



Dunaway No. B004031.001

May 22, 2018

Kathy Wright, Planning Tech
City of McKinney
221 N. Tennessee St.
McKinney, TX 75069

Reference: Minor Re-Plat – Office/ Warehouse Building Site
Corporate Dr., McKinney, TX

Dear Ms. Wright:

The area of the previously platted site is 5.5 acres for Lot 1RB, Block E and 1.913 acres for Lot 3, Block E. The site is platted (Lot 1RB and 3, Block E, Bray Central Two Addition, Cab. L, Page 236 and Cab P Page 352).

At present the south 2.99 acres of the Lot 1RB is vacant raw land. Lot 3 is a drainage easement and is not developed with any other improvement save a drainage channel. The north 2.5 acres of Lot 1RB is developed with an existing single-story office building, parking lot and fire lane.

All of the site is planned to be developed in one phase. The new lots will be Lots 1RB1, 8, LOT 3R, BLOCK E.

The two lots will be divided into 3 lots with the same total acreage.

No dedications to the public are planned that reduce the lot area and increase the area of the public ROW.

No common areas are proposed. No facilities agreement is planned to be requested.

The type of the plat is a Minor Re-Plat. The proposed plat is non-residential.

Best Regards,

Dunaway Associates

A handwritten signature in blue ink, appearing to read "Randall E. Siemon".

Randall E. Siemon, P.E.