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August 10, 2026

City of Sanger

Development Services
Sanger, Texas

RE: Letter of Intent – Replat of Lots 9 & 10, Block A, Palomino Bay Addition

To Whom It May Concern:

Please accept this Letter of Intent in support of the replat application for Lots 9 and 10, Block A, Palomino Bay Addition, located at 1040 and 1041 Waters Edge Dr., Sanger, Texas.

The property owners are:

Allen J. Dugas Jr. & Wesley B. Cartwright
3533 Pinnacle Bay Pointe
Little Elm, TX 75068

The submitted plat documents have been prepared by All American Surveying, 111 N. Dixon St., Gainesville, TX 76240, (940) 665-9105. Susan Melton with All American Surveying is the designated point of contact for all correspondence regarding this replat application.

The purpose of this application is to combine Lots 9 and 10, Block A, Palomino Bay Addition into a single lot to be designated as Lot 9R, Block A, Palomino Bay Addition. The subject properties are located at 1040 and 1041 Waters Edge Dr. and contain approximately 4.398 acres in total.

The property is intended for single-family residential use, with the owners intending to construct a single-family residence on the resulting Lot 9R at a future date. No further subdivision of the property is proposed as part of this replat.

On behalf of the property owners, we respectfully request that the City of Sanger review this replat application and consider it for approval by the appropriate approval body.

Please contact us if additional information or documentation is required during the review process.

Sincerely,

Susan Melton

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