



MIDDLETON & ASSOCIATES, LLC

CONSULTING CIVIL ENGINEERS AND LAND PLANNERS

April 16, 2024

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

RE: Letter of Intent
Preliminary and Final Plat for Lane Ranch Phase 1
Sanger, Texas

Dear Ramie:

Please accept this Letter of Intent for the submittal of the preliminary and final plat for Lane Ranch Phase 1. The property is approximately 43.820 acres owned by Marion Property Holdings, LLC and Sanger Town Center, LLC. This tract is current open pastureland with no tree cover. The civil engineering plans and overall flood study for this tract have been previously submitted and are under review by the city and its consultants.

The purpose of this plat is to subdivide the property into 143 residential lots, one commercial lot and five 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