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April 27, 2018

City of McKinney
Planning Department
P.O. Box 517
McKinney, Texas 75069

Re: Revised Letter of Intent supporting request for a zoning change for approximately 11.609 acres in Tract 1 and 6.035 acres in Tract 2 in the Stanley B. Searcy Survey, Abstract 818, in the City of McKinney, Collin County, Texas (the "Property")

Dear Planners:

This revised letter of intent incorporates the application for a zoning change to the Property submitted by Donald Ping on behalf of the two owners, Ridge Creek Ranch 11 Joint Venture and Reins Investments, Ltd., a Texas limited partnership (collectively, the "Applicants"), on March 12, 2018, and all of the documents previously submitted unless amended herein, together with the information contained therein as follows:

1. The acreage of the subject property is 11.609 acres in Tract 1 and 6.035 acres in Tract 2 as described in the Metes and Bounds description submitted with the application.

2. The existing zoning of the Property is PD - Planned Development Ordinance No. 2011-06-039 (the "PD"), specifically designated as Tract B (development according to "RS-84") and Tract C (developed according to "RS-120"), and are owned by the Applicants. Additionally, this property is the balance remaining from an overall development, Wynn Ridge Estates. The Applicants have given consent to sell their individual lots: 11.609 acres is owned by Ridge Creek Ranch 11 Joint Venture (900 Gray Branch Road, McKinney, TX 75071) and 6.035 acres is owned by Reins Investments, Ltd. (7111 Round Hill Road, McKinney, TX 75071).

3. With this revised Letter of Intent, the Applicants request that the Property be zoned from PD – Planned Development District Ordinance No. 2011-06-039 to SF7.2 Single Family Residential District as shown on the revised Zoning Exhibit submitted herewith. The Property is the remainder of a larger area of developed single family subdivisions and the requested zoning would insure a continuity of larger lots throughout that sector.

4. There are no other special considerations requested or required.

April 27, 2018

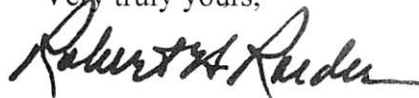
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5. The subject property is located on Ridge Road approximately 2,200 feet North of Virginia Parkway and 4,800 feet South of W. University Drive.

6. The Applicants request an appearance before the Planning and Zoning Commission and the City Council at the earliest possible dates.

In the event that any other information is required for this Letter of Intent, please refer to the application previously filed.

Very truly yours,

A handwritten signature in black ink, appearing to read "Robert H. Roeder", written in a cursive style.

Robert H. Roeder

RHR/mls
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