

Letter of Intent

This letter is to inform the City of Sanger, Texas the intention of a Minor Plat of 2.995 acres located within the ETJ of the City of Sanger, Texas.

- 1) The existing land description is a 2.995 acre tract of land conveyed to Real Venture, LLC by deed of record in Document Number 2024-5532.
- 2) Original Description: BEING all that certain tract of land situated in the R. Bebee Survey, Abstract Number 29, Denton County, Texas, said tract of land described by deed to Real Ventures LLC, a Texas Limited Liability Company, recorded in document number 2024-5532, Real Property Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner stamped "Metroplex", said corner being the Southeast corner of the herein described tract, same point being the Southwest corner of lot 2R, Block A of L.L.&T. Addition, an addition to Denton County, Texas, according to the plat there of recorded under Document Number 2019-265, Plat Records, Denton County, Texas, and being in the northerly right-of-way line of F.M. 455;

THENCE South 65 degrees 54 minutes 01 seconds West, with the northerly right-of-way line of F.M. 455, a distance of 118.22 feet to a "X" Mark found for corner being the Southwest corner of the herein described tract and the Southeast corner of a tract of land described by deed to J. Young Land and Cattle, Ltd., recorded under instrument number 2013-1410, Real Property Records, Denton County, Texas;

THENCE North 02 degrees 11 minutes 28 seconds East, with the east line of said J. Young tract, a distance of 1259.01 feet to a 3/8 inch iron rod found for corner being in the south line of a tract of land described by deed to Triple "T" Farms, Ltd., recorded under instrument number 2021-146798, Real Property Records, Denton County, Texas, same point being the northeast corner of said J. Young Tract and the Northwest corner of the herein described tract;

THENCE South 85 degrees 24 minutes 31 seconds East, with the south line of said Triple "T" Farms tract, a distance of 105.93 feet to a 1/2 inch iron rod found for corner being the northwest corner of Lot 1R, Block A of said L.L.&T. Addition and the Northeast corner of the herein described tract;

THENCE South 02 degrees 11 minutes 15 seconds West, with the west line of said L.L.&T. Addition, a distance of 1201.85 feet to the POINT OF BEGINNING and containing 2.99 acres of land, more or less.

- 3) There are currently no structures on the property.

- 4) Contact Info: Lance Reeves, (760) 427-0869
- 5) Same as #4
- 6) The intent of this application is to Plat the 2.995 acre tract owned by Real Ventures LLC, being conveyed in Document No. 2024-5532.
- 7) We request that the Plat be reviewed and considered for approval by the City of Sanger, Texas.