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RECEIVED
By Planning Department at 10:25 am, Jan 29, 2016

January 28, 2016

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

**RE: Letter of Intent – Preliminary Final Plat
Southern Hills at Craig Ranch Preliminary Final Plat Application
JBI Project No. SBK001**

To Whom It May Concern:

On behalf of GA Land Development LP, please accept this letter of intent and request to preliminary/final plat a tract of land totaling approximately 135.984 acres located approximately 1,000 feet east of Custer Road, 300 feet south of Collin McKinney Parkway, and 600 feet northwest the State Highway 121 access road. The tract is currently zoned PD per City Ordinance 2014-01-002.

We would also like to withdraw the current preliminary/final plat (14-066PF) for only the single family section of this plat. The following describes the tract:

- Acreage:135.984 acres
- Project location: Approximately 1,000 feet east of Custer Road, 300 feet south of CollinMcKinney Parkway, and 600 feet northwest the State Highway 121 access road.
- Development phas(ing): Preliminary Final Plat is proposed to be developed over the course of approximately 3 development phases.
- Subdivision name: Southern Hills at Craig Ranch
- Screening and Buffering Plans: Not applicable
- Proposed number of lots: 454 Residential Lots
- Common areas: 18
- Reason for proposed common areas: To provide passive and active recreation areas
- Facilities agreement: None requested
- Special considerations: None
- Plat type: Preliminary-Final Plat
- Proposed Replat (Yes/No): No

We are requesting that this case be considered at the February 9th, 2016, Planning and Zoning Commission meeting. Please call me if you have any questions.

Sincerely,

JBI PARTNERS, INC.

Joshua Luke, P.E.
Project Manager

cc: GA Land Development LP