



765 CUSTER ROAD, SUITE 100 | PLANO, TEXAS 75075
972.422.0077 | FAX 972.422.0075
TBPE NO. F-2121 | TBPLS NO. F-10043100

January 25, 2016

Ms. Kathy Wright
Planning Department
City of McKinney
221 North Tennessee Street
McKinney, Texas 75070

Letter of Intent – 20.200 Acre Property, Heatherwood Hills

Dear Ms. Wright,

Please accept this as a formal Letter of Intent regarding the platting of the referenced property, located at the southwest corner of Bloomdale Road and Lake Forest Drive. A preliminary-final plat will accompany this letter.

My client intends to develop the subject property, entirely in one phase, for single family residential use (52 SF residential lots, and 5 common areas). The residential lots net approximately 10.03 acres with approximately 0.74 acres dedicated as H.O.A. lots & common areas. The proposed H.O.A. lots & common areas will serve the purposes of screening & buffering, useable open space for the community, and internal aesthetics. There will be no parks dedicated on the subject property, the required 1.04 acres will instead be paid in lieu. The remaining 6.56 acres will be developed for commercial uses at a later date. Both the residential and commercial pieces will be developed under the existing zoning "BN – Neighborhood Business".

The primary goal is to develop this property in a manner that is desirable and beneficial to all stakeholders. These are our intentions and ask for your support of this project.

If you have any questions, do not hesitate to contact me.

Sincerely,
Spiars Engineering, Inc.

A handwritten signature in black ink, appearing to read "Matt Dorsett", with a stylized flourish at the end.

Matt Dorsett, P.E.