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October 21, 2022

RE: Letter of Intent for **Province Woods**, McKinney, Texas

To Whom it may concern:

This letter is to define our intent to develop one hundred and four (104) single family residences in a single phase on a portion of the property located at the northeast corner of Weston Rd and Trinity Falls Parkway. The property consists of 57.81 acres in the John Emberson Survey, Abstract No. 294, in the ETJ of the City of McKinney, Collin County, Texas. The property adjoins Trinity Falls Planning Unit 2

The subject property is not zoned. The proposed development would follow the SF-5 development guidelines with a typical lot size of 50' x 120'.

The property's west boundary borders property owned by Trinity Falls MUD #1 which is located between the subject property and Trinity Falls Parkway. We do not intend to acquire this property from the current owner. Instead, it's intended to remain mostly undisturbed and to serve as a natural buffer between Trinity Falls Parkway and the western boundary of Province Woods. Two easements have been obtained from Trinity Falls MUD #1 to provide access across the property owned by Trinity Falls MUD #1. Access will consist of two collector drives connected to Trinity Falls Parkway.

The northern boundary adjoins Trinity Falls Planning Unit 2 and consists of a wooded tree line. The lots that back up to the north boundary are 10 to 20 feet deeper to minimize disturbance to the tree line.

Land along the southern boundary will border the future extension of Weston Rd. The site layout has allocated right of way for the future extension of Weston Rd. A 20 ft landscape buffer will also be provided along the right of way and required screening will be installed with development of the site.

The eastern boundary of the property generally runs along the East Fork Trinity River.

According to FIRM 48085Co165J, revised June 2, 2009, there is FEMA floodplain ( Zone AE) on the eastern portion of the property. We intend to reclaim 6.3 acres of the floodplain and have submitted a flood study that is in the later stages of review by the city of McKinney.

There are also two tributaries located on the west side of the project. One enters the site from the north after exiting from the detention pond constructed with Trinity Falls Phase 1A. The

second tributary enters the site from the west under Trinity Falls Parkway after exiting from the detention pond constructed with Trinity Falls Phase 1B. A hydrologic analysis of these two tributaries has been performed and the resulting 100 year flood has been delineated. The analysis and delineation are included in the previously mentioned flood study. This part of the property is heavily wooded and will be large common area lot that will preserved as much as possible. All lots are located outside the 100 year floodplain.

Sincerely,

Charles L. Hicks, Manager