

LOIS ROAD ESTATES SUBDIVISION REPLAT FILING NO. 4

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.
15.037 ACRES OF LAND (6655,011 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 15.037 ACRE TRACT OF LAND (655,011 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 (O.R.D.C.T.); SAID 15.104 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

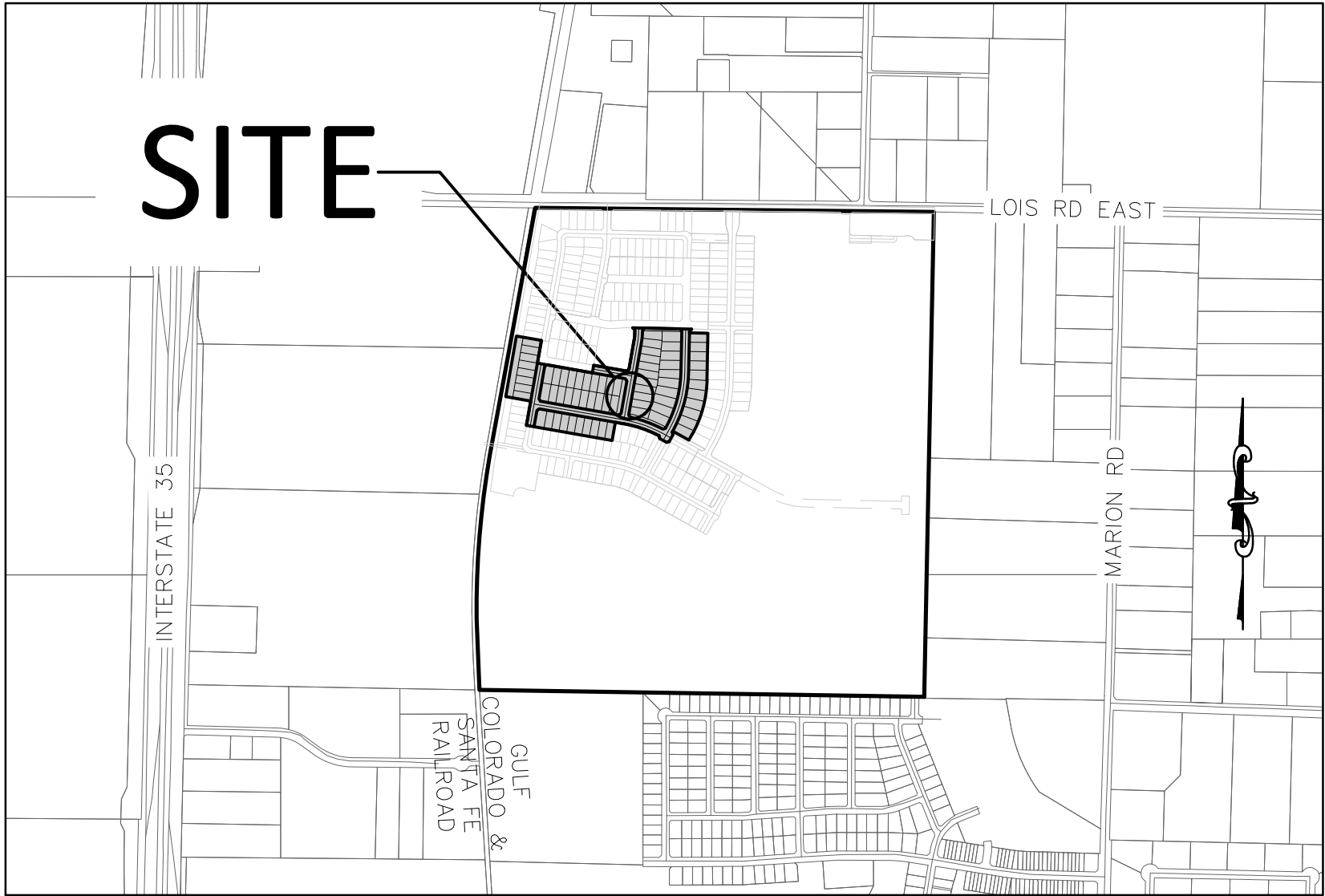
COMMENCING AT A MAG NAIL FOUND, BEING THE NORTHWESTERN CORNER OF SAID JST HOLDINGS 202.49 ACRE TRACT, BEING ON OR NEAR THE CENTERLINE OF LOIS ROAD EAST AND ON THE EASTERN RIGHT-OF-WAY LINE OF THE GULF COAST AND SANTA FE RAILROAD, (100' RIGHT-OF-WAY WIDTH);

THENCE, S10°00'55"W, ALONG THE WESTERN LINE OF SAID JST HOLDING 202.49 ACRE TRACT AND ALONG THE EASTER RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD, A DISTANCE OF 876.11 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" FOR THE MOST NORTHWESTERLY CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, CROSSING THROUGH SAID JST HOLDING 202.49 ACRE TRACT, THE FOLLOWING THIRTY (30) COURSES AND DISTANCES:

- S79°59'09"E, A DISTANCE OF 164.99 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S10°00'51"W, A DISTANCE OF 150.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S79°59'09"E, A DISTANCE OF 362.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N10°00'51"E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S79°59'09"E, A DISTANCE OF 217.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N55°00'51"E, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N10°00'51"E, A DISTANCE OF 193.83 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
- NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08°49'39", A RADIUS OF 275.00 FEET, A CHORD BEARING AND DISTANCE OF N05°36'02"E, 42.33 FEET, AND AN ARC LENGTH OF 42.37 TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE END OF SAID CURVE;
- N1°11'12"E, A DISTANCE OF 23.97 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N43°48'48"W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S88°48'48"E, A DISTANCE OF 381.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" FOR THE MOST NORTHEASTERN CORNER OF THE HEREIN DESCRIBED PARCEL;
- S46°11'12"W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S01°11'12"W, A DISTANCE OF 12.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S11°11'12"W, A DISTANCE OF 302.71 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
- SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 27°59'10", A RADIUS OF 755.00 FEET, A CHORD BEARING AND DISTANCE OF S15°10'47"W, 365.12 FEET, AND AN ARC LENGTH OF 368.78 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE END OF SAID CURVE;
- S29°10'22"W, A DISTANCE OF 44.40 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" FOR THE MOST SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL;
- N60°49'38"W, A DISTANCE OF 120.01 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
- SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 825.00 FEET, A CHORD BEARING AND DISTANCE OF S29°04'14"W, 2.94 FEET, AND AN ARC LENGTH OF 2.94 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S29°10'22"W, A DISTANCE OF 4.06 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S15°49'38"E, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S29°10'22"W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S74°10'22"W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N61°04'15"W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N16°30'14"W, A DISTANCE OF 18.60 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE BEGINNING OF NON-TANGENT CURVE TO THE LEFT;
- NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17°48'18", A RADIUS OF 775.00 FEET, A CHORD BEARING AND DISTANCE OF N71°05'00"W, 239.87 FEET, AND AN ARC LENGTH OF 240.84 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE END OF SAID CURVE TO THE LEFT;
- N79°59'09"W, A DISTANCE OF 57.37 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S10°00'51"W, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N79°59'09"W, A DISTANCE OF 564.74 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N10°00'51"E, A DISTANCE OF 160.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N79°59'09"W, A DISTANCE OF 164.99 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" ON THE EASTERN RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD, FROM WHICH A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "BGE", BEARS N10°00'51"E, A DISTANCE OF 322.48 FEET;

THENCE, N10°00'51"E, ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD AND THE WESTERN LINE OF SAID JST HOLDINGS TRACT OF LAND, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING. CONTAINING 15.037 ACRES (655,011 SQUARE FEET), MORE OR LESS.



VICINITY MAP

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 REPLAT FILING NO. 4, 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

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 EXHIBIT
03	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

RESIDENTIAL LOT INFORMATION	
LOT SIZE	NUMBER OF LOTS
50'	49
60'	21
TOTAL	70

ENGINEERING & SURVEY:
ATWELL, LLC
6200 S. SYRACUSE WAY #125
GREENWOOD VILLAGE, CO 80111
CONTACT: KEVIN BLUMHARDT
PH: 303.842.9191
KBLUMHARDT@ATWELL.COM

AREA TABLE			LAND USE	OWNER/MAINTENANCE
TRACT NAME	AREA (SF)	AREA (AC)		
TRACT A	17996	0.41	OPEN SPACE	OWNER/HOA
TRACT B	4392	0.10	OPEN SPACE	OWNER/HOA
TRACT C	4927	0.11	OPEN SPACE	OWNER/HOA
TRACT D	7031	0.16	OPEN SPACE	OWNER/HOA
TOTAL	39,516	0.78	OWNER: JST HOLDINGS 04 BUSINESS LLC HOW: LOIS ROAD ESTATES	

SURVEYOR CERTIFICATE

I, JONATHAN E. COOPER, 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.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

JONATHAN E. COOPER, RPLS NO. 5369
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

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.

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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REPLAT FILING NO. 4
LOIS ROAD ESTATES SUBDIVISION
70 RESIDENTIAL LOTS - 4 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
15.037 ACRES - 655,011 SQUARE FEET
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 09/18/2025

A 1st SUBMITTAL TO CITY OF SANGER 09/18/2025 - KB
B SUBMITTAL TO CITY OF SANGER 10/15/2025 - KB

REVISIONS

DR. RF CH. AS

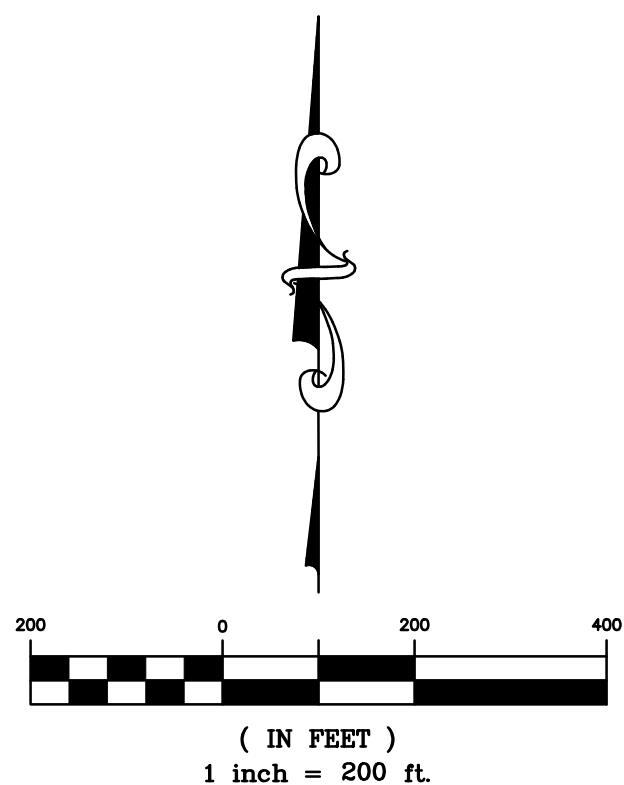
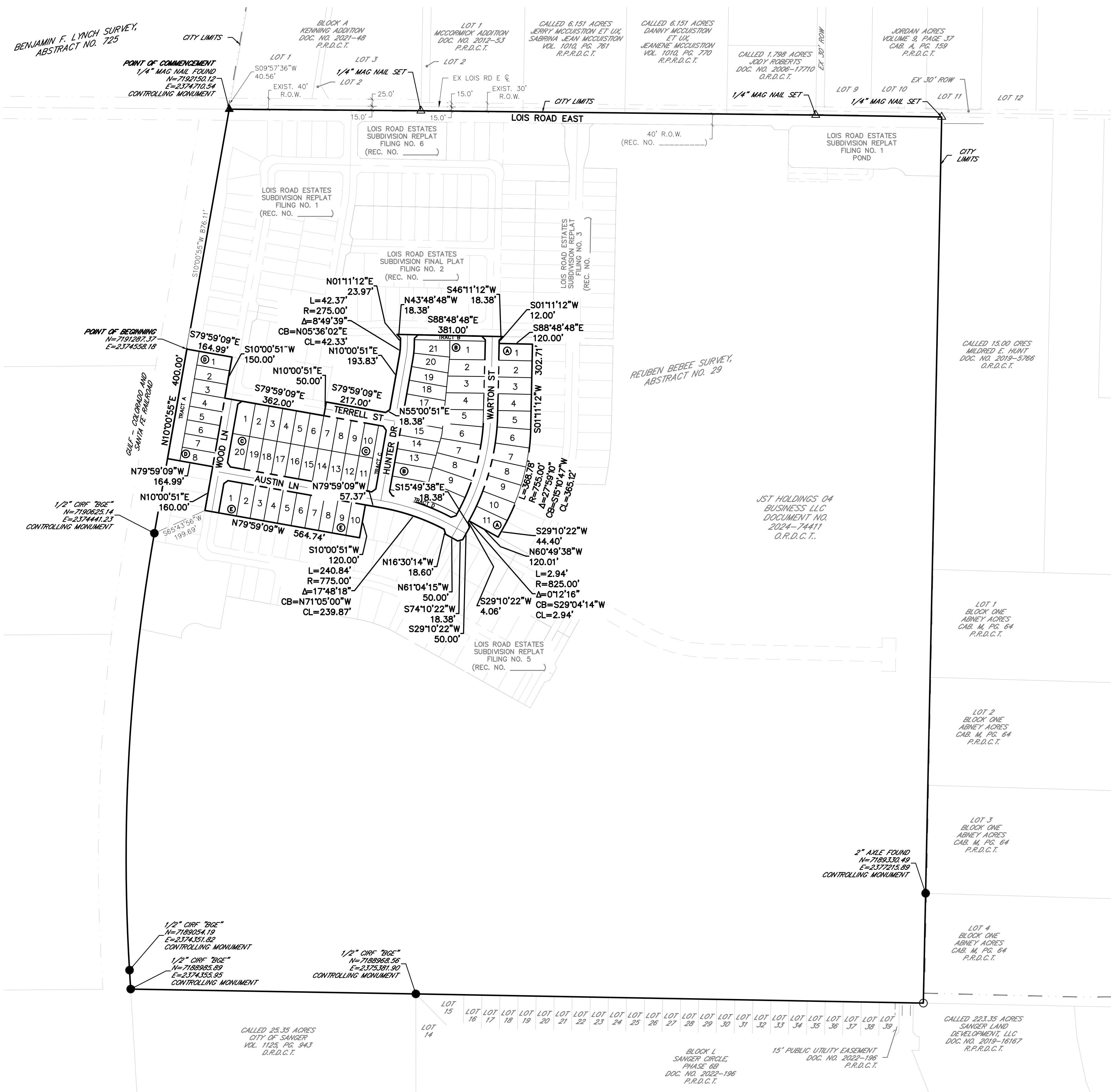
P.M. JC

JOB 24007256

SHEET 01 OF 03

LOIS ROAD ESTATES SUBDIVISION REPLAT FILING NO. 4

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.
15.037 ACRES OF LAND (6655,011 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"
▲	1/4" MAG NAIL FOUND
△	1/4" 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

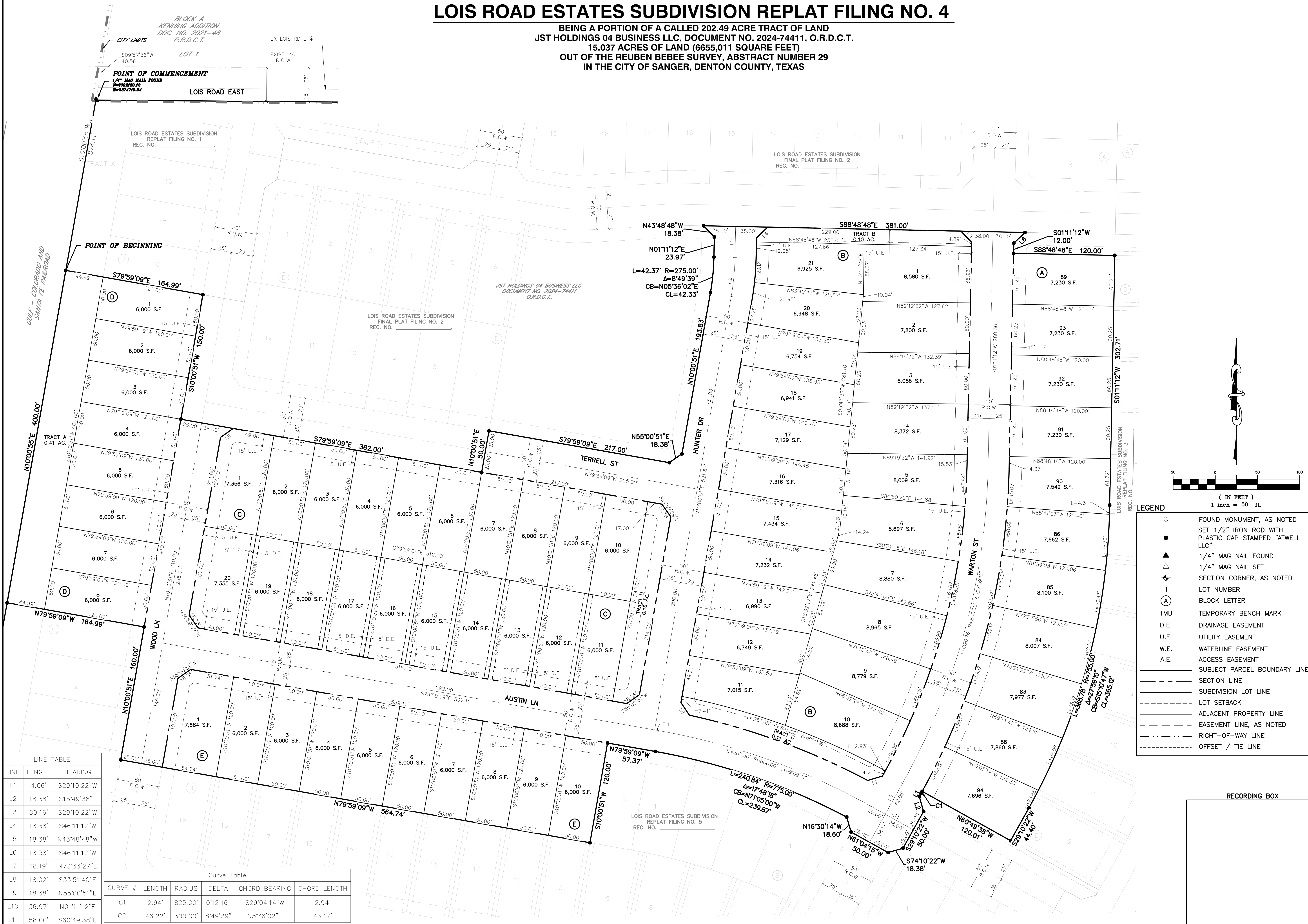
ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT	KALTER CAPITAL 10268 W. CENTENNIAL RD. UNIT 200 F LITTLETON, CO 303-324-1771 LEE EISENHEIM		
REPLAT FILING NO. 4	LOIS ROAD ESTATES SUBDIVISION 70 RESIDENTIAL LOTS - 4 HOA LOTS REUBEN BEBEE SURVEY, ABST. NO. 29 15.037 ACRES - 665,011 SQUARE FEET CITY OF SANGER, DENTON COUNTY TEXAS		
DATE	09/18/2025		
1st SUBMITTAL TO CITY OF SANGER	09/18/2025 - KB		
2nd SUBMITTAL TO CITY OF SANGER	10/15/2025 - KB		
REVISIONS			
DR.	RF	CH.	AS
P.M.	JC		
JOB	24007256		
SHEET 02 OF 03			

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LINE TABLE		
LINE	LENGTH	BEARING
L1	4.06'	S29°10'22\"W
L2	18.38'	S15°49'38\"E
L3	80.16'	S29°10'22\"W
L4	18.38'	S46°11'12\"W
L5	18.38'	N43°48'48\"W
L6	18.38'	S46°11'12\"W
L7	18.19'	N73°33'27\"E
L8	18.02'	S33°51'40\"E
L9	18.38'	N55°00'51\"E
L10	36.97'	N01°11'12\"E
L11	58.00'	S60°49'38\"E

Curve Table				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	2.94'	825.00'	0°12'16\"	S29°04'14\"W
C2	46.22'	300.00'	8°49'39\"	N5°36'02\"E

ATWELL

866.850.4200

www.atwell.com

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P.M. JC.

JOB 24007256

SHEET 03 OF 03