



**MIDDLETON & ASSOCIATES, LLC**

**CONSULTING CIVIL ENGINEERS AND LAND PLANNERS**

November 12, 2024

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

RE: Letter of Intent  
Preliminary Plat for Lake Ridge Phase 4  
Sanger, Texas

Dear Ramie:

Please accept this Letter of Intent for the submittal of the Preliminary Plat for Lake Ridge Phase 4. The property is approximately 37.128 acres and is owned by Marion Hills Apartments, LLC. This tract is currently open pastureland with no tree cover. This is the final phase of the Lake Ridge Subdivision.

The purpose of this plat is to subdivide the property into 100 residential lots and two HOA lots. This tract is part of the Lake Ridge PD Ordinance 05-06-18. We are the applicants for this submittal, Mr. Joseph Palmer is the owner and Mr. Casey McGinnis will be the developer. This tract will be developed in conjunction with Phase 3 of Lane Ranch and the extension of Lake Ridge Drive to FM 455. I have included the Preliminary Plat for Lane Ranch that includes Lake Ridge Drive for reference purposes.

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.

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

Eugene Middleton, P.E.  
President