

From: Daniel Syptak [REDACTED]
Date: Friday, June 5, 2026 at 11:11 AM
To: Taline Manassian <TManassian@cityofdrippingsprings.com>
Subject: Pump and Haul - Tri Pointe project at CF Ranch

Hi Taline,

I would like to express concern regarding the pump-and-haul request for Tri Pointe's development project at the Cypress Fork Ranch property.

I am the property owner who granted Tri Pointe the wastewater easement for that development, located at 153 Lidgetop Ln. After watching this week's council meeting and discussion regarding the potential pump-and-haul approval, I now have considerable concern and grantor remorse.

When Tri Pointe requested an easement from my wife and I, we granted it with the understanding that the wastewater line and development would happen quickly, and that we would be given access to that

wastewater line for use in the home we are nearly finished building. We were under the impression that line would be used for those 12-18 houses alone, and would only require a modest size line with minimal impact to our lot. We were not made aware that this would become a major waste line for other developments such as the New Growth development at the top of the road, nor that this might become a longer, more disruptive project.

Our biggest concern however, is the pump-and-haul requirements. In all our conversations with Tri Pointe, we were not made aware that pump-and-haul would be a major part of this project, nor were we aware of the realities it might entail. Had we known that pump trucks would be pulling up to our gate daily, for potentially years, or that this project would mean several years of trucks, noise, and most importantly the potential smell or environmental aspects of pump-and-haul services, we would not have granted the easement. We have three young children who will spend the next several years playing next to this pump site, and I cannot imagine a worse nightmare for our new home.

I'm a 7th generation Texan. My family has been in this area since the 1830s. My several times great-grandfather was the first chaplain of the Texas Republic. The area has come a long ways since then, and I fully understand that growth is inevitable. Development is a constant, never-ending process. Those facts make it all the more important to ensure growth happens responsibly; slowly, and over time as infrastructure becomes ready - not before.

There is no need to rush waste access to Tri Pointe. If they are serious about developing in this community, they can do it the right way, and remain patient like the rest of us. They are a \$3.5B company looking for communities across the nation they can profit from. Don't feel pressured to approve pump-and-haul services and rush the project just because of the fear, uncertainty, or doubt about what happens if they pull out of this very small project. If they back out, the land will still remain incredible valuable to many more future homeowners, investors, or others looking to make Dripping Springs their home.

Our neighbors beside us agree and ask that you deny the request for Plan A, and the approval for pump-and-haul services. Thank you for considering our position on the matter - my family, my kids and this community!

Best Regards,
Daniel

Daniel Syptak
[REDACTED]
[REDACTED]