



March 22, 2011

Jennifer Cox  
Director of Planning  
221 N. Tennessee  
McKinney, Texas 75069

**RE: Preliminary Final Plat – Wiskbrook Estates**

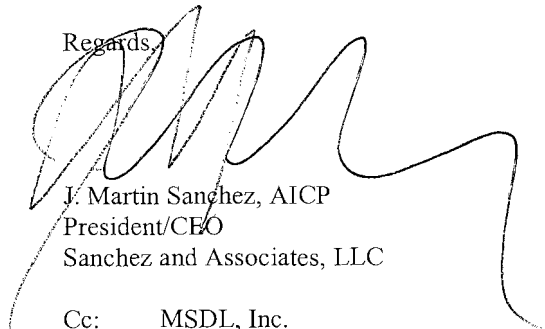
Mrs. Cox:

Please accept this letter as a formal Letter of Intent for the proposed Preliminary Final Plat for Wiskbrook Estates generally located in the northwest quadrant of Hardin Road and Virginia Parkway. As you may recall, Wiskbrook Estates wraps around the future phase of Inwood Hills. Additionally, the City Council reviewed both of these properties in early January in order to approve a “Licensing Agreement” to provide Wiskbrook with access out to Hardin Road.

Although the existing zoning allows for smaller lots, our Client has opted to develop 54 lots that are seventy feet (70’) wide with varying depths (at least 120’ deep). The creek lots are much deeper and will allow for a more custom development. Our Client’s intent is to develop the 54 lots in a somewhat unique way. There is a strand of trees on the north side of the subject property that impact approximately seven lots. During the civil engineering and construction stage, these lots will not be “mass graded”, but instead will be graded individually as homesites are sold. This approach will allow for a more sensitive design of the lots with trees to maximize the footprint while preserving the most number of trees. The balance of the site has few constraints with trees, so those are planned to be developed in a more traditional fashion.

Thank you for your time and your staff’s time on this project. We hope to be on the May 10, 2011 Planning and Zoning Commission agenda.

Regards,



J. Martin Sanchez, AICP  
President/CEO  
Sanchez and Associates, LLC

Cc: MSDL, Inc.  
Willevey Development  
File