



May 25, 2016

Mr. Marc Guy
Assistant City Manager
City of Carrollton
1945 E. Jackson Road
Carrollton, Texas 75006

By Email

RE: Arcadia Upgrades to The Parks at Raiford Crossing

Dear Marc:

Per our recent conversation, I am forwarding you a summary of Arcadia's upgrades to The Parks at Raiford Crossing project. The below items are above the original project specifications.

1. Increased our internal landscape budget:	\$340,000
2. Eliminated a platted lot at the northeast corner of the neighborhood to reduce the need to armor the creek:	\$110,000
3. Increased width of required entry pavers:	\$5,000
4. Added a Playground in the City park:	\$85,000
5. Adding a Gazebo in the City park:	\$34,000
6. Added a second entry monument on Water St:	\$18,000
7. Added sidewalk, irrigation, street trees, and turf on the city side of Water Street between Old Denton and the Cemetery Hill creek crossing:	\$135,000
Total Additional Improvements Incl. Lost Lot:	\$727,000

The above improvements were done to enhance the aesthetic quality and desirability of the neighborhood. We believe these additional improvements were essential to the success The Parks at Raiford Crossing has had in the market place. Please feel free to call me with any questions.

Sincerely,

William Gietema, Jr.
CEO