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January 13, 2013
PI No: 1528-12-082

Mr. Michael Quint
CITY OF MCKINNEY
221 N. Tennessee Street
McKinney, Texas 75069

Re: Parcel 1017-1018 Preliminary-Final Plat
SWC Eldorado Parkway & Alma Road
McKinney, Texas

Dear Mr. Quint:

Please accept this letter as evidence of our intent to file a preliminary-final plat for four lots on the southwest corner of Eldorado Parkway & Alma Road.

The subject property is located on the south side of Eldorado Parkway, and on the west side of Alma Road. This lot is currently platted and has the designation Lot 2, Block B, Parcel 1017-1018 Addition. The site consists of 4.3776± acres of land with an existing PD (Planned Development) zoning. The associated ordinance and revisions are as follows:

Zoning ordinance 1621, modified by PD 2005-11-114.

The purpose of the preliminary-final plat will be to divide the tract into four lots and to establish easements necessary for development of the properties. We propose that the lots will be numbered and sized as follows, beginning with the westernmost lot and proceeding eastward:

- Lot 2R (1.3967 acres) which will not be immediately built upon,
- Lot 3 (0.9150 acres) which will not be immediately built upon,
- Lot 4 (0.8596 acres) which will be built upon, and
- Lot 5 (1.2063 acres) which will not be immediately built upon.

Lot 4 is proposed to be constructed upon immediately after the plat filing and subsequent sale of the property. The rest of the lots are not currently being proposed for building construction, although they will all have utilities extended to them during this first phase of construction. The owners wish to propose a facilities agreement to accommodate construction of the needed infrastructure.

Please accept this Preliminary-Final plat request and the associated site plan for consideration on the February 12, 2013 Planning & Zoning Commission meeting.

Sincerely,

Rhett Dollins, PE, PTOE

RND/dbd
1166-12-080 Parcel 1017-1018 Preliminary Engineering – Plat LOI