



PLAT LETTER OF INTENT

Greetings:

M & G Sanger Real Estate, LLC is the owner of the property generally known as Glenn Polk Chevrolet at 1405 North Stemmons in Sanger. The property is further defined as a 10.42 acre tract of land described in a deed to Jim McNatt Family. LP Inst# 2005-52477 R.P.R.D.C.T. Glenn Polk Chevrolet in Sanger is embarking on a new chapter. We are replacing our entire existing facility with a new, state of the art dealership. Our new facility is in the planning stages and we intend to begin on-site construction work in the fall of 2022. It will be built on the existing property immediately to the south of the existing building. Our new facility will be approximately 21,200 sq.ft. to 24,000 sq.ft. and will contain a new four-vehicle showroom; new-car and pre-owned sales and financing offices, management offices, customer amenity spaces, parts storage and sales and a new 16-bay service facility. The new service facility will include quick-service oil change/lube bays. We will have space for 130 cars in prime inventory spaces, parking for customers and employees, and additional space for over 100 additional vehicles in for service or in fleet inventory.

This new facility will bring approximately 15 new, high-paying jobs to the Sanger economy. We have completed rezoning of the property from Agricultural Zoning (A) to Commercial Zoning (B-2). We are now hereby requesting a Minor Plat of the property. We are not requesting any sort of subdivision or separation of the property into multiple lots, etc. The property will remain as one lot and will be occupied by the new Glenn Polk Chevrolet dealership.

We are hereby submitting these documents for platting and will follow with building plans as soon as practical.

Thank you for your consideration,

M & G Sanger Real Estate

A handwritten signature in black ink that reads "Glenn Polk".

Glenn Polk