

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.
29.225 ACRES OF LAND (1,273,156 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 29.228 ACRE TRACT OF LAND (1,273,156 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; SAID 29.228 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, ALONG THE WESTERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT AND ALONG THE EASTERN LINE OF SANTA FE RAILROAD, S10°00'55"W, A DISTANCE OF 651.07 FEET TO A CALCULATED POINT, FOR THE NORTHERNMOST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, CROSSING THROUGH SAID JST HOLDINGS 202.49 ACRE TRACT, THE FOLLOWING THIRTY-NINE (39) COURSES AND DISTANCES:

- S79°59'09"E, A DISTANCE OF 164.98 FEET TO A CALCULATED POINT;
- S10°00'51"W, A DISTANCE OF 75.00 FEET TO A CALCULATED POINT;
- S79°59'09"E, A DISTANCE OF 394.52 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
- WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 40.66 FEET, A CENTRAL ANGLE OF 13°18'42", A CHORD BEARING AND DISTANCE OF S86°38'30"E, 40.57 FEET TO A CALCULATED POINT;
- N86°42'09"E, A DISTANCE OF 94.19 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE LEFT;
- WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 9.78 FEET, A CENTRAL ANGLE OF 04°29'03", A CHORD BEARING AND DISTANCE OF N88°56'41"E, 9.78 FEET TO A CALCULATED POINT;
- S88°48'48"E, A DISTANCE OF 34.56 FEET TO A CALCULATED POINT;
- S43°48'48"E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
- S88°48'48"E, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
- S01°11'12"W, A DISTANCE OF 12.00 FEET TO A CALCULATED POINT;
- S88°48'48"E, A DISTANCE OF 127.72 FEET TO A CALCULATED POINT;
- S00°40'28"W, A DISTANCE OF 50.96 FEET TO A CALCULATED POINT;
- S05°43'32"W, A DISTANCE OF 281.10 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
- S15°32'17"W, A DISTANCE OF 241.45 FEET TO A CALCULATED POINT, AN ARC LENGTH OF 130.34 FEET, A CENTRAL ANGLE OF 08°50'16";
- WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 845.00 FEET, AN ARC LENGTH OF 130.34 FEET, A CENTRAL ANGLE OF 08°50'16", A CHORD BEARING AND DISTANCE OF S65°35'08"E, 130.21 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
- WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 775.00 FEET, AN ARC LENGTH OF 2.93 FEET, A CENTRAL ANGLE OF 00°12'59", A CHORD BEARING AND DISTANCE OF N29°03'52"E, 2.93 FEET TO A CALCULATED POINT;
- S29°19'49"W, A DISTANCE OF 4.26 FEET TO A CALCULATED POINT;
- S73°33'27"W, A DISTANCE OF 18.19 FEET TO A CALCULATED POINT;
- S29°50'40"W, A DISTANCE OF 50.03 FEET TO A CALCULATED POINT;
- S16°30'14"E, A DISTANCE OF 18.60 FEET TO A CALCULATED POINT;
- S61°04'15"E, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
- N74°10'22"E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
- S60°49'38"E, A DISTANCE OF 290.00 FEET TO A CALCULATED POINT,;
- N29°10'22"E, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
- S60°49'38"E, A DISTANCE OF 230.01 FEET TO A CALCULATED POINT, FOR THE EASTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;
- S29°11'06"W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
- S74°10'22"W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
- S29°10'22"W, A DISTANCE OF 214.00 FEET TO A CALCULATED POINT;
- S15°49'38"E, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
- S29°10'22"W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
- S74°10'22"W, A DISTANCE OF 18.38 FEET TO A CALCULATED POINT;
- S29°10'22"W, A DISTANCE OF 107.00 FEET TO A CALCULATED POINT, FOR THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;
- N60°49'38"W, A DISTANCE OF 542.22 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE LEFT;
- WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 167.19 FEET, A CENTRAL ANGLE OF 19°09'31", A CHORD BEARING AND DISTANCE OF N70°24'23"W, 166.41 FEET TO A CALCULATED POINT;
- N79°59'09"W, A DISTANCE OF 471.33 FEET TO A CALCULATED POINT;
- S10°00'51"W, A DISTANCE OF 120.00 FEET TO A CALCULATED POINT;
- N79°59'09"W, A DISTANCE OF 49.00 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE LEFT;
- WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 20.28 FEET, A CENTRAL ANGLE OF 16°35'52", A CHORD BEARING AND DISTANCE OF N71°41'13"W, 20.21 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT;
- WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 104.90 FEET, A CENTRAL ANGLE OF 120°12'14", A CHORD BEARING AND DISTANCE OF S56°30'37"W, 86.69 FEET TO A CALCULATED POINT;
- N77°38'37"W, A DISTANCE OF 151.94 FEET TO A CALCULATED POINT, AT A POINT OF CURVATURE TO THE RIGHT, RETURNING TO THE WESTERN LINE OF SAID JST HOLDINGS 202.49 ACRE TRACT, AND ALSO BEING THE EASTERN LINE OF SANTA FE RAILROAD, FOR THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG SAID WESTERN LINE OF JST HOLDINGS 202.49 ACRE TRACT AND SAID EASTERN LINE OF SANTA FE RAILROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 6737.93 FEET, AN ARC LENGTH OF 348.24 FEET, A CENTRAL ANGLE OF 02°57'40", A CHORD BEARING AND DISTANCE OF N08°28'56"E, 348.20 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND WITH PLASTIC CAP STAMPED "BGE";
- N10°00'55"E, A DISTANCE OF 897.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 29.228 ACRES (1,273,156 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

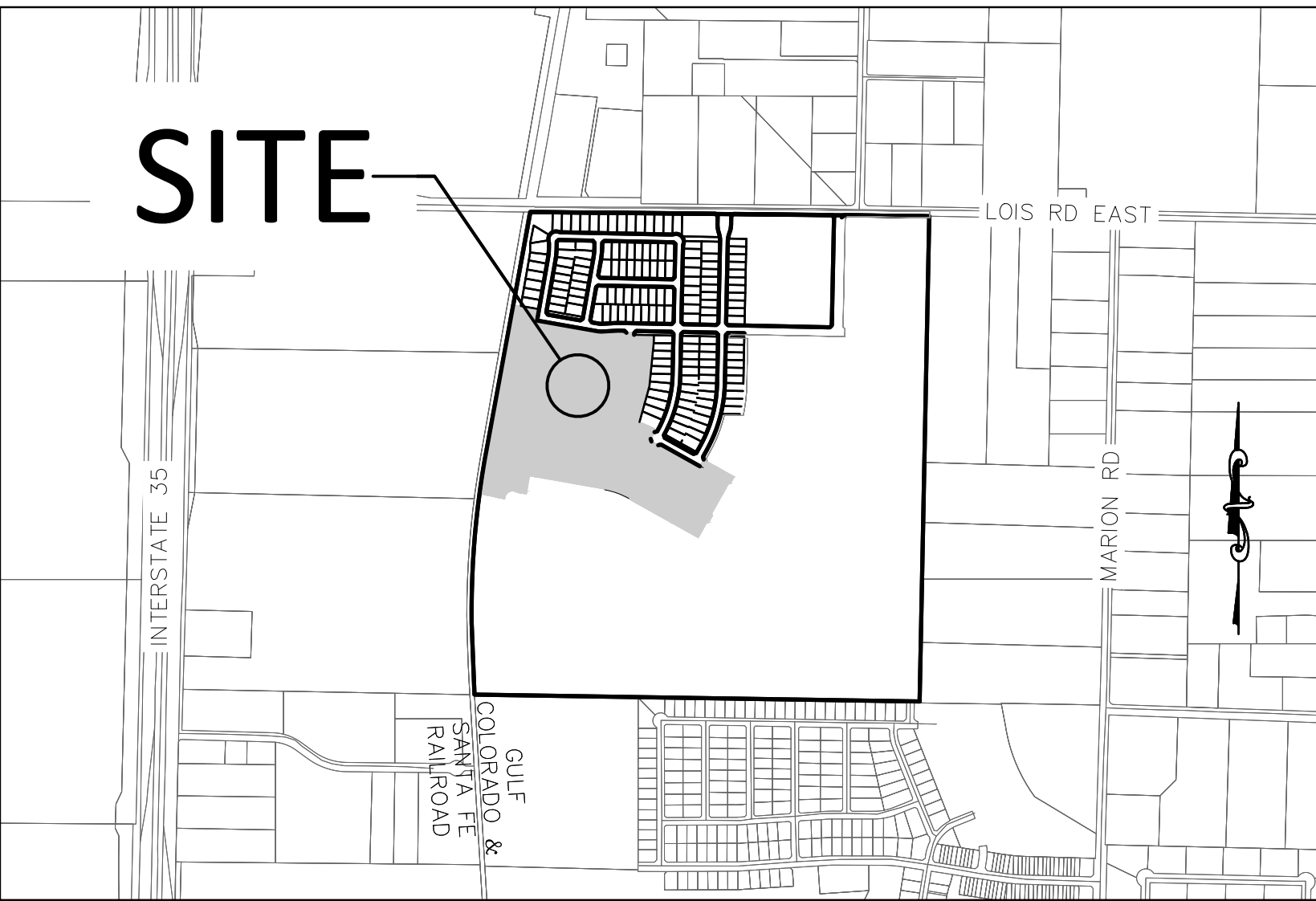
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

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
02	OVERALL SHEET
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
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'	74
60'	42
TOTAL	116

AREA TABLE			LAND USE	OWNER/MAINTENANCE
TRACT NAME	AREA (SF)	AREA (AC)		
TRACT A	126782	2.91	OPEN SPACE, UTILITIES	OWNER/HOA
TRACT B	60631	1.39	OPEN SPACE	OWNER/HOA
TRACT C	7031	0.16	OPEN SPACE	OWNER/HOA
TRACT D	4926	0.11	OPEN SPACE	OWNER/HOA
TRACT E	6317	0.15	OPEN SPACE	OWNER/HOA
TRACT F	8334	0.19	OPEN SPACE	OWNER/HOA
TRACT G	5831	0.13	OPEN SPACE	OWNER/HOA
TRACT H	2915	0.07	OPEN SPACE	OWNER/HOA
TOTAL	800,037	23.77	OWNER: JST HOLDINS 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

MAYOR
CITY OF SANGER, TX

ATTESTED BY

CITY SECRETARY
CITY OF SANGER, TX

RECORDING BOX



OWNER/DEVELOPER/APPLICANT KALTER CAPITAL 10268 W. CENTENNIAL RD. UNIT 200 F LITTLETON, CO	303-324-1771	LEE EISENHEIM
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FINAL PLAT FILING NO. 2 LOIS ROAD ESTATES SUBDIVISION 116 RESIDENTIAL LOTS (74-50' & 42-60') 7 HOA LOTS, 5.85 ACRES ROW REUBEN BEBEE SURVEY, ABST. NO. 29 29.228 ACRES - 1,273,156 SQUARE FEET CITY OF SANGER, DENTON COUNTY TEXAS
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DATE 05/13/2025

A	1st SUBMITTAL TO CITY OF SANGER	05/14/2025	- KB
B	2nd SUBMITTAL TO CITY OF SANGER	06/13/2025	- KB

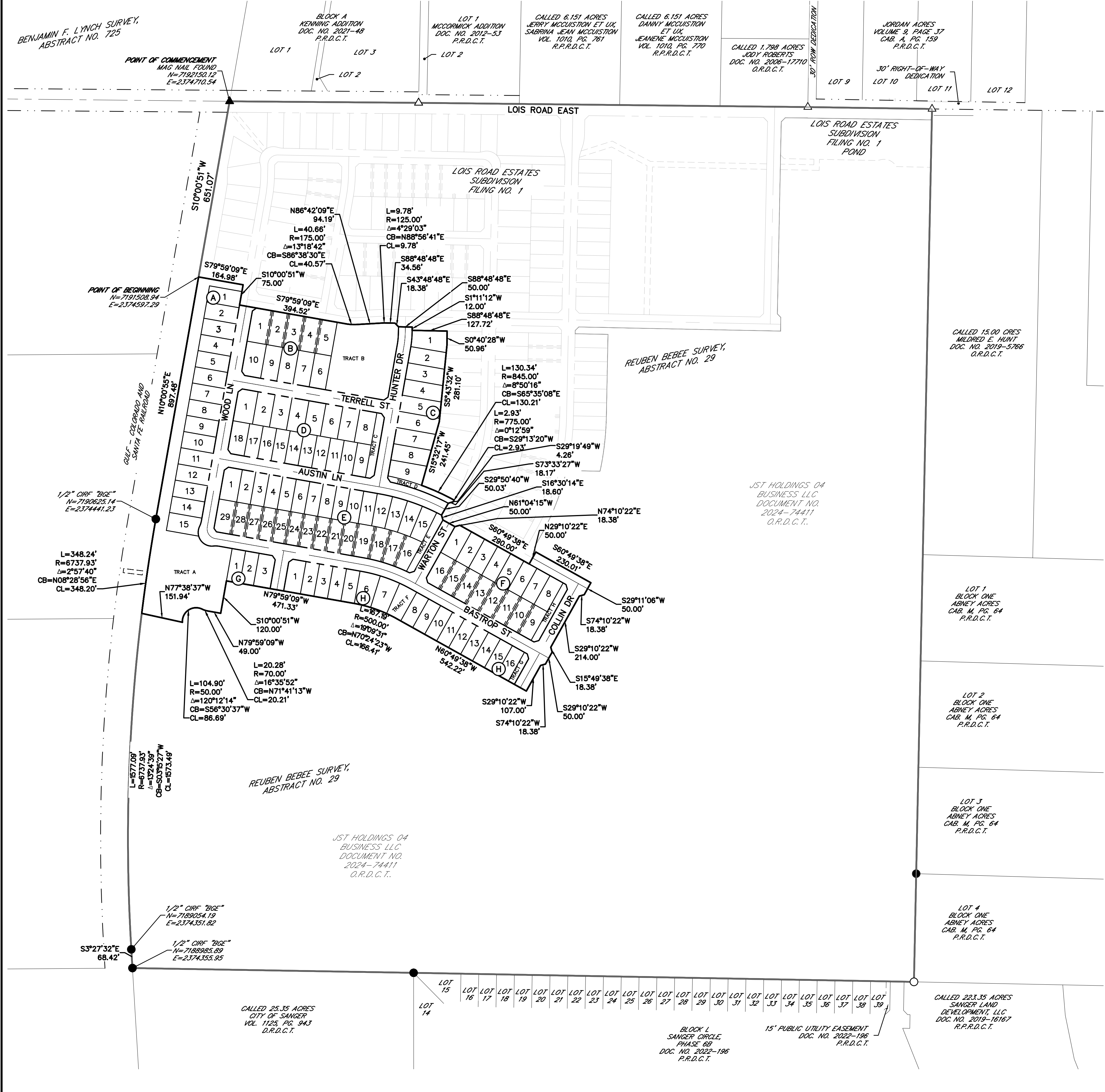
REVISIONS

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

SHEET 01 OF 05

LOIS ROAD ESTATES SUBDIVISION FINAL PLAT FILING NO. 2

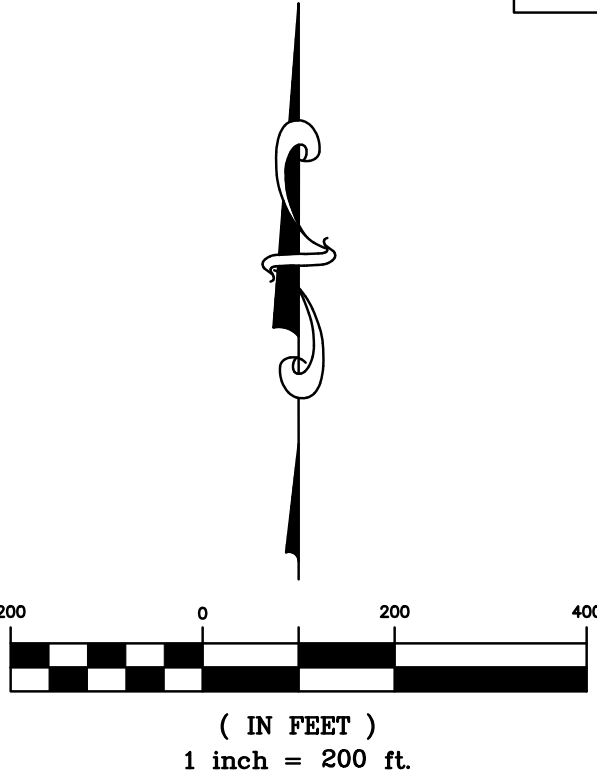
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OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



LINE TABLE		
LINE	LENGTH	BEARING
L1	18.38'	S55°00'51"W
L2	18.38'	N55°00'51"E
L3	18.38'	S34°59'09"E
L4	18.38'	N55°00'51"E
L5	18.38'	S34°59'09"E
L6	18.38'	S55°00'51"W
L7	18.38'	N34°59'09"W
L8	18.38'	S55°00'51"W
L9	17.90'	N72°40'55"E
L10	15.56'	S34°59'08"E
L11	18.38'	N15°49'38"W
L12	18.38'	N74°10'22"E
L13	18.38'	S15°49'38"E
L14	18.38'	S15°49'38"E
L15	18.38'	N55°00'51"E
L16	18.38'	S34°59'09"E
L17	23.97'	N01°11'12"E
L18	18.02'	S33°51'40"E

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	22.26'	80.00'	15°56'30"	N17°59'09"E	22.19'
C2	22.26'	80.00'	15°56'33"	N87°57'25"W	22.19'
C3	106.36'	50.00'	121°53'05"	N34°59'09"W	87.41'

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



ATWELL
866.850.4200 www.atwell.com

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

FINAL PLAT FILING NO. 2
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116 RESIDENTIAL LOTS (74-50' & 42-60')
7 HOA LOTS, 5.85 ACRES ROW
REUBEN BEBEE SURVEY, ABST. NO. 29
29.225 ACRES - 1,273,156 SQUARE FEET
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 05/13/2025

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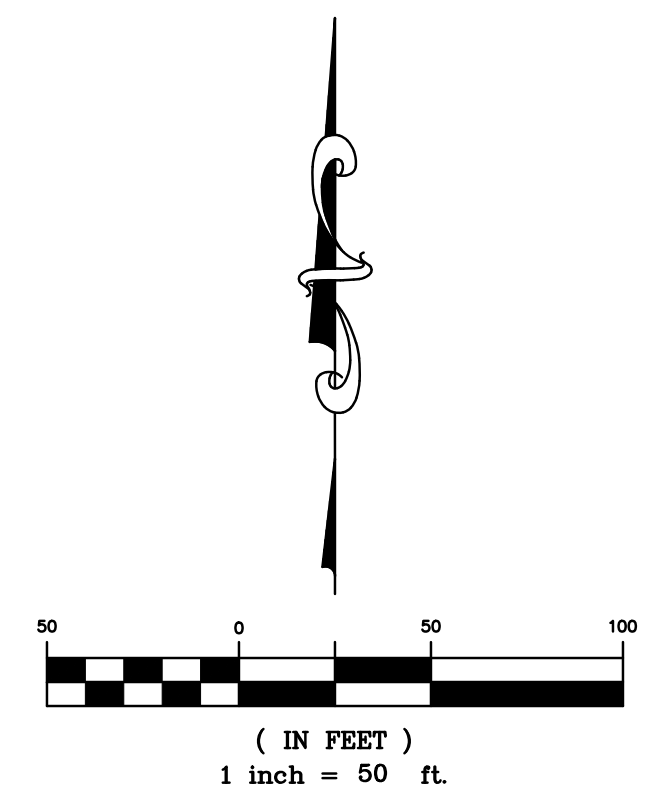
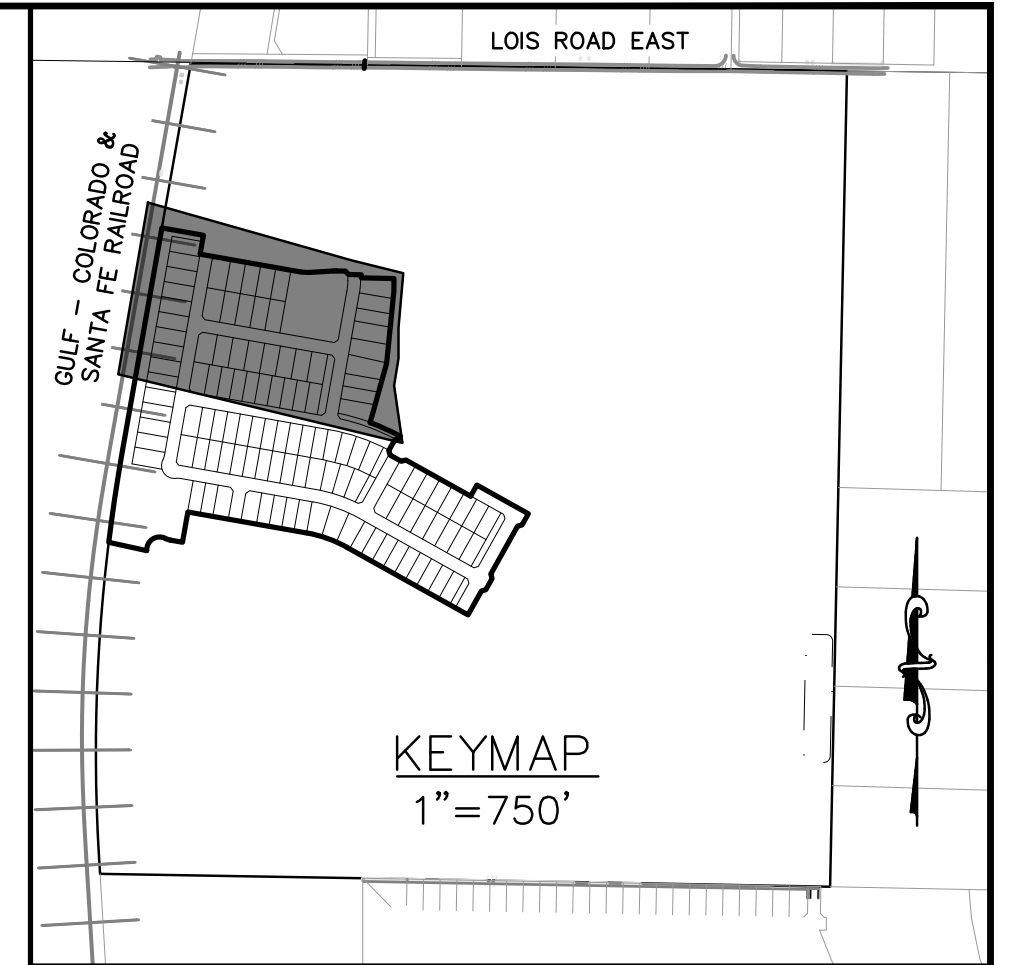
REVISIONS

NO.	DESCRIPTION	DATE

RECORDING BOX

DR: TN CH: AS
P.M: RG
JOB: 24007256
SHEET 02 OF 05

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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 |
| _____ | 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

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FINAL PLA1 FILING NO. 2
LOIS ROAD ESTATES SUBDIVISION

116 RESIDENTIAL LOTS (74-50' & 42-60')
7 HOA LOTS. 5.85 ACRES ROW
REUBEN BEBEE SURVEY, ABST. NO. 29
29.228 ACRES - 1,273,156 SQUARE FEET
CITY OF SANGER, DENTON COUNTY TEXAS

05/13/2025

1st SUBMITTAL TO CITY OF
SANGER 05/14/2025 - KB
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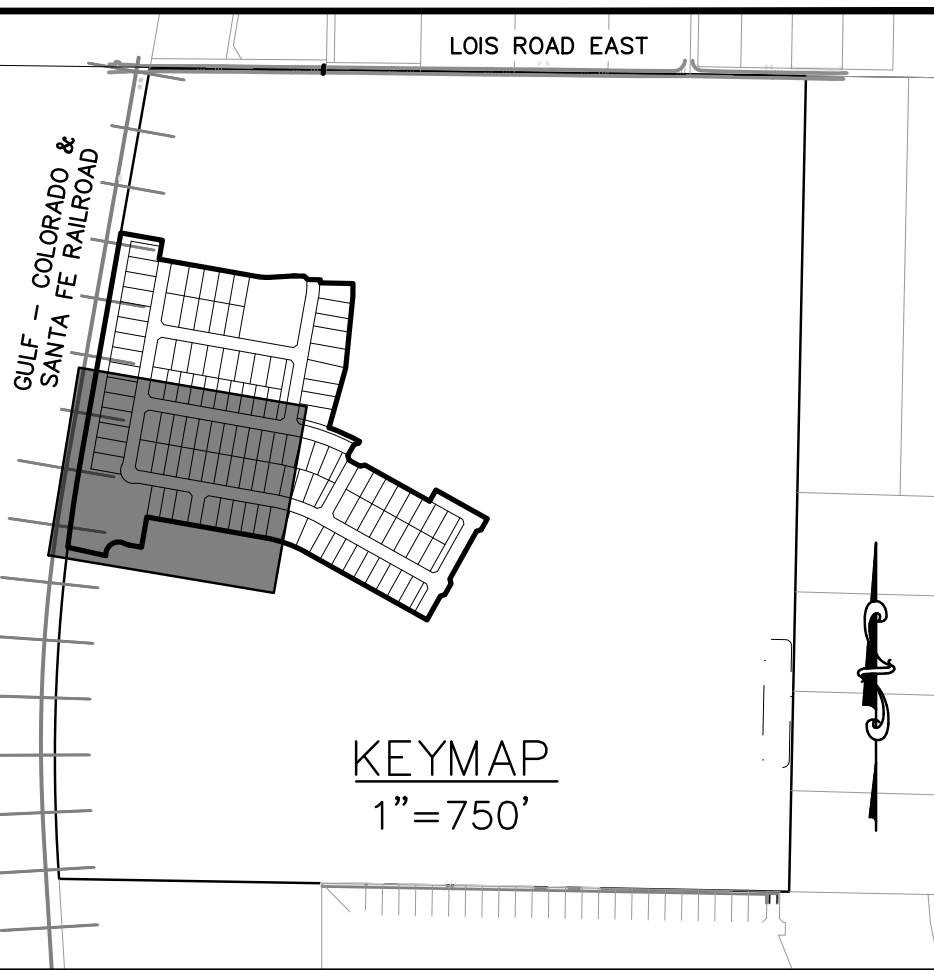
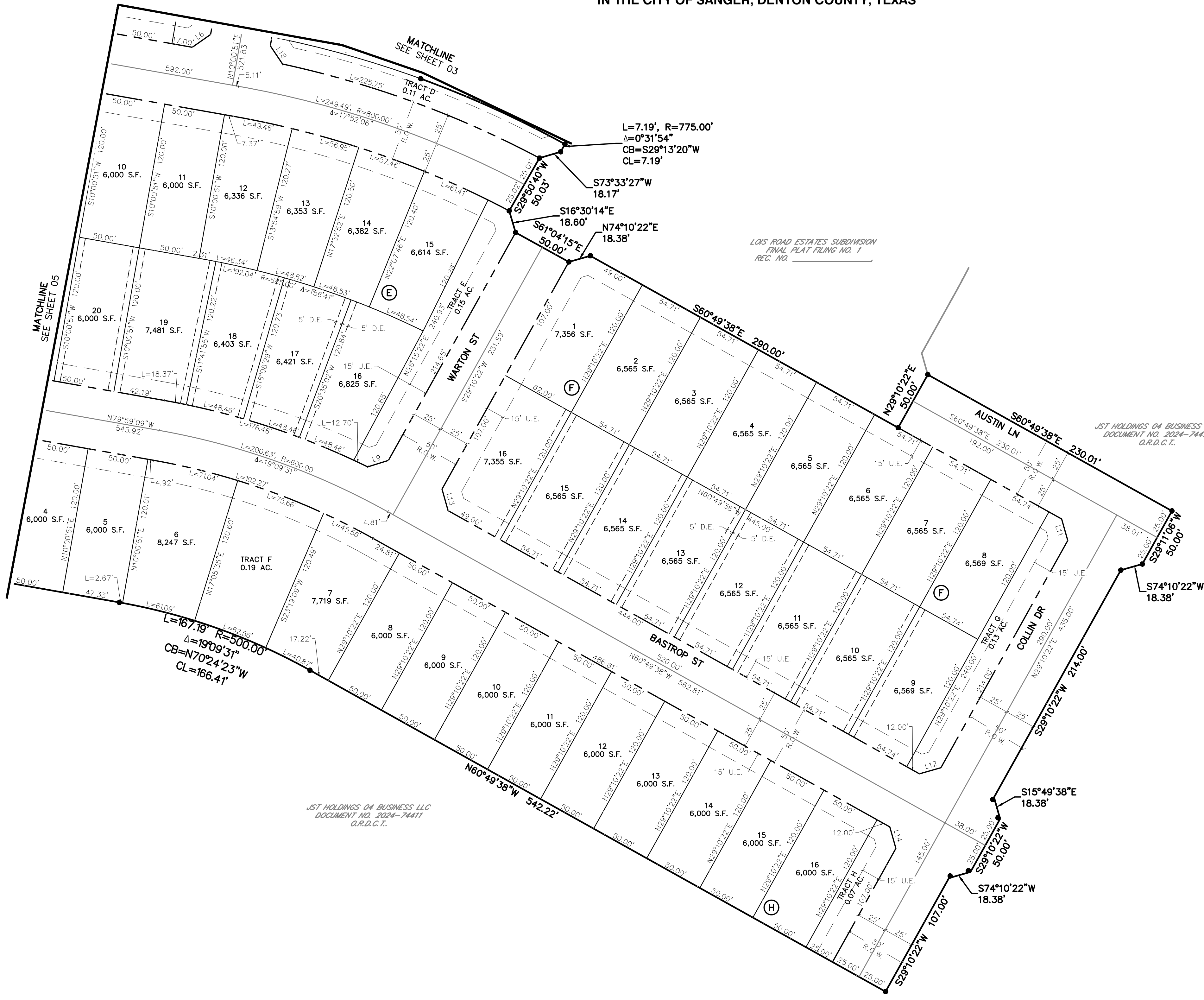
VISIONS

TN	CH.	AS
I. RG		
24007256		

HEET 03 OF 05

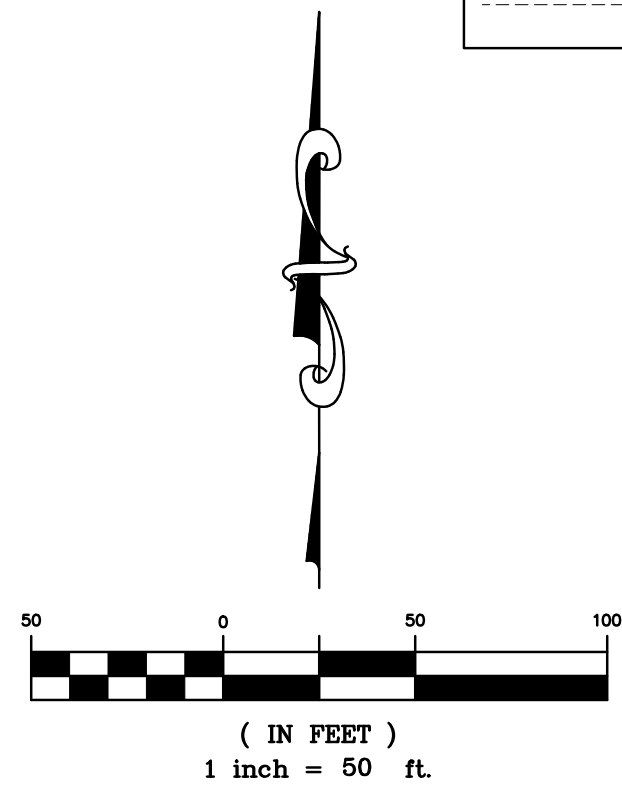
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▲	MAG NAIL FOUND
△	MAG NAIL SET
◆	SECTION CORNER, AS NOTED
1	LOT NUMBER
(A)	BLOCK LETTER
TMB	TEMPORARY BENCH MARK
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATERLINE EASEMENT
---	SUBJECT PARCEL BOUNDARY LINE
---	SECTION LINE
---	SUBDIVISION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



866.850.4200 www.atwell.com

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

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29.225 ACRES - 1,273,156 SQUARE FEET
CITY OF SANGER, DENTON COUNTY TEXAS

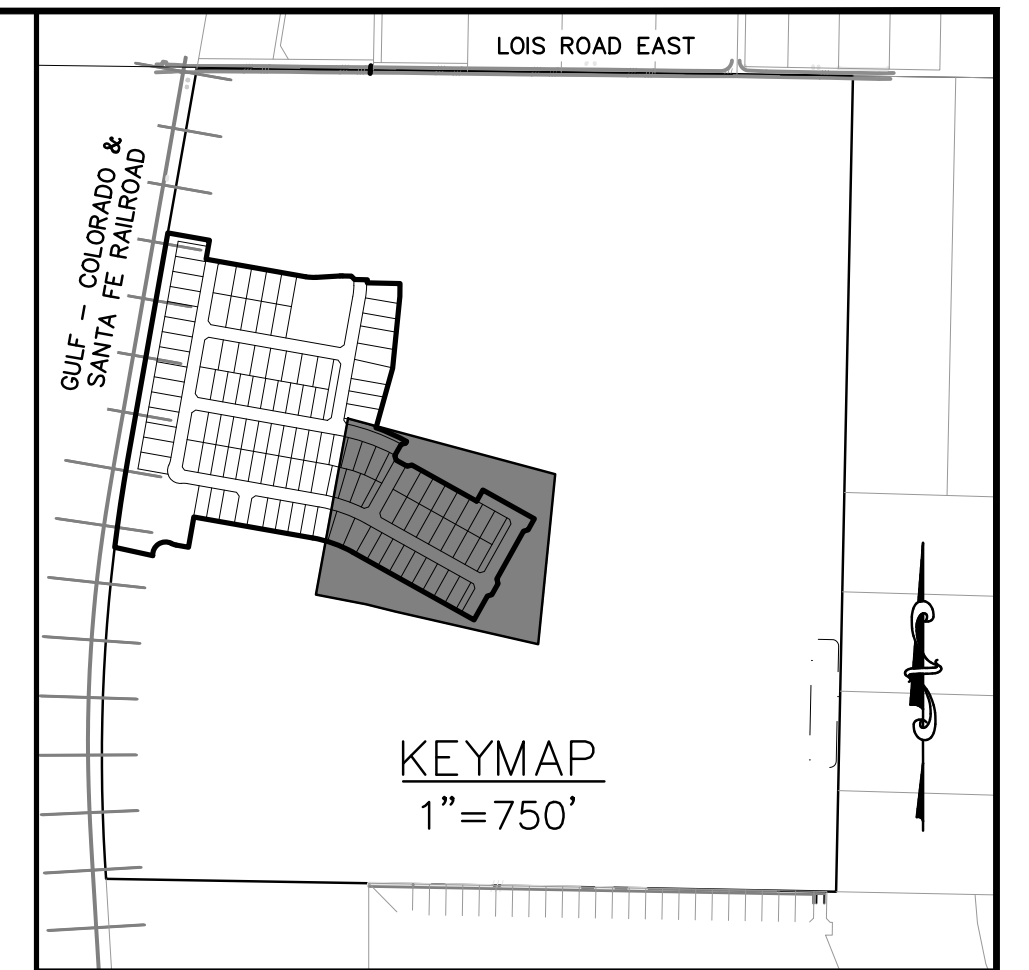
DATE	05/13/2025
1st SUBMITTAL TO CITY OF SANGER	05/14/2025 - KB
2nd SUBMITTAL TO CITY OF SANGER	06/13/2025 - KB

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

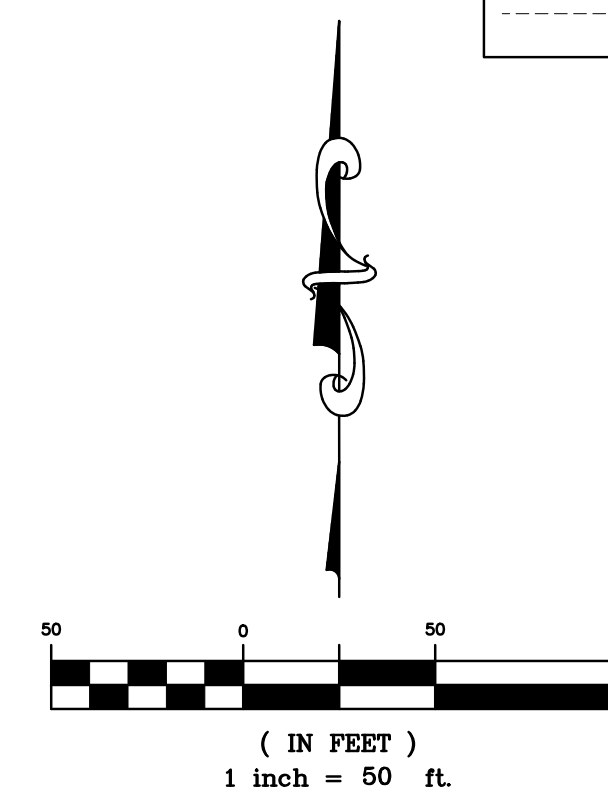
SHEET 04 OF 05

RECORDING BOX

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.
29.225 ACRES OF LAND (1,273,156 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

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

116 RESIDENTIAL LOTS (74-50' & 42-60')
7 HOA LOTS, 5.85 ACRES ROW
REUBEN BEBEE SURVEY, ABST. NO. 29
29.228 ACRES - 1,273,156 SQUARE FEET
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 05/13/2025

A	1st SUBMITTAL TO CITY OF SANGER 05/14/2025 - KB	R COLE
B	2nd SUBMITTAL TO CITY OF SANGER 06/13/2025 - KB	

REVISIONS

R. TN	CH.	AS
M. RG		
DB 24007256		

SHEET 05 OF 05