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LETTER OF INTENT

July 24th, 2017

ATTN; Danielle Quintanilla
City Planner
221 N. Tennessee St.
P.O. Box 517
McKinney, TX 75069

RE: Site plan submittal for Medical / General Offices located at NEC of Custer Rd & Tour Dr
City of McKinney, TX

Dear Danielle

Please accept this letter as evidence of our intent to submit site plan application.

Summary of Property: This development is for a proposed Medical / General Offices located in McKinney. The facility sits on approximately 1.722 acres. The developer/owner is 121 Huffman Medical / Park LLC, contact phone (214)-552-1445, the designer is Triangle Engineering, LLC, Kevin Patel, P.E. contact phone (214) 609-9271. The proposed lot has two Buildings, building 1 is of 6,000 S.F. which comprises of 3,300 S.F. of Medical office and 2,700 S.F. of General office. Building 2 is of two story with 18,300 S.F. There are 79 parking spaces with two driveways. The location of the property is North East Corner of Custer Road & Tour Drive. Zoning is Planned Development (PD 2006-02-018).

I would like to request variance to allow us to have 6' living screening in lieu of 6' Masonry screening wall. There is an existing masonry wall in place along the eastern property. In lieu of providing a second screening wall just inches away from the existing masonry wall we are proposing a living ever green screen. The evergreen plants will be 6' tall at installation spaces 4'-6" apart. So Kindly we request you to consider 6' living screen in lieu of 6' masonry screen along eastern property line.

Our Proposed development meets all the city requirements for setbacks and fire lane. We believe that proposed Medical / General office development will be a great addition for the city of McKinney. Therefore, you are requested to consider above mentioned request and grant approval. We look forward to working with City staff towards the successful completion of our project

Sincerely,

A handwritten signature in black ink that reads "KPATEL".

Kevin Patel, P.E.