

*Letter of Intent – 207 Chapman Dr.*

June 1, 2025

Dear City of Sanger,

We are requesting a special use permit for the front center of the property located at 207 Chapman Drive in Sanger, TX. The entire property, owned by Ronny & Cherry ("Pie") Beard's legal description is written below:

*"It is a certain tract or parcel of land in the town of Sanger, in Denton County, Texas, out of the Reuben Bebee survey, Abstract No. 29, known as the beginning at the Southeast corner of a 10 acre tract of land out of the said Reuben Bebee survey sold to R.H. Stephen by Elizabeth Huling, and adjoining the town of Sanger;*

*Thence East 205 1/3 feet to a stake in the north side of the Bolivar and Pilot Point Road;*

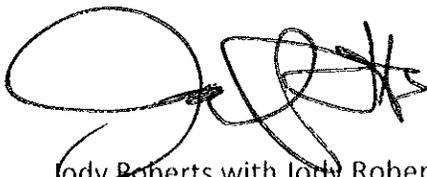
*Thence North 850 1/3 feet to a stake;*

*Thence West 205 1/3 feet to the Northeast corner of said Stephens 10-acre tract;*

*Thence South with said Stephens East line 850 feet to the place of beginning containing four acres of land, and being the same land described in the deed from M.L. Legear and wife to H.L. Lynch, recorded in Volume 293, page 385 of the Deed Records of Denton County, Texas."*

The four acres is the current location of Beard's Boat Storages, Randy's Auto, & Marvin's Auto. In the center front of the property there is a small, red brick, single-family dwelling. This dwelling and the land directly behind it in the existing fence and to the driveway on the east and the parking lot on the west is the area we are requesting the permit for. The home was formerly a rent house but has since been empty. Although the exterior of the house is in good condition, the interior of the home has been demolished because of the former renter leaving it in an uninhabitable condition. As a result, we would like to transform this single-family dwelling into a commercial lease space. As a commercial building, it would fit in better with the other buildings and long-existing businesses on the remainder of the property. With the expansion of FM 455 and the growth the town is experiencing, we would like to make the property visually appealing for the City of Sanger and its future tenant.

Thank you for your time and consideration,



Jody Roberts with Jody Roberts Construction, Inc. – representative; contractor  
Ronny & Pie Beard -- owners