

TRIPLE T FARMS LTD.

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

July 29, 2026

RE: Letter of Intent – Planned Development (PD) Zoning Request for Triple T Ranch

To Whom it May Concern,

On behalf of Triple T Farms Ltd. (the “Owner”), we respectfully submit this Letter of Intent in support of Planned Development (PD) zoning for the approximately 387.515 acre property located north of FM 1190 and east of Union Hill Road (the “Property”), currently within the City’s ETJ. The Owner requests that, upon annexation, the Property be zoned to a Planned Development District in accordance with the terms of the proposed Development Agreement between the Owner and the City of Sanger (the “Development Agreement”) to allow development of Triple T Ranch, a high-quality master-planned residential community designed to complement the surrounding natural landscape and lake setting. The Property is completely undeveloped at this time, with no existing structures.

Project Overview

Triple T Ranch will be developed as a cohesive, master-planned community offering a range of quality residential product types set within a framework of connected open space. The proposed PD will establish development standards tailored to the site’s unique lakefront character while ensuring compatibility with adjacent land uses and conformance with the jurisdiction’s comprehensive plan. The Property will be annexed into the city limits pursuant to the terms of the Development Agreement, and will be served by the City of Sanger for both water and sewer.

Proposed Community Amenities

The development plan includes a full complement of amenities intended to serve residents and support a high quality of life, including:

- One or more resort-style amenity centers
- Community swimming pool
- Neighborhood and community parks
- An interconnected system of open space, greenbelts, and trails
- Lake access and/or lake-oriented recreational features

Purpose of the PD Request

A Planned Development designation will allow the flexibility necessary to integrate varied lot sizes, housing types, and amenity placement in a manner that responds to the topography and lake frontage of the site, while providing the City with a clear, binding development plan and set of

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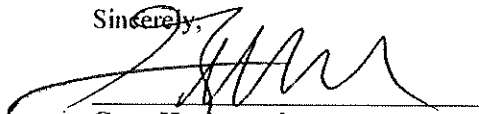
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standards governing density, setbacks, open space ratios, architectural quality, and landscaping. The Owner is committed to working collaboratively with staff and the Commission throughout the review process to ensure Triple T Ranch reflects the community's planning goals and enhances the long-term value of the surrounding area.

Requested Action

The Owner respectfully requests that the City initiate PD zoning of the Property in accordance with the Development Agreement terms.

Sincerely,

A handwritten signature in black ink, appearing to read "GH", is written over a horizontal line.

Gary Hazlewood
President
Triple T Farms Ltd.