

January 11, 2014

City of McKinney

**Re: *Proposed Retail Development NEC Stonebridge Ranch & Eldorado
Revised Letter of Intent – Plat
McKinney, Texas***

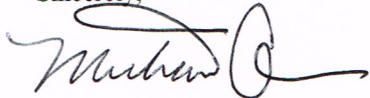
This letter is to serve as a letter of intent indicating a desire to develop approximately 2 acres at the northeast corner of Stonebridge Ranch and Eldorado in the City of McKinney as a retail subdivision. The parcel is approximately 240 feet east of the intersection of Stonebridge Ranch and El Dorado. The development would consist of approximately 10,485 square feet of retail space and the associated infrastructure to support the development. The intended uses of the site are general retail as well as a restaurant component. It is our intention to construct the center as a single phase with an additional out lot of approximately 0.7 acres to be developed as necessitated by interest and demand from other parties. A common detention pond will be constructed to support both lots.

The site plan for the above described development has been approved by P&Z. In preparation of this project it was determined that 3.381 acres along Stonebridge Drive was sold by metes and bounds to another party. This party went through the City's development process but never filed a plat subdividing the property. In preparing this plat we will also be including this parcel as one of the lots on the plat and including this party as a signator on the plat. This inclusion will allow for the proper subdivision of the property with respect to the parcel along Stonebridge, with the understanding that this parcel has nothing to do with the development of our property.

We are submitting for consideration by the City of McKinney a minor replat of the Stonebridge Parcel 903 subdivision. This plat will subdivide the parent tract into three separate lots.

We are requesting that this plat be placed on the next available meeting date after comments have been addressed that conform with the City's approval process.

Sincerely,



Michael Allen, PE