

**Planned Development (PD) Requirements
Lois Road Estates Master Planned Community – Sanger, TX
February 10, 2025**

Lois Road Estates Overview

The purpose of this PD Amendment is to create specific standards that will guide the development of a distinct community that includes an elevated quality of life. The amendment will only be changing the setback dimensions from the previously Approved “PD” which was approved on 1/14/25. These adjusted setbacks are outlined in the Letter of Intent, PD Exhibit, and below. Lois Road Estates will create a livable and unique community that promotes open space, outdoor living, and pedestrian mobility. Together these elements will provide future residents with a complete community that offers ample recreational opportunities.

Lois Road Estates will improve the quality of living for our residents and the community while providing attainable housing in an ever-expanding market. Lois Road Estates meets the standards of the City of Sanger’s Zoning Code Section 16 - SF-8 Single Family Residential District in every capacity and retains Lois Road Estates proposed minimum lot width of 50’.

The proposed 50’ lot width creates the opportunity to provided attainable housing for diverse buyers while still providing a minimum 1,400 square foot dwelling size. These elements combined with extensive open space and associated amenities will create a complete community that promotes an elevated quality of life for future residents.

Open Space Dedications:

Current City Standards: 1 acre per 50 units = 16.8 acres of open space required.

Lois Road Estates: Providing 27.7 acres of open space, 164% of the required amount of open space based on the number of lots shown.

Total Units: 784

60’x120’ Lots (217 Units/25.8%)

PD Requirements

Minimum lot area	7,200 SF
Maximum building floor plate	3,300 SF
Minimum estate unit size	2,000 SF
Rear yard setback	20 FT
Minimum lot width	60 FT
Side yard setback	5 FT

All other lot regulations meet the City of Sanger’s single-family SF-8 residential zoning category. Corner lots to have a 15’ side yard setback.

50’x120’ Lots (624 Units/74.2%)

PD Requirements

Minimum lot area	6,000 SF
Maximum building floor plate	2,550 SF
Minimum garden unit size	1,000 – 1,499 SF
Minimum homestead unit size	1,500 – 1,999 SF
Rear yard setback	20 FT

Minimum lot width	50 FT
Side yard setback	5 FT

All other lot regulations meet the City of Sanger's single-family SF-8 residential zoning category, except for impervious cover ratio due to 50' wide lot. Corner lots to have a 15' side yard setback.

Unit Size Standards:

Proposing 25% of the units to be 1,000 - 1,499 SF minimum home sizes

Proposing 50% of the units to be 1,500 - 1,999 SF minimum home sizes

Proposing 25% of the units to be 2,000 SF or above minimum home sizes

All Units to exceed the SF-8's 1,000 SF minimum unit size

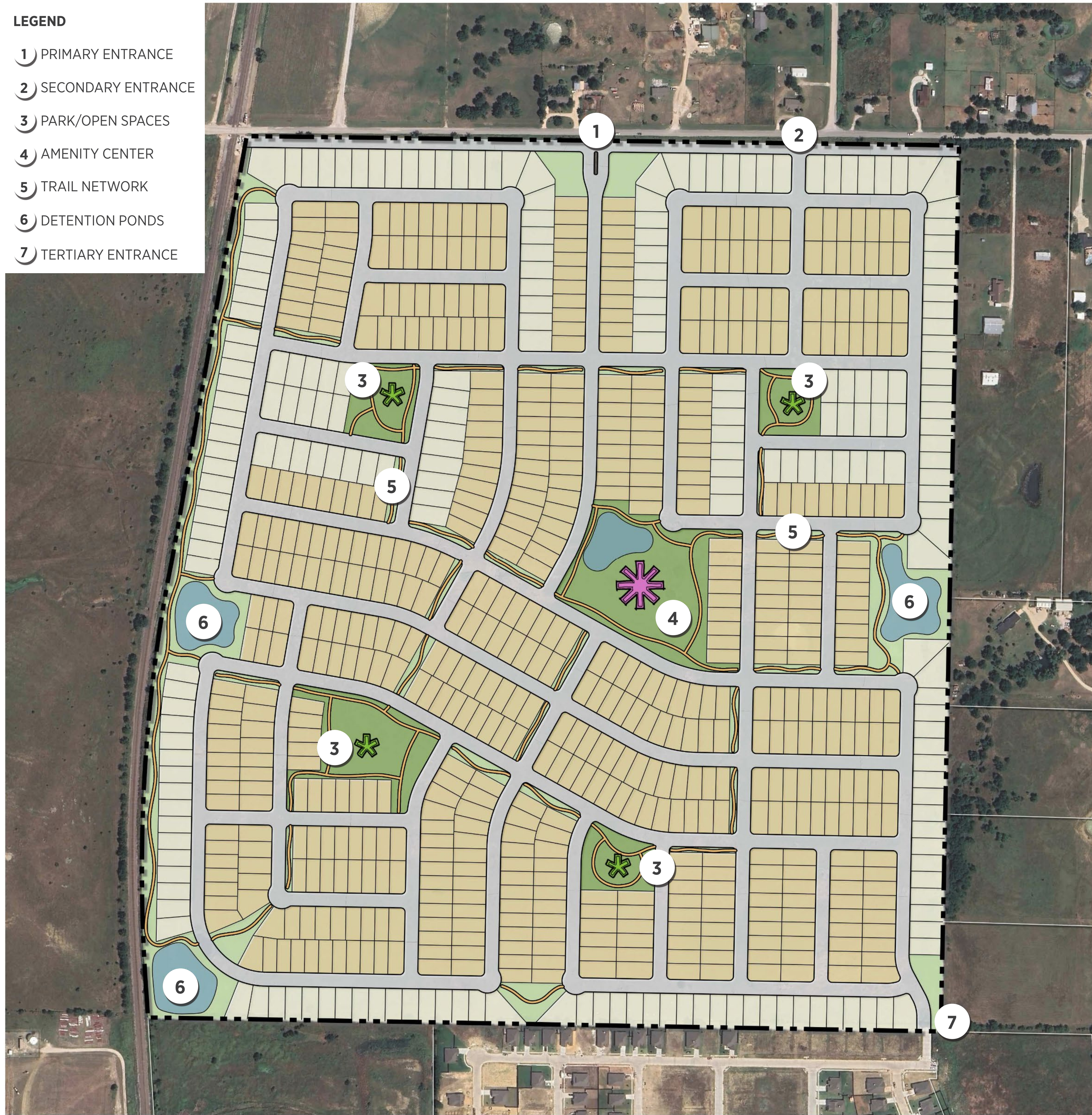
Notes:

1. All requirements not addressed in the PD will follow the SF-8 zoning requirements.
2. All buildings shall comply with the Exterior Facade Design Criteria Manual.
3. All development shall comply with the landscape ordinance.
4. All parks and open space shall be maintained by the HOA.
5. Park equipment will be of commercial grade and approved by the Director of Parks or his designee.
6. Phasing will be such that a park shall be included and developed with the first phase of development before completion of the first residential unit.

EXHIBIT B

LEGEND

- 1 PRIMARY ENTRANCE
- 2 SECONDARY ENTRANCE
- 3 PARK/OPEN SPACES
- 4 AMENITY CENTER
- 5 TRAIL NETWORK
- 6 DETENTION PONDS
- 7 TERTIARY ENTRANCE



LAND USE SCHEDULE (841 total units)

- 50' x 120' (624 Units | 74.2%)
- 60' x 120' (217 Units | 25.8%)

Planned Development (PD) Requirements:

Lois Road Estates Overview

The purpose of this PD is to create specific standards that will guide the development of a distinct community that includes an elevated quality of life. Lois Road Estates will create a livable and unique community that promotes open space, outdoor living, and pedestrian mobility. Together these elements will provide future residents with a complete community that offers ample recreational opportunities.

Lois Road Estates will improve the quality of living for our residents and the community while providing attainable housing in an ever-expanding market. Lois Road Estates meets the standards of the City of Sanger's Zoning Code Section 16 - SF-8 Single Family Residential District in every capacity and retains Lois Road Estates proposed minimum lot width of 50'.

The proposed 50' lot width creates the opportunity to provide attainable housing for diverse buyers while still providing a minimum 1400 square foot dwelling size. These elements combined with extensive open space and associated amenities will create a complete community that promotes an elevated quality of life for future residents.

Open Space Dedications:

- Current City Standards: 1 acre per 50 units = 16.8 acres of open space required.
- Lois Road Estates: Providing 27.7 acres of open space, 164% of the required amount of open space based on the number of lots shown.

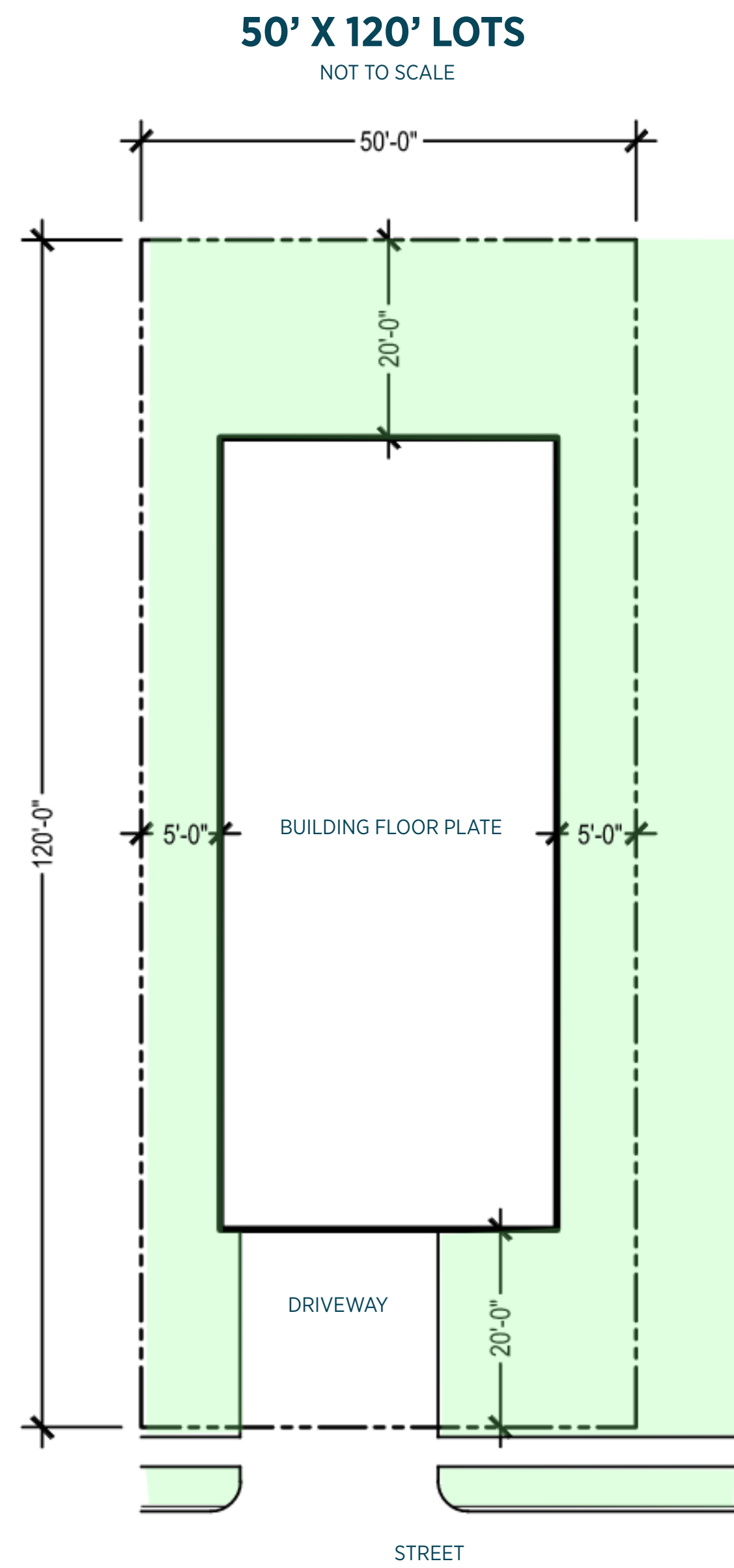
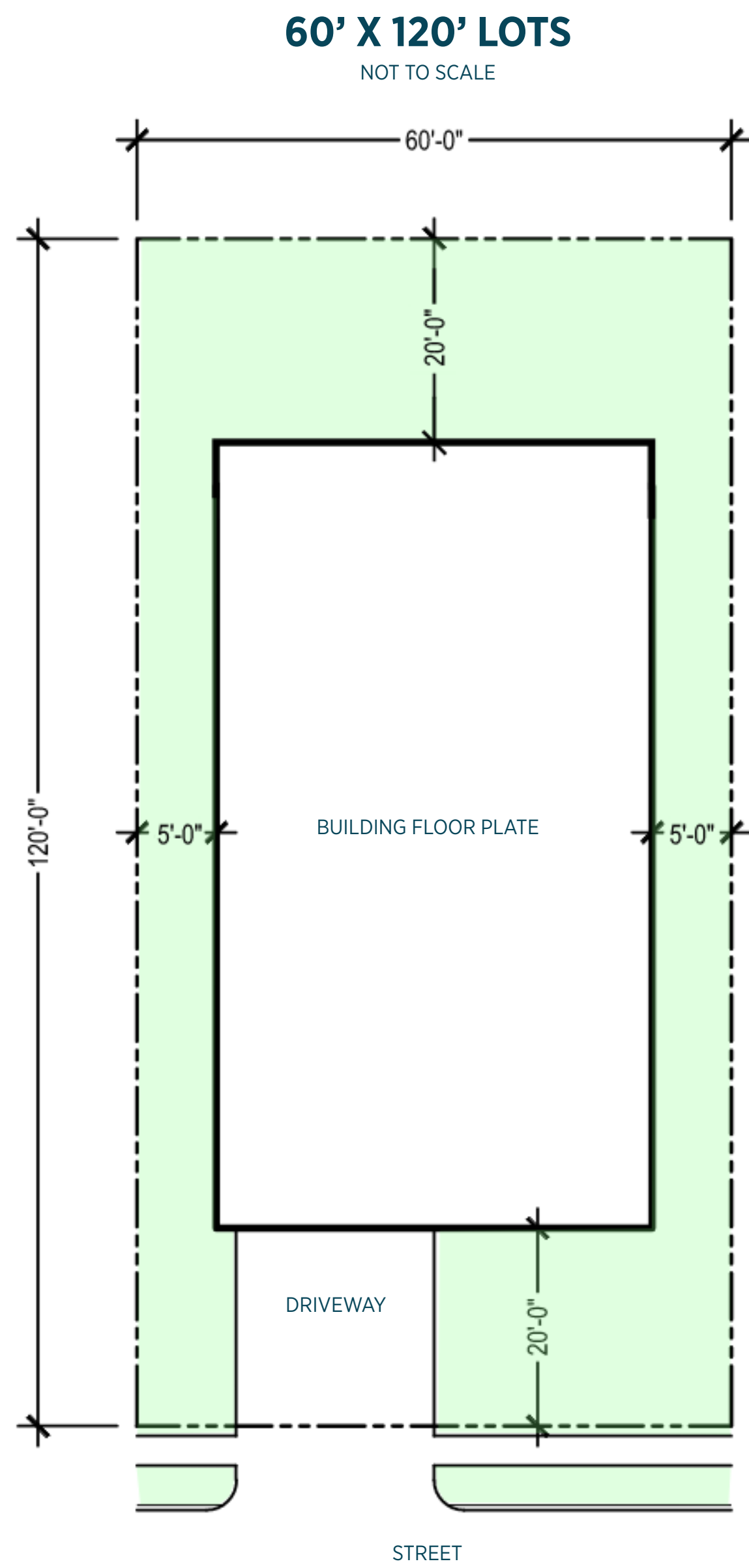
Legend

- ✳ Neighborhood community amenities (programming to be determined)
- ✳ Playground, seating, and landscape

Notes:

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2. All buildings shall comply with the Exterior Facade Design Criteria Manual.
3. All development shall comply with the landscape ordinance.
4. All parks and open space shall be maintained by the HOA.
5. Park equipment will be of commercial grade and approved by the Director of Parks or his designee.
6. Phasing will be such that a park shall be included and developed with the first phase of development before completion of the first residential unit.

TYPICAL PD LOT DIAGRAMS



PD Requirements

- 1. Minimum lot area 7,200 SF
- 2. Maximum building floor plate 3,300 SF
- 3. Minimum estate unit size 2,000 SF
- 4. Rear yard setback 20 FT
- 5. Minimum lot width 60 FT
- 6. Side yard setback 5 FT

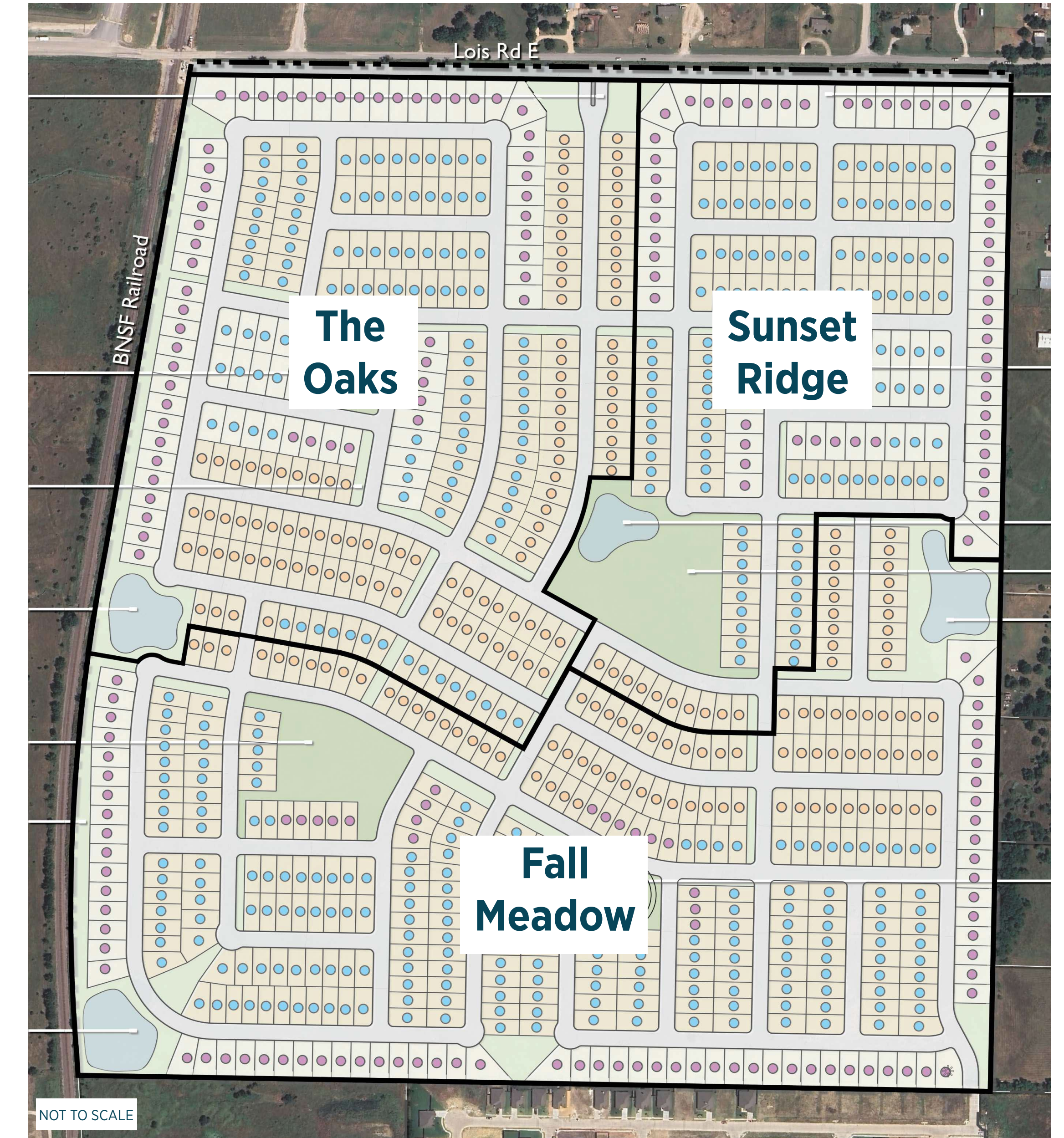
All other lot regulations meet the City of Sanger's single-family SF-8 residential zoning category. Corner lots to have a 15' side yard setback.

PD Requirements

- 1. Minimum lot area 6,000 SF
- 2. Maximum building floor plate 2,550 SF
- 3. Minimum garden unit size 1,000 - 1,499 SF
- 4. Minimum homestead unit size 1,500 - 1,999 SF
- 5. Rear yard setback 20 FT
- 6. Minimum lot width 50 FT
- 7. Side yard setback 5 FT

All other lot regulations meet the City of Sanger's single-family SF-8 residential zoning category, except for impervious cover ratio due to 50' wide lot. Corner lots to have a 15' side yard setback.

NEIGHBORHOOD PLAN



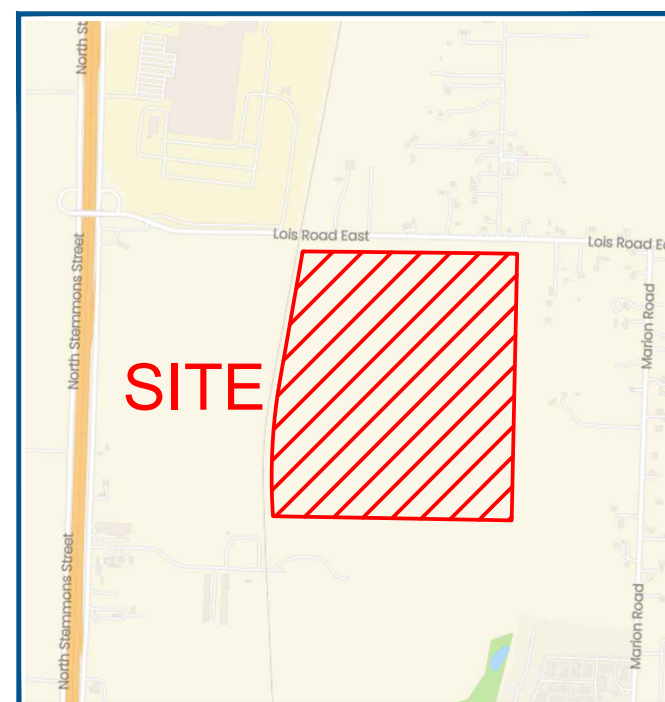
NEIGHBORHOODS		
ZONE	PRODUCT TYPE	UNIT COUNT
SUNSET RIDGE	50' X 120'	165 (70%)
	60' X 120'	72 (30%)
		235 (100%)
THE OAKS	50' X 120'	149 (67%)
	60' X 120'	74 (33%)
		223 (100%)
FALL MEADOW	50' X 120'	312 (81%)
	60' X 120'	71 (19%)
		383 (100%)
TOTAL		841

PRODUCT SCHEDULE			
ZONE	PRODUCT TYPE	UNIT COUNT	MINIMUM HOME SIZE
SUNSET RIDGE	GARDEN	59 (25%)	1,000 SF - 1,499 SF
	HOMESTEAD	117 (50%)	1,500 SF - 1,999 SF
	ESTATE	59 (25%)	2,000 SF +
		235 (100%)	
THE OAKS	GARDEN	55 (25%)	1,000 SF - 1,499 SF
	HOMESTEAD	112 (50%)	1,500 SF - 1,999 SF
	ESTATE	56 (25%)	2,000 SF +
		223 (100%)	
FALL MEADOW	GARDEN	95 (25%)	1,000 SF - 1,499 SF
	HOMESTEAD	192 (50%)	1,500 SF - 1,999 SF
	ESTATE	96 (25%)	2,000 SF +
		383 (100%)	
TOTAL		841	

Unit Size Standards:

- Proposing 25% of the units to be 1,000 - 1,499 SF minimum home sizes
- Proposing 50% of the units to be 1,500 - 1,999 SF minimum home sizes
- Proposing 25% of the units to be 2,000 SF or above minimum home sizes
- All Units to exceed the SF-8's 1,000 SF minimum unit size

VICINITY MAP
NOT TO SCALE



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1577.09	6737.93	13°24'39"	N 03°15'27" E	1573.49

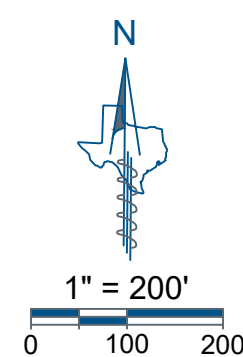
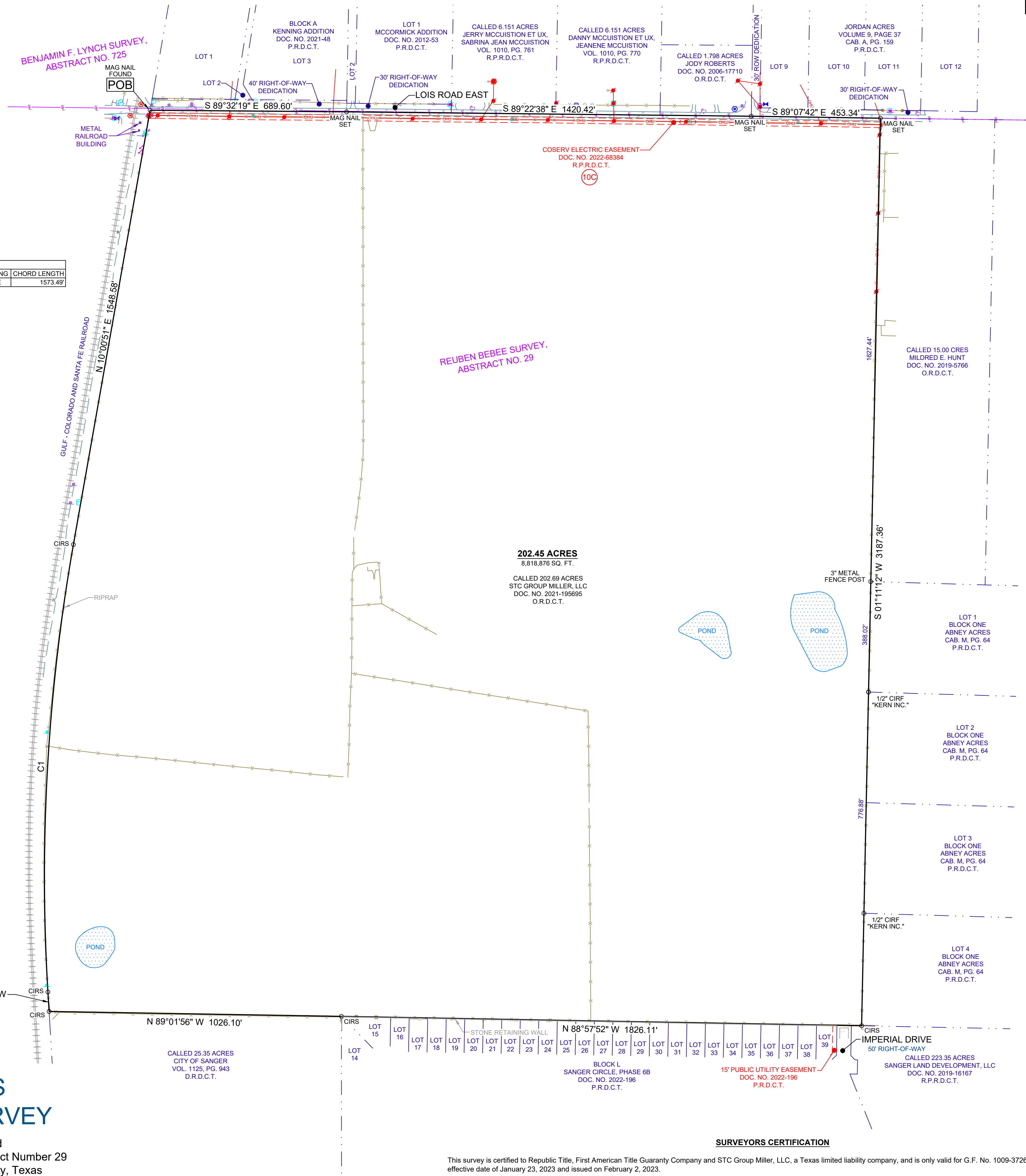


EXHIBIT C



LEGAL DESCRIPTION

BEING a 202.49 acre tract of land out of the Reuben Bebee Survey, Abstract No. 29, situated in Denton County, Texas and being the same called 202.69 acre tract of land conveyed to STC Group Miller, LLC by deed of record in Document Number 2021-195695 of the Official Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a Mag Nail found at or near the center of Lois Road, being in the East right-of-way line of the Gulf Coast and Santa Fe Railroad (100' right-of-way), also being the Southwest corner of that certain 40' right-of-way dedication of record in Kenning Addition, a subdivision of record in Document Number 2021-48 of the Plat Records of Denton County, Texas, for the Northwest corner hereof;

THENCE, S89°32'19"E, leaving the East right-of-way line of the Gulf Coast and Santa Fe Railroad, along or near the center of Lois Road, along the South line of said Kenning Addition, a distance of 689.60 feet to a Mag Nail set at the Southwest corner of that certain 30' right of way dedication of record in McCormick Addition, a subdivision of record in Document Number 2012-53 of said Plat Records, being the Southeast corner of said 40' right of way dedication of record;

THENCE, S89°22'38"E, continuing along or near the center of Lois Road, being in part, the South line of said McCormick Addition, in part, the South line of a called 6.151 acre tract of land conveyed to Jerry McCuiston et. ux. by deed of record in Volume 1010, Page 761 of the Real Property Records of Denton County, Texas, in part, the South line of a called 6.151 acre tract of land conveyed to Danny et. ux. by deed of record in Volume 1010, Page 770 of said Real Property Records and in part, the South line of a called 1.798 acre tract of land conveyed to Jody Roberts by deed of record in Document Number 2006-17710 of said Official Records, a distance of 1420.42 feet to a Mag Nail set at the Southwest corner of that certain 30' right-of-way dedication of record in Jordan Acres, a subdivision of record in Cabinet A, Page 159 of said Plat Records, being the Southeast corner of said 1.798 acre tract;

THENCE, S89°07'42"E, continuing along or near the center of Lois Road, being the South line of said Jordan Acres, a distance of 453.34 feet to a Mag Nail set at the Northwest corner of a called 15.00 acre tract of land conveyed to Mildred E. Hunt by deed of record in Document Number 2019-5766 of said Official Records, being the Northeast corner of said 202.69 acre tract and hereof;

THENCE, S01°11'12"W, leaving the South line of said Jordan acres, along the East line of said 202.69 acre tract, being in part, the common West line of said 15.00 acre tract and in part, the common West lines of Lots 1-4 of Block One of Abney Acres, a subdivision of record in Cabinet M, Page 64 of said Plat Records, a distance of 3187.36 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of a called 223.35 acre tract of land conveyed to Sanger Land Development LLC. by deed of record in Document Number 2019-16167 of said Official Records, being the Southwest corner of said Lot 4, also being the Southeast corner of said 202.69 acre tract and hereof;

THENCE, N88°57'52"W, along the South line of said 202.69 acre tract, being in part, the common North line of said 223.35 acre tract and in part, the common North lines of Lots 15-39 of Block L of Sanger Circle, Phase 6B, a subdivision of record in Document Number 2022-196 of said Plat Records, a distance of 1826.11 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of a called 25.35 acre tract of land conveyed to the City of Sanger by deed of record in Volume 1125, Page 943 of the Deed Records of Denton County, Texas, being the Northwest corner of said Lot 15;

THENCE, N89°01'56"W, along the North line of said 25.35 acre tract, being the common South line of said 202.69 acre tract, a distance of 1026.10 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East right-of-way line of the Gulf Coast and Santa Fe Railroad, being the Northwest corner of said 25.35 acre tract, also being the Southwest corner of said 202.69 acre tract and hereof;

THENCE, along the East right-of-way line of the Gulf Coast and Santa Fe Railroad, being the common West line of said 202.69 acre tract, the following three (3) courses and distances:

- N03°27'32"W, a distance of 68.42 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a non-tangent curve to the right;
- Along said non-tangent curve to the right, having a radius of 6737.93 feet, a chord bearing of N03°15'27"E, a chord length of 1573.49 feet, a delta angle of 13°24'39", an arc length of 1577.09 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve;
- N10°00'51"E, a distance of 1548.58 feet to the **POINT OF BEGINNING** and containing an area of 202.45 Acres, or (8,818,876 Square Feet) of land, more or less.

FLOOD NOTE

This property is located in **Non-shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480786 as shown on Map Number 48121C0070G. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, contact 1-(877) FEMA MAP.

SCHEDULE B EXCEPTIONS OF COVERAGE

Subject to the easements as shown on Schedule "B" of the title commitment provided by First American Title Guaranty Company with G.F. No. 1009-372688-RTT as listed:

- 10(a.) Easement granted by Elizabeth Huling to the Gulf Colorado and Santa Fe Railway Company, filed 07/07/1886, recorded in Volume 31, Page 331, Real Property Records, Denton County, Texas. **AFFECTS - NO PLOTTABLE EASEMENTS**
- 10(b.) Easement granted by Mark J. Nash and wife, Bettie Dane Nash, et al to Sinclair Refining Company, filed 01/13/1948, recorded in Volume 341, Page 482, Real Property Records, Denton County, Texas. **DOES NOT AFFECT**
- 10(c.) Easement granted by Mark J. Nash, et al to Denton County Electric Cooperative, Inc., filed 03/16/1954, recorded in Volume 403, Page 412, Real Property Records, Denton County, Texas. **AFFECTS - AS SHOWN**
- 10(d.) Easement granted by Condemnation in Cause No. 1-99-CV-415 in the Eastern District of Texas to QWest Communications Company, LLC, f/k/a QWest Communications Corporation, et al, filed 05/29/2015, recorded in ccf# 2015-58153, Real Property Records, Denton County, Texas. **AFFECTS - NO PLOTTABLE EASEMENTS**
- 10(e.) Mineral estate and interest in coal, lignite oil, gas and other minerals together with all rights, privileges and immunities thereto described in instrument filed 11/30/1959, recorded in Volume 452, Page 118, Real Property Records, Denton County, Texas. Company makes no representation as to the present ownership of any such interests. **SUBJECT TRACT A PORTION OF SECOND TRACT IN SAID DEED**
- 10(f.) Mineral estate and interest in coal, lignite oil, gas and other minerals together with all rights, privileges and immunities thereto described in instrument filed 10/25/2021, recorded in ccf# 2021-195695, Real Property Records, Denton County, Texas. Company makes no representation as to the present ownership of any such interests. **SUBJECT TRACT SAME AS 202.69 ACRE TRACT IN SAID DEED**

GENERAL NOTES

- Eagle Surveying, LLC did not abstract the subject property. This survey was based on a legal description provided by First American Title Guaranty Company with G.F. No. 1009-372688-RTT, an effective date of January 23, 2023, and issued date of February 2, 2023. This survey is only valid for G.F. No. 1009-372688-RTT. Eagle Surveying, LLC does not intend to express an opinion regarding ownership or title of the subject property.
- This survey is being provided by Eagle Surveying, LLC solely for the use of the parties to whom the survey is certified and no license has been created, express or implied to copy the survey except as necessary in conjunction with this transaction.
- Underground utility locations, if shown on this survey, are approximate and are based on above-ground evidence and utility markings. The surveyor makes no representation that underground utility locations are in the exact location indicated, but does certify that they are located as accurately as is reasonably practicable from the information provided and observed in the field.
- There was no visible evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- This site is undeveloped, therefore no parking spaces were observed in the process of conducting the fieldwork.
- Eagle Surveying, LLC has not been provided any documentation regarding proposed changes in street right of way lines, furthermore there was no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There were no visible encroachments or overlapping of improvements observed except as shown hereon.
- There were no buildings observed on the subject property in the process of conducting the fieldwork.
- No substantial features were observed in the process of conducting the fieldwork except as shown hereon.
- Eagle Surveying, LLC has not been provided a zoning report or letter at the time this survey was prepared.
- The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- All Capped Iron Rods Set are 1/2 inch with green plastic cap stamped "EAGLE SURVEYING".

ALTERATIONS AND ERRORS

This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any alteration or modification performed to this survey by any party except for the signing surveyor will be prosecuted to the fullest extent of the law. The surveyor will not be responsible to the client for any typos or errors for which a correction is not requested by the client within thirty days following the issuance of this survey.

SURVEYORS CERTIFICATION

This survey is certified to Republic Title, First American Title Guaranty Company and STC Group Miller, LLC, a Texas limited liability company, and is only valid for G.F. No. 1009-372688-RTT with an effective date of January 23, 2023 and issued on February 2, 2023.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 9, 11(a) & (b), 17 & 18 of Table A thereof. The fieldwork was completed on April 25, 2023.

This map or plat was prepared on 05-06-24

Matthew Raabe
Matthew Raabe
R.P.L.S. # 6402

ALTA / NSPS
LAND TITLE SURVEY

Being 202.45 Acres of Land
out of the Reuben Bebee Survey, Abstract Number 29
in the City of Sanger, Denton County, Texas

LEGEND

CIRS	1/2" Capped Iron Rod Set stamped "Eagle Surveying"	OHU	Overhead Utilities	⊕	Railroad Traffic Signal	⊕	Fire Hydrant	⊕	Unidentified Vault
CIRF	Capped Iron Rod Found	—	Edge of Asphalt	⊕	Electric Meter	⊕	Water Meter	⊕	Sanitary Manhole
VOL	Volume	—	Edge of Gravel	⊕	⊕	Water Valve	⊕	⊕	Concrete
PG	Page	—	Wire Fence	⊕	⊕	Sign	⊕	⊕	Water
DR.D.C.T.	Deed Records, Denton County, Texas	—	Pipe Rail Fence	⊕	⊕	⊕	⊕	⊕	Document Number
P.R.D.C.T.	Plat Records, Denton County, Texas	—	Wood Fence	⊕	⊕	⊕	⊕	⊕	CAB. Cabinet
R.P.R.D.C.T.	Real Property Records, Denton County, Texas	—	Railroad Tracks	⊕	⊕	⊕	⊕	⊕	POB Point of Beginning
O.R.D.C.T.	Official Records, Denton County, Texas	—	Boundary Monumentation	⊕	⊕	⊕	⊕	⊕	

JOB NUMBER 1909.018-03		Eagle Surveying, LLC 222 South Elm Street Suite: 200 Denton, TX 76201 940.222.3009 www.eaglesurveying.com TX Firm # 10194177	PROPERTY ADDRESS LOIS ROAD EAST SANGER, TX
DATE 04/30/2024			
REVISION			
DRAWN BY TER			