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## ABERNATHY ROEDER BOYD HULLETT

EST. 1876

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September 13, 2019

City of McKinney  
Planning Department  
221 N. Tennessee  
McKinney, Texas 75069

Re: Case No. Zone2019-0072  
Revised Letter of Intent supporting request for a zoning change for 18.73 Acres in Abstract 622, J. J. Naugle Survey, City of McKinney, Collin County, Texas (“Tract One”) and 19.9 Acres in Abstract 622, J.J. Naugle Survey, City of McKinney, Collin County, Texas (“Tract Two”, which together with Tract One are referred to herein as the “Property”)

Dear Planners:

This revised letter is in response to your comments received on August 13, 2019 and supplements the applications for a zoning change submitted by me on behalf of the owner of Tract One, River Ranch Educational Charities, a Texas non-profit corporation, and the owners of Tract Two, the Tyler Elizabeth Mayer Trust and the Clark Perry Mayer Trust, on July 12, 2019, which incorporated the information contained therein which is recited again as follows:

1. A revised Zoning Exhibit combining separate ownership tracts with similar proposed uses is submitted along with this letter.

2. The Applicant anticipates that the Property will develop in phases and requests that the Property be rezoned to a PD-Planned Development Zone with the following particulars:

a. 2.102 acres comprising Tract A depicted on the Zoning Exhibit and more fully described in the attached **Exhibit “Tract A”** (the “Commercial Tract”) shall conform to the regulations of C-2, Local Commercial District;

b. 8.063 acres comprising Tract B depicted on the Zoning Exhibit and more fully described in the attached **Exhibit “Tract B”** (the “Office Tract”) shall conform to the regulations of SO - Suburban Office District, except that the requirement for screening fencing adjacent to single family shall be waived due to the pre-existing fencing associated with such residential development; and

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c. 28.694 acres comprising Tract C depicted on the Zoning Exhibit and more fully described in the attached **Exhibit "Tract C"** (the "Residential Tract") shall conform to the Development Regulations submitted herewith.

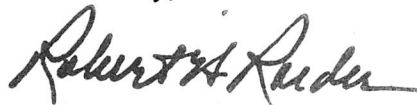
3. As an enhancement to support its request for a PD-Planned Development district, the Applicant submits the following improvements to be installed along that portion of the hike and bike trail which falls within the boundary of the Residential Tract, generally as depicted in the attached **Exhibit X**:

- a. wayfinding signage,
- b. three bike racks,
- c. three six-foot long benches, and
- d. three pet stations dispersed along the trail with pedestrian lighting at +/- 150' o.c.

4. The Applicant requests an appearance before the Planning and Zoning Commission and the City Council at the earliest possible dates.

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

RHR/mls  
2844421v3

Exhibit "Tract A"

**LEGAL DESCRIPTION (TRACT-A)**  
**2.102 ACRES**

**BEING** a tract of land situated in the JACOB J. NAUGLE SURVEY, ABSTRACT NO. 662, City of McKinney, Collin County, Texas and being a portion of that tract of land described in Deed to River Ranch Education Charities, Inc. as recorded in Document Number 20100210000137550, Official Public Records, Collin County, Texas and a portion of that tract of land described in Deed to Kenneth Richard Mayer, Trustee of the Tyler Elizabeth Mayer Trust and Kenneth Richard Mayer, Trustee of the Clark Perry Mayer Trust, equally as recorded in Document Number 20190211000143510 and in Document Number 20190211000143530, Official Public Records, Collin County, Texas and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found for the northwest corner of said River Ranch Education Charities, Inc. tract, same being the southwest corner of the Minor Replat of Lots 1R1, 3 and 4, Block B, 5.3840 acres CUSTER CROSSING ADDITION, as described in the plat thereof recorded in Document Number 20070419010001410, Official Public Records, Collin County, Texas and being on the east right-of-way line of F.M. 2478 (Custer Road), per the Final Map of the State Department of Highways and Public Transportation of the State of Texas, State Control Number 2351-1-7;

**THENCE** North 89 degrees 50 minutes 21 seconds East, leaving said east right-of-way line of F.M. 2478 and along the common line of said River Ranch Education Charities, Inc. tract and said Minor Replat of CUSTER CROSSING ADDITION, a distance of 258.20 feet to a 1/2" iron rod with yellow cap stamped "DAA" set for corner;

**THENCE** South 00 degrees 21 minutes 19 seconds East, leaving the common of said River Ranch Education Charities, Inc. tract, and said Minor Replat of CUSTER CROSSING ADDITION, over and across said River Ranch Education Charities, Inc. tract, a distance of 242.81 feet to the beginning of a curve to the right, having a central angle of 46 degrees 29 minutes 39 seconds, a radius of 100.00 feet, and a chord bearing and distance of South 22 degrees 53 minutes 30 seconds West, 78.94 feet;

**THENCE** With said curve to the right, an arc distance of 81.15 feet to a point of reverse curvature to the left, having a central angle of 34 degrees 22 minutes 07 seconds, a radius of 100.00 feet, and a chord bearing and distance of South 28 degrees 57 minutes 16 seconds West, 59.09 feet;

**THENCE** With said curve to the left, passing at an arc distance of 24.00 feet a point on the common line of said River Ranch Education Charities, Inc. tract and said Mayer Trust tract, and continuing in all for a total distance of 59.98 feet to a point;

**THENCE** South 89 degrees 06 minutes 13 seconds West, passing a "T" bar found at the northeast corner of a tract of land described as MEASURING STATION SITE in Condemnation Proceeding Case Number 3-C278-91, between Lone Star Gas Company, a division of Enserch Corporation versus Custer 66 Joint Venture, Et Al., recorded in Volume 3737, Page 223, Official Public Records,

Collin County, Texas, at a distance of 32.93 feet, and continuing along the common line of said Mayer Trust tract and said Lone Star Gas Company, MEASURING STATION SITE, passing a "T" bar found at a distance of 161.49 feet and continue for a total distance of 191.51 feet to 1/2" iron rod with a silver cap found for the northwest corner of said Lone Star Gas Company, MEASURING STATION SITE, also being a point on the east right-of-way line of the above mentioned F.M. 2478;

**THENCE** Northerly along the east right-of-way line of said F.M. 2478 the following courses and distances:

North 08 degrees 30 minutes 39 seconds West, a distance of 42.57 feet to a 3-3/4" TxDOT brass disk found;

North 00 degrees 27 minutes 20 seconds West, passing the west common corner of said River Ranch Education Charities, Inc. tract and said Mayer Trust tract, a distance of 80.95 feet and continuing for a total distance of 327.42 feet to the **POINT OF BEGINNING**, and containing 91,551 square feet or 2.102 acres of land, more or less.

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Jesus J. Lajara  
Registered Professional Land Surveyor  
Texas Registration Number # 6378

Dowdey, Anderson and Associates, Inc.  
5225 Village Creek Drive, Suite 200  
Plano, Texas 75093  
Survey Firm Registration Number: 10077800

Exhibit "Tract B"



**LEGAL DESCRIPTION (TRACT-B)**  
**8.063 ACRES**

**BEING** a tract of land situated in the JACOB J. NAUGLE SURVEY, ABSTRACT NO. 662, City of McKinney, Collin County, Texas and being a portion of that tract of land described in Deed to River Ranch Education Charities, Inc. as recorded in Document Number 20100210000137550, Official Public Records, Collin County, Texas and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod with yellow cap, stamped "JBI" found for the northeast corner of said River Ranch Education Charities, Inc. tract, same being the northwest corner of the Amending Plat of CRAIG RANCH NORTH, PHASE 11, LOTS 16R, 17R, 18R & 19R, BLOCK A, as described in the plat thereof recorded in Document Number 20070416010001330, Official Public Records, Collin County, Texas and being on the south line of the Record Plat of THE CASCADES PHASE 2, as described in the plat thereof recorded in Document Number 20061116010005000, Official Public Records, Collin County, Texas;

**THENCE** South 04 degrees 42 minutes 20 seconds East, with the common east line of said River Ranch Education Charities, Inc. tract, and the west line of said Amending Plat OF CRAIG RANCH NORTH, PHASE 11 and the west line of the Record Plat of CRAIG RANCH NORTH, PHASE 11, as described in the plat thereof recorded in Document Number 20061101010004730, Official Public Records, Collin County, Texas, a distance of 485.20 feet to a 1/2" iron rod found for the southeast corner of said River Ranch Education Charities, Inc. tract, and being an interior ell corner of said Record Plat of CRAIG RANCH NORTH, PHASE 11;

**THENCE** South 89 degrees 42 minutes 55 seconds West, with the common south line of said River Ranch Education Charities, Inc. tract, and the north line of said Record Plat of CRAIG RANCH NORTH, PHASE 11, a distance of 597.77 feet to the approximate center line of Rowlett Creek;

**THENCE** Northerly with the approximate center line of said Rowlett Creek, over and across said River Ranch Education Charities, Inc. tract, the following courses and distances:

North 30 degrees 56 minutes 27 seconds West, a distance of 22.97 feet;

North 46 degrees 49 minutes 18 seconds West, a distance of 65.02 feet;

North 54 degrees 43 minutes 01 seconds West, a distance of 51.93 feet;

North 35 degrees 28 minutes 14 seconds West, a distance of 94.47 feet;

North 32 degrees 21 minutes 46 seconds West, a distance of 89.74 feet;

North 22 degrees 01 minutes 07 seconds West, a distance of 85.64 feet;

North 40 degrees 32 minutes 12 seconds East, a distance of 70.20 feet;

North 32 degrees 29 minutes 41 seconds East, a distance of 112.12 feet;

North 10 degrees 25 minutes 27 seconds East, a distance of 6.94 feet, to a point on the north line of the above mentioned River Ranch Education Charities, Inc. tract, same being on the south line of the above mentioned Minor Replat of CUSTER CROSSING ADDITION – LOT 1R3 & LOT 7 BLOCK B, 18.475 ACRES, as described in the plat thereof recorded in Document Number 20090409010000880, Official Public Records, Collin County, Texas;

**THENCE** North 89 degrees 50 minutes 21 seconds East, with the common line of said River Ranch Education Charities, Inc. tract and said Minor Replat of CUSTER CROSSING ADDITION – LOT 1R3 & LOT 7 BLOCK B, 18.475 ACRES, a distance of 365.11 feet to a 1/2" iron rod with a yellow cap stamped "PETSCHÉ" found;

**THENCE** North 89 degrees 12 minutes 28 seconds East, continuing with said common line of River Ranch Education Charities, Inc. tract and Minor Replat of CUSTER CROSSING ADDITION – LOT 1R3 & LOT 7 BLOCK B, 18.475 ACRES, and being common with the above mentioned south line of the Record Plat of THE CASCADES PHASE 2, a distance of 322.34 feet to the **POINT OF BEGINNING**, and containing 351,222 square feet or 8.063 acres of land, more or less.

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Jesus J. Lajara  
Registered Professional Land Surveyor  
Texas Registration Number # 6378

Dowdey, Anderson and Associates, Inc.  
5225 Village Creek Drive, Suite 200  
Plano, Texas 75093  
Survey Firm Registration Number: 10077800



Exhibit "Tract C"

**LEGAL DESCRIPTION (TRACT-C)**  
**28.695 ACRES**

**BEING** a tract of land situated in the JACOB J. NAUGLE SURVEY, ABSTRACT NO. 662, City of McKinney, Collin County, Texas and being a portion of that tract of land described in Deed to River Ranch Education Charities, Inc. as recorded in Document Number 20100210000137550, Official Public Records, Collin County, Texas and a portion of that tract of land described in Deed to Kenneth Richard Mayer, Trustee of the Tyler Elizabeth Mayer Trust and Kenneth Richard Mayer, Trustee of the Clark Perry Mayer Trust, equally as recorded in Document Number 20190211000143510 and in Document Number 20190211000143530, Official Public Records, Collin County, Texas and being more particularly described as follows:

**COMMENCING** at a 1/2" iron rod found for the northwest corner of said River Ranch Education Charities, Inc. tract, same being the southwest corner of the Minor Replat of Lots 1R1, 3 and 4, Block B, 5.3840 acres CUSTER CROSSING ADDITION, as described in the plat thereof recorded in Document Number 20070419010001410, Official Public Records, Collin County, Texas and being on the east right-of-way line of F.M. 2478 (Custer Road), per the Final Map of the State Department of Highways and Public Transportation of the State of Texas, State Control Number 2351-1-7;

**THENCE** North 89 degrees 50 minutes 21 seconds East, leaving said east right-of-way line of F.M. 2478 and along the common line of said River Ranch Education Charities, Inc. tract and said Minor Replat of CUSTER CROSSING ADDITION, a distance of 258.20 feet to a 1/2" iron rod with yellow cap stamped "DAA" set for the **POINT OF BEGINNING**;

**THENCE** North 89 degrees 50 minutes 21 seconds East, continuing along the common line of said River Ranch Education Charities, Inc. tract with said CUSTER CROSSING ADDITION, a distance of 877.81 feet to the approximate center line of Rowlett Creek;

**THENCE** Southerly with the approximate center line of said Rowlett Creek, over and across said River Ranch Education Charities, Inc. tract, the following courses and distances:

South 10 degrees 25 minutes 27 seconds West, a distance of 6.94 feet;

South 32 degrees 29 minutes 41 seconds West, a distance of 112.12 feet;

South 40 degrees 32 minutes 12 seconds West, a distance of 70.20 feet;

South 22 degrees 01 minutes 07 seconds East, a distance of 85.64 feet;

South 32 degrees 21 minutes 46 seconds East, a distance of 89.74 feet;

South 35 degrees 28 minutes 14 seconds East, a distance of 94.47 feet;

South 54 degrees 43 minutes 01 seconds East, a distance of 51.93 feet;

South 46 degrees 49 minutes 18 seconds East, a distance of 65.02 feet;

South 30 degrees 56 minutes 27 seconds East, a distance of 22.97 feet, to a point in the approximate center line of Rowlett Creek, also being the north common corner of the above mentioned Mayer Trust tract and the Record Plat of CRAIG RANCH NORTH, PHASE 11, as described in the plat thereof recorded in Document Number 20061101010004730, Official Public Records, Collin County, Texas;

**THENCE** Southerly with the approximate center line of said Rowlett Creek, along the common line of said Mayer Trust tract and said Record Plat of CRAIG RANCH NORTH, PHASE 11, the following courses and distances:

South 38 degrees 12 minutes 08 seconds East, a distance of 88.07 feet;

South 16 degrees 27 minutes 15 seconds East, a distance of 61.24 feet;

South 07 degrees 43 minutes 36 seconds West, a distance of 63.53 feet;

South 05 degrees 09 minutes 37 seconds West, a distance of 184.61 feet;

South 07 degrees 12 minutes 25 seconds East, a distance of 127.28 feet;

South 41 degrees 55 minutes 42 seconds East, a distance of 83.23 feet;

South 32 degrees 59 minutes 18 seconds East, a distance of 289.42 feet;

South 05 degrees 00 minutes 17 seconds East, a distance of 325.01 feet to a point on the north line of a tract of land described in Deed to River Ranch Educational Charities, as recorded in Document Number 20160128000101840 and in Document Number 20190423000441240, Official Public Records, Collin County, Texas;

**THENCE** South 89 degrees 25 minutes 02 seconds West, along the common line of the above mentioned Mayer - Anderson tract and said River Ranch Educational Charities tract, 74.45 feet to the approximate center line of a Tributary of the Rowlett Creek;

**THENCE** Northerly leaving the common line of above mentioned Mayer – Anderson tract and said River Ranch Educational Charities tract and with the approximate center line of said Tributary of the Rowlett Creek, the following courses and distances:

North 37 degrees 31 minutes 51 seconds West, a distance of 98.51 feet;

North 55 degrees 11 minutes 12 seconds West, a distance of 228.19 feet;

North 74 degrees 51 minutes 09 seconds West, a distance of 148.44 feet;

North 83 degrees 50 minutes 01 seconds West, a distance of 78.77 feet;

North 62 degrees 38 minutes 24 seconds West, a distance of 195.28 feet;

North 69 degrees 49 minutes 34 seconds West, a distance of 137.35 feet;

North 29 degrees 38 minutes 59 seconds West, a distance of 68.74 feet;

North 24 degrees 02 minutes 56 seconds West, a distance of 224.80 feet;

North 32 degrees 17 minutes 29 seconds West, a distance of 117.53 feet;

North 61 degrees 42 minutes 29 seconds West, a distance of 113.68 feet;

North 66 degrees 23 minutes 12 seconds West, a distance of 186.77 feet;

North 58 degrees 49 minutes 26 seconds West, a distance of 112.02 feet;

North 58 degrees 32 minutes 28 seconds West, a distance of 66.27 feet;

North 62 degrees 02 minutes 10 seconds West, a distance of 82.01 feet to the west common corner of the above mentioned Mayer – Anderson tract with a tract of land described in Deed to Kenneth Richard Mayer, a single person, as recorded in Document Number 20190211000143520, and being on the east right-of-way line of the above mentioned F.M. 2478;

**THENCE** North 07 degrees 23 minutes 08 seconds West, along the east right-of-way line of said F.M. 2478, a distance of 72.65 feet to a 3-3/4" TxDOT brass disk found at the southwest corner of a tract of land described as MEASURING STATION SITE in Condemnation Proceeding Case Number 3-C278-91, between Lone Star Gas Company, a division of Enserch Corporation versus Custer 66 Joint Venture, Et Al., as recorded in Volume 3737, Page 223, Official Public Records, Collin County, Texas;

**THENCE** North 89 degrees 06 minutes 13 seconds East, along the common line of said Mayer Trust tract and said Lone Star Gas Company MEASURING STATION SITE, a distance of 139.73 feet to the southeast corner of said Lone Star Gas Company MEASURING STATION SITE;

**THENCE** North 00 degrees 53 minutes 47 seconds West, along the east line of said Lone Star Gas Company MEASURING STATION SITE, a distance of 150.00 feet to a "T" bar found at the northeast corner of said Lone Star Gas Company MEASURING STATION SITE;



**THENCE** Leaving the northeast corner of said Lone Star Gas Company MEASURING STATION SITE, over and across said Mayer Trust and the above mentioned River Ranch Education Charities, Inc. tract, the following courses and distances:

North 89 degrees 06 minutes 13 seconds East, a distance of 32.93 feet to a point at the beginning of a non-tangent curve to the right, having a central angle of 34 degrees 22 minutes 07 seconds, a radius of 100.00 feet, and a chord bearing and distance of North 28 degrees 57 minutes 16 seconds East, 59.09 feet;

With said curve to the right, passing at an arc distance of 35.98 feet a point on the common line of said River Ranch Education Charities, Inc. tract and said Mayer Trust tract, and continuing for a total distance of 59.98 feet to a point at the beginning of a reverse curve to the left, having a central angle of 46 degrees 29 minutes 39 seconds, a radius of 100.00 feet, and a chord bearing and distance of North 22 degrees 53 minutes 30 seconds East, 78.94 feet;

With said curve to the left, an arc distance of 81.15 feet to a point;

North 00 degrees 21 minutes 19 seconds West, a distance of 242.81 feet to the **POINT OF BEGINNING**, and containing 1,249,946.3 square feet or 28.695 acres of land, more or less.

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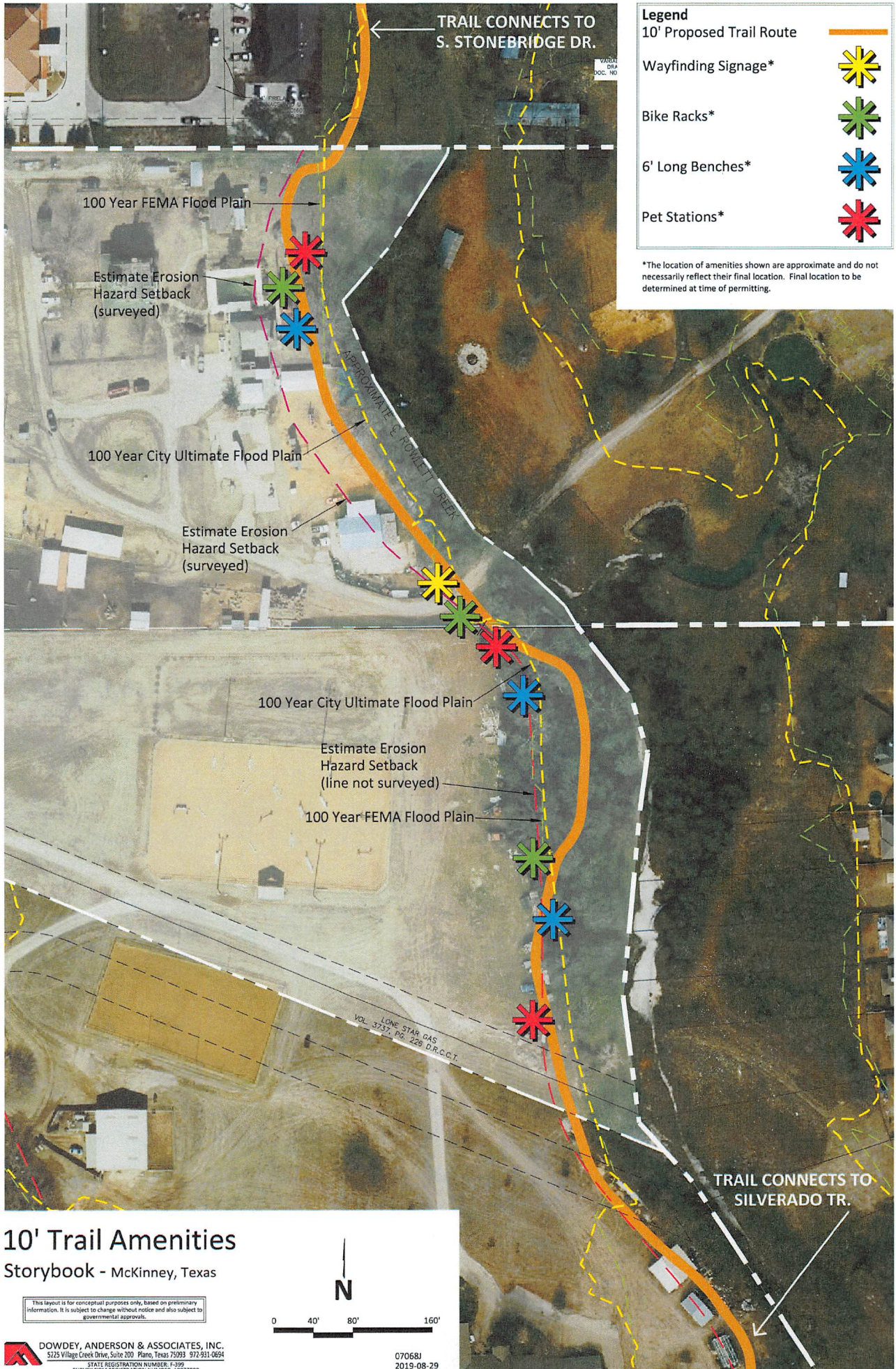
Jesus J. Lajara  
Registered Professional Land Surveyor  
Texas Registration Number # 6378

Dowdey, Anderson and Associates, Inc.  
5225 Village Creek Drive, Suite 200  
Plano, Texas 75093  
Survey Firm Registration Number: 10077800



**Exhibit "X"**  
**(Trail Exhibit)**





Legend	
10' Proposed Trail Route	
Wayfinding Signage*	
Bike Racks*	
6' Long Benches*	
Pet Stations*	

\*The location of amenities shown are approximate and do not necessarily reflect their final location. Final location to be determined at time of permitting.

# 10' Trail Amenities

## Storybook - McKinney, Texas

This layout is for conceptual purposes only, based on preliminary information. It is subject to change without notice and also subject to governmental approvals.

