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March 30, 2015

City of McKinney
Planning Department
P.O. Box 517
McKinney, Texas 75069

Re: Revised Letter of Intent supporting request for a zoning change concerning two contiguous tracts of land located at the SWC of Bloomdale Road and McDonald Street, City of McKinney, Collin County, Texas

Dear Planners:

This revised letter of intent accompanies the revised Concept Plan attached hereto. All other information contained in the original Letter of Intent dated March 16, 2015, remains the same except as herein modified.

1. The applicant is requesting the Property be zoned PD – Planned Development in accordance with the revised Concept Plan attached hereto as Exhibit B.

2. For purposes of the PD, the applicant incorporates by reference the following district regulations from the City of McKinney's Code of Ordinances which will be applicable to the corresponding areas indicated on the Concept Plan:

a. SF5 – Single Family Residential district governed by Section 146-106 consisting of approximately 80.33 acres;

b. TH – Townhome Residential district governed by Section 146-108 consisting of approximately 9.66 acres;

c. C2 – Local Commercial district governed by Section 146-112 consisting of approximately 11.22 acres; and

d. LI – Light Industrial district governed by Section 146-114 consisting of approximately 11.32 acres.

The area designated as “Open Space” on the original Concept Plan has been removed.

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

Yours truly,



Robert H. Roeder

668311

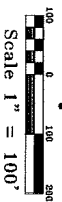
cc: Seminole BloominFive LP
David Huang, Trustee

Exhibit A
Zoning Exhibit

BLOOMDALE ROAD

Zoning Exhibit-112.912
PD-Planned Development

SH-5



ZONING EXHIBITS
BLOOMDALE ESTATES
MCKINNEY, TEXAS
FEBRUARY 2015

METES AND BOUNDS

TRACT ONE (65.304 acres):

SITUATED in the State of Texas and County of Collin, being part of the Tola Dunn Survey, Abstract No. 284, being a called 65.243 acre tract of land as recorded under inst. No. 20100115000048820 of the Deed Records of Collin County, said premises being more particularly described as follows:

BEGINNING at a 1" iron rod found marking the northwest corner of said premises;

THENCE with the north line of said premises, North 89°52'14" East, 1161.84 feet to a wood fence post found marking an angle point on the north line of said premises;

THENCE with the north line of said premises and the general course of a fence, South 89°27'26" East, 654.69 feet to a capped iron rod set marking an angle point on the north line of said premises;

THENCE with the north line of said premises and the general course of a fence, North 89°36'20" East, 243.89 feet to a capped iron rod set marking an angle point on the north line of said premises;

THENCE with the north line of said premises, South 89°31'27" East, 428.37 feet to a 7/8" iron rod found marking the northeast corner of said premises, said corner being in the west right-of-way of State Highway No. 5;

THENCE with said right-of-way and with the east line of said premises, South 05°15'02" West, 560.70 feet to a capped iron rod set marking a point for corner on the east line of said premises and the beginning of a curve to the right;

THENCE with said right-of-way, with the east line of said premises and said curve having a radius of 3770 feet, a chord bearing South 11°00'26" West, 756.22 feet, and an arc length of 757.49 feet to a capped iron rod found marking the southeast corner of said premises;

THENCE departing said right-of-way and with the south line of said premises, North 89°06'24" West, 667.76 feet to a car axle found marking an angle point on the south line of said premises;

THENCE with the south line of said premises, South 88°33'48" West, 1122.14 feet to a 7/8" iron rod found marking the most southerly southwest corner of said premises;

THENCE with the west line of said premises, North 01°16'51" East, 507.97 feet to a capped iron rod found, marking an interior corner of said premises;

THENCE with the south line of said premises, North 89°47'54" West 517.46 feet to a 3/8" iron rod found marking the most westerly southwest corner of said premises;

THENCE with the west line of said premises, North 00°11'31" East, 757.90 feet to the point of beginning and containing 65.304 acres of land.

TRACT TWO (47.608 acres):

Being a tract or parcel of land situated in the City of McKinney, Collin County, Texas, and being a part of the John Hart Survey, Abstract No. 423 and being all of that certain tract of land described by deed to Vickie D. Cave as recorded under County Clerk's File No. 98-0016324, of the Deed Records of Collin County, Texas, said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the southeast corner of said Cave tract, same being in the westerly monumented line of State Highway No. 5, also known as McDonald Street, said corner also being the northeasterly corner of a tract of land described by deed to Ruth L. Huang

as recorded in Volume 842, Page 174, of the Deed Records of Collin County, Texas;
THENCE along the common line between said Cave and Huang tracts, the following courses and distances;

South 89°14'40" West, a distance of 378.55 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (hereinafter referred to as 1/2" iron rod set with cap) for an angle point;
South 88°44'40" West, a distance of 328.74 feet to a 1/2" iron rod set with cap for an angle point;
South 89°27'40" West, a distance of 471.89 feet to a 1/2" iron rod set with a cap for an angle point;

South 88°42'09" West, a distance of 1310.33 feet to a 1" iron rod found for the southwesterly corner of said Cave tract, same being the northwesterly corner of said Huang tract and also being in the easterly line of a tract of land described by deed to Anthony E. Vita, et al, as recorded in Volume 845, Page 559, of the Deed Records of Collin County, Texas;

THENCE along the common line between said Cave and Vita, et al tracts, the following courses and distances;

North 00°53'03" West, a distance of 242.08 feet to a 1/2" iron rod set with cap for an angle point;
North 00°44'20" West, a distance of 73.85 feet to a 1/2" iron rod set with cap;
North 01°08'20" West, a distance of 322.08 feet to a 1/2" iron rod set with cap for an angle point;
North 01°42'20" West, a distance of 246.76 feet to a 3/8" iron rod found for the northwesterly corner of said Cave tract, same being the northeasterly corner of said Vita, et al tract and being in the southerly right-of-way line of Bloomdale Road (a variable width right-of-way);

THENCE along the southerly right-of-way line of said Bloomdale Road, same being generally along a barbed wire fence, the following courses and distances;

South 89°47'12" East, a distance of 140.19 feet to a 1/2" iron rod set with cap for an angle point;
South 89°35'43" East, a distance of 884.00 feet to a 1/2" iron rod set with cap for an angle point;
THENCE North 89°30'56" East, continuing along the common line between said Cave tract and PECAN RIDGE ESTATES PHASE ONE, a distance of 894.63 feet to a 1/2" iron rod with cap found for the northeasterly corner of said Cave tract, same being the southeasterly corner of said PECAN RIDGE ESTATES PHASE ONE, said corner also being in the southwesterly monumented line of F.M. Highway No. 543, and also being the beginning of a tangent curve to the left having a radius of 1000.40 feet, a central angle of 36°35'09", a chord which bears South 63°51'53" East, and a chord distance of 628.00 feet;

THENCE along said tangent curve to the left, same being the southwesterly monumented line of said F.M. Highway No. 543 an arc length of 638.80 feet to a 1/2" iron rod set with cap;

THENCE continuing along the southwesterly monumented line of said F.M. Highway No. 543, the following course and distances:

South 82°09'27" East, passing a wooden highway monument found at a distance of 36.75 feet and continuing in all a total distance of 37.50 feet to a 1/2" iron rod set with cap;

South 61°55'32" East, a distance of 58.54 feet to a 1/2" iron set with cap for corner, said corner being the intersection of the southwesterly monumented line of said F.M. Highway No. 543 and the westerly monumented line of said State Highway No. 5;

THENCE along the westerly monumented line of said State Highway No. 5, the following courses and distances:

South 08°00'10" West, a distance of 269.19 feet to a 1/2" iron rod set with cap at the beginning of

a tangent curve to the left having a radius of 2914.90 feet, a central angle of $04^{\circ}00'00''$, a chord which bears South $06^{\circ}00'10''$ West, and a chord distance of 203.46 feet;
THENCE along said tangent curve to the left, same being the westerly monumented line of said State Highway No. 5, an arc length of 203.50 feet to a $\frac{1}{2}$ " iron rod set with cap;
THENCE South $04^{\circ}00'10''$ West, continuing along the westerly monumented line of said State Highway No. 5, a distance of 73.52 feet to the POINT OF BEGINNING and containing 47.608 acres of land, more or less.

Exhibit B
Concept Plan

BLOOMDALE ROAD

SF-5
+/-80.33 AC

C-2
+/-11.22 AC

TH
+/-9.66 AC

LI
+/-11.32 AC

SH-5

