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September 29, 2014

City of McKinney
Planning Department
P.O. Box 517
McKinney, Texas 75069

Re: Third Revised Letter of Intent for Zoning Case No. 14-202Z relating to 78.209 acres in the John J. Driggers Survey, Abstract No. 274, Thomas Phillips Survey, Abstract 717, and the William H. Holiday Survey, Abstract 385, in the City of McKinney, Collin County, Texas (the "Subject Property")

Dear Planners:

This third revised letter of intent is submitted in response to our conversations and meetings relating to the expansion of the original zoning application for 22.237 acres to include the property lying between Collin McKinney Parkway and Van Tuyl Parkway from their intersection just east of Rowlett Creek to Alma Road containing approximately 78.209 acres (the "Craig Ranch Town Center District"). Accompanying this Letter of Intent is a revised application for a zoning change submitted by me on behalf of the owners, VCIM Partners, L.P., a Texas limited partnership, and Palladium at Craig Ranch Condominiums, Ltd, a Texas limited partnership.

1. The Zoning Exhibit submitted with this third revised letter of intent is attached hereto as Exhibit A.
2. A Regulating Plan for the Craig Ranch Town Center District is attached hereto as Exhibit B.
3. A set of development regulations governing the Craig Ranch Town Center District is attached hereto as Exhibit C.

Should you have any questions or comments regarding this letter or the attachments, please contact me.

Yours truly,



Robert H. Roeder

RHR/mva
655032

cc: VCIM Partners, L.P.
Palladium at Craig Ranch Condominiums, Ltd.
Contour Real Estate & Development, LLC