

CAPSTAR[®] Real Estate Advisors

June 8, 2021

Via Email Correspondence

Mr. Robert Diaz, Director

Parks and Recreation

City of Wylie

949 Hensley Ln., Building 200

Wylie, TX 75098

Re: Monroe Planned Development; Park Contribution and Fee Proposal.

Dear Robert:

Terry and I appreciate your communication and collaboration as we work to ensure our park contribution and fee proposal align with the Wylie Park Department's standards and mission. We are thrilled about this exciting Planned Development proposal for Wylie and equally thrilled about the parkland, lake, and trail that will help provide trail connectivity and more greenspace in the City. If the zoning for proposed Planned Development is approved, our proposal for park contribution would take effect and is outlined below.

I. Requirement

Based on the City's requirements and confirmed by you, here is what is required:

Multi-Family Requirement: With a proposed 248 units at \$800 per unit, the dedication fee results in \$198,400.

II. Proposal

1. Contribution of parkland (17.8 acres):
 - a. 4.8 acres of non-floodplain land (estimated value of \$418,176).
 - b. 9.0 acres of floodplain land (estimated value of \$490,050).
 - c. 4.0 acres of lake (estimated value of \$87,120).
2. Build an eight foot-wide concrete trail of approximately 3,700 linear feet connecting from the Monroe Planned Development to the Wylie trail system (as shown on Monroe Wylie Trail Aerial Exhibit), in lieu of the Park Fee.
3. The name of the Park shall be "AL MONROE PARK."

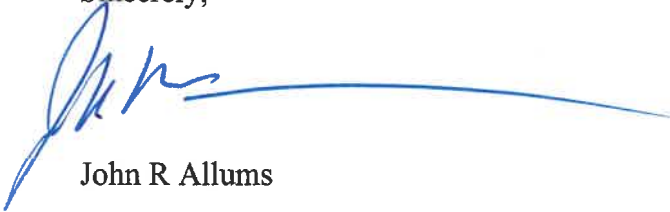
4. Work with the City to coordinate the design and construction of approximately 771 linear feet concrete trail from the NE corner of the property to the current terminus of the Kings Bridge Trail. This will be at no cost to the Development Partnership.

5. We are committed to working with the City on securing the appropriate water rights for the Lake. First, we will explore and exhaust all options to determine the feasibility of securing a permit exemption. If after determination that is not applicable, we will work with the City to acquire the appropriate and necessary permits through the Texas Commission on Environmental Quality (TCEQ). We propose the cost of this process be split 50% /50% between City and the Development Partnership.

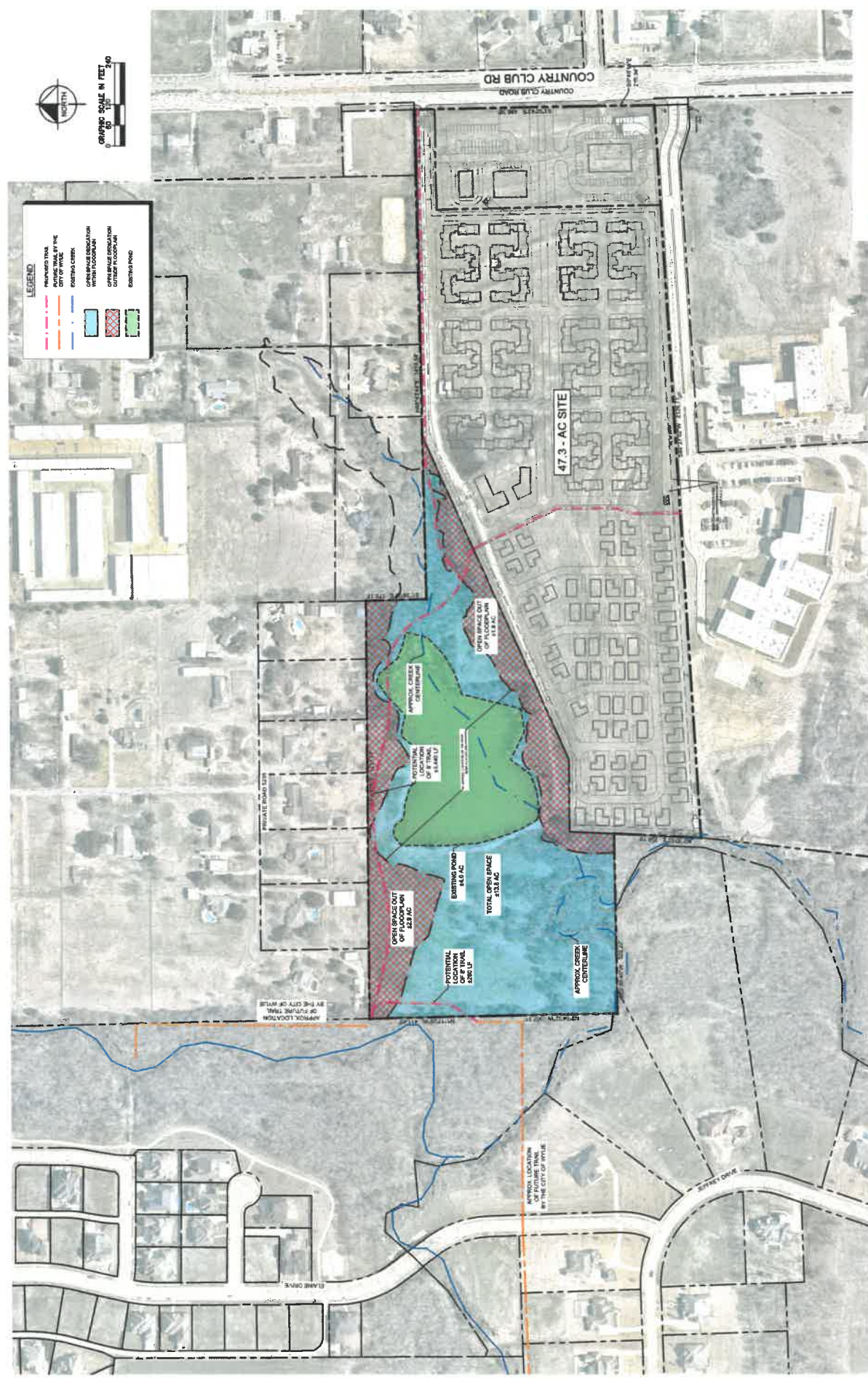
6. Once the park contribution and the appropriate water rights are obtained, ongoing maintenance of AL MONROE PARK would be the responsibility of the City.

If you have any questions, or we can provide additional information please feel free to contact me at any time.

Sincerely,



John R Allums



MONROE WYLIE PUBLIC TRAIL EXHIBIT MAY 2021