

LOIS ROAD ESTATES SUBDIVISION FINAL PLAT FILING NO. 7

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.
45.296 ACRES OF LAND
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 45.296 (1,973,106 SQUARE FEET) ACRE TRACT OF LAND SITUATED IN THE REUBEN BEBEE SURVEY, ABSTRACT NO. 29, SITUATED IN THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 202.49 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO JST HOLDINGS 04 BUSINESS LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NO. 2024-74411 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MAG NAIL FOUND, BEING THE NORTHWEST CORNER OF SAID JST HOLDING 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):

THENCE, S87°42'53"E, CROSSING THROUGH SAID JST HOLDING 1,311.88 ACRE TRACT, A DISTANCE 1311.88 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET FOR THE MOST NORTHERLY NORTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

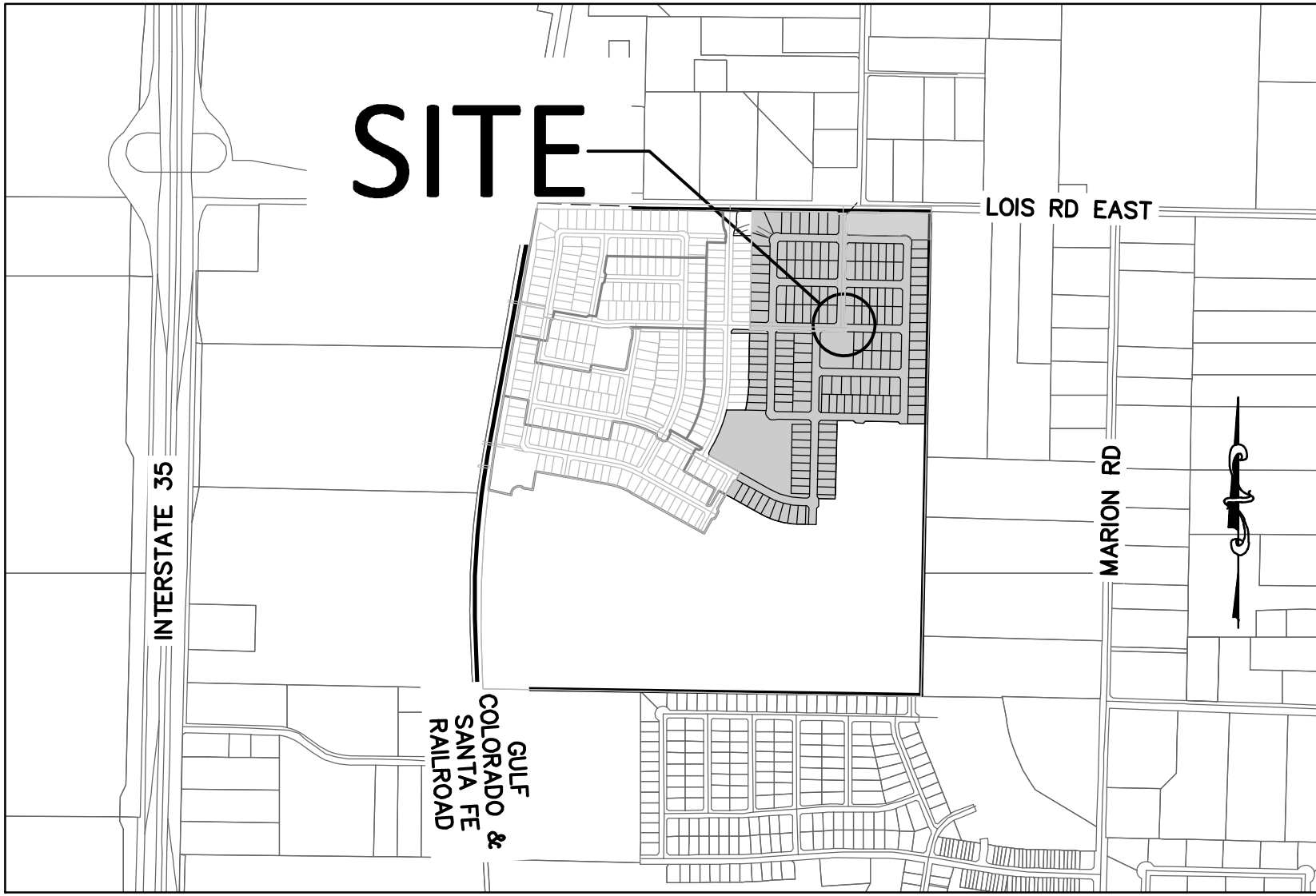
THENCE, CONTINUING CROSSING THROUGH SAID JST HOLDING 202.49 ACRE TRACT, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

1. S 89°22'38" E, A DISTANCE OF 637.91 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
2. S 44°05'43" E, A DISTANCE OF 20.68 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
3. S 89°49'01" E, A DISTANCE OF 50.01 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
4. S 1°11'12" W, A DISTANCE OF 121.61 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
5. S 43°48'48" E, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
6. S 88°48'48" E, A DISTANCE OF 330.29 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
7. WITH SAID CURVE, TO THE RIGHT AND HAVING A RADIUS OF 800.00 FEET, A ARC LENGTH OF 22.26 FEET, AND A CHORD BEARING AND CHORD DISTANCE OF N 83°12'56" E, A DISTANCE OF 22.19 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET AT THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT;
8. WITH SAID COMPOUND CURVE TO THE RIGHT AND HAVING A RADIUS OF 50.00 FEET, A ARC LENGTH OF 67.08 FEET, AND A CHORD BEARING AND CHORD DISTANCE OF S 66°19'07" E A DISTANCE OF 67.17 FEET TO A 1/2" IRON ROD WITH CAPSTAMPED "ATWELL LLC." SET AT THE END OF SAID CURVE;
9. S 88°48'48" E, A DISTANCE OF 126.30 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET IN THE EASTERN LINE OF SAID JST HOLDINGS TRACT, SAME BEING IN THE WESTERN LINE OF A CALLED 15.00 ACRE TRACT CONVEYED TO MILDRED E. HUNT RECORDED IN DOCUMENT NO. 2019-5766, OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND FOR THE FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE EASTERN LINE OF SAID JST HOLDINGS TRACT, THE WESTERN LINE OF SAID 15.00 ACRE TRACT, S 01°11'12" W, A DISTANCE OF 1,200.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET IN THE EASTERN LINE OF SAID JST HOLDINGS TRACT, AND THE WESTERN LINE OF SAID 15.00 ACRE TRACT, AND FOR THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

- THENCE OVER AND ACROSS SAID JST HOLDINGS TRACT, THE FOLLOWING THIRTY-SIX (36) COURSES AND DISTANCES:
1. N 88°48'48" W, A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
 2. S 01°11'12" W, A DISTANCE OF 2.29 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
 3. N 88°48'48" W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
 4. N 43°48'48" W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
 5. N 88°48'48" W, A DISTANCE OF 214.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
 6. S 46°11'12" W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
 7. N 88°48'48" W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
 8. N 43°48'48" W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
 9. N 88°48'48" W, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
 10. S 01°11'12" W, A DISTANCE OF 510.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
 11. N 88°48'48" W, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
 12. S 01°11'12" W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
 13. S 46°11'12" W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
 14. S 01°11'12" W, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
 15. N 88°48'48" W, A DISTANCE OF 125.50 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET AND FOR THE POINT OF BEGINNING TO A CURVE TO THE RIGHT;
 16. WITH A CURVE TO THE RIGHT AND HAVING A RADIUS OF 500.00 FEET, A ARC LENGTH OF 244.22 FEET, AND A CHORD BEARING AND CHORD DISTANCE OF N 74°49'13" W, A DISTANCE OF 241.80 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
 17. N 60°49'38" W, A DISTANCE OF 266.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
 18. N 29°10'22" E, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
 19. N 74°10'22" E, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
 20. N 29°10'22" E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
 21. N 60°49'38" W, A DISTANCE OF 230.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
 22. N 15°49'38" W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
 23. N 29°10'22" E, A DISTANCE OF 51.40 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET AND FOR THE POINT OF BEGINNING TO A CURVE TO THE LEFT;
 24. WITH A CURVE TO THE LEFT AND HAVING A RADIUS OF 925.00 FEET, AN ARC LENGTH OF 252.99 FEET, AND A CHORD BEARING AND CHORD DISTANCE OF N 21°20'15" E, A DISTANCE OF 252.21 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
 25. S 88°48'48" E, A DISTANCE OF 122.49 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET AND FOR THE POINT OF BEGINNING TO A CURVE TO THE LEFT;
 26. WITH A CURVE TO THE LEFT AND HAVING A RADIUS OF 1045.00 FEET, AN ARC LENGTH OF 198.49 FEET, AND A CHORD BEARING AND CHORD DISTANCE OF N 06°37'41" E, A DISTANCE OF 198.19 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
 27. N 01°11'12" E, A DISTANCE OF 302.71 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
 28. N 88°48'48" W, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
 29. N 01°11'12" E, A DISTANCE OF 12.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
 30. N 46°11'12" E, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
 31. S 88°48'48" E, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
 32. N 01°11'12" E, A DISTANCE OF 612.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
 33. N 88°48'48" W, A DISTANCE OF 119.07" FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
 34. WITH SAID CURVE A CURVE TO THE RIGHT AND HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 29.83 FEET, AND A CHORD BEARING AND CHORD DISTANCE OF N 13° 16' 24" E, A DISTANCE OF 29.78 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET AT THE END OF SAID CURVE;
 35. N 18°58'14" E, A DISTANCE OF 15.59 FEET TO A FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
 34. WITH SAID CURVE A CURVE TO THE RIGHT AND HAVING A RADIUS OF 148.00 FEET, AN ARC LENGTH OF 45.94 FEET, AND A CHORD BEARING AND CHORD DISTANCE OF N 10° 04' 43" E, A DISTANCE OF 45.75 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET AT THE END OF SAID CURVE;
 35. N 1°11'12" E, A DISTANCE OF 56.41 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
 36. N 46°11'12" E, A DISTANCE OF 20.41 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET TO THE POINT OF BEGINNING;

CONTAINING 45.296 ACRES OR 1,973,106 SQUARE FEET, MORE OR LESS.



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

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. 7, 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 _____.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	OVERALL PLAT
03	FINAL PLAT
04	FINAL PLAT
05	FINAL PLAT
06	LINE & CURVE TABLES

PROJECT TEAM

OWNER/DEVELOPER/APPLICANT:
KALTER CAPITAL
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'	114
60'	62
TOTAL	176

AREA TABLE			LAND USE	OWNER/MAINTENANCE
TRACT NAME	AREA (SF)	AREA (AC)		
TRACT A	34641.90	0.80	OPEN SPACE, UTILITIES	OWNER/HOA
TRACT C	5831.00	0.13	OPEN SPACE	OWNER/HOA
TRACT D	4151.00	0.10	OPEN SPACE	OWNER/HOA
TRACT E	52151.00	1.20	OPEN SPACE	OWNER/HOA
TRACT F	4151.00	0.10	OPEN SPACE	OWNER/HOA
TRACT G	217207.74	4.99	PARK, OPEN SPACE & AMENITY CENTER	OWNER/HOA
TRACT H	2915.50	0.07	OPEN SPACE	OWNER/HOA
TRACT I	2915.50	0.07	OPEN SPACE	OWNER/HOA
TRACT J	2315.50	0.05	OPEN SPACE	OWNER/HOA
TOTAL	905,149	11.98		

OWNER: JST HOLDINS 04 BUSINESS LLC
HOA: LOIS ROAD ESTATES
NOTE: TRACT B HAS BEEN OMITTED.

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.

JONATHAN E. COOPER, RPLS NO. 5369
TBPE LS 10193726
FOR AND ON BEHALF OF ATWELL, LLC

APPROVED AND ACCEPTED

CHAIRMAN, PLANNING & ZONING COMMISSION
CITY OF SANGER, TX

DATE _____

MAYOR
CITY OF SANGER, TX

DATE _____

ATTESTED BY _____

CITY SECRETARY
CITY OF SANGER, TX

DATE _____

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.



OWNER/DEVELOPER/APPLICANT
JST HOLDINGS 04 BUSINESS LLC
10268 W. CENTENNIAL RD. UNIT 200 F
LITTLETON, CO 80127
303-324-1771
LEE EISENHEIM

FINAL PLAT FILING NO. 7
LOIS ROAD ESTATES SUBDIVISION
176 RESIDENTIAL LOTS (114-50' & 62-60')
10 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
45.296 ACRES - 10.09 ACRES ROW
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 02/28/2025

A 1st SUBMITTAL TO CITY OF SANGER 05/12/2025 - KB

REVISIONS

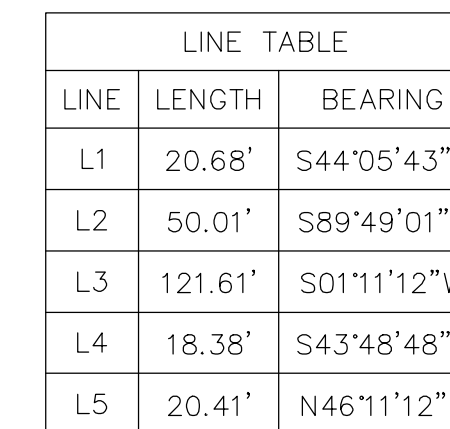
DR. RF CH. JS

P.M. RH

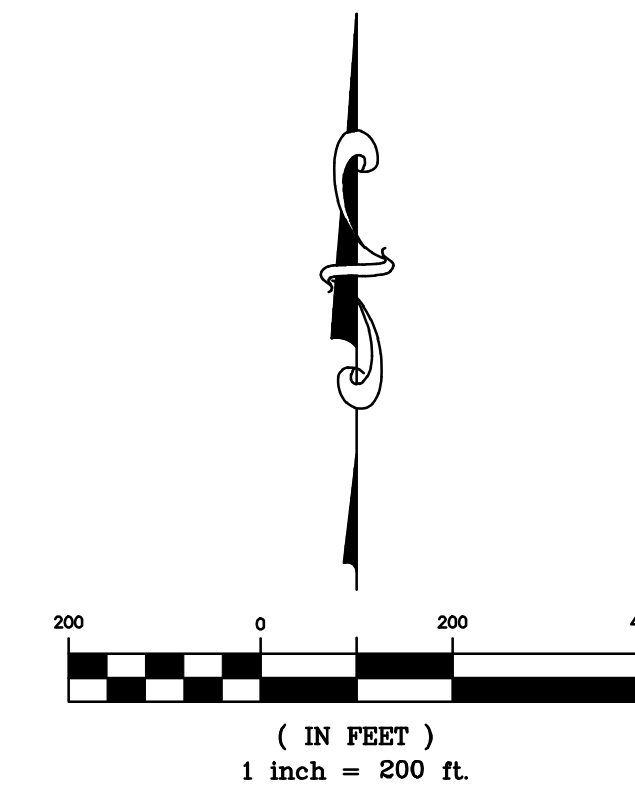
JOB 24007256

SHEET 01 OF 06

BEING A PORTION OF A CALLED 202.49 ACRE TRACT OF LAND
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45.296 ACRES OF LAND
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	22.26'	80.00'	15°56'33"	N83°12'56"E	22.19'
C2	67.08'	50.00'	76°52'25"	S66°19'07"E	62.17'
C3	29.83'	150.00'	11°23'40"	N13°16'24"E	29.78'
C4	45.94'	148.00'	17°47'02"	N10°04'43"E	45.75'



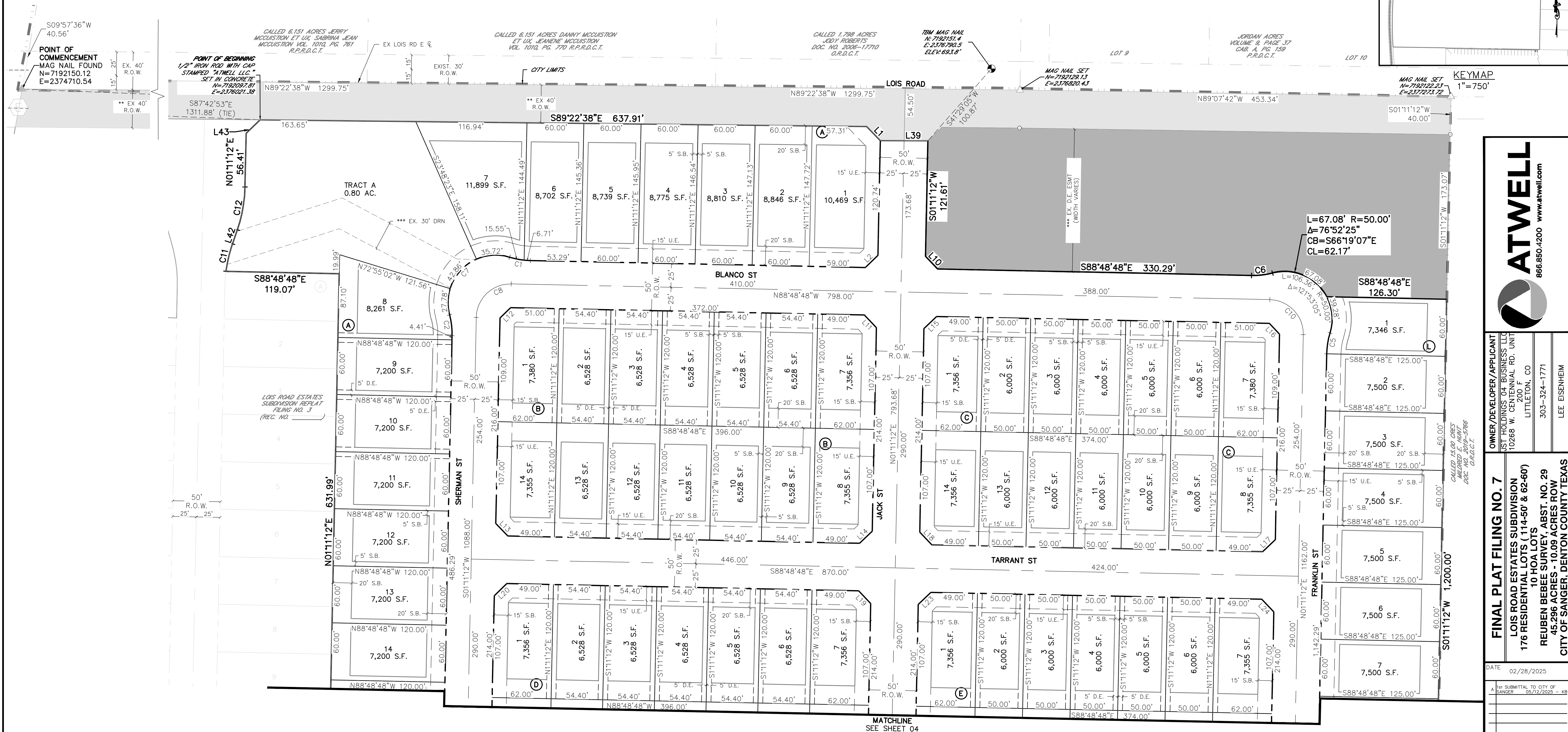
LEGEND			
○	FOUND 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"	—————	SUBJECT PARCEL BOUNDARY LINE
●	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"	-----	SECTION LINE
▲	MAG NAIL FOUND	—————	SUBDIVISION LOT LINE
△	MAG NAIL SET	—————	ADJACENT PROPERTY LINE
◆	SECTION CORNER, AS NOTED	-----	EASEMENT LINE, AS NOTED
1	LOT NUMBER	-----	R.O.W. (RIGHT-OF-WAY LINE)
Ⓢ	BLOCK LETTER	- - - - -	OFFSET / TIE LINE
D.E.	DRAINAGE EASEMENT		** GRANTED, RIGHTS-OF-WAY PER LOIS ROAD ESTATES SUBDIVISION, PHASE 1 FINAL PLAT REC. NO.
U.E.	UTILITY EASEMENT		*** EASEMENT DEDICATED BY SEPARATE INSTRUMENT NUMBER
S.B.	SETBACK		

RECORDING BOX

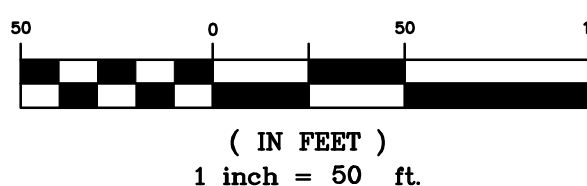
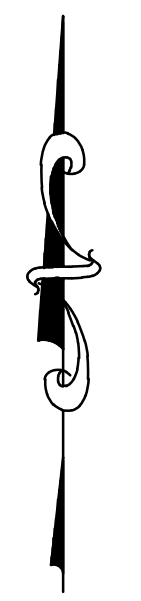
 ATWELL 866.850.4200 www.atwell.com		OWNER/DEVELOPER/APPLICANT JST HOLDINGS 04 BUSINESS LLC 10288 W. CENITENAL RD. UNIT 200 LITTLETON, CO	
FINAL PLAT FILING NO. 7		LOIS ROAD ESTATES SUBDIVISION 176 RESIDENTIAL LOTS (114'-50" & 62'-60") 10 HOA LOTS REUBEN BEBEE SURVEY, ABST. NO. 29 45.296 ACRES - 10.09 ACRES ROW CITY OF SANGER, DENTON COUNTY TEXAS	
DATE		02/28/2025	
A 1st SUBMITTAL TO CITY OF SANGER 05/17/2025 - KB			
REVISIONS			
DR.	RF	CH.	JS
P.M.	RH		
JOB 24007256			
SHEET		OF 06	

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MATCHLINE
SEE SHEET 04



LEGEND

○	FOUND 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"	---	SUBJECT PARCEL BOUNDARY LINE
●	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"	---	SECTION LINE
▲	MAG NAIL FOUND	---	SUBDIVISION LOT LINE
△	MAG NAIL SET	---	ADJACENT PROPERTY LINE
◆	SECTION CORNER, AS NOTED	---	EASEMENT LINE, AS NOTED
1	LOT NUMBER	---	R.O.W. (RIGHT-OF-WAY LINE)
Ⓢ	BLOCK LETTER	---	OFFSET / TIE LINE
D.E.	DRAINAGE EASEMENT	---	*** GRANTED, RIGHTS-OF-WAY PER LOIS ROAD ESTATES SUBDIVISION, PHASE 1 FINAL PLAT REC. NO.
U.E.	UTILITY EASEMENT	---	*** EASEMENT DEDICATED BY SEPARATE INSTRUMENT NUMBER
S.B.	SETBACK	---	

RECORDING BOX

ATWELL
866.850.4200 www.atwell.com

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LOIS ROAD ESTATES SUBDIVISION
176 RESIDENTIAL LOTS (114-50' & 62-60')
10 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
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CITY OF SANGER, DENTON COUNTY TEXAS

OWNER/DEVELOPER/APPLICANT
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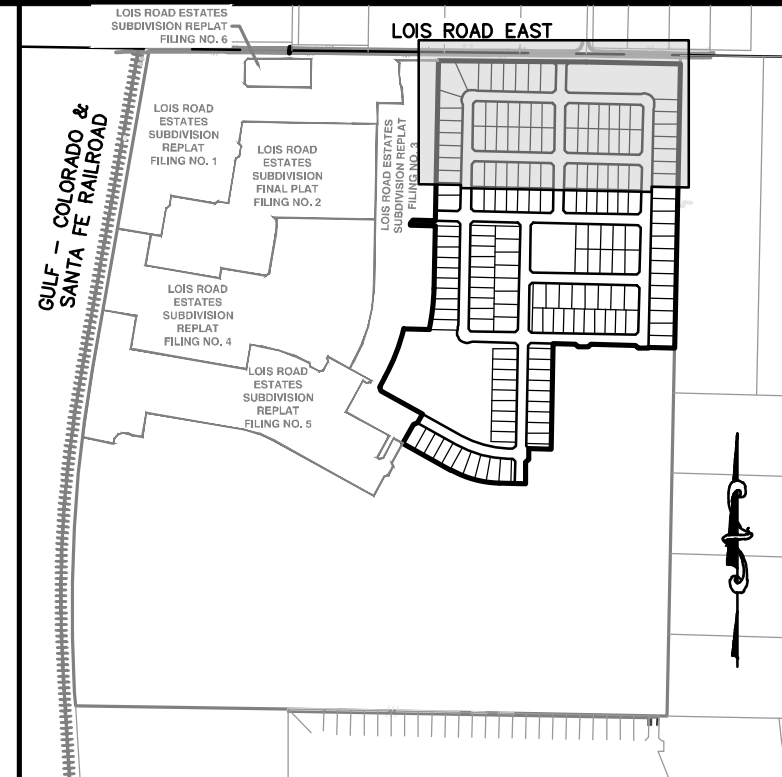
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REVISIONS

DR.	RF	CH.	JS
P.M.	RH		
JOB	24007256		

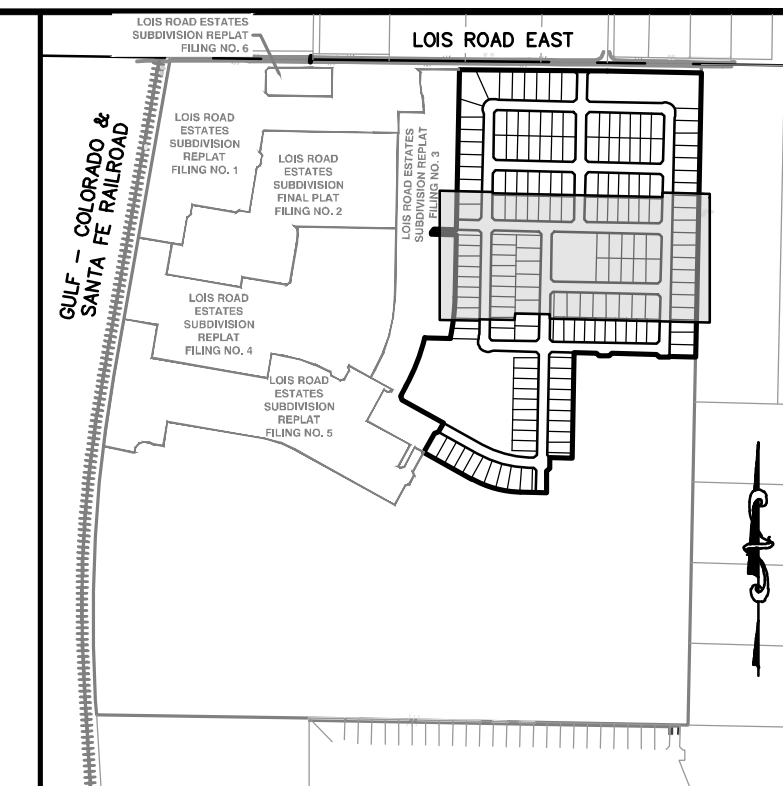
SHEET 03 OF 06

KEYMAP
1" = 750'

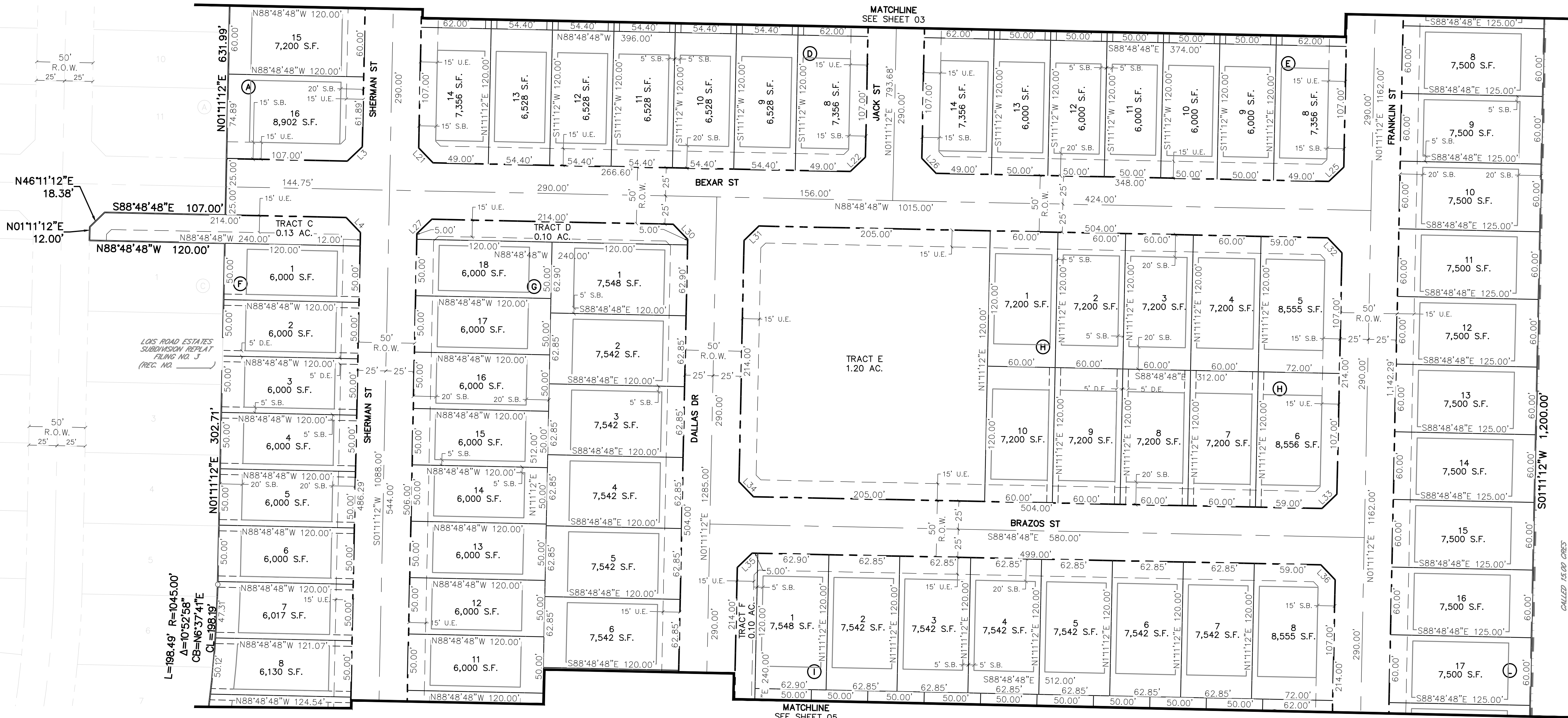


LOIS ROAD ESTATES SUBDIVISION FINAL PLAT FILING NO. 7

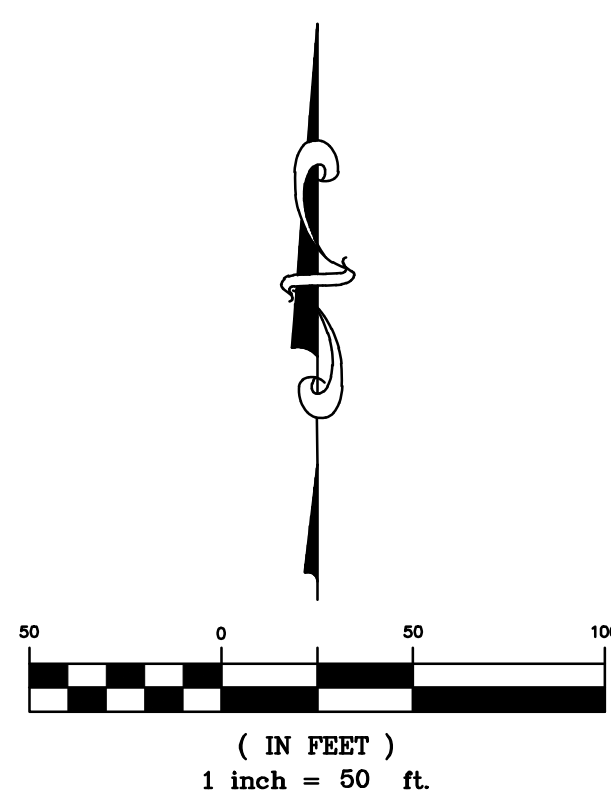
BEING A PORTION OF A CALLED 202.49 ACRE TRACT OF LAND
JST HOLDINGS 04 BUSINESS LLC, DOCUMENT NO. 2024-74411, O.R.D.C.T.
45.296 ACRES OF LAND
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



KEYMAP
1"=750'



MATCHLINE
SEE SHEET 05



LEGEND

○	FOUND 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"	---	SUBJECT PARCEL BOUNDARY LINE
●	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"	---	SECTION LINE
▲	MAG NAIL FOUND	---	SUBDIVISION LOT LINE
△	MAG NAIL SET	---	ADJACENT PROPERTY LINE
◆	SECTION CORNER, AS NOTED	---	EASEMENT LINE, AS NOTED
1	LOT NUMBER	---	R.O.W. (RIGHT-OF-WAY LINE)
Ⓢ	BLOCK LETTER	---	OFFSET / TIE LINE
D.E.	DRAINAGE EASEMENT	---	** GRANTED, RIGHTS-OF-WAY PER LOIS ROAD ESTATES SUBDIVISION, PHASE 1 FINAL PLAT REC. NO.
U.E.	UTILITY EASEMENT	---	*** EASEMENT DEDICATED BY SEPARATE INSTRUMENT NUMBER
S.B.	SETBACK	---	

RECORDING BOX

FINAL PLAT FILING NO. 7

LOIS ROAD ESTATES SUBDIVISION
176 RESIDENTIAL LOTS (114-50' & 62-60')
10 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
45.296 ACRES - 10.09 ACRES ROW
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 02/28/2025

1st SUBMITTAL TO CITY OF SANGER 05/12/2025 - KB

REVISIONS

DR. RF CH. JS

P.M. RH

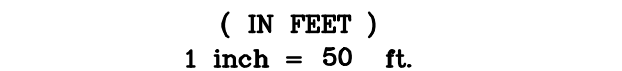
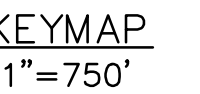
JOB 24007256

SHEET 04 OF 06

OWNER/DEVELOPER/APPLICANT
JST HOLDINGS 04 BUSINESS LLC
10286 W. CENTRAL RD. UNIT 202
LITTLETON, CO 80120
303-324-1771
LEE EISENHEIM



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



RECORDING BOX

LEGEND	
○	FOUND 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL, LLC"
●	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
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
S.B.	SETBACK
—	SUBJECT PARCEL BOUNDARY LINE
- - -	SECTION LINE
— — — — —	SUBDIVISION LOT LINE
— — — — —	ADJACENT PROPERTY LINE
- - - - -	EASEMENT LINE, AS NOTED
- . . - .	R.O.W. (RIGHT-OF-WAY LINE)
- - - - -	OFFSET / TIE LINE
	** GRANTED, RIGHTS-OF-WAY PER LOIS ROAD ESTATES SUBDIVISION, PHASE 1 FINAL PLAT REC. NO. _____
	*** EASEMENT DEDICATED BY SEPARATE INSTRUMENT NUMBER _____

JUST HOLDINGS 04 BUSINESS LLC 10268 W. CENTENNIAL RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

FINAL PLAT FILING NO. 1
LOIS ROAD ESTATES SUBDIVISION
176 RESIDENTIAL LOTS (11'4"-50' & 62'-60")
10 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 299
45.296 ACRES - 10.09 ACRES ROW
CITY OF SANGER, DENTON COUNTY TEXAS

02/28/2025

ST SUBMITTAL TO CITY OF
GANGER 05/12/2025 - KB

REVISIONS

REVISIONS

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TABLE 1

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RF	CH.	JS
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RH

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SHEET 05 OF 06

LOIS ROAD ESTATES SUBDIVISION FINAL PLAT FILING NO. 7

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

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.68'	N44°05'43"W
L2	18.38'	S46°11'12"W
L3	18.38'	S46°11'12"W
L4	18.38'	N43°48'48"W
L5	18.38'	N43°48'48"W
L6	18.38'	N46°11'12"E
L7	18.38'	S43°48'48"E
L8	18.38'	N43°48'48"W
L9	18.38'	N46°11'12"E
L10	18.38'	S43°48'48"E
L11	18.38'	S43°48'48"E
L12	15.56'	N46°11'12"E
L13	18.38'	N43°48'48"W
L14	18.38'	S46°11'12"W
L15	18.38'	N46°11'12"E
L16	15.56'	S43°48'48"E
L17	18.38'	S46°11'12"W
L18	18.38'	N43°48'48"W
L19	18.38'	N43°48'48"W
L20	18.38'	S46°11'12"W
L21	18.38'	S43°48'48"E
L22	18.38'	N46°11'12"E
L23	18.38'	N46°11'12"E
L24	18.38'	S43°48'48"E
L25	18.38'	S46°11'12"W
L26	18.38'	S43°48'48"E
L27	18.38'	N46°11'12"E
L28	15.56'	N43°48'48"W
L29	18.38'	S46°11'12"W
L30	18.38'	S43°48'48"E
L31	18.38'	S46°11'12"W
L32	18.38'	N43°48'48"W
L33	18.38'	N46°11'12"E
L34	18.38'	S43°48'48"E
L35	18.38'	N46°11'12"E
L36	18.38'	S43°48'48"E
L37	18.38'	S46°11'12"W
L38	18.38'	N43°48'48"W
L39	50.01'	S89°49'01"E
L40	38.00'	N01°11'12"E
L41	18.38'	N15°49'38"W
L42	15.59'	N18°58'14"E
L43	20.41'	N46°11'12"E

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	22.26'	80.00'	15°56'33"	S80°50'31"E	22.19'
C2	22.26'	80.00'	15°56'33"	N6°47'04"W	22.19'
C3	22.26'	80.00'	15°56'33"	N9°09'29"E	22.19'
C4	22.26'	80.00'	15°56'33"	S83°12'56"W	22.19'
C5	22.26'	80.00'	15°56'33"	S9°09'29"W	22.19'
C6	22.26'	80.00'	15°56'33"	N83°12'56"E	22.19'
C7	106.36'	50.00'	121°53'05"	S46°11'12"W	87.41'
C8	56.55'	36.00'	90°00'00"	S46°11'12"W	50.91'
C9	56.55'	36.00'	90°00'00"	S43°48'48"E	50.91'
C10	56.55'	36.00'	90°00'00"	N43°48'48"W	50.91'



ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
JST HOLDINGS 04 BUSINESS LLC
10288 W. CENTENNIAL RD. UNIT 200
LITTLETON, CO 80120

303-324-1771

LEE EISENHEIM

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SHEET 06 OF 06

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