

April 3, 2019

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403 US 377 S  
Argyle, Texas  
76226

**Ref: Letter of Intent - Lake Forest Business Park.**

To whom it may concern:

This letter is to define our intent to develop a portion of the property as illustrated in our construction drawings for the use of office warehouse. It takes the property identified as the Lake Forest Business Park Lots 1-3, Block A.

In addition a variance is being requested pursuant to Section 142-8 of the city's subdivision ordinance and Section 212.904 of the Texas Local Government Code. Staff has informed us that we need to obtain a variance from the city ordinance requirements which require us to extend a sanitary sewer line to our property and don't allow us to utilize septic systems. The sanitary sewer line is located several hundred feet away from us on land owned by Baxter Brinkmann. It's my understanding that it will be difficult if not impossible to obtain an easement to connect to the existing line. In addition the construction cost will be over \$150,000 which is way too expensive and not roughly proportional to the sewer needs of our development.

Without this connection the only alternative is to use septic systems to serve the buildings we are constructing. Therefore a variance of the city's ordinance would be needed to utilize septic.

Finally, since we are not planning to connect to the city's sanitary sewer line we request that any sanitary sewer impact fees be waived.

**TOTAL PROPERTY SIZE: 17.38 Acres**

Lot 1 (Lake Forest Business Park): 4.02 Acres

Lot 2 (Ryan Family Farm): 12.38 Acres

Lot 3 (Ryan Family Residence): .98 Acres)

**Property Metes and Bounds:**

As identified per the construction drawings dated 12/17/2018 and listed on the Preliminary -Final Plat included within.

**Phase of Development:**

Currently there is only a single Phase which is the development of Lot 1, for the Lake Forest Business Park.

**Name of the subdivision:**

Lake Forest Business Park

**Preliminary screening and buffering plans, as well as proposed lots:**

Refer to attached plans.

**Reason For Request:**

The purpose of the request for preliminary-final plat is to subdivide the property such that the residential use is separate from the commercial use. As part of this

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consideration we wanted to note that there is a natural division created by a pond that is also identified in the construction documents attached.

**Type of Plat:** Preliminary-Final Plat

**Owners Contact Information**

Ron Ryan  
335 Ryan Trail  
McKinney, Texas 75071  
972-999-7744  
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**Applicant Contract Information**

Matthew Holtman  
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If you have any questions or comments please do not hesitate to call me at 214-455-5623.

Regards,

*Matthew R. Holtman*