

December 19, 2019

City of McKinney
 Planning Department
 221 N. Tennessee Street
 McKinney, Texas 75069
 (972) 547-7400

Re: Enterprise Rent-a-Car
 N. Custer Road South & US 380
 Lot 5R1, Block A, Shops at Eagle Point
 In the J.R. Burrows Survey, A-70
 McKinney, Texas
 JDJR Project No. 1209-8-19

Dear Sir or Madam:

We offer the following information in this letter of intent for the Replat of property currently known as Lot 5, Block A, Shops at Eagle Point:

1. Acreage of the subject property – 1.50482 acres.
2. Location of the property – on the west side of N. Custer Road South (FM 2478) and south of US Highway 380.
3. Phase of development – NONE.
4. Name of subdivision – Lot 5R, Block A, Shops at Eagle Point
5. Preliminary screening and buffering plans – NOT REQUIRED.
6. Proposed number of lots and common areas – 2 lots, no common area lot.
7. Reason for proposed common areas – NONE.
8. Is the applicant requesting consideration of a facilities agreement for deferment of public improvements, pro-rata reimbursements, etc. – Applicant is not requesting at this time.
9. Special considerations (requested variances, unique characteristics of subject property) – NONE.
10. This plat is an Replat of Lot 5, Block A, Shops at Eagle Point and is to subdivide into two (2) lots.
11. Specify if the proposed plat is a Residential Replat – No, this is a commercial development.
12. The property is zoned PD.

Contact our office if you have any questions or comments regarding this application. Comments may be emailed to debrac@jdjreng.com

Sincerely,



Jim Dewey, Jr.
 Civil Engineer
 JDJR Engineers & Consultants, Inc.



Jordan Woolf
 Applicant / Representative
 Conifer Real Estate, Inc.