

Lois Rd Estates
September 17, 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 17.136 acres in size and is located in the City of Sanger, Denton County, State of Texas. The Site is bound by Lois Road East to the north, Lois Road Estates Filing No. 3 to the east, Lois Road Estates Filing Nos. 2, 3 & 4 to the south and the BNSF railroad to the west. 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 of the Filing No. 1 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 18.124 ACRE TRACT OF LAND (789.486 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 (O.R.D.C.T.); SAID 18.124 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 NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, S89°32'19"E, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD, AND ALONG THE NORTHERN LINE OF SAID JST HOLDINGS 202.49 ACRES TRACT AND ALONE OR NEAR THE CENTERLINE OF SAID LOIS ROAD EAST, A DISTANCE OF 689.57 FEET TO A MAG NAIL SET FOR A NORTHERN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S89°22'38"E, CONTINUING ALONG SAID NORTHERN LINE OF SAID JST HOLDINGS 202.49 ACRES TRACT AND ALONG OR NEAR THE CENTERLINE OF SAID LOIS ROAD EAST, A DISTANCE OF 1420.42 FEET TO A MAGNETIC NAIL SET, BEING THE SOUTHWESTERN CORNER OF A CALLED 1.798 ACRE TRACT DESCRIBED IN DEED CONVEYED TO JODY ROBERT, RECORDED IN DOCUMENT NUMBER 2006-17710 SAID OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS (O.P.R.D.C.T.), AND ALSO BEING IN THE WESTERN RIGHT-OF-WAY LINE OF MELTON ROAD (30' RIGHT-OF-WAY);

THENCE, S89°07'42" E, CONTINUING ALONG OR NEAR THE CENTERLINE OF SAID LOIS ROAD EAST, A DISTANCE OF 453.34 FEET TO A MAG NAIL SET FOR THE NORTHEAST CORNER OF SAID JST HOLDINGS TRACT OF LAND AND THE NORTHWEST CORNER OF A CALLED 15.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO MILDRED E. HUNT, RECORDED IN DOCUMENT NO. 2019-5766 OF THE OFFICIAL PUBLIC RECORDS OF DENTON

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COUNTY, TEXAS (O.P.R.D.C.T.);

THENCE, S01°11'12" W, DEPARTING SAID LOIS ROAD EAST AND ALONG THE EASTERN LINE OF SAID JST HOLDINGS TRACT OF LAND AND BEING THE WESTERN LINE OF SAID 15.00 ACRE TRACT, A DISTANCE OF 213.07 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CROSSING THROUGH SAID JST HOLDING 202.49 ACRE TRACT, THE FOLLOWING THIRTY-THREE (33) COURSES AND DISTANCES:

1. N88° 48' 48"W, A DISTANCE OF 126.30 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE BEGINNING OF NON-TANGENT CURVE TO THE LEFT;
2. NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 76°52'25" WEST, A RADIUS OF 50.00 FEET, A CHORD BEARING AND DISTANCE OF N66°19'07"W, 62.17 FEET, AND AN ARC LENGTH OF 67.08 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE BEGINNING OF REVERSE CURVE TO THE RIGHT;
3. SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°56'33", A RADIUS OF 80.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 83°12'56" WEST, 22.19 FEET, AND AN ARC LENGTH OF 22.26 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE END OF SAID CURVE;
4. N88° 48' 48"W, A DISTANCE OF 330.29 FEET
5. N43° 48' 48"W, A DISTANCE OF 18.38 FEET
6. N01° 11' 12"E, A DISTANCE OF 121.61 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
7. N89° 49' 01"W, A DISTANCE OF 50.01 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
8. N44° 05' 43"W, A DISTANCE OF 20.68 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
9. N89° 22' 38"W, A DISTANCE OF 754.91 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
10. S43° 48' 48"E, A DISTANCE OF 20.60 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
11. S1° 11' 12"W, A DISTANCE OF 55.12 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
12. SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17°47'02", A RADIUS OF 148.00 FEET, A CHORD BEARING AND DISTANCE OF S07°42'18"E, 45.75

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FEET, AND AN ARC LENGTH OF 45.94 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE END OF SAID CURVE;

13. S16° 35' 49"E, A DISTANCE OF 15.59 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
14. SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17°47'02", A RADIUS OF 150.00 FEET, A CHORD BEARING AND DISTANCE OF S07 °42'18"EAST, 46.37 FEET, AND AN ARC LENGTH OF 46.56 FEET TO 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE END OF SAID CURVE;
15. S01° 11' 12"W. A DISTANCE OF 33.31 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
16. N88° 48' 48"W, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" ;
17. S01° 11' 12"W. A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
18. N88° 48' 48"W, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD;
19. S01° 11' 12"W. A DISTANCE OF 2.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
20. N88° 48' 48"W, A DISTANCE OF 529.56 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
21. SOUTHWESTERLY, ALONG THE ATC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00°28'42", A RADIUS OF 525.00 FEET, A CHORD BEARING AND DISTANCE OF S09°46'30"W, 4.38 FEET, AND AN ARC LENGTH OF 4.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE END OF SAID CURVE;
22. S10° 00' 51"W, A DISTANCE OF 101.46 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
23. S36° 04' 30"E, A DISTANCE OF 18.73 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
24. S10° 42' 26"W, A DISTANCE OF 50.04 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
25. S54° 46' 06"W, A DISTANCE OF 18.31 TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
26. S10° 00' 51"W, A DISTANCE OF 218.46 TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
27. N79° 59' 09"W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";

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28. S55° 00' 51"W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
29. N79° 59' 09"W A DISTANCE OF 214.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
30. S10° 00' 51"W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
31. S55° 00' 51"W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
32. S10° 00' 51"W, A DISTANCE OF 137.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
33. N79° 59' 09"W, A DISTANCE OF 214.99 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" ON THE EASTERN RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD, FROM WHICH A FOUND 1/2-INCH IRON WITH CAP STAMPED "BGE" BEARD S10°00'55"W, A DISTANCE OF 672.48;

THENCE, N10° 00' 55"E , ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD AND THE WESTERN LINE OF SAID JST HOLDINGS TRACT OF LAND, A DISTANCE OF 876.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.124 ACRES (789,486 SQUARE FEET), MORE OR LESS.

(SAVE AND EXCEPT)

BEING A 0.988 ACRE TRACT OF LAND (43,028 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 (O.R.D.C.T.); SAID 43,028 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 NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

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THENCE, CROSSING THROUGH SAID JST HOLDING 202.49 ACRE TRACT, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. S84° 44' 58"E , A DISTANCE OF 479.09 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" FOR THE MOST NORTHERLY WES AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;
2. S89° 32' 19"E, A DISTANCE OF 212.10 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" FOR CORNER;
3. S89° 22' 38"E, A DISTANCE OF 94.25 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
4. S1° 11' 12"W, A DISTANCE OF 136.82 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
5. N88° 48' 48"W, A DISTANCE OF 307.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" FOR THE SOUTHEASTERLY CORNER OF A CUT-BACK AND FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE" FOUND ON THE EASTERN RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD, BEARS S28°51'43"W, A DISTANCE OF 1,539.17 FEET;
6. N43° 48' 48"W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" FOR THE NORTHWESTERLY CORNER OF SAID CUT-BACK;
7. N1° 11' 12"E, ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 106.40 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" FOR THE SOUTHWEST CORNER OF A CUT-BACK;
8. N45° 54' 16"E, A DISTANCE OF 19.43 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.988 ACRES (43,028 SQUARE FEET), MORE OR LESS.

NET ACRE EXCLUDING SAVE AND EXCEPT TRACE = 17.136 ACRE (746,458 SQUARE FEET), MORE OR LESS.