

LOIS ROAD ESTATES SUBDIVISION REPLAT FILING NO. 2

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 11.287 ACRE TRACT OF LAND (491,671 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 11.287 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 TWENTY-EIGHT (28) COURSES AND DISTANCES:

- S52°29'35"E, A DISTANCE OF 569.24 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;
 - S88°48'48"E, A DISTANCE OF 529.56 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
 - N01°11'13"E, A DISTANCE OF 2.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
 - S88°48'48"E, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
 - S01°11'12"W, A DISTANCE OF 462.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
 - N88°48'48"W, A DISTANCE OF 488.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
 - S43°48'48"E, 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 23.97 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE BEGINNING OF TANGENT CURVE TO THE RIGHT;
 - SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08°49'39"; A RADIUS OF 275.00 FEET, A CHORD BEARING AND DISTANCE OF S05°36'02"W, 42.33 FEET, AND AN ARC LENGTH OF 42.37 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE END OF SAID CURVE;
 - S10°00'51"W, A DISTANCE OF 193.83 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
 - S55°00'51"W , A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
 - N79°59'09"W, A DISTANCE OF 217.00, FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
 - S10°00'51"W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" FOR THE MOST SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;
 - N79°59'09"W, A DISTANCE OF 362.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" 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 S27°32'26"W, A DISTANCE OF 547.91 FEET;
 - N10°00'51"E, 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 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
 - N10°00'51"E, A DISTANCE OF 137.00 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 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
 - S79°59'09"E, A DISTANCE OF 214.00 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";
 - S79°59'09"E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
 - N10°00'51"E, A DISTANCE OF 218.46 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
 - N54°31'30"E, A DISTANCE OF 18.23 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
 - N10°50'03"E, A DISTANCE OF 50.04 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
 - N36°04'30"W, A DISTANCE OF 18.73 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
 - N10°00'51"E, A DISTANCE OF 101.46 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 00°28'42", A RADIUS OF 525.00 FEET, A CHORD BEARING AND DISTANCE OF N09°46'30"E, 4.38 FEET, AND AN ARC LENGTH OF 4.38 FEET TO THE POINT OF BEGINNING.
- CONTAINING 11.287 ACRES (491,671 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. 2, 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.

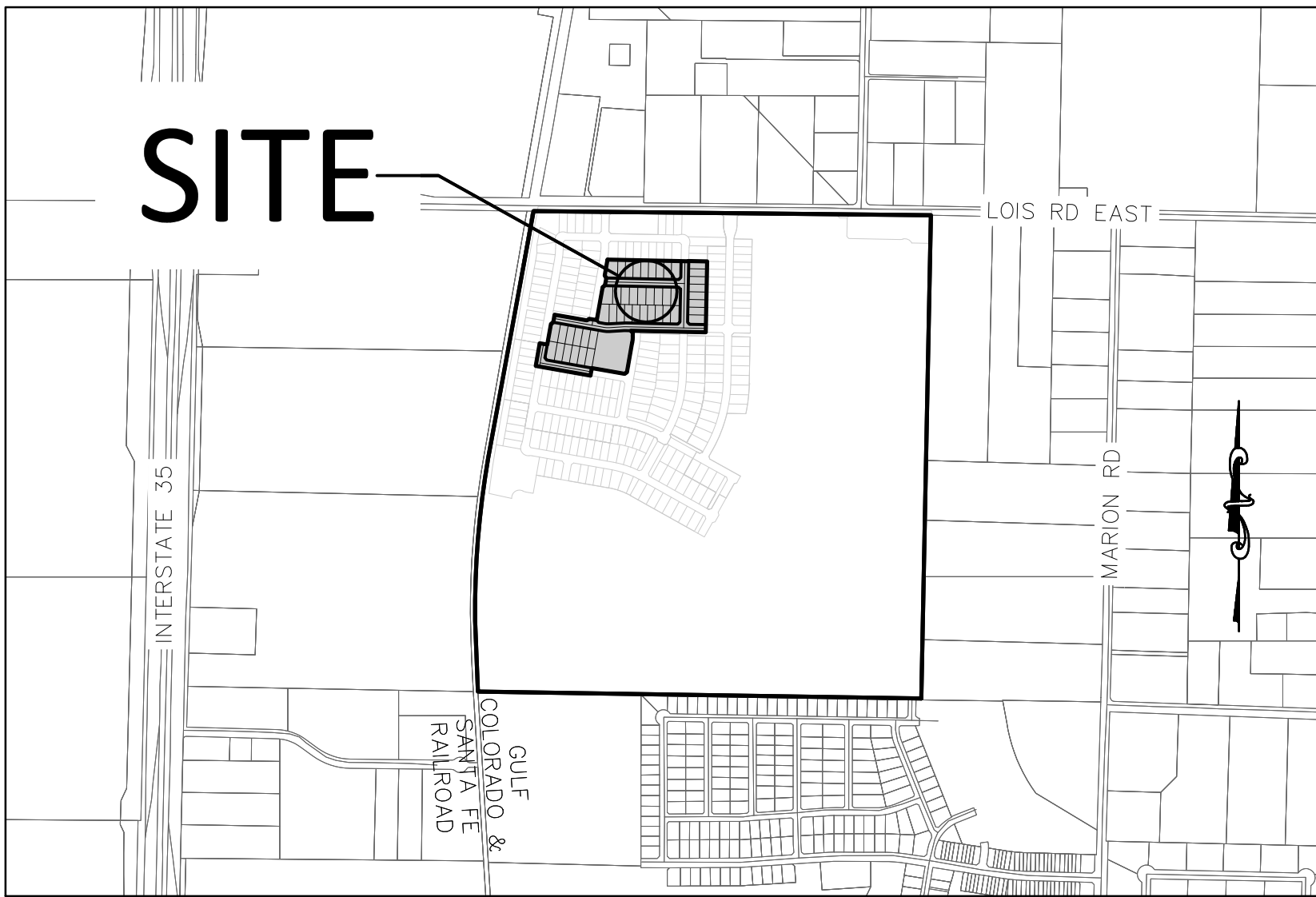
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20 _____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES _____.

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.
11.287 ACRES OF LAND (491,671 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



VICINITY MAP
NTS

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.

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

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				
TRACT NAME	AREA (SF)	AREA (AC)	LAND USE	OWNER/MAINTENANCE
TRACT A	60631	1.39	OPEN SPACE	OWNER/HOA

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
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
CITY OF SANGER, TX

DATE _____

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. 2	LOIS ROAD ESTATES SUBDIVISION 48 RESIDENTIAL LOTS - 1 HOA LOTS REUBEN BEBEE SURVEY, ABST. NO. 29 11.287 ACRES - 491,671 SQUARE FEET 2.73 ACRES ROW CITY OF SANGER, DENTON COUNTY TEXAS
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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

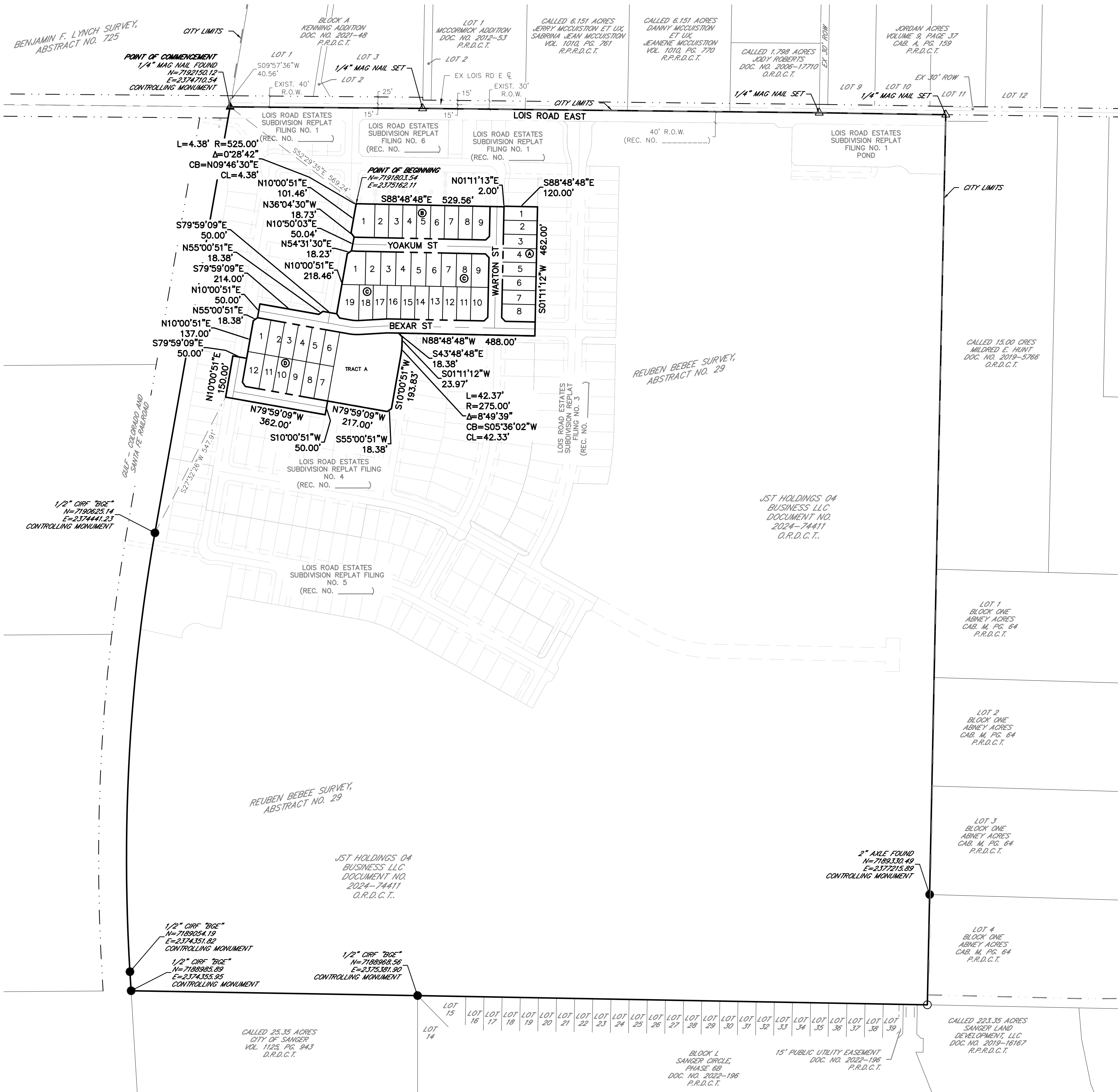
REVISIONS

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

SHEET 01 OF 03

LOIS ROAD ESTATES SUBDIVISION REPLAT FILING NO. 2

BEING A PORTION OF A CALLED 202.49 ACRE TRACT OF LAND
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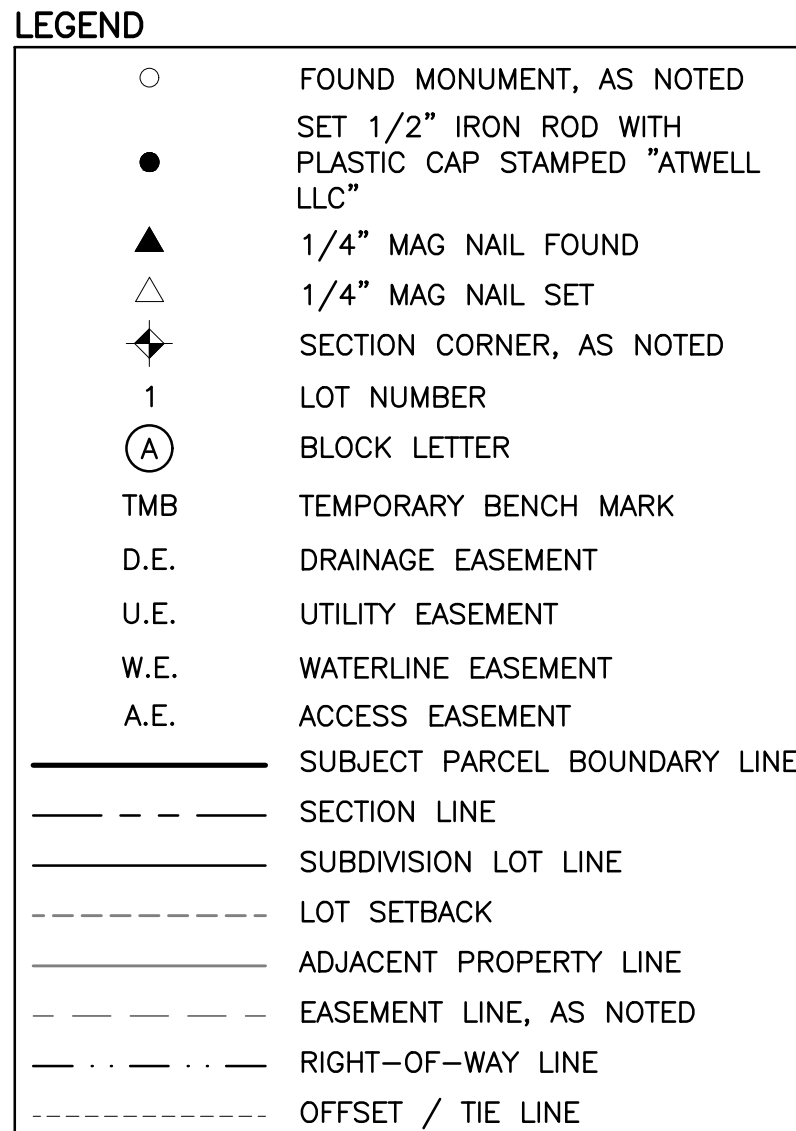
LEGEND	
○	FOUND MONUMENT, AS NOTED
●	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
▲	1/4" MAG NAIL FOUND
△	1/4" MAG NAIL SET
✦	SECTION CORNER, AS NOTED
1	LOT NUMBER
Ⓐ	BLOCK LETTER
TMB	TEMPORARY BENCH MARK
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATERLINE EASEMENT
A.E.	ACCESS EASEMENT
—	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



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		
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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			

BEING A PORTION OF A CALLED 202.49 ACRE TRACT OF LAND
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KALIER CAPITAL 10268 W. CENTENNIAL RD. UNIT 200 F LITTLETON, CO	303-324-1771	LEE EISENHEIM
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IS ROAD ESTATES SUBDIVISION

48 RESIDENTIAL LOTS - 1 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
11.287 ACRES - 491,671 SQUARE FEET
2.73 ACRES ROW
CITY OF SANGER, DENTON COUNTY TEXAS

09/18/2025

SUBMITTAL TO CITY OF
NGER 09/18/2025 - KB
SUBMITTAL TO CITY OF
NGER 10/15/2025 - KB

REVISIONS

RF	CH.	AS
JC		
24007256		

EET 03 OF 03