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# CROSS ENGINEERING CONSULTANTS

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November 16, 2020

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

Attn: Ms. Jennifer Arnold, Director of Planning

**Re: Preliminary Plat  
District 121  
Lots 1-5 & Common Area, Block A of the District 121 Addition**

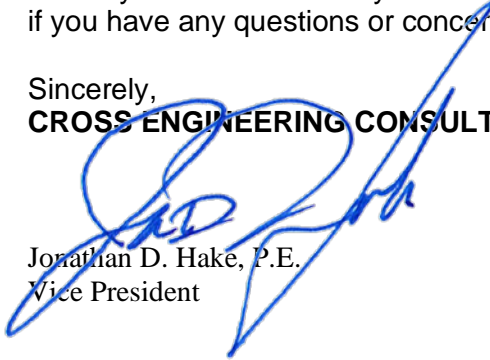
Dear Ms. Arnold:

Attached please find the Preliminary Plat submittal for District 121. District 121 is a 17.846-acre multi-phase mixed use development located at the northeast intersection of Alma Road and State Highway 121. The development consists of office, retail, restaurant and hotel uses along with a park. The phase 1 development consists of an 8-story, approximately 200,000 square feet office building along with a parking garage as well as approximately 29,725 square feet of retail/restaurant space with a park. We are proposing to subdivide the existing property into 5 lots plus the common area. This is a replat of existing lots 1 and 2 of the Alma Plaza Addition. Project details are listed in detail below:

- NEC Alma Road and State Highway 121
- 17.846-Acre Mixed Use Development
- Lots 1-5 & Common Area, Block A of the District 121 Addition
- Replat of Lots 1 & 2 of the Alma Plaza Addition

Thank you in advance for your consideration of the preliminary plat. Please contact me if you have any questions or concerns.

Sincerely,  
**CROSS ENGINEERING CONSULTANTS, INC.**



Jonathan D. Hake, P.E.  
Vice President