

3318 Forest Lane, Suite 200
Dallas, TX 75234

November 20, 2013

RECEIVED
By Kathy Wright at 10:10 am, Nov 25, 2013

Planning & Zoning Office
City of McKinney
222 N. Tennessee St.
McKinney, TX 75069

Re: Letter of Intent for Preliminary-Final Plat

To Whom It May Concern,

This letter shall serve as a formal Letter of Intent, pursuant to the City of McKinney's plat requirements, for consideration and approval of a Preliminary-Final Plat.

The following information is provided for your consideration of this request:

1. Size & Description: 14.374 acres situated in the John W. Roberts Survey, Abstract #762
2. Addition: Denton Loop 288 Addition
3. Location: The Property is located between SH 121 Frontage and Henneman Way.
 - Lot 4 is between these two roads and is adjacent to Stacy Road.
 - Lot 1 is adjacent to Lot 4 and alongside SH 121 Frontage.
 - Lot 2 is adjacent to Lot 1 and alongside SH 121 Frontage.
4. Development:
 - Lot 4 is currently developed as a QuikTrip.
 - Lot 1 is in the process of having its site plan approved by the City of McKinney for development as a Burger King drive-thru restaurant.
 - Lot 2 is in the process of having its site plan approved by the City of McKinney for development as a Popeye's drive-thru restaurant.
5. Reason for Plat Request:
 - To increase the size of Lot 4 to allow for a 28 foot shared access fire lane to be added to the property (so Lot 4 will own 14 feet of the driveway and Lots 1 and 3 will own the other 14 feet).
 - To add Lots 1 and 2 so commercial restaurants may be developed.
 - The change in the size of Lot 3 is a result of the changes to Lots 1, 2 and 4.
6. Use: All land is for commercial development
7. Plat Type: Preliminary-Final Plat
8. Facilitates Agreement: N/A (not requested or needed)
9. Special Considerations: None

If you should have any questions, please contact me at the number or email below.

Kind Regards,



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