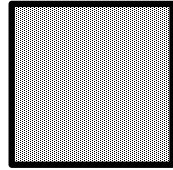
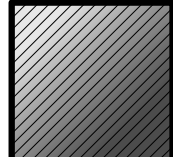




### Required Park Area

Option 2 - HOA/ Private Parkland Dedication and Park Development	Required	Proposed
1 acre per Required 75 Lots @ 75%	1.56 ac	2.39 ac
• Phase 1 Park Land		0.59 ac
• Phase 2 Park Land		
• Phase 1 - (55) Lots @ \$450/Lot Development Infrastructure Improvement	\$24,750	
- New Concrete Walks (2,640 sf)		\$23,100
- New Landscape		\$25,000
- New Furniture		\$3,000
		\$51,100
• Phase 1 - (55) Lots @ \$250/Lot To City of Seguin Improvement	\$13,750	\$13,750
Total Phase 1	\$38,500	\$64,750
• Phase 2 - (101) Lots @ \$450/Lot Infrastructure Improvement	\$45,450	
- New Concrete Walks (2,640 sf)		\$37,345
- New Landscape		\$50,000
- New Furniture		\$6,000
		\$93,345
• Phase 2 - (101) Lots @ \$250/Lot To City of Seguin	\$25,250	\$25,250
Total Phase 2	\$70,700	\$118,595
Total Infrastructure	\$70,200	\$183,345
Total To City of Seguin	\$39,000	\$39,000
Project Total	\$109,200	\$222,345

-  Park Land Area Counted Towards Requirement
-  Ex. Vegetation To Remain



Setting a Higher Standard

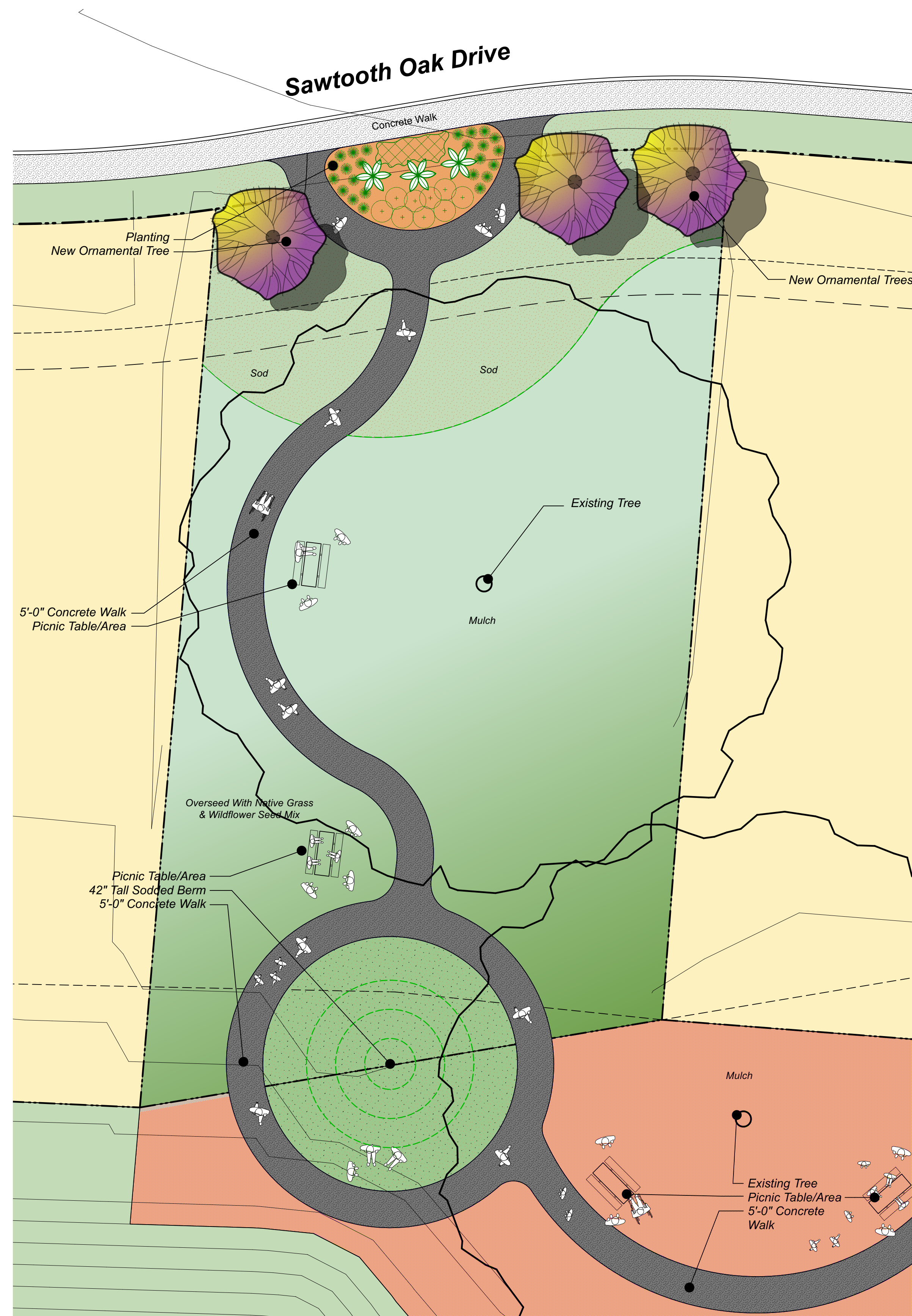
3 December 2021

Overall Park Plan

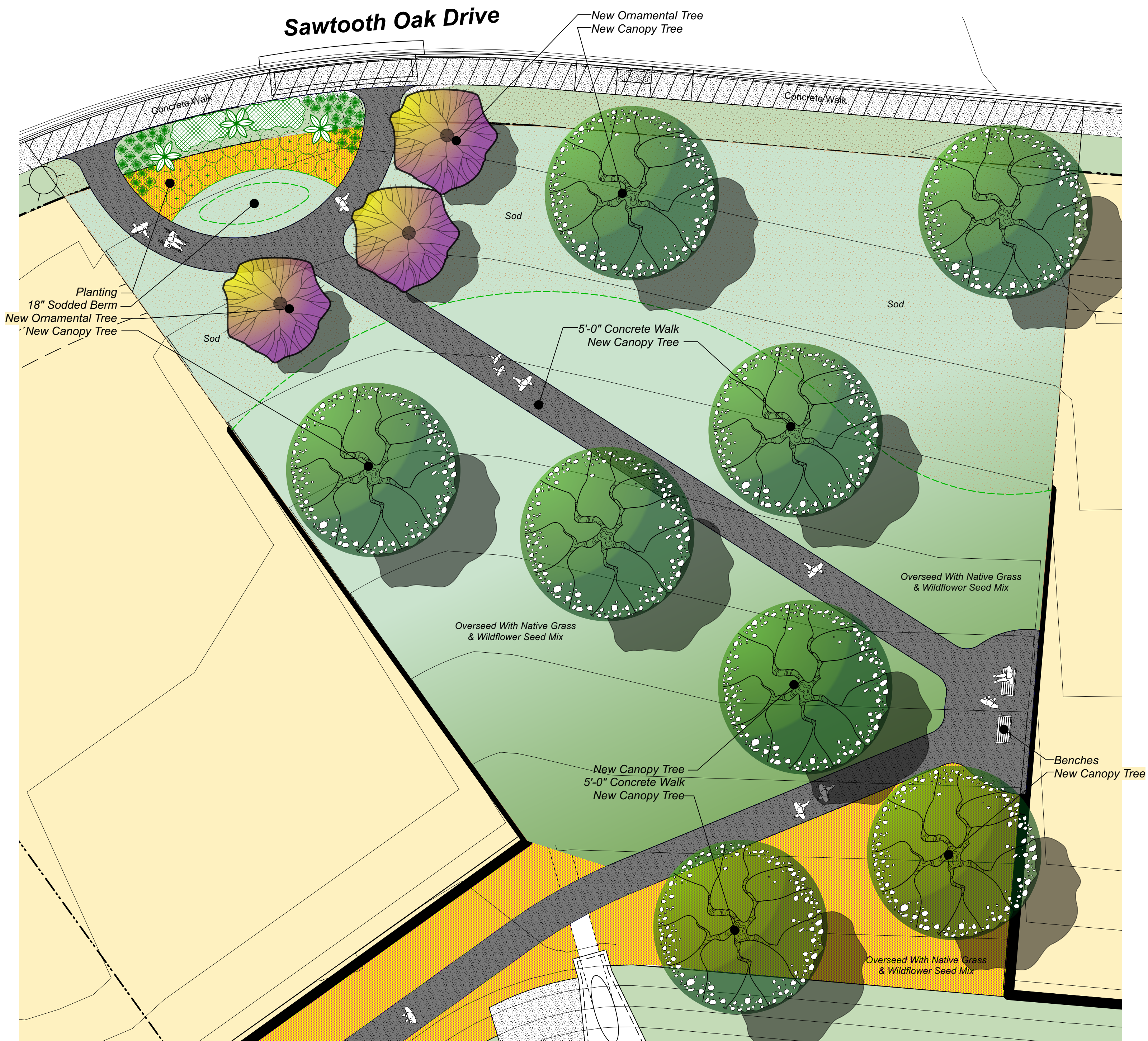
# Three Oaks Subdivision, Seguin, Texas

## Exhibit B





**1 Park Plan Enlargement**  
SCALE 1" = 10'-0"



**2 Park Plan Enlargement**  
SCALE 1" = 10'-0"



Setting a Higher Standard

3 December 2021

Park Plan - Breakouts

# Three Oaks Subdivision, Seguin, Texas

Scale : 1"=10'-0"

