



16301 Quorum Drive
Suite 200 B
Addison, Texas 75001

T.972.248.7676
F.972.248.1414

March 21, 2018

Planning Department
City of McKinney
221 N. Tennessee
McKinney, TX 75069

**RE: Letter of Intent – Conveyance Plat
Parcel 813A – Phase II Addition Lots 1 and 2, Block A
JBI Project No. SBK008**

To Whom It May Concern:

On behalf of TMK Properties, L.P., the owner, please accept this letter of intent and request to conveyance plat a tract of land totaling approximately 18.811 acres located near the southeast corner of Eldorado Parkway and Custer Road. The tract is currently zoned "O-1S" contained within Ordinance 2003-02-015 which is part of the Stonebridge Ranch Master General Development Plan for Areas 6, 8, and 10, originally zoned . The following describes the tract:

- Acreage: 18.811 acres
- Project location: 8631 West Eldorado Parkway.
- Development phasing: Parcel will be conveyance platted into two lots which will develop separately by different owners.
- Subdivision name: Parcel 813A – Phase II
- Screening and Buffering Plans: Not required with Conveyance Plat.
- Proposed number of lots: 2 Commercial Lots
- Common areas: Not Applicable.
- Reason for proposed common areas: Not Applicable.
- Facilities agreement: None requested
- Special considerations: None
- Plat type: Conveyance Plat
- Proposed Replat (Yes/No): No

The conveyance plat is submitted for approval. Please call me if you have any questions.

Sincerely,

Daniel Dewey, PE
JBI Partners