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

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 0.988 ACRE TRACT OF LAND (43,028 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 (0.R.D.C.T.); SAID 43,028 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, CROSSING THROUGH SAID JST HOLDING 202.49 ACRE TRACT, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

- 1. S84°44'58"E, A DISTANCE OF 479.09 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" FOR THE MOST NORTHERLY NORTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;
- 2. S89°32'19"E, A DISTANCE OF 212.10 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" FOR CORNER;

 3. S89°22'38"E, A DISTANCE OF 94.25 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" FOR THE NORTHEAST
- S89°22'38"E, A DISTANCE OF 94.25 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC"FOR THE NORTHEAS'
 CORNER OF THE HEREIN DESCRIBED TRACT;
- 4. S1°11'12"W, A DISTANCE OF136.82 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
- 5. N88°48'48"W, A DISTANCE OF 307.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" FOR THE SOUTHEASTERLY CORNER OF A CUT—BACK AND FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "BGE" FOUND ON THE EASTERN RIGHT—OF—WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD, BEARS S28°51'43"W, A DISTANCE OF 1,539.17 FEET;
- 6. N43°48'48"W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" FOR THE NORTHWESTERLY CORNER OF SAID CUT—BACK;
- 7. N1°11'12"E, ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 106.40 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" FOR THE SOUTHWEST CORNER OF A CUT-BACK;

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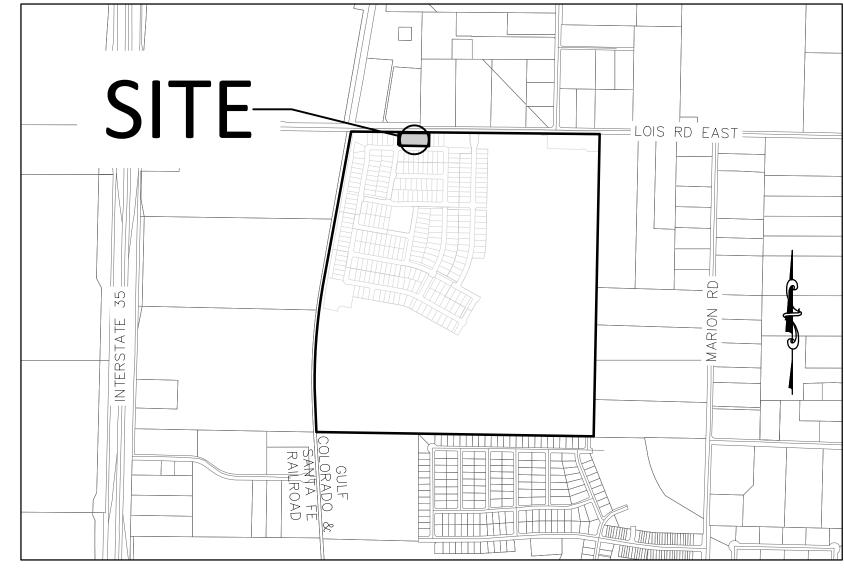
8. N45°54'16"E, A DISTANCE OF 19.43 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.988 ACRES (43,028 SQUARE FEET), MORE OR LESS.

WITNESS MY HAND THIS DAY OF _____, 20_____

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. 6, 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 HOLDINGS U4 BUSINESS LLC
	, TITLE AND COMPANY
"STATE OF TEXAS COUNTY OF DENTON	
PERSON WHOSE NAME IS SUBSCRIBED TO THE FORE	S DAY PERSONALLY APPEARED, KNOWN TO ME TO BE T EGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE
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	



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.
- 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.

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

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.

 ${\rm NO.~2}$ — 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.

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

RESIDENTIAL LOT INFORMAITON		
LOT SIZE	NUMBER OF LOTS	
50'	5	
60'	1	
TOTAL	6	

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

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

CITY OF SANGER, TX

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



MNER/DEVELOPER/APPLICANT

KALTER CAPITAL

10268 W. CENTENNIAL

RD. UNIT 200 F

LITTLETON, CO

303-324-1771

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

ATE 09/18/2025

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

RECORDING BOX

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

SHEET 01 OF 03

