

John Gavin James  
Michelle Katherine Rowton  
3078 County Road 413  
Melissa, Texas 75454

December 30, 2019

To whom it may concern  
City of McKinney

RE: James Gang Estates,  
Lot 1 & 2, Block A

This is a letter of intent for the above stated addition.

The acreage of the subject property is 3.357 acres. The northwest corner of the subject property is located approximately 890 feet easterly from the intersection of County Road 413 and Farm Road 2933. The subject property is located on the south side of County Road 413. This is phase one of the development. The name of the subdivision is "JAMES GANG ESTATES, LOT 1 & 2, BLOCK A".

There will be 2 lots in this addition. Requested variances are as follows:

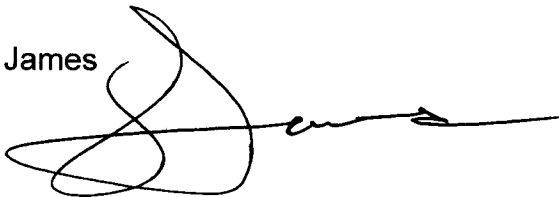
- 1) Variance waiving the requirement to construct public streets including associated street lighting and sidewalks adjacent to the subject property.
- 2) Variance waiving the requirement to construct sanitary sewer and water lines to the subject property and extend them to the adjacent upstream property.
- 3) Approval of variance to allow the use of individual septic systems.
- 4) Variance waiving the requirement to collect drainage in an underground storm water system.
- 5) Variance waiving the requirement that fire hydrants shall be provided and spaced as required by the fire code.
- 6) Variance waiving the requirement that fire flow shall be provided as required by the fire code.
- 7) Variance waiving the requirement that two points of approved fire apparatus access into the development shall be provided as required by the fire code.

This plat is to be a Preliminary-Final Plat.

If you have any questions, please call 469-855-2049.

Thank you,

John Gavin James



12/30/19

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