



MIDDLETON & ASSOCIATES, LLC

CONSULTING CIVIL ENGINEERS AND LAND PLANNERS

May 14, 2024

Ms. Ramie Hammonds
Director of Development Services
City of Sanger
201 Bolivar Street
Sanger, Texas 76266

RE: Letter of Intent
Preliminary Plat for Lane Ranch 303.412 Acres
Sanger, Texas

Dear Ramie:

Please accept this Letter of Intent for the submittal of the Preliminary Plat for Lane Ranch. The property is approximately 303.412 acres owned by Marion Property Holdings, LLC, Sanger Town Center, LLC, Dualbond Holdings, LLC and Hien & Duyet Nguyen. The Preliminary Plat for Phase 1 of this development has already been submitted, and this is the remainder.

This tract is currently open pastureland with no tree cover. The overall flood study and traffic impact analysis for this tract have been previously submitted and are under review by the city and its consultants.

The purpose of this plat is to preliminary plat the tract into 813 residential lots, 3 general business lots and 27 HOA lots. This tract is part of the Lane Ranch PD currently being considered by the City. We are the applicants for this submittal and Mr. Jonathan Wang and Mr. Casey McGinnis are the owners.

We request that the plat be reviewed and considered by the appropriate approval body. If you have any other questions or would like additional information regarding our submittal, please contact me at 972-393-9800 or Mr. McGinnis at 214-232-6180.

Sincerely,
MIDDLETON & ASSOCIATES, LLC.

Eugene Middleton, P.E.
President