



HERITAGE PUBLIC IMPROVEMENT DISTRICT
PRELIMINARY SERVICE AND ASSESSMENT PLAN



What is a Service and Assessment Plan?

- Details improvements eligible to be funded by District
- Determines the assessment per parcel
- Provides methodology for allocating assessments when property is subdivided
- Includes an assessment roll which lists the amount of assessment on each parcel within the District
- Recorded in the real property records
- Updated annually

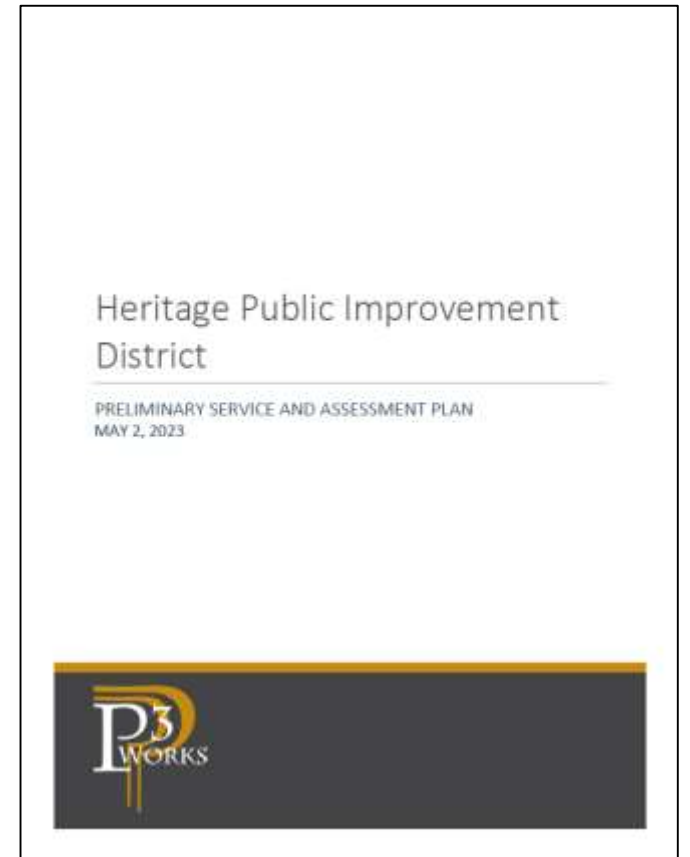


EXHIBIT B-2 – IMPROVEMENT AREA #1 BOUNDARY MAP

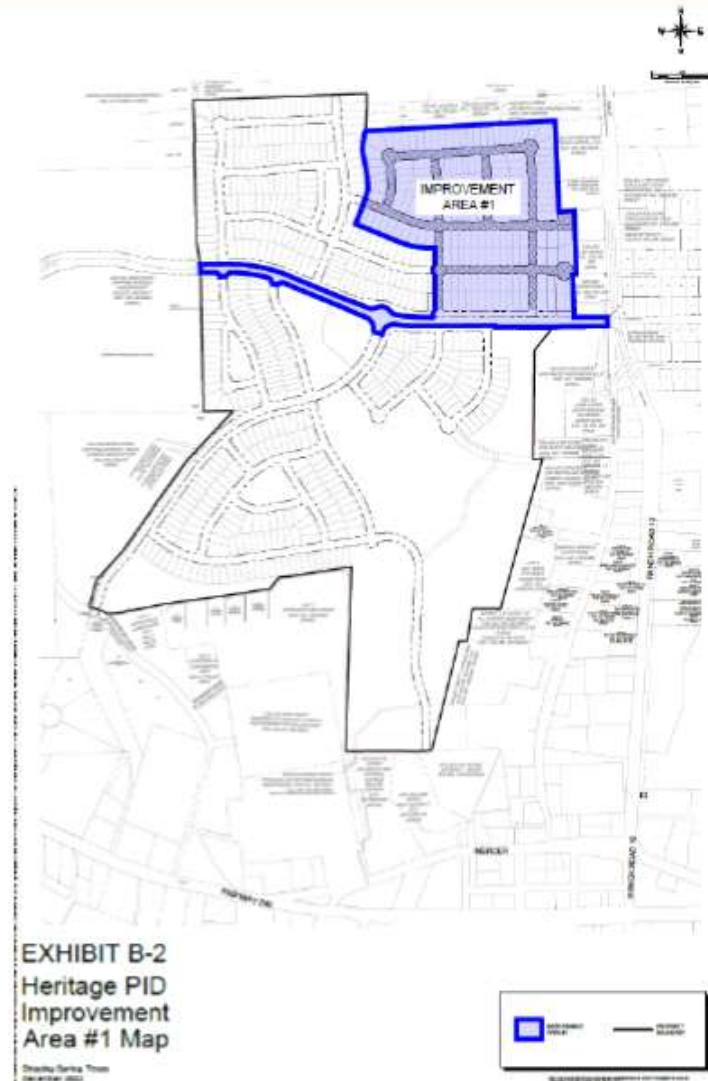


EXHIBIT B-3 – FUTURE IMPROVEMENT AREAS BOUNDARY MAP

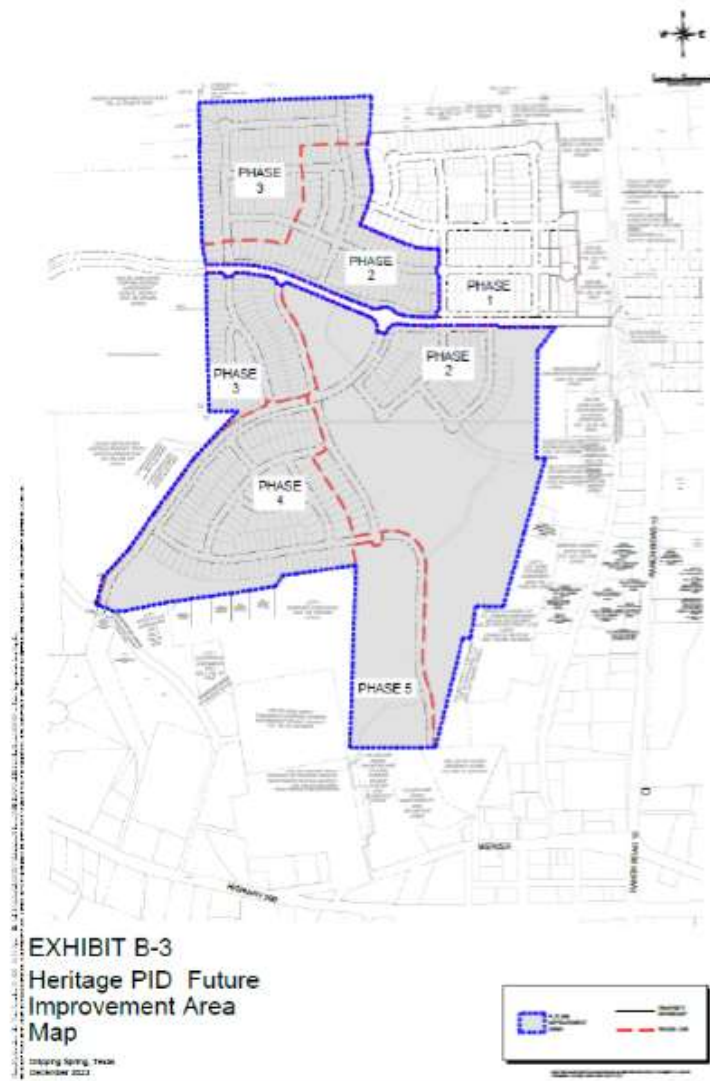


EXHIBIT C – AUTHORIZED IMPROVEMENTS

	Total Costs [a]		Improvement Area #1		Future Improvement Areas	
			%	Cost	%	Cost
Major Improvements [b]						
Roadway [c]	\$	6,087,311	25.61%	\$ 1,559,137	74.39%	\$ 4,528,174
Drainage		3,131,151	25.61%	801,979	74.39%	2,329,172
Trails and Landscaping		541,982	25.61%	138,817	74.39%	403,165
Soft Costs		1,561,671	25.61%	399,989	74.39%	1,161,682
	\$	11,322,115		\$ 2,899,923		\$ 8,422,192
Improvement Area #1 Improvements						
Roadway [c]	\$	1,220,992	100.00%	\$ 1,220,992	0.00%	\$ -
Drainage		645,408	100.00%	645,408	0.00%	-
Wastewater		1,644,140	100.00%	1,644,140	0.00%	-
Landscaping		833,737	100.00%	833,737	0.00%	-
Soft Costs		695,084	100.00%	695,084	0.00%	-
	\$	5,039,361		\$ 5,039,361		\$ -
Bond Issuance Costs [d]						
Debt Service Reserve Fund	\$	507,696		\$ 507,696		\$ -
Capitalized Interest		-		-		-
Underwriter Discount		176,075		176,075		-
Cost of Issuance		529,229		529,229		-
	\$	1,213,000		\$ 1,213,000		\$ -
Administrative Reserves[d]						
First Year Annual Collection Costs	\$	40,000		\$ 40,000		\$ -
	\$	40,000		\$ 40,000		\$ -
Total	\$	17,614,476		\$ 9,192,284		\$ 8,422,192

Notes:

[a] Costs were determined by the Engineer's Report prepared by Kimley Horn dated April 20, 2023.

[b] Major Improvements are allocated between Improvement Area #1 and the Future Improvement Areas on a pro rata basis based on Estimated Buildout Value as shown on Exhibit L.

[c] Includes grading, erosion control, street lights, crosswalks, traffic signs, retaining walls and mobilization.

[d] If PID Bonds are issued to finance Authorized Improvements allocable to the Future Improvement Areas, Bond Issuance Costs and Administrative Reserves associated with those PID Bonds will be determined at the time of such issuance.

ENGINEERING REPORT

Heritage Public Improvement District

Dripping Springs, Texas

April 20, 2023

Prepared for:
City of Dripping Springs

Prepared by:
Kimley»Horn

10814 Jollyville Road
Avallion IV, Suite 200
Austin, Texas 78759

Job No. 069291601
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TBPE Firm #928



Alejandro E. Grandos Rios
04/20/2023

EXHIBIT E – SOURCES AND USES

	Improvement Area #1	Future Improvement Areas
Sources of Funds		
Improvement Area #1 PID Bond Par	\$ 7,043,000	\$ -
Owner Contribution [a]	2,149,284	8,422,192
Total Sources	\$ 9,192,284	\$ 8,422,192
Uses of Funds		
Major Improvements	\$ 2,899,923	\$ 8,422,192
Improvement Area #1 Improvements	5,039,361	-
	\$ 7,939,284	\$ 8,422,192
<i>Bond Issuance Costs [b]</i>		
Debt Service Reserve Fund	\$ 507,696	\$ -
Capitalized Interest	-	-
Underwriter Discount	176,075	-
Cost of Issuance	529,229	-
	\$ 1,213,000	\$ -
<i>Administrative Reserves [b]</i>		
First Year Annual Collection Costs	\$ 40,000	\$ -
	\$ 40,000	\$ -
Total Uses	\$ 9,192,284	\$ 8,422,192

[a] Not subject to reimbursement with Improvement Area #1 Bonds. The Owner contribution associated with the Future Improvement Area may be partially or fully subject to reimbursement if Assessments are levied and/or PID Bonds are issued to finance those Major Improvements allocable to the Future Improvement Areas.

[b] If PID Bonds are issued to finance Authorized Improvements allocable to the Future Improvement Areas, Bond Issuance Costs and Administrative Reserves associated with those PID Bonds will be determined at the time of such issuance.

EXHIBIT F – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Parcel ID	Legal Description	Property Address	Lot Type	Improvement Area #1	
				Outstanding Assessment	Annual Installment Due 1/31/2024
R186658	HERITAGE DRIPPING SPRINGS PH1, ACRES 12.432, ROW: INTERNAL ROADS	RR12	Non-Benefited	\$ -	\$ -
R186659	HERITAGE DRIPPING SPRINGS PH1, BLOCK A, Lot 1	187 DARLEY OAK DR	3	\$ 47,408.45	\$ 3,914.81
R186660	HERITAGE DRIPPING SPRINGS PH1, BLOCK A, Lot 2	177 DARLEY OAK DR	3	\$ 47,408.45	\$ 3,914.81
R186661	HERITAGE DRIPPING SPRINGS PH1, BLOCK A, Lot 3	167 DARLEY OAK DR	3	\$ 47,408.45	\$ 3,914.81
R186662	HERITAGE DRIPPING SPRINGS PH1, BLOCK A, Lot 4	155 DARLEY OAK DR	3	\$ 47,408.45	\$ 3,914.81
R186663	HERITAGE DRIPPING SPRINGS PH1, BLOCK A, Lot 5	1461 N ROGER HANKS PKWY	3	\$ 47,408.45	\$ 3,914.81
R186664	HERITAGE DRIPPING SPRINGS PH1, BLOCK A, Lot 6	1449 N ROGER HANKS PKWY	3	\$ 47,408.45	\$ 3,914.81
R186665	HERITAGE DRIPPING SPRINGS PH1, BLOCK A, Lot 7	1437 N ROGER HANKS PKWY	3	\$ 47,408.45	\$ 3,914.81
R186666	HERITAGE DRIPPING SPRINGS PH1, BLOCK A, Lot 8	1425 N ROGER HANKS PKWY	3	\$ 47,408.45	\$ 3,914.81
R186667	HERITAGE DRIPPING SPRINGS PH1, BLOCK B, Lot 1	185 KINGS PINE DR	3	\$ 47,408.45	\$ 3,914.81
R186668	HERITAGE DRIPPING SPRINGS PH1, BLOCK B, Lot 2	173 KINGS PINE DR	3	\$ 47,408.45	\$ 3,914.81
R186669	HERITAGE DRIPPING SPRINGS PH1, BLOCK B, Lot 3	163 KINGS PINE DR	2	\$ 43,615.78	\$ 3,601.62
R186670	HERITAGE DRIPPING SPRINGS PH1, BLOCK B, Lot 4	153 KINGS PINE DR	3	\$ 47,408.45	\$ 3,914.81
R186671	HERITAGE DRIPPING SPRINGS PH1, BLOCK B, Lot 5	154 DARLEY OAK DR	3	\$ 47,408.45	\$ 3,914.81
R186672	HERITAGE DRIPPING SPRINGS PH1, BLOCK B, Lot 6	162 DARLEY OAK DR	2	\$ 43,615.78	\$ 3,601.62
R186673	HERITAGE DRIPPING SPRINGS PH1, BLOCK B, Lot 7	176 DARLEY OAK DR	3	\$ 47,408.45	\$ 3,914.81
R186674	HERITAGE DRIPPING SPRINGS PH1, BLOCK B, Lot 8	188 DARLEY OAK DR	3	\$ 47,408.45	\$ 3,914.81
R186675	HERITAGE DRIPPING SPRINGS PH1, BLOCK C, Lot 1 OS/DE	KINGS PINE DR	Non-Benefited	\$ -	\$ -
R186676	HERITAGE DRIPPING SPRINGS PH1, BLOCK C, Lot 2	421 COMFORT MAPLE LN	3	\$ 47,408.45	\$ 3,914.81
R186677	HERITAGE DRIPPING SPRINGS PH1, BLOCK C, Lot 3	411 COMFORT MAPLE LN	2	\$ 43,615.78	\$ 3,601.62
R186678	HERITAGE DRIPPING SPRINGS PH1, BLOCK C, Lot 4	403 COMFORT MAPLE LN	2	\$ 43,615.78	\$ 3,601.62
R186679	HERITAGE DRIPPING SPRINGS PH1, BLOCK C, Lot 5	395 COMFORT MAPLE LN	2	\$ 43,615.78	\$ 3,601.62
R186680	HERITAGE DRIPPING SPRINGS PH1, BLOCK C, Lot 6	385 COMFORT MAPLE LN	2	\$ 43,615.78	\$ 3,601.62
R186681	HERITAGE DRIPPING SPRINGS PH1, BLOCK C, Lot 7	377 COMFORT MAPLE LN	2	\$ 43,615.78	\$ 3,601.62
R186682	HERITAGE DRIPPING SPRINGS PH1, BLOCK C, Lot 8	369 COMFORT MAPLE LN	2	\$ 43,615.78	\$ 3,601.62
R186683	HERITAGE DRIPPING SPRINGS PH1, BLOCK C, Lot 9	361 COMFORT MAPLE LN	2	\$ 43,615.78	\$ 3,601.62
R186684	HERITAGE DRIPPING SPRINGS PH1, BLOCK C, Lot 10	353 COMFORT MAPLE LN	2	\$ 43,615.78	\$ 3,601.62
R186685	HERITAGE DRIPPING SPRINGS PH1, BLOCK C, Lot 11	343 COMFORT MAPLE LN	2	\$ 43,615.78	\$ 3,601.62
R186686	HERITAGE DRIPPING SPRINGS PH1, BLOCK C, Lot 12	339 COMFORT MAPLE LN	3	\$ 47,408.45	\$ 3,914.81
R186687	HERITAGE DRIPPING SPRINGS PH1, BLOCK C, Lot 13	335 COMFORT MAPLE LN	3	\$ 47,408.45	\$ 3,914.81
R186688	HERITAGE DRIPPING SPRINGS PH1, BLOCK C, Lot 14	331 COMFORT MAPLE LN	2	\$ 43,615.78	\$ 3,601.62
R186689	HERITAGE DRIPPING SPRINGS PH1, BLOCK C, Lot 15	327 COMFORT MAPLE LN	2	\$ 43,615.78	\$ 3,601.62
R186690	HERITAGE DRIPPING SPRINGS PH1, BLOCK C, Lot 16	321 COMFORT MAPLE LN	2	\$ 43,615.78	\$ 3,601.62
R186691	HERITAGE DRIPPING SPRINGS PH1, BLOCK C, Lot 17	313 COMFORT MAPLE LN	2	\$ 43,615.78	\$ 3,601.62
R186692	HERITAGE DRIPPING SPRINGS PH1, BLOCK C, Lot 18	305 COMFORT MAPLE LN	2	\$ 43,615.78	\$ 3,601.62

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
 CITY OF DRIPPING SPRINGS, TEXAS
 CONCERNING THE FOLLOWING PROPERTY

 STREET ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: \$41,719.44

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Dripping Springs, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Heritage Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Dripping Springs. The exact amount of each annual installment will be approved each year by the City of Dripping Springs City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Dripping Springs.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

ANNUAL INSTALLMENTS - LOT TYPE 1

Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Additional Interest	Capitalized Interest	Total Annual Installment
2024	\$ 177.71	\$ 2,821.79	\$ 236.94	\$ 208.60	\$ -	\$ 3,445.03
2025	598.28	2,396.96	241.68	207.71	-	3,444.62
2026	627.89	2,362.44	246.51	204.72	-	3,441.56
2027	663.44	2,326.21	251.44	201.58	-	3,442.67
2028	698.98	2,287.93	256.47	198.26	-	3,441.64
2029	734.52	2,247.60	261.60	194.77	-	3,438.48
2030	775.98	2,205.22	266.83	191.09	-	3,439.13
2031	823.37	2,160.44	272.17	187.21	-	3,443.20
2032	864.84	2,112.93	277.61	183.10	-	3,438.48
2033	918.15	2,063.03	283.17	178.77	-	3,443.12
2034	965.54	2,010.05	288.83	174.18	-	3,438.60
2035	1,024.77	1,954.34	294.61	169.35	-	3,443.07
2036	1,084.01	1,895.21	300.50	164.23	-	3,443.95
2037	1,143.24	1,832.67	306.51	158.81	-	3,441.23
2038	1,208.40	1,766.70	312.64	153.09	-	3,440.83
2039	1,279.48	1,696.98	318.89	147.05	-	3,442.40
2040	1,350.57	1,623.15	325.27	140.65	-	3,439.64
2041	1,433.49	1,545.22	331.78	133.90	-	3,444.39
2042	1,510.50	1,462.51	338.41	126.73	-	3,438.16
2043	1,599.35	1,375.35	345.18	119.18	-	3,439.07
2044	1,694.13	1,283.07	352.08	111.18	-	3,440.47
2045	1,794.83	1,185.32	359.12	102.71	-	3,441.99
2046	1,901.45	1,081.76	366.31	93.74	-	3,443.26
2047	2,014.00	972.04	373.63	84.23	-	3,443.91
2048	2,132.47	855.84	381.11	74.16	-	3,443.58
2049	2,256.87	732.79	388.73	63.50	-	3,441.89
2050	2,387.18	602.57	396.50	52.22	-	3,438.47
2051	2,529.35	464.83	404.43	40.28	-	3,438.89
2052	2,683.36	318.89	412.52	27.63	-	3,442.40
2053	2,843.30	164.06	420.77	14.22	-	3,442.34
Total	\$ 41,719.44	\$ 47,807.90	\$ 9,612.25	\$ 4,106.87	\$ -	\$ 103,246.47

[a] Interest is calculated at a 5.770% rate for illustrative purposes.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.