



Mr. Michael Quint
CITY OF MCKINNEY
221 N. Tennessee Street
McKinney, Texas 75069

September 18, 2014
PI No: 1252-14-030

Re: **TUCKER HILL PHASE 3 PRELIMINARY-FINAL REPLAT**
NWQ Tremont Boulevard & U.S. Hwy 380
McKinney, Texas

Dear Mr. Quint:

Please accept this letter as evidence of our intent to file a preliminary-final replat for a residential subdivision consisting of 55 proposed Single Family Residential lots and 7 common areas on 18.4318 acres in the northwest quadrant of Tremont Boulevard and U.S. Highway 380 (University Boulevard) in McKinney. In addition to these residential lots and common areas, this plat will incorporate the following items:

- Lot 1, Block F, Tucker Hill Phase 1A Addition, an existing residential lot owned by Mr. John and Ms. Katherine Moore, will be replatted by this preliminary-final plat and subsequent record replat;
- An existing 30' alley which is adjacent on the south side of the above Lot 1, Block F, will be abandoned; and
- A small (~635 square feet) triangular piece of City of McKinney Right-of-Way will be abandoned.

This plat will also dedicate the streets, alleys, and easements necessary for development of the subdivision. The reason for the dedication of the common areas is to provide median spaces along the proposed extension of Tremont Boulevard, and to preserve an existing natural drainage channel along the south and east sides of the proposed development.

Apart from the existing Lot 1, Block F and the alley & right-of-way abandonments, the remainder of the existing lot is an unplatted tract designated as Tract 8 of the Mereday Ashlock Survey, Abstract No. 20. The current zoning of the tract is PD 1770, last amended by Ordinance 10-10-042.

The purpose of this preliminary-final replat and subsequent record replat is to create 55 Single-Family residential lots and 7 common areas, dedicate street and alley Rights-of-Way, and establish easements necessary for the development of the property.

Please add this item to the October 14, 2014 Planning & Zoning Agenda. We look forward to working with the City staff toward the successful completion of our project.

Sincerely,

Rhett Dollins, PE, PTOE

RND/mdl
1252-14-030 Plat Lol.doc

cc: Mr. Trevor Cross, Southern Land Company, LLC
Mr. John and Ms. Katherine Moore