



Cabré & Associates
Development & Engineering Consultants

Letter of Intent

June 12, 2017

Mr. Brian Lockely
Director of Planning
City of McKinney
Planning Department
221 N. Tennessee St.
McKinney, TX 75070

RE: 27.79 acres tract of land situated in the William Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas and being part of a called 79.0081 acres tract of land described in deed to Headington Realty & Capital, L.P., as recorded in Volume 4836, Page 851, Deed Records Collin County, Texas

Dear Mr. Lockley:

Attached please find the Preliminary-Final Plat Submittal Application for the reference property.

The parent 27.79 acres property will be subdivided into eleven (11) lots, with areas described in table 1. Lot 6 has been sold and the remainder north tract includes lots 1 thru 5 and the south tract includes lot 7 thru 11.

As part of the project, ROW will be dedicated for the construction of the Bois D'Arc road and the turn lanes along Hardin Blvd.

This project will meet all City of McKinney development and design criteria and does not require a variance at this time.

Please let me know if you need additional information,

Carlos I. Cabré, P.E.

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Table 1, Lot Areas

LOT LEGEND		
LOT	LOT AREA	LOT AREA
NO.	(S.F.)	(ACRES)
1	56,407.31	1.29
2	60,200.00	1.38
3	51,470.99	1.18
4	65,770.14	1.51
5	46,171.00	1.06
6	415,916.52	9.55
7	203,988.50	4.68
8	42,845.00	0.98
9	52,378.87	1.20
10	78,841.10	1.81
11 - DET POND	65,343.82	1.50
HARDIN ROW	20,230.40	0.46
BOIS D'ARC ROW	51,082.12	1.17
TOTALS	1,210,645.77	27.79