

LETTER OF INTENT

Malouf Interests, Inc.
Old Parkland - Freedom Place
4143 Maple Ave., Suite 325
Dallas, TX 75219

August 18, 2022

Ramie Hammonds
Director of Development Services
City of Sanger
201 Bolivar Street/PO Box 1729
Sanger, TX 76266

Ms. Hammonds:

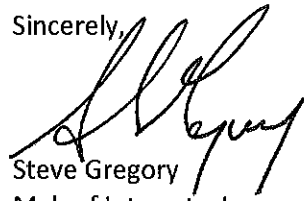
Malouf Interests, Inc. respectfully requests the rezoning of 24.37 acres along Interstate 35 known as Henry Tierwester Survey Abstract #1241 and 107.45 acres at 1609 W. Chapman Drive, Sanger, Texas 76266 into a Planned Development (PD). Both parcels of land are currently zoned for agriculture.

The development vision encompasses both residential and non-residential uses for a cohesive and complete community design. The overall master plan places commercial and retail development along the Interstate Highway 35 frontage road and along Chapman Road. This approach capitalizes on high frequency traffic and concentrates density next to major thoroughfares. Malouf plans to bring a major grocery store to anchor the retail development section and provide essential resources to the community. Residential uses include two phases of traditional multifamily and two sections single family detached homes. The residential uses gradually decrease in density and form as they transition away from the commercial area toward existing single-family homes. The first section of single-family homes abutting the multifamily will be a built-to-rent community. Residents enjoy the same quality, privacy and square footage offered to the for-sale market with the added benefit of maintenance free living. The final section of single-family homes will be offered for market rate sale.

The overall purpose of the PD is to offer cohesive design standards that elevate the overall quality of development. It also offers the intentionality of creating valuable open space and an interconnected design for vehicular and pedestrian modes of transportation between uses. A planned development also allows professionals to provide a holistic approach to engineering design across all parcels.

Thank you for your consideration to rezone the agriculture land into a master planned development to meet the City of Sanger's expansion in a comprehensive manner.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gregory", is written over the printed name.

Steve Gregory
Malouf Interests, Inc.