



October 18, 2021

From: HALFF ASSOCIATES, INC.  
3803 Parkwood Blvd., Suite 800  
Frisco, TX 75034

To: City of McKinney, Texas  
221 N. Tennessee St.  
McKinney, TX 75069

RE: Letter of Intent for Preliminary Final Plat – MNBP Phase I

We are submitting this Letter of Intent on behalf of Transwestern Development Company (TDC-DRI McKinney Phase I, L.L.C.) for review and approval of a non-residential use Preliminary Final Plat.

The subject property is defined as approximately 35.98 acres out of the William C Richardson Survey, Abstract No. 747 and the Francis T. Duffan Survey, Abstract No. 287, in the City of McKinney, Collin County, Texas. The property is located to the north and south of FM 546 east of Couch Drive. The property is zoned as Light Industrial (LI).

The proposed plat addition will be McKinney Industrial Park No. 3, Lots 4-6, Block D. No common areas are proposed.

The proposed use of the subject property will be site development of three (3) warehouse / office buildings corresponding to Phase I of the overall project Site Plan.

Additional reference permit or review numbers associated with the property:

FLOOD2021-0029 – Flood Study – Status: Approved.

SITE2021-0008 – Site Plan – Status: Approved with Conditions.

DEV2021-00109 – Off-Site (Drainage, Detention, & Mass Grading) Civil Engineering Plans – Status: Under Review.

DEV2021-00103 – On-Site Civil Engineering Plans – Status: Reviewed with Outstanding Comments.

TREE2021-09-00111 – Tree Removal Permit – Status: Approved.

Thank you for your consideration of the submittal.

Sincerely,

*Brian M. Satagaj*

Brian Satagaj, P.E.  
Land / Site Development Team Leader  
HALFF ASSOCIATES, INC  
O: 214.217.6463  
[bsatagaj@halff.com](mailto:bsatagaj@halff.com)