

Lois Rd Estates  
4/15/2025  
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 Phase 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
- Phase I Final Plat
- Phase I Construction Plans

## **Site Description and Location**

The subject property (The Site) is approximately 66 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, residential properties to the east, and unplatted land 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 Phase I 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 66.486 (2,896,104 square feet) ACRE TRACT OF LAND SITUATED IN THE REUBEN BEBEE SURVEY, ABSTRACT NO. 29, SITUATED IN THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING DESCRIBED IN A GENERAL WARRANTY DEED TO JST HOLDINGS 04 BUSINESS LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NO. 2024-74411 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

THENCE S 89°32'19" E, A DISTANCE OF 689.57 FEET, 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, TO A MAG NAIL SET FOR CORNER;

THENCE S 89°22'38" E, A DISTANCE OF 1,420.42 CONTINUING ALONG OR NEAR THE CENTERLINE OF SAID LOIS ROAD EAST TO A MAG NAIL SET FOR CORNER FOR THE SOUTHWESTERN CORNER OF A CALLED 1.798 ACRE TRACT CONVEYED TO JODY ROBERT RECORDED IN DOCUMENT NO. 2006-17710 OFFICIAL RECORDS DOCUMENTS OF DENTON COUNTY, TEXAS, ALSO BEING IN THE WESTERN RIGHT-OF-WAY OF MELTON ROAD, 30' RIGHT-OF-WAY;

THENCE S 89°07'42" E, A DISTANCE OF 453.34, CONTINUING ALONG OR NEAR THE CENTERLINE OF SAID LOIS ROAD EAST TO A MAG NAIL SET FOR THE NORTHEASTERN CORNER OF SAID JST HOLDINGS TRACT OF LAND AND THE NORTHWESTERN CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO MILDRED E. HUNT, RECORDED IN DOCUMENT NO. 2019-5766 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS, FOR THE NORTHWESTERN COERN OF THE HEREIN DESCRIBED TRACT;

THENCE S 01°11'12" W, A DISTANCE OF 40.00 FEET, WITH THE EASTERN LINE OF SAID JST

HOLDINGS TRACT, ALSO BEING THE WESTERN LINE OF SAID 15 ACRE TRACT TO A CALCULATED POINT;

THENCE OVER AND ACROSS SAID JST HOLDINGS TRACT, THE FOLLOWING TWENTY-FOUR (24) COURSES AND DISTANCES:

1. N 89°07'42" W, A DISTANCE OF 453.04 TO A CALCULATED POINT;
2. N 89°22'38" W, A DISTANCE OF 712.00 TO A CALCULATED POINT;
3. S 01°11'12" W, A DISTANCE OF 1100.57 TO A CALCULATED POINT AND THE BEGINNING OF A CURVE TO THE RIGHT;
4. WITH A CURVE TO THE RIGHT WITH A RADIUS OF 1045.00, AN ARC LENGTH OF 198.49 FEET, AND A CHORD BEARING AND CHORD LENGTH OF S 06°37'41" W, A DISTANCE OF 198.19 FEET TO A CALCULATED POINT;
5. N 88°48'48" W, A DISTANCE OF 122.48 TO A CALCULATED POINT AND THE BEGINNING OF A CURVE TO THE RIGHT;
6. WITH A CURVE TO THE RIGHT WITH A RADIUS OF 925.00 FEET, AN ARC LENGTH OF 252.99 FEET, AND A CHORD BEARING AND CHORD LENGTH OF S 21°20'15" W, A DISTANCE OF 252.21 FEET TO A CALCULATED POINT;
7. S 29°10'22" W, A DISTANCE OF 53.40 TO A CALCULATED POINT;
8. S 15°49'38" E, A DISTANCE OF 15.56 TO A CALCULATED POINT;
9. S 60°49'38" E, A DISTANCE OF 230.00 TO A CALCULATED POINT;
10. S 29°10'22" W, A DISTANCE OF 50.00 TO A CALCULATED POINT;
11. S 74°10'22" W, A DISTANCE OF 15.56 TO A CALCULATED POINT;
12. S 29°10'22" W, A DISTANCE OF 218.00 TO A CALCULATED POINT;
13. S 15°49'38" E, A DISTANCE OF 15.56 TO A CALCULATED POINT;
14. S 29°10'22" W, A DISTANCE OF 50.00 TO A CALCULATED POINT;
15. S 74°10'22" W, A DISTANCE OF 15.56 TO A CALCULATED POINT;
16. S 29°10'22" W, A DISTANCE OF 109.00 TO A CALCULATED POINT;
17. N 60°49'38" W, A DISTANCE OF 542.22 TO A CALCULATED POINT AND FOR THE POINT OF BEGINNING TO A CURVE TO THE LEFT;
18. WITH A CURVE TO THE LEFT AND HAVING A RADIUS OF 500.00 FEET, A ARC LENGTH OF 167.19 FEET, AND A CHORD BEARING AND CHORD DISTANCE OF N 70°24'23" W, A DISTANCE OF 166.41 TO A CALCULATED POINT;
19. N 79°59'09" W, A DISTANCE OF 471.33 TO A CALCULATED POINT;
20. S 10°00'51" W, A DISTANCE OF 120.00 TO A CALCULATED POINT;
21. N 79°59'09" W, A DISTANCE OF 49.00 TO A CALCULATED POINT AND TO THE BEGINNING OF A CURVE TO THE RIGHT;
22. WITH A CURVE TO THE RIGHT WITH A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 20.28 FEET, AND HAVING A CHORD BEARING AND CHORD LENGTH OF N 71°41'13" W, A DISTANCE OF 20.21 FEET TO A CALCULATED POINT AND A COMPOUND CURVE TO THE LEFT;
23. WITH A CURVE TO THE LEFT AND HAVING A RADIUS OF 50.00 FEET, AND ARC LENGTH OF 104.90 FEET, AND A CHORD BEARING AND CHORD DISTANCE OF S 56°30'37" W, A DISTANCE OF 86.69 FEET TO A CALCULATED POINT;

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24. N 77°38'37" W, A DISTANCE OF 151.94 TO A CALCULATED POINT IN THE WESTERN LINE OF SAID JST HOLDINGS TRACT, ALSO BEING IN THE EASTERN LINE OF SAID SANTA FE RAILROAD, AND THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH A CURVE TO THE RIGHT AND HAVING A RADIUS OF 6737.93 FEET, AN ARC LENGTH OF 348.24 FEET, AND A CHORD BEARING AND CHORD DISTANCE OF N 08°28'56" E, A DISTANCE OF 348.20 FEET TO A CALCULATED POINT ON THE EASTERN LINE OF SAID SANTA FE RAILROAD;

THENCE N 10°00'55" E, 1,548.59 FEET CONTINUING WITH THE EASTERN LINE OF SAID SANTA FE RAILROAD ALSO BEING THE WESTERN LINE OF SAID JST HOLDINGS TRACT TO THE POINT OF BEGINNING.

Containing 66.486 acres or 2,896,104 square feet, more or less.