



D2 INVESTMENTS, INC.

Real Estate Investment, Development, Marketing & Management

Letter of Intent

Ms. Danielle Quintanilla
Planning Department
City of McKinney
221 N. Tennessee St.
McKinney, Texas 75070

January 8, 2018

Re: 11.269 acres of land situated in the William Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas, said tract being all of Lots 1R & 3R, Block A, Headington Heights Addition, an addition to the City of McKinney, as recorded in Cabinet 2006, Page 281, Plat Records Collin County, Texas.

Dear Ms. Quintanilla:

This Letter of Intent has been revised per staff comments. Please find attached a zoning and legal description for the property described above. The property is located at the northwest corner of the intersection of U.S. Hwy 380 and Hardin Boulevard and is zoned "PD" - Planned Development District Ordinance Number 1687, generally for commercial uses.

The original PD zoning allows for the uses we expect but the zoning also requires that 60 percent of the area zoned for Office/Retail must be developed as Office. We believe this to be a clearly retail / commercial corner and therefore would like to rezone Lot 1R to C3. It is a 3 acre hard corner and will develop with more intense retail and/or pad site uses. We would like to rezone Lot 3R to C2, again for retail and/or commercial uses but less intense.

The property is currently platted as The Headington Heights Addition, and As Amended.

Thank you for your consideration.

Applicant:

HH380NW, LLC
a Texas limited liability company

By: _____
David C. Davis
Its Sole Manager

Property Owner

HEADINGTON REALTY & CAPITAL LLC,
a Texas limited liability company

By: _____
Scott L. Smith
Vice President, Land Management

Attachments:

1. Zoning Exhibit