

LEGAL DESCRIPTION:

BEING A 66.486 (2,896,104 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 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; FOR THE NORTHWESTERN CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE S 89°32'19" E, A DISTANCE OF 689.57 FEET, DEPARTING THE EASTERN RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD AND ALONG OR NEAR THE CENTERLINE OF SAID LOIS ROAD EAST, TO A MAG NAIL SET FOR CORNER;

THENCE S 89°22'38" E, A DISTANCE OF 1,420.42 CONTINUING ALONG OR NEAR THE CENTERLINE OF SAID LOIS ROAD EAST TO A MAG NAIL SET FOR CORNER FOR THE SOUTHWESTERN CORNER OF A CALLED 1.798 ACRE TRACT CONVEYED TO JODY ROBERT RECORDED IN DOCUMENT NO. 2006-17710 OFFICIAL RECORDS DOCUMENTS OF DENTON COUNTY, TEXAS, ALSO BEING IN THE WESTERN RIGHT-OF-WAY OF MELTON ROAD, 30' RIGHT-OF-WAY;

THENCE S 89°07'42" E, A DISTANCE OF 453.34, CONTINUING ALONG OR NEAR THE CENTERLINE OF SAID LOIS ROAD EAST TO A MAG NAIL SET FOR THE NORTHEASTERN CORNER OF SAID JST HOLDINGS TRACT OF LAND AND THE NORTHWESTERN 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, FOR THE NORTHWESTERN COERN OF THE HEREIN DESCRIBED TRACT;

THENCE S 01°11'12"W, A DISTANCE OF 40.00 FEET, WITH THE EASTERN LINE OF SAID JST HOLDINGS TRACT, ALSO BEING THE WESTERN LINE OF SAID 15 ACRE TRACT TO A CALCULATED POINT;

THENCE OVER AND ACROSS SAID JST HOLDINGS TRACT, THE FOLLOWING TWENTY-FOUR (24) COURSES AND DISTANCES:

- N 89°07'42" W, A DISTANCE OF 453.04 TO A CALCULATED POINT;
- N 89°22'38" W, A DISTANCE OF 712.00 TO A CALCULATED POINT;
- S 01°11'12" W, A DISTANCE OF 1100.57 TO A CALCULATED POINT AND THE BEGINNING OF A CURVE TO THE RIGHT;
- WITH A CURVE TO THE RIGHT WITH A RADIUS OF 1045.00, AN ARC LENGTH OF 198.49 FEET, AND A CHORD BEARING AND CHORD LENGTH OF S 06°37'41"W, A DISTANCE OF 198.19 FEET TO A CALCULATED POINT;
- N 88°48'48" W, A DISTANCE OF 122.48 TO A CALCULATED POINT AND THE BEGINNING OF A CURVE TO THE RIGHT;
- WITH A CURVE TO THE RIGHT WITH A RADIUS OF 925.00 FEET, AN ARC LENGTH OF 252.99 FEET, AND A CHORD BEARING AND CHORD LENGTH OF S 21°20'15"W, A DISTANCE OF 252.21 FEET TO A CALCULATED POINT;
- S 29°10'22" W, A DISTANCE OF 53.40 TO A CALCULATED POINT;
- S 15°49'38" E, A DISTANCE OF 15.56 TO A CALCULATED POINT;
- S 60°49'38" E, A DISTANCE OF 230.00 TO A CALCULATED POINT;
- S 29°10'22" W, A DISTANCE OF 50.00 TO A CALCULATED POINT;
- S 74°10'22" W, A DISTANCE OF 15.56 TO A CALCULATED POINT;
- S 29°10'22" W, A DISTANCE OF 218.00 TO A CALCULATED POINT;
- S 15°49'38" E, A DISTANCE OF 15.56 TO A CALCULATED POINT;
- S 29°10'22" W, A DISTANCE OF 50.00 TO A CALCULATED POINT;
- S 74°10'22" W, A DISTANCE OF 15.56 TO A CALCULATED POINT;
- S 29°10'22" W, A DISTANCE OF 109.00 TO A CALCULATED POINT;
- S 60°49'38" W, A DISTANCE OF 542.22 TO A CALCULATED POINT AND FOR THE POINT OF BEGINNING TO A CURVE TO THE LEFT;
- WITH A CURVE TO THE LEFT AND HAVING A RADIUS OF 500.00 FEET, A ARC LENGTH OF 167.19 FEET, AND A CHORD BEARING AND CHORD DISTANCE OF N 70°24'23"W, A DISTANCE OF 166.41 TO A CALCULATED POINT;
- N 79°59'09" W, A DISTANCE OF 471.33 TO A CALCULATED POINT;
- S 10°00'51" W, A DISTANCE OF 120.00 TO A CALCULATED POINT;
- N 79°59'09" W, A DISTANCE OF 49.00 TO A CALCULATED POINT AND TO THE BEGINNING OF A CURVE TO THE RIGHT;
- WITH A CURVE TO THE RIGHT WITH A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 20.28 FEET, AND HAVING A CHORD BEARING AND CHORD LENGTH OF N 71°41'13"W, A DISTANCE OF 20.21 FEET TO A CALCULATED POINT AND A COMPOUND CURVE TO THE LEFT;
- WITH A CURVE TO THE LEFT AND HAVING A RADIUS OF 50.00 FEET, AND ARC LENGTH OF 104.90 FEET, AND A CHORD BEARING AND CHORD DISTANCE OF S 56°30'37"W, A DISTANCE OF 86.69 FEET TO A CALCULATED POINT;
- N 77°38'37" W, A DISTANCE OF 151.94 TO A CALCULATED POINT IN THE WESTERN LINE OF SAID JST HOLDINGS TRACT, ALSO BEING IN THE EASTERN LINE OF SAID SANTA FE RAILROAD, AND THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH A CURVE TO THE RIGHT AND HAVING A RADIUS OF 6737.93 FEET, AN ARC LENGTH OF 348.24 FEET, AND A CHORD BEARING AND CHORD DISTANCE OF N 08°28'56"E, A DISTANCE OF 348.20 FEET TO A CALCULATED POINT ON THE EASTERN LINE OF SAID SANTA FE RAILROAD;

THENCE N 10°00'55" E, 1,548.59 FEET CONTINUING WITH THE EASTERN LINE OF SAID SANTA FE RAILROAD ALSO BEING THE WESTERN LINE OF SAID JST HOLDINGS TRACT TO THE POINT OF BEGINNING.

CONTAINING 66.486 ACRES OR 2,896,104 SQUARE FEET, MORE OR LESS.

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.

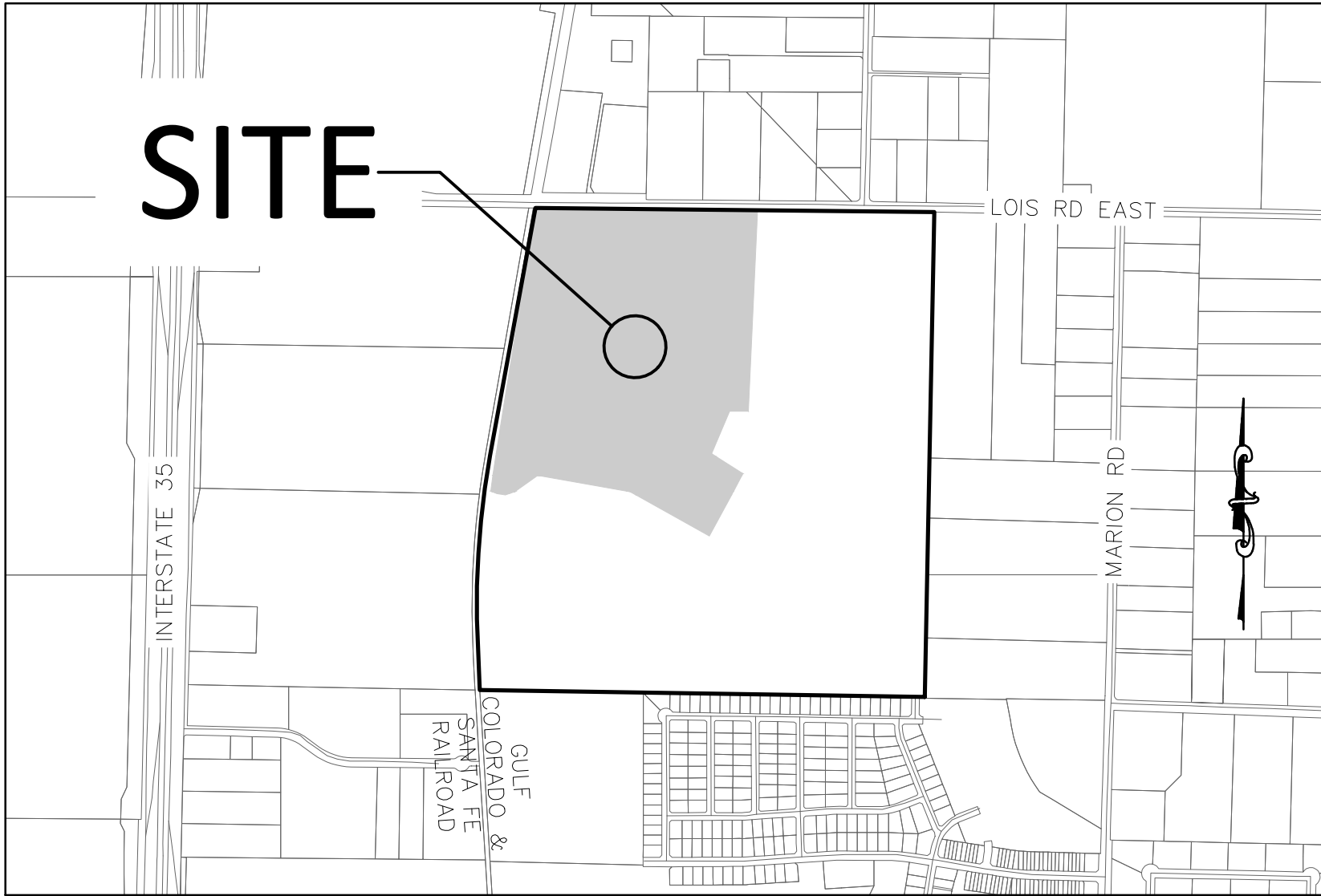
BASIS OF BEARING:

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

TRACT NAME	AREA (SF)	AREA (AC)	LAND USE	OWNER/MAINTENANCE
TRACT A	166307	3.82	OPEN SPACE, DRAINAGE, UTILITIES	JST HOLDINGS 04 BUSINESS LLC/LOIS ROAD ESTATES HOA
TRACT B	34806	0.80	FUTURE DEVELOPMENT	JST HOLDINGS 04 BUSINESS LLC
TRACT C	7189	0.17	OPEN SPACE	JST HOLDINGS 04 BUSINESS LLC/LOIS ROAD ESTATES HOA
TRACT D	5879	0.13	OPEN SPACE, UTILITIES	JST HOLDINGS 04 BUSINESS LLC/LOIS ROAD ESTATES HOA
TRACT E	60679	1.39	OPEN SPACE	JST HOLDINGS 04 BUSINESS LLC/LOIS ROAD ESTATES HOA
TRACT F	6254	0.14	OPEN SPACE	JST HOLDINGS 04 BUSINESS LLC/LOIS ROAD ESTATES HOA
TRACT G	5879	0.13	OPEN SPACE	JST HOLDINGS 04 BUSINESS LLC/LOIS ROAD ESTATES HOA
TRACT H	7079	0.16	OPEN SPACE	JST HOLDINGS 04 BUSINESS LLC/LOIS ROAD ESTATES HOA
TRACT I	4971	0.11	OPEN SPACE	JST HOLDINGS 04 BUSINESS LLC/LOIS ROAD ESTATES HOA
TRACT J	4679	0.11	OPEN SPACE	JST HOLDINGS 04 BUSINESS LLC/LOIS ROAD ESTATES HOA
TRACT K	6600	0.15	OPEN SPACE	JST HOLDINGS 04 BUSINESS LLC/LOIS ROAD ESTATES HOA
TRACT L	5879	0.13	OPEN SPACE	JST HOLDINGS 04 BUSINESS LLC/LOIS ROAD ESTATES HOA
TRACT M	16481	0.38	OPEN SPACE	JST HOLDINGS 04 BUSINESS LLC/LOIS ROAD ESTATES HOA
TRACT O	2940	0.07	OPEN SPACE, UTILITIES	JST HOLDINGS 04 BUSINESS LLC/LOIS ROAD ESTATES HOA
TRACT Y	7719	0.18	OPEN SPACE	JST HOLDINGS 04 BUSINESS LLC/LOIS ROAD ESTATES HOA
TRACT Z	2940	0.07	OPEN SPACE	JST HOLDINGS 04 BUSINESS LLC/LOIS ROAD ESTATES HOA
TOTAL	1,200,103	27.55	OPEN SPACE, DRAINAGE	JST HOLDINGS 04 BUSINESS LLC/LOIS ROAD ESTATES HOA

LOIS ROAD ESTATES SUBDIVISION PHASE 1 FILING PLAT

BEING 66.486 ACRES OF LAND
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



VICINITY MAP
NTS

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-GROUP.COM

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	OVERALL SITE
03	FINAL PLAT
04	FINAL PLAT
05	FINAL PLAT
06	FINAL PLAT
07	FINAL PLAT
08	FINAL PLAT

Certification by a registered public surveyor or licensed state land surveyor, registered in the State of Texas to the effect that the plat represents a survey made by him or under his direct supervision and that all monuments shown thereon have been verified and actually exist, and that their location, size, and material are correctly shown. Such surveyor's certificate may be prepared as follows:

State of Texas
County of Denton

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

(Engineer or Surveyor's Seal)

Licensed Professional Engineer OR
Registered Public Land Surveyor Texas R.P.L.S. No. _____ Date"

A certificate of ownership and dedication of all streets, alleys, parks, and playgrounds to public use forever, signed and acknowledged before a notary public, by the owner or authorized representative and lien holder of the land, and a complete and accurate description of the land subdivided and the streets dedicated. Such owner's certificate may be prepared as follows:

"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:

(Metes and Bounds Description of Boundary)

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 hereinabove described property as (lot/block/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_____.

_____, Owner

_____, Title and Company (if applicable)"

"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 _____."

"Approved and Accepted

Chairman, Planning & Zoning Commission
City of Sanger, TX

Mayor
City of Sanger, TX

Attested by

City Secretary
City of Sanger, TX"

Date

Date

Date

GENERAL NOTES:

- ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
- 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 ADDITION 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 NEW SUBDIVISION.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83)
- UTILITES SERVICE PROVIDED BY

PHASE 1 FINAL PLAT

LOIS ROAD ESTATES SUBDIVISION
837 RESIDENTIAL LOTS - 39 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
66.486 ACRES - 16.313 ACRES ROW
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 02/28/2025

A: 1st SUBMITTAL TO CITY OF SANGER 02/28/2025 - KB
B: 2nd SUBMITTAL TO CITY OF SANGER xx/xx/2025 - KB

REVISIONS

DR. TN CH. AS

P.M. RG

JOB 24007256

SHEET01 OF 08

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

LOIS ROAD ESTATES SUBDIVISION PHASE 1 FILING PLAT

BEING 66.486 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



LINE TABLE		
LINE	LENGTH	BEARING
L1	20.44'	S44°18'34"E
L2	20.47'	N45°41'26"E
L3	15.56'	S43°48'48"E
L4	15.56'	N46°11'12"E
L5	15.56'	N43°48'48"W
L6	15.56'	S46°11'12"W
L7	15.60'	N35°08'43"W
L8	15.54'	S54°56'21"W
L9	15.56'	S46°11'12"W
L10	15.56'	N43°48'48"W
L11	15.56'	N43°48'48"W
L12	15.56'	S46°11'12"W
L13	15.56'	S43°48'48"E
L14	15.56'	S46°11'12"W
L15	15.56'	N43°48'48"W
L16	15.56'	N46°11'12"E
L17	15.56'	N43°48'48"W
L18	15.56'	N46°11'12"E
L19	15.56'	S46°11'12"W
L20	15.56'	N43°48'48"W

LINE TABLE		
LINE	LENGTH	BEARING
L21	15.56'	S34°59'09"E
L22	15.56'	N55°00'51"E
L23	15.56'	S34°59'09"E
L24	15.56'	S55°00'51"W
L25	15.56'	S34°59'09"E
L26	15.56'	N55°00'51"E
L27	15.56'	N55°00'51"E
L28	15.56'	S34°59'09"E
L29	15.56'	N34°59'09"W
L30	15.56'	S55°00'51"W
L31	15.56'	S55°00'51"W
L32	15.27'	S33°55'37"E
L33	15.41'	N73°37'28"E
L34	15.56'	N15°49'38"W
L35	15.56'	S74°10'22"W
L36	15.56'	N16°25'38"W
L37	15.56'	S74°10'22"W
L38	15.56'	S15°49'38"E
L39	15.56'	N74°10'22"E
L40	15.56'	N15°49'38"W

LINE TABLE		
LINE	LENGTH	BEARING
L41	15.56'	N15°49'38"W
L42	15.56'	N74°10'22"E
L43	15.56'	S15°49'38"E
L44	15.56'	N74°10'22"E
L45	15.56'	S15°49'38"E
L46	15.17'	N72°46'03"E
L47	15.56'	N55°00'51"E
L48	15.56'	S34°59'09"E
L49	15.56'	S34°59'08"E

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'
C4	22.26'	80.00'	15°56'33"	N6°47'04"W	22.19'
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	22.26'	80.00'	15°56'33"	N17°59'08"E	22.19'
C8	22.26'	80.00'	15°56'33"	N87°57'25"W	22.19'



ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT
KALTER CAPITAL
10208 S. RICHMOND
SUITE 200
LITTLETON, CO
303-324-1771
LEE EISENHEIM

PHASE 1 FINAL PLAT
LOIS ROAD ESTATES SUBDIVISION
837 REUBEN BEBEE SURVEY - 39 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
66.486 ACRES - 16.313 ACRES ROW
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

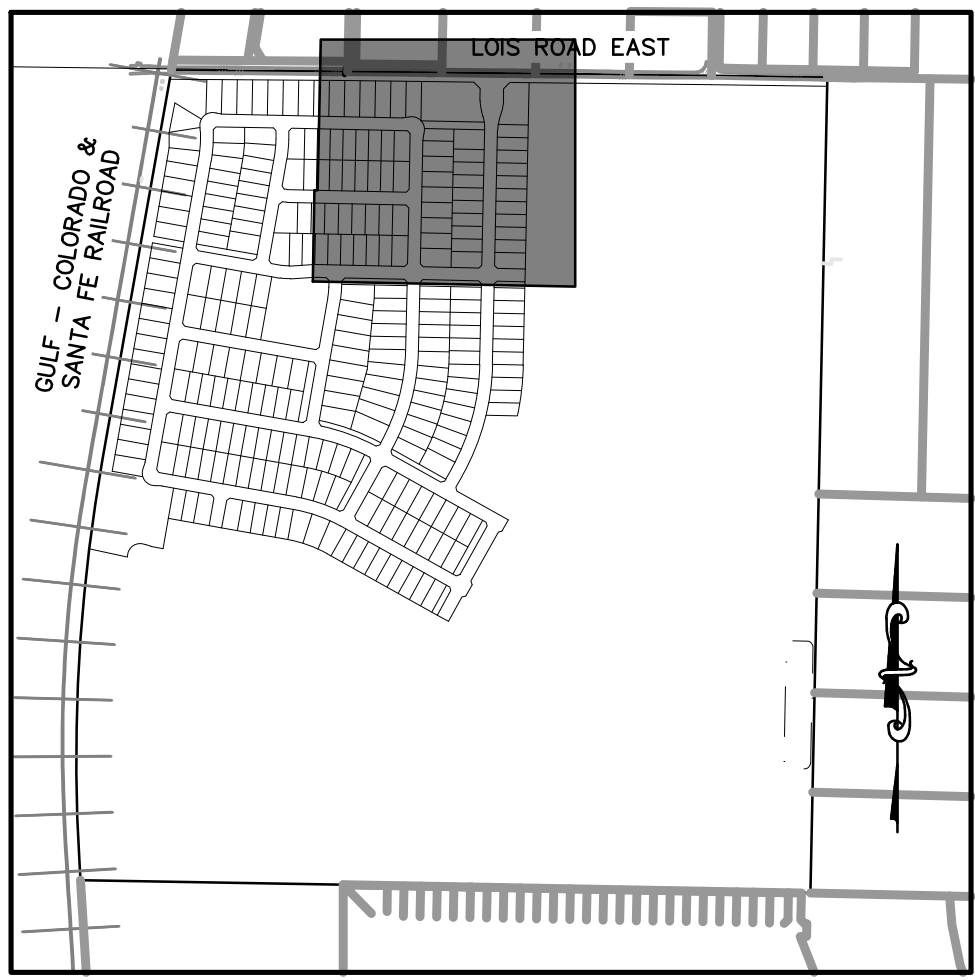
P.M. RG

JOB 24007256

SHEET 02 OF 08

LOIS ROAD ESTATES SUBDIVISION PHASE 1 FILING PLAT

BEING 66.486 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
 - ⑪ BLOCK NUMBER
 - TMB TEMPORARY BENCH MARK
 - 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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OWNER/DEVELOPER/APPLICANT
KALTER CAPITAL
10208 W. 20TH UNIT 200
LITTLETON, CO
303-324-1771
LEE EISENHEIM

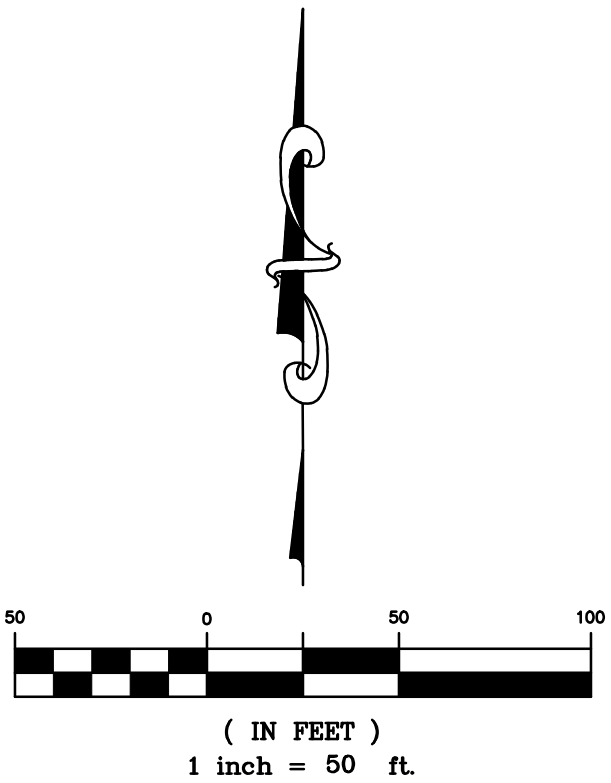
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SHEET 03 OF 08



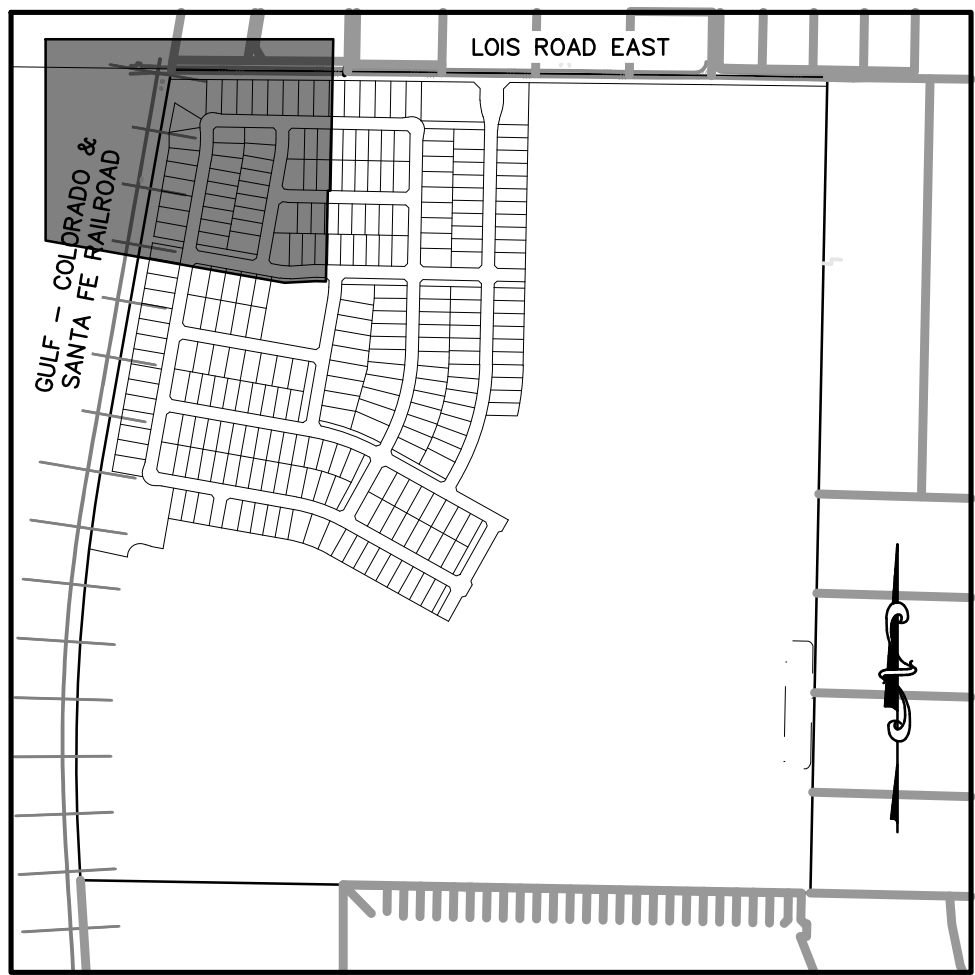
LOIS ROAD ESTATES SUBDIVISION PHASE 1 FILING PLAT

BEING 66.486 ACRES OF LAND
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L20	167.41'	N39°48'12\"W
L21	4.31'	N00°40'28\"E
L22	15.00'	N89°32'19\"W
L23	9.79'	S00°40'28\"W
L24	173.18'	S39°48'12\"E

EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C20	15.06'	50.00'	17°15'21\"	N49°18'24\"E	15.00'



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
 - ⑪ BLOCK NUMBER
 - TMB TEMPORARY BENCH MARK
 - 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

OWNER/DEVELOPER/APPLICANT

KALTER CAPITAL PARTNERS, L.P.
10208 W. 20TH AVENUE
LITTLETON, CO 80120

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LOIS ROAD ESTATES SUBDIVISION
837 RESIDENTIAL LOTS - 39 HOA LOTS
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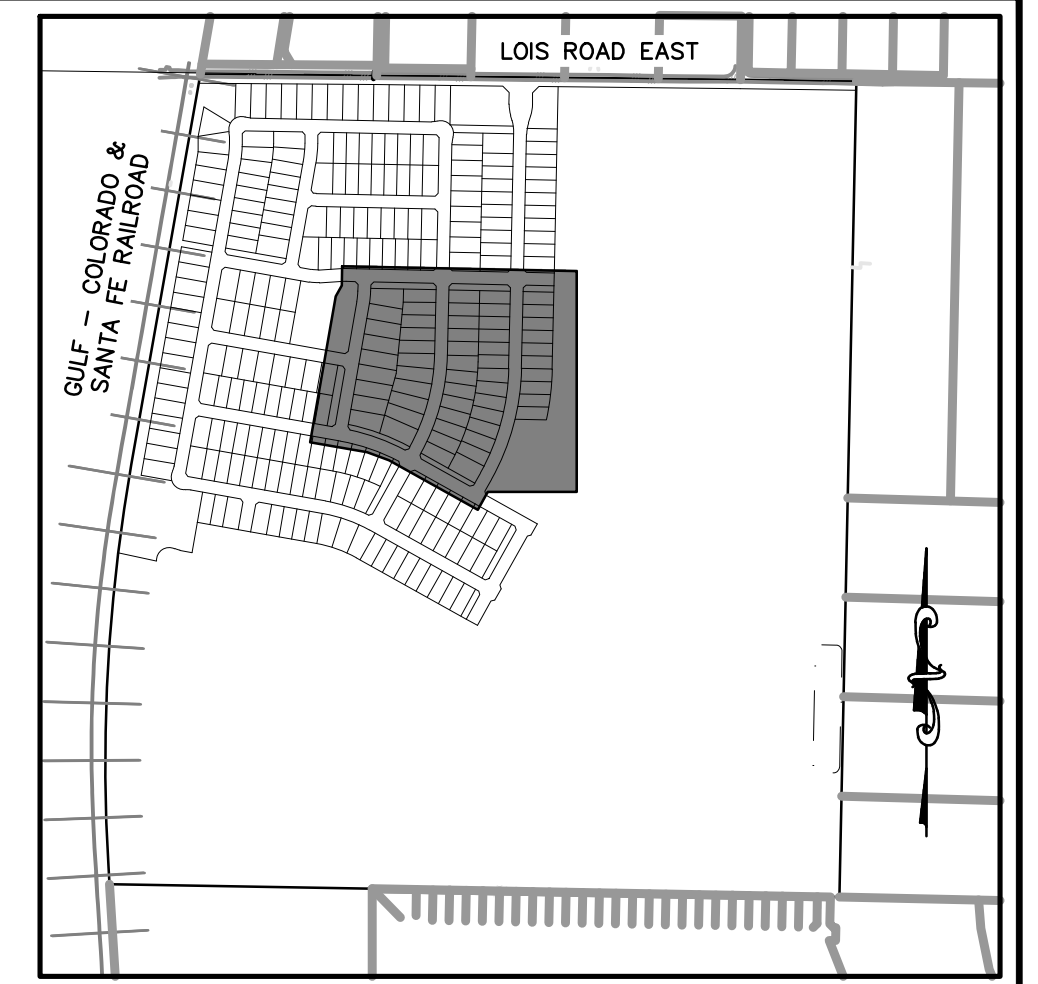
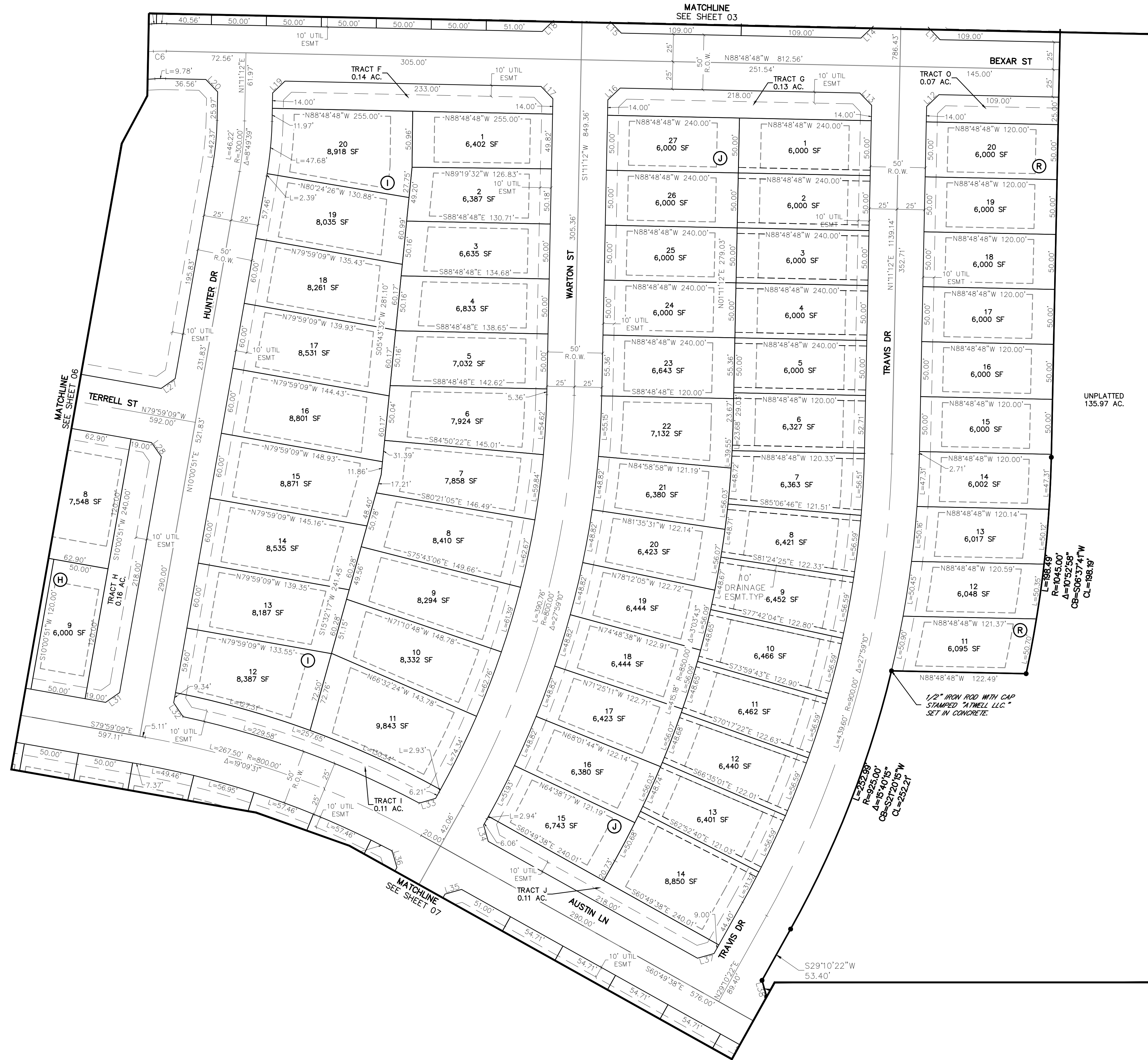
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OF

08

LOIS ROAD ESTATES SUBDIVISION PHASE 1 FILING PLAT

BEING 66.486 ACRES OF LAND
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



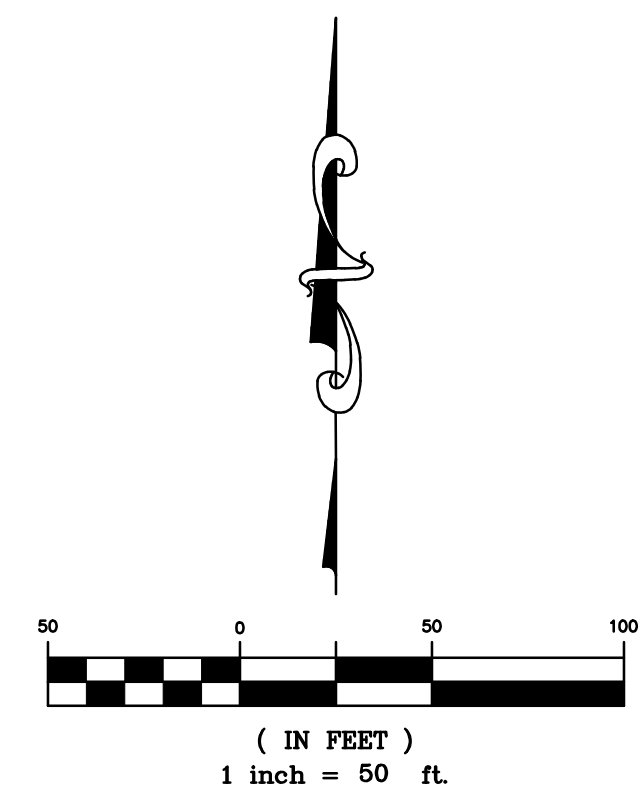
KEYMAP
1"=750'

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
⑪	BLOCK NUMBER
TMB	TEMPORARY BENCH MARK
---	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

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

1/2" IRON ROD WITH CAP
STAMPED "ATWELL LLC"
SET IN CONCRETE.

L=252.39'
R=925.00'
Δ=16°40'15"
CB=506°37'41"W
CL=198.19'



ATWELL
866.850.4200
www.atwell.com

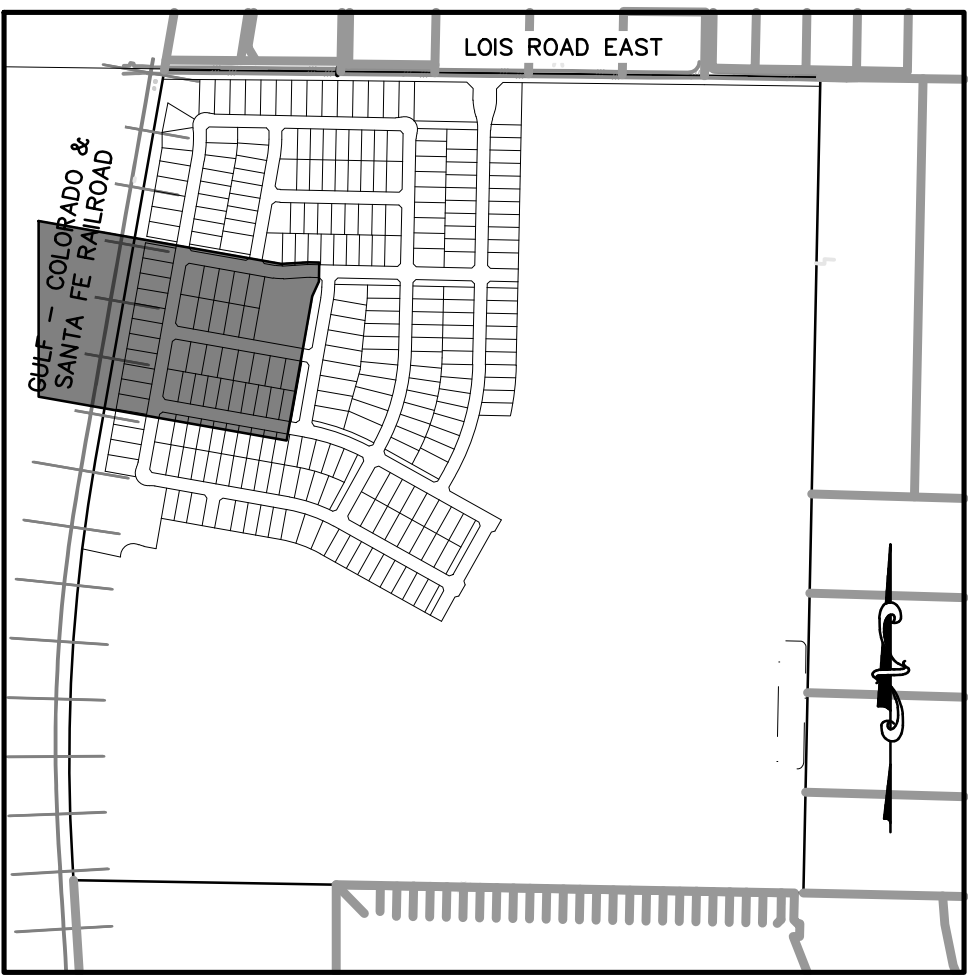
OWNER/DEVELOPER/APPLICANT
KALTER CAPITAL
10208 W. 20TH AVE.
LITTLETON, CO
303-324-1771
LEE EISENHEIM

PHASE 1 FINAL PLAT
LOIS ROAD ESTATES SUBDIVISION
837 RESIDENTIAL LOTS - 39 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
66.486 ACRES - 16.313 ACRES ROW
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 02/28/2025 - KB
3rd SUBMITTAL TO CITY OF SANGER 02/28/2025 - KB
REVISIONS
DR. TN CH. AS
P.M. RG
JOB 24007256
SHEET 05 OF 08

LOIS ROAD ESTATES SUBDIVISION PHASE 1 FILING PLAT

BEING 66.486 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
 - ⑪ BLOCK NUMBER
 - TMB TEMPORARY BENCH MARK
 - 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

OWNER/DEVELOPER/APPLICANT

KALTER CAPITAL
1026 N. UNIVERSITY
LITTLETON, CO 80120

303-324-1771

LEE EISENHEIM

PHASE 1 FINAL PLAT

LOIS ROAD ESTATES SUBDIVISION
837 RESIDENTIAL LOTS - 99 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
66.486 ACRES - 16.313 ACRES ROW
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

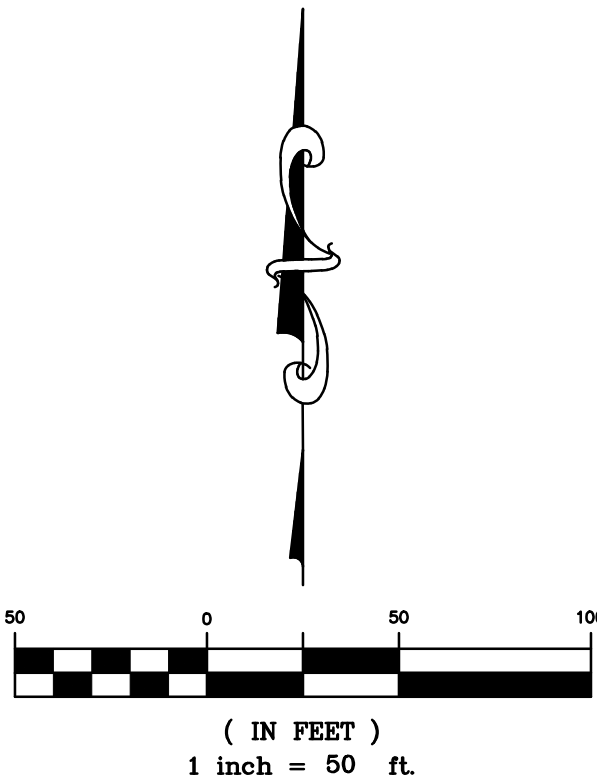
DR. TN

CH. AS

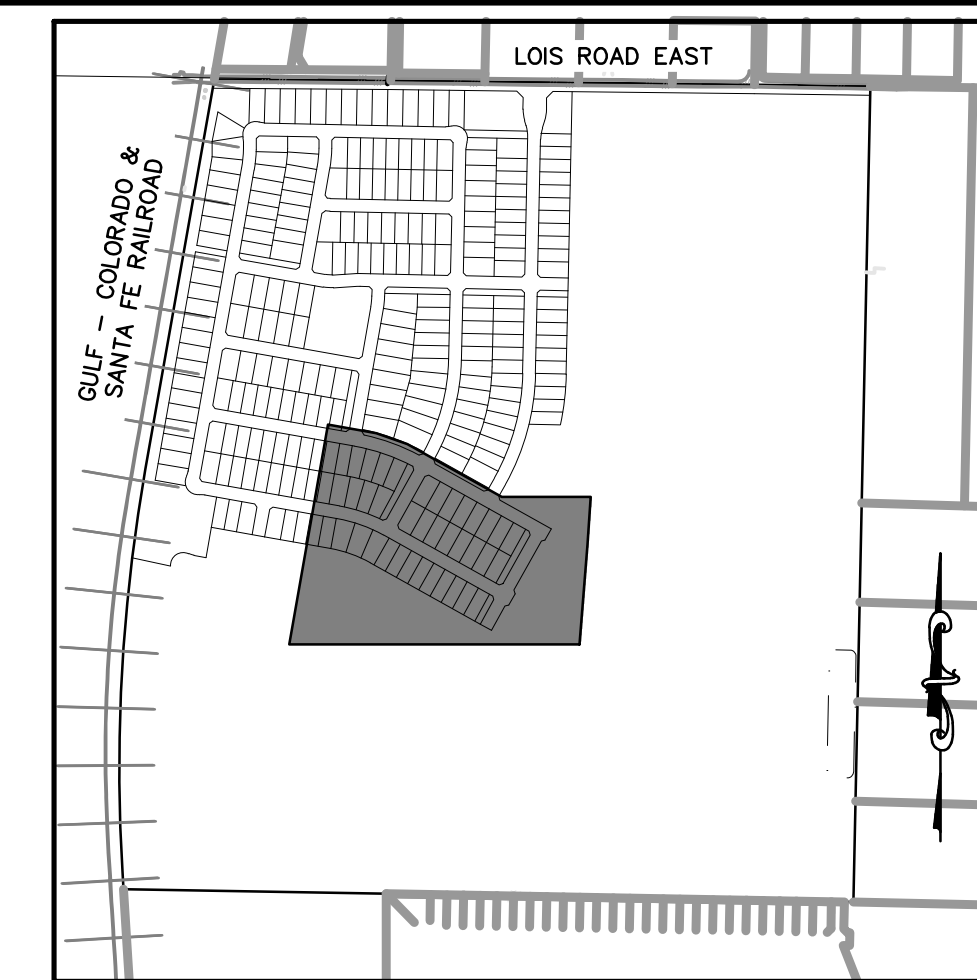
P.M. RG

JOB 24007256

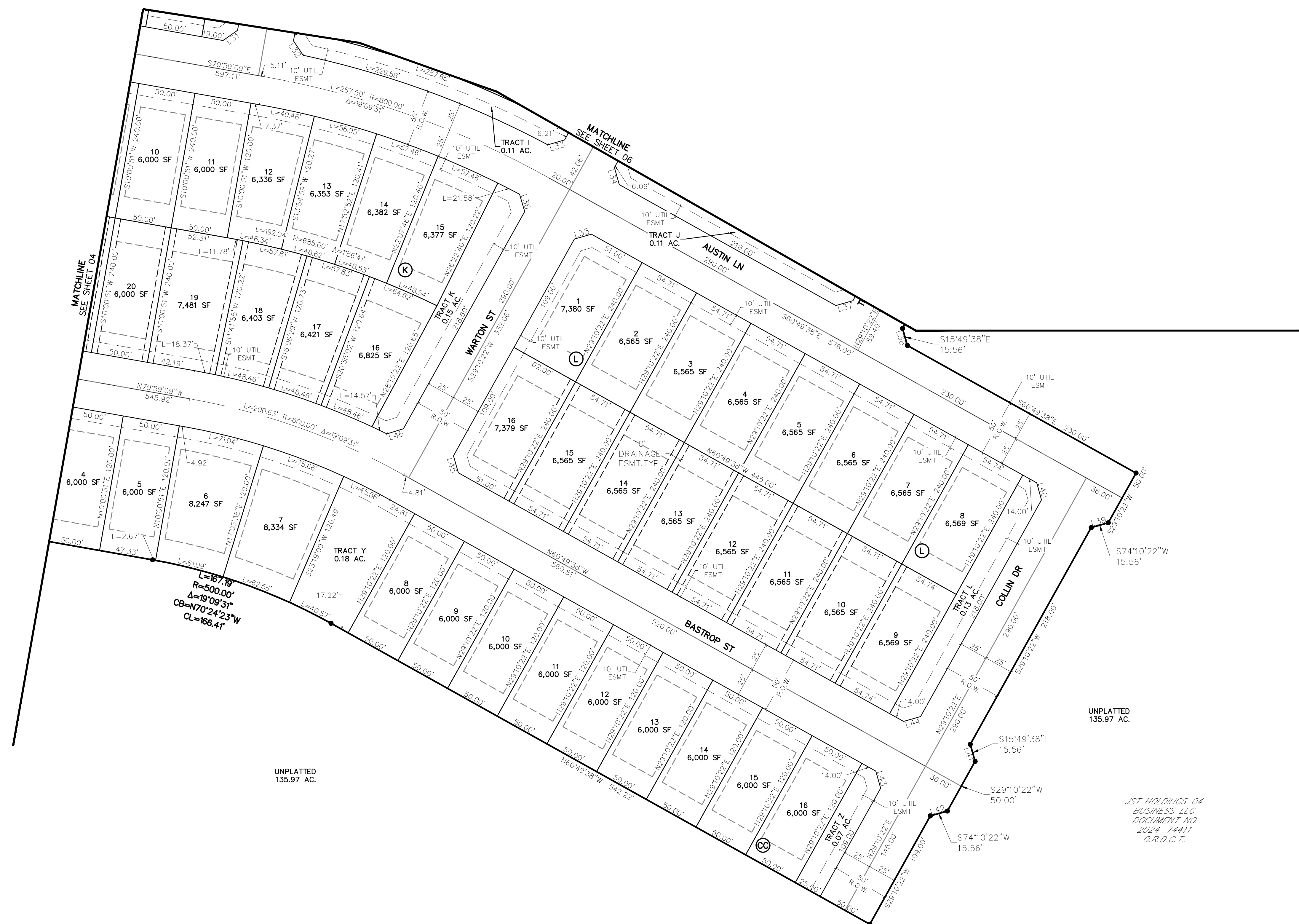
SHEET 06 OF 08



**BEING 66.486 ACRES OF LAND
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS**



KEYMAP
1"=750'



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

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 |
| TMB | TEMPORARY BENCH MARK |
| ————— | 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 |

OWNER/DEVELOPER/APPLICANT
KALTER CAPITAL

KALTER CAPITAL
10268 W. CENTENNIAL
RD. UNIT 200 F
LITTLETON, CO

LEE EISENHEIM

PHASE 1 FINAL PLAT

LOIS ROAD ESTATES SUBDIVISION
837 RESIDENTIAL LOTS - 39 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
66.486 ACRES - 16.313 ACRES ROW
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 02/28/2025

A	1st SUBMITTAL TO CITY OF SANGER	02/28/2025
B	2nd SUBMITTAL TO CITY OF SANGER	XX/XX/2025

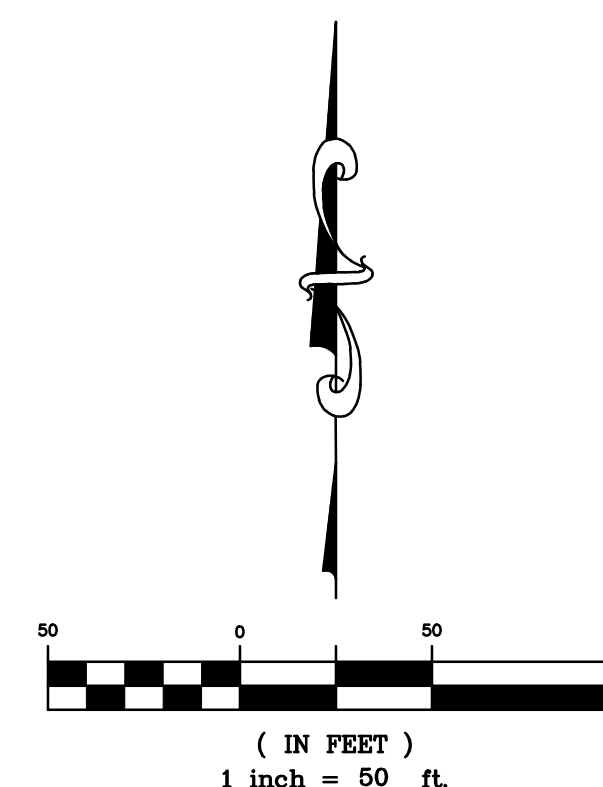
REVISIONS

DR.	TN	CH.	AS
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P.M. RG

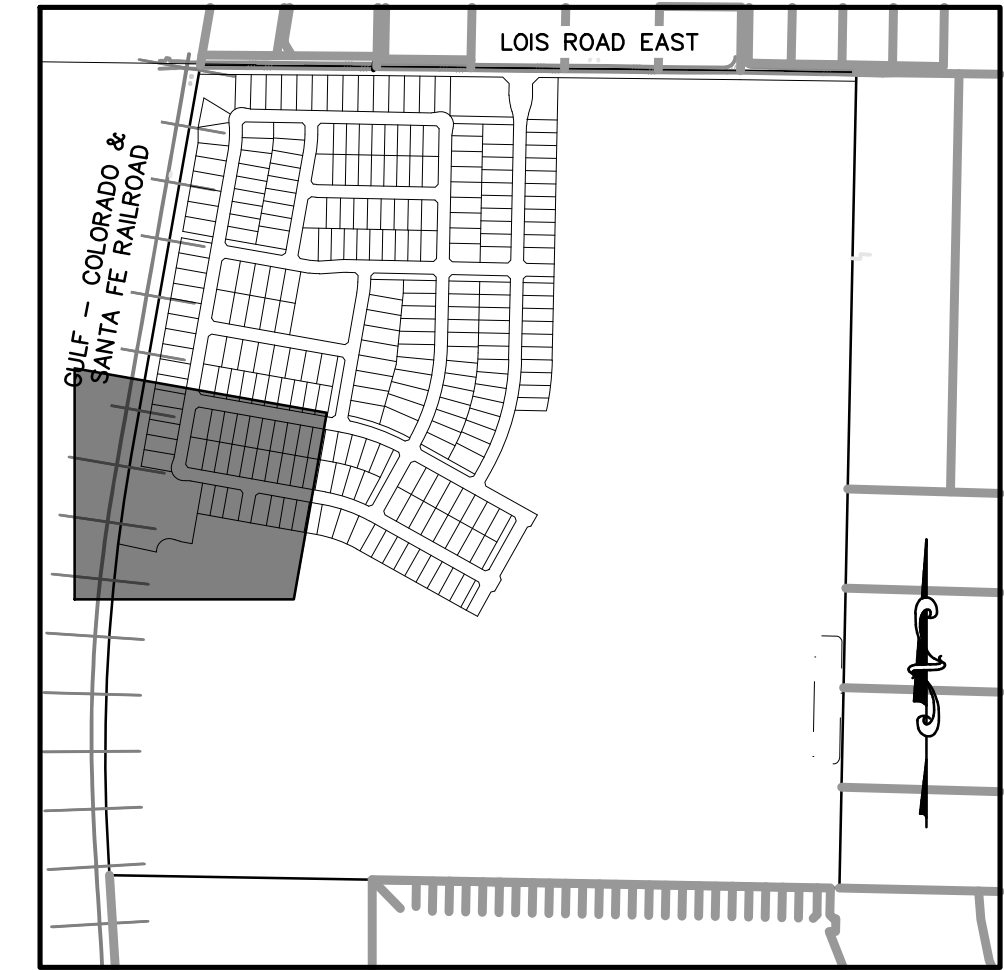
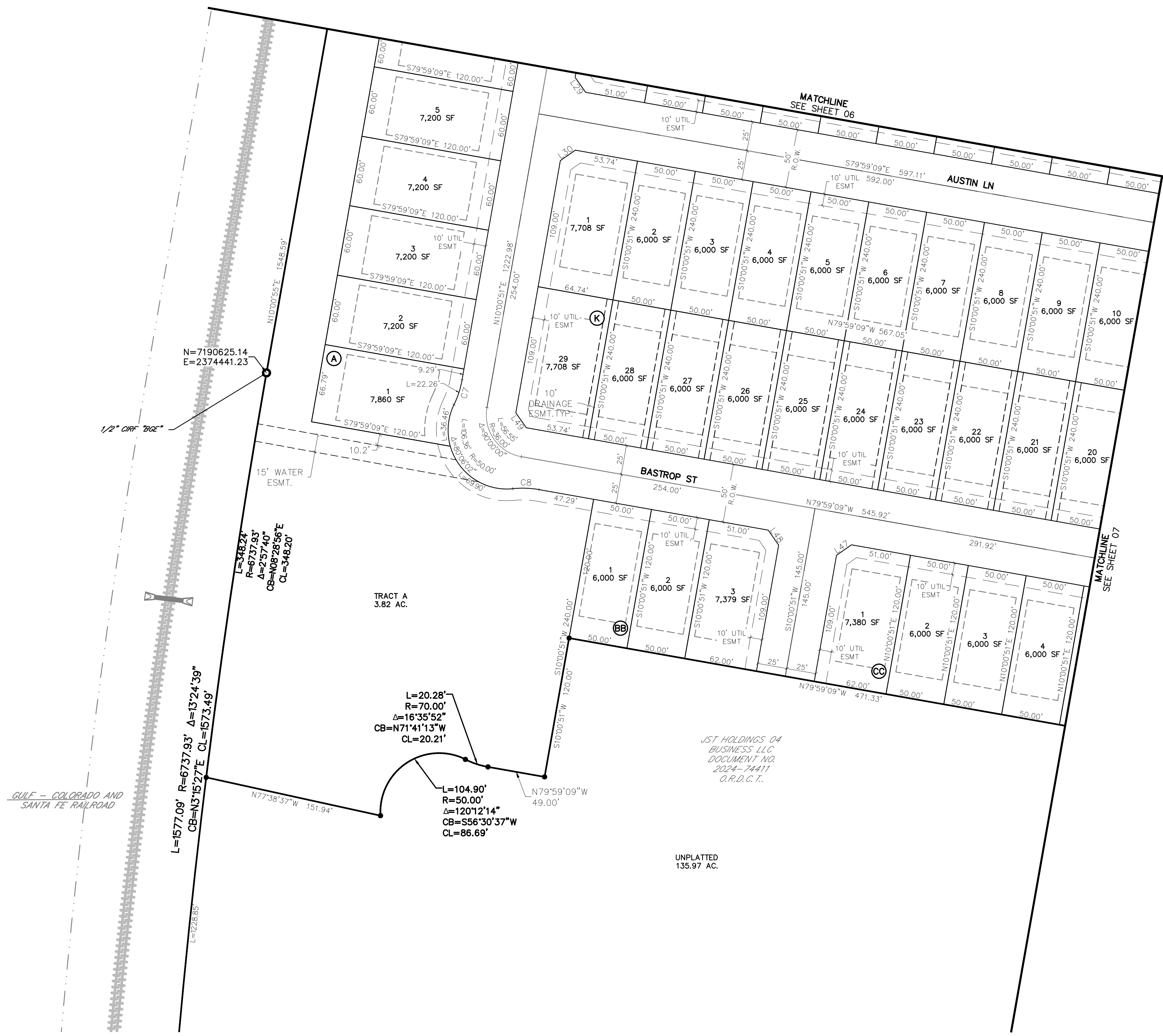
JOB	24007256
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SHEET 07 OF 08



LOIS ROAD ESTATES SUBDIVISION PHASE 1 FILING PLAT

BEING 66.486 ACRES OF LAND
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



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---	EASEMENT LINE, AS NOTED
---	RIGHT-OF-WAY LINE
---	OFFSET / TIE LINE

ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT	KALTER CAPITAL PARTNERS, L.P.
	10208 W. UNIVERSITY BLVD. LITTLETON, CO 80120
PHASE 1 FINAL PLAT	LOIS ROAD ESTATES SUBDIVISION
	837 RESIDENTIAL LOTS - 39 HOA LOTS
DATE	02/28/2025
	1st SUBMITTAL TO CITY OF SANGER 02/28/2025 - KB
REVISIONS	2nd SUBMITTAL TO CITY OF SANGER 02/28/2025 - KB
DR. TN	CH. AS
P.M. RG	
JOB	24007256
SHEET 08 OF 08	

