

# HARRISON HILLS



Situated in Dripping Springs, the “Gateway to the Hill Country,” Harrison Hills is a stunning, master-planned community near southwest Austin which redefines relaxed, yet refined, country living. Luxury, estate size home sites offer expansive hill country views and an abundance of wildlife. The community offers convenient access to work, shopping and entertainment in both Austin and Dripping Springs with convenient access to Hwy 290, Loop 1, and Hwy 71. It’s also a quick drive to Hwy 281 for access to San Antonio.

## Harrison Hills

- 3/4 Acre + Home Sites

## Schools

Dripping Springs Independent School District www.dsisd.txed.net	512-858-4905
Dripping Springs Elementary School 29400 Ranch Road 12 N., Dripping Springs, 78620	512-858-3700
Dripping Springs Middle School 111 Tiger Lane, Dripping Springs, 78620	512-858-3400
Dripping Springs High School 940 Highway 290 West, Dripping Springs, 78620	512-858-3100

## Utilities

Pedernales Electric	888-554-4732
Garnett's Propane	512-894-4480
Dripping Springs Water Supply	512-858-7897
Vaquero Trash Services	512-420-8114
Time Warner Cable	512-485-5555
DIRECT TV	855-451-1310
Post Office: Dripping Springs	512-858-4651

## Taxes

Hays County	0.4690
Dripping Springs ISD	1.4900
Special Road	0.1500
Hays County ESD #6	0.0795
North Hays County ESD #1	0.0241
City of Dripping Springs	0.1700
Total Estimated Tax Rate	2.2637

## Homeowners Association

Estimated Dues: \$325 Annually / Upfront Fee: \$100  
 Working Capital Fee: \$500 / Transfer Fee: \$175  
 Preferred Association Management Company  
 Mark Haggberg, CMCA  
 P.O. Box 200145 / Austin, TX 78720  
 mark@pamcotx.com / 512-918-8100

## Preferred Lender – Southern Lending Services, LTD

NMLS# 342900 PH 512-420-7354  
 David Perez, RMLO NMLS# 224827  
 dperez@southernlendingservices.com

## Neighborhood Features

- Short commute to exemplary DSISD schools
- Acres of Open Space
- Hill Country Views
- Dripping Springs Ranch Park and Event Center

## Attractions

- Hill Country Wineries
- Dripping Springs Library
- Hamilton Pool Preserve
- The Polo Club
- Austin Zoo
- Pedernales Falls State Park

## Shopping

- Hill Country Galleria
- Barton Creek Mall
- Oak Hill Shopping Center
- HEB
- Target
- Home Depot

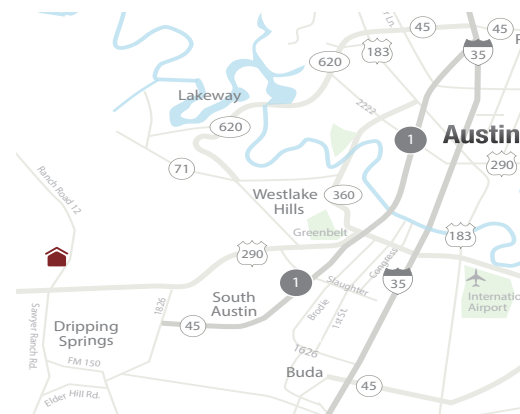
## Model Home

144 Heritage Hollow Cove  
 Katelyn Zimmerman  
 kzimmerman@sfxh.com

Office: 512-829-5539  
 Cell: 563-321-8252

## Driving Directions

From Austin  
 Travel on Hwy-290 W toward Johnson City. Turn right onto Ranch Rd 12. Continue for 1.8 miles. Turn left onto DS Ranch Road. Turn left onto Heritage Hollow Cove. The model will be on the right.



www.ScottFelderHomes.com



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