

OES, INC.
TEXAS REGISTERED PROFESSIONAL
ENGINEERING FIRM #11001
705 JONES ST.
FORT WORTH, TEXAS 76102
(940) 595-0528

SEPTEMBER 21, 2020

City of McKinney
Planning Department
221 N. Tennessee
McKinney, Texas 75069

Re: Letter of Intent to obtain a Preliminary Plat for Hardin Lake Estates, a proposed single family residential development on 41.89 Acres Located in Abstract 891, W.D. Thompson Survey, City of McKinney, Collin County, Texas (the "Property").

Dear Planners:

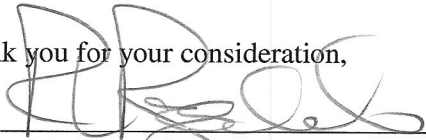
This letter accompanies the application for a Preliminary Plat submitted on behalf of the owner of the Property, Richard L. Ragsdale Family Partners, Ltd., a Texas limited partnership, and the owner of Tract Two, Ragsdale Farm, L.L.C., a Texas limited liability company:

1. Acreage to be preliminary platted is 41.89 acres.
2. The Property is located as follows: The frontage of the property is on Sorrell Rd with street address being 701 Sorrell Rd. The frontage of the property lies 150 feet north of the Sorrell Rd. – Albany Dr. intersection and 540 feet south of the Sorrell Drive - Sorrell Circle intersection.
3. The property shall be developed as a single phase.
4. The development name is Hardin Lake Estates.
5. The attached Preliminary Plat shows locations and height of a screen wall at the property frontage along Sorrell Road and a 30-ft wide buffer adjacent to the development's northern neighbor as required by development regulations.
6. 94 residential lots and several common areas are proposed.
7. Common areas serve to accommodate:
 - a) Screen Wall,

- b) Monument Sign,
- c) HOA Retaining Wall adjacent to neighboring property,
- d) Landscape Buffers,
- e) HOA Gazebo and Private Recreation Facility,
- e) 0.5 miles of 6-ft wide Concrete Walking Trail,
- f) Tree Preservation.

- 8. There are no facility agreements requested.
- 9. There are no variances requested.
- 10. The type of plat submitted is Preliminary Plat.
- 11. The Plat is for a Single Family Residential development.

Thank you for your consideration,



Richard R. Ragsdale
7716 Harbor Town Dr.
McKinney, TX 75072

9-21-20

Date