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ATTORNEYS AT LAW

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May 11, 2015

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

Re: Supplemental Revised Letter of Intent supporting request for a SUP for 2.246 acres of land located generally at the southwest corner of Stacy Road and Alma Road, City of McKinney, Collin County, Texas

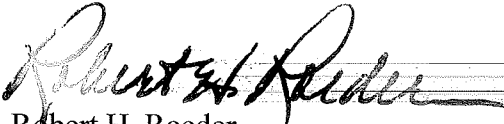
Dear Planners:

This supplemental revised letter of intent supplements the application for a zoning change submitted by me on behalf of McKinney Seven 17, LP, the owner of the subject property on April 13, 2015, and incorporates the information contained therein which is recited again as follows:

1. The total acreage of the subject property is 2.246 acres as described in the revised Field Note Description attached as Exhibit A.
2. The existing zoning on the subject property is PD – Planned Development under Ordinance No. 2001-02-017 adopted by the City Council on February 6, 2001 and Ordinance No. 2013-08-073 adopted by the City Council on August 5, 2013.
3. The purpose of this application is obtain a specific use permit to allow for a motor vehicle fuel sales facility that can fuel up to fourteen (14) vehicles at one time according to the plan resubmitted by John Thomas Engineering on this date (the “SUP Plan”).
4. There are no other special considerations requested or required.
5. The applicant requests 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.

Yours truly,



Robert H. Roeder

669702v3

cc: Demian Salmon  
David H. Craig  
Todd Stein

**Exhibit A**  
**Metes and Bounds Description of Subject Property**

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2.246 acres

BEING a tract of land situated in the G. Baccus Survey Abstract No. 95, the City of McKinney, Collin County, Texas, being a portion of the land described in a deed to McKinney Seven 17, LP recorded in Instrument No. 2005-0058770, Official Public Records Collin County, Texas (OPRCCT), being a portion of the land described in a deed to VCIM Partners LP recorded in county clerks file number 20060130000121010 (OPRCCT) and being more particularly described as follows:

BEGINNING at a point, being the intersection of the west line of Alma Road (a 120 feet wide right of way), with the south line of Stacy Road (F.M. 720) a variable width right of way;

THENCE S 00°41'30" E, along said west line of Alma Road. A distance of 259.22 feet to a point, said point being the beginning of a curve to the left having a radius of 1460.00, a chord bearing of S 06°36'53" E and a chord length of 301.32 feet;

THENCE along said curve and with the west right of way of Alma Road, through a central angle of 11°50'45", a distance of 301.86 feet;

THENCE N 50°14'48" W, a distance of 17.80 feet;

THENCE N 70°33'45" W, a distance of 4.48 feet;

THENCE S 86°26'51" W a distance of 11.80 feet to a point, being the beginning of a curve to the right, having a radius of 55.50 feet, a chord bearing of N 50°32'47" W, and a chord length of 75.71 feet;

THENCE along said curve through a central angle of 86°00'45", an arc length of 83.32 feet to a point being the beginning of a curve to the right, having a radius of 2156.00 feet, a chord bearing of N 5°21'36" W, and a chord length of 164.04 feet;

THENCE along said curve through a central angle of 4°21'38", an arc length of 164.08 feet;

THENCE N 56°36'58" W, a distance of 67.23 feet to a point;

THENCE S 89°56'55" W a distance of 142.18 feet to a point;

THENCE N 0°02'07" W a distance of 277.25 feet to a point, said point lying on said south line of Stacy Road;

THENCE N 89°28'50" E, a distance of 264.13 feet along the south line of Stacy Road to the POINT OF BEGINNING;

CONTAINING 2.246 acres or 97,847 square feet of land more or less.

This description was prepared by Nathan Maier Consulting Engineers, Inc. for use only in defining a zoning district.