

Kirkman Engineering  
5200 State Highway 121  
Colleyville, TX 76034  
817.488.4960



December 20, 2022

City of Sanger  
Development Services  
201 Bolivar St/PO Box 1729  
Sanger, TX 76266

**RE: Letter of Intent – Sanger Industrial Replat**

Subdivider's Information:

Penthouse Speedway Condo, LLC  
1920 E State Highway 114  
Southlake, TX 76092

Applicant and Contact:

Kyle McCage, P.E., CFM  
Kirkman Engineering  
5200 State Highway 121  
Colleyville, TX 76034  
817-488-4960  
[Kyle.mccage@trustke.com](mailto:Kyle.mccage@trustke.com)

The intent of this plat application is to support a replat of Lot 2, IESI Industrial Park as recorded in Cabinet U, Slide 75, Plat Records, Denton County, Texas. The replat is necessary to add an on-site drainage easement and a firelane, access, and utility easement.

This project is a 2.9-acre industrial development occurring on undeveloped land. It is a one phase development supporting 8 buildings ranging from 5,100 square feet to 6,000 square feet. Intended uses are consistent with the recently assigned Industrial (I-1) zoning category. In addition to the buildings are supporting utility infrastructure and concrete paving.

It is requested that the replat be reviewed and considered by the appropriate approval body.

Please contact me directly at 817-488-4960 if you have any questions.

Sincerely,

Kyle McCage, P.E., CFM