

PETSCHE & ASSOCIATES, INC.

Professional Engineers • Land Surveyors • Development Consultants

September 23, 2019

City of McKinney Planning Department
221 N. Tennessee
McKinney, TX 75069

Attn: Attn: Jennifer Arnold, Director of Planning

Re: Notice of Intent – Preliminary-Final Plat
Erwin Farms Phase 4
28.089 ac Subdivision

Dear Ms. Arnold:

We are hereby requesting on behalf of Joplin Properties, LTD, the review and approval of the attached Preliminary-Final Plat as referenced above. The subject property, consisting of 28.089 acres of land, is located within the City of McKinney's ETJ, on the south side CR 164 and along the west side of Erwin Farms Phase 3. Pursuant to the current subdivision ordinance for the City of McKinney, this plat contains property for the development of 103 residential lots and 5 common areas. It also includes the right of way for the improvements to County Road 164 (future Bloomdale Road).

Preliminary Engineering Plans, which includes the Master Sanitary Sewer Capacity analysis and setback exhibit information, are also being provided with this submittal and we respectfully request that they would be reviewed and approved as part of the preliminary-final plat approval as well.

Do not hesitate to contact me should you have any questions or require additional information. Please copy j.d.richey@att.net and petschetx@aol.com will all comments and responses.

Sincerely,

PETSCHE & ASSOCIATES, INC.



James D. Richey, P.E.
Vice President
Texas Registered Engineering Firm - F-3252

cc: A/A File