

Letter of Intent

Property Description: (0.443 Acres)

Being all of that tract of land situated in the Benjamin F. Strapp, Abstract No. 88, in the City of McKinney, Collin County, Texas, and being all of that called 0.44 acre tract of land described by deed to Ron Beecher, as recorded under Instrument No. 20130402000442470, of the Official Public Records, Collin County, Texas. The southeast corner of said tract being approximately 703.31 feet west of the centerline of College Street as measured along the north right-of-way line of University Drive (Hwy 380) and the southwest corner of said tract being approximately 399.58 feet east of the centerline of West Way Drive as measured along the north right-of-way line of University Drive (US 380).

Property Notes:

1. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0465 G, Map Revised January 19, 1996, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 500-year flood plain."
2. All easements shown are per the herein described plat, unless otherwise noted.
3. The surveyor has relied on the subject deed shown hereon, with regard to any easements, restrictions or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.

Proposed Use:

The existing 2,647 s.f. building is to be converted to an office building and serve as the offices for North Texas Surveying, LLC. The conversion and construction of a new parking lot will be done in one phase and owned/operated by North Texas Surveying, LLC.

Request for Alternative Screening Device

1. Request for the installation of an eight-foot high Cedar plank fence with metal posts along all lot lines adjacent to parcels being utilized as residences as opposed to the City of McKinney mandated six-foot high masonry wall. The masonry wall will require the removal of several existing trees and shrubs currently providing a buffer between the commercial parcel and the residential parcels.

Existing Zoning:

The current parcel is zoned "BG"-General Business District

Owner/Developer:

Michael Arthur, President
North Texas Surveying
1515 S. McDonald Street, Suite 110
McKinney, TX 75069-7135



Michael B. Arthur, R.P.L.S.

10-8-14
Date