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By Kathy Wright at 11:45 am, Mar 25, 2013

CUSTER WEST PARTNERS IV, L.P.

8235 DOUGLAS AVENUE
SUITE 650, LB-65
DALLAS, TEXAS 75225

TELEPHONE
(214) 691-2556
FACSIMILE
(214) 691-0682

March 21, 2013

City of McKinney
Attn: Staff
PO Box 517
McKinney, TX 75070

Re: The Heights at WestRidge Letter of Intent Planning Area 12, Parcel 1201/1202
Preliminary/Final Plat (Heights Phase VII)

Dear Staff:

Please accept this letter of intent for the development of The Heights at WestRidge, Planning Area 12, Parcel 1201/1202 (Heights Phase VII). This approximate 25.8 acre tract contains 106 single-family lots and an approximate 4.8 acre retail site. The project is located at the southeast corner of Coit Road and WestRidge Blvd. (CR 115). Our intent is to create a more marketable retail corner, and to utilize the remainder of Parcel 1201 for single family use, all of which land uses are allowed in the existing R-1 zoning applicable to this parcel. That portion of single-family lots in Parcel 1202 is within the MF-1 zoning category, which also allows single-family.

Sincerely,



Gabriel Ben Abraham,
Authorized Representative

PLANNING SUBMITTAL APPLICATION
for the
City of McKinney, Texas

APPLICANT

NAME Warren Corwin
COMPANY Corwin Engineering, Inc.
ADDRESS 200 W. Belmont
CITY Allen STATE Tx ZIP 75013
PHONE(972) 396-1200
FAX()
E-MAIL ADDRESS wcorwin@corwinengineering.com

OWNER (If Different From Applicant)

NAME Gabriel Ben-Abraham
COMPANY Custer West Partners
ADDRESS 8235 Douglas Ave. #650
CITY Dallas STATE Tx ZIP 75225
PHONE(214) 691-6991
FAX()
E-MAIL ADDRESS _____

ACTION REQUESTED* (CHECK ONE)

*Please complete a new application for each action you request.

- | | | |
|--|---|---|
| <input type="checkbox"/> Site Plan Review | <input checked="" type="checkbox"/> Preliminary-Final Plat (Including Replat**) | <input type="checkbox"/> Access Management Plan |
| <input type="checkbox"/> Street or Alley Abandonment | <input type="checkbox"/> Record Plat | <input type="checkbox"/> General Development Plan |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Minor Plat (Including Replat**) | <input type="checkbox"/> Concept Plan |
| <input type="checkbox"/> Zoning Change | <input type="checkbox"/> Amending Plat | <input type="checkbox"/> Other |
| <input type="checkbox"/> Specific Use Permit | | |

**If the action requested above is a replat, is it a RESIDENTIAL REPLAT? Y N

PROPERTY INFORMATION

STREET ADDRESS OR LOCATION OF PROPERTY [use directional (N,S,E or W) information when possible] _____
East of Coit Road and South of Westridge Boulevard

Are there deed restrictions pertaining to intended use of property? If yes, attach a copy of any covenants or restrictions governing this property. YES [] NO []

COLLIN CAD ACCOUNT NUMBER(S):

* Please attach an additional sheet if you have more than 5 account numbers to list in either row.

Property(s) Long #		Property(s) Short #
R- 8091-000-0000-1	and/or	_____
R- 9794-000-0000-1		_____
R- _____		_____
R- _____		_____
R- _____		_____

LEGAL DESCRIPTION

Survey John Cox Abstract 160 Addition Name* The Heights At Westridge Phase VII

Lot _____ Block _____ Total Number of Acres 25.803

***ATTACH METES AND BOUNDS DESCRIPTION FOR UNPLATTED PROPERTY AND ALL ZONING CASES.**

I CERTIFY THAT I AM THE LEGAL OWNER OF THE ABOVE REFERENCED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE THIS IS A TRUE DESCRIPTION OF THE PROPERTY UPON WHICH I HAVE REQUESTED THE ABOVE CHECKED ACTION. I UNDERSTAND THAT I AM FULLY RESPONSIBLE FOR THE CORRECTNESS OF THE LEGAL DESCRIPTION GIVEN.

APPLICANT'S SIGNATURE _____ DATE _____

OWNER'S SIGNATURE Gabriel Ben-Abraham DATE 03.21.2013