

PETSCHE & ASSOCIATES, INC.

Professional Engineers • Land Surveyors • Development Consultants

March 15, 2021

CITY OF MCKINNEY PLANNING DEPARTMENT
221 N. Tennessee
McKinney, Texas 75069

Attn: Jennifer Arnold, Director

Re: Letter of Intent
Erwin Farms – Phase 4
Application for Preliminary-Final Plat

Dear Ms. Arnold:


We are hereby requesting on behalf of Joplin Partners, LTD, the review and approval of the attached Preliminary-Final Plat as referenced above. The subject property, consisting of 60.123 acres of land, is located east of CR 943 and along the south side of CR 164. It is located in the Henry H. Tucker Survey, Abstract Number 907, and the W. W. Butler Survey, Abstract Number 87. Pursuant to the Erwin Farms Phase 4 development agreement, this plat contains property for the development of 229 residential lots and 13 common areas.

Preliminary Engineering plans and a setback exhibit are being provided with this submittal. A master drainage study has been previously submitted and is currently under review.

Do not hesitate to contact me should you have any questions or require additional information. Please copy j.d.richey@att.net and petschetx@aol.com will all comments and responses.

Sincerely,

PETSCHE & ASSOCIATES, INC.



James D. Richey, P.E.

Vice President

Texas Registered Engineering Firm - F-3252

cc: A/A File