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February 27, 2019
City of McKinney Planning Department
McKinney, Texas 75069

LETTER OF INTENT

Preliminary-Final Plat/Record Plat Richardson Glass Company Addition, Lot 1, Block A

- The acreage is 1.973 acres
- Location is 3712 North Custer Road, just south of the north fork of Wilson Creek crossing Custer Road and on the north side of a dirt road named Easy Lane in the ETJ of the City of McKinney.
- The purposes of the plat is to 1) obtain a building permit in Collin County. and 2) plat the land into one lot.
- one phase of development
- The name of the plat is Richardson Glass Company Addition, Lot 1, Block A.
- One lot is proposed.
- The proposed use is commercial.

The purpose of the plat creating one lot is to obtain a signed ETJ PLAT VERIFICATION form from the City of McKinney and obtain a building permit from Collin County.

We request a variance from:

- Meeting minimum standard of City of McKinney Fire Code (fire hydrants, fire flow & 2 points of approved fire apparatus access)
- Construction of minimum 8" sewer line to and through subject tract, including approx 2500 feet of offsite sewer line along Wilson Creek to nearest connection point.
- Construction of min. 18" water line to and through subject tract; nearest adequate water line +/- 1 mile south at U. S. 380 & Custer Rd.
- To allow use of On Site Septic Facility.
- Requirement to study drainage area.
- Construction of Easy Lane (min 24' concrete curb & gutter, sidewalks, underground drainage) adjacent to property.

Sincerely,



Sherry Geer Williams