

Deborah K. Scoggins
501 Rising Star Lane
Sanger, TX 76266

Date: November 13, 2024

City of Sanger Planning & Zoning Department
201 Bolivar Street
Sanger, TX 76266

Subject: Letter of Intent for Plat Application Review and Approval

Dear Planning & Zoning Department,

This letter serves as a formal request for the review and approval of a plat application for property located at the intersection of Rising Star Lane and Duck Creek Road in Sanger, TX. The subdivider for this project is Deborah K. Scoggins, whose contact information is provided above.

The application has been prepared by Zach McEwin of Datapoint Surveying & Mapping, who will also serve as the designated point of contact. Please direct any inquiries to Zach at:

Email: z.mcewin@datapointsurveying.com
Office (Sulphur Springs Location): 903-395-6995

The purpose of this plat application is to facilitate the creation of the property in compliance with the City of Sanger subdivision regulations and ordinances, as required for building permitting. This parcel, currently vacant and with no existing improvements, fronts Rising Star Lane and Duck Creek Road, with drainage flowing toward Duck Creek along the west boundary line. The intent is to develop a single-family dwelling on this property, adhering to FEMA regulations and completing a Letter of Map Revision Based on Fill (LOMR-F) to ensure compliance with floodplain management requirements.

We kindly request your review and consideration of this plat application, allowing us to adhere to all regulations set forth by the City of Sanger for potential development on this property. We appreciate the time and attention your team dedicates to this process and look forward to a favorable response.

Thank you for your assistance.

Zach McEwin

Sr. Project Manager

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