

**OES, INC.**  
TEXAS REGISTERED PROFESSIONAL  
ENGINEERING FIRM #11001  
705 JONES ST.  
FORT WORTH, TEXAS 76102  
(940) 595-0528

DECEMBER 21, 2021

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

Re: Letter of Intent to obtain a Preliminary Plat for Hardin Lake Estates, a proposed single family residential development on 41.89 Acres Located in Abstract 891, W.D. Thompson Survey, City of McKinney, Collin County, Texas (the "Property").

Dear Planners:

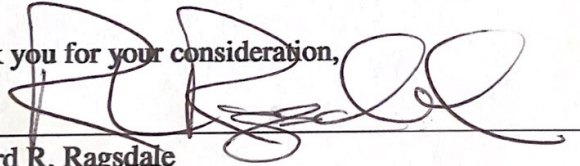
This letter accompanies the application for a Preliminary Plat submitted on behalf of the owner of the Property, Richard L. Ragsdale Family Partners, Ltd., a Texas limited partnership, and the owner of Tract Two, Ragsdale Farm, L.L.C., a Texas limited liability company:

1. Acreage to be preliminary platted is 41.89 acres.
2. The Property is located as follows: The frontage of the property is on Sorrell Rd with street address being 701 Sorrell Rd. The frontage of the property lies 150 feet north of the Sorrell Rd. – Albany Dr. intersection and 540 feet south of the Sorrell Drive - Sorrell Circle intersection.
3. The property shall be developed as a single phase.
4. The development name is Hardin Lake Estates.
5. The attached Preliminary Plat shows locations and height of a screen wall at the property frontage along Sorrell Road and a 30-ft wide buffer adjacent to the development's northern neighbor as required by development regulations.
6. 94 residential lots and several common areas are proposed.
7. Common areas serve to accommodate:
  - a) Screen Wall,

- b) Monument Sign,
- c) HOA Retaining Wall adjacent to neighboring property,
- d) Landscape Buffers,
- e) HOA Gazebo and Private Recreation Facility,
- e) 0.5 miles of 6-ft wide Concrete Walking Trail,
- f) Tree Preservation.

- 8. There are no facility agreements requested.
- 9. There are no variances requested.
- 10. The type of plat submitted is Preliminary Plat.
- 11. The Plat is for a Single Family Residential development.
- 12. A variance was granted by Fire for the single access and all homes shall be provided with an NFPA residential fire sprinkler system with one extra sprinkler head added for the garage.

Thank you for your consideration,



Richard R. Ragsdale  
7716 Harbor Town Dr.  
McKinney, TX 75072

12-28-21

Date