



June 19, 2017

Mayor Stan Pickett  
Clifford Keheley, Jr., City Manager  
1515 North Galloway Avenue  
PO Box 850137  
Mesquite, TX 75185-0137

RE: HEARTLAND MAIN ENTRY COMMERCIAL CORNER PROPERTY

Dear Mayor Pickett and Mr. Keheley, Jr., City Manager:

Thank you for taking time to meet with me on Thursday, May 25 to discuss the commercial site in Heartland located at our main entry to the development. At the conclusion of our meeting, it was suggested that I send to you a letter explaining our request so that it could be discussed and considered on the July 5, 2017 City Council agenda.

The property in question is Lot 1XR, Block 27 of the Replat of Lot 1X, Block 27 in Heartland Tract A, Phase 3A which has been reserved for commercial development at the main entrance to Heartland; reference Exhibit A. Our priority lies in the first request. The second request is something that will take additional time to accomplish and we would like to continue discussions with city staff with the Council's consent.

Heartland has the design review and permitting authority coordinated with the City of Crandall for all 2,152-acres of the Heartland development, except for the  $\pm$  1-acre triangular parcel that the City of Mesquite annexed in 2010. As the developer of Heartland, we wish to continue control of all civil and architectural design and permitting within the development, in accordance with our development agreement with the City of Crandall, in order to ensure consistent standards for all our development sites within our Master Planned Community. Therefore, our first request is to ask the City of Mesquite to delegate to Heartland the authority to review, approve, and permit any site plan, plat, engineering/architectural plans, in connection with our development agreement with the City of Crandall, for Lot 1XR, Block 27 located at FM741 and Heartland Parkway. Being that the site is at the front door to the development and adjacent to the model home park for the community, the highest quality development that meets and/or exceeds the standards for Heartland will only be considered for this site.

An approval from the City Council for the above request is desired at the July 5, 2017 City Council meeting.

The second request will take several steps from both Kaufman County Municipal Utility District No.11 (MUD No.11) and the City of Mesquite. Our desire is to modify the boundary of MUD No.11 to encompass all of Heartland Parkway and all of the main entry commercial corner property (Lot 1XR). Simplifying the steps would generally involve the City of Mesquite de-annexing the triangular  $\pm$  1-acre piece of the entry commercial parcel (with the understanding that this is permitted in the City's Charter), the City of Mesquite and MUD No.11 executing a limited purpose annexation of the entire Lot 1XR for the purpose of Mesquite receiving the sales tax, and MUD No.11 revising its boundary through the TCEQ to include the remainder of Heartland Parkway and all of Lot 1XR for applying the adjacent Codes, Covenants, and Restrictions.

Mayor Pickett and City Manager Keheley, City of Mesquite  
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With MUD No.11 having streets on three sides of this tract and in supplying water, sewer, and drainage facilities, it is appropriate for this property to be within the boundary of MUD No.11. The City of Mesquite will benefit from having no maintenance responsibilities for this tract and will collect the sales tax from whatever business(es) develop on this property. Several exhibits are provided in Exhibit B which reflect development and platting activity on and around the subject property.

An affirmative direction from the City Council to City Staff to work with the representatives of Heartland in order to create a limited purpose annexation for the purpose of acquiring all of the sale tax generated on Lot 1XR as well as a modification to the boundary of MUD No.11 to encompass the remainder of Heartland Parkway and all of Lot 1XR.

Please notify me if this item could be discussed/considered on the agenda for the July 5 or next available City Council meeting.

With much appreciation,

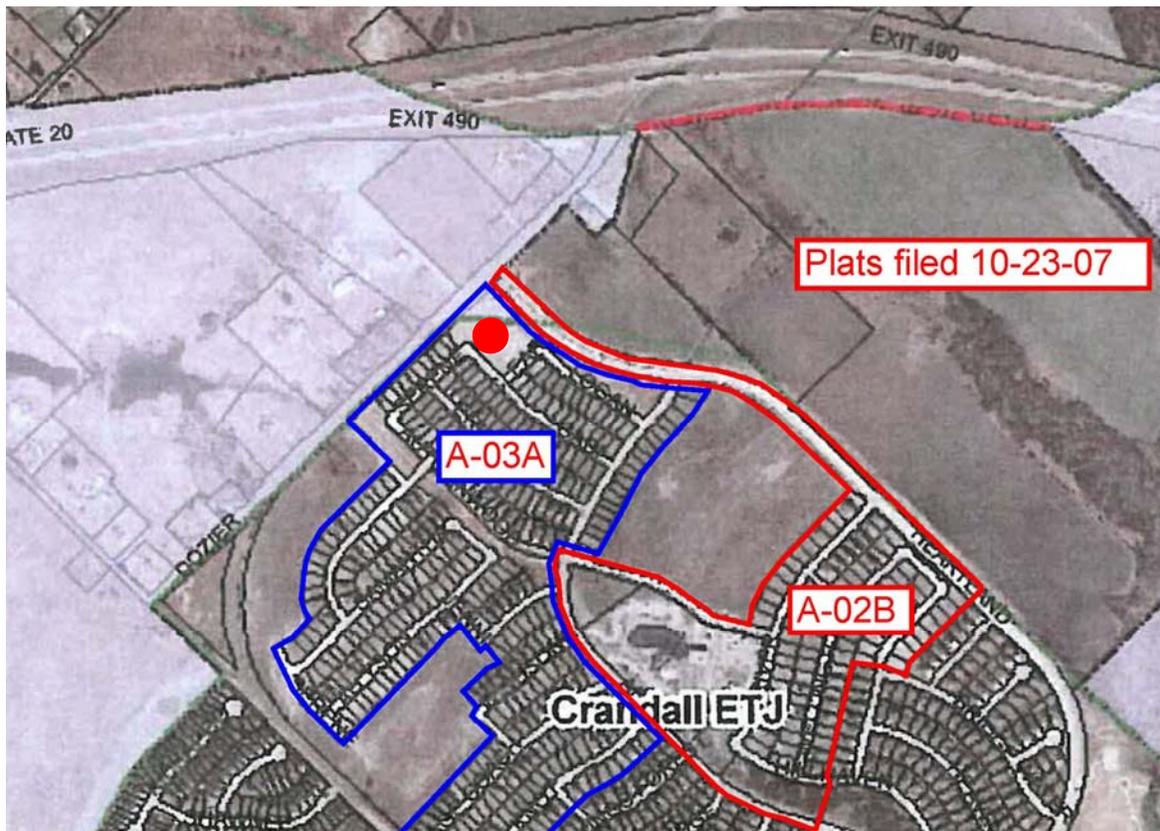
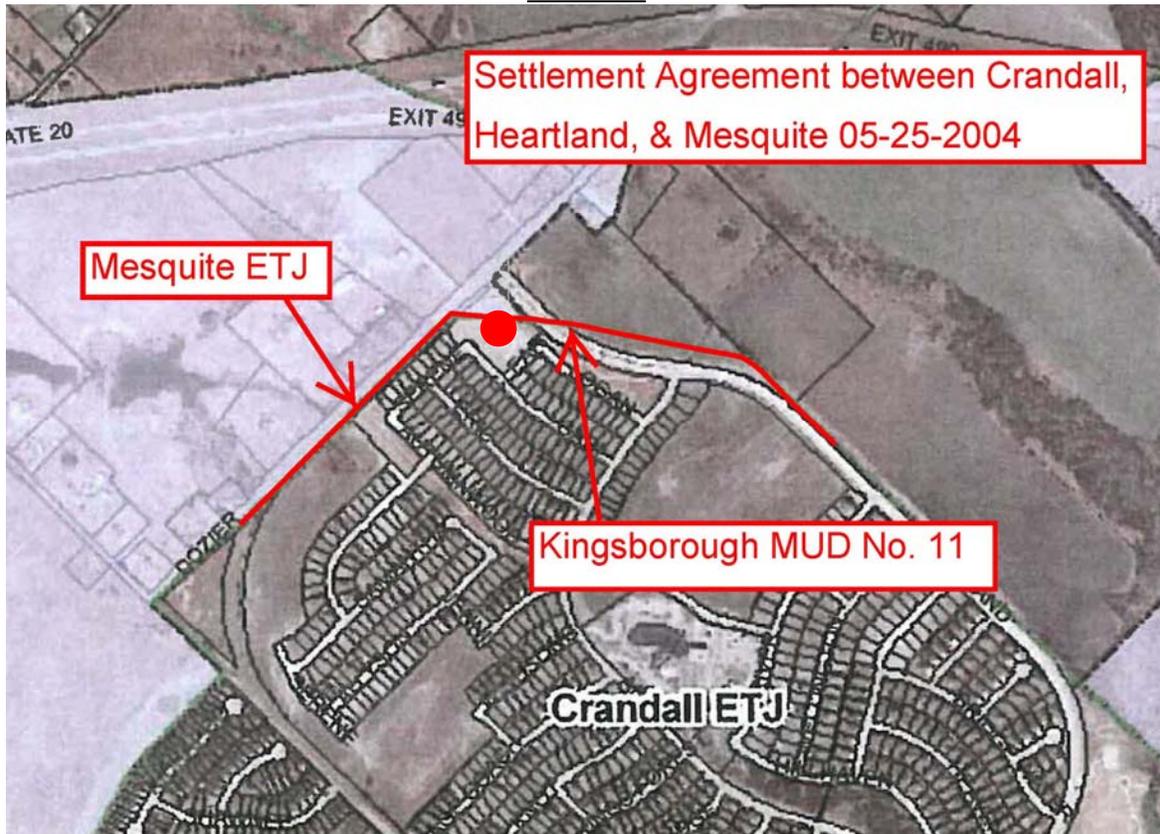
A handwritten signature in black ink, appearing to read 'Mark R. Edgren', with a long horizontal flourish extending to the right.

Mark R. Edgren  
Sr. Project Manager, Heartland  
Huffines Communities  
8200 Douglas Avenue, Suite 300  
Dallas, TX 75225

Cc: Mr. Lance Fair, UST-Heartland  
Ms. Mindy Keohne, Coats|Rose  
Mr. Elvio Bruni, Huffines  
Mr. Barry Jameson, Huffines  
Mr. Bob Petitt, Petitt-Barraza



**EXHIBIT B**



**EXHIBIT B**

