



August 10, 2018

Mr. James Hemenes
Parks and Recreation Department Director
City of Pflugerville
Parks and Recreation Department
400 Immanuel Road
Pflugerville, Texas 78691

Ref: Parkland Dedication Letter of Intent – Cardinal Crossing Townhomes, 1110 Black Locust Drive East, Pflugerville, Texas 78660

Dear James,

This project is proposing 185 townhome units in phases on a legal lot that will be a condo regime. The total lot acreage of the site is 21.028 acres. The required parkland needed to be dedicated would be 3.297 acres. Based on table 14.3.2, the persons per unit for this development would be 2.7. Since this project cannot provide the minimum requirement of parkland to be dedicated, our client would like to pay the fee-in-lieu for the parkland dedication. The fee is based on the \$43,560 per acre in the Parks Development Manual which equates to \$143,604.00 for 3.297 acres of parkland. This fee will be paid prior to the plat being recorded.

<u>PARK DEVELOPMENT FEE</u>			
<u>Proposed Units</u>	<u>Lot Acreage</u>	<u>Fee Per Unit</u>	<u>Fee In Lieu</u>
185 Units	21.028 Ac.	\$670	\$123,950.00

A parkland development fee of \$123,950.00 will be funded via a Bond to the City of Pflugerville, prior to the plat being recorded, until improvements have been made and accepted by the Parks and Recreation Board that meet or exceed this value, on the property.

<u>FEE IN-LIEU OF PARKLAND DEDICATION</u>				
<u>Proposed Units</u>	<u>Lot Acreage</u>	<u>Parkland Required</u>	<u>Parkland Provided</u>	<u>Fee In Lieu</u>
185 Units	21.028 Ac.	3.297 Ac.	0.00 Ac.	\$143,604.00

For the parkland development fee, we propose to fund the fee via a bond to the City of Pflugerville. The density for this project is expected to be 8.79 units per acre. The parkland development fee per unit is \$670. The total Parkland Development Fee will be \$123,950.00 for 185 units when the project is fully built. We have attached a cost estimate for the proposed park to be constructed in the Cardinal Crossing subdivision. The total estimated cost for the park improvements is \$145,394.98 and we believe this should be deducted from the Parkland Development Fee once completed.

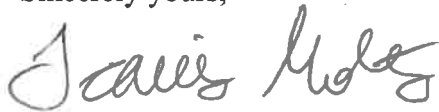


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Parkland Letter of Intent
August 10, 2018
Sheet 2 of 2

Catalyst Engineering Group
"It All Begins Here"

We trust that you will find this information helpful in your review of our request and the accompanying documents. If you have any questions, or need additional information regarding the Cardinal Crossing Final Plat, please call me with any questions. My mobile number is 512-940-1772.

Sincerely yours,



Travis Moltz
Engineer-In-Training
Catalyst Engineering Group
Firm # F-13275

