



765 Custer Road, Suite 100 • Plano, Texas 75075 • (972) 422-0077 • Fax (972) 422-0075 • TBPE Reg. No. F-2121

December 12, 2014

Ms. Kathy Wright
Planning Department
City of McKinney
221 North Tennessee Street
McKinney, Texas 75070

Letter of Intent – 20.200 Acre Property, Hardin Village

Dear Ms. Wright,

Please accept this as a formal Letter of Intent regarding the platting of the referenced property, located west of Bois D'Arc Road at the northwest corner of Bois D'Arc Road and Crowe Lane. A preliminary-final plat will accompany this letter.

My client intends to develop the subject property, entirely in one phase, for single family residential use (77 SF residential lots, and 4 common areas). The residential lots net approximately 12.77 acres with approximately 3.08 acres dedicated as H.O.A. lots & common areas. The proposed H.O.A. lots & common areas will serve the purposes of screening & buffering, useable open space for the community, and internal aesthetics. There will be no parks dedicated on the subject property, the required 1.54 acres will instead be paid in lieu.

The primary goal is to develop this property in a manner that is desirable and beneficial to all stakeholders. These are our intentions and ask for your support of this project.

If you have any questions, do not hesitate to contact me.

Sincerely,
Spiars Engineering, Inc.

A handwritten signature in black ink, appearing to read 'Matt Dorsett', written in a cursive style.

Matt Dorsett, P.E.