



January 28, 2013

Mr. Alex Glushko  
Planning Department  
City of McKinney  
221 N. Tennessee St.  
P.O. Box 517  
McKinney, Texas 75070

**RECEIVED**

*By Kathy Wright at 9:26 am, Jan 28, 2013*

**Reference: Letter of Intent  
Minor Replat  
St. Paul Square Lofts  
470 Adriatic Parkway  
McKinney, Texas 75070**

Dear Mr. Glushko:

This is our letter of intent for the minor replat submittal for the St. Paul Square Lofts project. Details are included below and in the attached documentation.

- Provide the acreage of subject property – 5.1221 acres
- Describe, in detail, the location of the property - this property is immediately west of the intersection of Mediterranean Dr. and Adriatic Pkwy.
- Identify phase of development – this is the first phase of this project
- Specify name of subdivision at time of preliminary-final plat or preliminary-final replat approval, if applicable – N/A
- Submission of preliminary screening and buffering plans – previously submitted (2012 104SP)
- Proposed number of lots and common areas including acreage - 1 lot
- Reason(s) for proposed common areas (i.e.: to accommodate screening and buffering treatment, develop a private recreation facility) – N/A
- Is the applicant requesting consideration of a facilities agreement for deferment of public improvements, pro-rata reimbursements, and the like? No
- Special considerations (i.e. requested variances and justification for said variances) – as per the PD for Adriatica
- Specify the type of the plat - minor replat
- Specify if the proposed plat is a single family or duplex residential replat or another type of replat – St. Paul Square Lofts are a mixed use development of retail and condominiums

Sincerely,  
**VERDUNITY**

Bill Campbell, Jr., P.E.  
Principal