

HWY 377 PARTNERS LTD.

September 6, 2022

City of Sanger
Ramie Hammonds, Director of Development Services
201 Bolivar
Sanger, TX

Re: Letter of Intent – Preliminary Plat for Palomino Bay

Dear Ramie,

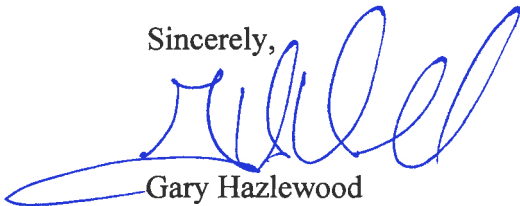
We respectfully submit the attached preliminary plat application for review by the City of Sanger.

Palomino Bay is proposed to be a 23-lot gated community with private streets in Sanger's ETJ and Denton County. Each lot will be a minimum of 2 net acres to meet the Lake Ray Roberts Zoning designation of R-2 and the septic requirements of the County. Access will be provided from Jones Road at the eastern property boundary. The properties will be served by individual water wells and aerobic septic systems. CoServ will provide electricity to the site. We intend for this to be a high-quality lakeview community.

- Subdivider/Owner: Hwy 377 Partners, Ltd. located at 1000 Texan Trail, Suite 200 Grapevine, TX 76051. Gary Hazlewood, Owner
- Surveyor: Kaz Surveying – Gerald Dyer – 940-382-3446
- Engineer: EIKON Consulting Group, LLC – David K. Isbell, P.E. – 940-458-7503
- Point of Contact: Clint Baker / 817-416-4843 / cbaker@westwoodland.com

Please process this preliminary plat & application for approval by the appropriate bodies.

Sincerely,



Gary Hazlewood
Hwy 377 Partners, Ltd.
817-404-9732