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August 28, 2017

City of McKinney Planning Department
221 N. Tennessee St.
McKinney, TX 75069

**Letter of Intent- Preliminary-Final Plat
NW Corner of Wilmeth Road and Powerhouse
Lot 1, Block A, HSW Addition**

To whom it may concern,

Please see the attached Preliminary-Final Plat Application and corresponding documents. The property being developed is approximately 13.32 acres that is located at the NW corner of Wilmeth Road and Powerhouse (2,250'± east of Redbud Blvd). The site is proposed to be used as a 198,570-square foot speculative Warehouse/Distribution Center. The proposed development is being platted as a single lot and will be built in two phases. The development will include paving, grading, drainage, water, sewer, and building improvements for the on-site building. The development will also include the improvement of the northern half of Wilmeth Road (approximately 600'± of roadway) that is located immediately south of the property. The current zoning for this property is ML (light manufacturing). This development will be constructed in two phases. Phase II will include a specific tenant improvement package.

If you need any additional information on the Preliminary-Final Plat Application or proposed development please contact me at (817) 900-8530 or jeff.landon@kimley-horn.com

Sincerely,

Jeff Landon

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