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By Kathy Wright at 2:02 pm, Jan 27, 2014

BURGESS & NIPLE

10701 Corporate Drive, Suite 290 | Stafford, TX 77477 | 281.980.7705

January 27, 2014

Planning Department
City of McKinney
221 N. Tennessee Street
McKinney, Texas 75070

**Re: Letter of Intent - Preliminary Final Plat for 27.55 acres
Davis Development, Custer Road North and South
Proposed Lots 1 & 2, Block A, McKinney Seven Stacy Addition.**
Location: Approx. 1500' north of Stacy Road, along East side of Custer Road (FM 2478)

To whom it may concern:

On behalf of the owner, DD CR II, LLC, we would like to formally submit a Pre-Final Plat for the property listed above to be considered on the planning and zoning commission for the date of **February 25th, 2014**. The lots denoted on this plat are currently being referred to as *Davis Development Custer Road North and South*, respectively, until further notification.

The intent of this pre-final plat is to show the proposed division of existing property into two separate lots, each to be used as multi-family apartment complexes consistent with PD 13-08-075 for this property. The site is part of a larger 84.84 acre tract and was recently amended with the PD which established distinct areas of multi-family, commercial, and single family developments within the overall parent tract.

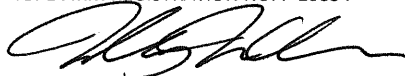
The southern lot, Lot 1, will be developed first. Proposed easements necessary for the extension of public infrastructure have been incorporated on this plat. No variances are being requested with this submittal as it is the owner's intent to fully comply with all City regulations established for this property.

If you have any questions regarding this submittal, please do not hesitate to contact our office at (281) 980-7705.

Respectfully submitted,

Burgess & Niple, Inc.

TBPE FIRM REGISTRATION NO. F-10834



Wesley McCarroll, P.E.
Project Manager

CC: DD CR II, LLC – Fred Hazel
TxMorrow Construction, Inc. – Jeff Greene
Miller Surveying, Inc. – Jason Rawlings, RPLS