



767 Justin Rd  
Rockwall, TX 75087

June 30, 2025

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

RE: Letter of Intent – Southwest Federated North Texas, L.P. , Cornerstone Ranch, Approx. 31.82 +/- acres on CR 317 and depicted in Exhibit “A”

Dear Ms. Arnold,

Please accept this correspondence as formal Letter of Intent for the submittal of a Rezoning Request for the above referenced property. Currently the property is zoned Agricultural located within the City Limits of McKinney.

We would request to rezone the property to L1 – Light Industrial for development of a cohesive, high quality Master Planned zoning within the area with the future expansions of FM 546 We intended to develop the property to included L1- Light Industrial per the future Land Use Map of the City of McKinney.

If you have any questions surrounding this request, please contact me at 512-965-6280 or at [ryan@michaeljoyceproperties.com](mailto:ryan@michaeljoyceproperties.com)

MRJoyce, LLC  
A Texas limited liability company,  
DBA Michael Joyce Properties  
By: Michael Ryan Joyce, manager

Exhibit “A”

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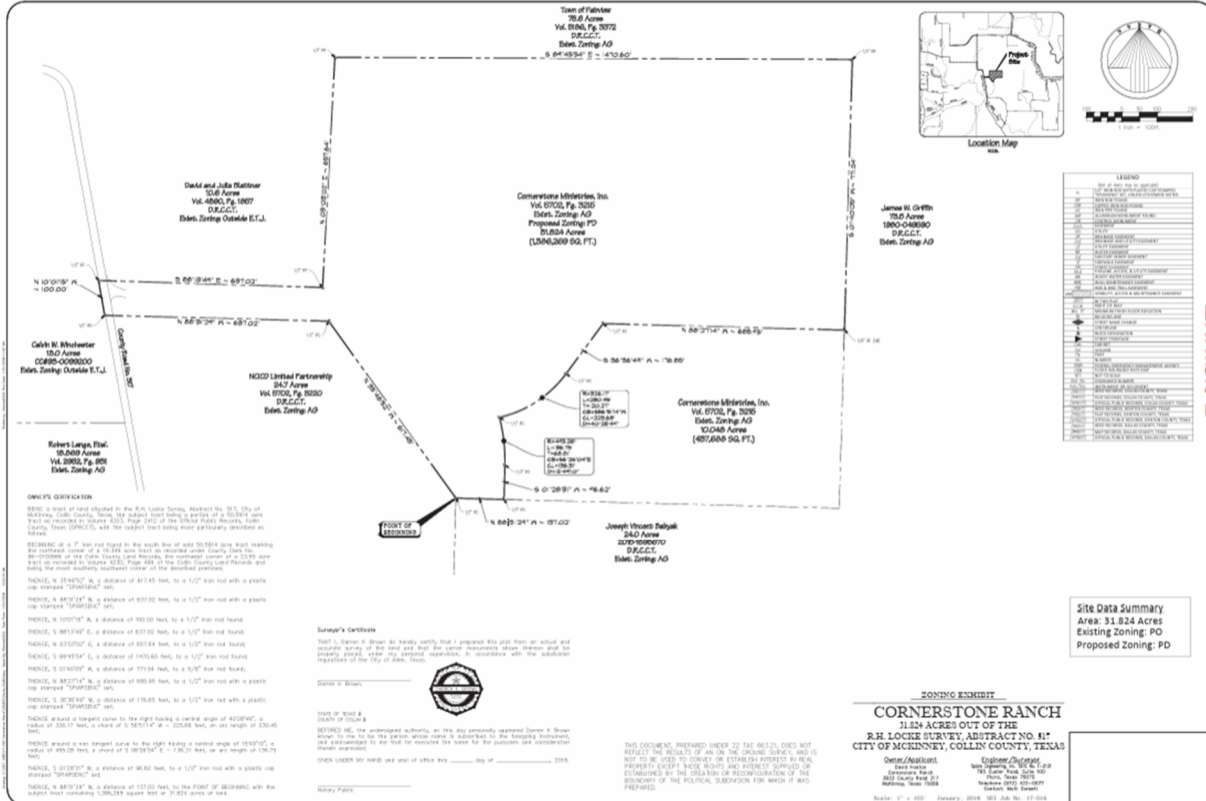


Exhibit B