

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

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);

1. S52°29'35"E, A DISTANCE OF 569.24 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE MOST NORTHWESTERLY CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT ;
2. S88°48'48"E, A DISTANCE OF 529.56 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
3. N01°11'13"E, A DISTANCE OF 2.00 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
4. S88°48'48"E, A DISTANCE OF 120.00 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
5. S01°11'12"W, A DISTANCE OF 462.00 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
6. N88° 48' 48"W, A DISTANCE OF 488.00 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
7. S43°48'48"E, A DISTANCE OF 18.38 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
8. 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;
9. 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;
10. S10°00'51"W, A DISTANCE OF 193.83 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
11. S55°00'51" W , A DISTANCE OF 18.38 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
12. N79°59'09"W, A DISTANCE OF 217.00, FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
13. 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;
14. 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-INCH 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;
15. N10°00'51"E, A DISTANCE OF 150.00 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
16. S79°59'09"E, A DISTANCE OF 50.00 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
17. N10°00'51"E, A DISTANCE OF 137.00 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
18. N55°00'51"E , A DISTANCE OF 18.38 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
19. N10°00'51"E, A DISTANCE OF 50.00 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
20. S79°59'09"E, A DISTANCE OF 214.00 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
21. N55°00'51"E, A DISTANCE OF 18.38 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
22. S79°59'09"E, A DISTANCE OF 50.00 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
23. N10°00'51"E, A DISTANCE OF 218.46 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
24. N54°31'30"E, A DISTANCE OF 18.23 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
25. N10°50'03"E, A DISTANCE OF 50.04 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
26. N36°04'30"W, A DISTANCE OF 18.73 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
27. 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;
28. 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.

WITNESS MY HAND THIS DAY OF _____, 20_____

_____, JST HOLDINGS 04 BUSINESS LLC

_____, TITLE AND COMPANY

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 _____



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.

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

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

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

OWNER: JST HOLDINGS 04 BUSINESS LLC
HOW: LOIS ROAD ESTATES

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

CHAIRMAN, PLANNING & ZONING COMMISSION
CITY OF SANGER, TX

MAYOR
CITY OF SANGER, TX

DATE

ATTESTED BY

CITY SECRETARY	DATE
CITY OF SANGER, TX	

RECORDING BOX

OWNER/DEVELOPER/APPLICANT	KALTER CAPITAL 10268 W. CENTENNIAL RD. UNIT 200 F LITTLETON, CO
	303-324-1771
	LEE EISENHEIM

FINAL PLAT FILING NO. 2

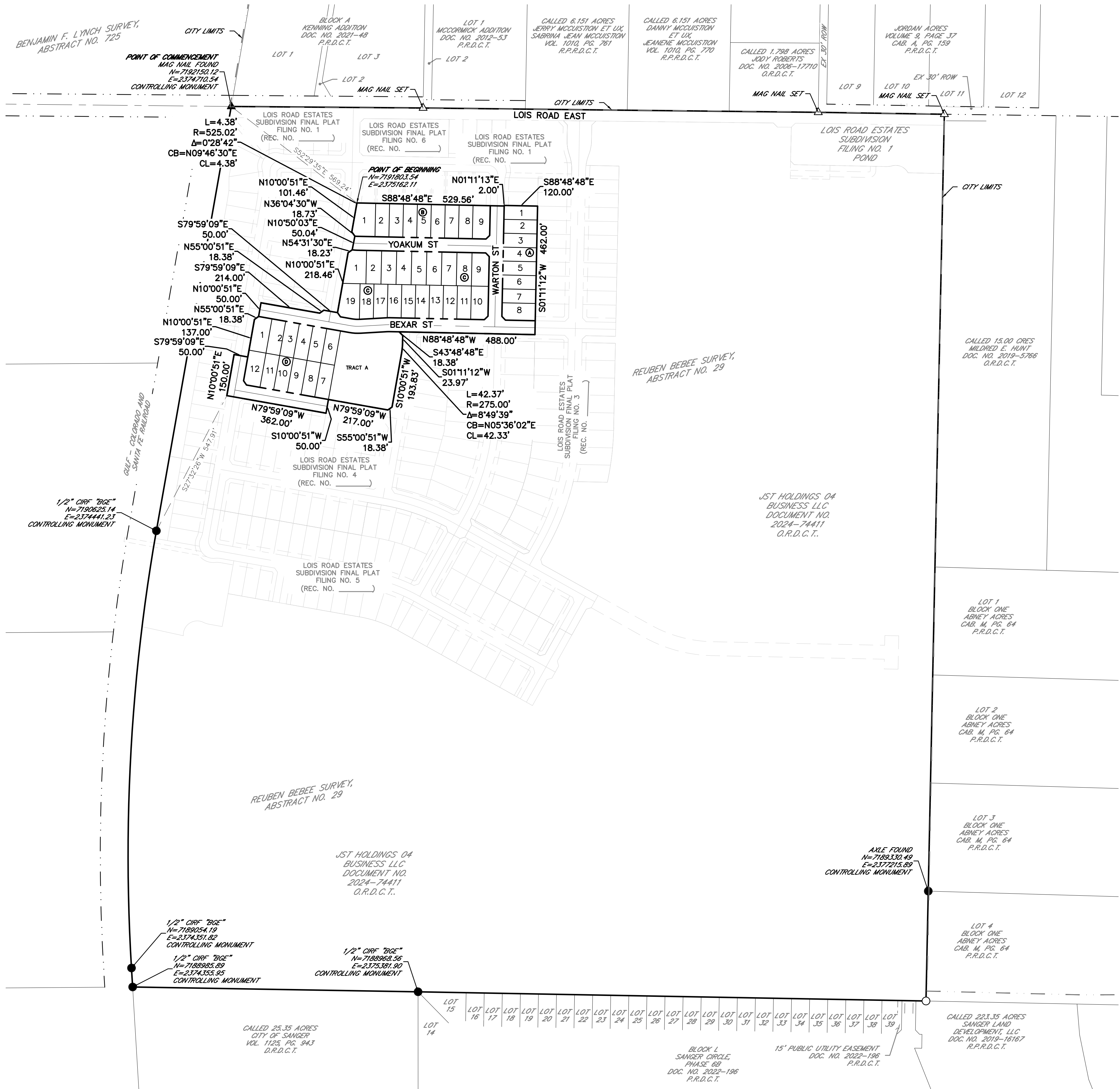
LOIS ROAD ESTATES SUBDIVISION
48 RESIDENTIAL LOTS - 1 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
11.287 ACRES - 491,671 SQUARE FEET
CITY OF SANGER, DENTON COUNTY TEXAS

[illegible]

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

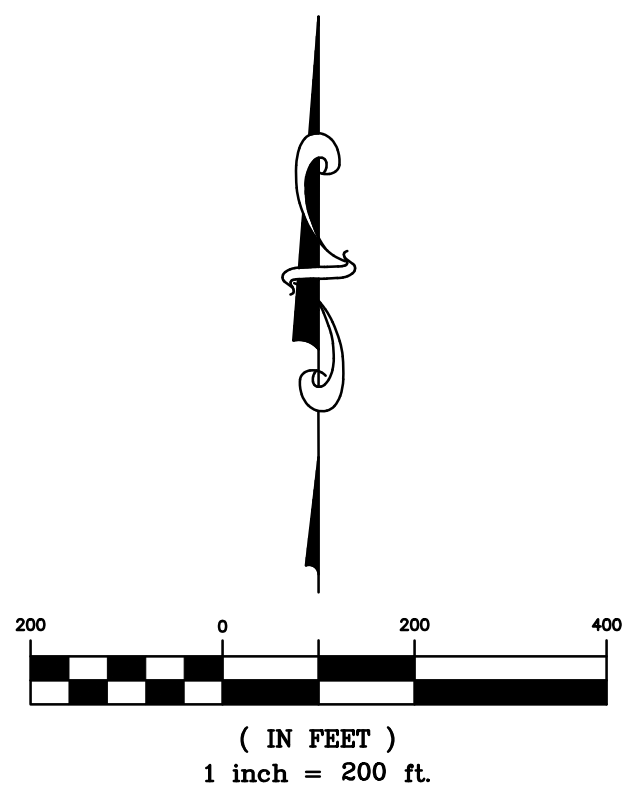
LOIS ROAD ESTATES SUBDIVISION FINAL PLAT FILING NO. 2

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



LEGEND

○	FOUND MONUMENT, AS NOTED
●	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
▲	MAG NAIL FOUND
△	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
—	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

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		
FINAL PLAT 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 CITY OF SANGER, DENTON COUNTY TEXAS		
DATE	SEPTEMBER 2025		
REVISIONS			
DR.	RF	CH.	AS
P.M.	JC		
JOB	24007256		
SHEET 02 OF 03			

\\s012222\share\survey\2024\2024-74411-2\2024-74411-2.dwg 9/18/2025 1:05 PM WILSON, JASON

LOIS ROAD ESTATES SUBDIVISION FINAL PLAT FILING NO. 2

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

BLOCK A
KENNING ADDITION
DOC. NO. 2021-48
P.R.D.C.T.

LOT 1

POINT OF COMMENCEMENT

MAG NAIL FOUND

N-79°00'51"E

50.00'

CONTROLLING MONUMENT

LOIS ROAD EAST

CITY LIMITS

POINT OF BEGINNING

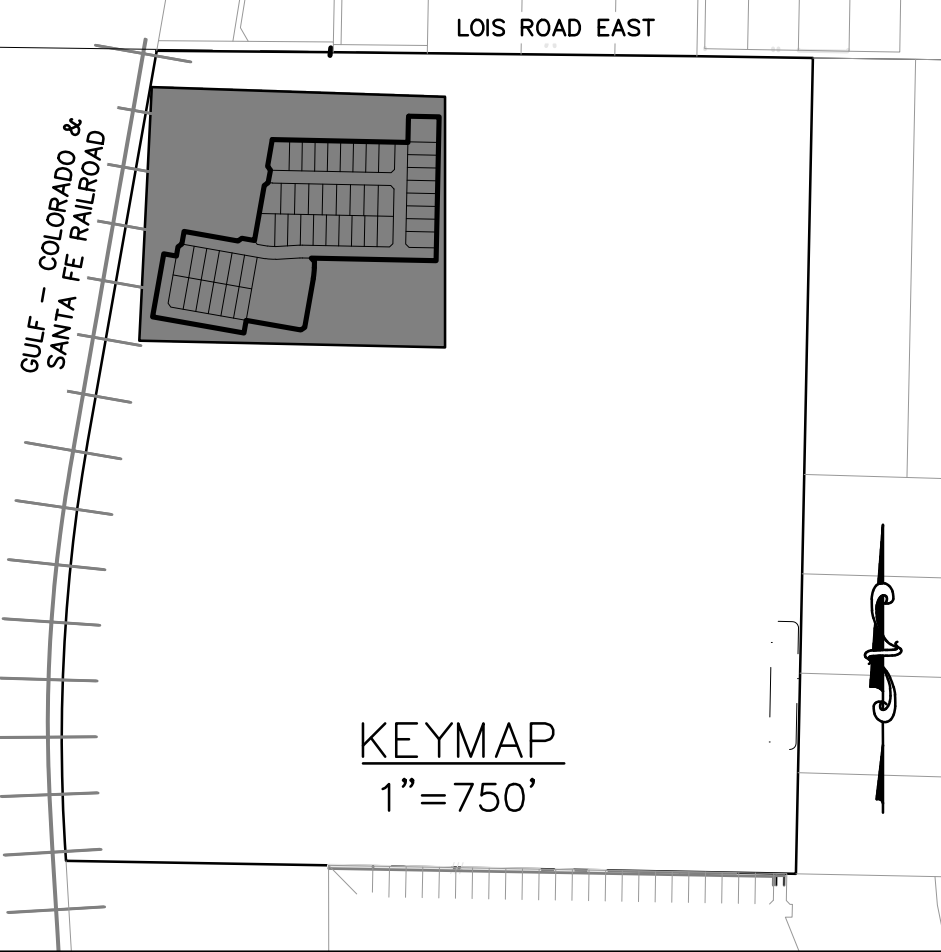
LOIS ROAD ESTATES SUBDIVISION
FINAL PLAT FILING NO. 1
(REC. NO.)

LOIS ROAD ESTATES SUBDIVISION
FINAL PLAT FILING NO. 1
(REC. NO.)

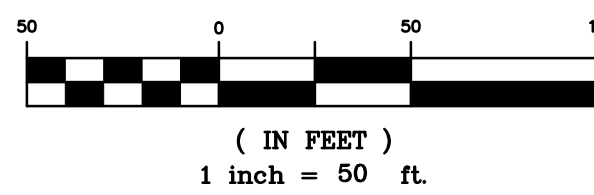
LOIS ROAD ESTATES SUBDIVISION
FINAL PLAT FILING NO. 3
(REC. NO.)

LOIS ROAD ESTATES SUBDIVISION
FINAL PLAT FILING NO. 4
(REC. NO.)

LOIS ROAD ESTATES SUBDIVISION
FINAL PLAT FILING NO. 4
(REC. NO.)



KEYMAP
1"=750'



(IN FEET)
1 inch = 50 ft.

LEGEND	
○	FOUND MONUMENT, AS NOTED
●	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
▲	MAG NAIL FOUND
△	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

OWNER/DEVELOPER/APPLICANT

KALTER CAPITAL
10268 W. CENTENNIAL
RD. UNIT 200 F
LITTLETON, CO

303-324-1771

LEE EISENHEIM

FINAL PLAT 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
CITY OF SANGER, DENTON COUNTY TEXAS

DATE: SEPTEMBER 2025

REVISIONS

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

SHEET 03 OF 03