



**MIDDLETON & ASSOCIATES, LLC**

**CONSULTING CIVIL ENGINEERS, SURVEYORS AND LAND PLANNERS**

September 14, 2015

Ms. Samantha Pickett  
Planner II  
City of McKinney  
Planning Department  
221 N. Tennessee Street  
McKinney, Texas 75070

RE: Conveyance Plat Submittal  
MovieHouse and Eatery within the Craig Ranch Development  
McKinney, Texas

Dear Samantha:

Please accept this as our submittal of a Conveyance Plat on the MovieHouse and Eatery project within the Craig Ranch Development. This project is located on 6.788 acres, being all of Lot 1, Block A of the Southern Hills at Craig Ranch Addition filed in Volume 2015, Page 98 of the Property Records for Collin County. This property is zoned *PD 01-02-017* and is labeled as Mixed Use 7 (MU-7). The base zoning for this tract is "C" Planned Center District and it is also part of the Regional Employment Center Overlay District.

The purpose of this conveyance plat is to subdivide Lot 1 into two tracts, prior to the filing of the record plat. Lot 1R will include a 41,355 square foot, 875 seat, 10 screen theatre and eatery. Lot 3 is currently planned for a 4,200 square foot bank site.

If you have any questions concerning our submittal, please contact me. We look forward to working with staff on this project.

Sincerely,  
**MIDDLETON & ASSOCIATES, LLC.**

A handwritten signature in black ink that reads "Eugene Middleton".

Eugene Middleton, P.E.  
President

Cc: Leslie Sloan, Rodney Speaks