

Letter of Intent

From:

Dragon Axe LLC DBA The Horse's Axe

08/22/2022

1001 Mason St., Aubrey, TX 76227

To:

City of McKinney Planning Department, McKinney, TX 75069

Subject: Specific Use Permit application for 212 E. Louisiana St. McKinney, TX 75069

This specific use application is being submitted on behalf B2 Properties, the property owner, and Dragon Axe LLC, the property lessor, for the McKinney Original Donation, Block 6, Lot 48D & 51A at 212 E. Louisiana Street, McKinney, TX 75069. The property sits on 0.0649 acres in the historic downtown corridor with a total main area of 5600 square feet between floors 1 & 2 for improvements. The proposal is to improve the property for a family entertainment venue focusing on ax-throwing.

Property details:

- 21' south of Louisiana St. (main ingress into property – front façade)
- 59.75' west of Johnson St.
- 104' north of E. Cloyd St.
- 134.75' east S. Tennessee St.
- 0.0649 acres of land usage
- 5600 interior square footage between lots 48D and 51A
- Zoned as Historic Core

Our proposal for the SUP, as it relates to the current historical core zoning, as well as the ONE McKinney 2040 Comprehensive Plan, is a viable option for the property. The subject property is located on a prominent street many consider festival lane, and McKinney's historic Town Center has long been recognized as a regional destination for shopping and entertainment. The use of the property, as proposed by the owner & lessor, will introduce an established ax-throwing franchise that provides a destination entertainment location with a unique activity that will engage visitors of all ages.

The Horse's Axe will be an ax-throwing and arcade venue serving a variety of beer and wine. It will be a fun family atmosphere where people can participate in indoor recreation activities, including ax-throwing, air hockey, shuffleboard, arcade games, and enjoy their

favorite beverage. The Horse's Axe will complement the myriad of businesses located in downtown McKinney while delivering a unique experience.

Regards,

A handwritten signature in black ink, appearing to read "Jason K. Pearson". The signature is fluid and cursive, with a large initial "J" and "P".

Jason K. Pearson, Ph.D.

Dragon Axe LLC

469.305.2830