



April 23, 2019

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

**RE: Letter of Intent – Conveyance Plat  
University Business Park, Lots 3R & 4, Block B  
JBI Project No. HEA011**

To Whom It May Concern:

On behalf of the McKinney EDC, the owner, please accept this letter of intent and request to submit a conveyance plat being a replat Lot 3, Block B, of the University Business Park Addition totaling 20.935 acres located between south of the intersection of Commerce Street and Corporate Drive. The tract is currently zoned Planned Development Ordinance 98-05-30. The purposed of the Conveyance Plat is to create Lot 3R, 10.829 acres, so that it can be conveyed for development. The following describes the tract:

- Acreage: 20.935 acres
- Project location: South of Corporate Drive and Commerce Street.
- Development phasing: Conveyance plat to create Lot 3R, so that it can be sold for development. Development will be a warehouse building built as a single phase.
- Subdivision name: University Business Park, Lots 3R, & 4
- Screening and Buffering Plans: Not applicable for conveyance plat purposes.
- Proposed number of lots: 2 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): Yes

Please call me if you have any questions.

Sincerely,  
JBI PARTNERS, INC.

Sincerely,

Daniel Dewey, PE  
Vice President/Partner