
CROSS ENGINEERING CONSULTANTS

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June 6, 2022

City of McKinney
Planning Department
221 N. Tennessee St.
McKinney, Texas 75070

Attn: Ms. Jennifer Arnold, Director of Planning

**Re: Conveyance Plat
Piper Glen Offices
Lot 41R & Lot 2, Block E of The Estates at Craig Ranch West Addition**

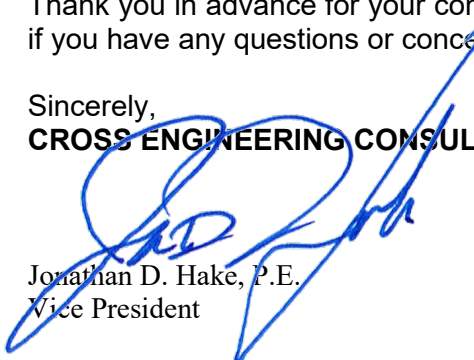
Dear Ms. Arnold:

Attached please find the Conveyance Plat submittal for the Piper Glen Offices. The Piper Glen Offices is a 4.81-acre multi-phase development located at 8850 Collin McKinney Parkway in Craig Ranch. Phase 1 of the development will include a three-story, 36,000 square foot office building at the hard corner of Collin McKinney Parkway and Pipe Glen Road. Phase two consists of eight office condo buildings on the east portion of the site. It is the intention of the developer to construct all of the civil engineering improvements with phase one but the building construction will be phased. The attached 4.81-acre conveyance plat proposes to subdivide the property into two lots. A future minor plat will be submitted for development. The existing zoning for the subject property is Planned Development District Ordinance Number 2022-01-013. It is the intent of the owner and all consultants to construct a quality project within the standards set by the City of McKinney and Craig Ranch. Project details are listed in detail below:

- 8850 Collin McKinney Parkway
- 4.81-Acre Phase Development
- Subdivide the two properties into 2 lots for conveyance.

Thank you in advance for your consideration of the conveyance plat. Please contact me if you have any questions or concerns.

Sincerely,
CROSS ENGINEERING CONSULTANTS, INC.



Jonathan D. Hake, P.E.
Vice President