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Date: June 24, 2022

To Whom it May Concern

Letter of Explanation

The Shoppes at Lone Oak

Revised Detailed District Development Plan

This Revised Detailed District Development Plan is intended to show and amended development at Tract 3 of The Shoppes at Lone Oak (3541 Outer Loop). The purpose is to amend the previously approved development plan 18DEVPLAN1095 by replacing Restaurant C (3,700 square feet) with a multi-tenant building (7,100 square feet) of which restaurant C (2,800 square feet) and two (2) retail spaces, Building 3 (2,100 square feet) and Building 4 (2,200 square feet).

The site will be accessed via an existing entrance at Minyard Drive and a proposed right-in, right-out entrance on Outer Loop. Pedestrian accessibility will be served by sidewalk connectors to the two aforementioned streets as well as Lone Oak Avenue.

To facilitate drainage and maximize efficient use of the space, the current above-ground storm detention basin will be replaced with three underground detention basin structures as shown on the plan.

The proposed buildings will connect to existing sanitary sewer, storm sewer, and water lines and will use existing easements to access and facilitate electric and gas service.

Should you have any questions or need additional information, please do not hesitate to call.

Sincerely,

*Jihad Hallany*  
Jihad A. Hallany, P.E.

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