



Risland US Holdings LLC

5600 Tennyson Pkwy
Suite 230, Plano, TX 75024
469-661-1888

John Kleinheksel, Director
Collin County Department of Public Works
700 A. Wilmeth Road
McKinney, Tx 75069

RE: Mantua – County Line Road Realignment

Dear Mr. Kleinheksel:

Risland Mantua LLC is the owner and developer of the Mantua Master Plan project. We own approximately 3,000 ac located within Grayson and Collin Counties. The property is also located within the City of Van Alstyne's ETJ and the City of Anna's ETJ. At buildout, the Mantua project will consist of a mixture of commercial, retail, residential and recreational uses. Three major arterials will bisect the property providing access to and through the project. Collin McKinney Parkway and County Line Road will provide those connections at the northern end of the property. Please see attached Master Plan for details.





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ADD : 5600 Tennyson Pkwy Suite 230, Plano, TX 75024

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For the past two years, Risland has been actively planning the development of the Mantua project. Our proposed land plan calls for the realignment of Collin McKinney Parkway and County Line Road (County Road 290) to improve site access and accommodate site constraints. To date Risland's engineer has completed the design of Phase 1. These plans and the accompanying final plat reflect the realignment of Collin McKinney Parkway and County Line Road (County Road 290). They have been reviewed and approved by the City of Van Alstyne.

Risland entered into a contract with Hammett Excavating, and grading of Phase 1 began in August of this year. As witnessed in the accompanying picture, this work is nearly complete. On October 11, 2019, Risland entered into contracts with Blue Star Utilities and Mario Sinacola & Sons to continue with Phase 1 utility and paving construction. Risland has several million dollars set aside for this work and is fully committed to its completion.

Risland is requesting permission from Collin County to abandon Collin McKinney Parkway from County Road 290 to the Collin County line, and to close County Line Road (County Road 290) to allow for the continued construction of Phase 1 and its accompanying offsite improvements. Grayson County has already agreed to the closure and realignment of Collin McKinney Parkway through Phase 1. Grading for the realignment of both roadways has been completed as shown in the accompanying picture. We are now asking for approval to close the roadways to complete the work.

As part of this work, Risland is seeking Collin County permission to straighten two ninety-degree bends in the current roadway alignment of County Road 290 to improve safety and accommodate future widening efforts which will convert County Line Road (County Road 290) from a 2-lane asphalt roadway to a 6-lane arterial street.

Risland is also seeking permission to realign County Line Road (County Road 290), adjacent to Phase 1, to avoid conflicts with the alignment of an existing 36" Energy Transfer gas main located immediately south of the current asphalt roadway. Risland also commits to repair and repave with Hot Mix Asphaltic Concrete County Road 290 west of Highway 75 to connect it to the new proposed concrete section, and to reconnect the southbound portion of County Road 290 to the new road. This work is all planned to be completed by Summer 2020 to allow home construction to begin.

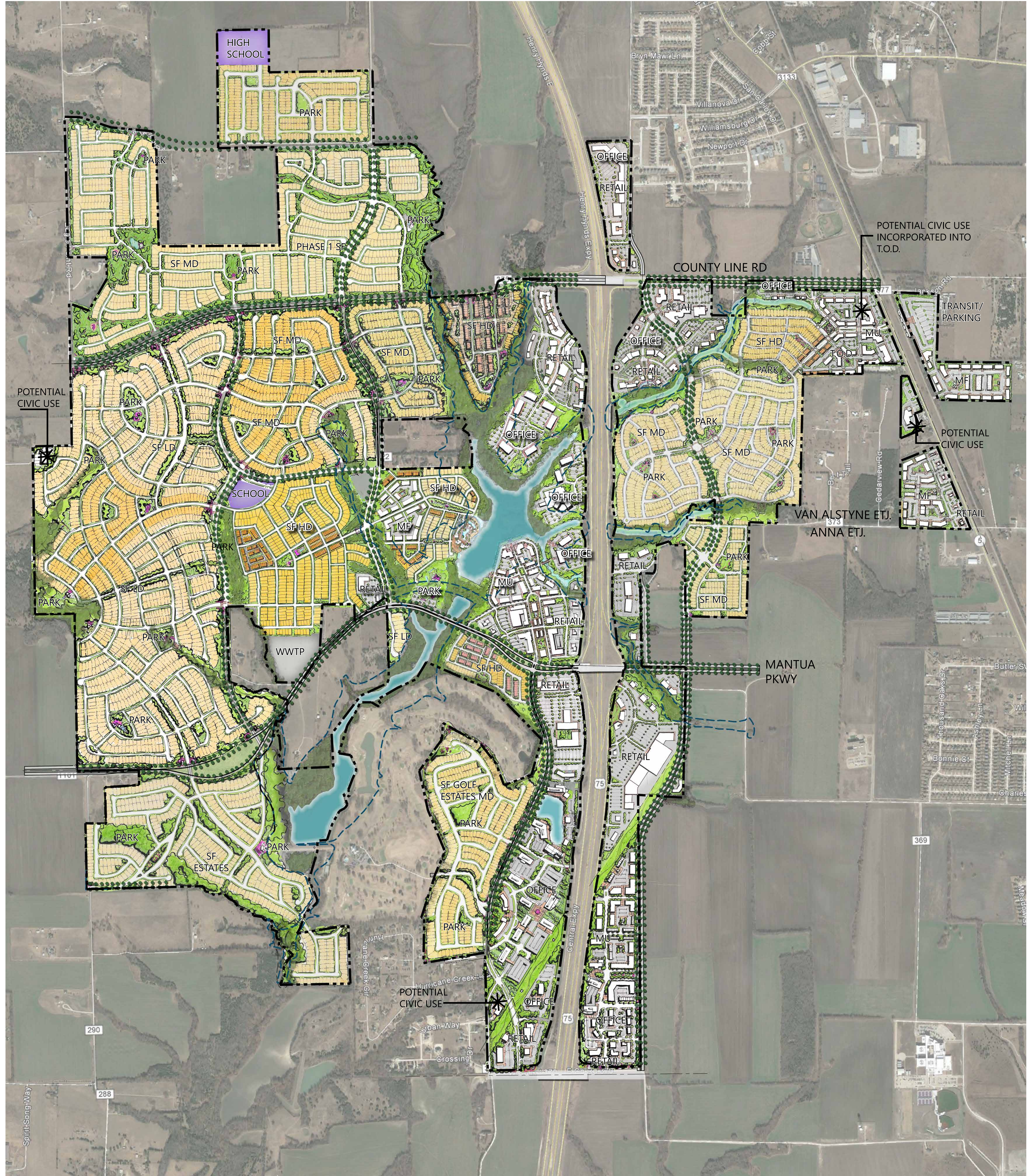
Approval of our Phase 1 final plat provides further guarantee that Risland will complete these roadway improvements, as home lots cannot be released for sale prior to recording of the final plat by both Counties. Please see the attached construction plans for Phase 1 and for County Line Road (County Road 290) for more details.

Risland is fully committed to the completion of the Mantua project and the accompanying roadway improvements. We appreciate Collin County's assistance to allow the closure of these roadways and the modifications which will benefit the County and future community.

Sincerely:

Tiger (Zhaohu) Cao, PhD
Project Director

Enc: Mantua Master Land Plan



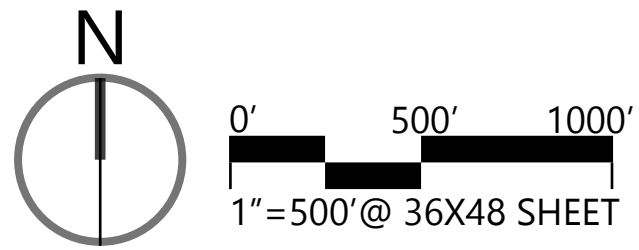
LEGEND

- Single Family
- School

This plan is conceptual and is subject to change without notice. Revisions may include, without limitation, land uses, areas, densities, and roadway alignments.

Mantua

March 15, 2019



RISLAND