



**DRIPPING SPRINGS**  
Texas

September 27, 2022

ASHTON AUSTIN RESIDENTIAL LLC  
10721 RESEARCH BLVD  
STE B-210  
AUSTIN, TX 78759-5727

RE: 211 CANNON RANCH RD, DRIPPING SPRINGS, TX 78620

To Whom it May Concern:

The City of Dripping Springs is considering expanding its Tax Increment Reinvestment Zones by adding additional properties and additional projects within in the TIRZ that can be funded by the TIRZ. You are receiving this notification because the City and TIRZ Board are considering adding property that you own into the TIRZ. The inclusion of property does not change the taxable rate or add any additional tax, but would allow for your property to be given special consideration when deciding what TIRZ projects to fund.

The Tax Increment Reinvestment Zones allow for a portion of City and County property taxes to be set aside for projects that benefit the properties in the Zones. The current projects include upgrades to Old Fitzhugh Road, Downtown Parking, a Town Center, and other transportation and drainage improvements. New projects being considered for TIRZ funds include improvements to Creek Road, Wallace Street, and additional downtown improvements. For more information about the current TIRZ zones and projects please go to this link or use this QR code:



<https://www.cityofdrippingsprings.com/tax-increment-reinvestment-zone-tirz>

The potential addition of property and projects to the Tax Increment Reinvestment Zones will be considered at the Tax Increment Reinvestment Zone Board Meeting at **4 p.m.** on **October 17, 2022 at City of Dripping Springs City Hall** and at **6 p.m.** on **October 18, 2022 at City of Dripping Springs City Hall.** City Hall is at 511 Mercer Street, Dripping Springs, Texas 78620. These meetings will include an opportunity for any person to speak for, on, or against the addition of property or projects to the TIRZ including to protest the inclusion of your property in the TIRZ.

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**Enclosed please find a form that you can use to agree to include your property in the TIRZ. PLEASE CONTACT THE CITY IF YOU HAVE QUESTIONS OR WISH TO PROTEST THE INCLUSION OF YOUR PROPERTY IN THE TIRZ. You can reach us at 512-858-4725 or by emailing [planning@cityofdrippingsprings.com](mailto:planning@cityofdrippingsprings.com).**

### TIRZ FREQUENTLY ASKED QUESTIONS

#### **What is a TIRZ?**

A TIRZ is a Tax Increment Reinvestment Zone. The Zone is an area drawn around certain properties that would benefit from projects that provide necessary and enhanced infrastructure for the City. A portion of the property taxes from within the Zone are set aside to fund the projects included in the TIRZ Project Plan. The City of Dripping Springs' TIRZs are funded by both the City and the County. The TIRZ Board makes recommendations to City Council on TIRZ projects, properties, and expenditures. The City Council makes the final decision on all recommendations. Hays County has two representatives on the TIRZ Board because it provides funds to the TIRZs.

#### **How is the funding of the TIRZ calculated?**

The funding comes from the City and County property taxes from the properties within the TIRZ. The property taxes in a TIRZ are separated into those that go into the general fund and those placed in the TIRZ funds. The general fund taxes are those based on the value the property had prior to being placed in the TIRZ, as well as any percentage on the increase in value of the property that is not part of the TIRZ percentage. The TIRZ taxes are those property taxes based on the increase in value of the property since being placed in the TIRZ. Dripping Springs' TIRZs include 50% of the City and County property taxes collected on the increase in value of the properties.

#### **What types of Projects can the TIRZ fund?**

The TIRZ primarily funds infrastructure upgrades including road improvements, sidewalks, parks, parking lots, and utility infrastructure. Dripping Springs' current TIRZs focus on roadway improvements and downtown improvements. Currently the TIRZ is funding improvements to Old Fitzhugh Road including upgrading the road, adding sidewalks, and improving landscaping. The project is in the design phase.

#### **What are the benefits of a TIRZ?**

- Provides for dedicated funds to be used to invest in an area providing the funds for projects that benefit the area.
- Maintains the same level of property taxes going to the general fund to pay for existing services.

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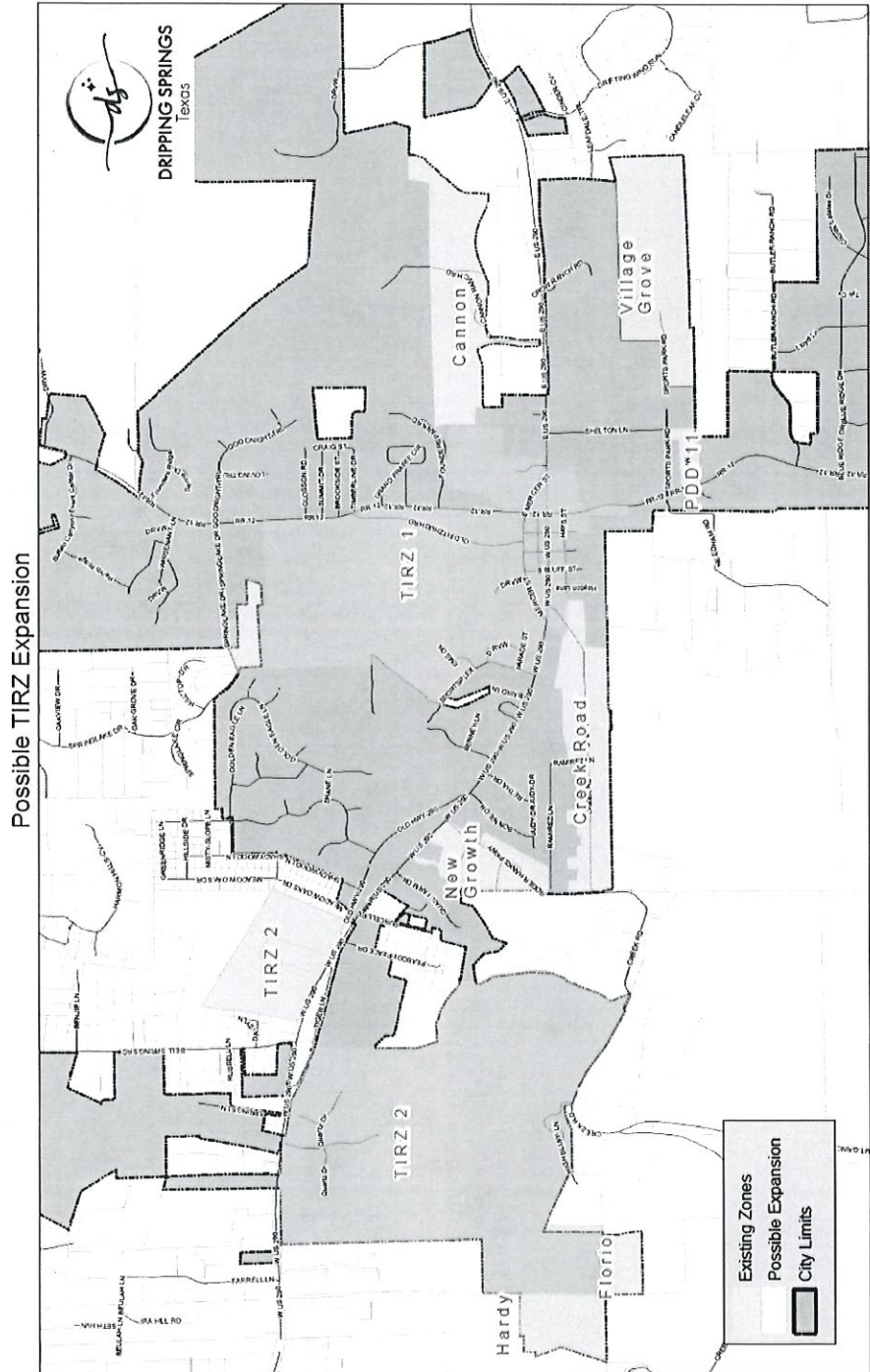
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- Is an Economic Development tool that does not increase the taxes for any property or decrease the taxes or monies owed by new development.
- Commits dedicated funds for projects for a period of years.

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**PETITION AGREEING TO ADDITION OF PROPERTY TO DRIPPING SPRINGS TOWN  
CENTER TAX INCREMENT REINVESTMENT ZONE NUMBER 1**

**TO THE MAYOR AND GOVERNING BODY OF THE CITY OF DRIPPING SPRINGS, TEXAS  
AND THE BOARD OF THE TAX INCREMENT REINVESTMENT ZONE.**

The undersigned owner of the hereinafter described tract of land hereby petition your Honorable Body to extend the present TIRZ No. 1 limits so as to include as part of the TIRZ, the territory being more fully described on Exhibit "A" attached hereto and incorporated herein for all purposes.

**I certify that this petition is signed and duly acknowledged by each and every person or corporation having an interest in said land.**

Dated: October 17, 2022.

[Signature]  
Owner  
Arroyo Cap III-2, LLC  
Owner

[Signature]  
**Leigh Austin**  
Executive Vice President

STATE OF TEXAS  
COUNTY OF HAYS

This instrument was acknowledged before me on \_\_\_\_\_, 2022 by

\_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_

*See Attached*

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# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On October 12, 2022 before me, Rachel Mayo, Notary Public  
(insert name and title of the officer)

personally appeared Leigh Austin  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Rachel Mayo (Seal)

