



Planning Department  
**City of McKinney**  
308 N. Tennessee  
McKinney, TX 75070

August 29, 2016

**Re: Letter of Intent pursuant to filing of Preliminary-Final Plat of a 10.000 acre tract of land located within the City of McKinney Extraterritorial Jurisdiction at 4025 County Road 405, McKinney, 75071, Collin County, Texas.**

Dear Planning Department:

Kima Spurgin is the owner of a 10.000 acre tract of land situated in the H.T. Chenaweth Survey, Abstract No. 157 of Collin County, Texas. The property is located at 4025 County Road 405, McKinney, Texas 75071 which is outside of the City's corporate limits and within the City's extraterritorial jurisdiction. The intent of this Preliminary-Final Plat is to dedicate right-of-way and easements for the City's future development. As required by the Planning Department's guidelines, the following data is provided for your information:

Area of property: 435,600 square feet or 10.000 acres.

The Land is located: 4025 County Road 405, McKinney, Texas 75071

Proposed Number of lots: One (1)

Zoning: The property is currently un-assigned.

The proposed is a Preliminary-Final Plat for one (1) Residential Lot.

No Trees will be removed for this Preliminary-Final Plat.

A variance is being requested from the construction and escrow of roadway improvements.

A variance is being requested from the construction and escrow of water system improvements.

A variance is being requested from providing the required fire hydrants and minimum fire flows.

A variance is being requested from the construction and escrow of sanitary sewer system improvements.

A variance is being requested from the construction and escrow of underground drainage system improvements.

A variance is being requested to allow use of individual septic system.

A variance is being requested to allow lot-to-lot drainage.

You earliest consideration and approval of this request is appreciated.  
Thank you.

Sincerely,

Lawrence H. Ringley, R.P.L.S.

President

Ringley & Associates, Inc. (Applicant)

Kima Spurgin (Owner)