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August 22, 2022

Re: Letter of Intent

Project: Louisiana Retail Addition
1719 W. Louisiana Street
Lot 1, Block "A" Replat of Shuler Addition
W.D. Thompson Survey, Abstract No. 891
McKinney, Texas.

The above referenced property is 0.492 Acre and is located at the southeast corner of W. Louisiana Street and Wilson Creek Boulevard in McKinney. The existing use of the property is a Car Wash which is going to be demolished to construct a 4590 square foot building for a coin laundromat and convenience store. The property is currently zoned "BN", Neighborhood Business District.

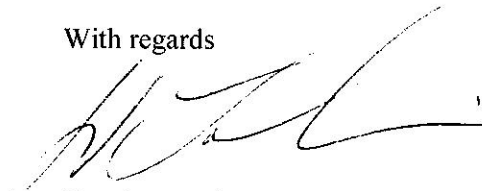
There are existing 8 inch water and sewer lines on Louisiana Street and the site drains to existing storm sewer lines on Louisiana Street and Wilson Creek Boulevard. There is no need for detention pond as the proposed stormwater run-off discharge from the site is the same as the existing condition.

Due to small size of the lot, no more than 10' of landscape buffer can be provided along W. Louisiana street and S Wilson Boulevard, otherwise the depth of the proposed building will be too small to be able to market it for retail; instead we are providing more landscape area at the intersection of W Louisiana Street and S Wilson Creek Boulevard.

The site plan and civil construction plans were reviewed back in 2019 and civil plans were approved by Julia Xia, and Fire Marshal, but due to some circumstances we never asked for pre-construction meeting. Since it is more than 2 years that the site plan was approved, we have been asked by planning department to resubmit the plans for review and approval again.

If you have any questions regarding the above, please feel free to contact me at 214-718-9469 at your convenience.

With regards



Houshang Jahvani, P.E.