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September 26, 2022

City of McKinney
Planning Department
P.O. Box 517
McKinney, Texas 75069

Re: Letter of Intent supporting the submission of a Preliminary-Final Plat (the “Plat”) for the Bloomdale 140 Addition East, a 57.642 acre tract of land located in the Meredith Hart Survey, Abstract 371, in the City of McKinney, Collin County, Texas (the “Property”)

Dear Planners:

This letter of intent incorporates the application for approval of a preliminary-final plat of the Property submitted by me on behalf of the owner, Bloomdale 140, L.P., a Texas limited partnership, on September 26, 2022, together with the information contained therein as follows:

1. The acreage of the Property is 57.642 acres as described on the Plat exhibit submitted with the application.
2. The Property is located approximately 900 feet east of Hardin Boulevard and extends southward to Bloomdale Road.
3. The proposed name of the subdivision is Bloomdale 140 Addition East.
4. The Plat exhibit accompanies this letter of intent and consists of 120 townhome lots and 17 common area lots in Blocks A through O and one common area lot in Block P.
5. In addition to the Plat exhibit, this letter of intent is accompanied by preliminary engineering plans, a tree survey and a copy of the recorded deed that encompasses the Property.
5. There are no special screening or buffering requirements beyond those set forth in Section 149-132 of the City’s Code of Ordinances, which requirements will be provided on-site.
6. There are no variances or other special considerations requested.

September 26, 2022
Page 2

In the event that any other information is required for this Letter of Intent, please refer to the application filed herewith.

Very truly yours,



Robert H. Roeder

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