

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 18.124 ACRE TRACT OF LAND (789,486 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 18.124 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING 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), FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, S89°32'19"E, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD, AND ALONG THE NORTHERN LINE OF SAID JST HOLDINGS 202.49 ACRES TRACT AND ALONE OR NEAR THE CENTERLINE OF SAID LOIS ROAD EAST, A DISTANCE OF 689.57 FEET TO A MAG NAIL SET FOR A NORTHEN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S89°22'38"E, CONTINUING ALONG SAID NORTHER LINE OF SAID JST HOLDINGS 202.49 ACRES TRACT AND ALONG OR NEAR THE CENTERLINE OF SAID LOIS ROAD EAST, A DISTANCE OF 1420.42 FEET TO A MAGNETIC NAIL SET, BEING THE SOUTHWESTERN CORNER OF A CALLED 1.798 ACRE TRACT DESCRIBED IN DEED CONVEYED TO JODY ROBERT, RECORDED IN DOCUMENT NUMBER 2006-17710 SAID OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS (O.P.R.D.C.T.), AND ALSO BEING IN THE WESTERN RIGHT-OF-WAY LINE OF MELTON ROAD (30' RIGHT-OF-WAY);

THENCE, S89°07'42"E, CONTINUING ALONG OR NEAR THE CENTERLINE OF SAID LOIS ROAD EAST, A DISTANCE OF 453.34 FEET TO A MAG NAIL SET FOR THE NORTHEAST CORNER OF SAID JST HOLDINGS TRACT OF LAND AND THE NORTHWEST CORNER OF A CALLED 15.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO MILDRED E. HUNT, RECORDED IN DOCUMENT NO. 2019-5766 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS (O.P.R.D.C.T.);

THENCE, S01°11'12"W, DEPARTING SAID LOIS ROAD EAST AND ALONG THE EASTERN LINE OF SAID JST HOLDINGS TRACT OF LAND AND BEING THE WESTERN LINE OF SAID 15.00 ACRE TRACT, A DISTANCE OF 213.07 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC"FOR A ELL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CROSSING THROUGH SAID JST HOLDING 202.49 ACRE TRACT, THE FOLLOWING THIRTY-THREE (33) COURSES AND DISTANCES:

- N88° 48' 48"W, A DISTANCE OF 126.30 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC"AT THE BEGINNING OF NON-TANGENT CURVE TO THE LEFT;
- NORTHWESTERLY, ALOG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 76°52'25"WEST, A RADIUS OF 50.00 FEET, A CHORD BEARING AND DISTANCE OF N66°19'07"W, 62.17 FEET, AND AN ARC LENGTH OF 67.08 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC"AT THE BEGINNING OF REVERSE CURVE TO THE RIGHT;
- SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°56'33", A RADIUS OF 80.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 83°12'56"WEST, 22.19 FEET, AND AN ARC LENGTH OF 22.26 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC"AT THE END OF SAID CURVE;
- N88° 48' 48"W, A DISTANCE OF 330.29 FEET
- N43° 48' 48"W, A DISTANCE OF 18.38 FEET
- N01° 11' 12"E, A DISTANCE OF 121.61 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N89° 49' 01"W, A DISTANCE OF 50.01 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N44° 05' 43"W, A DISTANCE OF 20.68 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N89° 22' 38"W, A DISTANCE OF 754.91 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S43° 48' 48"E , A DISTANCE OF 20.60 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S1° 11' 12"W, A DISTANCE OF 55.12 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC"AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
- SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17°47'02", A RADIUS OF 148.00 FEET, A CHORD BEARING AND DISTANCE OF S07°42'18"E, 45.75 FEET, AND AN ARC LENGTH OF 45.94 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC"AT THE END OF SAID CURVE;
- S16° 35' 49"E, A DISTANCE OF 15.59 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
- SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17°47'02", A RADIUS OF 150.00 FEET, A CHORD BEARING AND DISTANCE OF S07 °42'18"EAST, 46.37 FEET, AND AN ARC LENGTH OF 46.56 FEET TO 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC"AT THE END OF SAID CURVE;
- S01° 11' 12"W. A DISTANCE OF 33.31 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N88° 48' 48"W, 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 100.00 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N88° 48' 48"W, A DISTANCE OF 120.00 FEET TO A 1/2"IRON ROD;
- S01° 11' 12"W. A DISTANCE OF 2.00 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N88° 48' 48"W, A DISTANCE OF 529.56 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
- SOUTHWESTERLY, ALONG THE ATC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00°28'42", A RADIUS OF 525.00 FEET, A CHORD BEARING AND DISTANCE OF S09°46'30"W, 4.38 FEET, AND AN ARC LENTH OF 4.38 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 101.46 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S36° 04' 30"E, A DISTANCE OF 18.73 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S10° 42' 26"W, A DISTANCE OF 50.04 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S54° 46' 06"W, A DISTANCE OF 18.31 TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S10° 00' 51"W, A DISTANCE OF 218.46 TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N79° 59' 09"W, A DISTANCE OF 50.00 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 214.00 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";
- S55° 00' 51"W, A DISTANCE OF 18.38 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- S10° 00' 51"W, A DISTANCE OF 137.00 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- N79° 59' 09"W, A DISTANCE OF 214.99 FEET TO A 1/2"IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC"ON THE EASTERN RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD, FROM WHICH A FOUND 1/2-INCH IRON WITH CAP STAMPED "BGE"BEARD S10°00'55"W, A DISTANCE OF 672.48;

THENCE, N10° 00' 55"E , ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD AND THE WESTERN LINE OF SAID JST HOLDINGS TRACT OF LAND, A DISTANCE OF 876.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.124 ACRES (789,486 SQUARE FEET), MORE OR LESS.

LOIS ROAD ESTATES SUBDIVISION FINAL PLAT FILING NO. 1

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.
A 17.136 ACRE TRACT OF LAND (746,458 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS

(SAVE AND EXCEPT)

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 (O.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:

- 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;
- 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;
- 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 CORNER OF THE HEREIN DESCRIBED TRACT;
- 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;
- 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-INCH 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;
- 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;
- 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;
- 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.

NET ACRE EXCLUDING SAVE AND EXCEPT TRACE = 17.136 ACRE (746,458 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 FINAL PLAT FILING NO. 1, 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

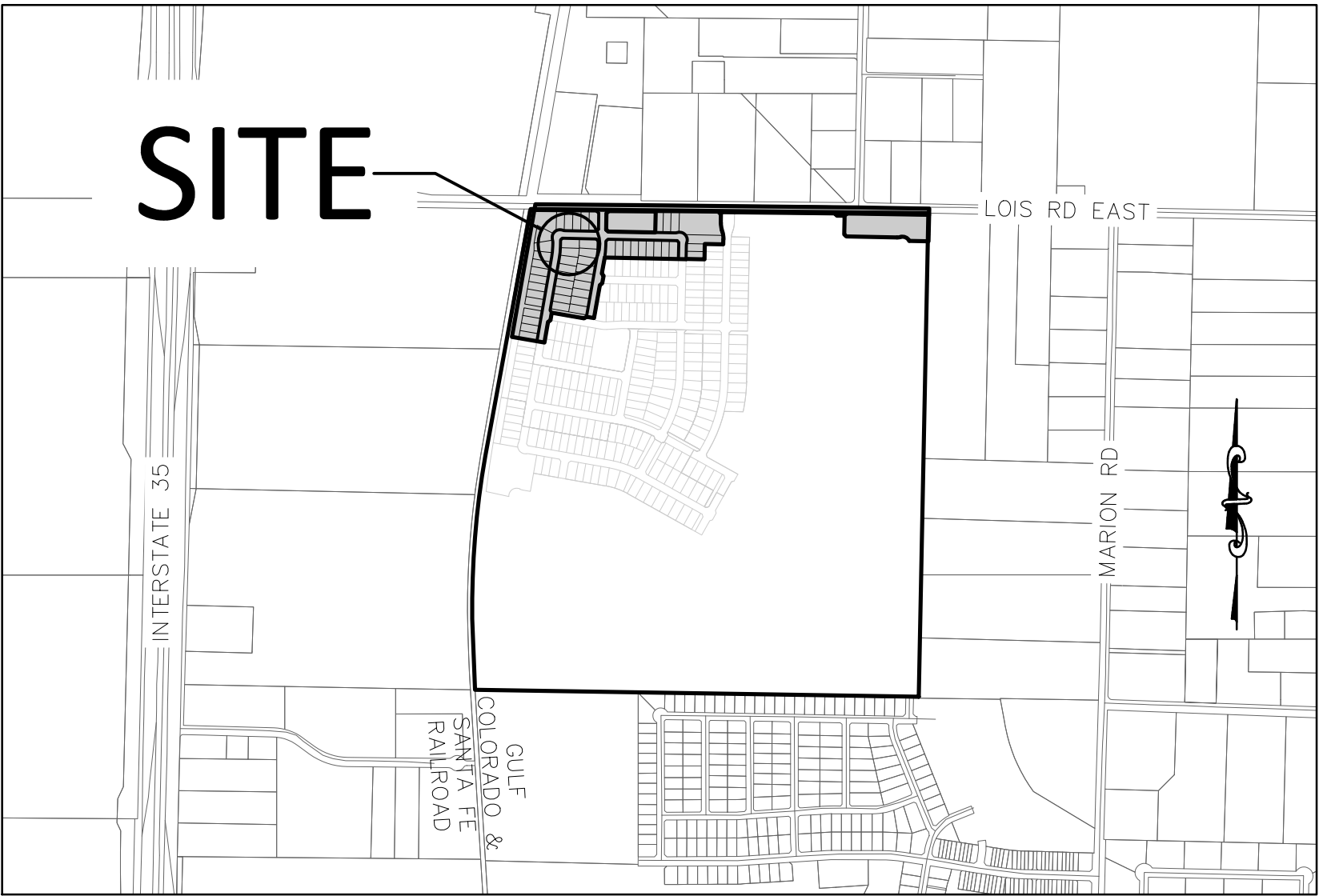
_____, TYPE OR PRINT NOTARY'S NAME

_____, MY COMMISSION EXPIRES_____.

RESIDENTIAL LOT INFORMATION	
LOT SIZE	NUMBER OF LOTS
50'	47
60'	3
TOTAL	50

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

AREA TABLE			LAND USE	OWNER/MAINTENANCE
TRACT NAME	AREA (SF)	AREA (AC)		
TRACT A	53304	1.22	OPEN SPACE, UTILITIES	OWNER/HOA
TRACT B	40564	0.93	OPEN SPACE	OWNER/HOA
TRACT C	13806	0.32	OPEN SPACE, DRAINAGE, UTILITIES	OWNER/HOA
TRACT D	5831	0.13	OPEN SPACE	OWNER/HOA
TRACT E	85249	1.96	DETENTION POND	OWNER/HOA
TOTAL	198,754	4.56	OWNER: JST HOLDINGS 04 BUSINESS LLC HOW: LOIS ROAD ESTATES	



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

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 ELEVATION:

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

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
TBPE LS 10193726
JCOOPER@ATWELL.COM

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 _____



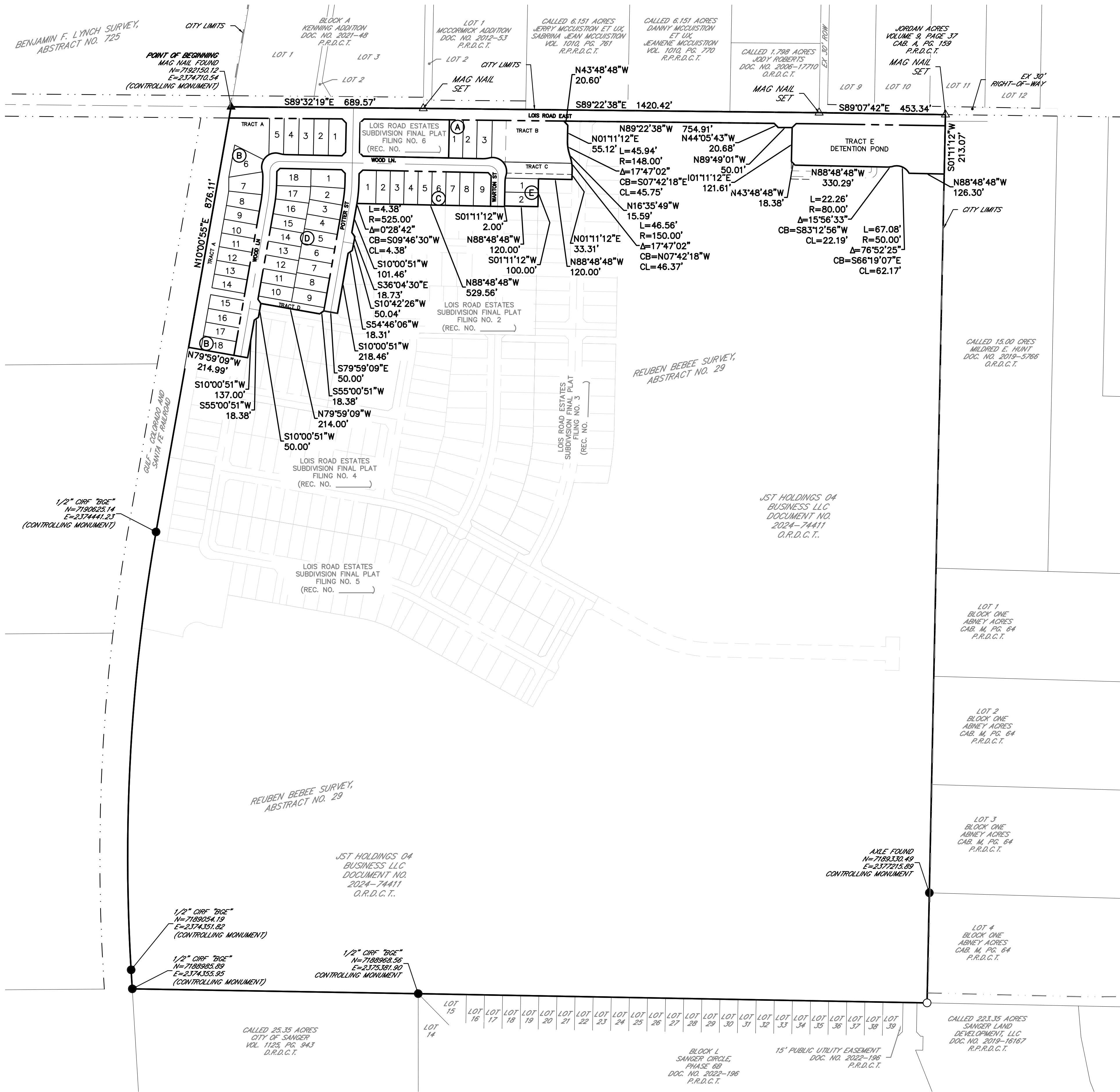
OWNER/DEVELOPER/APPLICANT
KALTER CAPITAL 10268 W. CENTENNIAL RD. UNIT 200 F LITTLETON, CO
303-324-1771
LEE EISENHEIM

FINAL PLAT FILING NO. 1
LOIS ROAD ESTATES SUBDIVISION
50 RESIDENTIAL LOTS - 5 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
17.136 ACRE TRACT (746,458 SQ. FT.)
CITY OF SANGER, DENTON COUNTY TEXAS

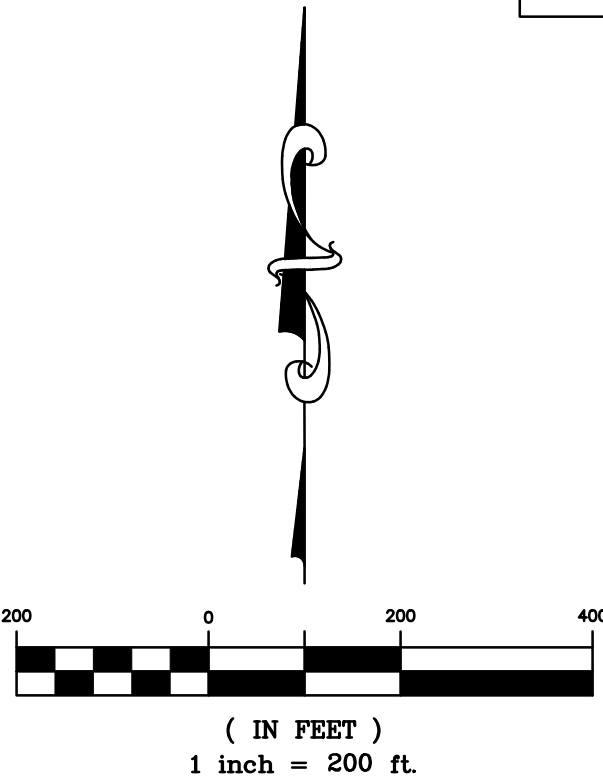
DATE	
SEPTEMBER 2025	
REVISIONS	
DR.	RF
CH.	AS
P.M. JC	
JOB 24007256	
SHEET 01 OF 04	

LOIS ROAD ESTATES SUBDIVISION FINAL PLAT FILING NO. 1

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.
A 17.136 ACRE TRACT OF LAND (746,458 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
—	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

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

FINAL PLAT FILING NO. 1

LOIS ROAD ESTATES SUBDIVISION
50 RESIDENTIAL LOTS - 5 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
17.136 ACRE TRACT (746,458 SQ. FT.)
CITY OF SANGER, DENTON COUNTY TEXAS

DATE
SEPTEMBER 2025

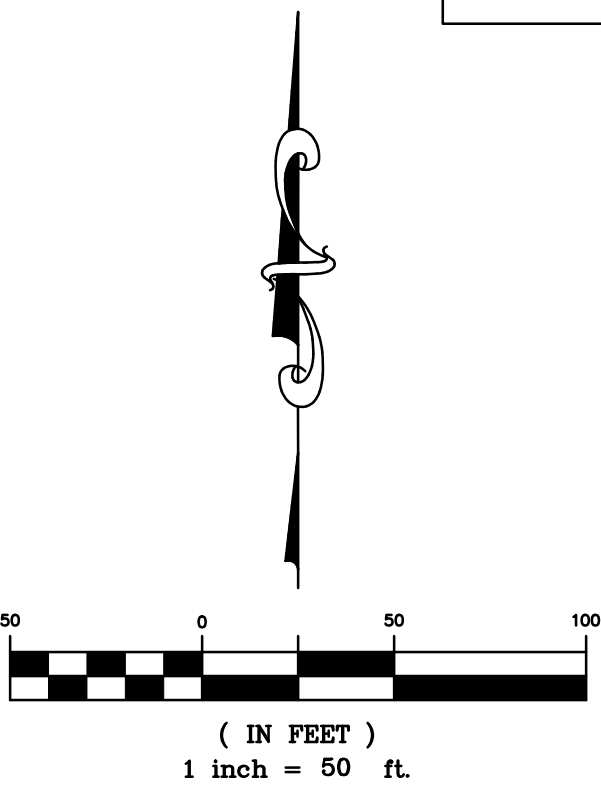
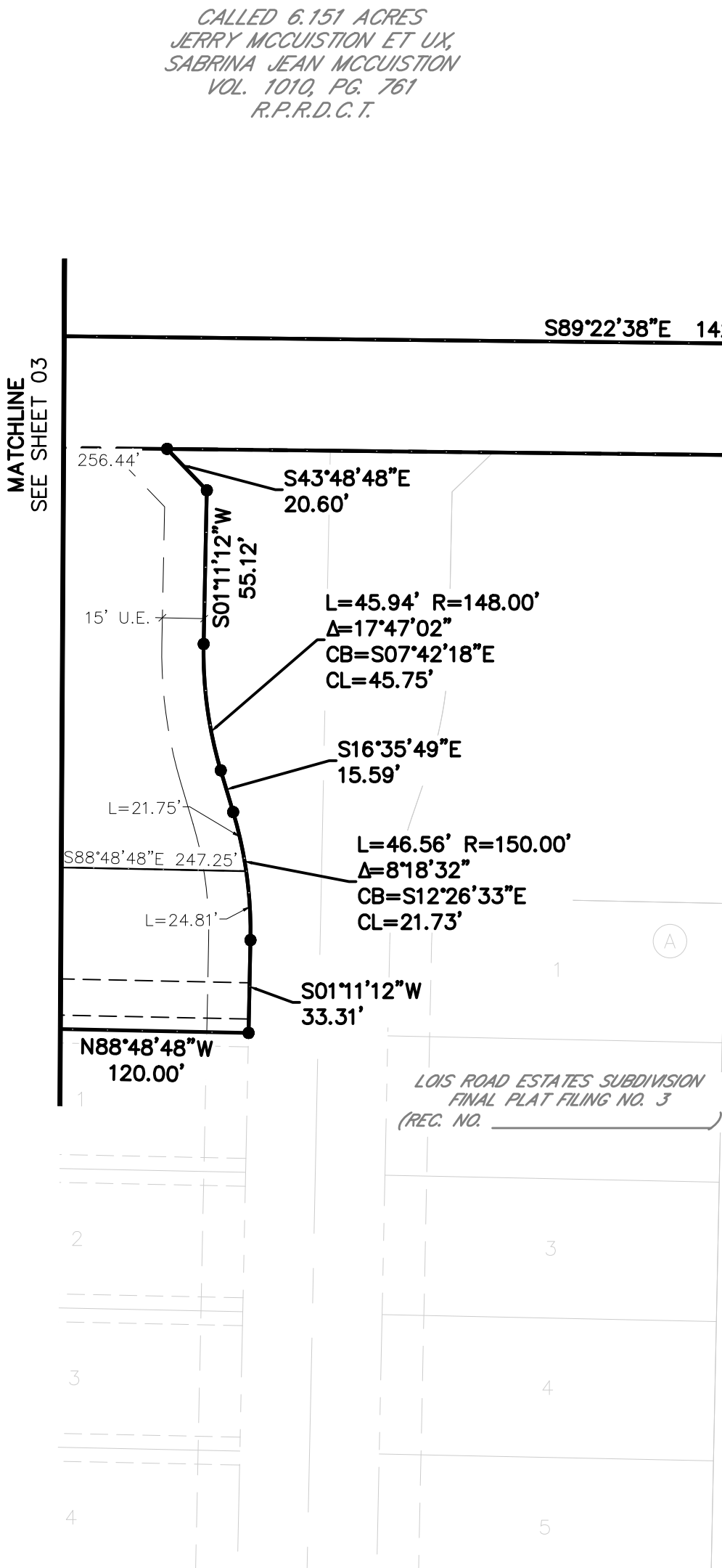
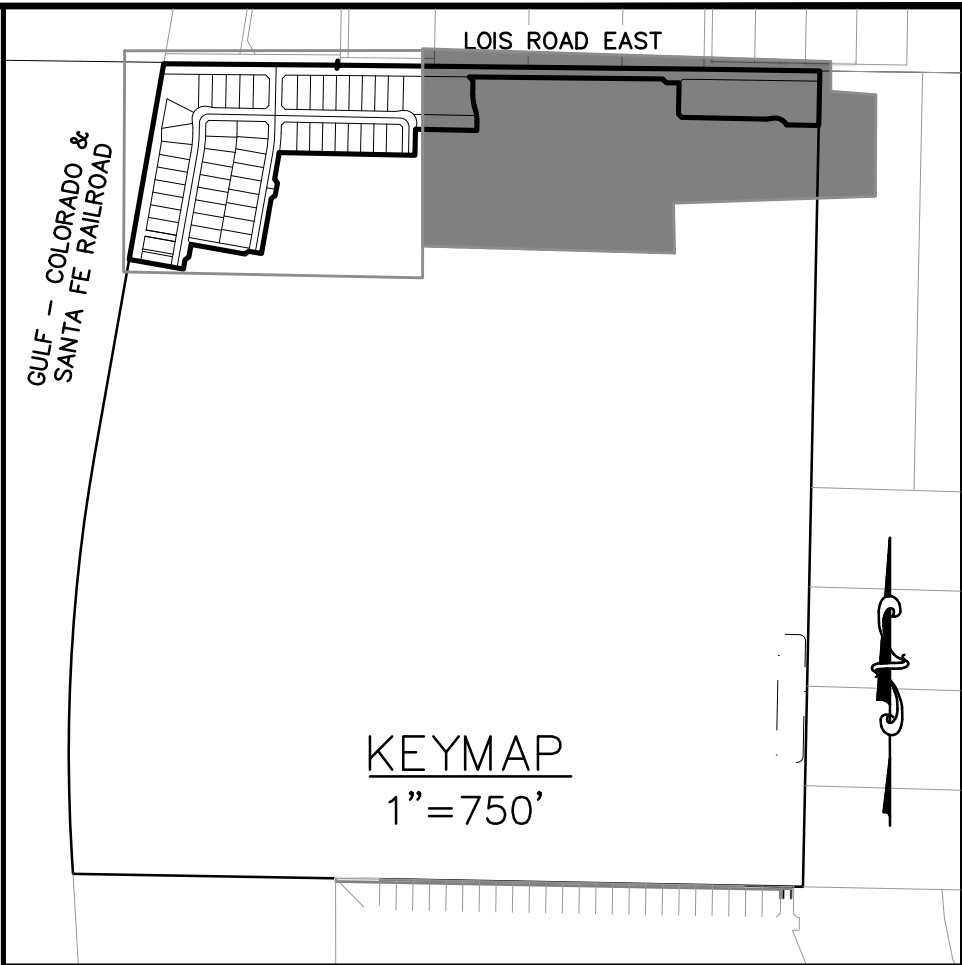
REVISIONS

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

SHEET 02 OF 04

LOIS ROAD ESTATES SUBDIVISION FINAL PLAT FILING NO. 1

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.
A 17.136 ACRE TRACT OF LAND (746,458 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
(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

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. 1

LOIS ROAD ESTATES SUBDIVISION
50 RESIDENTIAL LOTS - 5 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
17.136 ACRE TRACT (746,458 SQ. FT.)
CITY OF SANGER, DENTON COUNTY TEXAS

II			
DATE		SEPTEMBER 2025	