

# **DONALD E. PASCHAL, JR.**

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November 28, 2016

Mr. Brian Lockley  
Director of Planning  
City of McKinney  
308 North Tennessee  
McKinney, Texas 75069

Re: Letter of Intent – Minor Replat Application for Minor Replat of Lot 3R of the Virginia Parkway Professional Center South containing approximately 1.760 acres into Lots 16 and 17 of the Virginia Parkway Professional Center South

Dear Mr. Lockley,

This letter of intent is submitted requesting approval of the Minor Replat of Lot 3R of the Virginia Parkway Professional Center South containing 1.760 acres into two separate lots labeled as Lot 16 and Lot 17. The purpose of the Minor Replat is to create the lot for the Honest 1 project which was recently the subject of an approved Rezoning (approved by City Council on October 4, 2016 which also creates a new remainder lot. A SUP application is being submitted along with the Amended Plat.

As a matter of information, a Minor Replat of the 1.760 acres (currently Lot 3R of the Virginia Parkway Professional Center South) will divide the property into two lots, one for the proposed Honest-1 use on a 28,592 Square Ft lot referenced on the Minor Replat as Lot 16; the remaining approximately 48,071 SF will become a second lot, referenced as Lot 17. This letter of intent, along with the respective Application forms and companion documents are being submitted electronically by email. If staff needs further documentation, please advise. Payment for the application has been submitted and receipts have been received from City Staff.

We believe that we have made the necessary adjustments to the Site Plan as we worked through the SUP and Zoning process with the City Staff. However, should we need to work on any additional items, please advise.

All public utilities and associated fees (including median landscape fees) have been previously paid with the original development of the property. Additionally, all required ROW has been platted.

I will be pleased to respond to any questions Staff may have.

Sincerely,

A handwritten signature in cursive script, appearing to read "Donald E. Paschal, Jr.", written in black ink.

Donald E. Paschal, Jr.  
Turrentine Family Partnership, LTD  
Partner and Property Ownership Representative