

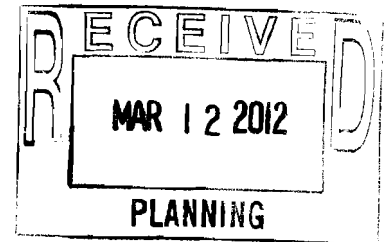
# JANUARY CONSULTANTS, INC.

February 15, 2012

Development Services  
City of McKinney  
221 N. Tennessee  
McKinney, Texas 75070

Re: LETTER of INTENT  
ALLEY ABANDONMENT  
Action Addition & Millie Muse Addition

Greetings:



The Samaritan Inn Inc., of McKinney is requesting that the City of McKinney abandon the alley that lies between the Samaritan Inn's Thrift Store and the Action Company at the northwest corner of University Drive and North Tennessee Street. Melvin January, acting for January Consultants, Inc., is the Applicant and Representative for the Owner in this request.

This alley is 25 feet wide and approximately 1,100 feet long and contains 0.629 acres. The south end of the alley is located approximately midway on the "corner clip" for the north right of way of University Dr. and the west right of way of Tennessee St. As the alley extends north from University Drive along its west boundary it has common boundary with The Thrift Store, Self-Storage and Action Company. As the alley extends north from University Drive along its east boundary it has common boundary with Action Company and McKinney Inn Motel. The alley terminates on Action Company property 40 feet from Action Company's north boundary. The south  $\pm 392$  foot of the alley lies in Block C of the Millie Muse Addition. The north  $\pm 708$  foot of the alley lies in the Action Addition.

The south end of the 25' alley is the only place the alley touches a public right of way. There is no improved driving surface from the street to the alley across the public right of way. Storm water drains in a ditch along the west boundary of the alley from a high point approximately 460 feet north. This ditch discharges into a storm water headwall at the south end of the alley. This ditch compromises vehicular access. The only all weather access to this alley is across the Thrift Store driveway from University Drive or across the Action Company parking lot from Tennessee Street. The alley, as it exists today, has only one point of access. It is one way in and back out.

F:\10\_XPBackupFiles\Job\_12001.00 Thad Helsley2012-03-04\Correspondence\Planning\Letter of Intent.doc

2407 Shadow Lane • McKinney, Texas 75070-3709  
Phone: (972) 562-1394 • Cell: (214) 551-4128 • melvin\_january@msn.com

A visual examination of the alley confirms the existence of public water, sanitary sewer and natural gas in the alley. There are two power poles in the alley at the McKinney Inn Motel. There is no apparent stormwater concentration along the north 640 feet of the alley. Primary drainage for Block C of Millie Muse Addition and Action Addition runs along the abandoned Texas Electric Railway R.O.W. which lies along the east line of Kentucky Street R.O.W. abandoned in City of McKinney Ordinance 1029.

Being concerned with the possibility of the existence of other underground public utilities, i.e.; telephone-television cable, transmission lines, etc., Melvin called DIGTESS and requested it's service to locate the existing underground public utilities, whether visually apparent or not. The confirmation number for the request is 120370879. No additional underground public utilities were reported to be present in the alley pursuant to DIGTESS response.

Property information for each of the property owners with lots adjacent to the alley to be abandoned were obtained from Collin County Central Appraisal District's web site and is current as of the date of this letter. Following is a list of Owners:

1) Samaritan Inn, Inc, (Thrift Store) 2) VSI IV McKinney Safeway, LLC (Self-Storage), 3) Donald M. and Daryl Motsenbocker (Action Company), 4) Patel, Bipinchandra & Jayaben (McKinney Inn Motel). More detailed property information is shown on the THRIFT STORE ALLEY ABANDONMENT Exhibit submitted with the application.

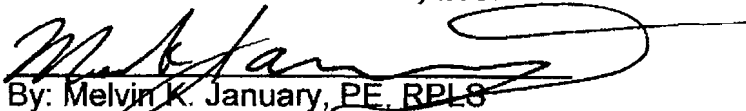
#### REASON FOR ABANDONMENT & SPECIAL CONSIDERATIONS

The general public has the right of passage upon and across the alley. However, the alley provides access only to the secluded areas behind the buildings on the properties adjacent to the alley with no outlet except the point of entry. This secluded area has a history of providing a haven for transients, interlopers, vandals, vagrants, thieves and other undesirable and unsafe characters. If the owners were to avail themselves of barriers sufficient to prevent trespass, maintenance of the existing utilities in the alley would be difficult, if not impossible.

We thank you for your consideration of our request. We would take this opportunity to express our gratitude to the City's Developmental Services personnel for their counsel and assistance in preparation and submittal of this application. If there are any questions or corrections needed please call Melvin January at Tel (972) 562-1394 or Cellular (214) 551-4128.

Yours Truly,

**JANUARY CONSULTANTS, INC.**

  
By: Melvin K. January, PE, RPLS