

Letter of Intent

To whom it may concern,

Our property was annexed on Jan.1 of 2017. This action changed the course of our lives. What was once a pack of small 10 acre lots has now become a Semi Commercial area. A warehouse type structure has been built on the property next to ours at 80 Mockingbird Hill Road in the City of Leander, Texas with the understanding that future buildings may follow in the future.

We are therefore requesting a Local Commercial (LC) with a GC Special Corridor mixed use Status for a period of 5 years with the possibility of renewal after the 5 year period be placed on our property at 100 Mockingbird Hill Road in the City of Leander, Texas to be compatible with existing and future warehouse buildings on the property adjoined to us at 80 Mockingbird Hill Road which currently holds the very same status we are seeking for our property. An action like this could significantly increase property value and revenue for the City which will be badly needed as the City grows and more services will need to be provided.

The subject property of 100 Mockingbird Hill Road is a 10.31 acre tract located on the private road of Mockingbird Hill Road. The property is conveniently located half way between Leander and Liberty Hill off of County Road 279. The property has level topography with moderate tree cover of Elm, Oak, and Juniper. There is a House, Barn, Detached Garage, and a wet

weather Stock Tank on the property.

The City of Leander is rapidly expanding. The surrounding lots are currently Commercial, Residential, and Undeveloped Properties making 100 Mockingbird Hill Rd. an excellent location for convenience, revenue, and opportunities for business growth by instituting a light commercial with a G.C. special corridor mixed use status.

Commercial properties in town are appealing to many business owners because they are convenient to customers and employees alike. Local revenue is increased as local business thrives in a location that is convenient for the surrounding population. Due to it's location 100 Mockingbird Hill Rd. is convenient to Leander, Liberty Hill, and Bertram as well as Austin.

Pride in our City and new Schools in the area (specifically those on Collaborative way) is well deserved and as local business arrives the possibility for sponsorship and philanthropy also grows with the community.

I am hopeful that the future of this area grows into a thriving Community in which we can all be proud to be a part of. Not just for ourselves, but for the future generations to come.

In addition to this Document I have a list of Neighbors that have signed a letter in support of this document.

Sincerely,

Anthony and Heidi Perez