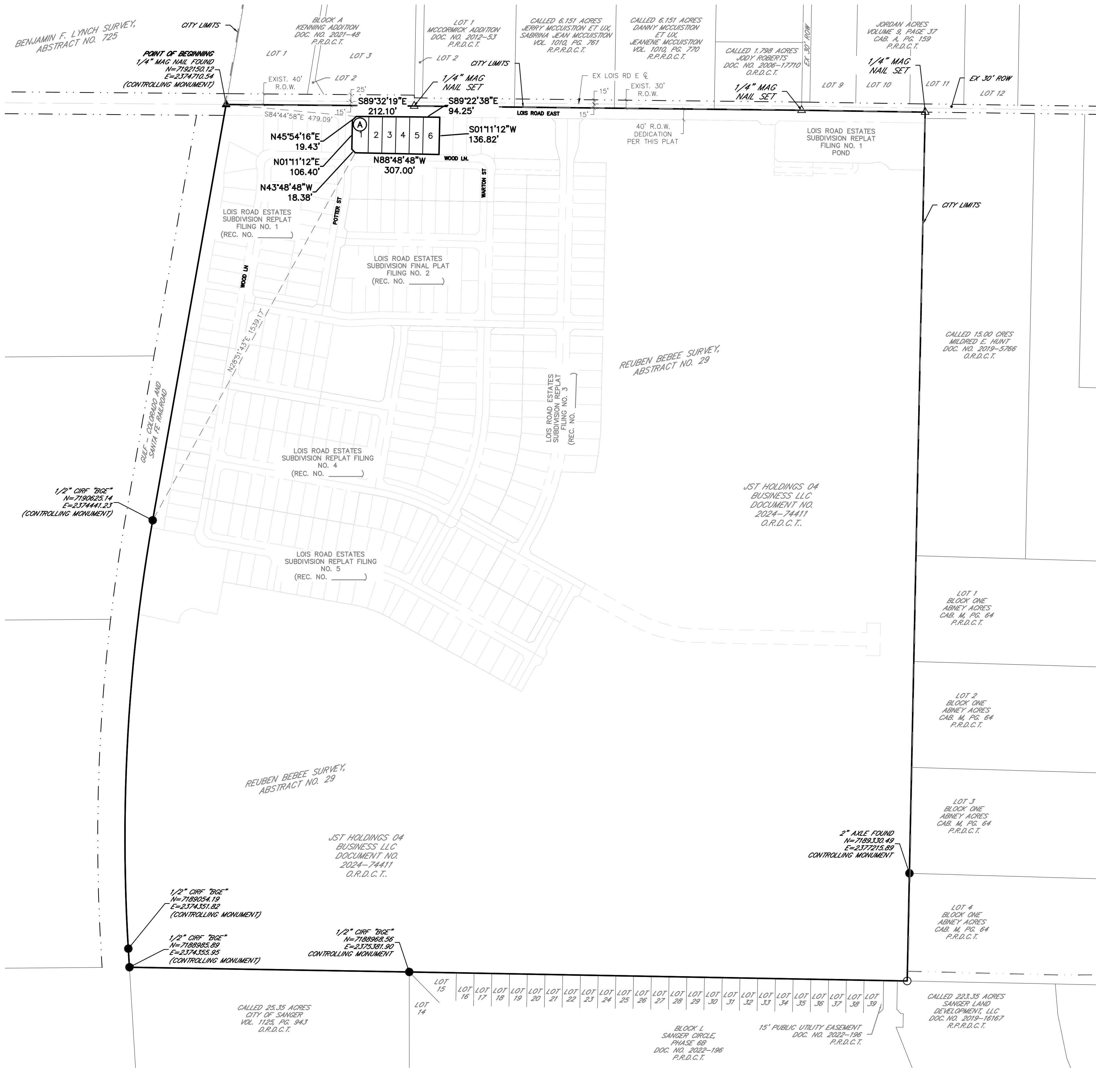


LOIS ROAD ESTATES SUBDIVISION REPLAT FILING NO. 6

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.
0.988 ACRES OF LAND (43,028 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

RECORDING BOX

DR.	RF	CH.	AS
P.M. JC			
JOB 24007256			

(IN FEET)
1 inch = 200 ft.

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. 6
LOIS ROAD ESTATES SUBDIVISION
6 RESIDENTIAL LOTS - 0 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
0.988 ACRES - 43,028 SQUARE FEET
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 09/18/2025

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

REVISIONS

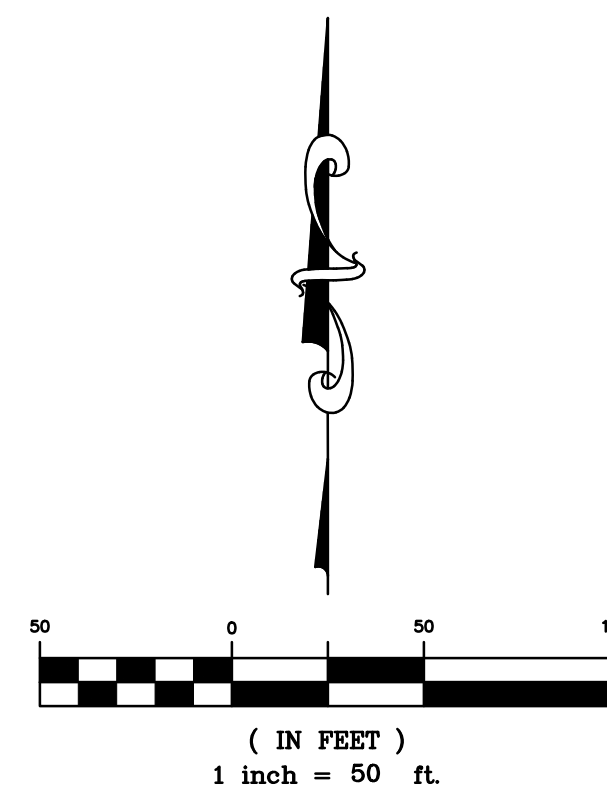
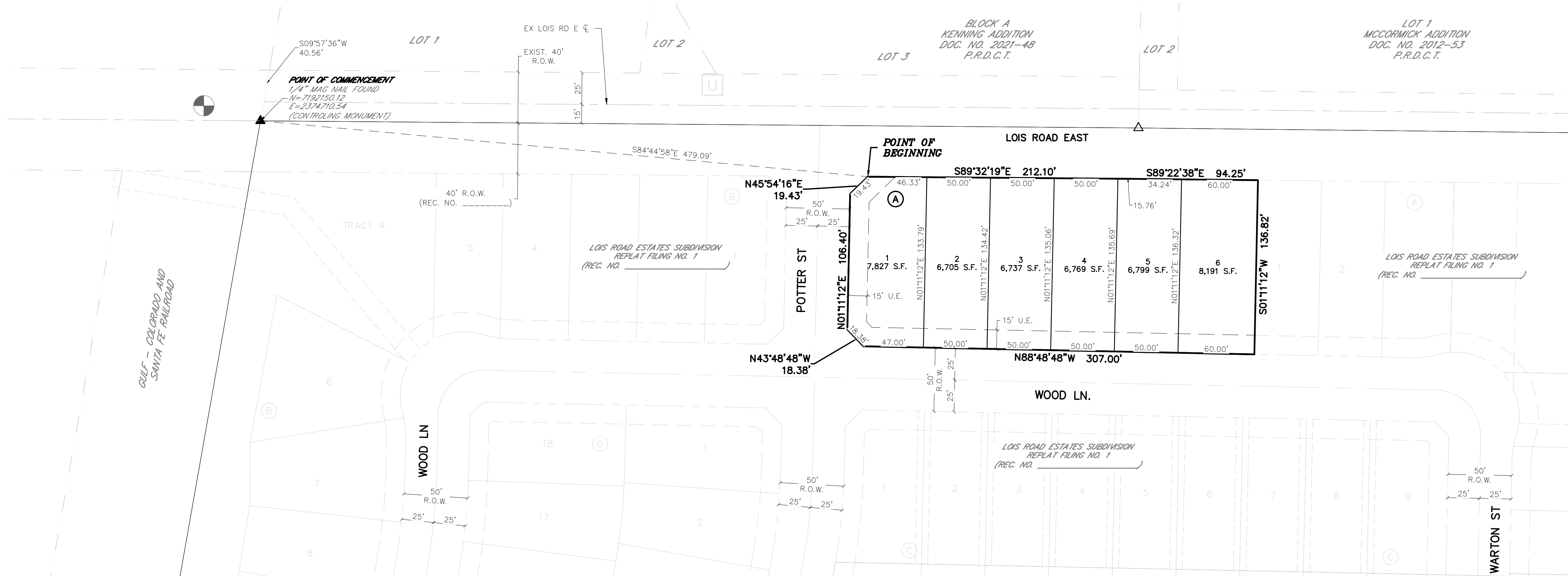
NO.	DESCRIPTION	DATE

DR. RF **CH.** AS
P.M. JC
JOB 24007256

SHEET 02 OF 03

LOIS ROAD ESTATES SUBDIVISION REPLAT FILING NO. 6

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.
0.988 ACRES OF LAND (43,028 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
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

RECORDING BOX



866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT	KALTER CAPITAL 10268 W. CENTENNIAL RD. UNIT 200 F LITTLETON, CO		
OWNER/DEVELOPER/APPLICANT	303-324-1771 LEE EISENHEIM		
REPLAT FILING NO. 6	LOIS ROAD ESTATES SUBDIVISION 6 RESIDENTIAL LOTS - 0 HOA LOTS REUBEN BEBEE SURVEY, ABST. NO. 29 0.988 ACRES - 43,028 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 03 OF 03			

\\s01\proj\2025\09\25\24007256\446-PLOT-06.dwg 9/18/2025 3:22 PM TATIANA VOSTER