

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

904 Parkwood Court McKinney, TX 75070 Tel. & FAX 972.529.1325  
Email: don@paschalconsulting.com

October 24, 2011

Ms. Jennifer Cox  
Director of Planning  
City of McKinney  
308 North Tennessee  
McKinney, Texas 75069

Re: Letter of Intent – Preliminary – Final Plat Application for approximately 13.9657 acres east of Hwy 75 and north of Wilmeth Road

Dear Ms. Cox:

This letter of intent is submitted with the application for a Preliminary – Final Plat for approximately 13.9657 acres of land located adjacent to the east side of Hwy 75 (Central Expressway), adjacent to the north side of Wilmeth Road, and extending east to Redbud. The Pre-Final Plat proposes to divide the property into three separate lots and provides for all utility easements and rights-of-way which have not previously been acquired by the City. An application for a site on one of the three lots has also be submitted. This property is a vacant parcel that has never been used for purposes other than agriculture. The property is currently zoned “C” Planned Center, consistent with much of the Hwy 75 corridor.

Attached with the Pre-Final Plat is a site ingress / egress diagram showing anticipated points of access for each proposed lot. Based on prior discussion and review of prior applications with Staff, we believe that the requirements for access are fully met. We believe that our application meets all City requirements. It is anticipated that a Record Plat will be forthcoming for one of the lots which will necessitate construction of the wastewater main providing WW service to all three lots. It is our understanding that the necessary water distribution mains are in place. The only right-of-way being provided by the proposed platting process is the ROW for the west side of Wilmeth Rd adjacent to the east side of the property.

It is requested that the Preliminary – Final Plat be approved as soon as possible. I will be pleased to meet with you or your staff to discuss this matter as requested. We stand ready to review Staff comments and make necessary refinements to any issues we may have not addressed correctly. Your consideration and support in these matters will be greatly appreciated. We are ready to assist in your review.

Sincerely,

A handwritten signature in black ink, reading "Donald E. Paschal, Jr." with a stylized flourish at the end.

Donald E. Paschal, Jr.  
Property / Project Representative and Applicant Representing Property Ownership and  
Proposed User