

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

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.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 CORNER OF THE HEREIN DESCRIBED TRACT;
- 4.S1' 11' 12"W, A DISTANCE OF 136.82 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-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;
- 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;
- 8.N45' 54' 16"E, A DISTANCE OF 19.43 FEET TO THE POINT OF BEGINNING;

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. 6, AN ADDITION TO THE CITY OF SANGER, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FEE SIMPLE TITLE, TO THE CITY OF SANGER, TEXAS, ALL EASEMENTS, EASEMENTS OF WAY, EASEMENTS OF LIGHT, FIRE LANES, DRIVE ALISES, 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. THEREFORE, THE CITY OF SANGER, TEXAS, MAY, WITHOUT NOTICE, REQUIRE THE UNDERSIGNED TO MAKE 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.

_____, 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.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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 SPHALT 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.

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

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

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

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	DATE
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MAYOR _____ DATE _____
CITY OF SANGER, TX

ATTESTED BY

CITY SECRETARY	DATE
CITY OF SANGER, TX	

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

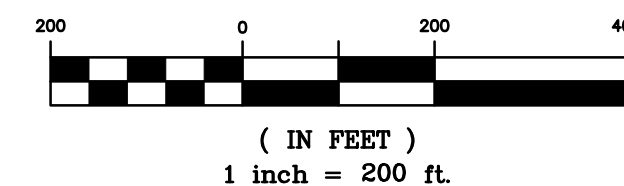
FINAL PLAT FILING NO. 6

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

[illegible]

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

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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

KALTER CAPITAL 10268 W. CENTENNIAL RD. UNIT 200 F LITTLETON, CO	303-324-1771	LEE EISENHEIM
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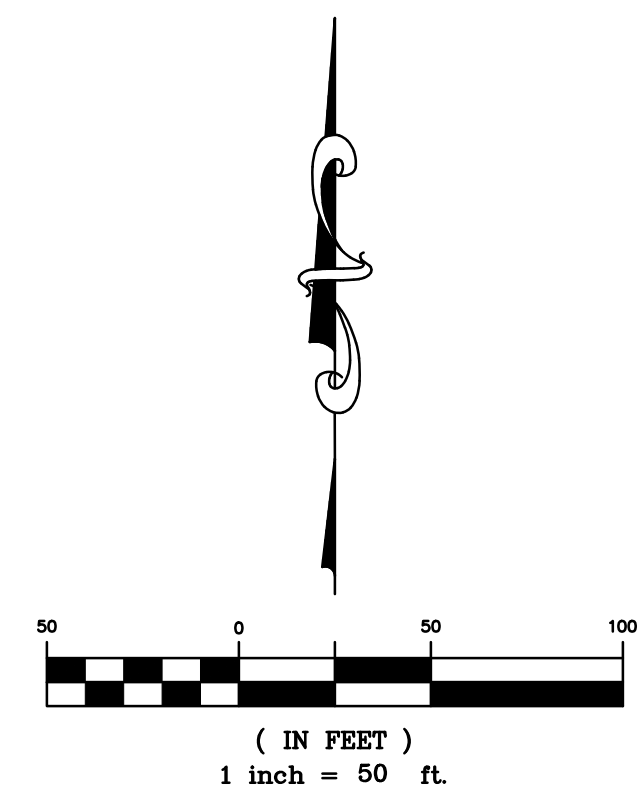
LOIS ROAD ESTATES SUBDIVISION
6 RESIDENTIAL LOTS - 0 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 20
0.988 ACRES - 43,028 SQUARE FEET
CITY OF SANGER, DENTON COUNTY TEXAS

SEPTEMBER
2025

RF	CH.	AS
JC		
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JST HOLDINGS 04 BUSINESS LLC, DOCUMENT NO. 2024-74411, O.R.D.C.T.
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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 |
| 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 |

RECORDING BOX

 ATWELL 866.850.4200 www.atwell.com				OWNER/DEVELOPER/APPLICANT KALTER CAPITAL 10268 W. CENTENNIAL RD., SUITE 200 P.O. LITTLETON, CO 303-324-1771 LEE EISENHEIM			
FINAL PLAT FILING NO. 6 LOIS ROAD ESTATES SUBDIVISION 6 RESIDENTIAL LOTS - 0 HOA LOTS REUBEN REBEE SURVEY, ABST. NO. 29 0.988 ACRES - 43,028 SQUARE FEET CITY OF SANGER, DENTON COUNTY TEXAS				DATE SEPTEMBER 2025			