



June 3, 2014

Mr. Steven Duong
City of McKinney
Planning Department
221 N. Tennessee
McKinney, Texas 75070

Re: Single Family Rezoning Submittal – Bloomdale Estates
±62.46 Acres
City of McKinney, Texas

Mr. Steven Duong:

On behalf of Seminole Bloomfive LP and David Huang, Kimley-Horn and Associates, Inc. respectfully submits the attached Preliminary Plat for the City of McKinney's review. The subject property is 62.46 acres located at the southwest corner of Highway 5 and Bloomdale Road. The existing zoning is Agricultural (AG).

The approximately 62 acres is proposed to have 191 lots zoned SF5 PD and 29 acres of Commercial. The residential standard lot will be approximately 50'x120'. Common spaces within the 62 acres will include a hike and bike trail, a large wooded buffer along the southern edge of the property, a 15' buffer along the west property line, and a private amenity center. The hike and bike trail will run through the open space area adjacent to the southern wooded buffer to provide a natural appeal to the development.

Please contact me at 972-335-3580 or mark.harris@kimley-horn.com should you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Harris", written over a light blue horizontal line.

Mark E. Harris, P.E.
Project Manager