CERTIFICATION OF OWNERSHIP:

LOIS ROAD ESTATES SUBDIVISION FINAL PLAT FILING NO. 5

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 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:

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

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;

THENCE, CROSSING THROUGH SAID JST HOLDING 202.49 ACRE TRACT, THE FOLLOWING TWENTY-SEVEN (37) COURSES AND DISTANCES:

- 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 6. SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGEL OF 17°52'29", A RADIUS OF 772.00, A CHORD
- BEARING AND DISTANCE OF S71°05'00'E, 239.87 FEET, AND AN ARC LENGTH OF 240.84 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE END OF SAID CURVE;
- 7. S16° 30' 14"E, A DISTANCE OF 18.60 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- 8. S61° 04' 15"E. A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC":
- 9. N74° 10' 22"E, A DISTANCE OF18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC"; 10. N29° 10' 22"E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- 11. N15° 49' 38"W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- 12. N29° 07' 47"E, A DISTANCE OF 7.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC"; 13. S60° 49' 38"E, A DISTANCE OF 120.04 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- 14. S60° 49' 38"E, A DISTANCE OF 119.96 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- 15. S29° 10' 22"W, A DISTANCE OF 7.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- 16. S74° 10' 22"W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- 17. N60° 49' 38"W, A DISTANCE OF 22.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC"; 18. S29° 10' 22"W, A DISTANCE OF 170.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- 19. S60° 49' 38"E, A DISTANCE OF 240.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- 20. S29° 10' 22"W, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC"
- 21. S60° 49' 38"E, A DISTANCE OF 12.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- 22. N74° 10' 22"E, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- 23. N29° 10' 22"E, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- 24. S60° 49' 38"E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- 25. S29° 10' 22"W, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- 26. S15° 49' 38"E, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC"; 27. S29° 10' 22"W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- 28. S74° 10' 22"W, A DISTANCE OF 18.38 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC";
- 29. S29° 10' 22"W, A DISTANCE OF 107.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC", FOR THE MOST SOUTHERLY EAST CORNER OF THE HEREIN DESCRIBED TRACT;
- 30. N60° 49° 38"W, A DISTANCE OF 549.81 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT,
- 31. NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 455.00 FEET, A CHORD BEARING AND DISTANCE OF N70°24'23"W, 151.43 FEET, AND AN ARC LENGTH OF 152.14 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE END OF SAID CURVE;
- 32. N79° 59' 09"W, A DISTANCE OF 478.92 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC"; 33. S10° 00' 51"W, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC":
- 34. N79° 59' 09"W, A DISTANCE OF 49.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "ATWELL LLC" AT THE BEGINNING OF A
- TANGENT CURVE TO THE LEFT; 35. NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16°35'52". A RADIUS OF 70.00 FEET, A CHORD BEARING AND DISTANCE OF N71°41'13"W, 20.21 FEET, AND AN ARC LENGTH OF 20.28 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP
- STAMPED "ATWELL LLC" FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT: 36. SOUTHWESTERLY, ALONG THE ARC OF SAID REVERSE CURVE HAVING A CENTRAL ANGLE OF 119°32'54", A RADIUS OF 50.00 FEET, AND A CHORD 7. BEARING AND DISTANCE OF S56°10'57"W, 86.40 FEET, AND AN ARC LENGTH OF 104.33 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP
- STAMPED "ATWELL LLC" AT THE END OF SAID CURVE; 37. N77' 38' 37"W, A DISTANCE OF 151.94 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. AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT:
- THENCE, NORTHEASTERLY, ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD, AND WITH THE SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°57'40", A RADIUS OF 6,737.93 FEET, A CHORD BEARING AND DISTANCE OF NO8°28'56"E. 348.20 FEET, AND AN ARC LENGTH OF 348.24 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGC" FOUND AT THE END OF SAID CURVE;

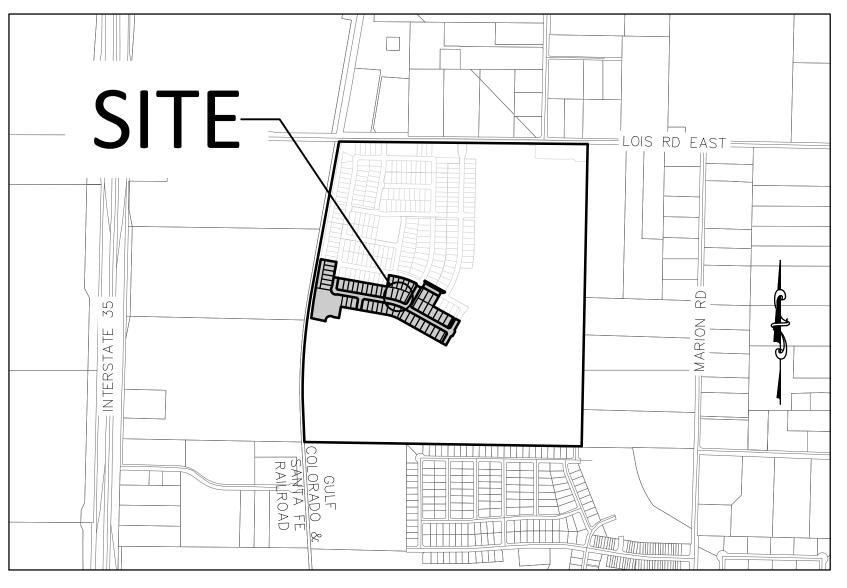
THENCE, N10° 00' 51"E. CONTINUING WITH THE EASTERN RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD, A DISTANCE OF 272.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.493 ACRES (587.774 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, 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

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



VICINITY MAP

GENERAL NOTES

- 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.
- 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.
- 5. 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)
- 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

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 BEARING:

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

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

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

50' 60' 19 TOTAL

LOT SIZE

RESIDENTIAL LOT INFORMAITON

NUMBER OF LOTS

ENGINEERING & SURVEY: ATWELL, LLC

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

area table				
TRACT NAME	AREA (SF)	AREA (AC)	LAND USE	OWNER/MAINTENANCE
TRACT A	4631	0.11	OPEN SPACE	OWNER/HOA
TRACT B	5831	0.13	OPEN SPACE	OWNER/HOA
TRACT C	6554	0.15	OPEN SPACE	OWNER/HOA
TRACT D	13498	0.31	OPEN SPACE	OWNER/HOA
TRACT E	82964	1.90	DETENTION POND	OWNER/HOA
TRACT F	4109	0.09	OPEN SPACE	OWNER/HOA
TRACT G	2915	0.07	OPEN SPACE	OWNER/HOA
TOTAL	120,502	2.76	OWNER: JST HOLDINGS 04 BUSINESS LLC HOW: LOIS ROAD ESTATES	

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 TBPELS NO. 10193726

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

FILING NO.

ATES SUBDIVISIC

LOTS - 7 HOA LC

URVEY, ABST. NC ROAD SIDENT IN BEBE FINAL LOIS RO/ 53 RESIDI REUBEN BI 13.493 ACI ITY OF SAN

> E SEPTEMBER 2025

REVISIONS

RECORDING BOX

TN II CH. AS 24007256

SHEET 01 OF 04

MY COMMISSION EXPIRES

TYPE OR PRINT NOTARY'S NAME

