

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

(817) 769–1860

Date: JUNE 25, 2025

Sheet 1 of 2

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

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

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

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

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 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

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.

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:

1. "ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT."

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 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."

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. 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.

8. "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"

9. "BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH

0.181

0.228 ||

0.228

0.181

0.181

0.172

0.172

0.172

0.194 |

0.193

| 0.212 ||

0.187

| 0.199 ||

0.172 | C-18

9,932

9,932

7,865

7,865

7,502

7,502

7,502

7,502

8,467

8,395

9,237

8,149

8,690

C-11

C-12

C-13

C-14

C-15

C-16

C-17

C-19

C-20

C-21

C-22

C-23

AMERICAN DATUM OF 1983 (NAD83)"

ADDITIONAL PLAT NOTES:

7,440

7,440

7,440

7,444

49,998

9,089

7,238

7,399

10,377

8,485

11,591

12,058

7,890

A-13

A-14

A-15

A-16

A-17X

B-1

B-2

B-3

B-4

B-5

B-6

B-7

B-8

0.171

0.171

0.171

0.171

1.148

0.209

0.166

0.170

0.238

0.195

0.266

0.277

0.181

0.172

B-22

B-23

B-24

B-25

B-26

B-27

B-28

B-29

B-30

B-31

B-32

B-33

B-34

B-35

10. ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE.

11. ALL CORNERS SET ARE 1/2 INCH IRON RODS WITH PLASTIC CAP STAMPED "JBI" UNLESS OTHERWISE NOTED.

LOT AREA TABLE BLOCK-LOT | SQUARE FEET | ACRES | 11,942 0.274 7,461 6,922 7,260 7,200 0.171 B-36X 0.165 8,390 0.193 7,430 | 0.171 || 13,501 0.310 D-3 7,260 0.167 8,962 A-2 B-11 B-37X 0.206 8.155 0.187 B-12 20,231 | 0.464 || 8,599 0.197 7,260 0.167 7,260 0.167 A-3C-1 D-4 F-2 7,921 0.182 B-13 9,785 0.225 C-2 7,260 0.167 D-5 7,260 0.167 7,260 0.167 A-4 F-3 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 8,557 0.196 0.167 7,260 7,482 0.172 B-15 C-4 7,260 0.167 D-7 7,265 F-5 0.167 A-6 7,502 A-7 7.440 0.171 B-16 | 0.172 || C-5 7,260 0.167 D-8 7,406 0.170 F-6 7,260 0.167 7,450 7,502 0.172 || 7,260 7,835 7,586 A-8 0.171 B-17 C-6 0.167 H D-9 0.180 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 7,913 0.182 0.167 || D-11 14,846 0.341 7,502 0.172 7,260 13,216 0.303 10,630 0.244 A-10 B-19 C-8 F-9 7,502 0.172 A-11 10,601 0.243 B-20 C-9 0.169 D-12 9,640 0.221 7,706 7,723 8,030 0.184 7,865 0.181 C-10 0.177 || D-13 0.177 A-12 B-21 7,865 7,651 7,770

8,599

9,560

8,393

8,054

7,260

7,260

7,865

7,260

7,260

7.744

9,001

0.176

0.219

0.193 ||

0.185

| 0.167 ||

0.181

| 0.167 ||

0.167

0.178

0.207

0.206

0.197 || D-15

0.181 || D-19

0.167 | D-21

D-14

D-16

D-17

D-18

D-20

E-1

E-2

E-3

E-5

7,589

7,260

7,260

7,260

7,260

7,865

9,375

10,049

7,200

7,200

7,200

7,200

7,200

0.167

0.167

0.167

0.167

0.181

0.215

0.231

0.165

0.165

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

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

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 SURVEYOR / ENGINEER JBI PARTNERS, INC. 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

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