

S. L. Trees & Kimberly Trees
3818 County Road No. 406
McKinney, Texas 75071

March 16, 2012

To whom it may concern
City of McKinney

RE: Preliminary-Final Plat
David Cherry survey, abst. 166
3818 Road 406, McKinney, Tx.

The following is the "Letter of Intent" for the above stated project:

The acreage of subject property is 10.000 acres. The northwest corner of the subject property is located approximately 1300 feet south of the intersection of County Road No. 406 and County Road No. 408. The subject property is bounded by County Road No. 406 on the west. This is phase one of the development. The name of the subdivision is "ALMOSTA RANCH ADDITION". There will be 2 lots in this addition. Requested variances are as follows:

- 1) Variance waiving the requirement to dedicate right-of-way for a portion of a six-lane master-planned major arterial roadway, running north and south, approximately 1,500 feet east of C.R. 406.
- 2) Variance waiving the requirement to construct public streets including associated street lighting and sidewalks adjacent to the subject property.
- 3) Variance waiving the requirement to construct sanitary sewer and water lines to the subject property and extend them to the adjacent upstream property.
- 4) Approval of variance to allow the use of individual septic systems.
- 5) Variance waiving the requirement to collect drainage in an underground storm water system.
- 6) Variance waiving the requirement that fire hydrants and minimum fire flows be provided.
- 7) Approval of variance to replace note "All proposed lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the subdivision ordinance" to "All proposed lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the minimum size requirements of Section 142-99 of the subdivision ordinance".

This plat is to be a Preliminary-Final Plat. The proposed plat is to be single family residential.

If you have any questions, please call at 972-571-4794

Thank you,


S. L. Trees, Owner


Kimberly Trees, Owner