



May 15, 2018

Parks and Recreation Board
City of Kyle
700 Lehman Road
Kyle, Texas 78640

RE: Bunton Creek Reserve
Parks Plan

Dear Board Members:

Starlight Homes Texas, LLC (Starlight) is developing 350 single-family lots on approximately 91 acres called Bunton Creek Reserve. The property will be developed in three phases.

Prior to Starlight purchasing the property, there was a letter dated August 29, 2013 providing direction on the park requirement. After discussion with Mr. Kerry Ubanowicz, Starlight would like to modify the parks proposal for Bunton Creek Reserve as follows.

Parkland Dedication

Starlight proposes to dedicate Lot 17 Block D of Bunton Creek Reserve Phase 1 to the City of Kyle as parkland. The dedication of this lot will provide direct access to the north side of Plum Creek. Dedication of this lot will be credited to the Parkland Dedication requirement.

In addition, Starlight proposes to provide the remaining Parkland Dedication requirement of \$600.00 per dwelling unit to the City of Kyle as each phase is recorded.

Parkland Improvements

Starlight proposes to provide parkland improvement requirement of \$600.00 per dwelling unit to the City of Kyle as each phase is recorded.

Calculations of the parkland dedication and improvements are attached.

* STARLIGHT HOMES

Since Phase 1 has already been recorded, Starlight will provide the fee for Phase 1 within 30 days of the approval of this proposal. Fees for Phases 2 and 3 will be provided prior to the recordation of each final plat.

Please review this letter and the attachments and consider approval of this proposal. Should you have any questions, feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Frank H. Del Castillo, Jr.", written over the printed name.

Frank H. Del Castillo, Jr.
Land Development Manager
Starlight Homes Texas, LLC

PARKLAND DEDICATION**PHASE 1**

Required Parkland Dedication	
124 dwellings at 1 acre / 75 dwellings per acre	1.653 acres
Provided Land Dedication	0.495 acres
Remaining Land Dedication	1.158 acres
1.158 acres at 75 dwellings per acre	86.85 dwellings
Fee in Lieu of Land Dedication	
86.85 dwellings at \$600.00 per dwelling	\$52,110.00

PHASE 2

Required Parkland Dedication	
85 dwellings at 1 acre / 75 dwellings per acre	1.333 acres
Provided Land Dedication	0.000 acres
Remaining Land Dedication	1.333 acres
1.333 acres at 75 dwellings per acre	85 dwellings
Fee in Lieu of Land Dedication	
85 dwellings at \$600.00 per dwelling	\$51,000.00

PHASE 3

Required Parkland Dedication	
141 dwellings at 1 acre / 75 dwellings per acre	1.880 acres
Provided Land Dedication	0.000 acres
Remaining Land Dedication	1.880 acres
1.333 acres at 75 dwellings per acre	141 dwellings
Fee in Lieu of Land Dedication	
141 dwellings at \$600.00 per dwelling	\$84,600.00

PARKLAND IMPROVEMENTS**PHASE 1**

Park Improvements Fee	
124 dwellings at \$600.00 per dwelling	\$74,400.00

PHASE 2

Park Improvements Fee	
85 dwellings at \$600.00 per dwelling	\$51,000.00

PHASE 3

Park Improvements Fee	
141 dwellings at \$600.00 per dwelling	\$84,600.00

TOTAL

Parkland Dedication	0.495 acres
Fee in Lieu of Land Dedication	\$187,700.00
Parkland Improvement Fee	\$210,000.00