



May 9, 2022

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

RE: *Letter of Intent – Preliminary Plat Submittal*
Approximately 29.74 Acres
CR 124, West of Ridge Rd.

To Whom It May Concern:

Please accept this correspondence as the formal Letter of Intent for our submittal of a Preliminary-Final Plat Application for the 29.739 acres located along CR 124, within the City of McKinney ETJ. The property is currently unplatted; the intent is to plat the property, dedicate Firelane, Access, and Utility Easements, Detention Easement, and dedicate the ROW required by the City per our pre-application meeting.

The property is within the ETJ and not subject to zoning restrictions. Therefore, a setback exhibit is not provided. We have maintained a 15' offset from all buildings along the property line to allow for grading and separation.

A wastewater capacity analysis, water memorandum, and an affidavit of no trees are also provided with this submittal as supplemental documentation.

Thank you for your time and consideration in this matter. Please contact me at (972) 770-1300 or matt.smith@kimley-horn.com should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matt Smith".

Applicant
Matt Smith, P.E.
Engineer