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January 20, 2015

City of McKinney Planning Staff and  
Members of the Planning and Zoning Commission  
221 N. Tennessee  
McKinney, TX 75069

**RE: Preliminary / Final Plat  
Spicewood at Craig Ranch  
JBI Project No. CTR014**

Dear Planning Staff and Planning and Zoning Commission Members:

On behalf of Contour Land Partners 6, Ltd. and Spicewood Land Holdings, Ltd. please accept this letter of intent to consider approval of a Preliminary / Final Plat for Spicewood at Craig Ranch. The plat area is 22.327 acres consisting of 193 single family lots. This project is located on the southeast corner of the intersection of Collin-McKinney Parkway & Millie Way. Twelve common areas are proposed with this plat. A facilities agreement will not be needed for this plat.

We are asking for a variance to the subdivision ordinance. Lots 12-21 are proposed to front on a common open space, specifically Common Area 1-F. Since these lots do not front on a public street, we request a variance to allow these lots to not front on a street right-of-way. Vehicular access will be from the rear alley and necessary easements will be dedicated in the open space for utility service.

We respectfully request this item be considered at the January 27, 2015 Planning and Zoning Commission meeting.

Please contact me if you have any questions.

Sincerely,

JBI PARTNERS, INC.

A handwritten signature in blue ink, appearing to read "JL", with a long horizontal flourish extending to the right.

Joshua Luke, PE