



**DOWDEY, ANDERSON
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CIVIL ENGINEERS

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August 27, 2012

Mr. Michael Quint
Director of Planning
City of McKinney
221 N. Tennessee Street
McKinney, Texas 75070

RE: Letter of Intent for Preliminary-Final Plat
35 Acre Community Ave. Tract
DAA # 12034

Dear Mr. Quint,

Enclosed is our formal submittal of the Preliminary-Final Plat for the 35 Acre Community Ave. Tract. This tract consists of 35.316 acres, 109 residential lots and 4 common areas. The site is zoned for general business under the current PD and the preliminary-final plat submitted incorporates the RS-60 zoning standards.

The Raytheon Residential Tract is located approximately 300 feet south of Highway 380, east of and along Community Ave, approximately 1,400 feet west of Highway 75 and approximately 2,000 feet north of White Ave.

No variances are anticipated, therefore we respectfully request this item be considered at the September 25, 2012 Planning & Zoning Meeting.

Please feel free to call me if you have any questions.

Sincerely,

Brent L. Murphree, P.E.