

**CITY OF DRIPPING SPRINGS, TEXAS
NOTICE OF PUBLIC HEARING**

**TO CONSIDER PROPOSED ASSESSMENTS
TO BE LEVIED AGAINST PROPERTY IN IMPROVEMENT AREA #3A AND
IMPROVEMENT AREA #3B OF
THE HERITAGE PUBLIC IMPROVEMENT DISTRICT**

Notice is given that the City Council of Dripping Springs, Texas will conduct a public hearing on Tuesday, October 21, 2025, during the regular City Council meeting beginning at 6:00 P.M. Information about how to participate in the public hearing is provided below. The purpose of the public hearing is to hear and pass on any objections to the assessments proposed to be levied against assessable property located within Improvement Area #3A ("Improvement Area #3A") and Improvement Area #3B (Improvement Area #3B") of the Heritage Public Improvement District (the "District") pursuant to Chapter 372 of the Texas Local Government Code. Written and oral objections will be considered at the hearing.

1. General Nature of Improvements – The public improvements for the District (the "Authorized Improvements") may consist of one or more of the public improvements included in Section 372.003(b) of the Act. The general nature of the Authorized Improvements are: (i) the establishment of parks and open space, and the design and construction of ancillary structures, features, or amenities such as trails, pavilions, irrigation, walkways, lighting, benches, trash receptacles and other similar items; (ii) landscaping; (iii) acquisition, construction, and improvement of water (if any of the water infrastructure serving the property becomes eligible to be a public improvement because the water service provider becomes a governmental entity), wastewater and drainage, detention and water quality facilities; (iv) acquisition, construction, and improvement of streets, roadways, rights-of-way, signalization and related facilities; (v) entry monumentation and features; (vi) signage; (vii) projects similar to those listed in subsections (i)-(vi) above; and (viii) payment of costs associated with constructing and financing the public improvements listed in subparagraphs (i)-(vii) above, including costs of establishing, administering, and operating the District.

The property within the District is expected to be developed in multiple phases, with certain improvements that will benefit and serve all of the property within the District, and certain improvements that will benefit and serve only the property within each phase (an "Improvement Area"). Improvement Area #3A is anticipated to include (i) acquisition, construction, and/or improvement of streets, roadways, rights-of-way and related facilities; (ii) acquisition, construction, and/or improvement of wastewater and drainage facilities; (iii) landscaping improvements, including plantings, parks and open space, fencing and signage; and (iv) the payment of costs associated with the public improvements described herein (collectively, the "Improvement Area #3A Improvements"). Improvement Area #3B is anticipated to include (i) acquisition, construction, and/or improvement of streets, roadways, rights-of-way and related facilities; (ii) acquisition, construction, and/or improvement of wastewater and drainage facilities; (iii) landscaping improvements, including plantings, parks and open space, fencing and signage; and (iv) the payment of costs associated with the public improvements described herein (collectively, the "Improvement Area #3B Improvements" and together with the Improvement Area #3A Improvements, the "Improvement Area #3 Improvements"). Assessments are only

presently proposed for Improvement Area #3A and Improvement Area #3B, and no assessments will be considered at the public hearing for future Improvements Areas.

2. Estimated Costs of the Improvement Area #3A Improvements – The estimated costs of the proposed Improvement Area #3A Improvements are approximately \$5,491,000 (including issuance and other financing costs). The exact amount will be provided in the approved Service and Assessment Plan.

3. Estimated Costs of the Improvement Area #3B Improvements – The estimated costs of the proposed Improvement Area #3B Improvements are approximately \$4,137,000 (including issuance and other financing costs). The exact amount will be provided in the approved Service and Assessment Plan.

4. Proposed Estimated Improvement Area #3A Assessments – The proposed estimated assessments on property within Improvement Area #3A of the District is approximately the amount of \$4,262,000.

5. Proposed Estimated Improvement Area #3B Assessments The proposed estimated assessments on property within Improvement Area #3B of the District is approximately the amount of \$2,759,000.

6. Boundaries of the District. The District includes approximately 188.943 acres of land generally located west of Ranch Road 12, northeast of Sportsplex Drive and approximately one mile north of Highway 290. Improvement Area #3A is comprised of approximately 17.37 acres and is located within the boundaries of the District as shown below. Improvement Area #3B is comprised of approximately 12.41 areas and is located within the boundaries of the District as shown below.

7. How to Participate in the Public Hearing – The public hearing will be held during the regular City Council meeting on the date and commencing at the time stated above, at the City Council Chambers, 511 Mercer Street, Dripping Springs, Texas 78620. The agenda for the City Council meeting and information regarding how to participate in the public hearing is available at <https://www.cityofdrippingsprings.com/site-home/pages/minutes-and-agendas> or by calling the City Secretary's Office at 512-858-4725. The proposed Service and Assessment Plan and Assessment Roll are available for public inspection at the Office of the City Secretary, 511 Mercer Street, Dripping Springs, Texas 78620, and online by selecting the agenda item for this matter from the link provided above. During the public hearing, any interested person may raise objections to the assessments proposed to be levied against assessable property located in the District.

