



June 24, 2025

Ramie Hammonds  
City of Sanger – Director of Development Services  
201 Bolivar Street PO Box 1729  
Sanger, Texas 76266

**Letter of Intent – (Final Plat for Willowstone [formerly Stephens Town Crossing], Phase 1)**

Ms. Hammonds,

The information for the Letter of Intent can be found below:

**Subdividers Name and Address**

Landry Stewart  
Forestar (USA) Real Estate Group, Inc.  
2221 E. Lamar Blvd, Suite 790  
Arlington, Texas 76006  
Email: [LandryStewart@forestar.com](mailto:LandryStewart@forestar.com)  
Phone: 817-470-1849

**Contact for Applicant**

Austin Reeves  
JBI Partners, Inc  
2121 Midway Road, Suite 300  
Carrollton, Texas 75006  
Email: [areeves@jbipartners.com](mailto:areeves@jbipartners.com)  
Phone: 214-282-6790

**Designated Point of Contact For Future Correspondence**

Chris Wall  
JBI Partners, Inc  
2121 Midway Road, Suite 300  
Carrollton, Texas 75006  
Email: [cwall@jbipartners.com](mailto:cwall@jbipartners.com)  
Phone: 903-285-4352

**The intent of this application**

The intent of this application is to obtain an approved final plat for 111 SF homes with SF-8 Zoning to be constructed as outlined on the final plat.



**Description of the Location, Land area, particulars as to the intended uses of the property and any intended future development on the property.**

The project is located northwest of Chapman Drive and Marion Road intersection. It is west of the existing Sanger Circle development and the property can be accessed through Lake Park Drive and Joshua Drive on the east, and Avalon Drive on the north. The land area currently is undeveloped and is proposed to be single-family homes with SF-8 zoning to be constructed in 4 Phases.

**Request that the Final Plat be reviewed and considered by the appropriate approval body.**

We would like to request that the Final Plat be reviewed by the appropriate approval body.

If there are any additional questions, please reach out to me.

Email: [areeves@jbipartners.com](mailto:areeves@jbipartners.com)

Phone: 214-282-6790

Sincerely,

Austin Reeves, PE