

# PETSCHE & ASSOCIATES, INC.

Professional Engineers • Land Surveyors • Development Consultants

March 9, 2020

City of McKinney Planning Department  
221 N. Tennessee  
McKinney, TX 75069

Attn: Attn: Jennifer Arnold, Director of Planning

Re: Letter of Intent – Conveyance Plat  
Westridge Development  
Lot 2, Block B – Parcel 1505 Addition

Dear Ms. Arnold:

We are hereby requesting on behalf of DR Horton – Texas, LTD, the review and approval of the attached Conveyance Plat as referenced above. The subject property, consisting of 6.650 acres of land, is located at the northwest corner of Virginia Parkway and Independence Parkway. Pursuant to the approved zoning, the tract will be zoned R-1 and contains 1 commercial lot.


This plat is for a portion of Parcel 1505 (zoned R-1) and is a one lot plat that is in conformance with the approved Planned Development (*Second Amended and Restated Development Agreement*) for THE WEST OF CUSTER PORTION OF THE OVERALL PLANNED DEVELOPMENT KNOWN AS STONEBRIDGE RANCH) and the requirements of the newly adopted amendment to this developer agreement.

This plat is intended for the conveyance of this property and meets the requirements set forth in Section X of the ***“Second Amended and Restated Development Agreement”*** for west of custer portion of the overall planned development.

Do not hesitate to contact me should you have any questions or require additional information. Please copy [j.d.richey@att.net](mailto:j.d.richey@att.net) and [petschetx@aol.com](mailto:petschetx@aol.com) will all comments and responses.

Sincerely,

PETSCHE & ASSOCIATES, INC.



James D. Richey, P.E.  
Vice President  
Texas Registered Engineering Firm - F-3252

cc: A/A File