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February 18, 2015

To: Mr. Brandon Opiela, Planning Manager

City of McKinney, Texas

From: Frederick S. Phillips

Re: Chen property zoning- Letter of Intent

Mr. Opiela, we are proposing a zoning change to the Chen property, 324.049 plus 23.004 acres. The zoning change is to be processed with the annexation of the 324.049 acres, as we understand the 23.004 acres are already annexed in the City and is to be rezoned.

The 324.049 acres (see legal description) is to be zoned SF-5. This will be a master planned community with specific pods to include lots typically 50 to 60 feet wide, with depths from 120-130 feet. The 23.004 acres is to be zoned C-2.

The property is north of SH380, south of Wilmeth Road, east of future Ridge Road, and west of Sunnyside Drive.

We would like to complete this process by the end of April, 2015.

If you have questions, please contact Jerry Sylo or Tom Juhn with JBI Partners.

Respectfully,



Frederick S. Phillips Vice President, Amalgamated Properties, LLC