

ATTORNEYS AT LAW

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Qualified Mediator

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February 8, 2016

City of McKinney  
Planning Department  
221 Tennessee  
McKinney, Texas 75069

Re: Revised Letter of Intent supporting request for a zoning change for 64.391 acres in the Jonathan Phillips Survey, Abstract 719, in the City of McKinney, Collin County, Texas

Dear Planners:

This revised letter of intent incorporates the application for a zoning change submitted by me on behalf of the owner, McKinney Independent School District (MISD), on January 25, 2016, together with the information contained therein as follows:

1. The acreage of the subject property is 64.391 acres as described in the Metes and Bounds description attached to the application. A revised zoning exhibit is attached hereto as Exhibit A.
2. The existing zoning on the tract is C – Planned Center District, PD - Planned Development Ordinance No. 1559, and AG – Agricultural District.
3. The Applicant requests that the Property be zoned GC – Governmental Complex District.
4. There are no other special considerations requested or required.
5. The subject property is located at the southeast corner of Hardin Boulevard and McKinney Ranch Parkway (F.M. 720).

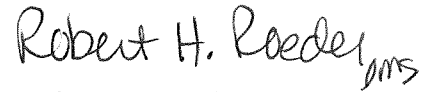
February 8, 2016

Page 2

6. 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.

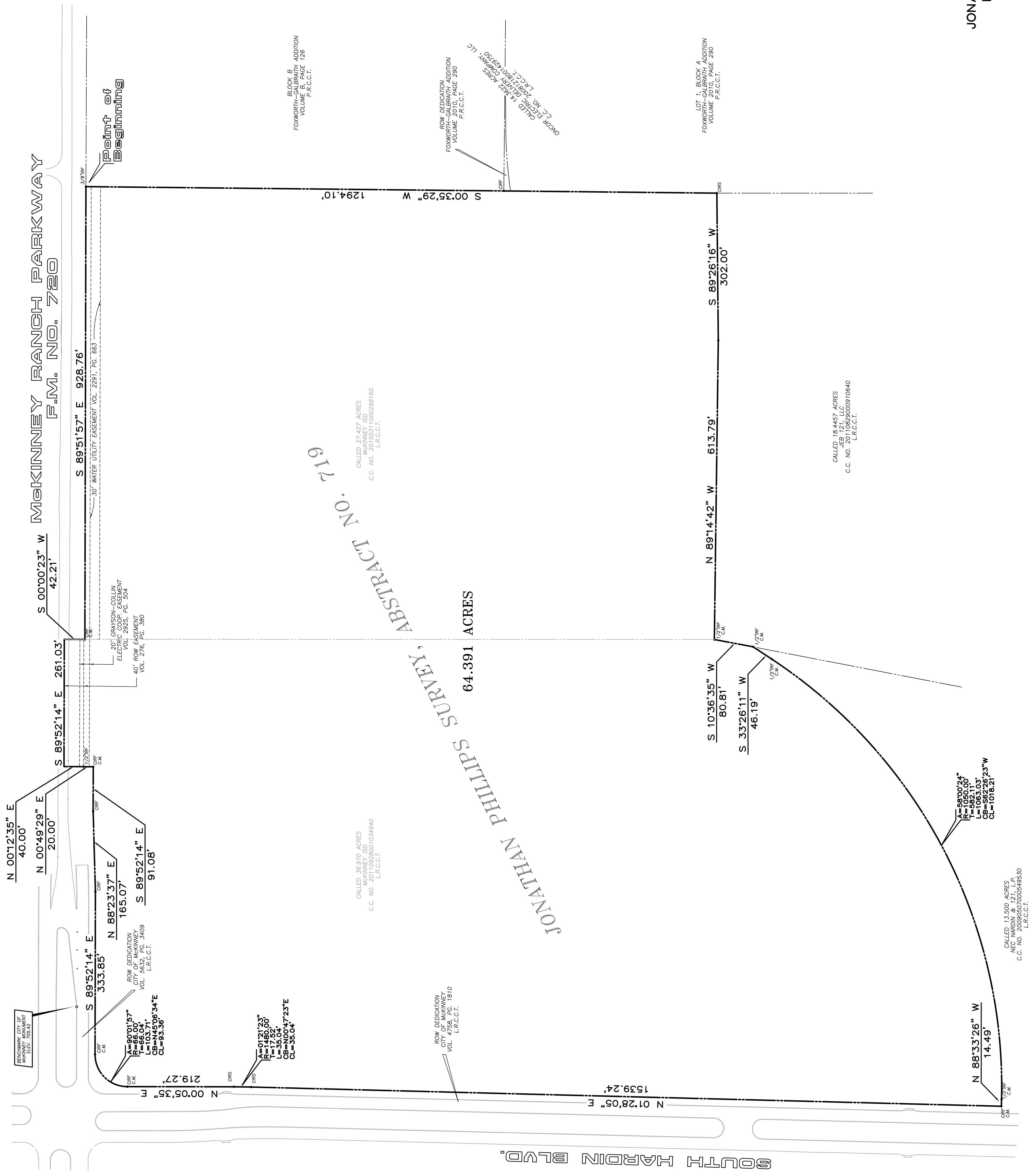
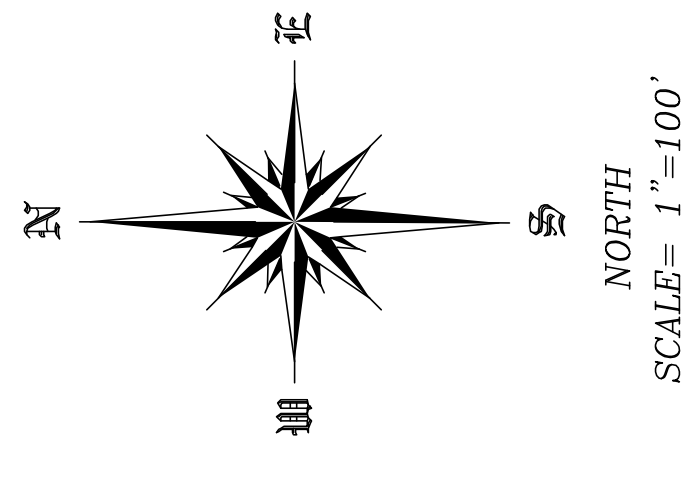
Yours truly,

A handwritten signature in black ink that reads "Robert H. Roeder" followed by a small, stylized mark that appears to be "JMS".

Robert H. Roeder

683685v2

cc: Nancy James



ZONING EXHIBIT  
**McKINNEY**  
I.S.D.

64.391 Acres Situated In The  
**JONATHAN PHILLIPS SURVEY ~ ABST. 719**  
McKINNEY, COLLIN COUNTY, TEXAS

**McKINNEY RANCH PARKWAY**  
F.M. NO. 720

**JONATHAN PHILLIPS SURVEY, ABSTRACT NO. 719**

BENCHMARK CITY OF  
MCKINNEY SURVEY  
ELEV. 502.42'

**ROW DEDICATION  
CITY OF MCKINNEY  
VOL. 5632, PG. 3409  
L.R.C.C.T.**

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CITY OF MCKINNEY  
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VOL. 5632, PG. 3409  
L.R.C.C.T.**

**ROW DEDICATION  
CITY OF MCKINNEY  
VOL. 4758, PG. 1810  
L.R.C.C.T.**

36.970 ACRES  
MCKINNEY ISD  
C.C. NO. 2011022601034940  
L.R.C.C.T.

64.391 ACRES

27.427 ACRES  
MCKINNEY ISD  
C.C. NO. 20150311000268160  
L.R.C.C.T.

18.4457 ACRES  
JEB 121, LLC  
C.C. NO. 2011082900810640  
L.R.C.C.T.

13.500 ACRES  
NEC HARDIN & 121, L.P.  
C.C. NO. 2006071000649530  
L.R.C.C.T.

91' GRAYSON-COLLIN  
ELECTRIC COOP. EASEMENT  
VOL. 2925, PG. 504

40' ROW EASEMENT  
VOL. 276, PG. 380

**Point of Beginning**

BLOCK B  
FOKWORTH ADDITION  
VOLUME B, PAGE 128  
P.R.C.C.T.

ROW DEDICATION  
FOKWORTH-GALBRAITH ADDITION  
VOLUME 2010, PAGE 290  
P.R.C.C.T.

CALLED 14,822 ACRES  
JONATHAN PHILLIPS SURVEY  
VOLUME B, PAGE 128  
P.R.C.C.T.

ONCS, ELECTRIC SERVICE  
C.C. NO. 201001100001200  
L.R.C.C.T.

LOT 1, BLOCK A  
FOKWORTH-GALBRAITH ADDITION  
VOLUME 2010, PAGE 290  
P.R.C.C.T.

N 0012'35" E  
40.00'

N 00'49'29" E  
20.00'

S 89°52'14" E  
333.85'

N 88°23'37" E  
165.07'

S 89°52'14" E  
91.08'

S 00°00'23" W  
42.21'

S 89°52'14" E  
261.03'

N 89°51'57" E  
928.76'

1294.10' W

S 00°35'29" W  
1294.10'

S 89°26'16" W  
302.00'

N 89°14'42" W  
613.79'

S 10°36'35" W  
80.81'

S 33°26'11" W  
46.19'

N 88°33'26" W  
14.49'

5500.24'  
R=1080.00'  
L=1063.03'  
CB=56226.23"W  
CL=1018.21'