



June 25, 2012

Kevin Spath, AICP
Director of Planning
221 N. Tennessee
McKinney, Texas 75069

**RE: Letter of Intent – Preliminary Final Plat Wynn Ridge Estates
Approximately 48.996 Acres
East side of Ridge Road approximately 1,200' north of Creekside Drive**

Dear Mr. Spath:

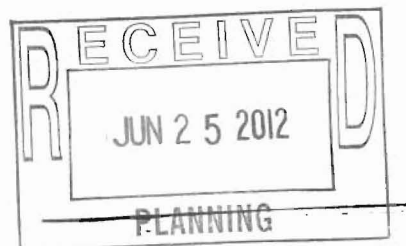
Please accept this correspondence as the formal Letter of Intent for the submittal of a Preliminary-Final Plat for Wynn Ridge Estates. The subject property is 48.996 acres of which 11.609 acres is intended for development of single family residential lots at this time. No development is currently intended on the remainder of the property. The lot layout of the proposed development is similar to the approved zoning exhibit with minor modifications that precipitated from developing only a portion of the property shown on the overall zoning exhibit.

There are several engineering issues related to the subject property. As discussed in a meeting with the City of McKinney engineering staff on 6/15/2012, it is my client's intention to build a temporary second point of access over Lot 6, Block B of the proposed development. Once development occurs on the tract immediately south of the subject property, this access will be removed and the home builder will submit an application for a building permit for this lot. Additionally, a flood study will likely be required to establish a 100 year fully developed floodplain (and determine its impact on the proposed development, if any) and to identify erosive conditions in the creek adjacent to the development. It is my client's intention to move forward with this work as soon as possible, but it is unlikely that these issues will be resolved prior to finalizing all other issues on the plat. We respectfully request that notations be added to the plat so it can move forward prior to all floodplain and drainage issues being resolved.

Thank you for your time and consideration in this matter. If you have any questions, please contact me at 469-424-5900 or at levi.wild@sanchezassociates.net if this is more convenient.

Regards,

Levi A. Wild, PE
Project Manager



CC: File