

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. 2 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. 2 Final Plat
- Filing No. 2 Construction Plans

Site Description and Location

The subject property (The Site) is 29.228 acres in size and is located in the City of Sanger, Denton County, State of Texas. The Site is bound by Lois Road Estates Filing No. 1 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

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 29.228 ACRE TRACT OF LAND (1,273,156 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 29.228 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING 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);

THENCE, ALONG THE WESTERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT AND ALONG THE EASTERN LINE OF SANTA FE RAILROAD, S10°00'55"W, A DISTANCE OF 651.07 FEET TO A CALCULATED POINT, FOR THE NORTHERNMOST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, CROSSING THROUGH SAID JST HOLDINGS 202.49 ACRE TRACT, THE FOLLOWING THIRTY-NINE (39) COURSES AND DISTANCES:

1. S79°59'09"E, A DISTANCE OF 164.98 FEET TO A CALCULATED POINT;
2. S10°00'51"W, A DISTANCE OF 75.00 FEET TO A CALCULATED POINT;
3. S79°59'09"E, A DISTANCE OF 394.52 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
4. 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 S86°38'30"E, 40.57 FEET TO A CALCULATED POINT;
5. N86°42'09"E, A DISTANCE OF 94.19 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE LEFT;
6. 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 N88°56'41"E, 9.78 FEET TO A CALCULATED POINT;

KALTER CAPITAL

7. S88°48'48"E, A DISTANCE OF 34.56 FEET TO A CALCULATED POINT;
8. S43°48'48"E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
9. S88°48'48"E, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
10. S01°11'12"W, A DISTANCE OF 12.00 FEET TO A CALCULATED POINT;
11. S88°48'48"E, A DISTANCE OF 127.72 FEET TO A CALCULATED POINT;
12. S00°40'28"W, A DISTANCE OF 50.96 FEET TO A CALCULATED POINT;
13. S05°43'32"W, A DISTANCE OF 281.10 FEET TO A CALCULATED POINT;
14. S15°32'17"W, A DISTANCE OF 241.45 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
15. WITH SAID CURVE TO THE RIGHT, 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 S65°35'08"E, 130.21 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
16. 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;
17. S29°19'49"W, A DISTANCE OF 4.26 FEET TO A CALCULATED POINT;
18. S73°33'27"W, A DISTANCE OF 18.19 FEET TO A CALCULATED POINT;
19. S29°50'40"W, A DISTANCE OF 50.03 FEET TO A CALCULATED POINT;
20. S16°30'14"E, A DISTANCE OF 18.60 FEET TO A CALCULATED POINT;
21. S61°04'15"E, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
22. N74°10'22"E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
23. S60°49'38"E, A DISTANCE OF 290.00 FEET TO A CALCULATED POINT,;
24. N29°10'22"E, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
25. S60°49'38"E, A DISTANCE OF 230.01 FEET TO A CALCULATED POINT, FOR THE EASTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;
26. S29°11'06"W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
27. S74°10'22"W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
28. S29°10'22"W, A DISTANCE OF 214.00 FEET TO A CALCULATED POINT;
29. S15°49'38"E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
30. S29°10'22"W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
31. S74°10'22"W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
32. S29°10'22"W, A DISTANCE OF 107.00 FEET TO A CALCULATED POINT, FOR THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;
33. N60°49'38"W, A DISTANCE OF 542.22 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
34. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 167.19 FEET, A CENTRAL ANGLE OF 19°09'31", A CHORD BEARING AND DISTANCE OF N70°24'23"W, 166.41 FEET TO A CALCULATED POINT;
35. N79°59'09"W, A DISTANCE OF 471.33 FEET TO A CALCULATED POINT;
36. S10°00'51"W, A DISTANCE OF 120.00 FEET TO A CALCULATED POINT;
37. N79°59'09"W, A DISTANCE OF 49.00 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE LEFT;
38. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET, AN ARC LENGTH OF

KALTER CAPITAL

20.28 FEET, A CENTRAL ANGLE OF $16^{\circ}35'52''$, A CHORD BEARING AND DISTANCE OF $N71^{\circ}41'13''W$, 20.21 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;

39. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 104.90 FEET, A CENTRAL ANGLE OF $120^{\circ}12'14''$, A CHORD BEARING AND DISTANCE OF $S56^{\circ}30'37''W$, 86.69 FEET TO A CALCULATED POINT;

40. $N77^{\circ}38'37''W$, A DISTANCE OF 151.94 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT, RETURNING TO THE WESTERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT, AND ALSO BEING THE EASTERN LINE OF SANTA FE RAILROAD, FOR THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG SAID WESTERN LINE OF JST HOLDINGS 202.49 ACRE TRACT AND SAID EASTERN LINE OF SANTA FE RAILROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 6737.93 FEET, AN ARC LENGTH OF 348.24 FEET, A CENTRAL ANGLE OF $02^{\circ}57'40''$, A CHORD BEARING AND DISTANCE OF $N08^{\circ}28'56''E$, 348.20 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND WITH PLASTIC CAP STAMPED "BGE";

2. $N10^{\circ}00'55''E$, A DISTANCE OF 897.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 29.228 ACRES (1,273,156 SQUARE FEET), MORE OR LESS.