



**BLUEBONNET**  
CAPITAL PARTNERS

16950 Dallas Parkway  
Suite 102  
Dallas, TX 75248

[bluebonnetcp.com](http://bluebonnetcp.com)

September 12, 2018

James Fish, RLA  
Mansfield Parks and Recreation  
210 Smith St.  
Mansfield, TX 76063


Dear James:

Please use this letter as a request related to the potential future Birdsong development that has submitted for a Planned Development with the City of Mansfield.

As a part of this development we have set aside a centrally located park for dedication to the City. The 5 acre public park will satisfy requirements for dedication and we request that the Park Board approve our dedication in lieu of the \$500 per dwelling unit fee. We will dedicate the park upon the recording of the final plat coinciding with the phase of development in which the park is constructed. We would also like to design and control the construction of the future park. The Park will be constructed no later than the second phase of the development. We plan on having trails, a playground, and an irrigated open play field.

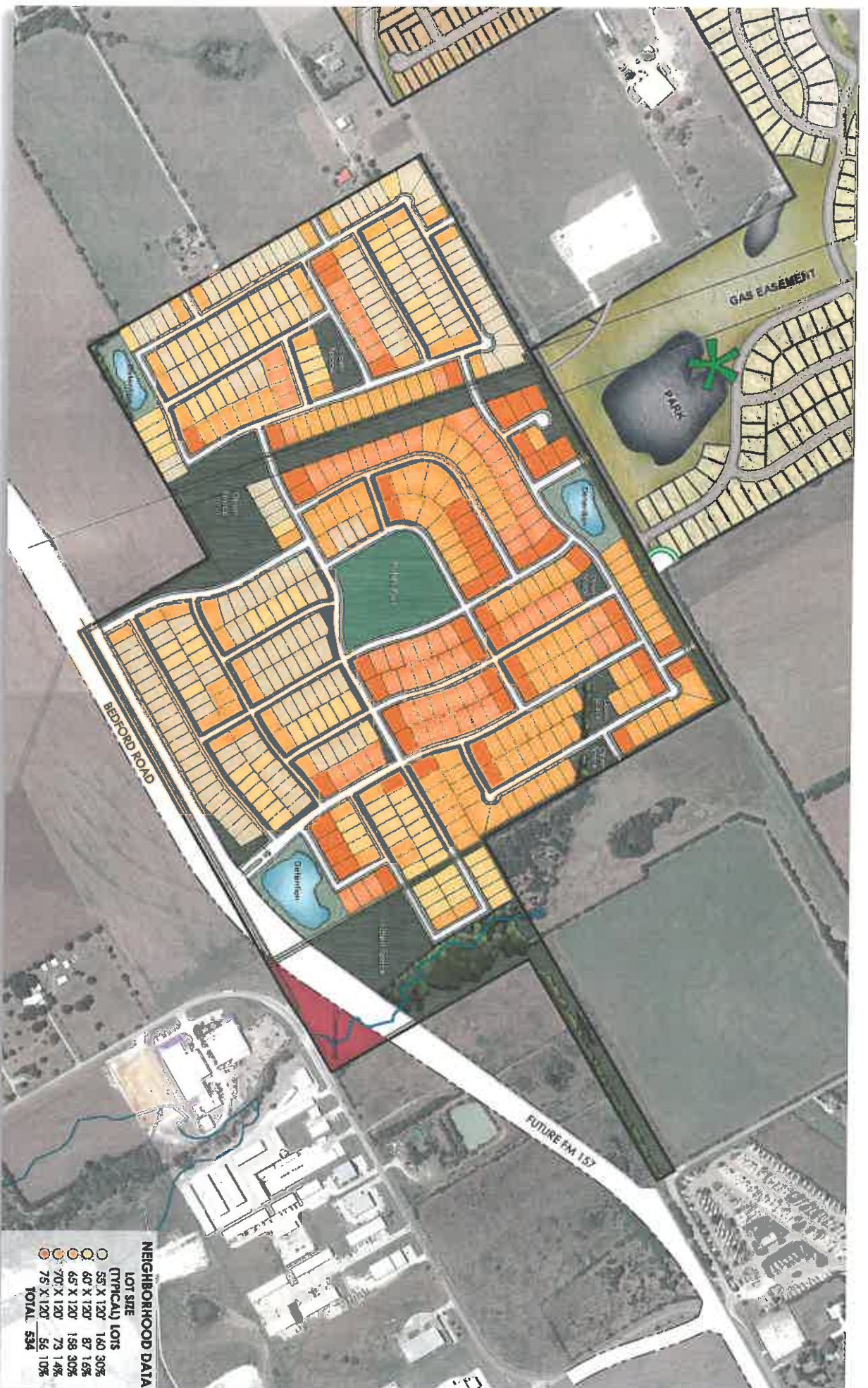
We also request to be reimbursed for the improvements through credits applied against our Park Development Fee. We ask that the city hold our park development fees until the completion of the park improvements and finalization of the dedication. We will submit invoices and accounting for the improvements at the time of completion to substantiate actual cost incurred. Upon the validation of cost, we will be reimbursed the portion of the fees that the city has already collected, and will be reimbursed through future fees up into the amount not to exceed \$750 multiplied by the final lot count of the subdivision. If we exceed the total amount of fees in improving the park, we will take the responsibility of those fees. If we do not reach the amount of fees generated by the subdivision the city will only be responsible for reimbursing the amount spent.

Sincerely,



Clayton Snodgrass  
BBCP Acquisitions, LLC  
817.944.0934  
[csnodgrass@bluebonnetcp.com](mailto:csnodgrass@bluebonnetcp.com)

# BIRDSONG



**NEIGHBORHOOD DATA**

LOT SIZE	TYPICAL LOTS	PERCENT
55' X 120'	140	30%
60' X 120'	87	18%
65' X 120'	158	30%
70' X 120'	73	14%
75' X 120'	56	10%
<b>TOTAL</b>	<b>534</b>	