



8000 Warren Parkway  
Building 1, Suite 100  
Frisco, Texas 75034

972-867-1886  
Fax: 214-387-7781

January 5, 2024

Ms. Jennifer Arnold  
McKinney, Texas  
221 N. Tennessee St.  
McKinney, Tx 75069

Re: *Letter of Intent to Zone an approximately 73.896-acre Site identified as Collin County Central Appraisal District Property IDs 2022129 and 2022130 in the ETJ of McKinney, Texas (the "Subject Property").*

Dear Ms. Arnold:

This letter of intent to zone is for an approximately 73.896-acre site generally located on the north side of FM 1461 at the intersection of future Stonebridge Dr. The owners seek to annex and zone the property, as further described below, immediately pursuant to the City of McKinney's process and state law. Specifically, the owners request that the Subject Property, which currently resides in the City of McKinney's ETJ and is currently used for agricultural operations, be zoned to a Planned Development District in conjunction with a request for voluntary annexation that has been simultaneously submitted herewith as illustrated on the attached exhibit. There are currently no residents living on the subject property.

Due to the size of this property and it being uniquely situated to develop both of the northeast and northwest corner of FM 1461 and the future planned Stonebridge Dr., a PD is the most logical and targeted approach to setting uses for this development.

Should you have questions or require additional information, please do not hesitate to contact me at (214) 728-9274 or at [wsshipp@dallascowboys.net](mailto:wsshipp@dallascowboys.net).

Sincerely,

Wm. Scott Shipp, P.E.

