

HL 380 PARTNERS, LTD.
Hidden Lakes
McKinney, TX

November 30, 2017

Mr. Brian Lockley
Director of Planning
CITY OF MCKINNEY
221 N. Tennessee Street
McKinney, Texas 75069

Re: **LETTER OF INTENT**
Hidden Lakes
Single Family Subdivision
McKinney, Texas

Dear Mr. Lockley:

Please accept this Letter of Intent for the submission of a Preliminary-Final Plat known as Hidden Lakes. The development will be located near the street intersection of U.S. 380(University Boulevard) and Custer Road, specifically along the south side of U.S. 380(University Boulevard) and approximately 2,000 feet west of Custer Road. The Preliminary/Final Plat will consist of 122 Single-Family(SF-5) residential detached lots, 101 Single-Family(TH) residential attached lots, 4 common area lots, and 2 Commercial lots situated on 59.70 Acres. As part of the development, 9.17 Acres will be set aside for common areas, which will be used to accommodate floodplain and screening and buffering treatment. The tract of land was zoned in July 2015 and approved by Ordinance No. 2015-07-071.

Common areas will be maintained by the Home Owner's Association.

If you have any questions or require additional information, please don't hesitate to call me at your convenience.

Sincerely,



Michael A. Ruff
HL 380 Partners, Ltd.