

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.
15.037 ACRES OF LAND (6655,011 SQUARE FEET)
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



WITNESS MY HAND THIS DAY OF _____, 20____.

, TITLE AND COMPANY

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

TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES_____

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

AREA TABLE				
TRACT NAME	AREA (SF)	AREA (AC)	LAND USE	OWNER/MAINTENANCE
TRACT A	17996	0.41	OPEN SPACE	OWNER/HOA
TRACT B	4392	0.10	OPEN SPACE	OWNER/HOA
TRACT C	4927	0.11	OPEN SPACE	OWNER/HOA
TRACT D	7031	0.16	OPEN SPACE	OWNER/HOA
TOTAL	39,516	0.78	OWNER: HOW:	JUST HOLDINGS 04 BUSINESS LLC LOIS ROAD ESTATES

RESIDENTIAL LOT INFORMATION	
LOT SIZE	NUMBER OF LOTS
50'	49
60'	21
TOTAL	70

CONTAINING 15.037 ACRES (655,011 SQUARE FEET), MORE OR LESS.

RECORDING BOX



OWNER/DEVELOPER/APPLICANT

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

303-324-1771

FINAL PLAT FILING NO. 4

LOIS ROAD ESTATES SUBDIVISION
70 RESIDENTIAL LOTS - 4 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
15,037 ACRES - 655,011 SQUARE FEET
CITY OF SANGER, DENTON COUNTY TEXAS

DATE SEPTEMBER 1967

2025

REVISIONS

DR.	RF	CH.	AS
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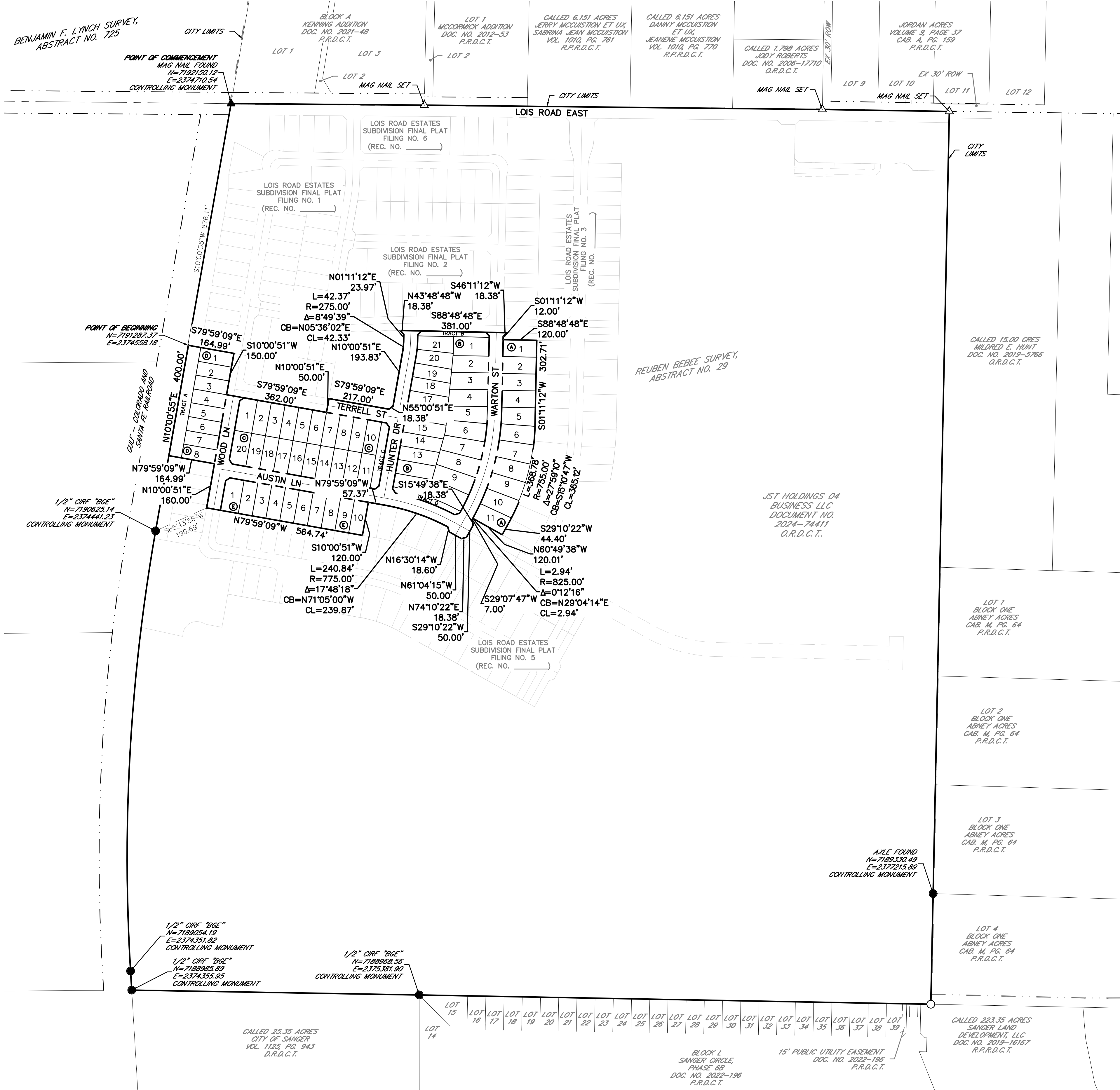
P.M. JC

JOB 24007256

SHEET 01 OF 03

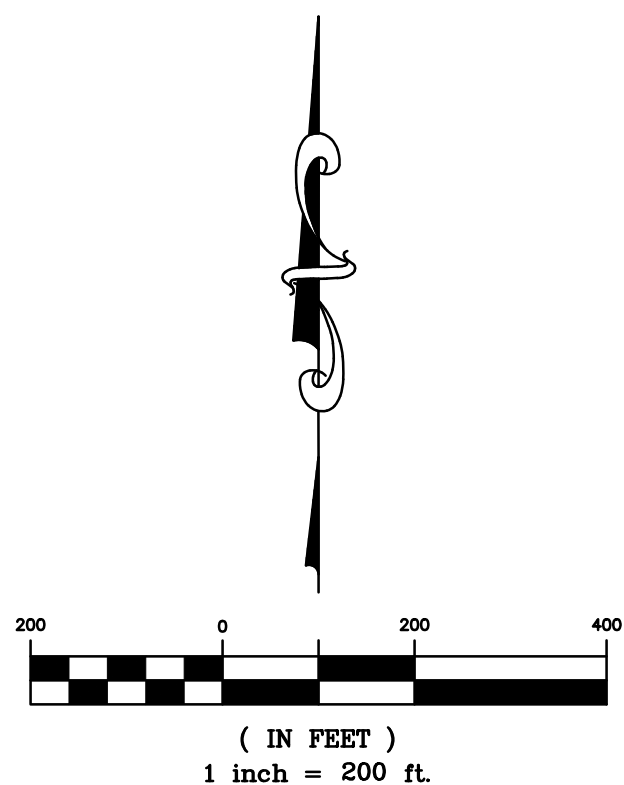
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LEGEND

●	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



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

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CITY OF SANGER, DENTON COUNTY TEXAS

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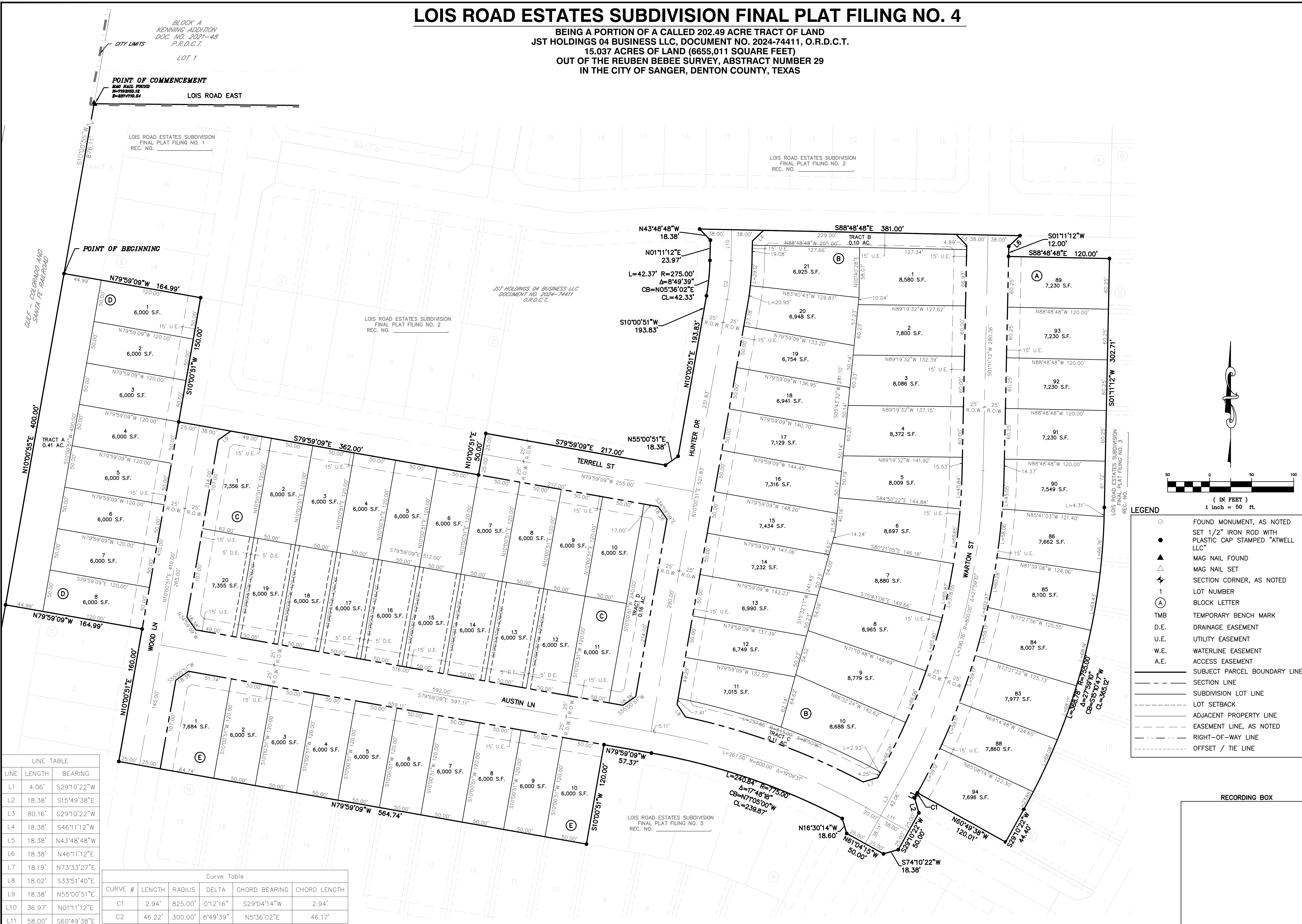
DR.	RF	CH.	AS
P.M.	JC		
JOB	24007256		

SHEET 02 OF 03

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LOIS ROAD ESTATES SUBDIVISION FINAL PLAT FILING NO. 4

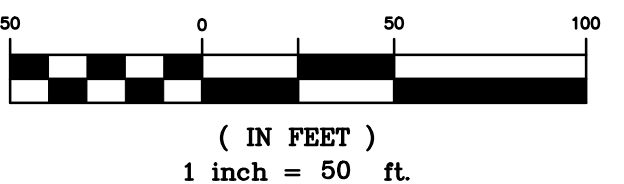
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LINE TABLE		
LINE	LENGTH	BEARING
L1	4.06'	S29°10'22"W
L2	18.38'	S15°49'38"E
L3	80.16'	S29°10'22"W
L4	18.38'	S46°11'12"W
L5	18.38'	N43°48'48"W
L6	18.38'	N46°11'12"E
L7	18.19'	N73°33'27"E
L8	18.02'	S33°51'40"E
L9	18.38'	N55°00'51"E
L10	36.97'	N01°11'12"E
L11	58.00'	S60°49'38"E

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	2.94'	825.00'	0°12'16"	S29°04'14"W	2.94'
C2	46.22'	300.00'	8°49'39"	N5°36'02"E	46.17'

- 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
 - 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



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