



## LETTER OF INTENT

To: City of McKinney  
Development Services - Planning Department  
221 N. Tennessee St.  
McKinney, TX 75069

From: Michael Doggett, P.E. (TX)  
Kimley-Horn and Associates, Inc.

Date: December 29, 2020

Subject: Conveyance Plat:  
SW Corner U.S. 380 & Lake Forest  
McKinney, Texas

Dear sir or madam:

The subject property is the existing Kroger Grocery store located at the Southwest corner of U.S. 380 & Lake Forest Drive and is 10.540 acres in size.

The existing property is currently platted as Lot 1R2, Block B, Wilson Creek Crossing (Doc. #20190524010002300). There are no common areas.

We are submitting a new conveyance plat to sub-divide the existing Kroger lot into two lots in order to create a new non-residential use. This conveyance plat will consist of 2 proposed lots. Lot 1R2 (Kroger) will be updated to Lot 1R3 and contain 10.027 acres while Lot 19 (New Lot located in the NW corner) will be created containing 0.513 acres.

It is understood that the developer of the newly created Lot 19 will be required to prepare a Preliminary-Final Plat, Record Plat and Site Plan for their lot, as well as, provide an updated Site Plan for the Kroger property to confirm parking requirements and other subdivision requirements for both lots. At this time, this Conveyance Plat is being prepared for the sale of Lot 19.

Should you have any questions, please feel free to contact me.

Sincerely,



Michael Doggett, P.E. (TX)  
Project Manager