

KALTERCAPITAL

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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. 5 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. 5 Final Plat
- Filing No. 5 Construction Plans

Site Description and Location

The subject property (The Site) is 13.493 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 Nos. 3 and 4 to the north, future phases of Lois Road Estates development and Lois Road Estates Filing No. 3 to the east, future phases of Lois Road Estates development to the south and 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. 5 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

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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 13.493 ACRE TRACT OF LAND (587,774 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 13.685 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, S10°00'55"W, ALONG THE WESTERN LINE OF SAID JST HOLDING 202.49 ACRE TRACT AND ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD, A DISTANCE OF 1,276.11 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" FOR THE MOST NORTHWESTERLY CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, CROSSING THROUGH SAID JST HOLDING 202.49 ACRE TRACT, THE FOLLOWING TWENTY-SEVEN (37) COURSES AND DISTANCES:

1. S79° 59' 09"E, A DISTANCE OF 165.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
2. S10° 00' 51"W, A DISTANCE OF 160.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
3. S79° 59' 09"E, A DISTANCE OF 564.74 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
4. N10° 00' 51"E, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
5. S79° 59' 09"E, A DISTANCE OF 57.37 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED

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"ATWELL LLC" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

6. SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $17^{\circ}52'29''$, A RADIUS OF 772.00, A CHORD BEARING AND DISTANCE OF $S71^{\circ}05'00''E$, 239.87 FEET, AND AN ARC LENGTH OF 240.84 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE END OF SAID CURVE;
7. $S16^{\circ}30'14''E$, A DISTANCE OF 18.60 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
8. $S61^{\circ}04'15''E$, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
9. $N74^{\circ}10'22''E$, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
10. $N29^{\circ}10'22''E$, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
11. $N15^{\circ}49'38''W$, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
12. $N29^{\circ}07'47''E$, A DISTANCE OF 7.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
13. $S60^{\circ}49'38''E$, A DISTANCE OF 120.04 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
14. $S60^{\circ}49'38''E$, A DISTANCE OF 119.96 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
15. $S29^{\circ}10'22''W$, A DISTANCE OF 7.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
16. $S74^{\circ}10'22''W$, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
17. $N60^{\circ}49'38''W$, A DISTANCE OF 22.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
18. $S29^{\circ}10'22''W$, A DISTANCE OF 170.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
19. $S60^{\circ}49'38''E$, A DISTANCE OF 240.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
20. $S29^{\circ}10'22''W$, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";

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21. S60° 49' 38"E, A DISTANCE OF 12.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
22. N74° 10' 22"E, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
23. N29° 10' 22"E, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
24. S60° 49' 38"E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
25. S29° 10' 22"W, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
26. S15° 49' 38"E, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
27. S29° 10' 22"W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
28. S74° 10' 22"W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
29. S29° 10' 22"W, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC", FOR THE MOST SOUTHERLY EAST CORNER OF THE HEREIN DESCRIBED TRACT;
30. N60° 49' 38"W, A DISTANCE OF 549.81 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT,
31. NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 455.00 FEET, A CHORD BEARING AND DISTANCE OF N70°24'23"W, 151.43 FEET, AND AN ARC LENGTH OF 152.14 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE END OF SAID CURVE;
32. N79° 59' 09"W, A DISTANCE OF 478.92 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
33. S10° 00' 51"W, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
34. N79° 59' 09"W, A DISTANCE OF 49.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
35. NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16°35'52", A RADIUS OF 70.00 FEET, A CHORD BEARING AND DISTANCE OF N71°41'13"W, 20.21 FEET, AND AN ARC LENGTH OF 20.28 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

36. SOUTHWESTERLY, ALONG THE ARC OF SAID REVERSE CURVE HAVING A CENTRAL ANGLE OF $119^{\circ}32'54''$, A RADIUS OF 50.00 FEET, AND A CHORD BEARING AND DISTANCE OF $S56^{\circ}10'57''W$, 86.40 FEET, AND AN ARC LENGTH OF 104.33 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE END OF SAID CURVE;

37. $N77^{\circ}38'37''W$, A DISTANCE OF 151.94 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, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE, NORTHEASTERLY, ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD, AND WITH THE SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $02^{\circ}57'40''$, A RADIUS OF 6,737.93 FEET, A CHORD BEARING AND DISTANCE OF $N08^{\circ}28'56''E$, 348.20 FEET, AND AN ARC LENGTH OF 348.24 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGC" FOUND AT THE END OF SAID CURVE;

THENCE, $N10^{\circ}00'55''E$, CONTINUING WITH THE EASTERN RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD, A DISTANCE OF 272.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.493 ACRES (587,774 SQUARE FEET), MORE OR LESS.