



July 29, 2025
AVO 37449.004

Ms. Ramie Hammonds
Development Services Director/Building Official
City of Sanger
201 Bolivar Street
P.O. Box 1729
Sanger, Texas 76266

Re: Willowstone Phase 1 Final Plat - Review #1

Dear Ms. Hammonds,

Halff was requested by the City of Sanger to review the Final Plat for the Willowstone Phase 1 Development. The submittal was prepared by JBI Partners, Inc and was received on July 21, 2025.

We have completed our review and offer the following comments:

General Comments

1. Please address comments on attached markups and provide annotated responses on markups. Please note, not all comments are written on letter since some comments are easier to show and explain on the markups. Please annotate markup with responses.
2. Please note additional comments may be provided in subsequent reviews once additional data/responses is received.

Willowstone Phase 1 - Final Plat

1. Please provide drainage easements for detention/retention facilities north and south of Lakepark Drive along with agreement with Sanger Circle HOA board mentioned during construction plans review.
2. Please provide GIS/Cad files for all approved public improvements per Ordinance §SO-6B.6.u

If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7498.

Sincerely,

A handwritten signature in blue ink, appearing to read "Samson Lotigo", written over a horizontal line.

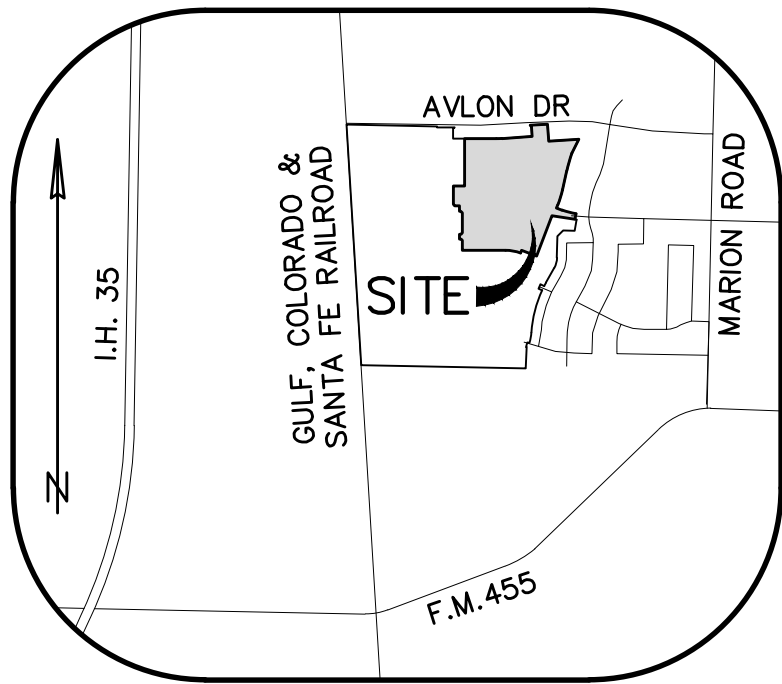
Samson Lotigo, PE

HALFF

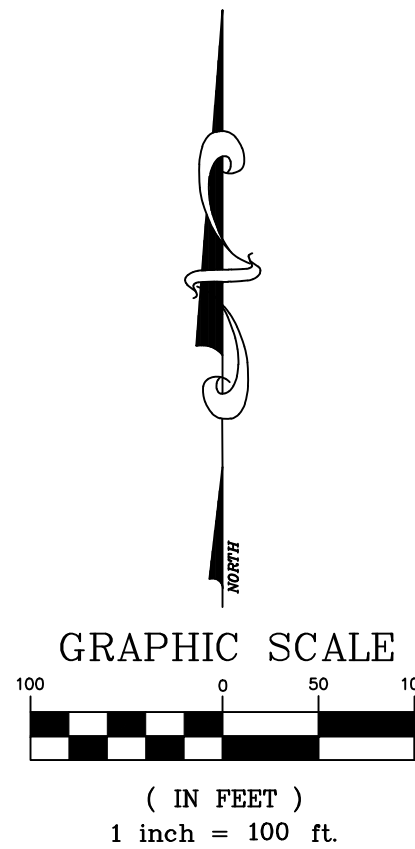
Firm No. 0312

Attachments: Plans markups

1. Please provide GIS/Cad files for all approved public improvements per Ordinance §SO-6B.6.u



VICINITY MAP
N.T.S.



CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	166.85'	008°08'10"	1175.00'	83.57'	S17°03'49"W	166.71'
C2	152.45'	009°00'17"	970.00'	76.38'	S75°26'22"E	152.29'
C3	60.39'	003°49'24"	905.00'	30.21'	N87°53'52"E	60.38'
C4	217.70'	021°04'10"	592.00'	110.09'	N79°34'12"W	216.47'
C5	90.54'	017°17'34"	300.00'	45.62'	N12°19'06"E	90.20'
C6	41.80'	007°58'57"	300.00'	20.93'	S76°59'21"E	41.76'
C7	88.08'	017°06'25"	295.00'	44.37'	N81°33'04"W	87.75'
C8	86.80'	012°33'30"	396.00'	43.57'	N83°49'32"W	86.62'
C9	150.80'	012°33'30"	688.00'	75.70'	N83°49'32"W	150.50'
C10	19.53'	003°43'46"	300.00'	9.77'	N01°58'10"W	19.52'
C11	52.74'	002°36'18"	1160.00'	26.38'	N19°49'44"E	52.74'
C12	111.98'	005°31'56"	1159.73'	56.03'	N15°45'39"E	111.93'

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S21°02'43"W	38.32'	L16	S12°27'13"W	55.44'
L2	S70°56'34"E	63.87'	L17	N21°02'43"E	68.12'
L3	S10°06'31"W	60.00'	L18	S44°53'43"W	21.21'
L4	N03°50'03"W	105.02'	L19	S32°32'47"E	21.21'
L5	N48°50'03"W	21.18'	L20	S57°27'13"W	21.21'
L6	S69°02'07"E	22.85'	L21	S45°06'17"E	21.21'
L7	N45°06'17"W	28.28'	L22	N44°53'43"E	21.21'
L8	N75°49'52"E	22.32'	L23	S33°00'38"E	21.60'
L9	S34°36'59"E	26.43'	L24	S65°31'00"W	21.38'
L10	S45°06'17"W	21.14'	L25	N45°06'17"W	21.21'
L11	S44°53'43"W	21.21'	L26	S54°50'57"W	21.53'
L12	N41°09'57"E	21.21'	L27	S44°53'43"W	21.21'
L13	N42°17'19"W	22.23'	L28	S24°31'22"E	21.03'
L14	N44°53'43"E	21.21'	L29	S82°12'34"E	42.82'
L15	N45°06'17"W	21.21'	L30	N12°56'40"E	83.02'

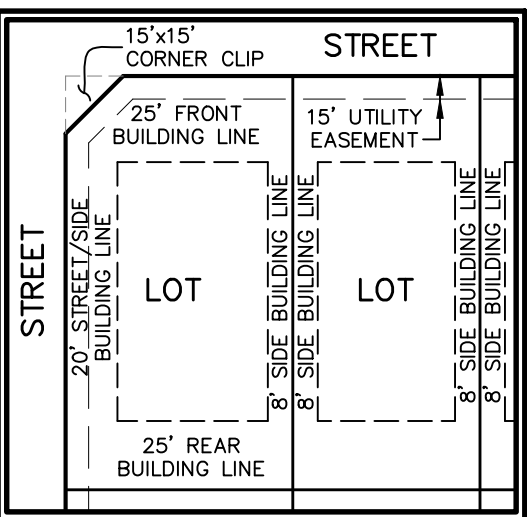
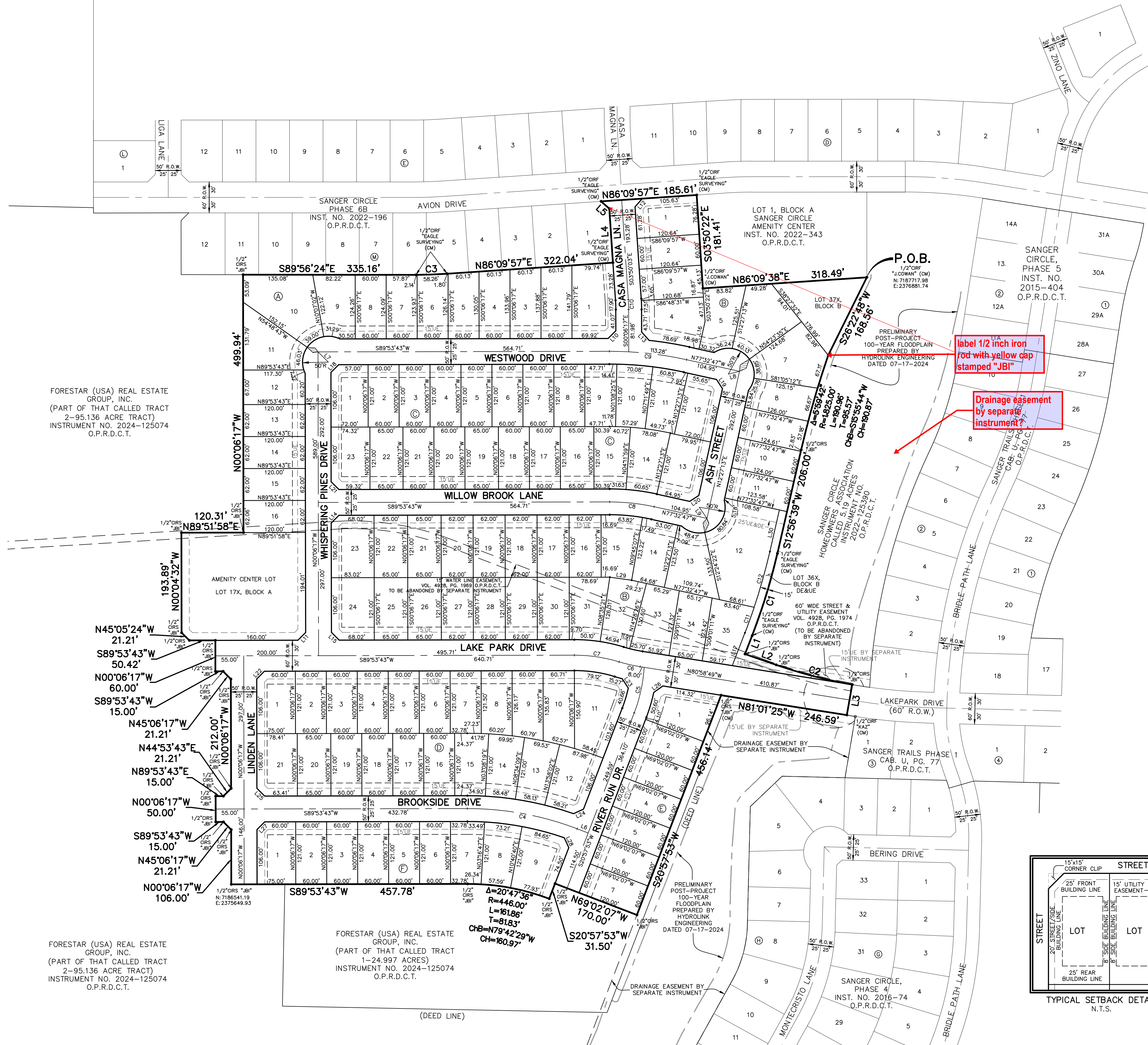
LEGEND	
P.O.B.	POINT OF BEGINNING
CRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
CRS	CAPPED IRON ROD SET
MON.	MONUMENT
(CM)	CONTROL MONUMENT
R	RADIUS
BL	BUILD LINE
SVE	SIGHT VISIBILITY EASEMENT
UE	UTILITY EASEMENT
UEA	UTILITY & ACCESS EASEMENT
DE	DRAINAGE EASEMENT
C.R.	COUNTY ROAD
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
◇	STREET CHANGE INDICATOR

FINAL PLAT
WILLOWSTONE
PHASE 1
111 RESIDENTIAL LOTS
2 COMMON AREA/HOA LOT
1 AMENITY CENTER LOT
& 6.563 ACRES OF RIGHT-OF-WAY
AND BEING 29.191 ACRES OUT OF THE
REUBEN BEBEE SURVEY, ABSTRACT NO. 29
CITY OF SANGER,
DENTON COUNTY, TEXAS

FORESTAR (USA) REAL ESTATE GROUP, INC. OWNER/DEVELOPER
2221 E. Lamar Blvd. Suite 790
Arlington, Texas 76006
Contact: Stephen Brim
(817) 769-1860
JB PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300
Carrollton, Texas 75006
Contact: Chris Wall, P.E.
TBP No. F-438 TBP L5 No. 10076000
(972) 248-7676

Date: JUNE 25, 2025

Sheet 1 of 2



TYPICAL SETBACK DETAIL
N.T.S.

LEGAL DESCRIPTION

BEING a parcel of land located in the City of Sanger, Denton County, Texas, a part of the Reuben Bebee Survey, Abstract Number 29, being a part of that called Tract 1–24.997 acres and part of that called Tract 2–95.136 acre tract of land described in deed to FORESTAR (USA) REAL ESTATE GROUP, INC. as recorded in Instrument No. 2024–125074, Official Public Records of Denton County, Texas, and being further described as follows:

BEGINNING at a one–half inch iron rod with cap stamped 'J. COWAN' found at the most easterly northeast corner of said 95.136 acre tract, said point being the southeast corner of said Lot 1, Block A, Sanger Circle Amenity Center as recorded in Instrument No. 2022–343, Official Public Records of Denton County, Texas, said point also being in the west line of that called 5.19 acre tract described in deed to Sanger Circle Homeowners Association, recorded as Instrument No. 2022–125390, Official Public Records of Denton County, Texas;

THENCE South 26 degrees 22 minutes 48 seconds West, 168.56 feet along the east line of said 95.136 acre tract to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner, said point being the northeast corner of said 24.997 acre tract;

THENCE along the east line of said 24.997 acre tract as follows:
Southwesterly 190.96 feet along a curve to the left having a central angle of 05 degrees 59 minutes 42 seconds, a radius of 1,825.00 feet, a tangent of 95.57 feet, and whose chord bears South 15 degrees 55 minutes 44 seconds West, 190.87 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;
South 12 degrees 56 minutes 39 seconds West, 206.00 feet to a one–half inch iron rod with cap stamped 'EAGLE SURVEYING' found for corner;
Southwesterly 166.85 feet along a curve to the right having a central angle of 08 degrees 08 minutes 10 seconds, a radius of 1,175.00 feet, a tangent of 83.57 feet, and whose chord bears South 17 degrees 03 minutes 49 seconds West, 166.71 feet to a one–half inch iron rod with cap stamped 'EAGLE SURVEYING' found for corner;
South 21 degrees 02 minutes 43 seconds West, 38.32 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;
South 70 degrees 56 minutes 34 seconds East, 63.87 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;
Southeasterly 152.45 feet along a curve to the left having a central angle of 09 degrees 00 minutes 17 seconds, a radius of 970.00 feet, a tangent of 76.38 feet, and whose chord bears South 75 degrees 26 minutes 22 seconds East, 152.29 feet to a one–half inch iron rod with cap stamped 'JBI' set in the west line of Sanger Trails Phase 1, an addition to the City of Sanger as recorded in Cabinet U, Page 77, Official Public Records of Denton County, Texas,
South 10 degrees 06 minutes 31 seconds West, 60.00 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 81 degrees 01 minutes 25 seconds West, 246.59 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 20 degrees 57 minutes 53 seconds West, 456.14 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 69 degrees 02 minutes 07 seconds West, 170.00 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 20 degrees 57 minutes 53 seconds West, 31.50 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE Northwesterly 161.86 feet along a curve to the left having a central angle of 20 degrees 47 minutes 36 seconds, a radius of 446.00 feet, a tangent of 81.83 feet, and whose chord bears North 79 degrees 42 minutes 29 seconds West, 160.97 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 89 degrees 53 minutes 43 seconds West, 457.78 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 00 degrees 06 minutes 17 seconds West, 106.00 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 45 degrees 06 minutes 17 seconds West, 21.21 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 89 degrees 53 minutes 43 seconds West, 15.00 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 00 degrees 06 minutes 17 seconds West, 50.00 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 89 degrees 53 minutes 43 seconds East, 15.00 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 44 degrees 53 minutes 43 seconds East, 21.21 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 00 degrees 06 minutes 17 seconds West, 212.00 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 45 degrees 06 minutes 17 seconds West, 21.21 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 89 degrees 53 minutes 43 seconds West, 15.00 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 00 degrees 06 minutes 17 seconds West, 60.00 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 89 degrees 53 minutes 43 seconds West, 50.42 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 45 degrees 05 minutes 24 seconds West, 21.21 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 00 degrees 04 minutes 32 seconds West, 193.89 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 89 degrees 51 minutes 58 seconds East, 120.31 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 00 degrees 06 minutes 17 seconds West, 499.94 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner, said point being in the north line of said 95.136 acre tract, said point also being in the south line of Sanger Circle, Phase 6B, an addition to the City of Sanger as recorded in Instrument No. 2022–196, Official Public Records of Denton County, Texas;

THENCE along the common lines of said 95.136 acre tract, and said Sanger Circle, Phase 6B as follows:
South 89 degrees 56 minutes 24 seconds East, 335.16 feet to a one–half inch iron rod with cap stamped 'EAGLE SURVEYING' found for corner;

Northeasterly 60.39 feet along a curve to the left, having a central angle of 03 degrees 49 minutes 24 seconds, a radius of 905.00 feet, a tangent of 30.21 feet, and whose chord bears North 87 degrees 53 minutes 52 seconds East, 60.38 feet to a one–half inch iron rod with cap stamped 'EAGLE SURVEYING' found for corner;

North 86 degrees 09 minutes 57 seconds East, 322.04 feet to a one–half inch iron rod with cap stamped 'EAGLE SURVEYING' found for corner;

North 03 degrees 50 minutes 03 seconds West, 105.02 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;
North 48 degrees 50 minutes 03 seconds West, 21.18 feet to a one–half inch iron rod with cap stamped 'EAGLE SURVEYING' found for corner;

North 86 degrees 09 minutes 57 seconds East, 185.61 feet to a one–half inch iron rod with cap stamped 'EAGLE SURVEYING' found at the northerly most northeast corner of said 95.136 acre tract, said point also being the northwest corner of said Lot 1, Block A, Sanger Circle Amenity Center;

THENCE along the common lines of said 95.136 acre tract and said Lot 1, Block A as follows:
South 03 degrees 50 minutes 22 seconds East, 181.41 feet to a one–half inch iron rod with cap stamped 'J. COWAN' found for corner;
North 86 degrees 09 minutes 38 seconds East, 318.49 feet to the POINT OF BEGINNING, and containing 1,271,566 square feet or 29.191 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

DEDICATION STATEMENT §

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT **FORESTAR (USA) REAL ESTATE GROUP, INC.** ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS **WILLOWSTONE, PHASE 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 ____TH DAY OF _____, 2025.

Kevin Lazares,
Vice President, FORESTAR (USA) REAL ESTATE GROUP, INC.

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Kevin Lazares, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this ____th day of _____, 2025.

Notary Signature

CITY OF SANGER STANDARD NOTES:

- "ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT."
- "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 ADDITION 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."
- ACCORDING TO FEMA MAP NO. 48121C0070G, DATED APRIL 18, 2011, THE SUBJECT TRACT LIES WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- "THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 111 SINGLE-FAMILY RESIDENTIAL LOTS, 2 COMMON AREA/HOA LOTS, AND 1 AMENITY CENTER UNDER THE APPROVED ZONING"
- "BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD83)"

ADDITIONAL PLAT NOTES:

- ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE.
- ALL CORNERS SET ARE 1/2 INCH IRON RODS WITH PLASTIC CAP STAMPED "JBI" UNLESS OTHERWISE NOTED.

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES
A–1	11,942	0.274	B–10	7,461	0.171	B–36X	6,922	0.159	D–2	7,260	0.167	E–7	7,200	0.165
A–2	8,390	0.193	B–11	7,430	0.171	B–37X	13,501	0.310	D–3	7,260	0.167	F–1	8,962	0.206
A–3	8,155	0.187	B–12	20,231	0.464	C–1	8,599	0.197	D–4	7,260	0.167	F–2	7,260	0.167
A–4	7,921	0.182	B–13	9,785	0.225	C–2	7,260	0.167	D–5	7,260	0.167	F–3	7,260	0.167
A–5	7,686	0.176	B–14	8,345	0.192	C–3	7,260	0.167	D–6	7,260	0.167	F–4	7,260	0.167
A–6	7,482	0.172	B–15	8,557	0.196	C–4	7,260	0.167	D–7	7,265	0.167	F–5	7,260	0.167
A–7	7,440	0.171	B–16	7,502	0.172	C–5	7,260	0.167	D–8	7,408	0.170	F–6	7,260	0.167
A–8	7,450	0.171	B–17	7,502	0.172	C–6	7,260	0.167	D–9	7,835	0.180	F–7	7,586	0.174
A–9	8,745	0.201	B–18	7,502	0.172	C–7	7,260	0.167	D–10	8,677	0.199	F–8	7,913	0.182
A–10	14,846	0.341	B–19	7,502	0.172	C–8	7,260	0.167	D–11	13,216	0.303	F–9	10,630	0.244
A–11	10,601	0.243	B–20	7,502	0.172	C–9	7,357	0.169	D–12	9,640	0.221			
A–12	8,030	0.184	B–21	7,865	0.181	C–10	7,706	0.177	D–13	7,723	0.177			
A–13	7,440	0.171	B–22	7,865	0.181	C–11	7,651	0.176	D–14	7,770	0.178			
A–14	7,440	0.171	B–23	9,932	0.228	C–12	8,599	0.197	D–15	7,589	0.174			
A–15	7,440	0.171	B–24	9,932	0.228	C–13	9,560	0.219	D–16	7,260	0.167			
A–16	7,444	0.171	B–25	7,865	0.181	C–14	8,393	0.193	D–17	7,260	0.167			
A–17X	49,998	1.148	B–26	7,865	0.181	C–15	8,054	0.185	D–18	7,260	0.167			
B–1	9,089	0.209	B–27	7,502	0.172	C–16	7,865	0.181	D–19	7,260	0.167			
B–2	7,238	0.166	B–28	7,502	0.172	C–17	7,260	0.167	D–20	7,865	0.181			
B–3	7,399	0.170	B–29	7,502	0.172	C–18	7,260	0.167	D–21	9,375	0.215			
B–4	10,377	0.238	B–30	7,502	0.172	C–19	7,865	0.181	E–1	10,049	0.231			
B–5	8,485	0.195	B–31	8,467	0.194	C–20	7,260	0.167	E–2	7,200	0.165			
B–6	11,591	0.266	B–32	8,395	0.193	C–21	7,260	0.167	E–3	7,200	0.165			
B–7	12,058	0.277	B–33	9,237	0.212	C–22	7,744	0.178	E–4	7,200	0.165			
B–8	7,890	0.181	B–34	8,149	0.187	C–23	9,001	0.207	E–5	7,200	0.165			
B–9	7,508	0.172	B–35	8,690	0.199	D–1	8,963	0.206	E–6	7,200	0.165			

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Mark W. Harp, Registered Professional Land Surveyor of the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision.

Dated this the ____th day of _____, 2025.

PELIMINARY FOR REVIEW PURPOSES ONLY

Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS §

COUNTY OF ~~DALLAS~~ §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Mark W. Harp, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____th day of _____, 2025.

Notary Public, State of Texas

Gas service?

UTILITY PROVIDERS		
WATER SERVICE PROVIDED BY: The City of Sanger 502 Elm St. Sanger, TX 76266 Contact: Jim Bolz Phone: 940–458–2571	SANITARY SEWER SERVICE PROVIDED BY: The City of Sanger 502 Elm St. Sanger, TX 76266 Contact: Chris Hiesler Phone: 940–453–9973	ELECTRIC SERVICE PROVIDED BY: CoServ Denton County Electric Cooperative, Inc. 7701 S. Stemmons Fwy. Corinth, TX 76210 Contact: Ron Mitchell Phone: 940–321–7800
SANITARY SEWER SERVICE PROVIDED BY: The City of Sanger 502 Elm St. Sanger, TX 76266 Contact: Chris Hiesler Phone: 940–453–9973	COMMUNICATION SERVICE PROVIDED BY: Brightspeed 1120 S. Tryon Street Suite 700 Charlotte, NC 28203 Contact: Nathan Edwards Phone: 254–690–9351	

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

FINAL PLAT
WILLOWSTONE
PHASE 1

111 RESIDENTIAL LOTS
2 COMMON AREA/HOA LOT
1 AMENITY CENTER LOT
& 6.563 ACRES OF RIGHT-OF-WAY

AND BEING 29.191 ACRES OUT OF THE
REUBEN BEBEE SURVEY, ABSTRACT NO. 29

CITY OF SANGER,
DENTON COUNTY, TEXAS

FORESTAR (USA)
REAL ESTATE GROUP, INC. OWNER/DEVELOPER
2221 E. Lamar Blvd. Suite 790 (817) 769–1860
Arlington, Texas 76006
Contact: Stephen Brim

JB PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972) 248–7676
Carrollton, Texas 75006
Contact: Chris Wall, P.E.
TBPE No. F–438 TBPLS No. 10076000

Date: JUNE 25, 2025

Sheet 2 of 2