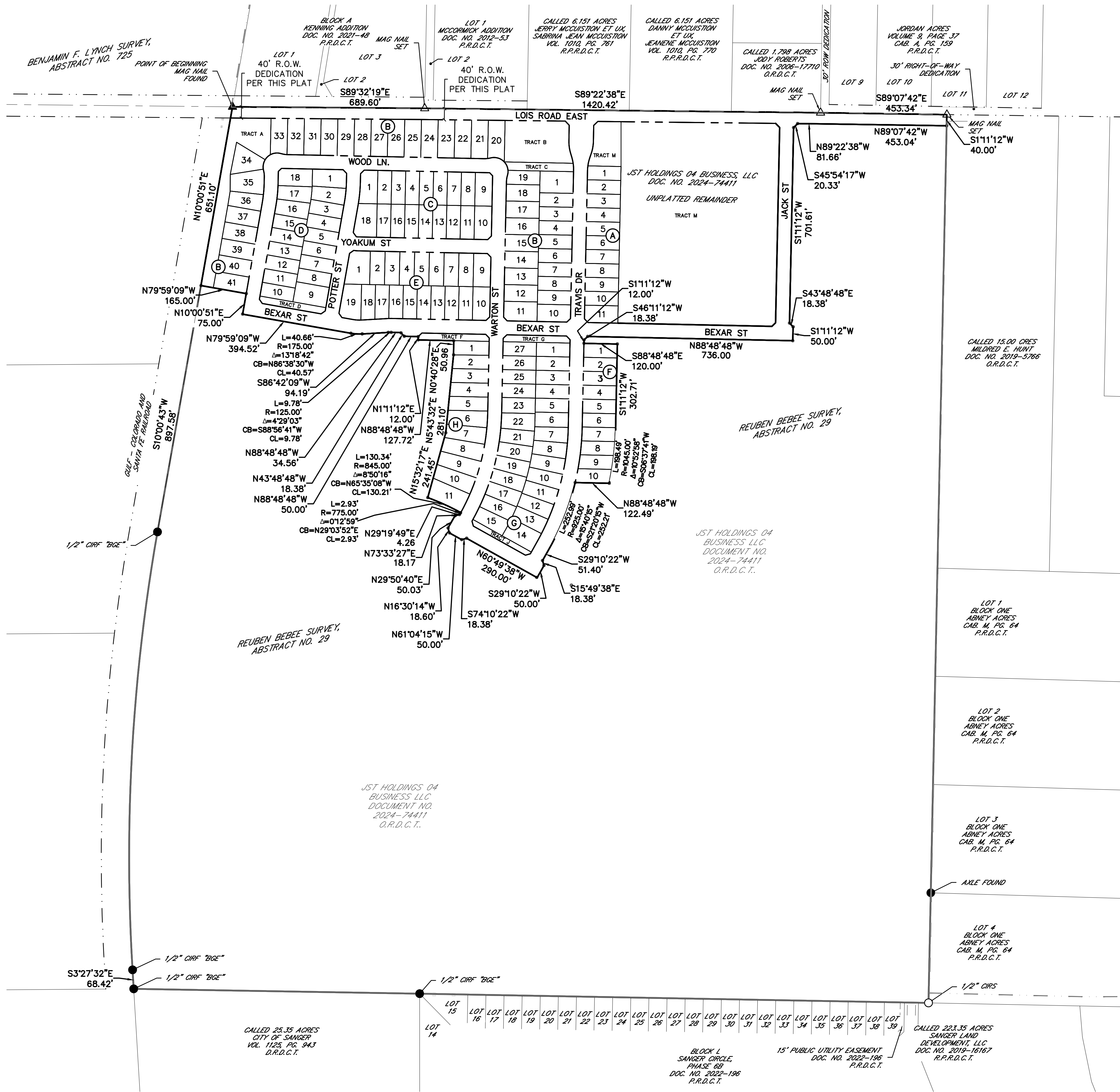


LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 1

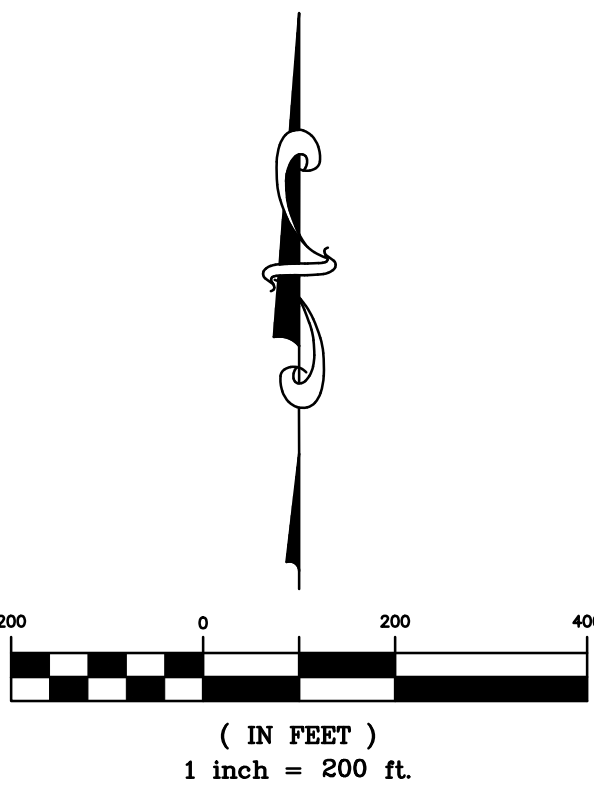
BEING 38.769 ACRES OF LAND (1,688,778 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



LINE TABLE		
LINE	LENGTH	BEARING
L1	20.60'	S43°48'48\"E
L2	20.41'	N46°11'12\"E
L3	15.56'	S43°48'48\"E
L4	18.38'	N46°11'12\"E
L5	18.38'	N43°48'48\"W
L6	15.56'	S46°11'12\"W
L7	18.73'	N36°04'30\"W
L8	15.54'	S54°56'21\"W
L9	18.38'	S46°11'12\"W
L10	18.38'	N43°48'48\"W
L11	18.33'	N43°48'48\"W
L12	18.38'	S46°11'12\"W
L13	18.38'	S43°48'48\"E
L14	18.38'	S46°11'12\"W
L15	18.38'	N43°48'48\"W
L16	18.38'	N46°11'12\"E
L17	18.44'	N43°48'48\"W
L18	18.38'	N46°11'12\"E
L19	18.38'	S46°11'12\"W

LINE TABLE		
LINE	LENGTH	BEARING
L20	18.38'	N43°48'48\"W
L21	15.56'	S34°59'09\"E
L22	15.56'	N55°00'51\"E
L23	15.56'	S34°59'09\"E
L24	12.00'	S01°11'12\"W
L25	18.38'	S15°49'38\"E
L26	50.00'	S29°10'22\"W
L27	18.38'	S74°10'22\"W
L28	18.60'	N16°30'14\"W
L29	15.56'	S74°10'22\"W
L30	15.56'	N15°49'38\"W
L31	12.00'	N01°11'12\"E
L32	18.38'	S43°48'48\"E
L33	20.68'	S44°05'43\"E
L34	20.33'	S45°54'17\"W
L35	9.79'	N00°40'28\"E
L36	15.00'	S89°32'19\"E
L37	4.31'	S00°40'28\"W

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	22.26'	80.00'	15°56'33\"	S9°09'29\"W	22.19'
C2	10.81'	80.00'	7°44'22\"	N79°06'51\"E	10.80'
C3	21.47'	80.00'	15°22'30\"	S80°33'30\"E	21.40'
C5	34.85'	150.00'	13°18'42\"	N86°38'30\"W	34.77'
C6	11.74'	150.00'	4°29'03\"	S88°56'41\"W	11.74'
C7	7.19'	775.00'	0°31'54\"	N29°13'20\"E	7.19'
C8	23.75'	150.89'	9°01'05\"	N14°54'51\"E	23.73'
C9	15.06'	50.00'	17°15'21\"	S49°18'24\"W	15.00'
C10	77.03'	500.00'	8°49'39\"	N5°36'02\"E	76.96'



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

PLAT FILING NO. 1

LOIS ROAD ESTATES SUBDIVISION
155 RESIDENTIAL LOTS - 6 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
38.769 ACRES - 1,688,778 SQUARE FEET
CITY OF SANGER, DENTON COUNTY TEXAS

DATE

02/28/2025

1st SUBMITTAL TO CITY OF
SANGER 02/28/2025 - KB
2nd SUBMITTAL TO CITY OF
SANGER XX/XX/2025 - KB

REVISIONS

DR: TN CH: AS

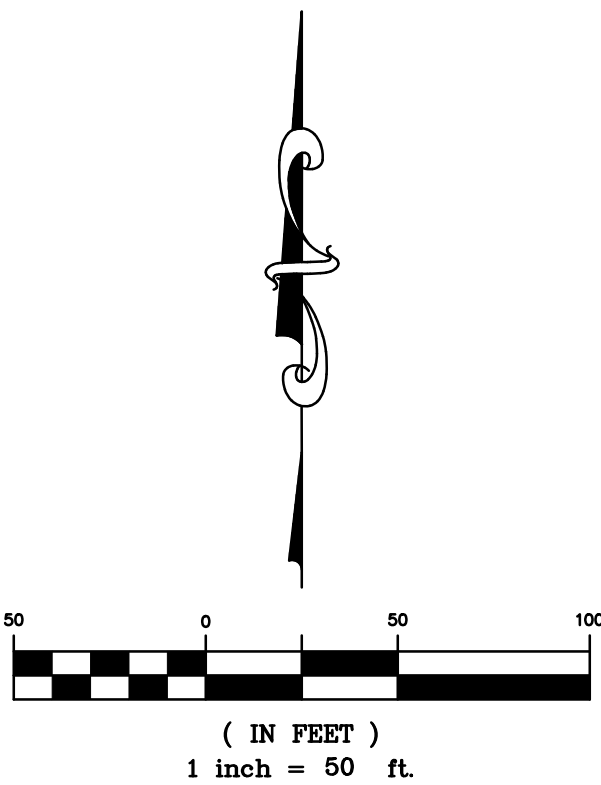
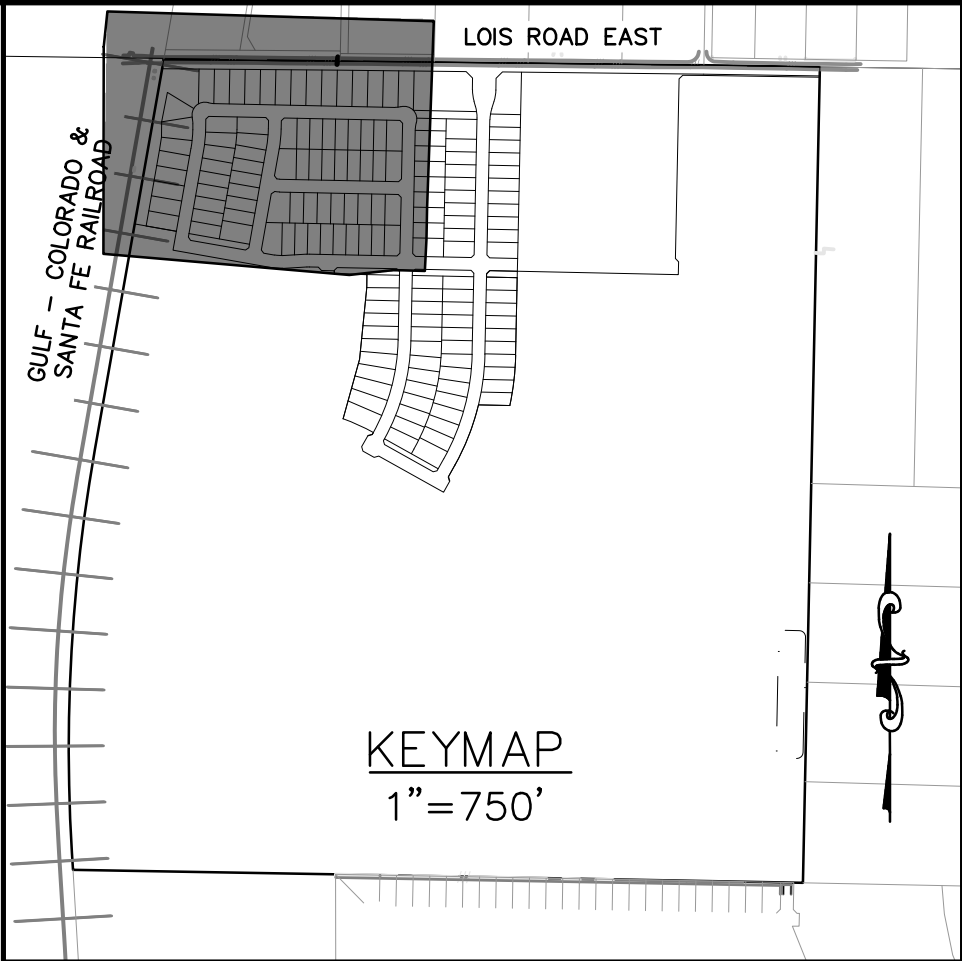
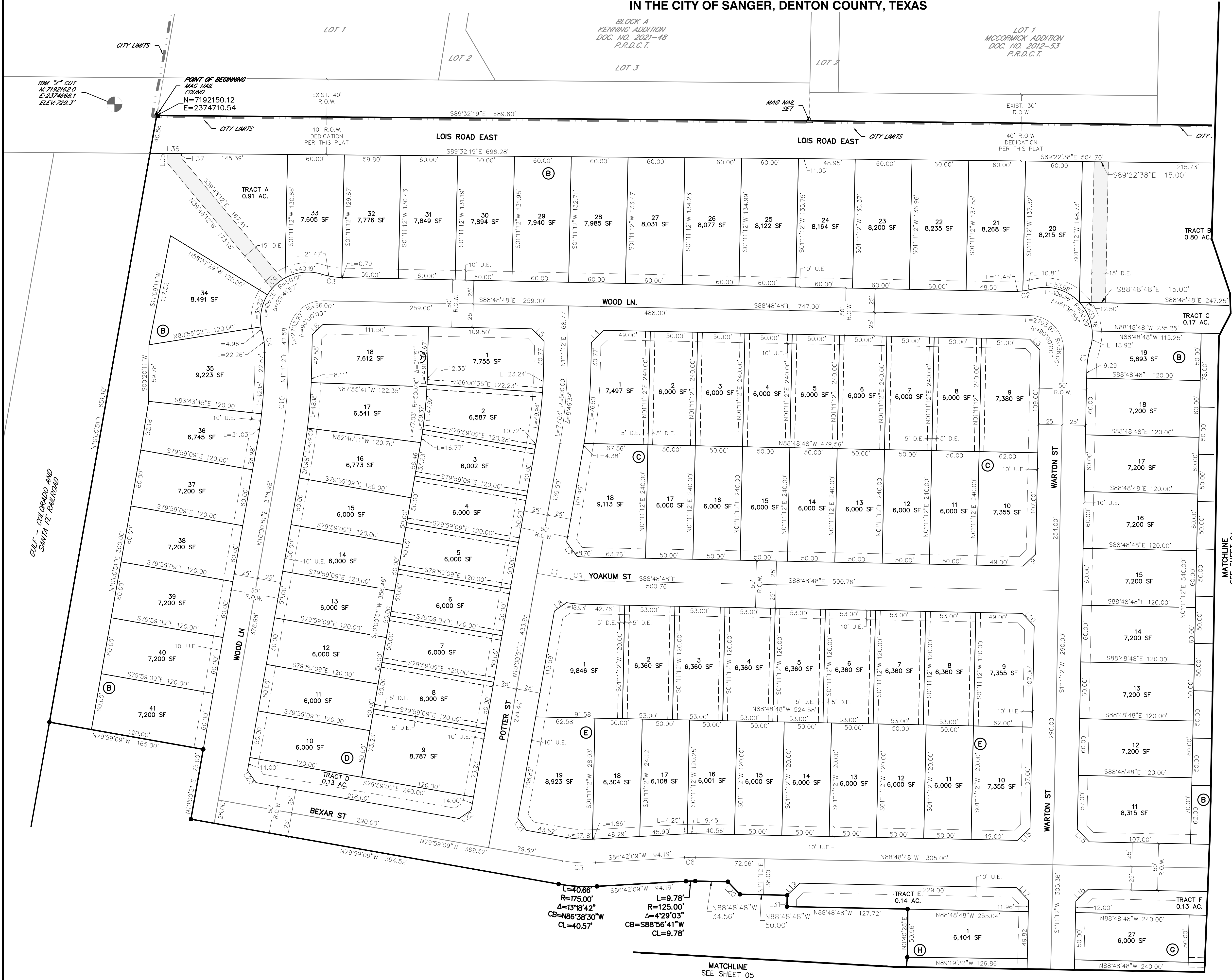
P.M: RG

JOB: 24007256

SHEET 02 OF 5

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 1

BEING 38.769 ACRES OF LAND (1,688,778 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	
---	SUBJECT PARCEL BOUNDARY LINE	
---	SECTION LINE	
---	SUBDIVISION LOT LINE	
---	LOT SETBACK	
---	ADJACENT PROPERTY LINE	
---	EASEMENT LINE, AS NOTED	
---	RIGHT-OF-WAY LINE	
---	OFFSET / TIE LINE	

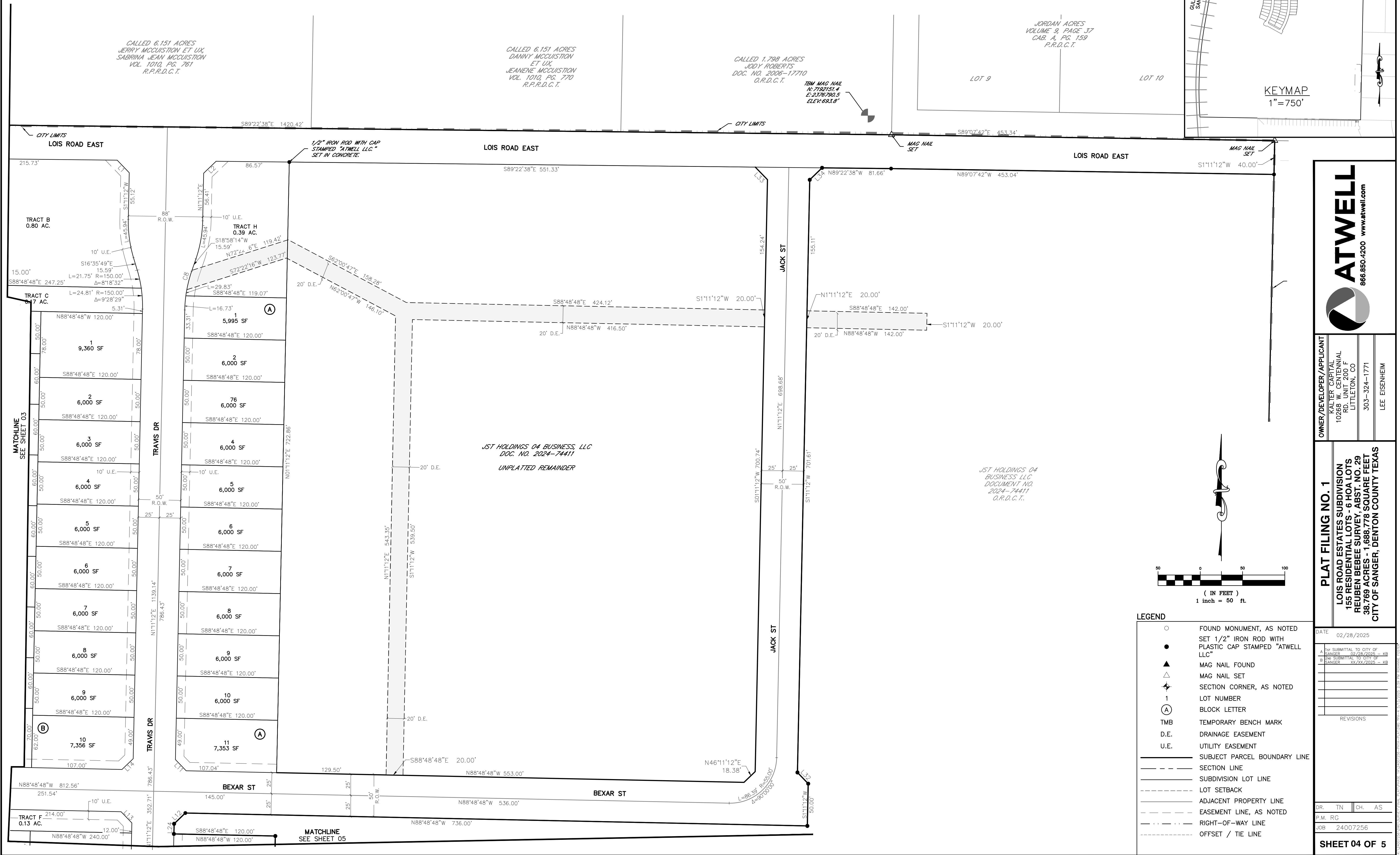
ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT	KALTER CAPITAL 10268 W. CENTENNIAL RD. UNIT 200 F LITTLETON, CO
PLAT FILING NO. 1	LOIS ROAD ESTATES SUBDIVISION 155 RESIDENTIAL LOTS - 6 HOA LOTS REUBEN BEBEE SURVEY, ABST. NO. 29 38.769 ACRES - 1,688,778 SQUARE FEET CITY OF SANGER, DENTON COUNTY TEXAS
DATE	02/28/2025
REVISIONS	

DR.	TN	CH.	AS
P.M.	RG		
JOB	24007256		
SHEET 03 OF 5			

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 1

BEING 38.769 ACRES OF LAND (1,688,778 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



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
PLAT FILING NO. 1	LOIS ROAD ESTATES SUBDIVISION 155 RESIDENTIAL LOTS - 6 HOA LOTS REUBEN BEBEE SURVEY, ABST. NO. 29 38.769 ACRES - 1,688,778 SQUARE FEET CITY OF SANGER, DENTON COUNTY TEXAS

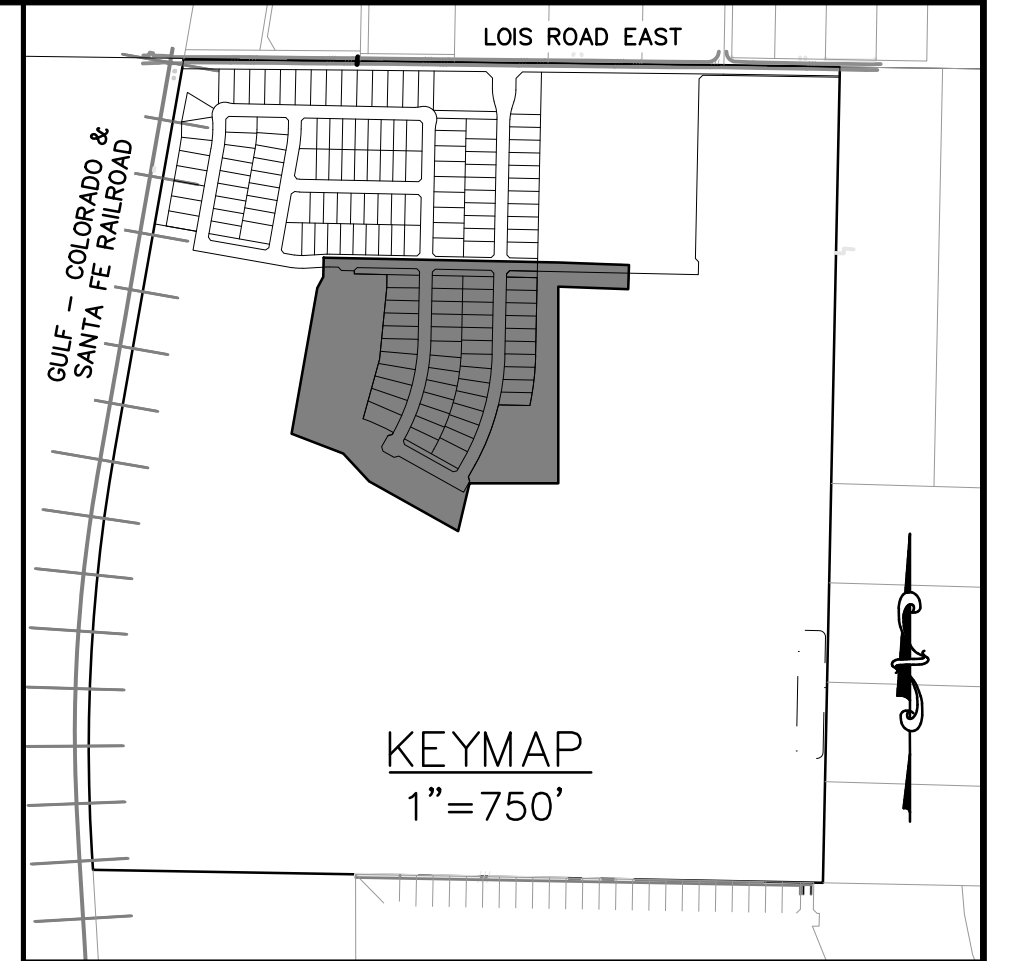
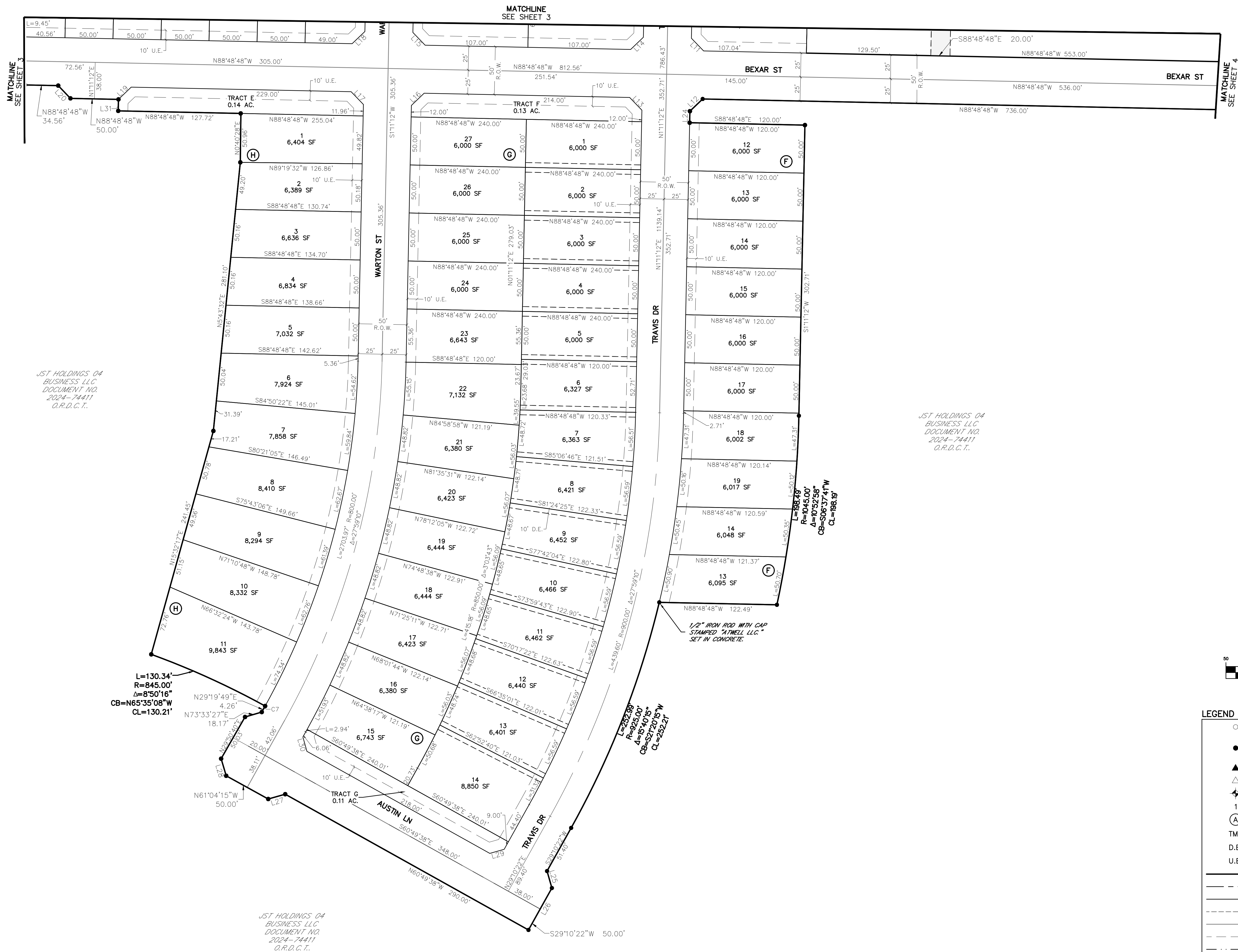
LEGEND

- 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
- 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

DATE	02/28/2025
1 st SUBMITTAL TO CITY OF SANGER	02/28/2025 - KB
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100 th SUBMITTAL TO CITY OF SANGER	XX/XX/2025 - KB

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 1

BEING 38.769 ACRES OF LAND (1,688,778 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



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

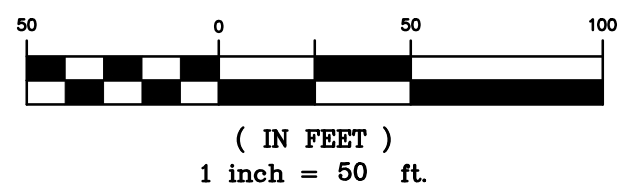
JST HOLDINGS 04
BUSINESS LLC
DOCUMENT NO.
2024-74411
O.R.D.C.T.

L=130.34'
R=845.00'
Δ=8°50'16"
CB=N65°35'08"W
CL=130.21'

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

L=292.38'
R=923.00'
Δ=15°40'15"
CB=S27°20'15"W
CL=252.21'

L=88.40'
R=1045.00'
Δ=10°52'58"
CB=S06°37'41"W
CL=88.19'



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

PLAT FILING NO. 1	
LOIS ROAD ESTATES SUBDIVISION 155 RESIDENTIAL LOTS - 6 HOA LOTS REUBEN BEBEE SURVEY, ABST. NO. 29 38.769 ACRES - 1,688,778 SQUARE FEET CITY OF SANGER, DENTON COUNTY TEXAS	

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REVISIONS	
DR: TN CH: AS	
P.M. RG	
JOB 24007256	
SHEET 05 OF 5	