

BURGESS & NIPLE

10701 Corporate Drive, Suite 118 | Stafford, TX 77477 | 281.980.7705

January 26, 2015

Planning Department
City of McKinney
221 N. Tennessee Street
McKinney, Texas 75070

**Re: Letter of Intent - Preliminary Final plat for 28.33 acres for Craig Ranch IV
Proposed Lot 1 & 2, Block A, Craig Ranch IV of Elias Alexander Survey, Abstract No. 18**
Location: Approx. 200 feet south of Collin McKinney Parkway and approx. 230 feet east of Custer Road. (FM 2478)

To whom it may concern:

On behalf of the owner, DD CR IV, LLC, we would like to formally submit a Pre-Final Plat for the property listed above to be considered on the planning and zoning commission for the date of February 9, 2016. The lots denoted on this plat are currently being referred to as *Craig Ranch IV*, respectively, until further notification.

The intent of this pre-final plat is to show the proposed division of 28.33 acre tract into two separate multi-family lots, each to be consistent with PD 2014-01-002. Lot 1 will be 13.72 acre multi-family lot. Lot 2 will be 14.61 acre multi-family lot.

The southern lot, Lot 1, Block A, Craig Ranch IV will be developed first. The proposed easements necessary for the extension of public infrastructure have been incorporated on this plat.

If you have any questions regarding this resubmittal, please contact our office at (281) 980-7705.

Respectfully submitted,
Burgess & Niple, Inc.
TBPE FIRM REGISTRATION NO. F-10834



Joseph T. Reue, P.E.
Vice President

CC: DD CR IV, LLC – Fred Hazel
TxMorrow Construction, Inc. – Brian Munger

RECEIVED

By Planning Department at 8:05 am, Jan 27, 2016

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