	1,291.15	2,908.85	69.26 %
100-102-69003	Records Management	2,500.00	2,500.00	108.00	1,140.00	1,360.00	54.40 %
Department: 102 - City Secretary Total:		30,560.00	30,560.00	16,464.90	82,532.54	-51,972.54	-170.07%
Department: 103 - Courts							
100-103-62003	Muni Court Attorney/ Judge	15,500.00	15,500.00	1,000.00	2,500.00	13,000.00	83.87 %
Department: 103 - Courts Total:		15,500.00	15,500.00	1,000.00	2,500.00	13,000.00	83.87%
Department: 104 - City Attorney							
100-104-60000	Regular Employees	0.00	0.00	13,122.94	97,781.22	-97,781.22	0.00 %
100-104-61000	Health Insurance	0.00	0.00	566.64	4,340.52	-4,340.52	0.00 %
100-104-61001	Dental Insurance	0.00	0.00	40.10	320.80	-320.80	0.00 %
100-104-61002	Medicare	0.00	0.00	188.20	1,246.93	-1,246.93	0.00 %
100-104-61003	Social Security	0.00	0.00	804.70	5,331.69	-5,331.69	0.00 %
100-104-61004	Unemployment	0.00	0.00	0.00	144.00	-144.00	0.00 %
100-104-61006	TMRS	0.00	0.00	767.70	5,662.97	-5,662.97	0.00 %
100-104-62003	Special Counsel and Consultants	12,000.00	12,000.00	86.40	2,930.15	9,069.85	75.58 %
Department: 104 - City Attorney Total:		12,000.00	12,000.00	15,576.68	117,758.28	-105,758.28	-881.32%
Department: 105 - Communications							
100-105-60000	Regular Employees	0.00	0.00	19,298.18	106,773.19	-106,773.19	0.00 %
100-105-60002	Overtime	0.00	0.00	220.20	897.79	-897.79	0.00 %
100-105-61000	Health Insurance	0.00	0.00	1,587.72	8,723.30	-8,723.30	0.00 %
100-105-61001	Dental Insurance	0.00	0.00	120.30	661.65	-661.65	0.00 %
100-105-61002	Medicare	0.00	0.00	279.38	1,541.20	-1,541.20	0.00 %
100-105-61003	Social Security	0.00	0.00	1,194.57	6,589.94	-6,589.94	0.00 %
100-105-61004	Unemployment	0.00	0.00	138.69	422.58	-422.58	0.00 %
100-105-61006	TMRS	0.00	0.00	1,141.82	6,243.82	-6,243.82	0.00 %
100-105-63039	Employee Engagement	5,000.00	5,000.00	396.98	5,013.97	-13.97	-0.28 %
100-105-66000	Website	11,930.00	11,930.00	0.00	450.00	11,480.00	96.23 %
100-105-66005	Public Relations	15,000.00	15,000.00	360.00	7,402.38	7,597.62	50.65 %
Department: 105 - Communications Total:		31,930.00	31,930.00	24,737.84	144,719.82	-112,789.82	-353.24%
Department: 106 - IT							
100-106-60000	Regular Employees	0.00	0.00	7,117.79	39,354.35	-39,354.35	0.00 %
100-106-61000	Health Insurance	0.00	0.00	540.24	2,969.02	-2,969.02	0.00 %
100-106-61001	Dental Insurance	0.00	0.00	40.10	220.55	-220.55	0.00 %
100-106-61002	Medicare	0.00	0.00	103.02	569.61	-569.61	0.00 %
100-106-61003	Social Security	0.00	0.00	440.52	2,435.66	-2,435.66	0.00 %
100-106-61004	Unemployment	0.00	0.00	30.12	144.00	-144.00	0.00 %
100-106-61006	TMRS	0.00	0.00	416.40	2,282.16	-2,282.16	0.00 %
100-106-64001	Office IT Equipment & Support	154,150.00	154,150.00	24,751.62	37,711.10	116,438.90	75.54 %
100-106-64002	Software	315,899.93	315,899.93	54,670.23	156,805.94	159,093.99	50.36 %
100-106-65000	Network/Phone	97,000.00	97,000.00	4,754.67	37,118.93	59,881.07	61.73 %
Department: 106 - IT Total:		567,049.93	567,049.93	92,864.71	279,611.32	287,438.61	50.69%
Department: 107 - Finance							
100-107-60000	Regular Employees	0.00	0.00	25,827.75	143,629.66	-143,629.66	0.00 %
100-107-60002	Overtime	0.00	0.00	29.41	136.90	-136.90	0.00 %
100-107-61000	Health Insurance	0.00	0.00	2,087.90	11,471.46	-11,471.46	0.00 %
100-107-61001	Dental Insurance	0.00	0.00	158.98	874.36	-874.36	0.00 %
100-107-61002	Medicare	0.00	0.00	353.90	1,968.97	-1,968.97	0.00 %
100-107-61003	Social Security	0.00	0.00	1,513.21	8,418.91	-8,418.91	0.00 %
100-107-61004	Unemployment	0.00	0.00	197.45	561.15	-561.15	0.00 %
100-107-61006	TMRS	0.00	0.00	1,512.64	8,336.63	-8,336.63	0.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-107-62001	Financial Services	55,000.00	55,000.00	42,145.00	42,145.00	12,855.00	23.37 %
100-107-67000	TML Liability Insurance	30,000.00	30,000.00	0.00	16,301.00	13,699.00	45.66 %
100-107-67001	TML Property Insurance	95,988.75	95,988.75	0.00	49,220.00	46,768.75	48.72 %
100-107-67002	TML Workmen's Comp Insurance	68,004.20	68,004.20	0.00	23,759.50	44,244.70	65.06 %
100-107-70001	Mileage	0.00	0.00	0.00	221.06	-221.06	0.00 %
100-107-80004	Series 2024	485,238.00	485,238.00	0.00	0.00	485,238.00	100.00 %
100-107-80005	Series 2025	424,392.65	424,392.65	319,800.00	367,419.00	56,973.65	13.42 %
100-107-90003	Transfer to Wastewater Utility Fund	920,000.00	920,000.00	102,113.37	428,589.49	491,410.51	53.41 %
100-107-90004	SPA & ECO D Transfers	225,000.00	225,000.00	0.00	120,392.05	104,607.95	46.49 %
Department: 107 - Finance Total:		2,303,623.60	2,303,623.60	495,739.61	1,223,445.14	1,080,178.46	46.89%
Department: 200 - Planning & Development							
100-200-60000	Regular Employees	0.00	0.00	20,185.61	111,468.86	-111,468.86	0.00 %
100-200-60002	Overtime	0.00	0.00	12.36	81.99	-81.99	0.00 %
100-200-61000	Health Insurance	0.00	0.00	1,592.76	8,747.67	-8,747.67	0.00 %
100-200-61001	Dental Insurance	0.00	0.00	120.30	661.65	-661.65	0.00 %
100-200-61002	Medicare	0.00	0.00	266.16	1,471.27	-1,471.27	0.00 %
100-200-61003	Social Security	0.00	0.00	1,138.08	6,290.94	-6,290.94	0.00 %
100-200-61004	Unemployment	0.00	0.00	107.62	428.42	-428.42	0.00 %
100-200-61006	TMRS	0.00	0.00	1,181.58	6,468.75	-6,468.75	0.00 %
100-200-62002	Engineering & Surveying	70,000.00	70,000.00	3,773.75	25,697.50	44,302.50	63.29 %
100-200-62005	Health Inspector	15,000.00	15,000.00	1,150.00	1,150.00	13,850.00	92.33 %
100-200-62006	Architectural & Landscape Consulta	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
Department: 200 - Planning & Development Total:		90,000.00	90,000.00	29,528.22	162,467.05	-72,467.05	-80.52%
Department: 201 - Building							
100-201-60000	Regular Employees	0.00	0.00	39,419.98	217,504.14	-217,504.14	0.00 %
100-201-60002	Overtime	0.00	0.00	278.34	973.76	-973.76	0.00 %
100-201-61000	Health Insurance	0.00	0.00	4,167.18	22,923.00	-22,923.00	0.00 %
100-201-61001	Dental Insurance	0.00	0.00	320.02	1,763.62	-1,763.62	0.00 %
100-201-61002	Medicare	0.00	0.00	546.12	3,005.27	-3,005.27	0.00 %
100-201-61003	Social Security	0.00	0.00	2,335.14	12,850.16	-12,850.16	0.00 %
100-201-61004	Unemployment	0.00	0.00	450.50	1,085.72	-1,085.72	0.00 %
100-201-61006	TMRS	0.00	0.00	2,322.34	12,669.68	-12,669.68	0.00 %
100-201-62004	Bldg. Inspector	750,000.00	750,000.00	40,595.00	218,355.00	531,645.00	70.89 %
100-201-62008	Lighting Consultant	2,000.00	2,000.00	1,104.00	3,174.00	-1,174.00	-58.70 %
100-201-62014	FireInspector	40,000.00	40,000.00	0.00	0.00	40,000.00	100.00 %
100-201-64003	Uniforms	0.00	0.00	257.80	869.58	-869.58	0.00 %
Department: 201 - Building Total:		792,000.00	792,000.00	91,796.42	495,173.93	296,826.07	37.48%
Department: 300 - Wastewater							
100-300-71001	Transportation Improvement Proje	2,655,000.00	2,655,000.00	-412.50	131,795.85	2,523,204.15	95.04 %
Department: 300 - Wastewater Total:		2,655,000.00	2,655,000.00	-412.50	131,795.85	2,523,204.15	95.04%
Department: 304 - Maintenance							
100-304-60000	Regular Employees	0.00	0.00	38,072.49	221,069.97	-221,069.97	0.00 %
100-304-60002	Overtime	0.00	0.00	536.12	6,130.55	-6,130.55	0.00 %
100-304-60003	On Call Pay	0.00	0.00	800.00	4,400.00	-4,400.00	0.00 %
100-304-61000	Health Insurance	0.00	0.00	4,204.71	24,964.17	-24,964.17	0.00 %
100-304-61001	Dental Insurance	0.00	0.00	325.60	1,935.90	-1,935.90	0.00 %
100-304-61002	Medicare	0.00	0.00	567.01	3,319.45	-3,319.45	0.00 %
100-304-61003	Social Security	0.00	0.00	2,424.42	14,193.40	-14,193.40	0.00 %
100-304-61004	Unemployment	0.00	0.00	539.87	1,173.39	-1,173.39	0.00 %
100-304-61006	TMRS	0.00	0.00	2,305.41	13,424.72	-13,424.72	0.00 %
100-304-63000	Office Maintenance/Repairs	94,200.00	94,200.00	5,598.48	16,617.71	77,582.29	82.36 %
100-304-63001	Equipment Maintenance	49,500.00	49,500.00	371.58	2,662.03	46,837.97	94.62 %
100-304-63002	Fleet Maintenance	130,000.00	130,000.00	12,075.72	28,159.12	101,840.88	78.34 %
100-304-63008	Stephenson Building & Lawn Maint	0.00	0.00	-206.76	-206.76	206.76	0.00 %
100-304-63009	Street/ROW Maintenance	272,000.00	272,000.00	8,041.98	23,520.21	248,479.79	91.35 %
100-304-63018	Triangle/Veterans Park Maintenanc	0.00	0.00	14.88	14.88	-14.88	0.00 %
100-304-64003	Uniforms	18,310.00	18,310.00	377.90	7,308.25	11,001.75	60.09 %

		Original	Current	Period	Fiscal	Variance	
		Total Budget	Total Budget	Activity	Activity	Favorable	Percent
						(Unfavorable)	Remaining
100-304-64009	Maintenance Equipment	24,500.00	24,500.00	1,244.52	5,934.02	18,565.98	75.78 %
100-304-64010	Maintenance Supplies	10,000.00	10,000.00	1,265.67	2,734.88	7,265.12	72.65 %
100-304-65001	Street Electricity	20,000.00	20,000.00	3,802.23	7,950.99	12,049.01	60.25 %
100-304-65002	City Streets Water	4,000.00	4,000.00	1,125.60	1,969.80	2,030.20	50.76 %
100-304-65003	Office Electricity	15,000.00	15,000.00	2,515.96	4,269.65	10,730.35	71.54 %
100-304-65004	Office Water	3,000.00	3,000.00	155.41	390.00	2,610.00	87.00 %
100-304-65005	Stephenson Bldg Electric	1,500.00	1,500.00	259.79	413.97	1,086.03	72.40 %
100-304-65006	Stephenson Water	1,500.00	1,500.00	70.59	178.17	1,321.83	88.12 %
100-304-65009	Triangle Electric	0.00	0.00	76.50	153.00	-153.00	0.00 %
100-304-65015	Downtown Restroom Electric	2,000.00	2,000.00	126.36	258.21	1,741.79	87.09 %
100-304-65021	Downtown Restroom Water	2,000.00	2,000.00	179.27	451.69	1,548.31	77.42 %
100-304-65024	Office Wastewater	0.00	0.00	389.72	389.72	-389.72	0.00 %
100-304-69001	Lighting Compliance	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
100-304-71002	Street Improvements	690,948.00	690,948.00	0.00	585,626.40	105,321.60	15.24 %
100-304-71003	City Hall Improvements	0.00	0.00	0.00	17.98	-17.98	0.00 %
100-304-71014	Maintenance Yard Improvements	0.00	0.00	0.00	247.50	-247.50	0.00 %
Department: 304 - Maintenance Total:		1,340,458.00	1,340,458.00	87,261.03	979,672.97	360,785.03	26.92%
Department: 400 - Parks & Recreation							
100-400-60000	Regular Employees	0.00	0.00	50,585.13	279,064.91	-279,064.91	0.00 %
100-400-60001	Part-time Employees	3,000.00	3,000.00	180.00	1,699.98	1,300.02	43.33 %
100-400-60002	Overtime	0.00	0.00	339.78	6,014.76	-6,014.76	0.00 %
100-400-60003	On Call Pay	0.00	0.00	800.00	4,400.00	-4,400.00	0.00 %
100-400-60005	Camp Staff	0.00	0.00	3,038.70	24,111.76	-24,111.76	0.00 %
100-400-61000	Health Insurance	0.00	0.00	3,675.96	18,960.58	-18,960.58	0.00 %
100-400-61001	Dental Insurance	0.00	0.00	240.92	1,329.05	-1,329.05	0.00 %
100-400-61002	Medicare	0.00	0.00	781.32	4,487.19	-4,487.19	0.00 %
100-400-61003	Social Security	0.00	0.00	3,340.82	19,186.60	-19,186.60	0.00 %
100-400-61004	Unemployment	0.00	0.00	577.36	1,690.87	-1,690.87	0.00 %
100-400-61006	TMRS	0.00	0.00	3,025.89	16,027.12	-16,027.12	0.00 %
100-400-62011	Park Consultant	35,000.00	35,000.00	0.00	0.00	35,000.00	100.00 %
100-400-63004	Dues, Fees & Subscriptions	3,225.00	3,225.00	0.00	3,511.02	-286.02	-8.87 %
100-400-63010	Sports & Rec Park Lawn Mainten	0.00	0.00	0.00	720.00	-720.00	0.00 %
100-400-63011	Founders Park Lawn Maintenance	0.00	0.00	0.00	720.00	-720.00	0.00 %
100-400-63012	Charro Ranch Landscaping	0.00	0.00	0.00	10,000.00	-10,000.00	0.00 %
100-400-63013	General Parks Maintenance	25,000.00	25,000.00	568.22	5,704.18	19,295.82	77.18 %
100-400-63015	Founders Park/Pool Maintenance	44,000.00	44,000.00	341.50	1,006.38	42,993.62	97.71 %
100-400-63016	Sports & Rec Park Maintenance	43,500.00	43,500.00	-1,086.81	1,710.16	41,789.84	96.07 %
100-400-63017	Charro Ranch Park Maintenance	25,700.00	25,700.00	0.00	20.00	25,680.00	99.92 %
100-400-63018	Triangle/Veterans Park Maintenanc	5,700.00	5,700.00	0.00	64.93	5,635.07	98.86 %
100-400-63036	Skate Park Maintenance	500.00	500.00	0.00	0.00	500.00	100.00 %
100-400-63045	Trail Maintenance & Repair	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00 %
100-400-64005	Equipment Rental	5,000.00	5,000.00	0.00	271.13	4,728.87	94.58 %
100-400-64011	Park Supplies	27,000.00	27,000.00	21.97	8,752.91	18,247.09	67.58 %
100-400-64012	Charro Ranch Supplies	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00 %
100-400-64013	Founders Park/Pool Supplies	0.00	0.00	0.00	5,695.73	-5,695.73	0.00 %
100-400-64014	Sports & Rec Park Supplies	400.00	400.00	0.00	0.00	400.00	100.00 %
100-400-64015	Park Program & Event Supplies	11,250.00	11,250.00	1,252.46	2,943.58	8,306.42	73.83 %
100-400-64033	Rathgeber Supplies	1,504.00	1,504.00	0.00	0.00	1,504.00	100.00 %
100-400-65000	Network/Phone	8,568.00	8,568.00	0.00	0.00	8,568.00	100.00 %
100-400-65007	Portable Toilets	10,000.00	10,000.00	685.00	2,565.00	7,435.00	74.35 %
100-400-65009	Triangle Electric	500.00	500.00	0.00	0.00	500.00	100.00 %
100-400-65010	Triangle Water	500.00	500.00	70.36	175.90	324.10	64.82 %
100-400-65011	Sports & Rec Park Water	13,000.00	13,000.00	570.49	1,433.77	11,566.23	88.97 %
100-400-65012	Sports & Rec Park Electricity	2,500.00	2,500.00	845.22	2,448.65	51.35	2.05 %
100-400-65014	Founders Park/Pool Electricity	0.00	0.00	-1,314.09	0.00	0.00	0.00 %
100-400-65023	Sports & Rec Park Wastewater	0.00	0.00	376.80	376.80	-376.80	0.00 %
100-400-66001	Advertising	17,020.00	17,020.00	0.00	2,044.56	14,975.44	87.99 %
100-400-70003	Other Expenses	6,500.00	6,500.00	0.00	0.00	6,500.00	100.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-400-70007	Sponsored Events	0.00	0.00	0.00	3,637.74	-3,637.74	0.00 %
100-400-71004	All Parks Improvements	445,500.00	445,500.00	0.00	20,638.08	424,861.92	95.37 %
100-400-71005	Founders Park/Pool Improvmts	3,000.00	3,000.00	71,965.85	94,893.60	-91,893.60	-3,063.12 %
100-400-71006	Sports & Rec Park Improvements	15,000.00	15,000.00	86.03	22,970.99	-7,970.99	-53.14 %
100-400-71010	Rathgeber Improvements	0.00	0.00	0.00	3,437.50	-3,437.50	0.00 %
100-400-71012	Skate Park Improvements	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00 %
Department: 400 - Parks & Recreation Total:		804,367.00	804,367.00	140,968.88	572,715.43	231,651.57	28.80%
Department: 401 - DSRP							
100-401-60000	Regular Employees	306,909.40	306,909.40	22,298.10	148,256.40	158,653.00	51.69 %
100-401-60002	Overtime	0.00	0.00	49.47	803.88	-803.88	0.00 %
100-401-61000	Health Insurance	36,409.53	36,409.53	2,601.64	16,573.55	19,835.98	54.48 %
100-401-61001	Dental Insurance	0.00	0.00	200.18	1,277.45	-1,277.45	0.00 %
100-401-61002	Medicare	0.00	0.00	317.27	2,123.34	-2,123.34	0.00 %
100-401-61003	Social Security	0.00	0.00	1,356.61	9,079.08	-9,079.08	0.00 %
100-401-61004	Unemployment	0.00	0.00	315.47	795.85	-795.85	0.00 %
100-401-61005	Federal Withholding	42,731.13	42,731.13	0.00	0.00	42,731.13	100.00 %
100-401-61006	TMRS	0.00	0.00	1,307.34	8,642.67	-8,642.67	0.00 %
100-401-63023	General Maintenance	22,000.00	22,000.00	0.00	0.00	22,000.00	100.00 %
Department: 401 - DSRP Total:		408,050.06	408,050.06	28,446.08	187,552.22	220,497.84	54.04%
Department: 402 - Aquatics							
100-402-60000	Regular Employees	0.00	0.00	4,846.80	26,642.01	-26,642.01	0.00 %
100-402-60007	Aquatic Staff	118,013.00	118,013.00	84.00	9,839.63	108,173.37	91.66 %
100-402-61000	Health Insurance	0.00	0.00	519.48	2,850.02	-2,850.02	0.00 %
100-402-61001	Dental Insurance	0.00	0.00	40.10	220.55	-220.55	0.00 %
100-402-61002	Medicare	0.00	0.00	71.32	528.01	-528.01	0.00 %
100-402-61003	Social Security	0.00	0.00	304.93	2,257.55	-2,257.55	0.00 %
100-402-61004	Unemployment	0.00	0.00	67.79	301.44	-301.44	0.00 %
100-402-61006	TMRS	0.00	0.00	283.54	1,545.00	-1,545.00	0.00 %
100-402-63015	Founders Park/Pool Maintenance	7,500.00	7,500.00	0.00	0.00	7,500.00	100.00 %
100-402-64013	Pool Supplies	26,200.00	26,200.00	0.00	5,123.00	21,077.00	80.45 %
100-402-65000	Network/Phone	7,500.00	7,500.00	0.00	723.72	6,776.28	90.35 %
100-402-65013	FMP Pool/Pavilion Water	5,300.00	5,300.00	990.84	2,802.61	2,497.39	47.12 %
100-402-65014	FMP Pool/Pavilion Electric	6,000.00	6,000.00	2,631.68	2,631.68	3,368.32	56.14 %
100-402-65019	Propane/Natural Gas	6,000.00	6,000.00	0.00	0.00	6,000.00	100.00 %
100-402-71011	Founders Pool Improvements	50,000.00	50,000.00	0.00	0.00	50,000.00	100.00 %
Department: 402 - Aquatics Total:		226,513.00	226,513.00	9,840.48	55,465.22	171,047.78	75.51%
Department: 404 - Founders Day							
100-404-63019	FD Clean Up	19,200.00	19,200.00	0.00	0.00	19,200.00	100.00 %
100-404-63038	FD Transportation	19,303.30	19,303.30	0.00	0.00	19,303.30	100.00 %
100-404-64016	FD Event Supplies	5,000.00	5,000.00	0.00	546.59	4,453.41	89.07 %
100-404-64017	FD Event Tent, Table, & Chairs	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00 %
100-404-64018	FD Barricades	12,650.00	12,650.00	0.00	0.00	12,650.00	100.00 %
100-404-65007	Portable Toilets	10,500.00	10,500.00	0.00	0.00	10,500.00	100.00 %
100-404-65016	FD Electricity	30,000.00	30,000.00	0.00	0.00	30,000.00	100.00 %
100-404-66009	FD Publicity	3,450.00	3,450.00	0.00	200.00	3,250.00	94.20 %
100-404-66010	Events, Entertainment & Activities	26,000.00	26,000.00	0.00	0.00	26,000.00	100.00 %
100-404-66012	FD Sponsorship	9,800.00	9,800.00	0.00	0.00	9,800.00	100.00 %
100-404-68005	FD Security	46,837.00	46,837.00	0.00	0.00	46,837.00	100.00 %
100-404-68006	FD Health, Safety & Lighting	20,861.50	20,861.50	0.00	0.00	20,861.50	100.00 %
100-404-70002	FD Contingencies	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
Department: 404 - Founders Day Total:		223,601.80	223,601.80	0.00	746.59	222,855.21	99.67%
Department: 500 - Emergency Management							
100-500-60000	Regular Employees	0.00	0.00	6,760.72	37,643.35	-37,643.35	0.00 %
100-500-61000	Health Insurance	0.00	0.00	18.98	102.98	-102.98	0.00 %
100-500-61001	Dental Insurance	0.00	0.00	40.10	220.55	-220.55	0.00 %
100-500-61002	Medicare	0.00	0.00	97.12	540.82	-540.82	0.00 %
100-500-61003	Social Security	0.00	0.00	415.26	2,312.42	-2,312.42	0.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-500-61004	Unemployment	0.00	0.00	35.83	144.01	-144.01	0.00 %
100-500-61006	TMRS	0.00	0.00	395.50	2,182.85	-2,182.85	0.00 %
100-500-64008	Fuel	0.00	0.00	0.00	52.11	-52.11	0.00 %
100-500-68000	Emergency Management Equip	6,800.00	6,800.00	251.58	297.18	6,502.82	95.63 %
100-500-68001	Emergency Fire& Safety	13,000.00	13,000.00	780.00	1,760.80	11,239.20	86.46 %
100-500-68002	Emergency Management PR	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
100-500-68003	Emergency Equipment Maint	12,910.00	12,910.00	12,593.97	14,291.82	-1,381.82	-10.70 %
Department: 500 - Emergency Management Total:		35,710.00	35,710.00	21,389.06	59,548.89	-23,838.89	-66.76%
Expense Total:		16,616,527.78	16,616,527.78	1,162,589.64	5,081,381.14	11,535,146.64	69.42%
Fund: 100 - General Fund Surplus (Deficit):		-948,786.39	-948,786.39	3,091,975.72	4,006,680.00	4,955,466.39	522.30%

Fund: 200 - Dripping Springs Ranch Park

Revenue

Department: 401 - DSRP

200-401-42008	Riding Permit Fees	10,000.00	10,000.00	760.00	5,170.00	-4,830.00	48.30 %
200-401-43010	Stall Rental Fees	35,500.00	35,500.00	3,235.00	27,601.00	-7,899.00	22.25 %
200-401-43011	RV Site Rental Fees	21,000.00	21,000.00	1,080.00	11,829.00	-9,171.00	43.67 %
200-401-43012	Facility Rental Fees	130,500.00	130,500.00	17,128.25	63,519.45	-66,980.55	51.33 %
200-401-43013	Equipment Rental Fees	10,000.00	10,000.00	6,352.00	11,226.00	1,226.00	112.26 %
200-401-43014	Staff & Miscellaneous Fees	4,700.00	4,700.00	1,095.00	2,339.16	-2,360.84	50.23 %
200-401-43015	Cleaning Fees	20,000.00	20,000.00	2,475.00	11,750.00	-8,250.00	41.25 %
200-401-44000	Sponsorships & Donations	51,775.00	51,775.00	2,250.00	3,006.00	-48,769.00	94.19 %
200-401-44005	Coyote Camp	140,000.00	140,000.00	2,092.50	11,942.50	-128,057.50	91.47 %
200-401-44006	Riding Series	38,000.00	38,000.00	1,945.00	18,660.00	-19,340.00	50.89 %
200-401-44007	Miscellaneous Events	12,000.00	12,000.00	0.00	19,581.00	7,581.00	163.18 %
200-401-44008	Program Fees	62,500.00	62,500.00	10,443.75	40,537.48	-21,962.52	35.14 %
200-401-44009	Ice Rink	190,800.00	190,800.00	19,940.50	141,998.00	-48,802.00	25.58 %
200-401-44012	Rink Merchandise	2,000.00	2,000.00	365.28	3,137.36	1,137.36	156.87 %
200-401-46001	Other Revenues	500.00	500.00	-361.80	-5,520.45	-6,020.45	1,204.09 %
200-401-46002	Interest	4,500.00	4,500.00	730.58	2,953.35	-1,546.65	34.37 %
200-401-46004	Grant Revenues	100,000.00	100,000.00	0.00	0.00	-100,000.00	100.00 %
200-401-46006	Merchandise Sales	22,500.00	22,500.00	5,345.73	18,673.70	-3,826.30	17.01 %
200-401-46015	Concessions	1,500.00	1,500.00	511.32	1,534.20	34.20	102.28 %
200-401-47005	Transfer from HOT Fund	747,050.00	747,050.00	0.00	154,400.00	-592,650.00	79.33 %
Department: 401 - DSRP Total:		1,604,825.00	1,604,825.00	75,388.11	544,337.75	-1,060,487.25	66.08%
Revenue Total:		1,604,825.00	1,604,825.00	75,388.11	544,337.75	-1,060,487.25	66.08%

Expense

Department: 400 - Parks & Recreation

200-400-63035	Ranch House Maintenance	10,000.00	10,000.00	459.00	1,883.30	8,116.70	81.17 %
200-400-64024	Ranch House Supplies	1,000.00	1,000.00	0.00	82.95	917.05	91.71 %
Department: 400 - Parks & Recreation Total:		11,000.00	11,000.00	459.00	1,966.25	9,033.75	82.13%

Department: 401 - DSRP

200-401-60005	Camp Staff	138,246.48	138,246.48	0.00	0.00	138,246.48	100.00 %
200-401-63000	Building/Office Maintenance	0.00	0.00	9,111.77	42,705.01	-42,705.01	0.00 %
200-401-63001	Equipment Maintenance	25,000.00	25,000.00	2,606.07	4,884.27	20,115.73	80.46 %
200-401-63002	Fleet Maintenance	5,500.00	5,500.00	0.00	0.00	5,500.00	100.00 %
200-401-63003	Lawn Maintenance	0.00	0.00	0.00	1,125.00	-1,125.00	0.00 %
200-401-63004	Dues, Fees & Subscriptions	5,000.00	5,000.00	54.68	973.14	4,026.86	80.54 %
200-401-63005	Training/Continuing Education	0.00	0.00	37.00	37.00	-37.00	0.00 %
200-401-63023	General Maintenance	146,272.00	146,272.00	0.00	2,130.00	144,142.00	98.54 %
200-401-63024	Stall Cleaning & Repair	4,000.00	4,000.00	0.00	0.00	4,000.00	100.00 %
200-401-63028	Lift Station Maintenance	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
200-401-64000	Office Supplies	10,000.00	10,000.00	13.98	573.37	9,426.63	94.27 %
200-401-64001	IT Equipment	3,700.00	3,700.00	0.00	625.00	3,075.00	83.11 %
200-401-64003	Uniforms	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
200-401-64005	Equipment Rental	3,000.00	3,000.00	2,765.12	4,268.76	-1,268.76	-42.29 %
200-401-64008	Fuel	0.00	0.00	2,229.93	2,247.60	-2,247.60	0.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
200-401-64009	Maintenance Equipment	0.00	0.00	32.79	32.79	-32.79	0.00 %
200-401-64010	Maintenance Supplies	0.00	0.00	0.00	409.62	-409.62	0.00 %
200-401-64015	Park Program & Event Supplies	0.00	0.00	0.00	27.99	-27.99	0.00 %
200-401-64021	Merchandise	15,500.00	15,500.00	0.00	14,036.00	1,464.00	9.45 %
200-401-64023	Equipment	33,578.37	33,578.37	0.00	0.00	33,578.37	100.00 %
200-401-64026	Sponsorship Expenses	2,100.00	2,100.00	0.00	35.96	2,064.04	98.29 %
200-401-64027	Coyote Camp	16,000.00	16,000.00	159.04	274.34	15,725.66	98.29 %
200-401-64028	Riding Series	28,000.00	28,000.00	4,962.62	11,601.49	16,398.51	58.57 %
200-401-64029	Miscellaneous Events	1,500.00	1,500.00	0.00	11,723.47	-10,223.47	-681.56 %
200-401-64030	Programing	13,000.00	13,000.00	2,491.00	2,847.88	10,152.12	78.09 %
200-401-64031	Concert Series	229,169.00	0.00	0.00	0.00	0.00	0.00 %
200-401-64038	Ice Rink	0.00	229,169.00	3,381.99	116,116.43	113,052.57	49.33 %
200-401-65000	Network/Phone	8,912.40	8,912.40	1,462.02	6,036.47	2,875.93	32.27 %
200-401-65005	Water	15,000.00	15,000.00	2,205.71	5,539.39	9,460.61	63.07 %
200-401-65007	Portable Toilets	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00 %
200-401-65008	Alarm	13,317.24	13,317.24	0.00	0.00	13,317.24	100.00 %
200-401-65017	Electricity	90,000.00	90,000.00	17,019.23	33,251.56	56,748.44	63.05 %
200-401-65018	Septic	750.00	750.00	0.00	0.00	750.00	100.00 %
200-401-65019	Propane/Natural Gas	2,500.00	2,500.00	1,376.62	2,529.77	-29.77	-1.19 %
200-401-65025	DSRP Wastewater	0.00	0.00	2,351.64	2,351.64	-2,351.64	0.00 %
200-401-66001	Advertising	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00 %
200-401-66004	City Sponsored Events	0.00	0.00	950.00	950.00	-950.00	0.00 %
200-401-70001	Mileage	500.00	500.00	0.00	0.00	500.00	100.00 %
200-401-70002	Contingencies/Emergency Fund	50,000.00	50,000.00	0.00	0.00	50,000.00	100.00 %
200-401-70003	Other Expenses	20,000.00	20,000.00	0.00	20.44	19,979.56	99.90 %
200-401-70004	Hays County Livestock Board Agree	13,200.00	13,200.00	0.00	1,904.18	11,295.82	85.57 %
200-401-70007	Sponsored Events	7,900.00	7,900.00	0.00	0.00	7,900.00	100.00 %
200-401-70013	DSRP Sales Tax	1,565.20	1,565.20	187.56	1,169.98	395.22	25.25 %
200-401-71000	Capital Projects	0.00	0.00	0.00	131.36	-131.36	0.00 %
200-401-71008	DSRP Improvements	738,250.00	738,250.00	4,755.01	72,049.78	666,200.22	90.24 %
200-401-90013	Transfer to Vehicle Replacement Fu	19,469.00	19,469.00	0.00	0.00	19,469.00	100.00 %
	Department: 401 - DSRP Total:	1,684,429.69	1,684,429.69	58,153.78	342,609.69	1,341,820.00	79.66%
	Expense Total:	1,695,429.69	1,695,429.69	58,612.78	344,575.94	1,350,853.75	79.68%
	Fund: 200 - Dripping Springs Ranch Park Surplus (Deficit):	-90,604.69	-90,604.69	16,775.33	199,761.81	290,366.50	320.48%
Fund: 400 - Utilities							
Revenue							
Department: 000 - Undesignated							
400-000-46001	Other Revenues	0.00	0.00	62,386.94	62,386.94	62,386.94	0.00 %
	Department: 000 - Undesignated Total:	0.00	0.00	62,386.94	62,386.94	62,386.94	0.00%
Department: 300 - Wastewater							
400-300-43018	Wastewater Service Fees	1,675,000.00	1,675,000.00	86,879.73	703,814.05	-971,185.95	57.98 %
400-300-43020	Late Fees	7,500.00	7,500.00	0.00	0.00	-7,500.00	100.00 %
400-300-43021	Delayed Connection Fees	5,000.00	5,000.00	1,150.00	6,900.00	1,900.00	138.00 %
400-300-43025	Reuse Fees	0.00	0.00	7,270.60	52,697.10	52,697.10	0.00 %
400-300-43047	Temporary Wastewater Service - Ca	0.00	0.00	78,704.62	129,786.40	129,786.40	0.00 %
400-300-43048	Reclaimed Water Use Fee	0.00	0.00	5,818.89	31,673.44	31,673.44	0.00 %
400-300-46002	Interest	0.00	0.00	8,573.41	8,573.41	8,573.41	0.00 %
	Department: 300 - Wastewater Total:	1,687,500.00	1,687,500.00	188,397.25	933,444.40	-754,055.60	44.68%
Department: 301 - Water							
400-301-43020	Late Fees	0.00	0.00	0.00	46.08	46.08	0.00 %
400-301-43038	Meter Set Fees	3,000.00	3,000.00	50.00	850.00	-2,150.00	71.67 %
400-301-43040	Water Base Rate	125,000.00	125,000.00	15,520.36	80,512.72	-44,487.28	35.59 %
400-301-43041	Water Usage	275,000.00	275,000.00	43,762.48	427,974.39	152,974.39	155.63 %
400-301-43043	Equipment Fee	10,000.00	10,000.00	313.00	5,321.00	-4,679.00	46.79 %
400-301-43044	Inspection Fees	2,500.00	2,500.00	0.00	800.00	-1,700.00	68.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
400-301-46001	Other Revenues	6,000.00	6,000.00	0.00	0.00	-6,000.00	100.00 %
	Department: 301 - Water Total:	421,500.00	421,500.00	59,645.84	515,504.19	94,004.19	22.30%
	Department: 320 - Development/Capital						
400-320-41001	PEC	140,000.00	140,000.00	56,745.05	127,013.89	-12,986.11	9.28 %
400-320-41002	ROW Fees	3,500.00	3,500.00	257.72	1,158.70	-2,341.30	66.89 %
400-320-41003	Cable Franchise Fee	130,000.00	130,000.00	30,893.85	68,861.32	-61,138.68	47.03 %
400-320-41004	Texas Gas Franchise Fee	6,000.00	6,000.00	1,193.78	7,963.25	1,963.25	132.72 %
400-320-43024	Overuse Fees	200,000.00	200,000.00	0.00	99,931.44	-100,068.56	50.03 %
400-320-46001	Other Revenues	40,000.00	40,000.00	0.00	127,114.40	87,114.40	317.79 %
400-320-46002	Interest	215,000.00	215,000.00	0.00	45,248.03	-169,751.97	78.95 %
400-320-47009	Sales Tax	900,000.00	900,000.00	102,113.37	428,589.49	-471,410.51	52.38 %
	Department: 320 - Development/Capital Total:	1,634,500.00	1,634,500.00	191,203.77	905,880.52	-728,619.48	44.58%
	Department: 330 - TWDB Project						
400-330-47008	Transfer from TWDB	1,915,000.00	1,915,000.00	0.00	0.00	-1,915,000.00	100.00 %
	Department: 330 - TWDB Project Total:	1,915,000.00	1,915,000.00	0.00	0.00	-1,915,000.00	100.00%
	Revenue Total:	5,658,500.00	5,658,500.00	501,633.80	2,417,216.05	-3,241,283.95	57.28%
	Expense						
	Department: 300 - Wastewater						
400-300-62002	Engineering and Surveying	0.00	0.00	0.00	6,146.25	-6,146.25	0.00 %
400-300-62019	Planning and Permitting	0.00	0.00	0.00	1,382.50	-1,382.50	0.00 %
400-300-63004	Dues, Fees & Subscriptions	0.00	0.00	3,944.47	17,724.92	-17,724.92	0.00 %
400-300-63025	Wastewater Treatment Plant Maint	156,000.00	156,000.00	1,981.38	11,330.14	144,669.86	92.74 %
400-300-63026	Routine Operations	95,700.00	95,700.00	450.00	4,687.58	91,012.42	95.10 %
400-300-63027	Operations Non Routine	94,400.00	94,400.00	0.00	1,924.62	92,475.38	97.96 %
400-300-63028	Lift Station Maintenance	81,000.00	81,000.00	7,076.17	23,663.00	57,337.00	70.79 %
400-300-63029	Sanitary Sewer Line Maintenance	80,000.00	80,000.00	11.96	3,887.20	76,112.80	95.14 %
400-300-63030	Drip Field Maintenance	51,000.00	51,000.00	0.00	1,319.76	49,680.24	97.41 %
400-300-63031	Sludge Hauling	210,000.00	210,000.00	15,081.67	54,613.07	155,386.93	73.99 %
400-300-63043	Generator Maintenance	20,000.00	20,000.00	0.00	1,560.73	18,439.27	92.20 %
400-300-64002	Software	0.00	0.00	0.00	556.49	-556.49	0.00 %
400-300-64010	Supplies	0.00	0.00	259.28	676.37	-676.37	0.00 %
400-300-64022	Chemicals	20,000.00	20,000.00	7,593.04	26,326.74	-6,326.74	-31.63 %
400-300-65000	Network/Phone	0.00	0.00	722.79	3,613.95	-3,613.95	0.00 %
400-300-65017	Electric	105,000.00	105,000.00	14,132.04	28,830.16	76,169.84	72.54 %
400-300-90006	Transfer to General Fund	271,199.17	271,199.17	0.00	0.00	271,199.17	100.00 %
400-300-90013	Transfer to Vehicle Replacement Fu	51,908.00	51,908.00	0.00	0.00	51,908.00	100.00 %
	Department: 300 - Wastewater Total:	1,236,207.17	1,236,207.17	51,252.80	188,243.48	1,047,963.69	84.77%
	Department: 301 - Water						
400-301-62019	Planning and Permitting	0.00	0.00	0.00	3,117.76	-3,117.76	0.00 %
400-301-63026	Routine Operations	35,000.00	35,000.00	383.25	2,564.63	32,435.37	92.67 %
400-301-63027	Operations Non Routine	20,000.00	20,000.00	0.00	619.89	19,380.11	96.90 %
400-301-63032	Water Line Maintenance & Repair	27,500.00	27,500.00	0.00	0.00	27,500.00	100.00 %
400-301-64040	Water Meters	100,000.00	100,000.00	0.00	48,305.25	51,694.75	51.69 %
400-301-65022	Wholesale Water	675,000.00	675,000.00	79,714.89	354,264.54	320,735.46	47.52 %
	Department: 301 - Water Total:	857,500.00	857,500.00	80,098.14	408,872.07	448,627.93	52.32%
	Department: 310 - Utility Operations						
400-310-60000	Regular Employees	716,409.93	716,409.93	50,871.26	284,920.16	431,489.77	60.23 %
400-310-60002	Overtime	48,672.00	48,672.00	7,030.10	22,525.05	26,146.95	53.72 %
400-310-60003	On Call Pay	26,000.00	26,000.00	2,000.00	11,000.00	15,000.00	57.69 %
400-310-61000	Health Insurance	87,546.37	87,546.37	5,381.75	29,797.61	57,748.76	65.96 %
400-310-61001	Dental Insurance	0.00	0.00	416.25	2,302.63	-2,302.63	0.00 %
400-310-61002	Medicare	0.00	0.00	845.45	4,475.76	-4,475.76	0.00 %
400-310-61004	Unemployment	0.00	0.00	675.54	1,737.38	-1,737.38	0.00 %
400-310-61005	Federal Withholding	63,541.77	63,541.77	0.00	0.00	63,541.77	100.00 %
400-310-61006	TMRS	46,377.18	46,377.18	3,504.22	18,465.55	27,911.63	60.18 %
400-310-62001	Financial Services	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
400-310-62003	Special Counsel and Consultants	55,000.00	55,000.00	0.00	1,968.75	53,031.25	96.42 %
400-310-62020	Lab Testing	80,000.00	80,000.00	8,768.47	20,743.22	59,256.78	74.07 %
400-310-63001	Equipment Maintenance	15,000.00	15,000.00	75.98	1,608.24	13,391.76	89.28 %
400-310-63002	Fleet Maintenance	16,000.00	16,000.00	0.00	1,597.46	14,402.54	90.02 %
400-310-63005	Training/Continuing Education	25,000.00	25,000.00	100.00	1,445.20	23,554.80	94.22 %
400-310-63041	SCADA	20,000.00	20,000.00	0.00	6,450.00	13,550.00	67.75 %
400-310-64001	IT Equipment & Support	7,000.00	7,000.00	0.00	20.79	6,979.21	99.70 %
400-310-64002	Software	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00 %
400-310-64003	Uniforms	15,000.00	15,000.00	0.00	5,913.21	9,086.79	60.58 %
400-310-64006	Fleet Acquisition	80,000.00	80,000.00	0.00	0.00	80,000.00	100.00 %
400-310-64008	Fuel	25,000.00	25,000.00	183.18	690.36	24,309.64	97.24 %
400-310-64010	Supplies	60,000.00	60,000.00	1,586.13	5,872.48	54,127.52	90.21 %
400-310-64023	Equipment	570,000.00	570,000.00	0.00	380.96	569,619.04	99.93 %
400-310-65000	Network/Phone	0.00	0.00	51.75	207.00	-207.00	0.00 %
400-310-66002	Postage & Shipping	30,000.00	30,000.00	6,397.79	12,174.68	17,825.32	59.42 %
Department: 310 - Utility Operations Total:		2,011,547.25	2,011,547.25	87,887.87	434,296.49	1,577,250.76	78.41%
Department: 311 - Arrowhead Wastewater Plant							
400-311-63026	Arrowhead - Routine Operations	26,000.00	26,000.00	237.15	611.62	25,388.38	97.65 %
400-311-63027	Arrowhead - Non-Routine Operatio	24,000.00	24,000.00	616.50	5,119.62	18,880.38	78.67 %
400-311-63028	Arrowhead - Lift Station Maintenanc	17,000.00	17,000.00	0.00	0.00	17,000.00	100.00 %
400-311-63030	Arrowhead - Drip Field Maintenanc	50,000.00	50,000.00	0.00	2,344.59	47,655.41	95.31 %
400-311-63031	Arrowhead - Sludge Hauling	40,000.00	40,000.00	5,079.13	10,939.67	29,060.33	72.65 %
400-311-64022	Arrowhead - Chemicals	18,000.00	18,000.00	1,722.50	8,736.00	9,264.00	51.47 %
400-311-65017	Arrowhead - Electricity	38,000.00	38,000.00	5,289.85	11,647.23	26,352.77	69.35 %
400-311-71013	Arrowhead Plant Lease	286,560.00	286,560.00	21,230.00	127,380.00	159,180.00	55.55 %
Department: 311 - Arrowhead Wastewater Plant Total:		499,560.00	499,560.00	34,175.13	166,778.73	332,781.27	66.61%
Department: 312 - Big Sky Wastewater Plant							
400-312-63025	Big Sky - Wastewater Treatment Pla	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00 %
400-312-63026	Big Sky - Routine Operations	26,000.00	26,000.00	225.22	418.63	25,581.37	98.39 %
400-312-63027	Big Sky - Non-Routine Operations	21,450.00	21,450.00	339.35	504.86	20,945.14	97.65 %
400-312-63030	Big Sky - Drip Field Maintenance	7,500.00	7,500.00	0.00	0.00	7,500.00	100.00 %
400-312-63031	Big Sky - Sludge Hauling	40,000.00	40,000.00	4,362.84	7,072.28	32,927.72	82.32 %
400-312-64022	Big Sky - Chemicals	18,000.00	18,000.00	2,086.50	7,644.00	10,356.00	57.53 %
400-312-65017	Big Sky - Electricity	38,000.00	38,000.00	3,286.90	6,334.36	31,665.64	83.33 %
Department: 312 - Big Sky Wastewater Plant Total:		165,950.00	165,950.00	10,300.81	21,974.13	143,975.87	86.76%
Department: 313 - Water Reuse							
400-313-63026	Routine Operations	10,000.00	10,000.00	514.10	1,330.27	8,669.73	86.70 %
400-313-63027	Non-Routine Operations	10,000.00	10,000.00	0.00	107.85	9,892.15	98.92 %
400-313-63029	Water Reuse System Maintenance	20,000.00	20,000.00	0.00	0.00	20,000.00	100.00 %
400-313-63044	Irrigation	10,000.00	10,000.00	3,422.23	3,983.50	6,016.50	60.17 %
Department: 313 - Water Reuse Total:		50,000.00	50,000.00	3,936.33	5,421.62	44,578.38	89.16%
Department: 320 - Development/Capital							
400-320-62002	Engineering and Surveying	316,500.00	316,500.00	702.72	57,887.28	258,612.72	81.71 %
400-320-62019	Planning & Permitting	4,000.00	4,000.00	0.00	0.00	4,000.00	100.00 %
400-320-71000	Capital Projects	840,000.00	840,000.00	209,638.13	209,638.13	630,361.87	75.04 %
400-320-90007	Transfer to Debt Service	2,268,210.50	2,268,210.50	0.00	0.00	2,268,210.50	100.00 %
Department: 320 - Development/Capital Total:		3,428,710.50	3,428,710.50	210,340.85	267,525.41	3,161,185.09	92.20%
Department: 330 - TWDB Project							
400-330-72001	TWDB Capital Projects	0.00	0.00	0.00	109,250.00	-109,250.00	0.00 %
400-330-72002	TWDB Engineering and Surveying	625,000.00	625,000.00	68,483.49	469,066.90	155,933.10	24.95 %
400-330-72003	TWDB - Special Council and Consul	1,325,000.00	1,325,000.00	-18,462.33	5,350.84	1,319,649.16	99.60 %

Budget Report

For Fiscal: FY 2025-2026 Period Ending Item # 6. 6

[400-330-72004](#)

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
TWDB - Misc.	0.00	0.00	0.00	9,046.00	-9,046.00	0.00 %
Department: 330 - TWDB Project Total:	1,950,000.00	1,950,000.00	50,021.16	592,713.74	1,357,286.26	69.60%
Expense Total:	10,199,474.92	10,199,474.92	528,013.09	2,085,825.67	8,113,649.25	79.55%
Fund: 400 - Utilities Surplus (Deficit):	-4,540,974.92	-4,540,974.92	-26,379.29	331,390.38	4,872,365.30	107.30%
Report Surplus (Deficit):	-5,580,366.00	-5,580,366.00	3,082,371.76	4,537,832.19	10,118,198.19	181.32%

Group Summary

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 100 - General Fund						
Revenue						
000 - Undesignated	12,643,239.53	12,643,239.53	3,957,131.73	7,788,284.07	-4,764,955.46	37.69%
105 - Communications	0.00	0.00	23.59	2,467.02	2,467.02	0.00%
200 - Planning & Development	634,825.00	634,825.00	67,588.00	321,775.67	-313,049.33	49.31%
201 - Building	1,540,000.00	1,540,000.00	178,944.04	796,839.92	-743,160.08	48.26%
400 - Parks & Recreation	620,975.61	620,975.61	3,865.00	14,267.00	-606,708.61	97.70%
402 - Aquatics	54,988.75	54,988.75	0.00	1,161.46	-53,827.29	97.89%
404 - Founders Day	173,712.50	173,712.50	47,013.00	73,266.00	-100,446.50	57.82%
Revenue Total:	15,667,741.39	15,667,741.39	4,254,565.36	9,088,061.14	-6,579,680.25	42.00%
Expense						
000 - Undesignated	7,063,164.39	7,063,164.39	36,928.09	192,524.78	6,870,639.61	97.27%
100 - City Council/Boards & Commissions	17,000.00	17,000.00	0.00	8,460.50	8,539.50	50.23%
101 - City Administrators Office	0.00	0.00	70,460.14	384,690.61	-384,690.61	0.00%
102 - City Secretary	30,560.00	30,560.00	16,464.90	82,532.54	-51,972.54	-170.07%
103 - Courts	15,500.00	15,500.00	1,000.00	2,500.00	13,000.00	83.87%
104 - City Attorney	12,000.00	12,000.00	15,576.68	117,758.28	-105,758.28	-881.32%
105 - Communications	31,930.00	31,930.00	24,737.84	144,719.82	-112,789.82	-353.24%
106 - IT	567,049.93	567,049.93	92,864.71	279,611.32	287,438.61	50.69%
107 - Finance	2,303,623.60	2,303,623.60	495,739.61	1,223,445.14	1,080,178.46	46.89%
200 - Planning & Development	90,000.00	90,000.00	29,528.22	162,467.05	-72,467.05	-80.52%
201 - Building	792,000.00	792,000.00	91,796.42	495,173.93	296,826.07	37.48%
300 - Wastewater	2,655,000.00	2,655,000.00	-412.50	131,795.85	2,523,204.15	95.04%
304 - Maintenance	1,340,458.00	1,340,458.00	87,261.03	979,672.97	360,785.03	26.92%
400 - Parks & Recreation	804,367.00	804,367.00	140,968.88	572,715.43	231,651.57	28.80%
401 - DSRP	408,050.06	408,050.06	28,446.08	187,552.22	220,497.84	54.04%
402 - Aquatics	226,513.00	226,513.00	9,840.48	55,465.22	171,047.78	75.51%
404 - Founders Day	223,601.80	223,601.80	0.00	746.59	222,855.21	99.67%
500 - Emergency Management	35,710.00	35,710.00	21,389.06	59,548.89	-23,838.89	-66.76%
Expense Total:	16,616,527.78	16,616,527.78	1,162,589.64	5,081,381.14	11,535,146.64	69.42%
Fund: 100 - General Fund Surplus (Deficit):	-948,786.39	-948,786.39	3,091,975.72	4,006,680.00	4,955,466.39	522.30%
Fund: 200 - Dripping Springs Ranch Park						
Revenue						
401 - DSRP	1,604,825.00	1,604,825.00	75,388.11	544,337.75	-1,060,487.25	66.08%
Revenue Total:	1,604,825.00	1,604,825.00	75,388.11	544,337.75	-1,060,487.25	66.08%
Expense						
400 - Parks & Recreation	11,000.00	11,000.00	459.00	1,966.25	9,033.75	82.13%
401 - DSRP	1,684,429.69	1,684,429.69	58,153.78	342,609.69	1,341,820.00	79.66%
Expense Total:	1,695,429.69	1,695,429.69	58,612.78	344,575.94	1,350,853.75	79.68%
Fund: 200 - Dripping Springs Ranch Park Surplus (Deficit):	-90,604.69	-90,604.69	16,775.33	199,761.81	290,366.50	320.48%
Fund: 400 - Utilities						
Revenue						
000 - Undesignated	0.00	0.00	62,386.94	62,386.94	62,386.94	0.00%
300 - Wastewater	1,687,500.00	1,687,500.00	188,397.25	933,444.40	-754,055.60	44.68%
301 - Water	421,500.00	421,500.00	59,645.84	515,504.19	94,004.19	22.30%
320 - Development/Capital	1,634,500.00	1,634,500.00	191,203.77	905,880.52	-728,619.48	44.58%
330 - TWDB Project	1,915,000.00	1,915,000.00	0.00	0.00	-1,915,000.00	100.00%
Revenue Total:	5,658,500.00	5,658,500.00	501,633.80	2,417,216.05	-3,241,283.95	57.28%
Expense						
300 - Wastewater	1,236,207.17	1,236,207.17	51,252.80	188,243.48	1,047,963.69	84.77%
301 - Water	857,500.00	857,500.00	80,098.14	408,872.07	448,627.93	52.32%
310 - Utility Operations	2,011,547.25	2,011,547.25	87,887.87	434,296.49	1,577,250.76	78.41%
311 - Arrowhead Wastewater Plant	499,560.00	499,560.00	34,175.13	166,778.73	332,781.27	66.61%
312 - Big Sky Wastewater Plant	165,950.00	165,950.00	10,300.81	21,974.13	143,975.87	86.76%

Budget Report

For Fiscal: FY 2025-2026 Period Ending Item # 6. 6

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
313 - Water Reuse	50,000.00	50,000.00	3,936.33	5,421.62	44,578.38	89.16%
320 - Development/Capital	3,428,710.50	3,428,710.50	210,340.85	267,525.41	3,161,185.09	92.20%
330 - TWDB Project	1,950,000.00	1,950,000.00	50,021.16	592,713.74	1,357,286.26	69.60%
Expense Total:	10,199,474.92	10,199,474.92	528,013.09	2,085,825.67	8,113,649.25	79.55%
Fund: 400 - Utilities Surplus (Deficit):	-4,540,974.92	-4,540,974.92	-26,379.29	331,390.38	4,872,365.30	107.30%
Report Surplus (Deficit):	-5,580,366.00	-5,580,366.00	3,082,371.76	4,537,832.19	10,118,198.19	181.32%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
100 - General Fund	-948,786.39	-948,786.39	3,091,975.72	4,006,680.00	4,955,466.39
200 - Dripping Springs Ranch Park	-90,604.69	-90,604.69	16,775.33	199,761.81	290,366.50
400 - Utilities	-4,540,974.92	-4,540,974.92	-26,379.29	331,390.38	4,872,365.30
Report Surplus (Deficit):	-5,580,366.00	-5,580,366.00	3,082,371.76	4,537,832.19	10,118,198.19



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78620

Submitted By: Ginger Faught, Deputy City Administrator

Council Meeting Date: April 7, 2026

Agenda Item Wording: **Amendment No. 03 to Agreement for Professional Services between HDR Engineering Inc. and the City of Dripping Springs for Easement Acquisition Services related to Texas Water Development Board Projects. Sponsor: Mayor Bill Foulds, Jr.**

Summary/Background: On May 21, 2019 the City entered into a Professional Services Agreement with HDR Engineering for easement acquisition services related to wastewater easements necessary for projects funding in 2019 by the Texas Water Development Board. This contract Amendment extends the contract term for a total of nine (9) years with a new expiration date of May 21, 2028.

Commission Recommendations: N/A

Recommended Council Actions: Approve as presented.

AMENDMENT NO. 03
TO AGREEMENT FOR
PROFESSIONAL SERVICES

WHEREAS:

HDR ENGINEERING, INC. ("HDR") entered into an Agreement on May 21, 2019, to perform professional services for the City of Dripping Springs, Texas ("the CITY");

The CITY desires to amend this Agreement in order for HDR to perform services beyond those previously contemplated.

HDR is willing to amend the agreement and perform the additional professional services.

NOW, THEREFORE, HDR and the CITY do hereby agree:

The Agreement and the terms and conditions therein shall remain unchanged, other than those sections and exhibits listed below.

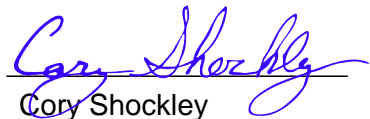
Section 5 shall be replaced with the following:

This Agreement shall be in effect for a period of nine (9) years, May 21, 2028, unless terminated as provided below or if all work associated with the Agreement is completed. Contractor shall start work immediately after the execution of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the day and year written below:

HDR ENGINEERING, INC. ("HDR")

City of Dripping Springs ("the CITY")

By: 
Cory Shockley

By: _____
Ginger Faught

Title: Vice President

Title: Deputy City Administrator

Date: January 9, 2026

Date: _____

HDR05212019

PROFESSIONAL SERVICES AGREEMENT

This Agreement, made and entered into this, the 21st day of May 2019, by and between the **City of Dripping Springs, Texas** (hereinafter referred to as the “City”) and **HDR Engineering, Inc.**, (hereinafter referred to as “Contractor”), is understood and agreed to be as set forth herein:

1. Master Agreement:

- (a) This Agreement shall apply to as many projects as City and Contractor agree will be performed under this terms and conditions of this Agreement. Each project Contractor performs for City hereunder shall be designated by a “Task Order”. A sample Task Order is attached as Attachment “A”. No Task Order shall be binding or enforceable unless and until it has been properly executed by the City through its City Administrator or Deputy City Administrator and Contractor. Each properly executed Task Order shall become a separate supplemental agreement to this Agreement.
- (b) In resolving potential conflicts between this Agreement and a Task Order pertaining to a specific project, the terms of this Agreement shall control.
- (c) Contractor will provide the Scope of Services as set forth in Part 2 of each Task Order.
- (d) Further terms are attached as Attachment “A”. If terms in Attachment “A” and this Agreement conflict, this Agreement controls.

2. Scope of Work:

Contractor will perform work as described in each Task Order as approved by the City.

3. Description of Services: The Contractor shall perform the below duties as needed by the City:

- (a) Contractor shall deliver written reports to City Hall via mail, in person, facsimile, or other electronic means as appropriate.
- (b) If the City’s assignment of duties for a specific project is declined by Contractor, then the City may assign said duties to another employee or Contractor at the City’s discretion. Contractor does not have the authority to unilaterally select another contractor to perform the work the Contractor was assigned except as allowed in Attachment “A” as Additional Services. Contractor shall assist the City in the selection of additional contractors when requested by the City.

- (c) Contractor may from time to time be called upon to perform the following services:
 - (1) Attend meetings of the City Council, when requested by the Mayor, City Administrator, or Deputy City Administrator; and/or
 - (2) Attend other public or private meetings involving review of engineering matters related to the duties performed under this Agreement.
 - (d) Contractor shall conduct business in good faith displaying professionalism and a courteous manner in dealings with the staff, citizens, and customers of the City. Contractor agrees to abide by the Texas Engineering Practice Act and Rules as established by the Texas Board of Professional Engineers when professional engineering is used in performance of Contractor's duties and responsibilities.
 - (e) Contractor will report to the Deputy City Administrator, verbally or in writing, any conflicts between Contractor and any citizen or customer in the course of performing said duties and responsibilities.
 - (f) Contractor shall maintain complete and accurate records of work performed for the City. Contractor shall manage both public and confidential records that Contractor obtains pursuant to this Agreement with the understanding that some records may be subject to state open records laws. Contractor shall comply with the City's public information policies.
 - (g) Performs other related duties as needed.
- 4. Payment for Services:** The City will compensate Contractor in accordance with the fee structure contained in Contractor's proposal attached as Attachment "B". Contractor shall invoice City in accordance with Contractor's attached proposal. Invoices will be submitted monthly and payment is due within 30 days of City's receipt and approval of the invoice. If payment is not received by the 45th day after the invoice is received by the City, then Contractor may suspend services under the Agreement until all invoice amounts due are paid in full. The work schedule shall be extended the total amount of time after Contractor suspends services to the time payments are received. The total amount of this contract including all Task Orders will not exceed six hundred fifty-two thousand nine hundred (\$652,900.00). Additional services and payment for additional services as relates to Attachment "A" must be approved in writing by the City prior to provision of such services.
- 5. Duration:** This Agreement shall be in effect for a period of three years unless terminated as provided below or if all work associated with Agreement is completed. Contractor shall start work immediately after the execution of this Agreement.
- 6. Termination:** Either party may terminate this Agreement by a seven (7) day written notice.

7. **Relationship of Parties:** It is understood by the parties that Contractor is an independent contractor with respect to the City and not an employee of the City. City will not provide fringe benefits, including health insurance benefits, paid vacation, or any employee benefit, for the benefit of Contractor. The City may contract with other individuals or firms for engineering services.
8. **Limitations:** During the period the Consultant is covered by this agreement, the Consultant shall comply with all city ordinances including Section 2.02.002 Standards of conduct and disclosure of interest.
9. **Employees:** Contractor employees, if any, who perform services for City under this Agreement shall also be bound by the provisions of this Agreement. At the request of City, Contractor shall provide adequate evidence that such persons are Contractor's employees.
10. **Mandatory Disclosures:** Texas law requires that vendors make certain disclosures. Prior to the effective date of this Contract, the Contractor has submitted to the City a copy of the Conflict of Interest Questionnaire form (CIQ Form) approved by the Texas Ethics Commission (Texas Local Government Code Chapter 176) and, by signing this Agreement, the Contractor affirms compliance with the Prohibition on Contracts with Companies Boycotting Israel (Texas Government Code Chapter 2270). The Contractor must also fill out Form 1295, as required by the Texas Ethics Commission, and submit it to the City. The form may be found here: https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm
11. **Injuries/Insurance:** Contractor acknowledges the Contractor's obligation to obtain appropriate insurance coverage for the benefit of Contractor's employees, if any. Contractor waives the rights to recovery from City for any injuries that Contractor and/or Contractor's employees may sustain while performing services under this Agreement. Contractor is to provide a copy of proof of insurance coverage to City at least ten (10) days prior to end of any existing coverage period if Contractor uses the services of any of Contractor's employees for the provision of services to the City. The Contractor agrees to procure insurance as outlined in Section 2 of the HDR Engineering, Inc. Terms and Conditions for Professional Services attached as Attachment "A" and shall name the City as an "additional named insured".
12. **Indemnification:** Contractor agrees to indemnify and hold City harmless from all claims, losses, expenses, fees, including reasonable attorney's fees, costs, and judgments that may be asserted against City to the extent caused by or resulting from acts of negligence, intentional tort, or intellectual property infringement of Contractor, Contractor's employees, if any, and Contractor's agents as outlined in Section 2 of the HDR Engineering, Inc. Terms and Conditions for Professional Services attached as Attachment "A".
13. **Assignment:** Contractor's obligation under this Agreement may not be assigned or transferred to any other person, firm, or corporation without the prior written consent of City.

14. Notice: All notice required or permitted under this Agreement shall be in writing and shall be delivered either in person or deposited in the United States mail, postage prepaid, addressed as follows:

For the City:

City of Dripping springs
Attn: City Administrator
P.O. Box 384
Dripping Springs, TX 78620

For the Contractor:

HDR Engineering, Inc.
Attn: Mark Borenstein, P.E., Vice President
4401 West Gate Boulevard, Suite 400
Austin, TX 78745

Either party may change such address from time to time by providing written notice to the other in the manner set forth above. Notice is deemed to have been received three (3) days after deposit in U.S. mail.

15. Entire Agreement: This Agreement contains the entire Agreement of the parties and there are no other promises or conditions in any other Agreement whether oral or written. This Agreement supersedes and prior written agreements between the parties. If a conflict exists between this Agreement and Attachment "A", this Agreement shall prevail.


16. Amendment: This agreement may be modified or amended only if the amendment is made in writing and is signed by both parties.

17. Severability: If any provision of this Agreement shall be held to be invalid or unenforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

18. Waiver of Contractual Right: The failure of any party to enforce any provision of this Agreement shall not be construed as a waiver of that party's right to subsequently enforce and compel strict compliance with every provision of the Agreement.

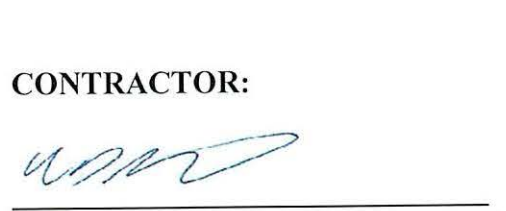
19. Applicable Law: The laws of the State of Texas shall govern this Agreement.

20. Venue: The venue for any and all legal disputes arising under this Agreement shall be Hays County, Texas.

CITY OF DRIPPING SPRINGS:


Todd Purcell, Mayor
6/6/19

Date

CONTRACTOR:


Mark Borenstein, P.E., Vice President
06/03/19

Date

ATTEST:

Andrea Cunningham
Andrea Cunningham, City Secretary



**Attachment “A”
Scope of Work for Services**

General Information

SCOPE: The City of Dripping Springs (City) is requesting HDR Engineering (HDR) provide Right of Way Services for City of Dripping Springs Wastewater System Improvements Project. The general scope of work will include:

- 1.1 Project Administration Services (36 Months)
- 1.2 Title and Closing Services (34 Parcels)
- 1.3 Right of Entry Services (34 Parcels)
- 1.4 Appraisal and Updated Appraisal Services (34 Appraisals and 12 Update Appraisals)
- 1.5 Appraisal Review Services for Appraisals and Updated Appraisals (34 Appraisals and 12 Update Appraisals)
- 1.6 Negotiations Services for Initial Offers (34 Parcels)
- 1.7 Negotiation Services for Final Offers (34 Parcels)
- 1.8 Relocation Services for Personal Property Moves Only (5 Parcels)
- 1.9 Condemnation Support Services (Pre-Hearing) (12 Parcels)
- 1.10 Condemnation Support Services (Post Hearing) (12 Parcels)
- 1.11 Document Control Services and File Management Services (34 Parcels)

Statement of Work

SERVICE REQUIREMENTS OF HDR: Services shall include, but are not limited to the following activities:

1.0 Project Administration Services

- 1.1.1 Communication; HDR will:
 - 1.1.1.1 Attend weekly status call meetings and one monthly face to face progress meeting with City Staff.
 - 1.1.1.2 Maintain current status reports of all parcel and project activities and provide weekly status reports to City Staff.
 - 1.1.1.3 Prepare initial property owner list with property owner contact information.

- 1.1.1.4 Attend and assist with Public Meetings and Council Meetings as requested by City.
- 1.1.1.5 Files will be kept in HDR's office. HDR will maintain electronic files for each parcel. Required original documents will be kept by HDR until ROW activities are complete for all files.
- 1.1.1.6 Prepare invoices utilizing City standard payment submissions forms.
- 1.1.1.7 Maintain records of all payments or property, closing costs and relocation.
- 1.1.1.8 Maintain copies of all correspondence and contacts with property owners.

1.2 Title and Closing Services

- 1.2.1 Secure preliminary title reports for each parcel from a City approved Title Company and secure title report updates when requested by City. Request title insurance from the Title Company if requested by City for parcels closing by Easement and Commissioner Awards.
- 1.2.2 Analyze preliminary title report to determine potential title problems, propose and inform City Staff of methods to cure title deficiencies.
- 1.2.3 The curative services necessary to provide clear title to City is the responsibility of HDR.
- 1.2.4 HDR will contact the Title Company to obtain an updated title commitment along with other forms required to close parcels with clear title.
- 1.2.5 HDR will provide closing services in conjunction with the Title Company and will be required to attend closings.
- 1.2.6 All fees associated with preliminary Title Reports, Closing Costs, and Title Policies shall be paid by the City.

1.3 Right of Entry Services

- 1.3.1 Prepare Right of Entries.
- 1.3.2 Request Right of Entries from property owners for property surveys, environmental surveys, Environmental Site Assessments (ESA), cultural resource surveys, and geotechnical investigations, as applicable.

1.4 Appraisal and Updated Appraisal Services

- 1.4.1 Subcontract for appraisal services and manage the appraisers assigned to the project. Appraisers must be approved by City staff.
- 1.4.2 HDR will be responsible for hiring and managing the Appraisers during the Appraisal process.

- 1.4.3 Appraisers shall provide advance notice of the date and time of their appraisal inspections of the subject property to the HDR's Project Manager in order to coordinate the appraiser's inspection with (if applicable and practical) the initial interview with the property owner by the Negotiation Agent and if applicable the Displacee by the Relocation Agent.
- 1.4.4 Prepare and conduct personal pre-appraisal contact with interest owner(s) for each parcel.
- 1.4.5 Contact property owners or their designated representative to offer opportunity to accompany the appraiser on the appraiser's inspection of subject property. Maintain record of contact in file.
- 1.4.6 For the appraisal assignment, prepare appraisal report for each parcel to be acquired utilizing City approved form. These reports shall conform to the Uniform Standards of Professional Appraisal Practices as promulgated by the Appraisal Foundation as promulgated by the Appraisal Foundation.
- 1.4.7 For an updated appraisal, prepare appraisal update for the parcel to be acquired utilizing approved City form. These reports shall conform to the Uniform Standards of Professional Appraisal Practices.
- 1.4.8 All completed appraisals and updated appraisals will be approved by City staff.
- 1.4.9 City Staff coordinates with HDR's review appraiser (if applicable) regarding revisions, comments, or additional information that may be required. HDR's review appraiser will then coordinate with the appraiser.
- 1.4.10 As necessary, the appraiser will coordinate with the review appraiser regarding revisions, comments, or additional information that may be required.
- 1.4.11 The fees for initial and updated appraisal assignments are based on separate appraisal assignments with the fee for each assignment based on separate assignments performed.
- 1.4.12 Beyond delivery of Appraisal and updated appraisal assignments, the appraiser can be called to provide preparation and testimony for a Special Commissioners Hearing. For this appraisal assignment, the fee for the preparation time and testimony must be based on the hourly rate agreed to by City and HDR.
- 1.4.13 For all properties acquired with existing leases the City will follow the required procedure as described in each lease agreement.

1.5 Appraisal Review Services Appraisals and Updated Appraisals

- 1.5.1 Review Appraiser must be approved by City.

- 1.5.2 Review all appraisal reports acquired utilizing City approved form for each parcel to determine consistency of values, supporting documentation related to the conclusion reached, compliance with the Uniform Standards of Professional Appraisal Practices as promulgated by the Appraisal Foundation.
- 1.5.3 Prepare and submit to City the appraisal review for each Appraisal to be approved by City.
- 1.5.4 The fees for the review of an Appraisal and updated appraisal are based on separate appraisal review assignments with the fee for each review assignment based on separate assignments performed.

1.6 Negotiation Services for Initial Offers

- 1.6.1 Analyze appraisal and appraisal review reports and confirm City's approved value prior to making the Initial Offer for each parcel.
- 1.6.2 Prepare and send the letter transmitting the Landowners' Bill of Rights by CMRRR to the Property Owner.
- 1.6.3 Prepare the initial offer letter, purchase contract, appraisal, and instruments of conveyance approved by City.
- 1.6.4 The written initial offer must be sent to each property owner or the property owner's designated representative through Certified Mail-Return Receipt Requested (CMRRR). Maintain follow-up contacts and secure the necessary instruments upon acceptance of the offer for the closing. Retain copies of signed and unsigned CMRRR receipts.
- 1.6.5 Respond to property owner inquiries verbally and in writing within five (5) business days.
- 1.6.6 Prepare a negotiator contact report for each parcel, per contact, on City approved form.
- 1.6.7 All original documents generated or received by HDR must be delivered to City. Copies or working file documents may be kept by HDR. Maintain parcel files related to the purchase of the real property or property interests.
- 1.6.8 Advise property owner of the counter offer process. Transmit City Staff any written counter offer from property owners including supporting documentation, and HDR's recommendation with regard to the counter offer.

1.7 Negotiation Services for Final Offers

- 1.7.1 Prepare the Final Offer letter, purchase contract, appraisal and instruments of conveyance approved by City.

- 1.7.2 The written Final Offer and appraisal report must be sent to each property owner or the property owner's designated representative through CMRRR. Maintain follow-up contacts and secure the necessary instruments upon acceptance of the offer for the closing. Retain copies of signed and unsigned CMRRR receipts.
- 1.7.3 Respond to property owner inquiries verbally and in writing within five (5) business days.
- 1.7.4 Prepare a negotiator contact report for each parcel, per contact, on City approved form.
- 1.7.5 All original documents generated or received by HDR will be delivered to the City. Copies or working file documents may be kept by HDR. Maintain parcel files related to the purchase of the real property or property interests.
- 1.7.6 Advise property owner of the counter offer process. Transmit City Staff any written counter offer from property owners including supporting documentation, and HDR's recommendation with regard to the counter offer.

1.8 Relocation Assistance Services for Personal Property

- 1.8.1 The Relocation Assistance Specialist should provide advance notice of the date and time of their initial meeting with the Displacee with (if applicable and practical) the Appraiser's inspection of the subject property in order to coordinate the appraiser's inspection with (if applicable and practical) the initial interview with the Displacee by the Relocation Assistance Specialist.
- 1.8.2 Notify all Displacees of eligibility for relocation assistance upon approval by City.
- 1.8.3 Provide on-going relocation assistance and advisory services to Displacees affected by acquisition of right of way and deliver a completed interview form.
- 1.8.4 Provide 90-day notice to vacate simultaneous with the delivery of relocation benefits package. The 90-day notice may not be delivered prior to a personal interview with the Displacee to determine the type, needs and eligibilities.
- 1.8.5 Provide 30-day notice once property has been acquired by the City. Note that the Displacee must be given a total of 90-days' notice.
- 1.8.6 Notify City Staff immediately if the Displacee does not move after 30-day notice expires.
- 1.8.7 Document all personal property to be removed from the proposed area. Written list and pictures.
- 1.8.8 Payments for moving personal property will be determined by the actual costs of

a commercial mover or actual costs to mover the property submitted in writing by the property owner.

- 1.8.9 Coordinate and monitor moves for personal property.
- 1.8.10 Maintain relocation contact logs on form approved by the City journaling all attempted and completed contacts with all parties. This includes descriptions of the reasons and outcome for each contact.
- 1.8.11 Prepare relocation payment claim submissions for all Displacees in accordance with City guidelines and submit to City Staff.
- 1.8.12 Deliver warrants in accordance with City guidelines.
- 1.8.13 Verify that all personal property has been moved from the property before releasing the funds for the move.
- 18.14 Provide an executed Certification of Eligibility with all Displacee claims.

1.9 Condemnation Support Services (Pre-Hearing Support)

- 1.9.1 Use the information from the Title Commitment to join all interested parties on City approved form.
- 1.9.2 Upon completion of City's form, prepare a packet containing 2 copies each of the following documents: Commitment, Negotiator's Reports, Appraisal Acknowledgment, Pre-appraisal Contact Sheet, signed and sealed property description, plat, Final Offer Letter, any correspondence from the land owner or representatives, one copy of the appraisal report, and any real property records which are relevant to any unusual joiner or service issue. Submit packet to City.
- 1.9.3 Upon receipt of concurrence for the Appraisal Witness, request the update of appraisal if requested by City.
- 1.9.4 Upon receipt of packet prepared by the City Attorney which will include Petition for Condemnation, Lis Pendens, Order Appointing Commissioners, Order Setting Hearing, Oath of Special Commissioner, and Notice of Hearings, the original petition will be filed with the County Court at Law or other appropriate Court for a cause number to be assigned.
- 1.9.5 Record the Lis Pendens including the cause number with the County Clerk's Office.
- 1.9.6 Send a copy of the condemnation petition to the Title Company and request an updated title commitment. The Title Company needs to verify all appropriate parties were named in the petition and that no changes in title have occurred.

- 1.9.7 Upon assignment of a court, file the Order Appointing Commissioners with the judge, retaining a copy of the Order for the file.
- 1.9.8 Following appointment of Commissioners by the judge, secure the following documents: Oath of Commissioners, Order Setting Hearing, and Notice of Hearing signed by the Commissioners.
- 1.9.9 File all originals with the court and send a “copy” to City.
- 1.9.10 If there is an increase in value due to the updated appraisal, HDR will prepare the revised and final offer and send it to the appropriate parties by CMRRR.
- 1.9.11 Coordinate the hearing date with City Staff, City Attorney, Appraiser, three Commissioners, and a court reporter. Court Reporter will be paid by HDR and HDR will be reimbursed by City.
- 1.9.12 Coordinate a Pre-Hearing conference prior to the hearing (the day before or earlier) to discuss facts of the case with City Attorney, Appraiser, and City Staff.
- 1.9.13 After the Hearing is set, serve Notices of Hearing to the indicated parties at least twenty (20) days prior to the Special Commissioners Hearing. If it is necessary to join a federal agency, be advised that they have an additional sixty (60) days after service of the Hearing to prepare. The scheduling of the Hearing must allow for this additional time.
- 1.9.14 Once the notices have been served, file the notices with the court and send a “copy” to City Staff and City Attorney.
- 1.9.15 Send a reminder letter 2-3 weeks in advance to the City Attorney, Appraiser, three Commissioners, court reporter, and City Staff concerning Hearing date.
- 1.9.16 All fees associated with Pre Hearing Condemnation Support will be paid by the City. i.e. Notice of services, file marked copies, and recording fees.

1.10 Condemnation Support Services (Post Hearing Support)

- 1.10.1 For the hearing, prepare written summary of Special Commissioners Hearing and submit to City.
- 1.10.2 Obtain the signatures of commissioners on the Award of Commissioners and file one with the court for the judge’s signature within 48 hours of the Hearing.
- 1.10.3 Give timesheets to Judge. The Judge determines the amount paid to the Commissioners. The Commissioners will be paid by HDR and invoiced to City.
- 1.10.4 Obtain and distribute three signed and file-marked copies of the Award as follows:

- 1.10.4.1 One file-marked copy to the title company with a request for a Title Commitment
- 1.10.4.2 One file-marked copy to City Attorney.
- 1.10.4.3 One file-marked or certified copy to City Staff.
- 1.10.5 Send the Commitment and the file-marked Award to City Staff to obtain a check for deposit into the courts.
- 1.10.6 Deposit City check in the registry of the court. File a Notice of Deposit with the court and send certified copies to each defendant notifying them of the date of the deposit. Note - The Date of Deposit is the Date of Take.
- 1.10.7 Send written notices of the date of deposit to the City Staff, City Attorney and all interested parties.
- 1.10.8 All fees associated with Post Hearing Support Condemnation will be paid by the City. i.e. Court reporter, payment to Commissioners, Title Policy, award payments, file-marked copies, and recording fees.

ATTACHMENT "B"
FEE STRUCTURE
 March 22, 2019

Staff Title	Per Hour Rate
Real Estate Project Manager	\$175.00
Real Estate Principal	\$295.00
Appraiser (review)	\$160.00
Negotiation Agent I	\$128.00
Negotiation Agent II	\$135.00
Negotiation Agent III	\$165.00
Relocation Agent I	\$100.00
Relocation Agent II	\$144.00
Relocation Agent III	\$186.00
ED Coordinator	\$202.00
Technical Assistant I	\$71.00
Technical Assistant II	\$85.00
Technical Assistant III	\$103.00
Senior Admin	\$80.00

3% Escalation per Year on all Hourly Rates

Subconsultant Fees			
Service	Price	Quantity	Task Total
Initial Appraisal	\$2,000.00	34	\$68,000.00
Updated Appraisal	\$2,000.00	12	\$24,000.00
Direct Expenses			
Expense Type	Unit Cost	Quantity	Total
Mileage Actual Cost	0.58 ¢/mi	5,000	\$2,900.00
Printing and Copying Actual Cost	\$0.25	10,000	\$2,500.00
Postage Certified Mail Actual Cost	\$10.00	500	\$5,000.00
UPS Overnight Actual Cost	\$20.00	25	\$500.00

ATTACHMENT "C"

TASK ORDER

This Task Order pertains to an Agreement by and between _____, ("OWNER"), and HDR Engineering, Inc. ("ENGINEER"), dated _____, 20____, ("the Agreement"). Engineer shall perform services on the project described below as provided herein and in the Agreement. This Task Order shall not be binding until it has been properly signed by both parties. Upon execution, this Task Order shall supplement the Agreement as it pertains to the project described below.

TASK ORDER NUMBER:

PROJECT NAME:

PART 1.0 PROJECT DESCRIPTION:

PART 2.0 SCOPE OF SERVICES TO BE PERFORMED BY ENGINEER ON THE PROJECT:

PART 3.0 OWNER'S RESPONSIBILITIES:

PART 4.0 PERIODS OF SERVICE:

PART 5.0 ENGINEER'S FEE:

PART 6.0 OTHER:

filed

Item # 7.

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
2019-499827

Date Filed:
06/04/2019

City of Dripping Springs
Date Acknowledged:

JUN 06 2019

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

HDR Engineering, Inc.
Austin, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Dripping Springs

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

HDR05212019

Easement Acquisition Services, Easement Appraisal Services and Appraisal Review Services related to Wastewater System Improvements

Rec'd by City Secretary

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	HDR, Inc.	Omaha, NE United States	X	
	Keen, Eric L.	Omaha, NE United States	X	
	Felker, Brent R.	Davis, CA United States	X	
	O'Reilly, Charles L.	Boston, MA United States	X	
	Meysenburg, Galen J.	Omaha, NE United States	X	

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

My name is Mark D. Borenstein, and my date of birth is 09/06/72.

My address is 710 Hester's Crossing, Suite 150, Round Rock, TX, 78681, USA.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Williamson County, State of Texas, on the 4th day of June, 2019.
(month) (year)

Signature of authorized agent of contracting business entity
(Declarant)



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78620

Submitted By: Ginger Faught, Deputy City Administrator

Council Meeting Date: April 7, 2026

Agenda Item Wording: **Approval of Amendment No 3 to Task Order 1 of a Professional Services Agreement between HDR Engineering Inc. and the City of Dripping Springs for total work authorization increase regarding Texas Water Development Board East Interceptor Project**
Sponsor: Mayor Bill Foulds, Jr.

Summary/Background: On May 21, 2019 the City entered into a Professional Services Agreement with HDR Engineering for easement acquisition services related to wastewater easements necessary for projects funded in 2019 by the Texas Water Development Board. This Amendment is specifically for the East Interceptor portion of the project. Due to an ongoing lawsuit with one of the property owners on the East Interceptor alignment, we are now looking at acquiring 8 additional easements for an interim East Interceptor alignment route. The fee for this amendment is based on an hourly rate not to exceed a total fee of \$119,261.78

Commission Recommendations: N/A

Recommended Council Actions: Approve as presented.

EXHIBIT A

TASK ORDER 1

This Task Order pertains to an Agreement by and between the City of Dripping Springs, (“OWNER”), and HDR Engineering, Inc. (“ENGINEER”), dated May 21, 2019 (“the Agreement”). Engineer shall perform services on the project described below as provided herein and in the Agreement. This Task Order shall not be binding until it has been properly signed by both parties. Upon execution, this Task Order shall supplement the Agreement as it pertains to the project described below.

TASK ORDER NUMBER: 1

PROJECT NAME: East Interceptor and South Collector and 8 inch Force Main Extension

PART 1.0 PROJECT DESCRIPTION:

HDR will assist the City of Dripping Springs with the acquisitions of 28 parcels. Services include project management, right of entries, appraisals and appraisal reviews, negotiations, title services, closings, relocations, and condemnation support.

PART 2.0 SCOPE OF SERVICES TO BE PERFORMED BY ENGINEER ON THE PROJECT:

Project Administration Services - \$66,500.00 (assumes 18 months)

1. Attend weekly status call meetings and one monthly face to face progress meeting with City Staff.
2. Maintain current status reports of all parcel and project activities and provide weekly status reports to City Staff.
3. Prepare initial property owner list with property owner contact information.
4. Attend and assist with Public Meetings and Council Meetings as requested by City.
5. Files will be kept in HDR's office. HDR will maintain electronic files for each parcel. Required original documents will be kept by HDR until ROW activities are complete for all files.
6. Prepare invoices utilizing City standard payment submissions forms.
7. Maintain records of all payments or property, closing costs and relocation.
8. Maintain copies of all correspondence and contacts with property owners.

Title and Closing Services – Fee is included in Negotiations- \$53,500.00

1. Secure preliminary title reports for each parcel from a City approved Title Company and secure title report updates when requested by City. Request title insurance from the Title Company if requested by City for parcels closing by Easement and Commissioner Awards.
2. Analyze preliminary title report to determine potential title problems, propose and inform City Staff of methods to cure title deficiencies.
3. The curative services necessary to provide clear title to City is the responsibility of HDR.
4. HDR will contact the Title Company to obtain an updated title commitment along with other forms required to close parcels with clear title.
5. HDR will provide closing services in conjunction with the Title Company and will be required to attend closings.
6. All fees associated with preliminary Title Reports, Closing Costs, and Title Policies shall be paid by the City.

Right of Entry Services – \$27,000.00

1. Prepare Right of Entries.
2. Request Right of Entries from property owners for property surveys, environmental surveys, Environmental Site Assessments (ESA), cultural resource surveys, and geotechnical investigations, as applicable.

Appraisal and Updated Appraisal Services- \$72,000.00 (assumes 28 initial appraisals and 8 updated appraisals)

1. Subcontract for appraisal services and manage the appraisers assigned to the project. Appraisers must be approved by City staff.
2. HDR will be responsible for hiring and managing the Appraisers during the Appraisal process.
3. Appraisers shall provide advance notice of the date and time of their appraisal inspections of the subject property to the HDR's Project Manager in order to coordinate the appraiser's inspection with (if applicable and practical) the initial interview with the property owner by the Negotiation Agent and if applicable the Displacee by the Relocation Agent.
4. Prepare and conduct personal pre-appraisal contact with interest owner(s) for each parcel.
5. Contact property owners or their designated representative to offer opportunity to accompany the appraiser on the appraiser's inspection of subject property. Maintain record of contact in file.
6. For the appraisal assignment, prepare appraisal report for each parcel to be acquired utilizing City approved form. These reports shall conform to the Uniform Standards of Professional Appraisal Practices as promulgated by the Appraisal Foundation as promulgated by the Appraisal Foundation.

7. For an updated appraisal, prepare appraisal update for the parcel to be acquired utilizing approved City form. These reports shall conform to the Uniform Standards of Professional Appraisal Practices.
8. All completed appraisals and updated appraisals will be approved by City staff.
9. City Staff coordinates with HDR's review appraiser (if applicable) regarding revisions, comments, or additional information that may be required. HDR's review appraiser will then coordinate with the appraiser.
10. As necessary, the appraiser will coordinate with the review appraiser regarding revisions, comments, or additional information that may be required.
11. The fees for initial and updated appraisal assignments are based on separate appraisal assignments with the fee for each assignment based on separate assignments performed.
12. Beyond delivery of Appraisal and updated appraisal assignments, the appraiser can be called to provide preparation and testimony for a Special Commissioners Hearing. For this appraisal assignment, the fee for the preparation time and testimony must be based on the hourly rate agreed to by City and HDR.
13. For all properties acquired with existing leases the City will follow the required procedure as described in each lease agreement.

Appraisal Review Services Appraisals and Updated Appraisals - \$28,000.00

1. Review Appraiser must be approved by City.
2. Review all appraisal reports acquired utilizing City approved form for each parcel to determine consistency of values, supporting documentation related to the conclusion reached, compliance with the Uniform Standards of Professional Appraisal Practices as promulgated by the Appraisal Foundation.
3. Prepare and submit to City the appraisal review for each Appraisal to be approved by City.
4. The fees for the review of an Appraisal and updated appraisal are based on separate appraisal review assignments with the fee for each review assignment based on separate assignments performed.

Negotiation Services for Initial Offers – \$173,500.00

1. Analyze appraisal and appraisal review reports and confirm City's approved value prior to making the Initial Offer for each parcel.
2. Prepare and send the letter transmitting the Landowners' Bill of Rights by CMRRR to the Property Owner.
3. Prepare the initial offer letter, purchase contract, appraisal, and instruments of conveyance approved by City.
4. The written initial offer must be sent to each property owner or the property owner's designated representative through Certified Mail-Return Receipt Requested (CMRRR). Maintain follow-up contacts and secure the necessary instruments upon acceptance of the offer for the closing. Retain copies of signed and unsigned CMRRR

receipts.

5. Respond to property owner inquiries verbally and in writing within five (5) business days.
6. Prepare a negotiator contact report for each parcel, per contact, on City approved form.
7. All original documents generated or received by HDR must be delivered to City. Copies or working file documents may be kept by HDR. Maintain parcel files related to the purchase of the real property or property interests.
8. Advise property owner of the counter offer process. Transmit City Staff any written counter offer from property owners including supporting documentation, and HDR's recommendation with regard to the counter offer.

Negotiation Services for Final Offers - \$13,500.00

1. Prepare the Final Offer letter, purchase contract, appraisal and instruments of conveyance approved by City.
2. The written Final Offer and appraisal report must be sent to each property owner or the property owner's designated representative through CMRRR. Maintain follow-up contacts and secure the necessary instruments upon acceptance of the offer for the closing. Retain copies of signed and unsigned CMRRR receipts.
3. Respond to property owner inquiries verbally and in writing within five (5) business days.
4. Prepare a negotiator contact report for each parcel, per contact, on City approved form.
5. All original documents generated or received by HDR will be delivered to the City. Copies or working file documents may be kept by HDR. Maintain parcel files related to the purchase of the real property or property interests.
6. Advise property owner of the counter offer process. Transmit City Staff any written counter offer from property owners including supporting documentation, and HDR's recommendation with regard to the counter offer.

Relocation Assistance Services for Personal Property- \$8,000.00 (assumes 4 parcels)

1. The Relocation Assistance Specialist should provide advance notice of the date and time of their initial meeting with the Displacee with (if applicable and practical) the Appraiser's inspection of the subject property in order to coordinate the appraiser's inspection with (if applicable and practical) the initial interview with the Displacee by the Relocation Assistance Specialist.
2. Notify all Displacees of eligibility for relocation assistance upon approval by City.
3. Provide on-going relocation assistance and advisory services to Displacees affected by acquisition of right of way and deliver a completed interview form.

4. Provide 90-day notice to vacate simultaneous with the delivery of relocation benefits package. The 90-day notice may not be delivered prior to a personal interview with the Displacee to determine the type, needs and eligibilities.
5. Provide 30-day notice once property has been acquired by the City. Note that the Displacee must be given a total of 90-days' notice.
6. Notify City Staff immediately if the Displacee does not move after 30-day notice expires.
7. Document all personal property to be removed from the proposed area. Written list and pictures.
8. Payments for moving personal property will be determined by the actual costs of a commercial mover or actual costs to mover the property submitted in writing by the property owner.
9. Coordinate and monitor moves for personal property.
10. Maintain relocation contact logs on form approved by the City journaling all attempted and completed contacts with all parties. This includes descriptions of the reasons and outcome for each contact.
11. Prepare relocation payment claim submissions for all Displacees in accordance with City guidelines and submit to City Staff.
12. Deliver warrants in accordance with City guidelines.
13. Verify that all personal property has been moved from the property before releasing the funds for the move.
14. Provide an executed Certification of Eligibility with all Displacee claims.

Condemnation Support Services (Pre-Hearing Support) - \$43,000.00 (assumes 8 parcels)

1. Use the information from the Title Commitment to join all interested parties on City approved form.
2. Upon completion of City's form, prepare a packet containing 2 copies each of the following documents: Commitment, Negotiator's Reports, Appraisal Acknowledgment, Pre-appraisal Contact Sheet, signed and sealed property description, plat, Final Offer Letter, any correspondence from the land owner or representatives, one copy of the appraisal report, and any real property records which are relevant to any unusual joiner or service issue. Submit packet to City.
3. Upon receipt of concurrence for the Appraisal Witness, request the update of appraisal if requested by City.
4. Upon receipt of packet prepared by the City Attorney which will include Petition for Condemnation, Lis Pendens, Order Appointing Commissioners, Order Setting Hearing, Oath of Special Commissioner, and Notice of Hearings, the original petition will be filed with the County Court at Law or other appropriate Court for a cause number to be assigned.

5. Record the Lis Pendens including the cause number with the County Clerk's Office.
6. Send a copy of the condemnation petition to the Title Company and request an updated title commitment. The Title Company needs to verify all appropriate parties were named in the petition and that no changes in title have occurred.
7. Upon assignment of a court, file the Order Appointing Commissioners with the judge, retaining a copy of the Order for the file.
8. Following appointment of Commissioners by the judge, secure the following documents: Oath of Commissioners, Order Setting Hearing, and Notice of Hearing signed by the Commissioners.
9. File all originals with the court and send a "copy" to City.
10. If there is an increase in value due to the updated appraisal, HDR will prepare the revised and final offer and send it to the appropriate parties by CMRRR.
11. Coordinate the hearing date with City Staff, City Attorney, Appraiser, three Commissioners, and a court reporter. Court Reporter will be paid by HDR and HDR will be reimbursed by City.
12. Coordinate a Pre-Hearing conference prior to the hearing (the day before or earlier) to discuss facts of the case with City Attorney, Appraiser, and City Staff.
13. After the Hearing is set, serve Notices of Hearing to the indicated parties at least twenty (20) days prior to the Special Commissioners Hearing. If it is necessary to join a federal agency, be advised that they have an additional sixty (60) days after service of the Hearing to prepare. The scheduling of the Hearing must allow for this additional time.
14. Once the notices have been served, file the notices with the court and send a "copy" to City Staff and City Attorney.
15. Send a reminder letter 2-3 weeks in advance to the City Attorney, Appraiser, three Commissioners, court reporter, and City Staff concerning Hearing date.
16. All fees associated with Pre Hearing Condemnation Support will be paid by the City. i.e. Notice of services, file marked copies, and recording fees.

Condemnation Support Services (Post Hearing Support) - \$21,500.00 (assumes 8 parcels)

1. For the hearing, prepare written summary of Special Commissioners Hearing and submit to City.
2. Obtain the signatures of commissioners on the Award of Commissioners and file one with the court for the judge's signature within 48 hours of the Hearing.
3. Give timesheets to Judge. The Judge determines the amount paid to the Commissioners. The Commissioners will be paid by HDR and invoiced to City.
4. Obtain and distribute three signed and file-marked copies of the Award as follows:
5. One file-marked copy to the title company with a request for a Title Commitment
6. One file-marked copy to City Attorney.
7. One file-marked or certified copy to City Staff.
8. Send the Commitment and the file-marked Award to City Staff to obtain a check for

deposit into the courts:

9. Deposit City check in the registry of the court. File a Notice of Deposit with the court and send certified copies to each defendant notifying them of the date of the deposit. Note - The Date of Deposit is the Date of Take.
10. Send written notices of the date of deposit to the City Staff, City Attorney and all interested parties.
11. All fees associated with Post Hearing Support Condemnation will be paid by the City. i.e. Court reporter, payment to Commissioners, Title Policy, award payments, file-marked copies, and recording fees.

Direct Expenses - \$8,720.00

PART 3.0 OWNER'S RESPONSIBILITIES:

- Provide Legal Descriptions of the Easements.
- Provide instruments of conveyance, and any other documents required or requested by the City.
- Provide approval of just compensation.

PART 4.0 EXCLUSIONS:

- N/A

PART 5.0 HDR'S FEE:

HDR will perform the above scope of work for Task Order 1 for an hourly rate not to exceed a fee total of \$515,220.00

This Task Order is executed this 14th day of June, 2019.

City of Dripping Springs

HDR ENGINEERING, INC.

“OWNER”

“ENGINEER”

BY:



BY:



NAME:

Todd Purcell

NAME:

Mark Borenstein, PE

TITLE:

Mayor

TITLE:

Vice President

ADDRESS:

511 Mercer Street

ADDRESS:

4401 West Gate Blvd., Suite
400

Dripping Springs, TX
78620

Austin, TX 78745

EXHIBIT B

Rates – City of Dripping Springs

Category	Loaded Hourly Rate
Real Estate Project Manager	\$175.00
Real Estate Principal	\$295.00
Appraiser (review)	\$160.00
Negotiation Agent I	\$128.00
Negotiation Agent II	\$135.00
Negotiation Agent III	\$165.00
Relocation Agent I	\$100.00
Relocation Agent II	\$144.00
Relocation Agent III	\$186.00
ED Coordinator	\$202.00
Technical Assistant I	\$71.00
Technical Assistant II	\$85.00
Technical Assistant III	\$103.00
Senior Admin	\$80.00

Subconsultant Fees		
Price	Quantity	Task Total
Initial Appraisal \$2,000.00 each	28	\$56,000.00
Update Appraisal \$2,000.00 each	8	\$16,000.00
Direct Expenses		
Unit Cost	Quantity	Total
Mileage at 0.58 ¢/mile	4,000	\$2,320.00
Print & Copy at 0.25¢ each	8,000	\$2,000.00
Postage / Cert Mail at \$10 each	400	\$4,000.00
UPS Overnight at \$20 each	20	\$400.00

Prime Provider Name: HDR Engineering, Inc.

Task Order	Task Description	Project Manager	Appraisal Review	Negotiation Agent II	Negotiation Agent III	Relocation Agent I	ED Coordinator	ROW Technician II	Principal	Total Labor Hours	Total Labor Cost
1	Real Estate Project Management	180	2	120		30	4	90	23	449	\$66,500.00
	Real Estate Appraisal Review Service	27	136							163	\$28,000.00
	Negotiation Services	136		680				680		1,496	\$214,000.00
	Title & Closing Services				544					544	\$53,500.00
	Relocation Assistance Services for Personal Property	8				60				68	\$8,000.00
	PRELIMINARY CONDEMNATION SUPPORT SERVICES						192	144		336	\$43,000.00
	CONDEMNATION SUPPORT SERVICES (Post Hearing)						77	115		192	\$21,500.00
	HOURS SUB-TOTAL	351	138	800	544	90	273	1,029	23	3,248	
	DIRECT LABOR	\$175	\$160	\$135	\$165	\$100	\$202	\$85	\$295.00		
	SUB-TOTAL										\$434,500.00

SUBCONSULTANT	Contract Rate	Unit	Quantity	Amount	
Appraisal	\$2,000.00	Per Report	28	\$56,000.00	
Appraisal Updates	\$2,000.00	Per Report	8	\$16,000.00	
SUB-TOTAL					<u>\$72,000.00</u>
Direct Costs	Contract Rate	Unit	Quantity	Amount	
Mileage	\$0.58	Per Mile	4,000	\$2,320.00	
Print & Copy	\$0.25	Sheet	8,000	\$2,000.00	
Postage / Cert Mail	\$10.00	Per Pkg	400	\$4,000.00	
UPS Overnight	\$20.00	Per Pkg	20	\$400.00	
SUB-TOTAL					<u>\$8,720.00</u>
TOTAL NTE					<u>\$515,220.00</u>

AMENDMENT 1 TO TASK ORDER 1 (EAST INTERCEPTOR)

THIS AMENDMENT 1 TO TASK ORDER 1 is made by and between the City of Dripping Springs (“CITY”) and HDR Engineering, Inc. (“HDR”).

WHEREAS, CITY and HDR entered into Task Order 1 dated May 21, 2019; and

WHEREAS, CITY and HDR wish to amend the Task Order 1 as contained herein.

CITY and HDR hereby agree as follows:

1.1 All terms, conditions and other provisions contained in the Task Order are hereby reaffirmed and incorporated herein.

1.2 THE FEE SCHEDULE AND CONTRACT TIME included in the TASK ORDER shall be updated to reflect the following and attached as Exhibit “A”:

- Fees for Project Administration Services will be increased by \$49,572.00 from \$66,500.00 to \$116,072.00 due to extended schedule, project meetings, property owner meetings prior to negotiations and additional right of entry efforts.
- Fees for Negotiation Services for Initial Offers will be decreased by \$49,572.00 from \$173,500.00 to \$123,928.00 due to a decrease in parcels.
- The Fee for TASK ORDER 1 will remain the same at \$515,220.00.
- Total CONTRACT TIME will be increased by 12 months from November 21, 2020 to November 21, 2021 due to redesign efforts.

1.3 Except as modified herein, Task Order 1 shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment 1 to Task Order 1 and accept all terms and conditions this 29th day of January 2021.

CITY OF DRIPPING SPRINGS

HDR ENGINEERING. INC.

BY: 

BY: _____

NAME: Ginger Faught

NAME: Mark Borenstein

TITLE: Deputy City Administrator

TITLE Vice President

AMENDMENT 1 TO TASK ORDER 1 (EAST INTERCEPTOR)

THIS AMENDMENT 1 TO TASK ORDER 1 is made by and between the City of Dripping Springs (“CITY”) and HDR Engineering, Inc. (“HDR”).

WHEREAS, CITY and HDR entered into Task Order 1 dated May 21, 2019; and

WHEREAS, CITY and HDR wish to amend the Task Order 1 as contained herein.

CITY and HDR hereby agree as follows:

1.1 All terms, conditions and other provisions contained in the Task Order are hereby reaffirmed and incorporated herein.

1.2 THE FEE SCHEDULE AND CONTRACT TIME included in the TASK ORDER shall be updated to reflect the following and attached as Exhibit “A”:

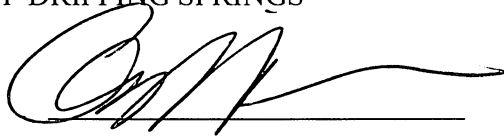
- Fees for Project Administration Services will be increased by \$49,572.00 from \$66,500.00 to \$116,072.00 due to extended schedule, project meetings, property owner meetings prior to negotiations and additional right of entry efforts.
- Fees for Negotiation Services for Initial Offers will be decreased by \$49,572.00 from \$173,500.00 to \$123,928.00 due to a decrease in parcels.
- The Fee for TASK ORDER 1 will remain the same at \$515,220.00.
- Total CONTRACT TIME will be increased by 12 months from November 21, 2020 to November 21, 2021 due to redesign efforts.

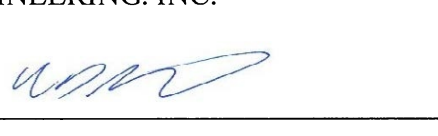
1.3 Except as modified herein, Task Order 1 shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment 1 to Task Order 1 and accept all terms and conditions this 29th day of January 2021.

CITY OF DRIPPING SPRINGS

HDR ENGINEERING. INC.

BY: 

BY: 

NAME: Ginger Faught

NAME: Mark Borenstein

TITLE: Deputy City Administrator

TITLE Vice President

Prime Provider Name: HDR Engineering, Inc.

EXHIBIT "A"

Task Order	Task Description	Project Manager	Appraisal Review	Negotiation Agent II	Negotiation Agent III	Relocation Agent I	ED Coordinator	ROW Technician II	Principal	Total Labor Hours	Total Labor Cost
1	Real Estate Project Management	180	2	120		30	4	90	23	449	\$116,072.00
	Real Estate Appraisal Review Service	27	136							163	\$28,000.00
	Negotiation Services	136		680				680		1,496	\$164,428.00
	Title & Closing Services				544					544	\$53,500.00
	Relocation Assistance Services for Personal Property	8				60				68	\$8,000.00
	PRELIMINARY CONDEMNATION SUPPORT SERVICES						192	144		336	\$43,000.00
	CONDEMNATION SUPPORT SERVICES (Post Hearing)						77	115		192	\$21,500.00
	HOURS SUB-TOTAL	351	138	800	544	90	273	1,029	23	3,248	
	DIRECT LABOR	\$175	\$160	\$135	\$165	\$100	\$202	\$85	\$295.00		
	SUB-TOTAL										\$434,500.00

SUBCONSULTANT	Contract Rate	Unit	Quantity	Amount
Appraisal	\$2,000.00	Per Report	28	\$56,000.00
Appraisal Updates	\$2,000.00	Per Report	8	\$16,000.00
SUB-TOTAL				\$72,000.00

Direct Costs	Contract Rate	Unit	Quantity	Amount
Mileage	\$0.58	Per Mile	4,000	\$2,320.00
Print & Copy	\$0.25	Per Sheet	8,000	\$2,000.00
Postage / Cert Mail	\$10.00	Per Pkg	400	\$4,000.00
UPS Overnight	\$20.00	Per Pkg	20	\$400.00
SUB-TOTAL				\$8,720.00

TOTAL NTE \$515,220.00

Mercer Street Paseo City Council Update

Keenan Smith, TIRZ Project Manager

Chad Gilpin, City Engineer

April 7, 2026



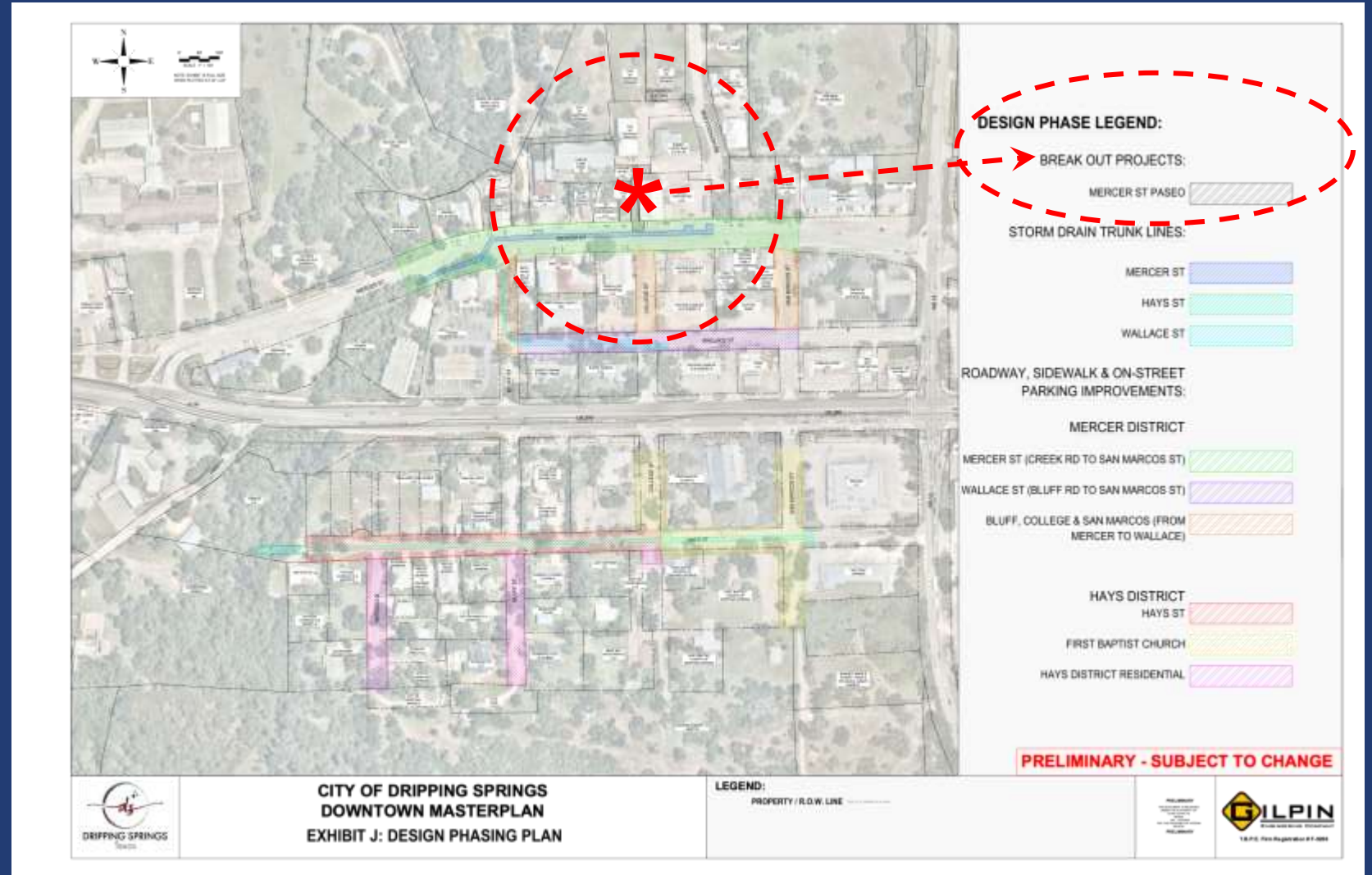
DRIPPING SPRINGS
Texas

Mercer Street

Paseo:

Downtown Master Plan:

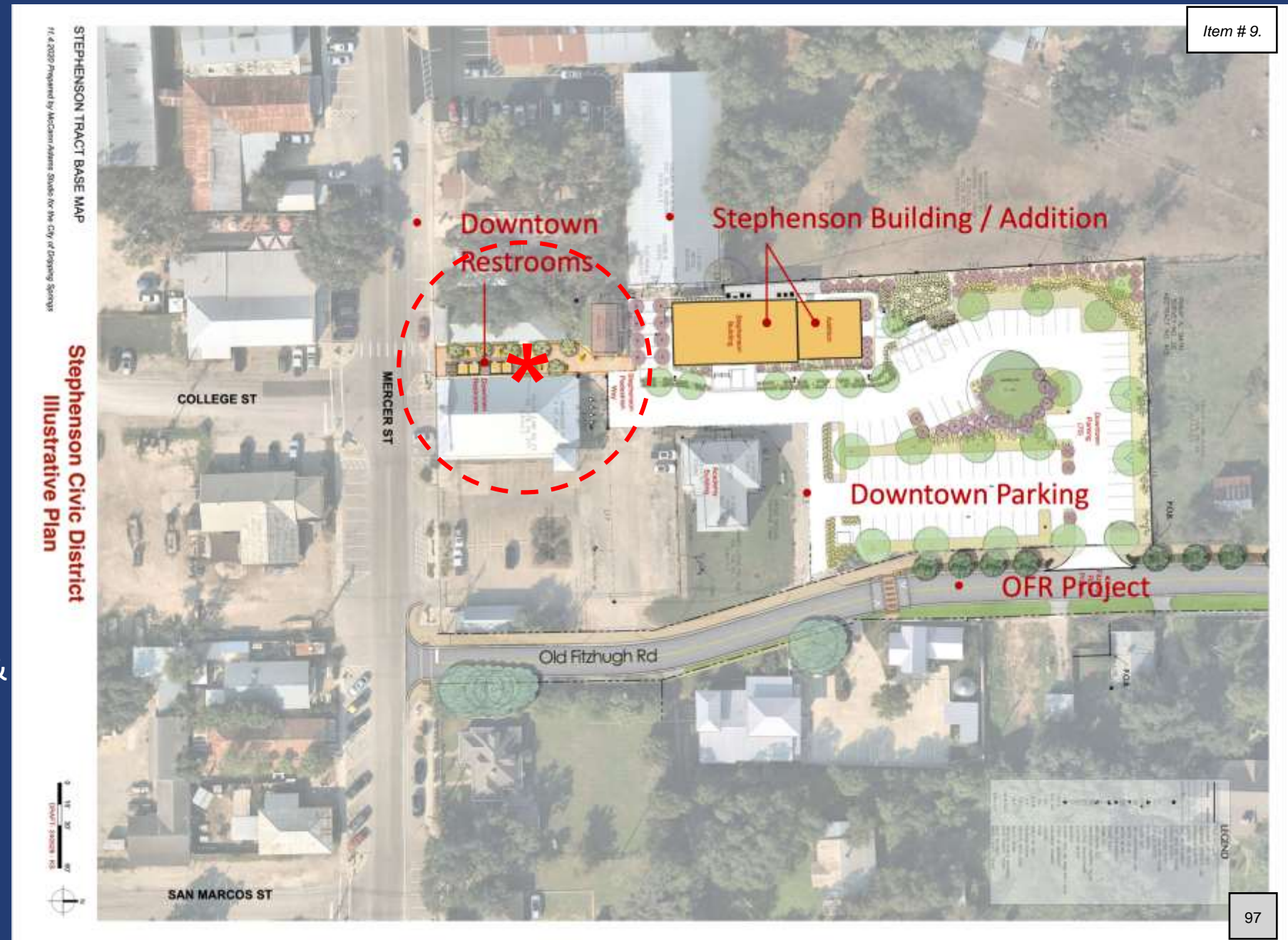
- Design Phasing Plan (Breakout Project)
- Downtown Restrooms
- TIRZ Priority Project (Funding: FY '26 Budget)
- Project Goals:
 - Pedestrian Connectivity
 - Public Safety (Lighting)
 - Drainage Improvements
 - Pedestrian Amenities
 - Shade & Landscaping
 - Benches & Trash Cans



Mercer Street Paseo:

Historic District Context:

- Mercer Street Improvements
- Downtown Restrooms
- Stephenson Building
- Downtown Parking
- Old Fitzhugh Road Project
- “Project Connectivity & Synergy... Integration”



Mercer Street Paseo:

Existing Conditions:

- Downtown Restrooms
- Adjacent Properties:
Deliveries & Dumpsters
- ADA Sidewalks
- Pedestrian Amenities
- Asphalt & Crushed
Gravel
- No Landscaping
- Building Lighting only
- Drainage Issues



Mercer Street Paseo:

Existing Conditions:

- Downtown Restrooms
- Adjacent Properties:
Deliveries & Dumpsters
- ADA Sidewalks
- Pedestrian Amenities
- Asphalt & Crushed
Gravel
- No Landscaping
- Building Lighting only
- Drainage Issues

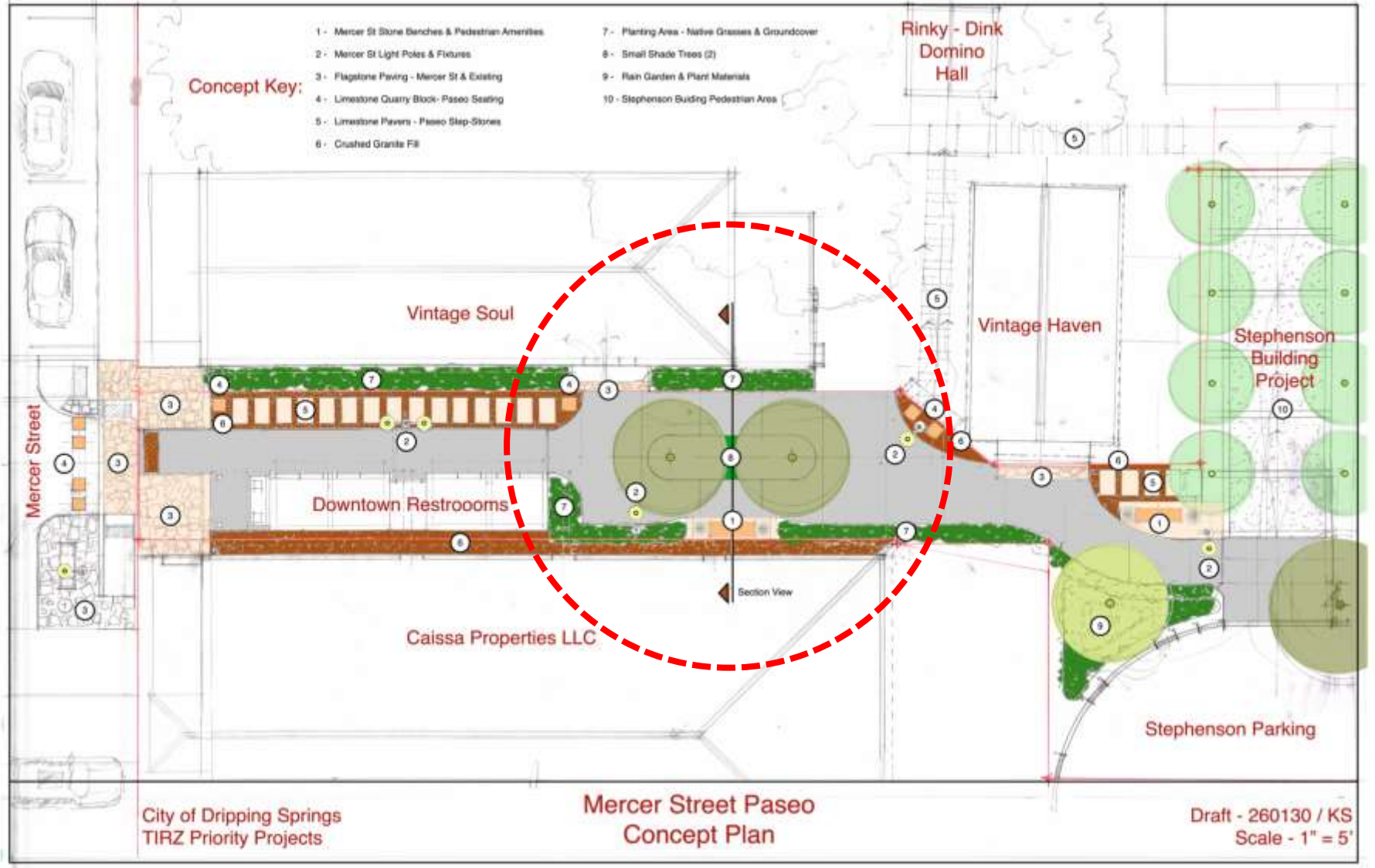


Mercer Street Paseo:

Concept Plan Illustrative



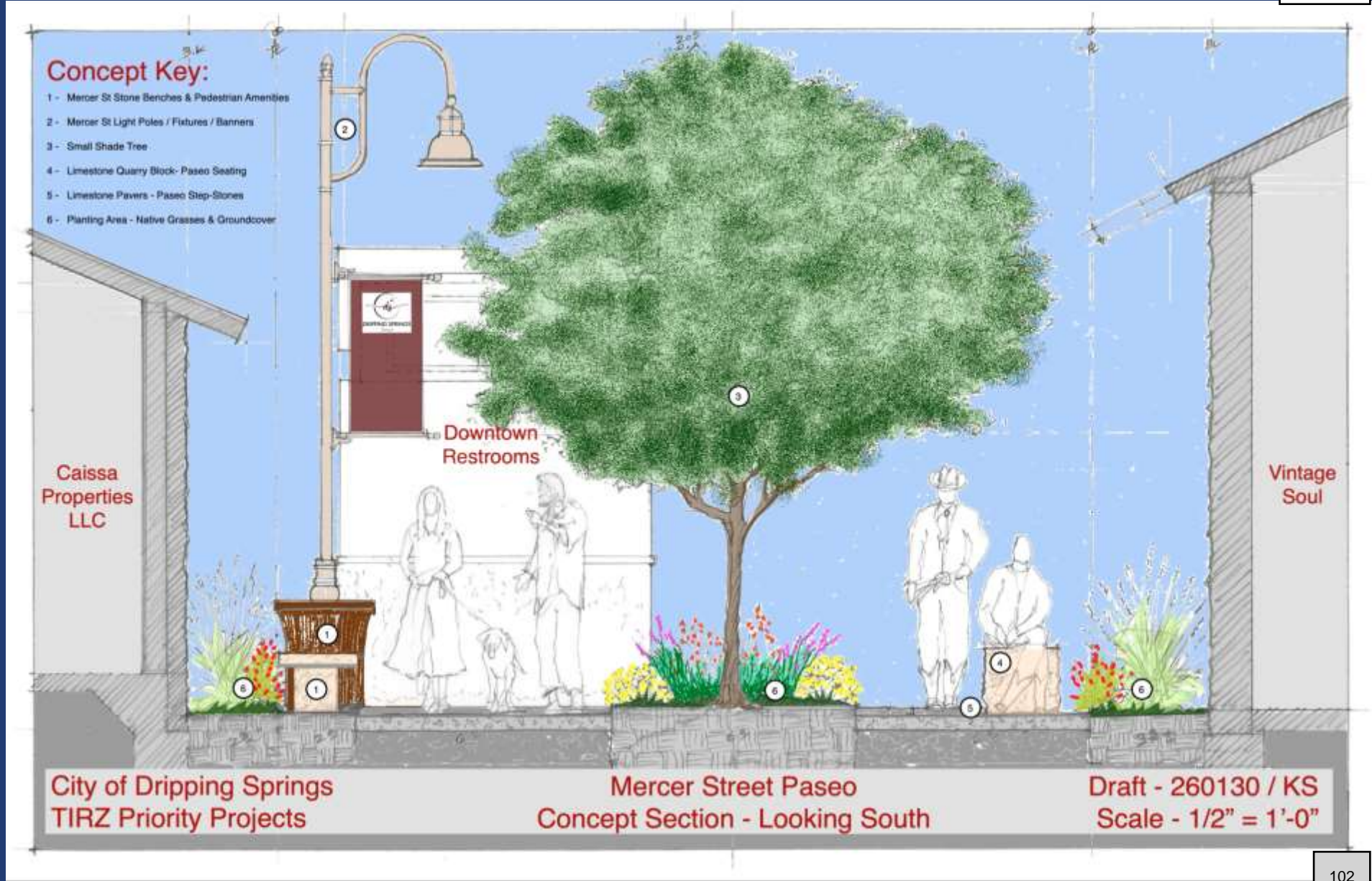
DRIPPING SPRINGS Texas



Mercer Street Paseo:

Concept Section Illustrative

(Looking South towards Mercer St)



DRIPPING SPRINGS
Texas

Mercer Street Paseo:

Pedestrian Amenities & Features

Paseo Pedestrian Features



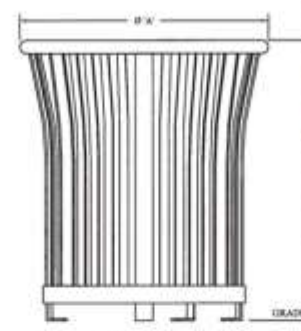
Quarry Block Seating



Stepstones / Crushed Gravel



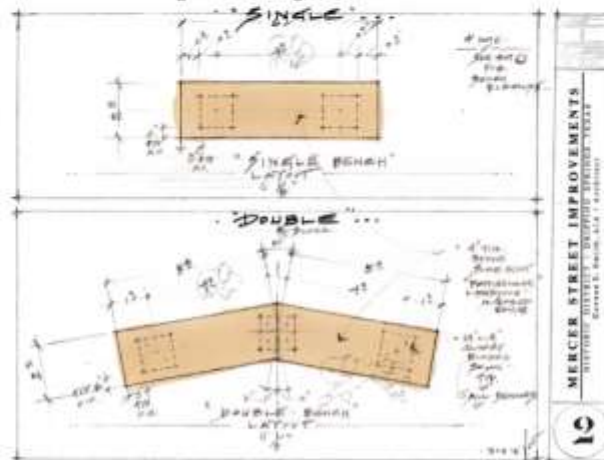
Flagstone Paving @ Mercer St



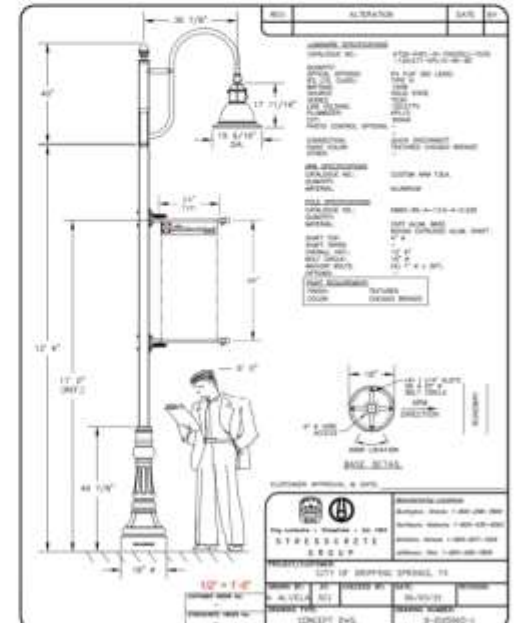
Mercer Street Receptacles



Existing Mercer Street Frontage



Mercer Street Stone Benches



Mercer Street Lighting



DRIPPING SPRINGS
Texas

City of Dripping Springs
TIRZ Priority Projects

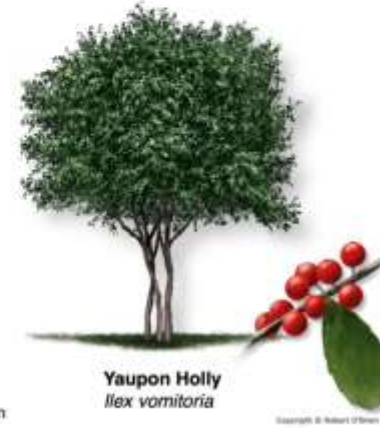
Mercer Street Paseo
Concept Plan

Draft - 260130 / KS

Mercer Street Paseo:

Plant Palette: Trees

Plant Palette: Paseo Trees



Mercer Street Paseo:

Grasses & Native Plants:

Plant Palette: Paseo Grasses & Native Plants



Turk's Cap
Malvaviscus arboreus



Cedar Sage
Salvia roemeriana



Texas Lantana
Lantana urticoides



Lindheimer Muhly
Muhlenbergia lindheimeri



Gayfeather - Texas Blazing Star
Liatris punctata



Damianita
Chrysactinia mexicana



Greggs Mistflower
Conoclinium greggii



City of Dripping Springs
TIRZ Priority Projects

Mercer Street Paseo
Concept Plan

Draft - 260130 / KS

Mercer Street Paseo:

Next Steps & Timeline:

- HPC COA Approval: (3/5/26)
- **City Council Update: (4/7/26)**
- Finalize Plans, Specs, Estimates (Gilpin & City Team: April > May)
- Site Development Permits (June > July)
- **Change Order Pricing, CC Approval & Award Work (July > August)**
- Scope Integration w/Stephenson & Parking (Sept > October)
- Construction Completion (w/Stephenson & Parking: October '26)
- City Staff will manage construction
- **TIRZ Budget Funding: (FY '26 Allocation: \$180,250)**



DRIPPING SPRINGS
Texas



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78602

Submitted By: Shane Pevehouse, Building Official

Council Meeting Date: 7 April, 2026

Agenda Item Wording: **Discussion and possible action on a request for credit or reimbursement from Edison Equity for Building Permit fees in the amount of \$132,714.47 for the Skye Headwaters construction application from 2019.**

Agenda Item Sponsor: Mayor Foulds

Summary/Background: In January of 2019, Edison Equity submitted a building permit application for a 253,105 square foot assisted living facility to be built at 201 Headwaters Boulevard. The Building Permit fee paid was \$132,714.47. After several revisions and modifications to the plans, all reviews were approved, with the final approval occurring on 9 December, 2021.

The construction plans were designed to the 2012 IBC and 2014 NEC; at the time, the city had adopted the 2018 IBC and 2020 NEC. Plans were revised and resubmitted, but the NEC used was 2017 – the new plans were never reviewed by Bureau Veritas and the permit was issued 7 April, 2022.

Between April 2022, when the permit was issued, and January 2026, the permit was expired and renewed 4 times; the project was never started. According to the adopted codes, “Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced.” When the permit status would change to “expired”, the applicant would contact the city and ask for it to be renewed.

In January 2026, the applicant contacted the Building Department to renew the permit again, but was informed the permit could not be renewed further and would require a new set of plans and fees.

Project valuation is determined by the ICC Building Valuation Data Table and is a fixed cost per square foot based on the construction type. The reported project valuation in 2019 was \$23,131,054.57. However, the plans under reported total square footage by area by 73,520. The 2019 valuation according to the ICC BVD table was \$35,728,549.09; the valuation in 2026 is \$42,039,259.02. Due to the increased cost of construction, revised valuation,

and the new adopted fee schedule, the Building Permit fee for 2026 is \$211,790.00, an increase of \$79,075.53.

The applicant is asking for a credit or reimbursement for the previously paid fees.

**Commission
Recommendations:**

**Recommended
Council Actions:** No recommendation from staff

Attachments: Invoice 2019-1075
Invoice 2026-1341
Bureau Veritas Approved Plans
Code Review page from 2019 plans
Code Review page from 2026 plans

Next Steps/Schedule:



Commercial Plan Review Comments

Dripping Springs, TX

PLAN REVIEW REPORT	Approved – Includes Revisions from 12/2021 See end of report for approved revisions	DATE	April 1, 2019 May 23, 2019 December 2, 2021
DEFERRED SUBMITTALS	FIRE ALARM, SPRINKLER AND SWIMMING POOLS		TO BE SUBMITTED

BV PROJECT # 2019-005624
PLAN REVIEWER David Chulak
PROJECT Skye Headwaters
ADDRESS 0 Hwy 290 & Headwaters Blvd.
PROJECT DESCRIPTION Apartments (175 units), Garages, Carports, Golf Cart Garages

THIS DOES NOT INCLUDE ANY ZONING, SITE PLAN REVIEWS, REQUIRED SETBACKS, PUBLIC WORKS, PARKING, DRIVES AND APPROACHES, HEALTH, OTHER BUILDING CODE REVIEWS, FLOOD PLAIN ISSUES, LANDSCAPING REVIEWS, PHOTOMETRIC SITE PLAN REVIEWS, SIGNAGE, ETC.

BUILDING DATA			
TDLR-AB Registration # - Provided	TABS2019004474		
Asbestos Report Provided	N/A		
Texas Architect Registration Verified	Reg. #	4086	Exp Date: 4/30/2019
Texas Engineer Registration Verified	Reg. #	98402	Exp Date: 9/30/2019
Texas Engineer Registration Verified	Reg. #	88666	Exp Date: 6/30/2019
Energy Compliance Report - Provided	Yes		
Use / Occupancy Classification / Construction Type	Apartments / R-2 / VA Construction Garages (both types) / U / VB Construction Carports / U		
Fire Wall - Required	2 HOUR FIREWALLS		
Roof Type (Minimum) - Required	B		
Number of Stories	1 and 4 story apartments		
Building Floor Area & Occupant Load	Floor	SF	OL
			See study at end of report
Fire Alarm	Apartments – Yes, and smoke alarms as required.		
Automatic Fire Sprinkler System	Yes – both NFPA 13R and NFPA 13. See code sheets		
Corridor Rating - Required	Yes – All apartment buildings		
Attic Draft-stops - Required	Yes		
Exterior Walls Rated/Protected - Required <i>(Fire Separation Distance)</i>	No (revised)		
Exterior Wall Rated <i>(Type of Construction)</i> – Required	Apartments – VA or 1 hour rated		
Stair Enclosure Rating - Required	Yes – 1 hours at apartments		
Shafts Rating - Required	IBC 713		
Fire Barriers (Fire Areas/Occ. Sep) - Required			
<i>(Fire Sprinklered)</i> Incidental Uses/Smoke Barriers - Required <i>Doors self-closing or automatic-closing upon detection of smoke. Construction capable of resisting passage of smoke</i>	Per plan		
Maximum Common Path of Egress Travel	Ok		

Building Code
2012 I.B.C. w/ City Amendments

- Interior finishes are to meet flame spread and smoke development.



Building Code Means of Egress 2012 I.B.C. w/ City Amendments

1. Doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.
2. Doors shall swing in the direction of egress travel where serving an occupant load of 50 or more persons.
3. Means of egress shall be illuminated at all times the building is occupied with a minimum of 1 foot candle of illumination at floor level.
4. Where two or more exits are required, exterior landings for exit discharge doorways are required to have illumination with emergency power and battery backup.

Accessibility Code 2012 I.B.C. w/ City Amendments Chapter 11 & ANSI A117.1-2003 &/or; TDLR-AB

1. TDLR-AB - TAS Plan Review:
This entire document is separate from TAS review and approval.
Such review shall be conducted by TDLR-AB or; certified Registered Accessibility Specialist.
Contact TDLR-AB or; certified Registered Accessibility Specialist regarding any reviews or questions.
2. TDLR-AB - TAS Inspection:
TAS inspection is a separate inspection from all other inspections including the issuance of Certificate of Occupancy.
The owner of the building/facility is responsible for having the building/facility inspected for TAS compliance.
Once construction of the building/facility is complete, contact TDLR-AB or; Registered Accessibility Specialist for such Inspection.

Plumbing Code & Fuel Gas Code 2012 I.P.C. & I.F.G.C. w/ City Amendments

1. PVC prohibited within plenums (Section 307.6).
2. Each urinal shall occupy a separate area with walls or partitions to provide privacy and must comply with IPC 310.5.
3. Hot water shall be supplied to all fixtures used for culinary purposes, cleansing, laundry or building maintenance. (sec. 607.1).
4. Tempered water (between 85 degrees F and 110 degrees F) shall be delivered from hand-washing facilities (sec. 607.1).
5. A water closet, urinal, lavatory, or bidet shall not be set closer than 15" from its center to any sidewall, vanity, or other obstruction, or closer than 30" center-to-center (sec 405.3.1).
6. Walls within 2 feet of urinals and water closets shall have a smooth, hard, nonabsorbent surface to a height of 4' above the floor and except for structural elements; the materials used in such walls shall be of a type that is not adversely affected by moisture. (Section 1210.2).

Mechanical Code 2012 I.M.C. w/ City Amendments

1. PVC prohibited within plenums (Section 602).
2. Smoke Detectors shall be installed in return air systems with a design capacity greater than 2,000 cfm, in the return air duct or plenum upstream of any filters, exhaust air connections, outdoor air connections, or decontamination equipment and appliances. (606.2.1).
3. Condensate from all cooling coils and evaporators shall be conveyed from the drain pan outlet to an approve place of disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. (Section 307.2).



Electrical Code
2014 N.E.C. w/ City Amendments

1. Listed or labeled Equipment shall be installed and used in accordance with any instruction included in the listing or labeling. (110.3.B).

Energy Code
2012 I.E.C.C. w/ City Amendments

1. Programmable thermostat required.
2. Bi-level switching to reduce the illumination in an even pattern by at least 50% or occupant sensors are required at all rooms that have more than one light.
3. Daylight zones shall be provided with individual controls that control the lights independent of general area lighting. Provide daylight zone control in compliance with this section.

Fire Code
By Others, Not By Bureau Veritas

Fire Code
Fire review by others, Not by Bureau Veritas
Fire sprinklers & fire alarm reviews, Not by Bureau Veritas

Health Code
N/A
By Bureau Veritas

Public Works
By others, Not by Bureau Veritas

OSSF
By others, Not by Bureau Veritas

The following SKYE Headwaters project construction plans have been revised:

- G1-1 - Property Building Improvement Square Footage Tabulation table updated to include one additional A2a unit. There are now 175 units in the project.
 - Gross square footages updated to reflect the elimination of the 3rd level of building 12C.
- G1-2 - Property Building Improvement Square Footage Tabulation table updated reflect the elimination of the 3rd level of building 12C.
- G1-3 - Code Review of Building 12C updated to reflect the elimination of the 3rd level of building 12C. Actual area of level 3 is now zero.
- G1-5 - Life Safety Plans of Levels 1 & 2 updated to show new layout of Building 12C.
- G1-6 - Life Safety Plans of Level 3 updated to show the elimination of level 3 at Building 12C.

- A1-1 - Unit 12114 added to the address plan.
 - Ground mounted HVAC compressors added around Building 12, compressor were previously on the roof.
- A4-0a - Composite Slab Plans of Levels 1 & 2 updated to show new layout of Building 12C.
- A4-0b - Composite Floor Plans of Levels 1 & 2 updated to show new layout of Building 12C.
- A4-0c - Composite Floor Plan of Level 3 updated reflect the elimination of Level 3 at Building 12C.



- A4-0d - Composite Roof Plan updated to show the elimination of the roof wells that previously contained the apartment HVAC compressors. The compressors are now on the ground.
- A4-1b - Slab Plan, Level 1, Zone C revised for new amenity area layout.
- A4-2b - Floor Plan, Level 1, Zone C revised for new amenity area layout.
 - The Level 1 Amenity Area rooms include an Arts & Crafts Studio, Fitness Room, Community Lounge, Theater and Salon.
- A4-3b - Slab Plan, Level 2, Zone C revised for new amenity area layout.
- A4-4b - Floor Plan, Level 2, Zone C revised for new amenity area layout.
 - The Level 2 Amenity Area rooms include a commercial kitchen, dining room fitness room, leasing office and reception.
- A4-5b - Floor Plan, Level 3, Zone C revised. The 3rd level of the Amenity Area has been deleted. The roof that was previously above is now at this level.
- A4-7a, A4-7c & A4-7d
 - Roof Plan updated to show the elimination of the roof wells that previously contained the apartment HVAC compressors. The compressors are now on the ground.
- A4-8 & A4-9
 - Metal roofing replaced with Composite Shingle Roofing
- A5-1, A5-2, A5-3, A5-4, A5-5, A5-6, A5-7, A5-8, A5-9, A5-10, A5-11, A5-12, A5-13, A5-14, A5-15, A5-16
 - Metal roofing replaced with Composite Shingle Roofing
- A7-1, A7-2, A7-3, A7-4, A7-6, A7-7
 - Building sections that cut through the Amenity Area, Building 12C, have been revised to the new interior layout and the deleted level 3.

- S0-5A - 1st Level Steel Grid Location Plan, Zone C revised for new Amenity Area layout.
- S0-5B - 2nd Level Steel Grid Location Plan, Zone C revised for new Amenity Area layout.
- S1-0B - 1st Level Slab Forming Plan, Zone C revised for new Amenity Area layout.
- S1-1B - 1st Level Foundation Plan, Zone C revised for new Amenity Area layout.
- S1-2B - 2nd Level Slab Forming Plan, Zone C revised for new Amenity Area layout.
- S1-3B - 2nd Level Foundation Plan and Floor Framing Plan, Zone C revised for new Amenity Area layout.
- S1-4B - 3rd Level Roof and Floor Framing Plan, Zone C revised for new Amenity Area layout.
- S1-7B - 1st Floor Shearwall Location Plan, Zone C revised for new Amenity Area layout.
- S1-8B - Shearwall Location Plan, Zone C revised for new Amenity Area layout.

- M-3.1, M-3.2, M-3.3 & M-3.4
 - Clubhouse 1st Level mechanical plan revised for new Amenity Area layout
- M-3.5, M-3.6, M-3.7 & M-3.8

See Below



- Clubhouse 2nd Level mechanical plan revised for new Amenity Area layout
- M-4.14- Amenity Area rooftop equipment revised for added kitchen

- E-3.1.1, E-3.1.2, E-3.2.1, E-3.2.2, E-3.3.1, E-3.3.2, E-3.4.1, E-3.4.2
- Clubhouse 1st Level electrical plan revised for new Amenity Area layout
- E-3.5.1, E-3.5.2, E-3.6.1, E-3.6.2, E-3.7.1, E-3.7.2, E-3.8.1, E-3.8.2
- Clubhouse 2nd Level electrical plan revised for new Amenity Area layout
- E-5.3, E-5.4, E-5.5
- Panel schedules updated for revised Amenity Area layout

- P-3.1.1, P-3.2.1, P-3.3.1, P-3.4.1
- Clubhouse 1st Level plumbing plan revised for new Amenity Area layout
- P-3.5.1, P-3.6.1, P-3.7.1, P-3.8.1
- Clubhouse 2nd Level plumbing plan revised for new Amenity Area layout
- P-4.4.1- 1st Level Clubhouse plumbing plan revised for new Amenity Area layout.
- P-4.9.1- 2nd Level Clubhouse plumbing plan revised for new Amenity Area layout.
- P-4.14 - Clubhouse roof plan revised for new Amenity Area layout.
- P-5.4 - Gas schematic added for commercial kitchen

See below:



**BUREAU
VERITAS**

PROPERTY BUILDING IMPROVEMENT SQUARE FOOTAGE TABULATION:

BUILDING IDENTIFICATION BUILDING NUMBERS	BUILDING UNIT MIX (QUANTITY) UNIT TYPE	BLDG. OCCUPANCY	AUTOMATIC FIRE SPRINKLERS	CONSTRUCTION TYPE	ALLOWABLE AREA PER FLOOR BASIC W/ INCREASE
RESIDENTIAL BLDG TYPE VIIa 1, 4 & 5	(2) B3int & (2) B3end INCLUDES (1) B3int(ADA)	R-2	NFFPA 13R	V-A	12,000 SQ.FT. N/A
RESIDENTIAL BLDG TYPE VIIb 2, 3 & 9	(3)B3int (2) B3end	R-2	NFFPA 13R	V-A	12,000 SQ.FT. N/A
RESIDENTIAL BLDG TYPE VIII 6, 7 & 8	(1) B3, (1) C1 & (1) C1a	R-2	NFFPA 13R	V-A	12,000 SQ.FT. N/A
RESIDENTIAL BLDG TYPE IX 10 & 11	(1) C1a & (2) C2 INCLUDES (1) C2(ADA)	R-2	NFFPA 13R	V-A	12,000 SQ.FT. N/A
RESIDENTIAL BLDG I 12a	(SEE PLANS) (SEE PLANS)	R-2	NFFPA 13R	V-A	12,000 SQ. FT. 36,000 SQ. FT.
RESIDENTIAL BLDG I 12b	(SEE PLANS) (SEE PLANS)	R-2	NFFPA 13R	V-A	12,000 SQ. FT. 36,000 SQ. FT.
RESIDENTIAL BLDG I 12c	(SEE PLANS) (SEE PLANS)	A-2	NFFPA 13	V-A	11,500 SQ. FT. 34,500 SQ. FT.
RESIDENTIAL BLDG I 12d	(SEE PLANS) (SEE PLANS)	R-2	NFFPA 13R	V-A	12,000 SQ. FT. 36,000 SQ. FT.
RESIDENTIAL BLDG I 12e	(SEE PLANS) (SEE PLANS)	R-2	NFFPA 13R	V-A	12,000 SQ. FT. 36,000 SQ. FT.
RESIDENTIAL BLDG I 12f	(SEE PLANS) (SEE PLANS)	R-2	NFFPA 13R	V-A	12,000 SQ. FT. 36,000 SQ. FT.
2-CAR DETACHED GARAGE G3-4, G:11-12, G:16-17, G18-19, G	2 GARAGES (SEE PLANS)	U	N/A	V-B	5,500 SQ. FT. N/A
3-CAR DETACHED GARAGE G:5-7, G8-10, G:13-15	3 GARAGES (SEE PLANS)	U	N/A	V-B	5,500 SQ. FT. N/A
4-CAR DETACHED GARAGE G:31-34	4 GARAGES (SEE PLANS)	U	N/A	V-B	5,500 SQ. FT. N/A
3-GOLF CART DETACHED GARAGE C:1-3, C4-6, C11-13	3 GOLF CART GARAGES (SEE PLANS)	U	N/A	V-B	5,500 SQ. FT. N/A
4-GOLF CART DETACHED GARAGE C:7-10	4 GOLF CART GARAGES (SEE PLANS)	U	N/A	V-B	5,500 SQ. FT. N/A



**BUREAU
VERITAS**

ALLOWABLE AREA ALL FLOORS BASIC W/ INCREASE	ALLOWABLE HEIGHT BASIC W/ INCREASE	FIRST FLOOR AREA (GROSS)	SECOND FLOOR AREA (GROSS)	THIRD FLOOR AREA (GROSS)	FORTH FLOOR AREA (GROSS)	TOTAL FLOOR AREA (GROSS)
12,000 SQ. FT. N/A	50' / 3-STORIES N/A	5,422 SQ. FT.	N/A	N/A	N/A	5,422 SQ. FT.
12,000 SQ. FT. N/A	50' / 3-STORIES N/A	6,908 SQ. FT.	N/A	N/A	N/A	6,908 SQ. FT.
12,000 SQ. FT. N/A	50' / 3-STORIES N/A	5,561 SQ. FT.	N/A	N/A	N/A	5,561 SQ. FT.
12,000 SQ. FT. N/A	50' / 3-STORIES N/A	6,154 SQ. FT.	N/A	N/A	N/A	6,154 SQ. FT.
18,600 SQ. FT. 55,800 SQ. FT.	50' / 3-STORIES 60' / 4-STORIES	5,196 SQ. FT.	8,584 SQ. FT.	8,424 SQ. FT.	7,409 SQ. FT.	29,613 SQ. FT.
15,912 SQ. FT. 47,736 SQ. FT.	50' / 3-STORIES 60' / 4-STORIES	4,448 SQ. FT.	7,779 SQ. FT.	7,502 SQ. FT.	7,502 SQ. FT.	27,231 SQ. FT.
40,480 SQ. FT. 121,440 SQ. FT.	50' / 2-STORIES 60' / 3-STORIES	10,450 SQ. FT.	12,635 SQ. FT.	0 SQ. FT.	0 SQ. FT.	23,085 SQ. FT.
17,364 SQ. FT. 52,092 SQ. FT.	50' / 3-STORIES 60' / 4-STORIES	7,393 SQ. FT.	12,457 SQ. FT.	11,744 SQ. FT.	11,744 SQ. FT.	43,338 SQ. FT.
16,248 SQ. FT. 48,744 SQ. FT.	50' / 3-STORIES 60' / 4-STORIES	5,009 SQ. FT.	8,810 SQ. FT.	8,662 SQ. FT.	8,662 SQ. FT.	31,143 SQ. FT.
18,432 SQ. FT. 55,296 SQ. FT.	50' / 3-STORIES 60' / 4-STORIES	4,422 SQ. FT.	7,324 SQ. FT.	7,087 SQ. FT.	5,867 SQ. FT.	24,700 SQ. FT.
5,500 SQ. FT. N/A	40' / 1-STORIES N/A	516 SQ. FT.	N/A	N/A	N/A	516 SQ. FT.
5,500 SQ. FT. N/A	40' / 1-STORIES N/A	767 SQ. FT.	N/A	N/A	N/A	767 SQ. FT.
5,500 SQ. FT. N/A	40' / 1-STORIES N/A	1,080 SQ. FT.	N/A	N/A	N/A	1,080 SQ. FT.
5,500 SQ. FT. N/A	40' / 1-STORIES N/A	355 SQ. FT.	N/A	N/A	N/A	355 SQ. FT.
5,500 SQ. FT. N/A	40' / 1-STORIES N/A	472 SQ. FT.	N/A	N/A	N/A	472 SQ. FT.
						253,105 SQ. FT.

END OF REPORT

BVNA REPRESENTS THAT THE SERVICES, FINDINGS, RECOMMENDATIONS AND/OR ADVICE PROVIDED TO CLIENT WILL BE PREPARED, PERFORMED, AND RENDERED IN ACCORDANCE WITH PROCEDURES, PROTOCOLS AND PRACTICES ORDINARILY



EXERCISED BY PROFESSIONALS IN BVNA'S PROFESSION FOR USE IN SIMILAR ASSIGNMENTS, AND PREPARED UNDER SIMILAR CONDITIONS AT THE SAME TIME AND LOCALITY. CLIENT ACKNOWLEDGES AND AGREES THAT BVNA HAS MADE NO OTHER IMPLIED OR EXPRESSED REPRESENTATION, WARRANTY OR CONDITION WITH RESPECT TO THE SERVICES, FINDINGS, RECOMMENDATIONS OR ADVICE TO BE PROVIDED BY BVNA PURSUANT TO THIS AGREEMENT.

THIS REPORT IS SOLELY FOR THE USE AND BENEFIT OF THE CLIENT. BVNA IS NOT LIABLE TO THE CLIENT OR ANY THIRD PARTY **FOR THE THIRD PARTY'S** RELIANCE ON OR USE OF THIS REPORT. INSPECTIONS ARE BASED SOLELY ON VISUAL OBSERVATION(S) AND ASSESSMENT(S) OF THE CONDITION OF THE PROPERTY OR SPECIFIED ITEMS AT THE TIME OF INSPECTION. FURTHER, BVNA IS NOT LIABLE TO THE CLIENT OR ANY THIRD PARTY FOR ANY DAMAGE OR CLAIM ARISING FROM UNDISCLOSED AND/OR UNKNOWN DANGEROUS CONDITIONS EXISTING AT THE SITE BEFORE BVNA ENTERED THE PROJECT SITE, OR ARISING OUT OF MISREPRESENTATIONS BY CLIENT CONCERNING CONDITIONS AT THE SITE OR SPECIFIED ITEM.

DEVELOPER AND SITE INFORMATION:

PROJECT: SERENOVA at DRIPPING SPRINGS (formerly SKYE HEADWATERS)
 OWNER / DEVELOPER: EDISON EQUITY RESIDENTIAL 105 DECKER COURT, SUITE 525 IRVING, TX 75062 CONTACT: MARK SEPULVEDA
 SITE ADDRESS: 201 HEADWATERS BLVD. DRIPPING SPRINGS, TX 78620
 COUNTY: HAYS

PLANNING AND DEVELOPMENT INFORMATION:

AUTHORITY HAVING JURISDICTION: CITY OF DRIPPING SPRINGS PLANNING AND DEVELOPMENT DEPT.
 ADDRESS: 511 MERCER ST. DRIPPING SPRINGS, TX 78620
 PHONE: (512) 858-4725
 WEBSITE: HTTP://WWW.CITYOFDRIPPINGSPPRINGS.COM /PAGE/CITY.DEVELOPMENTDEPARTMENT
 DEVELOPMENT ORDINANCES: CITY OF DRIPPING SPRINGS CODE OF ORDINANCES TITLE II BUILDING AND DEVELOPMENT REGULATIONS CHAPTER 30 ZONING
 ZONING: PPD # 6, APPROVED APRIL 11, 2024

BUILDING CODE INFORMATION:

AUTHORITY HAVING JURISDICTION: CITY OF DRIPPING SPRINGS BUILDING DEPARTMENT
 ADDRESS: 511 MERCER ST. DRIPPING SPRINGS, TX 78620
 PHONE: (512) 858-4725
 WEBSITE: HTTPS://WWW.CITYOFDRIPPINGSPPRINGS.COM/ BUILDING-DEPARTMENT
 CODES: BUILDING: 2018 INTERNATIONAL BUILDING CODE (IBC) MECHANICAL: 2018 INTERNATIONAL MECHANICAL CODE (IMC) PLUMBING: 2018 INTERNATIONAL PLUMBING CODE (IPC) ENERGY: 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) FIRE: 2018 INTERNATIONAL FIRE CODE (IFC) ELECTRICAL: 2025 NATIONAL ELECTRICAL CODE (NEC)
 ACCESSIBILITY: COMMON USE FACILITIES: 2010 ADA-ABA ACCESSIBILITY GUIDELINES 2012 TEXAS ACCESSIBILITY STANDARDS
 SITE: 2012 TEXAS ACCESSIBILITY STANDARDS
 FULLY ACCESSIBLE UNITS: 2010 ADA-ABA ACCESSIBILITY GUIDELINES FAIR HOUSING ACT
 REMAINING OF UNITS: FAIR HOUSING SAFE HARBOR, 2003 ANSI A117.1 FAIR HOUSING ACT

PROPERTY BUILDING IMPROVEMENT SQUARE FOOTAGE TABULATION:

BUILDING IDENTIFICATION BUILDING NUMBERS	BUILDING UNIT MIX ((QUANTITY) UNIT TYPE)	BLDG. OCCUPANCY	AUTOMATIC FIRE SPRINKLERS	CONSTRUCTION TYPE	ALLOWABLE AREA PER FLOOR BASIC W/ INCREASE	ALLOWABLE AREA ALL FLOORS BASIC W/ INCREASE	ALLOWABLE HEIGHT BASIC W/ INCREASE	FIRST FLOOR AREA (GROSS)	SECOND FLOOR AREA (GROSS)	THIRD FLOOR AREA (GROSS)	FORTH FLOOR AREA (GROSS)	TOTAL FLOOR AREA (GROSS)
RESIDENTIAL BLDG TYPE VIIa 1, 4 & 5	(2) B5int & (2) B5end INCLUDES (1) B5int(ADA)	R-2	NFPA 15R	V-A	12,000 SQ.FT. N/A	12,000 SQ.FT. N/A	50' / 3-STORIES N/A	5,422 SQ. FT. x (3)	N/A	N/A	N/A	16,266 SQ. FT.
RESIDENTIAL BLDG TYPE VIIb 2, 3 & 9	(3)B5int (2) B5end	R-2	NFPA 15R	V-A	12,000 SQ.FT. N/A	12,000 SQ.FT. N/A	50' / 3-STORIES N/A	6,908 SQ. FT. x (3)	N/A	N/A	N/A	20,724 SQ. FT.
RESIDENTIAL BLDG TYPE VIII 6, 7 & 8	(1) B5, (1) C1 & (1) C1a	R-2	NFPA 15R	V-A	12,000 SQ.FT. N/A	12,000 SQ.FT. N/A	50' / 3-STORIES N/A	5,561 SQ. FT. x (2)	N/A	N/A	N/A	16,683 SQ. FT.
RESIDENTIAL BLDG TYPE IX 10 & 11	(1) C1a & (2) C2 INCLUDES (1) C2(ADA)	R-2	NFPA 15R	V-A	12,000 SQ.FT. N/A	12,000 SQ.FT. N/A	50' / 3-STORIES N/A	6,154 SQ. FT. x (2)	N/A	N/A	N/A	12,308 SQ. FT.
RESIDENTIAL BLDG I 12a	(SEE PLANS) (SEE PLANS)	R-2	NFPA 15R	V-A	12,000 SQ. FT. 36,000 SQ. FT.	18,600 SQ. FT. 55,800 SQ. FT.	50' / 3-STORIES 60' / 4-STORIES	5,196 SQ. FT.	8,584 SQ. FT.	8,424 SQ. FT.	7,409 SQ. FT.	29,615 SQ. FT.
RESIDENTIAL BLDG I 12b	(SEE PLANS) (SEE PLANS)	R-2	NFPA 15R	V-A	12,000 SQ. FT. 36,000 SQ. FT.	15,912 SQ. FT. 47,736 SQ. FT.	50' / 3-STORIES 60' / 4-STORIES	4,448 SQ. FT.	7,779 SQ. FT.	7,502 SQ. FT.	7,502 SQ. FT.	27,231 SQ. FT.
RESIDENTIAL BLDG I 12c	(SEE PLANS) (SEE PLANS)	A-2, A-3, R-2 & B	NFPA 13	V-A	12,000 SQ. FT. 36,000 SQ. FT.	40,480 SQ. FT. 121,440 SQ. FT.	50' / 2-STORIES 60' / 3-STORIES	10,450 SQ. FT.	12,655 SQ. FT.	0 SQ. FT.	0 SQ. FT.	23,085 SQ. FT.
RESIDENTIAL BLDG I 12d	(SEE PLANS) (SEE PLANS)	R-2	NFPA 15R	V-A	12,000 SQ. FT. 36,000 SQ. FT.	17,364 SQ. FT. 52,092 SQ. FT.	50' / 3-STORIES 60' / 4-STORIES	7,393 SQ. FT.	12,457 SQ. FT.	11,744 SQ. FT.	11,744 SQ. FT.	43,338 SQ. FT.
RESIDENTIAL BLDG I 12e	(SEE PLANS) (SEE PLANS)	R-2	NFPA 15R	V-A	12,000 SQ. FT. 36,000 SQ. FT.	16,248 SQ. FT. 48,744 SQ. FT.	50' / 3-STORIES 60' / 4-STORIES	5,009 SQ. FT.	8,810 SQ. FT.	8,662 SQ. FT.	8,662 SQ. FT.	31,143 SQ. FT.
RESIDENTIAL BLDG I 12f	(SEE PLANS) (SEE PLANS)	R-2	NFPA 15R	V-A	12,000 SQ. FT. 36,000 SQ. FT.	18,432 SQ. FT. 55,296 SQ. FT.	50' / 3-STORIES 60' / 4-STORIES	4,422 SQ. FT.	7,324 SQ. FT.	7,087 SQ. FT.	5,867 SQ. FT.	24,700 SQ. FT.
2-CAR DETACHED GARAGE G1-2, G3-4, G11-12, G16-17, G18-19, G20-21	2 GARAGES (SEE PLANS)	U	N/A	V-B	5,500 SQ. FT. N/A	5,500 SQ. FT. N/A	40' / 1-STORIES N/A	516 SQ. FT. x (6)	N/A	N/A	N/A	3,096 SQ. FT.
3-CAR DETACHED GARAGE G5-7, G8-10, G13-15	3 GARAGES (SEE PLANS)	U	N/A	V-B	5,500 SQ. FT. N/A	5,500 SQ. FT. N/A	40' / 1-STORIES N/A	767 SQ. FT. x (3)	N/A	N/A	N/A	2,301 SQ. FT.
4-CAR DETACHED GARAGE G31-34	4 GARAGES (SEE PLANS)	U	N/A	V-B	5,500 SQ. FT. N/A	5,500 SQ. FT. N/A	40' / 1-STORIES N/A	1,080 SQ. FT. x (1)	N/A	N/A	N/A	1,080 SQ. FT.
3-GOLF CART DETACHED GARAGE C1-3, C4-6, C11-13	3 GOLF CART GARAGES (SEE PLANS)	U	N/A	V-B	5,500 SQ. FT. N/A	5,500 SQ. FT. N/A	40' / 1-STORIES N/A	355 SQ. FT. x (3)	N/A	N/A	N/A	1,065 SQ. FT.
4-GOLF CART DETACHED GARAGE C7-10	4 GOLF CART GARAGES (SEE PLANS)	U	N/A	V-B	5,500 SQ. FT. N/A	5,500 SQ. FT. N/A	40' / 1-STORIES N/A	472 SQ. FT. x (1)	N/A	N/A	N/A	472 SQ. FT.
TOTALS												253,105 SQ. FT.

R-2: 9,475 SQ. FT.
 A-2: 6,291 SQ. FT.
 A-3: 4,717 SQ. FT.
 B: 2,602 SQ. FT.
TOTAL 23,085 SF. FT.

Commercial Opaque thermal Envelope Insulation Component Minimum Requirements IECC2021 Table C402.1.3:

Project Climate Zone: 2	Required - Group R	Provided
Roofs Insulation Entirely above Roof Deck Attic and other	R-25ci R-38	R-25ci R-38
Walls, above grade Wood Framed and other	R-13+R-3.8ci or R-20	R-21
Walls, below grade Below Grade Wall	NR	NR
Floors Joist/Framing	R30	R30
Slab-on-grade floors Unheated slabs	NR	NR
Opaque doors Non-swinging	R4.75	R4.75

Commercial Minimum Roof Reflectance and Emittance Options IECC2021 Table C402.3

Three-year aged solar reflectance of 0.55 and three-year aged thermal emittance of 0.75, or Three-year aged solar reflectance index of 64

Commercial Building Envelope Fenestration Maximum U-Factor and SHGC Requirements IECC2021 Table C402.4

Project Climate Zone: 2	Required	Provided
U-Factor Fixed Fenestration Operable Fenestration Entrance Doors	0.50 0.65 0.83	0.35 0.60 0.77
SHGC Orientation PF < 0.2 0.2 ≤ PF < 0.5 PF ≥ 0.5	SEW N 0.25 0.33 0.30 0.37 0.40 0.40	SEW N 0.25 0.33 0.30 0.37 0.40 0.40
Skylights U-Factor SHGC	0.65 0.35	0.65 0.35

CODE REVIEW - RESIDENTIAL BUILDINGS GENERAL:

OCCUPANCY CLASSIFICATION: R-2, RESIDENTIAL APARTMENT HOUSES (IBC, SECT. 310.3)
 OCCUPANCY SEPARATION: N/A
 CONSTRUCTION TYPE: V-A (IBC, CHAPTER 5 & SECT. 602.5)
 AUTOMATIC SPRINKLER SYSTEM: NFPA 15-R (IBC, SECT. 905.2.8 & 905.3.1.2) NOTE: SPRINKLER PROTECTION SHALL INCLUDE EXTERIOR BALCONIES, DECKS AND GROUND FLOOR PATIOS (905.3.1.2.1) AND AT OPEN-ENDED CORRIDORS AND ASSOCIATED EXTERIOR STAIRWAYS AND RAMPS (905.3.1.2.2 & 1027.6, EXCEPTION 5).
 ALLOWABLE / ACTUAL HEIGHT: SEE BUILDING TYPE CODE REVIEW
 ALLOWABLE / ACTUAL AREA: SEE BUILDING TYPE CODE REVIEW
 FIRE RESISTANCE RATINGS: (IBC, TABLE 601 & 602)
 STRUCTURAL FRAME: 1-HOUR
 EXTERIOR BEARING WALLS: SEP. 0' TO LESS THAN 30': 1-HOUR
 SEP. 30' OR GREATER: 0-HOUR
 INTERIOR BEARING WALLS: EXTERIOR NON-BEARING WALLS: SEP. 0' TO LESS THAN 30': 1-HOUR
 SEP. 30' OR GREATER: 0-HOUR
 INTERIOR NON-BEARING WALLS: FLOOR CONSTRUCTION: 1-HOUR
 ROOF CONSTRUCTION: 1-HOUR
 MAX EXTERIOR WALL OPENINGS: UNPROTECTED, NON-SPRINKLED (IBC, TABLE 705.8) (CONSIDERED NON-SPRINKLED DUE TO NFPA 15R SYSTEM) NO OPENINGS PERMITTED - N/A TO THIS PROJECT
 F.S.D. 0' TO LESS THAN 3': NO OPENINGS PERMITTED - N/A TO THIS PROJECT
 F.S.D. 3' TO LESS THAN 5': 15%
 F.S.D. 5' TO LESS THAN 10': 25%
 F.S.D. 10' TO LESS THAN 15': 45%
 F.S.D. 15' TO LESS THAN 20': 45%
 F.S.D. 20' TO LESS THAN 25': 70%
 F.S.D. 25' TO LESS THAN 30': NO LIMIT
 F.S.D. 30' OR GREATER: NO LIMIT
 STANDPIPES: (IBC SECT. 905) WHERE REQUIRED: N/A TO THIS PROJECT
 PORTABLE FIRE EXTINGUISHERS: NFPA 10 (IBC SECT. 906) WHERE REQUIRED: @EACH DWELLING UNIT: 1-A10-B-C (LOCATE UNDER KITCHEN SINK) (SECT. 906.1) 2-A10-B-C (LOCATE WITHIN CORRIDOR FOR MAX. TRAVEL DISTANCE OF 75' AND MIN. OF 1 UNIT OF A PER 3,000 SQ. FT.) (SECT. 906.2 & TABLE 906.3(1)) @BUILDING TYPE I2:
 AUTOMATIC FIRE DETECTION: NFPA 72 (IBC, SECT. 907) REQUIRED ACTIVATION: UPON SPRINKLER SYSTEM FLOW OF WATER EQUAL TO OR GREATER THAN A SINGLE AUTOMATIC SPRINKLER (NFPA, 9.6.2.8) (IBC, SECT. 905.4.2)
 MANUAL FIRE ALARM SYSTEM: NFPA 72 (IBC SECT. 907) REQUIRED ACTIVATION: ONE MANUAL FIRE ALARM BOX LOCATED IN THE FIRE RISER ROOM AS ALLOWED WHEN FLOW OF WATER EQUAL TO OR GREATER THAN A SINGLE AUTOMATIC SPRINKLER INITIATES THE FIRE ALARM SYSTEM (NFPA, SECT. 9.6.2.6) (IBC SECT. 907.2, EXCEPTION 2)

CODE REVIEW - VILLA V IIa:

OCCUPANCY CLASSIFICATION: R-2, RESIDENTIAL APARTMENT HOUSES (IBC, SECT. 310.4)
 OCCUPANCY SEPARATION: N/A
 ALLOWABLE HEIGHT: 50 FEET / 3 STORIES (TABLE 503)
 ALLOWABLE INCREASE: NOT NEEDED / NOT CALCULATED
 ACTUAL HEIGHT: 26'-2" / 1-STORY FROM F.F.E. UP TO 31'-2"
 ALLOWABLE AREA: 12,000 SQ. FT. PER FLOOR (TABLE 503)
 ALLOWABLE INCREASE: NOT NEEDED / NOT CALCULATED
 ACTUAL AREA: 5,422 SQ. FT.
 AREA CHECK: 5,422 SQ. FT. < 12,000 SQ. FT.; THEREFORE OKAY

CODE REVIEW - VILLA V IIb:

OCCUPANCY CLASSIFICATION: R-2, RESIDENTIAL APARTMENT HOUSES (IBC, SECT. 310.4)
 OCCUPANCY SEPARATION: N/A
 ALLOWABLE HEIGHT: 50 FEET / 3 STORIES (TABLE 503)
 ALLOWABLE INCREASE: NOT NEEDED / NOT CALCULATED
 ACTUAL HEIGHT: 26'-2" / 1-STORY FROM F.F.E. UP TO 31'-2"
 ALLOWABLE AREA: 12,000 SQ. FT. PER FLOOR (TABLE 503)
 ALLOWABLE INCREASE: NOT NEEDED / NOT CALCULATED
 ACTUAL AREA: 6,908 SQ. FT.
 AREA CHECK: 6,908 SQ. FT. < 12,000 SQ. FT.; THEREFORE OKAY

CODE REVIEW - VILLA V III:

OCCUPANCY CLASSIFICATION: R-2, RESIDENTIAL APARTMENT HOUSES (IBC, SECT. 310.4)
 OCCUPANCY SEPARATION: N/A
 ALLOWABLE HEIGHT: 50 FEET / 3 STORIES (TABLE 503)
 ALLOWABLE INCREASE: NOT NEEDED / NOT CALCULATED
 ACTUAL HEIGHT: 22'-9" / 1-STORY FROM F.F.E. UP TO 27'-9"
 ALLOWABLE AREA: 12,000 SQ. FT. PER FLOOR (TABLE 503)
 ALLOWABLE INCREASE: NOT NEEDED / NOT CALCULATED
 ACTUAL AREA: 5,561 SQ. FT.
 AREA CHECK: 5,561 SQ. FT. < 12,000 SQ. FT.; THEREFORE OKAY

CODE REVIEW - VILLA V IX:

OCCUPANCY CLASSIFICATION: R-2, RESIDENTIAL APARTMENT HOUSES (IBC, SECT. 310.4)
 OCCUPANCY SEPARATION: N/A
 ALLOWABLE HEIGHT: 50 FEET / 3 STORIES (TABLE 503)
 ALLOWABLE INCREASE: NOT NEEDED / NOT CALCULATED
 ACTUAL HEIGHT: 19'-11" / 1-STORY UP TO 24'-11"
 ALLOWABLE AREA: 12,000 SQ. FT. PER FLOOR (TABLE 503)
 ALLOWABLE INCREASE: NOT NEEDED / NOT CALCULATED
 ACTUAL AREA: 6,154 SQ. FT.
 AREA CHECK: 6,154 SQ. FT. < 12,000 SQ. FT.; THEREFORE OKAY



SERENOVA at DRIPPING SPRINGS
 (formerly: SKYE HEADWATERS)
 201 HEADWATERS BLVD.
 DRIPPING SPRINGS, TX 78620



Revisions:	Date
1 Description	05/12/2026
2 Revision #1	

Scale:	Drawn By:	Checked By:	Project No.:	PERMIT SET	Date:
DLG	LS		2022016		01/25/2026

Title: **CODE REVIEW**
 AO-O
 2026 Market Square Architects
 117



CITY OF DRIPPING SPRINGS

PHYSICAL: 661 West Highway 290 • MAILING: PO Box 384 • Dripping Springs, TX 78620

512.858.4725 • www.cityofdrippingsprings.com

Monday, March 30, 2026

Invoice for Permit Number 2019-1075

Edison Equity - Brooke Tamlin
201 Headwaters Boulevard
Dripping Springs TX 78620

Available Payment Options:

Pay Online through the MGO Connect Customer Portal:

1. Log in to your user account at www.mgoconnect.org
2. Click on "Dashboard" in the top banner, locate the project you wish to pay, and click the "Open" button.
3. Click "Pay Fees & Print Receipts" at the bottom left under "I Want To..."
4. Select the fees you want to pay by checking the corresponding checkboxes
5. Choose your payment method and enter your payment details
6. Complete the payment process by following the prompts on the screen.

Pay In-Person (Cash and Check):

661 West Highway 290
Dripping Springs, TX 78620

Pay by Mail (Checks Only Please):

P.O. Box 384
Dripping Springs, TX 78620

Permit Fee Summary:

Fee	Amount Due	Amount Paid
Commercial Building Permit Fee VA/R-2 Buildings	\$75429.53	\$87722.26
Commercial New R2/VA BUILDINGS TOTAL	\$54434.94	\$42142.21
Commercial New U/VB BUILDINGS (GARAGES)	\$2850.00	\$2850.00
Building Plan Review Fee - New Shell Building ALL SQ FT TOTAL	\$27228.60	\$27228.60
Commercial New Final Building Permit	\$0.00	\$0.00
	\$159943.07	\$159943.07

Balance to Pay: \$0.00

The permit fee includes all inspections for the scope of work; reinspection fees are not included.

Commercial projects may be subject to additional fees via City of Dripping Springs invoice sent at a later date; such as professional services for exterior lighting, landscaping, exterior architectural, etc.

Plan Review will not begin until fees have been paid.

The Building Department has up to 10 business days to approve or provide comments on new submissions.

The Building Department has up to 5 business days to approve or provide comments on resubmissions.

A 3% credit card processing fee will apply to all credit card payments.



CITY OF DRIPPING SPRINGS

PHYSICAL: 661 West Highway 290 • MAILING: PO Box 384 • Dripping Springs, TX 78620

512.858.4725 • www.cityofdrippingsprings.com

Monday, March 30, 2026

Invoice for Permit Number 2026-1341

Market Square Architects - David Gardner
201 HEADWATERS BLVD
DRIPPING SPRINGS TX 78620

Available Payment Options:

Pay Online through the MGO Connect Customer Portal:

1. Log in to your user account at www.mgoconnect.org
2. Click on "Dashboard" in the top banner, locate the project you wish to pay, and click the "Open" button.
3. Click "Pay Fees & Print Receipts" at the bottom left under "I Want To..."
4. Select the fees you want to pay by checking the corresponding checkboxes
5. Choose your payment method and enter your payment details
6. Complete the payment process by following the prompts on the screen.

Pay In-Person (Cash and Check):

661 West Highway 290
Dripping Springs, TX 78620

Pay by Mail (Checks Only Please):

P.O. Box 384
Dripping Springs, TX 78620

Permit Fee Summary:

Fee	Amount Due	Amount Paid
Commercial New	\$211790.00	\$0.00
Mechanical Permit	\$0.00	\$0.00
Electrical Permit	\$0.00	\$0.00
Plumbing Permit	\$0.00	\$0.00
Irrigation Permit	\$0.00	\$0.00
Outdoor Lighting Review	\$138.00	\$0.00
Outdoor Lighting Review	\$138.00	\$0.00
Plan Review Fee - Building Plan - New Shell Building (Matrix Based Fee Structure)	\$86992.00	\$0.00
	\$299058.00	\$0.00

Balance to Pay: \$299058.00

The permit fee includes all inspections for the scope of work; reinspection fees are not included.

Commercial projects may be subject to additional fees via City of Dripping Springs invoice sent at a later date; such as professional services for exterior lighting, landscaping, exterior architectural, etc.

Plan Review will not begin until fees have been paid.

The Building Department has up to 10 business days to approve or provide comments on new submissions.

The Building Department has up to 5 business days to approve or provide comments on resubmissions.

A 3% credit card processing fee will apply to all credit card payments.



www.thebrownstonegroup.net
© 2019, ALL RIGHTS RESERVED

BROWNSTONE ARCHITECTS AND PLANNERS, INC.
WILLIAM L. BROWN, ARCHITECT
6517 MAPLERIDGE HOUSTON, TEXAS 77081
713.432.7727



01/06/2022

These documents may not be reproduced in any form without the written consent of Brownstone Architects and Planners, Inc.

This sheet is only one component of the total document package which consists of all sheets of drawings and the project manual.

SKYE HEADWATERS
SPRING ARCHITECTS - DESIGN ARCHITECT
201 HEADWATERS BLVD.
DRIPPING SPRINGS, TX 78620

DRAWING ISSUE: DATE:
0 175 UNIT SET 08/20/20

PROJECT NUMBER: xxxx
CODE REVIEW

G1-2

DEVELOPER AND SITE INFORMATION:
 PROJECT: SKYE HEADWATERS
 OWNER / DEVELOPER: DDC HEADWATERS LAND, LLC
 1515 W 35TH STREET, UNIT C
 AUSTIN, TX 78703
 CONTACT: COLBY DENISON
 SITE ADDRESS: 201 HEADWATERS BLVD.
 DRIPPING SPRINGS, TX 78620
 COUNTY: HAYS

PLANNING AND DEVELOPMENT INFORMATION:
 AUTHORITY HAVING JURISDICTION: CITY OF DRIPPING SPRINGS PLANNING AND DEVELOPMENT DEPT.
 ADDRESS: 511 MERCER ST
 DRIPPING SPRINGS, TX 78620
 PHONE: (512) 858-4725
 WEBSITE: HTTP://WWW.CITYOFDRIPPINGSPRINGS.COM/PAGE/CITY.DEVELOPMENTDEPARTMENT
 DEVELOPMENT ORDINANCES: CITY OF DRIPPING SPRINGS CODE OF ORDINANCES
 TITLE II BUILDING AND DEVELOPMENT REGULATIONS
 CHAPTER 30 ZONING
 ZONING: PPD # 6, APPROVED NOVEMBER 8, 2016

BUILDING CODE INFORMATION:
 AUTHORITY HAVING JURISDICTION: CITY OF DRIPPING SPRINGS BUILDING DEPARTMENT
 ADDRESS: 511 MERCER ST
 DRIPPING SPRINGS, TX 78620
 PHONE: (512) 858-4725
 WEBSITE: HTTP://WWW.CITYOFDRIPPINGSPRINGS.COM/PAGE/BUILDING.HOME
 CODES:
 BUILDING: 2018 INTERNATIONAL BUILDING CODE (IBC)
 MECHANICAL: 2018 INTERNATIONAL MECHANICAL CODE (IMC)
 PLUMBING: 2018 INTERNATIONAL PLUMBING CODE (IPC)
 ENERGY: 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 FIRE: 2018 INTERNATIONAL FIRE CODE (IFC)
 ELECTRICAL: 2017 NATIONAL ELECTRICAL CODE (NEC)
 ACCESSIBILITY:
 COMMON USE FACILITIES: 2010 ADA-ABA ACCESSIBILITY GUIDELINES
 2012 TEXAS ACCESSIBILITY STANDARDS
 SITE: 2012 TEXAS ACCESSIBILITY STANDARDS
 FULLY ACCESSIBLE UNITS: 2010 ADA-ABA ACCESSIBILITY GUIDELINES
 FAIR HOUSING ACT
 REMAINING OF UNITS: FAIR HOUSING SAFE HARBOR, 2003 ANSI A117.1
 FAIR HOUSING ACT

PROPERTY BUILDING IMPROVEMENT SQUARE FOOTAGE TABULATION:

BUILDING IDENTIFICATION BUILDING NUMBERS	BUILDING UNIT MIX ((QUANTITY) UNIT TYPE)	BLDG. OCCUPANCY	AUTOMATIC FIRE SPRINKLERS	CONSTRUCTION TYPE	ALLOWABLE AREA PER FLOOR BASIC W/ INCREASE	ALLOWABLE AREA ALL FLOORS BASIC W/ INCREASE	ALLOWABLE HEIGHT BASIC W/ INCREASE	FIRST FLOOR AREA (GROSS)	SECOND FLOOR AREA (GROSS)	THIRD FLOOR AREA (GROSS)	FORTH FLOOR AREA (GROSS)	TOTAL FLOOR AREA (GROSS)
RESIDENTIAL BLDG TYPE VIIa 1, 4 & 5	(2) B3int # (2) B3end INCLUDES (1) B3int(ADA)	R-2	NFPA 13R	V-A	12,000 SQ. FT. N/A	12,000 SQ. FT. N/A	50' / 3-STORIES N/A	5,422 SQ. FT.	N/A	N/A	N/A	5,422 SQ. FT.
RESIDENTIAL BLDG TYPE VIIb 2, 3 & 9	(3)B3int (2) B3end	R-2	NFPA 13R	V-A	12,000 SQ. FT. N/A	12,000 SQ. FT. N/A	50' / 3-STORIES N/A	6,908 SQ. FT.	N/A	N/A	N/A	6,908 SQ. FT.
RESIDENTIAL BLDG TYPE VIII 6, 7 & 8	(1) B3, (1) C1 # (1) C1a	R-2	NFPA 13R	V-A	12,000 SQ. FT. N/A	12,000 SQ. FT. N/A	50' / 3-STORIES N/A	5,561 SQ. FT.	N/A	N/A	N/A	5,561 SQ. FT.
RESIDENTIAL BLDG TYPE IX 10 & 11	(1) C1a # (2) C2 INCLUDES (1) C2(ADA)	R-2	NFPA 13R	V-A	12,000 SQ. FT. N/A	12,000 SQ. FT. N/A	50' / 3-STORIES N/A	6,154 SQ. FT.	N/A	N/A	N/A	6,154 SQ. FT.
RESIDENTIAL BLDG I 12a	(SEE PLANS)	R-2	NFPA 13R	V-A	12,000 SQ. FT. 36,000 SQ. FT.	18,600 SQ. FT. 55,800 SQ. FT.	50' / 3-STORIES 60' / 4-STORIES	5,196 SQ. FT.	8,584 SQ. FT.	8,424 SQ. FT.	7,409 SQ. FT.	29,613 SQ. FT.
RESIDENTIAL BLDG I 12b	(SEE PLANS)	R-2	NFPA 13R	V-A	12,000 SQ. FT. 36,000 SQ. FT.	15,912 SQ. FT. 47,736 SQ. FT.	50' / 3-STORIES 60' / 4-STORIES	4,448 SQ. FT.	7,779 SQ. FT.	7,502 SQ. FT.	7,502 SQ. FT.	27,231 SQ. FT.
RESIDENTIAL BLDG I 12c	(SEE PLANS)	A-2	NFPA 13	V-A	11,500 SQ. FT. 34,500 SQ. FT.	40,480 SQ. FT. 121,440 SQ. FT.	50' / 2-STORIES 60' / 3-STORIES	10,450 SQ. FT.	12,635 SQ. FT.	0 SQ. FT.	0 SQ. FT.	23,085 SQ. FT.
RESIDENTIAL BLDG I 12d	(SEE PLANS)	R-2	NFPA 13R	V-A	12,000 SQ. FT. 36,000 SQ. FT.	17,364 SQ. FT. 52,092 SQ. FT.	50' / 3-STORIES 60' / 4-STORIES	7,393 SQ. FT.	12,457 SQ. FT.	11,744 SQ. FT.	11,744 SQ. FT.	43,338 SQ. FT.
RESIDENTIAL BLDG I 12e	(SEE PLANS)	R-2	NFPA 13R	V-A	12,000 SQ. FT. 36,000 SQ. FT.	16,248 SQ. FT. 48,744 SQ. FT.	50' / 3-STORIES 60' / 4-STORIES	5,009 SQ. FT.	8,810 SQ. FT.	8,662 SQ. FT.	8,662 SQ. FT.	31,143 SQ. FT.
RESIDENTIAL BLDG I 12f	(SEE PLANS)	R-2	NFPA 13R	V-A	12,000 SQ. FT. 36,000 SQ. FT.	18,432 SQ. FT. 55,296 SQ. FT.	50' / 3-STORIES 60' / 4-STORIES	4,422 SQ. FT.	7,324 SQ. FT.	7,087 SQ. FT.	5,867 SQ. FT.	24,700 SQ. FT.
2-CAR DETACHED GARAGE G:1-2, G3-4, G:11-12, G:16-17, G18-19, G:20-21	2 GARAGES (SEE PLANS)	U	N/A	V-B	5,500 SQ. FT. N/A	5,500 SQ. FT. N/A	40' / 1-STORIES N/A	516 SQ. FT.	N/A	N/A	N/A	516 SQ. FT.
3-CAR DETACHED GARAGE G:5-7, G8-10, G:13-15	3 GARAGES (SEE PLANS)	U	N/A	V-B	5,500 SQ. FT. N/A	5,500 SQ. FT. N/A	40' / 1-STORIES N/A	767 SQ. FT.	N/A	N/A	N/A	767 SQ. FT.
4-CAR DETACHED GARAGE G:31-34	4 GARAGES (SEE PLANS)	U	N/A	V-B	5,500 SQ. FT. N/A	5,500 SQ. FT. N/A	40' / 1-STORIES N/A	1,080 SQ. FT.	N/A	N/A	N/A	1,080 SQ. FT.
3-GOLF CART DETACHED GARAGE C:1-3, C4-6, C11-13	3 GOLF CART GARAGES (SEE PLANS)	U	N/A	V-B	5,500 SQ. FT. N/A	5,500 SQ. FT. N/A	40' / 1-STORIES N/A	355 SQ. FT.	N/A	N/A	N/A	355 SQ. FT.
4-GOLF CART DETACHED GARAGE C:7-10	4 GOLF CART GARAGES (SEE PLANS)	U	N/A	V-B	5,500 SQ. FT. N/A	5,500 SQ. FT. N/A	40' / 1-STORIES N/A	472 SQ. FT.	N/A	N/A	N/A	472 SQ. FT.
TOTALS												253,105 SQ. FT.

CODE REVIEW - RESIDENTIAL BUILDINGS GENERAL:

OCCUPANCY CLASSIFICATION: R-2, RESIDENTIAL APARTMENT HOUSES (IBC, SECT. 310.3)
 OCCUPANCY SEPARATION: N/A
 CONSTRUCTION TYPE: V-A (IBC, CHAPTER 5 # SECT. 602.5)
 AUTOMATIC SPRINKLER SYSTEM: NFPA 13-R (IBC, SECT. 903.2.8 # 903.3.1.2) NOTE: SPRINKLER PROTECTION SHALL INCLUDE EXTERIOR BALCONIES, DECKS AND GROUND FLOOR PATIOS (903.3.1.2.1) AND AT OPEN-ENDED CORRIDORS AND ASSOCIATED EXTERIOR STAIRWAYS AND RAMPS (903.3.1.2.2 # 1027.6, EXCEPTION 3).
 ALLOWABLE / ACTUAL HEIGHT: SEE BUILDING TYPE CODE REVIEW
 ALLOWABLE / ACTUAL AREA: SEE BUILDING TYPE CODE REVIEW
 FIRE RESISTANCE RATINGS: (IBC, TABLE 601 # 602)
 STRUCTURAL FRAME: 1-HOUR
 EXTERIOR BEARING WALLS: 1-HOUR
 SEP. 0' TO LESS THAN 30': 0-HOUR
 SEP. 30' OR GREATER: 1-HOUR
 INTERIOR BEARING WALLS: 1-HOUR
 EXTERIOR NON-BEARING WALLS: 1-HOUR
 SEP. 0' TO LESS THAN 30': 0-HOUR
 SEP. 30' OR GREATER: 1-HOUR
 INTERIOR NON-BEARING WALLS: 1-HOUR
 FLOOR CONSTRUCTION: 1-HOUR
 ROOF CONSTRUCTION: 1-HOUR
 MAX EXTERIOR WALL OPENINGS: UNPROTECTED, NON-SPRINKLERED (IBC, TABLE 705.8) (CONSIDERED NON-SPRINKLERED DUE TO NFPA 13R SYSTEM) NO OPENINGS PERMITTED - N/A TO THIS PROJECT
 F.S.D. 0' TO LESS THAN 3': 15%
 F.S.D. 3' TO LESS THAN 5': 25%
 F.S.D. 5' TO LESS THAN 10': 45%
 F.S.D. 10' TO LESS THAN 15': 70%
 F.S.D. 15' TO LESS THAN 20': NO LIMIT
 F.S.D. 20' TO LESS THAN 25':
 F.S.D. 25' TO LESS THAN 30':
 F.S.D. 30' OR GREATER:
 STANDPIPES: (IBC SECT. 905) N/A TO THIS PROJECT
 PORTABLE FIRE EXTINGUISHERS: NFPA 10 (IBC SECT. 906)
 WHERE REQUIRED: 1-A: 10-B-C (LOCATE UNDER KITCHEN SINK) (SECT. 906.1) 2-A: 10-B-C (LOCATE WITHIN CORRIDOR FOR MAX. TRAVEL DISTANCE OF 75' AND MIN. OF 1 UNIT OF A PER 3,000 SQ. FT.) (SECT. 906.2 # TABLE 906.3(1))
 AUTOMATIC FIRE DETECTION: NFPA 72 (IBC, SECT. 907)
 REQUIRED ACTIVATION: UPON SPRINKLER SYSTEM FLOW OF WATER EQUAL TO OR GREATER THAN A SINGLE AUTOMATIC SPRINKLER (NFPA, 9.6.2.8) (IBC, SECT. 903.4.2)
 MANUAL FIRE ALARM SYSTEM: NFPA 72 (IBC SECT. 907)
 REQUIRED ACTIVATION: ONE MANUAL FIRE ALARM BOX LOCATED IN THE FIRE RISER ROOM AS ALLOWED WHEN FLOW OF WATER EQUAL TO OR GREATER THAN A SINGLE AUTOMATIC SPRINKLER INITIATES THE FIRE ALARM SYSTEM (NFPA, SECT. 9.6.2.6) (IBC SECT. 907.2, EXCEPTION 2)

CODE REVIEW - VILLA V Ila:

OCCUPANCY CLASSIFICATION: R-2, RESIDENTIAL APARTMENT HOUSES (IBC, SECT. 310.4)
 OCCUPANCY SEPARATION: N/A
 ALLOWABLE HEIGHT: 50 FEET / 3 STORIES (TABLE 503)
 ALLOWABLE INCREASE: NOT NEEDED / NOT CALCULATED
 ACTUAL HEIGHT: 26'-2" / 1-STORY FROM F.F.E.; UP TO 31'-2" FROM GRADE:
 ALLOWABLE AREA: 12,000 SQ. FT. PER FLOOR (TABLE 503)
 ALLOWABLE INCREASE: NOT NEEDED / NOT CALCULATED
 ACTUAL AREA: 5,422 SQ. FT.
 1ST LEVEL:
 AREA CHECK: 5,422 SQ. FT. < 12,000 SQ. FT.; THEREFORE OKAY

CODE REVIEW - VILLA V Iib:

OCCUPANCY CLASSIFICATION: R-2, RESIDENTIAL APARTMENT HOUSES (IBC, SECT. 310.4)
 OCCUPANCY SEPARATION: N/A
 ALLOWABLE HEIGHT: 50 FEET / 3 STORIES (TABLE 503)
 ALLOWABLE INCREASE: NOT NEEDED / NOT CALCULATED
 ACTUAL HEIGHT: 26'-2" / 1-STORY FROM F.F.E.; UP TO 31'-2" FROM GRADE:
 ALLOWABLE AREA: 12,000 SQ. FT. PER FLOOR (TABLE 503)
 ALLOWABLE INCREASE: NOT NEEDED / NOT CALCULATED
 ACTUAL AREA: 6,908 SQ. FT.
 1ST LEVEL:
 AREA CHECK: 6,908 SQ. FT. < 12,000 SQ. FT.; THEREFORE OKAY

CODE REVIEW - VILLA V III:

OCCUPANCY CLASSIFICATION: R-2, RESIDENTIAL APARTMENT HOUSES (IBC, SECT. 310.4)
 OCCUPANCY SEPARATION: N/A
 ALLOWABLE HEIGHT: 50 FEET / 3 STORIES (TABLE 503)
 ALLOWABLE INCREASE: NOT NEEDED / NOT CALCULATED
 ACTUAL HEIGHT: 22'-9" / 1-STORY FROM F.F.E.; UP TO 27'-9" FROM GRADE:
 ALLOWABLE AREA: 12,000 SQ. FT. PER FLOOR (TABLE 503)
 ALLOWABLE INCREASE: NOT NEEDED / NOT CALCULATED
 ACTUAL AREA: 5,561 SQ. FT.
 1ST LEVEL:
 AREA CHECK: 5,561 SQ. FT. < 12,000 SQ. FT.; THEREFORE OKAY

CODE REVIEW - VILLA V IX:

OCCUPANCY CLASSIFICATION: R-2, RESIDENTIAL APARTMENT HOUSES (IBC, SECT. 310.4)
 OCCUPANCY SEPARATION: N/A
 ALLOWABLE HEIGHT: 50 FEET / 3 STORIES (TABLE 503)
 ALLOWABLE INCREASE: NOT NEEDED / NOT CALCULATED
 ACTUAL HEIGHT: 19'-11" / 1-STORY FROM F.F.E.; UP TO 24'-11" FROM GRADE:
 ALLOWABLE AREA: 12,000 SQ. FT. PER FLOOR (TABLE 503)
 ALLOWABLE INCREASE: NOT NEEDED / NOT CALCULATED
 ACTUAL AREA: 6,154 SQ. FT.
 1ST LEVEL:
 AREA CHECK: 6,154 SQ. FT. < 12,000 SQ. FT.; THEREFORE OKAY



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78620

Submitted By: Aniz Alani, City Attorney

Council Meeting Date: April 7, 2026

Agenda Item Wording: Discussion and possible action regarding a policy governing political candidate and political party participation, signage, and speech activities during the Founders Day Festival.

Agenda Item Sponsor: Council Member Parks

Background: Following a discussion at a recent Founders Day Committee meeting regarding the allocation of vendor booths to political parties and candidates in light of demand that exceeds supply, staff undertook a legal review and draft a policy to provide for the fair and neutral allocation of vendor booth and parade participant space to politically expressive groups.

Summary of Proposed Policy The policy states that it applies to vendor booths requested or operated in connection with the 2026 Festival, political expression during the 2026 parade by approved registered in-parade participants, and conduct by City officials and representatives attending in an official capacity.

The policy also states that nothing in it creates a vested right, entitlement, continuing permit expectation, or preference for any future Festival year, and that the City reserves the right to review, revise, further limit, eliminate, or otherwise regulate political-expression-related vendor booth registrations for subsequent years to the fullest extent permitted by law.

The proposed policy establishes rules for political-expression-related vendor booths, political expression by registered parade participants, and campaign-related conduct by officials attending in an official capacity during the 2026 Founders Day Festival and parade.

The policy is intended to promote orderly event administration, reduce disruption, preserve the family-oriented and civic character of the Festival, allocate limited event space, and provide clear, evenhanded rules for participants and City officials.

For 2026, the policy limits political expression vendor booths to no more than two booths, consisting of one booth for the returning local Republican Party organization and one booth for the returning local Democratic Party

organization. The policy does not allow booths for political candidates, candidate committees, campaign committees, political action committees, officeholder campaigns, write-in candidacies, exploratory committees, or persons or entities acting on behalf of a candidate. It also excludes other politically expressive booths, including advocacy organizations, issue campaigns, partisan clubs, ideological groups, and other persons or entities primarily communicating political campaign or partisan advocacy messages.

The policy separately allows political expression during the parade by political candidates and political parties that are themselves registered in-parade participants, subject to neutral parade rules. It further prohibits incumbent officeholders and other public officials attending in an official capacity from engaging in campaign activity while acting in that official capacity.

The policy regulates the use of non-political booths by limiting them to their approved booth purpose and prohibiting their use as a platform for campaign activity or unrelated partisan or candidate advocacy. It also states that, without regard to viewpoint, non-political booth operators may not distribute campaign literature, display campaign signs, solicit votes or campaign contributions, invite attendees to support or oppose a candidate or political party, or otherwise conduct in-person campaign activity unrelated to the booth's approved purpose.

The policy provides that political expression during the parade is limited to political candidates and political parties that are themselves registered in-parade participants, and that nonparticipants may not use the parade lineup, route, or a place within an approved parade entry to engage in organized campaigning or similar political expression as part of the parade presentation.

The policy authorizes specified City staff and designees to interpret and administer the policy in consultation with the City Attorney and to issue reasonable written procedures consistent with it. It also authorizes the City to deny, revoke, suspend, relocate, or condition booth registration or parade participation for noncompliance.

For persons or entities whose participation is directly, substantially, and adversely affected by the policy, the document provides for refund of registration fees paid prior to adoption to the extent participation is adversely limited by paragraph (b), and allows submission of a claim for reimbursement of expenses incurred in reasonable reliance on eligibility to participate, while stating that nothing requires the City to provide reimbursement and that reimbursement may not violate applicable law.

**Committee
Recommendations:**

The Founders Day Committee was briefed on the legal issues arising from the allocation of limited festival space to political groups and recommended approval of a policy consistent with the version attached for City Council's consideration.

**Recommended
Council Actions:**

Approval.

Attachments:

- Draft resolution
- Draft policy

CITY OF DRIPPING SPRINGS

RESOLUTION No. 2026-R##

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS, APPROVING AND ADOPTING THE 2026 FOUNDERS DAY POLITICAL EXPRESSION POLICY; AUTHORIZING IMPLEMENTATION AND ADMINISTRATION OF THAT POLICY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Dripping Springs, Texas sponsors and supports the annual Founders Day Festival and related parade activities as civic events intended to serve residents and visitors in an orderly, safe, and family-oriented manner; and

WHEREAS, the City has determined that the 2026 Founders Day Festival will involve limited booth space, operational constraints, pedestrian-flow considerations, and related event-management concerns requiring clear rules for administration of vendor booths and parade participation; and

WHEREAS, the City Council has reviewed a proposed 2026 Founders Day Political Expression Policy establishing rules for political-expression-related vendor booths, political expression by registered parade participants, and campaign-related conduct by officials attending in an official capacity; and

WHEREAS, the City Council finds that adoption of the policy will promote orderly event administration, reduce disruption, preserve the civic and family-oriented character of the Festival, allocate limited event space, and provide clear and evenhanded standards for participants and City officials; and

WHEREAS, the City Council intends that the policy be administered consistent with applicable law, including constitutional principles governing municipal events and any other applicable federal, state, and local legal requirements; and

WHEREAS, the City Council further finds that it is in the public interest to approve and adopt the 2026 Founders Day Political Expression Policy in substantially the form presented to the Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS:

- 1. Finding of Fact:** The above and foregoing recitals are hereby found to be true and correct and are incorporated as finding of fact.
- 2. Adoption:** The document titled “2026 Founders Day Political Expression Policy”, attached to this Resolution as Exhibit “A”, is hereby approved and adopted.

- 3. **Administration:** The City Administrator, the Parks & Community Services Director, the Parks & Community Services Assistant Director, the Community Events Coordinator, and their respective designees are authorized and directed to implement and administer the approved policy, and to take such ministerial and administrative actions as are reasonably necessary to carry out the policy in consultation with the City Attorney.
- 4. **Severability:** If any provision of this Resolution or the policy approved by it is determined to be invalid, illegal, or unenforceable, that determination shall not affect the remaining provisions, which shall remain in full force and effect to the fullest extent permitted by law.
- 5. **Effective Date:** The resolution shall be effective from and after its approval and passage.
- 6. **Meeting:** The meeting at which this Resolution 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.

PASSED AND APPROVED this, the ____ day of _____ 202____, by a vote of ____ (ayes) to ____ (nays) to ____ (abstentions) of the City Council of Dripping Springs, Texas:

CITY OF DRIPPING SPRINGS:

Bill Foulds, Jr., Mayor

ATTEST:

Diana Boone, City Secretary

2026 Founders Day Political Expression Policy

1. Purpose and Authority.

- (a) The City of Dripping Springs, Texas adopts this policy to govern political-expression-related vendor booth registrations and political expression by registered parade participants during the 2026 Founders Day Festival and related parade activities. This policy is intended to promote orderly event administration, reduce disruption, preserve the family-oriented and civic character of the Festival, allocate limited event space, and provide clear, evenhanded rules for participants and City officials.
- (b) For the 2026 Festival, the City further finds that vendor booth space is limited, that the number of political candidate booth applications exceeds the number of political-expression booth spaces the City can reasonably accommodate while preserving space for non-political Festival uses, and that limiting political-expression booths to a small number of qualified political party organizations is a temporary event-management measure adopted for 2026 based on available space, application volume, and administrative capacity.
- (c) This policy is adopted and shall be administered consistent with applicable constitutional principles governing municipal events, including public-forum and government-speech doctrines reflected in *Pleasant Grove City v. Sumnum*, *Shurtleff v. City of Bos.*, and *Denton v. City of El Paso*.

2. Scope. This policy applies only to:

- (a) Vendor booths requested or operated in connection with the 2026 Founders Day Festival.
- (b) Political expression during the 2026 Founders Day parade by persons or organizations participating in the parade as approved, registered in-parade participants.
- (c) Conduct by incumbent officeholders, elected officials, appointed officials, officers, employees, and representatives of the City while attending the parade or Festival in an official capacity.

3. Definitions. For purposes of this policy:

- (a) **“Approved booth purpose”** means the principal use, activity, or subject matter identified in a vendor's application and accepted by the City for the assigned booth space.
- (b) **“Campaign activity”** means conduct undertaken for the purpose of supporting or opposing the nomination, election, or defeat of a candidate, or supporting or opposing a political party, and includes, without limitation, distributing campaign literature or other campaign materials, displaying campaign signs or banners, wearing or distributing campaign-branded apparel or accessories for promotional purposes, soliciting votes, soliciting campaign support, collecting campaign information for follow-up solicitation, or engaging in in-person advocacy on behalf of a candidate or political party.
- (c) **“Non-political vendor booth”** means a booth, table, tent, display, or similar fixed Festival space approved for a non-political Festival purpose, including without limitation arts and crafts, food and beverage service, merchandise sales, music, entertainment, community information, sponsor recognition, or another civic, cultural, charitable, or commercial purpose that is not primarily political expression.
- (d) **“Official capacity”** means attendance, participation, or presence that is sponsored, requested, authorized, coordinated, or publicly represented by or on behalf of the City or another governmental office, board, commission, or department, including riding in an official vehicle, marching with an official delegation, wearing insignia of office, or otherwise appearing as a public official rather than as a private individual.
- (e) **“Political expression vendor booth”** means a booth, table, tent, display, or similar fixed Festival space used primarily to advocate for, oppose, or promote a political party, candidate, ballot measure, campaign, political ideology, or other electoral or partisan political message.
- (f) **“Political candidate”** means an individual seeking nomination or election to public office, including an incumbent seeking reelection.
- (g) **“Political party organization”** means a county, local, or other officially organized committee or organization of a political party, but does not include an individual candidate, candidate committee, or officeholder campaign.

- (h) **“Qualified political party organization”** means a political party organization that timely submits a complete application and satisfies all otherwise applicable Festival requirements.
- (i) **“Registered in-parade participant”** means a person, campaign, political party, or organization that has been approved by the City or Festival organizer to participate in the parade and has completed all required parade registration materials.
- (j) **“Returning political party booth applicant”** means a qualified political party organization that maintained a political-expression-related booth at the most recent prior Founders Day Festival at which such booths were permitted and that timely submits a complete application for 2026.

4. Policy for 2026 Festival Vendor Booths.

- (a) For the 2026 Founders Day Festival only, the City may approve no more than two political expression vendor booths.
- (b) Political expression vendor booths are limited to qualified political party organizations.
- (c) Political candidate booths shall not be approved for 2026.
- (d) If no more than two qualified political party organizations apply, the City may approve those applications subject to all otherwise applicable Festival requirements.
- (e) If more than two qualified political party organizations apply, available political-expression booth spaces shall be allocated by lottery conducted by the City after the application deadline.
- (f) No booth shall be approved for any political candidate, candidate committee, campaign committee, political action committee, officeholder campaign, write-in candidacy, exploratory committee, or any person or entity acting on behalf of a candidate.
- (g) The presence of a candidate at or near a political party organization’s booth does not by itself violate this policy, but the booth may not function as a candidate campaign booth. A political expression vendor booth approved under this section must be applied for, controlled, staffed, and operated by the qualified political party organization to which it is assigned, and shall not be used primarily to promote, oppose, or campaign for any particular candidate.

- (h) No booth shall be approved for any other politically expressive purpose or speaker, including advocacy organizations, issue campaigns, partisan clubs, ideological groups, or other persons or entities seeking to distribute, display, sell, or communicate primarily political campaign or partisan advocacy messages.
- (i) A non-political vendor booth may be used only for its approved booth purpose and for activities reasonably incidental to that approved purpose. A non-political vendor booth shall not be used as a platform for campaign activity or for unrelated partisan or candidate advocacy.
- (j) Without regard to viewpoint, no operator, worker, volunteer, sponsor, or representative at a non-political vendor booth may use that booth space to:
 - (i) distribute or display campaign literature, campaign signs, candidate-specific or party-specific promotional materials, or other materials whose primary purpose is to influence voting or electoral support;
 - (ii) wear, sell, give away, or prominently display campaign-branded apparel, buttons, stickers, hats, or accessories as part of the booth's presentation or operations, except for incidental personal expression that is not used to transform the booth into a site for campaign activity;
 - (iii) solicit votes, campaign contributions, campaign pledges, petition signatures for electoral purposes, or contact information for campaign follow-up;
 - (iv) invite attendees to support, oppose, vote for, or vote against a candidate or political party; or
 - (v) otherwise conduct in-person campaign activity unrelated to the booth's approved non-political purpose.
- (k) This section is intended to regulate the use of limited Festival booth space based on the approved booth purpose and the operational category of the booth, not to discriminate based on viewpoint. Accordingly, the restrictions in this section apply equally to support for or opposition to any candidate, party, or electoral campaign.
- (l) Nothing in this section prohibits the City from enforcing generally applicable, content-neutral Festival rules governing congestion, pedestrian access, noise, safety, sales, distribution of items, or interference with neighboring booths.
- (m) Approval of any booth under this policy is subject to all otherwise applicable Festival registration requirements, deadlines, fees, insurance, safety rules, operational restrictions, and booth-location assignments.

- (n) Nothing in this policy creates a vested right, entitlement, continuing permit expectation, or preference for any future Festival year. The City expressly reserves, without prejudice, the right to review, revise, further limit, eliminate, or otherwise regulate political-expression-related vendor booth registrations for subsequent years to the fullest extent permitted by law.

5. Policy for Political Expression During the Parade. Political expression during the 2026 Founders Day parade by in-parade participants is limited to: political candidates who are themselves registered in-parade participants; and

- (ii) political parties that are themselves registered in-parade participants.
- (b) No person or entity that is not a registered in-parade participant may use the parade lineup, parade route, or a place within an approved parade entry to engage in organized campaigning, political sign display, candidate promotion, party advocacy, or similar political expression as part of the parade presentation.
- (c) Political expression by any registered political candidate or registered political party participating in the parade remains subject to neutral parade rules concerning safety, spacing, traffic control, sound levels, duration, materials thrown or distributed, compliance with route directions, and directions of parade marshals or law enforcement.
- (d) Nothing in this section authorizes the use of City property, City resources, or official City sponsorship to support or oppose any candidate or political party.

6. Restrictions on Officials Attending in an Official Capacity.

- (a) Any incumbent officeholder or other public official attending the Festival or parade in an official capacity shall not engage in campaign activity while acting in that official capacity.
- (b) Prohibited conduct while attending in an official capacity includes, without limitation:
- (c) wearing campaign apparel, campaign badges, campaign stickers, or campaign-branded accessories;
- (d) carrying, displaying, or distributing campaign signs, banners, placards, handouts, cards, or other campaign materials;

- (e) making statements, gestures, announcements, introductions, solicitations, requests for votes, or other communications that reasonably constitute campaigning for election or reelection, or campaigning for another candidate or political party;
- (f) using an official place in the parade, official vehicle, official title announcement, City-provided platform, or other governmental indicia or resources in a manner that promotes a campaign.
- (g) Nothing in this policy prevents an official from attending solely as a private person outside any official role, provided the person is not using City resources, City-sponsored access, or official-status presentation to campaign and otherwise complies with all Festival and parade rules.

7. Administration and Enforcement.

- (a) The City Administrator, Parks & Community Services Director, Parks & Community Services Assistant Director, Community Events Coordinator, or their designees may interpret and administer this policy in consultation with the City Attorney and may issue reasonable written procedures consistent with it.
- (b) The City may deny, revoke, suspend, relocate, or condition any booth registration or parade participation that does not comply with this policy or other applicable Festival or parade requirements.
- (c) Except where immediate action is reasonably necessary for safety or orderly event administration, the City should provide notice of an alleged violation and a reasonable opportunity to cure before removing a participant or revoking booth privileges.
- (d) A person or entity denied a political-expression booth application may submit a written administrative appeal within five business days after notice of denial. The appeal shall be decided promptly by the City Administrator or designee, in consultation with the City Attorney, and the City shall provide a brief written decision.
- (e) A person or entity whose participation in the 2026 Founders Day Festival is directly, substantially and adversely affected by this policy:
 - (i) shall be refunded any registration fees paid prior to the adoption of this policy to the extent such participation is adversely limited by paragraph (b) above, and

- (ii) may submit a claim to the City for reimbursement of expenses incurred in reasonable reliance of the person or entity's eligibility to participate and to the extent that such participation is adversely limited by paragraph (b) above. Nothing in this provision requires the City to provide such reimbursement, and nor may any reimbursement under this provision violate applicable law.
- (f) Any request for reimbursement of reliance expenses must be submitted in writing with supporting documentation within ten business days after notice of adverse effect under this policy.
- (g) A person or entity violating this policy may be directed to remove prohibited materials, cease prohibited campaigning, vacate a booth space, leave an official parade position, or take other reasonable corrective action necessary to achieve compliance, public safety, and orderly event administration.
- (h) If any provision of this policy is held invalid, the remaining provisions shall continue in effect to the fullest extent permitted by law.
- (i) If the limitation of political-expression booths to qualified political party organizations is held invalid, the City may instead allocate available political-expression booth spaces for 2026 by lottery among timely, complete political-expression booth applicants, subject to all otherwise applicable Festival requirements.

8. Effective Date. This policy is effective upon approval by the City and applies only to the 2026 Founders Day Festival, except that the City's reservation of discretion for future years shall remain a statement of the City's continuing authority and non-waiver of future regulatory options.



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78620

Submitted By: Shawn Cox, Deputy City Administrator

Council Meeting Date: Tuesday, April 07, 2026

Agenda Item Wording: **Discussion and possible action on a proposed Texas Disposal Systems Rate Adjustment.** *Sponsor:*

Agenda Item Requestor: Shawn Cox, Deputy City Administrator

Summary/Background:

At the June 17, 2025 Regular Council Meeting, Council approved a Solid Waste Services Agreement with Texas Disposal Services (TDS). In accordance with this agreement, TDS has notified the City of a proposed annual rate increase. Per Section 11.02 Modification Rates, subsection (a) of the agreement,

- The rates and prices set by Attachment "A" and Attachment "C" are to remain in place through the first year of the contract period. Thereafter, rates will be increased annually based on the year-over-year percentage increase of CPI Index CUUR0000SEHG02 (the Garbage and Trash Collection in U.S. City Average, All Urban Consumers, Not Seasonally Adjusted), and the Customers shall be responsible for paying the increased amount. Contractor must give sixty (60) days' notice to the City Council of the rate increase for review and approval, which shall not be unreasonably conditioned, withheld or denied. Notice to the City must be by certified mail, return receipt requested.

The proposed rate changes for residential trash and recycling services are as follows:

Service	Current Rate	Proposed Rate	Change	%
96-Gallon Trash (Weekly)	\$14.80	\$15.54	\$0.74	5.00%
96-Gallon Recycling (Weekly)	\$6.75	\$7.09	\$0.34	5.04%
Total	\$21.55	\$22.63	\$1.08	10.04%

Commission Recommendations: N/A

Recommended Council Actions: Council approval of the TDS Proposed Rate Changes

- Attachments:**
- Rate Adjustment Request
 - TDS Solid Waste Contract

Next Steps/Schedule: Approved Rates will be updated on the City's website.



P.O. Box 17126, Austin, TX 78760
512.421.1340 Office
800.375.8375 Toll Free
512.243.4123 Fax
www.texasdisposal.com

Item # 12.

February 28, 2026

City of Dripping Springs
ATTN Shawn Cox
511 W. Mercer St.
Dripping Springs, TX 78620

Greetings:

In accordance with the 2025 contract for Municipal Solid Waste Collection and Disposal Services for the City of Dripping Springs, the annual rate adjustment will become effective on July 1, 2026.

Enclosed, please find Attachment A – Monthly Rates for Collection Services showing the rate adjustment. Please let me know if you have any questions.

Furthermore, if you will be presenting this information to a Board or governing body, I will be happy to attend and respond to any questions.

Respectfully,

Dan Slovak
Municipal Account Representative
512.756.3814
dslovak@texasdisposal.com

Enclosure: Attachment A – Rate Sheet



P.O. Box 17126, Austin, TX 78760
 512.421.1340 Office
 800.375.8375 Toll Free
 512.243.4123 Fax
 www.texasdisposal.com

ATTACHMENT A
MONTHLY RATES FOR COLLECTION SERVICES

City of Dripping Springs (2026-2027)

Residential Services:

96 - Gallon Solid Waste Collection 1 time per week (mandatory)	\$15.54
96 - Gallon Recycling Collection 1 time per week (optional)	\$7.09
Extra Trash Carts	\$10.50
Extra Recycle Carts	\$5.25

Commercial Front-Load Trash Dumpster Services:

Container Size	1x per week	2x per week	3x per week	4x per week	5x per week	6x per week	Extra Pickup
2 cu yd	\$68.23	\$144.86	\$202.59	\$241.43	\$279.22	\$410.43	\$104.97
3 cu yd	\$95.52	\$191.04	\$286.56	\$347.44	\$405.18	\$574.18	\$104.97
4 cu yd	\$122.81	\$238.28	\$344.30	\$424.07	\$500.70	\$708.54	\$120.71
6 cu yd	\$146.96	\$280.27	\$400.98	\$413.57	\$426.17	\$733.73	\$136.46
8 cu yd	\$170.05	\$340.10	\$483.90	\$620.36	\$755.77	\$961.51	\$146.96
10 cu yd	\$201.54	\$403.08	\$605.67	\$766.27	\$927.92	\$1,319.45	\$183.69

Commercial Front-Load Recycle Dumpster Services:

Container Size	1x per week
2 cu yd	\$62.98
3 cu yd	\$92.37
4 cu yd	\$119.66
6 cu yd	\$141.71
8 cu yd	\$165.85

Dumpster (trash or recycle) Add-Ons:

Lock Bars	\$20.99
Casters	\$20.99

Commercial Cart Services:

96 - Gallon Solid Waste Collection 1 time per week	\$41.99
96 - Gallon Recycling Collection 1 time per week	\$37.79

Permanent Roll-Off Services:

Container Size	Delivery/No Haul/Relo	Monthly Rental	Haul	Cost per Ton
40 cu yd open top	\$243.53	\$31.49	\$282.36	\$89.22
30 cu yd open top	\$243.53	\$31.49	\$265.57	\$89.22
20 cu yd open top	\$243.53	\$31.49	\$248.77	\$89.22

Roll-Off Compactor Services:

Container Size	Delivery/No Haul/Relo	Monthly Rental	Haul	Cost per Ton
Self Contained Compactor	\$371.59	TBD	\$482.85 *	\$89.22
Stationary Compactor	\$265.57	\$31.49 **	\$339.05 ***	\$89.22

*Assumes Haul/Empty and Return

**Rental for receiver box. Stationary Packer rental TBD.

***Assumes receiver box swap

Front Load Compactor Services:

Container Size	1x per week	2x per week	3x per week	4x per week	5x per week	6x per week	Extra Pickup
6 cu yd	\$277.12	\$555.28	\$832.40	\$1,109.51	\$1,387.68	\$1,749.82	\$283.41



DRIPPING SPRINGS Texas

To: Mayor Bill Foulds, Jr. and City Council, City of Dripping Springs

From: Shawn Cox, Deputy City Administrator 

Date: April 7, 2026

RE: FY 2026 Proposed Budget Amendment #2

General Fund:

Revenues:

- Balance Forward has increased **\$140,054.32** (From \$2,081,138.33 to \$2,221,192.65)
 - This increase in fund balance is due to FY 2025 savings and projects being carried forward:

FY25 Line-Item Savings

Building Inspector	4,700.00
Contingency	1,381.07
Park Consultant	8,755.00
Pool Improvements	<u>7,089.00</u>
	21,925.07

- The Founders Improvements line item also had a saving of \$118,129.25. This is due to the parking lot project not starting until October 2025. The corresponding expenditure will be shown below.
- TXF from WWU has increased **\$4,463.72** (From \$281,199.17 to \$285,662.89)
 - This increase is due to IT savings in the Utility Fund from FY 2025. These savings are being transferred to be put towards the server replacement.

Expenditures:

- Office IT Equipment and Support has increased **\$62,340.48** (From \$154,150.00 to \$216,490.48)
 - This increase is being proposed to fund the purchase of a new server. The server will host our Incode software along with data from our online programs such as CivicRec and My Government Online). The current Incode server has been in use since 2020 and is starting to slow with the number of users and programs added.

Parks – General Fund:

Expenditures:

- Founders Park Improvements has increased **\$133,783.75** (From \$3,000.00 to \$136,783.75)
 - As mentioned earlier, this increase is due to the Founders Parking Lot Project not beginning until FY 2026. The increased expenditure is being covered thought FY 2025 line item savings.

Dripping Springs Ranch Park Fund:**Revenues:**

- Balance Forward had increased **\$8,000.00** (From \$276,083.46 to \$284,083.46)
 - This increase is from a savings in the FY 2025 Lift Station Maintenance line item.

Expenditures:

- Equipment Rental has increased **\$2,000.00** (From \$3,000.00 to \$5,000.00)
 - This line item is being increase due to the need to rent a skid steer early in the year. The unanticipated rental was due to the current skid steer owned and used by DSRP breaking down.

Utilities Fund:**Balance Forward:**

- Balance Forward had increased **\$4,463.72** (From \$6,563,092.19 to \$6,567,555.91)
 - This increase is from a savings in the FY 2025 IT Equipment line item.

Expenditures:

- Transfer to General Fund has increased **\$4,463.72** (From \$\$271,199.17 to \$275,662.89)
 - This increase is being proposed to cover some of the replacement server costs. The utility Fund utilizes Incode to process Utility Billing.

CITY OF DRIPPING SPRINGS

ORDINANCE NO. 2026-_____

BUDGET AMENDMENT

AN ORDINANCE OF THE CITY OF DRIPPING SPRINGS, TEXAS AMENDING THE CURRENT 2025-2026 FISCAL YEAR BUDGET; FINDING MUNICIPAL PURPOSES; AUTHORIZING EXPENDITURES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Dripping Springs (“City Council”) seeks to amend and otherwise modify the City’s budget for Fiscal Year 2025-2026; and

WHEREAS, the City has had a need to adjust line items in the General, Ranch Park and Utilities Funds; and

WHEREAS, the City Council finds that the proposed Budget Amendment is for legitimate municipal purposes, and thus is statutorily authorized by Texas Local Government Code section 102.010; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the city and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, pursuant to Texas Local Government Code Section 101.002, the City Council may manage and control the finances of the municipality; and

WHEREAS, the City Council finds that it is necessary and proper for the good government, peace or order of the City of Dripping Springs to adopt an ordinance amending the current budget.

NOW, THEREFORE, BE IT ORDAINED by the Dripping Springs City Council, that:

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein. The City of Dripping Springs’ budget for Fiscal Year 2025 -2026 shall read in accordance with *Attachment “A”*, which is attached hereto and incorporated into this Ordinance for all intents and purposes.

2. BUDGET AMENDMENTS

The City of Dripping Springs' budget for Fiscal Year 2025-2026 shall read in accordance with *Attachment "A"*, which is attached hereto and incorporated into this Ordinance for all intents and purposes. Budget changes include:

General Fund:

Revenues:

- Balance Forward has increased **\$140,054.32** (From \$2,081,138.33 to \$2,221,192.65)
- TXF from WWU has increased **\$4,463.72** (From \$281,199.17 to \$285,662.89)

Expenditures:

- Office IT Equipment and Support has increased **\$62,340.48** (From \$154,150.00 to \$216,490.48)

Parks-General Fund:

Expenditures:

- Founders Park Improvements has increased **\$133,783.75** (From \$3,000.00 to \$136,783.75)

Dripping Springs Ranch Park Fund:

Revenues:

- Balance Forward had increased **\$8,000.00** (From \$276,083.46 to \$284,083.46)

Expenditures:

- Equipment Rental has increased **\$2,000.00** (From \$3,000.00 to \$5,000.00)

Utilities Fund:

Revenues:

- Balance Forward had increased **\$4,463.72** (From \$6,563,092.19 to \$6,567,555.91)

Expenditures:

- Transfer to General Fund has increased **\$4,463.72** (From \$271,199.17 to \$275,662.89)

3. REPEALER

To the extent reasonably possible, ordinances are to be read together in harmony. However, 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.

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.

5. NOTICE TO COUNTY

The City Secretary has hereby been directed to file this Budget Amendment in the office of the County Clerk in Hays County pursuant to Chapter 102 of the Local Government Code.

6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication as provided for by law.

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 7th day of April 2026 by a vote of ___ (ayes) to ___ (nays) to ___ (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

by: _____
Bill Foulds, Jr., Mayor

ATTEST:

Diana Boone, City Secretary

Item # 13.

	FY 2026 Adopted	FY 2026 Amended	FY 2026 Proposed Amendment #2	Change
CITY - GENERAL FUND				
Balance Forward	2,081,138.33	2,081,138.33	2,221,192.65	140,054.32
Revenue				
AD Valorem	4,933,596.36	4,933,596.36		
AV P&I	4,000.00	4,000.00		
Sales Tax	4,600,000.00	4,600,000.00		
Mixed Beverage	-	-		
Alcohol Permits	5,000.00	5,000.00		
Fire Inspections	40,000.00	40,000.00		
Bank Interest	175,000.00	175,000.00		
Development Fees:				
- Subdivision	459,825.00	459,825.00		
- Site Dev	50,000.00	50,000.00		
- Zoning/Signs/Ord	65,000.00	65,000.00		
Building Code	1,500,000.00	1,500,000.00		
Transportation Improvements Reimbursements	1,850,000.00	1,850,000.00		
Solid Waste	60,000.00	60,000.00		
Health Permits/Inspections	60,000.00	60,000.00		
Municipal Court				
Other Income	40,000.00	40,000.00		
TXF from Capital Improvements				
TXF from HOT	3,496.00	3,496.00		
TXF from WWU	281,199.17	281,199.17	285,662.89	4,463.72
TXF from TIRZ	-	-		
TXF from Sidewalk Fund	-	-		
TXF from Series 2025	690,948.00	690,948.00		
Total	16,899,202.86	16,899,202.86		144,518.04
Expense				
Supplies	30,000.00	30,000.00		
Office IT Equipment and Support	154,150.00	154,150.00	216,490.48	62,340.48
Software Purchase, Agreements and Licenses	315,899.93	315,899.93		
Website	11,930.00	11,930.00		
Communications Network/Phone	97,000.00	97,000.00		
Miscellaneous Office Equipment	10,016.00	10,016.00		
Utilities:				
- Street Lights	20,000.00	20,000.00		
- Streets Water	4,000.00	4,000.00		
- Office Electric	15,000.00	15,000.00		
- Office Water	3,000.00	3,000.00		
- DT Restroom Electric	2,000.00	2,000.00		
- DT Restroom Water	2,000.00	2,000.00		
- Stephenson Electric	1,500.00	1,500.00		
- Stephenson Water	1,500.00	1,500.00		
Transportation:				
- Improvement Projects	2,655,000.00	2,655,000.00		
- Street & ROW Maintenance	272,000.00	272,000.00		
- Street Improvements	690,948.00	690,948.00		
Office Maintenance/Repairs	94,200.00	94,200.00		
Stephenson Building Maintenance	-	-		
Maintenance Equipment	24,500.00	24,500.00		
Equipment Maintenance	49,500.00	49,500.00		
Maintenance Supplies	10,000.00	10,000.00		
Fleet Acquisition	-	-		

	FY 2026 Adopted	FY 2026 Amended	FY 2026 Proposed Amendment #2	Change
Fleet Maintenance	130,000.00	130,000.00		
City Hall Improvements	-	-		
Maintenance Facility				
Uniforms	18,310.00	18,310.00		
Special Projects:				
- Family Violence Ctr	7,000.00	7,000.00		
- Lighting Compliance	2,000.00	2,000.00		
- Economic Development	5,000.00	5,000.00		
- Records Management	2,500.00	2,500.00		
- Government Affairs	-	-		
- Planning Consultant	-	-		
- Land Acquisition	10,000.00	10,000.00		
- Downtown Bathroom	-	-		
- City Hall Planning				
Public Safety:				
- Emergency Management Equipment	6,800.00	6,800.00		
- Emergency Equipment Fire & Safety	13,000.00	13,000.00		
- Emergency Mgt PR	3,000.00	3,000.00		
- Emergency Equipment Maintenance & Service	12,910.00	12,910.00		
- Emergency Management Other				
- Animal Control	3,400.00	3,400.00		
Public Relations	15,000.00	15,000.00		
Postage	4,500.00	4,500.00		
TML Insurance:				
- Liability	30,000.00	30,000.00		
- Property	95,988.75	105,587.63		
- Workers' Comp	68,004.20	74,804.62		
Dues, Fees, Subscriptions	104,047.85	104,047.85		
Public Notices	4,200.00	4,200.00		
City Sponsored Events				
Election	8,000.00	8,000.00		
Salaries	4,248,369.20	4,248,369.20		
Taxes	333,759.29	333,759.29		
Benefits	394,103.32	394,103.32		
Retirement	239,938.88	239,938.88		
DSRP Salaries	306,909.40	306,909.40		
DSRP Taxes	24,738.57	24,738.57		
DSRP Benefits	36,409.53	36,409.53		
DSRP Retirement	17,992.56	17,992.56		
Professional Services:				
- Financial Services	55,000.00	55,000.00		
- Engineering	70,000.00	70,000.00		
- Special Counsel and Consultants	12,000.00	12,000.00		
- Muni Court	15,500.00	15,500.00		
- Bldg. Inspector	750,000.00	750,000.00		
- Fire Inspector	40,000.00	40,000.00		
- Health Inspector	15,000.00	15,000.00		
- Architectural and Landscape Consultants	5,000.00	5,000.00		
- Historic District Consultant	-	-		
- Lighting Consultant	2,000.00	2,000.00		
- Human Resource Consultant	32,000.00	32,000.00		
- Law Enforcement	10,000.00	10,000.00		
Training/CE	100,000.00	100,000.00		
Employee Engagement	5,000.00	5,000.00		
Meeting Supplies	9,360.00	9,360.00		

Item # 13.

	FY 2026 Adopted	FY 2026 Amended	FY 2026 Proposed Amendment #2	Change
Code Publication	6,500.00	6,500.00		
Mileage	2,000.00	2,000.00		
Miscellaneous Office Expense	10,000.00	10,000.00		
Bad Debt Expense				
Contingencies/Emergency Fund	50,000.00	50,000.00		
Coronavirus Local Fiscal Recovery Funds (CLFRF)				
Debt Payment 2024	485,238.00	485,238.00		
Debt Payment 2025	424,392.65	424,392.65		
TXF to Reserve Fund	300,000.00	300,000.00		
TXF AV to TIF	705,585.10	705,585.10		
TXF to TIRZ				
Sales Tax TXF to WWU	920,000.00	920,000.00		
SPA & ECO D TXF	225,000.00	225,000.00		
TXF to DSRP				
TXF to Capital Improvement Fund	300,000.00	300,000.00		
TXF to Vehicle Replacement Fund	162,679.00	162,679.00		
TXF to WWU				
TXF to Founders Day				
TXF to Farmers Market	17,765.75	17,765.75		
Total	15,340,045.99	15,356,445.28		62,340.48
PARKS - GENERAL FUND				
Revenue				
Sponsorships and Donations	6,000.00	6,000.00		
City Sponsored Events				
Programs and Events	8,800.00	8,800.00		
Community Service Permit Fees	1,375.00	1,375.00		
Aquatics Program Income	32,750.00	32,750.00		
Pool and Pavilion Rental	22,238.75	22,238.75		
Park Rental Fees	19,000.00	19,000.00		
Reimbursement of Utility Costs				
TXF from HOT Fund	16,500.00	16,500.00		
TXF from Parkland Dedication	116,610.00	116,610.00		
TXF from Parkland Development	392,690.61	392,690.61		
TXF from Landscaping Fund	60,000.00	60,000.00		
Total Revenue	675,964.36	675,964.36		
Expense				
Other	6,500.00	6,500.00		
Park Consultants	35,000.00	35,000.00		
Dues Fees and Subscriptions	3,075.00	3,075.00		
Advertising & Marketing	17,020.00	17,020.00		
Total Other	61,595.00	61,595.00		
Public Improvements				
All Parks	445,500.00	445,500.00		
Triangle Improvement	-	-		
Rathgeber Improvements				
Founders Park	3,000.00	3,000.00	136,783.75	133,783.75
Founders Pool	50,000.00	50,000.00		
Skate Park	25,000.00	25,000.00		
S & R Park	15,000.00	15,000.00		
Charro Ranch Park	-	-		
Total Improvements	538,500.00	538,500.00		133,783.75

	FY 2026 Adopted	FY 2026 Amended	FY 2026 Proposed Amendment #2	Change
Utilities				
Portable Toilets	10,000.00	10,000.00		
Hays Trinity Groundwater Permit	150.00	150.00		
Triangle Electric	500.00	500.00		
Triangle Water	500.00	500.00		
Ranch House Network/Phone	8,568.00	8,568.00		
S&R Park Water	13,000.00	13,000.00		
SRP Electric	2,500.00	2,500.00		
FMP Pool/ Pavilion Water	5,300.00	5,300.00		
FMP Pool//Electricity	6,000.00	6,000.00		
Pool Phone/Network	7,500.00	7,500.00		
FMP Pool Propane	6,000.00	6,000.00		
Total Utilities	60,018.00	60,018.00		
Maintenance				
General Maintenance (All Parks)	25,000.00	25,000.00		
Trail Washout repairs	25,000.00	25,000.00		
Equipment Rental	5,000.00	5,000.00		
Founders Pool	7,500.00	7,500.00		
Founders Park	44,000.00	44,000.00		
Skate Park Maintenance	500.00	500.00		
S&R	43,500.00	43,500.00		
Charro Ranch Park	25,700.00	25,700.00		
Triangle/ Veteran's Memorial Park	5,700.00	5,700.00		
Rathgeber Maintenance	-	-		
Ranch Park Maintenance	22,000.00	22,000.00		
Total Maintenance	203,900.00	203,900.00		
Supplies				
General Parks	27,000.00	27,000.00		
Charro Ranch Supplies	1,500.00	1,500.00		
Founders Park Supplies	-	-		
Founders Pool Supplies	26,200.00	26,200.00		
Program and Events	11,250.00	11,250.00		
DSRP & Ranch House Supplies				
Rathgeber Supplies	1,504.00	1,504.00		
S&R Supplies	400.00	400.00		
Total Supplies	67,854.00	67,854.00		
Program Staff				
Camp Staff				
Program Event Staff	3,000.00	3,000.00		
Aquatics Staff	118,013.00	118,013.00		
Total Staff Expense	121,013.00	121,013.00		
Total Parks Expenditures	1,052,880.00	1,052,880.00		
FOUNDERS DAY - GENERAL FUND				
Balance Forward	68,247.85	68,247.85		
Revenue				
Craft booths/Business Booths	12,150.00	12,150.00		
Facility Rentals	10,000.00	10,000.00		
Food booths	1,612.50	1,612.50		
BBQ cookers	6,650.00	6,650.00		
Carnival	20,000.00	20,000.00		

	FY 2026 Adopted	FY 2026 Amended	FY 2026 Proposed Amendment #2	Change
Parade	-	-		
Sponsorship	120,000.00	120,000.00		
Parking concession	-	-		
Electric	3,300.00	3,300.00		
Misc.				
TXF from General Fund				
Total	241,960.35	241,960.35		
Expense				
Publicity	3,450.00	3,450.00		
Porta-Potties	10,500.00	10,500.00		
Security	46,837.00	46,837.00		
Health, Safety & Lighting	20,861.50	20,861.50		
Transportation	19,303.30	19,303.30		
Barricades/Traffic Plan	12,650.00	12,650.00		
Bands/Music/Sound	26,000.00	26,000.00		
Clean Up	19,200.00	19,200.00		
FD Event Supplies	5,000.00	5,000.00		
Sponsorship	9,800.00	9,800.00		
Parade	-	-		
Tent, Tables & Chairs	15,000.00	15,000.00		
Electricity	-	-		
FD Electrical Setup	30,000.00	30,000.00		
Contingencies	5,000.00	5,000.00		
Total expenses	223,601.80	223,601.80		
Balance Forward	18,358.55	18,358.55		
CONSOLIDATED GENERAL FUND				
Revenue				
City	16,899,202.86	16,899,202.86	17,043,657.90	144,455.04
Parks	675,964.36	675,964.36	675,964.36	-
Founders	241,960.35	241,960.35	241,960.35	-
Total	17,817,127.57	17,817,127.57	17,961,582.61	144,455.04
Expense				
City	15,340,045.99	15,356,445.28	15,418,785.76	62,340.48
Parks	1,052,880.00	1,052,880.00	1,186,663.75	133,783.75
Founders	223,601.80	223,601.80	223,601.80	-
Total Expense	16,616,527.79	16,632,927.08	16,829,051.31	196,124.23
Balance Forward	1,200,599.78	1,184,200.49	1,132,531.30	(51,669.19)
DRIPPING SPRINGS FARMERS MARKET				
Balance Forward	9,529.42	9,529.42		
Revenue				
FM Sponsor	1,000.00	1,000.00		
Grant Income	-	-		
Booth Space	63,000.00	63,000.00		
Applications	1,400.00	1,400.00		
Membership Fee	-	-		
Facility Fee	2,000.00	2,000.00		
Interest Income	1,600.00	1,600.00		
Market Event/Merch.	500.00	500.00		
Transfer from General Fund	17,765.75	17,765.75		
Total	96,795.17	96,795.17		

Item # 13.

	FY 2026 Adopted	FY 2026 Amended	FY 2026 Proposed Amendment #2	Change
Expense				
Advertising	3,000.00	3,000.00		
Market Manager	62,381.68	62,381.68		
Payroll Tax Expense	5,024.20	5,024.20		
DSFM Benefits	7,284.91	7,284.91		
Retirement	3,657.13	3,657.13		
Entertainment& Activities	5,200.00	5,200.00		
Dues Fees & Subscriptions	200.00	200.00		
Training	200.00	200.00		
Office Expense	100.00	100.00		
Supplies Expense	500.00	500.00		
Network & Phone	250.00	250.00		
Cleaning & Maintenance	1,000.00	1,000.00		
Other Expense				
Capital Fund				
Contingency Fund	500.00	500.00		
Transfer to Reserve Fund	-	-		
Total Expense	89,297.92	89,297.92		
Balance Forward	7,497.25	7,497.25		

PARKLAND DEDICATION FUND

Balance Forward	392,690.61	392,690.61		
Revenue				
Parkland Fees	-	-		
Total Revenue	392,690.61	392,690.61		
Expense				
Park Improvements	392,690.61	392,690.61		
TXF to AG Facility				
Master Naturalists				
Total Expenses	392,690.61	392,690.61		
Balance Forward	-	-		

PARKLAND DEVELOPMENT FUND

Balance Forward	116,610.00	116,610.00		
Revenue				
Parkland Development Fees	-	-		
Total Revenue	116,610.00	116,610.00		
Expense				
Transfer to Parks	116,610.00	116,610.00		
Total Expenses	116,610.00	116,610.00		
Balance Forward	-	-		

AG FACILITY FUND

Balance Forward	-	-		
Revenue				
Ag Facility Fees	-	-		
Total Revenues	-	-		

Expense				
TXF to DSRP	-	-		

Item # 13.

	FY 2026 Adopted	FY 2026 Amended	FY 2026 Proposed Amendment #2	Change
Total Expense	-	-		
Balance Forward	-	-		

LANDSCAPING FUND

Balance Forward	478,767.00	478,767.00		
Revenue				
Tree Replacement Fees				
Total Revenues	478,767.00	478,767.00		
Expense				
Sports and Rec Park	25,000.00	25,000.00		
DSRP	10,000.00	10,000.00		
FMP	10,000.00	10,000.00		
Charro	10,000.00	10,000.00		
Veterans Memorial Park	5,000.00	5,000.00		
Historic Districts				
Professional Services				
Tree Maintenance				
City Hall Lawn and Tree Maintenance	2,000.00	2,000.00		
Total Expense	62,000.00	62,000.00		
Balance Forward	416,767.00	416,767.00		

SIDEWALK FUND

Balance Forward	828.96	828.96		
Revenue				
Fees	-	-		
Total Revenues	828.96	828.96		
Expense				
Expense	-	-		
Total Expense	-	-		
Balance Forward	828.96	828.96		

DRIPPING SPRINGS RANCH PARK OPERATING FUND

Balance Forward	276,083.46	276,083.46	284,083.46	8,000.00
Revenue				
Stall Rentals	35,500.00	35,500.00		
RV/Camping Site Rentals	21,000.00	21,000.00		
Facility Rentals	130,500.00	130,500.00		
Equipment Rental	10,000.00	10,000.00		
Sponsorships & Donations	51,775.00	51,775.00		
Grants	100,000.00	100,000.00		
Merchandise Sales	22,500.00	22,500.00		
Riding Permits	10,000.00	10,000.00		
Staff & Misc. Fees	4,700.00	4,700.00		
Cleaning Fees	20,000.00	20,000.00		
General Program and Events:				
- Riding Series	38,000.00	38,000.00		
- Coyote Camp	140,000.00	140,000.00		
- Misc. Events	12,000.00	12,000.00		
- Programing	62,500.00	62,500.00		
- Concert Series				

	FY 2026 Adopted	FY 2026 Amended	FY 2026 Proposed Amendment #2	Change
- Ice Rink	190,800.00	190,800.00		
- Ice Rink Merchandise	2,000.00	2,000.00		
Concessions	1,500.00	1,500.00		
Other Income	500.00	500.00		
Interest	4,500.00	4,500.00		
TXF from Ag Facility	-	-		
TXF from HOT	308,800.00	308,800.00		
HOT for Event Center Roof	300,000.00	300,000.00		
HOT for Improvements	138,250.00	138,250.00		
TXF from General Fund				
TXF from Landscape Fund				
TXF from PEG				
TXF from General Fund CLFRF				
Total Revenue	1,880,908.46	1,880,908.46		8,000.00
Expense				
Advertising	15,000.00	15,000.00		
Office Supplies	10,000.00	10,000.00		
Postage				
DSRP On Call				
Programing Staff	138,246.48	138,246.48		
Network and Communications	8,912.40	8,912.40		
IT Equipment & Support	3,700.00	3,700.00		
Co-Sponsored Events	7,900.00	7,900.00		
Sponsorship Expenses	2,100.00	2,100.00		
Supplies and Materials				
Uniforms	1,000.00	1,000.00		
Ranch House Supplies	1,000.00	1,000.00		
Dues, Fees and Subscriptions	5,000.00	5,000.00		
Mileage	500.00	500.00		
Equipment	33,578.37	33,578.37		
House Equipment				
Equipment Rental	3,000.00	3,000.00	5,000.00	2,000.00
Equipment Maintenance	25,000.00	25,000.00		
Portable Toilets	2,500.00	2,500.00		
Electric	90,000.00	90,000.00		
Water	15,000.00	15,000.00		
Septic	750.00	750.00		
Lift Station Maintenance	5,000.00	5,000.00		
Propane/Natural Gas	2,500.00	2,500.00		
On Call Phone				
Alarm	13,317.24	13,317.24		
Stall Cleaning & Repair	4,000.00	4,000.00		
Training and Education				
General Program and Events:				
- Riding Series	28,000.00	28,000.00		
- Coyote Camp	16,000.00	16,000.00		
- Misc. Events	1,500.00	1,500.00		
- Programing	13,000.00	13,000.00		
- Concert Series				
- Ice Rink	229,169.00	229,169.00		
Other Expense	20,000.00	20,000.00		
Improvements	138,250.00	138,250.00		
Tree Planting				
Contingencies	50,000.00	50,000.00		

Item # 13.

	FY 2026 Adopted	FY 2026 Amended	FY 2026 Proposed Amendment #2	Change
Fleet Acquisition				
Fleet Maintenance	5,500.00	5,500.00		
General Maintenance and Repair	146,272.00	146,272.00		
Grounds and General Maintenance				
House Maintenance	10,000.00	10,000.00		
HCLE	13,200.00	13,200.00		
Merchandise	15,500.00	15,500.00		
Sales Tax Remittance	1,565.20	1,565.20		
RV/Parking Lot				
Event Center Roof	600,000.00	600,000.00		
TXF to Vehicle Replacement Fund	19,469.00	19,469.00		
Total Expenses	1,695,429.69	1,695,429.69		2,000.00
Balance Forward	185,478.77	185,478.77		6,000.00

HOTEL OCCUPANCY TAX FUND

Balance Forward	555,044.60	555,044.60		
Revenues				
Hotel Occupancy Tax	900,000.00	900,000.00		
Interest	10,000.00	10,000.00		
Total	1,465,044.60	1,465,044.60		

Expenses				
Advertising	3,496.00	3,496.00		
Christmas Lighting Displays	27,290.00	27,290.00		
City Sponsored Events				
Historic Districts Marketing				
Signage	121,200.00	121,200.00		
Arts				
Lighting				
Dues and Fees	5,000.00	5,000.00		
TXF to Debt Service	92,055.00	92,055.00		
RV/ Parking Lot				
Software	9,000.00	9,000.00		
TXF to General Fund	-	-		
TXF to DSVB	375,000.00	375,000.00		
TXF to Event Center	308,800.00	308,800.00		
Event Center Roof	300,000.00	300,000.00		
Event Center Improvements	138,250.00	138,250.00		
Grants	33,632.50	33,632.50		
Total expenses	1,413,723.50	1,413,723.50		
Balance Forward	51,321.10	51,321.10		

VISITORS BUREAU

Balance Forward	195,761.68	195,761.68		
Revenue				
Fees				
- Brewers Fest	-	-		
- Wedding Showcase	9,000.00	9,000.00		
Ticket Sales				
- Brewers Fest	-	-		
- Dripping with Taste	-	-		
- Songwriter's Festival	-	-		

	FY 2026 Adopted	FY 2026 Amended	FY 2026 Proposed Amendment #2	Change
Merchandise				
- Brewers Fest				
- Songwriters Festival	5,000.00	5,000.00		
- Eclipse				
Sponsorships & Donations				
- Songwriter's Festival	50,000.00	50,000.00		
- Brewers Fest	-	-		
- Stars in Dripping Springs	15,000.00	15,000.00		
Grants				
TXF from HOT Fund	375,000.00	375,000.00		
Other Revenues				
Interest	8,000.00	8,000.00		
Total	657,761.68	657,761.68		

Expense				
Personnel				
- Salaries	143,690.37	143,690.37		
- Taxes	11,496.31	11,496.31		
- Benefits	14,626.59	14,626.59		
- TMRS	8,423.85	8,423.85		
Dues, Fees and Subscriptions	4,014.00	4,014.00		
Advertising & Marketing	111,500.00	111,500.00		
Supplies	2,300.00	2,300.00		
IT Equipment & Support	5,555.00	5,555.00		
Software	21,621.00	21,621.00		
Training & Education	6,000.00	6,000.00		
Professional Services				
- Marketing Consultant	-	-		
Utilities				
- Water				
- Electricity	1,000.00	1,000.00		
- Phone/Network				
Website	12,000.00	12,000.00		
Office Maintenance/Repairs	12,176.00	12,176.00		
Office Improvements	-	-		
Postage	500.00	500.00		
Other				
Brewers Fest	-	-		
Dripping with Taste				
Songwriter's Festival	115,300.00	115,300.00		
Wedding Showcases	2,000.00	2,000.00		
Stars in Dripping Springs	51,900.00	51,900.00		
Transfer to Capital	50,000.00	50,000.00		
Total expenses	574,103.12	574,103.12		
Balance Forward	83,658.56	83,658.56		

UTILITY FUND

Balance Forward	6,563,092.19	6,563,092.19	6,567,555.91	4,463.72
Wastewater Revenue				
TXF from TWDB				
Wastewater Service	1,675,000.00	1,675,000.00		
Late Fees/Rtn check fees	7,500.00	7,500.00		
Portion of Sales Tax	-	-		

	FY 2026 Adopted	FY 2026 Amended	FY 2026 Proposed Amendment #2	Change
Delayed Connection Fees	5,000.00	5,000.00		
Line Extensions	-	-		
Transfer fees	-	-		
Overuse fees	-	-		
FM 150 WWU Line Reimbursement	-	-		
Interest	-	-		
Other Income	-	-		
Reuse Water Income	-	-		
Developer Reimbursed Costs	-	-		
TXF from General Fund	-	-		
Total Revenues	1,687,500.00	1,687,500.00		-
Expense				
System Operations and Maintenance:				
- Routine Operations	95,700.00	95,700.00		
- Non-Routine Operations	94,400.00	94,400.00		
- System Maintenance & Repair	80,000.00	80,000.00		
- Chlorinator Maintenance	-	-		
- Chlorinator Alarm	-	-		
- Odor Control	35,000.00	35,000.00		
- Meter Calibrations	-	-		
- Lift Station Cleaning	-	-		
- Jet Cleaning Collection lines	-	-		
- Drip Field Lawn Maintenance	-	-		
- Drip Field Maint & Repairs	51,000.00	51,000.00		
- Drip Field Meter Box Replacement	-	-		
- Lift Station repairs	-	-		
- Auto Dialer Replacement	-	-		
- Lift Station Preventative Maintenance	81,000.00	81,000.00		
- WWTP Maintenance	70,000.00	70,000.00		
- Chemicals	20,000.00	20,000.00		
- Electricity	105,000.00	105,000.00		
- Laboratory Testing	-	-		
- Sludge Hauling	210,000.00	210,000.00		
- Phone/Network	-	-		
- Supplies	-	-		
- Wastewater Flow Measurement	-	-		
- Backwash Flow Meter & Check valve	-	-		
- Generator Maintenance	20,000.00	20,000.00		
- Arrowhead Plant Operations	-	-		
- Big Sky Plant Operations	-	-		
Arrowhead Operations and Maintenance:				
- Routine Operations	26,000.00	26,000.00		
- Non-Routine Operations	24,000.00	24,000.00		
- Chlorinator Maintenance	-	-		
- Chlorinator Alarm	-	-		
- Meter Calibrations	-	-		
- Lift Station Cleaning	9,000.00	9,000.00		
- Drip Field Lawn Maintenance	-	-		
- Drip Field Maint & Repairs	50,000.00	50,000.00		
- Lift Station repairs	5,000.00	5,000.00		
- Lift Station Preventative Maintenance	3,000.00	3,000.00		
- WWTP Repairs/Pump Repairs	17,000.00	17,000.00		
- Chemicals	18,000.00	18,000.00		
- Electricity	38,000.00	38,000.00		

Item # 13.

	FY 2026 Adopted	FY 2026 Amended	FY 2026 Proposed Amendment #2	Change
- Sludge Hauling	40,000.00	40,000.00		
- Supplies				
- Equipment				
- Equipment Maintenance				
- Fleet Acquisition				
- Fleet Maintenance				
- Fuel				
- Capital Projects				
- Arrowhead Plant Lease(s)	286,560.00	286,560.00		
Big Sky Operations and Maintenance:				
- Routine Operations	26,000.00	26,000.00		
- Non-Routine Operations	21,450.00	21,450.00		
- Chlorinator Maintenance	-	-		
- Chlorinator Alarm	-	-		
- Meter Calibrations	-	-		
- Lift Station Cleaning	-	-		
- Drip Field Maint & Repairs	7,500.00	7,500.00		
- Lift Station repairs	-	-		
- Lift Station Preventative Maintenance	-	-		
- WWTP Repairs/Pump Repairs	15,000.00	15,000.00		
- Chemicals	18,000.00	18,000.00		
- Electricity	38,000.00	38,000.00		
- Sludge Hauling	40,000.00	40,000.00		
- Supplies				
Village Grove Operations and Maintenance:				
- Routine Operations	26,000.00	26,000.00		
- Non-Routine Operations	24,000.00	24,000.00		
- Chlorinator Maintenance	-	-		
- Chlorinator Alarm	-	-		
- Meter Calibrations	-	-		
- Lift Station Cleaning	9,000.00	9,000.00		
- Drip Field Lawn Maintenance	-	-		
- Drip Field Maint & Repairs	50,000.00	50,000.00		
- Lift Station repairs	5,000.00	5,000.00		
- Lift Station Preventative Maintenance	3,000.00	3,000.00		
- WWTP Repairs/Pump Repairs	17,000.00	17,000.00		
- Chemicals	18,000.00	18,000.00		
- Electricity	38,000.00	38,000.00		
- Sludge Hauling	40,000.00	40,000.00		
Wildridge Operations and Maintenance:				
- Routine Operations	26,000.00	26,000.00		
- Non-Routine Operations	24,000.00	24,000.00		
- Chlorinator Maintenance	-	-		
- Chlorinator Alarm	-	-		
- Meter Calibrations	-	-		
- Lift Station Cleaning	9,000.00	9,000.00		
- Drip Field Lawn Maintenance	-	-		
- Drip Field Maint & Repairs	50,000.00	50,000.00		
- Lift Station repairs	5,000.00	5,000.00		
- Lift Station Preventative Maintenance	3,000.00	3,000.00		
- WWTP Repairs/Pump Repairs	17,000.00	17,000.00		
- Chemicals	18,000.00	18,000.00		
- Electricity	38,000.00	38,000.00		
- Sludge Hauling	40,000.00	40,000.00		
Water Reuse Operations				

	FY 2026 Adopted	FY 2026 Amended	FY 2026 Proposed Amendment #2	Change
- System Maintenance & Repair	20,000.00	20,000.00		
- Routine Operations	10,000.00	10,000.00		
- Non-Routine Operations	10,000.00	10,000.00		
- Irrigation	10,000.00	10,000.00		
Transfer to Vehicle Replacement Fund	51,908.00	51,908.00		
Total Expense	2,106,518.00	2,106,518.00		

DEVELOPMENT/CAPITAL**Revenues**

Developer Reimbursed Costs	370,000.00	370,000.00		
Portion of Sales Tax	900,000.00	900,000.00		
Overuse fees	200,000.00	200,000.00		
Line Extension Fees				
Reuse Fees				
FM 150 WWU Line Reimbursement	-	-		
Other Income	40,000.00	40,000.00		
PEC	140,000.00	140,000.00		
ROW Fees	3,500.00	3,500.00		
Cable	130,000.00	130,000.00		
TX Gas Franchise Fees	6,000.00	6,000.00		
Interest	215,000.00	215,000.00		
Total Revenue	2,004,500.00	2,004,500.00		

Expense

- Construction Phase Services HR TEFS 1873-001	5,000.00	5,000.00		
- Misc. Planning/Consulting 1431-001	50,000.00	50,000.00		
- Planning & Permitting	4,000.00	4,000.00		
- 2nd Amendment CIP 1881-001	-	-		
- Sewer Planning CAD 1971-001	5,000.00	5,000.00		
- Water Planning 1982-001	4,000.00	4,000.00		
- FM 150 WWU Line 1989-001	12,000.00	12,000.00		
- Parallel West Interceptor Design& Cost				
- Caliterra Plan Review & construction Phase Services 19	12,500.00	12,500.00		
- TLAP Renewal application 1732-001				
- Arrowhead PR & Const. Phase Services - 1967-001	2,000.00	2,000.00		
- Heritage PID PR & Cons. Phase Services - 1734-001	30,000.00	30,000.00		
- Double L Planning & Const. Phase Services - 1743-001	50,000.00	50,000.00		
- Cannon Tract - 1842-001				
- Driftwood 522 PR & Const. Phase Services - 1900-001	25,000.00	25,000.00		
- Big Sky PR & Const Phase Services - 1913-001	2,500.00	2,500.00		
- Driftwood Creek PR & Const Phase Services - 1917-00	25,000.00	25,000.00		
- Cannon/Cynosure/Double L Water CCN App. - 2007-001				
- Cynosure-Wild Ridge - 2009-001	20,000.00	20,000.00		
- Oryx Cannon 58 Plan Review & CPS - 60972-2	5,000.00	5,000.00		
- New Growth Plan Review & CPS - 60972-2	10,000.00	10,000.00		
- AHC Apartments - PDD 11	1,000.00	1,000.00		
- Arrowhead WWTP & Drip System Install Design	5,000.00	5,000.00		
- Heritage/Cannon Lift Station	25,000.00	25,000.00		
- Cannon Ranch Gateway Village Plan Review & CPS - €	27,500.00	27,500.00		
- Effluent HP 1952-001 - Engineering				
- Effluent Holding Pond - Construction	50,000.00	50,000.00		
- HR Treated Effluent Fill Station	-	-		
- Parallel West Interceptor				
- Arrowhead Drain Field	-	-		
- WWTP Water Supply	-	-		

Item # 13.

	FY 2026 Adopted	FY 2026 Amended	FY 2026 Proposed Amendment #2	Change
- WWTP Road Repair	-	-		
- Arrowhead Capital Projects	-	-		
- Caliterra Reimbursement: Spray Fields	-	-		
- South Collector				
- Water Reuse	240,000.00	240,000.00		
- Arrowhead Liftstation Upgrades	150,000.00	150,000.00		
- Big Sky Maintenance Building	-	-		
- Flow Control: Driftwood Golf Course	150,000.00	150,000.00		
- GIS Implementation	100,000.00	100,000.00		
- Asset Management	150,000.00	150,000.00		
- Transfer to Debt Service	2,268,210.50	2,268,210.50		
Total Expense	3,428,710.50	3,428,710.50		

TWDB PROJECT

Revenues

TXF from TWDB	1,915,000.00	5,259,206.66		3,344,206.66
Total Revenue	1,915,000.00	5,259,206.66		3,344,206.66

Expense

TWDB Engineering:

- West Interceptor, SC, LS, FM and TE line 1950-001	210,000.00	210,000.00		
- East Interceptor 1951-001	185,000.00	185,000.00		
- Reclaimed Water Facility 1953-001	200,000.00	200,000.00		
- WWTP Design Assistance				
- So Regional WW System Exp P&M 1923-001	30,000.00	30,000.00		

Miscellaneous:

- Special Counsel and Consultants	1,325,000.00	1,325,000.00		
-----------------------------------	--------------	--------------	--	--

TWDB Capital Projects:

- West Interceptor	-	3,344,206.66		3,344,206.66
- South Collector, LS and FM and TE Line	-	-		
- East Interceptor	-	-		
- WWTP	-	-		
Total Expense	1,950,000.00	5,294,206.66		3,344,206.66

WATER

Revenue

Fees:

- Tap Fees				
- Impact Fees				
- Meter Set Fees	3,000.00	3,000.00		
- Disconnect Fees				
- Equipment Fees	10,000.00	10,000.00		
- Inspection Fees	2,500.00	2,500.00		

Rates:

- Base Rate	125,000.00	125,000.00		
- Usage	275,000.00	275,000.00		
- Penalties				

Other Revenues	6,000.00	6,000.00		
----------------	----------	----------	--	--

TXF from Wastewater Fund

Total Revenue	421,500.00	421,500.00		
----------------------	-------------------	-------------------	--	--

Expense

Administrative and General Expense:

Item # 13.

	FY 2026 Adopted	FY 2026 Amended	FY 2026 Proposed Amendment #2	Change
- Regulatory Expense				
- Planning and Permitting				
System Operations and Maintenance:				
- Routine Operations	35,000.00	35,000.00		
- Non Routine Operations	20,000.00	20,000.00		
- System Maintenance & Repair	27,500.00	27,500.00		
- Laboratory Testing				
- Supplies				
- Water Meters	100,000.00	100,000.00		
Operating and Maintenance				
Wholesale Water Purchase - WTCPUA	675,000.00	675,000.00		
Total Expense	182,500.00	182,500.00		

ADMINISTRATION

Revenues

PEC	-	-		
ROW Fees	-	-		
Cable	-	-		
TX Gas Franchise Fees	-	-		
Interest	-	-		
TXF from General Fund	-	-		
Total Revenue	-	-		

Expense

Administrative and General Expense:				
- Administrative/Billing Expense	-	-		
- Legal Fees	55,000.00	55,000.00		
- Auditing	10,000.00	10,000.00		
- Software	15,000.00	15,000.00		
- IT Equipment & Support	7,000.00	7,000.00		
Systems Operations and Maintenance:				
- Phone/Network				
- Equipment	570,000.00	570,000.00		
- Equipment Maintenance	15,000.00	15,000.00		
- Fleet Acquisition	80,000.00	80,000.00		
- Fleet Maintenance	16,000.00	16,000.00		
- Fuel	25,000.00	25,000.00		
- Laboratory Testing	80,000.00	80,000.00		
- SCADA	20,000.00	20,000.00		
Supplies	60,000.00	60,000.00		
Other Expense				
Public Relations				
Postage	30,000.00	30,000.00		
Uniforms	15,000.00	15,000.00		
Training	25,000.00	25,000.00		
Dispatch	-	-		
Salaries	716,409.93	716,409.93		
Overtime	48,672.00	48,672.00		
Taxes	63,541.77	63,541.77		
Benefits	87,546.37	87,546.37		
Retirement	46,377.18	46,377.18		
On Call	26,000.00	26,000.00		
Transfer to General Fund	271,199.17	271,199.17	275,662.89	4,463.72
Total Expense	2,282,746.42	2,282,746.42		4,463.72

Item # 13.

	FY 2026 Adopted	FY 2026 Amended	FY 2026 Proposed Amendment #2	Change
CONSOLIDATED UTILITY FUND				
Revenue				
Balance Forward	6,563,092.19	6,563,092.19	6,567,555.91	4,463.72
Development/Capital	2,004,500.00	2,004,500.00	2,004,500.00	-
TWDB Project	1,915,000.00	5,259,206.66	5,259,206.66	-
Wastewater	1,687,500.00	1,687,500.00	1,687,500.00	-
Water	421,500.00	421,500.00	421,500.00	-
Operations	-	-	-	-
Total	12,591,592.19	15,935,798.85	15,940,262.57	4,463.72
Expense				
Development/Capital	3,428,710.50	3,428,710.50	3,428,710.50	-
TWDB Project	1,950,000.00	5,294,206.66	5,294,206.66	-
Wastewater	2,106,518.00	2,106,518.00	2,106,518.00	-
Water	182,500.00	182,500.00	182,500.00	-
Operations	2,282,746.42	2,282,746.42	2,287,210.14	4,463.72
Total Expense	9,950,474.92	13,294,681.58	13,299,145.30	4,463.72
Balance Forward	2,641,117.27	2,641,117.27	2,641,117.27	0.00

TWDB FUND

Balance Forward	931.24	931.24		
Revenues	1,915,000.00	1,915,000.00		
Interest	25.00	25.00		
Total revenue	1,915,956.24	1,915,956.24		
Expenses				
Escrow Fees				
Expenses	1,915,000.00	1,915,000.00		
Total Expenses	1,915,000.00	1,915,000.00		
Balance Forward	956.24	956.24		

IMPACT FUND

Bal Forward	1,245,927.18	1,245,927.18		
Revenue				
Impact Fees	758,000.00	758,000.00		
Impact Fee Deposits				
Interest Income	20,000.00	20,000.00		
Total	2,023,927.18	2,023,927.18		
Expense				
TXF to Debt Service 2015	-	-		
TXF to Debt Service 2019				
TXF to Debt Service 2022				
Total expense	-	-		
Total Bal Forward	2,023,927.18	2,023,927.18		

DEBT SERVICE FUND 2015

Bal Forward	867,624.25	867,624.25		
Revenue				
TXF from Impact Fund	-	-		
Interest	19,000.00	19,000.00		
Total Revenue	886,624.25	886,624.25		

	FY 2026 Adopted	FY 2026 Amended	FY 2026 Proposed Amendment #2	Change
Expenses				
Debt Payment 2015	670,405.60	670,405.60		
Total Expense	670,405.60	670,405.60		
Balance Forward	216,218.65	216,218.65		

DEBT SERVICE FUND 2013

Bal Forward	107,420.39	107,420.39		
Revenue				
TXF from HOT	92,055.00	92,055.00		
Interest	3,000.00	3,000.00		
Total	202,475.39	202,475.39		
Expense				
Tax Series 2013	90,375.00	90,375.00		
Total Expenses	90,375.00	90,375.00		
Balance Forward	112,100.39	112,100.39		

DEBT SERVICE FUND 2019

Bal Forward	102,117.72	102,117.72		
Revenue				
TXF from Impact Fees	1,073,553.00	1,073,553.00		
Interest	20,000.00	20,000.00		
Total	1,195,670.72	1,195,670.72		
Expense				
Tax Series 2019	1,073,553.00	1,073,553.00		
Total Expenses	1,073,553.00	1,073,553.00		
Balance Forward	122,117.72	122,117.72		

DEBT SERVICE FUND 2022

Bal Forward	186,908.14	186,908.14		
Revenue				
TXF from Impact Fees	1,194,657.50	1,194,657.50		
Interest	15,000.00	15,000.00		
Total	1,396,565.64	1,396,565.64		
Expense				
Tax Series 2022	1,191,177.50	1,191,177.50		
Total Expenses	1,191,177.50	1,191,177.50		
Balance Forward	205,388.14	205,388.14		

DEBT SERVICE FUND 2025

Bal Forward	14,146,913.86	14,146,913.86		
Revenue				
TXF from Bond Proceeds	-	-		
Interest	-	-		
Total	14,146,913.86	14,146,913.86		

Expense
- Old Fitzhugh Road
- Stephenson Bldg & Parking

Item # 13.

	FY 2026 Adopted	FY 2026 Amended	FY 2026 Proposed Amendment #2	Change
- Maintenance Facility				
- Street Improvements	690,948.00	690,948.00		
- Transportation Improvements				
- Other				
Total Expenses	-	-		
Balance Forward	14,146,913.86	14,146,913.86		
PEG FUND				
Balance Forward	188,577.80	188,577.80		
Revenues				
TWC	30,000.00	30,000.00		
Interest Income	4,000.00	4,000.00		
Total Revenues	222,577.80	222,577.80		
Expense	-	-		
TXF to Event Center	-	-		
Total Expense	-	-		
Balance Forward	222,577.80	222,577.80		
RESERVE FUND				
Balance Forward	3,536,163.00	3,536,163.00		
Revenue				
TXF from General Fund	500,000.00	500,000.00		
Interest	75,000.00	75,000.00		
Total	4,111,163.00	4,111,163.00		
Expense				
Expense	-	-		
Total Expense	-	-		
Balance Forward	4,111,163.00	4,111,163.00		
TIRZ 1				
Balance Forward	275,826.60	275,826.60		
Revenues				
City AV	352,304.87	352,304.87		
County AV	372,226.77	372,226.77		
City for GAP Escrow				
Interest Income	20,000.00	20,000.00		
EPS Reimbursements				
Total Revenue	1,020,358.24	1,020,358.24		
Expense				
TIRZ Expense				
Project Management/Misc. Costs	21,000.00	21,000.00		
Project Administration P3 Works	8,000.00	8,000.00		
Legal Fees				
Projects:				
- Town Center	45,000.00	45,000.00		
- Old Fitzhugh Road	130,869.75	130,869.75		
- Downtown Parking	15,000.00	15,000.00		
- Stephenson Building	19,375.00	19,375.00		

	FY 2026 Adopted	FY 2026 Amended	FY 2026 Proposed Amendment #2	Change
- Downtown Master Plan (Road/Sidewalk/Drainage)	90,125.00	90,125.00		
- Library	250,000.00	250,000.00		
- Creek Road	45,000.00	45,000.00		
EPS				
MAS				
HDR				
TJKM - Grant Writing				
Buie - PR				
Misc. Consulting	15,000.00	15,000.00		
Creation Cost Reimbursements				
TXF to GAP Escrow				
TXF to General Fund				
Series 2025 TIRZ I Allocation	272,491.21	272,491.21		
Stakeholder Reimbursement				
Total Expense	911,860.96	911,860.96		
Balance Forward	108,497.28	108,497.28		

TIRZ 2

Balance Forward	2,846,227.78	2,846,227.78		
Revenue				
Interest Income	30,000.00	30,000.00		
City AV	353,280.23	353,280.23		
County AV	712,108.00	712,108.00		
Total Revenue	3,941,616.01	3,941,616.01		
Expense				
Project Management/Misc. Costs	21,000.00	21,000.00		
Project Administration P3 Works	8,000.00	8,000.00		
Legal				
Projects:				
- Town Center	15,000.00	15,000.00		
- Old Fitzhugh Road	43,623.25	43,623.25		
- Downtown Parking	5,000.00	5,000.00		
- Stephenson Building	19,375.00	19,375.00		
- Downtown Master Plan (Road/Sidewalk/Drainage)	90,125.00	90,125.00		
- Library	250,000.00	250,000.00		
- Creek Road	45,000.00	45,000.00		
MAS				
HDR				
Misc. Consulting	15,000.00	15,000.00		
Creation Cost Reimbursements				
TXF to General Fund				
Series 2025 TIRZ II Allocation	152,366.15	152,366.15		
Stakeholder Reimbursement				
Total Expense	664,489.40	664,489.40		
Balance Forward	3,277,126.61	3,277,126.61		

VEHICLE REPLACEMENT FUND

Balance Forward	514,650.65	514,650.65		
Revenue				
TXF from General Fund	162,679.00	162,679.00		
TXF from DSRP	19,469.00	19,469.00		
TXF from WWU	51,908.00	51,908.00		

Item # 13.

	FY 2026 Adopted	FY 2026 Amended	FY 2026 Proposed Amendment #2	Change
Total Revenue	748,706.65	748,706.65		
Expense				
Vehicle Replacement	-	-		
Total Expense	-	-		
Balance Forward	748,706.65	748,706.65		