

February 20, 2026

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

Re: Letter of Intent
Elada, Phase 1A Final Plat Application

Dear Development Services,

As listed in the final plat requirements, please accept this letter of intent for the review and approval of the Final Plat for the Elada, Phase 1A development. This is the first phase of the Elada overall development which will consist of 1,057 single-family residential lots and 18 open space lots on 306.36 acres. Elada, Phase 1A will consist of 183 single family lots, 9 open space lots on 68.437 acres. The property is located west of Interstate 35 and northeast of the intersection of Metz Road and Belz Road. The development is anticipated to be served by the City of Sanger for both water and sewer.

Included with this submittal are the final plat, plat checklist, plat application, will serve letters, warranty deeds, construction plans, and CAD linework. Meritage Homes, located at 8840 Cypress Waters Blvd, Suite 100, Coppell, Texas 75019 is the developer of this property and LJA Engineering, Inc. located at 6060 North Central Expressway, Suite 400, Dallas, Texas 75206 will act as the consulting engineer.

If you have any questions, please feel free to call me.

Sincerely,



Veronica Clark, PE
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