



January 18, 2023

City of Sanger  
Development Services  
201 Bolivar Street  
Sanger, TX, 76266

Re: Letter of Intent  
Mo Addition Lot 1, Block A  
Sanger ETJ  
DEC 10363.

Dear: City of Sanger Development Services

As required by the City of Sanger Subdivision Application requirements, this letter is to serve as a Letter of Intent to plat the subject tract as one lot. The subject property is a 38.16-acre tract of land out of the P. Plack Survey, Abstract Number 103 and the E. Hall Survey, Abstract Number 1532, situated in the Extraterritorial Jurisdiction of the City of Sanger. The subject tract being all of a Special Warranty deeds Document Number 2018-11604 and 2022-4118 of the Official Records of Denton County, Texas.

The owner of the properties being Selvin David Lopez Merida and Veronica Remedios Olvera, wish to subdivide the property into three lots. The owner address being 9826 Angel Bend, Denton, TX 76208.

The point of contact for the application and platting process will be Shawn Rockenbaugh. Point of contact address is 5300 Town & Country Boulevard #150, Frisco TX 75034. Phone 469-850-0060 and email [shawn@dec-en.com](mailto:shawn@dec-en.com).

The intent to the application is to plat the current property into one lot through the Minor Plat process. The purpose of subdivision is to allow possibility of future development of the property.

The property lies off of and has access FM 455 west of the City of Sanger and lies within the City of Sanger extraterritorial jurisdiction. The current property contains a single-family residence.

The applicant an Owner request that the City of Sanger Planning Staff, and required approval bodies review and act upon the Minor plat application for Mo Addition, Lot 1, Block A. **We request that the previous plat submittal showing three lots be pulled from consideration.**

Sincerely,

Shawn Rockenbaugh  
Sr. Project Manager  
Development Engineering Consultants, LLC