

PLANNING & ZONING COMMISSION

MEETING AGENDA

NOVEMBER 10, 2025, 6:00 PM



PLANNING & ZONING COMMISSION REGULAR MEETING

HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

INVOCATION AND PLEDGE

CITIZENS COMMENTS

This is an opportunity for citizens to address the Commission on any matter. Comments related to public hearings will be heard when the specific hearing begins. Citizens are allowed 3 minutes to speak. Each speaker must complete the Speaker's Form and include the topic(s) to be presented. Citizens who wish to address the Commission with regard to matters on the agenda will be received at the time the item is considered. The Commission is not allowed to converse, deliberate or take action on any matter presented during citizen input.

CONSENT AGENDA

All items on the Consent Agenda will be acted upon by one vote without being discussed separately unless requested by a Commissioner to remove the item(s) for additional discussion. Any items removed from the Consent Agenda will be taken up for individual consideration.

1. Consideration and possible action of the minutes from October 13, 2025 meeting.

ACTION ITEMS

2. Consideration and possible action on a request for a replat of McCormick Addition Blk A Lot 1 and Lot 2, being approximately 9.605 and Kennington Addition Blk A Lot 3, being approximately 4.49 acres of land within the City of Sanger's ETJ, generally located on the north side of Lois Road East, approximately 735 feet east of the Santa Fe Railroad.
3. Consideration and possible action on a Final Plat of Victory at Sanger Addition, being approximately 4.47 acres of land described as A1241A TIERWESTER, TR 61, within the City of Sanger, generally located on the southwest corner of the intersection of FM 455 and N. Tejas Dr.
4. Consideration and possible action on a Replat of Belz Road Retail Addition and Sanger Exchange West being approximately 8.205 acres of land described as Belz Road Retail Addition, Blk A, Lot 5, Blk B Lot 2, Sanger Exchange West Sec 1 Blk A, Lot 1 and 2 and

within the City of Sanger, generally on the north side of FM 455 W, approximately 930 feet west of the intersection of FM 455 W and I-35.

5. Consideration and possible action on a replat of Lois Road Estates Subdivision Filing No. 1, being approximately 17.136 acres of land described as A0029A R. BEEBEE, TR 107, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.
6. Consideration and possible action on a replat of Lois Road Estates Subdivision Filing No. 2, being approximately 11.287 acres of land described as A0029A R. BEEBEE, TR 107, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.
7. Consideration and possible action on a request for a replat of Lois Road Estates Subdivision Filing No. 3, being approximately 10.075 acres of land described as A0029A R. BEEBEE, TR 107, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.
8. Consideration and possible action on a request for a replat of Lois Road Estates Subdivision Filing No. 4, being approximately 15.037 acres of land described as A0029A R. BEEBEE, TR 107, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.
9. Consideration and possible action on a replat of Lois Road Estates Subdivision Filing No. 5, being approximately 13.493 acres of land described as A0029A R. BEEBEE, TR 107, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.
10. Consideration and possible action on a replat of Lois Road Estates Subdivision Filing No. 6, being approximately 0.988 acres of land described as A0029A R. BEEBEE, TR 107, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

FUTURE AGENDA ITEMS

The purpose of this item is to allow the Chairman and Commissioners to bring forward items they wish to discuss at a future meeting, A Commissioner may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting. Items may be placed on a future meeting agenda with a consensus of the Commission or at the call of the Chairman.

INFORMATIONAL ITEMS

ADJOURN

NOTE: The Commission reserves the right to adjourn into Executive Session as authorized by Texas Government Code, Section 551.001, et seq. (The Texas Open Meetings Act) on any item on its open meeting agenda in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.087 of the Texas Open Meetings Act.

CERTIFICATION

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall that is readily accessible to the general public at all times and was posted on the City of Sanger website on November 04, 2024, at 3:30 PM.

Shelley Warner, Secretary

The Historical Church is wheelchair accessible. Request for additional accommodations or sign interpretation or other special assistance for disabled attendees must be requested 48 hours prior to the meeting by contacting the City Secretary's Office at 940.458.7930.

PLANNING & ZONING COMMISSION

MEETING MINUTES

OCTOBER 13, 2025, 6:00 PM

PLANNING & ZONING COMMISSION REGULAR MEETING
HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

There being a quorum Commissioner Miller called the Planning and Zoning meeting to order at 6:10 P.M

BOARD MEMBERS PRESENT:

Commissioner, Place 1	Charles Wood
Commissioner, Place 2	Jon Knabe
Commissioner, Place 3	Stephanie Holzer
Commissioner, Place 4	Timothy Skaggs
Commissioner, Place 6	Jason Miller
Commissioner, Alternate	Lisa Cabrera (<i>not seated</i>)

BOARD MEMBERS ABSENT:

Commissioner, Place 5	Luke Leissner
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STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, and Secretary Shelley Warner

INVOCATION AND PLEDGE

Pledge was led by Commissioner Skaggs.

CITIZENS COMMENTS

No citizens came forward.

CONSENT AGENDA

All consent items were read together by Commissioner Miller at 6:12 p.m.

1. Consideration and possible action of the minutes from August 12, 2025 meeting.

2. Consideration and possible action on a Request for a Replat of Corrida Estates Blk A Lot 5 and Blk B Lot 2, being Approximately 4.350 acres of Land Within the City of Sanger's ETJ, Generally Located on the East side of Corrida Lane, Approximately 1105 Feet North of the Intersection of Melton Rd and Corrida Ln.
3. Consideration and possible action on a Minor Plat of Major Moore Cell Tower being approximately 0.61 acres of land within the A1241A TIERWESTER, TR 57(PT)C, within the City of Sanger, generally located on the east side of Keith Dr, approximately 994 feet north of the intersection of Keith Dr and W Chapman.

Commissioner Holzer makes a motion to approve consent agenda Items 1, 2, and 3.
Commissioner Skaggs seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Knabe, Commissioner Wood, and Commissioner Rippey.

The motion passes unanimously.

PUBLIC HEARING ITEMS

Commissioner Miller opened the Public Hearing Item 4 at 6:14 p.m.

4. Conduct a public hearing on a request for a Future Land Use Map change from Medium Residential to Industrial Light for approximately 5.624 acres of land, described as A0792A J. MORTON, TR 53B, within the City of Sanger, and generally located on Union Hill Rd, approximately 1075 feet west of the intersection of FM 455 and Union Hill Rd.

Director Hammonds presented the item. 8 notices were mailed and no opposed responses were received. 4 additional opposed responses were received at the meeting.

Commissioner Miller closed the Public Hearing Item 4 at 6:16 p.m.

Commissioner Miller opened the Public Hearing Item 5 at 6:16 p.m.

5. Conduct a public hearing on a request for a zoning change from Agriculture (AG) to Light Industrial (LI) for approximately 5.624 acres of land, described as A0792A J. MORTON, TR 53B, within the City of Sanger, and generally located on Union Hill Rd, approximately 1075 feet west of the intersection of FM 455 and Union Hill Rd.

Director Hammonds presented the item. 8 notices were mailed and no opposed responses were received. 4 additional opposed responses were received at the meeting.

Commissioner Miller closed the Public Hearing Item 5 at 6:18 p.m.

Commissioner Miller opened the Public Hearing Item 6 at 6:18 p.m.

6. Conduct a public hearing on an amendment to Ordinance No. 08-22-25 for approximately 130.907 acres of land described as A0029A R. BEEBEE, TR 67 & 68(PT) and A0029 R. BEEBE, TR 66(PT), within the City of Sanger, and generally located north of FM 455 and East of the Santa Fe Railroad.
Director Hammonds presented the item. 102 notices were mailed and 2 opposed responses were received.

Commissioner Miller closed the Public Hearing Item 6 at 6:20 p.m.

Commissioner Miller opened the Public Hearing Item 7 at 6:21 p.m.

7. Conduct a public hearing on a Request for a Replat of McCormick Addition Blk A Lot and Lot 2, being Approximately 9.605 and Kennington Addition Blk A Lot 3, being approximately 4.49 acres of Land Within the City of Sanger's ETJ, Generally Located on the north side of Lois Road East, approximately 735 east of the Santa Fe Railroad.

Director Hammonds presented the item. 11 notices were mailed and 1 response in favor was received.

Commissioner Miller closed the Public Hearing Item 7 at 6:22 p.m.

Commissioner Miller opened the Public Hearing Item 8 at 6:23 p.m.

8. Conduct a public hearing on a request for a Specific Use Permit (SUP) for Professional Tattoo Studio, described as A1241A TIERWESTER, TR 101 and known as 103 S. Stemmons Frwy, zoned as Regional Commercial (RC) and generally located on the west side of Stemmons Frwy, approximately 436 feet south of the intersection of Bolivar St and S. Stemmons Frwy.

Director Hammonds presented the item. 12 notices were mailed and no opposed responses were received.

Commissioner Miller closed the Public Hearing Item 8 at 6:24 p.m.

Commissioner Miller opened Public Hearing Items 9, 10, 11, 12, 13, and & 14 at 6:24 p.m.

9. Conduct a public hearing a request for a replat of Lois Road Estates Subdivision Filing No. 1, being approximately 17.136 acres of land described as A0029A R. BEEBEE, TR

107, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

10. Conduct a public hearing a request for a replat of Lois Road Estates Subdivision Filing No. 2, being approximately 11.287 acres of land described as A0029A R. BEEBEE, TR 107, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.
11. Conduct a public hearing on a request for a replat of Lois Road Estates Subdivision Filing No. 3, being approximately 10.075 acres of land described as A0029A R. BEEBEE, TR 107, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.
12. Conduct a public hearing on a request for a replat of Lois Road Estates Subdivision Filing No. 4, being approximately 15.037 acres of land described as A0029A R. BEEBEE, TR 107, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd. 2
13. Conduct a public hearing on a request for a replat of Lois Road Estates Subdivision Filing No. 5, being approximately 13.493 acres of land described as A0029A R. BEEBEE, TR 107, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.
14. Conduct a public hearing on a request for a replat of Lois Road Estates Subdivision Filing No. 6, being approximately 0.988 acres of land described as A0029A R. BEEBEE, TR 107, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Director Hammonds presented the items. 66 notices were mailed and no opposed responses were received.

Commissioner Miller closed Public Hearing Items 9, 10, 11, 12, 13, and 14 at 6:28 p.m.

ACTION ITEMS

15. Consideration and possible action on a request for a zoning change from Agriculture (AG) to Light Industrial (LI) for approximately 5.624 acres of land, described as A0792A J. MORTON, TR 53B, within the City of Sanger, and generally located on Union Hill Rd approximately 1075 feet west of the intersection of FM 455 and Union Hill Rd. Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends approval.

Commissioner Knabe makes a motion to approve the request for a zoning change from Agriculture (AG) to Light Industrial (LI). Commissioner Skaggs seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Holzer, Commissioner Wood, and Commissioner Rippey.

The motion passes unanimously.

16. Consideration and possible action on a request for a Future Land Use Map change from Medium Residential to Industrial Light for approximately 5.624 acres of land, described as A0792A J. MORTON, TR 53B, within the City of Sanger, and generally located on Union Hill Rd, approximately 1075 feet west of the intersection of FM 455 and Union Hill Rd.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends approval.

Commissioner Miller makes a motion to approve the request for a Future Land Use Map change from Medium Residential to Industrial Light. Commissioner Wood seconded the motion.

Voting Yea: Commissioner Knabe, Commissioner Holzer, Commissioner Skaggs, and Commissioner Rippey.

The motion passes unanimously.

17. Consideration and possible action on an amendment to Ordinance No. 08-22-25 for approximately 130.907 acres of land described as A0029A R. BEEBEE, TR 67 & 68(PT) and A0029 R. BEEBE, TR 66(PT), within the City of Sanger, and generally located north of FM 455 and East of the Santa Fe Railroad.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends approval.

Commissioner Wood asked questions. Director Hammonds responded.

Commissioner Skaggs makes a motion to approve an amendment to Ordinance No. 08-22-25. Commissioner Miller seconded the motion.

Voting Yea: Commissioner Knabe, Commissioner Wood, Commissioner Holzer, and Commissioner Rippey.

The motion passes unanimously.

18. Consideration and possible action on a Request for a Replat of McCormick Addition Blk A Lot and Lot 2, being Approximately 9.605 and Kennington Addition Blk A Lot 3, being approximately 4.49 acres of Land Within the City of Sanger's ETJ, Generally Located on the north side of Lois Road East, Approximately 735 east of the Santa Fe Railroad. Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends denial as not all comments have been met.

Commissioner Wood and Commissioner Skaggs asked questions. Director Hammonds responded.

Commissioner Holzer makes a motion to deny the request for a rezoning change from Business 2 to Planned Development A to Planned Development PD. Commissioner Rippey seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Knabe, Commissioner Skaggs, and Commissioner Wood.

The motion to deny the consideration passes unanimously.

19. Consideration and possible action on a request for a Specific Use Permit (SUP) for Professional Tattoo Studio, described as A1241A TIERWESTER, TR 101 and known as 103 S. Stemmons Frwy, zoned as Regional Commercial (RC) and generally located on the west side of Stemmons Frwy, approximately 436 feet south of the intersection of Bolivar St and S. Stemmons Frwy.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends approval.

Commissioner Wood makes a motion to approve the item. Commissioner Miller seconded the motion.

Voting Yea: Commissioner Knabe, Commissioner Skaggs, Commissioner Holzer, and Commissioner Rippey.

The motion passes unanimously.

20. Consideration and possible action on a replat of Lois Road Estates Subdivision Filing No. 1, being approximately 17.136 acres of land described as A0029A R. BEEBEE, TR 107, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends denial as not all comments have been met.

Commissioner Skaggs makes a motion to deny the request for a rezoning change from Business 2 to Planned Development A to Planned Development PD. Commissioner Knabe seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Wood, Commissioner Holzer, and Commissioner Rippey.

The motion to deny the consideration passes unanimously.

21. Consideration and possible action on a replat of Lois Road Estates Subdivision Filing No. 2, being approximately 11.287 acres of land described as A0029A R. BEEBEE, TR 107, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends denial.

Commissioner Knabe makes a motion to deny the request for a replat of Lois Road Estates Subdivision Filing No. 2. Commissioner Skaggs seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Wood, Commissioner Holzer, and Commissioner Rippey.

The motion to deny the consideration passes unanimously.

22. Consideration and possible action on a request for a replat of Lois Road Estates Subdivision Filing No. 3, being approximately 10.075 acres of land described as A0029A R. BEEBEE, TR 107, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends denial.

Commissioner Miller makes a motion to deny the request for a replat of Lois Road Estates Subdivision Filing No. 3. Commissioner Knabe seconded the motion.

Voting Yea: Commissioner Wood, Commissioner Skaggs, Commissioner Holzer, and Commissioner Rippey.

The motion to deny the consideration passes unanimously.

23. Consideration and possible action on a request for a replat of Lois Road Estates Subdivision Filing No. 4, being approximately 15.037 acres of land described as A0029A R. BEEBEE, TR 107, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends denial.

Commissioner Knabe makes a motion to deny the request for a replat of Lois Road Estates Subdivision Filing No. 4. Commissioner Rippey seconded the motion.

Voting Yea: Commissioner Wood, Commissioner Skaggs, Commissioner Holzer, and Commissioner Miller.

The motion to deny the consideration passes unanimously.

24. Consideration and possible action on a replat of Lois Road Estates Subdivision Filing No. 5, being approximately 13.493 acres of land described as A0029A R. BEEBEE, TR 107, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends denial.

Commissioner Miller makes a motion to deny the request for a replat of Lois Road Estates Subdivision Filing No. 5. Commissioner Knabe seconded the motion.

Voting Yea: Commissioner Wood, Commissioner Skaggs, Commissioner Holzer, and Commissioner Rippey.

The motion to deny the consideration passes unanimously.

25. Consideration and possible action on a replat of Lois Road Estates Subdivision Filing No. 6, being approximately 0.988 acres of land described as A0029A R. BEEBEE, TR 107, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends denial.

Commissioner Holzer makes a motion to deny the request for a replat of Lois Road Estates Subdivision Filing No. 6. Commissioner Miller seconded the motion.

Voting Yea: Commissioner Wood, Commissioner Skaggs, Commissioner Knabe, and Commissioner Rippey.

The motion to deny the consideration passes unanimously.

FUTURE AGENDA ITEMS

No items were discussed.

INFORMATIONAL ITEMS

No items were discussed

ADJOURN

There being no further items Commissioner Miller adjourns the meeting at 6:42 P.M.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: November 10, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a request for a replat of McCormick Addition Blk A Lot 1 and Lot 2, being approximately 9.605 and Kennington Addition Blk A Lot 3, being approximately 4.49 acres of land within the City of Sanger's ETJ, generally located on the north side of Lois Road East, approximately 735 feet east of the Santa Fe Railroad.

SUMMARY:

- This development is located in the City of Sanger's ETJ.
- The replat will make adjustments to property lines and create Lot 3R.
- The lot will have access from Lois Road East.
- Staff mailed 11 notices and received 1 response In Favor.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map

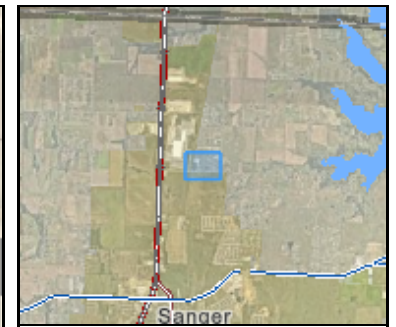
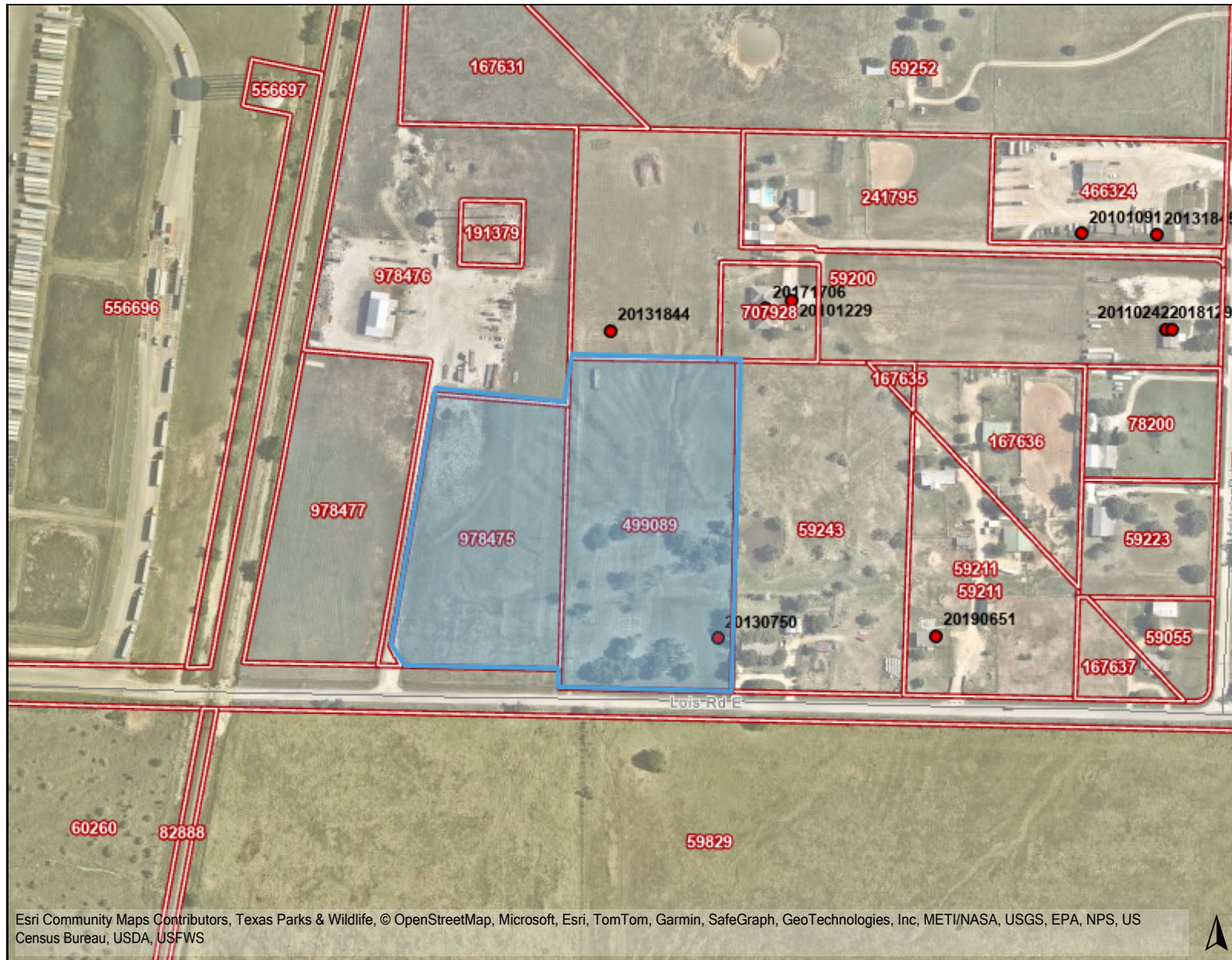
Replat

Application

Response Form 1 – In Favor

Denton County Landmark Map

Item 2.



Legend

- 911 Addresses
- Development Permits
- ▭ Parcels
- Floodplain**
 - Cross Section Location
 - Base Flood Elevation
 - ▭ FEMA Floodway
 - ▭ Flood Grid
 - ▭ FEMA 100yr Flood Zone A
 - ▭ FEMA 100yr Flood Zone AE
 - ▭ FEMA 500yr Flood Zone
 - Levee Protected

Notes

Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



0 450 900 ft

<https://gis.dentoncounty.gov>

9/23/2025 9:59:38 PM

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.



201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
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SUBDIVISION APPLICATION☐

Preliminary Plat
Minor Plat

☒

Final Plat/Replat
Amended Plat

☐

Vacating Plat
Conveyance Plat

Applicant	Owner (if different from applicant)
Name: <u>James Banks</u>	Name:
Company:	Company:
Address: <u>3288 Lois Rd</u>	Address
City, State, Zip: <u>Sanger TX. 76266</u>	City, State, Zip:
Phone <u>214-460-6307</u>	Phone:
Fax: <u>—</u>	Fax:
Email: <u>TJB JuneBug@gmail.com</u>	Email:

Submittal Checklist

☐	Pre-Application Conference (Date: <u> </u> / <u> </u> / <u> </u>)
☐	Application Form (Signed by Owner and Applicant)
☐	Letter of Intent
☐	Non-Refundable Application Fee (Check Payable to City of Sanger)
☐	Applicable Plat Checklist (Completed)
☐	Additional Required Documents/Traffic & Drainage Studies etc.

Supporting Materials (List if provided): Replat, will - Serve letter (Bolivar & Co Sen

R Number(s): 978475, 499089

James Banks
Owner's Signature

9-15-2025
Date

James Banks
Applicant's Signature

9-15-2025
Date



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FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST

- ☐ The Plat shall be drawn to a scale of not more than two hundred feet to the inch (1" = 200').
- ☐ The boundary marked with heavy weighted lines with accurate distances and bearings, a mete and bounds description of the boundary (error of closure shall not exceed one (a) in fifty thousand (50,000) for the plat boundary), exact acreage to hundredths, and the exact location and width of all existing or recorded rights-of-way intersecting the boundary of or bordering on the tract. One (1) copy of the traverse closure sheet shall be enclosed.
- ☐ True bearings and distances to the nearest established street lines, official monuments or subdivision corner, which shall be accurately described on the plat. Municipal, township, county or abstract survey lines shall be accurately tied to the lines of the subdivision by the distances and bearings, where applicable.
- ☐ Describe and locate all permanent survey monument, pins, and control points and tie and reference the survey corners at two points to the Texas State Plane Coordinate System North Central Zone 1983- 1999 datum. The Point of Beginning (POB) shall be clearly marked including State Plane Coordinates, NAD 83.
- ☐ An accurate location of at least two (2) corners of the subdivision with reference to original corners of the original survey of which the subdivision is a part or an existing permanent monument to an approved and recorded plat or permanent markers established by and approved by the City Engineer.
- ☐ Subdivision name of adjacent properties (P.R.D.C.T) or ownership information for adjacent unplatted properties (D.R.D.C.T.) with recording information.
- ☐ An accurate location of the subdivision in reference to the deed records of the county which shall include the volume and page of the deed of the property to be subdivided.
- ☐ If the property owner information does not match the Denton Central Appraisal District record, then information related to the purchase must be provided.
- ☐ The exact layout, including:
 - 1) Street and/or alley names
 - 2) The length of all arcs, radii, internal angles and points of curvature, length and bearing of the tangents
 - 3) All existing and proposed easements for right-of-way, public services, utilities or any other easements and any limitations of the easements
 - 4) Show centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline.



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- 5) All lot number and lines, with accurate dimensions in feet and hundredths, with bearings and angles to street and alley lines to the nearest second
- ☐ The accurate location, material, and approximate size of all monuments.
- ☐ The accurate outline description of all property which is offered for dedication for public use, such as parks, etc., with the purpose indicated thereon, and all property that may be reserved by deed covenant for the common use of the property owners in the subdivision.
- ☐ A signed and notarized copy of private restriction (if any), that are filed for record in the office of the County Clerk shall be provided with the Final Plat.
- ☐ Name and addresses of the owner, subdivider, engineer, and surveyor.
- ☐ North point, written and graphic scale, and date.
- ☐ 3"x3" recording box at the lower right-hand corner.
- ☐ A Title Block with the following information shall be provided on each page:
- 1) Plat Type (ex: "Final Plat", "Preliminary Plat", etc.)
 - 2) Name of the proposed development/addition/subdivision
 - 3) Total number of lots and HOA/Open Space lots
 - 4) Survey name and abstract number
 - 5) Gross acreage
 - 6) Right-of-Way acreage, if dedicated
 - 7) Date of preparation and subsequent revisions
- ☐ Standard Notation to be added on the plat:
- 1) "All lots comply with the minimum size requirements of the zoning district."
 - 2) "This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due."
 - 3) "All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City."
 - 4) "Notice – selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits."
 - 5) "This plat does not alter or remove existing deed restrictions, if any, on this property."
 - 6) "Minimum finished floor elevations are at least 2 feet above the 100-year flood plain."
 - 7) "The subject property does not lie within a 100 – year floodplain according to Community Panel No. 480774, dated 4-18-2011



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- of the National Flood Insurance Rate Maps for Denton County, Texas."
- 8) "The purpose of this plat is Sale [state the purpose] Land Sale"
- 9) "Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)"

- ☐ The name, address and phone number of all utilities providing service to the development is required. A signature from each provider or a will-serve letter, signifying their ability to provide service to the subdivision is required.
- ☐ Location map showing existing and proposed streets and thoroughfares covering an area at least one thousand feet (1000') outside the proposed subdivision.
- ☐ One paper copy (24"x36") and one soft copy (pdf) of approved civil/construction plans, along with GIS/CAD files for all approved public improvements on a CD/DVD.
- ☐ For Conveyance Plats Only: All conveyance plats must be titled "Conveyance Plat" and carry the following text:

"A conveyance plat is a record of property approved by the City of Sanger for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit may be issued, nor development begin, nor permanent public utility service provided until a final plat is approved, filed of record and public improvements are accepted in accordance with the City of Sanger Code of Ordinances. Selling a portion of this property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, final plat or replat is a violation of the state law."

- ☐ Certification by a registered public surveyor or licensed state land surveyor, registered in the State of Texas to the effect that the plat represents a survey made by him or under his direct supervision and that all monuments shown thereon have been verified and exist, and that their location, size, and material are correctly shown. Such surveyor's certificate may be prepared as follows:

**"State of Texas
County of Denton**

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

(Engineer or Surveyor's Seal)

*Licensed Professional Engineer OR
Registered Public Land Surveyor Texas R.P.L.S. No. Date"*

City of Sanger
201 Bolivar / P.O. Box 1729
Sanger, TX 76266

940-458-2059 (office)

940-458-4072 (fax)

www.sangertexas.org



Effective Date: 02/11/2020



201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 940-458-4072(fax) www.sangertexas.org

- ☐ A certificate of ownership and dedication of all streets, alleys, parks, and playgrounds to public use forever, signed and acknowledged before a notary public, by the owner or authorized representative and lien holder of the land, and a complete and accurate description of the land subdivided, and the streets dedicated. Such owner's certificate may be prepared as follows:

"State of Texas

County of

Denton

I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

(Metes and Bounds Description of Boundary)

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT _____, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as _____ (lot/block/subdivision), an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parks, and watercourses, and to the public use forever easements for sidewalks, storm drainage facilities, utilities and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall always maintain all easements and facilities in a state of good repair and functional condition in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Sanger. The City of Sanger and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND this _____ day of _____, 20_____.

_____, Owner

_____, Title and Company (if applicable)"

"State of Texas

County of

Denton



201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 940-458-4072(fax) www.sangertexas.org

Item 2.

(cont.)

Before me, the undersigned authority, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated.

Given under my hand and seal of office this _____ day of __, 20__.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires _____."

- ☐ The following certificate shall be included on the plat in a manner that will allow the signatures of the designated officials and the affixing of the City Seal.

"Approved and Accepted

Chairman, Planning & Zoning

Commission e City of Sanger, TX

Dat

*Mayor
City of Sanger, TX*

Date

Attested by

*City Secretary
City of Sanger, TX"*

Date

Response Form

25SANZON-0039

Kennington Addition - Replat

In order for your opinion to be counted, please complete and mail this form to:

Development Services Department**Attn: Ramie Hammonds****P.O. Box 1729****Sanger, TX 76266**

You may also email a copy to:

Email: rhammonds@sangertexas.org

Project No: 25SANZON-0039/Kennington Addition - Replat

Please circle one: In favor of request Opposed to request

Comments:

Signature

Printed Name

Mailing Address

City, State, Zip

Phone Number

Email Address

Physical Address of Property within 200 feet

Sanger Tx. 76266



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: November 10, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a Final Plat of Victory at Sanger Addition, being approximately 4.47 acres of land described as A1241A TIERWESTER, TR 61, within the City of Sanger, generally located on the southwest corner of the intersection of FM 455 and N. Tejas Dr.

SUMMARY:

- This plat will create 3 commercial lots.
- All lots will have cross-access from lot to lot.
- This area is zoned B-2 Business 2.
- This phase will have access from FM 455 and N. Tejas Dr.
- All lots comply with the zoning district requirements.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

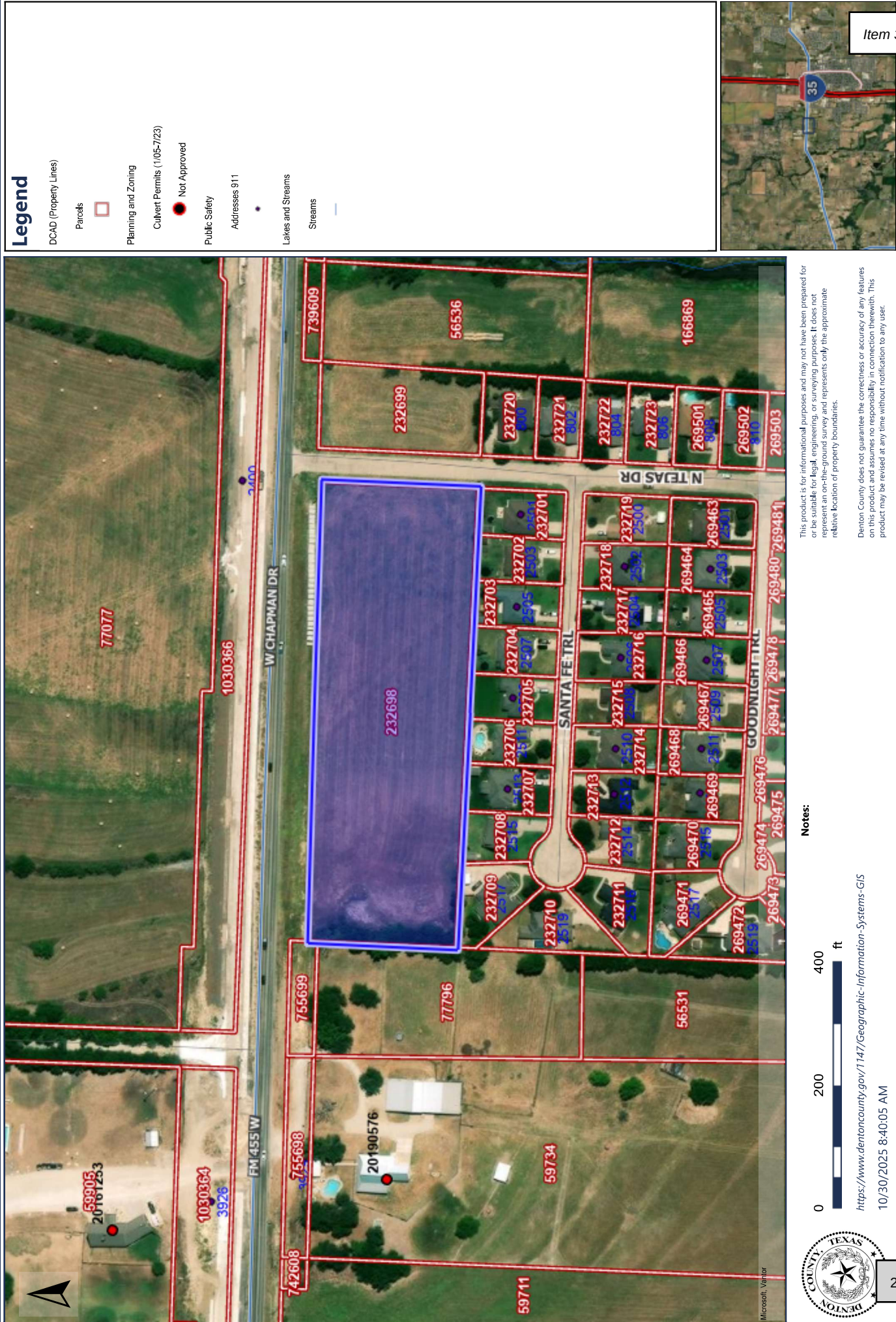
RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL with the condition all comments are met before City Council approval.

ATTACHMENTS:

Location Map
 Final Plat
 Application
 Letter of Intent
 Planning Comments
 Engineering Comments

Denton County Landmark Map





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940-458-2059(office) 940-458-4072(fax) www.sangertexas.org

SUBDIVISION APPLICATION

☒

Preliminary Plat
Minor Plat

☐

Final Plat/Replat
Amended Plat

☐

Vacating Plat
Conveyance Plat

Applicant	Owner (if different from applicant)
Name: Drew Donosky	Name: Tony Ramji
Company: Claymoore Engineering	Company: Victory at Sanger LLC
Address: 1903 Central Dr. # 406	Address: 2911 Turtle Creek Blvd Ste 700
City, State, Zip: Bedford, TX 76021	City, State, Zip: Dallas, TX 75219
Phone: 817-281-0572	Phone: 972-707-9555
Fax:	Fax:
Email: DREW@CLAYMOOREENG.COM	Email: legalnotices@vg-re.com

Submittal Checklist

☐	Pre-Application Conference (Date: <u> </u> / <u> </u> / <u> </u>)
☐	Application Form (Signed by Owner and Applicant)
☐	Letter of Intent
☐	Non-Refundable Application Fee (Check Payable to City of Sanger)
☐	Applicable Plat Checklist (Completed)
☐	Additional Required Documents/Traffic & Drainage Studies etc.

Supporting Materials (List if provided): _____

R Number(s): **R232698DEN**

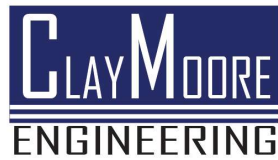
Owner's Signature _____

Date

Drew Donosky
Applicant's Signature _____

Date

6/10/25



June 26, 2025

Ms. Ramie Hammonds
Development Services
City of Sanger
PO Box 1729
Sanger, TX 76266

Re: Preliminary Plat Submittal
Victory Group Sanger
Letter of Intent

Dear Ms. Hammonds,

Please let this letter serve as the Letter of Intent for the Preliminary Plat submittal associated with the proposed commercial pad lots located at the corner of Chapman Road and Tejas Dr. All improvements and utility stubs are currently under construction with the current project. The purpose of this Preliminary Plat is to divide the large lot on Chapman into a strip retail building lot and two pad sites.

Should you have any questions, please feel free to contact me.

Sincerely,

Claymoore Engineering, Inc.
1903 Central Drive Ste. 406
Bedford, TX 76021
817-281-0572

A handwritten signature in blue ink that reads "Drew Donosky". The signature is fluid and cursive.

Drew Donosky, P.E.



DATE: 10/29/25

1st REVIEW COMMENTS – Final Plat – Victory at Sanger Addition

The request is for a Final Plat of Victory at Sanger Addition, being approximately 4.47 acres in the A1241A TIERWESTER, TR 61, prepared by Eagle Surveying, submitted on 10/15/25. Below are the comments that should be addressed before Planning & Zoning approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following;

1. An accurate location of the subdivision in reference to the deed records of the county which shall include **volume and page** of the deed of the property submitted.
2. Provide name address and phone numbers of all utility providers.
3. Correct the City Approval box to match the checklist.

Informational Comments

1. The property is within the City of Sanger.
2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, November 10, 2025.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: November 10, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a Replat of Belz Road Retail Addition and Sanger Exchange West being approximately 8.205 acres of land described as Belz Road Retail Addition, Blk A, Lot 5, Blk B Lot 2, Sanger Exchange West Sec 1 Blk A, Lot 1 and 2 and within the City of Sanger, generally on the north side of FM 455 W, approximately 930 feet west of the intersection of FM 455 W and I-35.

SUMMARY:

- This Development is part of the Belz Road Retail Addition that includes the Tom Thumb grocery store.
- The plat will take four parcels and divide them into six separate parcels.
- The intent is to use the property for commercial pad sites.
- The site will have shared access across parcels.
- Staff mailed 31 notices and, at the time of this report, has not received any responses.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

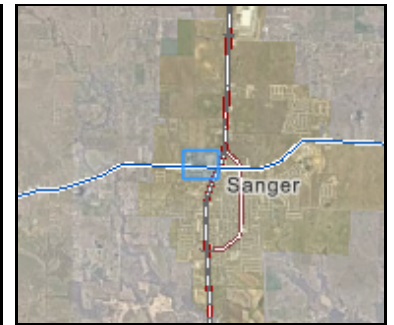
Location Map

Replat

Application

Letter of Intent

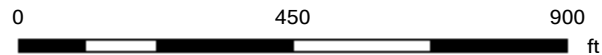
Item 4.



- 911 Addresses
- Development Permits

- Cross Section Location
- Base Flood Elevation
- FEMA Floodway
- Flood Grid
- FEMA 100yr Flood Zone A
- FEMA 100yr Flood Zone AE
- FEMA 500yr Flood Zone
- Levee Protected

Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

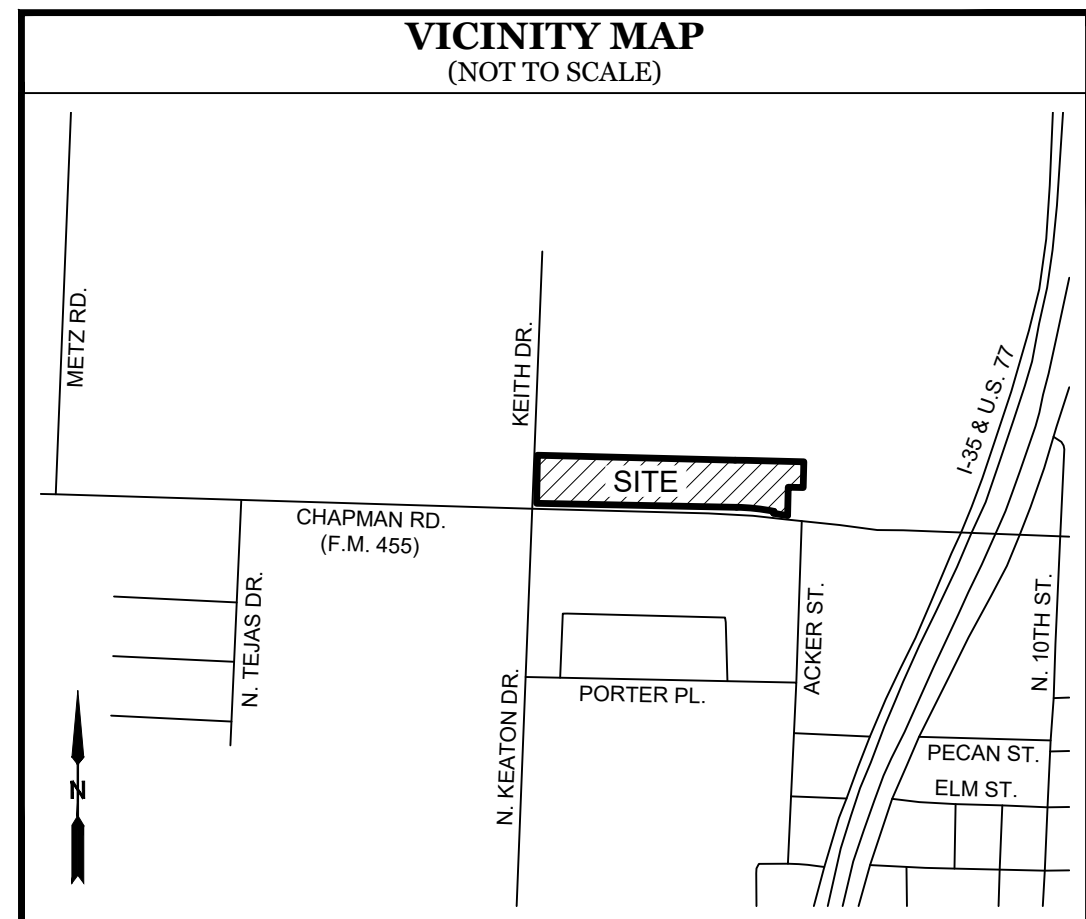
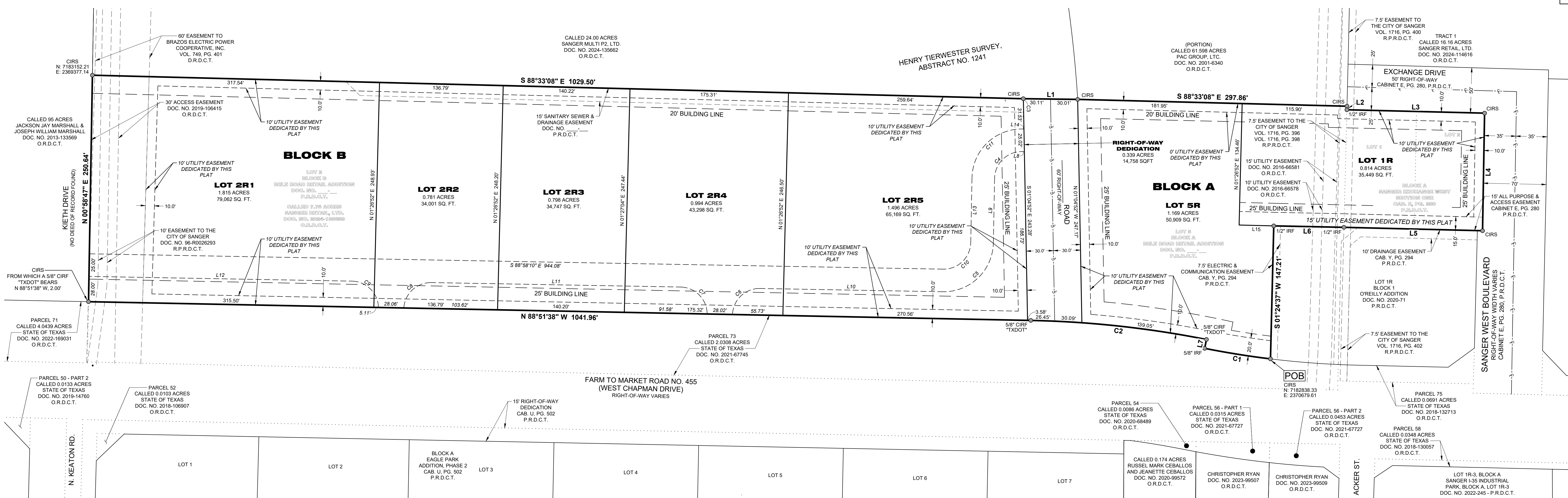


<https://gis.dentoncounty.gov>

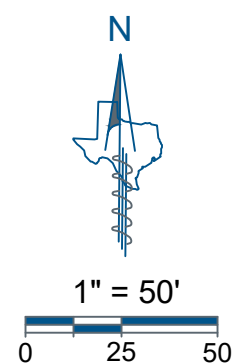
6/24/2025 8:07:59 PM

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.



LEGEND	
PG.	= PAGE
VOL.	= VOLUME
CAB.	= CABINET
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
1/2" IRON ROD SET	= GREEN
PLASTIC CAP STAMPED	"EAGLE SURVEYING" SET
CIRS	= PLAT RECORDS, DENTON COUNTY, TEXAS
DOC. NO.	= DOCUMENT NUMBER
P.R.D.C.T.	= PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	= OFFICIAL RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	= REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **SANGER RETAIL, LTD.**, is the owner of a 7.75 acre tract of land out of the Henry Tierwester Survey, Abstract Number 1241, situated in the City of Sanger, Denton County, Texas, being all of a called 7.75 acre tract of land conveyed to Sanger Retail, LTD. by General Warranty Deed with Vendor's Lien of record in Document Number 2024-135659 of the Official Records of Denton County, Texas, and being all of Lots 1 and 2, Block A, Sanger Exchange West, Section One, a subdivision of record in Cabinet E, Page 280 of the Plat Records of Denton County, Texas, and being more particularly described by metes & bounds as follows:

BEGINNING, at a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the curving North right-of-way line of Farm to Market 455 (right-of-way varies), being the North line of a called Parcel 73 - 2.0308 acre tract of land conveyed to the State of Texas by Agreed Final Judgement of record in Document Number 2021-67745 of said Official Records, being the Southwest corner of Lot 1R, Block 1 of O'Reilly Addition, Lot 1R, Block 1, a subdivision of record in Document Number 2020-71 of the Plat Records of Denton County Texas, for the most Southerly Southeast corner of said 7.75 acre tract;

THENCE, with the curving North right-of-way line of Farm to Market 455, along the North line of said Parcel 73, being the common South line of said 7.75 acre tract, the following four (4) courses and distances:

1. Along a non-tangent curve to the right, having a radius of 982.00 feet, a chord bearing of N80°53'47"W, a chord length of 73.68 feet, a delta angle of 04°17'59", an arc length of 73.69 feet to a 5/8 inch iron rod found at the end of said curve;
2. N11°15'13"E, a distance of 10.00 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT-OF-WAY MONUMENT" found at the point of curvature of a non-tangent curve to the left;
3. Along said non-tangent curve to the left, having a radius of 1108.00 feet, a chord bearing of N83°48'12"W, a chord length of 195.34 feet, a delta angle of 10°06'52", an arc length of 195.59 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT-OF-WAY MONUMENT" found at the point of tangency of said curve;
4. N88°51'38"W, a distance of 1041.96 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East line of a called 95 acre tract of land conveyed to Jackson Jay Marshall and Joseph William Marshall by deed of record in Document Number 2013-133569 of said Official Records, being the Southwest corner of said 7.75 acre tract, from which a 5/8 inch iron rod with pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT-OF-WAY MONUMENT" found at the Northwest corner of said Parcel 73, being the Northeast corner of a called Parcel 71 - 4.0439 acre tract of land conveyed to the State of Texas by Agreed Final Judgement of record in Document Number 2022-169031 of said Official Records bears N88°51'38"W, a distance of 2.00 feet;

THENCE, N00°58'47"E, leaving the North right-of-way line of Farm to Market 455, being the North line of said Parcel 73, along the East line of said 95 acre tract, being the common West line of said 7.75 acre tract, a distance of 250.64 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Southwest corner of a called 24.00 acre tract of land conveyed to Sanger Multi P2, Ltd. by General Warranty Deed with Vendor's Lien of record in Document Number 2024-135662 of said Official Records, being the Northwest corner of said 7.75 acre tract;

THENCE, leaving the East line of said 95 acre tract, along the South line of said 24.00 acre tract, being the common North line of said 7.75 acre tract, the following two (2) courses and distances:

1. S88°33'08"E, a distance of 1029.50 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. S89°17'06"E, a distance of 60.12 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Southeast corner of said 24.00 acre tract;

THENCE, S88°33'08"E, along the North line of said 7.75 acre tract, a distance of 297.86 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West terminus of Exchange Drive, a 50' wide right-of-way dedicated in Sanger Exchange West, Section One, a subdivision of record in Cabinet E, Page 280 of said Plat Records, being the common East line of said 61.598 acre tract, being the Northeast corner of said 7.75 acre tract;

THENCE, S01°26'23"W, along the common West terminus of Exchange Drive, being the common East line of said 7.75 acre tract, a distance of 3.95 feet to a 1/2" iron rod found for the Northwest corner of Lot 1, Block A of said Sanger Exchange West, Section One;

THENCE, S88°36'05"E, departing the East line of said 7.75 acre tract, along the South right-of-way line of Exchange Drive, being the common North line of Lots 1 and 2, Block A of said Sanger Exchange West, Section One, a distance of 152.27 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the South line of Exchange Drive and the West right-of-way line of Sanger West Boulevard, a variable width right-of-way dedicated in said Sanger Exchange West, Section One, being the Northeast corner of said Lot 2;

THENCE, S00°59'04"W, along the West right-of-way line of Sanger West Boulevard, being the common East line of said Lot 2, a distance of 130.12 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Southeast corner of said Lot 2;

THENCE, N88°36'05"W, along the West right-of-way line of Sanger West Boulevard, in part the North line of said Lot 1R, being the common South line of said Lots 2 and 1, Block A of said Sanger Exchange West, Section One, a distance of 153.30 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Southwest corner of said Lot 1, being the most Easterly Southeast corner of said 7.75 acre tract;

THENCE, along the North and West lines of said Lot 1R, being the common irregular East line of said 7.75 acre tract, the following two (2) courses and distances:

1. N88°48'42"W, a distance of 77.60 feet to a 1/2 inch iron rod found at the Northwest corner of said Lot 1R;
2. S01°24'37"W, a distance of 147.21 feet to the **POINT OF BEGINNING** and containing an area of 8.205 Acres, or (357,391 Square Feet) of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **SANGER RETAIL, LTD.**, does hereby adopt this plat, designating herein described property as **BELZ ROAD RETAIL ADDITION, BLOCK A, LOTS 1R & 5R AND BLOCK B, LOTS 2R-1 THRU 2R-5**, an addition to the City of Sanger, Denton County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: **SANGER RETAIL, LTD.**

BY: _____ Date _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of Texas _____

SURVEYOR
Eagle Surveying, LLC
Contact: David Jett
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymore Engineering, Inc.
Contact: Drew Donnelly
1903 Central Drive, Suite: 406
Bedford, TX 76021
(817) 281-0572

OWNER
Sanger Retail, LTD
4143 Maple Avenue, Suite: 325
Dallas, TX 75219
() - -

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Sanger, Denton County, Texas.

PRELIMINARY
this document shall not be recorded
for any purpose and shall not be
used or viewed or relied upon as a
final survey document

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

Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of Texas _____

GENERAL NOTES

1. The purpose of this plat is to create six (6) lots of record, dedicate easements, and dedicate right-of-way.
2. This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 16, 2011 and is located in Community Number 480786 as shown on Map Number 481210210C. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
3. The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (Adjustment Realization 2011).
4. All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
5. Lot to lot drainage shall not be allowed.
6. All lots comply with the minimum size requirements of the zoning district.
7. This property may be subject to charges related to impact fees and the applicant should contact the city regarding any applicable fees due.
8. All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/property owner. Any common area within the city's right-of-way will require a facilities agreement, to be reviewed and approved by the city.
9. Notice - selling a portion of this addition by metes and bounds is a violation of state law and is subject to fines and withholding of utilities and building permits.
10. This plat does not alter or remove existing deed restrictions, if any, on this property.
11. The City of Sanger is not responsible for the design, construction, operation, maintenance or use of the storm water detention area, and their associated private drainage easements, herein referred to as "features" to be developed and constructed by the Owners or their successors. Owners or successors agree to indemnify and hold harmless the City of Sanger, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorney's fees for any negligence or omissions whatsoever arising out of the design, construction, operation, maintenance, condition or use of the "features" including any non-performance of the foregoing. Owners and successors accept full responsibility and liability for the "features". All of the above shall be covenants running with the land.

REPLAT BELZ ROAD RETAIL ADDITION BLOCK A, LOTS 1R & 5R BLOCK B, LOTS 2R1 - 2R5 8.205 ACRES 0.339 ACRES R.O.W. DEDITION

BEING A REPLAT LOT 5, BLOCK A & LOT 2, BLOCK B
BELZ ROAD RETAIL ADDITION
RECORDED IN DOC. NO. _____, P.R.D.C.T.
HENRY TIERWESTER SURVEY, ABSTRACT No. 1241
CITY OF SANGER, DENTON COUNTY, TEXAS



201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 940-458-4072(fax) www.sangertexas.org

Item 4.

SUBDIVISION APPLICATION

☐

Preliminary Plat
Minor Plat

☒

Final Plat/Replat
Amended Plat

☐

Vacating Plat
Conveyance Plat

Applicant

Owner (if different from applicant)

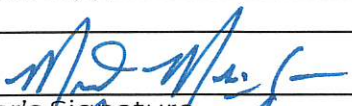
Name: Drew Donosky	Name: Matt MacConnell
Company: Claymoore Engineering	Company: Sanger Retail, LTD
Address: 1903 Central Dr. # 406	Address: 4143 Maple Ave Ste.325
City, State, Zip: Bedford, TX 76021	City, State, Zip: Dallas, TX 75219
Phone: 817-281-0572	Phone: 760-638-1399
Fax:	Fax:
Email:	Email:

Submittal Checklist

☐	Pre-Application Conference (Date: / /)
☐	Application Form (Signed by Owner and Applicant)
☐	Letter of Intent
☐	Non-Refundable Application Fee (Check Payable to City of Sanger)
☐	Applicable Plat Checklist (Completed)
☐	Additional Required Documents/Traffic & Drainage Studies etc.

Supporting Materials (List if provided): _____

R Number(s): **R1059785DEN**


Owner's Signature

6/9/25
Date


Applicant's Signature

6/9/25
Date

Drew Donosky

6/10/25

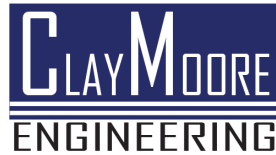
City of Sanger
201 Bolivar / P.O Box 1729
Sanger, TX 76266

940-458-2059 (office)

940-458-4072 (fax)

www.sangertexas.org

Effective Date: 10/15/2024



June 23, 2025

Ms. Ramie Hammonds
Development Services
City of Sanger
PO Box 1729
Sanger, TX 76266

Re: RePlat Submittal
Malouf Sanger
Letter of Intent

Dear Ms. Hammonds,

Please let this letter serve as the Letter of Intent for the replat submittal associated with the proposed commercial pad lots located at the corner of Chapman Road and I-35. All improvements and utility stubs are currently under construction with the current project. The purpose of this replat is to divide the large lot on Chapman into smaller pad lots in conformance with the approved construction drawings.

Should you have any questions, please feel free to contact me.

Sincerely,

Claymoore Engineering, Inc.
1903 Central Drive Ste. 406
Bedford, TX 76021
817-281-0572

A handwritten signature in blue ink that reads "Drew Donosky". The signature is fluid and cursive.

Drew Donosky, P.E.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: November 10, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a replat of Lois Road Estates Subdivision Filing No. 1, being approximately 17.136 acres of land described as A0029A R. BEEBEE, TR 107, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

SUMMARY:

- This is redivided phase 1.
- This plat will create 50 residential lots and 5 HOA lots.
- The lots are part of the Lois Road Estates PD.
- All lots comply with the PD.
- Planning & Zoning denied the plat based on the condition that the comments had not been satisfied.
- All comments have now been satisfied.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

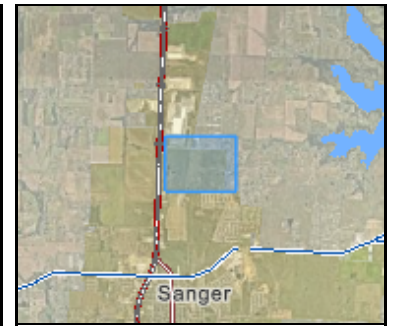
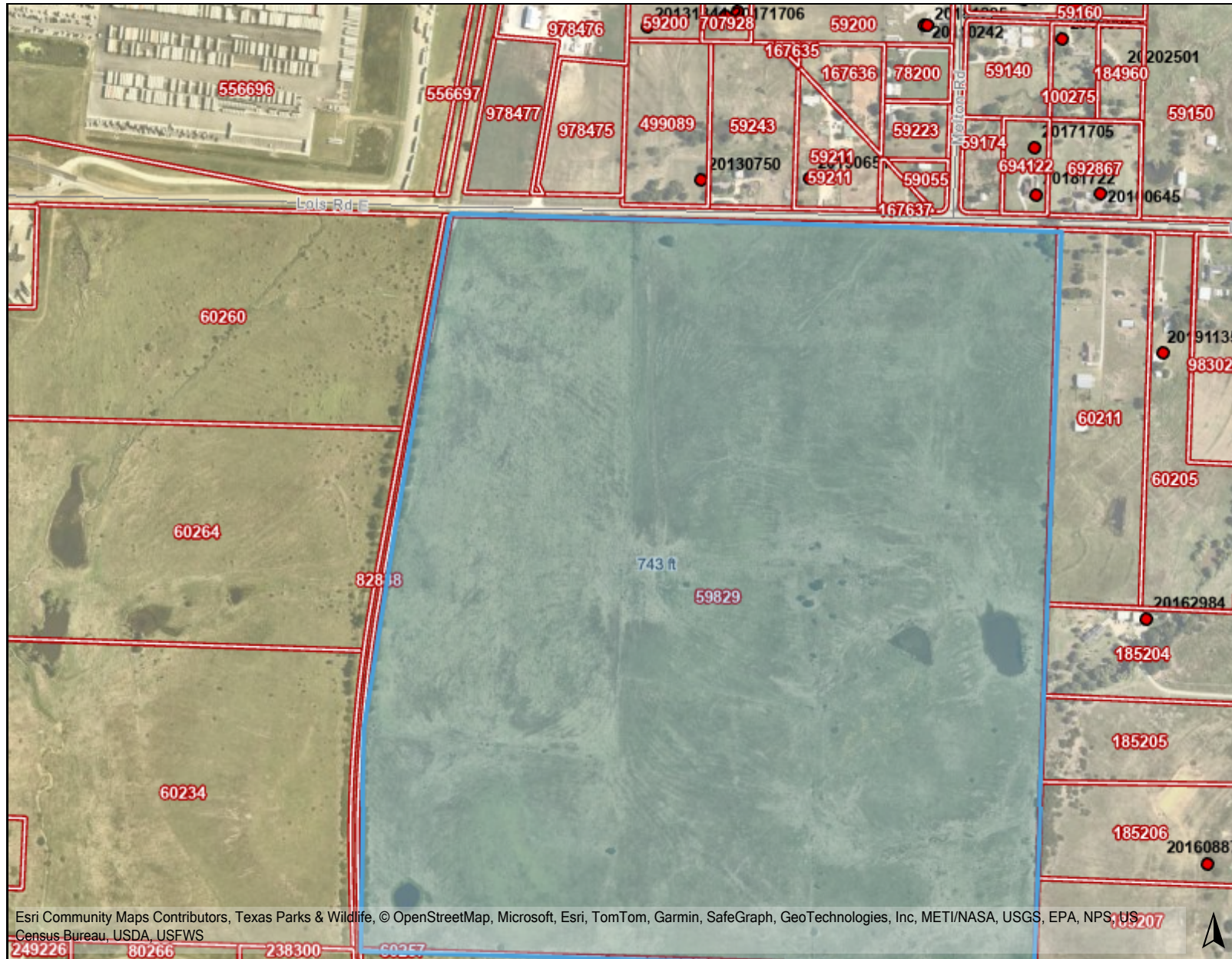
Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Replat
Application
Letter of Intent

Denton County Landmark Map

Item 5.



Legend

- 911 Addresses
- Development Permits
- ▭ Parcels
- Floodplain**
 - Cross Section Location
 - Base Flood Elevation
 - ▭ FEMA Floodway
 - ▭ Flood Grid
 - ▭ FEMA 100yr Flood Zone A
 - ▭ FEMA 100yr Flood Zone AE
 - ▭ FEMA 500yr Flood Zone
 - Levee Protected

Notes



0 500 1000
ft

<https://gis.dentoncounty.gov>

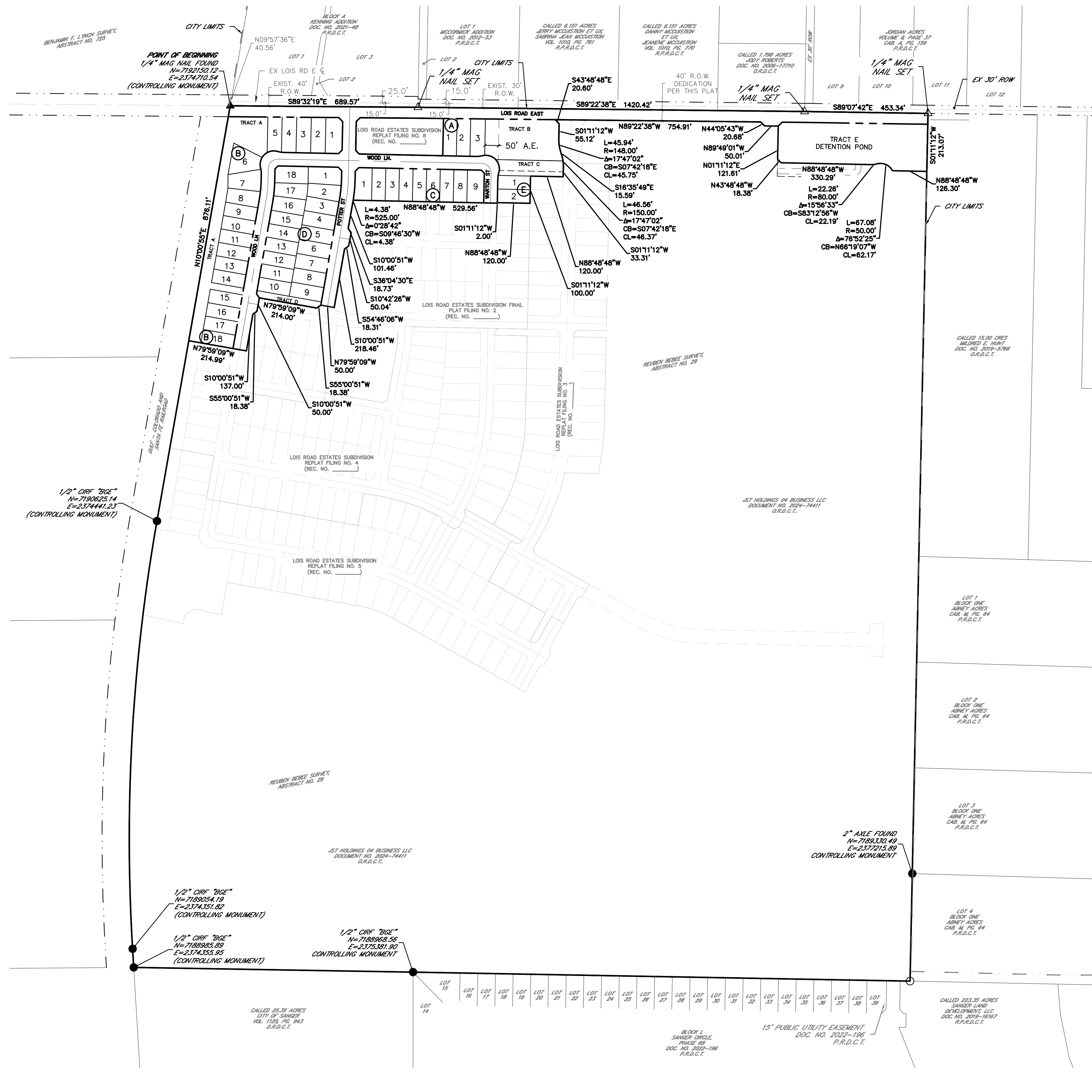
9/23/2025 9:57:03 PM

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time with notification to any user.

LOIS ROAD ESTATES SUBDIVISION REPLAT FILING NO. 1

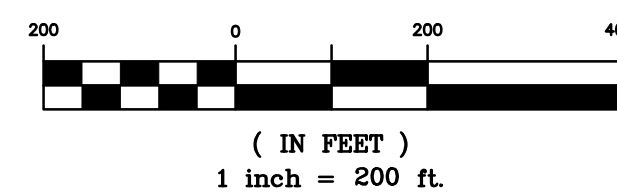
BEING A PORTION OF A CALLED 202.49 ACRE TRACT OF LAND
JST HOLDINGS 04 BUSINESS, LLC, DOCUMENT NO. 2024-74411, O.R.D.C.T.
A 17.136 ACRE TRACT OF LAND (746,458 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



LEGEND

- FOUND MONUMENT, AS NOTED
- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
- ▲ 1/4" MAG NAIL FOUND
- △ 1/4" MAG NAIL SET
- ◆ SECTION CORNER, AS NOTED
- BOUNDARY LINE
- - - SECTION LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT LINE, AS NOTED
- - - RIGHT-OF-WAY LINE
- - - OFFSET / TIE LINE
- - - PHASE LINE

RECORDING BOX



OWNER/DEVELOPER/APPLICANT
KALTER CAPITAL
10268 W. CENTENNIAL
RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

REPLAT FILING NO. 1
LOIS ROAD ESTATES SUBDIVISION
50 RESIDENTIAL LOTS - 5 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
17.136 ACRE TRACT (746,458 SQ. FT.)
5.10 ACRES ROW
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 09/16/2025

A 1st SUBMITTAL TO CITY OF SANGER 09/16/2025 - KB
B 2nd SUBMITTAL TO CITY OF SANGER 10/15/2025 - KB

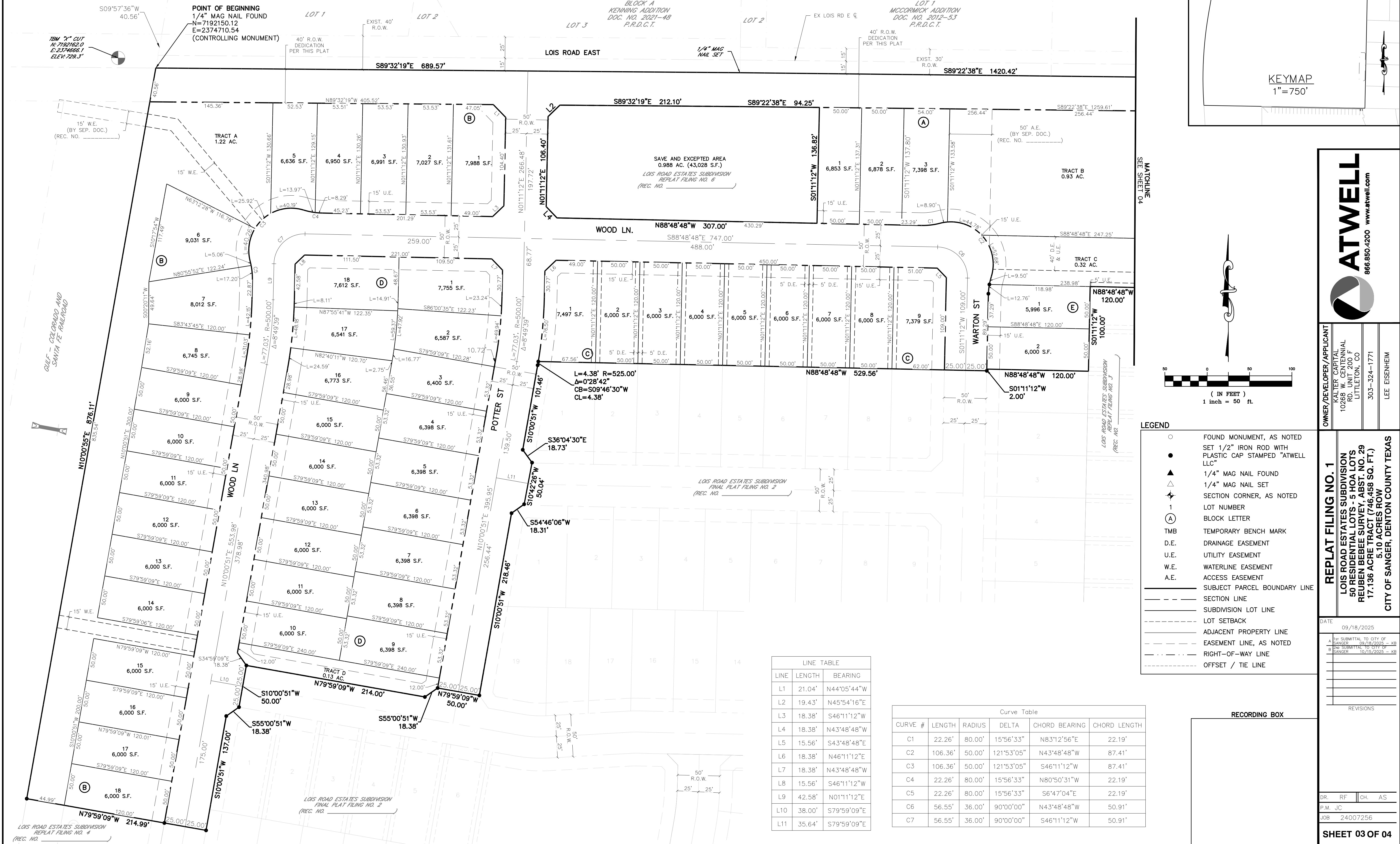
REVISIONS

DR. RF CH. AS
P.M. JC
JOB 24007256

SHEET 02 OF 04

LOIS ROAD ESTATES SUBDIVISION REPLAT FILING NO. 1

BEING A PORTION OF A CALLED 202.49 ACRE TRACT OF LAND
JST HOLDINGS 04 BUSINESS, LLC, DOCUMENT NO. 2024-74411, O.R.D.C.T.
A 17.136 ACRE TRACT OF LAND (746,458 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
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ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
KALTER CAPITAL
10268 W. CENTENNIAL
RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

REPLAT FILING NO. 1
LOIS ROAD ESTATES SUBDIVISION
50 RESIDENTIAL LOTS - 5 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
17.136 ACRE TRACT (746,458 SQ. FT.)
5.10 ACRES ROW
CITY OF SANGER, DENTON COUNTY TEXAS

DATE	09/16/2025		
A 1st SUBMITTAL TO CITY OF SANGER	09/16/2025 - KB		
B 2nd SUBMITTAL TO CITY OF SANGER	10/15/2025 - KB		
REVISIONS			
DR.	RF	CH.	AS
P.M.	JC		
JOB	24007256		
SHEET 03 OF 04			

BEING A PORTION OF A CALLED 202.49 ACRE TRACT OF LAND
JST HOLDINGS 04 BUSINESS, LLC, DOCUMENT NO. 2024-74411, O.R.D.C.T.
A 17.136 ACRE TRACT OF LAND (746,458 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

SUBDIVISION APPLICATION

☐

Preliminary
Plat Minor
Plat

☒

Final
Plat/Replat
Amended Plat

☐

Vacating Plat
Conveyance
Plat

Applicant

Owner (if different from applicant)

Name: LEE EISENHEIM	Name:
Company: KALTER CAPITAL	Company:
Address: 5690 DTC BLVD. STE. 290W	Address
City, State, Zip: GREENWOOD VILLAGE, CO 80111	City, State, Zip:
Phone (303) 324-1771	Phone:
Fax:	Fax:
Email: Lee.Eisenheim@kaltercapital.com	Email:

Submittal Checklist

☐	Pre-Application Conference (Date: ___/___/___)
☐	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
☐	Letter of Intent
☐	Non-Refundable Application Fee (Check Payable to City of Sanger)
☐	Application Form (Signed by Owner)
☐	Applicable Plat Checklist (Completed)
☐	Additional Required Documents/Traffic & Drainage Studies etc.
☐	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to development@sangertexas.org

Supporting Materials (List if provided): **Final Plat, Final Engineering Plans**

R Number(s):

Owner's Signature

Date

Applicant's Signature

Date

Office Use: Reviewed by Director of Development Services ___/___/___

5960 DTC BLVD, STE 290W
Greenwood Village, CO 80111
www.kaltercapital.com

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

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

KALTER CAPITAL

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";

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;

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.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: November 10, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a replat of Lois Road Estates Subdivision Filing No. 2, being approximately 11.287 acres of land described as A0029A R. BEEBEE, TR 107, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

SUMMARY:

- This is redivided phase 1.
- This plat will create 48 residential lots and 1 HOA lot.
- The lots are part of the Lois Road Estates PD.
- All lots comply with the PD.
- Planning & Zoning denied the plat based on the condition that the comments had not been satisfied.
- All comments have now been satisfied.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

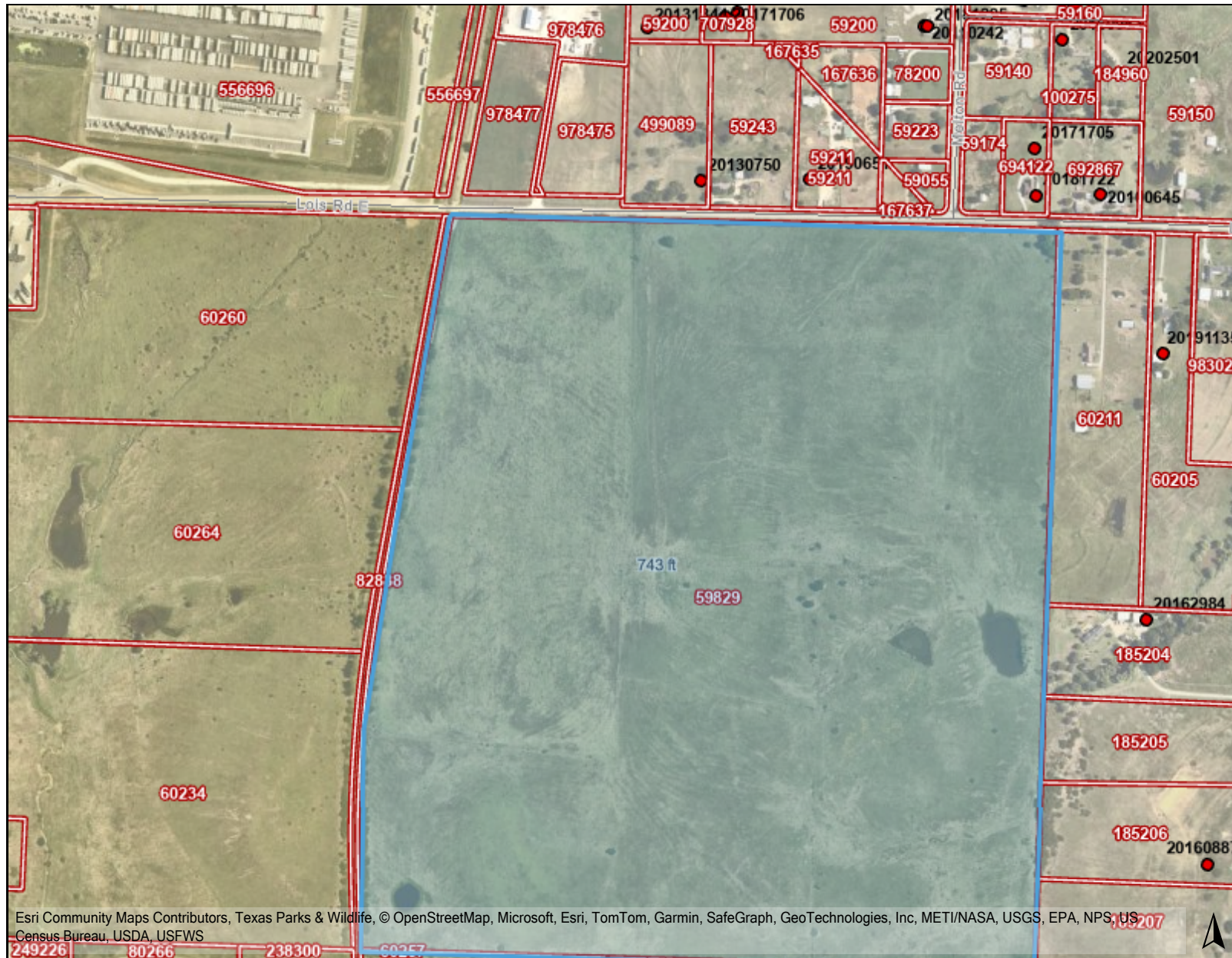
Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Replat
Application
Letter of Intent

Denton County Landmark Map

Item 6.



Legend

- 911 Addresses
- Development Permits
- ▭ Parcels
- Floodplain**
 - Cross Section Location
 - Base Flood Elevation
 - ▭ FEMA Floodway
 - ▭ Flood Grid
 - ▭ FEMA 100yr Flood Zone A
 - ▭ FEMA 100yr Flood Zone AE
 - ▭ FEMA 500yr Flood Zone
 - Levee Protected

Notes

Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



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<https://gis.dentoncounty.gov>

9/23/2025 9:57:03 PM

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LOIS ROAD ESTATES SUBDIVISION REPLAT FILING NO. 2

BEING A PORTION OF A CALLED 202.49 ACRE TRACT OF LAND
JST HOLDINGS 04 BUSINESS LLC, DOCUMENT NO. 2024-74411, O.R.D.C.T.
11.287 ACRES OF LAND (491,671 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS

CERTIFICATION OF OWNERSHIP:

STATE OF TEXAS
COUNTY OF DENTON

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

LEGAL DESCRIPTION:

BEING A 11.287 ACRE TRACT OF LAND (491,671 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 11.287 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, CROSSING THROUGH SAID JST HOLDING 202.49 ACRE TRACT, THE FOLLOWING TWENTY-EIGHT (28) COURSES AND DISTANCES:

- S52°29'35"E, A DISTANCE OF 569.24 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;
 - S88°48'48"E, A DISTANCE OF 529.56 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
 - N01°11'13"E, A DISTANCE OF 2.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
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 - S43°48'48"E, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
 - S01°11'12"W, A DISTANCE OF 23.97 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE BEGINNING OF TANGENT CURVE TO THE RIGHT;
 - SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08°49'39"; A RADIUS OF 275.00 FEET, A CHORD BEARING AND DISTANCE OF S05°36'02"W, 42.33 FEET, AND AN ARC LENGTH OF 42.37 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE END OF SAID CURVE;
 - S10°00'51"W, A DISTANCE OF 193.83 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
 - S55°00'51"W , A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
 - N79°59'09"W, A DISTANCE OF 217.00, FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
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 - N10°00'51"E, A DISTANCE OF 218.46 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
 - N54°31'30"E, A DISTANCE OF 18.23 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
 - N10°50'03"E, A DISTANCE OF 50.04 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
 - N36°04'30"W, A DISTANCE OF 18.73 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
 - N10°00'51"E, A DISTANCE OF 101.46 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
 - NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00°28'42", A RADIUS OF 525.00 FEET, A CHORD BEARING AND DISTANCE OF N09°46'30"E, 4.38 FEET, AND AN ARC LENGTH OF 4.38 FEET TO THE POINT OF BEGINNING.
- CONTAINING 11.287 ACRES (491,671 SQUARE FEET), MORE OR LESS.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS: THAT JST HOLDINGS 04 BUSINESS LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOIS ROAD ESTATES SUBDIVISION REPLAT FILING NO. 2, AN ADDITION TO THE CITY OF SANGER, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FEE SIMPLE TITLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, ALL STREETS, THOROUGHFARES, ALLEYS, FIRE LANES, DRIVE AISLES, PARKS, AND WATERCOURSES, AND TO THE PUBLIC USE FOREVER EASEMENTS FOR SIDEWALKS, STORM DRAINAGE FACILITIES, UTILITIES AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND OTHER CITY CODES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND TO FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED. FURTHER, THE UNDERSIGNED COVENANTS AND AGREES THAT HE/SHE SHALL MAINTAIN ALL EASEMENTS AND FACILITIES IN A STATE OF GOOD REPAIR AND FUNCTIONAL CONDITION AT ALL TIMES IN ACCORDANCE WITH CITY CODES AND REGULATIONS. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE INSTALLED, IF APPROVED BY THE CITY OF SANGER. THE CITY OF SANGER AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN ALL RESPECTIVE EASEMENTS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

WITNESS MY HAND THIS DAY OF _____, 20_____

_____, JST HOLDINGS 04 BUSINESS LLC

_____, TITLE AND COMPANY

STATE OF TEXAS
COUNTY OF DENTON

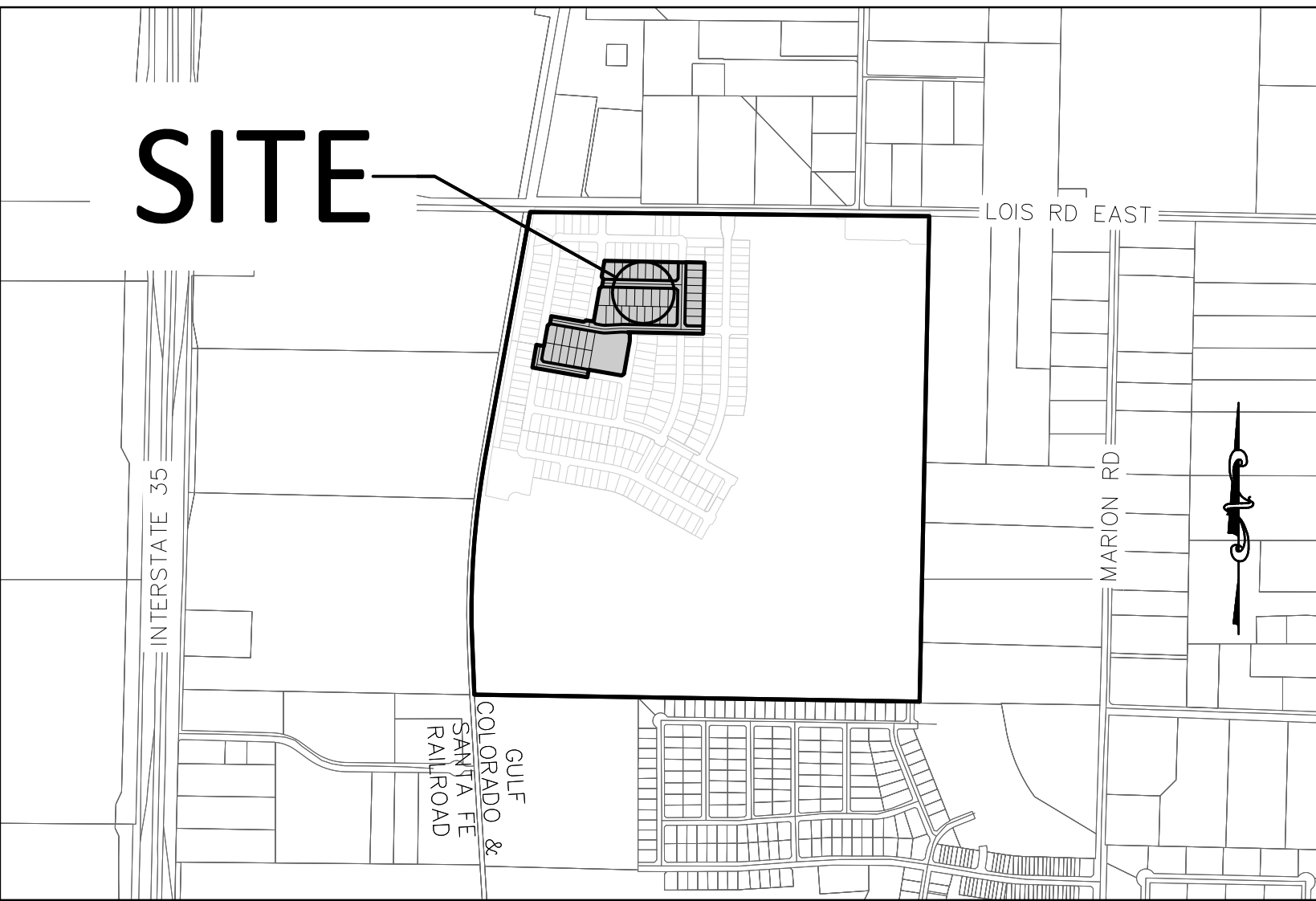
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20 _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES _____



VICINITY MAP
NTS

BENCHMARKS AND CONTROLS:

NO. 1 – AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

NO. 2 – AN MAG NAIL IN ASPHALT LOCATED IN THE NORTHWEST INTERSECTION OF LOIS ROAD EAST AND MELTON ROAD, HAVING AN ELEVATION OF 693.8 FEET, A NORTHING COORDINATE VALUE OF 7,192,151.4, AND AN EASTING COORDINATE VALUE OF 2,376,790.5.

BASIS OF BEARING:

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

GENERAL NOTES

- ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE PLANNED DEVELOPMENT.
- THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
- ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/POA. ANY COMMON AREA WITHIN THE CITY'S RIGHT-OF-WAY WILL REQUIRE A FACILITIES AGREEMENT, TO BE REVIEWED AND APPROVED BY THE CITY.
- NOTICE – SELLING A PORTION OF THIS BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
- MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 – YEAR FLOODPLAIN ACCORDING TO COMMUNITY PANEL NO. 48121C0070G, DATED APRIL 18, 2011, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS.
- THE PURPOSE OF THIS PLAT IS TO CREATE NEW FOR SALE SINGLE-FAMILY LOTS.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83)
- UTILITIES SERVICE PROVIDED BY
CITY OF SANGER – WATER & SANITARY SEWER
ADDRESS: P.O. BOX 1729, SANGER, TEXAS 76266
CONTACT: JIM BOLZ
PHONE NUMBER: (940) 458-2571

COSERV – ELECTRIC AND GAS
ADDRESS: 202 RAILROAD AVE, SANGER, TEXAS 76266
PHONE NUMBER: (800) 274-4014

Sheet List Table	
SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	OVERALL PLAT EXHIBIT
03	FINAL PLAT

PROJECT TEAM

OWNER/DEVELOPER/APPLICANT:
JST HOLDINGS 04 BUSINESS LLC
10268 W. CENTENNIAL RD., UNIT 200 F
LITTLETON, CO 80127
CONTACT: LEE EISENHEIM
PH: 303.324.1771
LEE.EISENHEIM@KALTERCAPITAL.COM

ENGINEERING & SURVEY:

ATWELL, LLC
6200 S. SYRACUSE WAY #125
GREENWOOD VILLAGE, CO 80111
CONTACT: KEVIN BLUMHARDT
PH: 303.842.9191
KBLUMHARDT@ATWELL.COM

AREA TABLE				
TRACT NAME	AREA (SF)	AREA (AC)	LAND USE	OWNER/MAINTENANCE
TRACT A	60631	1.39	OPEN SPACE	OWNER/HOA

OWNER: JST HOLDINGS 04 BUSINESS LLC
HOW: LOIS ROAD ESTATES

SURVEYOR CERTIFICATE

I, JONATHAN E. COOPER, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS FINAL PLAT REPRESENTS THE RESULT OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND COMPLETED ACCORDING TO APPLICABLE STATE OF TEXAS REQUIREMENTS.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

JONATHAN E. COOPER, RPLS NO. 5369
FOR AND ON BEHALF OF ATWELL, LLC
5550 GRANITE PARKWAY, SUITE 250
PLANO, TEXAS 75024
TBPELS NO. 10193726

APPROVED AND ACCEPTED

CHAIRMAN, PLANNING & ZONING COMMISSION
CITY OF SANGER, TX

DATE _____

MAYOR
CITY OF SANGER, TX

DATE _____

ATTESTED BY

CITY SECRETARY
CITY OF SANGER, TX

DATE _____

RECORDING BOX



OWNER/DEVELOPER/APPLICANT	KALTER CAPITAL 10268 W. CENTENNIAL RD. UNIT 200 F LITTLETON, CO	303-324-1771	LEE EISENHEIM
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REPLAT FILING NO. 2	LOIS ROAD ESTATES SUBDIVISION 48 RESIDENTIAL LOTS - 1 HOA LOTS REUBEN BEBEE SURVEY, ABST. NO. 29 11.287 ACRES - 491,671 SQUARE FEET 2.73 ACRES ROW	CITY OF SANGER, DENTON COUNTY TEXAS
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DATE 09/18/2025

A 1st SUBMITTAL TO CITY OF
SANGER 09/18/2025 - KB
B 2nd SUBMITTAL TO CITY OF
SANGER 10/15/2025 - KB

REVISIONS

DR. RF CH. AS

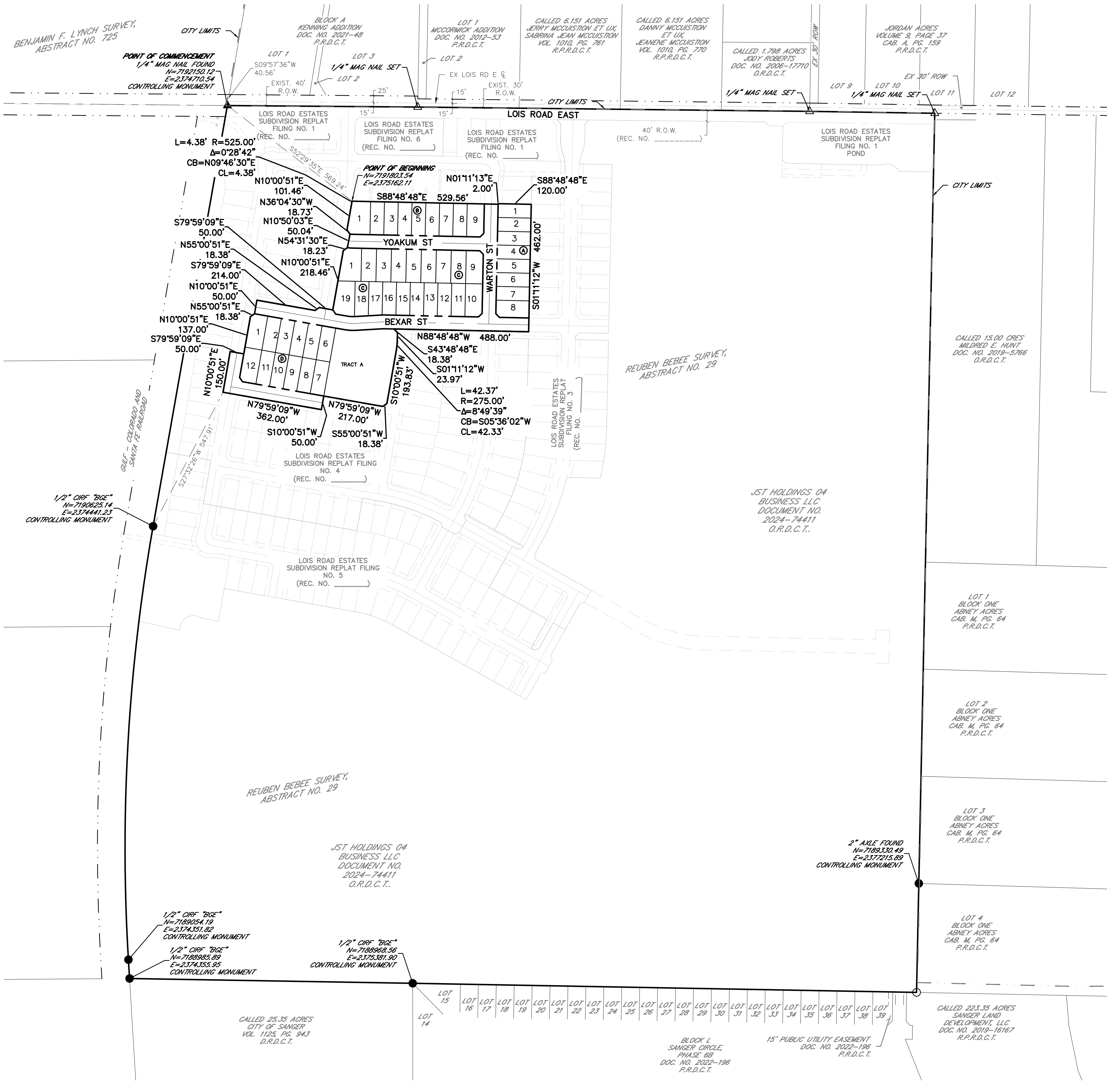
P.M. JC

JOB 24007256

SHEET 01 OF 03

LOIS ROAD ESTATES SUBDIVISION REPLAT FILING NO. 2

BEING A PORTION OF A CALLED 202.49 ACRE TRACT OF LAND
JST HOLDINGS 04 BUSINESS LLC, DOCUMENT NO. 2024-74411, O.R.D.C.T.
11.287 ACRES OF LAND (491,671 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



LEGEND

- FOUND MONUMENT, AS NOTED
- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
- ▲ 1/4" MAG NAIL FOUND
- △ 1/4" MAG NAIL SET
- ✦ SECTION CORNER, AS NOTED
- 1 LOT NUMBER
- Ⓐ BLOCK LETTER
- TMB TEMPORARY BENCH MARK
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- W.E. WATERLINE EASEMENT
- A.E. ACCESS EASEMENT
- SUBJECT PARCEL BOUNDARY LINE
- - - SECTION LINE
- SUBDIVISION LOT LINE
- - - LOT SETBACK
- ADJACENT PROPERTY LINE
- - - EASEMENT LINE, AS NOTED
- - - RIGHT-OF-WAY LINE
- - - OFFSET / TIE LINE

RECORDING BOX

Scale

200 0 200 400

(IN FEET)

1 inch = 200 ft.

ATWELL

866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT

KALTER CAPITAL
10268 W. CENTENNIAL
RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

REPLAT FILING NO. 2

LOIS ROAD ESTATES SUBDIVISION
48 RESIDENTIAL LOTS - 1 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
11.287 ACRES - 491,671 SQUARE FEET
2.73 ACRES ROW
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 09/18/2025

1st SUBMITTAL TO CITY OF SANGER 09/18/2025 - KB
2nd SUBMITTAL TO CITY OF SANGER 10/15/2025 - KB

REVISIONS

NO.	DESCRIPTION	DATE

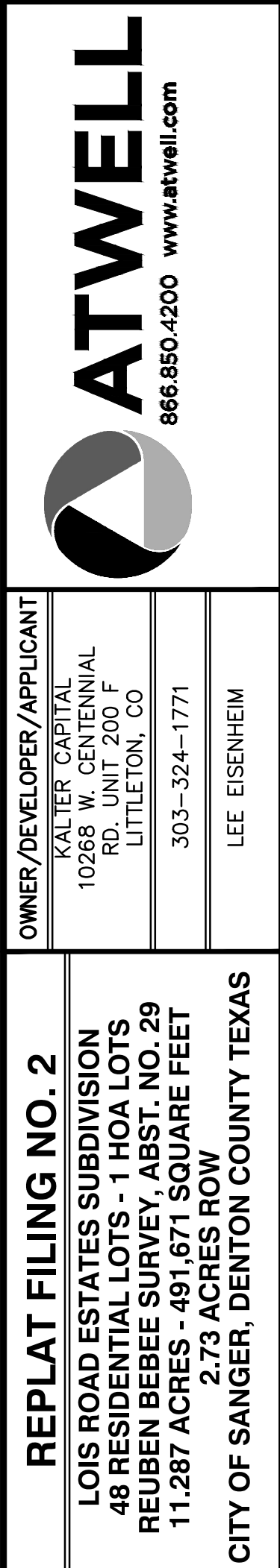
DR. RF **CH.** AS

P.M. JC

JOB 24007256

SHEET 02 OF 03

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[illegible]



201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

SUBDIVISION APPLICATION

☐

Preliminary
Plat Minor
Plat

☒

Final
Plat/Replat
Amended Plat

☐

Vacating Plat
Conveyance
Plat

Applicant

Owner (if different from applicant)

Name: LEE EISENHEIM	Name:
Company: KALTER CAPITAL	Company:
Address: 5690 DTC BLVD. STE. 290W	Address
City, State, Zip: GREENWOOD VILLAGE, CO 80111	City, State, Zip:
Phone (303) 324-1771	Phone:
Fax:	Fax:
Email: Lee.Eisenheim@kaltercapital.com	Email:

Submittal Checklist

☐	Pre-Application Conference (Date: __/__/__)
☐	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
☐	Letter of Intent
☐	Non-Refundable Application Fee (Check Payable to City of Sanger)
☐	Application Form (Signed by Owner)
☐	Applicable Plat Checklist (Completed)
☐	Additional Required Documents/Traffic & Drainage Studies etc.
☐	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to development@sangertexas.org

Supporting Materials (List if provided): **Final Plat, Final Engineering Plans**

R Number(s):

Owner's Signature

Date

Applicant's Signature

Date

Office Use: Reviewed by Director of Development Services __/__/__

5960 DTC BLVD, STE 290W
Greenwood Village, CO 80111
www.kaltercapital.com

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. 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 11.287 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, Lois Road Estates Filing Nos. 3 and 4 to the east, Lois Road Estates Filing No. 4 to the south and Lois Road Estates Filing Nos. 1 and 4 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. 2 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

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KALTERCAPITAL

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15. $N10^{\circ}00'51''E$, A DISTANCE OF 150.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
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19. $N10^{\circ}00'51''E$, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
20. $S79^{\circ}59'09''E$, A DISTANCE OF 214.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
21. $N55^{\circ}00'51''E$, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
22. $S79^{\circ}59'09''E$, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
23. $N10^{\circ}00'51''E$, A DISTANCE OF 218.46 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
24. $N54^{\circ}31'30''E$, A DISTANCE OF 18.23 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
25. $N10^{\circ}50'03''E$, A DISTANCE OF 50.04 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
26. $N36^{\circ}04'30''W$, A DISTANCE OF 18.73 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
27. $N10^{\circ}00'51''E$, A DISTANCE OF 101.46 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

28. NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $00^{\circ}28'42''$, A RADIUS OF 525.00 FEET, A CHORD BEARING AND DISTANCE OF N0946'30"E, 4.38 FEET, AND AN ARC LENGTH OF 4.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.287 ACRES (491,671 SQUARE FEET), MORE OR LESS.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: November 10, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a request for a replat of Lois Road Estates Subdivision Filing No. 3, being approximately 10.075 acres of land described as A0029A R. BEEBEE, TR 107, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

SUMMARY:

- This is redivided phase 1.
- This plat will create 45 residential lots and 2 HOA lots.
- The lots are part of the Lois Road Estates PD.
- All lots comply with the PD.
- Planning & Zoning denied the plat based on the condition that the comments had not been satisfied.
- All comments have now been satisfied.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

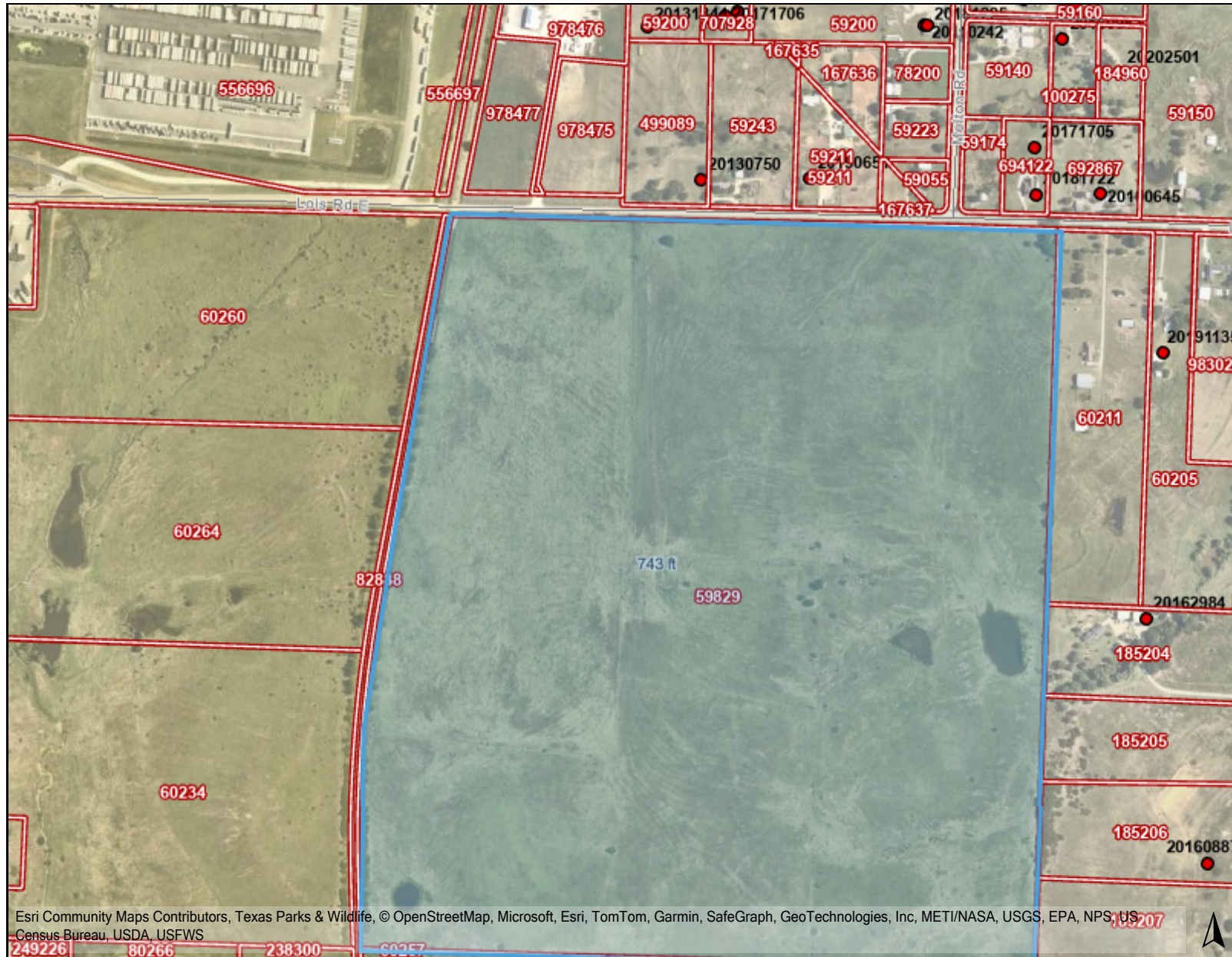
Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Replat
Application
Letter of Intent

Denton County Landmark Map

Item 7.



Legend

- 911 Addresses
- Development Permits
- ▭ Parcels
- Floodplain**
 - Cross Section Location
 - Base Flood Elevation
 - ▭ FEMA Floodway
 - ▭ Flood Grid
 - ▭ FEMA 100yr Flood Zone A
 - ▭ FEMA 100yr Flood Zone AE
 - ▭ FEMA 500yr Flood Zone
 - Levee Protected

Notes

Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



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ft

<https://gis.dentoncounty.gov>

9/23/2025 9:57:03 PM

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.

LOIS ROAD ESTATES SUBDIVISION REPLAT FILING NO. 3

BEING A PORTION OF A CALLED 202.49 ACRE TRACT OF LAND
JST HOLDINGS 04 BUSINESS LLC, DOCUMENT NO. 2024-74411, O.R.D.C.T.
10.075 ACRES OF LAND (438,874 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS

CERTIFICATION OF OWNERSHIP:

STATE OF TEXAS
COUNTY OF DENTON

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

LEGAL DESCRIPTION:

BEING A 10.075 ACRE TRACT OF LAND (438,874 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 10.008 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);

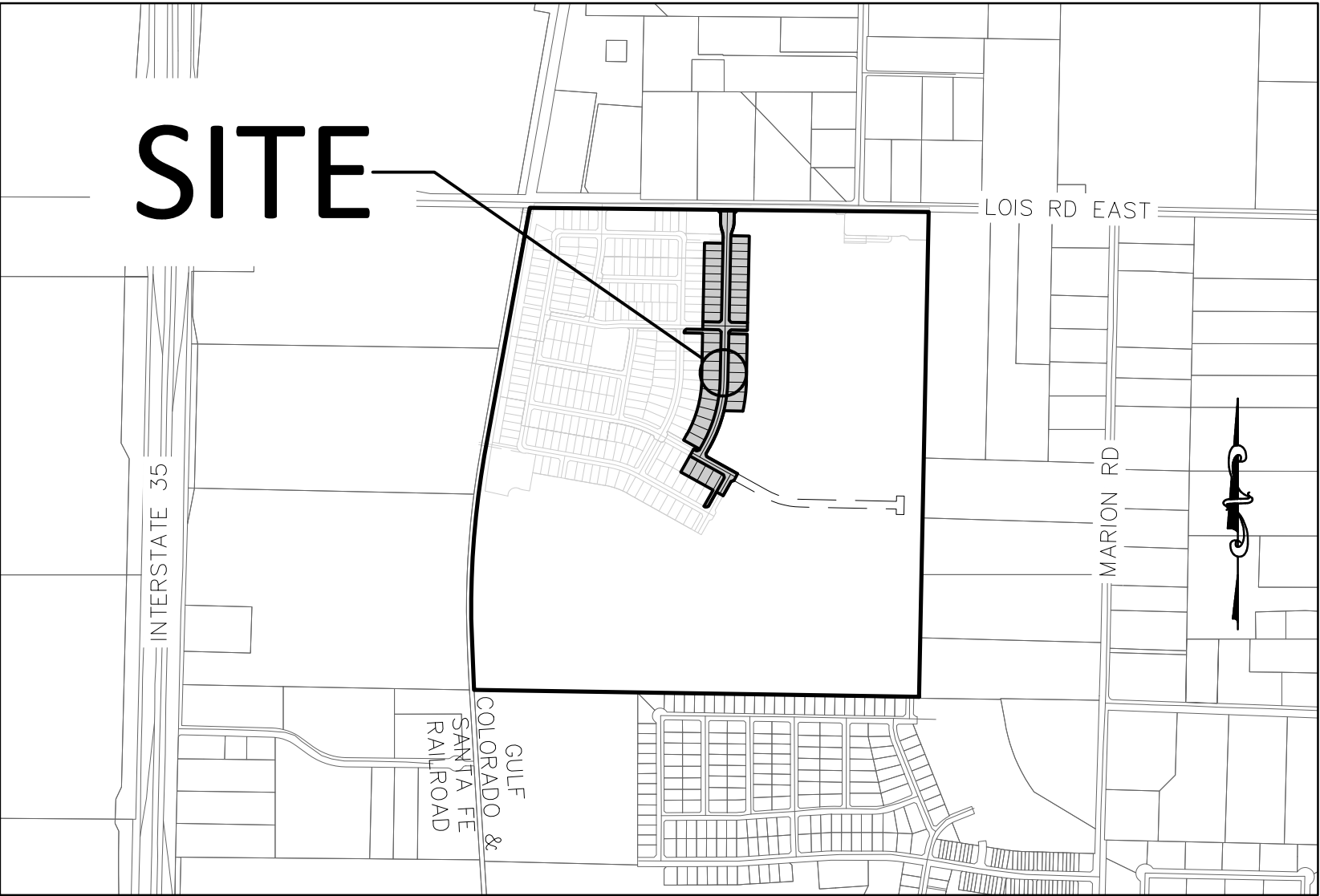
THENCE, S89°32'19"E, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD, AND ALONG THE NORTHERN LINE OF SAID JST HOLDINGS 202.49 ACRES TRACT AND ALONE OR NEAR THE CENTERLINE OF SAID LOIS ROAD EAST, A DISTANCE OF 689.57 FEET TO A MAG NAIL SET FOR A NORTHERN ANGLE CORNER OF THE 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 504.75 FEET TO A CALCULATED POINT;

THENCE, CROSSING THROUGH SAID JST HOLDING 202.49 ACRE TRACT, THE FOLLOWING FORTY-NINE (49) COURSES AND DISTANCES:

- S00°37'22"W, A DISTANCE OF 40.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" FOR THE MOST NORTHERLY WEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;
- S89°22'38"E, A DISTANCE OF 117.01 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S46°11'12"W, A DISTANCE OF 20.41 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S11°12'W, A DISTANCE OF 56.41 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE BEGINNING OF TANGENT CURVE TO THE RIGHT;
- SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17°47'02", A RADIUS OF 148.00 FEET, A CHORD BEARING AND DISTANCE OF S10°04'43"W, 45.75 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;
- S18°58'14"W, A DISTANCE OF 15.59 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
- SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 11°23'40", A RADIUS OF 150.00 FEET, A CHORD BEARING AND DISTANCE OF S13°16'24"W, 29.78 FEET, AND AN ARC LENGTH OF 29.15 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE END OF SAID CURVE;
- S88°48'48"E, A DISTANCE OF 119.07 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S11°12'W, A DISTANCE OF 612.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N88°48'48"W, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S46°11'12"W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S11°12'W, A DISTANCE OF 12.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S88°48'48"E, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S11°12'W, A DISTANCE OF 302.71 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
- SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°52'58", A RADIUS OF 1,045.00 FEET, A CHORD BEARING AND DISTANCE OF S06°37'41"W, 198.19 FEET, AND AN ARC LENGTH OF 198.49 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE ENG OF SAID CURVE;
- N88°48'48"W, A DISTANCE OF 122.49 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
- SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°40'15", A RADIUS OF 925.00 FEET, A CHORD BEARING AND DISTANCE S21°20'15"W, 252.21 FEET, AND AN ARC LENGTH OF 252.99 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE END OF SAID CURVE;
- S29°10'22"W, A DISTANCE OF 51.40 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S15°49'38"E, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S60°49'38"E, A DISTANCE OF 230.01 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S29°11'06"W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S74°10'22"W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S29°10'22"W, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N60°49'38"W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S29°10'22"W, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S74°10'22"W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" FOR THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;
- N60°49'38"W, A DISTANCE OF 12.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N29°10'22"E, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N60°49'38"W, A DISTANCE OF 240.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N29°10'22"E, A DISTANCE OF 170.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S60°49'38"E, A DISTANCE OF 22.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N74°10'22"E, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N29°10'22"E, A DISTANCE OF 7.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N60°49'38"W, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N29°07'26"E, A DISTANCE OF 44.40 TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
- NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 27°59'10", A RADIUS OF 755.00 FEET, A CHORD BEARING AND DISTANCE OF N15°10'47"E, 365.12 FEET, AND AN ARC LENGTH OF 368.78 FEET TO A 1/2" INCH IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE END OF SAID CURVE;
- N11°1'26"E, A DISTANCE OF 302.71 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N88°48'48"W, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N11°12'E, A DISTANCE OF 12.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N46°11'12"E, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S88°48'48"E, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N11°12'E, A DISTANCE OF 562.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S88°48'48"E, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N11°12'E, A DISTANCE OF 33.31 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
- NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17°47'02", A RADIUS OF 150.00 FEET, A CHORD BEARING AND DISTANCE OF N07°42'18"W, 46.37 FEET, AND AN ARC LENGTH OF 46.56 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE OF SAID CURVE;
- N16°35'49"W, A DISTANCE OF 15.59 TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
- NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17°47'02", A RADIUS OF 148.00 FEET, A CHORD BEARING AND DISTANCE OF N07°42'18"W, 45.75 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;
- N11°12"E, A DISTANCE OF 55.12 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N43°48'48"W, A DISTANCE OF 20.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.075 ACRES (438,874 SQUARE FEET), MORE OR LESS.



VICINITY MAP
NTS

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS: THAT JST HOLDINGS 04 BUSINESS LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOIS ROAD ESTATES SUBDIVISION REPLAT FILING NO. 3, AN ADDITION TO THE CITY OF SANGER, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FEE SIMPLE TITLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, ALL STREETS, THOROUGHFARES, ALLEYS, FIRE LANES, DRIVE AISLES, PARKS, AND WATERCOURSES, AND TO THE PUBLIC USE FOREVER EASEMENTS FOR SIDEWALKS, STORM DRAINAGE FACILITIES, UTILITIES AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND OTHER CITY CODES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND TO FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED. FURTHER, THE UNDERSIGNED COVENANTS AND AGREES THAT HE/SHE SHALL MAINTAIN ALL EASEMENTS AND FACILITIES IN A STATE OF GOOD REPAIR AND FUNCTIONAL CONDITION AT ALL TIMES IN ACCORDANCE WITH CITY CODES AND REGULATIONS. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE INSTALLED, IF APPROVED BY THE CITY OF SANGER. THE CITY OF SANGER AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN ALL RESPECTIVE EASEMENTS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

WITNESS MY HAND THIS DAY OF _____, 20_____,
_____, JST HOLDINGS 04 BUSINESS LLC

_____, TITLE AND COMPANY

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20 _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES _____

BENCHMARKS AND CONTROLS:

NO. 1 – AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

NO. 2 – AN MAG NAIL IN ASPHALT LOCATED IN THE NORTHWEST INTERSECTION OF LOIS ROAD EAST AND MELTON ROAD, HAVING AN ELEVATION OF 693.8 FEET, A NORTHING COORDINATE VALUE OF 7,192,151.4, AND AN EASTING COORDINATE VALUE OF 2,376,790.5.

BASIS OF BEARING:

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	OVERALL PLAT EXHIBIT
03	FINAL PLAT
04	FINAL PLAT
05	FINAL PLAT

PROJECT TEAM

OWNER/DEVELOPER/APPLICANT:
JST HOLDINGS 04 BUSINESS LLC
10268 W. CENTENNIAL RD., UNIT 200 F
LITTLETON, CO 80127
CONTACT: LEE EISENHEIM
PH: 303.324.1771
LEE.EISENHEIM@KALTERCAPITAL.COM

ENGINEERING & SURVEY:
ATWELL, LLC
6200 S. SYRACUSE WAY #125
GREENWOOD VILLAGE, CO 80111
CONTACT: KEVIN BLUMHARDT
PH: 303.842.9191
KBLUMHARDT@ATWELL.COM

RESIDENTIAL LOT INFORMAITON	
LOT SIZE	NUMBER OF LOTS
50'	21
60'	24
TOTAL	45

AREA TABLE			LAND USE	OWNER/MAINTENANCE
TRACT NAME	AREA (SF)	AREA (AC)		
TRACT A	5831	0.13	OPEN SPACE	OWNER/HOA
TRACT B	5831	0.13	OPEN SPACE	OWNER/HOA
TOTAL	11,662	0.26	OWNER: JST HOLDINGS 04 BUSINESS LLC HOW: LOIS ROAD ESTATES	

GENERAL NOTES

- ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE PLANNED DEVELOPMENT.
- THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
- ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/POA. ANY COMMON AREA WITHIN THE CITY'S RIGHT-OF-WAY WILL REQUIRE A FACILITIES AGREEMENT, TO BE REVIEWED AND APPROVED BY THE CITY.
- NOTICE – SELLING A PORTION OF THIS BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
- MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 – YEAR FLOODPLAIN ACCORDING TO COMMUNITY PANEL NO. 48121C0070G, DATED APRIL 18, 2011, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS.
- THE PURPOSE OF THIS PLAT IS TO CREATE NEW FOR SALE SINGLE-FAMILY LOTS.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83)
- UTILITIES SERVICE PROVIDED BY CITY OF SANGER – WATER & SANITARY SEWER
ADDRESS: P.O. BOX 1729, SANGER, TEXAS 76266
CONTACT: JIM BOLZ
PHONE NUMBER: (940) 458-2571

COSERV – ELECTRIC AND GAS
ADDRESS: 202 RAILROAD AVE, SANGER, TEXAS 76266
PHONE NUMBER: (800) 274-4014

SURVEYOR CERTIFICATE

I, JONATHAN E. COOPER, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS FINAL PLAT REPRESENTS THE RESULT OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND COMPLETED ACCORDING TO APPLICABLE STATE OF TEXAS REQUIREMENTS.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

JONATHAN E. COOPER, RPLS NO. 5369
FOR AND ON BEHALF OF ATWELL, LLC
5550 GRANITE PARKWAY, SUITE 250
PLANO, TEXAS 75024
TBPELS NO. 10193726

APPROVED AND ACCEPTED

CHAIRMAN, PLANNING & ZONING COMMISSION
CITY OF SANGER, TX

DATE _____

MAYOR
CITY OF SANGER, TX

DATE _____

ATTESTED BY _____

CITY SECRETARY
CITY OF SANGER, TX

DATE _____

RECORDING BOX



OWNER/DEVELOPER/APPLICANT
KALTER CAPITAL
10268 W. CENTENNIAL RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

REPLAT FILING NO. 3
LOIS ROAD ESTATES SUBDIVISION
45 RESIDENTIAL LOTS - 2 HOA LOTS,
REUBEN BEBEE SURVEY, ABST. NO. 29
10.075 ACRES - 438,874 SQUARE FEET
2,788 ACRES ROW
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 09/18/2025

A 1st SUBMITTAL TO CITY OF SANGER 09/18/2025 - KB
B SUBMITTAL TO CITY OF SANGER 10/15/2025 - KB

REVISIONS

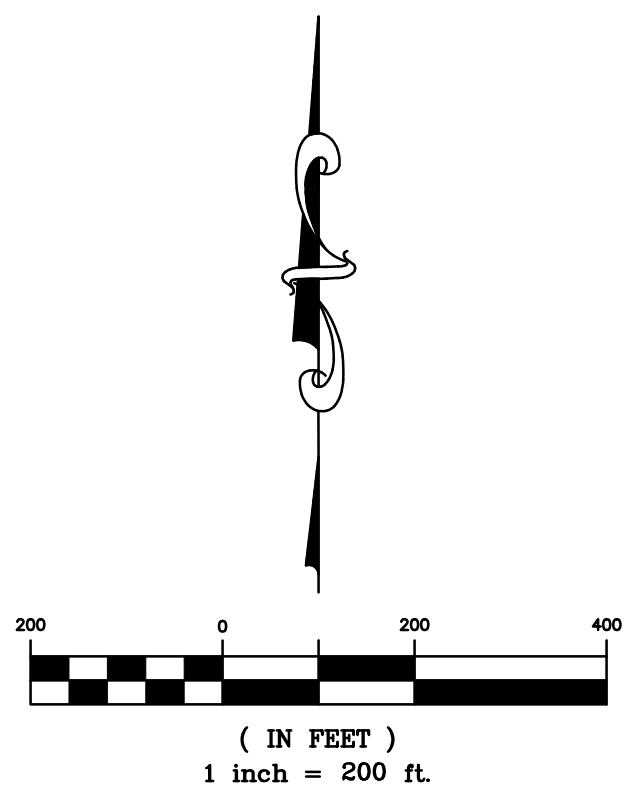
DR. RF CH. AS

P.M. JC

JOB 24007256

SHEET 01 OF 05

BEING A PORTION OF A CALLED 202.49 ACRE TRACT OF LAND
JST HOLDINGS 04 BUSINESS LLC, DOCUMENT NO. 2024-74411, O.R.D.C.T.
10.075 ACRES OF LAND (438,874 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



LEGEND	
	FOUND MONUMENT, AS NOTED
	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
	1/4" MAG NAIL FOUND
	1/4" MAG NAIL SET
	SECTION CORNER, AS NOTED
	BOUNDARY LINE
	SECTION LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE, AS NOTED
	RIGHT-OF-WAY LINE
	OFFSET / TIE LINE
	PHASE LINE



ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT	KALTER CAPITAL 10268 W. CENTENNIAL RD. UNIT 200 F LITTLETON, CO
	303-324-1771
	LEE EISENHEIM

REPLAT FILING NO. 3

LOIS ROAD ESTATES SUBDIVISION
45 RESIDENTIAL LOTS - 2 HOA LOTS,
REUBEN BEBEE SURVEY, ABST. NO. 29
10.075 ACRES - 438,874 SQUARE FEET
2.758 ACRES ROW
CITY OF SANGER, DENTON COUNTY TEXAS

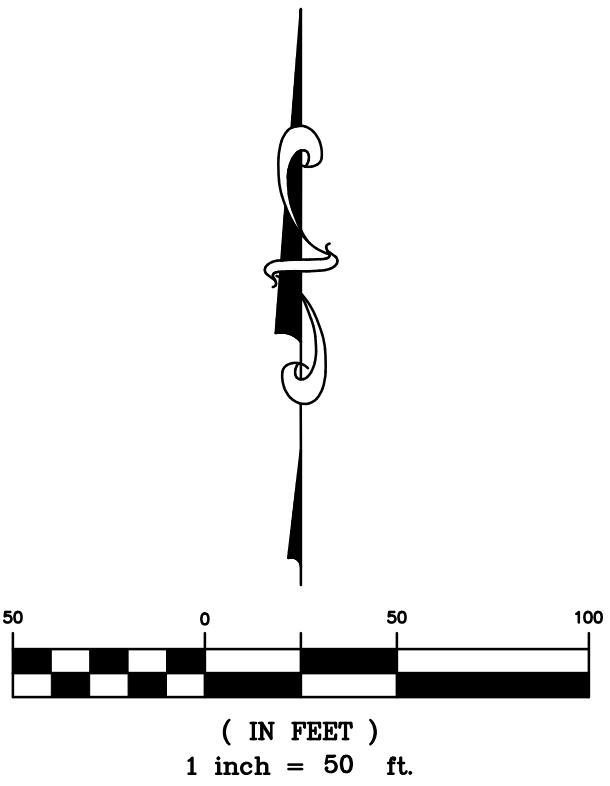
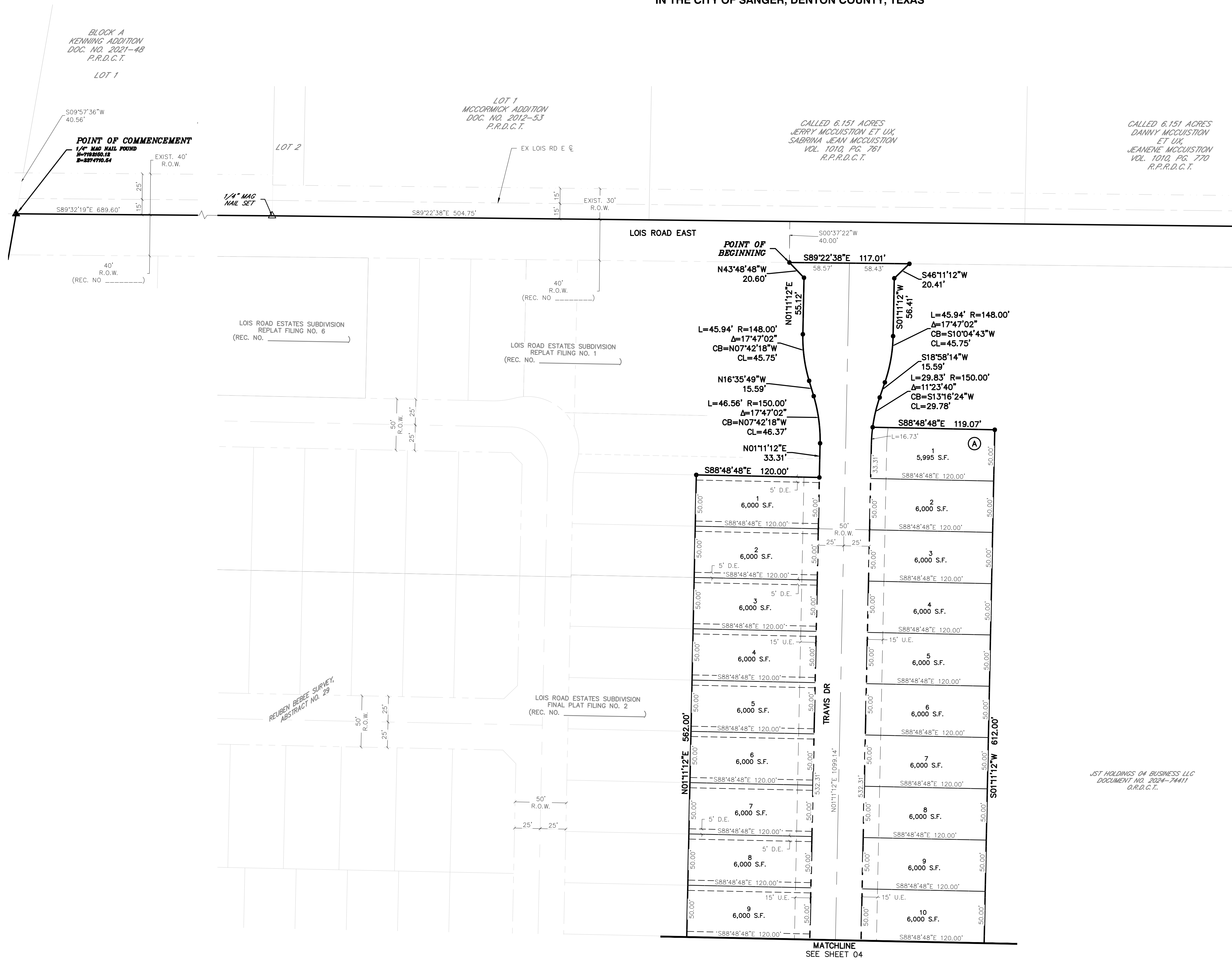
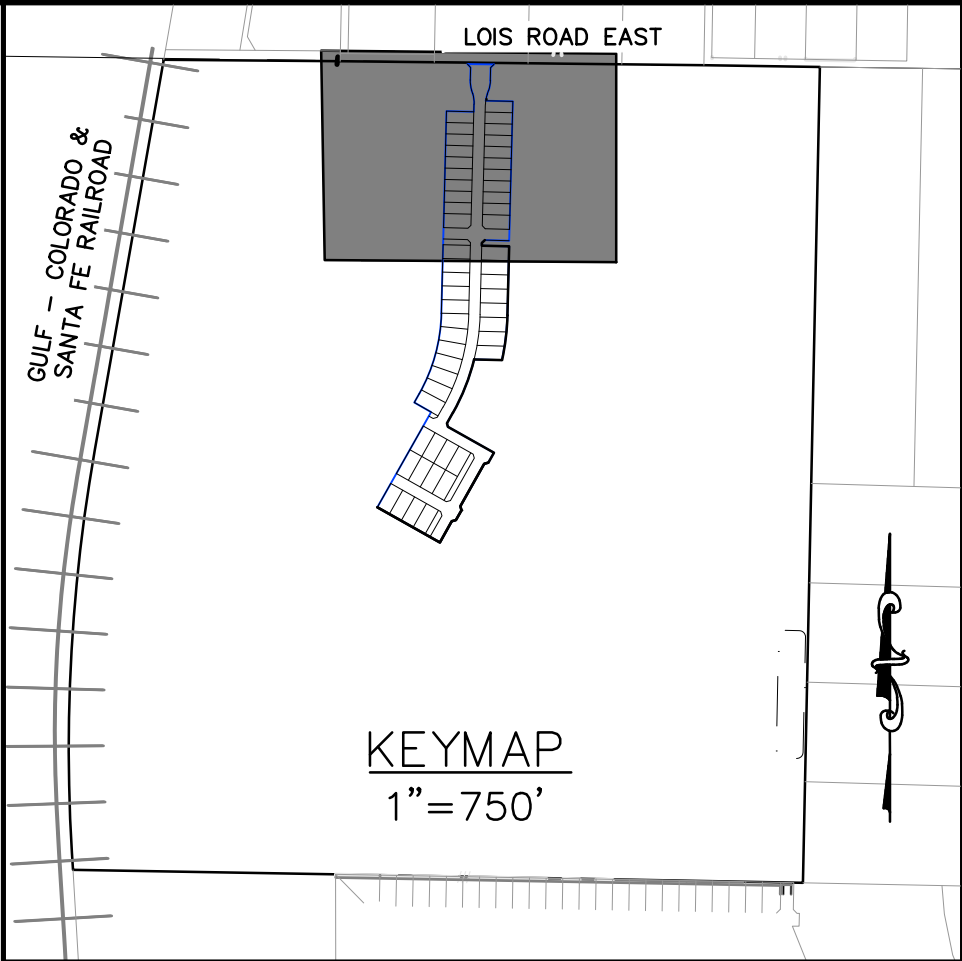
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DR.	RF	CH.	AS
P.M. JC			
JOB		24007256	

SHEET 02 OF 05

LOIS ROAD ESTATES SUBDIVISION REPLAT FILING NO. 3

BEING A PORTION OF A CALLED 202.49 ACRE TRACT OF LAND
JST HOLDINGS 04 BUSINESS LLC, DOCUMENT NO. 2024-74411, O.R.D.C.T.
10.075 ACRES OF LAND (438,874 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



LEGEND	
○	FOUND MONUMENT, AS NOTED
●	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
▲	1/4" MAG NAIL FOUND
△	1/4" MAG NAIL SET
◆	SECTION CORNER, AS NOTED
1	LOT NUMBER
(A)	BLOCK LETTER
TMB	TEMPORARY BENCH MARK
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATERLINE EASEMENT
A.E.	ACCESS EASEMENT
—	SUBJECT PARCEL BOUNDARY LINE
- - -	SECTION LINE
—	SUBDIVISION LOT LINE
- - - - -	LOT SETBACK
—	ADJACENT PROPERTY LINE
- - - - -	EASEMENT LINE, AS NOTED
- - - - -	RIGHT-OF-WAY LINE
- - - - -	OFFSET / TIE LINE

LINE TABLE		
LINE	LENGTH	BEARING
L1	18.38'	S46°11'12"W
L2	12.00'	S01°11'12"W
L3	22.00'	S60°49'38"E
L4	18.38'	N74°10'22"E
L5	7.00'	N29°10'22"E

RECORDING BOX			
DR.	RF	CH.	AS
P.M. JC			
JOB 24007256			
SHEET 03 OF 05			



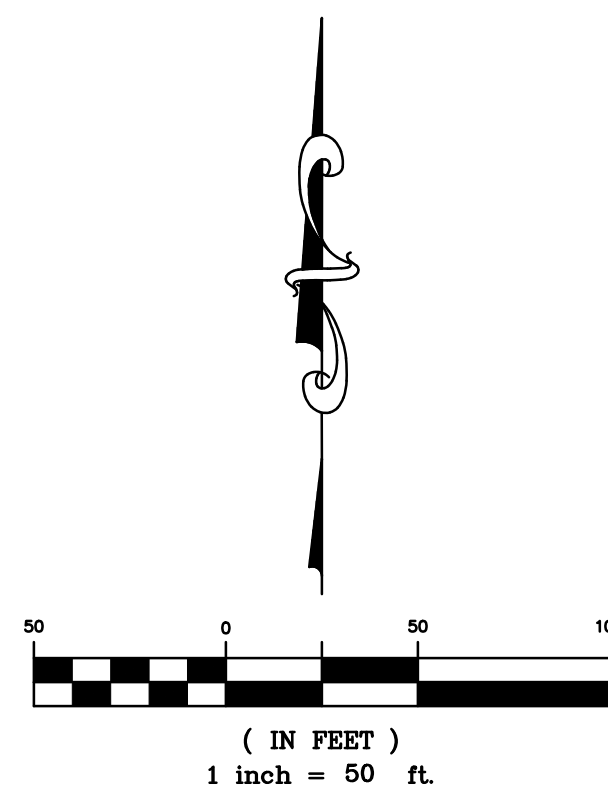
OWNER/DEVELOPER/APPLICANT
KALTER CAPITAL
10268 W. CENTENNIAL
RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

REPLAT FILING NO. 3
LOIS ROAD ESTATES SUBDIVISION
45 RESIDENTIAL LOTS - 2 HOA LOTS,
REUBEN BEBEE SURVEY, ABST. NO. 29
10.075 ACRES - 438,874 SQUARE FEET
2,756 ACRES ROW
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 09/18/2025
1st SUBMITTAL TO CITY OF SANGER 09/18/2025 - KB
2nd SUBMITTAL TO CITY OF SANGER 10/15/2025 - KB

REVISIONS
DR. RF CH. AS
P.M. JC
JOB 24007256
SHEET 03 OF 05

BEING A PORTION OF A CALLED 202.49 ACRE TRACT OF LAND
JST HOLDINGS 04 BUSINESS LLC, DOCUMENT NO. 2024-74411, O.R.D.C.T.
10.075 ACRES OF LAND (438,874 SQUARE FEET)
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IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



RECORDING BOX		REVISIONS
DR.	RF	CH. AS
P.M. JC		
JOB 24007256		
SHEET 04 OF 05		



ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT	KALTER CAPITAL 10268 W. CENTENNIAL RD. UNIT 200 F LITTLETON, CO
	303-324-1771
	LEE EISENHEIM

REPLAT FILING NO. 3

LOIS ROAD ESTATES SUBDIVISION
45 RESIDENTIAL LOTS - 2 HOA LOTS,
REUBEN BEBEE SURVEY, ABST. NO. 29
10.075 ACRES - 438,874 SQUARE FEET
2.758 ACRES ROW
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 09/18/2025

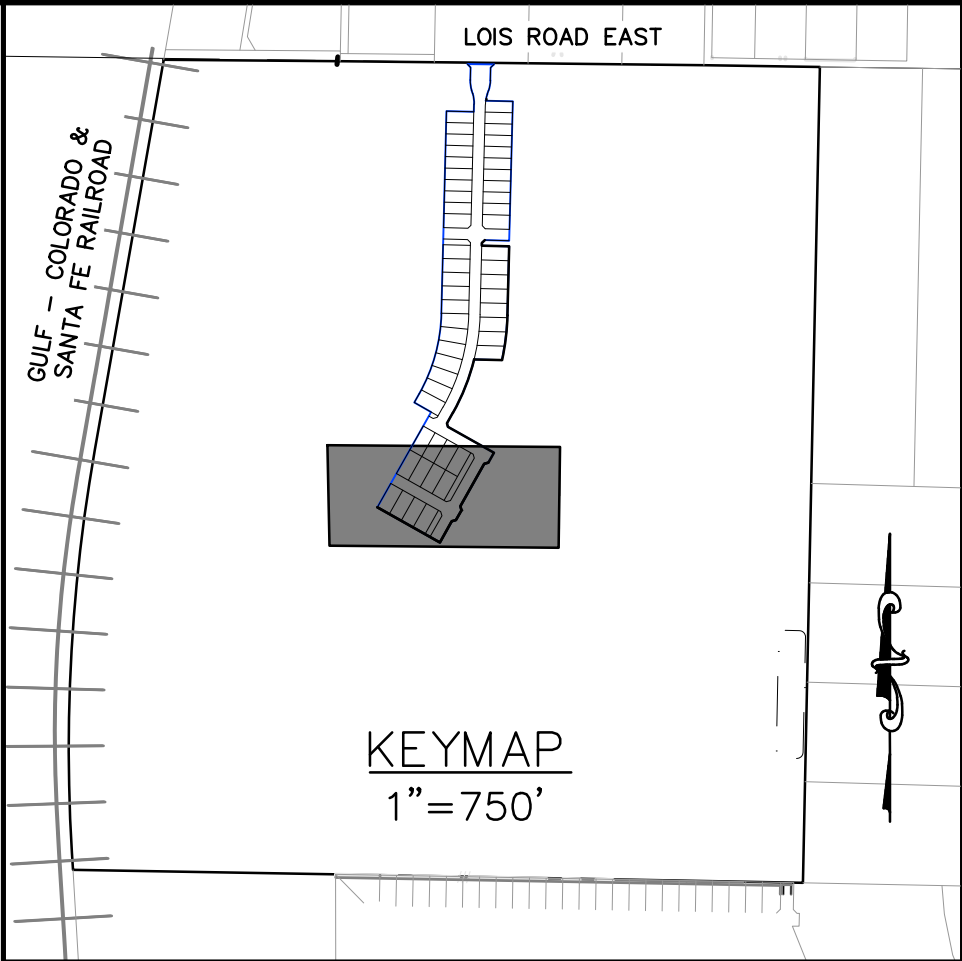
A	1ST SUBMITTAL TO CITY OF SANGER	09/18/2025 - KB
B	2ND SUBMITTAL TO CITY OF SANGER	10/15/2025 - KB

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SHEET 04 OF 05

LOIS ROAD ESTATES SUBDIVISION REPLAT FILING NO. 3

BEING A PORTION OF A CALLED 202.49 ACRE TRACT OF LAND
JST HOLDINGS 04 BUSINESS LLC, DOCUMENT NO. 2024-74411, O.R.D.C.T.
10.075 ACRES OF LAND (438,874 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
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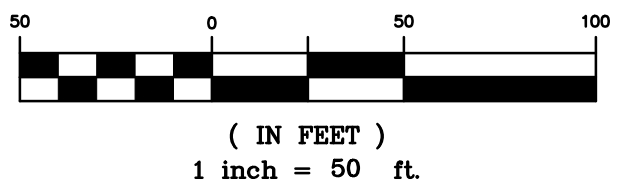
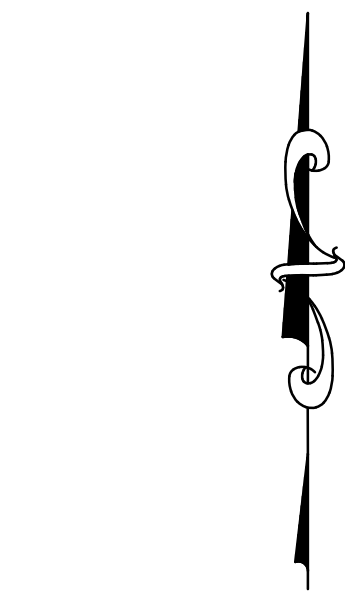


OWNER/DEVELOPER/APPLICANT
KALTER CAPITAL
10268 W. CENTENNIAL
RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

REPLAT FILING NO. 3
LOIS ROAD ESTATES SUBDIVISION
45 RESIDENTIAL LOTS - 2 HOA LOTS,
REUBEN BEBEE SURVEY, ABST. NO. 29
10.075 ACRES - 438,874 SQUARE FEET
CITY OF SANGER, DENTON COUNTY TEXAS

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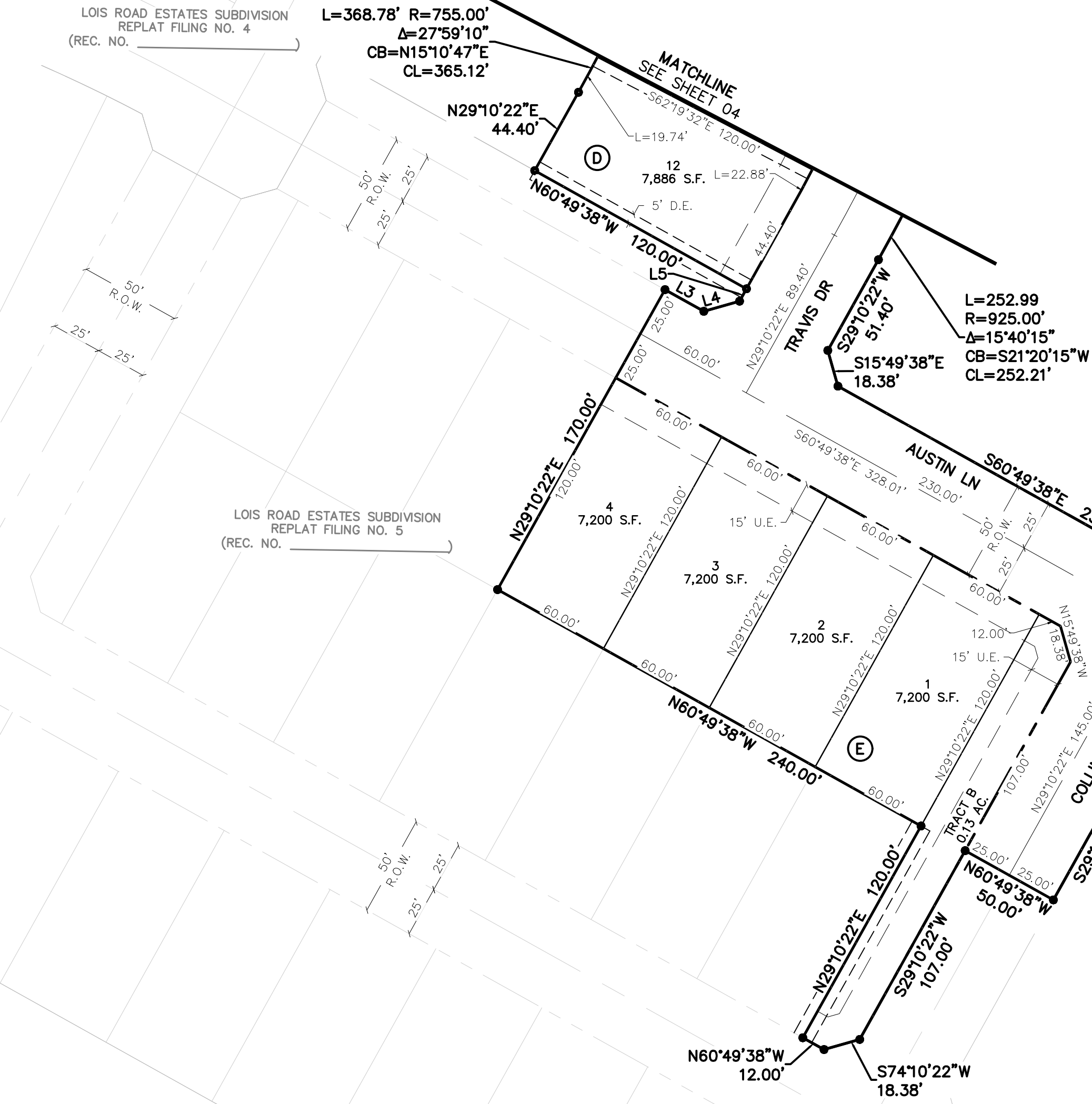
REVISIONS
DR. RF CH. AS
P.M. JC
JOB 24007256
SHEET 05 OF 05



- LEGEND
- FOUND MONUMENT, AS NOTED
 - SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
 - ▲ 1/4" MAG NAIL FOUND
 - △ 1/4" MAG NAIL SET
 - ✦ SECTION CORNER, AS NOTED
 - 1 LOT NUMBER
 - Ⓐ BLOCK LETTER
 - TMB TEMPORARY BENCH MARK
 - D.E. DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - W.E. WATERLINE EASEMENT
 - A.E. ACCESS EASEMENT
 - SUBJECT PARCEL BOUNDARY LINE
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RECORDING BOX



REUBEN BEBEE SURVEY,
ABSTRACT NO. 29

JST HOLDINGS 04 BUSINESS LLC
DOCUMENT NO. 2024-74411
O.R.D.C.T.



201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

SUBDIVISION APPLICATION

☐

Preliminary
Plat Minor
Plat

☒

Final
Plat/Replat
Amended Plat

☐

Vacating Plat
Conveyance
Plat

Applicant

Owner (if different from applicant)

Name: LEE EISENHEIM	Name:
Company: KALTER CAPITAL	Company:
Address: 5690 DTC BLVD. STE. 290W	Address
City, State, Zip: GREENWOOD VILLAGE, CO 80111	City, State, Zip:
Phone (303) 324-1771	Phone:
Fax:	Fax:
Email: Lee.Eisenheim@kaltercapital.com	Email:

Submittal Checklist

☐	Pre-Application Conference (Date: __/__/__)
☐	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
☐	Letter of Intent
☐	Non-Refundable Application Fee (Check Payable to City of Sanger)
☐	Application Form (Signed by Owner)
☐	Applicable Plat Checklist (Completed)
☐	Additional Required Documents/Traffic & Drainage Studies etc.
☐	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to development@sangertexas.org

Supporting Materials (List if provided): **Final Plat, Final Engineering Plans**

R Number(s):

Owner's Signature

Date

Applicant's Signature

Date

Office Use: Reviewed by Director of Development Services __/__/__

5960 DTC BLVD, STE 290W
Greenwood Village, CO 80111
www.kaltercapital.com

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. 3 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. 3 Final Plat
- Filing No. 3 Construction Plans

Site Description and Location

The subject property (The Site) is 10.075 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, future phases of Lois Road Estates development to the east, Lois Road Estates Filing No. 5 to the south and Lois Road Estates Filing Nos. 1, 2, 4 & 5 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. 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 10.075 ACRE TRACT OF LAND (438,874 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 10.008 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, 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 689.60 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 504.75 FEET TO A CALCULATED POINT;

THENCE, CROSSING THROUGH SAID JST HOLDING 202.49 ACRE TRACT, THE FOLLOWING FORTY-FIVE (45) COURSES AND DISTANCES:

1. S00° 37' 22"W, A DISTANCE OF 40.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" FOR THE MOST NORTHERLY WEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;
2. S89° 22' 38"E, A DISTANCE OF 117.01 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP

STAMPED "ATWELL LLC";

3. S46° 11' 12"W, A DISTANCE OF 20.41 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
4. S1° 11' 12"W, A DISTANCE OF 56.41 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE BEGINNING OF TANGENT CURVE TO THE RIGHT;
5. SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17°47'02", A RADIUS OF 148.00 FEET, A CHORD BEARING AND DISTANCE OF S10°04'43"W, 45.75 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;
6. S18° 58' 14"W, A DISTANCE OF 15.59 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
7. SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 11°23'40", A RADIUS OF 150.00 FEET, A CHORD BEARING AND DISTANCE OF S13°16'24"W, 29.78 FEET, AND AN ARC LENGTH OF 29.15 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE END OF SAID CURVE;
8. S88° 48' 48"E, A DISTANCE OF 119.07 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
9. S1° 11' 12"W, A DISTANCE OF 612.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
10. N88° 48' 48"W, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
11. S46° 11' 12"W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
12. S1° 11' 12"W, A DISTANCE OF 12.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
13. S88° 48' 48"E, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
14. S1° 11' 12"W, A DISTANCE OF 300.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
15. SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11°01'37", A RADIUS OF 1,045.37 FEET, A CHORD BEARING AND DISTANCE OF S06°33'18"W, 200.88 FEET, AND AN ARC LENGTH OF 201.19 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE ENG OF SAID CURVE;
16. N88° 48' 48"W, A DISTANCE OF 122.49 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

17. SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $15^{\circ}40'15''$, A RADIUS OF 925.00 FEET, A CHORD BEARING AND DISTANCE $S21^{\circ}20'15''W$, 252.21 FEET, AND AN ARC LENGTH OF 252.99 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE END OF SAID CURVE;
18. $S29^{\circ}10'22''W$, A DISTANCE OF 51.40 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
19. $S15^{\circ}49'38''E$, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
20. $S60^{\circ}49'38''E$, A DISTANCE OF 230.01 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
21. $S29^{\circ}11'06''W$, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
22. $S74^{\circ}10'22''W$, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
23. $S29^{\circ}10'22''W$, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
24. $N60^{\circ}49'38''W$, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
25. $S29^{\circ}10'22''W$, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
26. $S74^{\circ}10'22''W$, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" FOR THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;
27. $N60^{\circ}49'38''W$, A DISTANCE OF 12.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
28. $N29^{\circ}10'22''E$, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
29. $N60^{\circ}49'38''W$, A DISTANCE OF 240.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
30. $N29^{\circ}10'22''E$, A DISTANCE OF 170.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
31. $S60^{\circ}49'38''E$, A DISTANCE OF 22.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
32. $N74^{\circ}10'22''E$, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";

33. N29° 10' 22"E, A DISTANCE OF 7.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
34. N60° 49' 38"W, A DISTANCE OF 119.96 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
35. N29° 07' 26"E, A DISTANCE OF 44.40 TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
36. NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 27°59'10", A RADIUS OF 755.00 FEET, A CHORD BEARING AND DISTANCE OF N15°10'47"E, 365.12 FEET, AND AN ARC LENGTH OF 368.78 FEET TO A 1/2" INCH IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE END OF SAID CURVE;
37. N1° 11' 26"E, A DISTANCE OF 327.71 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
38. N1° 11' 05"E, A DISTANCE OF 562.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
39. S88° 48' 48"E, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
40. N1° 11' 12"E, A DISTANCE OF 33.31 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
41. NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17°47'18", A RADIUS OF 150.00 FEET, A CHORD BEARING AND DISTANCE OF N07°42'18"W, 46.37 FEET, AND AN ARC LENGTH OF 46.56 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE OF SAID CURVE;
42. N16° 35' 49"W, A DISTANCE OF 15.59 TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
43. NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17°47'02", A RADIUS OF 148.00 FEET, A CHORD BEARING AND DISTANCE OF N07°42'18"W, 45.75 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;
44. N1° 11' 12"E, A DISTANCE OF 55.12 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
45. N43° 48' 48"W, A DISTANCE OF 20.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.075 ACRES (438,874 SQUARE FEET), MORE OR LESS.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: November 10, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a request for a replat of Lois Road Estates Subdivision Filing No. 4, being approximately 15.037 acres of land described as A0029A R. BEEBEE, TR 107, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

SUMMARY:

- This is redivided phase 2.
- This plat will create 70 residential lots and 4 HOA lots.
- The lots are part of the Lois Road Estates PD.
- All lots comply with the PD.
- Planning & Zoning denied the plat based on the condition that the comments had not been satisfied.
- All comments have now been satisfied.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

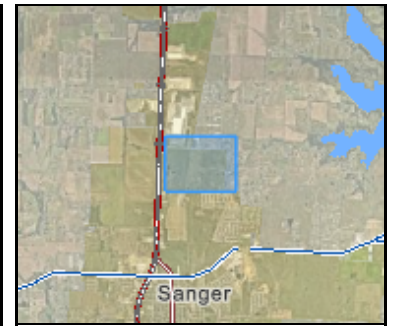
RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Replat
Application
Letter of Intent

Item 8.



- 911 Addresses
- Development Permits
- Parcels

Floodplain

- Cross Section Location
- Base Flood Elevation
- FEMA Floodway
- Flood Grid
- FEMA 100yr Flood Zone A
- FEMA 100yr Flood Zone AE
- FEMA 500yr Flood Zone
- Levee Protected

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.

BEING A PORTION OF A CALLED 202.49 ACRE TRACT OF LAND
JST HOLDINGS 04 BUSINESS LLC, DOCUMENT NO. 2024-74411, O.R.D.C.T.
15.037 ACRES OF LAND (6655,011 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



WITNESS MY HAND THIS DAY OF _____, 20_____,
_____, JST HOLDINGS 04 BUSINESS LLC

_____, TITLE AND COMPANY

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20 _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES_____

GENERAL NOTES

1. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE PLANNED DEVELOPMENT.
2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
3. ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/POA. ANY COMMON AREA WITHIN THE CITY'S RIGHT-OF-WAY WILL REQUIRE A FACILITIES AGREEMENT, TO BE REVIEWED AND APPROVED BY THE CITY.
4. NOTICE – SELLING A PORTION OF THIS BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
6. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
7. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 – YEAR FLOODPLAIN ACCORDING TO COMMUNITY PANEL NO. 48121C0070G, DATED APRIL 18, 2011, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS.
8. THE PURPOSE OF THIS PLAT IS TO CREATE NEW FOR SALE SINGLE-FAMILY LOTS.
9. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83)
10. UTILITIES SERVICE PROVIDED BY
CITY OF SANGER – WATER & SANITARY SEWER
ADDRESS: P.O. BOX 1729, SANGER, TEXAS 76266
CONTACT: JIM BOLZ
PHONE NUMBER: (940) 458-2571

COSERV – ELECTRIC AND GAS
ADDRESS: 202 RAILROAD AVE, SANGER, TEXAS 76266
PHONE NUMBER: (800) 274-4014

AREA TABLE				
TRACT NAME	AREA (SF)	AREA (AC)	LAND USE	OWNER/MAINTENANCE
TRACT A	17996	0.41	OPEN SPACE	OWNER/HOA
TRACT B	4392	0.10	OPEN SPACE	OWNER/HOA
TRACT C	4927	0.11	OPEN SPACE	OWNER/HOA
TRACT D	7031	0.16	OPEN SPACE	OWNER/HOA
TOTAL	39,516	0.78	OWNER: HOW:	JUST HOLDINGS 04 BUSINESS LLC LOIS ROAD ESTATES

OWNER/DEVELOPER/APPLICANT:
JST HOLDINGS 04 BUSINESS LLC
10268 W. CENTENNIAL RD., UNIT 200 F
LITTLETON, CO 80127
CONTACT: LEE EISENHEIM
PH: 303.324.1771
LEE.EISENHEIM@KALTERCAPITAL.COM

RESIDENTIAL LOT INFORMATION	
LOT SIZE	NUMBER OF LOTS
50'	49
60'	21
TOTAL	70

ATWELL, LLC
6200 S. SYRACUSE WAY #125
GREENWOOD VILLAGE, CO 80111
CONTACT: KEVIN BLUMHARDT
PH: 303.842.9191
KBLUMHARDT@ATWELL.COM

SURVEYOR CERTIFICATE

I, JONATHAN E. COOPER, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS FINAL PLAT REPRESENTS THE RESULT OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND COMPLETED ACCORDING TO APPLICABLE STATE OF TEXAS REQUIREMENTS.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

JONATHAN E. COOPER, RPLS NO. 5369
FOR AND ON BEHALF OF ATWELL, LLC

APPROVED AND ACCEPTED

CHAIRMAN, PLANNING & ZONING COMMISSION CITY OF SANGER, TX	DATE
--	------

MAYOR	DATE
CITY OF SANGER, TX	

ATTESTED BY

CITY SECRETARY _____ DATE _____
CITY OF SANGER, TX

BENCHMARKS AND CONTROLS:

NO. 1 - AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

NO. 2 - AN MAG NAIL IN ASPHALT LOCATED IN THE NORTHWEST INTERSECTION OF LOIS ROAD EAST AND MELTON ROAD, HAVING AN ELEVATION OF 693.8 FEET, A NORTHING COORDINATE VALUE OF 7,192,151.4, AND AN EASTING COORDINATE VALUE OF 2,376,790.5.

BASIS OF BEARING:

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES,
NORTH CENTRAL ZONE, NAVD 88.

RECORDING BOX



ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT	KALTER CAPITAL 10268 W. CENTENNIAL RD. UNIT 200 F LITTLETON, CO
	303-324-1771
	LEE EISENHEIM

REPLAT FILING NO. 4

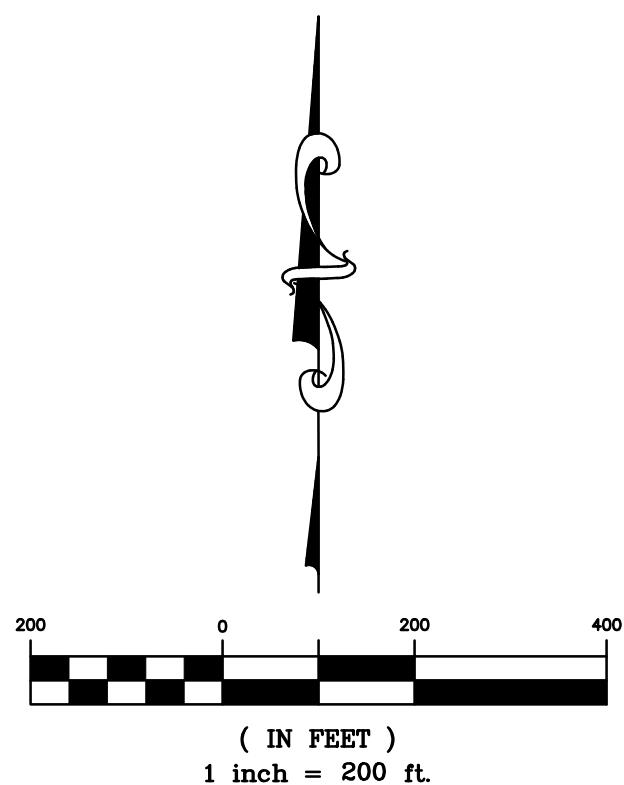
LOIS ROAD ESTATES SUBDIVISION
70 RESIDENTIAL LOTS - 4 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
15.037 ACRES - 665,011 SQUARE FEET
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 09/18/2025

A	1st SUBMITTAL TO CITY OF SANGER	09/18/2025	- W
B	2nd SUBMITTAL TO CITY OF SANGER	10/15/2025	- W

DR.	RF	CH.	AS
P.M. JC			
JOB		24007256	

BEING A PORTION OF A CALLED 202.49 ACRE TRACT OF LAND
JST HOLDINGS 04 BUSINESS LLC, DOCUMENT NO. 2024-74411, O.R.D.C.T.
15.037 ACRES OF LAND (6655,011 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



LEGEND	
●	FOUND MONUMENT, AS NOTED
SET 1/2" IRON ROD WITH	
○	PLASTIC CAP STAMPED "ATWELL LLC"
▲	1/4" MAG NAIL FOUND
△	1/4" MAG NAIL SET
✦	SECTION CORNER, AS NOTED
—————	BOUNDARY LINE
— · — · —	SECTION LINE
—————	ADJACENT PROPERTY LINE
—————	EASEMENT LINE, AS NOTED
— · · · — · · · —	RIGHT-OF-WAY LINE
-----	OFFSET / TIE LINE
-----	PHASE LINE



ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT	KALTER CAPITAL 10268 W. CENTENNIAL RD. UNIT 200 F LITTLETON, CO	303-324-1771	LEE EISENHEIM
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REPLAT FILING NO. 4

LOIS ROAD ESTATES SUBDIVISION
 70 RESIDENTIAL LOTS - 4 HOA LOTS
 REUBEN REBEE SURVEY, ABST. NO. 29
 15.037 ACRES - 655,011 SQUARE FEET
 CITY OF SANGER, DENTON COUNTY TEXAS

DATE 09/18/2025

A	1ST SUBMITTAL TO CITY OF SANGER	09/18/2025 - K
B	2ND SUBMITTAL TO CITY OF SANGER	10/15/2025 - K

REVISIONS

DR.	RF	CH.	AS
-----	----	-----	----

P.M. JC

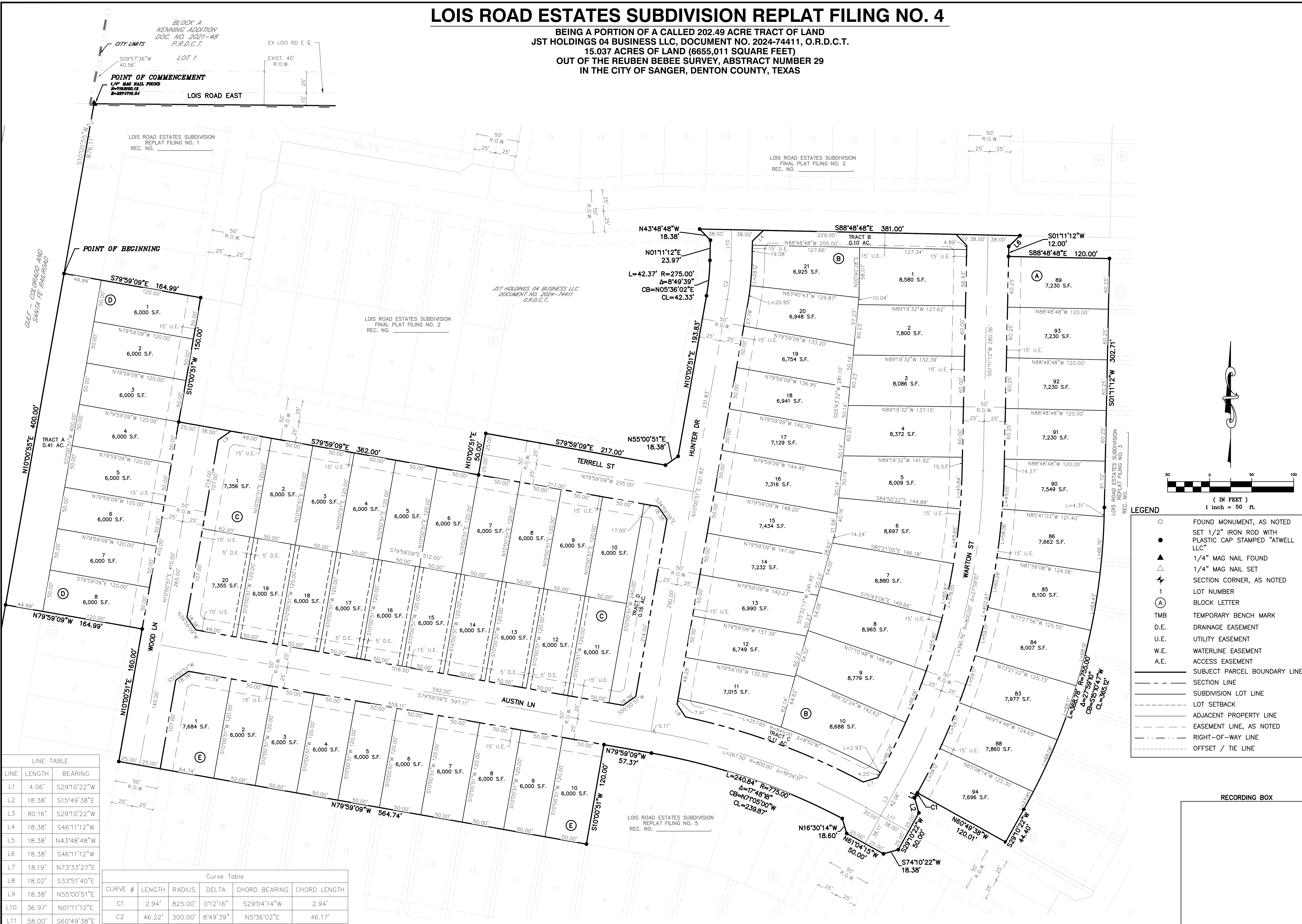
JOB 24007256

SHEET 02 OF 03

SHEET 02 OF 03

LOIS ROAD ESTATES SUBDIVISION REPLAT FILING NO. 4

BEING A PORTION OF A CALLED 202.49 ACRE TRACT OF LAND
JST HOLDINGS 04 BUSINESS LLC, DOCUMENT NO. 2024-74411, O.R.D.C.T.
15.037 ACRES OF LAND (6655,011 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



LINE TABLE		
LINE	LENGTH	BEARING
L1	4.06'	S29°10'22"W
L2	18.38'	S15°49'38"E
L3	80.16'	S29°10'22"W
L4	18.38'	S46°11'12"W
L5	18.38'	N43°48'48"W
L6	18.38'	S46°11'12"W
L7	18.19'	N73°33'27"E
L8	18.02'	S33°51'40"E
L9	18.38'	N55°00'51"E
L10	36.97'	N01°11'12"E
L11	58.00'	S60°49'38"E

Curve Table				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	2.94'	825.00'	0°12'16"	S29°04'14"W
C2	46.22'	300.00'	8°49'39"	N5°36'02"E

- LEGEND
- FOUND MONUMENT, AS NOTED
 - SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
 - ▲ 1/4" MAG NAIL FOUND
 - △ 1/4" MAG NAIL SET
 - ◆ SECTION CORNER, AS NOTED
 - 1 LOT NUMBER
 - (A) BLOCK LETTER
 - TMB TEMPORARY BENCH MARK
 - D.E. DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - W.E. WATERLINE EASEMENT
 - A.E. ACCESS EASEMENT
 - SUBJECT PARCEL BOUNDARY LINE
 - - - SECTION LINE
 - - - SUBDIVISION LOT LINE
 - - - LOT SETBACK
 - - - ADJACENT PROPERTY LINE
 - - - EASEMENT LINE, AS NOTED
 - - - RIGHT-OF-WAY LINE
 - - - OFFSET / TIE LINE

RECORDING BOX

866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
KALTER CAPITAL
10268 W. CENTENNIAL
RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

REPLAT FILING NO. 4
LOIS ROAD ESTATES SUBDIVISION
70 RESIDENTIAL LOTS - 4 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
15.037 ACRES - 6655,011 SQUARE FEET
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 09/18/2025

A	1st SUBMITTAL TO CITY OF SANGER	09/18/2025	- KB
B	2nd SUBMITTAL TO CITY OF SANGER	10/15/2025	- KB

REVISIONS

DR.	RF	CH.	AS
P.M.	JC		
JOB	24007256		

SHEET 03 OF 03



201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

SUBDIVISION APPLICATION

☐

Preliminary
Plat Minor
Plat

☒

Final
Plat/Replat
Amended Plat

☐

Vacating Plat
Conveyance
Plat

Applicant

Owner (if different from applicant)

Name: LEE EISENHEIM	Name:
Company: KALTER CAPITAL	Company:
Address: 5690 DTC BLVD. STE. 290W	Address
City, State, Zip: GREENWOOD VILLAGE, CO 80111	City, State, Zip:
Phone (303) 324-1771	Phone:
Fax:	Fax:
Email: Lee.Eisenheim@kaltercapital.com	Email:

Submittal Checklist

☐	Pre-Application Conference (Date: ___/___/___)
☐	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
☐	Letter of Intent
☐	Non-Refundable Application Fee (Check Payable to City of Sanger)
☐	Application Form (Signed by Owner)
☐	Applicable Plat Checklist (Completed)
☐	Additional Required Documents/Traffic & Drainage Studies etc.
☐	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to development@sangertexas.org

Supporting Materials (List if provided): **Final Plat, Final Engineering Plans**

R Number(s):

Owner's Signature

Date

Applicant's Signature

Date

Office Use: Reviewed by Director of Development Services ___/___/___

5960 DTC BLVD, STE 290W
Greenwood Village, CO 80111
www.kaltercapital.com

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. 4 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. 4 Final Plat
- Filing No. 4 Construction Plans

Site Description and Location

The subject property (The Site) is 15.037 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. 1 & 2 to the north, Lois Road Estates Filing No. 3 to the east, Lois Road Estates Filing No. 5 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. 4 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 15.037 ACRE TRACT OF LAND (655,011 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 15.104 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°00'51"W, ALONG THE WESTER LINE OF SAID JST HOLDING 202.49 ACRE TRACT AND ALONG THE EASTER RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD, A DISTANCE OF 876.10 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 (27) COURSES AND DISTANCES:

1. S79° 59' 09"E, A DISTANCE OF 165.01 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
2. S10° 01' 75"W, A DISTANCE OF 250.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
3. S79° 59' 09"E, A DISTANCE OF 362.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
4. N10° 00' 51"E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
5. S79° 59' 09"E, A DISTANCE OF 217.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
6. N55° 00' 51"E, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
7. N10° 00' 51"E, A DISTANCE OF 193.83 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP

KALTER CAPITAL

- STAMPED "ATWELL LLC" AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
8. NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $08^{\circ}49'39''$, A RADIUS OF 275.00 FEET, A CHORD BEARING AND DISTANCE OF $N05^{\circ}36'02''E$, 42.33 FEET, AND AN ARC LENGTH OF 42.37 TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE END OF SAID CURVE;
 9. $N1^{\circ}11'12''E$, A DISTANCE OF 23.97 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
 10. $N43^{\circ}48'48''W$, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
 11. $S88^{\circ}48'48''E$, A DISTANCE OF 488.02 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" FOR THE MOST NORTHEASTERN CORNER OF THE HEREIN DESCRIBED PARCEL;
 12. $S1^{\circ}11'26''W$, A DISTANCE OF 320.99 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
 13. SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $28^{\circ}28'41''$, A RADIUS OF 755.48 FEET, A CHORD BEARING AND DISTANCE OF $S14^{\circ}55'45''W$, 371.65 FEET, AND AN ARC LENGTH OF 375.50 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE END OF SAID CURVE;
 14. $S29^{\circ}07'26''W$, A DISTANCE OF 44.40 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" FOR THE MOST SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL;
 15. $N60^{\circ}49'38''W$, A DISTANCE OF 120.01 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
 16. SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 825.00 FEET, A CHORD BEARING AND DISTANCE OF $S29^{\circ}04'14''W$, 2.94 FEET, AND AN ARC LENGTH OF 2.94 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
 17. $S27^{\circ}10'22''W$, A DISTANCE OF 4.06 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
 18. $S15^{\circ}49'38''E$, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
 19. $S29^{\circ}10'22''W$, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
 20. $S74^{\circ}10'22''W$, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
 21. $N61^{\circ}04'15''W$, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
 22. $N16^{\circ}30'14''W$, A DISTANCE OF 18.60 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE BEGINNING OF NON-TANGENT CURVE TO THE LEFT;
 23. NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $17^{\circ}48'18''$, A RADIUS OF 775.00 FEET, A CHORD BEARING AND DISTANCE OF $N71^{\circ}05'00''W$, 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 TO THE

LEFT;

24. N79° 59' 09"W, A DISTANCE OF 57.37 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";

25. S10° 00' 51"W, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";

26. N79° 59' 09"W, A DISTANCE OF 564.74 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";

27. N10° 00' 51"E, A DISTANCE OF 210.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";

28. N79° 59' 09"W , A DISTANCE OF 165.00 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 ROD WITH CAP STAMPED "BGE", BEARS N10°00'51"E, A DISTANCE OF 322.48 FEET;

THENCE, N10° 00' 51"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 450.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.037 ACRES (655,011 SQUARE FEET), MORE OR LESS.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: November 10, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a replat of Lois Road Estates Subdivision Filing No. 5, being approximately 13.493 acres of land described as A0029A R. BEEBEE, TR 107, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

SUMMARY:

- This is redivided phase 2.
- This plat will create 53 residential lots and 7 HOA lots.
- The lots are part of the Lois Road Estates PD.
- All lots comply with the PD.
- Planning & Zoning denied the plat based on the condition that the comments had not been satisfied.
- All comments have now been satisfied.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

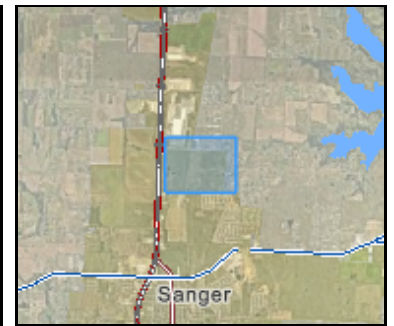
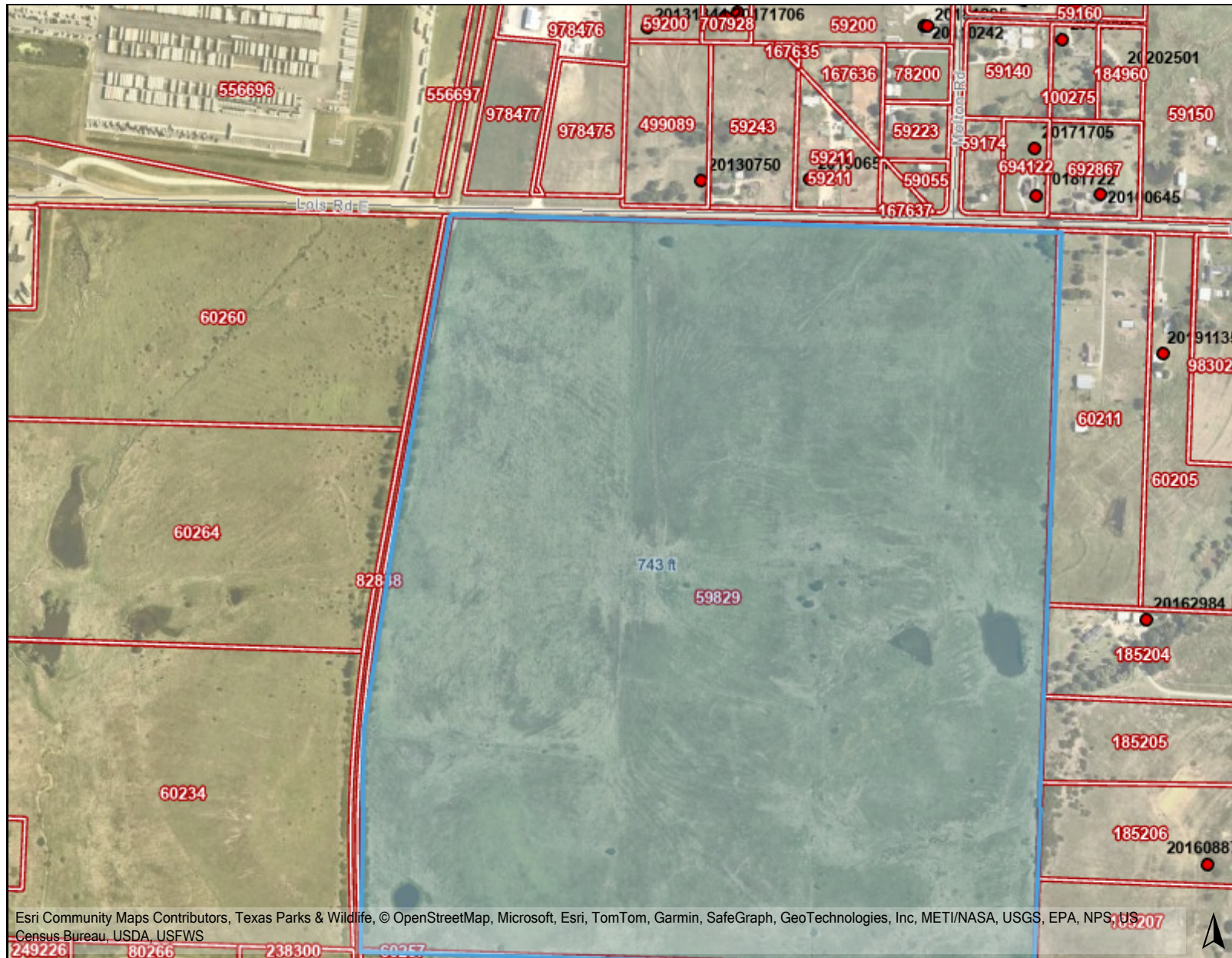
Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Replat
Application
Letter of Intent

Denton County Landmark Map

Item 9.



Legend

- 911 Addresses
- Development Permits
- ▭ Parcels
- Floodplain**
 - Cross Section Location
 - Base Flood Elevation
 - ▭ FEMA Floodway
 - ▭ Flood Grid
 - ▭ FEMA 100yr Flood Zone A
 - ▭ FEMA 100yr Flood Zone AE
 - ▭ FEMA 500yr Flood Zone
 - Levee Protected

Notes

Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



0 500 1000
ft

<https://gis.dentoncounty.gov>

9/23/2025 9:57:03 PM

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.

LOIS ROAD ESTATES SUBDIVISION REPLAT FILING NO. 5

BEING A PORTION OF A CALLED 202.49 ACRE TRACT OF LAND
JST HOLDINGS 04 BUSINESS LLC, DOCUMENT NO. 2024-74411, O.R.D.C.T.
13.493 ACRES OF LAND (587,774 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS

CERTIFICATION OF OWNERSHIP:

STATE OF TEXAS
COUNTY OF DENTON

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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:

- 57°59'09"E, A DISTANCE OF 164.99 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S10°00'51"W, A DISTANCE OF 160.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- 57°59'09"E, A DISTANCE OF 564.74 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N10°00'51"E, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- 57°59'09"E, A DISTANCE OF 57.37 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
- SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGEL OF 17°48'18", A RADIUS OF 775.00, A CHORD BEARING AND DISTANCE OF S71°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;
- S16°30'14"E, A DISTANCE OF 18.60 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S61°04'15"E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N74°10'22"E, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N29°10'22"E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N15°49'38"W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N29°10'22"E, A DISTANCE OF 4.06 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
- NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 825.00 FEET, A CHORD BEARING AND DISTANCE OF S29°04'14"W, 2.94 FEET, AND AN ARC LENGTH OF 2.94 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S60°49'38"E, A DISTANCE OF 240.01 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S29°10'22"W, A DISTANCE OF 7.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S74°10'22"W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N60°49'38"W, A DISTANCE OF 22.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S29°10'22"W, A DISTANCE OF 170.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S60°49'38"E, A DISTANCE OF 240.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S29°10'22"W, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S60°49'38"E, A DISTANCE OF 12.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N74°10'22"E, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N29°10'22"E, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S60°49'38"E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S29°10'22"W, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
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- S29°10'22"W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S74°10'22"W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- 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;
- 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;
- 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;
- N79°59'09"W, A DISTANCE OF 478.92 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S10°00'51"W, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- 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;
- 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;
- SOUTHWESTERLY, ALONG THE ARC OF SAID REVERSE CURVE HAVING A CENTRAL ANGLE OF 120°12'14", A RADIUS OF 50.00 FEET, AND A CHORD BEARING AND DISTANCE OF S56°30'37"W, 86.69 FEET, AND AN ARC LENGTH OF 104.90 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE END OF SAID CURVE;
- N77°58'37"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°57'40", A RADIUS OF 6,737.93 FEET, A CHORD BEARING AND DISTANCE OF N08°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°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.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS: THAT JST HOLDINGS 04 BUSINESS LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOIS ROAD ESTATES SUBDIVISION REPLAT FILING NO. 5, AN ADDITION TO THE CITY OF SANGER, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FEE SIMPLE TITLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, ALL STREETS, THOROUGHFARES, ALLEYS, FIRE LANES, DRIVE AISLES, PARKS, AND WATERCOURSES, AND TO THE PUBLIC USE FOREVER EASEMENTS FOR SIDEWALKS, STORM DRAINAGE FACILITIES, UTILITIES AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND OTHER CITY CODES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND TO FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED; FURTHER, THE UNDERSIGNED COVENANTS AND AGREES THAT HE/SHE SHALL MAINTAIN ALL EASEMENTS AND FACILITIES IN A STATE OF GOOD REPAIR AND FUNCTIONAL CONDITION AT ALL TIMES IN ACCORDANCE WITH CITY CODES AND REGULATIONS. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE INSTALLED, IF APPROVED BY THE CITY OF SANGER. THE CITY OF SANGER AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN ALL RESPECTIVE EASEMENTS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

WITNESS MY HAND THIS DAY OF _____, 20_____.

_____, JST HOLDINGS 04 BUSINESS LLC

_____, TITLE AND COMPANY

STATE OF TEXAS
COUNTY OF DENTON

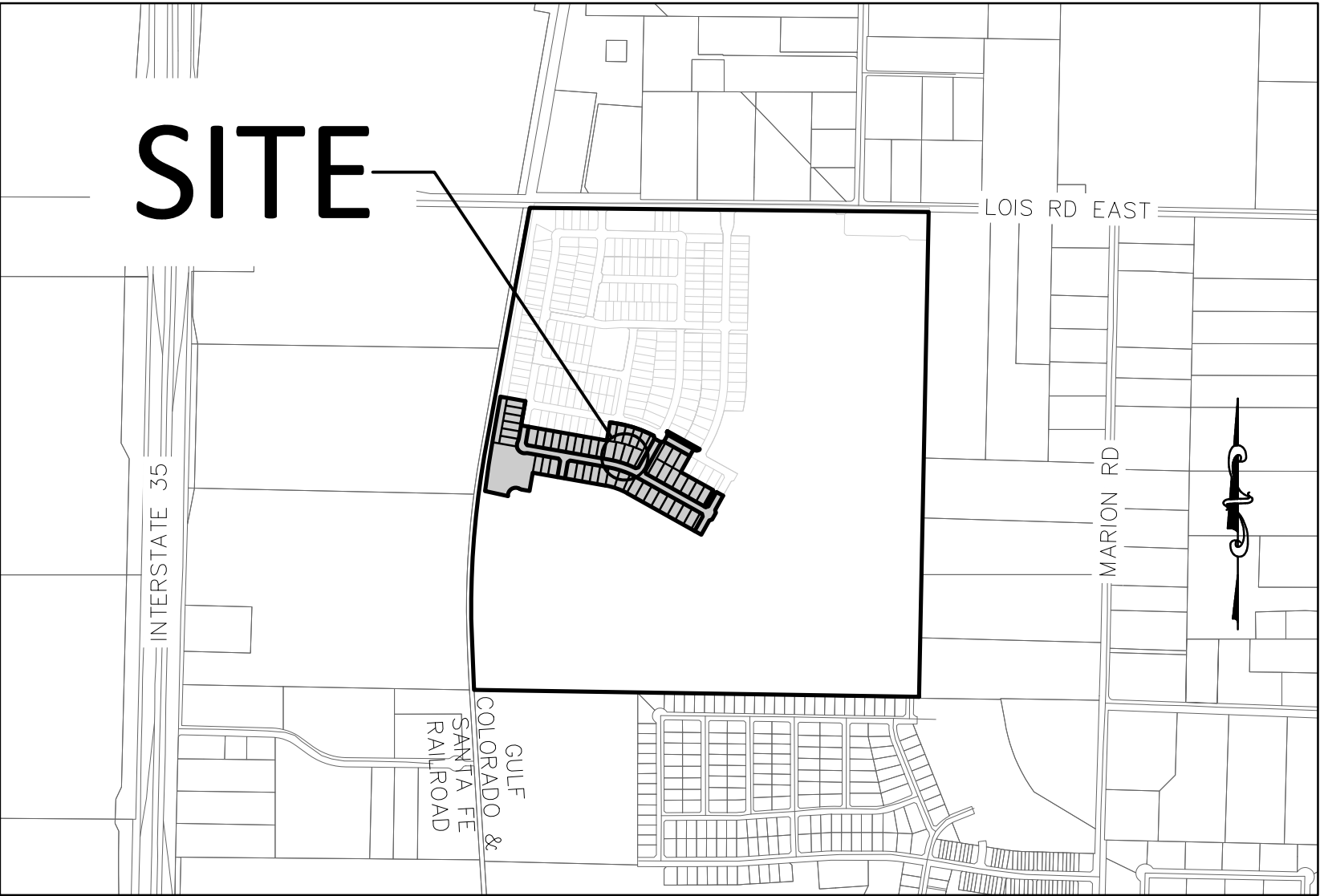
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20 _____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES _____



VICINITY MAP
NTS

GENERAL NOTES

- ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE PLANNED DEVELOPMENT.
- THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
- ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/POA. ANY COMMON AREA WITHIN THE CITY'S RIGHT-OF-WAY WILL REQUIRE A FACILITIES AGREEMENT, TO BE REVIEWED AND APPROVED BY THE CITY.
- NOTICE — SELLING A PORTION OF THIS BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
- MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 — YEAR FLOODPLAIN ACCORDING TO COMMUNITY PANEL NO. 48121C0070G, DATED APRIL 18, 2011, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS.
- THE PURPOSE OF THIS PLAT IS TO CREATE NEW FOR SALE SINGLE-FAMILY LOTS.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83)
- UTILITIES SERVICE PROVIDED BY:
CITY OF SANGER — WATER & SANITARY SEWER
ADDRESS: P.O. BOX 1729, SANGER, TEXAS 76266
CONTACT: JIM BOLZ
PHONE NUMBER: (940) 458-2571

COSERV — ELECTRIC AND GAS
ADDRESS: 202 RAILROAD AVE, SANGER, TEXAS 76266
PHONE NUMBER: (800) 274-4014

BENCHMARKS AND CONTROLS:

NO. 1 — AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

NO. 2 — AN MAG NAIL IN ASPHALT LOCATED IN THE NORTHWEST INTERSECTION OF LOIS ROAD EAST AND MELTON ROAD, HAVING AN ELEVATION OF 693.8 FEET, A NORTHING COORDINATE VALUE OF 7,192,151.4, AND AN EASTING COORDINATE VALUE OF 2,376,790.5.

BASIS OF BEARING:

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	OVERALL PLAT EXHIBIT
03	FINAL PLAT
04	FINAL PLAT

PROJECT TEAM

OWNER/DEVELOPER/APPLICANT:
JST HOLDINGS 04 BUSINESS LLC
10268 W. CENTENNIAL RD., UNIT 200 F
LITTLETON, CO 80127
CONTACT: LEE EISENHEIM
PH: 303.324.1771
LEE.EISENHEIM@KALTERCAPITAL.COM

ENGINEERING & SURVEY:

ATWELL, LLC
143 UNION BOULEVARD SUITE 700
LAKEWOOD, CO 80228
CONTACT: KEVIN BLUMHARDT
PH: 303.842.9191
KBLUMHARDT@ATWELL.COM

RESIDENTIAL LOT INFORMAITON	
LOT SIZE	NUMBER OF LOTS
50'	34
60'	19
TOTAL	53

AREA TABLE			LAND USE	OWNER/MAINTENANCE
TRACT NAME	AREA (SF)	AREA (AC)		
TRACT A	4631	0.11	OPEN SPACE	OWNER/HOA
TRACT B	5831	0.13	OPEN SPACE	OWNER/HOA
TRACT C	6554	0.15	OPEN SPACE	OWNER/HOA
TRACT D	13498	0.31	OPEN SPACE	OWNER/HOA
TRACT E	82964	1.90	DETENTION POND	OWNER/HOA
TRACT F	4109	0.09	OPEN SPACE	OWNER/HOA
TRACT G	2915	0.07	OPEN SPACE	OWNER/HOA
TOTAL	120,502	2.76		

OWNER: JST HOLDINGS 04 BUSINESS LLC
HOW: LOIS ROAD ESTATES

SURVEYOR CERTIFICATE

I, JONATHAN E. COOPER, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS FINAL PLAT REPRESENTS THE RESULT OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND COMPLETED ACCORDING TO APPLICABLE STATE OF TEXAS REQUIREMENTS.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

JONATHAN E. COOPER, RPLS NO. 5369
FOR AND ON BEHALF OF ATWELL, LLC
5550 GRANITE PARKWAY, SUITE 250
PLANO, TEXAS 75024
TBPELS NO. 10193726

APPROVED AND ACCEPTED

CHAIRMAN, PLANNING & ZONING COMMISSION
CITY OF SANGER, TX

DATE

MAYOR
CITY OF SANGER, TX

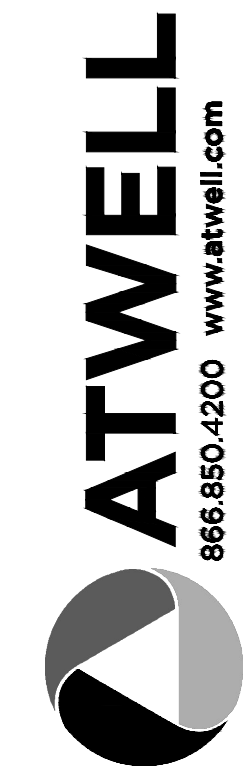
DATE

ATTESTED BY

CITY SECRETARY
CITY OF SANGER, TX

DATE

RECORDING BOX



OWNER/DEVELOPER/APPLICANT
KALTER CAPITAL
10268 W. CENTENNIAL
RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

REPLAT FILING NO. 5
LOIS ROAD ESTATES SUBDIVISION
53 RESIDENTIAL LOTS - 7 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
13.493 ACRES - 587,774 SQUARE FEET
2.40 ACRES ROW
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 09/18/2025

A 1st SUBMITTAL TO CITY OF SANGER 09/18/2025 - KB
B 2nd SUBMITTAL TO CITY OF SANGER 10/15/2025 - KB

REVISIONS

DR. TN CH. AS
P.M. RG
JOB 24007256

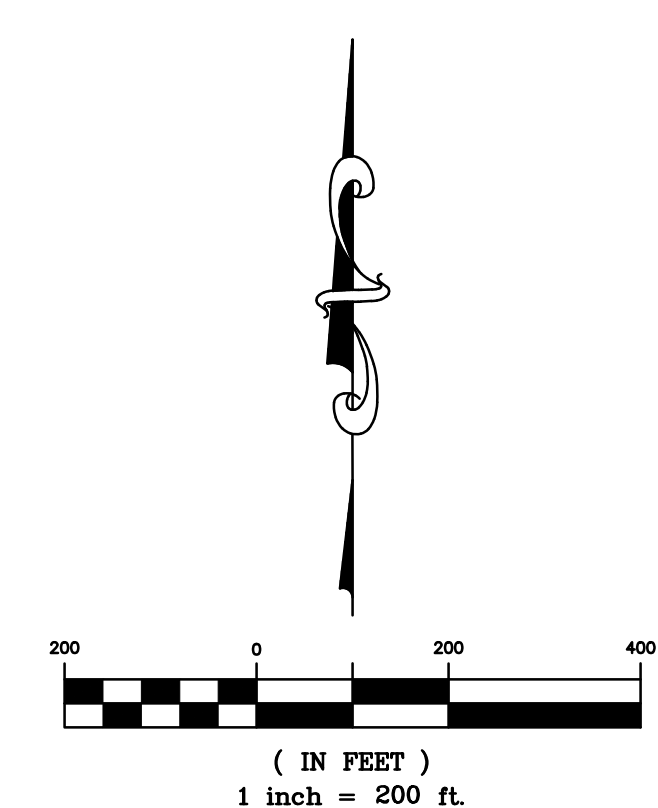
SHEET 01 OF 04

LOIS ROAD ESTATES SUBDIVISION REPLAT FILING NO. 5

BEING A PORTION OF A CALLED 202.49 ACRE TRACT OF LAND
JST HOLDINGS 04 BUSINESS LLC, DOCUMENT NO. 2024-74411, O.R.D.C.T.
13.493 ACRES OF LAND (587,774 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



LEGEND	
●	FOUND MONUMENT, AS NOTED
○	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
▲	1/4" MAG NAIL FOUND
△	1/4" MAG NAIL SET
✦	SECTION CORNER, AS NOTED
—	BOUNDARY LINE
- - -	SECTION LINE
- - -	ADJACENT PROPERTY LINE
- - -	EASEMENT LINE, AS NOTED
- - -	RIGHT-OF-WAY LINE
- - -	OFFSET / TIE LINE
- - -	PHASE LINE

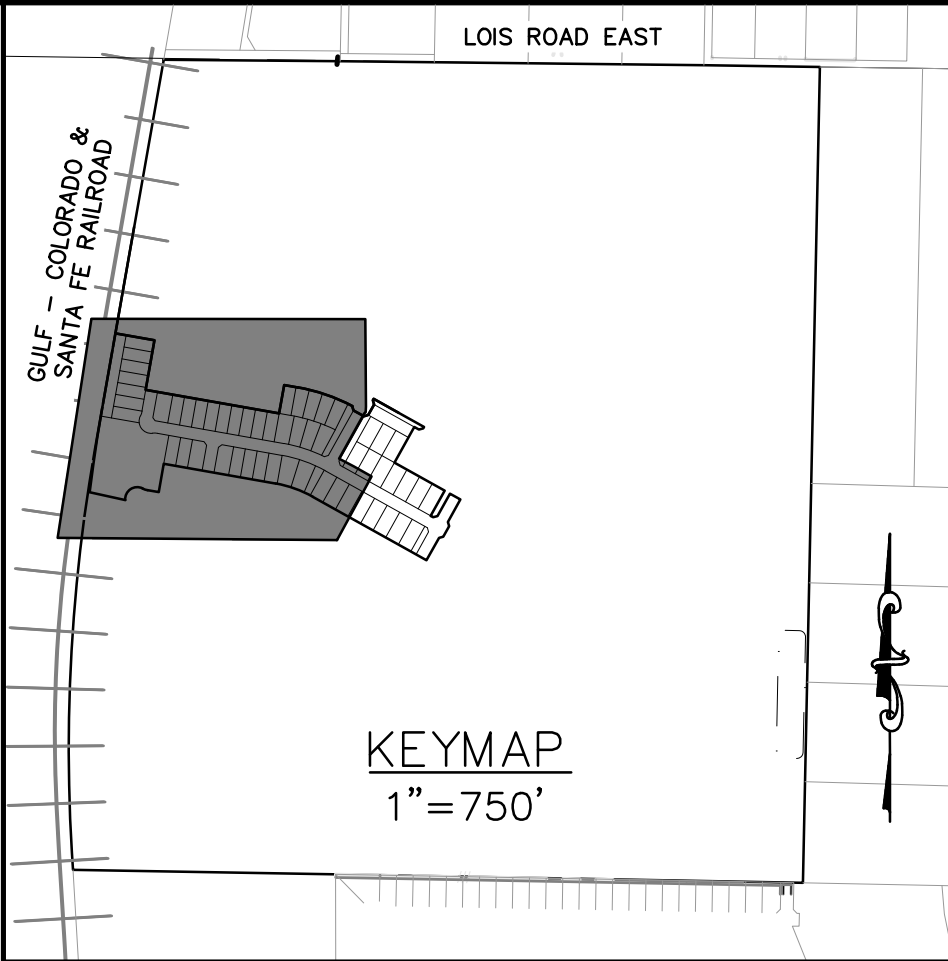


866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT	KALTER CAPITAL 10268 W. CENTENNIAL RD. UNIT 200 F LITTLETON, CO 303-324-1771 LEE EISENHEIM
REPLAT FILING NO. 5	LOIS ROAD ESTATES SUBDIVISION 53 RESIDENTIAL LOTS - 7 HOA LOTS REUBEN BEBEE SURVEY, ABST. NO. 29 13.493 ACRES - 587,774 SQUARE FEET 2.40 ACRES ROW CITY OF SANGER, DENTON COUNTY TEXAS
DATE	09/18/2025
1st SUBMITTAL TO CITY OF SANGER	09/18/2025 - KB
2nd SUBMITTAL TO CITY OF SANGER	10/15/2025 - KB
REVISIONS	
DR.	TN CH. AS
P.M.	RG
JOB	24007256
SHEET	02 OF 04

LOIS ROAD ESTATES SUBDIVISION REPLAT FILING NO. 5

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IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



LINE TABLE		
LINE	LENGTH	BEARING
L1	18.60'	S16°30'14"E
L2	18.38'	N74°10'22"E
L3	18.38'	N15°49'38"W
L4	4.06'	N29°10'22"E
L5	12.00'	S60°49'38"W
L6	18.38'	N74°10'22"E

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	2.94'	825.00'	0°12'16"	N29°04'14"E	2.94'

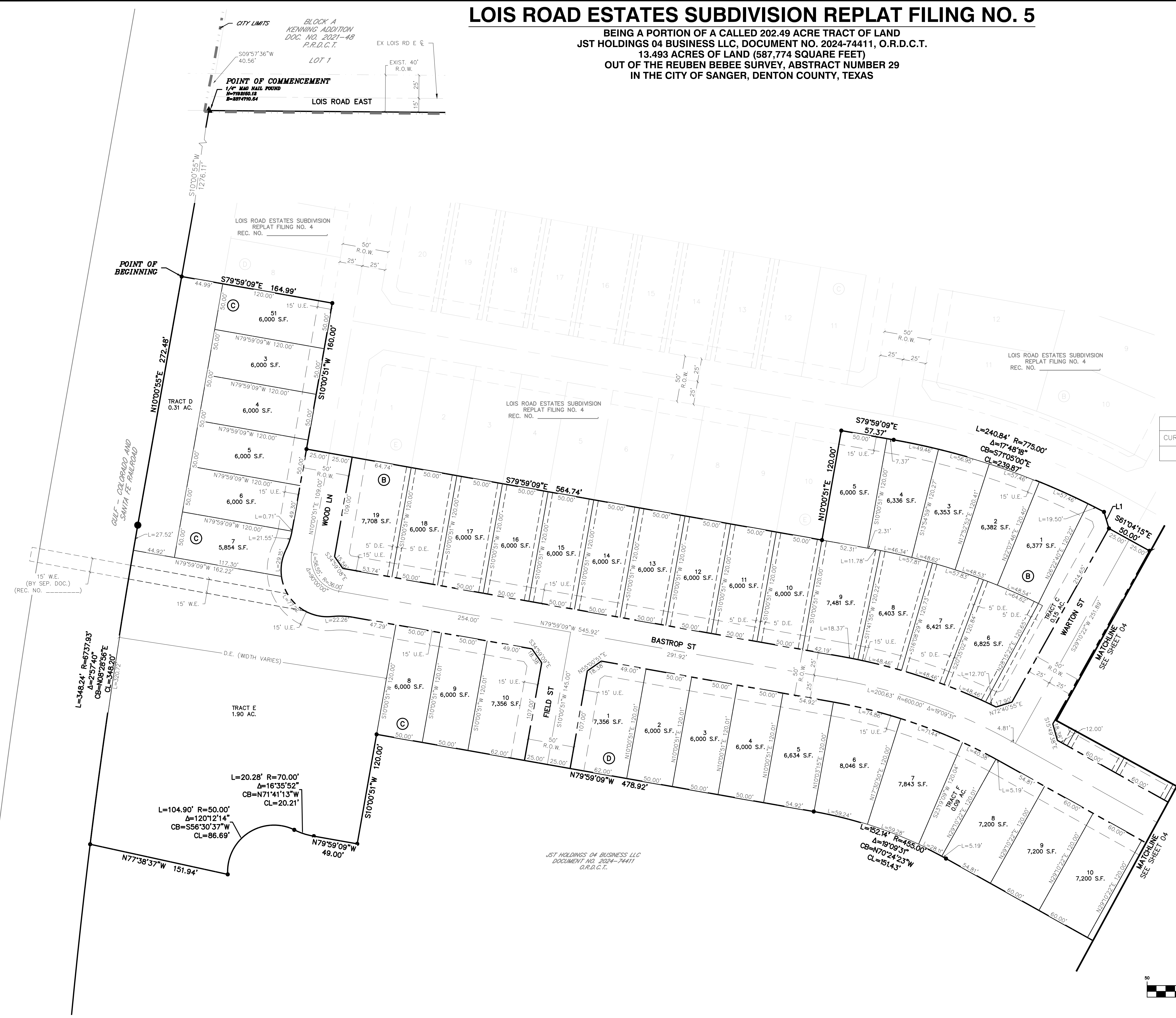
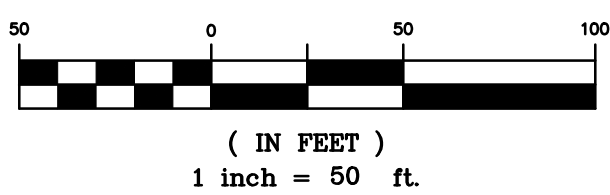
LEGEND	
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▲	1/4" MAG NAIL FOUND
△	1/4" MAG NAIL SET
✦	SECTION CORNER, AS NOTED
1	LOT NUMBER
(A)	BLOCK LETTER
TMB	TEMPORARY BENCH MARK
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATERLINE EASEMENT
A.E.	ACCESS EASEMENT
—	SUBJECT PARCEL BOUNDARY LINE
- - -	SECTION LINE
- - - - -	SUBDIVISION LOT LINE
- - - - -	LOT SETBACK
- - - - -	ADJACENT PROPERTY LINE
- - - - -	EASEMENT LINE, AS NOTED
- - - - -	RIGHT-OF-WAY LINE
- - - - -	OFFSET / TIE LINE

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
KALTER CAPITAL
10268 W. CENTENNIAL
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LEE EISENHEIM

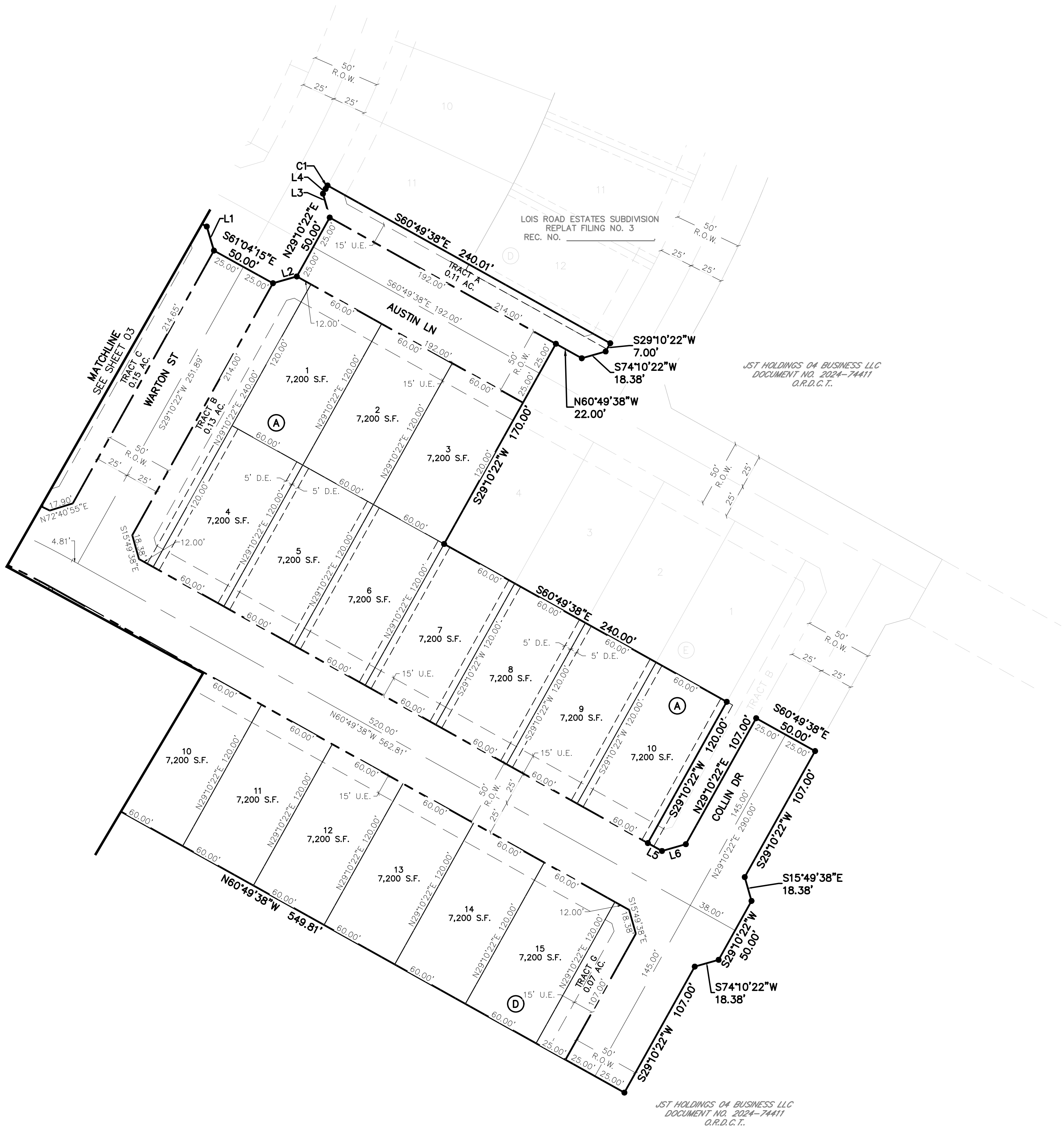
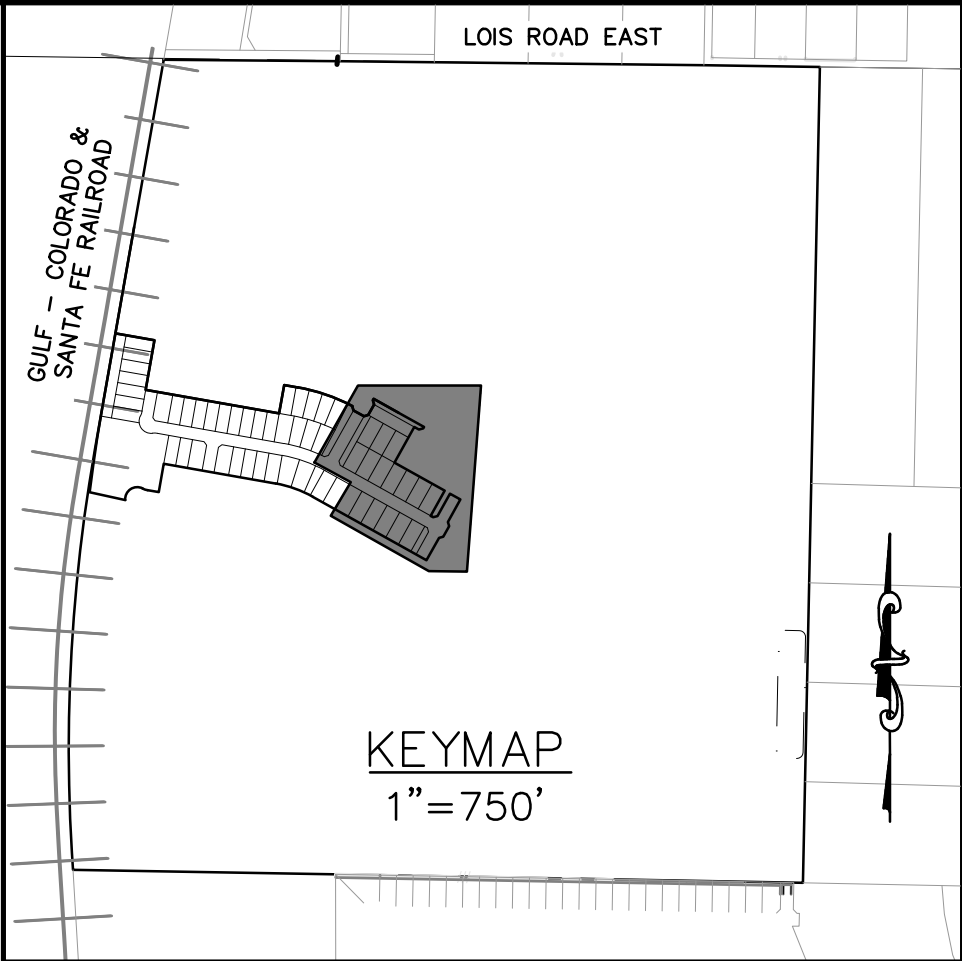
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DATE	09/18/2025		
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B 2nd SUBMITTAL TO CITY OF SANGER	10/15/2025 - KB		
REVISIONS			
DR.	TN	CH.	AS
P.M.	RG		
JOB	24007256		
SHEET 03 OF 04			



LOIS ROAD ESTATES SUBDIVISION REPLAT FILING NO. 5

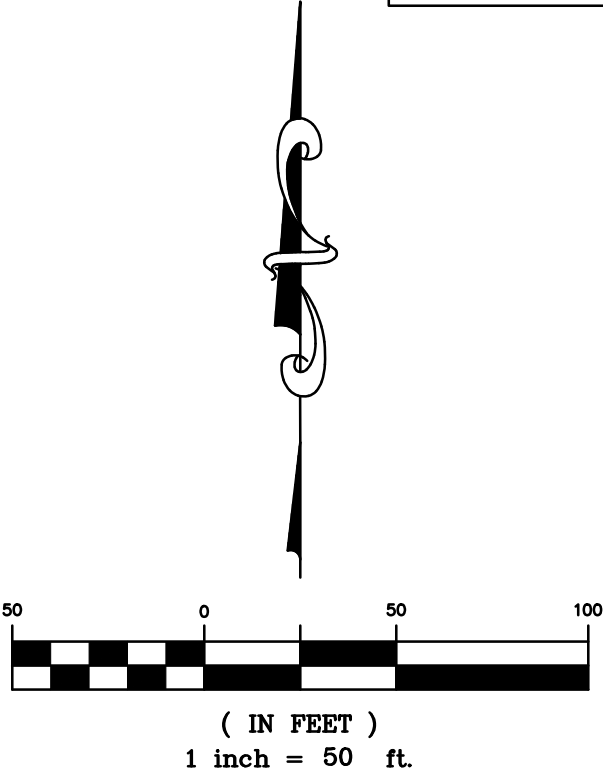
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W.E.	WATERLINE EASEMENT
A.E.	ACCESS EASEMENT
—	SUBJECT PARCEL BOUNDARY LINE
- - -	SECTION LINE
—	SUBDIVISION LOT LINE
- - - - -	LOT SETBACK
—	ADJACENT PROPERTY LINE
- - - - -	EASEMENT LINE, AS NOTED
- . - . -	RIGHT-OF-WAY LINE
- - - - -	OFFSET / TIE LINE



866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
KALTER CAPITAL
10268 W. CENTENNIAL
RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

REPLAT FILING NO. 5
LOIS ROAD ESTATES SUBDIVISION
53 RESIDENTIAL LOTS - 7 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
13.493 ACRES - 587,774 SQUARE FEET
2.40 ACRES ROW
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 09/18/2025

A	1st SUBMITTAL TO CITY OF SANGER	09/18/2025	- KB
B	2nd SUBMITTAL TO CITY OF SANGER	10/15/2025	- KB

REVISIONS

DR.	TN	CH.	AS
P.M.	RG		
JOB	24007256		

SHEET 04 OF 04

\\s01\apps\gis\GIS\PROJECTS\2024\2024-74411\LOIS ROAD ESTATES\2024-74411-05.dwg 10/15/2025 3:10 PM TATIANA VOSE



201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

SUBDIVISION APPLICATION

☐

Preliminary
Plat Minor
Plat

☒

Final
Plat/Replat
Amended Plat

☐

Vacating Plat
Conveyance
Plat

Applicant

Owner (if different from applicant)

Name: LEE EISENHEIM	Name:
Company: KALTER CAPITAL	Company:
Address: 5690 DTC BLVD. STE. 290W	Address
City, State, Zip: GREENWOOD VILLAGE, CO 80111	City, State, Zip:
Phone (303) 324-1771	Phone:
Fax:	Fax:
Email: Lee.Eisenheim@kaltercapital.com	Email:

Submittal Checklist

☐	Pre-Application Conference (Date: __/__/__)
☐	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
☐	Letter of Intent
☐	Non-Refundable Application Fee (Check Payable to City of Sanger)
☐	Application Form (Signed by Owner)
☐	Applicable Plat Checklist (Completed)
☐	Additional Required Documents/Traffic & Drainage Studies etc.
☐	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to development@sangertexas.org

Supporting Materials (List if provided): **Final Plat, Final Engineering Plans**

R Number(s):

Owner's Signature

Date

Applicant's Signature

Date

Office Use: Reviewed by Director of Development Services __/__/__

5960 DTC BLVD, STE 290W
Greenwood Village, CO 80111
www.kaltercapital.com

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

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

KALTER CAPITAL

"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";

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.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: November 10, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a replat of Lois Road Estates Subdivision Filing No. 6, being approximately 0.988 acres of land described as A0029A R. BEEBEE, TR 107, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

SUMMARY:

- This is redivided phase 1.
- This plat will create 6 residential lots and 0 HOA lots.
- The lots are part of the Lois Road Estates PD.
- All lots comply with the PD.
- Planning & Zoning denied the plat based on the condition that the comments had not been satisfied.
- All comments have now been satisfied.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

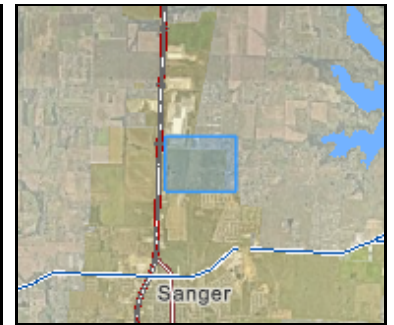
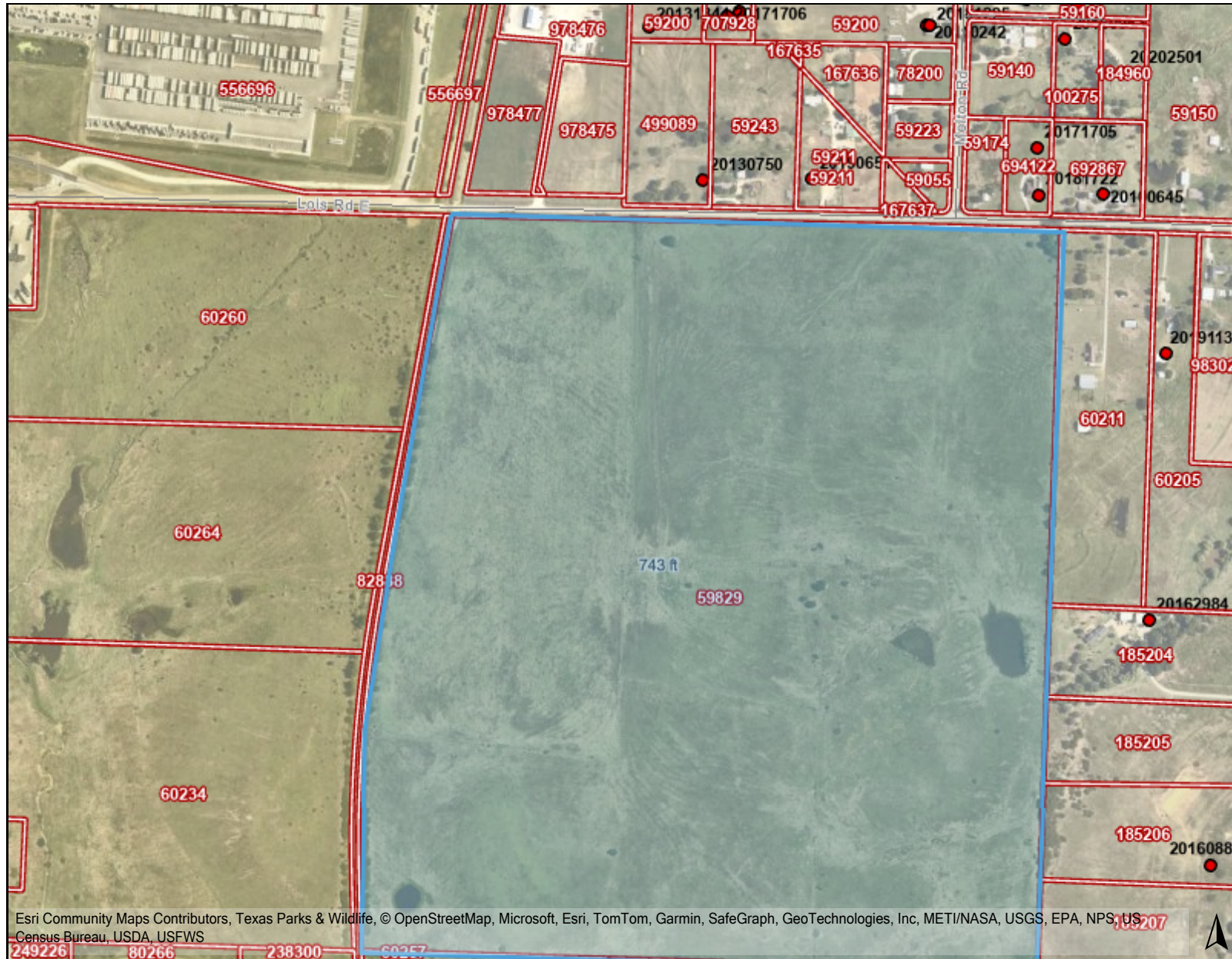
Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Replat
Application
Letter of Intent

Denton County Landmark Map

Item 10.



Legend

- 911 Addresses
- Development Permits
- ▭ Parcels
- Floodplain**
 - Cross Section Location
 - Base Flood Elevation
 - ▭ FEMA Floodway
 - ▭ Flood Grid
 - ▭ FEMA 100yr Flood Zone A
 - ▭ FEMA 100yr Flood Zone AE
 - ▭ FEMA 500yr Flood Zone
 - Levee Protected

Notes

Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



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ft

<https://gis.dentoncounty.gov>

9/23/2025 9:57:03 PM

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time with notification to any user.

BEING A PORTION OF A CALLED 202.49 ACRE TRACT OF LAND
JST HOLDINGS 04 BUSINESS LLC, DOCUMENT NO. 2024-74411, O.R.D.C.T.
0.988 ACRES OF LAND (43,028 SQUARE FEET)
OUT OF THE REVENUE BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS

MY COMMISSION EXPIRES _____



1. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE PLANNED DEVELOPMENT.
2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
3. ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/POA. ANY COMMON AREA WITHIN THE CITY'S RIGHT-OF-WAY WILL REQUIRE A FACILITIES AGREEMENT, TO BE REVIEWED AND APPROVED BY THE CITY.
4. NOTICE – SELLING A PORTION OF THIS BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
6. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
7. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 – YEAR FLOODPLAIN ACCORDING TO COMMUNITY PANEL NO. 48121C0070G, DATED APRIL 18, 2011, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS.
8. THE PURPOSE OF THIS PLAT IS TO CREATE NEW FOR SALE SINGLE-FAMILY LOTS.
9. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83)
10. UTILITIES SERVICE PROVIDED BY
CITY OF SANGER – WATER & SANITARY SEWER
ADDRESS: P.O. BOX 1729, SANGER, TEXAS 76266
CONTACT: JIM BOLZ
PHONE NUMBER: (940) 458-2571

COSERV – ELECTRIC AND GAS
ADDRESS: 202 RAILROAD AVE., SANGER, TEXAS 76266
PHONE NUMBER: (800) 274-4014

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES,
NORTH CENTRAL ZONE, NAVD 88.

ATWELL, LLC
6200 S. SYRACUSE WAY #125
GREENWOOD VILLAGE, CO 80111
CONTACT: KEVIN BLUMHARDT
PH: 303.842.9191
KBLUMHARDT@ATWELL.COM

CITY SECRETARY
CITY OF SANGER, TX

DATE _____

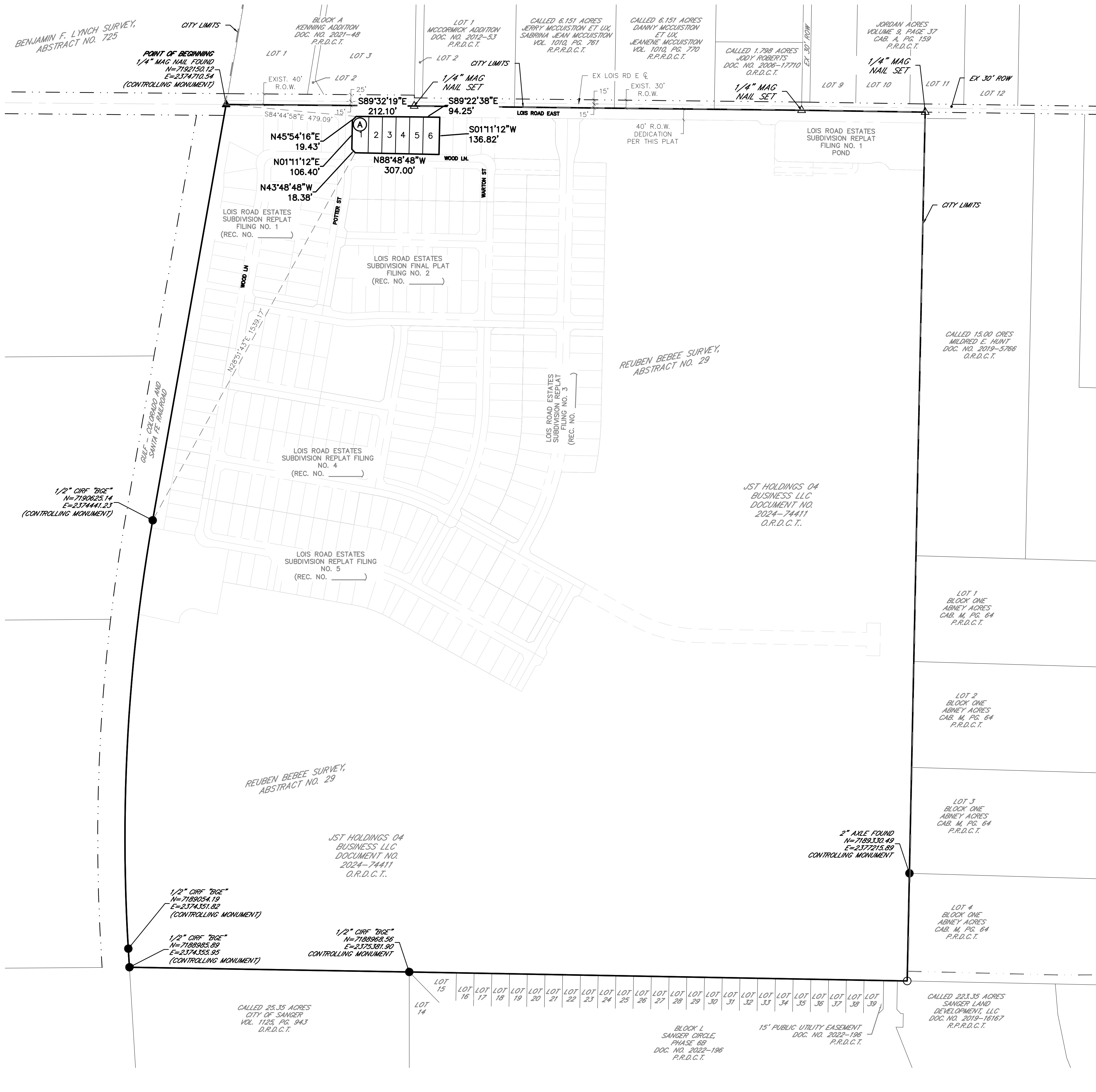
RECORDING BOX

DATE 09/18/2025

SHEET 01 OF 03

LOIS ROAD ESTATES SUBDIVISION REPLAT FILING NO. 6

BEING A PORTION OF A CALLED 202.49 ACRE TRACT OF LAND
JST HOLDINGS 04 BUSINESS LLC, DOCUMENT NO. 2024-74411, O.R.D.C.T.
0.988 ACRES OF LAND (43,028 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



LEGEND

- FOUND MONUMENT, AS NOTED
- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
- ▲ 1/4" MAG NAIL FOUND
- △ 1/4" MAG NAIL SET
- ✦ SECTION CORNER, AS NOTED
- BOUNDARY LINE
- - - SECTION LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT LINE, AS NOTED
- - - RIGHT-OF-WAY LINE
- - - OFFSET / TIE LINE
- - - PHASE LINE

RECORDING BOX

DR: RF CH. AS
P.M. JC
JOB: 24007256

REVISIONS

NO.	DATE	DESCRIPTION
1	09/18/2025	1st SUBMITTAL TO CITY OF SANGER
2	09/19/2025	2nd SUBMITTAL TO CITY OF SANGER
3	10/15/2025	3rd SUBMITTAL TO CITY OF SANGER

SCALE

200 0 200 400

(IN FEET)
1 inch = 200 ft.

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
KALTER CAPITAL
10268 W. CENTENNIAL RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

REPLAT FILING NO. 6
LOIS ROAD ESTATES SUBDIVISION
6 RESIDENTIAL LOTS - 0 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
0.988 ACRES - 43,028 SQUARE FEET
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 09/18/2025

1st SUBMITTAL TO CITY OF SANGER 09/18/2025 - KB
2nd SUBMITTAL TO CITY OF SANGER 09/19/2025 - KB
3rd SUBMITTAL TO CITY OF SANGER 10/15/2025 - KB

REVISIONS

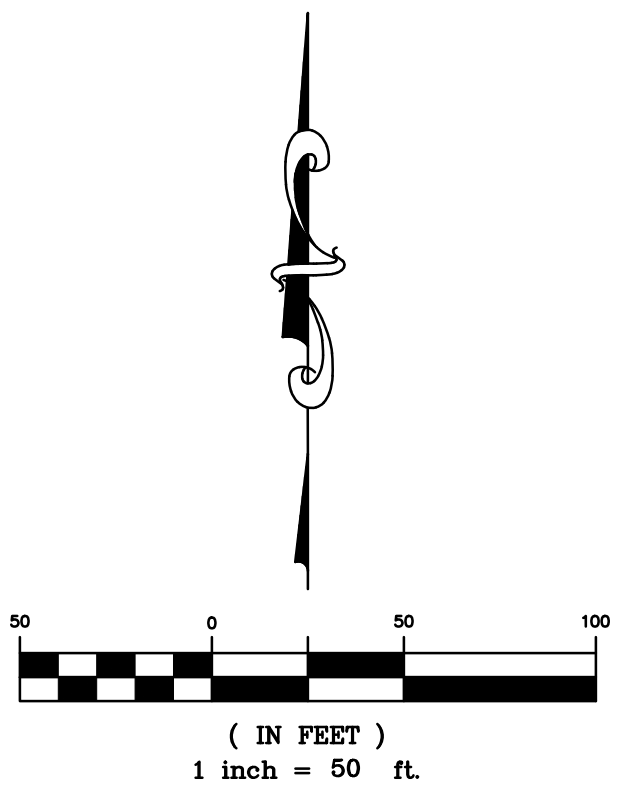
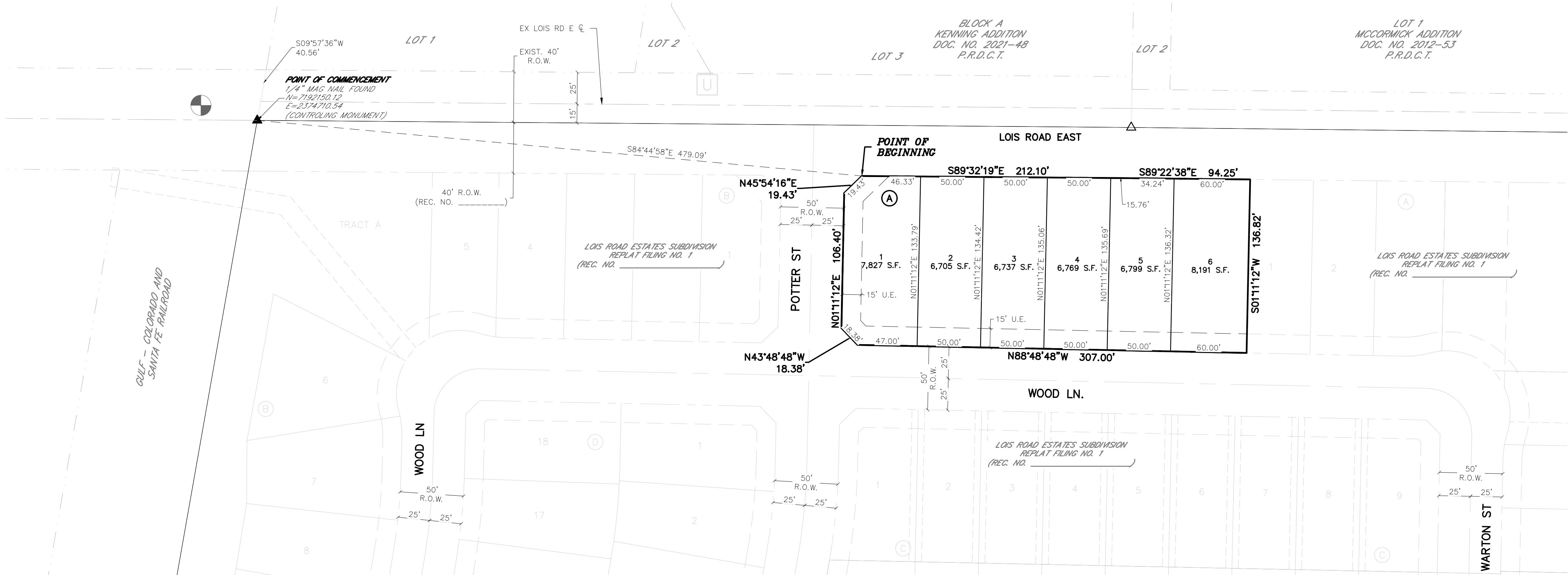
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SHEET 02 OF 03

THIS DOCUMENT IS A PRELIMINARY DRAFT AND IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF ATWELL & COMPANY, INC.

LOIS ROAD ESTATES SUBDIVISION REPLAT FILING NO. 6

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LEGEND	
○	FOUND MONUMENT, AS NOTED
●	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
▲	1/4" MAG NAIL FOUND
△	1/4" MAG NAIL SET
✦	SECTION CORNER, AS NOTED
1	LOT NUMBER
(A)	BLOCK LETTER
TMB	TEMPORARY BENCH MARK
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATERLINE EASEMENT
A.E.	ACCESS EASEMENT
—	SUBJECT PARCEL BOUNDARY LINE
- - -	SECTION LINE
—	SUBDIVISION LOT LINE
- - - - -	LOT SETBACK
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- - - - -	OFFSET / TIE LINE



866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT	KALTER CAPITAL 10268 W. CENTENNIAL RD. UNIT 200 F LITTLETON, CO
	303-324-1771
	LEE EISENHEIM

REPLAT FILING NO. 6
LOIS ROAD ESTATES SUBDIVISION
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CITY OF SANGER, DENTON COUNTY TEXAS

DATE	09/18/2025
1st SUBMITTAL TO CITY OF SANGER	09/18/2025 - KB
2nd SUBMITTAL TO CITY OF SANGER	10/15/2025 - KB

DR.	RF	CH.	AS
P.M.	JC		
JOB	24007256		

SHEET 03 OF 03

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\\s01012256\shared\external\atwell\24007256\24007256-03.dwg 10/15/2025 1:22 PM TATIANE COSTA



201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

SUBDIVISION APPLICATION
☐

Preliminary
Plat Minor
Plat

☒

Final
Plat/Replat
Amended Plat

☐

Vacating Plat
Conveyance
Plat

Applicant

Owner (if different from applicant)

Name: LEE EISENHEIM	Name:
Company: KALTER CAPITAL	Company:
Address: 5690 DTC BLVD. STE. 290W	Address
City, State, Zip: GREENWOOD VILLAGE, CO 80111	City, State, Zip:
Phone (303) 324-1771	Phone:
Fax:	Fax:
Email: Lee.Eisenheim@kaltercapital.com	Email:

Submittal Checklist

☐	Pre-Application Conference (Date: ___/___/___)
☐	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
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☐	Application Form (Signed by Owner)
☐	Applicable Plat Checklist (Completed)
☐	Additional Required Documents/Traffic & Drainage Studies etc.
☐	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to development@sangertexas.org

Supporting Materials (List if provided): **Final Plat, Final Engineering Plans**

R Number(s):

Owner's Signature

Date

Applicant's Signature

Date

Office Use: Reviewed by Director of Development Services ___/___/___

5960 DTC BLVD, STE 290W
Greenwood Village, CO 80111
www.kaltercapital.com

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. p6 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. 6 Final Plat
- Filing No. 6 Construction Plans

Site Description and Location

The subject property (The Site) is 0.988 acres in size and is located in the City of Sanger, Denton County, State of Texas. The Site is bound to the north by Lois Road East, to the east, west and south by Lois Road Estates Filing No. 1. 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. 6 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 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;

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;

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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.