



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  
CIRF CAPPED IRON ROD FOUND  
IRF IRON ROD FOUND  
CIRS 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  
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**JB PARTNERS, INC.** SURVEYOR/ENGINEER  
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Carrollton, Texas 75006  
Contact: Chris Wall, P.E.  
TBP No. F-438 TBP L5 No. 10076000  
(972) 248-7676

Date: JUNE 25, 2025

