

Lois Rd Estates  
May 13, 2025  
Letter of Intent

Dear Ms. Hammonds,

In compliance with the City of Sanger's Development Services requirements, Kalter Capital is pleased to submit the Lois Rd Estates Filing No. 1 Final Plat and Final Construction Drawings Application. Included here is the Letter of Intent, which describes the Final Plat Submittal details. In addition to this Letter of Intent, the following documents are included in the Final Plat Submittal.

- Application Form, signed by Kalter Capital
- Filing No. 1 Final Plat
- Filing No. 1 Construction Plans

### **Site Description and Location**

The subject property (The Site) is 38.769 acres in size and is located in the City of Sanger, Denton County, State of Texas. The Site is bound by Lois Road to the north, future phases of Lois Rd Estates development to the east, and future phases of Lois Rd Estates development to the south. The site is comprised of a single parcel identified as Property ID: 59829 in Denton County. A legal description is included with this letter, for reference.

The existing condition of The Site consists of native vegetation and a dirt road. There is only one vehicular access to The Site along Lois Road. There is no significant development or existing structures on the Site, as its historical use has been for agricultural purposes. There are multiple lengths of fence surrounding and within The Sites boundary, with three natural ponds that collect stormwater runoff. The Site's existing topography consists of a high point near the center of the property, with slopes ranging from 1 percent to 5 percent to the east and west.

### **Submittal Overview**

The applicant is requesting approval on the Filing No. 3 Final Plat and Final Construction Drawings, subject to the Approved "PD"- Planned Development District that was approved on 1/14/2025, along with the Overall Preliminary Plat that was approved on 4/7/2025. The Final Plat and Construction Documents serve to establish the lot dimensions, right-of-way dedication, setbacks and Public Infrastructure design necessary to serve the site. The Final Plat is consistent with the design standards, lot dimensions (mix of 50' wide and 60' wide lots) and lot count

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approved with the Planned Development Zoning as well as the Design Standards established by the City of Sanger. This submittal also stays consistent with the setbacks recently submitted with the PD Amendment, proposing a 5' side setback and 20' rear setback for the 50' wide and 60' Lots. The Final Construction Plans include all design details as required by the City of Sanger, including the General Notes and Plans, Overall Utility Plans, Over Lot Grading Plans, Street Plans and Profiles, Sanitary Sewer Plan and Profiles, Storm Sewer Plan and Profiles, Pond Plans and Details, and Construction Details.

## **Legal Description**

BEING A 48.189 ACRE TRACT OF LAND (2,099,130 SQUARE FEET), SITUATED IN THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29, SITUATED IN THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 202.49 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED CONVEYED TO JST HOLDINGS 04 BUSINESS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NUMBER 2024-74411 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS; SAID 48.189 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND, BEING THE NORTHWESTERN CORNER OF SAID JST HOLDINGS 202.49 ACRE TRACT, BEING ON OR NEAR THE CENTERLINE OF LOIS ROAD EAST AND ON THE EASTERN RIGHT-OF-WAY LINE OF THE GULF COAST AND SANTA FE RAILROAD, (100' RIGHT-OF-WAY WIDTH), FOR THE NORTHWESTERN CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTHERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT, DEPARTING THE EASTERN RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD, AND ALONG OR NEAR THE CENTERLINE OF SAID LOIS ROAD EAST, S89°32'19"E, A DISTANCE OF 689.60 FEET TO A MAG NAIL SET, FOR A NORTHERN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG SAID NORTHERN LINE OF JST HOLDINGS 202.49 ACRE TRACT AND ALONG OR NEAR SAID CENTERLINE OF LOIS ROAD EAST, S89°22'38"E, A DISTANCE OF 1420.42 FEET TO MAG NAIL SET, BEING THE SOUTHWESTERN CORNER OF A CALLED 1.798 ACRE TRACT DESCRIBED IN A DEED CONVEYED TO JODY ROBERT, RECORDED IN DOCUMENT NUMBER 2006-17710 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND ALSO BEING IN THE WESTERN RIGHT-OF-WAY LINE OF MELTON ROAD (30' RIGHT-OF-WAY WIDTH);

THENCE, CONTINUING ALONG SAID NORTHERN LINE OF JST HOLDINGS 202.49 ACRE TRACT AND ALONG OR NEAR SAID CENTERLINE OF LOIS ROAD, S89°07'42"E, A DISTANCE OF 453.34 FEET TO A MAG NAIL SET, BEING THE NORTHEASTERN CORNER OF SAID JST HOLDINGS 202.49 ACRE TRACT, AND ALSO BEING THE NORTHWESTERN CORNER OF A CALLED 15.00 ACRE TRACT DESCRIBED IN A DEED CONVEYED TO MILDRED E. HUNT, RECORDED IN DOCUMENT NUMBER 2019-5766 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

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THENCE, ALONG THE EASTERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT, AND ALSO BEING THE WESTERN LINE OF SAID HUNT 15.00 ACRE TRACT, S01°11'12"W, A DISTANCE OF 40.00 FEET TO A CALCULATED POINT, FOR A NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF SAID LOIS ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N89°07'42"W, A DISTANCE OF 453.04 FEET TO A CALCULATED POINT;
2. N89°22'38"W, A DISTANCE OF 81.66 FEET TO A CALCULATED POINT;

THENCE, CROSSING THROUGH SAID JST HOLDINGS 202.49 ACRE TRACT, THE FOLLOWING THIRTY-FIVE (35) COURSES AND DISTANCES:

1. S45°54'17"W, A DISTANCE OF 20.33 FEET TO A CALCULATED POINT;
2. S01°11'12"W, A DISTANCE OF 701.61 FEET TO A CALCULATED POINT;
3. S43°48'48"E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
4. S01°11'12"W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
5. N88°48'48"W, A DISTANCE OF 736.00 FEET TO A CALCULATED POINT;
6. S46°11'12"W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
7. S01°11'12"W, A DISTANCE OF 12.00 FEET TO A CALCULATED POINT;
8. S88°48'48"E, A DISTANCE OF 120.00 FEET TO A CALCULATED POINT;
9. S01°11'12"W, A DISTANCE OF 302.71 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
10. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1045.00 FEET, AN ARC LENGTH OF 198.49 FEET, A CENTRAL ANGLE OF 10°52'58", A CHORD BEARING AND DISTANCE OF S06°37'41"W, 198.19 FEET TO A CALCULATED POINT;
11. N88°48'48"W, A DISTANCE OF 122.49 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
12. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 925.00 FEET, AN ARC LENGTH OF 252.99 FEET, A CENTRAL ANGLE OF 15°40'15", A CHORD BEARING AND DISTANCE OF S21°20'15"W, 252.21 FEET TO A CALCULATED POINT;
13. S29°10'22"W, A DISTANCE OF 51.40 FEET TO A CALCULATED POINT;
14. S15°49'38"E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
15. S29°10'22"W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT, FOR THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;
16. N60°49'38"W, A DISTANCE OF 290.00 FEET TO A CALCULATED POINT;
17. S74°10'22"W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
18. N61°04'15"W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
19. N16°30'14"W, A DISTANCE OF 18.60 FEET TO A CALCULATED POINT;
20. N29°50'40"E, A DISTANCE OF 50.03 FEET TO A CALCULATED POINT;
21. N73°33'27"E, A DISTANCE OF 18.17 FEET TO A CALCULATED POINT;
22. N29°19'49", A DISTANCE OF 4.26 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE

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TO THE LEFT;

23. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 775.00 FEET, AN ARC LENGTH OF 2.93 FEET, A CENTRAL ANGLE OF 00°12'59", A CHORD BEARING AND DISTANCE OF N29°03'52"E, 2.93 FEET TO A CALCULATED POINT,
24. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 845.00 FEET, AN ARC LENGTH OF 130.34 FEET, A CENTRAL ANGLE OF 08°50'16", A CHORD BEARING AND DISTANCE OF N65°35'08"W, 130.21 FEET TO A CALCULATED POINT;
25. N15°32'17"E, A DISTANCE OF 241.45 FEET TO A CALCULATED POINT;
26. N05°43'32"E, A DISTANCE OF 281.10 FEET TO A CALCULATED POINT;
27. N00°40'28"E, A DISTANCE OF 50.96 FEET TO A CALCULATED POINT;
28. N88°48'48"W, A DISTANCE OF 127.72 FEET TO A CALCULATED POINT;
29. N01°11'12"E, A DISTANCE OF 12.00 FEET TO A CALCULATED POINT;
30. N88°48'48"W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
31. N43°48'48"W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
32. N88°48'48"W, A DISTANCE OF 34.56 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE LEFT;
33. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 9.78 FEET, A CENTRAL ANGLE OF 04°29'03", A CHORD BEARING AND DISTANCE OF S88°56'41"W, 9.78 FEET TO A CALCULATED POINT;
34. S86°42'09"W, A DISTANCE OF 94.19 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
35. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 40.66 FEET, A CENTRAL ANGLE OF 13°18'42", A CHORD BEARING AND DISTANCE OF N86°38'30"W, 40.57 FEET TO A CALCULATED POINT;
36. N79°59'09"W, A DISTANCE OF 394.52 FEET TO A CALCULATED POINT;
37. N10°00'51"E, A DISTANCE OF 75.00 FEET TO A CALCULATED POINT;
38. N79°59'09"W, A DISTANCE OF 165.00 FEET TO A CALCULATED POINT, BEING IN THE WESTERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT, AND ALSO BEING IN THE EASTERN LINE OF SAID SANTA FE RAILROAD;

THENCE, ALONG SAID EASTERN LINE OF JST HOLDINGS 202.49 ACRE TRACT AND ALONG SAID EASTERN LINE OF SANTA FE RAILROAD, N10°00'51"E, A DISTANCE OF 651.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 48.189 ACRES (2,099,130 SQUARE FEET), MORE OR LESS.

SAVE & EXCEPT:

BEING A 9.42 ACRE TRACT (410,335 SQUARE FEET) OF LAND, SITUATED IN THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29, SITUATED IN THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 202.49 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED CONVEYED TO JST HOLDINGS 04 BUSINESS, LLC, A NEW MEXICO LIMITED

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LIABILITY COMPANY, RECORDED IN DOCUMENT NUMBER 2024-74411 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS; SAID 48.189 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP STAMPED "ATWELL LLC" SET IN CONCRETE, BEING IN THE NORTHERN LINE OF SAID 202.49 ACRE TRACT AND ALSO BEING IN THE SOUTHERN RIGHT-OF-WAY LINE OF LOIS ROAD EAST, FOR THE NORTHWESTERN CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG SAID NORTHERN LINE OF 202.49 ACRE TRACT AND SAID SOUTHERN RIGHT-OF-WAY LINE OF LOIS ROAD EAST, S89°22'38"E, A DISTANCE OF 551.33 FEET TO A CALCULATED POINT, FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CROSSING THROUGH SAID 202.49 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. S44°05'43"E, A DISTANCE OF 20.68 FEET TO A CALCULATED POINT;
2. S01°11'12"W, A DISTANCE OF 700.74 FEET TO A CALCULATED POINT;
3. S46°11'12"E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
4. N88°48'48"W, A DISTANCE OF 553.00 FEET TO A CALCULATED POINT;
5. N01°11'12"E, A DISTANCE OF 722.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.42 ACRES (410,335 SQUARE FEET), MORE OR LESS.

SUBJECT PARCEL NET ACREAGE: 38.769 ACRES (1,688,778 SQUARE FEET), MORE OR LESS.