

# LOIS ROAD ESTATES SUBDIVISION PRELIMINARY PLAT

BEING 202.453 ACRES OF LAND  
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29  
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS

**LEGAL DESCRIPTION:**

BEING A 202.453 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 MAG NAIL FOUND FOR THE NORTHWEST CORNER OF SAID JST HOLDINGS TRACT OF LAND, BEING ON OR NEAR THE CENTERLINE OF LOIS ROAD EAST AND ON THE EAST RIGHT-OF-WAY LINE OF THE GULF COAST AND SANTA FE RAILROAD, A 100' RIGHT-OF-WAY;

THENCE SOUTH 89°32'19" EAST, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD AND ALONG OR NEAR THE CENTERLINE OF SAID LOIS ROAD EAST, A DISTANCE OF 689.60 FEET TO A MAG NAIL SET FOR CORNER;

THENCE SOUTH 89°22'38" EAST, CONTINUING ALONG OR NEAR THE CENTERLINE OF SAID LOIS ROAD EAST, A DISTANCE OF 1,420.42 FEET TO A MAG NAIL SET FOR CORNER;

THENCE SOUTH 89°07'42" EAST, 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 THAT CERTAIN 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;

THENCE SOUTH 01°11'12" WEST, DEPARTING SAID LOIS ROAD EAST AND ALONG THE EAST LINE OF SAID JST HOLDINGS TRACT OF LAND, AT A DISTANCE OF 2,876.67 FEET PASSING AN AXLE FOUND FOR THE NORTHWEST CORNER OF LOT 4 OF ABNEY ACRES, A PLATTED SUBDIVISION IN DENTON COUNTY, TEXAS, RECORDED IN CABINET M, PAGE 640 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, IN ALL A TOTAL DISTANCE OF 3,187.36 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET FOR THE SOUTHEAST CORNER OF SAID JST HOLDINGS TRACT OF LAND, BEING IN THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SANGER LAND DEVELOPMENT LLC, RECORDED IN DOCUMENT NO. 2019-16167 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 88°57'52" WEST, ALONG THE SOUTH LINE OF SAID JST HOLDINGS TRACT AND IN PART ALONG THE NORTH LINE OF SANGER CIRCLE, PHASE 6B, A PLATTED SUBDIVISION IN DENTON COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2022-1960 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, A DISTANCE OF 1,826.11 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "BGE" FOUND AT THE NORTHWEST CORNER OF LOTS 14 AND 15 OF SAID SANGER CIRCLE;

THENCE NORTH 89°01'56" WEST, CONTINUING ALONG THE SOUTH LINE OF SAID JST HOLDINGS TRACT AND ALONG THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF SANGER, RECORDED IN VOLUME 1125, PAGE 943 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS, A DISTANCE OF 1,026.10 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "BGE" FOUND FOR THE SOUTHWEST CORNER OF SAID JST HOLDINGS TRACT, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD;

THENCE NORTH 03°27'32" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD AND THE WEST LINE OF SAID JST HOLDINGS TRACT, A DISTANCE OF 68.42 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "BGE" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 6,737.93 FEET AND A CENTRAL ANGLE OF 13°24'39";

THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CHORD BEARING OF NORTH 03°15'27" EAST, A CHORD LENGTH OF 1,573.49 FEET, AND AN ARC LENGTH OF 1,577.09 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "BGE" FOUND;

THENCE NORTH 10°00'51" EAST, CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD, A DISTANCE OF 1,548.58 FEET TO THE POINT OF BEGINNING, CONTAINING 202.453 ACRES OR 8,818,870 SQUARE FEET OF LAND.

**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.



VICINITY MAP  
NTS

| SHEET INDEX  |                       |
|--------------|-----------------------|
| SHEET NUMBER | SHEET TITLE           |
| 01           | COVER SHEET           |
| 02           | EXISTING SITE         |
| 03           | PRELIMINARY PLAT      |
| 04           | PRELIMINARY PLAT      |
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| 13           | PRELIMINARY PLAT      |
| 14           | PRELIMINARY PLAT      |
| 15           | CURVE AND LINE 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-GROUP.COM

| TRACT NAME   | AREA (SF)        | AREA (AC)    | LAND USE                        | OWNER/MAINTENANCE                    |
|--------------|------------------|--------------|---------------------------------|--------------------------------------|
| TRACT A      | 276026           | 6.34         | OPEN SPACE, DRAINAGE, UTILITIES | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT AA     | 4181             | 0.10         | OPEN SPACE                      | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT B      | 34806            | 0.80         | OPEN SPACE                      | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT BB     | 6525             | 0.15         | OPEN SPACE                      | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT C      | 7189             | 0.17         | OPEN SPACE, UTILITIES           | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT CC     | 120673           | 2.77         | OPEN SPACE                      | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT D      | 5879             | 0.13         | OPEN SPACE                      | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT DD     | 5879             | 0.13         | OPEN SPACE                      | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT E      | 60679            | 1.39         | OPEN SPACE                      | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT EE     | 7330             | 0.17         | OPEN SPACE                      | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT F      | 6254             | 0.14         | OPEN SPACE                      | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT FF     | 51406            | 1.18         | OPEN SPACE                      | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT G      | 5879             | 0.13         | OPEN SPACE                      | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT GG     | 2759             | 0.06         | OPEN SPACE                      | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT H      | 7079             | 0.16         | OPEN SPACE                      | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT HH     | 64911            | 1.49         | OPEN SPACE, DRAINAGE            | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT I      | 4971             | 0.11         | OPEN SPACE                      | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT II     | 5879             | 0.13         | OPEN SPACE, UTILITIES           | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT J      | 4679             | 0.11         | OPEN SPACE                      | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT JJ     | 13894            | 0.32         | OPEN SPACE, UTILITIES           | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT KK     | 30180            | 0.69         | OPEN SPACE, UTILITIES           | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT L      | 5879             | 0.13         | OPEN SPACE, UTILITIES           | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT LL     | 20662            | 0.47         | OPEN SPACE                      | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT M      | 21910            | 0.50         | OPEN SPACE                      | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT MM     | 7500             | 0.17         | OPEN SPACE, UTILITIES           | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT N      | 85273            | 1.96         | OPEN SPACE, DRAINAGE            | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT O      | 5879             | 0.13         | OPEN SPACE                      | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT P      | 4199             | 0.10         | OPEN SPACE                      | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT Q      | 52199            | 1.20         | OPEN SPACE                      | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT R      | 4199             | 0.10         | OPEN SPACE                      | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT S      | 217280           | 4.99         | OPEN SPACE                      | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT T      | 5879             | 0.13         | OPEN SPACE                      | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT U      | 5879             | 0.13         | OPEN SPACE                      | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT V      | 5879             | 0.13         | OPEN SPACE                      | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT W      | 5879             | 0.13         | OPEN SPACE                      | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT X      | 4679             | 0.11         | OPEN SPACE                      | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT Y      | 13994            | 0.32         | OPEN SPACE                      | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| TRACT Z      | 5879             | 0.13         | OPEN SPACE                      | KALTER CAPITAL/LOIS ROAD ESTATES HOA |
| <b>TOTAL</b> | <b>1,200,103</b> | <b>27.55</b> |                                 |                                      |

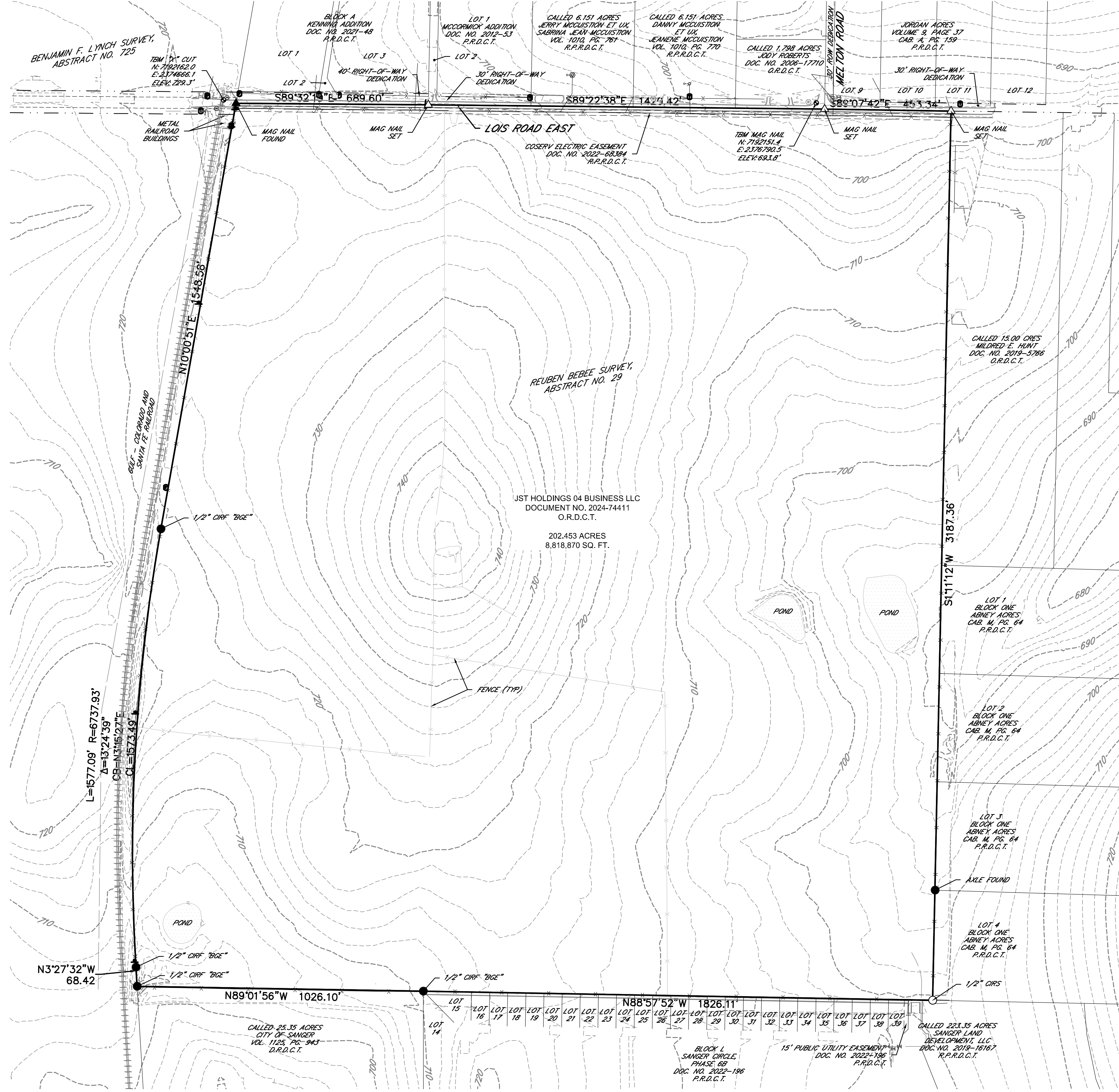
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| REVISIONS | SHEET<br>01<br>OF 15 | FILE NO. 240075 PRELIM |
|           |                      | DATE 1/17/2025         |
|           |                      | DRAWN BY JN            |
|           |                      | CHECK BY               |
|           |                      | JOB NO. 24007256       |

**ATWELL**  
866.850.4200 www.atwell-group.com  
143 UNION BOULEVARD SUITE 700  
LAKEWOOD, CO 80228  
303.842.9100

# LOIS ROAD ESTATES SUBDIVISION PRELIMINARY PLAT

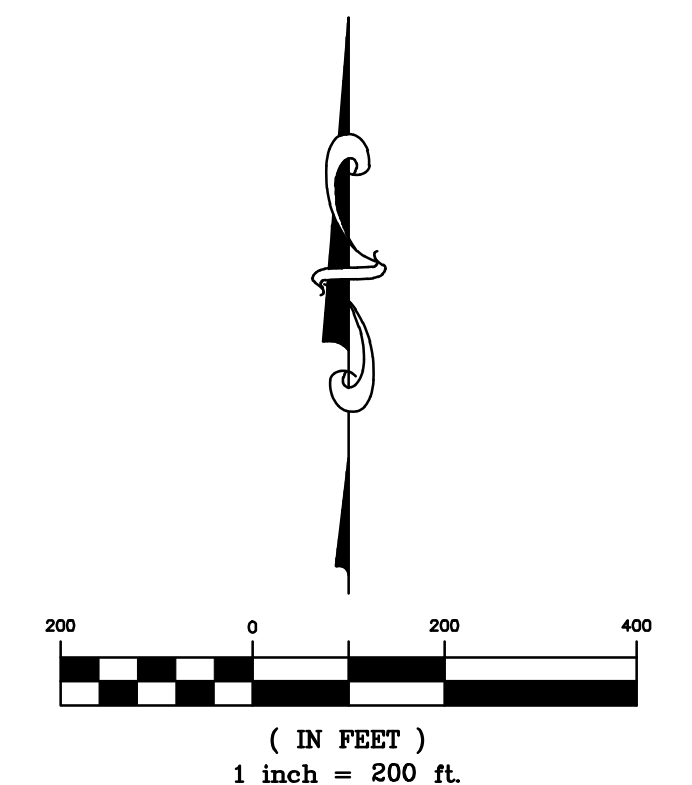
BEING 202.453 ACRES OF LAND  
 OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29  
 IN THE CITY OF SANGER, DENTON COUNTY, TEXAS

| 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                                       |



| SHEET 02 OF 15 |               |
|----------------|---------------|
| FILE NO.       | 200705 PRELIM |
| DATE           | 1/17/2025     |
| DRAWN BY       | IN            |
| CHECK BY       | IN            |
| JOB NO.        | 24007256      |

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BEING 202.453 ACRES OF LAND  
 OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29  
 IN THE CITY OF SANGER, DENTON COUNTY, TEXAS

BEING ABSTRACT NO. 29

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

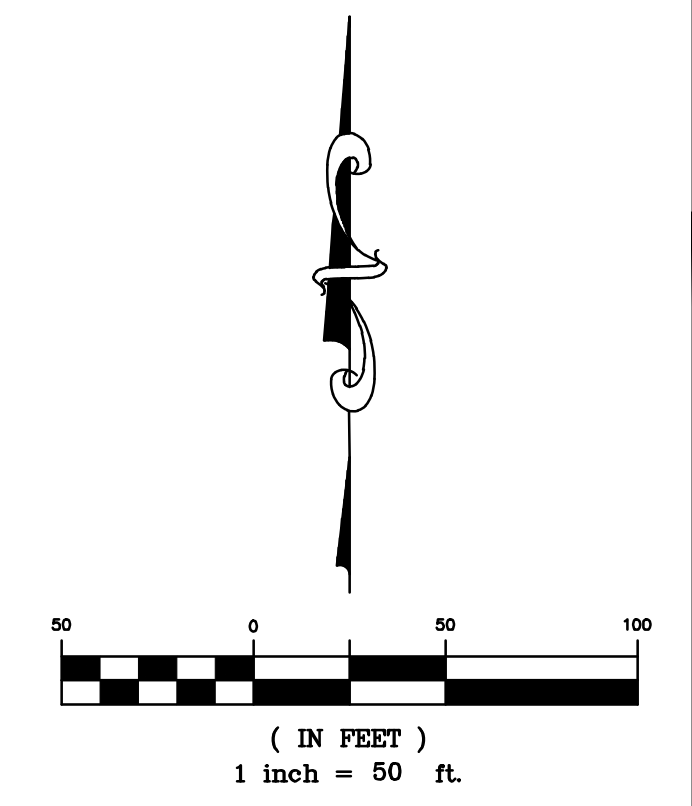


KEYMAP  
 1" = 750'

- 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
  - ① BLOCK NUMBER
  - 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



GULF - COLORADO AND SANTA FE RAILROAD



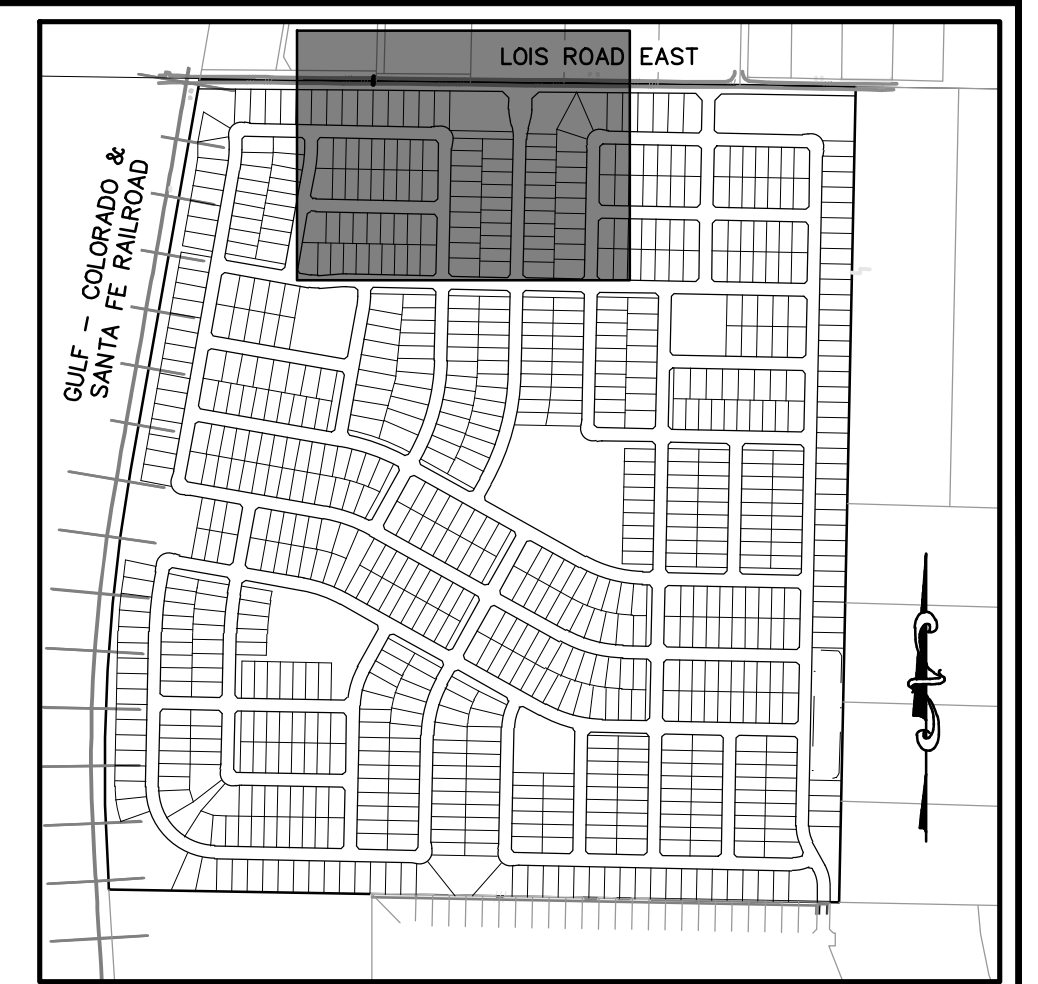
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| SHEET    | 03             |
|          | OF 15          |
| FILE NO. | 2007056.PRELIM |
| DATE     | 1/17/2025      |
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| CHECK BY | IN             |
| JOB NO.  | 2,4007256      |

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 303.462.1100

MATCHLINE  
 SEE SHEET 06

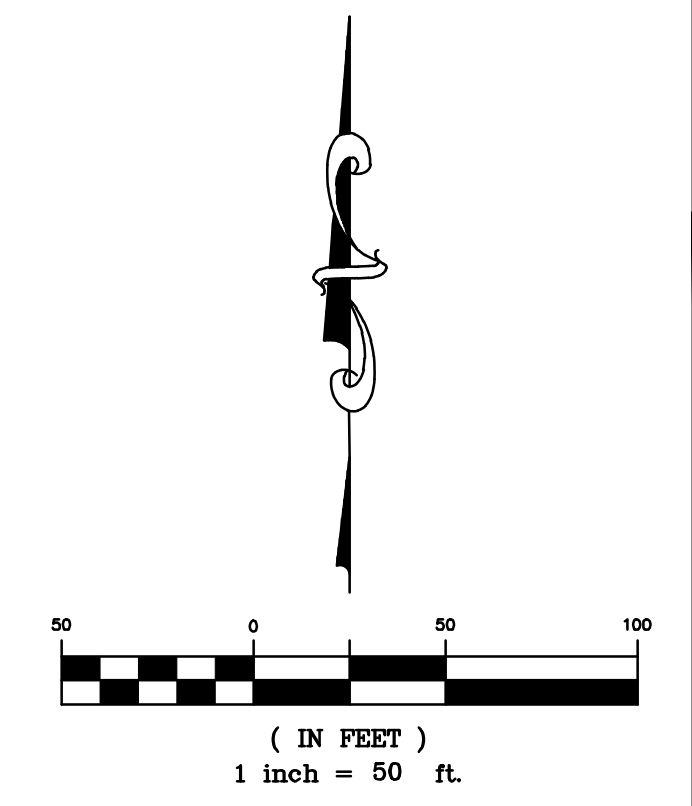
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BEING 202.453 ACRES OF LAND  
 OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29  
 IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



KEYMAP  
 1" = 750'

- LEGEND**
- FOUND 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
  - ① BLOCK NUMBER
  - 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



**SHEET 04 OF 15**  
 FILE NO. 2007256 PRELIM  
 DATE 1/17/2025  
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 JOB NO. 24007256

REVISIONS





# LOIS ROAD ESTATES SUBDIVISION PRELIMINARY PLAT

BEING 202.453 ACRES OF LAND  
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29  
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS

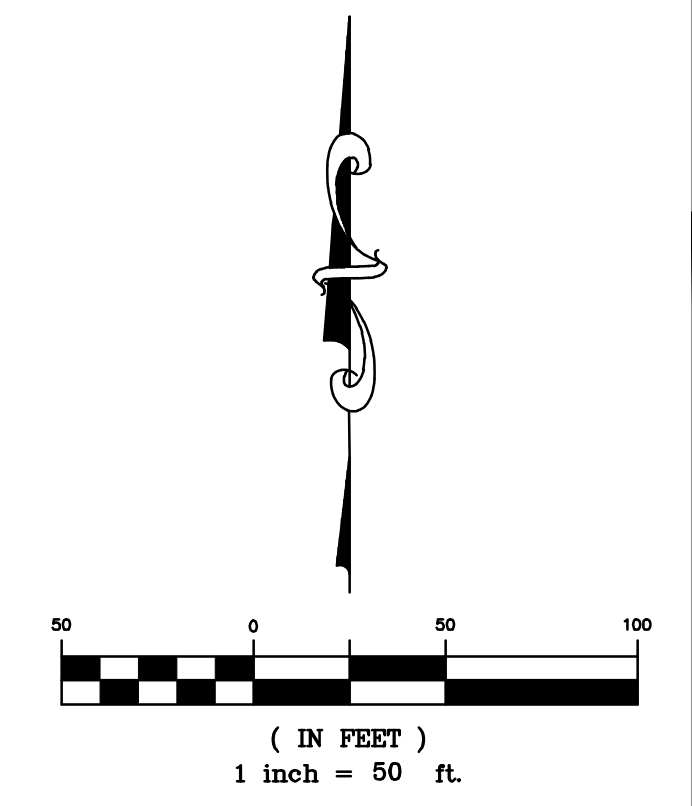


KEYMAP  
1" = 750'

- LEGEND**
- FOUND 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 NUMBER
  - SUBJECT PARCEL BOUNDARY LINE
  - - - SUBJECT LINE
  - SUBDIVISION LOT LINE
  - - - LOT SETBACK
  - ADJACENT PROPERTY LINE
  - - - EASEMENT LINE, AS NOTED
  - - - RIGHT-OF-WAY LINE
  - - - OFFSET / TIE LINE

|          |               |
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| SHEET    | 05            |
|          | OF 15         |
| FILE NO. | 200705.PRELIM |
| DATE     | 1/17/2025     |
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| CHECK BY | INI           |
| JOB NO.  | 24007256      |

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LARGO, FL 33042-1100



MATCHLINE  
SEE SHEET 03

MATCHLINE  
SEE SHEET 08

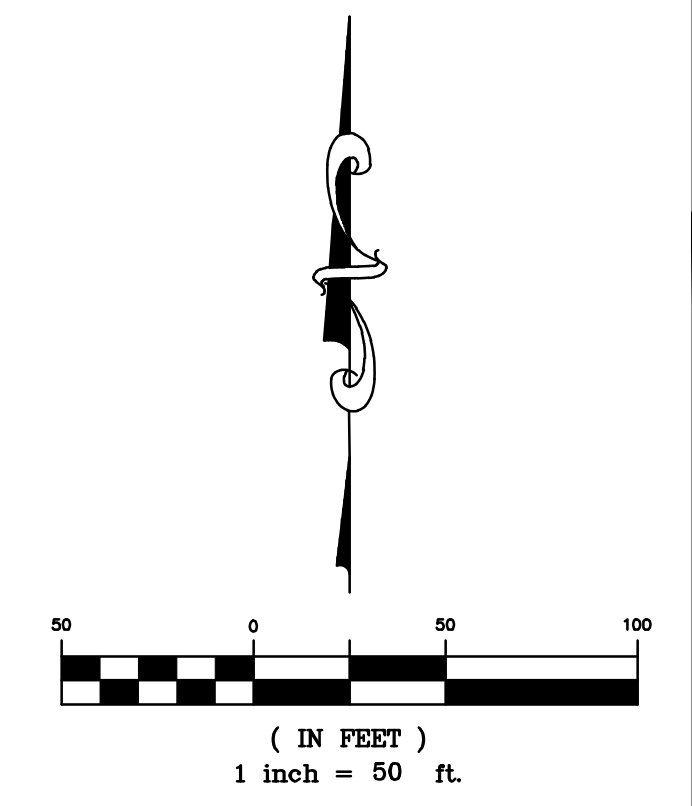
# LOIS ROAD ESTATES SUBDIVISION PRELIMINARY PLAT

BEING 202.453 ACRES OF LAND  
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
- ⑪ BLOCK NUMBER
- 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



|  |                |                          |
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| REVISIONS  | SHEET 06 OF 15 | FILE NO. 24007256 PRELIM |
|  | DATE 1/17/2025 | DRAWN BY JN              |
|  | CHECK BY       | JOB NO. 24007256         |
| <br><b>ATWELL</b><br>866.850.4200 www.atwell-group.com<br>143 UNION BOULEVARD SUITE 700<br>LARGO, GEORGIA 30242-1100 |                |                          |



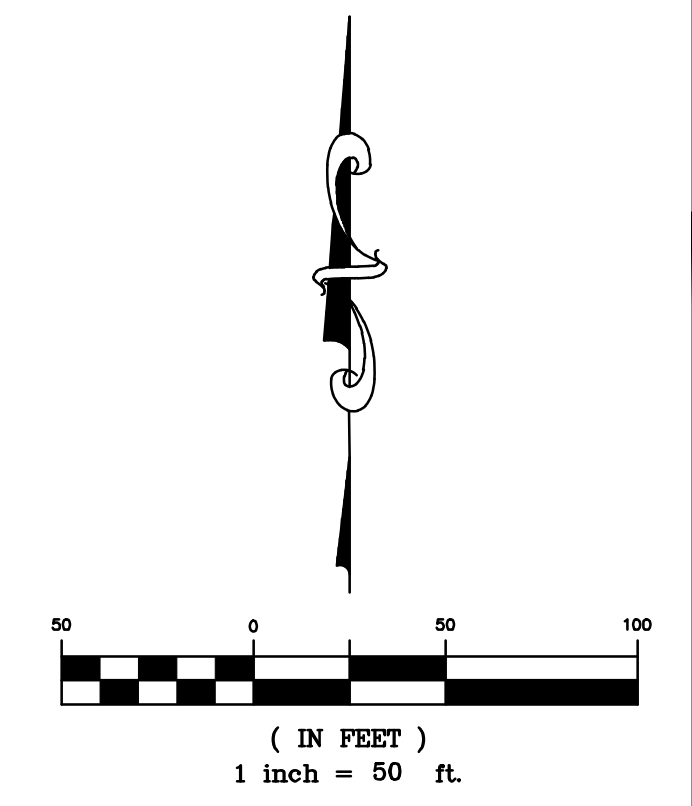
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KEYMAP  
1" = 750'

- 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 NUMBER
  - SUBJECT PARCEL BOUNDARY LINE
  - - - SECTION LINE
  - - - SUBDIVISION LOT LINE
  - - - LOT SETBACK
  - - - ADJACENT PROPERTY LINE
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  - - - RIGHT-OF-WAY LINE
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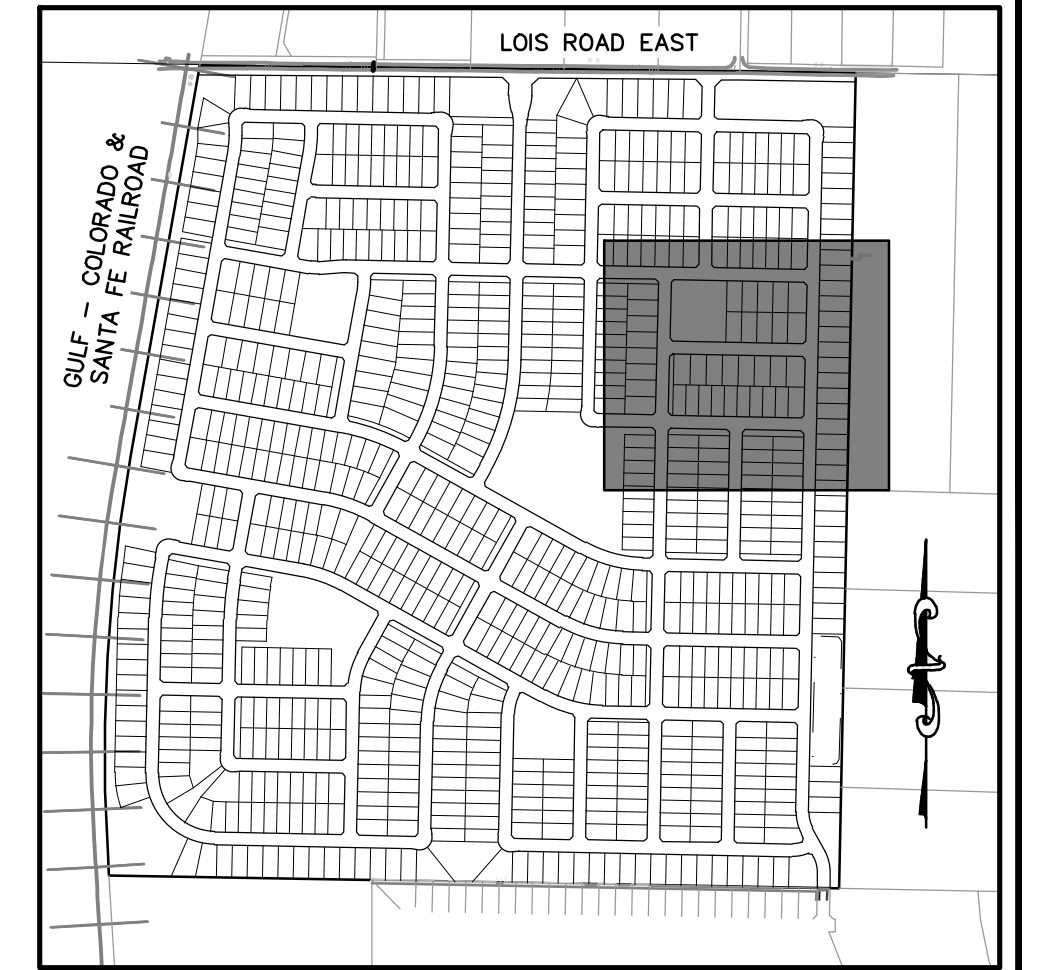
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| REVISIONS        | SHEET<br>07<br>OF 15     |
|                  | FILE NO. 24007256.PRELIM |
|                  | DATE 1/17/2025           |
|                  | DRAWN BY [initials]      |
|                  | CHECK BY [initials]      |
| JOB NO. 24007256 |                          |

**ATWELL**  
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LARGO, FL 33042-1100

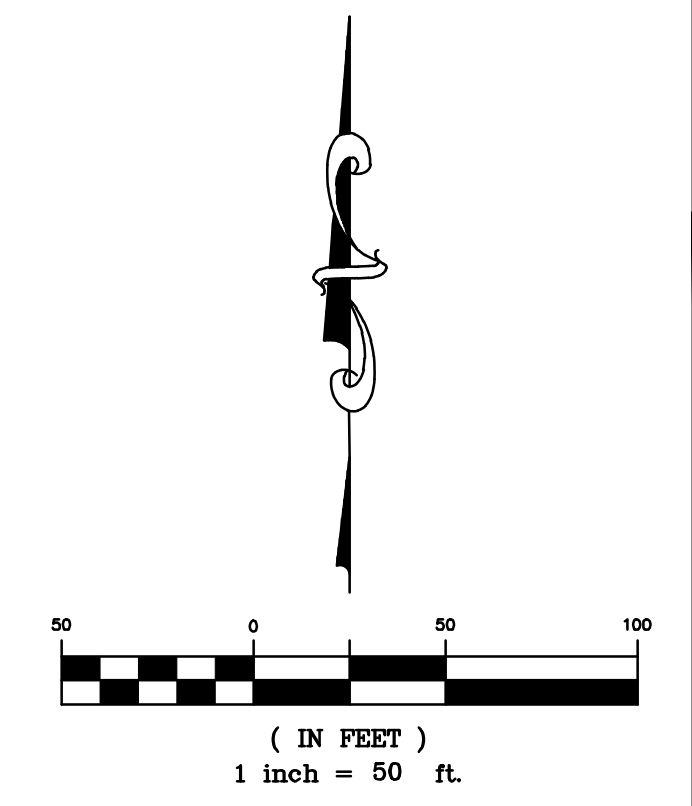
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IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



- 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
  - (1) BLOCK NUMBER
  - 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

CALLED 15.00 ACRES  
MILDRED E. HUNT  
D.C. NO. 2019-5766  
G.R.D.C.F.



|   |       |    |
|---|-------|----|
| REVISIONS   | SHEET | 08 |
|   | OF    | 15 |
| FILE NO. 24007256 PRELIM<br>DATE 1/17/2025<br>DRAWN BY [signature]<br>CHECK BY [signature]      |       |    |
| JOB NO. 24007256  |       |    |
|   |       |    |
| 866.850.4200 www.atwell-group.com<br>143 UNION BOULEVARD SUITE 700<br>LARGO, FLORIDA 33042-1100 |       |    |



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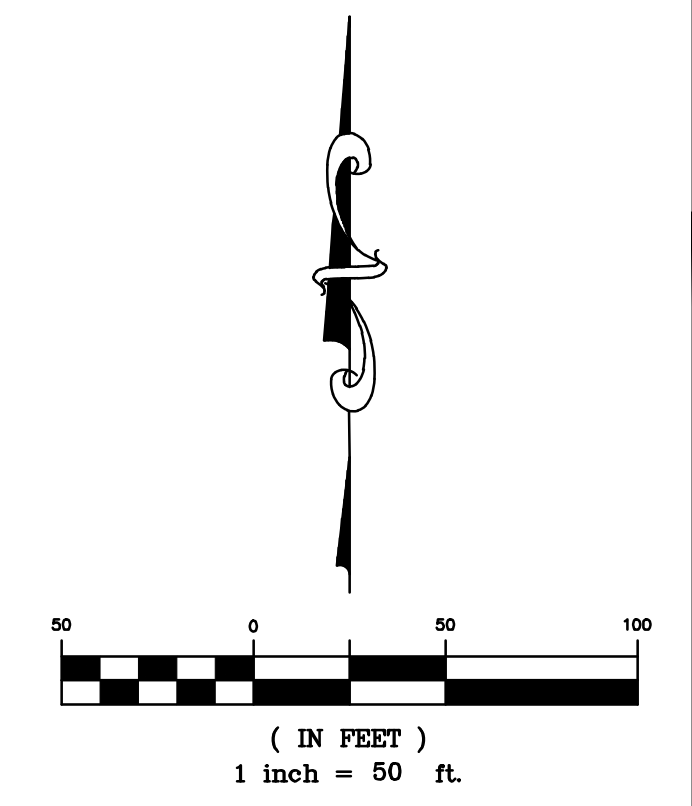


GULF - COLORADO AND SANTA FE RAILROAD

L=1577.09' R=6737.93' Δ=13°24'39"  
CB=S3°15'27"W CL=173.49'



- 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 NUMBER
  - 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

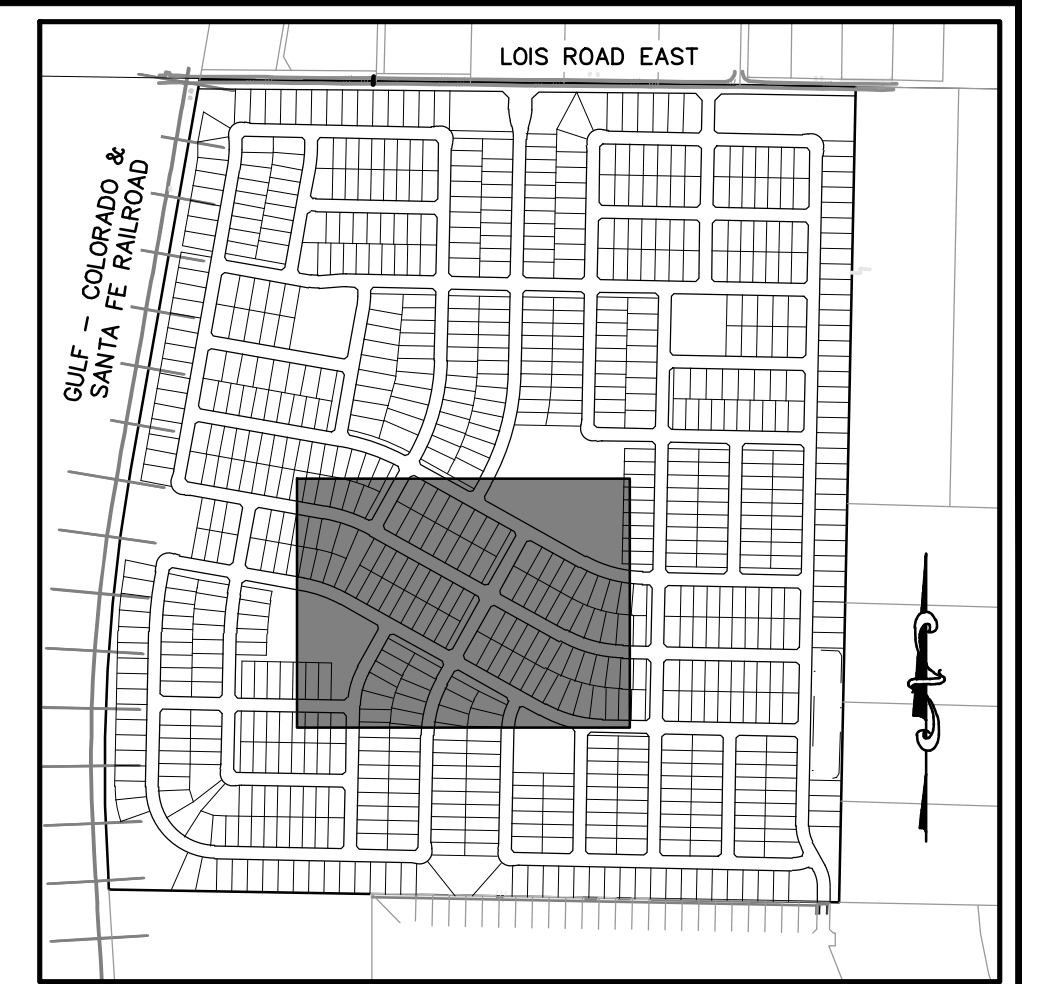


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| REVISIONS | SHEET           | 09 |
|           | OF              | 15 |
| FILE NO.  | 24007256 PRELIM |    |
| DATE      | 1/17/2025       |    |
| DRAWN BY  | JN              |    |
| CHECK BY  | JN              |    |
| JOB NO.   | 24007256        |    |

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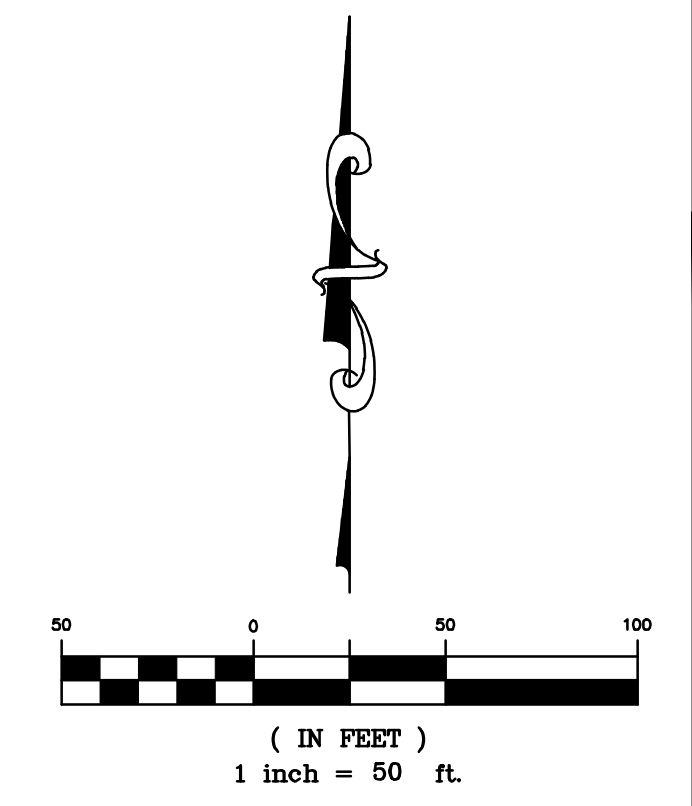
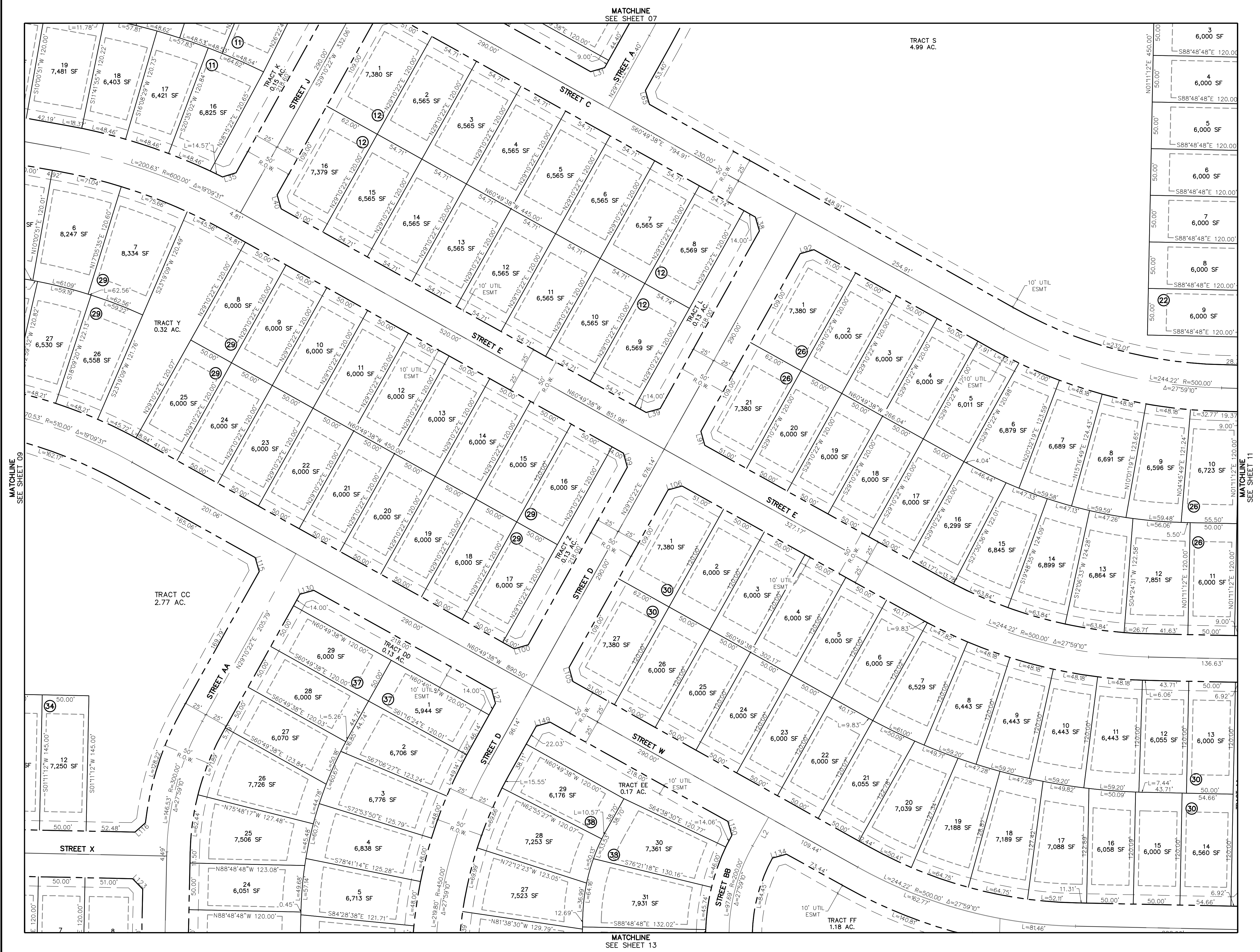
# LOIS ROAD ESTATES SUBDIVISION PRELIMINARY PLAT

BEING 202.453 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 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 NUMBER
  - 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



|              |                |
|--------------|----------------|
| <b>SHEET</b> | <b>10</b>      |
| <b>OF 15</b> |                |
| FILE NO.     | 2007055.PRELIM |
| DATE         | 1/17/2005      |
| DRAWN BY     | BT             |
| CHECK BY     | BT             |
| JOB NO.      | 2,4007256      |

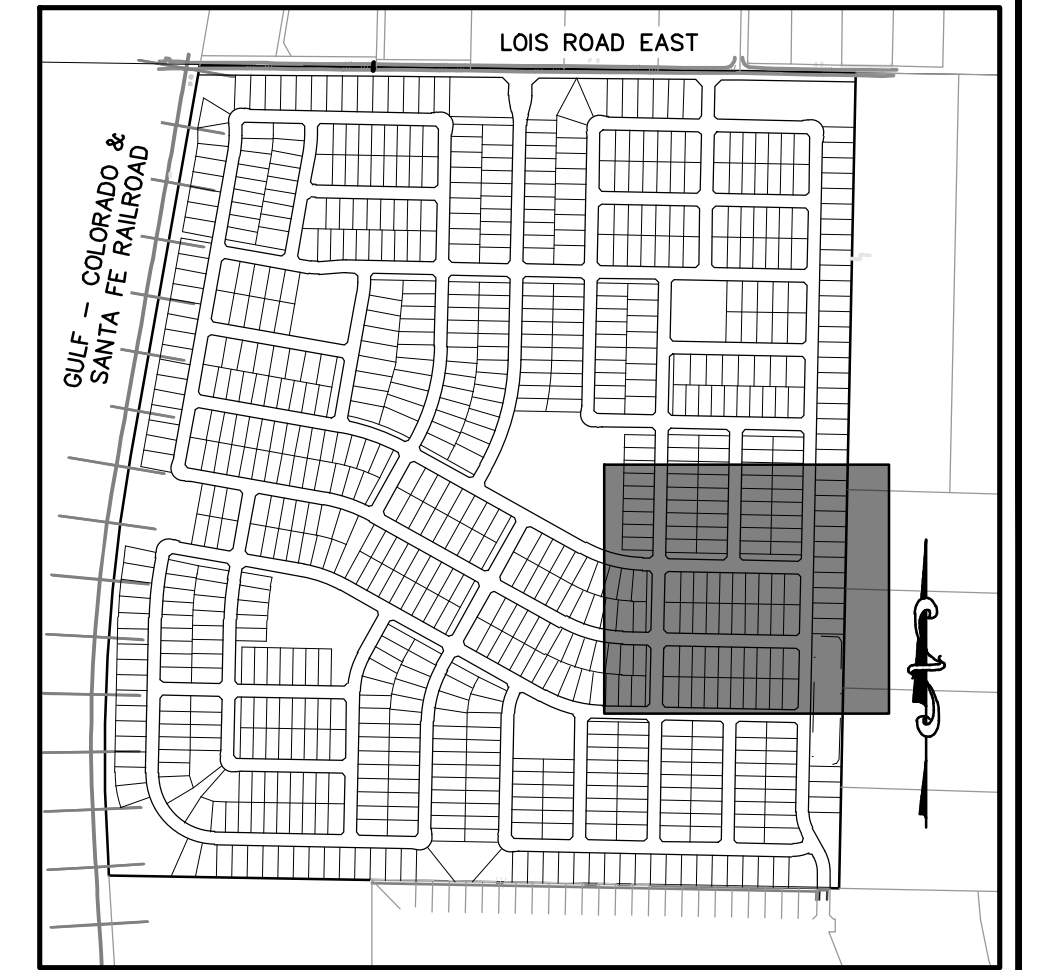
REVISIONS

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# LOIS ROAD ESTATES SUBDIVISION PRELIMINARY PLAT

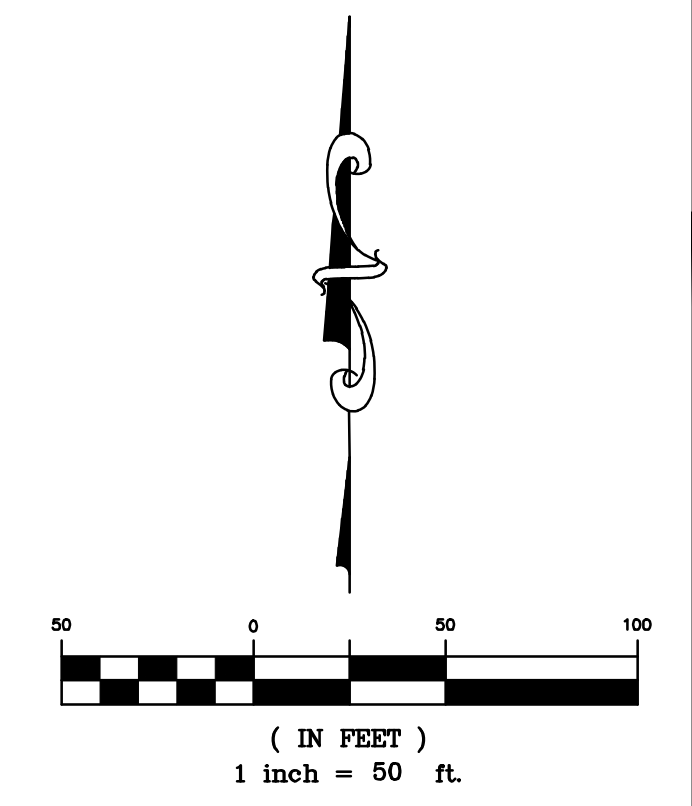
BEING 202.453 ACRES OF LAND  
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29  
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



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  - 1 LOT NUMBER
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  - - - LOT SETBACK
  - - - ADJACENT PROPERTY LINE
  - - - EASEMENT LINE, AS NOTED
  - - - RIGHT-OF-WAY LINE
  - - - OFFSET / TIE LINE

LOT 1  
BLOCK ONE  
ABNEY ACRES  
CAB. M. PG. 64  
P.R.D.C.T.

LOT 2  
BLOCK ONE  
ABNEY ACRES  
CAB. M. PG. 64  
P.R.D.C.T.



SHEET  
11  
OF 15

| REVISIONS |
|-----------|
|           |
|           |
|           |
|           |
|           |

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FILE NO. 2407055 PRELIM  
DATE 1/17/2025  
DRAWN BY JN  
CHECK BY JN  
JOB NO. 24007256

# LOIS ROAD ESTATES SUBDIVISION PRELIMINARY PLAT

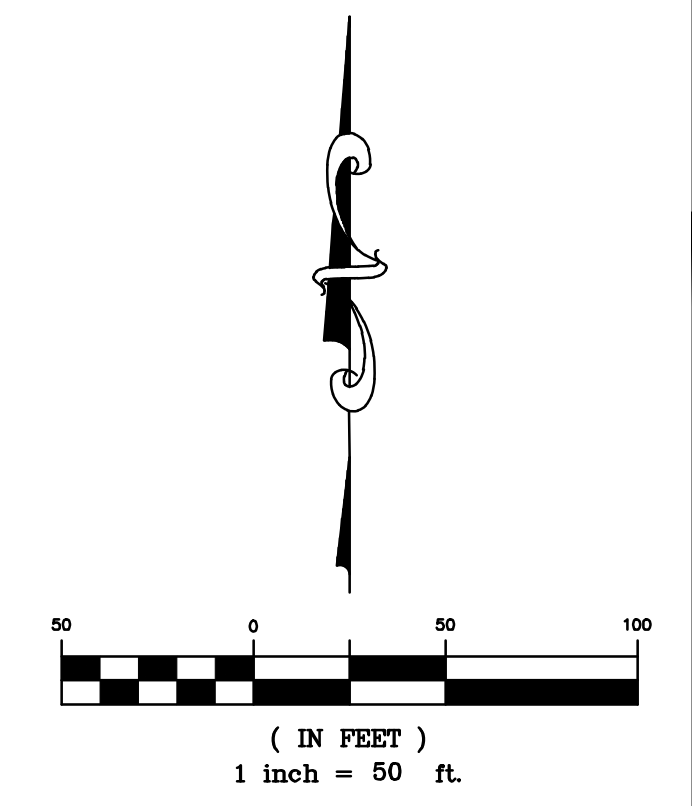
BEING 202.453 ACRES OF LAND  
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29  
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



KEYMAP  
1" = 750'

- LEGEND**
- FOUND MONUMENT, AS NOTED
  - SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
  - ▲ MAG NAIL FOUND
  - △ MAG NAIL SET
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  - - - RIGHT-OF-WAY LINE
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GULF - COLORADO AND SANTA FE RAILROAD



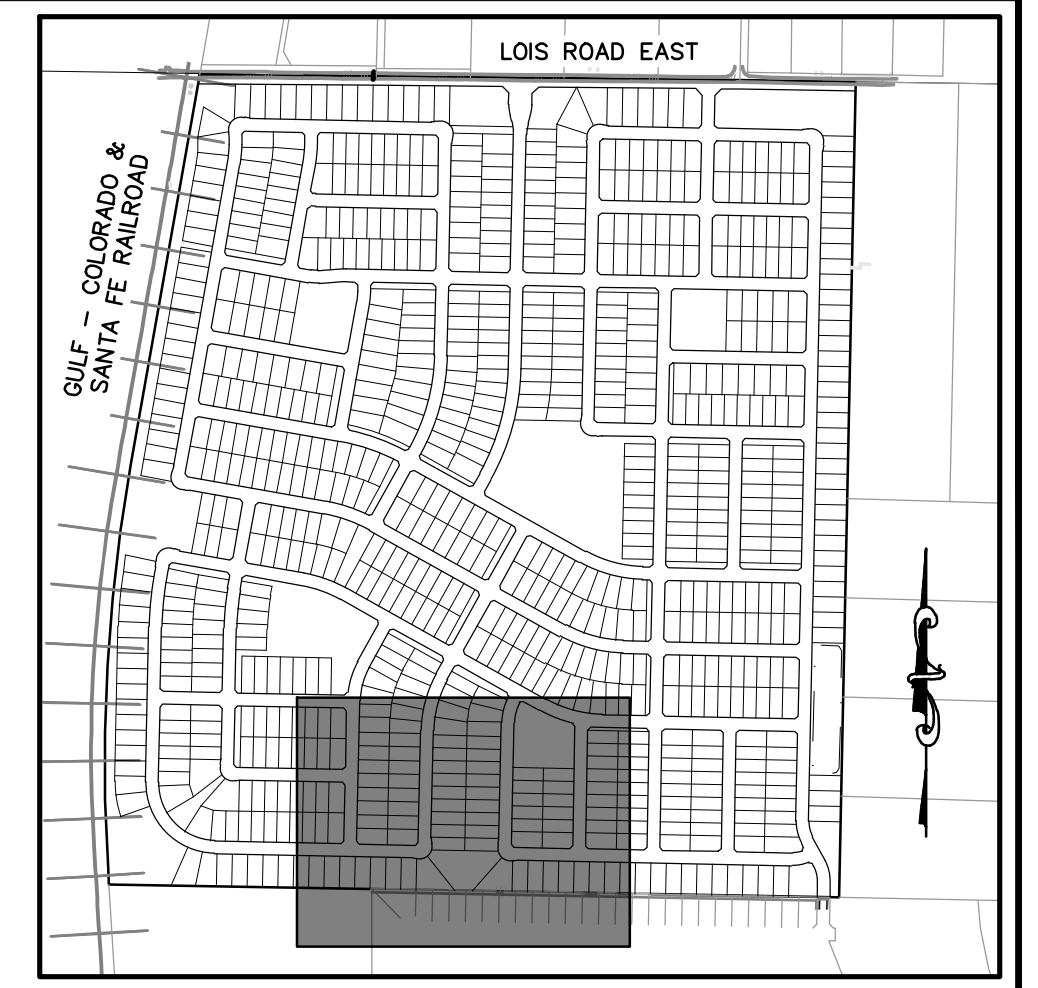
CALLED 25.35 ACRES  
CITY OF SANGER  
VOL. 1125, PG. 943  
D.R.D.C.T.

|   |                       |                          |
|---|-----------------------|--------------------------|
| REVISIONS   | <b>SHEET 12 OF 15</b> | FILE NO. 24007256.PRELIM |
|   |                       | DATE 1/17/2025           |
|   | DRAWN BY [Signature]  | CHECK BY [Signature]     |
|   | JOB NO. 24007256      |                          |
|   |                       |                          |
| 866.850.4200 www.atwell-group.com<br>143 UNION BOULEVARD SUITE 700<br>LARGESVILLE, GA 30222<br>303.462.7100 |                       |                          |



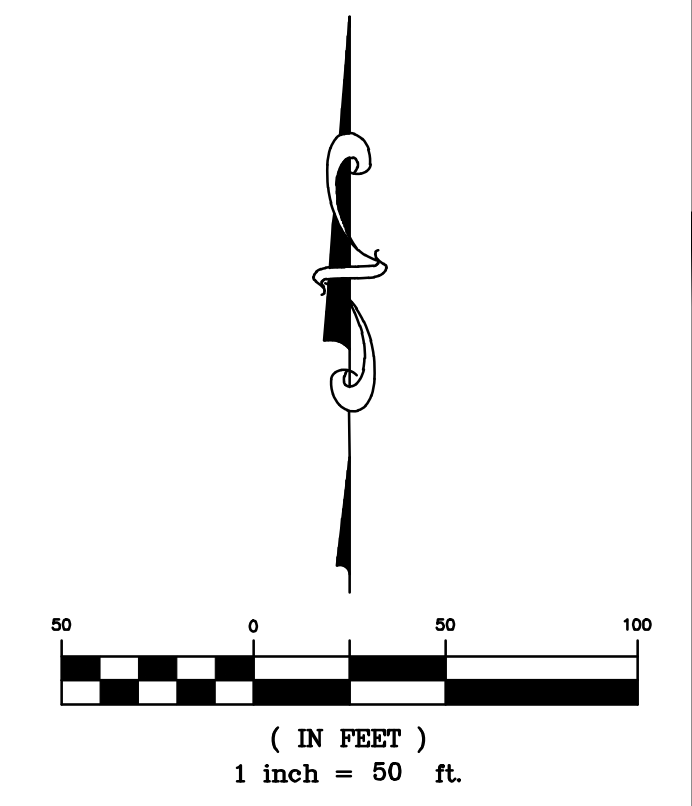
# LOIS ROAD ESTATES SUBDIVISION PRELIMINARY PLAT

BEING 202.453 ACRES OF LAND  
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29  
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



KEYMAP  
1" = 750'

- 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
  - (1) BLOCK NUMBER
  - SUBJECT PARCEL BOUNDARY LINE
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|           |                          |
|-----------|--------------------------|
| REVISIONS | SHEET 13 OF 15           |
|           | FILE NO. 2022-196 PRELIM |
|           | DATE 1/17/2025           |
|           | DRAWN BY JN              |
|           | CHECK BY                 |
|           | JOB NO. 24007256         |

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BLOCK L  
SANGER CIRCLE  
PHASE 62  
DOC. NO. 2022-196  
P.R.D.C.T.

# LOIS ROAD ESTATES SUBDIVISION PRELIMINARY PLAT

BEING 202.453 ACRES OF LAND  
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29  
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



KEYMAP  
1" = 750'

LEGEND

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LOT 3  
BLOCK ONE  
ABNEY ACRES  
CAB. M. PG. 64  
P.R.D.C.T.

LOT 4  
BLOCK ONE  
ABNEY ACRES  
CAB. M. PG. 64  
P.R.D.C.T.

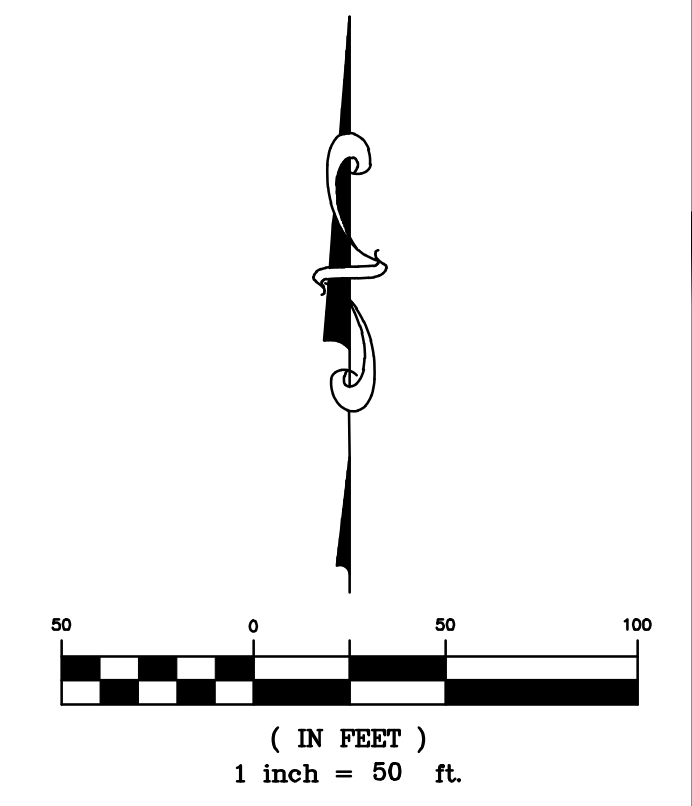
BLOCK 1  
SANGER CIRCLE,  
PHASE 6B  
DOC. NO. 2022-196  
P.R.D.C.T.

15' PUBLIC UTILITY EASEMENT  
DOC. NO. 2022-196  
P.R.D.C.T.

15' PUBLIC UTILITY EASEMENT  
DOC. NO. 2022-196  
P.R.D.C.T.

CALLED 223.35 ACRES  
SANGER LAND  
DEVELOPMENT, LLC  
DOC. NO. 2019-16167  
P.R.D.C.T.

|           |          |                 |
|-----------|----------|-----------------|
| REVISIONS | SHEET    | 14              |
|           | OF       | 15              |
|           | FILE NO. | 24007256.PRELIM |
|           | DATE     | 1/17/2025       |
|           | DRAWN BY | INI             |
|           | CHECK BY | INI             |
|           | JOB NO.  | 24007256        |



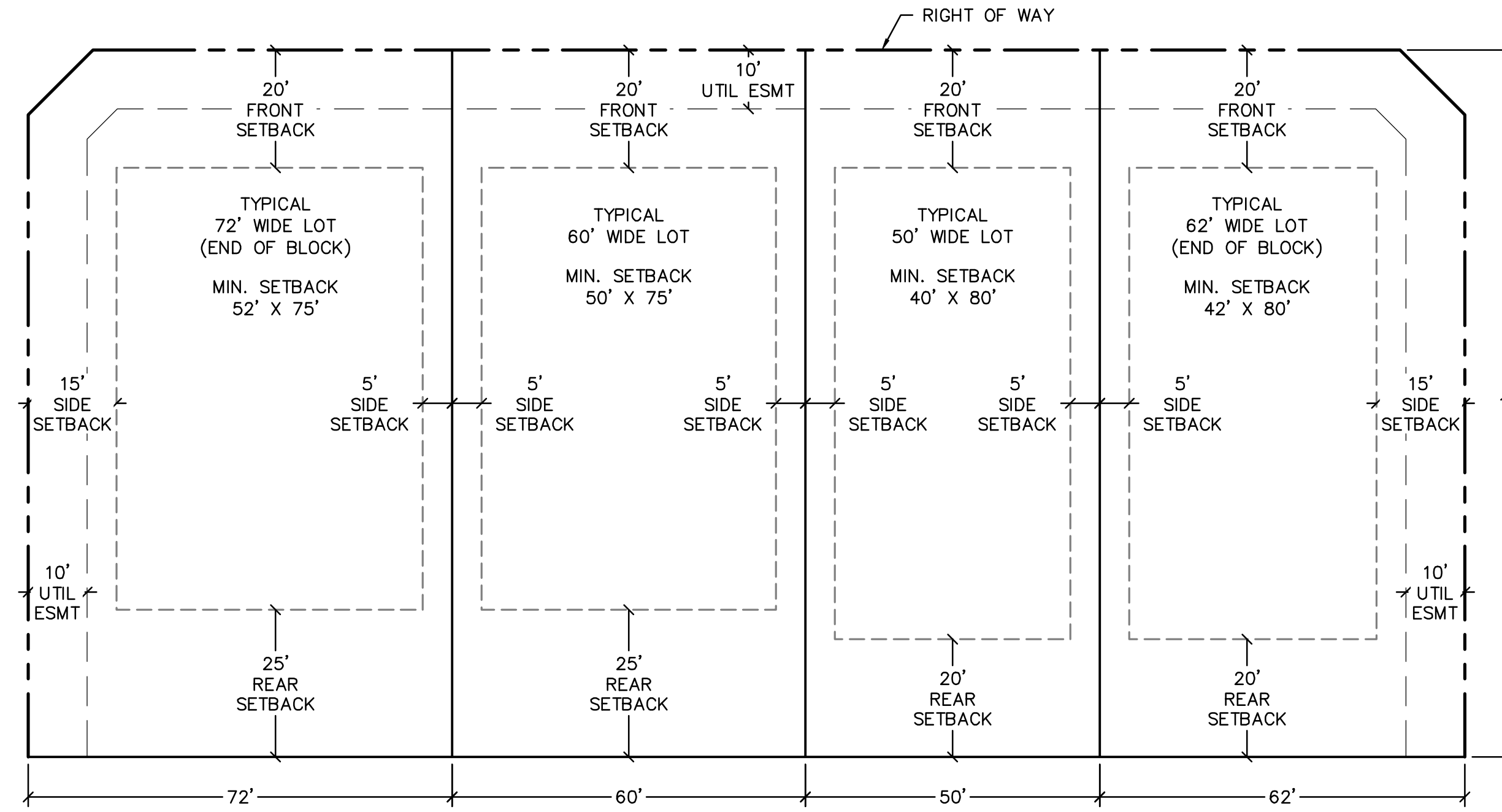
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LARGO, FL 33042-2100



# LOIS ROAD ESTATES SUBDIVISION PRELIMINARY PLAT

BEING 202.453 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          | 15.41' | 100.00' | 8°49'39"  | S84°23'58"E   | 15.39'       |
| C2          | 34.85' | 150.00' | 13°18'42" | N86°38'30"W   | 34.77'       |
| C3          | 11.74' | 150.00' | 4°29'03"  | S88°56'41"W   | 11.74'       |
| C4          | 22.26' | 80.00'  | 15°56'33" | N87°57'25"W   | 22.19'       |
| C5          | 22.26' | 80.00'  | 15°56'33" | N17°59'08"E   | 22.19'       |
| C6          | 22.26' | 80.00'  | 15°56'33" | N6°47'04"W    | 22.19'       |
| C7          | 21.47' | 80.00'  | 15°22'30" | S80°33'30"E   | 21.40'       |
| C8          | 10.81' | 80.00'  | 7°44'22"  | N79°06'51"E   | 10.80'       |
| C9          | 22.26' | 80.00'  | 15°56'33" | S9°09'29"W    | 22.19'       |
| C10         | 22.26' | 80.00'  | 15°56'33" | S83°12'56"W   | 22.19'       |
| C11         | 22.26' | 80.00'  | 15°56'33" | N9°09'29"E    | 22.19'       |
| C12         | 22.26' | 80.00'  | 15°56'33" | N6°47'04"W    | 22.19'       |
| C13         | 15.55' | 80.00'  | 11°08'17" | S78°26'24"E   | 15.53'       |
| C14         | 22.26' | 80.00'  | 15°56'33" | N83°12'56"E   | 22.19'       |
| C15         | 22.26' | 80.00'  | 15°56'33" | S9°09'29"W    | 22.19'       |
| C16         | 22.26' | 80.00'  | 15°56'33" | S6°47'04"E    | 22.19'       |
| C17         | 22.26' | 80.00'  | 15°56'33" | N80°50'31"W   | 22.19'       |
| C18         | 21.21' | 80.00'  | 15°11'31" | N3°50'35"E    | 21.15'       |
| C19         | 22.26' | 80.00'  | 15°56'33" | S72°00'52"E   | 22.19'       |
| C20         | 22.26' | 80.00'  | 15°56'33" | S83°12'56"W   | 22.19'       |
| C21         | 22.26' | 80.00'  | 15°56'33" | N9°09'29"E    | 22.19'       |
| C22         | 16.55' | 80.00'  | 11°51'05" | S81°10'13"W   | 16.52'       |
| C23         | 19.55' | 80.00'  | 14°00'11" | N10°07'39"E   | 19.50'       |



TYPICAL LOT DIMENSIONS  
SCALE: 1" = 20'

| LINE TABLE |        |             | LINE TABLE |        |             | LINE TABLE |        |             | LINE TABLE |        |             | LINE TABLE |        |             | LINE TABLE |        |             |
|------------|--------|-------------|------------|--------|-------------|------------|--------|-------------|------------|--------|-------------|------------|--------|-------------|------------|--------|-------------|
| LINE       | LENGTH | BEARING     | LINE       | LENGTH | BEARING     | LINE       | LENGTH | BEARING     | LINE       | LENGTH | BEARING     | LINE       | LENGTH | BEARING     | LINE       | LENGTH | BEARING     |
| L1         | 35.64' | S79°59'09"E | L26        | 15.56' | N43°48'48"W | L51        | 15.56' | S46°11'12"W | L76        | 15.56' | S46°11'12"W | L101       | 15.56' | N34°59'09"W | L126       | 15.56' | N46°11'12"E |
| L2         | 35.03' | S29°10'22"W | L27        | 15.41' | N73°37'28"E | L52        | 15.56' | N43°48'48"W | L77        | 15.56' | N43°48'48"W | L102       | 15.56' | N55°00'51"E | L127       | 15.56' | N15°49'38"W |
| L3         | 25.08' | N61°49'47"E | L28        | 15.27' | S33°55'37"E | L53        | 15.56' | N46°11'12"E | L78        | 15.56' | N46°11'12"E | L103       | 15.56' | S43°48'48"E | L128       | 15.56' | N46°11'12"E |
| L4         | 15.56' | S46°11'12"W | L29        | 15.56' | S46°11'12"W | L54        | 15.56' | N43°48'48"W | L79        | 15.56' | S43°48'48"E | L104       | 15.56' | S46°11'12"W | L129       | 15.56' | S43°48'48"E |
| L5         | 15.56' | N43°48'48"W | L30        | 15.56' | S43°48'48"E | L55        | 15.56' | N46°11'12"E | L80        | 15.56' | S46°11'12"W | L105       | 15.56' | N15°49'38"W | L130       | 15.56' | S74°10'22"W |
| L6         | 15.56' | N43°48'48"W | L31        | 15.56' | S74°10'22"W | L56        | 15.56' | S43°48'48"E | L81        | 15.56' | N43°48'48"W | L106       | 15.56' | N74°10'22"E | L131       | 13.75' | N37°30'13"W |
| L7         | 15.56' | N55°00'51"E | L32        | 15.56' | N15°49'38"W | L57        | 15.56' | S46°11'12"W | L82        | 15.56' | N46°11'12"E | L107       | 15.56' | N43°48'48"W | L132       | 15.56' | N46°11'12"E |
| L8         | 15.56' | S34°59'09"E | L33        | 15.56' | N46°11'12"E | L58        | 15.56' | S43°48'48"E | L83        | 15.56' | N43°48'48"W | L108       | 15.56' | N46°11'12"E | L133       | 15.56' | S43°48'48"E |
| L9         | 15.56' | S46°11'12"W | L34        | 15.72' | N16°25'38"W | L59        | 15.56' | S46°11'12"W | L84        | 15.56' | N46°11'12"E | L109       | 15.56' | S43°48'48"E | L134       | 15.60' | S74°00'13"W |
| L10        | 15.56' | S43°48'48"E | L35        | 15.17' | N72°46'03"E | L60        | 15.56' | N43°48'48"W | L85        | 15.56' | S43°48'48"E | L110       | 15.56' | S46°11'12"W | L135       | 15.56' | N43°48'48"W |
| L11        | 15.56' | S46°11'12"W | L36        | 15.56' | S34°59'08"E | L61        | 15.56' | N46°11'12"E | L86        | 15.56' | S46°11'12"W | L111       | 15.56' | S34°59'09"E | L136       | 15.56' | N46°11'12"E |
| L12        | 15.60' | N35°08'43"W | L37        | 15.56' | S55°00'51"W | L62        | 15.56' | N43°48'48"W | L87        | 20.33' | S45°54'17"W | L112       | 15.56' | S46°11'12"W | L137       | 15.56' | S43°48'48"E |
| L13        | 15.56' | N46°11'12"E | L38        | 15.56' | N15°49'38"W | L63        | 15.56' | N43°48'48"W | L88        | 15.56' | S43°48'48"E | L113       | 15.56' | N43°48'48"W | L138       | 15.56' | S46°11'12"W |
| L14        | 15.56' | N43°48'48"W | L39        | 15.56' | N74°10'22"E | L64        | 15.56' | N46°11'12"E | L89        | 15.56' | S43°48'48"E | L114       | 15.25' | N56°08'54"E | L139       | 15.56' | S43°48'48"E |
| L15        | 15.56' | N46°11'12"E | L40        | 15.56' | S15°49'38"E | L65        | 15.56' | S15°49'38"E | L90        | 15.56' | S46°11'12"W | L115       | 15.56' | S15°49'38"E | L140       | 15.56' | S46°11'12"W |
| L16        | 15.56' | S34°59'09"E | L41        | 15.56' | S74°10'22"W | L66        | 15.56' | S46°11'12"W | L91        | 15.56' | N15°49'38"W | L116       | 14.81' | S48°52'39"W | L141       | 15.56' | N43°48'48"W |
| L17        | 15.54' | S54°56'21"W | L42        | 20.68' | S44°05'43"E | L67        | 15.56' | S43°48'48"E | L92        | 15.56' | N74°10'22"E | L117       | 15.56' | N43°48'48"W | L142       | 15.56' | N46°11'12"E |
| L18        | 15.56' | N43°48'48"W | L43        | 15.56' | S46°11'12"W | L68        | 15.56' | S46°11'12"W | L93        | 15.56' | N43°48'48"W | L118       | 15.56' | N55°00'51"E | L143       | 15.56' | N43°48'48"W |
| L19        | 15.56' | N55°00'51"E | L44        | 15.56' | S46°11'12"W | L69        | 15.56' | N43°48'48"W | L94        | 15.56' | N46°11'12"E | L119       | 15.56' | N43°48'48"W | L144       | 16.48' | N20°21'17"E |
| L20        | 15.56' | S34°59'09"E | L45        | 15.56' | N43°48'48"W | L70        | 15.56' | N46°11'12"E | L95        | 15.56' | S43°48'48"E | L120       | 15.56' | N43°48'48"W | L145       | 15.56' | S43°48'48"E |
| L21        | 15.56' | S55°00'51"W | L46        | 15.56' | S43°48'48"E | L71        | 15.56' | N43°48'48"W | L96        | 15.56' | S46°11'12"W | L121       | 15.56' | N46°11'12"E | L146       | 15.56' | S46°11'12"W |
| L22        | 15.56' | S34°59'09"E | L47        | 15.56' | S46°11'12"W | L72        | 15.56' | N46°11'12"E | L97        | 15.56' | S34°59'09"E | L122       | 15.56' | S46°11'12"W | L147       | 20.44' | S44°18'34"E |
| L23        | 15.56' | S55°00'51"W | L48        | 15.56' | N43°48'48"W | L73        | 15.56' | S43°48'48"E | L98        | 15.56' | S55°00'51"W | L123       | 15.56' | S43°48'48"E | L148       | 20.47' | N45°41'26"E |
| L24        | 15.56' | N34°59'09"W | L49        | 15.56' | N46°11'12"E | L74        | 15.56' | S46°11'12"W | L99        | 15.56' | S15°49'38"E | L124       | 15.56' | S46°11'12"W | L149       | 15.56' | N74°10'22"E |
| L25        | 15.56' | N55°00'51"E | L50        | 15.56' | S43°48'48"E | L75        | 15.56' | S43°48'48"E | L100       | 15.56' | S74°10'22"W | L125       | 15.56' | N43°48'48"W | L150       | 15.52' | S15°56'41"E |

**SHEET 15 OF 15**

FILE NO. 24007256 PRELIM  
DATE 1/17/2025  
DRAWN BY [Signature]  
CHECK BY [Signature]  
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REVISIONS

**ATWELL**  
866.850.4200 www.atwell-group.com  
143 UNKORREKTED/REVISED DATE 7/03/2025  
LARGE SCALE: 303.462.7100