



Lenart Development Company, L.L.C.

520 Central Parkway East, Suite 104 Plano, TX 75074 ▼ ofc 972-422-9880

March 10, 2014

Planning Department
City of McKinney
221 N. Tennessee Street
McKinney, Texas 75069

Re: Sleepy Hollow Estates Preliminary-Final Plat

To whom it may concern:

The applicant respectfully requests the approval of the 30.078 acre Preliminary-Final Plat for Sleepy Hollow Estates. The property is located on the south side of CR 124 approximately 3,300' west of the intersection of CR 161 and CR 124. The property is entirely outside the City Limits and wholly within the City's ETJ.

Sleepy Hollow Estates will be developed in a single phase consisting of 100 single-family residential lots and 4 common area lots. The purpose of three of the common areas is to provide a landscape buffer along future Wilmeth Road. The other common area is planned to be open space that includes the onsite floodplain area.

The development will include a 12" offsite waterline that will extend from the property approximately 3,000' to connect with the existing 36" waterline at the intersection of CR 124 and CR 161. The applicant will be pursuing a facilities agreement to secure pro-rata reimbursement for the cost to construct the offsite waterline.

We look forward to working with City staff through the review process.

Sincerely,

A handwritten signature in blue ink, appearing to read "S. Lenart".

Steve Lenart
Lenart Development Company, L.L.C.