

REPUBLIC

PROPERTY GROUP

November 6, 2023

Jennifer Arnold, AICP
Director of Planning
221 N. Tennessee
McKinney, Texas 75069

RE: Letter of Intent – McKinney Ranch Limited, Barcelona 93 Limited, Honey Creek Investments, LLC – Honey Creek – Appx. 1,648 Acres bound generally by Hardin Road, Lake Forest, Bloomdale/380 Bypass and Weston Road

Dear Ms. Arnold:

Please accept this correspondence as my Client's formal Letter of Intent for the submittal of a Rezoning Request for the above referenced property. Currently the property is zoned PD-1703, C-Planned Center, O-Office, SF-5 Single Family Residential, and unincorporated land in McKinney's ETJ.

We would like to rezone the property to PD-Planned Development for development of a cohesive, high quality Master Planned Community. We intend to develop the property for single family residential, multi-family residential, retail, office, parkland, and civic land uses. We have included development standards and proposed land use guidelines that will govern development of the property. This rezoning request is accompanied by an Annexation request for unincorporated property owned by my Client. A Development Agreement that speaks to responsibility for infrastructure, parkland, the special district that will encumber the property, and some public lands that will be donated as a part of the development is currently being created in cooperation with the City.

If you have any questions, please contact me at 214-755-9533 or at jhenry@republicpropertygroup.com

Thank you,



Jim Henry
Sr. VP, Community Operations
Republic Property Group