

DaakeLaw

The Law Offices of Robert D. Daake ^{PLLC}

October 13, 2025

Michael Quint
Executive Director of Development Services
City of McKinney
401 E. Virginia St.
McKinney, Texas 75069

RE: Letter of Intent to Zone 140.998 Acres of Land Situated in and about the Northeastern Quadrant of U.S. Highway 75 and Spur 195, Further Identified by Collin County Appraisal ID Numbers 1061941 and 1061709 (the “Property”).

Dear Mr. Quint,

This letter serves as a formal notice of intent to zone the Property consistently with the Annexation Facilities Agreement (the “Agreement”) as approved by City Council on September 16, 2025 and executed on September 17, 2025. The Property is located at the Northeastern Quadrant of U.S. Highway 75 and Spur 195 and further identified as Collin County Appraisal ID numbers 1061941 and 1061709. Our clients, One Longhorn Corporation and North Texas Natural Select Materials, LLC, are the current owners of the property (the “Owners”). The Owners specifically request that the Property be zoned in conjunction with the request to voluntarily annex the Property. The annexation packet has been simultaneously submitted with this intent to zone packet. The Owners intend to develop the Property, in accordance with the Agreement, to include light industrial uses and mixed-use development.

Property Information

- **Property Owners:** One Longhorn Corporation and North Texas Natural Select Materials, LLC.
- **Applicant:** The Law Offices of Robert D. Daake, PLLC dba Daake Law
- **Total Acreage:** 140.998
- **Intent to Zone:** Request to zone the Property to PD-Planned Development District with light industrial uses and mixed-use development.
- **Submitted intent to zone packet to include:**
 - Proposed PD – Planned Development District zoning ordinance including development standards.
 - Legal description of metes and bounds.

The Law Offices of Robert D. Daake, PLLC.
Rob Daake, President

PO Box 6250, McKinney, TX 75071
rob@daake-law.com

- Zoning exhibits.

Should you have questions or require additional information, please do not hesitate to contact me at (469) 989-7265 or at rob@daake-law.com. Thank you.

Very truly yours,

THE LAW OFFICES OF ROBERT D. DAAKE, PLLC

A handwritten signature in black ink, appearing to read 'R. Daake', with a stylized, cursive script.

Robert D. Daake, P.E., Esq.