

March 1, 2021

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

**RE: Letter of Intent – Preliminary-Final Plat  
Painted Tree Lakeside West Phases 2 & 3  
SEI Job No: 21-018**

To Whom It May Concern:

On behalf of GRBK Edgewood LLC (the Owner), this Letter of Intent serves to accompany a Preliminary-Final Plat Application for **Painted Tree Lakeside West Phases 2 and 3** (the Subject Phases). The Subject Phases are located approximately 2,000 feet southeast of the intersection between Lake Forest Drive and Wilmeth Road in McKinney, Collin County, Texas (the City). The total area of the Subject Phases is approximately 100.9 acres. The Subject Phases are being proposed as part of the adopted Ordinance 2021-01-006 approved by City Council on January 5, 2021, and consist of 445 single-family residential lots and 5 common areas. The common areas include an entry median and screening and buffering space, as well as open space for tree preservation and amenities. Screening and buffering for the Subject Phases will be required along Future Wilmeth Road and the portion of Summit View Drive that is classified as C2U. Pursuant to the City's Plat submittal requirements, a Screening and Buffering Plan will be submitted with the Record Plat.

This Preliminary-Final Plat Application includes the following documents as attachments:

- Planning Application
- Plat Exhibit
- Preliminary Engineering Plans
- Setback Exhibit
- Topographic Exhibit
- Tree Survey Exhibit

If you have any questions, please do not hesitate to contact me at 972-422-0077 or via email at [matt.dorsett@spiarsengineering.com](mailto:matt.dorsett@spiarsengineering.com).

Sincerely,  
**Spiars Engineering, Inc.**



**Matt Dorsett, P.E.**