

September 28, 2020

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

**RE: Letter of Intent – Preliminary-Final Plat
Painted Tree Lakeside West Phase 1
SEI Job No: 20-174**

To Whom It May Concern:

On behalf of GRBK Edgewood LLC (the Owner), this Letter of Intent serves to accompany a Preliminary-Final Plat Application for **Painted Tree Lakeside West Phase 1** (the Subject Phase). The Subject Phase is located on approximately 33.9 acres along the east side of Lake Forest Drive and 2,500 feet north of U.S. Highway 380 in McKinney, Collin County, Texas (the City). The Subject Phase is zoned as PD-1478 and consists of 119 single-family residential lots and 1 common area. The common area includes an existing 20' drainage easement along Lake Forest Drive and is proposed to accommodate screening and buffering treatment and to provide open space. Screening and buffering for the Subject Phase will be required along Lake Forest Drive and Summit View Drive. Pursuant to the City's Plat submittal requirements, a Screening and Buffering Plan will be submitted with the Record Plat.

Placeholders are shown for Street Names on this Preliminary-Final Plat, as the master developer is currently deliberating street names for the overall Painted Tree development (The Subdivision). Street Names for the Subject Phase will be provided prior to the approval of this Preliminary-Final Plat.

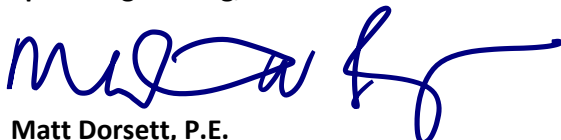
A Tree Survey for this property was prepared by JBI Partners in April 2017 and accepted by the City. The Applicant is requesting that this Tree Survey be used as the basis for Tree Permits for the Subject Phase and throughout the remainder the Subdivision.

This Preliminary-Final Plat Application includes the following documents as attachments:

- Planning Application
- Plat Exhibit
- Preliminary Engineering Plans
- Setback Exhibit
- Topographic Exhibit
- Tree Survey Exhibit

If you have any questions, please do not hesitate to contact me at 972-422-0077 or via email at matt.dorsett@spiarsengineering.com.

Sincerely,
Spiars Engineering, Inc.



Matt Dorsett, P.E.