

June 29, 2020

**Letter of intent**  
for  
**Rose family Addition**

Acreage – 116.764 Acres

This Property is located at 7232 County Road 410 McKinney, TX 75071 which is south of FM Highway 2933 approximately 995' and north of county Road 412 approximately 800'.

This plat will be done in 1 phase.

The Name of the plat will be the "Rose Family Addition".

Type of the plat will be a Preliminary/Final Plat.

The purpose of the plat is to convey/gift family members individual lots to build a single-family residential home on each lot.

The following variances will also apply to these family plats:

1. LANDOWNER has appealed, or requested a waiver or variance, from the requirements of Section 130-301 of the Stormwater Management Ordinance that the LANDOWNER shall design and construct certain Stormwater Management Improvements because the LANDOWNER'S portion of the costs required for such Stormwater Improvements exceed the amount that is roughly proportionate to the four lots to be constructed on the Property.
2. The LANDOWNER will not be required to escrow the funds necessary to design and construct the Public Improvements identified in Paragraph D that are being conditionally deferred, as required by Section 142-6 of the Subdivision Ordinance.
3. The LANDOWNER will not be required to install roadway improvements that are capable of providing adequate public and emergency services access intended for the safe, efficient, and orderly development of the City to all or any part of the Property.
4. The LANDOWNER will not be required to install a water system that is capable of furnishing the domestic flow and fire flow and pressures intended to provide

sufficient fire protection for the safe, efficient and orderly development of the City to all or any part of the Property.

5. The LANDOWNER will not be required to install a sanitary sewer system that is capable of servicing the domestic wastewater flow intended for the safe, efficient, and orderly development of the City to all or any part of the Property.
6. The LANDOWNER will be allowed to use a properly permitted on-site sewerage facility (OSSF) that conforms to all requirements of the Texas Commission on Environmental Quality, Collin County (OSSF permitting authority), and the CITY.
7. The LANDOWNER will not be required to collect drainage in an underground storm water system intended for the safe, efficient, and orderly development of the City to all or any part of the Property.
8. The LANDOWNERS will not be required to study the fully developed watershed conditions of the drainage system within and downstream of the Property intended to maintain a safe, efficient, and effective drainage system.



Tommy Rose - Owner  
7232 County Road 410  
McKinney, TX 75071  
469-446-0880