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May 15, 2023

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

Re: Letter of Intent supporting a Concept Plan for a Multi-Family Development as required under the Cross F PD, Ordinance 1703, for 13.575 acres 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 a Concept Plan conforming to the requirements of the Cross F PD, Ordinance 1703, submitted on behalf of the owner, Bloomdale 140, LP, a Texas limited partnership, on May 15, 2023, together with the information contained therein as follows:

1. The acreage of the subject property is 13.575 acres.
2. The existing zoning on the tract is Cross F PD - Planned Development Ordinance No. 1703 (the "PD").
3. An approved General Development Plan for the area encompassed by this Concept Plan was approved by the City Council on January 4, 2022, as Agenda Item 21-0002GDP. The submittal of this Concept Plan, along with a Landscape Plan, is the second step in a three-step process that includes the subsequent submission of a site plan. The Concept Plan submitted herewith conforms to the previously approved General Development Plan and to all of the requirements under the Cross F PD. All uses shown on the Concept Plan are allowed uses under the Cross F PD and the Concept Plan contains all information required for its review and approval by the Planning and Zoning Commission and the City Council.
4. No property owners association is anticipated at this time.
5. The subject property is located in the northeast quadrant of the intersection of Bloomdale Road and Hardin Boulevard.
6. This Letter of Intent is accompanied by the Application, Civil Concept Plan and Landscape Concept Plan.

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7. The applicant requests an appearance before the Planning and Zoning Commission and the City Council at the earliest possible dates.

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

Very truly yours,

A handwritten signature in blue ink, appearing to read "Robert H. Roeder", with a long horizontal flourish extending to the right.

Robert H. Roeder

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