

LETTER OF INTENT – REVISED JANUARY 24, 2017

Owner:

Tallent Properties LLC
7306 County Road 410
McKinney, TX 75071-0549

RE: Tallent Addition

Tallent Addition contains 4.984 acres and is located at 4704 FM 2933 within the ETJ of McKinney, Texas. This property is located on the South side of FM 2933 approximately 385' East of CR 410 and continues east to the intersection of FM 2933 and CR 412. This development includes three tracts with Lots #1 and #3 currently being used for residential rental property. Lot #2 will have new construction completed and will be used for storage of equipment for Owner's personal use and business. There will be no common grounds or areas for these three lots. Lots #1 and #3 already have water, electric, and septic on-site. Lot #2 will require a water meter from North Collin Water Supply and a septic system.

Attachments include:

- Tax Certificate showing 2016 property taxes paid in full
- Plat showing layout of lots

VARIANCES REQUESTED:

APPROVAL OF A VARIANCE TO SECTION 142-105 OF THE SUBDIVISION ORDINANCE WAIVING THE REQUIREMENT TO CONSTRUCT PUBLIC STREETS INCLUDING THE ASSOCIATED STREET LIGHTING AND SIDEWALKS ADJACENT TO THE SUBJECT PROPERTY.

APPROVAL OF A VARIANCE TO SECTION 142-105 OF THE SUBDIVISION ORDINANCE WAIVING THE REQUIREMENT TO CONSTRUCT SANITARY SEWER

AND WATER LINES TO THE SUBJECT PROPERTY AND EXTEND THEM TO THE ADJACENT UPSTREAM PROPERTY.

APPROVAL OF A VARIANCE TO SECTION 142-105 OF THE SUBDIVISION ORDINANCE ALLOWING THE USE OF INDIVIDUAL SEPTIC SYSTEMS.

APPROVAL OF A VARIANCE TO THE STORM WATER MANAGEMENT ORDINANCE WAIVING THE REQUIREMENT TO COLLECT DRAINAGE IN AN UNDERGROUND STORM WATER SYSTEM.

APPROVAL OF A VARIANCE TO THE STORM WATER MANAGEMENT ORDINANCE PROHIBITING LOT TO LOT DRAINAGE.

APPROVAL OF A VARIANCE TO THE 2012 EDITION OF THE INTERNATIONAL FIRE CODE, INCLUDING LOCAL AMENDMENTS, WAIVING THE REQUIREMENT THAT THE FIRE HYDRANTS AND MINIMUM FIRE FLOWS BE PROVIDED.

Thank you,



Glenda Milton, Broker

Blue Ridge Real Estate Inc

214-491-7305

blueridgere@verizon.net