

Dear City Manager,

We hope this letter finds you well. We are writing to explain and share details about an exciting project we are planning in your neighborhood. We represent Suma Monde Kapital Partners (SMKP), a private equity firm specializing in real estate investments. We have purchased the property at 8660 Clara Lane in Keller, with plans to develop it into a carefully designed, gated luxury community.

Our vision is to create a neighborhood that blends seamlessly with the surrounding area. This site was selected in order to bring a small number of beautifully crafted new homes into an area that has rich history and beautiful architecture. The project will feature eight custom home lots, each at least 30,000 square feet, with homes ranging from 4000 to 7,000 square feet. To achieve this, we are applying for PD to adjust the lot sizes from 36,000 square feet to 30,000 square feet. We will submit the support documents to the City including detailed site plan and plan development concept plan, community renderings, plan amendment/narrative, plan development standard and all related forms.

We believe this proposed development will bring lasting value to the Keller community by establishing an upscale, secure residential environment that enhances both the character and visual appeal of the area. Central to our vision is the gated community concept, which is designed to **minimize traffic impact on existing neighborhood streets** while maintaining a **high level of aesthetics, safety, and privacy**.

To support walkability and community access, our plan includes a **publicly accessible sidewalk with enhanced landscaping** along the property. This feature will **connect Clara Lane and Indian Knoll Trail**, improving pedestrian connectivity for both residents and neighbors. In addition, the development will feature a **landscaped trail system** and **internal pedestrian walkways**, allowing for **safe, convenient access through the community** and encouraging stronger neighborhood connections.

We are committed to working closely with the surrounding neighborhood to ensure that the development aligns with the community's character and delivers shared benefits. We have already held several meetings with neighbors and shared the latest detailed site plan with them. Based on their feedback, there are three key improvements they support. First, the extension of the public sewer system to Indian Knoll Trail, which currently lacks this essential utility, it will significantly improve infrastructure for nearby properties by providing modern and reliable sewer access where it has long been unavailable. Second, neighbors expressed a strong desire for pedestrian access within the community, including a dedicated walking area. In response, the development will feature a vehicular entry gate while providing dedicated pedestrian access points to ensure connectivity and accessibility for both residents and neighbors. Third, to address the chronic drainage issues that residents reported. The plan includes constructing a sidewalk and landscaped buffer along Clara Lane. This feature is designed not only to enhance the area's appearance but also to improve

local stormwater management by capturing and directing runoff into new drainage infrastructure within the development.

Following our active engagement with the neighbors and the incorporation of their valuable feedback, we are now reaching out to request your support as we move forward with our project. We invite you to visit our website at [www.sumamondekapital.com] (<http://www.sumamondekapital.com>) to learn more about our firm and the work we do.

Thank you for taking the time to read this letter. We truly appreciate your consideration and look forward to hearing from you.

Warm regards,

Sd/- William Solomon
President
Suma Monde Kapital Partners
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