

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

STATE OF TEXAS
COUNTY OF DENTON

LEGAL DESCRIPTION:

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, CROSSING THROUGH SAID JST HOLDING 202.49 ACRE TRACT, THE FOLLOWING TWENTY-SEVEN (37) COURSES AND DISTANCES:

- 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.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS: THAT JUST 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 FREE 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 FURTHER EASEMENTS FOR SIDEWALKS, STORM DRAINAGE FACILITIES, UTILITIES AND ALL OTHER PROPERTY NECESSARY TO GET THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND ORDINANCES OF THE CITY OF SANGER, TEXAS, BIND OURSELVES, OUR ERS, SUCCESSORS AND ASSIGNS TO PERMANENTLY 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 HOLDINGS 04 BUSINESS LLC

'STATE OF TEXAS
COUNTY OF DENTON

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20 _____

MY COMMISSION EXPIRES _____



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.
3. 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.
4. 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.
5. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
6. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
7. 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.
8. THE PURPOSE OF THIS PLAT IS TO CREATE NEW FOR SALE SINGLE-FAMILY LOTS.
9. 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

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.

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

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

SURVEYOR CERTIFICATE

"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

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

ATTESTED BY _____

CITY SECRETARY	DATE
CITY OF SANGER, TX	

DATE 09/18/2025

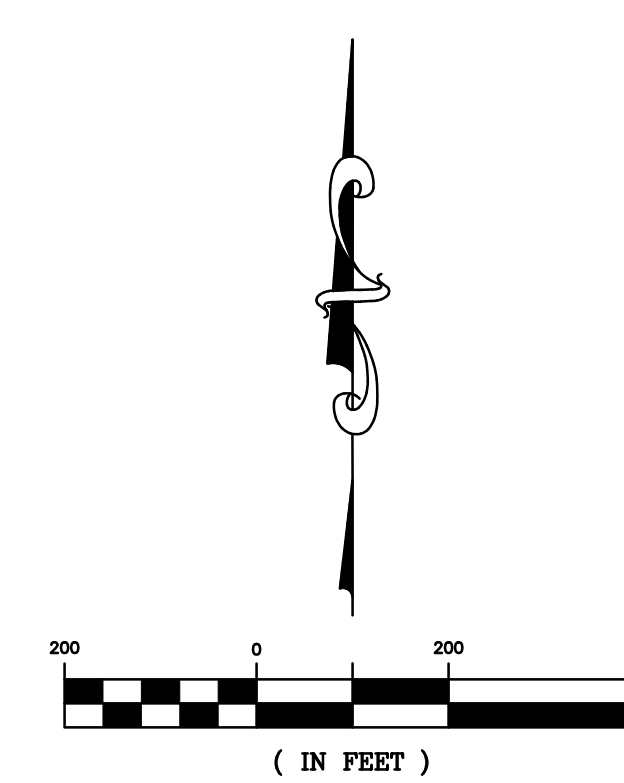
A	1st SUBMITTAL TO CITY OF SANGER	09/18/2025 - KE
B	2nd SUBMITTAL TO CITY OF SANGER	10/15/2025 - KE

REVISIONS

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

SHEET 01 OF 04

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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

RECORDING BOX



ATWELL
866.850.4200 www.atwell.com

KALTER CAPITAL 10268 W. CENTENNIAL RD. UNIT 200 F LITTLETON, CO	303-324-1771	LEE EISENHEIM
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LOIS ROAD ESTATES SUBDIVISION
53 RESIDENTIAL LOTS - 7 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
13.493 ACRES - 587.774 SQUARE FEET
2.40 ACRES ROW
CITY OF SANGER, DENTON COUNTY TEXAS

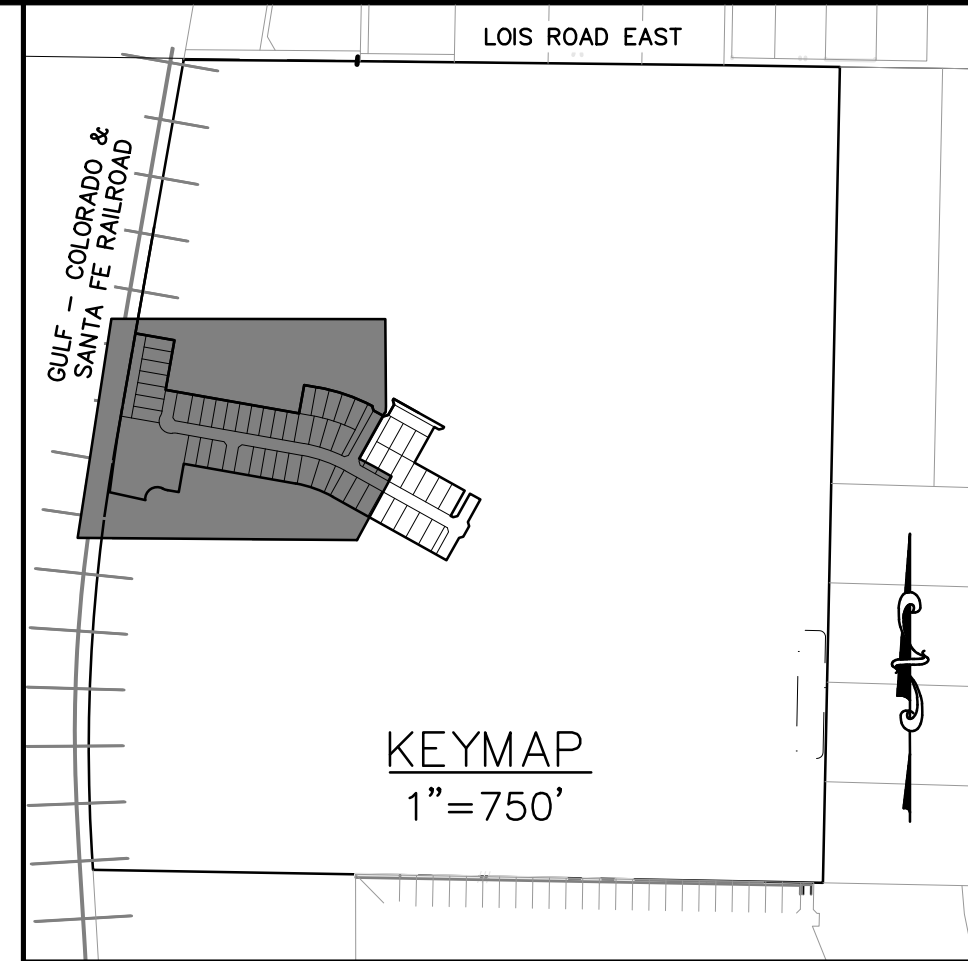
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TN	CH.	AS
RG		
24007256		

SHEET 02 OF 04

LOIS ROAD ESTATES SUBDIVISION REPLAT FILING NO. 5

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LINE TABLE		
LINE	LENGTH	BEARING
L1	18.60'	S16°30'14"E
L2	18.38'	N74°10'22"E
L3	18.38'	N15°49'38"W
L4	4.06'	N29°10'22"E
L5	12.00'	S60°49'38"W
L6	18.38'	N74°10'22"E

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	2.94'	825.00'	0°12'16"	N29°04'14"E	2.94'

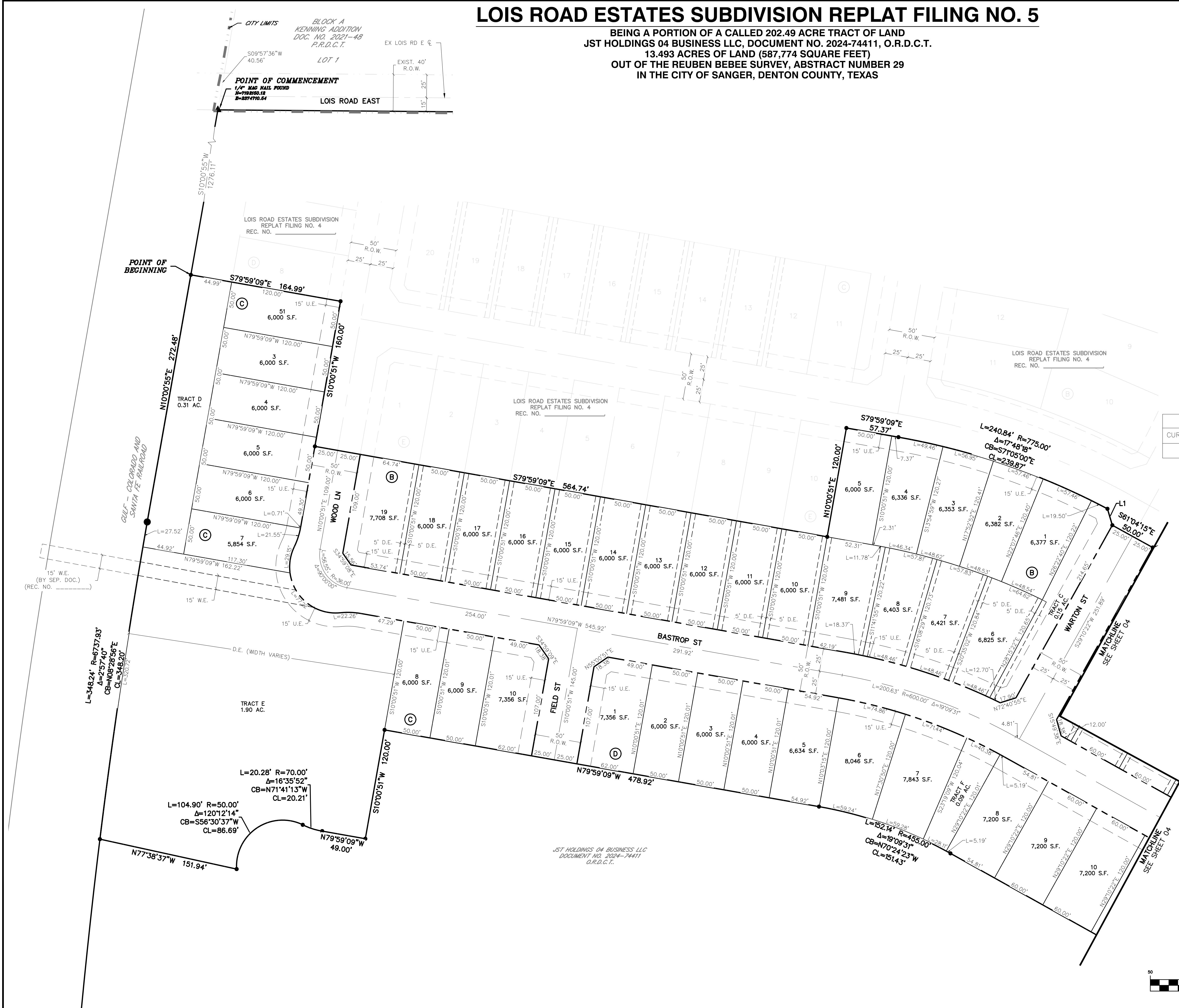
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▲	1/4" MAG NAIL FOUND
△	1/4" MAG NAIL SET
◆	SECTION CORNER, AS NOTED
1	LOT NUMBER
(A)	BLOCK LETTER
TMB	TEMPORARY BENCH MARK
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATERLINE EASEMENT
A.E.	ACCESS EASEMENT
—	SUBJECT PARCEL BOUNDARY LINE
- - -	SECTION LINE
- - - - -	SUBDIVISION LOT LINE
- - - - -	LOT SETBACK
- - - - -	ADJACENT PROPERTY LINE
- - - - -	EASEMENT LINE, AS NOTED
- - - - -	RIGHT-OF-WAY LINE
- - - - -	OFFSET / TIE LINE

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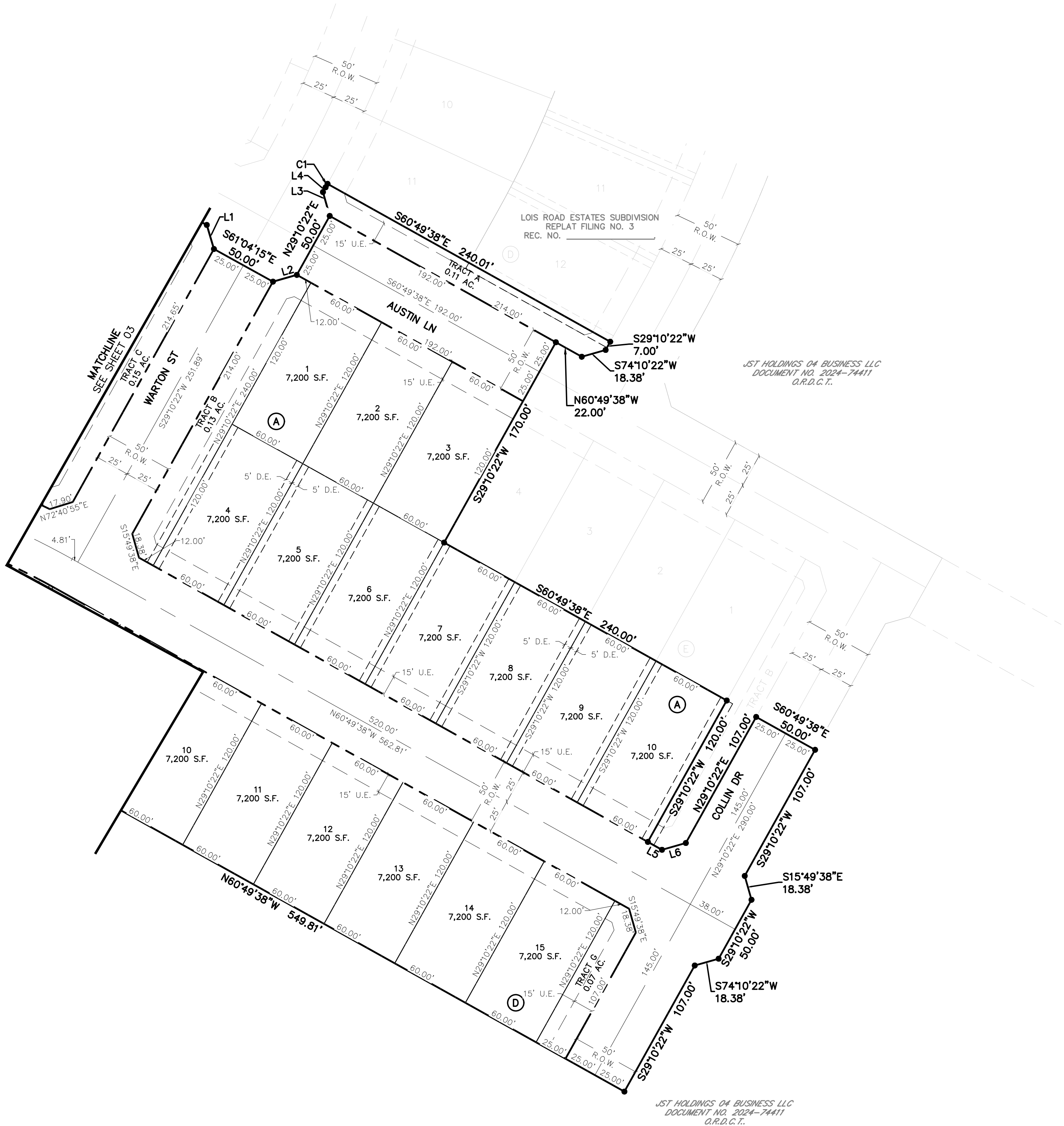
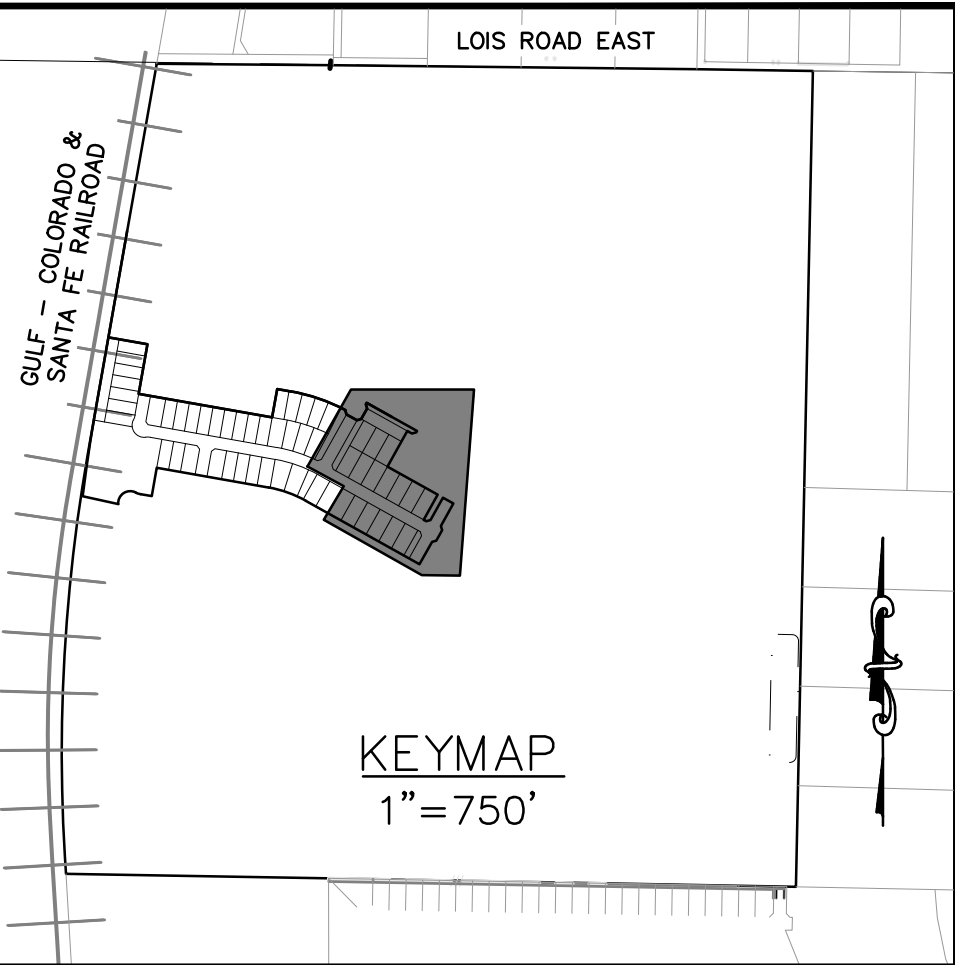
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REVISIONS			



LOIS ROAD ESTATES SUBDIVISION REPLAT FILING NO. 5

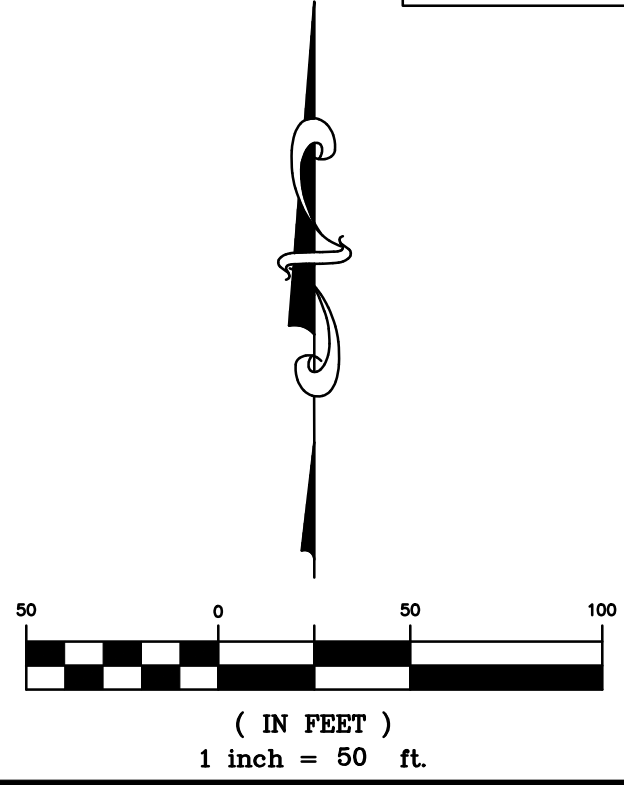
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