



November 9, 2021

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

**RE: Letter of Intent – Preliminary-Final Plat  
Forest Grove Estates Preliminary-Final Plat Application  
JBI Project No. PCG001**

To Whom It May Concern:

On behalf of Park Avenue Capital Group – Forest Grove Estates, LLC, the owner, please accept this letter of intent and request for approval of a preliminary-final plat of a tract of land totaling approximately 14.848 acres located northwest of the intersection of CR 2933 and CR 340. The following describes the tract:

- Acreage: 14.848 acres
- Project location: Northwest corner of CR 2933 and CR 340
- Development phasing: This is not a phased development
- Subdivision name: Forest Grove Estates
- Screening and Buffering Plans: Not applicable
- Proposed number of lots: 5 Residential Lots
- Common areas: 0
- Reason for proposed common areas: Not applicable
- Facilities agreement: None requested
- Special considerations: The following variances are requested for this plat.
  1. The applicant receive a variance to Section 142-6 (Improvements Required) of the Subdivision Ordinance to not escrow or construct Public Improvements and Stormwater Management Improvements, identified in a Facilities Agreement; and
  2. The applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance waiving the requirement to install roadway improvements identified in a Facilities Agreement; and
  3. The applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance waiving the requirement to install a water system, identified in a Facilities Agreement; and
  4. The applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance to not install a sanitary sewer system, identified in a Facilities Agreement; and
  5. The applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance to not install a storm water system, identified in a Facilities Agreement.



- Plat type: Preliminary-Final Plat
- Type of development: Single family residential

Sincerely,

A handwritten signature in black ink that reads "Abby Stout". The signature is fluid and cursive, with a large, stylized initial "A" and "S".

Abby Stout, PE  
972-738-0210  
astout@jbipartners.com