

STATE OF TEXAS
COUNTY OF DENTON

LEGAL DESCRIPTION:
BEING A 13.493 ACRE TRACT OF LAND (587,774 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 13.685 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE, S10°00'55"W, ALONG THE WESTERN LINE OF SAID JST HOLDING 202.49 ACRE TRACT AND ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD, A DISTANCE OF 1,276.11 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;

1. S79° 59' 09"E, A DISTANCE OF 164.99 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
2. S10° 00' 51"W, A DISTANCE OF 160.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
3. S79° 59' 09"E, A DISTANCE OF 564.74 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
4. N10° 00' 51"E, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
5. S79° 59' 09"E, A DISTANCE OF 57.37 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

MY COMMISSION EXPIRES _____,

INTERSTATE 35

GULF
COLORADO &
SANTA FE
RAILROAD

LOIS RD EAST

MARION RD

SITE

CITY SECRETARY	DATE
CITY OF SANGER, TX	

ATWELL, LLC
143 UNION BOULEVARD SUITE 700
LAKEWOOD, CO 80228
CONTACT: KEVIN BLUMHARDT
PH: 303.842.9191
KBLUMHARDT@ATWELL.COM

LOT SIZE	NUMBER OF LOTS
50'	34
60'	19
TOTAL	53



ATWELL
866.950.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT	KALTER CAPITAL 10268 W. CENTENNIAL RD. UNIT 200 F LITTLETON, CO 303-324-1771
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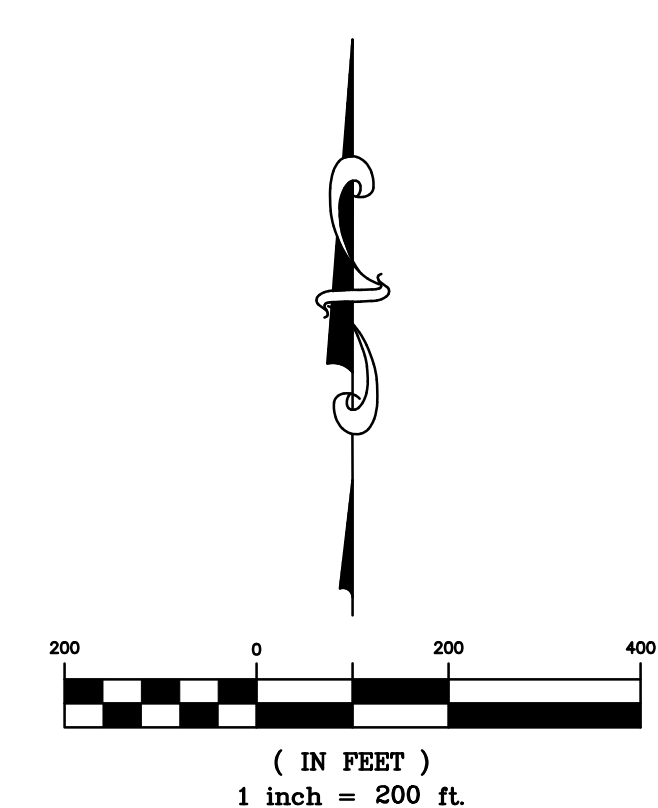
FINAL PLAT FILING NO. 5

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DR.	TN	CH.
P.M. RG		
JOB	24007256	

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.
13.493 ACRES OF LAND (587,774 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 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

KALTER CAPITAL 10268 W. CENTENNIAL RD. UNIT 200 F LITTLETON, CO	303-324-1771	LEE EISENHEIM
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FINAL PLAT FILING NO. 5
LOIS ROAD ESTATES SUBDIVISION
53 RESIDENTIAL LOTS - 7 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
13.493 ACRES - 587,774 SQUARE FEET
CITY OF SANGER, DENTON COUNTY TEXAS

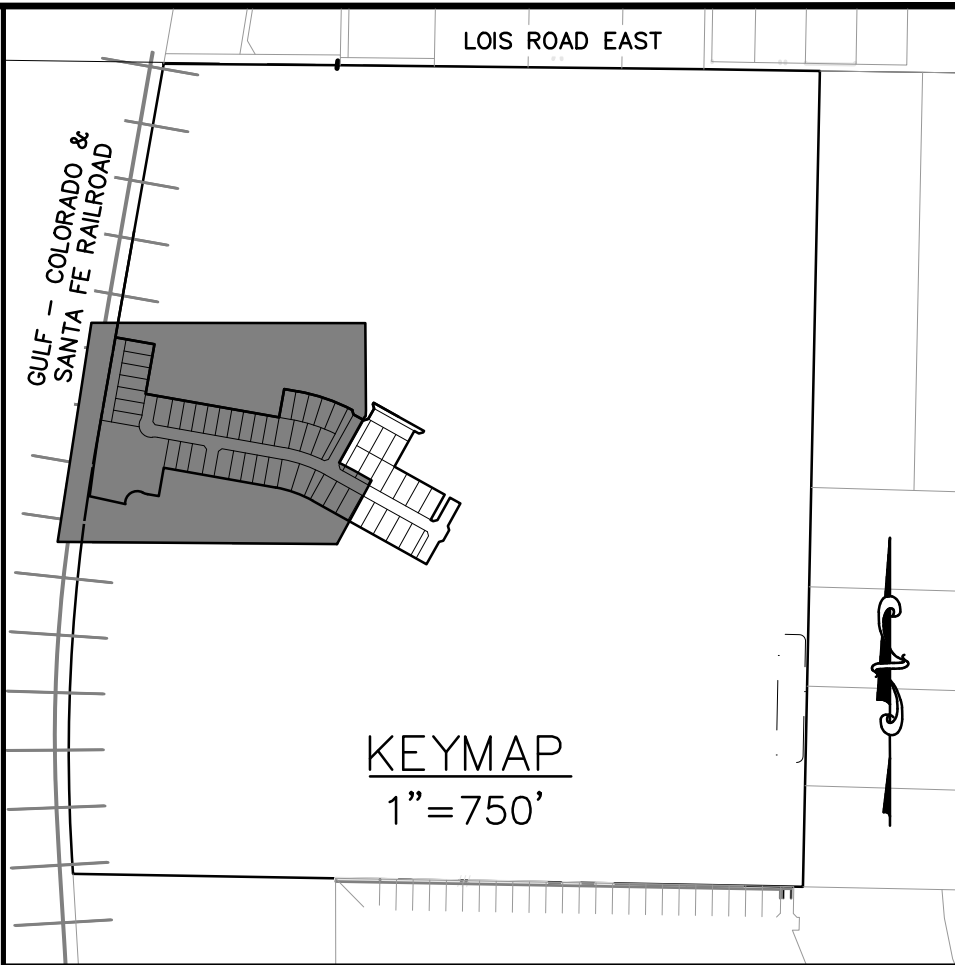
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RG		
24007256		

SHEET 02 OF 04

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LINE TABLE		
LINE	LENGTH	BEARING
L1	18.60'	S16°30'14"E
L2	18.38'	N74°10'22"E
L3	18.38'	N15°49'38"W
L4	4.06'	N29°10'22"E
L5	12.00'	S60°49'38"E
L6	18.38'	N74°10'22"E

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	2.94'	825.00'	0°12'16"	N29°04'14"E	2.94'

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

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866.850.4200 www.atwell.com

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10268 W. CENTENNIAL
RD. UNIT 200 F
LITTLETON, CO
303-324-1771
LEE EISENHEIM

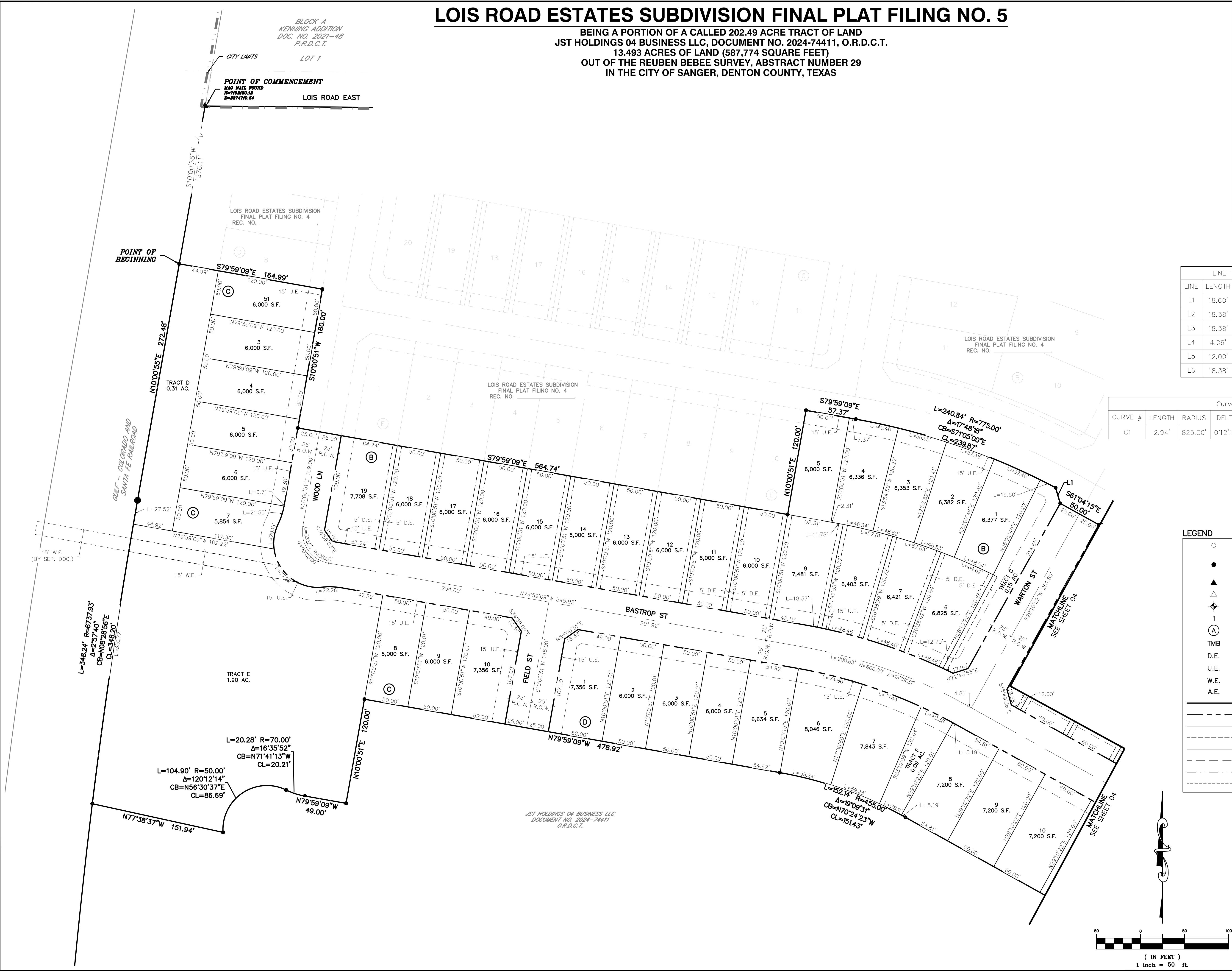
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DATE SEPTEMBER 2025

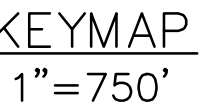
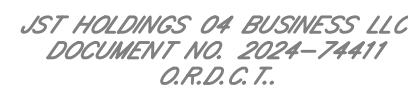
REVISIONS

DR.	TN	CH.	AS
P.M.	RG		
JOB	24007256		

SHEET 03 OF 04



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TE SEPTEMBER
2005

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