

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 3

BEING 45.25 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 46.82 (2,039,586 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 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:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET IN THE NORTHERN LINE OF SAID JST HOLDINGS TRACT OF LAND, BEING IN THE SOUTHERN RIGHT-OF-WAY LINE OF LOIS ROAD EAST (40' RIGHT-OF-WAY); FOR THE NORTHWESTERN CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON BOUNDARY OF THE SOUTHERN RIGHT-OF-WAY LINE OF SAID LOIS ROAD EAST, SAME BEING THE NORTHERN LINE OF SAID JST HOLDINGS TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
1. S 89°22'38" E, A DISTANCE OF 712.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET;
2. S 89°07'42" E, A DISTANCE OF 453.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET IN THE SOUTHERN RIGHT-OF-WAY LINE OF SAID LOIS ROAD EAST, FOR THE NORTHEASTERN CORNER OF SAID JST HOLDINGS TRACT, FOR A NORTHWESTERN CORNER 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, SAME BEING THE WESTERN LINE OF SAID 15.00 ACRE TRACT, S 01°11'12" W, A DISTANCE OF 1,373.07 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC." SET IN THE WESTERN LINE OF SAID JST HOLDINGS TRACT, SAME BEING IN 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 TWENTY-SEVEN (27) 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 48°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 772.88 FEET TO THE POINT OF BEGINNING;

SAVE AND EXCEPT ANY PORTIONS OF JACK STREET AND BEXAR STREET DEDICATED AS PUBLIC RIGHT OF WAY ON LOIS ROAD ESTATES SUBDIVISION, FILING NO. 1 RECEPTION NO. _____

CONTAINING 45.25 ACRES OR 1,971,323 SQUARE FEET, MORE OR LESS.

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 HEREIN ABOVE DESCRIBED PROPERTY AS LOIS ROAD ESTATES SUBDIVISION 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____,

_____, OWNER

_____, TITLE AND COMPANY

STATE OF TEXAS
COUNTY OF DENTON

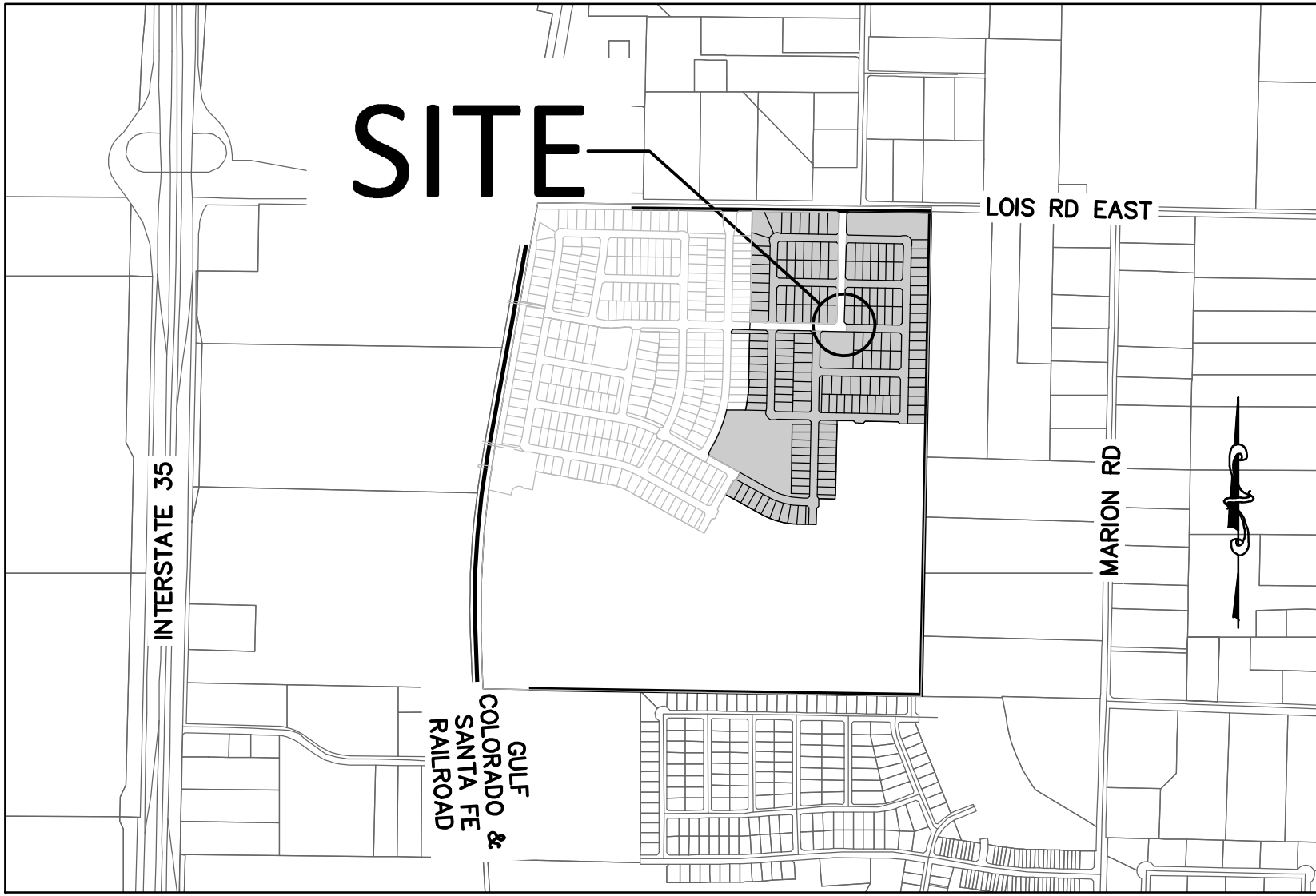
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES _____.



VICINITY MAP
NTS

BENCHMARKS AND CONTROLS:

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

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

BASIS OF BEARING:

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

GENERAL NOTES

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

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

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	OVERALL PLAT
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
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'	114
60'	62
TOTAL	176

AREA TABLE			LAND USE	OWNER/MAINTENANCE
TRACT NAME	AREA (SF)	AREA (AC)		
TRACT A	17852.44	0.41	OPEN SPACE, UTILITIES	OWNER/HOA
TRACT B	85248.98	1.96	OPEN SPACE	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	394,739	12.15		

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

SURVEYOR CERTIFICATE

I, RANDALL R. HAGER, 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.

RANDALL R. HAGER, RPLS NO. 6471
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 _____

RECORDING BOX

PLAT FILING NO. 3

LOIS ROAD ESTATES SUBDIVISION
176 RESIDENTIAL LOTS - 10 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
45.25 ACRES - 8.54 ACRES ROW
CITY OF SANGER, DENTON COUNTY TEXAS

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

DATE

02/26/2025

A

1st SUBMITTAL TO CITY OF SANGER XXXXXXXX - KB

REVISIONS

DR.

RF

CH.

JS

P.M.

RH

JOB

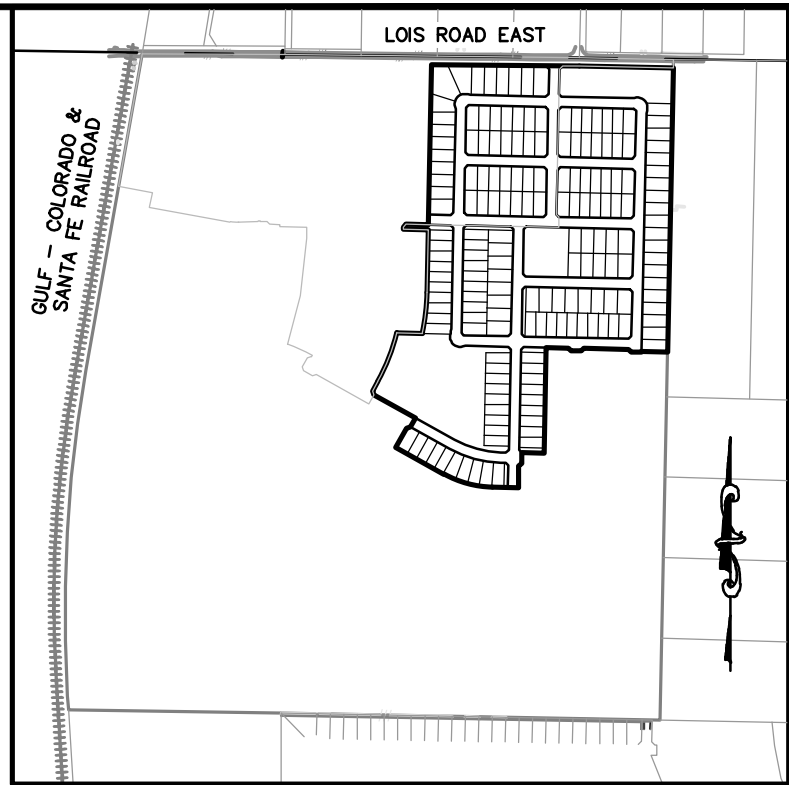
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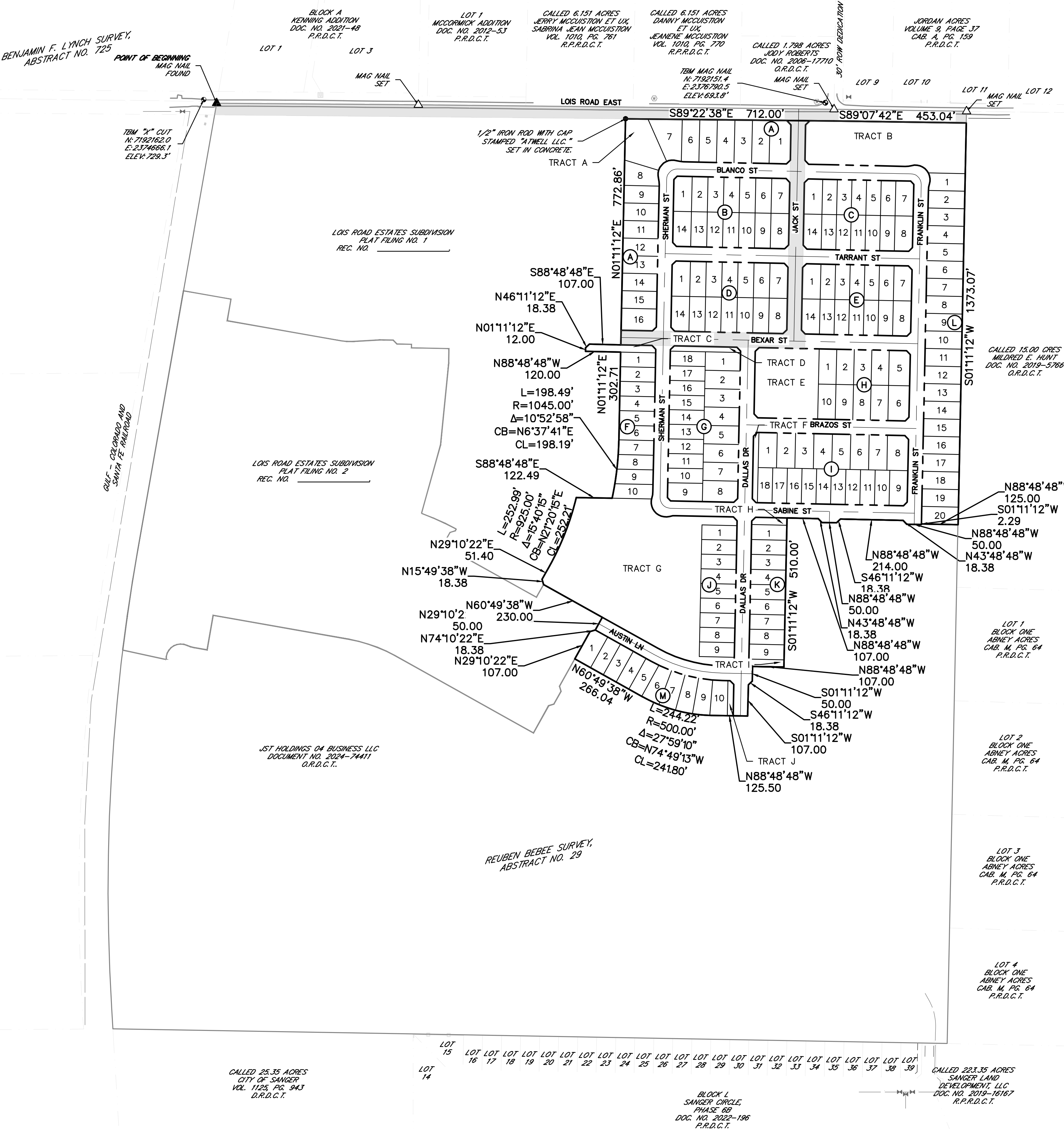
01 OF 06

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 3

BEING 45.25 ACRES OF LAND
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS

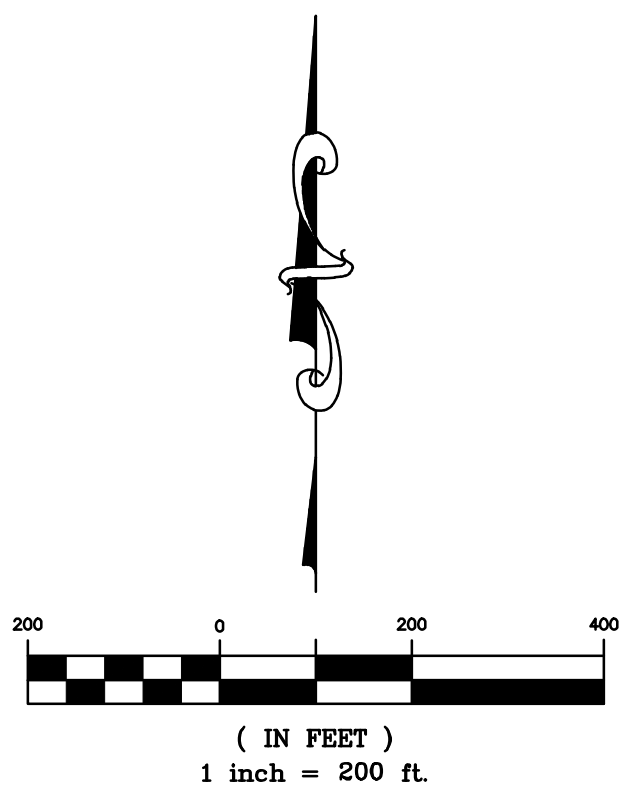


KEYMAP
1"=750'



LEGEND

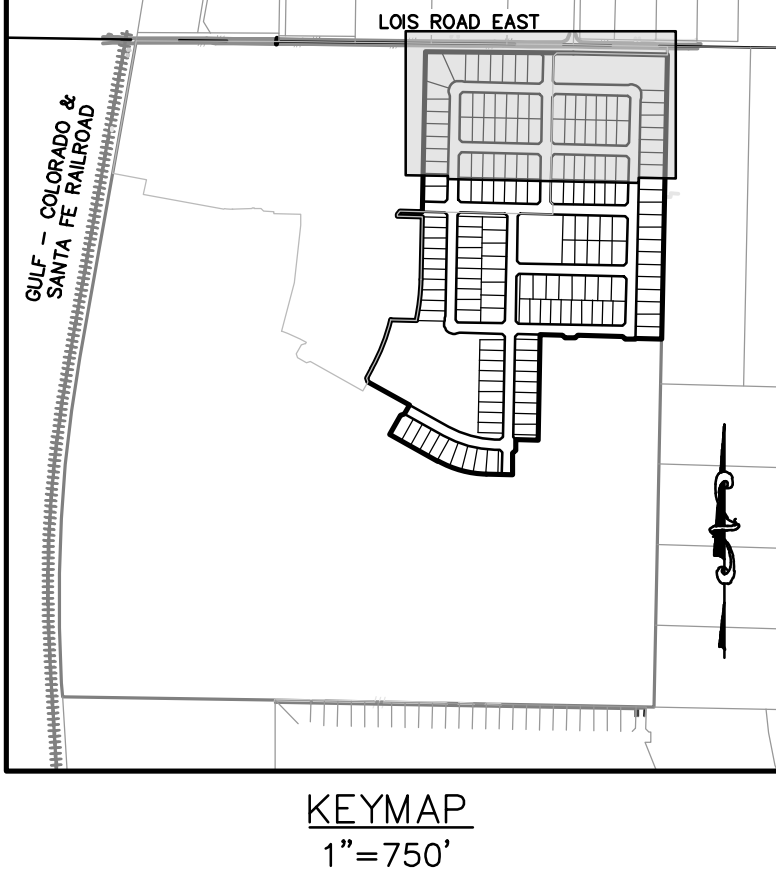
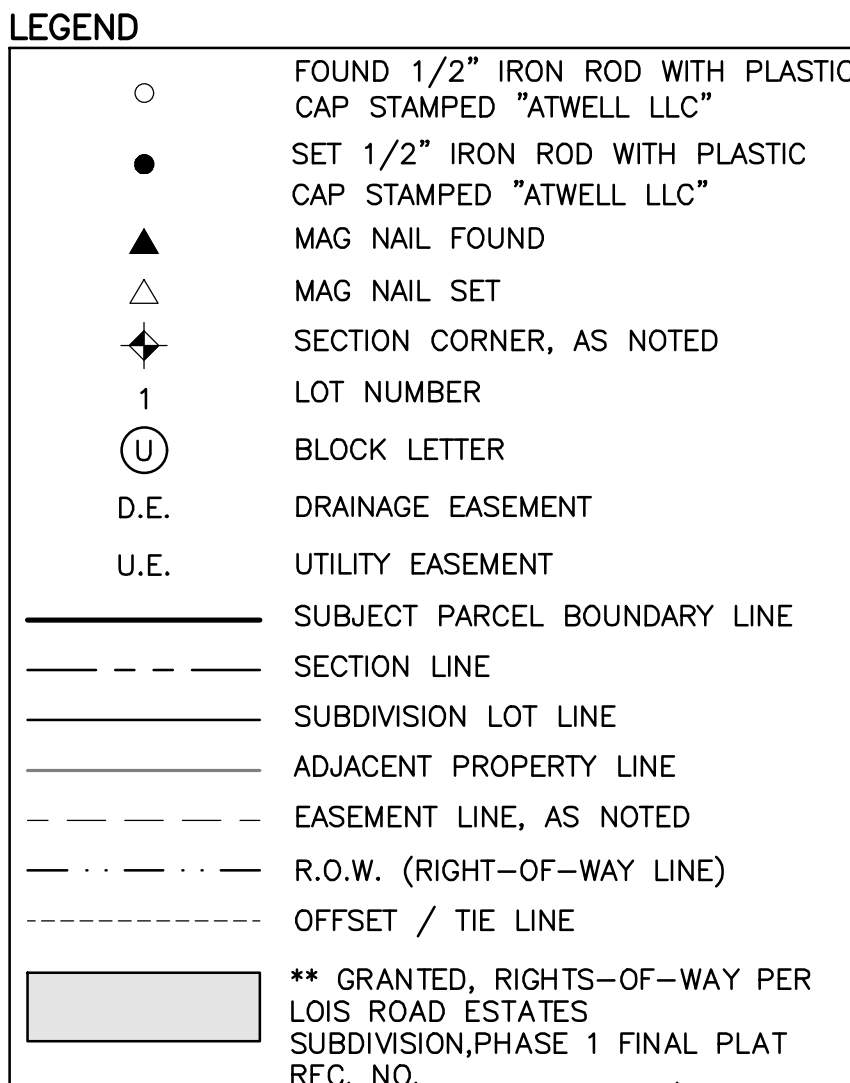
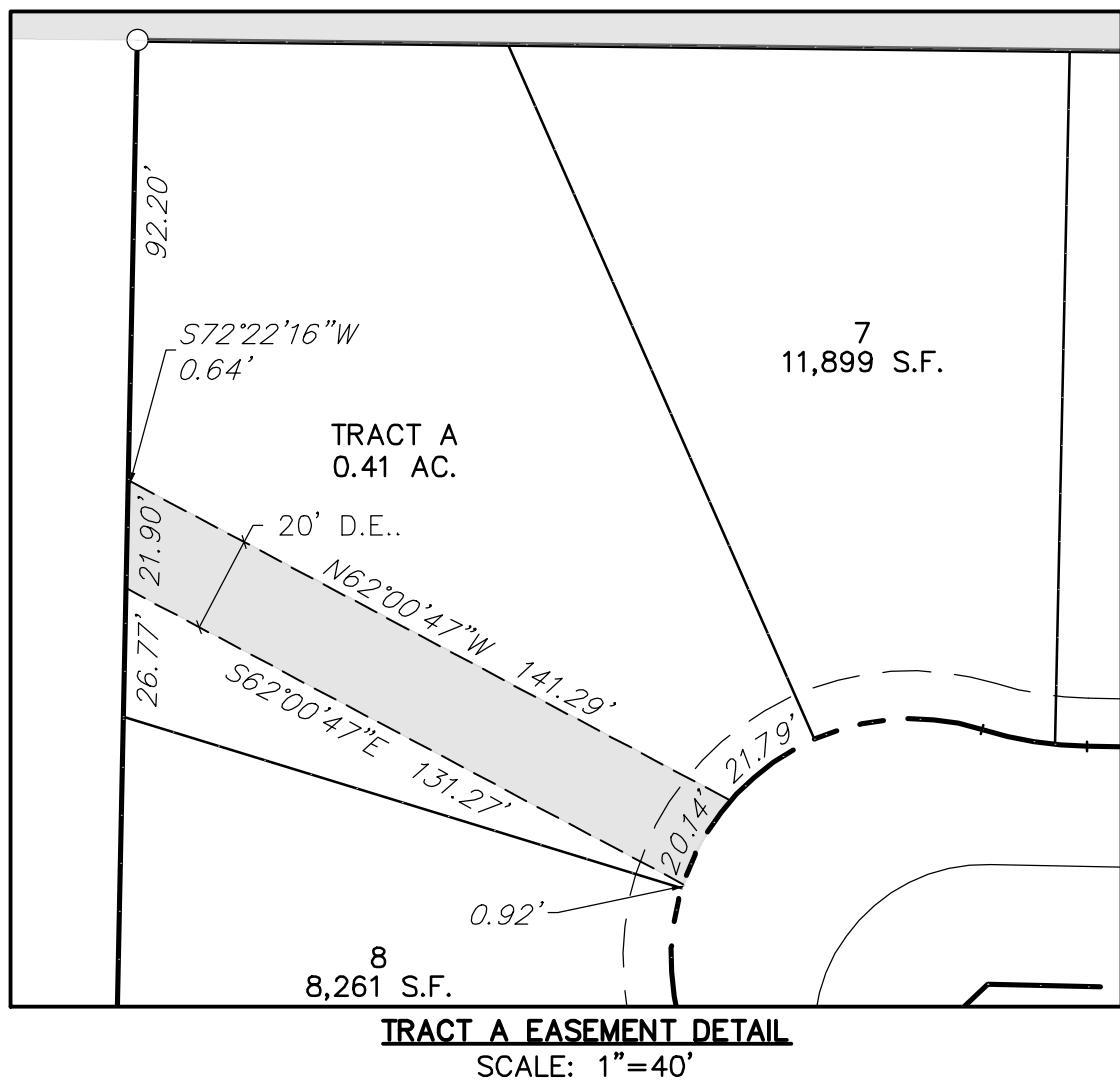
- FOUND 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
- ▲ MAG NAIL FOUND
- △ MAG NAIL SET
- ◆ SECTION CORNER, AS NOTED
- 1 LOT NUMBER
- Ⓢ BLOCK LETTER
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- SUBJECT PARCEL BOUNDARY LINE
- - - 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. _____



ATWELL 866.850.4200 www.atwell.com	
OWNER/DEVELOPER/APPLICANT JST HOLDINGS OF BUSINESS LLC 10286 W. CENTRAL RD. UNIT 20 LITTLETON, CO 80120	
303-324-1771	LEE EISENHEIM
PLAT FILING NO. 3 LOIS ROAD ESTATES SUBDIVISION 176 RESIDENTIAL LOTS - 10 HOA LOTS REUBEN BEBEE SURVEY, ABST. NO. 29 45.25 ACRES - 8.54 ACRES ROW CITY OF SANGER, DENTON COUNTY TEXAS	
DATE 02/28/2025	
1st SUBMITTAL TO CITY OF SANGER XXXXXXXX - KB	
REVISIONS	
DR. RF	CH. JS
P.M. RH	
JOB 24007256	
SHEET OF 06	

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 3

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303-324-1771
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DATE 02/28/2025

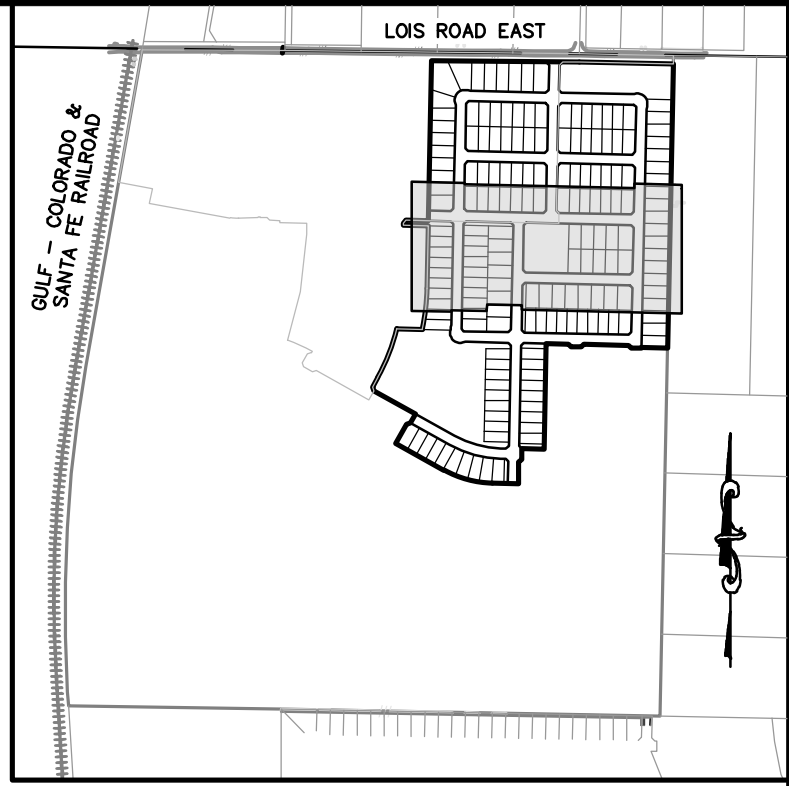
REVISIONS

DR. RF **CH.** JS
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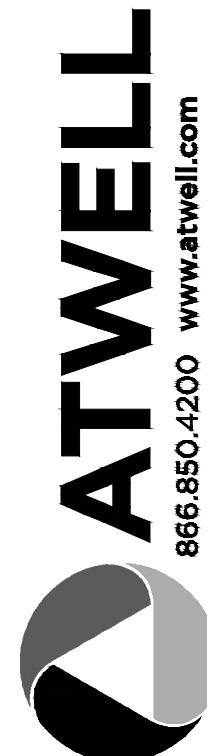
SHEET 03 OF 06

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KEYMAP
1"=750'



OWNER/DEVELOPER/APPLICANT
JST HOLDINGS OF BUSINESS LLC
10286 W. CENTENNIAL RD. UNIT
200
LITTLETON, CO
303-324-1771
LEE EISENHEIM

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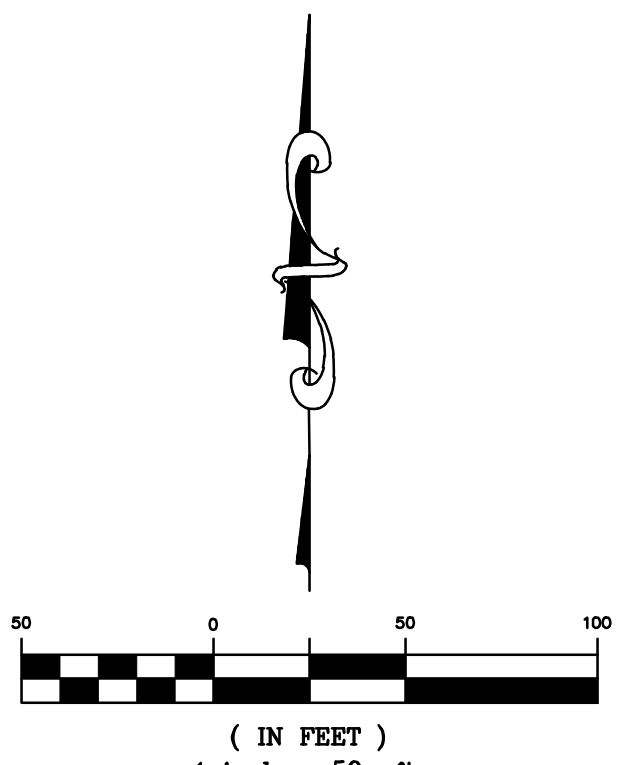
1st SUBMITTAL TO CITY OF
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REVISIONS

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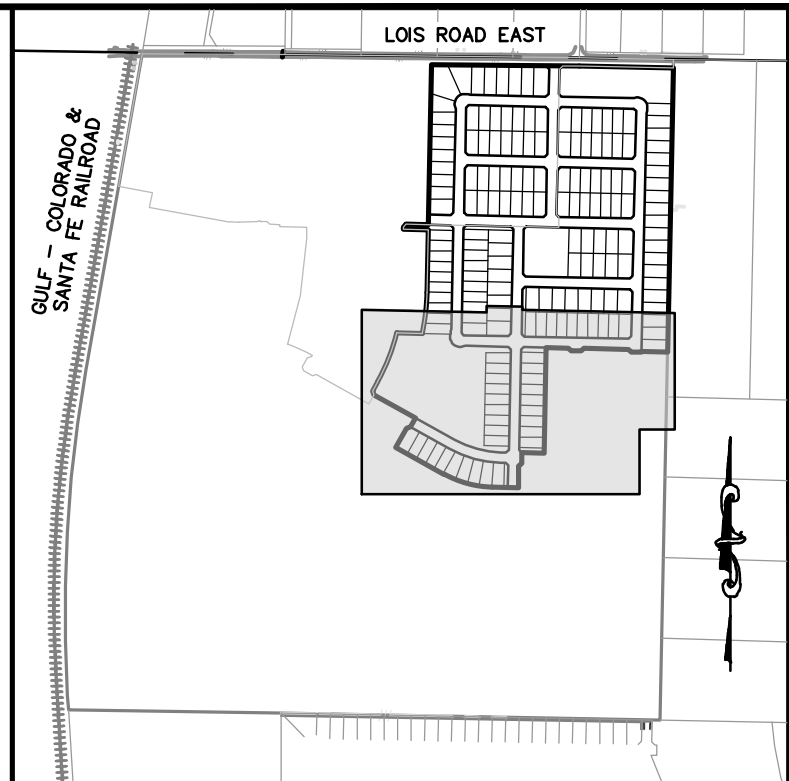
SHEET 04 OF 06

- LEGEND
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 - 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
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 - U.E. UTILITY EASEMENT
 - SUBJECT PARCEL BOUNDARY LINE
 - - - SECTION LINE
 - - - SUBDIVISION LOT LINE
 - - - ADJACENT PROPERTY LINE
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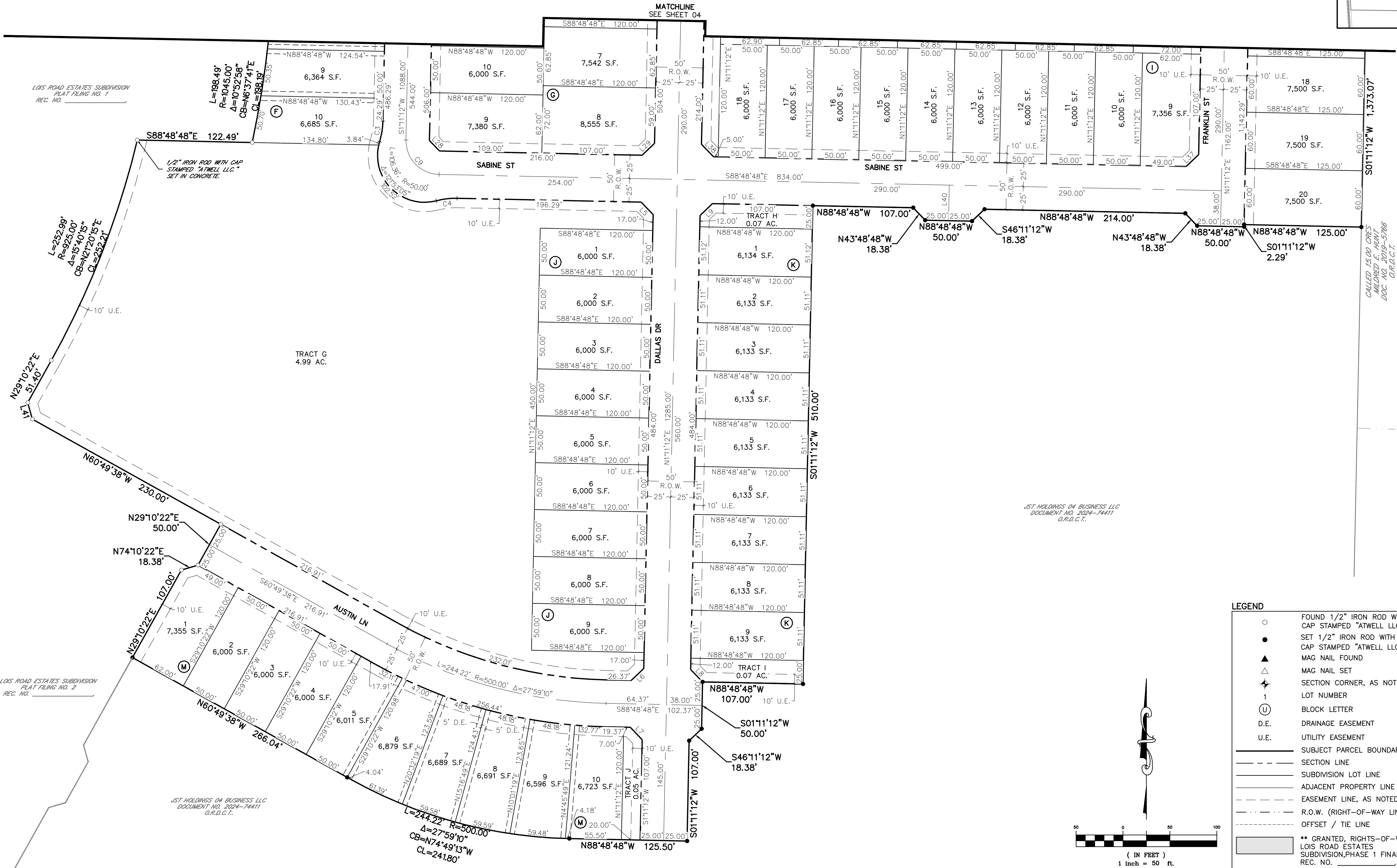


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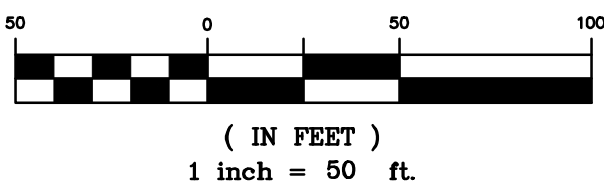


KEYMAP
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LEGEND

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OWNER/DEVELOPER/APPLICANT
JUST HOLDINGS OF BUSINESS LLC
10286 W. CENTRAL RD. UNIT 20
LITTLETON, CO 80120
303-324-1771
LEE EISENHEIM

DATE 02/28/2025

REVISIONS

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

SHEET 05 OF 06

LOIS ROAD ESTATES SUBDIVISION PLAT FILING NO. 3

BEING 45.25 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'	N43°48'48"W
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	20.33'	N45°54'17"E
L40	38.00'	N01°11'12"E
L41	18.38'	N15°49'38"W

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 JUST HOLDINGS '04 BUSINESS, LLC 10268 W. CENTENNIAL RD. UNIT LITTLETON, CO	303-324-1771 LEE EISENHEIM																				
PLAT FILING NO. 3	LOIS ROAD ESTATES SUBDIVISION 176 RESIDENTIAL LOTS - 10 HOA LOTS REUBEN BEBEE SURVEY, ABST. NO. 29 45.25 ACRES - 8.54 ACRES ROW CITY OF SANGER, DENTON COUNTY TEXAS																				
DATE	02/28/2025																				
REVISIONS	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;">A</td> <td style="width: 95%;"> 1ST SUBMITTAL TO CITY OF SANGER XXXXXXXX - KB </td> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	A	1 ST SUBMITTAL TO CITY OF SANGER XXXXXXXX - KB																		
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