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October 12, 2016

City of McKinney
221 N. Tennessee Street
McKinney, Texas 75069

RE: **Emerald Heights**
Preliminary Final Plat – Letter of Intent
DAA #15047

To Whom It May Concern,

On behalf of our client, Emerald Pointe Land & Development, please accept this letter as our Letter of Intent to describe and explain the requested Preliminary Final Plat application.

The subject property is 26.632 acres located east of Ridge Road between US 380 and Virginia and is defined by the Zoning Planned Development Ordinance No. 2011-06-039. This request is to allow for the development of 43 single family residential lots, one AUDE/private street lot, and 3 HOA common area lots, though, please note that common area lot CA A-4 shall be excluded with the record plat. The common areas shall be dedicated for common use, landscaping, and buffering. The plan shall conform to the City's Development Code and we are not requesting any additional variances. It is currently anticipated that the site will not be phased for development, however, determination shall be considered at the time of Final Plat and Construction Documentation given relevant market demands.

A Detailed Tree Survey shall be provided prior to the Preliminary Final Plat being placed on the Planning & Zoning Commission agenda.

With the submittal of this Preliminary Final Plat we respectfully request Planning & Zoning Commission consideration on October 25, 2016.

Please feel free to contact me should you have any questions regarding our request. Thank you.
Sincerely,


Traci Shannon Kilmer
Senior Planner