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July 23, 2021

City of McKinney
Planning Department
221 Tennessee
McKinney, Texas 75069

Re: Letter of Intent supporting request for annexation for 54.152 acres in the Richard H. Lock Survey, Abstract 517, Collin County, Texas (the "Property")

Dear Planners:

This letter of intent incorporates the application for annexation submitted by me on June 14, 2021 on behalf of the owners of the Property, which consist of the following: (i) Kyle Ray Pierson owning an undivided 50% interest in the Property; (ii) Randy Dean Pierson owning an undivided 25% interest in the Property; and (iii) Jeffrey Hamilton, Special Trustee of the Randy Pierson Charitable Remainder Unitrust owning an undivided 25% interest in the Property. The referenced application for annexation accompanies an application for zoning change relating to the Property. In accordance with the submittal requirements for annexation, the following information is set forth below:

1. The acreage of the Property is 54.152 acres as described in the Metes and Bounds description submitted with the application. Such acreage differs from that shown by the CCAD records, but is based upon an on the ground survey and as such should be the most accurate legal description of the Property. An annexation exhibit is also submitted herewith.

2. There are currently no people residing on the Property.

3. The required Petition signed by all property owners accompanies this application.

4. There are no special considerations requested or required.

5. Contact information for service and utility providers to the Property consists of the following:

- a. Fire District: Lowry Crossing Fire Department; 1407 S Bridgefarrow RD Lowry Crossing, TX 75069; (972) 841-0953.

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- b. EMS District: American Medical Response; 614 N 4th St, Princeton, TX 75407; (972) 736-1540.
- c. Water District: Milligan Water Supply Corporation; 1400 S Bridgefarrow Rd, McKinney, TX 75069; (972) 542-1143.
- d. Electric Transmission Company: Oncor Electric Delivery; 4600 TX-121, McKinney, TX 75070; (888) 313-6862. Grayson-Collin Electric Cooperative; 1096 N Waco St, Van Alstyne, TX 75495; (903) 482-7100.

6. The Property is generally located at 3403 County Road 317, McKinney, TX 75069, and fronts along the east side of County Road 317 and is south of Farm to Market Road 546.

7. The proposed annexation will achieve the objectives of "Protecting Future Development" and "Fiscal Responsibility" as otherwise defined in the Annexation Checklist of the City of McKinney, Texas. Moreover, the Property is subject to an ETJ Development Agreement with the City of McKinney, Texas, which requires annexation of the Property upon a change in zoning for any non-agricultural use. As referenced above, a separate application requesting Heavy Industrial (HI) zoning of the Property is also being submitted for review and approval.

8. The applicant requests a hearing before the City Council as soon as reasonably practicable.

In the event that any other information is required for this Letter of Intent, please refer to the application filed herewith.

Yours truly,



Kristopher J. Kearney

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