



**DOWDEY, ANDERSON
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CIVIL ENGINEERS

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April 11, 2022

Planning Department
City of McKinney
221 N. Tennessee Street
McKinney, Texas 75069

RE: **Storybook**
Preliminary Final Plat – Letter of Intent
DAA #07068SW

To Whom It May Concern,

On behalf of our clients, River Ranch Educational Charities, Inc. and SW Storybook Owner, LLC, please accept this letter as our Letter of Intent to describe and explain the requested Preliminary Final Plat application.

The subject property is ±37 acres located southeast of S. Stonebridge Dr. & S. Custer Rd. The property is zoned MF-1-Multiple Family Residential-Low Density District to allow for a single family for rent product. The site will consist of approximately 245 units and a commercial component directly off of Custer Road. All public utilities will be provided through public right-of-way and/or easements.

Please feel free to contact me should you have any questions regarding our request. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Colin Helffrich".

Colin Helffrich, P.E.