



**MIDDLETON & ASSOCIATES, LLC**

**CONSULTING CIVIL ENGINEERS AND LAND PLANNERS**

January 13, 2026

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

RE: Letter of Intent for Sanger Circle Ph 7A  
PD Ordinance (being a part of  
Sanger Circle Ph 7 and the Cooper Tract)  
Sanger, Texas

Dear Ramie:

Please accept this Letter of Intent to Amend approximately 1.283 acres of the current PD Ordinance 07-01-24 of Sanger Circle Ph 7, and to rezone approximately 0.628 acres of the property owned by Mr. Hank Cooper located along Thistle Drive in Sanger into a new 1.911-acre PD for Sanger Circle Ph 7A. This 1.911 acres consisting of two (2) property owners – Sanger Land Development, LLC and Mr. Hank Cooper. This tract is part of the fully developed Sanger Circle Phase 7, and part undeveloped pastureland.

The purpose of this request is to allow for the addition of 0.628 acres of land into Sanger Circle Ph 7 and add an additional 10 residential lots along Thistle Drive. The owner for this submittal is Mr. Jonathan Wang with Sanger Land Development, LLC and Mr. Hank Cooper.

We also understand that these additional 10 lots will be responsible for paying the park fee in lieu of park land dedication.

If you have any other questions or would like additional information regarding our submittal, please contact myself at 972-393-9800 or Mr. Wang at 214-316-2256.

Sincerely,  
**MIDDLETON & ASSOCIATES, LLC.**

Eugene Middleton, P.E.  
President