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April 2, 2015

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

**RE: Letter of Intent – Preliminary Final Plat  
Auburn Hills Preliminary Final Plat Application  
JBI Project No. TRZ013**

To Whom It May Concern:

On behalf of Yu Chen Kuo and Felix Chen, owners , and Amalgamated Properties, LLC, developer, please accept this letter of intent and request to plat a tract of land totaling approximately 324.049 acres located between US 380 and Wilmeth Road between the future extension of Ridge Road and the Baylor Hospital at Lake Forest and US 380. The tract is currently zoned SF-5. The following describes the tract:

- Acreage: 324.049 acres
- Project location: Between US 380 and Wilmeth Road between the future extension of Ridge Road and the Baylor Hospital at Lake Forest and US 380
- Development phas(ing): Preliminary Final Plat is proposed to be developed over the course of approximately 8 development phases.
- Subdivision name: Auburn Hills
- Screening and Buffering Plans: Will be submitted with record plats.
- Proposed number of lots: 859 Residential Lots
- Common areas: 48
- Reason for proposed common areas: To provide passive and active recreation areas
- Facilities agreement: None requested
- Special considerations: None
- Plat type: Preliminary-Final Plat
- Proposed Replat (Yes/No): No

We are requesting that this case be considered at the April 14th, 2015, Planning and Zoning Commission meeting. Please call me if you have any questions.

Sincerely,

JBI PARTNERS, INC.

A handwritten signature in blue ink, appearing to read "Daniel Dewey".

Daniel Dewey, P.E.  
Project Manager