PLANNING & ZONING COMMISSION

MEETING AGENDA

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

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 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.

PUBLIC HEARING ITEMS

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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 October 02, 2025, at 3:00 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

AUGUST 12, 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 6:07 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 5	Luke Leissner
Commissioner, Place 6	Jason Miller

STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, and Secretary Shelley Warner

INVOCATION AND PLEDGE

Pledge was led by Commissioner Skaggs.

CITIZENS COMMENTS

Commissioner Miller opened the floor for Citizen Comments at 6:08 p.m.

Citizens Erika Jones and Corey Dewart came forward to discuss floodplain items pertaining to her property located at 501 Rising Star.

Commissioner Miller closed the floor for Citizen Comments at 6:15 p.m.

CONSENT AGENDA

1. Consideration and possible action of the minutes from July 14, 2025 meeting.

Commissioner Miller makes a motion to approve the consent agenda. Commissioner Skaggs seconded the motion.

Voting Yea: Commissioner Knabe, Commissioner Leissner, and Commissioner Wood.

Abstaining: Commissioner Holzer and Commissioner Rippey

The motion passes unanimously.

PUBLIC HEARING ITEMS

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

2. Conduct a public hearing on a request for a rezoning change from Business 2 to Planned Development A to Planned Development PD for approximately 23.425 acres of land, described as A0029A R. BEEBEE, TR 64B, within the City of Sanger, and generally located south of FM 455 and east of the Santa Fe Railroad.

   Director Hammonds presented the item. 129 notices were mailed. 2 opposed responses were received. 4 additional opposed responses were received at the meeting. Staff recommends approval with the condition all comments are met prior to City Council approval.

   Citizens Jackie Lock, Dana Chandler, Mary Brickey, Britton Walker, Debra Reaves, Scott Ross, Jennifer Ross, Sharon Rizzs were present and expressed their opposition and asked questions. Director Hammonds and developer, Kevin Ware, responded.

Commissioner Miller closed the Public Hearing Item at 6:41 p.m.

ACTION ITEMS

3. Consideration and possible action on a Final Plat of Willowstone Phase 1, being approximately 29.191 acres of land described as A0029A R. BEEBEE, TR 72B (1), 72B(2A)(1), and 72C, within the City of Sanger, generally located on the west of Sanger Circle, east of the Santa Fe Railroad, and between FM 455 and Lois Rd East.

   Commissioner Miller read the item.

   Director Hammonds presented the item. Staff recommends approval with the condition all comments are met.

   Commissioner Leissner and Commissioner Miller asked questions. Director Hammonds responded.

Commissioner Miller makes a motion to approve the item with all comments being met prior to City Council approval. Commissioner Wood seconded the motion.

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

The motion passes unanimously.

4. Consideration and possible action on a request for a rezoning change from Business 2 to Planned Development A to Planned Development PD for approximately 23.425 acres of land, described as A0029A R. BEEBEE, TR 64B, within the City of Sanger, and generally located south of FM 455 and east of the Santa Fe Railroad.

   Commissioner Miller read the item.

   Director Hammonds presented the item. Staff recommends approval with the condition all comments are met.

   Commissioner Wood asked questions. Director Hammonds and the developer responded.

   Commissioner Leissner makes a motion to approve the item with all comments being met. Commissioner Skaggs seconded the motion.

   Voting Yea: Commissioner Knabe, Commissioner Holzer, and Commissioner Leissner.

   Voting Nay: Commissioner Wood

   The motion passes with 5 Yeas and 1 Nay

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 6:56 P.M.

PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 13, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: 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.

SUMMARY:

- This development is located in the City of Sanger's ETJ.
- The plat will take 1 parcel from the Corrida Addition and divide it into four separate parcels that will be called Hall Acres.
- The intent is to use the property for single-family homes.
- All lots have access from Corrida Lane.
- The lots are a minimum of 1 acre, which complies with county standards.
- Staff mailed 9 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:

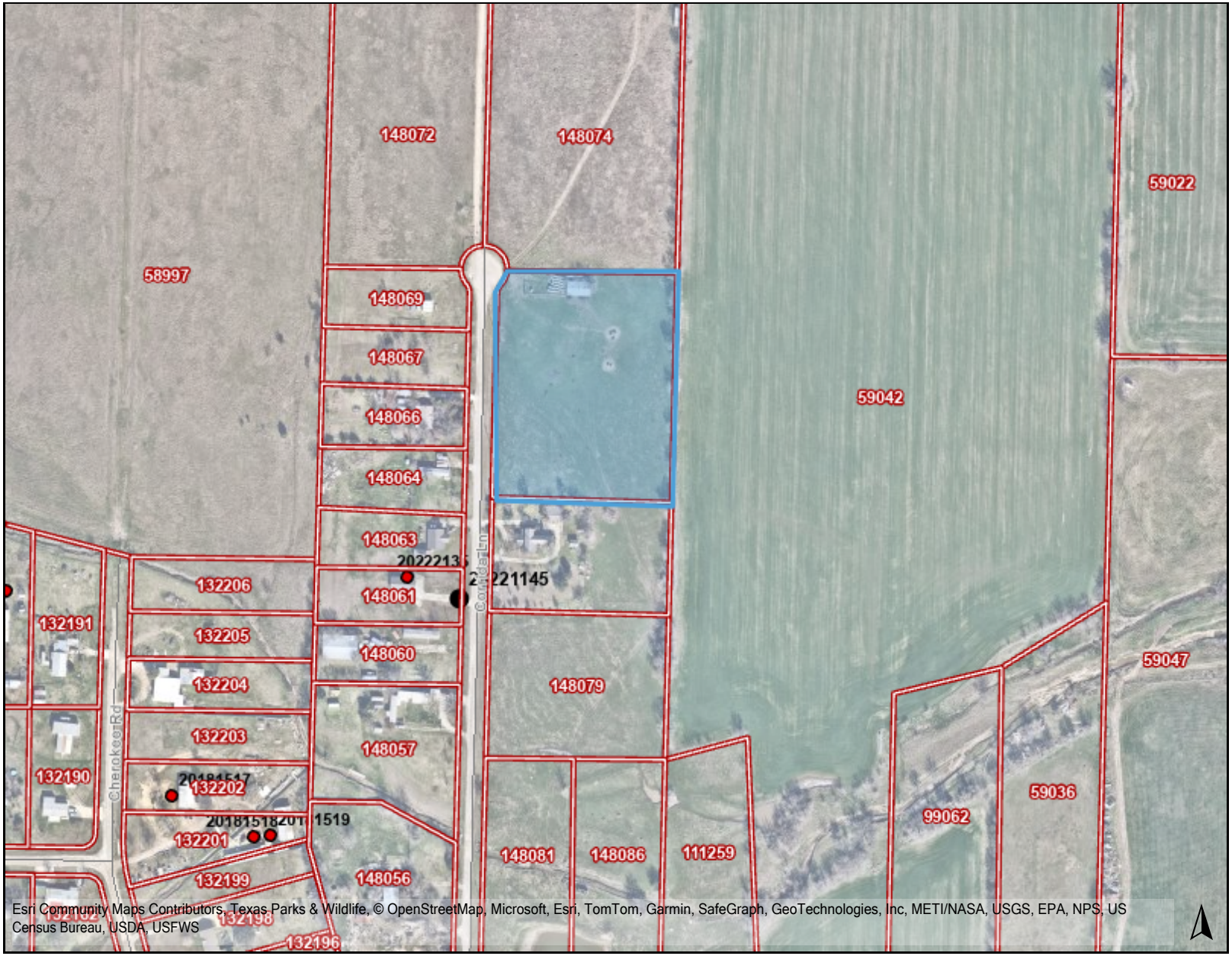
Staff recommends APPROVAL.

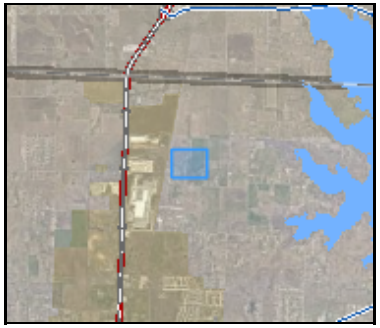
ATTACHMENTS:

Location Map
Replat
Application
Letter of Intent

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

0 450 900 ft

https://gis.dentoncounty.gov

6/24/2025 8:03:27 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 wit notification to any user.

OWNERS DEDICATION:

WHEREAS DREW ERIN HALL IS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE B.F. LYNCH, ABSTRACT NUMBER 725, DENTON COUNTY, TEXAS AND BEING ALL OF LOT 13R-1, BLOCK 1 OF THE REPLAT OF LOT 13, BLOCK 1 OF CORRIDA ESTATES AS SHOWN ON THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2025-176 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT A 1/2" IRON ROD FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF CORRIDA LANE, AND AT THE NORTHWEST CORNER OF SAID LOT 13R-1;

THENCE SOUTH 89 DEGREES 29 MINUTES 02 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 13, A DISTANCE OF 356.68 FEET TO A CAPPED IRON ROD SET (LABELED 4857 TYPICAL) FOR NORTHEAST CORNER OF SAID LOT 13R-1;

THENCE SOUTH 00 DEGREES 43 MINUTES 19 SECONDS WEST A DISTANCE OF 488.14 FEET TO A CAPPED IRON ROD SET FOR SOUTHEAST CORNER OF SAID LOT 13R-1;

THENCE SOUTH 89 DEGREES 02 MINUTES 30 SECONDS WEST A DISTANCE OF 386.30 FEET TO A CAPPED IRON ROD SET FOR CORNER IN THE SAID EAST RIGHT-OF-WAY LINE AND AT THE SOUTHWEST CORNER OF SAID LOT 13R-1;

THENCE WITH THE WEST LINE OF SAID LOT 13R-1 AND SAID EAST RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 00 DEGREES 37 MINUTES 46 SECONDS EAST A DISTANCE OF 446.03 FEET TO A CAPPED IRON ROD SET FOR CORNER;

2. A CURVE TO THE LEFT AN ARC LENGTH OF 63.13 FEET, A RADIUS OF 60.00 FEET, AND WHOSE CHORD BEARS NORTH 30 DEGREES 46 MINUTES 18 SECONDS EAST, WITH A CHORD LENGTH OF 60.26 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.350 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, DREW ERIN HALL, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS HALL ACRES, AN ADDITION TO THE COUNTY OF DENTON, 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.

_____
DREW ERIN HALL DATE

STATE OF TEXAS
COUNTY OF _____

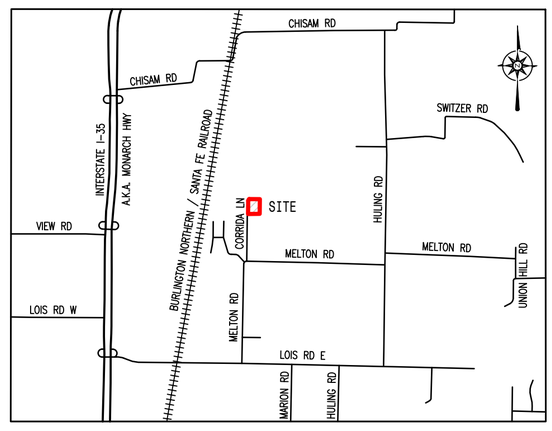
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DREW ERIN HALL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 2025.

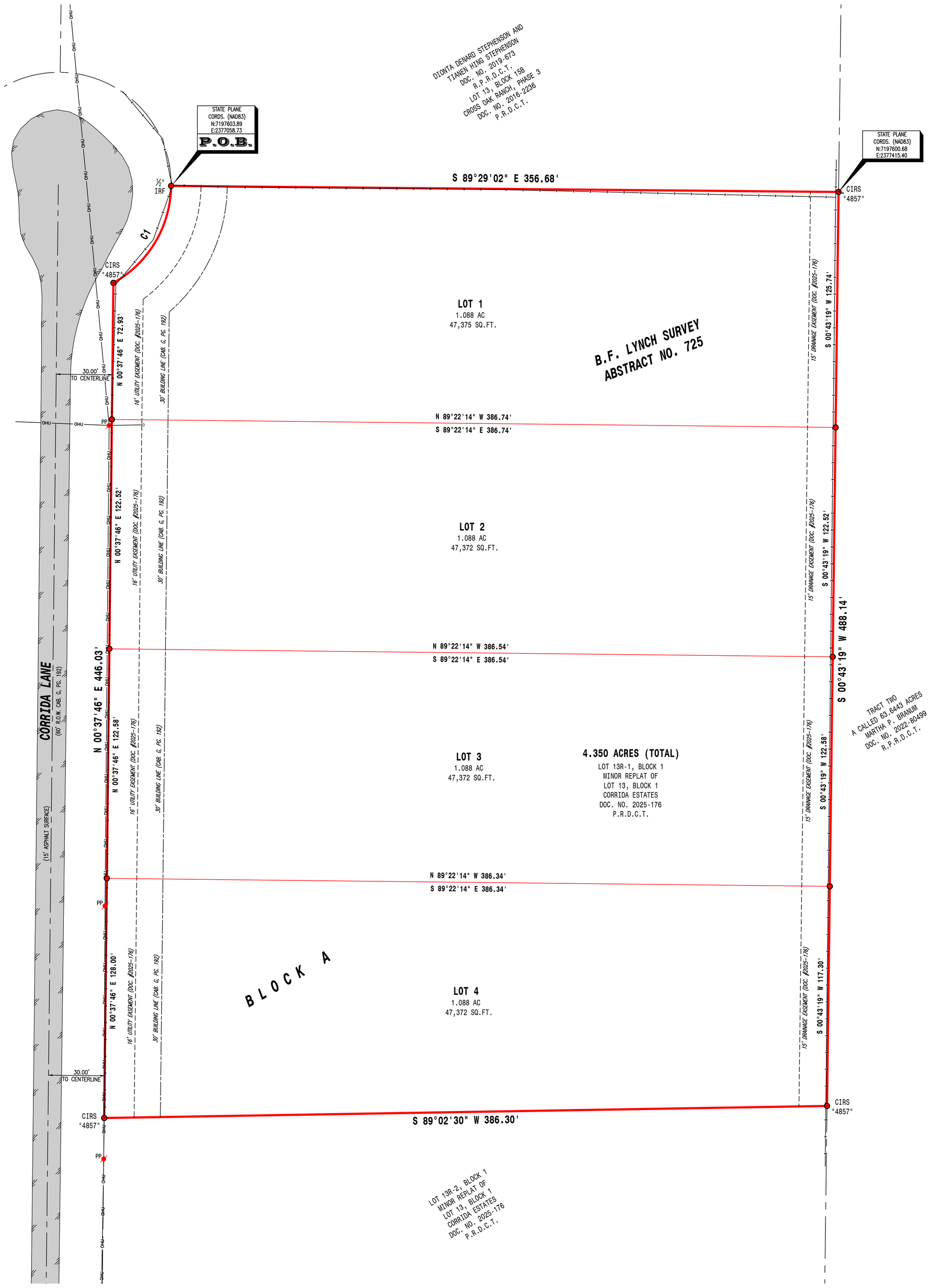
_____
NOTARY PUBLIC, TEXAS

STANDARD NOTES:

1) **FLOOD STATEMENT:** I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS, COMMUNITY NUMBER 480774, EFFECTIVE DATE 4-18-11 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN IN PANEL 0070 G OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
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) WATER SERVICE TO BE SUPPLIED BY "BOLIVAR WATER SUPPLY CORPORATION" CONTACT: (940) 458-3931; 4151 FM 455 W, SANGER, TX 76266.
4) ELECTRIC SERVICE TO BE PROVIDED BY COSERV, 701 S STEMMONS FWY, CORINTH, TX 76210.
5) SANITARY SEWER TO BE PROVIDED BY PRIVATE FACILITIES AS APPROVED BY THE DENTON COUNTY PUBLIC HEATH DEPARTMENT.
6) 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.
7) 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."
8) THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
9) MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
10) THE PURPOSE OF THIS PLAT IS TO REPLAT LOT 13R-1, BLOCK 1 OF THE REPLAT OF LOT 13, BLOCK 1 OF CORRIDA ESTATES INTO FOUR (4) LOTS.
11) BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, 1999 DATUM (GRID) NORTH CENTRAL TEXAS ZONE AND G.P.S. OBSERVATIONS. COORDINATES SHOWN ARE GRID.
12) THIS PROPERTY IS LOCATED WITHIN THE ETJ (EXTRA-TERRITORIAL JURISDICTION) OF THE CITY OF SANGER, DENTON COUNTY, TEXAS.
13) ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.



VICINITY MAP
(NOT TO SCALE)



0' 30' 60'

1 INCH = 30 FEET

LEGEND

- PROPERTY CORNER/MONUMENT
- BENCHMARK (BM)
- SURVEY CORNER
- CM = CONTROLING MONUMENT
- * = BEARING BASIS
- CIRF = CAPPED/IRON ROD FOUND
- CIRS = CAPPED/1/2" IRON ROD SET
- CAP = PLASTIC CAP
- FCP = FENCE CORNER POST
- MFCP = METAL FCP
- WFCP = WOOD FCP
- ( ) = PLAT OR DEED CALL
- POB = POINT OF BEGINNING
- POC = POINT OF COMENCEMENT
- ROW = RIGHT-OF-WAY
- LIGHT POLE (LP)
- POWER POLE (PP)
- UTILITY RISER (UR)
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM)
- SEWER MANHOLE (MH)
- GUY ANCHOR (GA)
- ELECTRIC METER (EM)
- GAS METER (GM)
- GAS VALVE/TEST STATION
- PROPANE TANK (PT)
- CLEANOUT (CO)
- SEPTIC TANK LID, ETC. (SEPTIC)

- ASPHALT
- BRICK
- CONCRETE
- GRAVEL/ROCK
- WOOD
- CATV — CABLE/TV LINE
- E — ELECTRIC LINE
- G — GAS/PETROLEUM LINE
- OHU — OVERHEAD UTILITY
- S — SEWER LINE
- T — TELEPHONE LINE
- W — WATER LINE
- UC — UNDERGROUND CABLE
- STORM DRAIN
- PROPERTY LINE (PL)
- ADJACENT PL
- LOT/DEED LINE
- ABSTRACT/SURVEYLINE
- BUILDING LINE (BL)
- EASEMENT LINE
- CENTERLINE
- FENCE LINE
- FLOOD BOUNDARY F.E.M.A.
- RAILROAD TRACK

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	63.13'	60.26'	N 30°46'18" E	60°17'01"

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.

_____ _____
REGISTERED PUBLIC LAND SURVEYOR TEXAS R.P.L.S. NO.4857 DATE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON II, 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

MY COMMISSION EXPIRES _____.

STATE OF TEXAS · REGISTERED · J.E. THOMPSON 4857 · PROFESSIONAL LAND SURVEYOR

OWNER:
DREW ERIN HALL
11100 INDIAN TRAIL
SANGER, TX 76266
DREW@HALLREALESTATETEXAS.COM

SURVEYOR:
JOHN THOMSPON
111 N. DIXON ST
GAINESVILLE, TX 76240
(940) 665-9105
JT@ALLAMERICANSURVEYING.COM

UTILITY PROVIDERS:

ELECTRIC:
COSERV
7701 S STEMMONS FWY
CORINTH, TX 76210
(940) 321-7800

WATER:
BOLIVAR WATER SUPPLY CORPORATION
4151 F.M. 455
SANGER, TX, 76266
(940) 458-7050

SEWER:
SEPTIC SYSTEMS

APPROVED AND ACCEPTED

_____ _____
CHAIRMAN, PLANNING & ZONING COMMISSION DATE
CIT OF SANGER

REVISED COORDINATE 8-8-25

FINAL PLAT
HALL ACRES
LOTS 1 THRU 4, BLOCK A
4 LOTS
BEING 4.350 ACRES
BEING ALL OF LOT 13R-1 OF
THE REPLAT OF LOT 13, BLOCK 1 OF
CORRIDA ESTATES
IN THE B.F. LYNCH SURVEY,
ABSTRACT NO. 725
ETJ OF THE CITY OF SANGER
DENTON COUNTY, TEXAS

FOR PRELIMINARY REVIEW ONLY

ALL AMERICAN SURVEYING
111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105
TBPLS FIRM NO. 10048000

DRAWN BY:	DATE:	JOB NO.	SCALE:	PAGE:
D.A.	06/04/2025	25144	1" = 30'	1 OF 1

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 940-458-4072(fax) www.sangertexas.org

SUBDIVISION APPLICATION

[ ] Preliminary Plat Minor Plat	[X] Final Plat/Replat Amended Plat	[ ] Vacating Plat Conveyance Plat

Applicant	Owner (if different from applicant)
Name: Drew Hall	Name:
Company:	Company:
Address: 11100 Indian Trail	Address
City, State, Zip: Sanger, TX 76266	City, State, Zip:
Phone (940)284-4302	Phone:
Fax:	Fax:
Email:	Email:

Submittal Checklist

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

Supporting Materials (List if provided): _____

R Number(s): County has not updated this yet since it was split off an existing tract.

Drew Hall
Owner's Signature — 6/9/2025 Date

Applicant's Signature — Date

June 9, 2025

City of Sanger
Development Services
201 Bolivar Street
Sanger, TX 76266

Re: Letter of Intent
Hall Acres
Corrida Lane, Sanger, Denton County, Texas

I am submitting a Final Plat application for Hall Acres. The proposed single-family addition is located within the ETJ of Sanger, on the east side of Corrida Lane. The overall property is approximately 4.350 acres.

Hall Acres will consist of three (4) lots. Each approximately 1.08 acres.

Bolivar Water line on east side of Corrida Lane. CoServ Electric line is also on the east side of Corrida Lane. Septic Systems will be required. A drainage study is currently being conducted by KJE and should be provided in the coming days.

I look forward to working with you to successfully develop this area of Sanger.

Respectfully Submitted,

Drew Hall

PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 13, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: 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.

SUMMARY:

- The site is zoned AG.
- The purpose is to create a lot of record.
- It will have access from Keith Drive.
- The site is in the Sanger Water and Wastewater service area and Sanger Municipal Electric/Coserv shared Electric service area.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

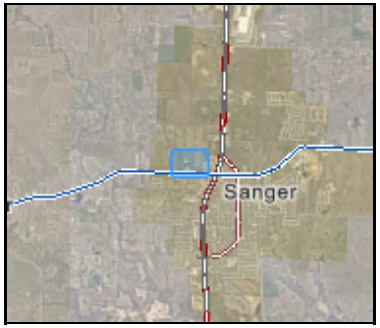
Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Minor Plat
Application
Letter of Intent

Denton County Landmark Map





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

0 450 900 ft

https://gis.dentoncounty.gov

7/9/2025 5:00:42 PM

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SANGER
DEVELOPMENT SERVICES

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

SUBDIVISION APPLICATION

[x]	Preliminary Plat Minor Plat	[ ]	Final Plat/Replat Amended Plat	[ ]	Vacating Plat Conveyance Plat

Applicant	Owner (if different from applicant)
Name: Michael Fedchak	Name: Brian Andrus
Company: Eagle Surveying	Company: Pac Group, LTD
Address: 222 South Elm Street, Suite 200	Address 4143 Maple Avenue, Suite 325
City, State, Zip: Denton, TX, 76201	City, State, Zip: Dallas, TX 75219
Phone (940) 222-3009	Phone: (940) 367-4749
Fax:	Fax:
Email: plattingdepartment@eaglesurveying.com	Email: andrusba1@aol.com

Submittal Checklist

	Pre-Application Conference (Date:____/____/_____)
	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
x	Letter of Intent
	Non-Refundable Application Fee (Check Payable to City of Sanger)
	Application Form (Signed by Owner)
x	Applicable Plat Checklist (Completed)
x	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): _____

R Number(s): _____

Owner's Signature — Date: 6/11/25

Michael Fedchak
Applicant's Signature — Date: 06/10/2025

Office Use: Reviewed by Director of Development Services__/__/_____

Project Narrative / Letter of Intent

Date:	June 9, 2025
Plat Type:	MINOR PLAT
Project Name:	MAJOR MOORE CELL TOWER
Location:	1609 W. CHAPMAN DRIVE – PID: 56489
Acreage:	0.61 ACRES
Zoning:	A
Distribution:	CITY OF SANGER DEVELOPMENT SERVICES

MINOR PLAT – MAJOR MOORE CELL TOWER – LOT 1, BLOCK A

THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OF RECORD.

CITY OF SANGER DEVELOPMENT SERVICES

Michael Fedchak
Platting Department
Eagle Surveying, LLC
Office: 940.222.3009
plattingdepartment@eaglesurveying.com

PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 13, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: 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.

SUMMARY:

- The Future Land Use Map will need to be amended to allow the request from and applicant to rezone his property from Agriculture to Light Industrial.
- The property currently operates as a trucking company, and the applicant would like the land to continue with that use.
- The property was annexed and never received permanent zoning.
- The property to the west is zoned Light Industrial (LI) and serves as the Denton County Maintenance Site. The property to the south and east is zoned Agriculture (AG) and is currently an open field. The Property to the north is still within the County and not within the city limits
- Staff mailed out 8 public hearing notices to owners of properties within 200 feet of the subject property, and at the time of this report, has received no responses.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

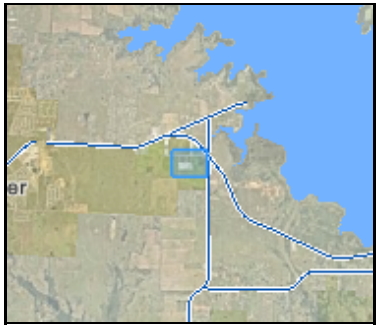
N/A

ATTACHMENTS:

Location Map

Denton County Landmark Map





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

0 450 900 ft

https://gis.dentoncounty.gov

9/23/2025 9:51:53 PM

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PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 13, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: 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.

SUMMARY:

- The applicant is requesting to rezone his property from Agriculture to Light Industrial.
- The development consists of approximately 5.624 acres.
- The property currently operates as a trucking company, and the applicant would like the land to continue with that use.
- The property was annexed and never received permanent zoning.
- Staff mailed out 8 public hearing notices to owners of properties within 200 feet of the subject property, and at the time of this report, has received no responses.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

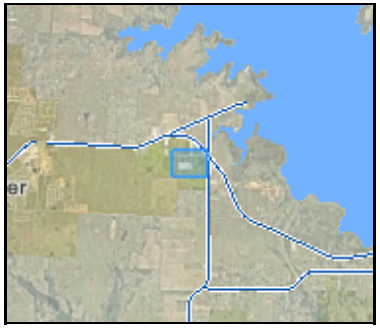
N/A

ATTACHMENTS:

Location Map

Denton County Landmark Map





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

0 450 900 ft

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PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 13, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: 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.

SUMMARY:

- The development is a planned development.
- The development will consist of approximately 130.907 acres, which will consist of 374 single-family lots and 17.48 acres of commercial.
- The amendment will state that Open Space C must be developed before the 101st building permit is issued.
- In the original motion, it did not call out Open Space C, but stated parks instead of park.
- Staff mailed out 102 public hearing notices to owners of properties within 200 feet of the subject property, and at the time of this report, has not received any responses.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

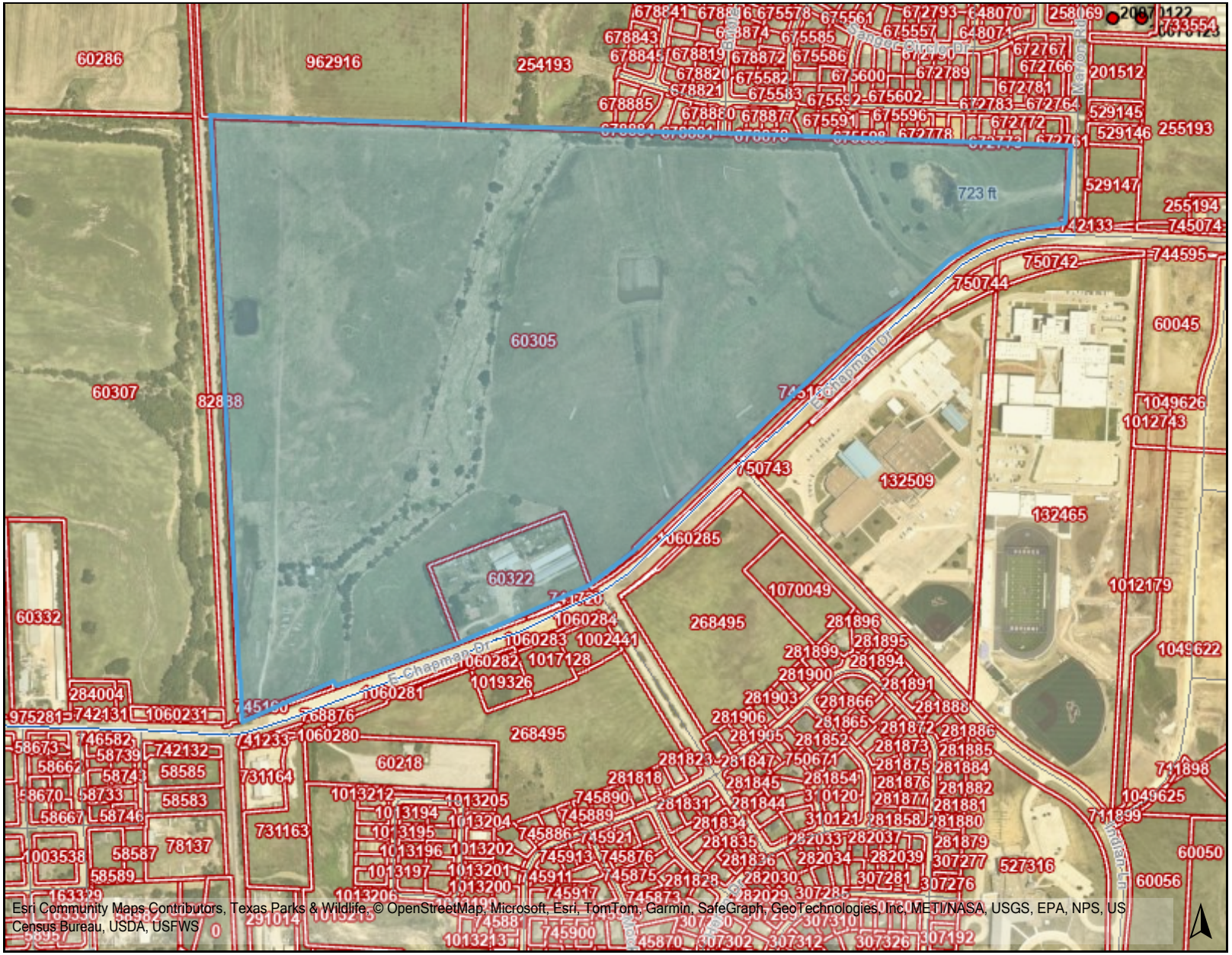
RECOMMENDED MOTION OR ACTION:

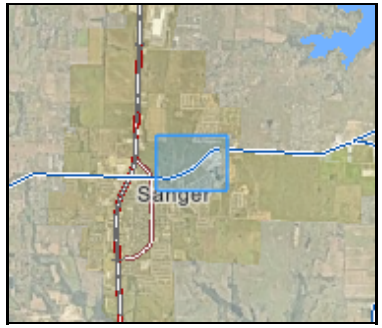
N/A

ATTACHMENTS:

Location Map
Planned Development
Application
Letter of Intent

Denton County Landmark Map





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 9:54:14 PM

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PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 13, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: 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.

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, at the time of this report, has not received any responses.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

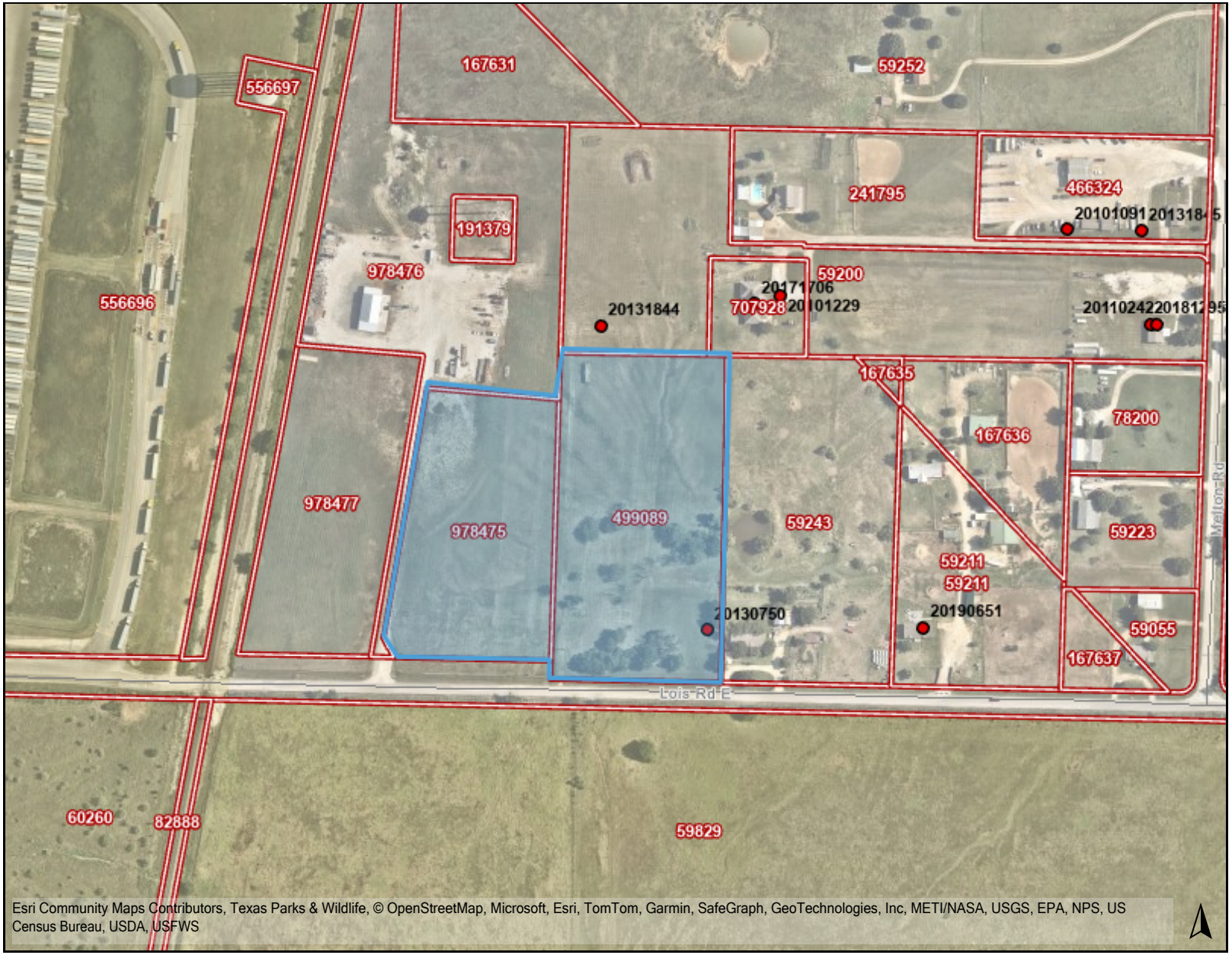
RECOMMENDED MOTION OR ACTION:

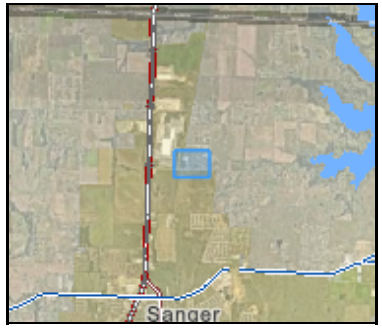
N/A

ATTACHMENTS:

Location Map

Denton County Landmark Map





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

0 450 900 ft

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9/23/2025 9:59:38 PM

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PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 13, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: 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.

SUMMARY:

- The applicant is proposing a professional tattoo studio.
- The site was formerly used for RV sales.
- The property is zoned Regional Commercial and this use allowed with a SUP.
- The site has access from S. Stemmons Frwy and also from Berry St.
- Staff mailed 12 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:

N/A

ATTACHMENTS:

Location Map

Denton County Landmark Map





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

0 100 200 ft

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9/23/2025 10:05:22 PM

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PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 13, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: 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.

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.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

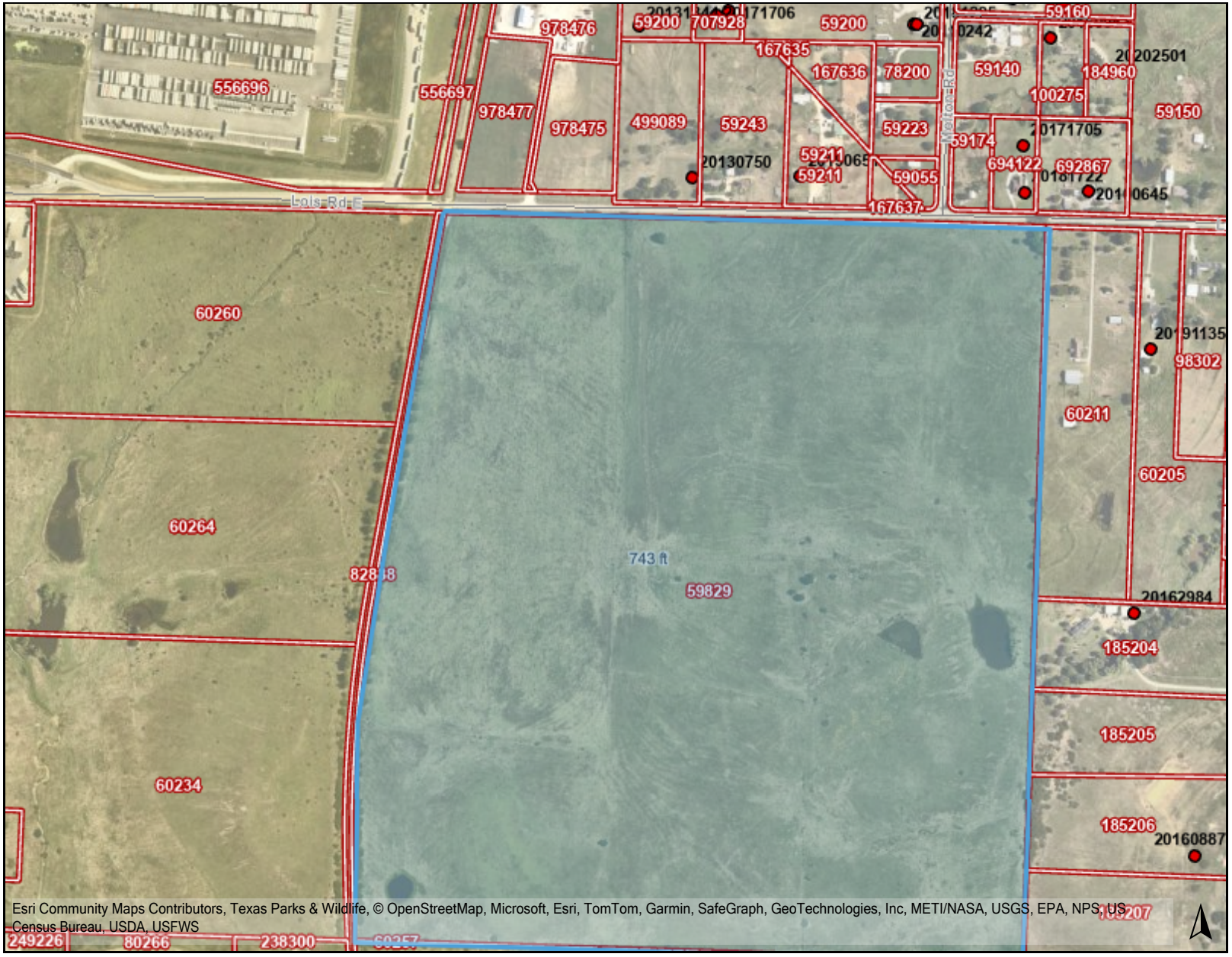
RECOMMENDED MOTION OR ACTION:

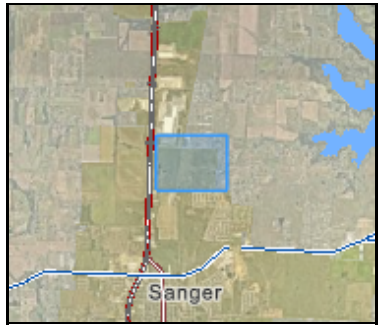
N/A

ATTACHMENTS:

Location Map

Denton County Landmark Map





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

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PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 13, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: 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.

SUMMARY:

- This is redivided phase 1.
- This plat will create 48 residential lots and 1 HOA lots
- The lots are part of the Lois Road Estates PD.
- All lots comply with the PD.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

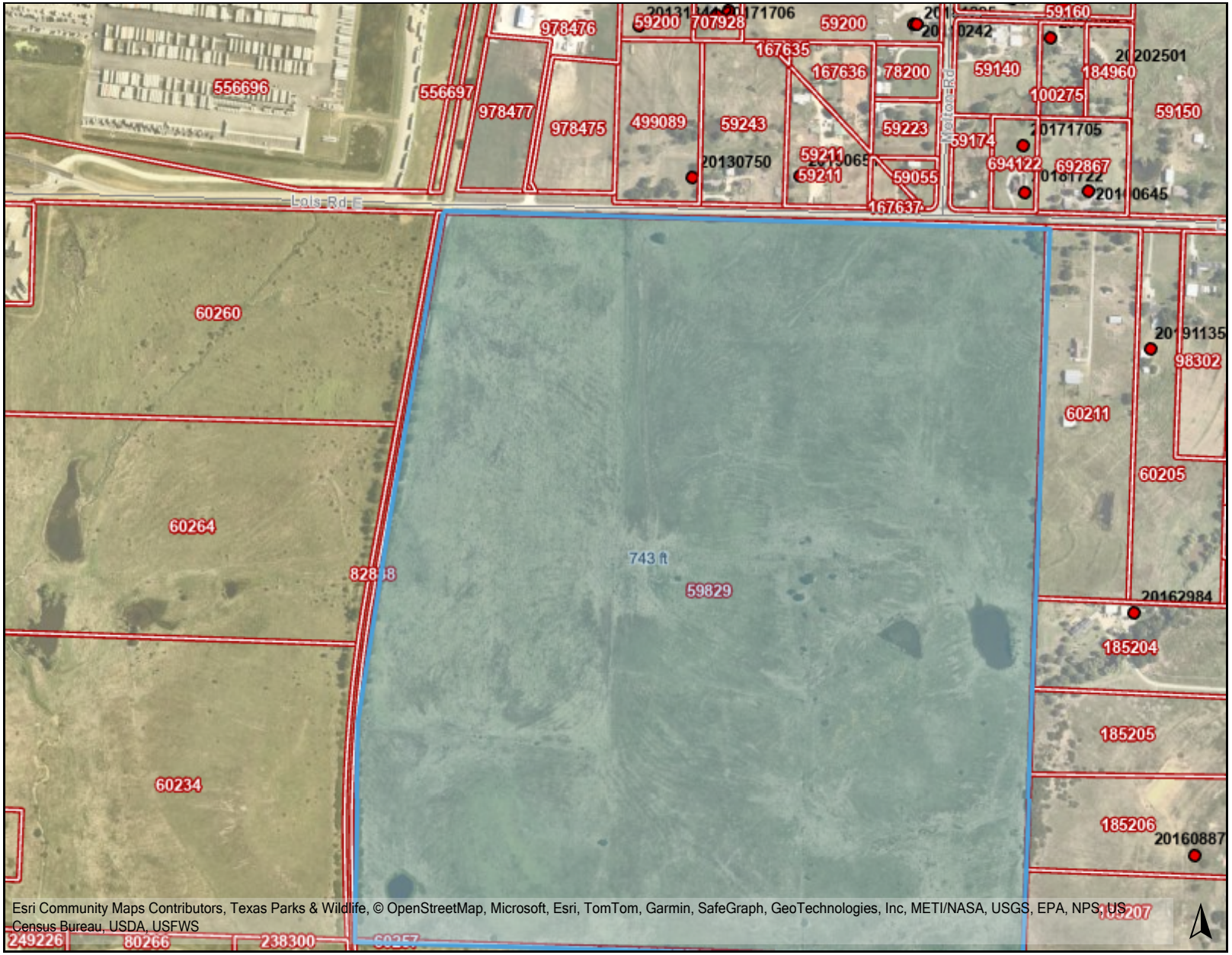
RECOMMENDED MOTION OR ACTION:

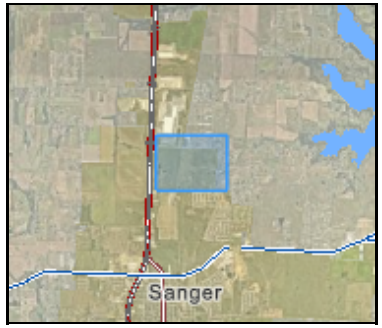
N/A

ATTACHMENTS:

Location Map

Denton County Landmark Map





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

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PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 13, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: 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.

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.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

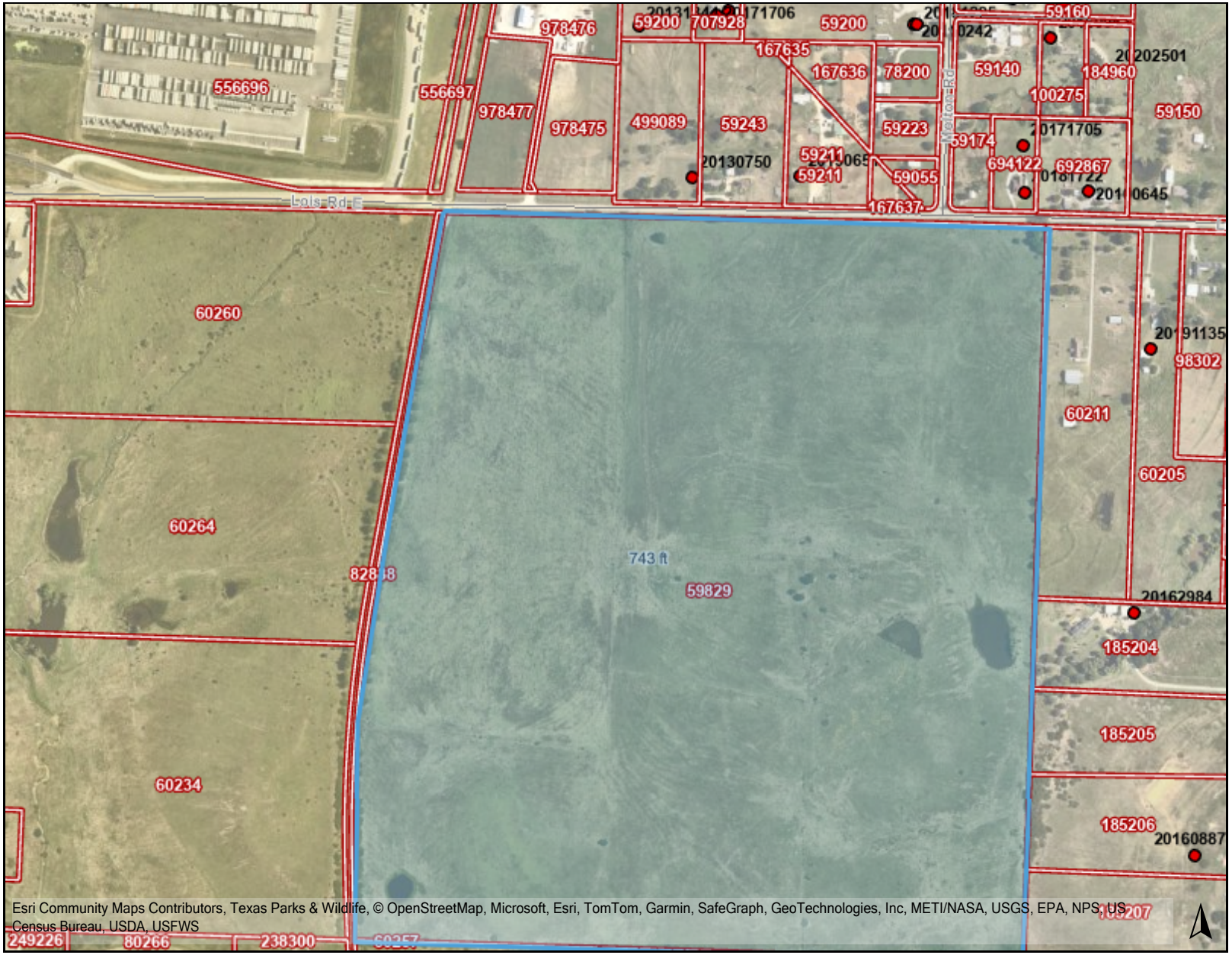
RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

Location Map

Denton County Landmark Map



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

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9/23/2025 9:57:03 PM

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PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 13, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: 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.

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.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

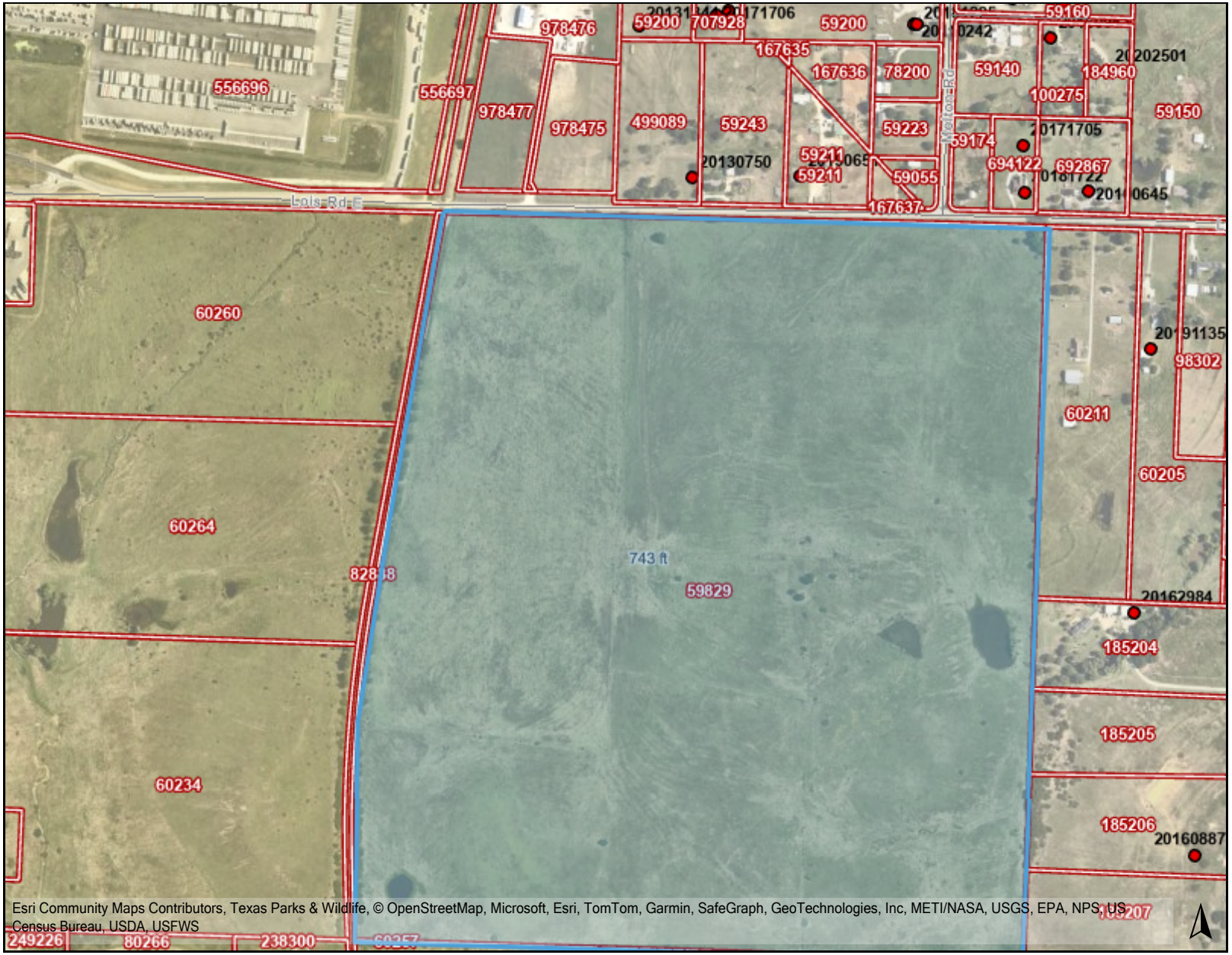
RECOMMENDED MOTION OR ACTION:

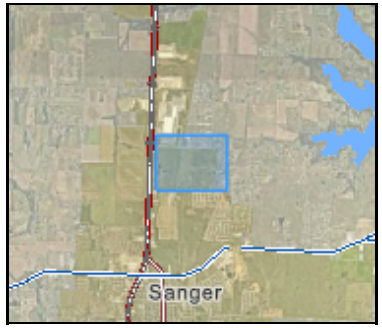
N/A

ATTACHMENTS:

Location Map

Denton County Landmark Map





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

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PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 13, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: 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.

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.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

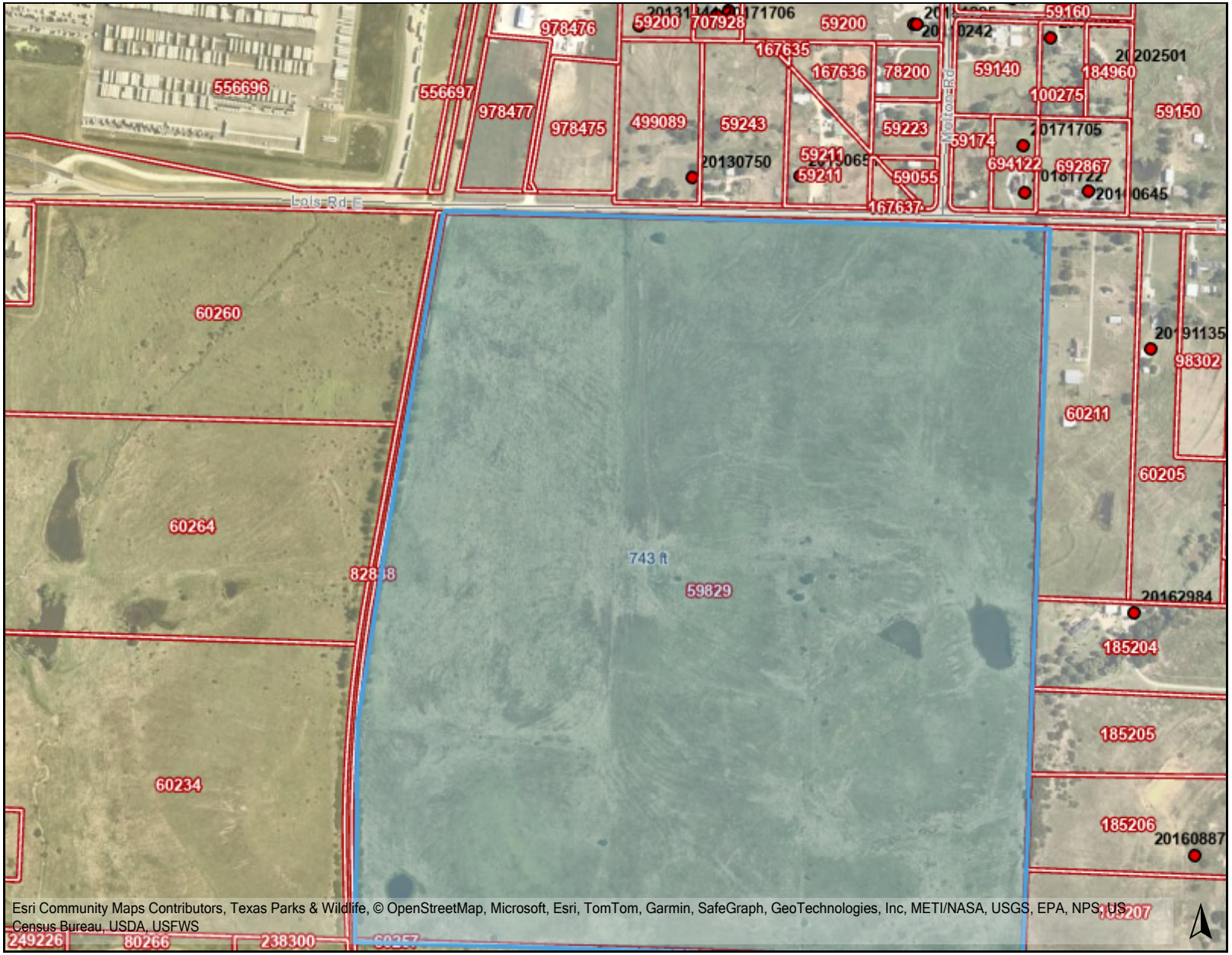
RECOMMENDED MOTION OR ACTION:

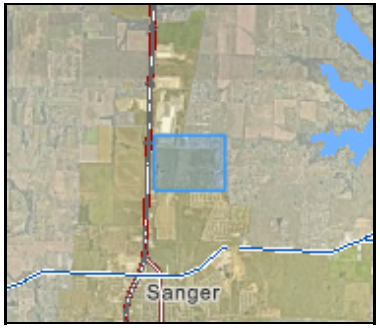
N/A

ATTACHMENTS:

Location Map

Denton County Landmark Map





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

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PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 13, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: 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.

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.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

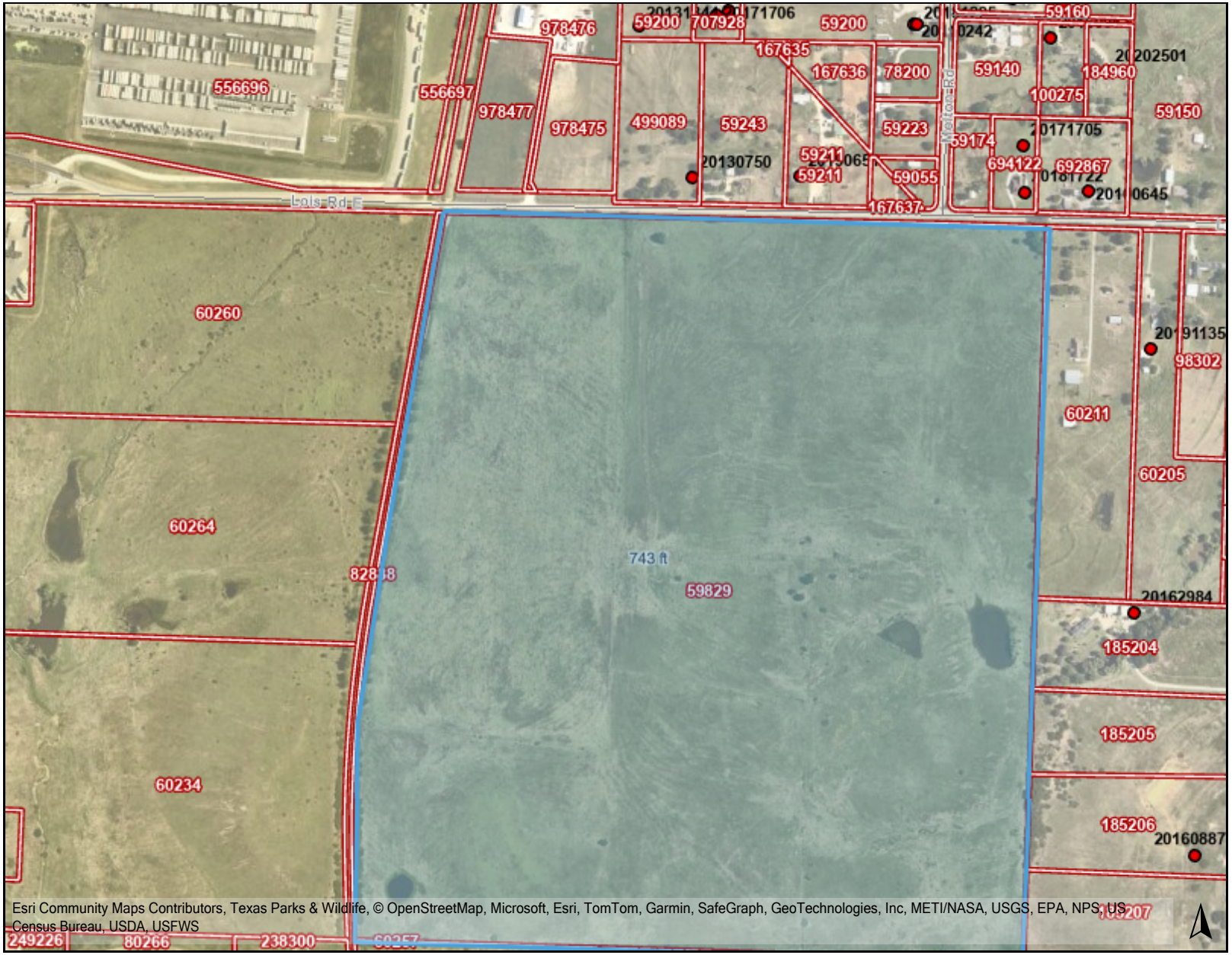
RECOMMENDED MOTION OR ACTION:

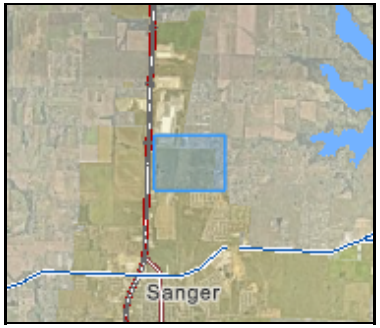
N/A

ATTACHMENTS:

Location Map

Denton County Landmark Map





Legend

- 911 Addresses
- Development Permits
- Parcels

Floodplain

- Cross Section Location
- Base Flood Elevation
- FEMA Floodway
- Flood Grid
- FEMA 100yr Flood Zone A
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Notes

0 500 1000 ft

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PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 13, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: 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.

SUMMARY:

- The applicant is requesting to rezone his property from Agriculture to Light Industrial.
- The development consists of approximately 5.624 acres.
- The property currently operates as a trucking company, and the applicant would like the land to continue with that use.
- The property was annexed and never received permanent zoning.
- Staff mailed out 8 public hearing notices to owners of properties within 200 feet of the subject property, and at the time of this report, has received no responses.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

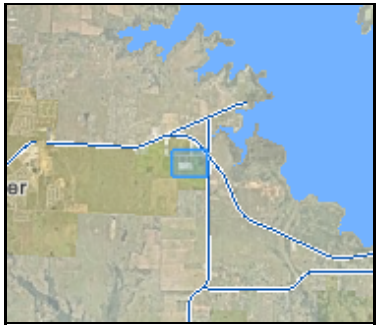
Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Site Plan
Application
Letter of Intent

Denton County Landmark Map





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

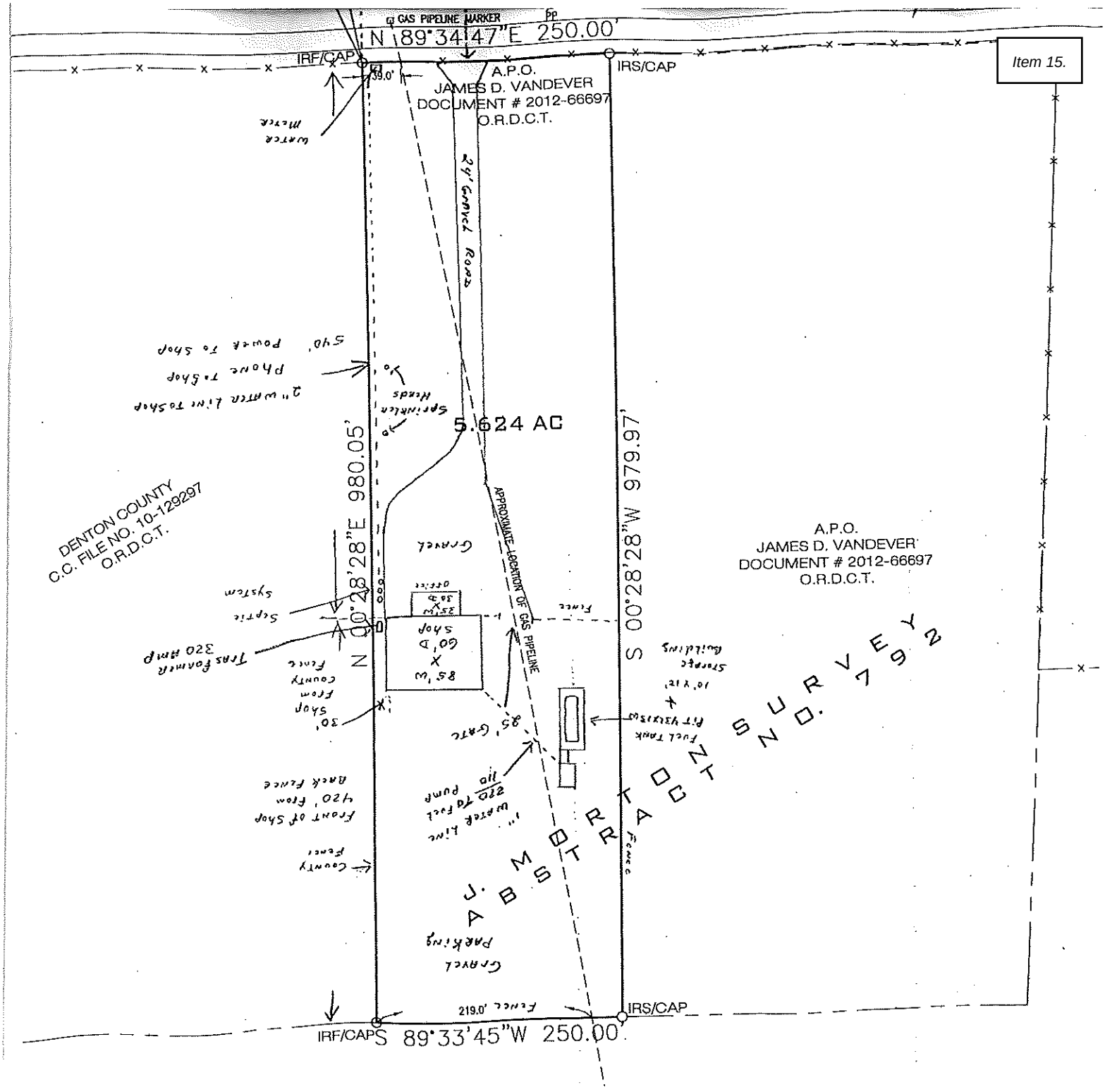
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GAS PIPELINE MARKER
N 89°34'47"E 250.00'
IRF/CAP
IRS/CAP
39.0'
A.P.O.
JAMES D. VANDEVER
DOCUMENT # 2012-66697
O.R.D.C.T.
Gravel Road
5.624 AC
APPROXIMATE LOCATION OF GAS PIPELINE
DENTON COUNTY
C.C. FILE NO. 10-129297
O.R.D.C.T.
A.P.O.
JAMES D. VANDEVER
DOCUMENT # 2012-66697
O.R.D.C.T.
N 00°28'28"E 980.05'
S 00°28'28"W 979.97'
Gravel
Fence
Office
35'W
30'D
Shop
85'W
60'D
Shop
Septic System
Trans Foamer 320 AMP
30' Shop From COUNTY Fence
85' Gate
Fuel Tank
Fit 4'x13'w
10'x12'
Storage Buildings
Front of Shop 420' From Back Fence
220 Gal Fuel Pump
1" water line
County Fence
Gravel Parking
J. B. MOORE SURVEY
ABST. NO. 719
Fence
219.0'
IRS/CAP
IRF/CAP
S 89°33'45"W 250.00'

SANGER
DEVELOPMENT SERVICES

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

ZONING CHANGE/SUP APPLICATION

[X] Zoning Change [ ] Specific Use Permit

Applicant	Owner (if different from applicant)
Name: James D Vandever	Name:
Company: James D Vandever Trucking, Inc.	Company:
Address: 1181 Union Hill Rd	Address:
City, State, Zip 76266	City, State, Zip
Phone: 940-458-3089	Phone:
Fax: N/A	Fax:
Email: JDVTrucking@EmbarqMail.com	Email:

Submittal Checklist

✓	Site Plan (for Specific Use Permits Only)
✓	Letter of Intent
✓	Application Fee (Check Payable to City of Sanger)

I certify that I am the legal owner of the above referenced property and that to the best of my knowledge this is a true description of the property upon which I have requested the above checked action. I designate the applicant listed as my representative.

Describe the subject property (address, location, size, etc.):
Tract 53A (HS) / Property ID # 701517
J. Morton

Describe the proposed zoning change or Specific Use Permit (SUP):
LI (Light Industrial)

James D Vandever — 09-17-2025
Owner Signature — Date

James D Vandever — 09-17-2025
Applicant Signature — Date

James D Vandever Trucking, Inc.
1181 Union Hill Rd
Sanger, TX 76266
Office: 940-458-3089

September 15, 2025

Sanger Development Services
201 Bolivar Street
PO Box 17229
Sanger, TX 76266

Re: Zoning Change
1181 Union Hill Rd, Sanger, TX 76266
Tract 53 B (HS) / Property ID# 701517

Dear Sanger Zoning Committee,

On June 9, 2014 I signed a notarized agreement with the City of Sanger to change the land use from AG Exempt to Light Industrial or Commercial to build my trucking company on my 5.624 acres. The City of Sanger approved the commercial building site plans, granted a commercial building permit which was paid for and we built the trucking company. I allowed the City of Sanger to annex this property in exchange to get the zoning changed, which allowed me to get a commercial building permit. I didn't realize until this week that the zoning had not been changed by the City of Sanger, however my property was annexed.

Denton County's 20-acre maintenance facility, which was zoned Industrial by the City of Sanger, borders my property on the east side. I'm simply requesting that my property be rezoned to light Industrial as originally agreed upon in 2014.

Best regards,

James D. Vandever
President/Owner



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 13, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: 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.

SUMMARY:

- The Future Land Use Map will need to be amended to allow the request from and applicant to rezone his property from Agriculture to Light Industrial.
- The property currently operates as a trucking company, and the applicant would like the land to continue with that use.
- The property was annexed and never received permanent zoning.
- The property to the west is zoned Light Industrial (LI) and serves as the Denton County Maintenance Site. The property to the south and east is zoned Agriculture (AG) and is currently an open field. The Property to the north is still within the County and not within the city limits
- Staff mailed out 8 public hearing notices to owners of properties within 200 feet of the subject property, and at the time of this report, has received no responses.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

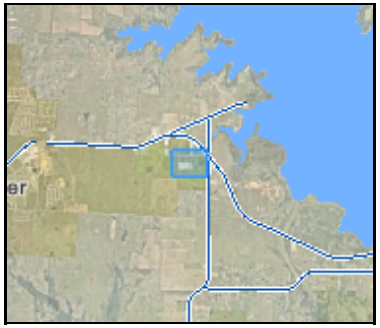
Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Area Zoning Map
Future Land Use Map

Denton County Landmark Map





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

0 450 900 ft

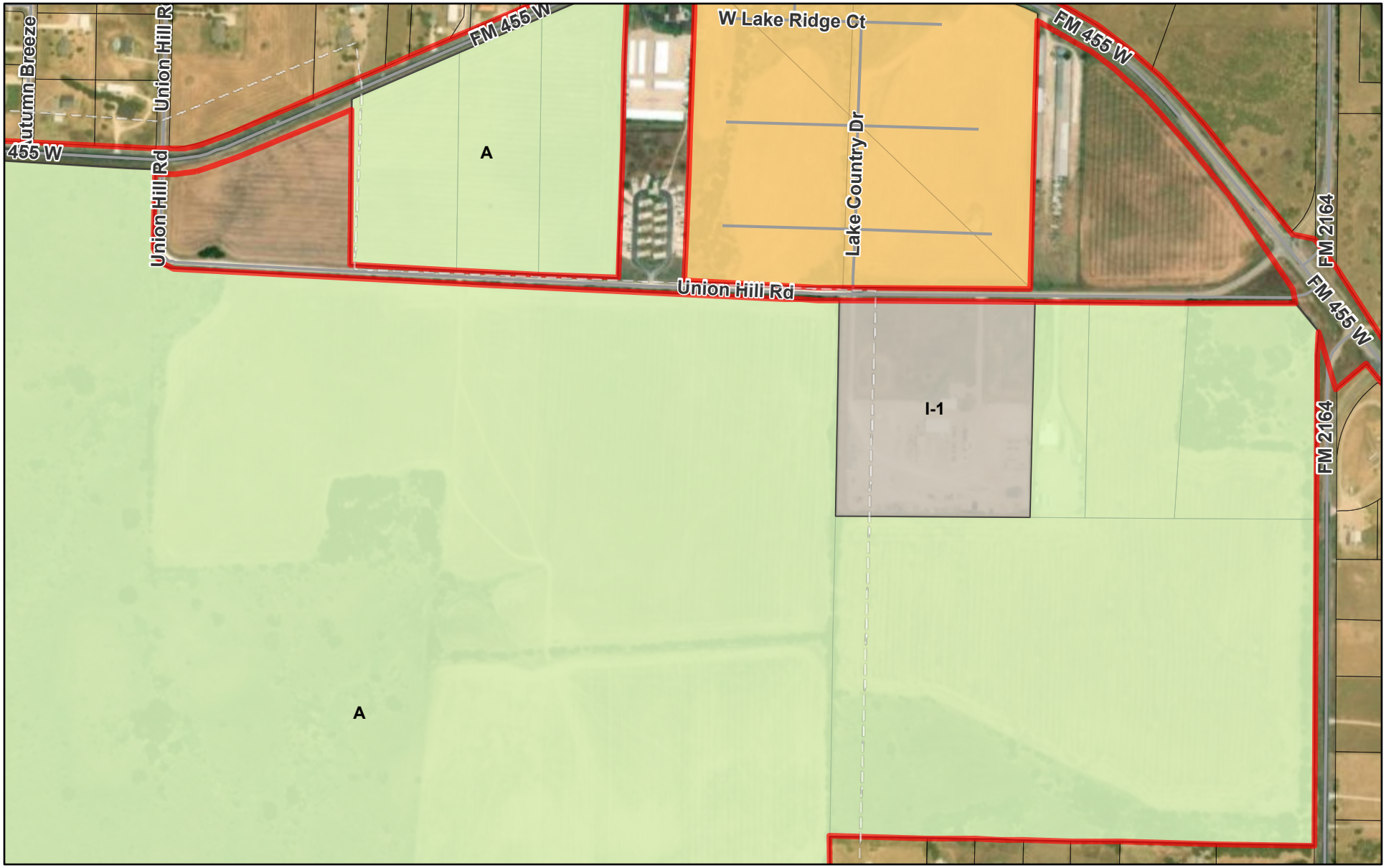
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ArcGIS Web Map



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1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Esri, HERE, Garmin, iPC, Maxar

Zoning

- A Agriculture
- I-1
- SF-3
- City Limits
- Roads
- Parcels
- ETJ Parcels

ArcGIS Web AppBu

Earthstar Geographics | Esri, HERE, Garmin |

Future Land Use Plan

Future Land Use Categories	City Limit		ETJ	
	Acreage	*%*	*Acreage*	*%*
Downtown District	52	0.71%	0	0.00%
Multi-family Residential	394	5.35%	42	0.27%
Town Residential	298	4.05%	134	0.86%
Medium Residential	2,348	31.88%	53	0.34%
Ranch/Estate Residential	0	0.00%	9,540	61.21%
Neighborhood Commercial	203	2.76%	5	0.03%
Regional Commercial	326	4.43%	31	0.20%
School	105	1.43%	0	0.00%
Park, Trials, Open Space	500	6.79%	549	3.52%
Industrial - Light	985	13.37%	140	0.90%
Unimproved (Unencumbered by Flood)	681	9.25%	2,754	17.67%
Others (ROW, Utilities, etc.)	1,474	20.01%	2,338	15.00%
Total Acreage (ac)	**7,366**	**100.00%**	**15,586**	**100.00%**

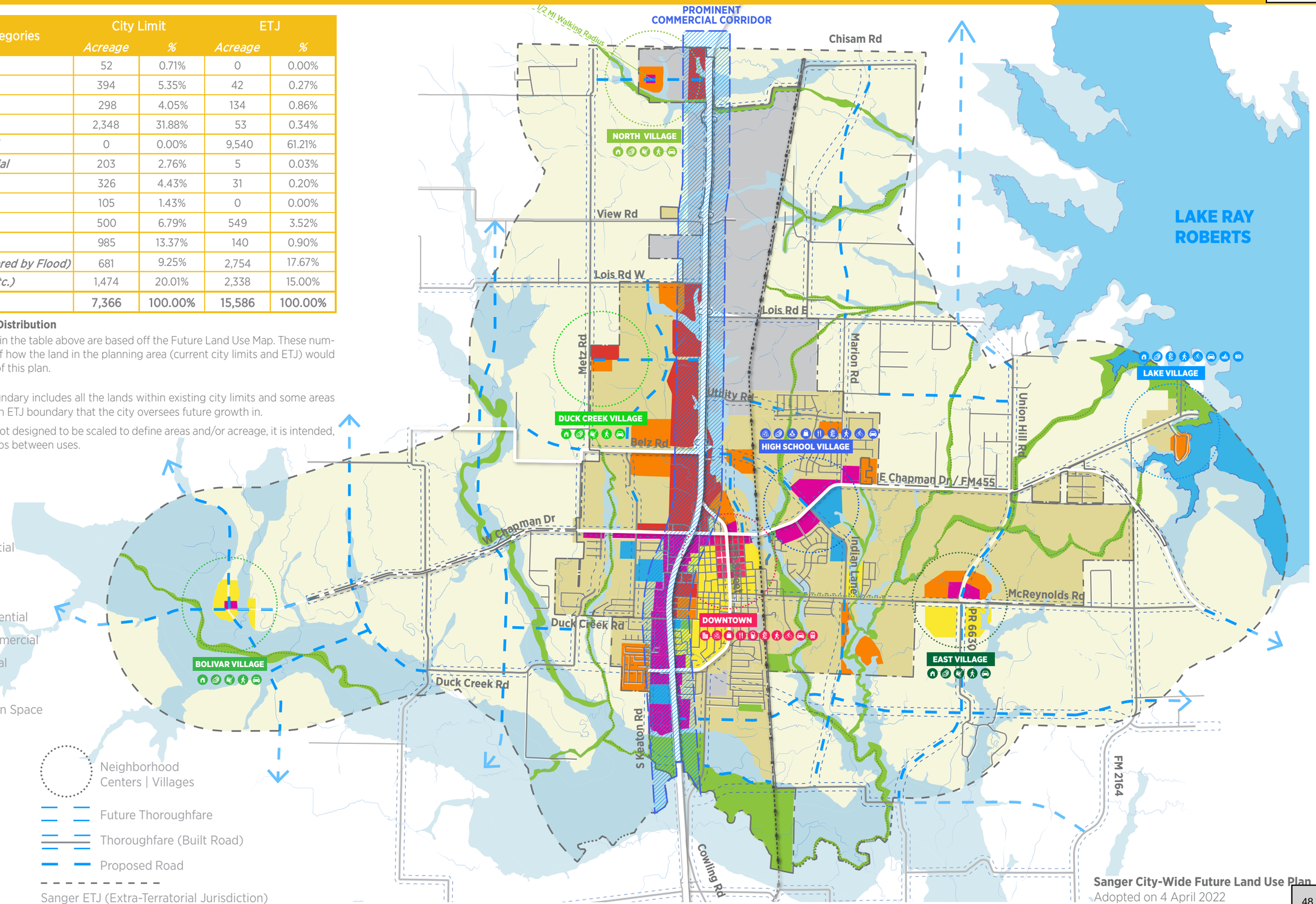
Future Land Use Acreage and Distribution

The land use projections shown in the table above are based off the Future Land Use Map. These numbers provide a general picture of how the land in the planning area (current city limits and ETJ) would be utilized based on the vision of this plan.

NOTES:

1. Areas within municipal boundary includes all the lands within existing city limits and some areas adjacent to city limits within ETJ boundary that the city oversees future growth in.
2. A Future Land Use Map is not designed to be scaled to define areas and/or acreage, it is intended, rather, to define relationships between uses.





LEGEND

- Downtown District
- Multifamily Residential
- Town Residential
- Medium Residential
- Ranch/Estate Residential
- Neighborhood Commercial
- Regional Commercial
- School
- Park, Trails and Open Space
- Industrial
- Stream
- Lake
- 100-year Floodplain
- Major Road
- Local Road
- Railroad
- Sanger City Boundary
- Neighborhood Centers | Villages
- Future Thoroughfare
- Thoroughfare (Built Road)
- Proposed Road
- Sanger ETJ (Extra-Terratorial Jurisdiction)

PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 13, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: 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.

SUMMARY:

- The development is a planned development.
- The development will consist of approximately 130.907 acres, which will consist of 374 single-family lots and 17.48 acres of commercial.
- The amendment will state that Open Space C must be developed before the 101st building permit is issued.
- In the original motion, it did not call out Open Space C, but stated parks instead of park.
- Staff mailed out 102 public hearing notices to owners of properties within 200 feet of the subject property, and at the time of this report, has not received any responses.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

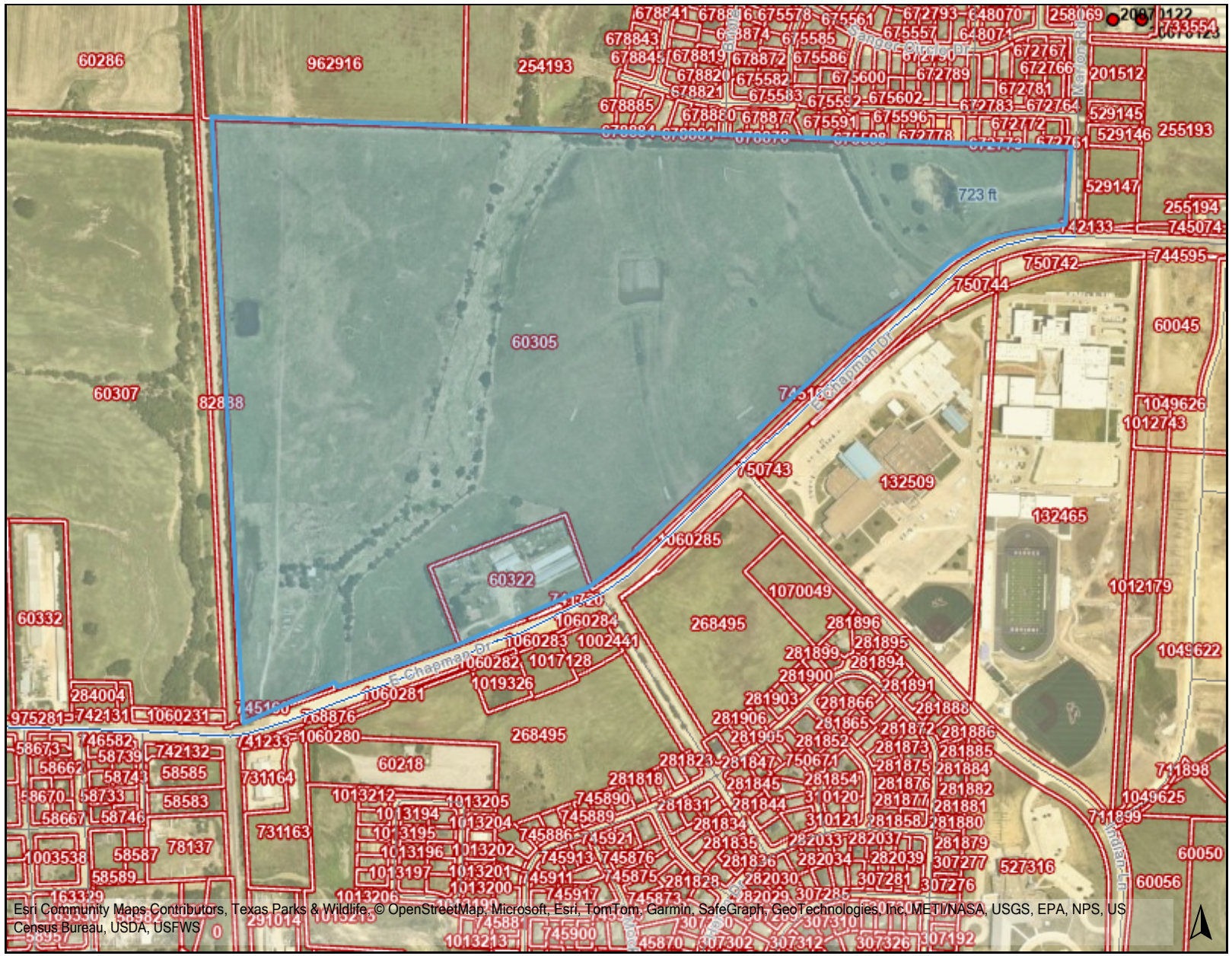
RECOMMENDED MOTION OR ACTION:

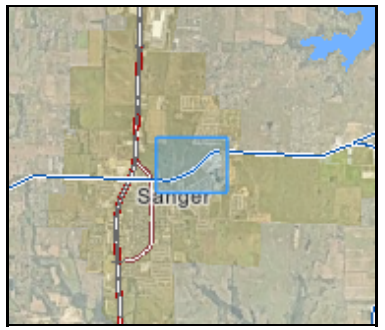
Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Planned Development
Application
Letter of Intent
Response Form 1 – Opposed
Response Form 2 - Opposed

Denton County Landmark Map





Legend

- 911 Addresses
- Development Permits
- Parcels

Floodplain

- Cross Section Location
- Base Flood Elevation
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- Flood Grid
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Notes

0 500 1000 ft

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EXHIBIT C
HIGH POINTE
DEVELOPMENT STANDARDS

GENERAL STANDARDS

1. Development and use of the approximate 131-acre property, including, without limitation, the construction, installation, maintenance, repair, and replacement of all buildings and all other improvements and facilities of any kind whatsoever on and within the property, shall follow all City regulations, except when in conflict with the provisions in these standards.
2. Tract designations identified below refer to the tracts depicted on the Zoning Exhibit (Exhibit B).
3. The design of the High Pointe development (residential and commercial) shall take place in general accordance with the attached Concept Plan (Exhibit D). Open spaces shown on the plan shall be developed with a combination of passive and active uses such as a playground, dog park, trails, and seating areas. The open space lots and amenities located on them shall be owned and maintained by the mandatory Homeowners Association.
4. Unless otherwise specified in these standards, development within the High Pointe development is governed by the Sanger Zoning Ordinance, as amended. In the event of any conflict or inconsistency between these standards and the applicable City regulations, the terms and provisions of these standards shall apply.
5. In the event of a conflict between the written text and the illustrations provided in these standards, the written text contained herein shall control.
6. A mandatory Homeowners Association (HOA) will be responsible for the maintenance of lots owned by the HOA on Tract 1.

TRACT 1

USE REGULATIONS

1. Permitted uses shall be all principal and accessory uses which are allowed in the (SF-8) Single-Family-Residential District, in accordance with Section 30 of the Sanger Zoning Ordinance, as amended or as otherwise identified below.
   A. Temporary Asphalt or Concrete Batch Plant shall be allowed if located at least 150' from the Tract 1 boundary or within Tract 2. The temporary batch plant shall be removed if no construction activity takes place over a 6-month period. The plant shall subsequently be allowed by right for subsequent phases of the development as long as it is located at least 150' from the Tract 1 boundary or within Tract 2.
2. A Specific Use Permit shall be required for all uses otherwise requiring a Specific Use Permit in the (SF-8) Single Family-Residential District, in accordance with Section 30 of the Sanger Zoning Ordinance, as amended.

NEIGHBORHOOD DEVELOPMENT STANDARDS

1. The maximum number of lots in the High Pointe neighborhood shall be 380. Of those, a maximum of 297 shall be Type 1 lots, and minimum of 78 shall be Type 2 lots. The number of Type 1 lots in any phase shall not be more than 75% of the lots of that phase.

2. The open spaces identified on the Open Space/Amenities Plan (Exhibit E1) shall be deemed as meeting the parkland dedication requirements for the neighborhood. The open spaces shall be owned and maintained by the mandatory Homeowners Association. Provided equipment within the open spaces will be of commercial grade and approved by the Director of Parks or his designee.
3. Open Space "C", as identified on the Open Space/Amenities Plan (Exhibit E1) shall be developed in accordance with the schematic designs shown on Schematic Landscape Design Active Open Space (Exhibit E2). The specific design shall be determined at the time of Plan approval by the city.
4. Open Spaces "C" and "D" will be developed concurrently with the first phase of residential development and construction shall be completed prior to a building permit being issued for the 101st home in the High Pointe neighborhood.
5. Open Space "B" shall be developed concurrently with the second phase of residential development.
6. Open Space "A" shall be developed concurrently with the third phase of residential development.
7. The 6' wide looped trail, as generally shown in Open Space "A" on the Open Space/Amenities Plan (Exhibit E1) shall be built prior to a building permit being issued for the last home in the High Pointe neighborhood. The specific trail alignment shall be determined at the time of permitting.
8. High Pointe Uniform Screening: A uniform masonry screening wall shall be provided along Marion Road, Belz Road, and FM 455. The wall shall be located on a lot owned by the HOA.
9. Perimeter and neighborhood entry landscape treatments shall generally be in accordance with the Entry Sign/Screening Exhibit (Exhibit F). More specifically, the following shall be incorporated into the design of the neighborhood entry and perimeter treatment.
   A. A minimum 10' wide landscape buffer shall be provided adjacent to Marion Road. The buffer shall be located on a lot owned by the HOA.
   B. A minimum 20' wide landscape buffer shall be provided adjacent to Belz Road and FM 455. The buffer shall be located on a lot owned by the HOA.
   C. Trees, a minimum 3" caliper in size at the time of planting, shall be provided at a ratio equal to 1 tree per 50 linear feet of frontage along said streets. The trees may be placed in an informal layout.
   D. A specific landscape plan, screening plan, and amenities plan for each shall be provided in conjunction with the submittal of construction plans for each specific phase of the neighborhood where the aforementioned items are located. Said designs shall reflect the schematic designs shown on Exhibit F.
   E. All landscaping and screening wall maintenance shall be the responsibility of the mandatory Homeowners Association

LOT DEVELOPMENT STANDARDS

Lot Type	TYPE 1	TYPE 2
Minimum Lot Width	50'	60'
Minimum Lot Area (SQ FT)	6,000	7,200
Minimum Lot Depth	110'	110'
Minimum Front Yard Setback	20'	20'
Minimum Rear Yard Setback	15'	15'
Minimum Side Yard Setback	5'	5'
Exterior at Corner	15'	15'
Exterior at Corner - Garage Face	20'	20'
Minimum Dwelling Area (SQ FT)	See Note	See Note
Maximum Lot Coverage	65%	65%
Maximum Height	35'	35'

Note: Outdoor living areas shall have a minimum rear setback of 5' whether or not the area is covered by a roof.
For purposes of this section, "outdoor living" shall mean any patio, deck, grill, sitting area, dining area, or other amenity which is designed and/or used for outdoor living and entertaining.
If the outdoor living area is coverd by an extension of the home's roof, the 15' rear setback shall apply.

Note: The minimum front yard setback may be reduced to 17' for homes with J-swing garages.

Note: Maximum 20% - 1,200 SF - 1,499 SF
Remaining % (Approx. 60%) - 1,500 SF - 1,999 SF
Minimum 20% - 2,000 SF +

RESIDENTIAL ARCHITECTURAL STANDARDS

1. Homes within the High Pointe community shall comply with the criteria established in the Sanger Façade Design Criteria Manual.

TRACT 2

USE REGULATIONS

1. Permitted uses shall be all principal and accessory uses which are allowed in the (B-2) Business District, in accordance with Section 30 of the Sanger Zoning Ordinance, as amended.
   A. Temporary Asphalt or Concrete Batch Plant shall be allowed if located at least 150' from the Tract 1 boundary or within Tract 2. The temporary batch plant shall be removed if no construction activity takes place over a 6-month period. The plant shall subsequently be allowed by right for subsequent phases of the development as long as it is located at least 150' from the Tract 1 boundary or within Tract 2.
2. A Specific Use Permit shall be required for all uses otherwise requiring a Specific Use Permit in the (B-2) Business District, in accordance with Section 30 of the Sanger Zoning Ordinance, as amended.

DEVELOPMENT STANDARDS

Development shall take place in accordance with the standards established in the (B-2) Business District of the Sanger Zoning Ordinance.

1. Special Side or Rear Yard Requirement: When a non-residentially zoned lot or tract abuts upon a zoning district boundary line dividing the lot or tract from a residentially zoned lot or tract, a minimum side yard of twenty (20) feet shall be provided for on the nonresidential property. A solid masonry wall having a minimum height of six (6) feet above the average grade of the residential property shall be constructed adjacent to the common side and/or rear property line.

Docusign Envelope ID: E874A812-8576-4FFB-A8F9-50E90980A3FF

SANGER
DEVELOPMENT SERVICES

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

ZONING CHANGE/SUP APPLICATION

[X] Zoning Change [ ] Specific Use Permit

Applicant	Owner (if different from applicant)
Name: Kevin Lazares	Name: Ken Prater
Company: Veritas Communities	Company: Georgian Bay Funding, LLC
Address: 6060 North Central Exp., Suite 400	Address: 4323 Gloster Rd
City, State, Zip Dallas, Texas 75206	City, State, Zip Dallas, TX 75220
Phone: 408.348.2944	Phone: 214.435.6251
Fax:	Fax:
Email: klazares@veritascommunities.com	Email: kenprater@aol.com

Submittal Checklist

[ ]	Site Plan (for Specific Use Permits Only)
[ ]	Letter of Intent
[ ]	Application Fee (Check Payable to City of Sanger)

I certify that I am the legal owner of the above referenced property and that to the best of my knowledge this is a true description of the property upon which I have requested the above checked action. I designate the applicant listed as my representative.

Describe the subject property (address, location, size, etc.):
The 136 AC +/- property is located on the north side of FM 455 W, between Marion Rd and the Gulf Colorado & Santa Fe Railroad

Describe the proposed zoning change or Specific Use Permit (SUP):
Amend the development standards that address the timing of the development of the parks within the High Pointe neighborhood.

Manager

Owner Signature — Sep 16, 2025 **Date**

Signed by: kevin lazares

Applicant Signature — Sep 16, 2025 **Date**

HIGH POINTE-LETTER OF INTENT

The High Pointe Planned Development was approved by the City Council on August 4, 2025. During the public hearing process Councilman Bilyeu discussed the development timing of the proposed open spaces (parks) within the neighborhood. He mentioned there were other neighborhoods in the city which were fully developed, yet the parks were left undeveloped. He expressed his concern about a similar situation happening within the High Pointe neighborhood.

This discussion primarily focused on Open Space C since it was being planned as an active area with playground equipment, shade structures, dog park, etc. The other open spaces in the neighborhood were proposed to be more passive in nature. There was a consensus by all involved (Council and developer) that it was important to have this open space developed in conjunction with the adjacent single-family lots in Phase 1 of the neighborhood. As such, it was agreed to this open space would be developed prior to the 101st building permit being issued by the city.

During the making of the motion for approval of the rezoning however, the word “parks” was used instead of “park”. The rezoning was approved with the stipulation that, “Open Spaces will be developed with the first phase of residential development and construction shall be completed prior to a building permit being issued for the 101st home in the High Pointe neighborhood.”

This requirement is very problematic with respect to the open spaces (parks) located in the neighborhood, but not in Phase 1 of the development. For example, as shown on Exhibit E1, Open Space B is located in Phase 2. It is surrounded by streets. Developing this open space prior to the 101st home being permitted in Phase 1 is logistically very problematic. A similar problem arises with Open Space A, which is located at the north end of the neighborhood in Phase 3. The exact location of the open space will be dictated by the final alignment of Belz Rd. The alignment of Belz Rd will need to be coordinated with the developer to the north.

A revision to the development standards proposes the open space be developed in the concurrence with the single-family phase it is located in. Open Space A-Phase 3. Open Space B-Phase 2. Open Spaces C and D-Phase 1. The specific trigger of Open Space C being developed prior to the 101st is unchanged.

Response Form

25SANZON-0031

High Pointe Planned Development Zoning

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-0031/High Pointe Planned Development Zoning Amendment

Please circle one: In favor of request (Opposed to request)

Comments: No more developments until the roads are repaired and the infrastructure is stronger. There is too much construction in the area already. Sanger is losing its small town feeling

Signature Klara Ellen Johansen

Printed Name Klara Ellen Johansen

Mailing Address 3905 Kensington Drive

City, State, Zip Sanger, TX 76266

Phone Number

Email Address

Physical Address of Property within 200 feet 3905 Kensington Drive

Response Form

25SANZON-0038

Willowstone Variance

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-0038/Willowstone Variance

Please circle one: In favor of request (Opposed to request)

Comments: Too much construction and development already. I moved here from Flower Mound to get away to a smaller, quieter town. Sanger is losing that small town ~~feeling~~ feeling and I hate it

Signature Klara Ellen Johansen

Printed Name Klara Ellen Johansen

Mailing Address 3905 Kensington ~~Lane~~ Drive

City, State, Zip Sanger, TX 76266

Phone Number

Email Address

Physical Address of Property within 200 feet

3905 Kensington Drive

Response Form

25SANZON-0038

Willowstone Variance

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-0038/Willowstone Variance

Please circle one: In favor of request (Opposed to request)

Comments:

This would be unsightly and detrimental to home values.

Signature

Printed Name Andrew Ritter

Mailing Address 3902 Montecristo Ln

City, State, Zip Sanger, Tx 76266

Phone Number 682-429-8769

Email Address ritter324@yahoo.com

Physical Address of Property within 200 feet 3902 Montecristo Ln, Sanger, TX 76266

PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 13, 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 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.

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, at the time of this report, has not received any responses.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

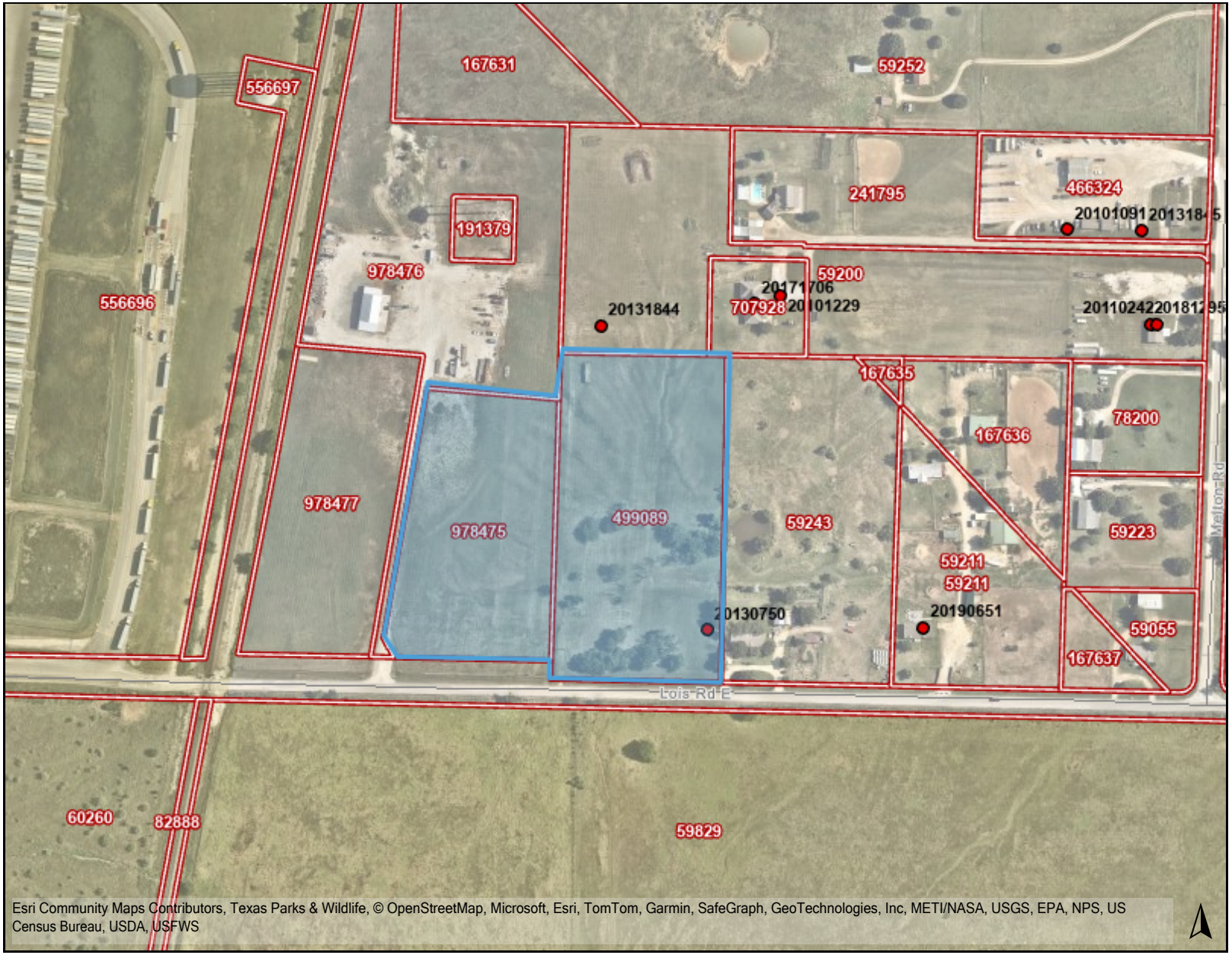
RECOMMENDED MOTION OR ACTION:

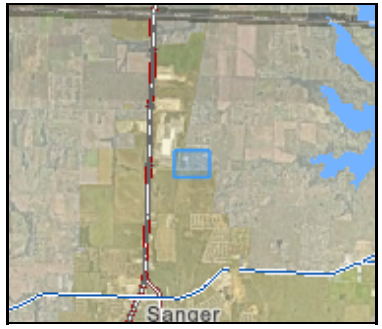
Staff recommends DENIAL on the condition that all comments have not been satisfied.

ATTACHMENTS:

Location Map
Replat
Application
Letter of Intent
Planning Comments
Engineering Comments

Denton County Landmark Map





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

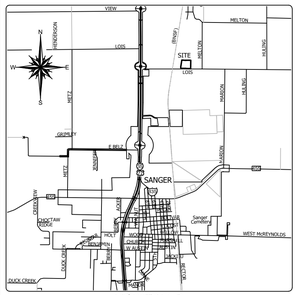
0 450 900 ft

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.

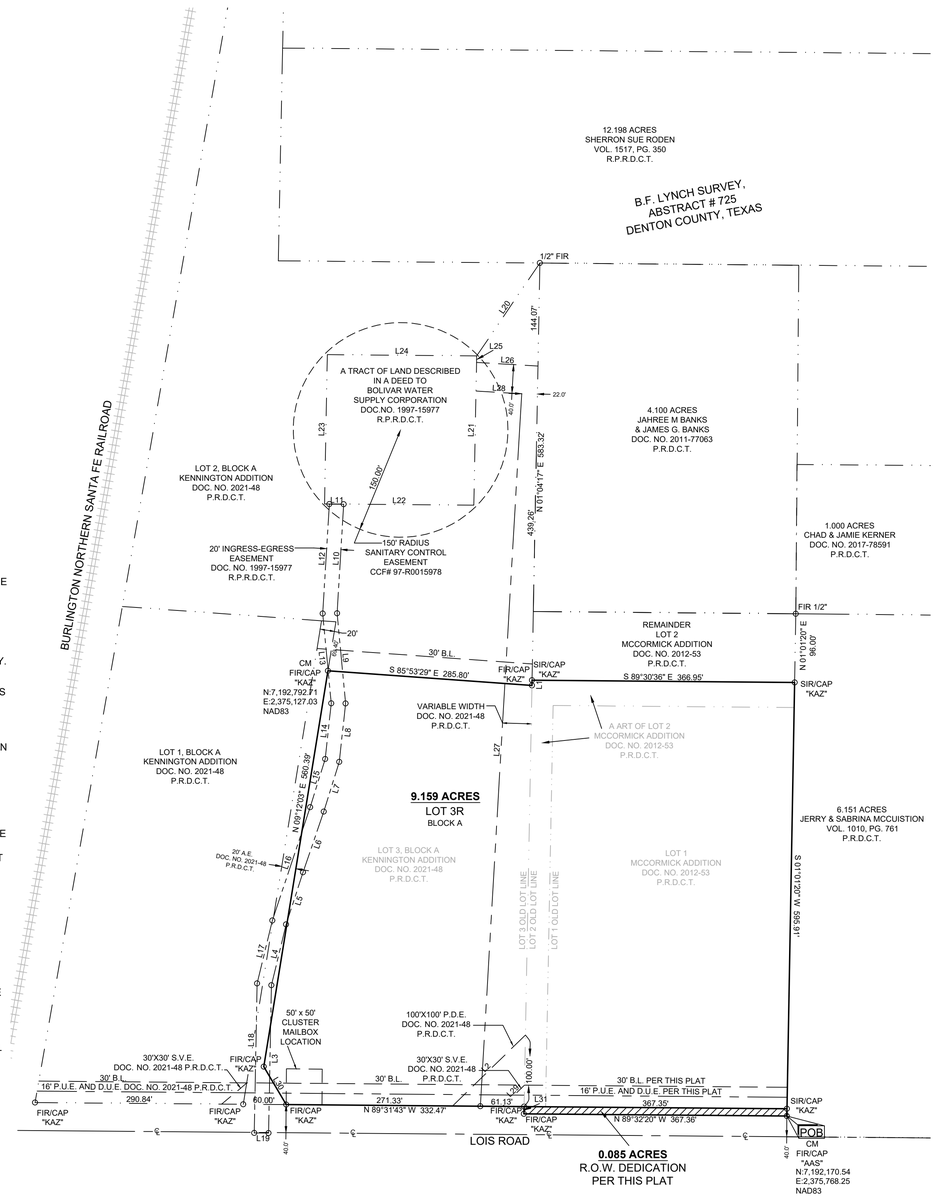
Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

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. WATER SERVICES TO BE PROVIDED BY BOLIVAR WATER SUPPLY CORPORATION
   4151 F.M. 455, SANGER, TX; CONTACT: (940) 458-3931
4. ELECTRIC SERVICES TO BE PROVIDED BY CITY OF SANGER MUNICIPALITY
   202 RAILROAD AVENUE, SANGER TX; CONTACT: (940) 458-2064
5. SANITARY SERVICES TO BE PROVIDED BY FACILITIES APPROVED BY THE CITY OF SANGER.
6. 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-OR-WAY WILL REQUIRE A FACILITIES AGREEMENT, TO BE REVIEWED AND APPROVED BY THE CITY.
7. 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.
8. THIS PLAT DOES NOT REMOVE EXISTING DEED RESTRICTION, IF ANY, ON THIS PROPERTY.
9. MINIMUM FINISHED FLOOR ELEVATIONS ARE TO BE AT LEAST 2 FEET ABOVE THE 100-YEAR FLOOD PLAIN.
10. **FLOOD STATEMENT:** I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, COMMUNITY NUMBER 480774 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 48121C0070 G OF SAID MAP.
11. THE PURPOSE OF THIS PLAT IS TO COMBINE LOT 3, BLOCK A OF KENNINGTON ADDITION AND LOT 1 AND A PART OF LOT 2, BLOCK A OF MCCORMICK ADDITION.
12. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
13. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS.
14. PRIVATE IMPROVEMENTS MAY NOT BE BUILT UPON OR ENCROACH ONTO EXISTING PUBLIC OR PRIVATE EASEMENTS.



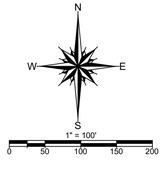
Closure Report			Thu Sep 11 14:33:52 2025
Northing	Easting	Bearing	Distance
7192170.537	2375768.248	N 89°32'20" W	367.362
7192173.494	2375400.898	N 01°06'04" E	10.171
7192183.663	2375401.093	N 89°31'43" W	332.469
7192186.398	2375068.635	N 30°25'44" W	61.623
7192239.534	2375037.425	N 09°12'03" E	560.387
7192792.711	2375127.027	S 85°53'29" E	285.800
7192772.235	2375412.093	N 01°04'17" E	7.355
7192779.588	2375412.231	S 89°30'36" E	366.841
7192776.451	2375779.059	S 01°01'20" W	606.011
7192170.537	2375768.248		

Closure Error Distance> 0.00000
Total Distance> 2598.020
Polyline Area: 418373 sq ft, 9.605 acres

LINE	BEARING		DISTANCE
L1	N	01°04'17" E	7.35'
L2	N	45°46'13" E	142.15'
L3	N	01°06'32" E	206.63'
L4	N	13°34'20" E	87.54'
L5	N	18°01'55" E	76.51'
L6	N	18°49'21" E	89.63'
L7	N	17°16'49" E	72.74'
L8	N	06°15'01" E	82.19'
L9	N	05°25'21" W	126.55'
L10	N	03°27'30" E	152.89'
L11	N	89°32'32" W	20.03'
L12	S	03°27'30" W	153.40'
L13	S	05°25'21" E	126.05'
L14	S	06°15'01" W	78.21'
L15	S	17°16'49" W	70.54'
L16	S	18°27'21" W	166.99'
L17	S	13°34'20" W	90.50'
L18	S	01°06'31" W	208.95'
L19	S	89°17'29" E	20.00'
L20	S	34°10'43" W	157.07'
L21	S	01°06'41" W	208.69'
L22	N	89°32'32" W	208.57'
L23	N	01°03'48" E	208.83'
L24	S	89°30'12" E	208.75'
L25	S	01°08'41" W	9.12'
L26	S	86°40'42" E	85.87'
L27	N	03°19'18" E	997.52'
L28	N	86°40'42" W	63.92'
L29	N	45°47'06" E	42.65'
L30	N	30°25'44" W	61.62'
L31	N	01°06'04" E	10.17'

LEGEND

NAD 83 = NORTH AMERICAN DATUM 1983
POB = POINT OF BEGINNING
FIR/CAP = FOUND IRON ROD W/CAP
FIR = FOUND IRON ROD
SIR = SET IRON ROD W/CAP
B.L. = BUILDING LINE
P.U.E. = PRIVATE UTILITY EASEMENT
D.U.E. = DRAINAGE & UTILITY EASEMENT
S.V.E. = SIGHT VISIBILITY EASEMENT
P.D.E. = PUBLIC DRAINAGE EASEMENT
R.O.W. = RIGHT-OF-WAY
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
DOC. NO. = DOCUMENT NUMBER
= BOUNDARY LINE
= ADJOINING PROPERTY
= EASEMENT LINE
= BUILDING LINE
= ASPHALT ROAD
= CENTERLINE



KAZ SURVEYING
TX FIRM REGISTRATION # 10002100
4321 I-35 SUITE 575
GAINESVILLE, TX 76205
(940)382-3446
JOB NUMBER: 250302
DRAWN BY: TEP
DATE: 9-11-2025
R.P.L.S.
KENNETH A. ZOLLINGER

SURVEYOR:
KAZ SURVEYING, INC.
4321 I-35 SUITE 575
GAINESVILLE, TEXAS 76240
PHONE: 940-382-3446
TBPLS FIRM# 10002100

OWNER:
JAMES BANKS & JAHREE BANKS
P.O. BOX 343
SANGER, TEXAS 76266
TJBJUNEBUG@GMAIL.COM

OWNER'S CERTIFICATION

WHEREAS JAMES BANKS AND JAHREE BANKS ARE THE OWNERS OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE B.F. LYNCH SURVEY, ABSTRACT NUMBER 725, DENTON COUNTY, TEXAS AND BEING ALL OF LOT 3, BLOCK A OF KENNINGTON ADDITION, AN ADDITION IN THE E.T.J. OF THE CITY OF SANGER AS SHOWN BY PLAT OF RECORD IN DOCUMENT NUMBER 2021-48, PLAT RECORDS, DENTON COUNTY, TEXAS, ALL OF LOT 1, BLOCK A OF MCCORMICK ADDITION, AN ADDITION IN THE E.T.J OF THE CITY OF SANGER AS SHOWN BY PLAT OF RECORD IN DOCUMENT NUMBER 2012-53 OF SAID PLAT RECORDS, AND A PART OF LOT 2, BLOCK A OF SAID MCCORMICK ADDITION, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHEAST CORNER OF SAID LOT 1, THE SOUTHWEST CORNER OF A 6.151 ACRE TRACT OF LAND CONVEYED TO JERRY AND SABRINA MCCUISTION BY DEED OF RECORD IN VOLUME 1010, PAGE 761, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND IN THE NORTH LINE OF LOIS ROAD;

THENCE NORTH 89 DEGREES 32 MINUTES 20 SECONDS WEST, ALONG THE THE SOUTH LINE OF SAID LOT 2 AND THE NORTH LINE OF SAID LOIS ROAD, A DISTANCE OF 367.36 FEET TO A PREVIOUSLY SET 1/2 INCH IRON ROD WITH A CAP MARKED "KAZ" FOR THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 01 DEGREES 06 MINUTES 04 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 10.17 FEET TO A PREVIOUSLY SET 1/2 INCH IRON ROD WITH A CAP MARKED "KAZ" FOR THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE NORTH 89 DEGREES 31 MINUTES 43 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 3 AND THE NORTH LINE OF SAID LOIS ROAD, A DISTANCE OF 332.47 FEET TO A PREVIOUSLY SET 1/2 INCH IRON ROD WITH A CAP MARKED "KAZ" FOR THE SOUTHWEST CORNER OF SAID LOT 3 AND THE SOUTHEAST CORNER OF LOT 2, BLOCK A OF SAID KENNINGTON ADDITION;

THENCE NORTH 30 DEGREES 25 MINUTES 44 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 3 AND AN EAST LINE OF SAID LOT 2, A DISTANCE OF 61.62 FEET TO A PREVIOUSLY SET 1/2 INCH IRON ROD WITH A CAP MARKED "KAZ" FOR AN ANGLE POINT;

THENCE NORTH 09 DEGREES 12 MINUTES 03 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 3 AND AN EAST LINE OF SAID LOT 2, A DISTANCE OF 560.39 FEET TO A PREVIOUSLY SET 1/2 INCH IRON ROD WITH A CAP MARKED "KAZ" FOR THE NORTHWEST CORNER OF SAID LOT 3 AND AN INSIDE ELL CORNER OF SAID LOT 2;

THENCE SOUTH 85 DEGREES 53 MINUTES 29 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 3 AND A SOUTH LINE OF SAID LOT 2, A DISTANCE OF 285.80 FEET TO A PREVIOUSLY SET 1/2 INCH IRON ROD WITH A CAP MARKED "KAZ" FOR THE NORTHEAST CORNER OF SAID LOT 1, THE EASTERNMOST SOUTHEAST CORNER OF SAID LOT 2 (KENNINGTON ADDITION), AND IN THE WEST LINE OF SAID LOT 2 (MCCORMICK ADDITION) ;

THENCE NORTH 01 DEGREES 04 MINUTES 17 SECONDS EAST. ALONG THE EAST LINE OF SAID LOT 2 (KENNINGTON ADDITION) AND THE WEST LINE OF SAID LOT 2 (MCCORMICK ADDITION), A DISTANCE OF 7.35 FEET TO A 1/2 INCH IRON ROD SET WITH A CAP MARKED "KAZ", FROM WHICH, A 1/2 INCH IRON ROD FOUND BEARS NORTH 01 DEGREES 04 MINUTES 17 SECONDS EAST, A DISTANCE OF 583.32 FEET;

THENCE SOUTH 89 DEGREES 30 MINUTES 36 SECONDS EAST, OVER AND ACROSS SAID LOT 2 (MCCORMICK ADDITION), A DISTANCE OF 366.84 FEET TO A 1/2 INCH IRON ROD SET WITH A CAP MARKED "KAZ" IN THE EAST LINE OF SAID LOT 2 (MCCORMICK ADDITION) AND THE WEST LINE OF SAID 6.151 ACRE TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND MAINTAINING THE NORTHEAST CORNER OF SAID LOT 2 (MCCORMICK ADDITION) AND THE NORTHWEST CORNER OF SAID 6.151 ACRE TRACT BEARS NORTH 01 DEGREES 01 MINUTES 20 SECONDS EAST, A DISTANCE OF 96.00 FEET;

THENCE SOUTH 01 DEGREES 01 MINUTES 20 SECONDS WEST, A DISTANCE OF 606.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.605 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **JAMES BANKS** AND **JAHREE BANKS** DO HEREBY ADOPT THIS FINAL REPLAT, DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOT 3R, BLOCK A, KENNINGTON ADDITION, AN ADDITION TO THE CITY OF SANGER, TEXAS, AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER BY FEE SIMPLY TITLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, ALL STREETS, THOROUGHFARES, ALLEYS, FIRE LANES, DIVE 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 ITEMS 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 A ACCESS AND MAINTAIN ALL RESPECTIVE EASEMENTS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

_____ _____
JAMES BANKS DATE

_____ _____
JAHREE BANKS DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **JAMES BANKS**, 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 _____, 20__.

_____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **JAHREE BANKS**, 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 _____, 20__.

_____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AND ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF DENTON, DENTON COUNTY, TEXAS.

_____
KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE

STATE OF TEXAS
REGISTERED
KENNETH A. ZOLLINGER
5312
PROFESSIONAL
LAND SURVEYOR
FOR REVIEW

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, 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 _____, 20__.

_____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

APPROVAL BLOCK

APPROVED AND ACCEPTED

_____ _____
CHAIRMAN, PLANNING & ZONING COMMISSION DATE
CITY OF SANGER, TEXAS

_____ _____
MAYOR DATE
CITY OF SANGER

ATTESTED BY

_____ _____
CITY SECRETARY DATE
CITY OF SANGER, TEXAS

REPLAT
KENNINGTON ADDITION
LOT 3R, BLOCK A
BEING 9.605 ACRES
(0.085 ACRES R.O.W. DEDICATION)
IN THE WILLIAM MASON SURVEY,
ABSTRACT NUMBER 801,
IN THE E.T.J. OF THE
CITY OF SANGER, TEXAS
DATE OF PLAT 9-11-2025

EST. 1886
SANGER
DEVELOPMENT SERVICES

201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
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: James Banks	Name:
Company:	Company:
Address: 3288 Lois Rd	Address
City, State, Zip: Sanger TX. 76266	City, State, Zip:
Phone 214-460-6307	Phone:
Fax: —	Fax:
Email: TJBJuneBug@gmail.com	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): Replat, will-Serve letter (Bolivar & CoSer

R Number(s): 978475, 499089

Owner's Signature — Date: 9-15-2025

Applicant's Signature — Date: 9-15-2025

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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)

_____ 9-15-21

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

STATE OF TEXAS REGISTERED KENNETH A. ZOLLINGER 5312 PROFESSIONAL LAND SURVEYOR

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☐ 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

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(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

DATE: 9/29/25

1st REVIEW COMMENTS – Replat – Kennington Addition - Replat

The request is for a Replat of Kennington Addition, being approximately 9.605 acres, Lot 3R, prepared by KAZ Surveying, submitted on 9/17/25. Below are the comments that should be addressed before City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following;

1. Add Denton County general notes

Informational Comments

1. The property is within the City of Sanger's ETJ.
2. The Replat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, October 13, 2025.

PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 13, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: 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.

SUMMARY:

- The applicant is proposing a professional tattoo studio.
- The site was formerly used for RV sales.
- The property is zoned Regional Commercial and this use allowed with a SUP.
- The site has access from S. Stemmons Frwy and also from Berry St.
- Staff mailed 12 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
Vicinity Map
Application
Letter of Intent

Denton County Landmark Map





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

0 100 200 ft

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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.

Indian Gymnasium
78598
78603
78601
78604
Elm Street
57053
57091
57049
962164
North Stemmons Street
57100
57127
58092
57123
58166
498502
57059
West Bolivar Street
57046
1009034
112880
498504
57176
57037
978585
13th Street
57996
57991
57986
57982
North Berry Street
56979
I 35
84555
56990
58011
56989
56592
56555
1009028
158964

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ZONING CHANGE/SUP APPLICATION

☐ Zoning Change ☑ Specific Use Permit

Applicant	Owner (if different from applicant)
Name: ERIC BARRETT	Name: WALTER FAMILY TRUST
Company: OATH BOUND TATTOO CO LLC	Company: C/O STAG Commercial LLC
Address: 2116 DR. SANDERS RD.	Address: 1720 WESTMINSTER
City, State, Zip PROVIDENCE VILLAGE TX, 76227	City, State, Zip DENTON TX 76205
Phone: 323.252.1415	Phone: 940.400.7824
Fax:	Fax:
Email: OATHBOUNDTATTOO@GMAIL.COM	Email: help@stagpm.com

Submittal Checklist

	Site Plan (for Specific Use Permits Only)
	Letter of Intent
	Application Fee (Check Payable to City of Sanger)

I certify that I am the legal owner of the above referenced property and that to the best of my knowledge this is a true description of the property upon which I have requested the above checked action. I designate the applicant listed as my representative.

Describe the subject property (address, location, size, etc.):
Single level building with 1920 sf. Located @ 103 S stemmons Fwy Sanger TX, 76266. 14 PARKING SPOTS IN FRONT of building

Describe the proposed zoning change or Specific Use Permit (SUP):

Owner Signature 9/16/25 **Date**

Applicant Signature **Date**

Office Use

	Fee
	Date

Oath Bound Tattoo Co. LLC
103 S. Stemmons St.
Sanger, TX 76266
Phone: 972-333-5737
Email: Oathboundtattoo@gmail.com

September 16, 2025

City of Sanger Planning & Zoning Department
502 Elm Street
Sanger, TX 76266

Re: Letter of Intent – Special Use Permit Application for Oath Bound Tattoo Co. LLC

To Whom It May Concern,

I am writing on behalf of Oath Bound Tattoo Co. LLC to formally request a Special Use Permit for the operation of a professional tattoo studio located at 103 S. Stemmons Street, Sanger, TX 76266.

Oath Bound Tattoo Co. is dedicated to providing a clean, safe, and professional environment where clients can receive high-quality tattoo services. Our studio will operate in full compliance with all state and local health, safety, and zoning regulations, and we will maintain all required licenses as mandated by the Texas Department of State Health Services.

The property structure will remain unchanged, with only minor cosmetic improvements planned for the interior of the building. No exterior or structural alterations are proposed.

Our intent is to contribute positively to the community and local economy by:

- **Offering a professional service that upholds the highest standards of hygiene and customer care.**
- **Enhancing the vibrancy of downtown Sanger by attracting clients to the area.**
- **Operating responsibly with respect to neighboring businesses and residents.**

We understand the importance of maintaining a professional atmosphere, and our shop will be designed to reflect that commitment. Oath Bound Tattoo Co. will not permit any loitering, disruptive behavior, or activities inconsistent with the City of Sanger's standards for downtown businesses.

Thank you for your consideration of this request. We look forward to working with the City of Sanger to ensure that Oath Bound Tattoo Co. operates as a positive addition to the community. Please feel free to contact me directly with any questions or if additional information is needed.

Respectfully,



Eric Barrett
Owner/Manager
Oath Bound Tattoo Co. LLC

PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 13, 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.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

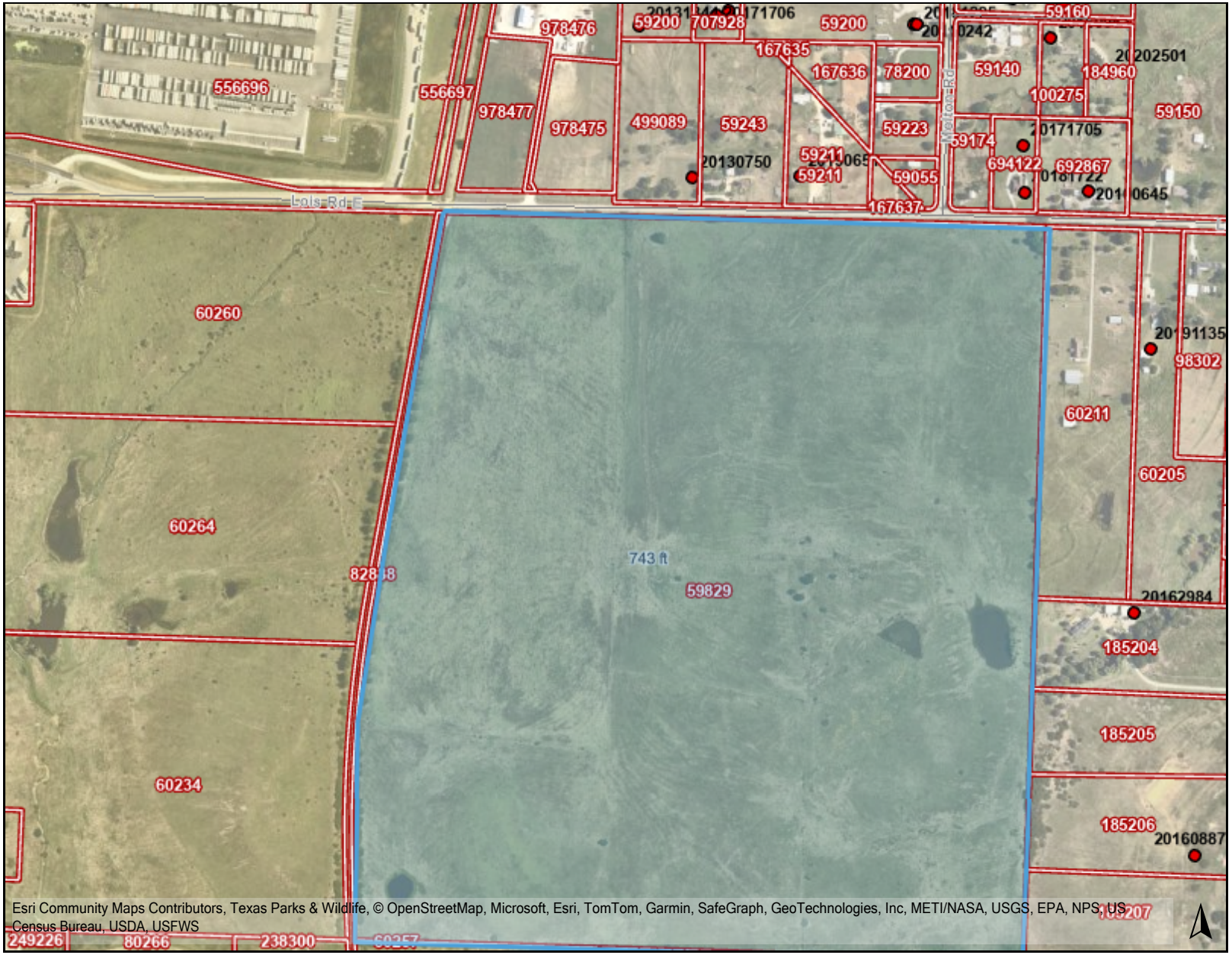
RECOMMENDED MOTION OR ACTION:

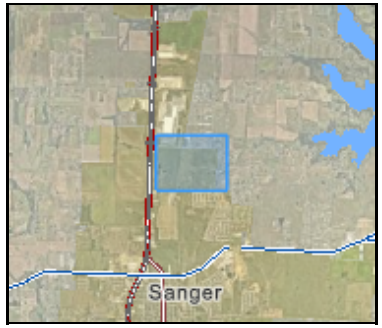
Staff recommends DENIAL on the condition that all comments have not been satisfied.

ATTACHMENTS:

Location Map
Replat
Application
Letter of Intent
Planning Comments
Engineering Comments

Denton County Landmark Map





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

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LOIS ROAD ESTATES SUBDIVISION FINAL PLAT 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

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 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 NORTHEN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S89°22'38"E, CONTINUING ALONG SAID NORTHER 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 ELL 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, ALOG 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 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 LENTH 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:

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 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 NORTHWEST CORNER 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 OF136.82 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.

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 FINAL PLAT FILING NO. 1, 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

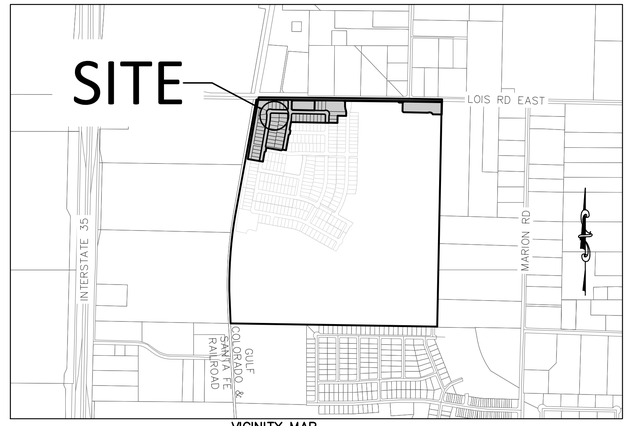
_____
TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES_____.

RESIDENTIAL LOT INFORMATION	
LOT SIZE	NUMBER OF LOTS
50'	47
60'	3
TOTAL	50

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

AREA TABLE				
TRACT NAME	AREA (SF)	AREA (AC)	LAND USE	OWNER/MAINTENANCE
TRACT A	53304	1.22	OPEN SPACE, UTILITIES	OWNER/HOA
TRACT B	40564	0.93	OPEN SPACE	OWNER/HOA
TRACT C	13806	0.32	OPEN SPACE, DRAINAGE, UTILITIES	OWNER/HOA
TRACT D	5831	0.13	OPEN SPACE	OWNER/HOA
TRACT E	85249	1.96	DETENTION POND	OWNER/HOA
TOTAL	198,754	4.56	OWNER: JST HOLDINGS 04 BUSINESS LLC HOW: LOIS ROAD ESTATES	



VICINITY MAP
NTS

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

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.

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
TBPE LS 10193726
JCOOPER@ATWELL.COM

APPROVED AND ACCEPTED

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

_____ DATE
MAYOR
CITY OF SANGER, TX

ATTESTED BY

_____ DATE
CITY SECRETARY
CITY OF SANGER, TX

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

RECORDING BOX

ATWELL
866.850.4200 www.atwell.com

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

FINAL PLAT 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.)
CITY OF SANGER, DENTON COUNTY TEXAS

DATE
SEPTEMBER 2025

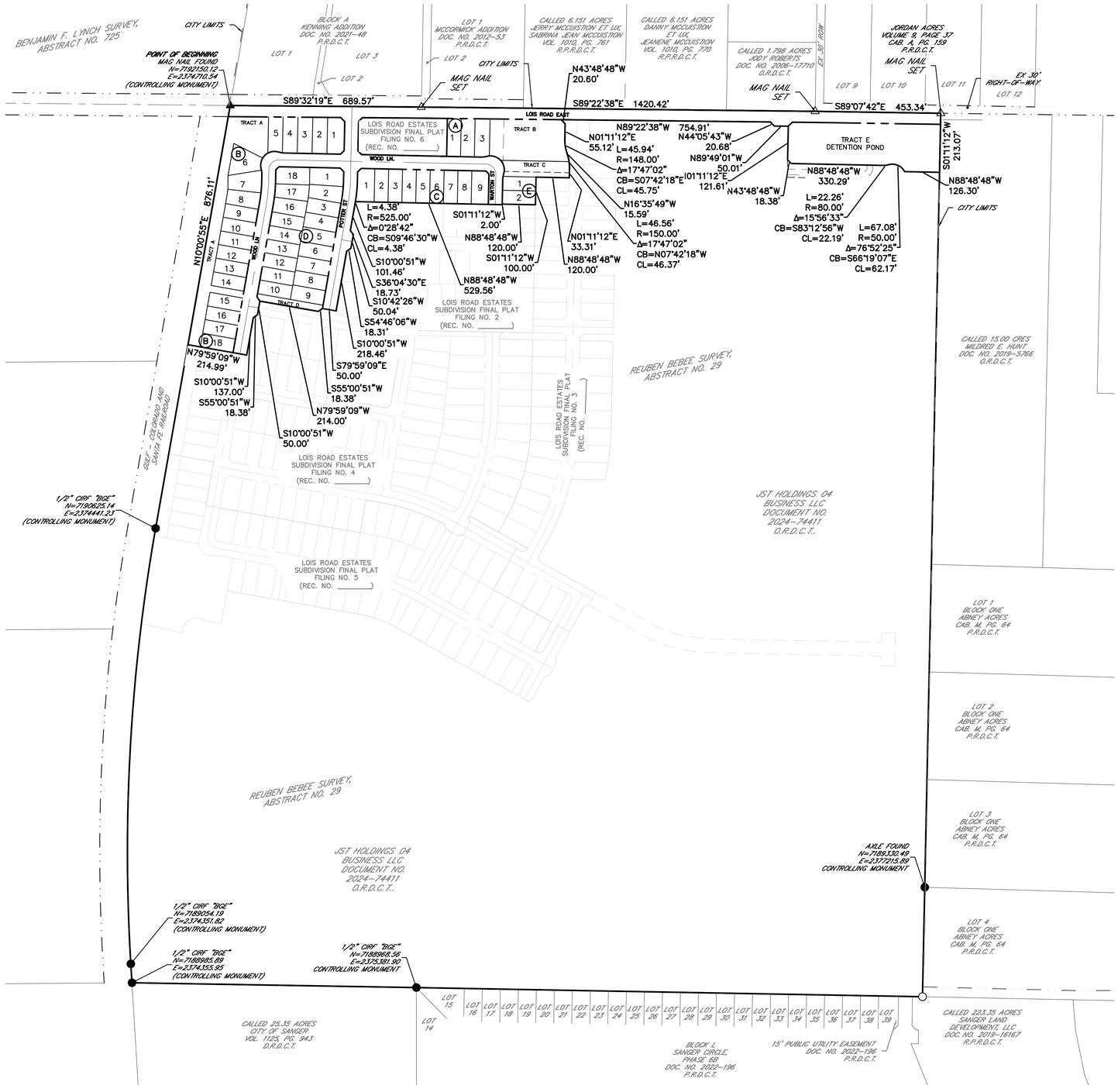
REVISIONS

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

SHEET 01 OF 04

LOIS ROAD ESTATES SUBDIVISION FINAL PLAT 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"
- MAG NAIL FOUND
- 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

200 0 200 400

(IN FEET)
1 inch = 200 ft.

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

FINAL PLAT FILING NO. 1

LOIS ROAD ESTATES SUBDIVISION
50 RESIDENTIAL LOTS - 5 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
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CITY OF SANGER, DENTON COUNTY TEXAS

DATE
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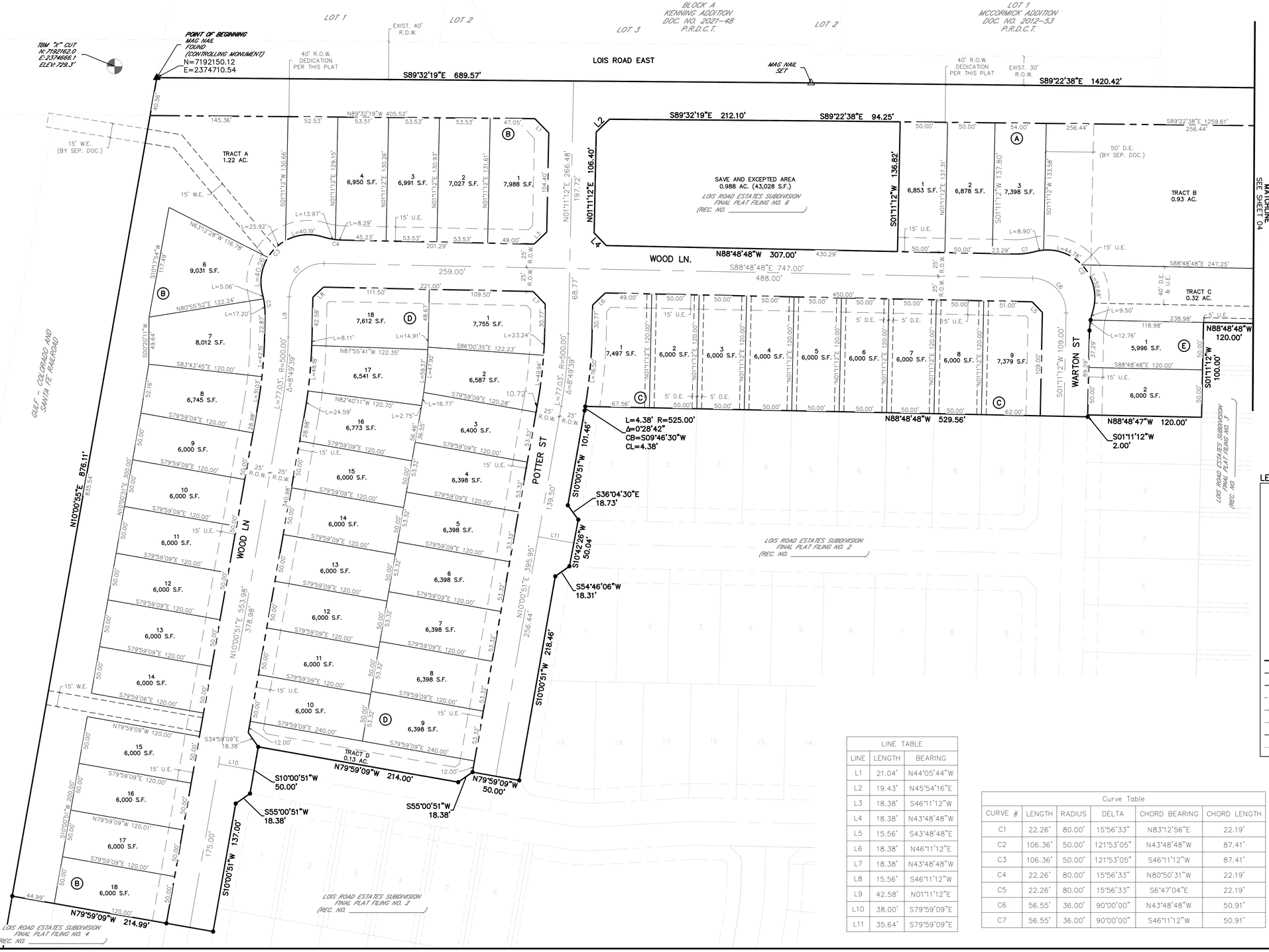
REVISIONS

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

SHEET 02 OF 04

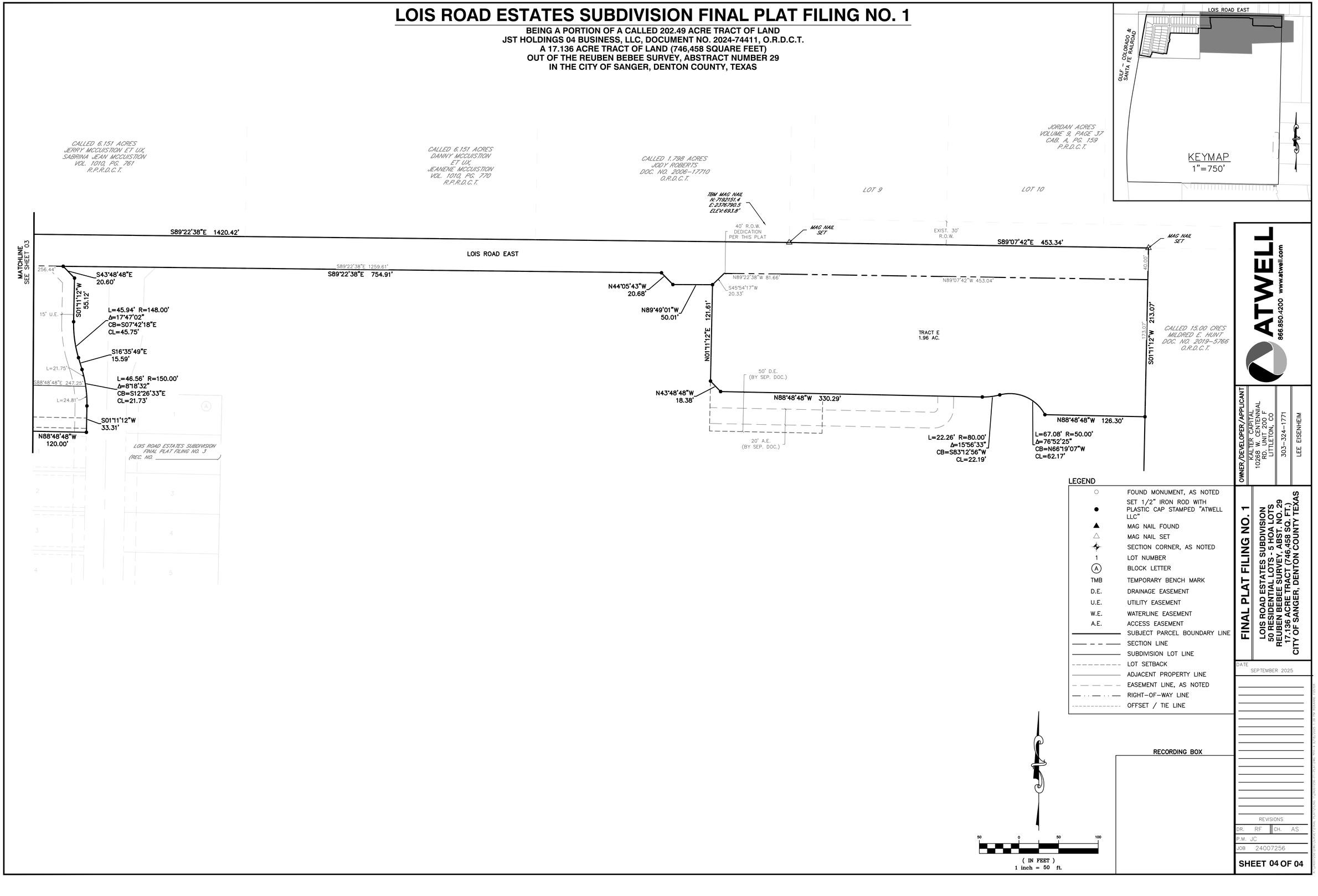
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OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS


POINT OF BEGINNING
MAG NAIL FOUND
(CONTROLLING MONUMENT)
N=7192150.12
E=2374710.54
TBM "X" CUT
N:7192162.0
E:2374686.1
ELEV:728.3'
LOIS ROAD EAST
S89°32'19"E 689.57'
S89°22'38"E 1420.42'
MAG NAIL SET
LOT 1
LOT 2
LOT 3
BLOCK A
KENNING ADDITION
DOC. NO. 2021-48
P.R.D.C.T.
LOT 1
MCCORMICK ADDITION
DOC. NO. 2012-53
P.R.D.C.T.
EXIST. 40' R.O.W.
40' R.O.W. DEDICATION PER THIS PLAT
EXIST. 30' R.O.W.
TRACT A
1.22 AC.
TRACT B
0.93 AC.
TRACT C
0.32 AC.
TRACT D
0.13 AC.
SAVE AND EXCEPTED AREA
0.988 AC. (43,028 S.F.)
LOIS ROAD ESTATES SUBDIVISION
FINAL PLAT FILING NO. 6
(REC. NO. _____)
WOOD LN.
WARTON ST
POTTER ST
WOOD LN
GULF - COLORADO AND SANTA FE RAILROAD
15' W.E. (BY SEP. DOC.)
15' W.E.
15' U.E.
50' D.E. (BY SEP. DOC.)
40' D.E. & U.E.
5' U.E.
5' D.E.
25' R.O.W.
MATCHLINE SEE SHEET 04
N10°00'55"E 876.11'
N10°00'51"E 553.98'
N10°00'51"E 378.98'
N10°00'51"E 395.95'
N10°00'51"E 256.44'
S10°00'51"W 218.46'
S10°00'51"W 137.00'
S10°00'51"W 50.00'
S55°00'51"W 18.38'
S36°04'30"E 18.73'
S10°42'26"W 50.04'
S54°46'06"W 18.31'
N79°59'09"W 214.99'
N79°59'09"W 214.00'
N79°59'09"W 50.00'
S55°00'51"W 18.38'
N88°48'48"W 307.00'
S88°48'48"E 747.00'
N88°48'48"W 529.56'
N88°48'47"W 120.00'
S01°11'12"W 2.00'
N88°48'48"W 120.00'
S01°11'12"W 100.00'
S88°48'48"E 247.25'
L=4.38' R=525.00'
Δ=0°28'42"
CB=S09°46'30"W
CL=4.38'
R=500.00'
Δ=8°49'39"
L=77.03'
S89°32'19"E 212.10'
S89°22'38"E 94.25'
N01°11'12"E 106.40'
N01°11'12"E 266.48'
N01°11'12"E 197.72'
S01°11'12"W 136.82'
S01°11'12"W 109.00'
N01°11'12"E 120.00'
S01°07'54"W 117.49'
N63°12'28"W 116.78'
N80°55'52"E 122.24'
S00°26'11"W 49.64'
S83°43'45"E 120.00'
N87°55'41"W 122.35'
S86°00'35"E 122.23'
N82°40'11"W 120.70'
S79°59'09"E 120.28'
S79°59'09"E 120.00'
N79°59'09"W 120.00'
S79°59'06"E 120.00'
S34°59'09"E 18.38'
S79°59'09"E 240.00'
N10°00'51"E 200.00'
N79°59'09"W 120.01'
S10°00'51"W 200.00'
N10°00'55"E 335.54'
S01°07'54"W 130.66'
N01°11'12"E 130.26'
N01°11'12"E 130.93'
N01°11'12"E 131.61'
N01°11'12"E 129.15'
N89°32'19"W 405.52'
S01°11'12"W 130.66'
S01°11'12"W 137.80'
S01°11'12"W 133.58'
S01°11'12"W 137.31'
N01°11'12"E 137.31'
S01°11'12"W 137.80'
S01°11'12"W 133.58'
S89°22'38"E 1259.61'
S88°48'48"E 120.00'
S01°11'12"W 109.00'
N01°11'12"E 120.00'
S01°11'12"W 109.00'
S01°11'12"W 120.00'
S01°11'12"W 109.00'
S01°11'12"W 120.00'
S01°11'12"W 109.00'
S01°11'12"W

LOIS ROAD ESTATES SUBDIVISION FINAL PLAT 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"
▲	MAG NAIL FOUND
△	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

50 0 50 100
(IN FEET)
1 inch = 50 ft.

RECORDING BOX

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
KALTER CAPITAL
10265 W. CENTENNIAL RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

FINAL PLAT 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.)
CITY OF SANGER, DENTON COUNTY TEXAS

DATE
SEPTEMBER 2025

REVISIONS

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

SHEET 04 OF 04

K:\24007256\DWG\SHEETS\FINAL PLAT\FINAL PLAT.DWG 9/17/2025 1:39 PM ROXANNE FISHER

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

SUBDIVISION APPLICATION

[ ] Preliminary Plat Minor Plat	[x] 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__/__/_____

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
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SUBDIVISION PACKET

A Plat subdividing land within the city limits of Sanger or within Sanger Extraterritorial Jurisdiction (ETJ) requires the approval of the City of Sanger. The platting process involves the preparation of one or more plats by the landowner, a review by staff, and consideration by the Planning & Zoning Commission and City Council.

PLAT TYPES: There are seven different types of plats, each with their own function.

- Preliminary Plat – A preliminary plat is required for most subdivisions, particularly those providing for dedication of public right-of-way and construction of public improvements. It is used to determine the layout of the proposed development.
- Final Plat – A final plat will follow a preliminary plat to specify in detail the arrangement of lots, the dedication of public right-of-way, and the provision of public improvements and services.
- Replat – A replat revises an existing plat and is controlling over the preceding plat. A public hearing is required for replat.
- Minor Plat – A minor plat is one creating three lots or fewer, and not requiring the dedication of right-of-way or construction of improvements. Minor plats can be approved with the preparation of a preliminary plat.
- Amended Plat – An amended plat revises a previously platted lot to correct an error or add or modify a feature. Amending plats cannot increase the number of lots.
- Conveyance Plat – A conveyance plat may be used to convey the property or interests therein. It may also be used in lieu of a final plat to record a subdivision or property. A conveyance plat is an interim step in the subdivision of land and shall contain a notation that indicates that no development is intended.
- Vacating Plat – A vacating plat removes/vacates the plat covering a tract of land before any lot in the plat is sold. The plat is vacated when a signed, acknowledged instrument declaring the plat vacated is approved and recorded in the manner prescribed for the original plat.

SUBMISSION REQUIREMENTS: The submittal requirements for each kind of plat are included in this packet.

SUBMISSION SCHEDULE: Plats must be submitted during regular business hours before the submittal cut- off date for each Planning and Zoning (P&Z) Commission meeting. Before the application is filed, a mandatory completeness check is required. Application are encouraged to be submitted at least 9 days prior to the submittal cut-off date for completeness check. Plat will be scheduled for P&Z Commission and for City Council according to The Schedule for Planning Applications on the City's website. Staff will provide review comments within 2 weeks of application filing. All corrections must be made prior to the P&Z Commission meeting. If more time is needed for revisions/corrections, the applicant and owner must submit a request in the form of a signed letter a week before the P&Z meeting date. Staff may extend the application review time for up to 25 days upon receipt of the signed letter.

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APPLICATION FEES: The non-refundable application fee covers part of the cost for the city to review and act on the plat application.

- Residential Preliminary or Final Plat / Replat
  - $600.00 + $10.00 lot or $15.00 acre for lot sizes of one acre or more

- Commercial Preliminary or Final Plat / Replat
  - $700.00 + $15.00 per acre

- Minor Plat - $400.00 + $10.00 per lot, or $15.00 per acre for lots larger than 1 acre
- Amended Plat - $400.00 + $10.00 per lot
- Conveyance Plat - $400.00 +$10.00 per lot
- Vacating Plat - $400.00

SUBDIVISION PROCEDURE

The process for subdividing land involved the following steps:

1. Pre-Application Conference: Prior to filing of a plat, the owner must consult with the Director of Development Services, and other City staff concerning compliance with all applicable ordinances and regulations, and the provision of adequate infrastructure and public services. Also, the applicable application review and approval procedure for the plat will be identified.

2. Completeness Check: The applicant will provide all required documents and fees along with the signed application and applicable checklist for a completeness check 9 days prior to the submittal cut-off date. Staff will review the documents for completeness of items listed on the checklists and provide feedback about any additional information or documents required from the applicant. Applications deemed to be incomplete at the time of submittal cut-off date will be returned to the applicant without the application being filed.

3. Submission: Upon determination of application completeness, the application will be considered filed with the Development Services Department. The application submittal cut-off date will be considered as the application filing date and as the first day of review of application.

4. Review: City Staff will review the plat for compliance with the Subdivision Ordinance and other city requirements, and provide comments within 2 weeks of application submittal. The applicant may need to make changes and revisions to the plat or supporting materials. The applicant must provide additional copies of the plat if requested by staff prior to the P&Z Commission and City Council meetings.

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5. Planning & Zoning Commission: The Planning & Zoning Commission will consider the plat at a regular meeting. The meeting date will be determined at the time of application filing. Staff will recommend approval of the project only if all of staff's comments have been addressed prior to P&Z meeting. If the plat is approved, it will be forwarded to the City Council. If the plat is denied, applicant may resubmit a response addressing all of staff's comments prior to City Council meeting date.

6. City Council: The City Council will consider the plat at a regular meeting. The meeting date will be determined at the time of application filing. Staff will recommend approval of the project only if all of staff's comments have been addressed prior to City Council meeting. City Council's action will be final. If the plat is denied, staff will provide written statement with specific reasons for disapproval. The applicant may resubmit a response satisfying all reasons for disapproval. Upon resubmittal of the applicant's response, City will have 15 days to either approve or deny the plat. If plat is denied again, the applicant will be required to start a new application. If approved, applicant may schedule a pre-construction meeting with City staff.

7. Filing for Recordation: Following approval by the City Council, and construction and acceptance of any required public improvements, the plat will be signed by the P&Z Chairman, Mayor, sealed by the City Secretary, and filed for record with Denton County. A Plat Execution Package containing the following must be provided to the Development Services to file the plat for record with Denton County:
   a. three (3) full-sized (24"x36") notarized copies of the plat with all signatures (except P&Z Chairman, Mayor and City Secretary), seals, stamps or other validation/certifications of work as applicable in accordance with State law and local requirements, folded to 8.5"x11" with the title block facing outwards;
   b. recent original certified & sealed tax certificates showing $0.00 amount due;
   c. $150.00 plat filing fee;

Note: Preliminary Plats are not filed for record

Consult the Schedule of Planning Application for submittal dates and corresponding meeting dates of the Planning & Zoning Commission and City Council.

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SUBMITTAL REQUIREMENTS & PROCESS

All plat submittals must include the correct copies of the plat, the completed and signed application form, plat checklist, the application fee, and a Letter of Intent. Some plats may also require additional copies of the plat and/or other supplementary materials. The Pre-Application Conference with city staff will determine the specific submittal requirements for each applicant.

PLAT: The applicant must will submit all items requested on the checklist on to Community Core.

APPLICATION FORM: The application form must be completed and signed by the applicant and the owner(s).

PLAT CHECKLIST: Each item on the applicable plat checklist must be check marked as completed and submitted along with the application form.

APPLICATION FEE: The required application fee must be provided by check made payable to the City of Sanger. If the submittal is complete, the payment will be accepted. If the submittal is incomplete, the check will be returned with the other materials.

LETTER OF INTENT: Each plat submittal must include a Letter of Intent which provides the following:

- The subdivider's name and address
- The contact information of the person(s) preparing the submitted documents
- The designated point of contact for future correspondence
- The intent of the plat application
- A brief description of the location, land area, particulars as to the intended use(s) of the property, and any intended future development on the property
- A request that the plat be reviewed and considered by the appropriate approval body

SUBMITTAL PROCESS: The applicant shall submit the plat application to the online portal Community Core as indicated by the Schedule of Planning Application. A plat application submittal is accepted by the City when the Director of Development Services has certified to the applicant that a complete submittal providing adequate information for a comprehensive review has been received. No plat application will be considered submitted with the city until and unless the prescribed application fees have been paid. All original plat application documents must be submitted to the Department of Development Services through Community Core.

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PRELIMINARY PLAT CHECKLIST

The plat shall be drawn to a scale of not more than two hundred feet to the inch (1" = 200'). The information to be included and the procedure for submittal are as follows:

- ☐ Legal Description (Metes and Bounds) with total acreage
- ☐ 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.
- ☐ North Arrow
- ☐ Scale (both graphic and written) appropriate for the level of detail and not more than two hundred feet to the inch (1" =200)
- ☐ Legend for any symbols used
- ☐ Location/Vicinity Map showing the location of the subject property, existing and proposed streets and thoroughfares
  covering an area at least one thousand feet (1,000') outside the proposed subdivision.
- ☐ Title Block with the following information:
  1) Plat Type (ex: "Final Plat", "Preliminary Plat", etc.)
  2) Name of the proposed development/addition
  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
- ☐ Block with name(s), address, phone number, and email of preparer, owner, developer, engineer, and/or surveyor
- ☐ Existing Features:
  1) Location and dimension of all boundary lines (accurate in scale) with dimensions and bearings including lot lines, building lines, and City Limits lines (if any).
  2) The location, widths, and names of all existing or platted streets or other public areas, parks, existing permanent structures, land dedicated within or contiguous to the subject property, railroads, rights-of-way, easements, and other important features, such as abstract lines, political subdivision or

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corporation lines, and school district boundaries.

3) Existing sewer mains, water mains, drainage culverts or other underground structures within the tract and immediately adjacent thereto with pipe sizes, grades, locations and dimensions indicated.
4) Contours with intervals of two feet (2') or less, referred to mean sea level datum. In areas where the terrain is relatively flat, supplementary contours shall be shown so that the average horizontal distance between said lines does not exceed two hundred feet (200').
5) Subdivision name of adjacent properties (P.R.D.C.T) or ownership information for adjacent un-platted properties (D.R.D.C.T.) with recording information.
6) Location of existing fire hydrants and fire lanes

☐ New Features:

1) The layout, names, and widths (from centerline to edge as well as from edge to edge) of the proposed streets, fire lanes, drives, alleys and easements.
2) Length and radii of all street segments
3) Curve table for all streets, drives, and alleys
4) Acreage or square footage of right-of-way dedicated should be shown, including corner clips and deceleration/turn lanes on the plat
5) Lot and block numbers (lot number are numbers; and block numbers are letters), square footage, and other description according to the real estate records of the city or county auditor and recorder; also, designation of the proposed uses of land within the subdivision.
6) All parcels of land intended to be dedicated for public use or reserved in the deeds for the use of all property owner(s) in the proposed subdivision, together with the purpose or limitations of such reservations.
7) The layout, numbers, set-back lines, and approximate dimensions of proposed lots, blocks, parks, etc.
8) Location of proposed fire hydrants and fire lanes
9) USPS Postmaster approved location of mailboxes (if cluster mailboxes)
10) Proposed building lines with square footage and proposed use
11) Proposed Parking layout

☐ Table showing the following information:

1) Listing of the lots with square footage, and the associated lot widths at the front building line
2) Square footage of total building footprint and of each land use (if known)
3) Number of required and provided parking spaces
4) Required and provided total landscaped area and front yard landscaped area

☐ Existing and proposed FEMA 100-year floodplain boundaries and elevation. Include minimum finished floor elevations (minimum 2 feet above the 100-year elevation) of all lots adjacent to floodplain. If the site does not contain a floodplain, note that: "No 100-year floodplain exists on the site." A Floodplain reclamation study will be required with Final Plat if necessary.

☐ Submittals for preliminary plats shall include plans, documents, and information

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adequate for the review of the provision of public improvements to the properties involved. This includes but is not limited to streets, water services, wastewater services, franchise utilities, street lighting, and stormwater detention (ex: preliminary drainage plans, preliminary utility plans, floodplain study, traffic impact study etc.).

☐ Two (2) copies of the typical cross-sections of proposed streets showing the width of pavement, type of pavement, and location and widths of sidewalks when not in conformance with standard details.

☐ Approval Block:

The following notice shall be placed on the face of each preliminary plat by the subdivider:

"Preliminary Plat for Review Purposes Only"

The following certificates shall be placed on the preliminary plat by the subdivider:

Approved for Preparation of Final Plat

_____ _____

City of Sanger, TX Date
Planning and Zoning

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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.

n/a ☐ 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._____, dated_____,

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of the National Flood Insurance Rate Maps for Denton County, Texas."

8) "The purpose of this plat is_____[state the purpose]_____"
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.

n/a ☐ 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. WILL BE PROVIDED UPON APPROVAL

n/a ☐ 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"

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☒ 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

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(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

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VACATING PLAT CHECKLIST

- ☐ A letter signed by the property owner(s) indicating their consent. If the property owner information does not match the Denton Central Appraisal District record, then information related to the purchase must be provided.

- ☐ Current tax certificate(s) indicating all taxes for the subject property have been paid to the current year (available from Denton Central Appraisal District). Tax statements printed from the DCAD website (pdf) are acceptable in lieu of the original certificate(s). Original tax certificates shall be required for recording the plat at the County.

- ☐ Letter of Intent that should include
  1) Existing legal description (subdivision name, lot(s), block(s));
  2) Original legal description that will be resumed upon plat vacation;
  3) Explain the location of all structures on the property.
  4) The contact information of the person(s) preparing the submitted documents
  5) The designated point of contact for future correspondence
  6) The intent of the plat application
  7) A request that the plat be reviewed and considered by the appropriate approval body

- ☐ A signed and notarized affidavit filled out completely and accurately by the land owner for the type pf plat that is proposed to be vacated must be included.

- ☐ A map(s) showing the location, size, use and arrangement of all buildings/structures showing height in stories and feet, total floor area, total square feet of ground area coverage of existing buildings which will remain, if any, and the location, designation and total area of all usable open space.

- ☐ Vicinity Map

KALTERCAPITAL

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 NORTHEN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S89°22’38”E, CONTINUING ALONG SAID NORTHER 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 ELL 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, ALOG 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

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 LENTH 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;

KALTERCAPITAL

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 OF136.82 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.

DATE: 9/29/25

1st REVIEW COMMENTS – Replat – Lois Road Estates Subdivision Filing No. 1

The request is for a Repat of Lois Road Estates Filing No. 1, being approximately 38.769 acres in the A0029A R. BEBEE, TR 107, prepared by Atwell, submitted on 9/17/25. Below are the comments that should be addressed before City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following;

1. Lois Road Estates Subdivision Filing No. 1 does not have two points of entry. For subdivisions over 30 lots, two points of entry must be provided.
2. Show true bearings and distances to the nearest established street lines, official monuments or subdivision corners, 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.
3. Show centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline.
4. Provide the accurate location, material, and approximate size of all monuments.
5. In title block the Plat type should be Replat not Final Plat.
6. In title box call out right-of-way acreage to be dedicated.

Informational Comments

1. The property is within the City of Sanger.
2. The Replat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, October 13, 2025.

PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 13, 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 lots
- The lots are part of the Lois Road Estates PD.
- All lots comply with the PD.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

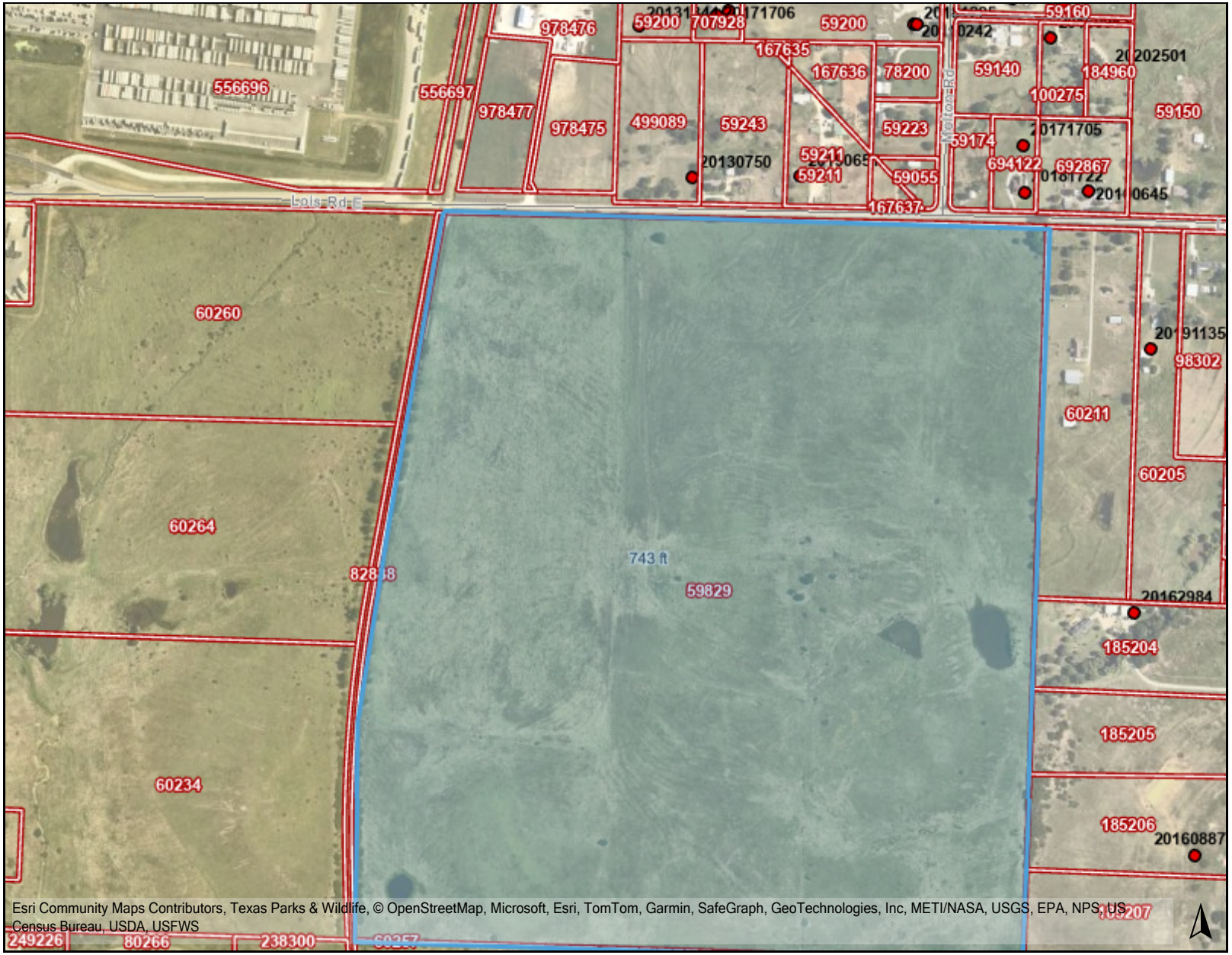
RECOMMENDED MOTION OR ACTION:

Staff recommends DENIAL on the condition that all comments have not been satisfied.

ATTACHMENTS:

Location Map
Replat
Application
Letter of Intent
Planning Comments
Engineering Comments

Denton County Landmark Map



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 w notification to any user.

LOIS ROAD ESTATES SUBDIVISION FINAL PLAT 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:

1. 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 ;
2. S88°48'48"E, A DISTANCE OF 529.56 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
3. N01°11'13"E, A DISTANCE OF 2.00 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
4. S88°48'48"E, A DISTANCE OF 120.00 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
5. S01°11'12"W, A DISTANCE OF 462.00 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
6. N88° 48' 48"W, A DISTANCE OF 488.00 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
7. S43°48'48"E, A DISTANCE OF 18.38 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
8. 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;
9. 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;
10. S10°00'51"W, A DISTANCE OF 193.83 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
11. S55°00'51"W , A DISTANCE OF 18.38 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
12. N79°59'09"W, A DISTANCE OF 217.00, FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
13. S10°00'51"W, A DISTANCE OF 50.00 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC"FOR THE MOST SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;
14. N79°59'09"W, A DISTANCE OF 362.00 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC"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 S27°32'26"W, A DISTANCE OF 547.91 FEET;
15. N10°00'51"E, A DISTANCE OF 150.00 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
16. S79°59'09"E, A DISTANCE OF 50.00 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
17. N10°00'51"E, A DISTANCE OF 137.00 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
18. N55°00'51"E , A DISTANCE OF 18.38 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
19. N10°00'51"E, A DISTANCE OF 50.00 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
20. S79°59'09"E, A DISTANCE OF 214.00 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
21. N55°00'51"E, A DISTANCE OF 18.38 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
22. S79°59'09"E, A DISTANCE OF 50.00 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
23. N10°00'51"E, A DISTANCE OF 218.46 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
24. N54°31'30"E, A DISTANCE OF 18.23 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
25. N10°50'03"E, A DISTANCE OF 50.04 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
26. N36°04'30"W, A DISTANCE OF 18.73 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
27. 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;
28. 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 FINAL PLAT 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

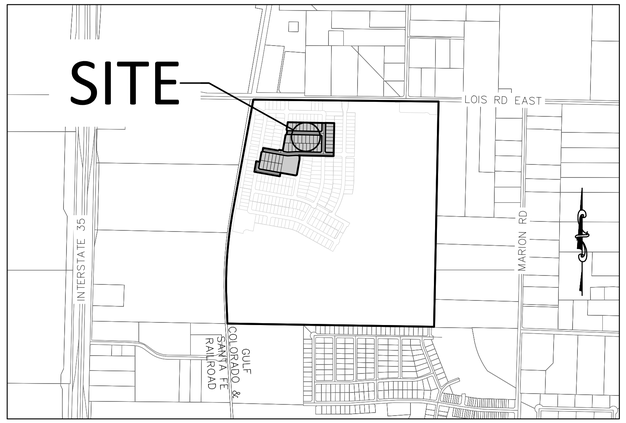
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

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

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

RESIDENTIAL LOT INFORMAITON	
LOT SIZE	NUMBER OF LOTS
50'	48
60'	0
TOTAL	48

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 — DATE
CITY OF SANGER, TX

_____ _____
MAYOR — DATE
CITY OF SANGER, TX

ATTESTED BY

_____ _____
CITY SECRETARY — DATE
CITY OF SANGER, TX

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

FINAL PLAT 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
CITY OF SANGER, DENTON COUNTY TEXAS

DATE SEPTEMBER 2025

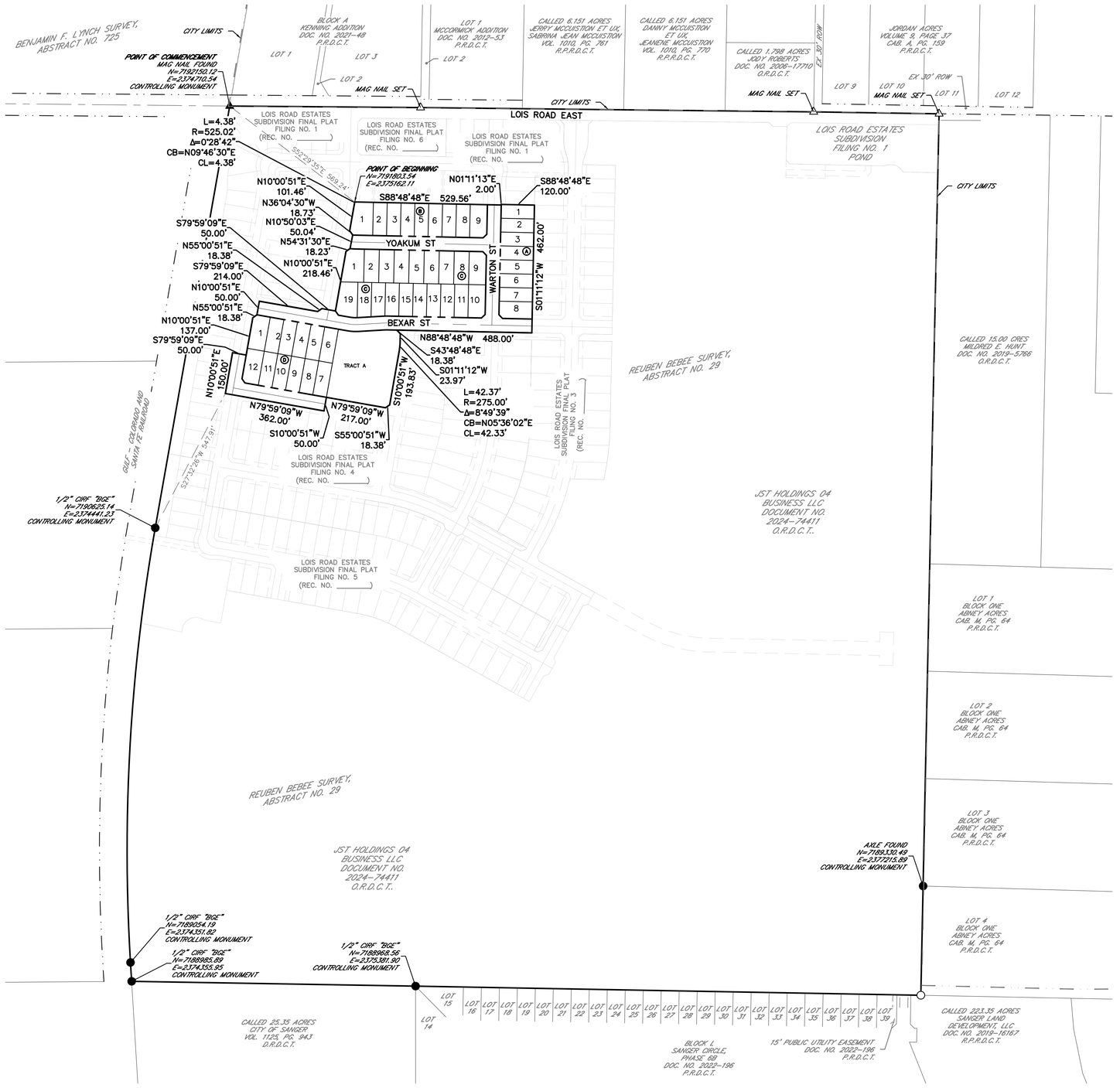
REVISIONS

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

SHEET 01 OF 03

LOIS ROAD ESTATES SUBDIVISION FINAL PLAT 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"
▲	MAG NAIL FOUND
△	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
———	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

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
KALTER CAPITAL
1026B W. CENTENNIAL RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

FINAL PLAT 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
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DATE SEPTEMBER 2025

REVISIONS

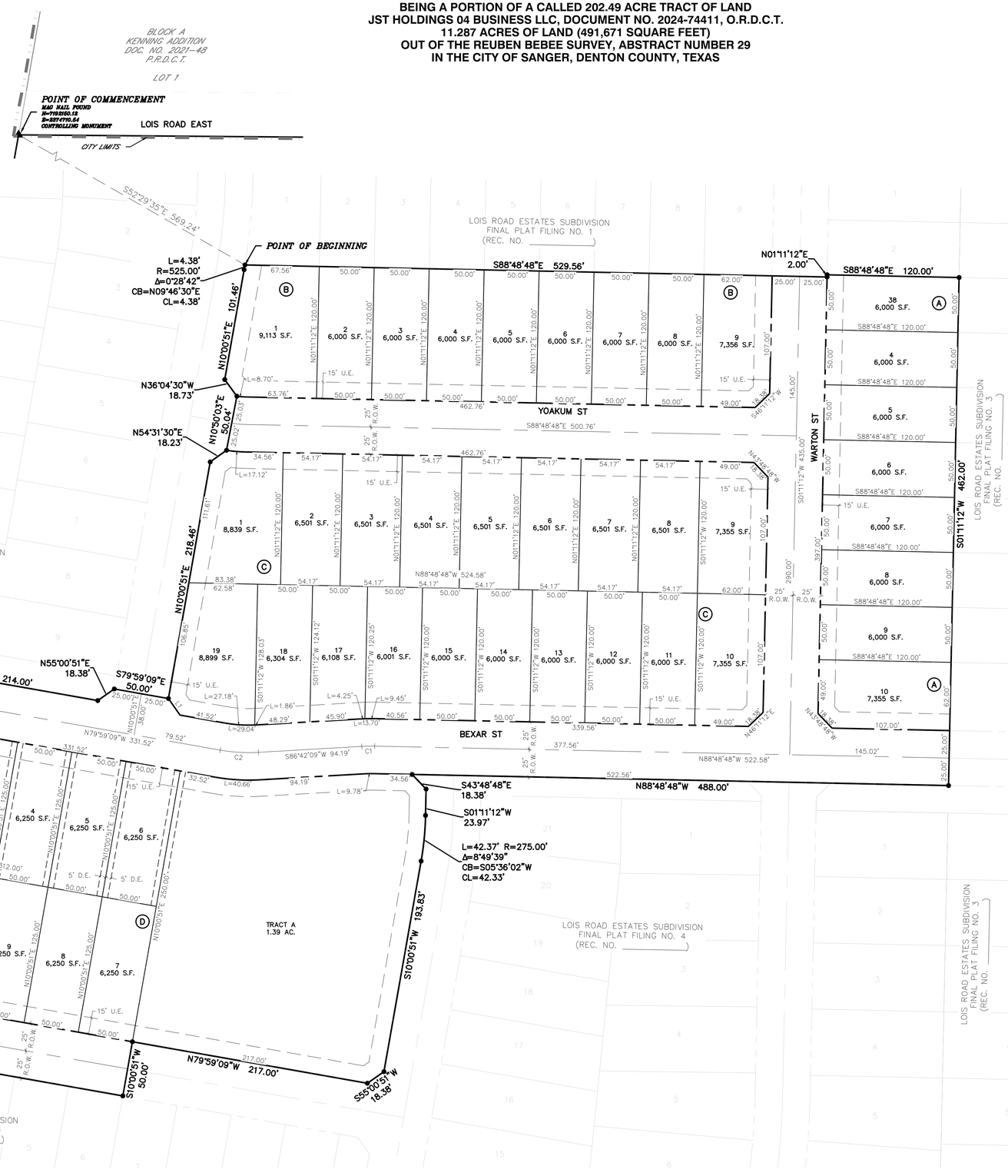
DR. RF CH. AS
P.M. JC
JOB 24007256

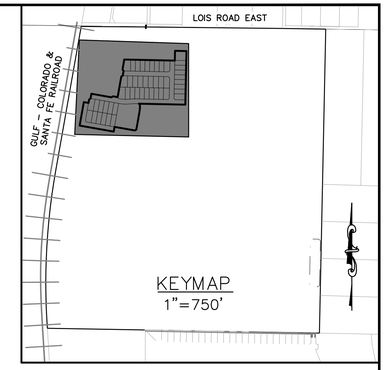
SHEET 02 OF 03

K:\DFW\SNG\24007256\CIVIL\FINAL PLAT\FINAL PLAT-FINAL LINE - F2.DWG, 7/18/2025 1:45 PM, RAMONE MOSS

LOIS ROAD ESTATES SUBDIVISION FINAL PLAT FILING NO. 2

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IN THE CITY OF SANGER, DENTON COUNTY, TEXAS





50 0 50 100
(IN FEET)
1 inch = 50 ft.

LEGEND

○	FOUND MONUMENT, AS NOTED
●	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
▲	MAG NAIL FOUND
△	MAG NAIL SET
✦	SECTION CORNER, AS NOTED
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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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REVISIONS

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

SHEET 03 OF 03

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SUBDIVISION APPLICATION

[ ] Preliminary Plat Minor Plat	[x] 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__/__/_____

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SUBDIVISION PACKET

A Plat subdividing land within the city limits of Sanger or within Sanger Extraterritorial Jurisdiction (ETJ) requires the approval of the City of Sanger. The platting process involves the preparation of one or more plats by the landowner, a review by staff, and consideration by the Planning & Zoning Commission and City Council.

PLAT TYPES: There are seven different types of plats, each with their own function.

- Preliminary Plat – A preliminary plat is required for most subdivisions, particularly those providing for dedication of public right-of-way and construction of public improvements. It is used to determine the layout of the proposed development.
- Final Plat – A final plat will follow a preliminary plat to specify in detail the arrangement of lots, the dedication of public right-of-way, and the provision of public improvements and services.
- Replat – A replat revises an existing plat and is controlling over the preceding plat. A public hearing is required for replat.
- Minor Plat – A minor plat is one creating three lots or fewer, and not requiring the dedication of right-of-way or construction of improvements. Minor plats can be approved with the preparation of a preliminary plat.
- Amended Plat – An amended plat revises a previously platted lot to correct an error or add or modify a feature. Amending plats cannot increase the number of lots.
- Conveyance Plat – A conveyance plat may be used to convey the property or interests therein. It may also be used in lieu of a final plat to record a subdivision or property. A conveyance plat is an interim step in the subdivision of land and shall contain a notation that indicates that no development is intended.
- Vacating Plat – A vacating plat removes/vacates the plat covering a tract of land before any lot in the plat is sold. The plat is vacated when a signed, acknowledged instrument declaring the plat vacated is approved and recorded in the manner prescribed for the original plat.

SUBMISSION REQUIREMENTS: The submittal requirements for each kind of plat are included in this packet.

SUBMISSION SCHEDULE: Plats must be submitted during regular business hours before the submittal cut- off date for each Planning and Zoning (P&Z) Commission meeting. Before the application is filed, a mandatory completeness check is required. Application are encouraged to be submitted at least 9 days prior to the submittal cut-off date for completeness check. Plat will be scheduled for P&Z Commission and for City Council according to The Schedule for Planning Applications on the City's website. Staff will provide review comments within 2 weeks of application filing. All corrections must be made prior to the P&Z Commission meeting. If more time is needed for revisions/corrections, the applicant and owner must submit a request in the form of a signed letter a week before the P&Z meeting date. Staff may extend the application review time for up to 25 days upon receipt of the signed letter.

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APPLICATION FEES: The non-refundable application fee covers part of the cost for the city to review and act on the plat application.

- Residential Preliminary or Final Plat / Replat
  - $600.00 + $10.00 lot or $15.00 acre for lot sizes of one acre or more

- Commercial Preliminary or Final Plat / Replat
  - $700.00 + $15.00 per acre

- Minor Plat - $400.00 + $10.00 per lot, or $15.00 per acre for lots larger than 1 acre
- Amended Plat - $400.00 + $10.00 per lot
- Conveyance Plat - $400.00 +$10.00 per lot
- Vacating Plat - $400.00

SUBDIVISION PROCEDURE

The process for subdividing land involved the following steps:

1. Pre-Application Conference: Prior to filing of a plat, the owner must consult with the Director of Development Services, and other City staff concerning compliance with all applicable ordinances and regulations, and the provision of adequate infrastructure and public services. Also, the applicable application review and approval procedure for the plat will be identified.

2. Completeness Check: The applicant will provide all required documents and fees along with the signed application and applicable checklist for a completeness check 9 days prior to the submittal cut-off date. Staff will review the documents for completeness of items listed on the checklists and provide feedback about any additional information or documents required from the applicant. Applications deemed to be incomplete at the time of submittal cut-off date will be returned to the applicant without the application being filed.

3. Submission: Upon determination of application completeness, the application will be considered filed with the Development Services Department. The application submittal cut-off date will be considered as the application filing date and as the first day of review of application.

4. Review: City Staff will review the plat for compliance with the Subdivision Ordinance and other city requirements, and provide comments within 2 weeks of application submittal. The applicant may need to make changes and revisions to the plat or supporting materials. The applicant must provide additional copies of the plat if requested by staff prior to the P&Z Commission and City Council meetings.

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5. Planning & Zoning Commission: The Planning & Zoning Commission will consider the plat at a regular meeting. The meeting date will be determined at the time of application filing. Staff will recommend approval of the project only if all of staff's comments have been addressed prior to P&Z meeting. If the plat is approved, it will be forwarded to the City Council. If the plat is denied, applicant may resubmit a response addressing all of staff's comments prior to City Council meeting date.

6. City Council: The City Council will consider the plat at a regular meeting. The meeting date will be determined at the time of application filing. Staff will recommend approval of the project only if all of staff's comments have been addressed prior to City Council meeting. City Council's action will be final. If the plat is denied, staff will provide written statement with specific reasons for disapproval. The applicant may resubmit a response satisfying all reasons for disapproval. Upon resubmittal of the applicant's response, City will have 15 days to either approve or deny the plat. If plat is denied again, the applicant will be required to start a new application. If approved, applicant may schedule a pre-construction meeting with City staff.

7. Filing for Recordation: Following approval by the City Council, and construction and acceptance of any required public improvements, the plat will be signed by the P&Z Chairman, Mayor, sealed by the City Secretary, and filed for record with Denton County. A Plat Execution Package containing the following must be provided to the Development Services to file the plat for record with Denton County:
   a. three (3) full-sized (24"x36") notarized copies of the plat with all signatures (except P&Z Chairman, Mayor and City Secretary), seals, stamps or other validation/certifications of work as applicable in accordance with State law and local requirements, folded to 8.5"x11" with the title block facing outwards;
   b. recent original certified & sealed tax certificates showing $0.00 amount due;
   c. $150.00 plat filing fee;

   Note: Preliminary Plats are not filed for record

Consult the Schedule of Planning Application for submittal dates and corresponding meeting dates of the Planning & Zoning Commission and City Council.

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SUBMITTAL REQUIREMENTS & PROCESS

All plat submittals must include the correct copies of the plat, the completed and signed application form, plat checklist, the application fee, and a Letter of Intent. Some plats may also require additional copies of the plat and/or other supplementary materials. The Pre-Application Conference with city staff will determine the specific submittal requirements for each applicant.

PLAT: The applicant must will submit all items requested on the checklist on to Community Core.

APPLICATION FORM: The application form must be completed and signed by the applicant and the owner(s).

PLAT CHECKLIST: Each item on the applicable plat checklist must be check marked as completed and submitted along with the application form.

APPLICATION FEE: The required application fee must be provided by check made payable to the City of Sanger. If the submittal is complete, the payment will be accepted. If the submittal is incomplete, the check will be returned with the other materials.

LETTER OF INTENT: Each plat submittal must include a Letter of Intent which provides the following:

- The subdivider's name and address
- The contact information of the person(s) preparing the submitted documents
- The designated point of contact for future correspondence
- The intent of the plat application
- A brief description of the location, land area, particulars as to the intended use(s) of the property, and any intended future development on the property
- A request that the plat be reviewed and considered by the appropriate approval body

SUBMITTAL PROCESS: The applicant shall submit the plat application to the online portal Community Core as indicated by the Schedule of Planning Application. A plat application submittal is accepted by the City when the Director of Development Services has certified to the applicant that a complete submittal providing adequate information for a comprehensive review has been received. No plat application will be considered submitted with the city until and unless the prescribed application fees have been paid. All original plat application documents must be submitted to the Department of Development Services through Community Core.

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PRELIMINARY PLAT CHECKLIST

The plat shall be drawn to a scale of not more than two hundred feet to the inch (1" = 200'). The information to be included and the procedure for submittal are as follows:

- ☐ Legal Description (Metes and Bounds) with total acreage
- ☐ 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.
- ☐ North Arrow
- ☐ Scale (both graphic and written) appropriate for the level of detail and not more than two hundred feet to the inch (1" =200)
- ☐ Legend for any symbols used
- ☐ Location/Vicinity Map showing the location of the subject property, existing and proposed streets and thoroughfares
  covering an area at least one thousand feet (1,000') outside the proposed subdivision.
- ☐ Title Block with the following information:
  1) Plat Type (ex: "Final Plat", "Preliminary Plat", etc.)
  2) Name of the proposed development/addition
  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
- ☐ Block with name(s), address, phone number, and email of preparer, owner, developer, engineer, and/or surveyor
- ☐ Existing Features:
  1) Location and dimension of all boundary lines (accurate in scale) with dimensions and bearings including lot lines, building lines, and City Limits lines (if any).
  2) The location, widths, and names of all existing or platted streets or other public areas, parks, existing permanent structures, land dedicated within or contiguous to the subject property, railroads, rights-of-way, easements, and other important features, such as abstract lines, political subdivision or

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corporation lines, and school district boundaries.

3) Existing sewer mains, water mains, drainage culverts or other underground structures within the tract and immediately adjacent thereto with pipe sizes, grades, locations and dimensions indicated.
4) Contours with intervals of two feet (2') or less, referred to mean sea level datum. In areas where the terrain is relatively flat, supplementary contours shall be shown so that the average horizontal distance between said lines does not exceed two hundred feet (200').
5) Subdivision name of adjacent properties (P.R.D.C.T) or ownership information for adjacent un-platted properties (D.R.D.C.T.) with recording information.
6) Location of existing fire hydrants and fire lanes

☐ New Features:

1) The layout, names, and widths (from centerline to edge as well as from edge to edge) of the proposed streets, fire lanes, drives, alleys and easements.
2) Length and radii of all street segments
3) Curve table for all streets, drives, and alleys
4) Acreage or square footage of right-of-way dedicated should be shown, including corner clips and deceleration/turn lanes on the plat
5) Lot and block numbers (lot number are numbers; and block numbers are letters), square footage, and other description according to the real estate records of the city or county auditor and recorder; also, designation of the proposed uses of land within the subdivision.
6) All parcels of land intended to be dedicated for public use or reserved in the deeds for the use of all property owner(s) in the proposed subdivision, together with the purpose or limitations of such reservations.
7) The layout, numbers, set-back lines, and approximate dimensions of proposed lots, blocks, parks, etc.
8) Location of proposed fire hydrants and fire lanes
9) USPS Postmaster approved location of mailboxes (if cluster mailboxes)
10) Proposed building lines with square footage and proposed use
11) Proposed Parking layout

☐ Table showing the following information:

1) Listing of the lots with square footage, and the associated lot widths at the front building line
2) Square footage of total building footprint and of each land use (if known)
3) Number of required and provided parking spaces
4) Required and provided total landscaped area and front yard landscaped area

☐ Existing and proposed FEMA 100-year floodplain boundaries and elevation. Include minimum finished floor elevations (minimum 2 feet above the 100-year elevation) of all lots adjacent to floodplain. If the site does not contain a floodplain, note that: "No 100-year floodplain exists on the site." A Floodplain reclamation study will be required with Final Plat if necessary.

☐ Submittals for preliminary plats shall include plans, documents, and information

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adequate for the review of the provision of public improvements to the properties involved. This includes but is not limited to streets, water services, wastewater services, franchise utilities, street lighting, and stormwater detention (ex: preliminary drainage plans, preliminary utility plans, floodplain study, traffic impact study etc.).

☐ Two (2) copies of the typical cross-sections of proposed streets showing the width of pavement, type of pavement, and location and widths of sidewalks when not in conformance with standard details.

☐ Approval Block:

The following notice shall be placed on the face of each preliminary plat by the subdivider:

"Preliminary Plat for Review Purposes Only"

The following certificates shall be placed on the preliminary plat by the subdivider:

Approved for Preparation of Final Plat

_____ _____

City of Sanger, TX Date
Planning and Zoning

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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.

n/a☐ 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._____, dated_____,

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of the National Flood Insurance Rate Maps for Denton County, Texas."

8) "The purpose of this plat is_____[state the purpose]_____"
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.

n/a ☐ 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. WILL BE PROVIDED UPON APPROVAL

n/a ☐ 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"

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☒ 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

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(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

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VACATING PLAT CHECKLIST

- ☐ A letter signed by the property owner(s) indicating their consent. If the property owner information does not match the Denton Central Appraisal District record, then information related to the purchase must be provided.

- ☐ Current tax certificate(s) indicating all taxes for the subject property have been paid to the current year (available from Denton Central Appraisal District). Tax statements printed from the DCAD website (pdf) are acceptable in lieu of the original certificate(s). Original tax certificates shall be required for recording the plat at the County.

- ☐ Letter of Intent that should include
  1) Existing legal description (subdivision name, lot(s), block(s));
  2) Original legal description that will be resumed upon plat vacation;
  3) Explain the location of all structures on the property.
  4) The contact information of the person(s) preparing the submitted documents
  5) The designated point of contact for future correspondence
  6) The intent of the plat application
  7) A request that the plat be reviewed and considered by the appropriate approval body

- ☐ A signed and notarized affidavit filled out completely and accurately by the land owner for the type pf plat that is proposed to be vacated must be included.

- ☐ A map(s) showing the location, size, use and arrangement of all buildings/structures showing height in stories and feet, total floor area, total square feet of ground area coverage of existing buildings which will remain, if any, and the location, designation and total area of all usable open space.

- ☐ Vicinity Map

KALTERCAPITAL

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

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:

1. 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 ;
2. S88°48'48"E, A DISTANCE OF 529.56 FEET TO A 1/2” IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
3. N01°11'13"E, A DISTANCE OF 2.00 FEET TO A 1/2” IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
4. S88°48'48"E, A DISTANCE OF 120.00 FEET TO A 1/2” IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
5. S01°11'12"W, A DISTANCE OF 462.00 FEET TO A 1/2” IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
6. N88° 48' 48"W, A DISTANCE OF 488.00 FEET TO A 1/2” IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
7. S43°48'48"E, A DISTANCE OF 18.38 FEET TO A 1/2” IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
8. 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;

9. 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;
10. S10°00'51"W, A DISTANCE OF 193.83 FEET TO A 1/2” IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
11. S55°00'51"W , A DISTANCE OF 18.38 FEET TO A 1/2” IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
12. N79°59'09"W, A DISTANCE OF 217.00, FEET TO A 1/2” IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
13. S10°00'51"W, A DISTANCE OF 50.00 FEET TO A 1/2” IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC” FOR THE MOST SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;
14. N79°59'09"W, A DISTANCE OF 362.00 FEET TO A 1/2” IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC” 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 S27°32'26"W, A DISTANCE OF 547.91 FEET;
15. N10°00'51"E, A DISTANCE OF 150.00 FEET TO A 1/2” IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
16. S79°59'09"E, A DISTANCE OF 50.00 FEET TO A 1/2” IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
17. N10°00'51"E, A DISTANCE OF 137.00 FEET TO A 1/2” IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
18. N55°00'51"E , A DISTANCE OF 18.38 FEET TO A 1/2” IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
19. N10°00'51"E, A DISTANCE OF 50.00 FEET TO A 1/2” IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
20. S79°59'09"E, A DISTANCE OF 214.00 FEET TO A 1/2” IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
21. N55°00'51"E, A DISTANCE OF 18.38 FEET TO A 1/2” IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
22. S79°59'09"E, A DISTANCE OF 50.00 FEET TO A 1/2” IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
23. N10°00'51"E, A DISTANCE OF 218.46 FEET TO A 1/2” IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
24. N54°31'30"E, A DISTANCE OF 18.23 FEET TO A 1/2” IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
25. N10°50'03"E, A DISTANCE OF 50.04 FEET TO A 1/2” IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
26. N36°04'30"W, A DISTANCE OF 18.73 FEET TO A 1/2” IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
27. 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;

28. 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 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.

DATE: 9/29/25

1st REVIEW COMMENTS – Replat – Lois Road Estates Subdivision Filing No. 2

The request is for a Repat of Lois Road Estates Filing No. 1, being approximately 11.287 acres in the A0029A R. BEBEE, TR 107, prepared by Atwell, submitted on 9/17/25. Below are the comments that should be addressed before City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following;

1. Show 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.
2. Show centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline.
3. Provide the accurate location, material, and approximate size of all monuments.
4. In title block the Plat type should be Replat not Final Plat.

Informational Comments

1. The property is within the City of Sanger.
2. The Replat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, October 13, 2025.

PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 13, 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.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

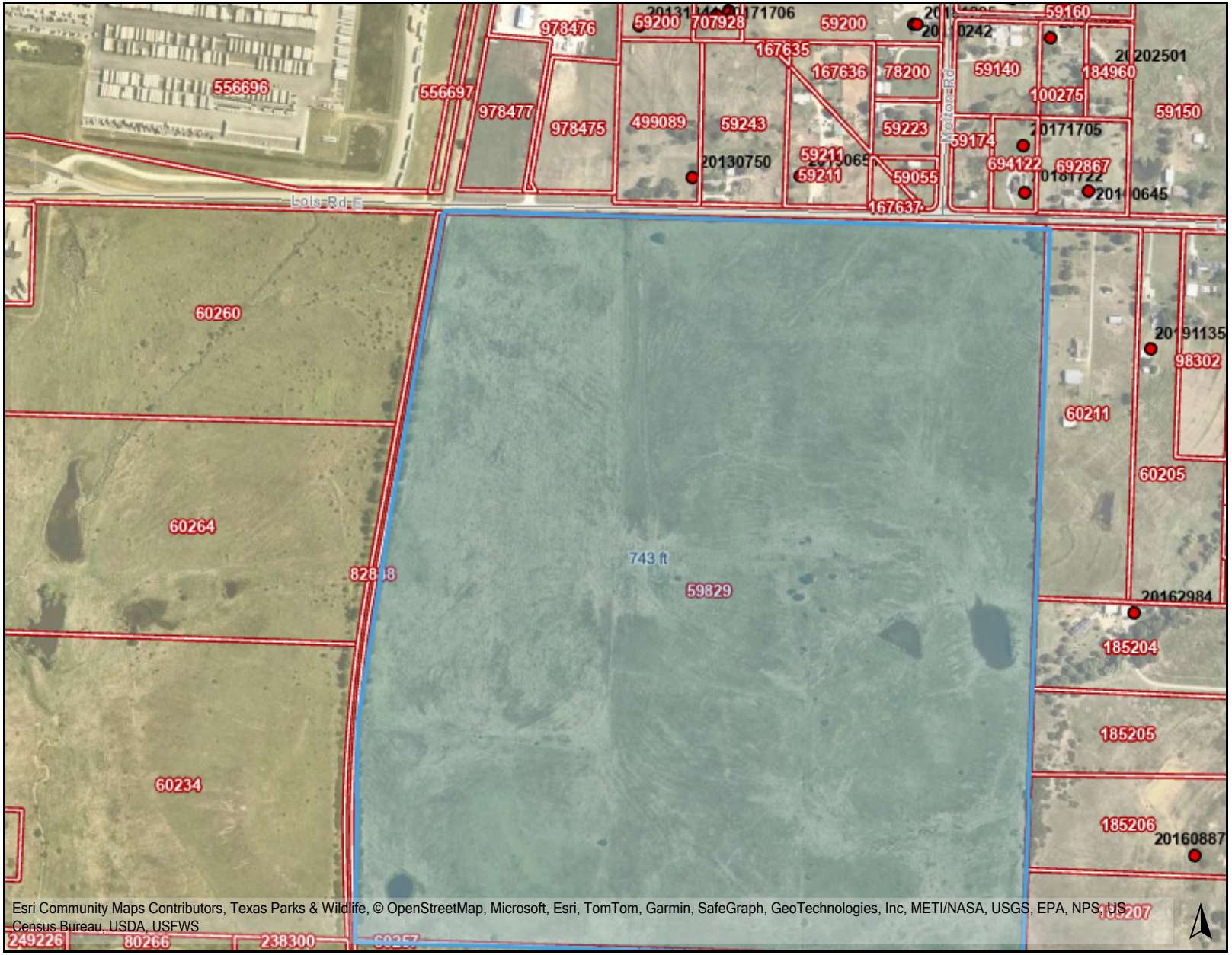
RECOMMENDED MOTION OR ACTION:

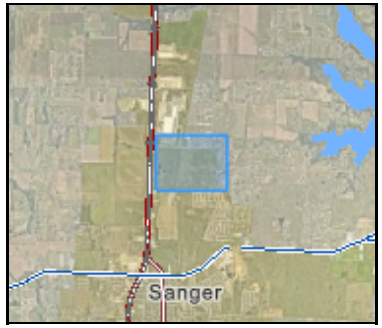
Staff recommends DENIAL on the condition that all comments have not been satisfied.

ATTACHMENTS:

Location Map
Replat
Application
Letter of Intent
Planning Comments
Engineering Comments

Denton County Landmark Map





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 w notification to any user.

LOIS ROAD ESTATES SUBDIVISION FINAL PLAT 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);

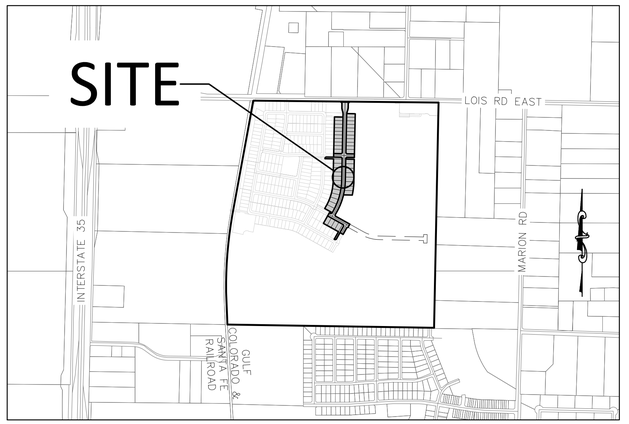
THENCE, S89°32'19"E, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD, AND ALONG THE NORTHERN LINE OF SAID JST HOLDINGS 202.49 ACRES TRACT AND ALONE OR NEAR THE CENTERLINE OF SAID LOIS ROAD EAST, A DISTANCE OF 689.57 FEET TO A MAG NAIL SET FOR A NORTHERN ANGLE CORNER OF THE 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-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°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;
18. S29° 10' 22"W, A DISTANCE OF 51.40 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
19. S15° 49' 38"E, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
20. S60° 49' 38"E, A DISTANCE OF 230.01 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
21. S29° 11' 06"W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
22. S74° 10' 22"W, A DISTANCE OF18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
23. S29° 10' 22"W, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
24. N60° 49' 38"W, 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. 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;
27. N60° 49' 38"W, A DISTANCE OF 12.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
28. N29° 10' 22"E, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
29. N60° 49' 38"W, A DISTANCE OF 240.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
30. N29° 10' 22"E, A DISTANCE OF 170.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
31. S60° 49' 38"E, A DISTANCE OF 22.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
32. N74° 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.



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 FINAL PLAT 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				
TRACT NAME	AREA (SF)	AREA (AC)	LAND USE	OWNER/MAINTENANCE
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

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

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 — DATE
CITY OF SANGER, TX

_____ _____
MAYOR — DATE
CITY OF SANGER, TX

ATTESTED BY

_____ _____
CITY SECRETARY — DATE
CITY OF SANGER, TX

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

FINAL PLAT 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

DATE SEPTEMBER 2025

REVISIONS

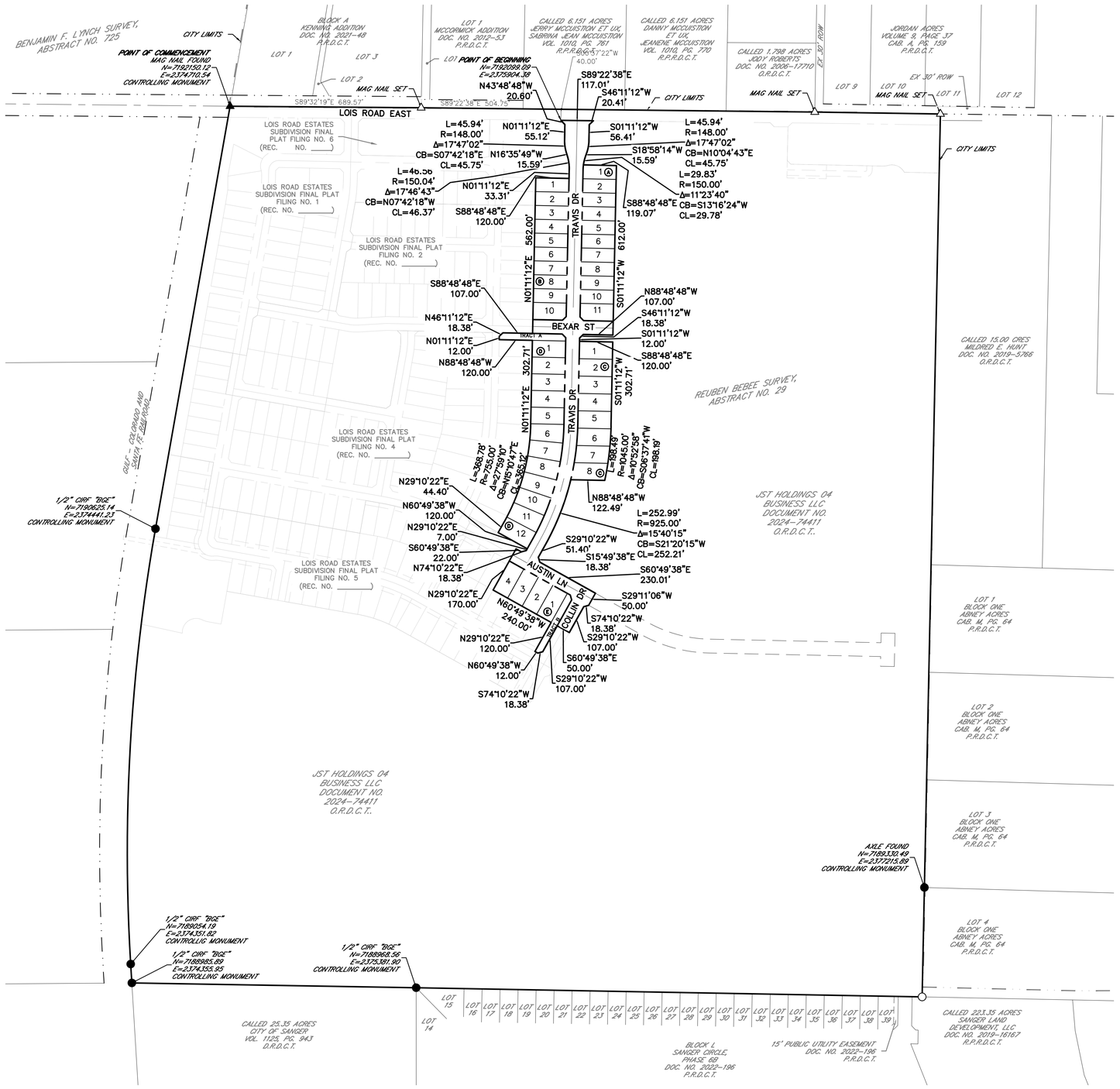
DR. RF | CH. AS
P.M. JC
JOB 24007256

SHEET 01 OF 05

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LOIS ROAD ESTATES SUBDIVISION FINAL PLAT 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"
- MAG NAIL FOUND
- 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

200 0 200 400
(IN FEET)
1 inch = 200 ft.

ATWELL
866.850.4200 www.atwell.com

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303-324-1771
LEE EISENHEIM

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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

DATE SEPTEMBER 2025

REVISIONS

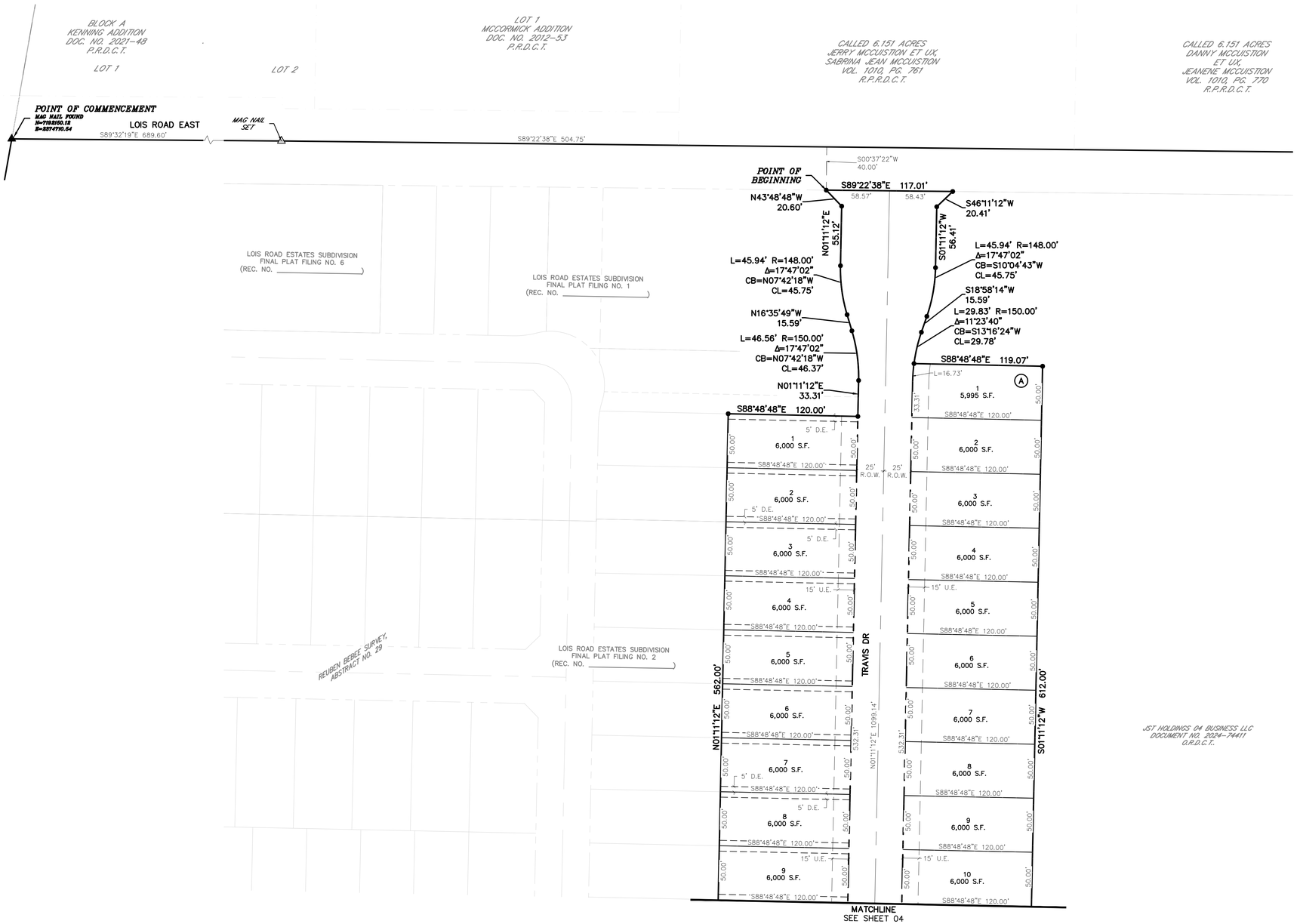
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JOB 24007256

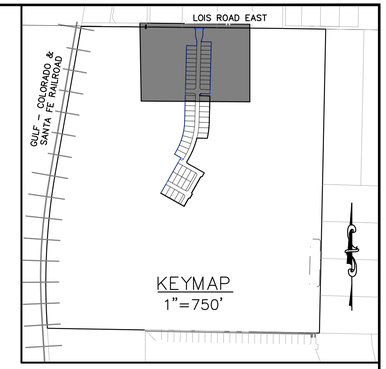
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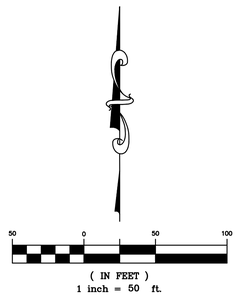
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LOIS ROAD ESTATES SUBDIVISION FINAL PLAT FILING NO. 3

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"
▲	MAG NAIL FOUND
△	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

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

ATWELL
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LEE EISENHEIM

FINAL PLAT FILING NO. 3

LOIS ROAD ESTATES SUBDIVISION
45 RESIDENTIAL LOTS - 2 HOA LOTS,
REUBEN BEBEE SURVEY, ABST. NO. 29
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CITY OF SANGER, DENTON COUNTY TEXAS

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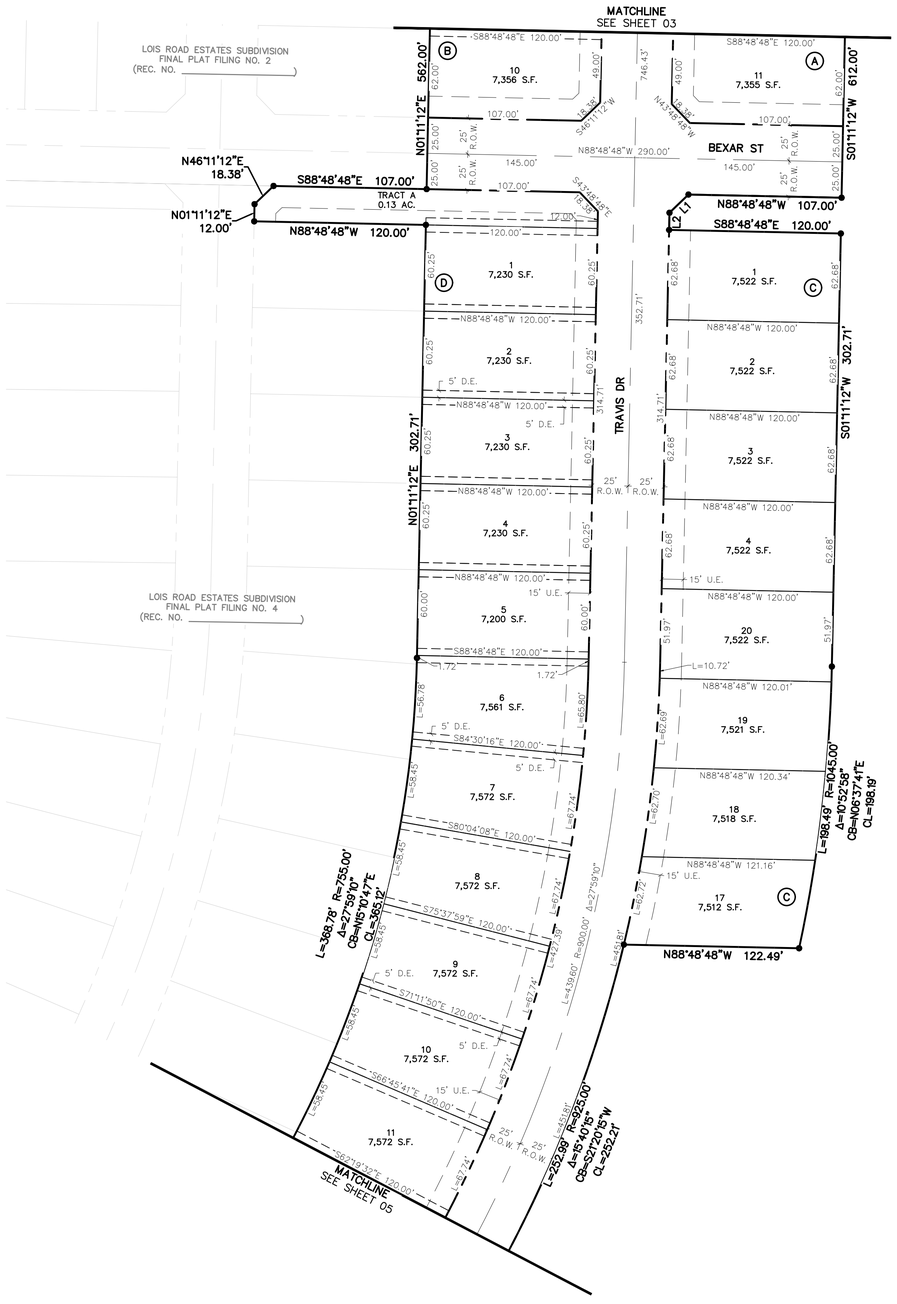
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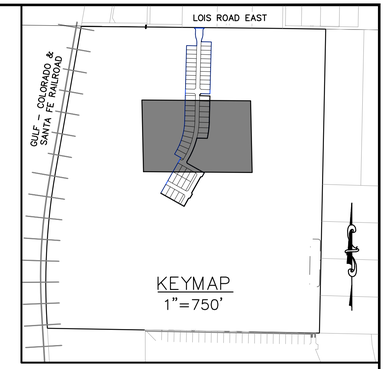
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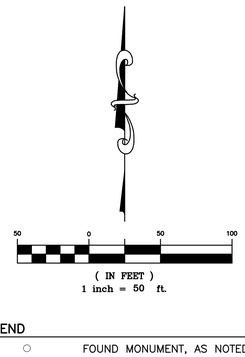
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▲	MAG NAIL FOUND
△	MAG NAIL SET
✦	SECTION CORNER, AS NOTED
1	LOT NUMBER
(A)	BLOCK LETTER
TMB	TEMPORARY BENCH MARK
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
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———	SUBJECT PARCEL BOUNDARY LINE
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LEE EISENHEIM

FINAL PLAT 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

DATE SEPTEMBER 2025

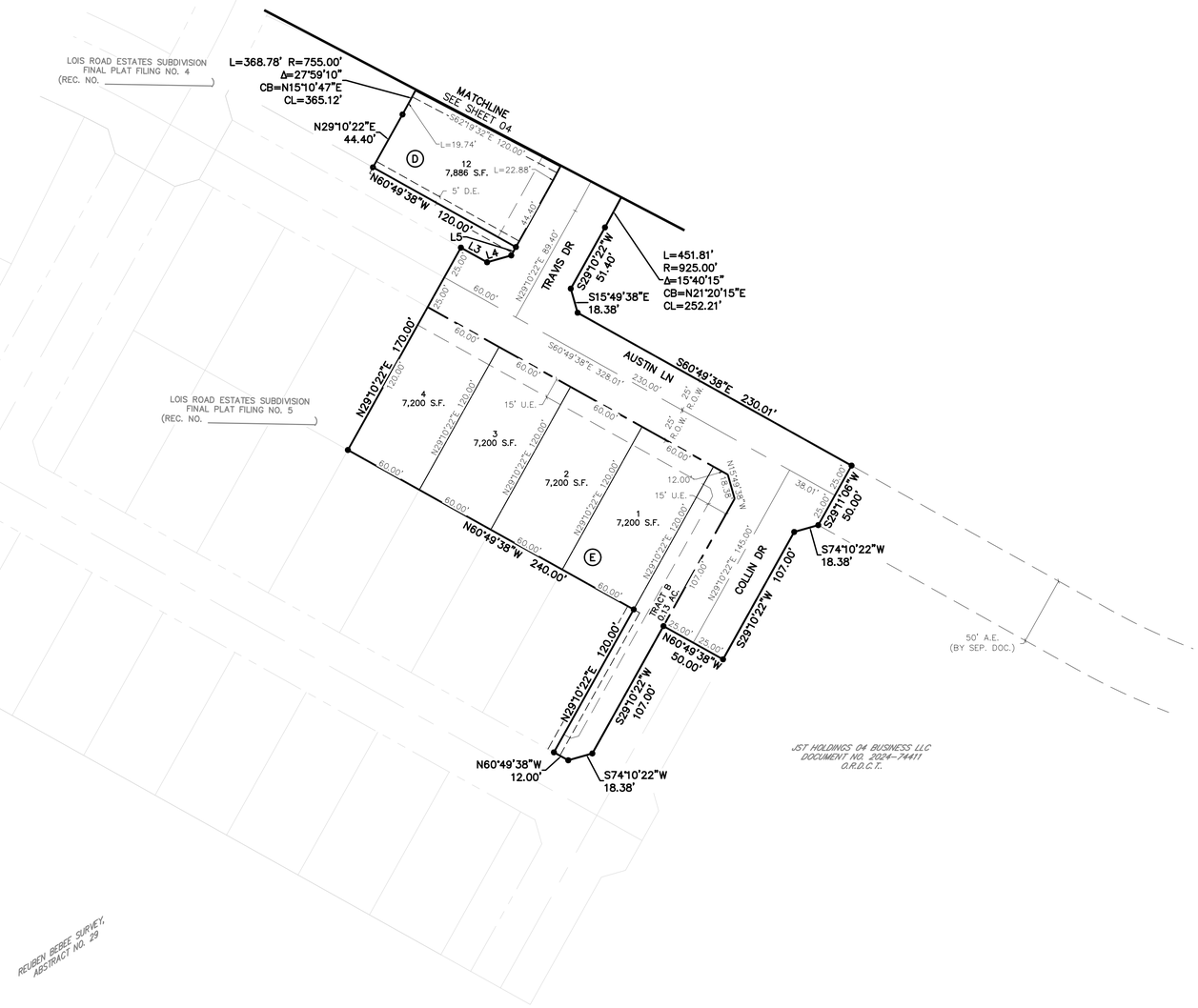
REVISIONS

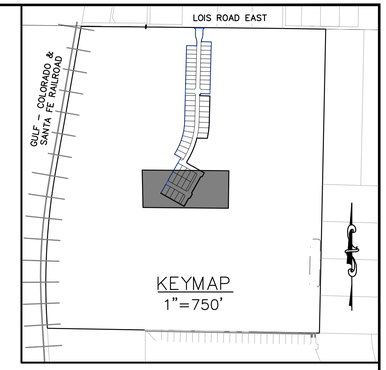
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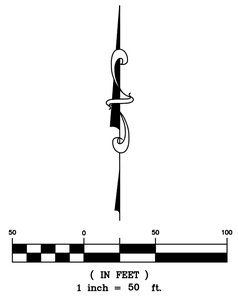
SHEET 04 OF 05

LOIS ROAD ESTATES SUBDIVISION FINAL PLAT FILING NO. 3

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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

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
KALTER CAPITAL
10265 W. CENTENNIAL RD. UNIT 200 E
LITTLETON, CO
303-324-1771
LEE EISENHEIM

FINAL PLAT 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

DATE SEPTEMBER 2025

REVISIONS

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

SHEET 05 OF 05

K:\24007256\DWG\SURVEY\FINAL PLAT\Dwg 24007256-FP-PLAT.dwg, Plot: 9/19/2025 1:56 PM ROXANNE TOSER

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

SUBDIVISION APPLICATION

	Preliminary Plat Minor Plat	X	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__/__/_____

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SUBDIVISION PACKET

A Plat subdividing land within the city limits of Sanger or within Sanger Extraterritorial Jurisdiction (ETJ) requires the approval of the City of Sanger. The platting process involves the preparation of one or more plats by the landowner, a review by staff, and consideration by the Planning & Zoning Commission and City Council.

PLAT TYPES: There are seven different types of plats, each with their own function.

- Preliminary Plat – A preliminary plat is required for most subdivisions, particularly those providing for dedication of public right-of-way and construction of public improvements. It is used to determine the layout of the proposed development.
- Final Plat – A final plat will follow a preliminary plat to specify in detail the arrangement of lots, the dedication of public right-of-way, and the provision of public improvements and services.
- Replat – A replat revises an existing plat and is controlling over the preceding plat. A public hearing is required for replat.
- Minor Plat – A minor plat is one creating three lots or fewer, and not requiring the dedication of right-of-way or construction of improvements. Minor plats can be approved with the preparation of a preliminary plat.
- Amended Plat – An amended plat revises a previously platted lot to correct an error or add or modify a feature. Amending plats cannot increase the number of lots.
- Conveyance Plat – A conveyance plat may be used to convey the property or interests therein. It may also be used in lieu of a final plat to record a subdivision or property. A conveyance plat is an interim step in the subdivision of land and shall contain a notation that indicates that no development is intended.
- Vacating Plat – A vacating plat removes/vacates the plat covering a tract of land before any lot in the plat is sold. The plat is vacated when a signed, acknowledged instrument declaring the plat vacated is approved and recorded in the manner prescribed for the original plat.

SUBMISSION REQUIREMENTS: The submittal requirements for each kind of plat are included in this packet.

SUBMISSION SCHEDULE: Plats must be submitted during regular business hours before the submittal cut- off date for each Planning and Zoning (P&Z) Commission meeting. Before the application is filed, a mandatory completeness check is required. Application are encouraged to be submitted at least 9 days prior to the submittal cut-off date for completeness check. Plat will be scheduled for P&Z Commission and for City Council according to The Schedule for Planning Applications on the City's website. Staff will provide review comments within 2 weeks of application filing. All corrections must be made prior to the P&Z Commission meeting. If more time is needed for revisions/corrections, the applicant and owner must submit a request in the form of a signed letter a week before the P&Z meeting date. Staff may extend the application review time for up to 25 days upon receipt of the signed letter.

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APPLICATION FEES: The non-refundable application fee covers part of the cost for the city to review and act on the plat application.

- Residential Preliminary or Final Plat / Replat
  - $600.00 + $10.00 lot or $15.00 acre for lot sizes of one acre or more

- Commercial Preliminary or Final Plat / Replat
  - $700.00 + $15.00 per acre

- Minor Plat - $400.00 + $10.00 per lot, or $15.00 per acre for lots larger than 1 acre
- Amended Plat - $400.00 + $10.00 per lot
- Conveyance Plat - $400.00 +$10.00 per lot
- Vacating Plat - $400.00

SUBDIVISION PROCEDURE

The process for subdividing land involved the following steps:

1. Pre-Application Conference: Prior to filing of a plat, the owner must consult with the Director of Development Services, and other City staff concerning compliance with all applicable ordinances and regulations, and the provision of adequate infrastructure and public services. Also, the applicable application review and approval procedure for the plat will be identified.

2. Completeness Check: The applicant will provide all required documents and fees along with the signed application and applicable checklist for a completeness check 9 days prior to the submittal cut-off date. Staff will review the documents for completeness of items listed on the checklists and provide feedback about any additional information or documents required from the applicant. Applications deemed to be incomplete at the time of submittal cut-off date will be returned to the applicant without the application being filed.

3. Submission: Upon determination of application completeness, the application will be considered filed with the Development Services Department. The application submittal cut-off date will be considered as the application filing date and as the first day of review of application.

4. Review: City Staff will review the plat for compliance with the Subdivision Ordinance and other city requirements, and provide comments within 2 weeks of application submittal. The applicant may need to make changes and revisions to the plat or supporting materials. The applicant must provide additional copies of the plat if requested by staff prior to the P&Z Commission and City Council meetings.

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5. Planning & Zoning Commission: The Planning & Zoning Commission will consider the plat at a regular meeting. The meeting date will be determined at the time of application filing. Staff will recommend approval of the project only if all of staff's comments have been addressed prior to P&Z meeting. If the plat is approved, it will be forwarded to the City Council. If the plat is denied, applicant may resubmit a response addressing all of staff's comments prior to City Council meeting date.

6. City Council: The City Council will consider the plat at a regular meeting. The meeting date will be determined at the time of application filing. Staff will recommend approval of the project only if all of staff's comments have been addressed prior to City Council meeting. City Council's action will be final. If the plat is denied, staff will provide written statement with specific reasons for disapproval. The applicant may resubmit a response satisfying all reasons for disapproval. Upon resubmittal of the applicant's response, City will have 15 days to either approve or deny the plat. If plat is denied again, the applicant will be required to start a new application. If approved, applicant may schedule a pre-construction meeting with City staff.

7. Filing for Recordation: Following approval by the City Council, and construction and acceptance of any required public improvements, the plat will be signed by the P&Z Chairman, Mayor, sealed by the City Secretary, and filed for record with Denton County. A Plat Execution Package containing the following must be provided to the Development Services to file the plat for record with Denton County:
   a. three (3) full-sized (24"x36") notarized copies of the plat with all signatures (except P&Z Chairman, Mayor and City Secretary), seals, stamps or other validation/certifications of work as applicable in accordance with State law and local requirements, folded to 8.5"x11" with the title block facing outwards;
   b. recent original certified & sealed tax certificates showing $0.00 amount due;
   c. $150.00 plat filing fee;

   Note: Preliminary Plats are not filed for record

Consult the Schedule of Planning Application for submittal dates and corresponding meeting dates of the Planning & Zoning Commission and City Council.

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SUBMITTAL REQUIREMENTS & PROCESS

All plat submittals must include the correct copies of the plat, the completed and signed application form, plat checklist, the application fee, and a Letter of Intent. Some plats may also require additional copies of the plat and/or other supplementary materials. The Pre-Application Conference with city staff will determine the specific submittal requirements for each applicant.

PLAT: The applicant must will submit all items requested on the checklist on to Community Core.

APPLICATION FORM: The application form must be completed and signed by the applicant and the owner(s).

PLAT CHECKLIST: Each item on the applicable plat checklist must be check marked as completed and submitted along with the application form.

APPLICATION FEE: The required application fee must be provided by check made payable to the City of Sanger. If the submittal is complete, the payment will be accepted. If the submittal is incomplete, the check will be returned with the other materials.

LETTER OF INTENT: Each plat submittal must include a Letter of Intent which provides the following:

- The subdivider's name and address
- The contact information of the person(s) preparing the submitted documents
- The designated point of contact for future correspondence
- The intent of the plat application
- A brief description of the location, land area, particulars as to the intended use(s) of the property, and any intended future development on the property
- A request that the plat be reviewed and considered by the appropriate approval body

SUBMITTAL PROCESS: The applicant shall submit the plat application to the online portal Community Core as indicated by the Schedule of Planning Application. A plat application submittal is accepted by the City when the Director of Development Services has certified to the applicant that a complete submittal providing adequate information for a comprehensive review has been received. No plat application will be considered submitted with the city until and unless the prescribed application fees have been paid. All original plat application documents must be submitted to the Department of Development Services through Community Core.

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PRELIMINARY PLAT CHECKLIST

The plat shall be drawn to a scale of not more than two hundred feet to the inch (1" = 200'). The information to be included and the procedure for submittal are as follows:

- ☐ Legal Description (Metes and Bounds) with total acreage
- ☐ 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.
- ☐ North Arrow
- ☐ Scale (both graphic and written) appropriate for the level of detail and not more than two hundred feet to the inch (1" =200)
- ☐ Legend for any symbols used
- ☐ Location/Vicinity Map showing the location of the subject property, existing and proposed streets and thoroughfares
  covering an area at least one thousand feet (1,000') outside the proposed subdivision.
- ☐ Title Block with the following information:
  1) Plat Type (ex: "Final Plat", "Preliminary Plat", etc.)
  2) Name of the proposed development/addition
  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
- ☐ Block with name(s), address, phone number, and email of preparer, owner, developer, engineer, and/or surveyor
- ☐ Existing Features:
  1) Location and dimension of all boundary lines (accurate in scale) with dimensions and bearings including lot lines, building lines, and City Limits lines (if any).
  2) The location, widths, and names of all existing or platted streets or other public areas, parks, existing permanent structures, land dedicated within or contiguous to the subject property, railroads, rights-of-way, easements, and other important features, such as abstract lines, political subdivision or

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corporation lines, and school district boundaries.

3) Existing sewer mains, water mains, drainage culverts or other underground structures within the tract and immediately adjacent thereto with pipe sizes, grades, locations and dimensions indicated.
4) Contours with intervals of two feet (2') or less, referred to mean sea level datum. In areas where the terrain is relatively flat, supplementary contours shall be shown so that the average horizontal distance between said lines does not exceed two hundred feet (200').
5) Subdivision name of adjacent properties (P.R.D.C.T) or ownership information for adjacent un-platted properties (D.R.D.C.T.) with recording information.
6) Location of existing fire hydrants and fire lanes

☐ New Features:

1) The layout, names, and widths (from centerline to edge as well as from edge to edge) of the proposed streets, fire lanes, drives, alleys and easements.
2) Length and radii of all street segments
3) Curve table for all streets, drives, and alleys
4) Acreage or square footage of right-of-way dedicated should be shown, including corner clips and deceleration/turn lanes on the plat
5) Lot and block numbers (lot number are numbers; and block numbers are letters), square footage, and other description according to the real estate records of the city or county auditor and recorder; also, designation of the proposed uses of land within the subdivision.
6) All parcels of land intended to be dedicated for public use or reserved in the deeds for the use of all property owner(s) in the proposed subdivision, together with the purpose or limitations of such reservations.
7) The layout, numbers, set-back lines, and approximate dimensions of proposed lots, blocks, parks, etc.
8) Location of proposed fire hydrants and fire lanes
9) USPS Postmaster approved location of mailboxes (if cluster mailboxes)
10) Proposed building lines with square footage and proposed use
11) Proposed Parking layout

☐ Table showing the following information:

1) Listing of the lots with square footage, and the associated lot widths at the front building line
2) Square footage of total building footprint and of each land use (if known)
3) Number of required and provided parking spaces
4) Required and provided total landscaped area and front yard landscaped area

☐ Existing and proposed FEMA 100-year floodplain boundaries and elevation. Include minimum finished floor elevations (minimum 2 feet above the 100-year elevation) of all lots adjacent to floodplain. If the site does not contain a floodplain, note that: "No 100-year floodplain exists on the site." A Floodplain reclamation study will be required with Final Plat if necessary.

☐ Submittals for preliminary plats shall include plans, documents, and information

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adequate for the review of the provision of public improvements to the properties involved. This includes but is not limited to streets, water services, wastewater services, franchise utilities, street lighting, and stormwater detention (ex: preliminary drainage plans, preliminary utility plans, floodplain study, traffic impact study etc.).

☐ Two (2) copies of the typical cross-sections of proposed streets showing the width of pavement, type of pavement, and location and widths of sidewalks when not in conformance with standard details.

☐ Approval Block:

The following notice shall be placed on the face of each preliminary plat by the subdivider:

"Preliminary Plat for Review Purposes Only"

The following certificates shall be placed on the preliminary plat by the subdivider:

Approved for Preparation of Final Plat

_____ _____

City of Sanger, TX Date
Planning and Zoning

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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.

n/a ☐ 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._____, dated_____,

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of the National Flood Insurance Rate Maps for Denton County, Texas."

8) "The purpose of this plat is_____[state the purpose]_____"
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.

n/a ☐ 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. WILL BE PROVIDED UPON APPROVAL

n/a ☐ 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"

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☒ 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

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(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

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VACATING PLAT CHECKLIST

- ☐ A letter signed by the property owner(s) indicating their consent. If the property owner information does not match the Denton Central Appraisal District record, then information related to the purchase must be provided.

- ☐ Current tax certificate(s) indicating all taxes for the subject property have been paid to the current year (available from Denton Central Appraisal District). Tax statements printed from the DCAD website (pdf) are acceptable in lieu of the original certificate(s). Original tax certificates shall be required for recording the plat at the County.

- ☐ Letter of Intent that should include
  1) Existing legal description (subdivision name, lot(s), block(s));
  2) Original legal description that will be resumed upon plat vacation;
  3) Explain the location of all structures on the property.
  4) The contact information of the person(s) preparing the submitted documents
  5) The designated point of contact for future correspondence
  6) The intent of the plat application
  7) A request that the plat be reviewed and considered by the appropriate approval body

- ☐ A signed and notarized affidavit filled out completely and accurately by the land owner for the type pf plat that is proposed to be vacated must be included.

- ☐ A map(s) showing the location, size, use and arrangement of all buildings/structures showing height in stories and feet, total floor area, total square feet of ground area coverage of existing buildings which will remain, if any, and the location, designation and total area of all usable open space.

- ☐ Vicinity Map

KALTERCAPITAL

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 NORTHEN 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°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;
18. S29° 10' 22"W, A DISTANCE OF 51.40 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
19. S15° 49' 38"E, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
20. S60° 49' 38"E, A DISTANCE OF 230.01 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
21. S29° 11' 06"W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
22. S74° 10' 22"W, A DISTANCE OF18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
23. S29° 10' 22"W, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
24. N60° 49' 38"W, 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. 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;
27. N60° 49' 38"W, ADISTANCE OF 12.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
28. N29° 10' 22"E, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
29. N60° 49' 38"W, A DISTANCE OF 240.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
30. N29° 10' 22"E, A DISTANCE OF 170.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
31. S60° 49' 38"E, A DISTANCE OF 22.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
32. N74° 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.

DATE: 9/29/25

1st REVIEW COMMENTS – Replat – Lois Road Estates Subdivision Filing No. 3

The request is for a Repat of Lois Road Estates Filing No. 1, being approximately 10.075 acres in the A0029A R. BEBEE, TR 107, prepared by Atwell, submitted on 9/17/25. Below are the comments that should be addressed before City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following;

1. Lois Road Estates Subdivision Filing No. 1 does not have two points of entry. For subdivisions over 30 lots, two points of entry must be provided.
2. Show true bearings and distances to the nearest established street lines, official monuments or subdivision corners, 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.
3. Show centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline.
4. Provide the accurate location, material, and approximate size of all monuments.
5. In title block the Plat type should be Replat not Final Plat.

Informational Comments

1. The property is within the City of Sanger.
2. The Replat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, October 13, 2025.

PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 13, 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.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

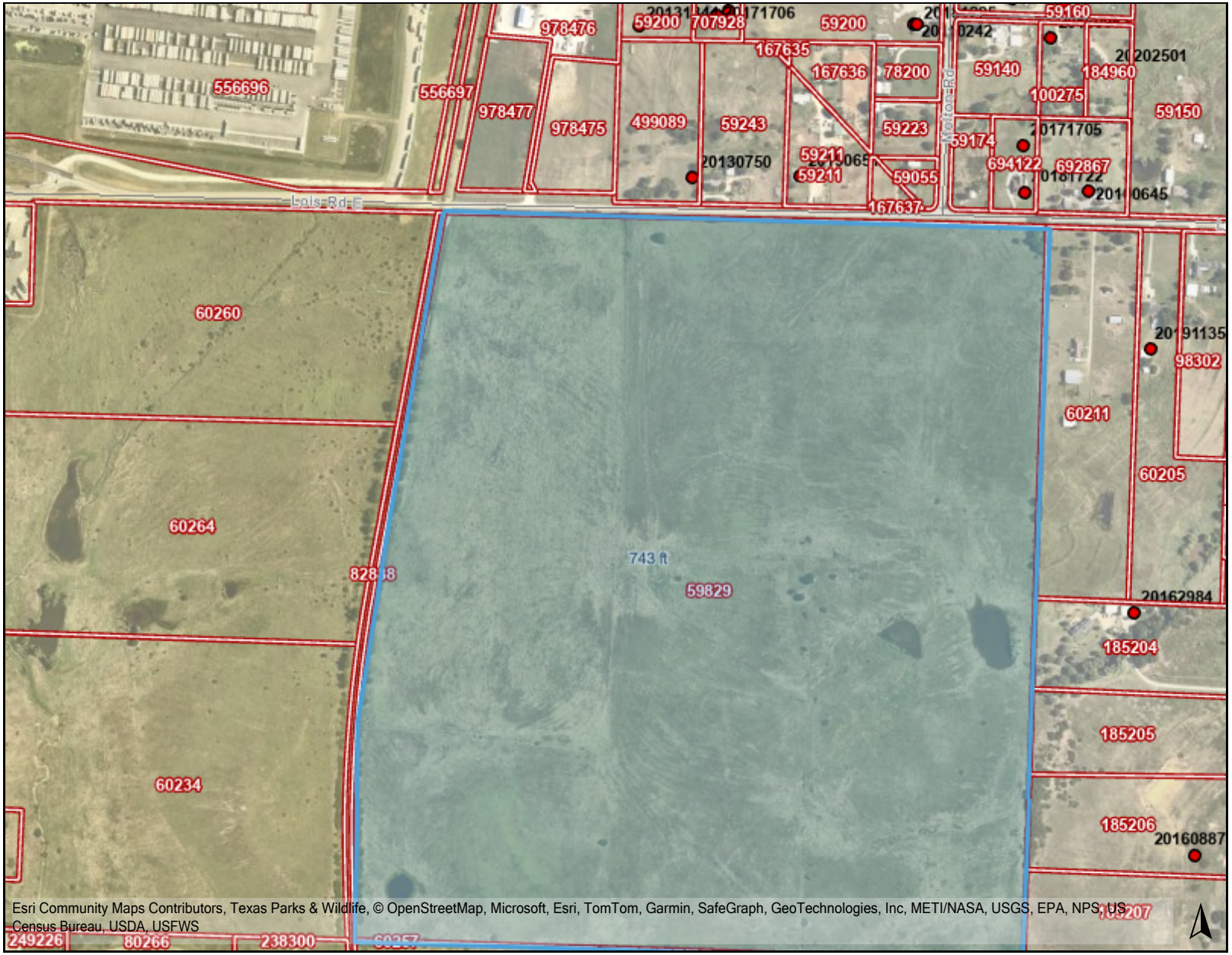
RECOMMENDED MOTION OR ACTION:

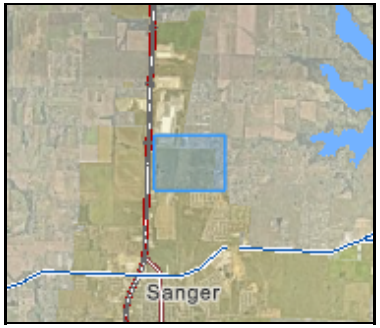
Staff recommends DENIAL on the condition that all comments have not been satisfied.

ATTACHMENTS:

Location Map
Replat
Application
Letter of Intent
Planning Comments
Engineering Comments

Denton County Landmark Map





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 w notification to any user.

LOIS ROAD ESTATES SUBDIVISION FINAL PLAT 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

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 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);

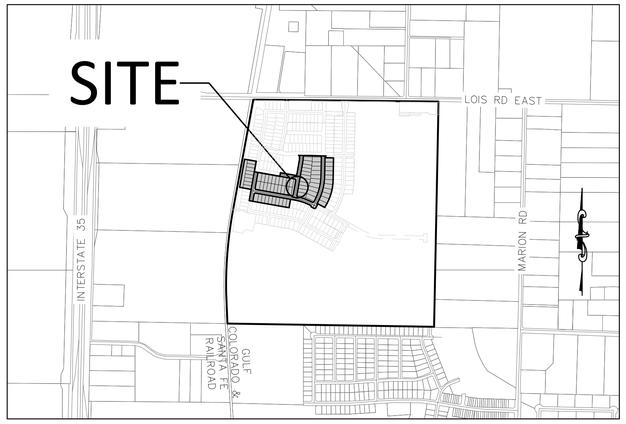
THENCE, S10°00'55"W, ALONG THE WESTERN LINE OF SAID JST HOLDING 202.49 ACRE TRACT AND ALONG THE EASTER RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD, A DISTANCE OF 876.11 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" FOR THE MOST NORTHWESTERLY CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, CROSSING THROUGH SAID JST HOLDING 202.49 ACRE TRACT, THE FOLLOWING TWENTY-SEVEN (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 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°49'39", A RADIUS OF 275.00 FEET, A CHORD BEARING AND DISTANCE OF N05°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° 11' 12"E, A DISTANCE OF 23.97 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
10. N43° 48' 48"W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
11. S88° 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° 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°28'41", A RADIUS OF 755.48 FEET, A CHORD BEARING AND DISTANCE OF S14°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° 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° 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-TANGNENT CURVE TO THE LEFT;
16. SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 825.00 FEET, A CHORD BEAWRING 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";
17. S27°10'22"W, A DISTANCE OF 4.06 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
18. S15° 49' 38"E, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
19. S29° 10' 22"W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
20. S74° 10' 22"W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
21. N61° 04' 15"W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
22. N16° 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°48'18", A RADIUS OF 775.00 FEET, A CHORD BEARING AND DISTANCE OF N71°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.



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 FINAL PLAT FILING NO. 4, 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_____.

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

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

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

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: 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

APPROVED AND ACCEPTED

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

_____ _____
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

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

DATE SEPTEMBER 2025

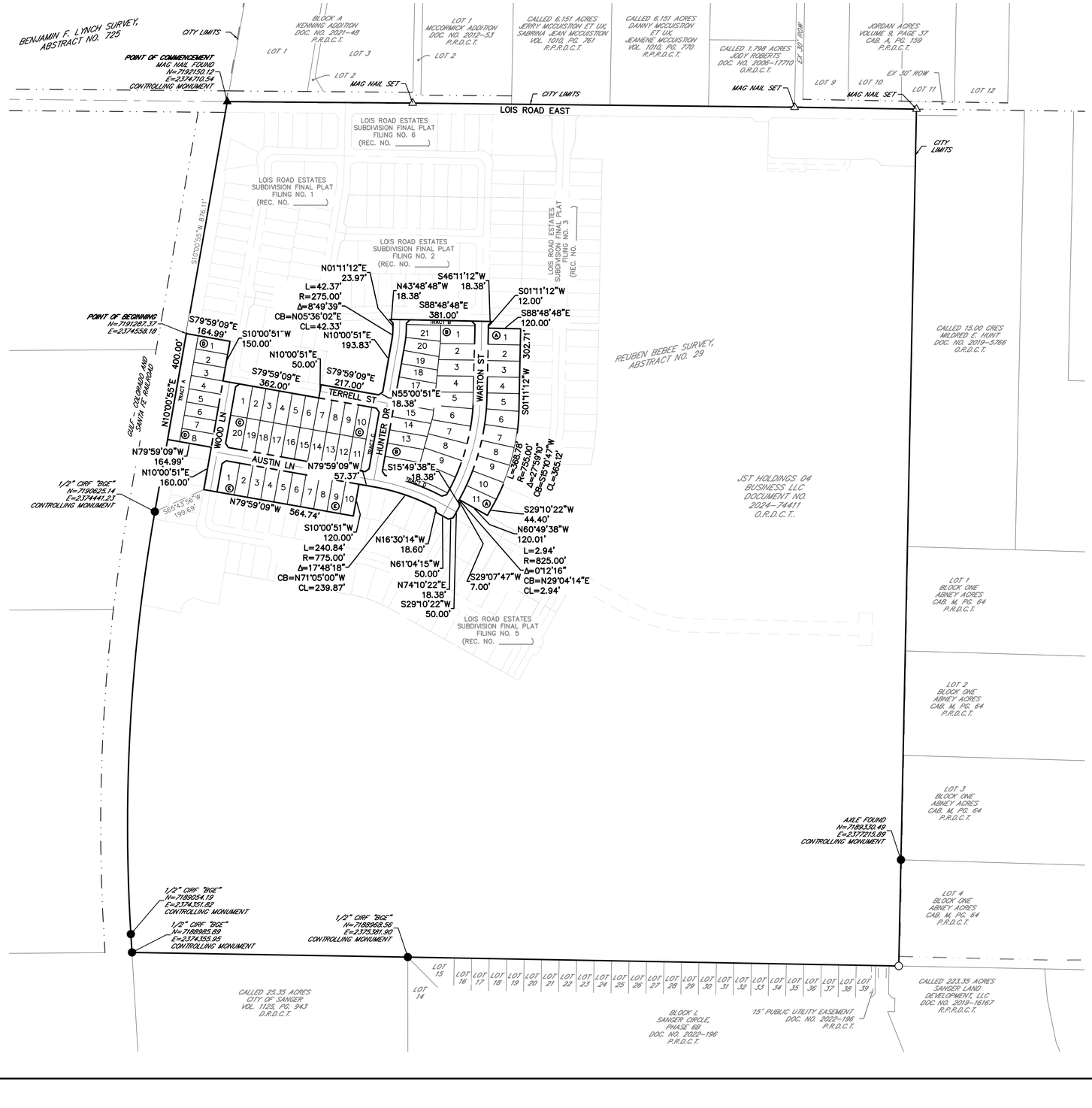
REVISIONS

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

SHEET 01 OF 03

LOIS ROAD ESTATES SUBDIVISION FINAL PLAT 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



LEGEND

- FOUND MONUMENT, AS NOTED
- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
- MAG NAIL FOUND
- 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

200 0 200 400
(IN FEET)
1 inch = 200 ft.

RECORDING BOX

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70 RESIDENTIAL LOTS - 4 HOA LOTS
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DATE SEPTEMBER 2025

REVISIONS

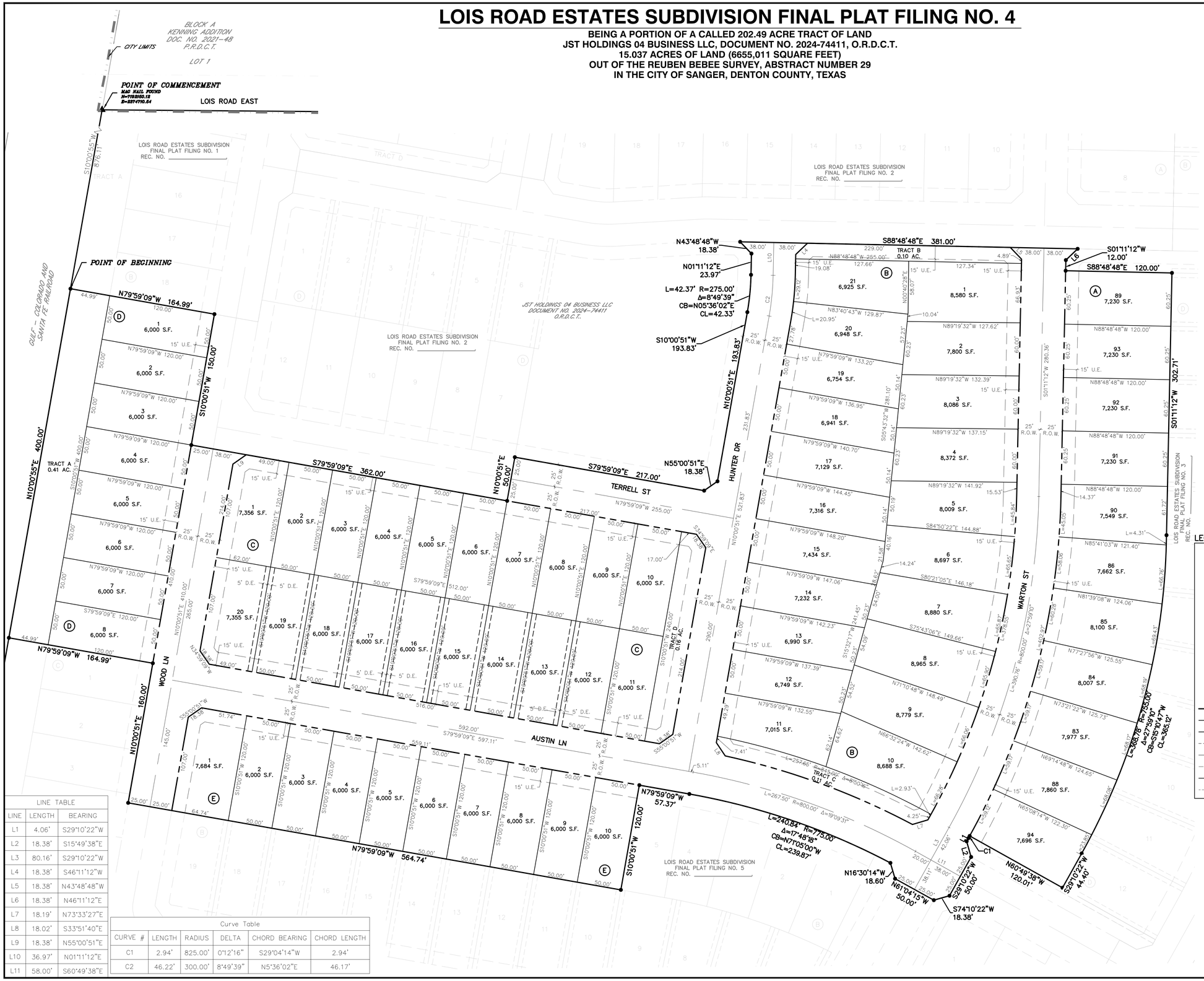
DR. RF | CH. AS
P.M. JC
JOB 24007256

SHEET 02 OF 03

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LOIS ROAD ESTATES SUBDIVISION FINAL PLAT 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.
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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'	N46°11'12"E
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	CHORD LENGTH
C1	2.94'	825.00'	0°12'16"	S29°04'14"W	2.94'
C2	46.22'	300.00'	8°49'39"	N5°36'02"E	46.17'

LEGEND

- FOUND MONUMENT, AS NOTED
- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
- MAG NAIL FOUND
- 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

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FINAL PLAT FILING NO. 4

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70 RESIDENTIAL LOTS - 4 HOA LOTS
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15.037 ACRES - 655,011 SQUARE FEET
CITY OF SANGER, DENTON COUNTY TEXAS

DATE SEPTEMBER 2025

REVISIONS

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

SHEET 03 OF 03

DEVELOPMENT SERVICES
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__/__/_____

EST · 1886
SANGER
DEVELOPMENT SERVICES
201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 940-458-4072(fax) www.sangertexas.org

SUBDIVISION PACKET

A Plat subdividing land within the city limits of Sanger or within Sanger Extraterritorial Jurisdiction (ETJ) requires the approval of the City of Sanger. The platting process involves the preparation of one or more plats by the landowner, a review by staff, and consideration by the Planning & Zoning Commission and City Council.

PLAT TYPES: There are seven different types of plats, each with their own function.

- Preliminary Plat – A preliminary plat is required for most subdivisions, particularly those providing for dedication of public right-of-way and construction of public improvements. It is used to determine the layout of the proposed development.
- Final Plat – A final plat will follow a preliminary plat to specify in detail the arrangement of lots, the dedication of public right-of-way, and the provision of public improvements and services.
- Replat – A replat revises an existing plat and is controlling over the preceding plat. A public hearing is required for replat.
- Minor Plat – A minor plat is one creating three lots or fewer, and not requiring the dedication of right-of-way or construction of improvements. Minor plats can be approved with the preparation of a preliminary plat.
- Amended Plat – An amended plat revises a previously platted lot to correct an error or add or modify a feature. Amending plats cannot increase the number of lots.
- Conveyance Plat – A conveyance plat may be used to convey the property or interests therein. It may also be used in lieu of a final plat to record a subdivision or property. A conveyance plat is an interim step in the subdivision of land and shall contain a notation that indicates that no development is intended.
- Vacating Plat – A vacating plat removes/vacates the plat covering a tract of land before any lot in the plat is sold. The plat is vacated when a signed, acknowledged instrument declaring the plat vacated is approved and recorded in the manner prescribed for the original plat.

SUBMISSION REQUIREMENTS: The submittal requirements for each kind of plat are included in this packet.

SUBMISSION SCHEDULE: Plats must be submitted during regular business hours before the submittal cut- off date for each Planning and Zoning (P&Z) Commission meeting. Before the application is filed, a mandatory completeness check is required. Application are encouraged to be submitted at least 9 days prior to the submittal cut-off date for completeness check. Plat will be scheduled for P&Z Commission and for City Council according to The Schedule for Planning Applications on the City's website. Staff will provide review comments within 2 weeks of application filing. All corrections must be made prior to the P&Z Commission meeting. If more time is needed for revisions/corrections, the applicant and owner must submit a request in the form of a signed letter a week before the P&Z meeting date. Staff may extend the application review time for up to 25 days upon receipt of the signed letter.

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APPLICATION FEES: The non-refundable application fee covers part of the cost for the city to review and act on the plat application.

- Residential Preliminary or Final Plat / Replat
  - $600.00 + $10.00 lot or $15.00 acre for lot sizes of one acre or more

- Commercial Preliminary or Final Plat / Replat
  - $700.00 + $15.00 per acre

- Minor Plat - $400.00 + $10.00 per lot, or $15.00 per acre for lots larger than 1 acre
- Amended Plat - $400.00 + $10.00 per lot
- Conveyance Plat - $400.00 +$10.00 per lot
- Vacating Plat - $400.00

SUBDIVISION PROCEDURE

The process for subdividing land involved the following steps:

1. Pre-Application Conference: Prior to filing of a plat, the owner must consult with the Director of Development Services, and other City staff concerning compliance with all applicable ordinances and regulations, and the provision of adequate infrastructure and public services. Also, the applicable application review and approval procedure for the plat will be identified.

2. Completeness Check: The applicant will provide all required documents and fees along with the signed application and applicable checklist for a completeness check 9 days prior to the submittal cut-off date. Staff will review the documents for completeness of items listed on the checklists and provide feedback about any additional information or documents required from the applicant. Applications deemed to be incomplete at the time of submittal cut-off date will be returned to the applicant without the application being filed.

3. Submission: Upon determination of application completeness, the application will be considered filed with the Development Services Department. The application submittal cut-off date will be considered as the application filing date and as the first day of review of application.

4. Review: City Staff will review the plat for compliance with the Subdivision Ordinance and other city requirements, and provide comments within 2 weeks of application submittal. The applicant may need to make changes and revisions to the plat or supporting materials. The applicant must provide additional copies of the plat if requested by staff prior to the P&Z Commission and City Council meetings.

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5. Planning & Zoning Commission: The Planning & Zoning Commission will consider the plat at a regular meeting. The meeting date will be determined at the time of application filing. Staff will recommend approval of the project only if all of staff's comments have been addressed prior to P&Z meeting. If the plat is approved, it will be forwarded to the City Council. If the plat is denied, applicant may resubmit a response addressing all of staff's comments prior to City Council meeting date.

6. City Council: The City Council will consider the plat at a regular meeting. The meeting date will be determined at the time of application filing. Staff will recommend approval of the project only if all of staff's comments have been addressed prior to City Council meeting. City Council's action will be final. If the plat is denied, staff will provide written statement with specific reasons for disapproval. The applicant may resubmit a response satisfying all reasons for disapproval. Upon resubmittal of the applicant's response, City will have 15 days to either approve or deny the plat. If plat is denied again, the applicant will be required to start a new application. If approved, applicant may schedule a pre-construction meeting with City staff.

7. Filing for Recordation: Following approval by the City Council, and construction and acceptance of any required public improvements, the plat will be signed by the P&Z Chairman, Mayor, sealed by the City Secretary, and filed for record with Denton County. A Plat Execution Package containing the following must be provided to the Development Services to file the plat for record with Denton County:
   a. three (3) full-sized (24"x36") notarized copies of the plat with all signatures (except P&Z Chairman, Mayor and City Secretary), seals, stamps or other validation/certifications of work as applicable in accordance with State law and local requirements, folded to 8.5"x11" with the title block facing outwards;
   b. recent original certified & sealed tax certificates showing $0.00 amount due;
   c. $150.00 plat filing fee;

Note: Preliminary Plats are not filed for record

Consult the Schedule of Planning Application for submittal dates and corresponding meeting dates of the Planning & Zoning Commission and City Council.

SANGER
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SUBMITTAL REQUIREMENTS & PROCESS

All plat submittals must include the correct copies of the plat, the completed and signed application form, plat checklist, the application fee, and a Letter of Intent. Some plats may also require additional copies of the plat and/or other supplementary materials. The Pre-Application Conference with city staff will determine the specific submittal requirements for each applicant.

PLAT: The applicant must will submit all items requested on the checklist on to Community Core.

APPLICATION FORM: The application form must be completed and signed by the applicant and the owner(s).

PLAT CHECKLIST: Each item on the applicable plat checklist must be check marked as completed and submitted along with the application form.

APPLICATION FEE: The required application fee must be provided by check made payable to the City of Sanger. If the submittal is complete, the payment will be accepted. If the submittal is incomplete, the check will be returned with the other materials.

LETTER OF INTENT: Each plat submittal must include a Letter of Intent which provides the following:

- The subdivider's name and address
- The contact information of the person(s) preparing the submitted documents
- The designated point of contact for future correspondence
- The intent of the plat application
- A brief description of the location, land area, particulars as to the intended use(s) of the property, and any intended future development on the property
- A request that the plat be reviewed and considered by the appropriate approval body

SUBMITTAL PROCESS: The applicant shall submit the plat application to the online portal Community Core as indicated by the Schedule of Planning Application. A plat application submittal is accepted by the City when the Director of Development Services has certified to the applicant that a complete submittal providing adequate information for a comprehensive review has been received. No plat application will be considered submitted with the city until and unless the prescribed application fees have been paid. All original plat application documents must be submitted to the Department of Development Services through Community Core.

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PRELIMINARY PLAT CHECKLIST

The plat shall be drawn to a scale of not more than two hundred feet to the inch (1" = 200'). The information to be included and the procedure for submittal are as follows:

- ☐ Legal Description (Metes and Bounds) with total acreage
- ☐ 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.
- ☐ North Arrow
- ☐ Scale (both graphic and written) appropriate for the level of detail and not more than two hundred feet to the inch (1" =200)
- ☐ Legend for any symbols used
- ☐ Location/Vicinity Map showing the location of the subject property, existing and proposed streets and thoroughfares
  covering an area at least one thousand feet (1,000') outside the proposed subdivision.
- ☐ Title Block with the following information:
  1) Plat Type (ex: "Final Plat", "Preliminary Plat", etc.)
  2) Name of the proposed development/addition
  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
- ☐ Block with name(s), address, phone number, and email of preparer, owner, developer, engineer, and/or surveyor
- ☐ Existing Features:
  1) Location and dimension of all boundary lines (accurate in scale) with dimensions and bearings including lot lines, building lines, and City Limits lines (if any).
  2) The location, widths, and names of all existing or platted streets or other public areas, parks, existing permanent structures, land dedicated within or contiguous to the subject property, railroads, rights-of-way, easements, and other important features, such as abstract lines, political subdivision or

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corporation lines, and school district boundaries.

3) Existing sewer mains, water mains, drainage culverts or other underground structures within the tract and immediately adjacent thereto with pipe sizes, grades, locations and dimensions indicated.
4) Contours with intervals of two feet (2') or less, referred to mean sea level datum. In areas where the terrain is relatively flat, supplementary contours shall be shown so that the average horizontal distance between said lines does not exceed two hundred feet (200').
5) Subdivision name of adjacent properties (P.R.D.C.T) or ownership information for adjacent un-platted properties (D.R.D.C.T.) with recording information.
6) Location of existing fire hydrants and fire lanes

☐ New Features:

1) The layout, names, and widths (from centerline to edge as well as from edge to edge) of the proposed streets, fire lanes, drives, alleys and easements.
2) Length and radii of all street segments
3) Curve table for all streets, drives, and alleys
4) Acreage or square footage of right-of-way dedicated should be shown, including corner clips and deceleration/turn lanes on the plat
5) Lot and block numbers (lot number are numbers; and block numbers are letters), square footage, and other description according to the real estate records of the city or county auditor and recorder; also, designation of the proposed uses of land within the subdivision.
6) All parcels of land intended to be dedicated for public use or reserved in the deeds for the use of all property owner(s) in the proposed subdivision, together with the purpose or limitations of such reservations.
7) The layout, numbers, set-back lines, and approximate dimensions of proposed lots, blocks, parks, etc.
8) Location of proposed fire hydrants and fire lanes
9) USPS Postmaster approved location of mailboxes (if cluster mailboxes)
10) Proposed building lines with square footage and proposed use
11) Proposed Parking layout

☐ Table showing the following information:

1) Listing of the lots with square footage, and the associated lot widths at the front building line
2) Square footage of total building footprint and of each land use (if known)
3) Number of required and provided parking spaces
4) Required and provided total landscaped area and front yard landscaped area

☐ Existing and proposed FEMA 100-year floodplain boundaries and elevation. Include minimum finished floor elevations (minimum 2 feet above the 100-year elevation) of all lots adjacent to floodplain. If the site does not contain a floodplain, note that: "No 100-year floodplain exists on the site." A Floodplain reclamation study will be required with Final Plat if necessary.

☐ Submittals for preliminary plats shall include plans, documents, and information

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adequate for the review of the provision of public improvements to the properties involved. This includes but is not limited to streets, water services, wastewater services, franchise utilities, street lighting, and stormwater detention (ex: preliminary drainage plans, preliminary utility plans, floodplain study, traffic impact study etc.).

☐ Two (2) copies of the typical cross-sections of proposed streets showing the width of pavement, type of pavement, and location and widths of sidewalks when not in conformance with standard details.

☐ Approval Block:

The following notice shall be placed on the face of each preliminary plat by the subdivider:

"Preliminary Plat for Review Purposes Only"

The following certificates shall be placed on the preliminary plat by the subdivider:

Approved for Preparation of Final Plat

_____ _____

City of Sanger, TX Date
Planning and Zoning

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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.

n/a ☐ 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._____, dated_____,

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of the National Flood Insurance Rate Maps for Denton County, Texas."

8) "The purpose of this plat is_____[state the purpose]_____"
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.

n/a ☐ 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. WILL BE PROVIDED UPON APPROVAL

n/a ☐ 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"

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☒ 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

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(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

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VACATING PLAT CHECKLIST

- ☐ A letter signed by the property owner(s) indicating their consent. If the property owner information does not match the Denton Central Appraisal District record, then information related to the purchase must be provided.

- ☐ Current tax certificate(s) indicating all taxes for the subject property have been paid to the current year (available from Denton Central Appraisal District). Tax statements printed from the DCAD website (pdf) are acceptable in lieu of the original certificate(s). Original tax certificates shall be required for recording the plat at the County.

- ☐ Letter of Intent that should include
  1) Existing legal description (subdivision name, lot(s), block(s));
  2) Original legal description that will be resumed upon plat vacation;
  3) Explain the location of all structures on the property.
  4) The contact information of the person(s) preparing the submitted documents
  5) The designated point of contact for future correspondence
  6) The intent of the plat application
  7) A request that the plat be reviewed and considered by the appropriate approval body

- ☐ A signed and notarized affidavit filled out completely and accurately by the land owner for the type pf plat that is proposed to be vacated must be included.

- ☐ A map(s) showing the location, size, use and arrangement of all buildings/structures showing height in stories and feet, total floor area, total square feet of ground area coverage of existing buildings which will remain, if any, and the location, designation and total area of all usable open space.

- ☐ Vicinity Map

KALTERCAPITAL

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

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°49’39”, A RADIUS OF 275.00 FEET, A CHORD BEARING AND DISTANCE OF N05°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° 11' 12"E, A DISTANCE OF 23.97 FEET TO A 1/2” IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
10. N43° 48' 48"W, A DISTANCE OF 18.38 FEET TO A 1/2” IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
11. S88° 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° 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°28’41”, A RADIUS OF 755.48 FEET, A CHORD BEARING AND DISTANCE OF S14°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° 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° 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-TANGNENT CURVE TO THE LEFT;
16. SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 825.00 FEET, A CHORD BEAWRING 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”;
17. S27°10’22”W, A DISTANCE OF 4.06 FEET TO A 1/2” IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
18. S15° 49' 38"E, A DISTANCE OF 18.38 FEET TO A 1/2” IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
19. S29° 10' 22"W, A DISTANCE OF 50.00 FEET TO A 1/2” IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
20. S74° 10' 22"W, A DISTANCE OF 18.38 FEET TO A 1/2” IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
21. N61° 04' 15"W, A DISTANCE OF 50.00 FEET TO A 1/2” IRON ROD SET WITH PLASTIC CAP STAMPED “ATWELL LLC”;
22. N16° 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°48’18”, A RADIUS OF 775.00 FEET, A CHORD BEARING AND DISTANCE OF N71°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

KALTERCAPITAL

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.

DATE: 9/29/25

1st REVIEW COMMENTS – Replat – Lois Road Estates Subdivision Filing No. 4

The request is for a Repat of Lois Road Estates Filing No. 1 & 2, being approximately 15.037 acres in the A0029A R. BEBEE, TR 107, prepared by Atwell, submitted on 9/17/25. Below are the comments that should be addressed before City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following;

1. Lois Road Estates Subdivision Filing No. 1 does not have two points of entry. For subdivisions over 30 lots, two points of entry must be provided.
2. Show true bearings and distances to the nearest established street lines, official monuments or subdivision corners, 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.
3. Show centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline.
4. Provide the accurate location, material, and approximate size of all monuments.
5. In title block the Plat type should be Replat not Final Plat.

Informational Comments

1. The property is within the City of Sanger.
2. The Replat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, October 13, 2025.

PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 13, 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.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

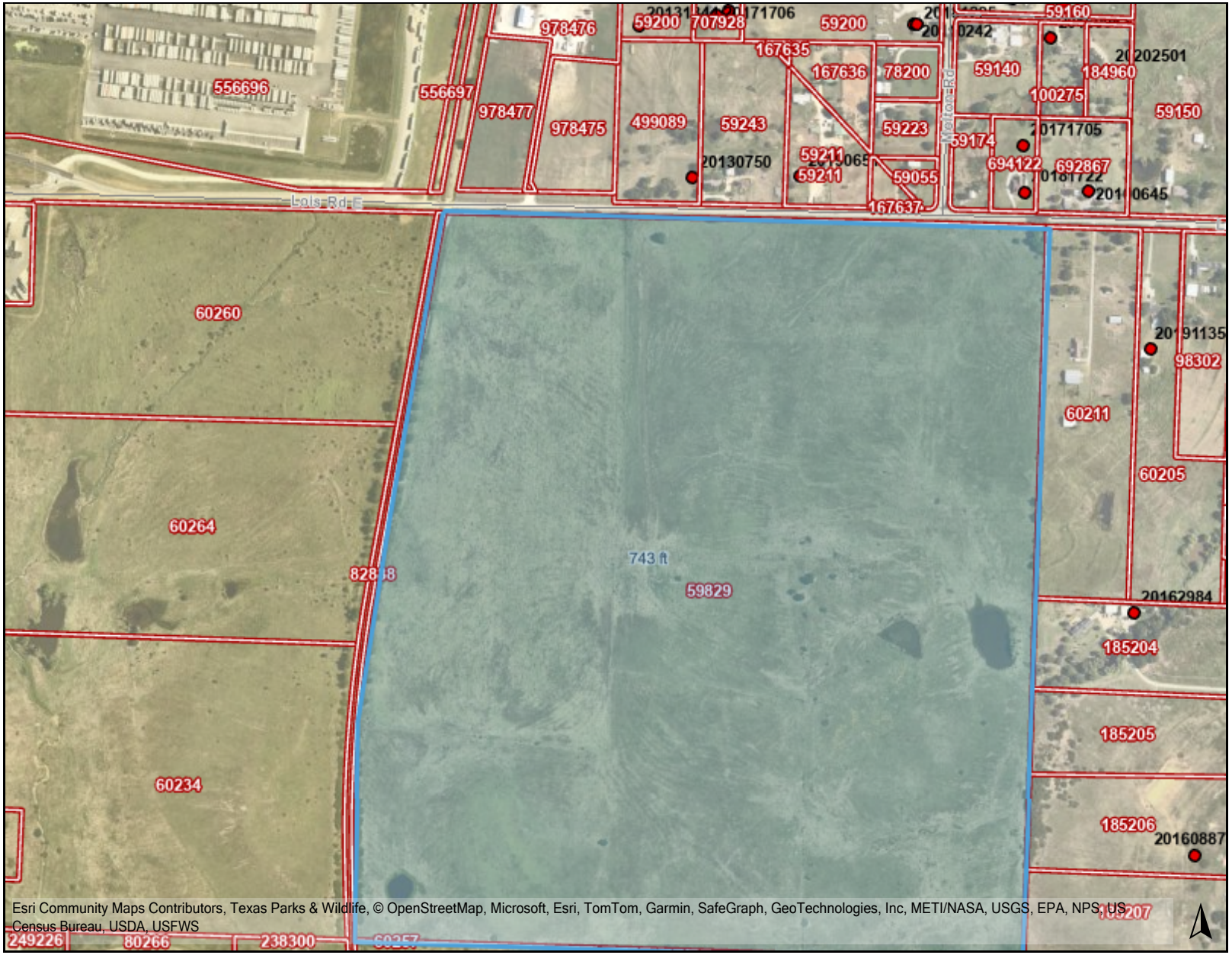
RECOMMENDED MOTION OR ACTION:

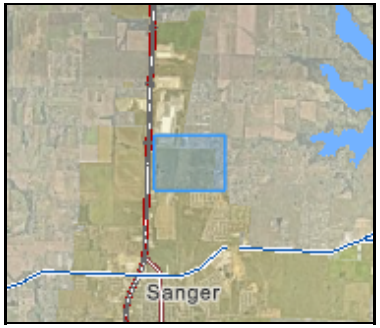
Staff recommends DENIAL on the condition that all comments have not been satisfied.

ATTACHMENTS:

Location Map
Replat
Application
Letter of Intent
Planning Comments
Engineering Comments

Denton County Landmark Map





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 w notification to any user.

LOIS ROAD ESTATES SUBDIVISION FINAL PLAT 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:

1. S79° 59' 09"E, A DISTANCE OF 164.99 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 "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 ANGEL OF 17°52'29", A RADIUS OF 772.00, 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;
7. S16° 30' 14"E, A DISTANCE OF 18.60 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
8. S61° 04' 15"E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
9. N74° 10' 22"E, A DISTANCE OF18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
10. N29° 10' 22"E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
11. N15° 49' 38"W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
12. N29° 07' 47"E, A DISTANCE OF 7.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
13. S60° 49' 38"E, A DISTANCE OF 120.04 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
14. S60° 49' 38"E, A DISTANCE OF 119.96 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
15. S29° 10' 22"W, A DISTANCE OF 7.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
16. S74° 10' 22"W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
17. N60° 49' 38"W, A DISTANCE OF 22.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
18. S29° 10' 22"W, A DISTANCE OF 170.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
19. S60° 49' 38"E, A DISTANCE OF 240.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
20. S29° 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°32'54", A RADIUS OF 50.00 FEET, AND A CHORD BEARING AND DISTANCE OF S56°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° 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°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' 51"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, 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

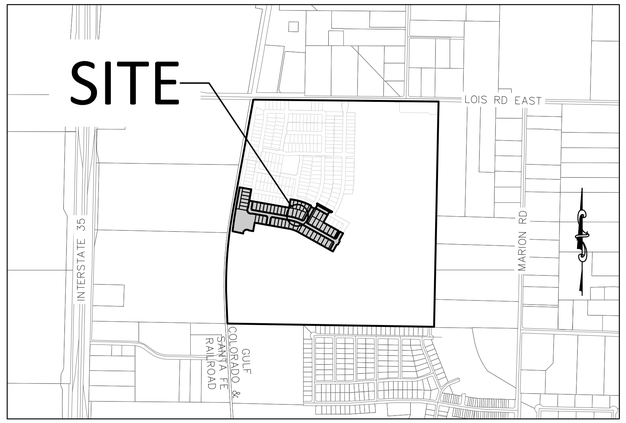
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

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				
TRACT NAME	AREA (SF)	AREA (AC)	LAND USE	OWNER/MAINTENANCE
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	

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

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.

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

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

_____ DATE _____
MAYOR
CITY OF SANGER, TX

ATTESTED BY

_____ DATE _____
CITY SECRETARY
CITY OF SANGER, TX

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

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

DATE SEPTEMBER 2025

REVISIONS

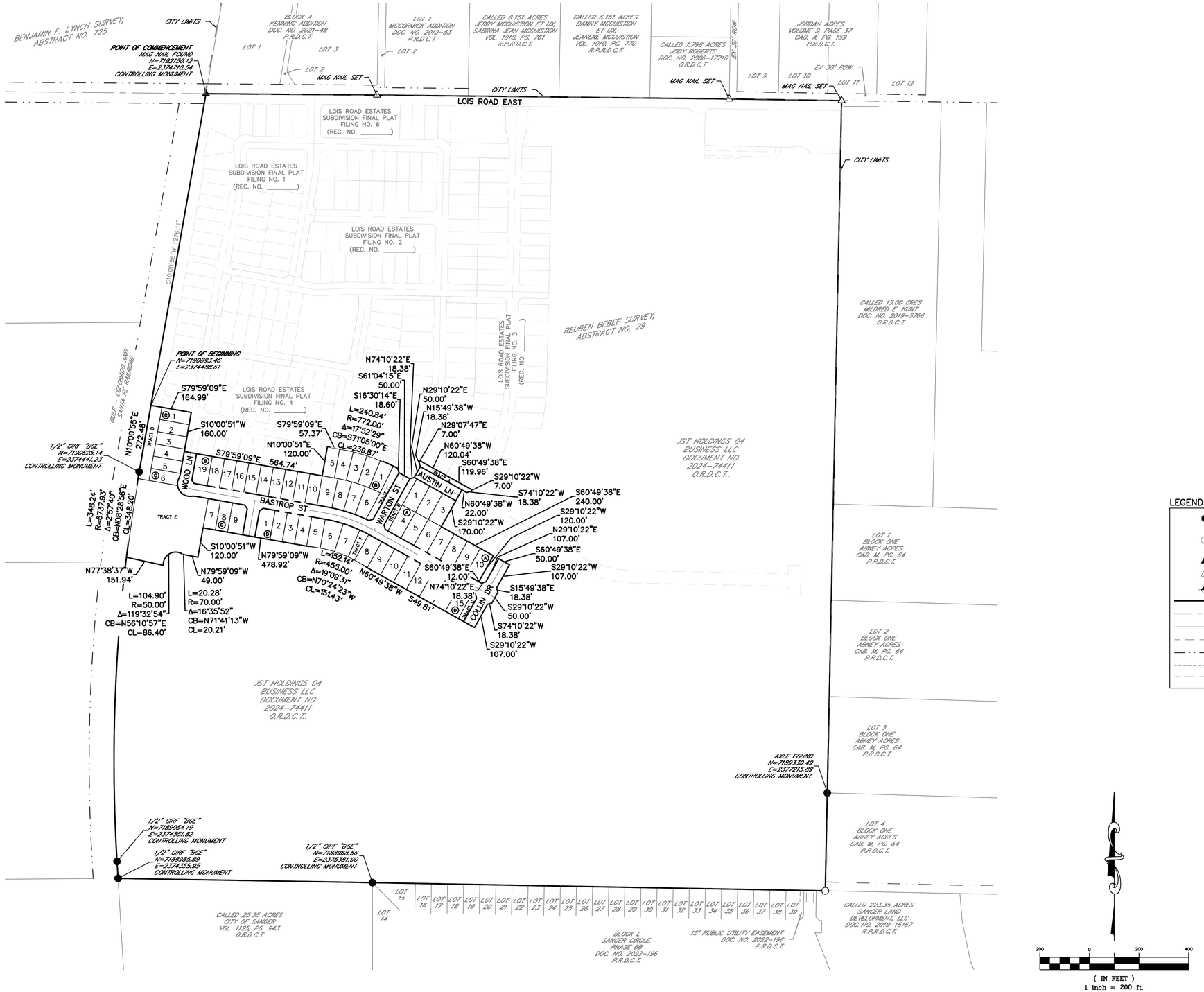
DR. TN CH. AS
P.M. RG
JOB 24007256

SHEET 01 OF 04

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LOIS ROAD ESTATES SUBDIVISION FINAL PLAT 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"
- MAG NAIL FOUND
- 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

200 0 200 400
(IN FEET)
1 inch = 200 ft.

RECORDING BOX

ATWELL
866.850.4200 www.atwell.com

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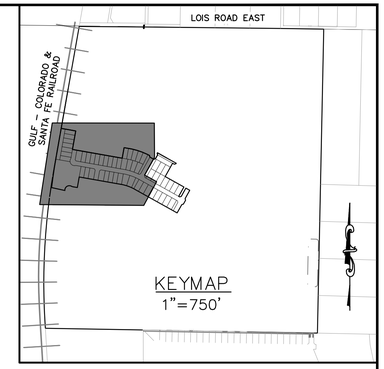
REVISIONS

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

SHEET 02 OF 04

LOIS ROAD ESTATES SUBDIVISION FINAL PLAT FILING NO. 5

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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



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"E
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'

BLOCK A
KENNING ADDITION
DOC. NO. 2021-48
P.R.D.C.T.
LOT 1

CITY LIMITS

POINT OF COMMENCEMENT
MAG NAIL FOUND
N=7128150.15
E=2274710.54

LOIS ROAD EAST

S10°00'55"W 1276.11'

POINT OF BEGINNING

N10°00'55"E 272.48'

S79°59'09"E 164.99'

S10°00'51"W 160.00'

N79°59'09"W 545.92'

S79°59'09"E 564.74'

N10°00'51"E 120.00'

S79°59'09"E 57.37'

L=240.84' R=775.00'
Δ=17°48'18"
CB=S71°05'00"E
CL=239.87'

L1
S61°04'15"E 50.00'

N79°59'09"W 478.92'

L=152.14' R=455.00'
Δ=19°09'31"
CB=N70°24'23"W
CL=151.43'

L=348.24' R=6737.83'
Δ=2°57'40"
CB=N08°28'56"E
CL=348.20'

L=20.28' R=70.00'
Δ=16°35'52"
CB=N71°41'13"W
CL=20.21'

L=104.90' R=50.00'
Δ=120°12'14"
CB=N56°30'37"E
CL=86.69'

N79°59'09"W 49.00'

N77°38'37"W 151.94'

N10°00'51"E 120.00'

WOOD LN

FIELD ST

BASTROP ST

WARTON ST

TRACT D
0.31 AC.

TRACT E
1.90 AC.

TRACT C
0.15 AC.

TRACT F
0.09 AC.

GULF – COLORADO AND SANTA FE RAILROAD

LOIS ROAD ESTATES SUBDIVISION FINAL PLAT FILING NO. 4 REC. NO. _____

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

MATCHLINE SEE SHEET 04

RECORDING BOX

LEGEND

○	FOUND MONUMENT, AS NOTED
●	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
▲	MAG NAIL FOUND
△	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

50 0 50 100
(IN FEET)
1 inch = 50 ft.

ATWELL
866.850.4200 www.atwell.com

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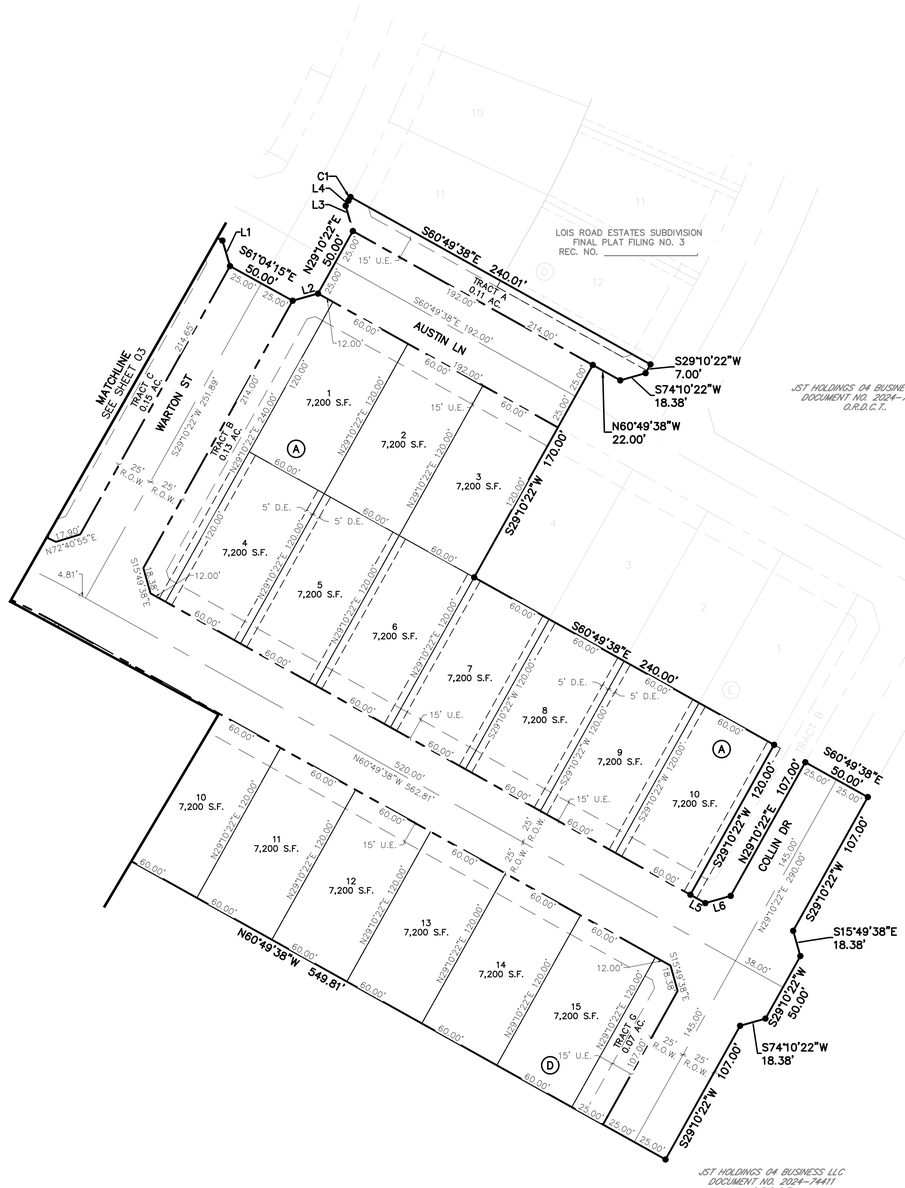
REVISIONS

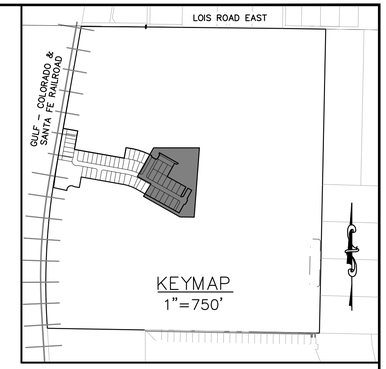
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P.M. RG
JOB 24007256

SHEET 03 OF 04

LOIS ROAD ESTATES SUBDIVISION FINAL PLAT 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





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"E
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

○	FOUND MONUMENT, AS NOTED
●	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
▲	MAG NAIL FOUND
△	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

50 0 50 100
(IN FEET)
1 inch = 50 ft.

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
KALTER CAPITAL
10265 W. CENTENNIAL RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

FINAL PLAT FILING NO. 5

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

DATE SEPTEMBER 2025

REVISIONS

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

SHEET 04 OF 04

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SUBDIVISION APPLICATION

	Preliminary Plat Minor Plat	X	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__/__/_____

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SUBDIVISION PACKET

A Plat subdividing land within the city limits of Sanger or within Sanger Extraterritorial Jurisdiction (ETJ) requires the approval of the City of Sanger. The platting process involves the preparation of one or more plats by the landowner, a review by staff, and consideration by the Planning & Zoning Commission and City Council.

PLAT TYPES: There are seven different types of plats, each with their own function.

- Preliminary Plat – A preliminary plat is required for most subdivisions, particularly those providing for dedication of public right-of-way and construction of public improvements. It is used to determine the layout of the proposed development.
- Final Plat – A final plat will follow a preliminary plat to specify in detail the arrangement of lots, the dedication of public right-of-way, and the provision of public improvements and services.
- Replat – A replat revises an existing plat and is controlling over the preceding plat. A public hearing is required for replat.
- Minor Plat – A minor plat is one creating three lots or fewer, and not requiring the dedication of right-of-way or construction of improvements. Minor plats can be approved with the preparation of a preliminary plat.
- Amended Plat – An amended plat revises a previously platted lot to correct an error or add or modify a feature. Amending plats cannot increase the number of lots.
- Conveyance Plat – A conveyance plat may be used to convey the property or interests therein. It may also be used in lieu of a final plat to record a subdivision or property. A conveyance plat is an interim step in the subdivision of land and shall contain a notation that indicates that no development is intended.
- Vacating Plat – A vacating plat removes/vacates the plat covering a tract of land before any lot in the plat is sold. The plat is vacated when a signed, acknowledged instrument declaring the plat vacated is approved and recorded in the manner prescribed for the original plat.

SUBMISSION REQUIREMENTS: The submittal requirements for each kind of plat are included in this packet.

SUBMISSION SCHEDULE: Plats must be submitted during regular business hours before the submittal cut- off date for each Planning and Zoning (P&Z) Commission meeting. Before the application is filed, a mandatory completeness check is required. Application are encouraged to be submitted at least 9 days prior to the submittal cut-off date for completeness check. Plat will be scheduled for P&Z Commission and for City Council according to The Schedule for Planning Applications on the City's website. Staff will provide review comments within 2 weeks of application filing. All corrections must be made prior to the P&Z Commission meeting. If more time is needed for revisions/corrections, the applicant and owner must submit a request in the form of a signed letter a week before the P&Z meeting date. Staff may extend the application review time for up to 25 days upon receipt of the signed letter.

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APPLICATION FEES: The non-refundable application fee covers part of the cost for the city to review and act on the plat application.

- Residential Preliminary or Final Plat / Replat
  - $600.00 + $10.00 lot or $15.00 acre for lot sizes of one acre or more

- Commercial Preliminary or Final Plat / Replat
  - $700.00 + $15.00 per acre

- Minor Plat - $400.00 + $10.00 per lot, or $15.00 per acre for lots larger than 1 acre
- Amended Plat - $400.00 + $10.00 per lot
- Conveyance Plat - $400.00 +$10.00 per lot
- Vacating Plat - $400.00

SUBDIVISION PROCEDURE

The process for subdividing land involved the following steps:

1. Pre-Application Conference: Prior to filing of a plat, the owner must consult with the Director of Development Services, and other City staff concerning compliance with all applicable ordinances and regulations, and the provision of adequate infrastructure and public services. Also, the applicable application review and approval procedure for the plat will be identified.

2. Completeness Check: The applicant will provide all required documents and fees along with the signed application and applicable checklist for a completeness check 9 days prior to the submittal cut-off date. Staff will review the documents for completeness of items listed on the checklists and provide feedback about any additional information or documents required from the applicant. Applications deemed to be incomplete at the time of submittal cut-off date will be returned to the applicant without the application being filed.

3. Submission: Upon determination of application completeness, the application will be considered filed with the Development Services Department. The application submittal cut-off date will be considered as the application filing date and as the first day of review of application.

4. Review: City Staff will review the plat for compliance with the Subdivision Ordinance and other city requirements, and provide comments within 2 weeks of application submittal. The applicant may need to make changes and revisions to the plat or supporting materials. The applicant must provide additional copies of the plat if requested by staff prior to the P&Z Commission and City Council meetings.

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5. Planning & Zoning Commission: The Planning & Zoning Commission will consider the plat at a regular meeting. The meeting date will be determined at the time of application filing. Staff will recommend approval of the project only if all of staff's comments have been addressed prior to P&Z meeting. If the plat is approved, it will be forwarded to the City Council. If the plat is denied, applicant may resubmit a response addressing all of staff's comments prior to City Council meeting date.

6. City Council: The City Council will consider the plat at a regular meeting. The meeting date will be determined at the time of application filing. Staff will recommend approval of the project only if all of staff's comments have been addressed prior to City Council meeting. City Council's action will be final. If the plat is denied, staff will provide written statement with specific reasons for disapproval. The applicant may resubmit a response satisfying all reasons for disapproval. Upon resubmittal of the applicant's response, City will have 15 days to either approve or deny the plat. If plat is denied again, the applicant will be required to start a new application. If approved, applicant may schedule a pre-construction meeting with City staff.

7. Filing for Recordation: Following approval by the City Council, and construction and acceptance of any required public improvements, the plat will be signed by the P&Z Chairman, Mayor, sealed by the City Secretary, and filed for record with Denton County. A Plat Execution Package containing the following must be provided to the Development Services to file the plat for record with Denton County:
   a. three (3) full-sized (24"x36") notarized copies of the plat with all signatures (except P&Z Chairman, Mayor and City Secretary), seals, stamps or other validation/certifications of work as applicable in accordance with State law and local requirements, folded to 8.5"x11" with the title block facing outwards;
   b. recent original certified & sealed tax certificates showing $0.00 amount due;
   c. $150.00 plat filing fee;

Note: Preliminary Plats are not filed for record

Consult the Schedule of Planning Application for submittal dates and corresponding meeting dates of the Planning & Zoning Commission and City Council.

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SUBMITTAL REQUIREMENTS & PROCESS

All plat submittals must include the correct copies of the plat, the completed and signed application form, plat checklist, the application fee, and a Letter of Intent. Some plats may also require additional copies of the plat and/or other supplementary materials. The Pre-Application Conference with city staff will determine the specific submittal requirements for each applicant.

PLAT: The applicant must will submit all items requested on the checklist on to Community Core.

APPLICATION FORM: The application form must be completed and signed by the applicant and the owner(s).

PLAT CHECKLIST: Each item on the applicable plat checklist must be check marked as completed and submitted along with the application form.

APPLICATION FEE: The required application fee must be provided by check made payable to the City of Sanger. If the submittal is complete, the payment will be accepted. If the submittal is incomplete, the check will be returned with the other materials.

LETTER OF INTENT: Each plat submittal must include a Letter of Intent which provides the following:

- The subdivider's name and address
- The contact information of the person(s) preparing the submitted documents
- The designated point of contact for future correspondence
- The intent of the plat application
- A brief description of the location, land area, particulars as to the intended use(s) of the property, and any intended future development on the property
- A request that the plat be reviewed and considered by the appropriate approval body

SUBMITTAL PROCESS: The applicant shall submit the plat application to the online portal Community Core as indicated by the Schedule of Planning Application. A plat application submittal is accepted by the City when the Director of Development Services has certified to the applicant that a complete submittal providing adequate information for a comprehensive review has been received. No plat application will be considered submitted with the city until and unless the prescribed application fees have been paid. All original plat application documents must be submitted to the Department of Development Services through Community Core.

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PRELIMINARY PLAT CHECKLIST

The plat shall be drawn to a scale of not more than two hundred feet to the inch (1" = 200'). The information to be included and the procedure for submittal are as follows:

- ☐ Legal Description (Metes and Bounds) with total acreage
- ☐ 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.
- ☐ North Arrow
- ☐ Scale (both graphic and written) appropriate for the level of detail and not more than two hundred feet to the inch (1" =200)
- ☐ Legend for any symbols used
- ☐ Location/Vicinity Map showing the location of the subject property, existing and proposed streets and thoroughfares
  covering an area at least one thousand feet (1,000') outside the proposed subdivision.
- ☐ Title Block with the following information:
  1) Plat Type (ex: "Final Plat", "Preliminary Plat", etc.)
  2) Name of the proposed development/addition
  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
- ☐ Block with name(s), address, phone number, and email of preparer, owner, developer, engineer, and/or surveyor
- ☐ Existing Features:
  1) Location and dimension of all boundary lines (accurate in scale) with dimensions and bearings including lot lines, building lines, and City Limits lines (if any).
  2) The location, widths, and names of all existing or platted streets or other public areas, parks, existing permanent structures, land dedicated within or contiguous to the subject property, railroads, rights-of-way, easements, and other important features, such as abstract lines, political subdivision or

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corporation lines, and school district boundaries.

3) Existing sewer mains, water mains, drainage culverts or other underground structures within the tract and immediately adjacent thereto with pipe sizes, grades, locations and dimensions indicated.
4) Contours with intervals of two feet (2') or less, referred to mean sea level datum. In areas where the terrain is relatively flat, supplementary contours shall be shown so that the average horizontal distance between said lines does not exceed two hundred feet (200').
5) Subdivision name of adjacent properties (P.R.D.C.T) or ownership information for adjacent un-platted properties (D.R.D.C.T.) with recording information.
6) Location of existing fire hydrants and fire lanes

☐ New Features:

1) The layout, names, and widths (from centerline to edge as well as from edge to edge) of the proposed streets, fire lanes, drives, alleys and easements.
2) Length and radii of all street segments
3) Curve table for all streets, drives, and alleys
4) Acreage or square footage of right-of-way dedicated should be shown, including corner clips and deceleration/turn lanes on the plat
5) Lot and block numbers (lot number are numbers; and block numbers are letters), square footage, and other description according to the real estate records of the city or county auditor and recorder; also, designation of the proposed uses of land within the subdivision.
6) All parcels of land intended to be dedicated for public use or reserved in the deeds for the use of all property owner(s) in the proposed subdivision, together with the purpose or limitations of such reservations.
7) The layout, numbers, set-back lines, and approximate dimensions of proposed lots, blocks, parks, etc.
8) Location of proposed fire hydrants and fire lanes
9) USPS Postmaster approved location of mailboxes (if cluster mailboxes)
10) Proposed building lines with square footage and proposed use
11) Proposed Parking layout

☐ Table showing the following information:

1) Listing of the lots with square footage, and the associated lot widths at the front building line
2) Square footage of total building footprint and of each land use (if known)
3) Number of required and provided parking spaces
4) Required and provided total landscaped area and front yard landscaped area

☐ Existing and proposed FEMA 100-year floodplain boundaries and elevation. Include minimum finished floor elevations (minimum 2 feet above the 100-year elevation) of all lots adjacent to floodplain. If the site does not contain a floodplain, note that: "No 100-year floodplain exists on the site." A Floodplain reclamation study will be required with Final Plat if necessary.

☐ Submittals for preliminary plats shall include plans, documents, and information

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adequate for the review of the provision of public improvements to the properties involved. This includes but is not limited to streets, water services, wastewater services, franchise utilities, street lighting, and stormwater detention (ex: preliminary drainage plans, preliminary utility plans, floodplain study, traffic impact study etc.).

☐ Two (2) copies of the typical cross-sections of proposed streets showing the width of pavement, type of pavement, and location and widths of sidewalks when not in conformance with standard details.

☐ Approval Block:

The following notice shall be placed on the face of each preliminary plat by the subdivider:

"Preliminary Plat for Review Purposes Only"

The following certificates shall be placed on the preliminary plat by the subdivider:

Approved for Preparation of Final Plat

_____ _____

City of Sanger, TX Date
Planning and Zoning

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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.

n/a ☐ 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._____, dated_____,

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of the National Flood Insurance Rate Maps for Denton County, Texas."

8) "The purpose of this plat is_____[state the purpose]_____"
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.

n/a ☐ 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. WILL BE PROVIDED UPON APPROVAL

n/a ☐ 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"

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☒ 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

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(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

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VACATING PLAT CHECKLIST

- ☐ A letter signed by the property owner(s) indicating their consent. If the property owner information does not match the Denton Central Appraisal District record, then information related to the purchase must be provided.

- ☐ Current tax certificate(s) indicating all taxes for the subject property have been paid to the current year (available from Denton Central Appraisal District). Tax statements printed from the DCAD website (pdf) are acceptable in lieu of the original certificate(s). Original tax certificates shall be required for recording the plat at the County.

- ☐ Letter of Intent that should include
  1) Existing legal description (subdivision name, lot(s), block(s));
  2) Original legal description that will be resumed upon plat vacation;
  3) Explain the location of all structures on the property.
  4) The contact information of the person(s) preparing the submitted documents
  5) The designated point of contact for future correspondence
  6) The intent of the plat application
  7) A request that the plat be reviewed and considered by the appropriate approval body

- ☐ A signed and notarized affidavit filled out completely and accurately by the land owner for the type pf plat that is proposed to be vacated must be included.

- ☐ A map(s) showing the location, size, use and arrangement of all buildings/structures showing height in stories and feet, total floor area, total square feet of ground area coverage of existing buildings which will remain, if any, and the location, designation and total area of all usable open space.

- ☐ Vicinity Map

KALTERCAPITAL

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

"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 ANGEL OF 17°52'29", A RADIUS OF 772.00, 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;
7. S16° 30' 14"E, A DISTANCE OF 18.60 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
8. S61° 04' 15"E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
9. N74° 10' 22"E, A DISTANCE OF18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
10. N29° 10' 22"E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
11. N15° 49' 38"W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
12. N29° 07' 47"E, A DISTANCE OF 7.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
13. S60° 49' 38"E, A DISTANCE OF 120.04 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
14. S60° 49' 38"E, A DISTANCE OF 119.96 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
15. S29° 10' 22"W, A DISTANCE OF 7.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
16. S74° 10' 22"W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
17. N60° 49' 38"W, A DISTANCE OF 22.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
18. S29° 10' 22"W, A DISTANCE OF 170.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
19. S60° 49' 38"E, A DISTANCE OF 240.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
20. S29° 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°32’54”, A RADIUS OF 50.00 FEET, AND A CHORD BEARING AND DISTANCE OF S56°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° 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°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.

DATE: 9/29/25

1st REVIEW COMMENTS – Replat – Lois Road Estates Subdivision Filing No. 5

The request is for a Repat of Lois Road Estates Filing No. 2, being approximately 13.493 acres in the A0029A R. BEBEE, TR 107, prepared by Atwell, submitted on 9/17/25. Below are the comments that should be addressed before City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following;

1. Lois Road Estates Subdivision Filing No. 1 does not have two points of entry. For subdivisions over 30 lots, two points of entry must be provided.
2. Show true bearings and distances to the nearest established street lines, official monuments or subdivision corners, 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.
3. Show centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline.
4. Provide the accurate location, material, and approximate size of all monuments.
5. In title block the Plat type should be Replat not Final Plat.

Informational Comments

1. The property is within the City of Sanger.
2. The Replat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, October 13, 2025.

PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 13, 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.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

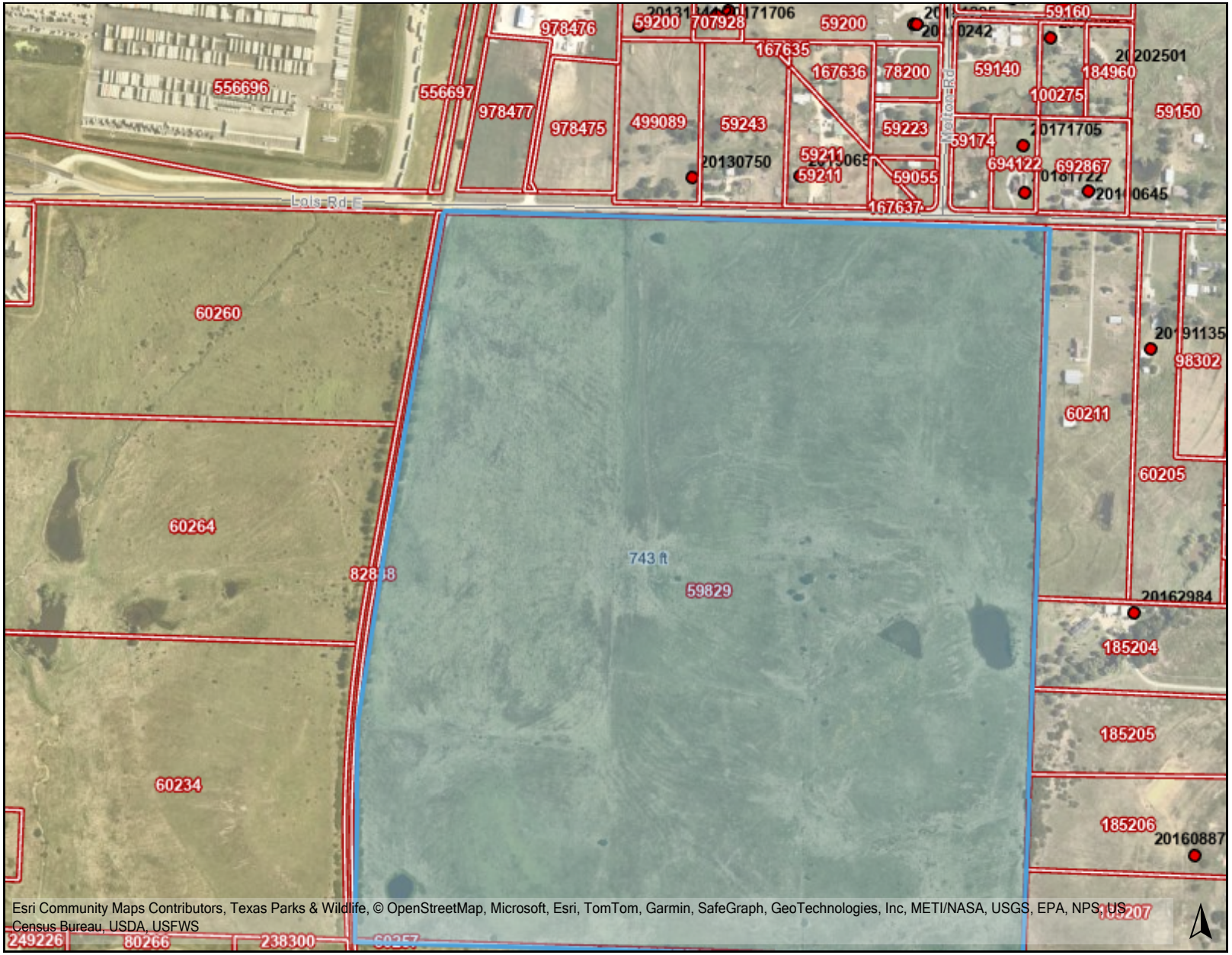
RECOMMENDED MOTION OR ACTION:

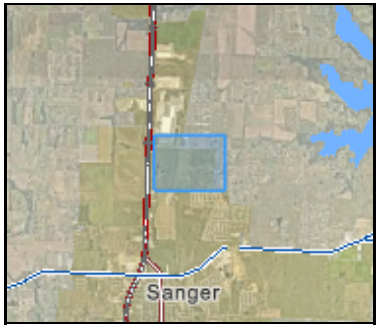
Staff recommends DENIAL on the condition that all comments have not been satisfied.

ATTACHMENTS:

Location Map
Replat
Application
Letter of Intent
Planning Comments
Engineering Comments

Denton County Landmark Map





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 w notification to any user.

LOIS ROAD ESTATES SUBDIVISION FINAL PLAT 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

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 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:

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 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 NORTHWEST CORNER 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 OF136.82 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.

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 FINAL PLAT FILING NO. 6, 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

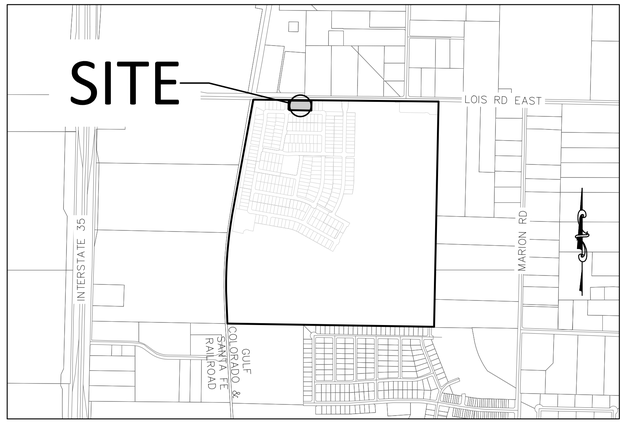
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

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

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

RESIDENTIAL LOT INFORMAITON	
LOT SIZE	NUMBER OF LOTS
50'	5
60'	1
TOTAL	6

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

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 — DATE
CITY OF SANGER, TX

_____ _____
MAYOR — DATE
CITY OF SANGER, TX

ATTESTED BY

_____ _____
CITY SECRETARY — DATE
CITY OF SANGER, TX

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

FINAL PLAT 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 SEPTEMBER 2025

REVISIONS

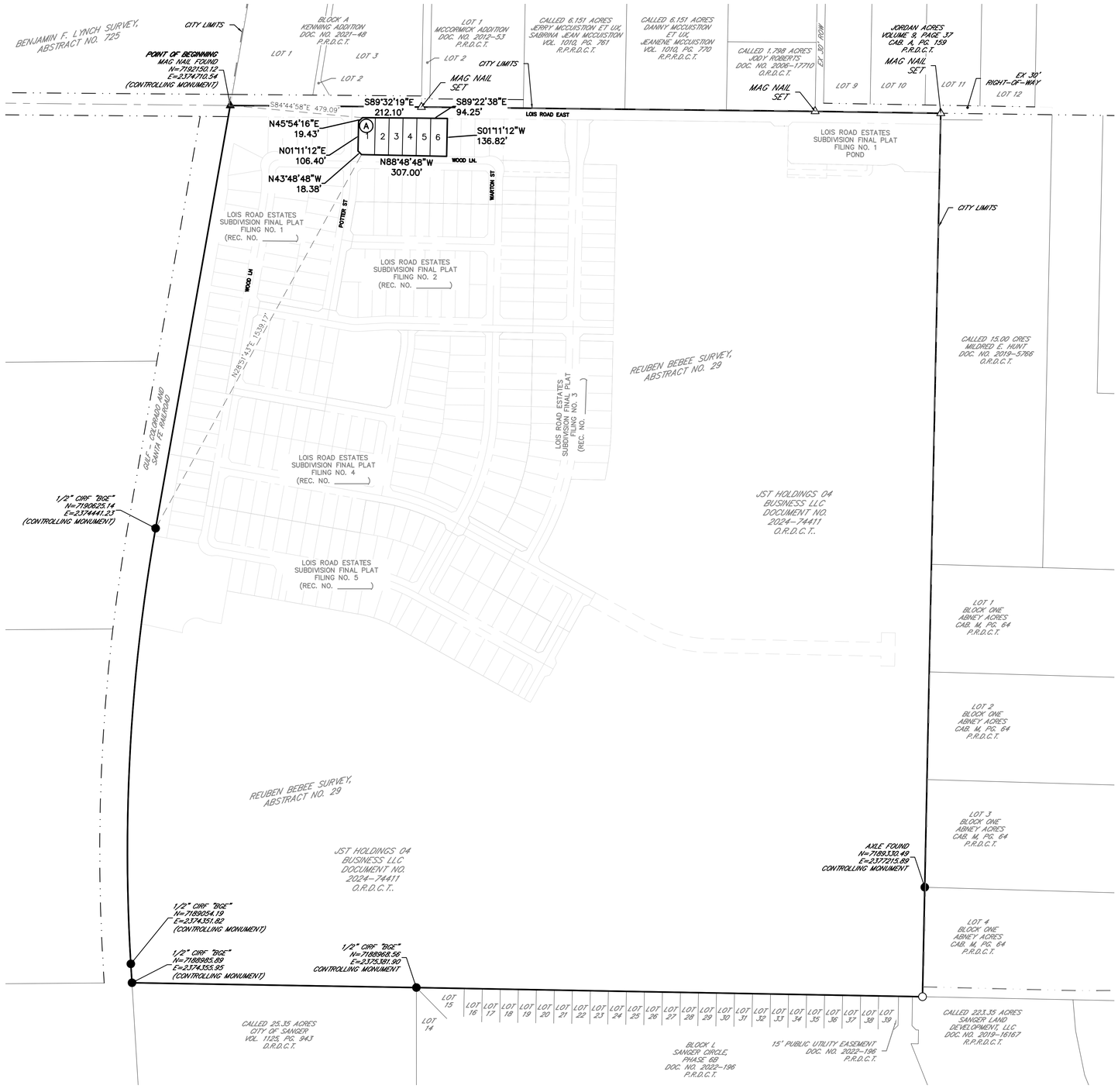
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SHEET 01 OF 03

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LOIS ROAD ESTATES SUBDIVISION FINAL PLAT 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"
- MAG NAIL FOUND
- 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

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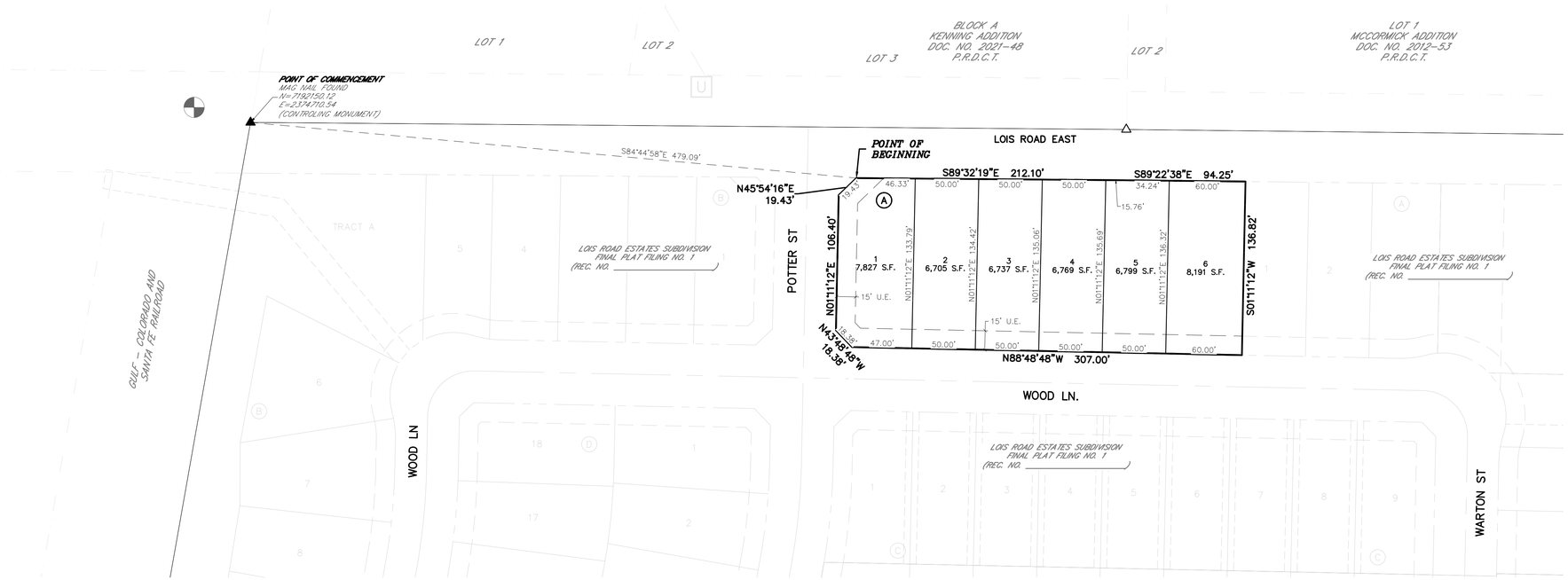
REVISIONS

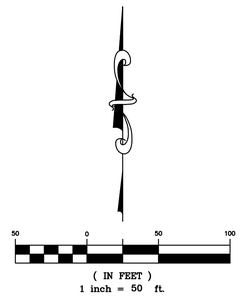
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JOB 24007256

SHEET 02 OF 03

LOIS ROAD ESTATES SUBDIVISION FINAL PLAT FILING NO. 6

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LEGEND

○	FOUND MONUMENT, AS NOTED
●	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
▲	MAG NAIL FOUND
△	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

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REVISIONS

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

SHEET 03 OF 03

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SUBDIVISION APPLICATION

[ ] Preliminary Plat Minor Plat	[x] 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__/__/_____

EST · 1886
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SUBDIVISION PACKET

A Plat subdividing land within the city limits of Sanger or within Sanger Extraterritorial Jurisdiction (ETJ) requires the approval of the City of Sanger. The platting process involves the preparation of one or more plats by the landowner, a review by staff, and consideration by the Planning & Zoning Commission and City Council.

PLAT TYPES: There are seven different types of plats, each with their own function.

- Preliminary Plat – A preliminary plat is required for most subdivisions, particularly those providing for dedication of public right-of-way and construction of public improvements. It is used to determine the layout of the proposed development.
- Final Plat – A final plat will follow a preliminary plat to specify in detail the arrangement of lots, the dedication of public right-of-way, and the provision of public improvements and services.
- Replat – A replat revises an existing plat and is controlling over the preceding plat. A public hearing is required for replat.
- Minor Plat – A minor plat is one creating three lots or fewer, and not requiring the dedication of right-of-way or construction of improvements. Minor plats can be approved with the preparation of a preliminary plat.
- Amended Plat – An amended plat revises a previously platted lot to correct an error or add or modify a feature. Amending plats cannot increase the number of lots.
- Conveyance Plat – A conveyance plat may be used to convey the property or interests therein. It may also be used in lieu of a final plat to record a subdivision or property. A conveyance plat is an interim step in the subdivision of land and shall contain a notation that indicates that no development is intended.
- Vacating Plat – A vacating plat removes/vacates the plat covering a tract of land before any lot in the plat is sold. The plat is vacated when a signed, acknowledged instrument declaring the plat vacated is approved and recorded in the manner prescribed for the original plat.

SUBMISSION REQUIREMENTS: The submittal requirements for each kind of plat are included in this packet.

SUBMISSION SCHEDULE: Plats must be submitted during regular business hours before the submittal cut- off date for each Planning and Zoning (P&Z) Commission meeting. Before the application is filed, a mandatory completeness check is required. Application are encouraged to be submitted at least 9 days prior to the submittal cut-off date for completeness check. Plat will be scheduled for P&Z Commission and for City Council according to The Schedule for Planning Applications on the City's website. Staff will provide review comments within 2 weeks of application filing. All corrections must be made prior to the P&Z Commission meeting. If more time is needed for revisions/corrections, the applicant and owner must submit a request in the form of a signed letter a week before the P&Z meeting date. Staff may extend the application review time for up to 25 days upon receipt of the signed letter.

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APPLICATION FEES: The non-refundable application fee covers part of the cost for the city to review and act on the plat application.

- Residential Preliminary or Final Plat / Replat
  - $600.00 + $10.00 lot or $15.00 acre for lot sizes of one acre or more

- Commercial Preliminary or Final Plat / Replat
  - $700.00 + $15.00 per acre

- Minor Plat - $400.00 + $10.00 per lot, or $15.00 per acre for lots larger than 1 acre
- Amended Plat - $400.00 + $10.00 per lot
- Conveyance Plat - $400.00 +$10.00 per lot
- Vacating Plat - $400.00

SUBDIVISION PROCEDURE

The process for subdividing land involved the following steps:

1. Pre-Application Conference: Prior to filing of a plat, the owner must consult with the Director of Development Services, and other City staff concerning compliance with all applicable ordinances and regulations, and the provision of adequate infrastructure and public services. Also, the applicable application review and approval procedure for the plat will be identified.

2. Completeness Check: The applicant will provide all required documents and fees along with the signed application and applicable checklist for a completeness check 9 days prior to the submittal cut-off date. Staff will review the documents for completeness of items listed on the checklists and provide feedback about any additional information or documents required from the applicant. Applications deemed to be incomplete at the time of submittal cut-off date will be returned to the applicant without the application being filed.

3. Submission: Upon determination of application completeness, the application will be considered filed with the Development Services Department. The application submittal cut-off date will be considered as the application filing date and as the first day of review of application.

4. Review: City Staff will review the plat for compliance with the Subdivision Ordinance and other city requirements, and provide comments within 2 weeks of application submittal. The applicant may need to make changes and revisions to the plat or supporting materials. The applicant must provide additional copies of the plat if requested by staff prior to the P&Z Commission and City Council meetings.

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5. Planning & Zoning Commission: The Planning & Zoning Commission will consider the plat at a regular meeting. The meeting date will be determined at the time of application filing. Staff will recommend approval of the project only if all of staff's comments have been addressed prior to P&Z meeting. If the plat is approved, it will be forwarded to the City Council. If the plat is denied, applicant may resubmit a response addressing all of staff's comments prior to City Council meeting date.

6. City Council: The City Council will consider the plat at a regular meeting. The meeting date will be determined at the time of application filing. Staff will recommend approval of the project only if all of staff's comments have been addressed prior to City Council meeting. City Council's action will be final. If the plat is denied, staff will provide written statement with specific reasons for disapproval. The applicant may resubmit a response satisfying all reasons for disapproval. Upon resubmittal of the applicant's response, City will have 15 days to either approve or deny the plat. If plat is denied again, the applicant will be required to start a new application. If approved, applicant may schedule a pre-construction meeting with City staff.

7. Filing for Recordation: Following approval by the City Council, and construction and acceptance of any required public improvements, the plat will be signed by the P&Z Chairman, Mayor, sealed by the City Secretary, and filed for record with Denton County. A Plat Execution Package containing the following must be provided to the Development Services to file the plat for record with Denton County:
   a. three (3) full-sized (24"x36") notarized copies of the plat with all signatures (except P&Z Chairman, Mayor and City Secretary), seals, stamps or other validation/certifications of work as applicable in accordance with State law and local requirements, folded to 8.5"x11" with the title block facing outwards;
   b. recent original certified & sealed tax certificates showing $0.00 amount due;
   c. $150.00 plat filing fee;

   Note: Preliminary Plats are not filed for record

Consult the Schedule of Planning Application for submittal dates and corresponding meeting dates of the Planning & Zoning Commission and City Council.

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SUBMITTAL REQUIREMENTS & PROCESS

All plat submittals must include the correct copies of the plat, the completed and signed application form, plat checklist, the application fee, and a Letter of Intent. Some plats may also require additional copies of the plat and/or other supplementary materials. The Pre-Application Conference with city staff will determine the specific submittal requirements for each applicant.

PLAT: The applicant must will submit all items requested on the checklist on to Community Core.

APPLICATION FORM: The application form must be completed and signed by the applicant and the owner(s).

PLAT CHECKLIST: Each item on the applicable plat checklist must be check marked as completed and submitted along with the application form.

APPLICATION FEE: The required application fee must be provided by check made payable to the City of Sanger. If the submittal is complete, the payment will be accepted. If the submittal is incomplete, the check will be returned with the other materials.

LETTER OF INTENT: Each plat submittal must include a Letter of Intent which provides the following:

- The subdivider's name and address
- The contact information of the person(s) preparing the submitted documents
- The designated point of contact for future correspondence
- The intent of the plat application
- A brief description of the location, land area, particulars as to the intended use(s) of the property, and any intended future development on the property
- A request that the plat be reviewed and considered by the appropriate approval body

SUBMITTAL PROCESS: The applicant shall submit the plat application to the online portal Community Core as indicated by the Schedule of Planning Application. A plat application submittal is accepted by the City when the Director of Development Services has certified to the applicant that a complete submittal providing adequate information for a comprehensive review has been received. No plat application will be considered submitted with the city until and unless the prescribed application fees have been paid. All original plat application documents must be submitted to the Department of Development Services through Community Core.

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PRELIMINARY PLAT CHECKLIST

The plat shall be drawn to a scale of not more than two hundred feet to the inch (1" = 200'). The information to be included and the procedure for submittal are as follows:

- ☐ Legal Description (Metes and Bounds) with total acreage
- ☐ 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.
- ☐ North Arrow
- ☐ Scale (both graphic and written) appropriate for the level of detail and not more than two hundred feet to the inch (1" =200)
- ☐ Legend for any symbols used
- ☐ Location/Vicinity Map showing the location of the subject property, existing and proposed streets and thoroughfares
  covering an area at least one thousand feet (1,000') outside the proposed subdivision.
- ☐ Title Block with the following information:
  1) Plat Type (ex: "Final Plat", "Preliminary Plat", etc.)
  2) Name of the proposed development/addition
  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
- ☐ Block with name(s), address, phone number, and email of preparer, owner, developer, engineer, and/or surveyor
- ☐ Existing Features:
  1) Location and dimension of all boundary lines (accurate in scale) with dimensions and bearings including lot lines, building lines, and City Limits lines (if any).
  2) The location, widths, and names of all existing or platted streets or other public areas, parks, existing permanent structures, land dedicated within or contiguous to the subject property, railroads, rights-of-way, easements, and other important features, such as abstract lines, political subdivision or

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corporation lines, and school district boundaries.

3) Existing sewer mains, water mains, drainage culverts or other underground structures within the tract and immediately adjacent thereto with pipe sizes, grades, locations and dimensions indicated.
4) Contours with intervals of two feet (2') or less, referred to mean sea level datum. In areas where the terrain is relatively flat, supplementary contours shall be shown so that the average horizontal distance between said lines does not exceed two hundred feet (200').
5) Subdivision name of adjacent properties (P.R.D.C.T) or ownership information for adjacent un-platted properties (D.R.D.C.T.) with recording information.
6) Location of existing fire hydrants and fire lanes

☐ New Features:

1) The layout, names, and widths (from centerline to edge as well as from edge to edge) of the proposed streets, fire lanes, drives, alleys and easements.
2) Length and radii of all street segments
3) Curve table for all streets, drives, and alleys
4) Acreage or square footage of right-of-way dedicated should be shown, including corner clips and deceleration/turn lanes on the plat
5) Lot and block numbers (lot number are numbers; and block numbers are letters), square footage, and other description according to the real estate records of the city or county auditor and recorder; also, designation of the proposed uses of land within the subdivision.
6) All parcels of land intended to be dedicated for public use or reserved in the deeds for the use of all property owner(s) in the proposed subdivision, together with the purpose or limitations of such reservations.
7) The layout, numbers, set-back lines, and approximate dimensions of proposed lots, blocks, parks, etc.
8) Location of proposed fire hydrants and fire lanes
9) USPS Postmaster approved location of mailboxes (if cluster mailboxes)
10) Proposed building lines with square footage and proposed use
11) Proposed Parking layout

☐ Table showing the following information:

1) Listing of the lots with square footage, and the associated lot widths at the front building line
2) Square footage of total building footprint and of each land use (if known)
3) Number of required and provided parking spaces
4) Required and provided total landscaped area and front yard landscaped area

☐ Existing and proposed FEMA 100-year floodplain boundaries and elevation. Include minimum finished floor elevations (minimum 2 feet above the 100-year elevation) of all lots adjacent to floodplain. If the site does not contain a floodplain, note that: "No 100-year floodplain exists on the site." A Floodplain reclamation study will be required with Final Plat if necessary.

☐ Submittals for preliminary plats shall include plans, documents, and information

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adequate for the review of the provision of public improvements to the properties involved. This includes but is not limited to streets, water services, wastewater services, franchise utilities, street lighting, and stormwater detention (ex: preliminary drainage plans, preliminary utility plans, floodplain study, traffic impact study etc.).

☐ Two (2) copies of the typical cross-sections of proposed streets showing the width of pavement, type of pavement, and location and widths of sidewalks when not in conformance with standard details.

☐ Approval Block:

The following notice shall be placed on the face of each preliminary plat by the subdivider:

"Preliminary Plat for Review Purposes Only"

The following certificates shall be placed on the preliminary plat by the subdivider:

Approved for Preparation of Final Plat

_____ _____

City of Sanger, TX Date
Planning and Zoning

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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.

n/a ☐ 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._____, dated_____,

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of the National Flood Insurance Rate Maps for Denton County, Texas."

8) "The purpose of this plat is_____[state the purpose]_____"
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.

n/a ☐ 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. WILL BE PROVIDED UPON APPROVAL

n/a ☐ 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"

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☒ 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

SANGER
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(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

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VACATING PLAT CHECKLIST

- ☐ A letter signed by the property owner(s) indicating their consent. If the property owner information does not match the Denton Central Appraisal District record, then information related to the purchase must be provided.

- ☐ Current tax certificate(s) indicating all taxes for the subject property have been paid to the current year (available from Denton Central Appraisal District). Tax statements printed from the DCAD website (pdf) are acceptable in lieu of the original certificate(s). Original tax certificates shall be required for recording the plat at the County.

- ☐ Letter of Intent that should include
  1) Existing legal description (subdivision name, lot(s), block(s));
  2) Original legal description that will be resumed upon plat vacation;
  3) Explain the location of all structures on the property.
  4) The contact information of the person(s) preparing the submitted documents
  5) The designated point of contact for future correspondence
  6) The intent of the plat application
  7) A request that the plat be reviewed and considered by the appropriate approval body

- ☐ A signed and notarized affidavit filled out completely and accurately by the land owner for the type pf plat that is proposed to be vacated must be included.

- ☐ A map(s) showing the location, size, use and arrangement of all buildings/structures showing height in stories and feet, total floor area, total square feet of ground area coverage of existing buildings which will remain, if any, and the location, designation and total area of all usable open space.

- ☐ Vicinity Map

KALTERCAPITAL

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 OF136.82 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.

DATE: 9/29/25

1st REVIEW COMMENTS – Replat – Lois Road Estates Subdivision Filing No. 6

The request is for a Replat of Lois Road Estates Filing No. 1, being approximately 0.988 acres in the A0029A R. BEBEE, TR 107, prepared by Atwell, submitted on 9/17/25. Below are the comments that should be addressed before City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following;

1. Lois Road Estates Subdivision Filing No. 1 does not have two points of entry. For subdivisions over 30 lots, two points of entry must be provided.
2. Show true bearings and distances to the nearest established street lines, official monuments or subdivision corners, 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.
3. Show centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline.
4. Provide the accurate location, material, and approximate size of all monuments.
5. In title block the Plat type should be Replat not Final Plat.

Informational Comments

1. The property is within the City of Sanger.

2. The Replat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, October 13, 2025.