LOIS ROAD ESTATES SUBDIVISION REPLAT FILING NO. 5

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. **13.493 ACRES OF LAND (587,774 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:

BEING A 13.493 ACRE TRACT OF LAND (587,774 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 13.685 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

THENCE, S10°00'55"W, ALONG THE WESTERN LINE OF SAID JST HOLDING 202.49 ACRE TRACT AND ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD, A DISTANCE OF 1,276.11 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 TWENTY-SEVEN (37) 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 160.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" S79°59'09"E, A DISTANCE OF 564.74 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- 4. N10°00'51"E, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- 5. S79°59'09"E, A DISTANCE OF 57.37 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;
- . SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGEL OF 17°48'18", A RADIUS OF 775.00, A CHORD BEARING AND DISTANCE OF S71°05'00"E, 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;
- S16°30'14"E, A DISTANCE OF 18.60 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC"
- 8. S61°04'15"E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" 9. N74°10'22"E, A DISTANCE OF18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- 10. N29'10'22"E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- 11. N15°49'38"W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC"; 12. N29°10'22"E, A DISTANCE OF 4.06 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:
- 13. NORTHEASTERLY, 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";
- 14. S60°49'38"E, A DISTANCE OF 240.01 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- 15. S29'10'22"W, A DISTANCE OF 7.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- 16. S74°10'22"W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC": 17. N60°49'38"W, A DISTANCE OF 22.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC"
- 18. S2910'22"W, A DISTANCE OF 170.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC"
- 19. S60°49'38"E, A DISTANCE OF 240.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC"
- 20. S29'10'22"W, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC"
- 21. S60°49'38"E, A DISTANCE OF 12.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- 22. N74°10'22"E, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- 23. N29°10'22"E, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC"
- 24. S60°49'38"E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- 25. S2910'22"W, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" 26. S15°49'38"E, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- 27. S29'10'22"W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC"
- 28. S74'10'22"W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC"; 29. S29'10'22"W, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC", FOR THE MOST SOUTHERLY
- EAST CORNER OF THE HEREIN DESCRIBED TRACT; 30. N60°49'38"W, A DISTANCE OF 549.81 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" FOR THE BEGINNING OF A
- TANGENT CURVE TO THE LEFT, . NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 455.00 FEET, A CHORD BEARING AND DISTANCE OF
- N70°24'23"W, 151.43 FEET, AND AN ARC LENGTH OF 152.14 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE END OF SAID CURVE:
- 32. N79°59'09"W, A DISTANCE OF 478.92 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC"; 33. S10°00'51"W, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- 34. N79°59'09"W, A DISTANCE OF 49.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
- 35. NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16°35'52", A RADIUS OF 70.00 FEET, A CHORD BEARING AND DISTANCE OF N71°41'13"W, 20.21 FEET, AND AN ARC LENGTH OF 20.28 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT;
- 36. SOUTHWESTERLY, ALONG THE ARC OF SAID REVERSE CURVE HAVING A CENTRAL ANGLE OF 120°12'14", A RADIUS OF 50.00 FEET, AND A CHORD BEARING AND DISTANCE OF S56°30'37"W, 86.69 FEET, AND AN ARC LENGTH OF 104.90 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE END OF SAID CURVE;
- 37. N77'38'37"W, A DISTANCE OF 151.94 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, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

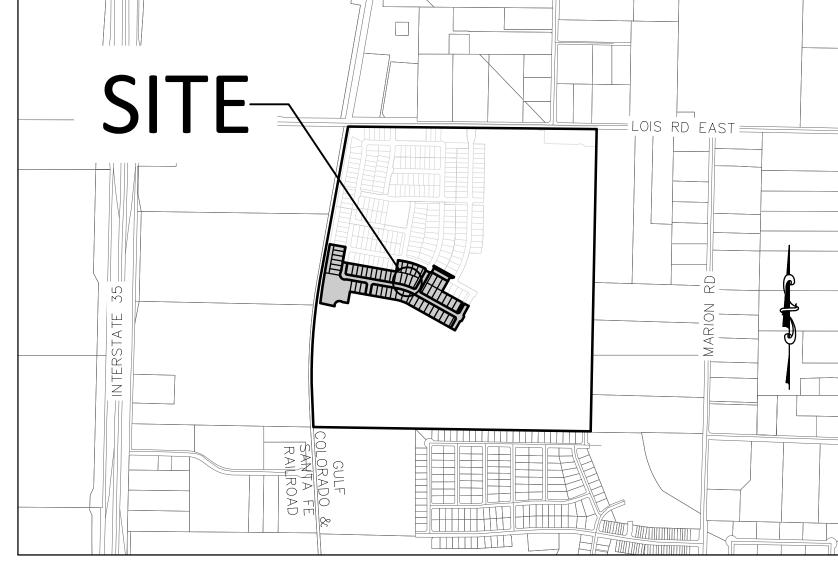
THENCE, NORTHEASTERLY, ALONG THE EASTERN RIGHT—OF—WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD, AND WITH THE SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°57'40", A RADIUS OF 6,737.93 FEET, A CHORD BEARING AND DISTANCE OF N08°28'56"E, 348.20 FEET, AND AN ARC LENGTH OF 348.24 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED "BGC" FOUND AT THE END OF SAID CURVE;

THENCE, N10°00'55"E, CONTINUING WITH THE EASTERN RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD, A DISTANCE OF 272.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.493 ACRES (587.774 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 REPLAT FILING NO. 5, 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.

		, JST H(DLDINGS 04 BUSINESS L	LC
		, TITLE /	AND COMPANY	
"STATE OF TEXAS COUNTY OF DENTON				
PERSON WHOSE NAME	IS SUBSCRIBED THE SAME FOR THE	TO THE FOREGOING I	NSTRUMENT, AND ACKN	KNOWN TO ME TO BE THOWLEDGED TO ME THAT EXPRESSED AND IN THE



VICINITY MAP

GENERAL NOTES

- 1. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE PLANNED DEVELOPMENT
- 2. 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)
- 10. 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

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.

SHEE	T LIST TABLE
SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	OVERALL PLAT EXHIBIT
03	FINAL PLAT
04	FINAL PLAT

PROJECT TEAM

LITTLETON, CO 80127

OWNER/DEVELOPER/APPLICANT: JST HOLDINGS 04 BUSINESS LLC 10268 W, CENTENNIAL RD., UNIT 200 F

CONTACT: LEE EISENHEIM PH: 303.324.1771 LEE.EISENHEIM@KALTERCAPITAL.COM

RESIDENTIAL LOT INFORMAITON LOT SIZE NUMBER OF LOTS 50' 60' 19 TOTAL

ENGINEERING & SURVEY:

ATWELL, LLC 143 UNION BOULEVARD SUITE 700 LAKEWOOD, CO 80228 CONTACT: KEVIN BLUMHARDT PH: 303.842.9191 KBLUMHARDT@ATWELL.COM

Al	rea table			
TRACT NAME	AREA (SF)	AREA (AC)	LAND USE	OWNER/MAINTENANCE
TRACT A	4631	0.11	OPEN SPACE	OWNER/HOA
TRACT B	5831	0.13	OPEN SPACE	OWNER/HOA
TRACT C	6554	0.15	OPEN SPACE	OWNER/HOA
TRACT D	13498	0.31	OPEN SPACE	OWNER/HOA
TRACT E	82964	1.90	DETENTION POND	OWNER/HOA
TRACT F	4109	0.09	OPEN SPACE	OWNER/HOA
TRACT G	2915	0.07	OPEN SPACE	OWNER/HOA
TOTAL	120,502	2.76	OWNER: JST HOLDINGS 04 BUSINE HOW: LOIS ROAD ESTATES	ESS LLC

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 5550 GRANITE PARKWAY, SUITE 250 PLANO, TEXAS 75024 TBPELS NO. 10193726

APPROVED AND ACCEPTED

CHAIRMAN, PLANNING & ZONING COMMISSION CITY OF SANGER, TX	DATE
MAYOR CITY OF SANGER, TX	DATE
ATTESTED BY	
CITY SECRETARY	DATE

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CHAIRMAN, PLANNING & ZONING COMMISSION CITY OF SANGER, TX	DATE
MAYOR CITY OF SANGER, TX	DATE
ATTESTED BY	
CITY SECRETARY CITY OF SANGER, TX	DATE

09/18/2025

A	1ST SUBMITTAL TO CITY OF SANGER 09/18/2025 - KE 2ND SUBMITTAL TO CITY OF SANGER 10/15/2025 - KE
B	SANGER 10/15/2025 - KE
l	
	REVISIONS

RECORDING BOX

TN II CH. AS 24007256

SHEET 01 OF 04

TYPE OR PRINT NOTARY'S NAME MY COMMISSION EXPIRES

