



## PLANNING & ZONING COMMISSION MEETING - JANUARY 21, 2025 AGENDA

City Hall, 120 El Chico Trl., Suite A, Willow Park, TX 76087

Tuesday, January 21, 2025 at 6:00 PM

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### CALL TO ORDER

### DETERMINATION OF QUORUM

### APPROVAL OF MEETING MINUTES

1. Planning & Zoning Meeting Minutes - August 20, 2024

### PUBLIC COMMENTS (Limited to three minutes per person)

*Residents may address the Council regarding an item that is not listed on the agenda. Residents must complete a speaker form and turn it in to the City Secretary five (5) minutes before the start of the meeting. The Rules of Procedure states that comments are to be limited to three (3) minutes. The Texas Open Meetings Act provides the following:*

A. If, at a meeting of a governmental body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by this subchapter, the notice provisions of this subchapter do not apply to:

- (1) A statement of specific factual information given in response to the inquiry; or
- (2) A recitation of existing policy in response to the inquiry.

B. Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

### ITEMS TO BE CONSIDERED AND ACTED UPON:

2. **Consideration & Action: Preliminary Plat for approximately 82.37 acres of land, situated in the McCarver Survey, Abstract 910, the W. Franklin Survey, Abstract Number 468, The M.M. Edwards Survey, Abstract 1955, & the J.B. Wynn Survey, Abstract 1637, in the Extraterritorial Jurisdiction of the City of Willow Park, Parker County, Texas.**

### ADJOURNMENT

*As authorized by Section 551.127, of the Texas Government Code, one or more Council Members or employees may attend this meeting remotely using video conferencing technology.*

Any member of the public has the right to appear at the Public Hearing. Please contact the Development Department at 817-441-7108 or [tfisher@willowpark.org](mailto:tfisher@willowpark.org) with any questions.

CERTIFICATION I, the undersigned authority, does hereby certify that this Notice of a Meeting was posted on the bulletin board at City Hall, 120 El Chico Trail, Suite A, Willow Park, TX 76087, a place convenient and readily accessible to the general public at all times, and said Notice was posted on/before the following date and time: January 17, 2025 by 5:59 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

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Toni Fisher, Assistant City Manager – Development; Interim City Secretary

The City Hall is wheelchair accessible and accessible parking spaces are available. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 817-441-7108, or by email at [tfisher@willowpark.org](mailto:tfisher@willowpark.org). Requests should be made at least 48 hours prior to the meeting. This agenda is posted on the city's web site at [www.willowpark.org](http://www.willowpark.org)



## **PLANNING & ZONING MEETING - AUGUST 20, 2024 MINUTES**

**City Hall, 120 El Chico Trl., Suite A, Willow Park, TX 76087**

**Tuesday, August 20, 2024 at 6:00 PM**

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### **CALL TO ORDER**

Meeting called to order at 6:01 p.m. by Chair Fowler.

#### **PRESENT**

Jared Fowler  
Rodney Wilkins  
Billy Weikert  
Scott Smith  
Zac Walker  
Tyler VanSant

#### **ABSENT**

Ever Gomez

Staff Present: Toni Fisher, Planning & Development Director

### **DETERMINATION OF QUORUM**

Quorum confirmed.

### **APPROVAL OF MEETING MINUTES**

1. Meeting Minutes - February 20, 2024

Minutes approved.

Motion made by Smith, Seconded by Weikert.

Voting Yea: Fowler, Wilkins, Weikert, Smith, Walker, VanSant

2. Meeting Minutes - April 16, 2024

Minutes approved.

Motion made by VanSant, Seconded by Wilkins.

Voting Yea: Fowler, Wilkins, Weikert, Smith, Walker, VanSant

## **PUBLIC COMMENTS (Limited to three minutes per person)**

*Residents may address the Planning & Zoning Commission regarding an item that is not listed on the agenda. Residents must complete a speaker form and turn it in to the Secretary's designee five (5) minutes before the start of the meeting. The Rules of Procedure states that comments are to be limited to three (3) minutes. The Texas Open Meetings Act provides the following: (a) If, at a meeting of a governmental body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by this subchapter, the notice provisions of this subchapter do not apply to: (1) A statement of specific factual information given in response to the inquiry; or (2) A recitation of existing policy in response to the inquiry. (b) Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.*

None.

## **AGENDA ITEMS**

3. PUBLIC HEARING: To consider a Request for Special Use Permit regarding the placement of a temporary, free-standing, off-premise sign on Lot S PT 1, Block 1, Trinity Meadows Subdivision, in the City of Willow Park, Parker County, Texas.

Open Public Hearing

Close Public Hearing

Open: 6:04 p.m.

No comments.

Closed: 6:04 p.m.

4. Discussion & Action: Request for Special Use Permit regarding the placement of a temporary, free-standing, off-premise sign on Lot S PT 1, Block 1, Trinity Meadows Subdivision, in the City of Willow Park, Parker County, Texas.

No discussion.

Motion made as follows: "Approval of the Special Use Permit for the placement of the temporary, free-standing, off-premise sign with the correction as stated, and the condition of expiration in twenty-four (24) months from City Council's approval or change in the property ownership of the sign's location, whichever comes first."

Motion made by Wilkins, Seconded by Smith.

Voting Yea: Fowler, Wilkins, Weikert, Smith, Walker, VanSant

## **INFORMATIONAL**

Commissioner Comments

Staff Comments

None.

**ADJOURNMENT**

*As authorized by Section 551.127, of the Texas Government Code, one or more Council Members or employees may attend this meeting remotely using video conferencing technology.*

Meeting adjourned at 6:07 p.m. by Chair Fowler.

**THESE MINUTES WERE APPROVED ON JANUARY 21, 2025.**

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**JARED FOWLER, CHAIR**

**RODNEY WILKINS, CO-CHAIR**

Any member of the public has the right to appear at the Public Hearing. Please contact the Development Department at 817-441-7108 or with any questions.

CERTIFICATION I, the undersigned authority, does hereby certify that this Notice of a Meeting was posted on the bulletin board at City Hall, 120 El Chico Trail, Suite A, Willow Park, TX 76087, a place convenient and readily accessible to the general public at all times, and said Notice was posted on/before the following date and time: August 16, 2024 at 5:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.



# PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

<b>Council Date:</b>  January 21, 2025	<b>Department:</b>  Planning & Development	<b>Presented By:</b>  Toni Fisher, Assistant City Manager – Development
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**AGENDA ITEM:**

**Consideration & Action: Preliminary Plat for approximately 82.37 acres of land, situated in the McCarver Survey, Abstract 910, the W. Franklin Survey, Abstract Number 468, The M.M. Edwards Survey, Abstract 1955, & the J.B. Wynn Survey, Abstract 1637, in the Extraterritorial Jurisdiction of the City of Willow Park, Parker County, Texas.**

**BACKGROUND:**

Applicant and developer, Skorburg Company, along with the property owner, Brothers In Christ Properties, LLC, have proposed the subdivision plat of approximately 82.37 acres, titled “The Bluffs at Willow Park”, located north of The Reserves at Trinity subdivision and south/southeast of Crown Road, in the McCarver Survey, Abstract 910, the W. Franklin Survey, Abstract Number 468, The M.M. Edwards Survey, Abstract 1955, & the J.B. Wynn Survey, Abstract 1637. This parcel is within the City’s extraterritorial jurisdiction and, therefore, required to be submitted to the City for plat approval (*Subd. Ord. Sec. 10.02.001*).

The revised Preliminary Plat, presented, includes 284 residential lots, 8 private open spaces, and one 17-acre public park. City Staff reviewed the originally submitted Plat and provided corrections. The developer’s responses are attached with the revised Preliminary Plat but, at the time of this report, Staff has not yet fully reviewed the revision.

It should be noted that, upon the advice of Staff, the developer increased several of their lots in size from 4,800 square feet to 5,000 square feet, and reducing their number of residential lots. For comparison, “The Reserves at Trinity” has a minimum lot size of 5,000 square feet, with a front yard setback of 15 ft., side yard setback of 5 ft., and rear yard setback of 20 ft..and Similar in comparison is Willow Park’s other new subdivision of Country Hollow, approved by City Council in 2023 and currently under construction, which has a front yard setback of 20 ft., side yard setback of 5 ft., and rear yard setback of 20 ft.

**STAFF RECOMMENDATION:**

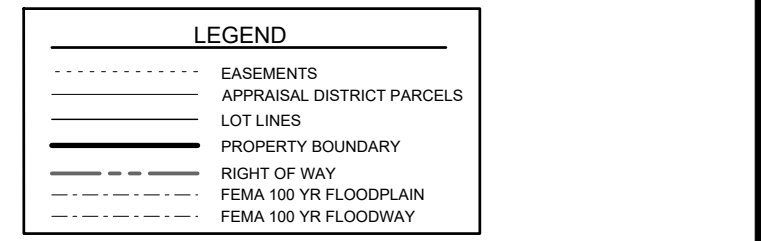
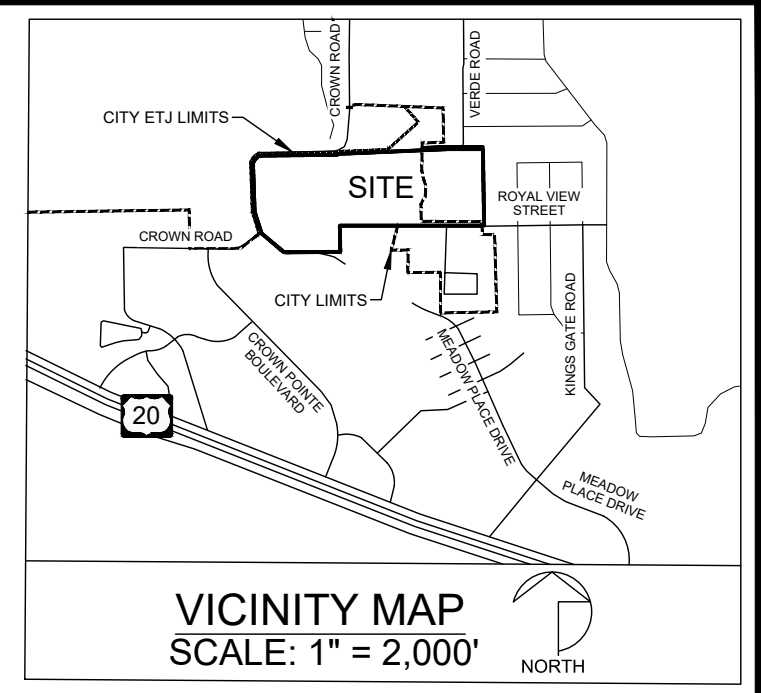
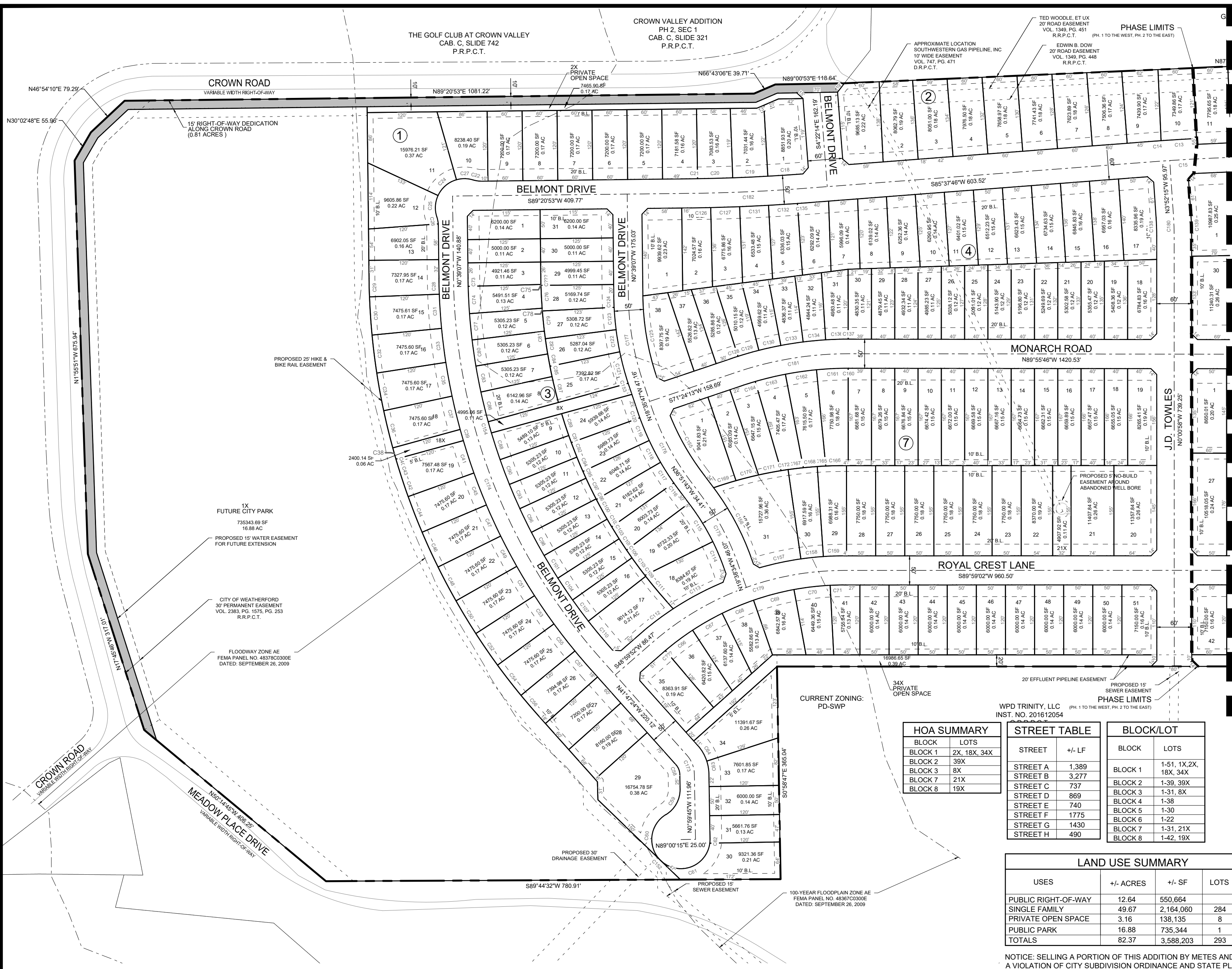
City Staff recommends acceptance of Preliminary Plat with all Corrections addressed satisfactorily.

**EXHIBITS:**

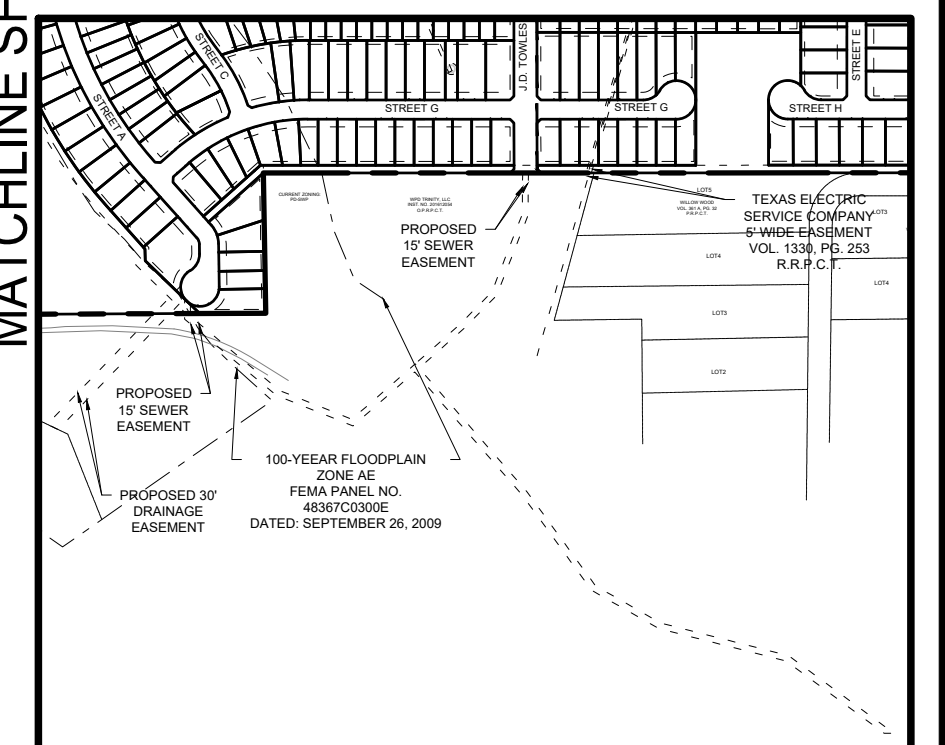
- Preliminary Plat, Rev. 1 – The Bluffs at Willow Park
- Preliminary Plat, Rev. 1 – Improvements Exhibits
- Preliminary Plat Responses to Corrections List
- Preliminary Plat Application
- For Reference: Proposed Replat - The Reserves at Trinity, Phase 2

**RECOMMENDED MOTION:**

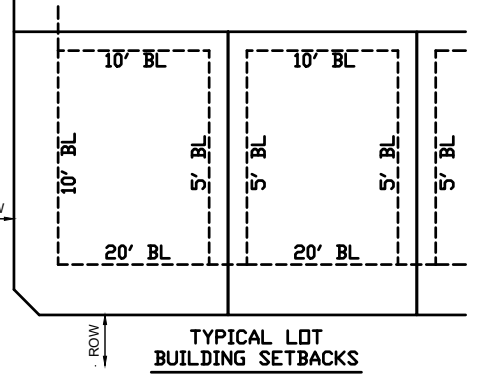
**Approval of the Preliminary Plat with the condition that all Staff Corrections are addressed satisfactorily.**



MATCHLINE SHEET 02



**OFFSITE EASEMENTS**  
SCALE: 1"=300'  
EASEMENTS TO BE BY SEPARATE INSTRUMENTS AND NOT THE FINAL PLAT



WIDTH (FT)	40	50	60	80
WIDTH (FT)	125	120	120	120
AREA (SQFT)	5,000	6,000	7,200	9,600

**MINIMUM LOT DIMENSIONS**

**HOA SUMMARY**

BLOCK	LOTS
BLOCK 1	2X, 18X, 34X
BLOCK 2	39X
BLOCK 3	8X
BLOCK 7	21X
BLOCK 8	19X

**STREET TABLE**

STREET	+/- LF
STREET A	1,389
STREET B	3,277
STREET C	737
STREET D	869
STREET E	740
STREET F	1,775
STREET G	1,430
STREET H	490

**BLOCK/LOT**

BLOCK	LOTS
BLOCK 1	1-51, 1X, 2X, 18X, 34X
BLOCK 2	1-39, 39X
BLOCK 3	1-31, 8X
BLOCK 4	1-38
BLOCK 5	1-30
BLOCK 6	1-22
BLOCK 7	1-31, 21X
BLOCK 8	1-42, 19X

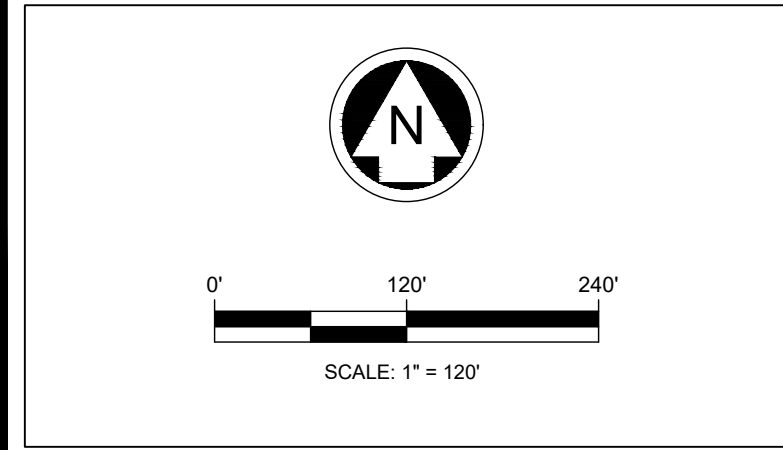
**LAND USE SUMMARY**

USES	+/- ACRES	+/- SF	LOTS	RESIDENTIAL DENSITY (UNITS/AC)
PUBLIC RIGHT-OF-WAY	12.64	550,664		
SINGLE FAMILY	49.67	2,164,060	284	
PRIVATE OPEN SPACE	3.16	138,135	8	
PUBLIC PARK	16.88	735,344	1	
TOTALS	82.37	3,588,203	293	3.56

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

- NOTES:**
- PROPERTY IS IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WILLOW PARK.
  - PRESSURE REDUCING VALVES SHALL BE REQUIRED FOR ALL LOTS WITH GREATER THAN 80 PSI.
  - ALL PRIVATE OPEN SPACE LOTS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOA UNLESS NOTED OTHERWISE.
  - ALL R.O.W. SHOWN ARE PUBLIC.
  - DIRECT VEHICULAR ACCESS FROM LOTS 17-18, BLOCK 5, LOTS 1 AND 30, BLOCK 6, LOTS 19-20, BLOCK 8, LOTS 1, 27, AND 42 BLOCK 9, AND LOT 18, BLOCK 10 TO STREET D WILL NOT BE ALLOWED.
  - A 10' UTILITY EASEMENT SHALL BE PROVIDED ALONG THE FRONTAGE OF ALL LOTS.

SHEET 1 of 2



**OWNER**

SKORBURG ACQUISITIONS, LLC  
8214 WESTCHESTER DR, STE 900  
DALLAS, TX 75225  
PHONE: 214-522-4945

**DEVELOPER**

SKORBURG ACQUISITIONS, LLC  
8214 WESTCHESTER DR, STE 900  
DALLAS, TX 75225  
PHONE: 214-522-4945

**PLANNER / ENGINEER**

**Westwood**

Phone (817) 562-3350 9800 Hillwood Parkway, Suite 250  
Toll Free (888) 937-5150 Fort Worth, TX 76177  
westwoodps.com

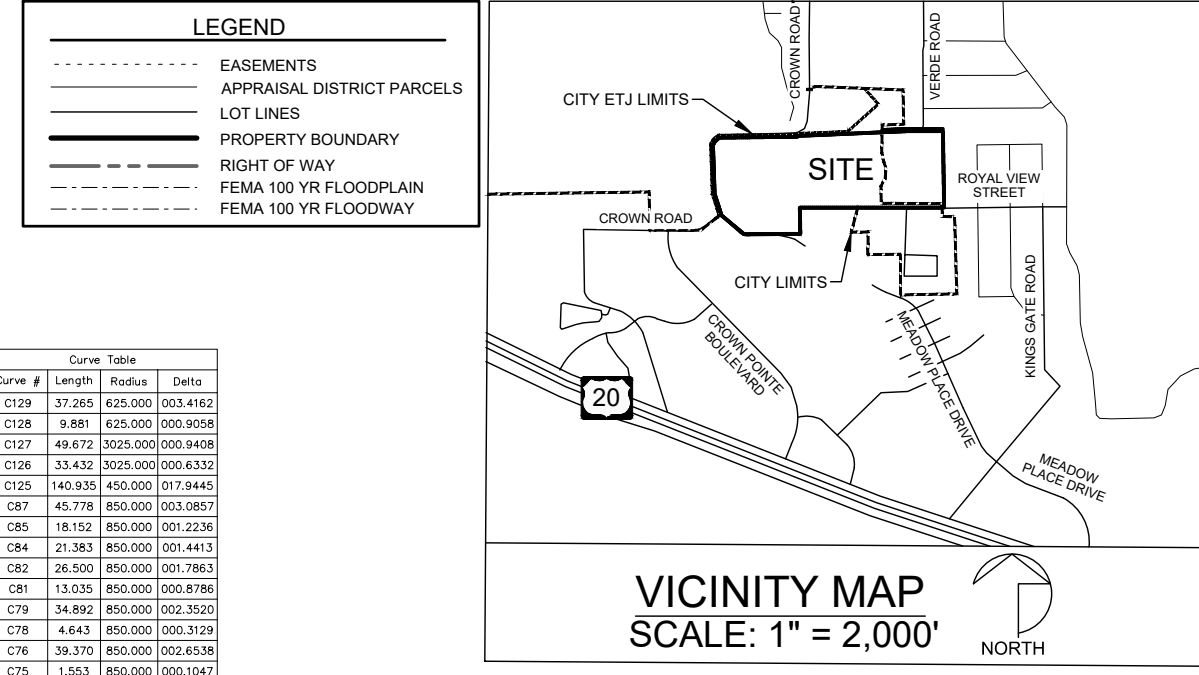
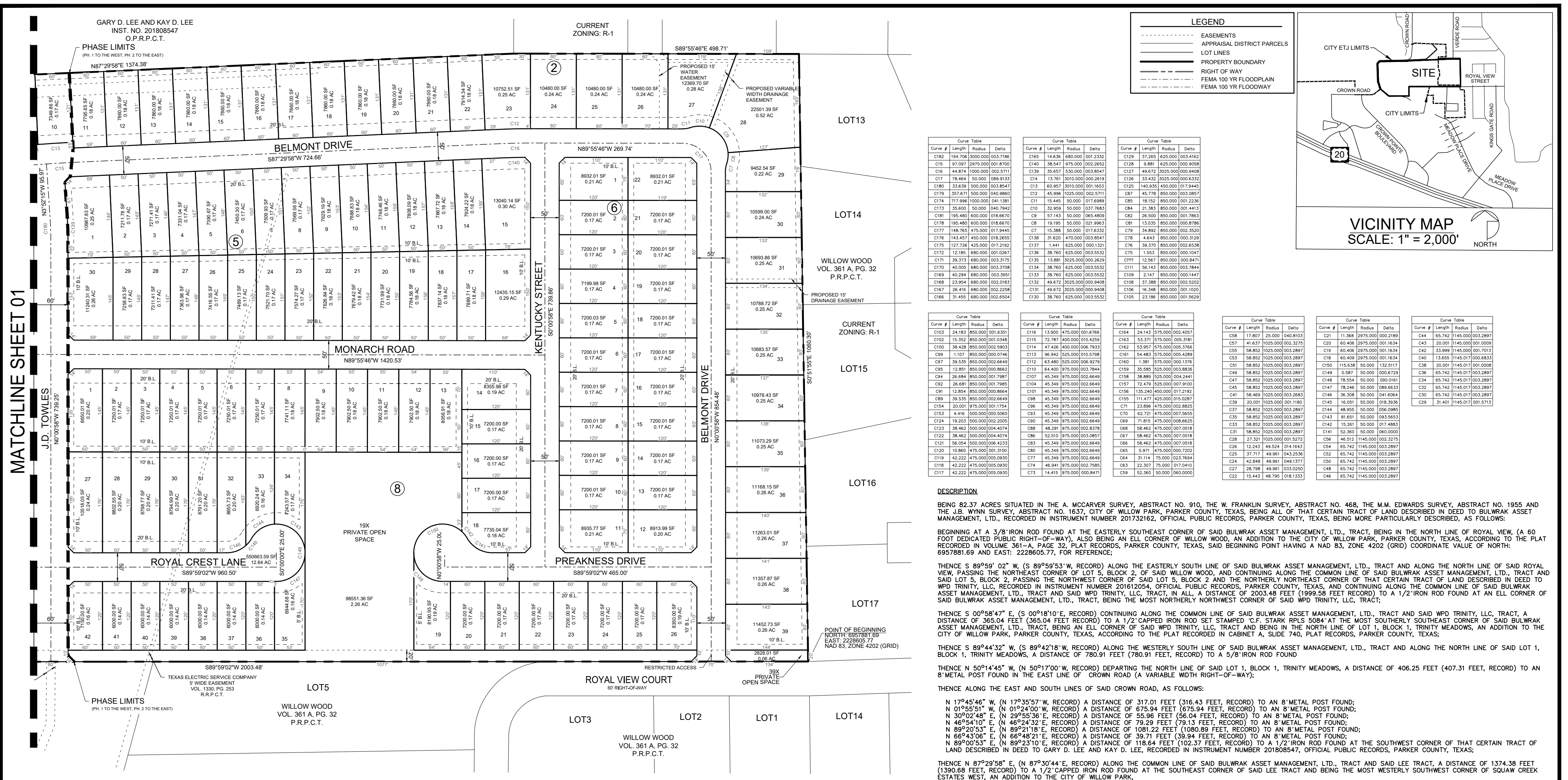
Westwood Professional Services, Inc.  
TBPB FIRM REGISTRATION NO. F-11755  
TBPLS FIRM REGISTRATION NO. 10074301

A PRELIMINARY PLAT

**THE BLUFFS AT WILLOW PARK**

EXISTING "R-1" ZONING  
TOTAL 482.37 GROSS ACRES OF LAND  
SITUATED IN THE A. MCCARVER SURVEY, ABSTRACT 910, THE W. FRANKLIN SURVEY, ABSTRACT NUMBER 468, THE M.M. EDWARDS SURVEY, ABSTRACT 1955, & THE J.B. WYNN SURVEY, ABSTRACT SITUATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS.

293 RESIDENTIAL LOTS  
PREPARED DECEMBER 2024



Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta
C152	194.706	3000.000	003.7386	C165	14.636	680.000	001.2332	C129	37.265	625.000	003.4162
C15	97.997	2975.000	001.8700	C140	38.547	975.000	002.2682	C128	9.881	625.000	000.9058
C16	44.874	1000.000	002.5711	C139	35.657	530.000	003.8547	C127	49.672	3025.000	000.9408
C17	78.464	50.000	089.9133	C14	13.761	3010.000	000.2619	C126	33.432	3025.000	000.6332
C180	33.439	500.000	003.8547	C13	40.997	3010.000	001.1603	C125	146.935	450.000	017.8445
C179	357.871	500.000	040.9860	C12	45.996	1025.000	002.3771	C87	45.778	850.000	003.0857
C174	717.998	1000.000	041.1381	C11	15.445	50.000	017.6989	C85	18.152	850.000	001.2236
C173	35.600	50.000	040.7942	C10	32.959	50.000	037.7683	C84	21.383	850.000	001.4413
C181	195.480	600.000	018.6670	C9	57.143	50.000	065.4809	C82	28.500	850.000	001.7863
C178	195.480	600.000	018.6670	C8	18.195	50.000	021.9983	C81	13.035	850.000	003.8796
C177	148.765	475.000	017.9445	C7	15.388	50.000	017.4332	C79	24.002	850.000	002.3520
C176	143.457	450.000	018.2655	C138	31.620	470.000	003.8547	C78	4.643	850.000	000.3129
C175	127.726	425.000	017.2192	C137	1.441	625.000	000.1321	C76	39.370	850.000	002.6538
C172	12.185	680.000	001.0267	C136	38.760	625.000	003.5532	C75	1.553	850.000	000.1047
C171	39.373	680.000	003.3175	C135	13.881	3025.000	000.2629	C197	12.987	850.000	000.8471
C170	40.005	680.000	003.3708	C134	38.760	625.000	003.5532	C111	56.143	850.000	003.7844
C168	23.954	680.000	002.0183	C132	49.672	3025.000	000.9408	C108	37.388	850.000	002.5202
C167	26.416	680.000	002.2258	C131	49.672	3025.000	000.9408	C106	16.348	850.000	001.1020
C166	31.455	680.000	002.6504	C130	38.760	625.000	003.5532	C105	23.186	850.000	001.5629

**DESCRIPTION**

BEING 82.37 ACRES SITUATED IN THE A. MCCARVER SURVEY, ABSTRACT NO. 910, THE W. FRANKLIN SURVEY, ABSTRACT NO. 468, THE M.M. EDWARDS SURVEY, ABSTRACT NO. 1955 AND THE J.B. WYNN SURVEY, ABSTRACT NO. 1637, CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO BULWRK ASSET MANAGEMENT, LTD., RECORDED IN INSTRUMENT NUMBER 201732162, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED, AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND AT THE EASTERLY SOUTHEAST CORNER OF SAID BULWRK ASSET MANAGEMENT, LTD., TRACT, BEING IN THE NORTH LINE OF ROYAL VIEW, (A 60 FOOT DEDICATED PUBLIC RIGHT-OF-WAY), ALSO BEING AN ELL CORNER OF WILLOW WOOD, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 361-A, PAGE 32, PLAT RECORDS, PARKER COUNTY, TEXAS, SAID BEGINNING POINT HAVING A NAD 83, ZONE 4202 (GRID) COORDINATE VALUE OF NORTH: 6957881.58 AND EAST: 2228605.77, EAST REFERENCE;

THENCE S 89°59'02" W, (S 89°59'53" W, RECORD) ALONG THE EASTERLY SOUTH LINE OF SAID BULWRK ASSET MANAGEMENT, LTD., TRACT AND ALONG THE NORTH LINE OF SAID ROYAL VIEW, PASSING THE NORTHEAST CORNER OF LOT 5, BLOCK 2 OF SAID WILLOW WOOD, AND CONTINUING ALONG THE COMMON LINE OF SAID BULWRK ASSET MANAGEMENT, LTD., TRACT AND SAID LOT 5, BLOCK 2, PASSING THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 2 AND THE NORTHERLY NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO WPD TRINITY, LLC, RECORDED IN INSTRUMENT NUMBER 201612054, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, AND CONTINUING ALONG THE COMMON LINE OF SAID BULWRK ASSET MANAGEMENT, LTD., TRACT AND SAID WPD TRINITY, LLC, TRACT, IN ALL, A DISTANCE OF 2003.48 FEET (1999.58 FEET RECORD) TO A 1/2" IRON ROD FOUND AT AN ELL CORNER OF SAID BULWRK ASSET MANAGEMENT, LTD., TRACT, BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID WPD TRINITY, LLC, TRACT;

THENCE S 00°58'47" E, (S 00°18'10" E, RECORD) CONTINUING ALONG THE COMMON LINE OF SAID BULWRK ASSET MANAGEMENT, LTD., TRACT AND SAID WPD TRINITY, LLC, TRACT, A DISTANCE OF 365.04 FEET (365.04 FEET RECORD) TO A 1/2" CAPPED IRON ROD SET STAMPED "C.F. STARK RPLS 5084" AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID BULWRK ASSET MANAGEMENT, LTD., TRACT, BEING AN ELL CORNER OF SAID WPD TRINITY, LLC, TRACT AND BEING IN THE NORTH LINE OF LOT 1, BLOCK 1, TRINITY MEADOWS, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 740, PLAT RECORDS, PARKER COUNTY, TEXAS;

THENCE S 89°44'32" W, (S 89°42'18" W, RECORD) ALONG THE WESTERLY SOUTH LINE OF SAID BULWRK ASSET MANAGEMENT, LTD., TRACT AND ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1, TRINITY MEADOWS, A DISTANCE OF 780.91 FEET (780.91 FEET, RECORD) TO A 5/8" IRON ROD FOUND

THENCE N 50°14'45" W, (N 50°17'00" W, RECORD) DEPARTING THE NORTH LINE OF SAID LOT 1, BLOCK 1, TRINITY MEADOWS, A DISTANCE OF 406.25 FEET (407.31 FEET, RECORD) TO AN 8" METAL POST FOUND IN THE EAST LINE OF CROWN ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE ALONG THE EAST AND SOUTH LINES OF SAID CROWN ROAD, AS FOLLOWS:

N 17°45'46" W, (N 17°35'57" W, RECORD) A DISTANCE OF 317.01 FEET (316.43 FEET, RECORD) TO AN 8" METAL POST FOUND;

N 01°55'51" W, (N 01°24'00" W, RECORD) A DISTANCE OF 675.94 FEET (675.94 FEET, RECORD) TO AN 8" METAL POST FOUND;

N 30°02'48" E, (N 29°55'36" E, RECORD) A DISTANCE OF 55.96 FEET (56.04 FEET, RECORD) TO AN 8" METAL POST FOUND;

N 46°54'10" E, (N 46°24'32" E, RECORD) A DISTANCE OF 79.29 FEET (79.13 FEET, RECORD) TO AN 8" METAL POST FOUND;

N 89°20'31" E, (N 89°21'18" E, RECORD) A DISTANCE OF 1081.22 FEET (1080.89 FEET, RECORD) TO AN 8" METAL POST FOUND;

N 66°43'06" E, (N 66°48'21" E, RECORD) A DISTANCE OF 39.71 FEET (39.94 FEET, RECORD) TO AN 8" METAL POST FOUND;

N 89°00'53" E, (N 89°23'10" E, RECORD) A DISTANCE OF 118.64 FEET (102.37 FEET, RECORD) TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO GARY D. LEE AND KAY D. LEE, RECORDED IN INSTRUMENT NUMBER 201808547, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS;

THENCE N 87°29'58" E, (N 87°30'44" E, RECORD) ALONG THE COMMON LINE OF SAID BULWRK ASSET MANAGEMENT, LTD., TRACT AND SAID LEE TRACT, A DISTANCE OF 1374.38 FEET (1390.68 FEET, RECORD) TO A 1/2" CAPPED IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LEE TRACT AND BEING THE MOST WESTERLY SOUTHWEST CORNER OF SQUAW CREEK ESTATES WEST, AN ADDITION TO THE CITY OF WILLOW PARK,

PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 359-A, PAGE 87, PLAT RECORDS, PARKER COUNTY, TEXAS;

THENCE S 89°55'46" E, (S 89°45'09" E, RECORD) ALONG THE COMMON LINE OF SAID BULWRK ASSET MANAGEMENT, LTD., TRACT AND SAID SQUAW CREEK ESTATES WEST, A DISTANCE OF 498.71 FEET (499.14 FEET, RECORD) TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID BULWRK ASSET MANAGEMENT, LTD., TRACT AND BEING THE NORTHWEST CORNER OF SAID WILLOW WOOD;

THENCE S 00°51'55" E, (S 00°51'19" E, RECORD) ALONG THE COMMON LINE OF SAID BULWRK ASSET MANAGEMENT, LTD., TRACT AND SAID WILLOW WOOD, A DISTANCE OF 1060.30 FEET (1058.28 FEET, RECORD) TO THE POINT OF BEGINNING AND CONTAINING 82.37 ACRES (3,588,203 SQUARE FEET) OF LAND;

TO BE KNOWN AS:

THE BLUFFS AT WILLOW PARK

LOTS 1-51, 1X, 2X, 18X, 34X, BLOCK 1; LOTS 1-39, 39X, BLOCK 2; LOTS 1-31, 8X, BLOCK 3; LOTS 1-38, BLOCK 4; LOTS 1-30, BLOCK 5; LOTS 1-22, BLOCK 6; LOTS 1-31, 21X, BLOCK 7; LOTS 1-42, 19X, BLOCK 8

AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON, EXCEPT THOSE EASEMENTS AND RIGHTS-OF-WAY CREATED OR DEDICATED BY SEPARATE INSTRUMENT AS SHOWN HEREON.

**PRELIMINARY OWNER'S DEDICATION LANGUAGE**

NOW, THEREFORE, KNOW BY ALL MEN BY THESE PRESENTS, THAT WILLOW PARK, LLC ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED AGENTS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE BLUFFS AT WILLOW PARK, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE PUBLIC RIGHT-OF-WAY, EASEMENTS, AND ENCUMBRANCES SHOWN HEREON.

SKORBURG ACQUISITIONS, LLC, HEREIN CERTIFIES THE FOLLOWING:

- THE PUBLIC IMPROVEMENT AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
- THE EASEMENTS, STREETS, AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED OR SHOWN ON THIS PLAT. 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 PLACED IN LANDSCAPE EASEMENTS IF APPROVED BY THE CITY.
- UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME EASEMENT, UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY THE PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND THE CITY'S USE THEREOF.
- THE CITY AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS OR PUBLIC USE IN THE EASEMENTS.
- THE CITY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS OF PUBLIC USE WITHOUT THE NECESSITY OF PROCURING PERMISSION FROM ANYONE.
- ANY MODIFICATION OF THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND SHALL BE APPROVED BY THE CITY.

**OWNER**

SKORBURG ACQUISITIONS, LLC  
 8214 WESTCHESTER DR, STE 900  
 DALLAS, TX 75225  
 PHONE: 214-522-4945

**DEVELOPER**

SKORBURG ACQUISITIONS, LLC  
 8214 WESTCHESTER DR, STE 900  
 DALLAS, TX 75225  
 PHONE: 214-522-4945

**PLANNER / ENGINEER**

**Westwood**

Phone (817) 562-3350 9800 Hillwood Parkway, Suite 250  
 Toll Free (888) 937-5150 Fort Worth, TX 76177  
 westwoodps.com

Westwood Professional Services, Inc.  
 TBPB FIRM REGISTRATION NO. F11756  
 TPLS FIRM REGISTRATION NO. 10074301

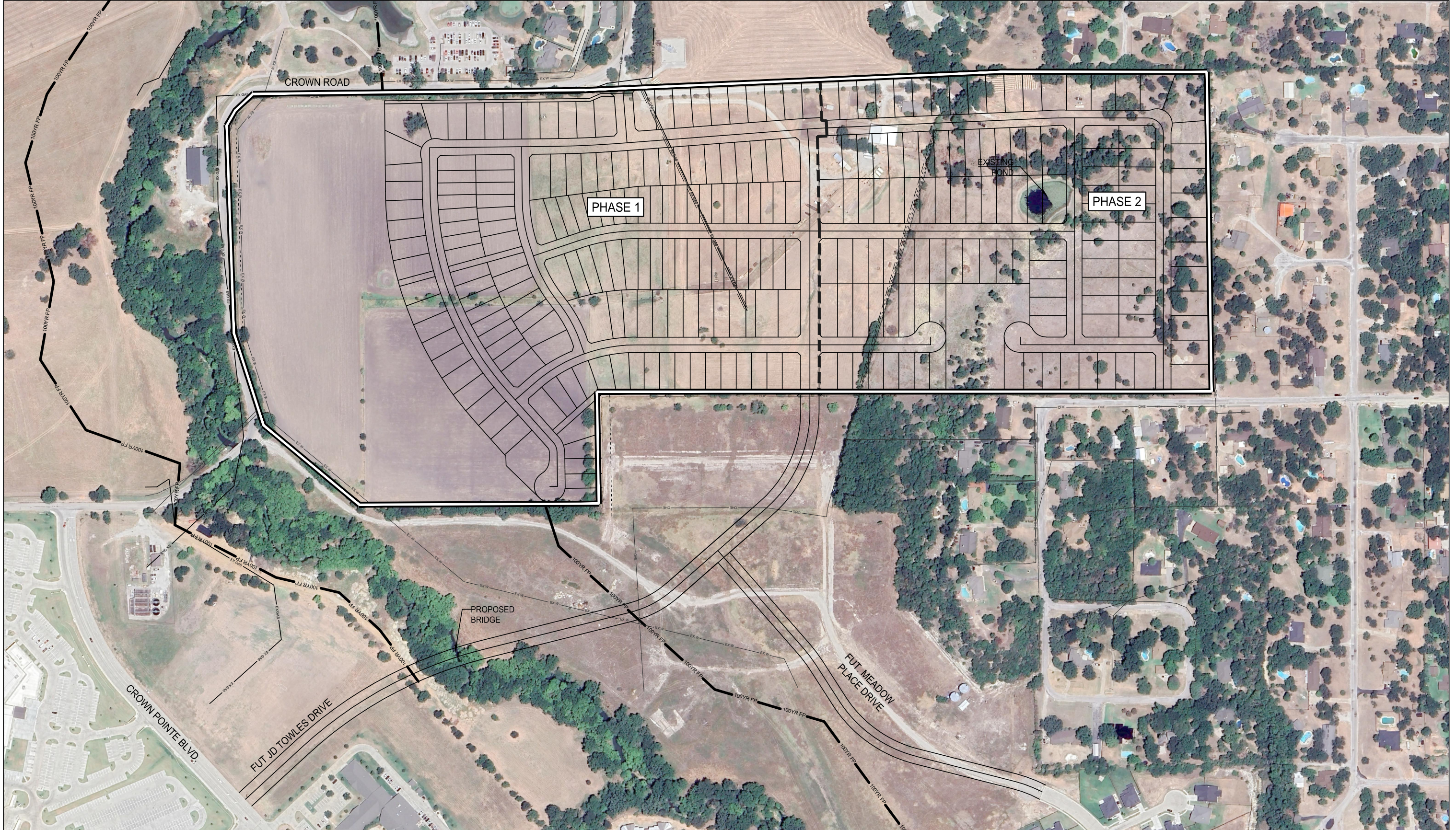
A PRELIMINARY PLAT

**THE BLUFFS AT WILLOW PARK**

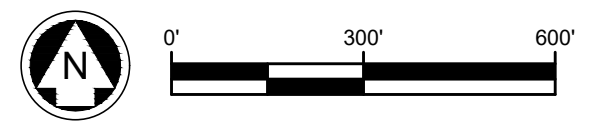
EXISTING "R-1" ZONING  
 TOTAL 82.37 GROSS ACRES OF LAND  
 SITUATED IN THE A. MCCARVER SURVEY, ABSTRACT 910, THE W. FRANKLIN SURVEY, ABSTRACT NUMBER 468, THE M.M. EDWARDS SURVEY, ABSTRACT 1955, & THE J.B. WYNN SURVEY, ABSTRACT 1637 SITUATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS.

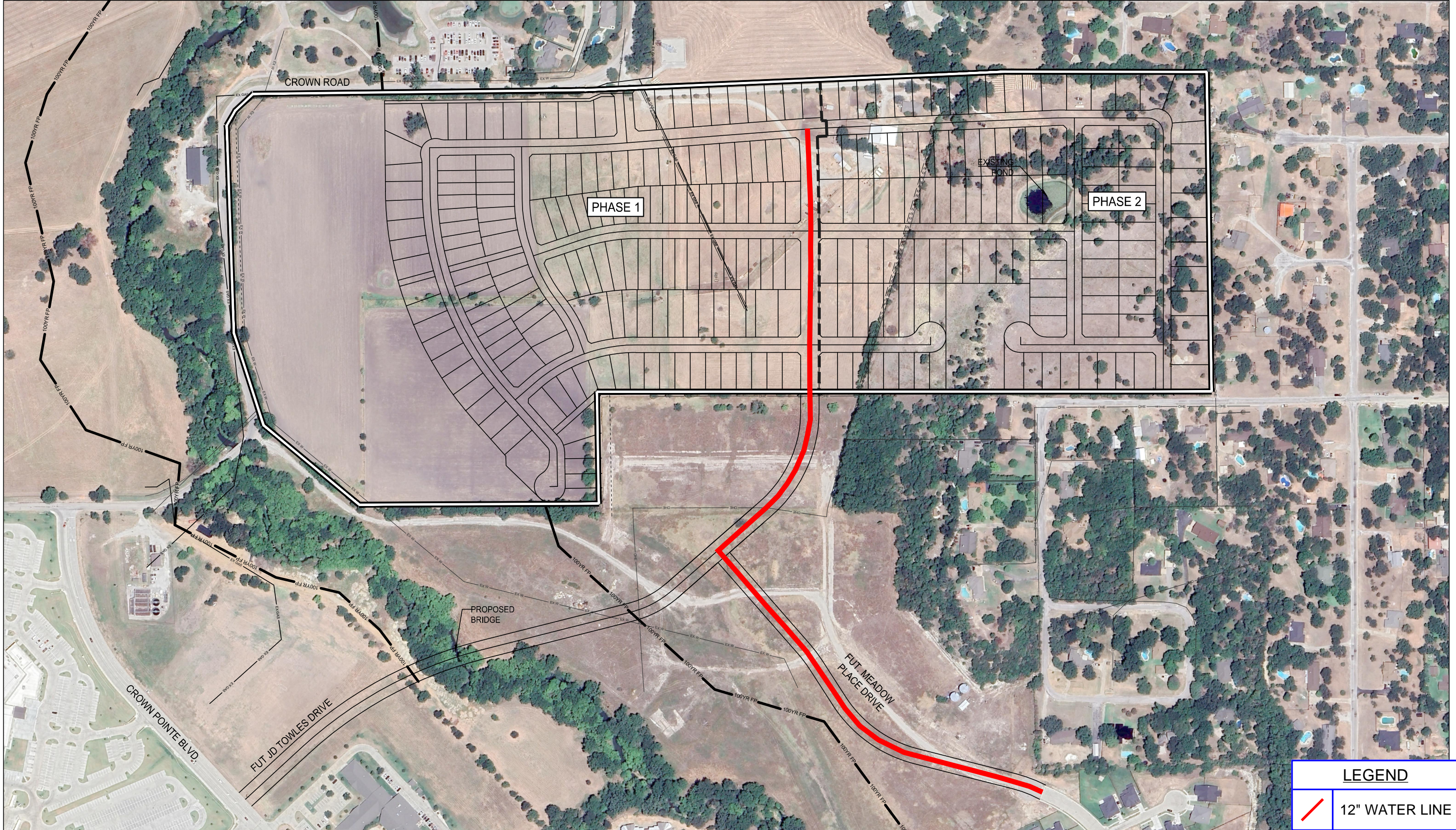
293 RESIDENTIAL LOTS  
 PREPARED DECEMBER 2024






WILLOW PARK  
 BLUFFS AT WILLOW PARK  
 WILLOW PARK, TX  
 SEPTEMBER 2024



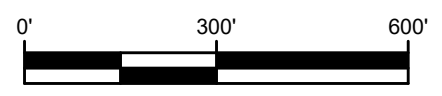


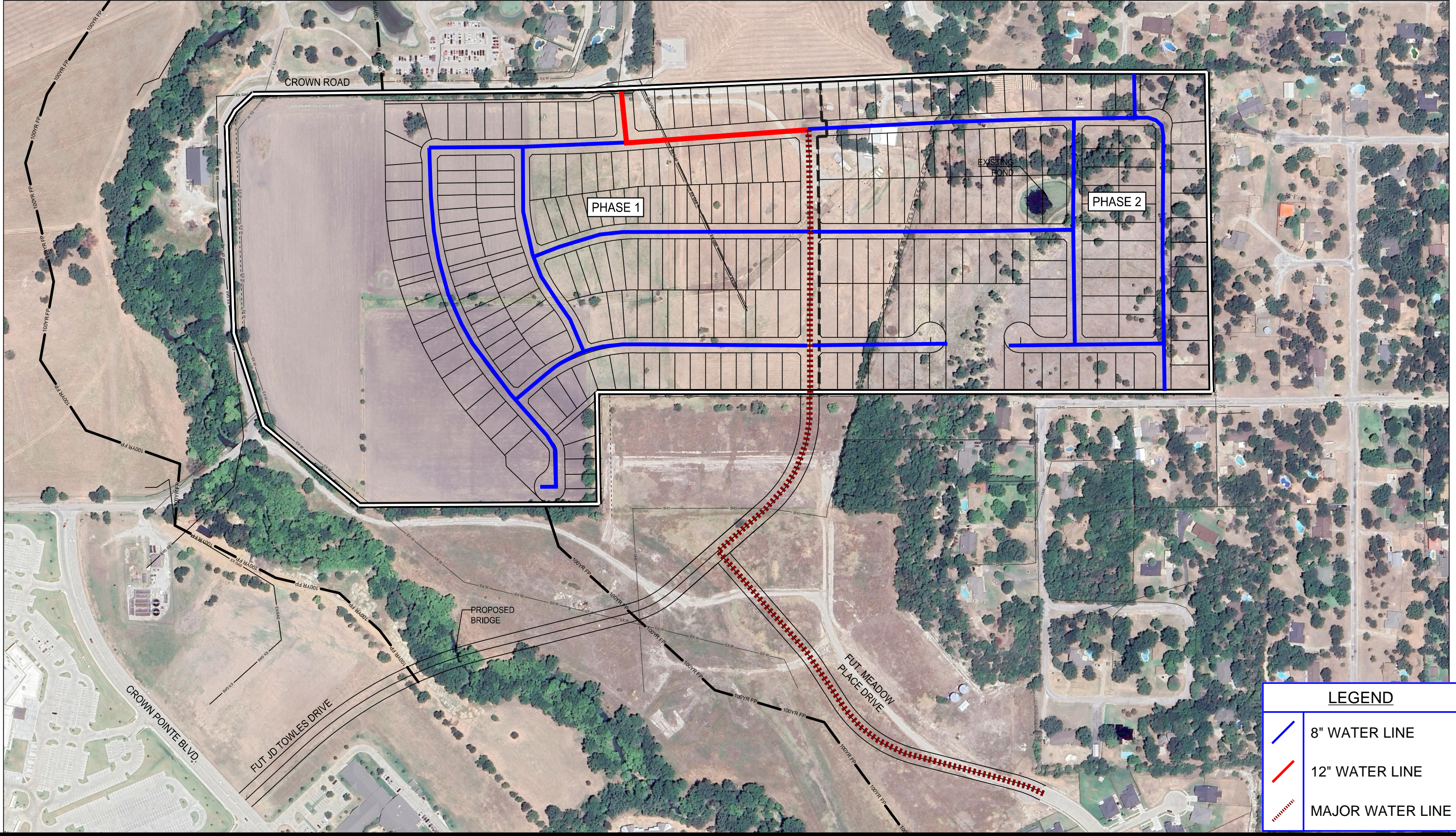
LEGEND	
	12" WATER LINE






BLUFFS AT WILLOW PARK  
EXHIBIT C1: MAJOR WATER

WILLOW PARK, TEXAS  
OCTOBER 2024



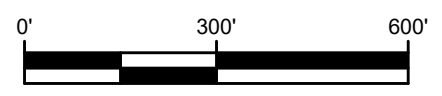


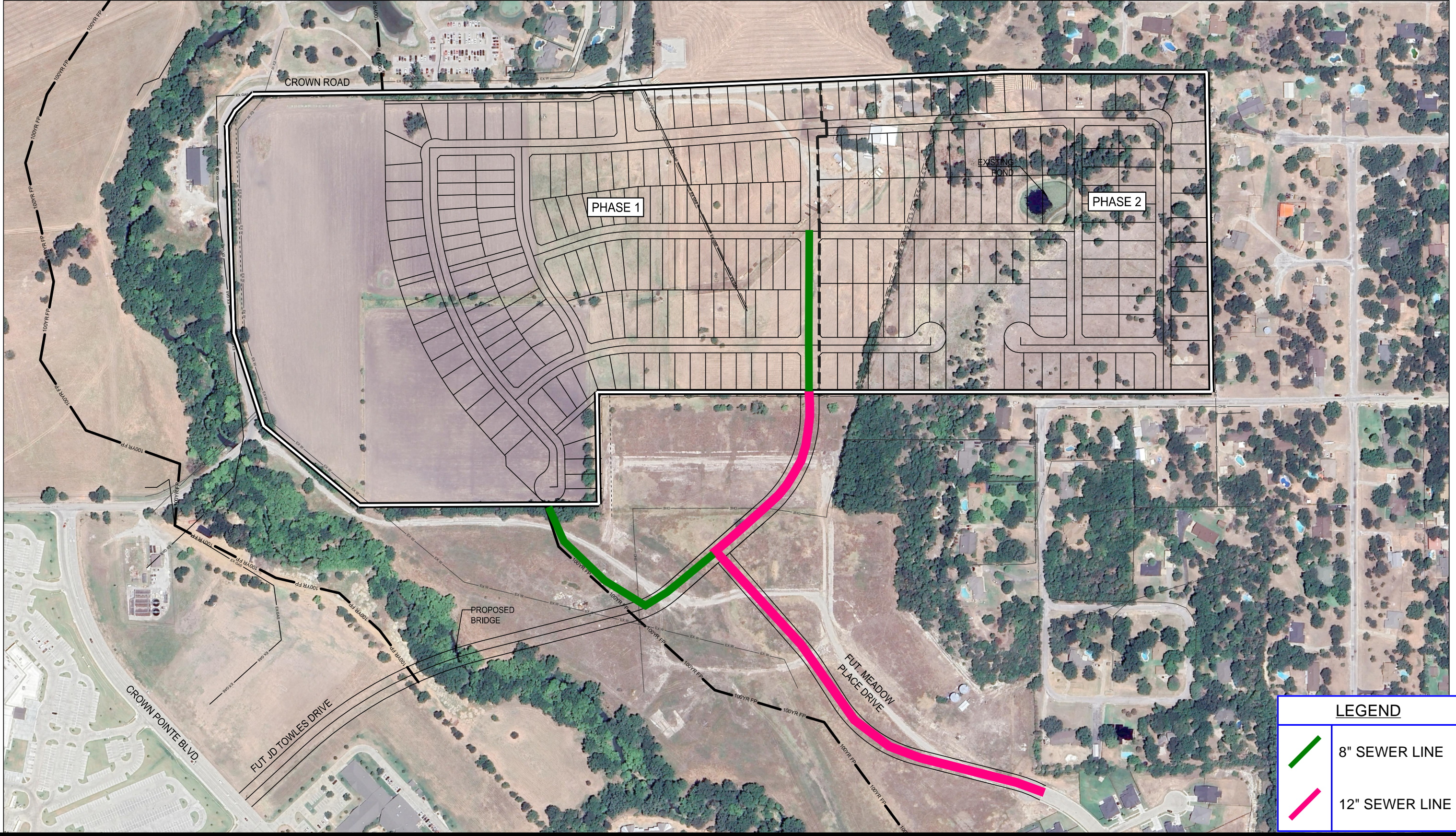
LEGEND	
	8" WATER LINE
	12" WATER LINE
	MAJOR WATER LINE





BLUFFS AT WILLOW PARK  
EXHIBIT C2: SUBDIVISION WATER

WILLOW PARK, TEXAS  
OCTOBER 2024





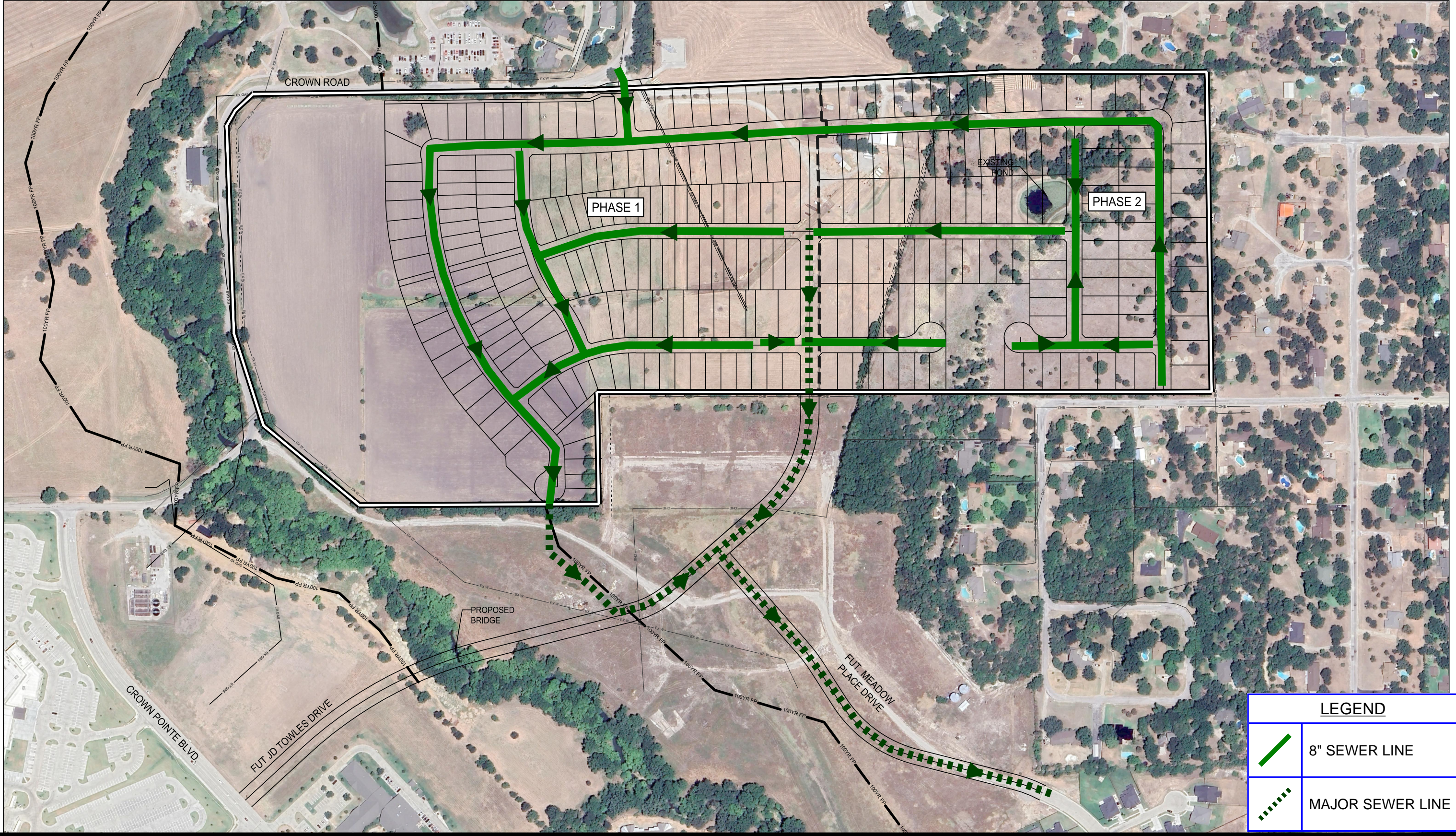
LEGEND	
	8" SEWER LINE
	12" SEWER LINE





BLUFFS AT WILLOW PARK  
EXHIBIT D1: MAJOR SEWER

WILLOW PARK, TEXAS  
OCTOBER 2024



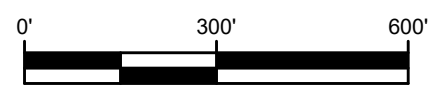


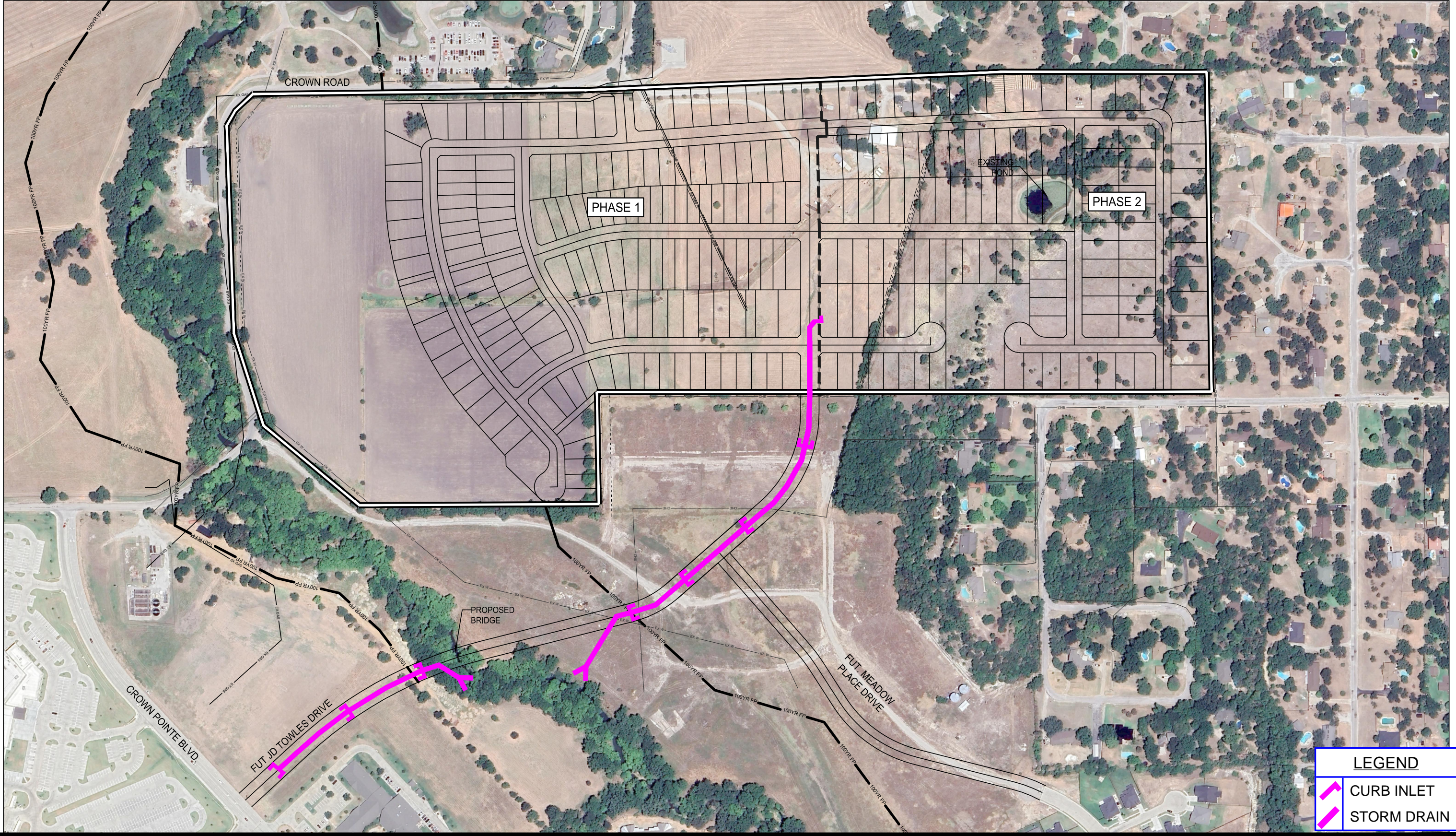
LEGEND	
	8" SEWER LINE
	MAJOR SEWER LINE





BLUFFS AT WILLOW PARK  
EXHIBIT D2: SUBDIVISION SEWER

WILLOW PARK, TEXAS  
OCTOBER 2024





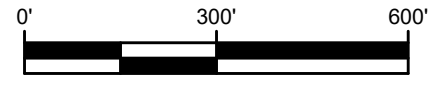
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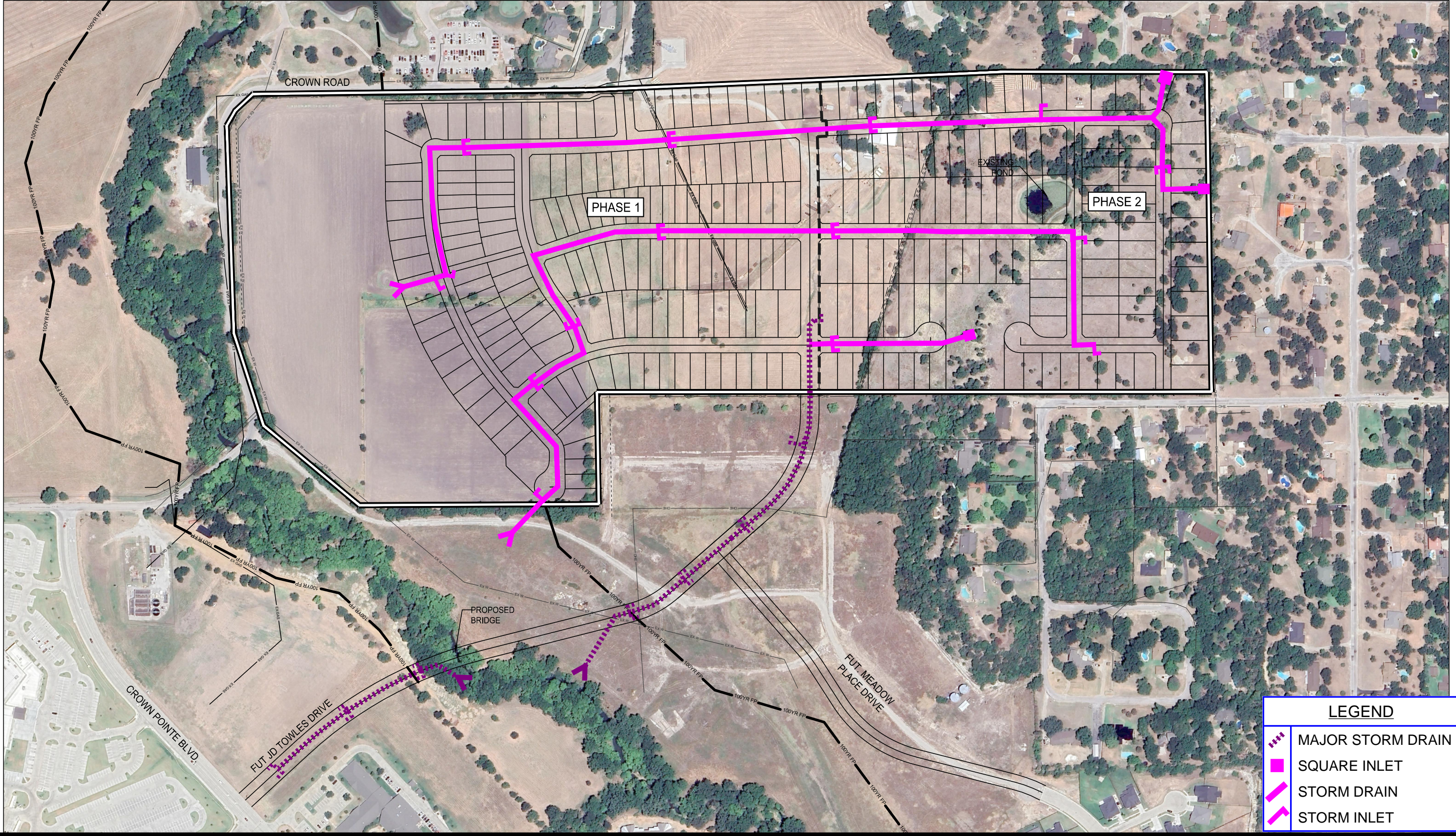
-  CURB INLET
-  STORM DRAIN







**BLUFFS AT WILLOW PARK  
EXHIBIT E1: MAJOR STORM**

WILLOW PARK, TEXAS  
OCTOBER 2024





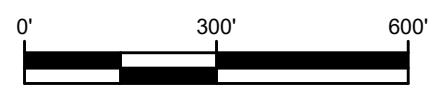
**LEGEND**

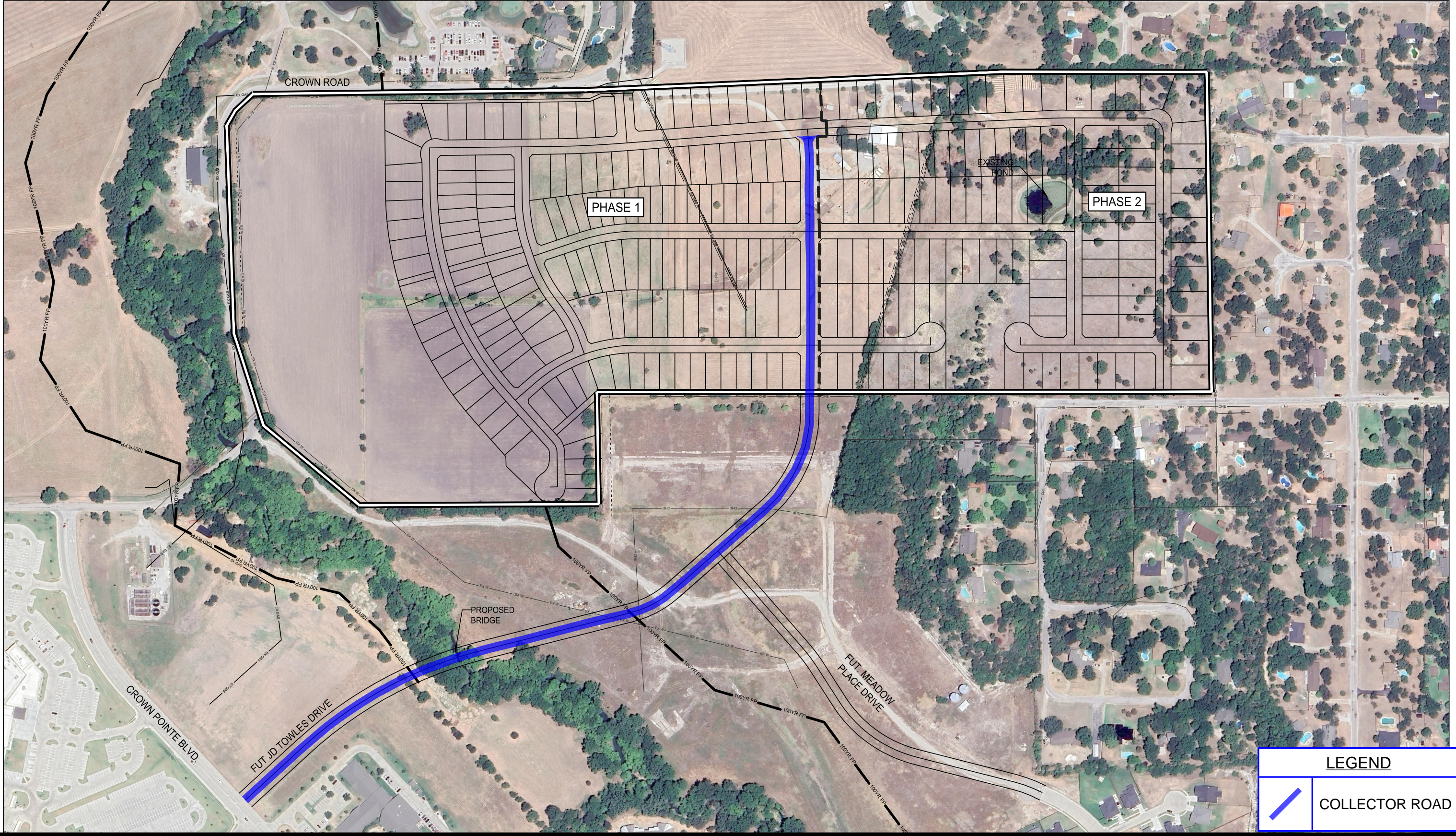
-  MAJOR STORM DRAIN
-  SQUARE INLET
-  STORM DRAIN
-  STORM INLET



**BLUFFS AT WILLOW PARK  
EXHIBIT E2: SUBDIVISION SEWER**

WILLOW PARK, TEXAS  
OCTOBER 2024





LEGEND	
	COLLECTOR ROAD

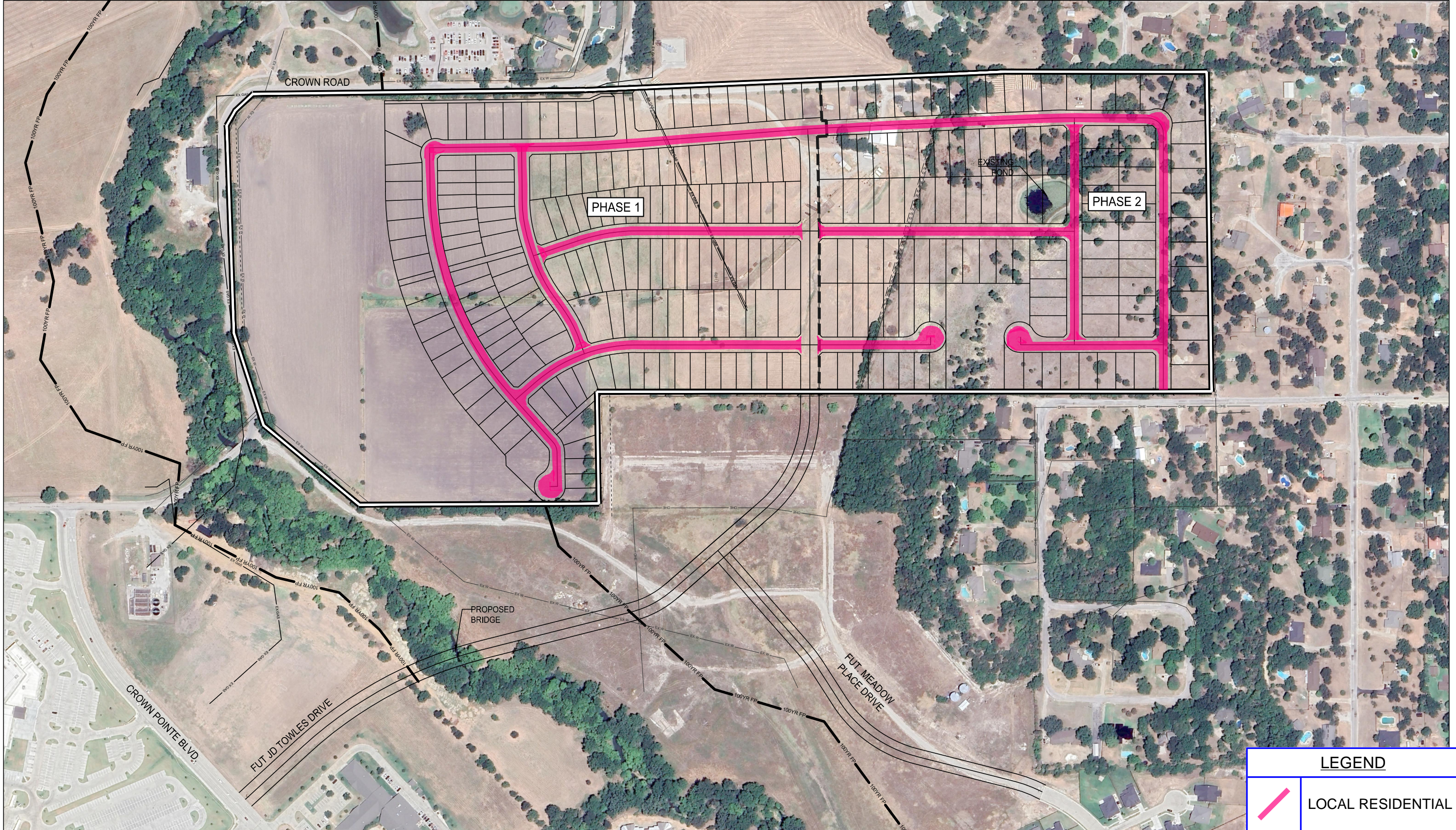



BLUFFS AT WILLOW PARK  
EXHIBIT F1: MAJOR STREETS

WILLOW PARK, TEXAS  
OCTOBER 2024





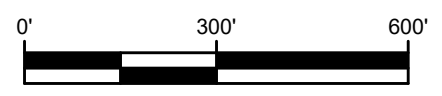


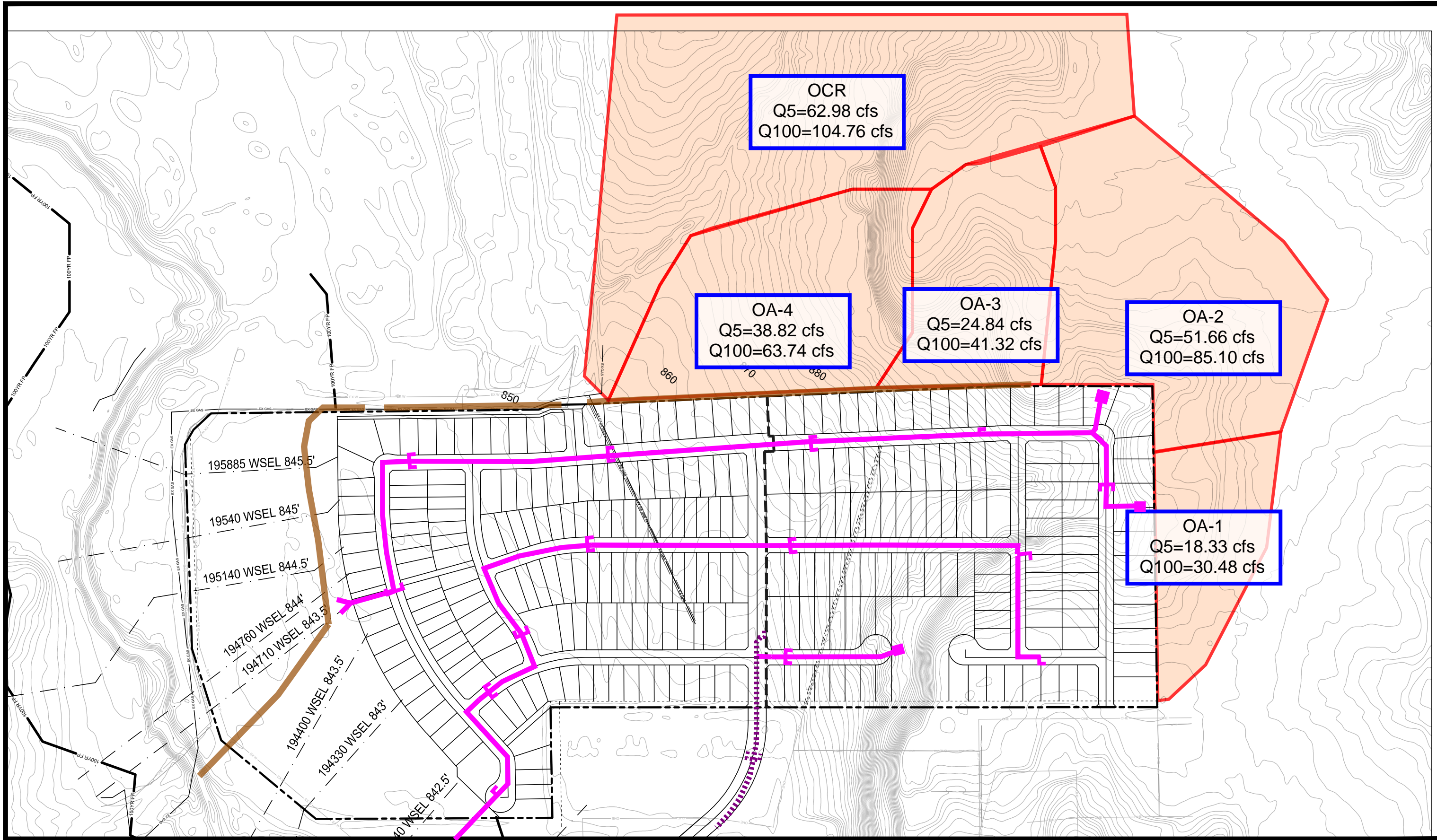
LEGEND	
	LOCAL RESIDENTIAL



BLUFFS AT WILLOW PARK  
EXHIBIT F2: SUBDIVISION STREETS

WILLOW PARK, TEXAS  
OCTOBER 2024



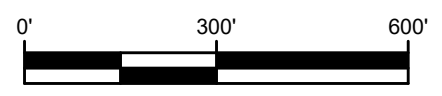


Plot Date/Time: 1/17/2025 8:40 AM

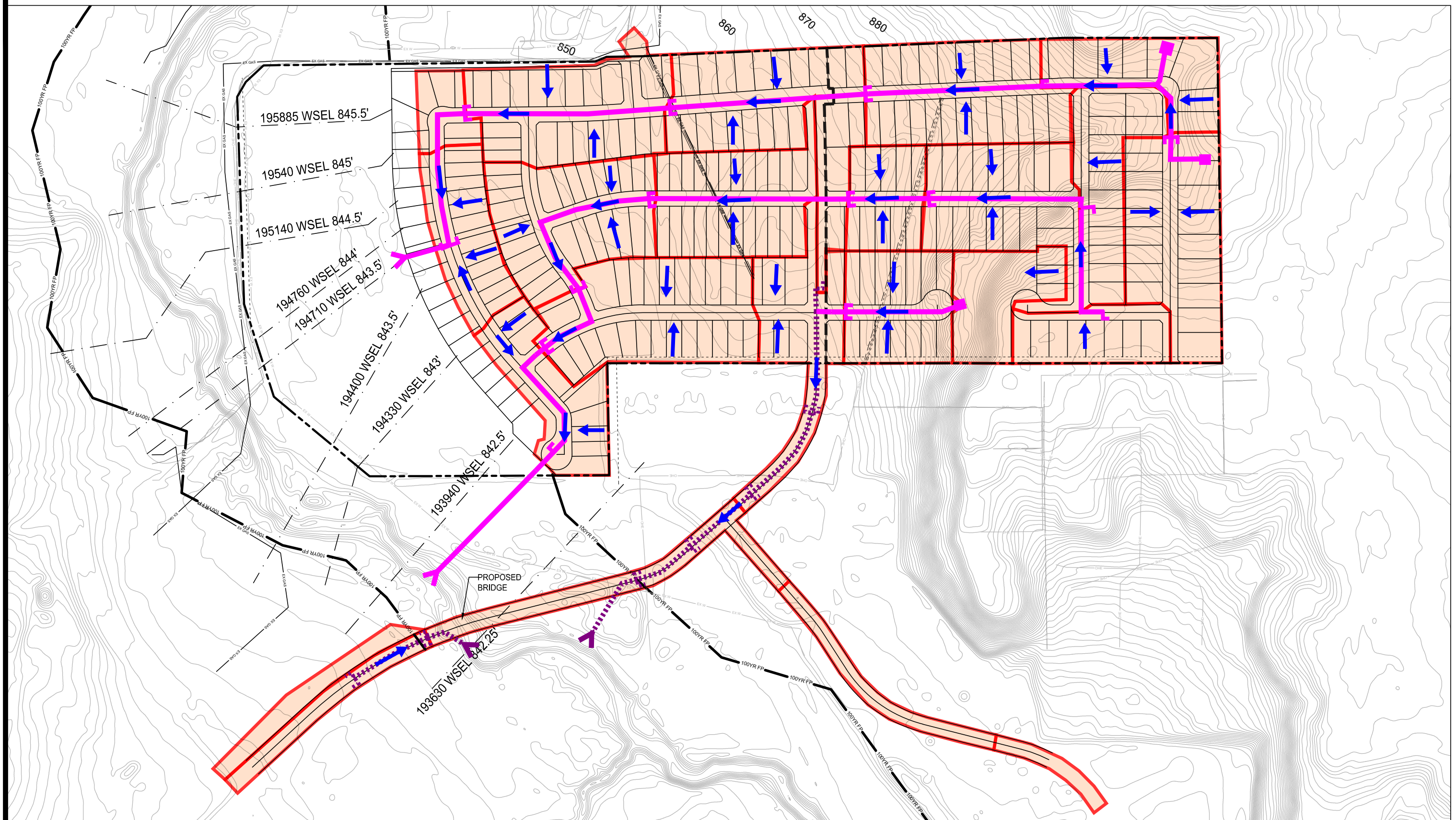


BLUFFS AT WILLOW PARK  
EXHIBIT F1: OFFSITE DRAINAGE MAP

WILLOW PARK, TEXAS  
OCTOBER 2024

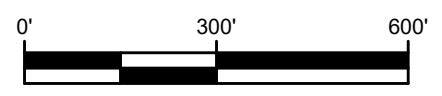


Bluffs at Willow Park/Bryson Willow Park Layout\_6.28\_2\_PPLAT\_IMPROV



BLUFFS AT WILLOW PARK  
EXHIBIT F2: ONSITE DRAINAGE MAP

WILLOW PARK, TEXAS  
OCTOBER 2024





# CORRECTIONS LIST

**Project Type:** Preliminary Plat | **Project Title:** Preliminary Plat  
**ID #** 25-000001 | **Started:** 01/02/2025 at 8:39 AM

<b>Address</b> The Bluffs 0000 Crown Rd, Willow Park, TX USA	<b>Legal</b> No legal information	<b>Property Info</b> No property information
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<b>Description</b> The Bluffs at Willow Park - Platting for Upcoming Subdivision
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CORRECTION / ADDED ON	DESCRIPTION	PRIORITY
<b>Miscellaneous</b>	Required: 46   Corrected: 0	
<p><b>Title Block correction</b>                      By: Toni Fisher                      01/17/2025 at 9:40 AM</p> <p><b>REQUIRED</b></p>	<p>TOTAL ±82.37 GROSS ACRES OF LAND</p> <p>SITUATED IN THE A. McCARVER SURVEY, ABSTRACT 910, THE W. FRANKLIN SURVEY, ABSTRACT NUMBER 468, THE M.M.</p> <p>EDWARDS SURVEY, ABSTRACT 1955, &amp; THE J.B. WYNN SURVEY, ABSTRACT 1637</p> <p>SITUATED IN THE <b>EXTRATERRITORIAL JURISDICTION OF THE CITY OF</b> WILLOW PARK,</p> <p>PARKER COUNTY, TEX</p>	<p><b>Normal</b></p> <p><b>Please see revised plat title block.</b></p>
<p><b>Page 2 - Identify Block</b>                      By: Toni Fisher                      01/15/2025 at 1:28 PM</p> <p><b>REQUIRED</b></p>	<p>Identify "Block 3" on Page 2 lots</p>	<p><b>Normal</b></p> <p><b>Please see revised plat. Page 2 updated.</b></p>
<p><b>Block/Lot Table</b>                      By: Toni Fisher                      01/15/2025 at 1:25 PM</p> <p><b>REQUIRED</b></p>	<p>Why does "Lot 1X" show on Block 1 and Block 2? "1X" mostly borders Block 1, and only a few feet of Lot 23, Block 10.</p>	<p><b>Normal</b></p> <p><b>Please see revised plat table and open spaces.</b></p>

**Block 10 - Dimension call-out**

By: Toni Fisher  
01/15/2025 at 1:20 PM

REQUIRED

The area dimensions on Lots 2, 3, 4 & 5 of Block 10 are overwritten with the lots' western side dimensions. Please move the call-outs for the side dimensions toward the front of the lot so that the area dimensions can be read.

Normal

Please see revised dimensions.

**Call-out correction**

By: Toni Fisher  
01/15/2025 at 1:16 PM

REQUIRED

The parcel of land south of Block 10 is identified as "Current Zoning R-TH"; please correct this to read, "Current Zoning PD-SWP", which includes The Reserves at Trinity subdivision which this parcel is a part.

Normal

Please see annotations.

**Lot 21, Block 1**

By: Toni Fisher  
01/15/2025 at 1:14 PM

REQUIRED

For easier park maintenance and less confusion of maintenance responsibility, it is recommended that the "notch" of land between the cul-de-sac and Lot 21, Block 1 be included in Lot 21, instead of parkland.

Normal

Please see revised dimensions.

**Parkland Dedication: Hike & Bike Easement**

By: Toni Fisher  
01/15/2025 at 1:12 PM

REQUIRED

The "Future City Park" certainly meets the Parkland Dedication (1 acre per 100 units), but Staff would like to request the designation of a "25' Hike & Bike Trail Easement" whose location mirrors the outline of the western property boundary.

Normal

Please see added easement.

**Street B & C - Right-of-Way**

By: Toni Fisher  
01/15/2025 at 1:02 PM

REQUIRED

Since "Street D" (which is the extension of JD Towles Drive) is 60' ROW, Staff believes that Street B and C should also be 60' ROW to safely move collector traffic out of the subdivision to Crown Rd.

Normal

Please see added easement.

**Minimum Lot Size**

By: Toni Fisher  
01/15/2025 at 12:27 PM

REQUIRED

Staff recommends to increase the square footage of 4,800 sq. ft. lots to 5,000 sq. ft. lots to coincide with existing subdivisions of The Reserves at Trinity, Phase I and II, directly to the south of this development, and Country Hollow, whose plat and PD were approved in 2024.

Normal

Please see plat lotting.

**ENG – Vicinity Map**

By: Gretchen Vazquez  
01/10/2025 at 3:22 PM

REQUIRED

Show and label the city limits.

Normal

Please see updated plat.

**ENG – Scale**  
By: Gretchen Vazquez  
01/10/2025 at 3:22 PM

**REQUIRED**

The use of “off-standard” scales is not permitted. The plat shall be drawn to a scale of not more than two hundred feet (200') to the inch and where the area being subdivided will not fit in the aforesaid dimensions, two or more sheets should be used.

Normal

**Per discussion, we will have standard scales for Final Plat.**

**ENG – Phasing Lines**  
By: Gretchen Vazquez  
01/10/2025 at 3:20 PM

**REQUIRED**

Proposed phasing shall be included on a preliminary plat as necessary to delineate future development. Show and label phasing line.

Normal

**Please see updated plat.**

**ENG – Adjacent Properties**  
By: Gretchen Vazquez  
01/10/2025 at 3:19 PM

**REQUIRED**

Verify the owner's name of the adjacent properties and revise as needed. The most updated plat or deed recording information shall be shown.

Normal

**Please see updated plat.**

**ENG – Street Names**  
By: Gretchen Vazquez  
01/10/2025 at 3:19 PM

**REQUIRED**

Label the proposed names of all streets. Street names shall not have the same spelling or be similarly pronounced to that of any other street located within the city or the city's extraterritorial jurisdiction.

Normal

**Please see updated plat.**

**ENG – Streets**  
By: Gretchen Vazquez  
01/10/2025 at 3:18 PM

**REQUIRED**

Show the opposite side of Crown Road right-of-way line (change line type). Label right-of-way width.

Normal

**Please see updated plat.**

**ENG – Streets**  
By: Gretchen Vazquez  
01/10/2025 at 3:17 PM

**REQUIRED**

Label Royal View Court right-of-way width.

Normal

**Please see updated plat.**

**ENG – Streets**  
By: Gretchen Vazquez  
01/10/2025 at 3:17 PM

**REQUIRED**

Crown Road - Will additional right-of-way be required by the County? The city's Thoroughfare Plan classifies Crown Road as a major collector (80' right-of-way).

Normal

**Please see updated plat. We have provided spacing for dedication and have hatched it.**

**ENG – Streets**  
By: Gretchen Vazquez  
01/10/2025 at 3:16 PM

**REQUIRED**

Show section of Crown Road (west) of the intersection with Meadow Place Drive.

Normal

**Scaling and sheet layout has been approved to remain per discussion.**

**ENG – Streets**

By: Gretchen Vazquez  
01/10/2025 at 3:15 PM

**REQUIRED**

Show and label Verde Road. A copy of the Squaw Creek Estates West subdivision plat is attached. The system of streets designated for the subdivision, except in unusual cases, must connect with streets already dedicated in adjacent subdivisions. Verde Road (dead end street) was platted where the land adjoining the plat had not been developed, and the opportunity existed for the future extension of the street. Extend Verde Road onto the new Bluffs development.

Normal

**Per discussion with city, we are not connecting road and ROW. We are connecting to the water on Verde Road.**

**ENG – Corner Clip**

By: Gretchen Vazquez  
01/10/2025 at 3:13 PM

**REQUIRED**

Provide corner clips at the intersection of Street A/Crown Road, Street C/Crown Road, and Street B/Royal View Court.

Normal

**Please see updated plat.**

**ENG – Easement**

By: Gretchen Vazquez  
01/10/2025 at 3:13 PM

**REQUIRED**

Consider adding a 10' utility easement for franchise utilities along the frontage of all lots.

Normal

**Please see updated lot detail.**

**ENG - Easement**

By: Gretchen Vazquez  
01/10/2025 at 3:12 PM

**REQUIRED**

Label offsite easements for all proposed public facilities. Recommend changing the minimum easement width to 15'.

Normal

**Please see updated plat.**

**ENG – Easement**

By: Gretchen Vazquez  
01/10/2025 at 3:11 PM

**REQUIRED**

Are the 10' southwestern gas pipeline easement and the 5' Texas Electric Service Company easement to be abandoned by this plat? Are the 20' road easements to be abandoned by this plat as well? Check that no properties are landlocked.

Normal

**All easements to be abandoned have been labeled. They will be abandoned by separate instrument prior to final plat.**

**ENG – Curve Data**

By: Gretchen Vazquez  
01/10/2025 at 3:10 PM

**REQUIRED**

Provide curve numbers/curve data on the plat.

Normal

**Please see updated plat.**

**ENG – Open Spaces**  
By: Gretchen Vazquez  
01/10/2025 at 3:09 PM

**REQUIRED**

Provide a table (Lot and Block numbers) showing the open space lots owned and maintained by the HOA.

Normal

Please see updated plat.

**ENG – Public Park**  
By: Gretchen Vazquez  
01/10/2025 at 3:09 PM

**REQUIRED**

Are there any Recreational Amenities being proposed?

Normal

Landscape and park design will be started prior to final plat

**ENG – Perimeter Screening Fence**  
By: Gretchen Vazquez  
01/10/2025 at 3:08 PM

**REQUIRED**

Are there any perimeter screening walls/fences being proposed? If so, provide a fence/wall maintenance easement for the perimeter walls. The entire structure of the proposed walls must be located within a wall maintenance easement. The perimeter wall shall be maintained by the HOA. Add a note to the plat.

Normal

Perimeter fencing will be decided with final design prior to plat.

**ENG – Floodplain Features**  
By: Gretchen Vazquez  
01/10/2025 at 3:07 PM

**REQUIRED**

Include floodplain certificate.

Normal

Floodplain will be decided with final design prior to final plat.

**ENG – Minimum Finish Floor Elevation**  
By: Gretchen Vazquez  
01/10/2025 at 3:06 PM

**REQUIRED**

Where building sites are located in the floodplain, the minimum finished floor elevation above the 100-year flood elevation shall be written on the face of the plat for every lot or building site.

Normal

Floodplain will be decided with final design prior to final plat.

**ENG – Permanent Structures**  
By: Gretchen Vazquez  
01/10/2025 at 3:05 PM

**REQUIRED**

Aerial imagery shows several existing buildings on the lot. Will these buildings be removed?

Normal

Yes. Will not be destroyed before closing.

**ENG – General Notes**  
By: Gretchen Vazquez  
01/10/2025 at 3:01 PM

**REQUIRED**

Driveway Access along Street D - Add a note to plat stating that direct vehicular access from Lots 17-18, Block 5, Lots 1 and 30, Block 6, Lots 19-20, Block 8, Lots 1, 27, and 42 Block 9, and Lot 18, Block 10 to Street D will not be allowed.

Normal

Please see updated plat.



**ENG – Legend**

By: Gretchen Vazquez  
01/10/2025 at 3:00 PM

**REQUIRED**

Include surveyor's legend (IRS, IRF, etc.)

**Please see updated plat. We are maintaining our preliminary stamp since this cannot be filed.**

Normal

**ENG – Surveyor's Certificate and Seal**

By: Gretchen Vazquez  
01/10/2025 at 2:56 PM

**REQUIRED**

The surveyor's certificate and seal with signature, shall be placed on the mylar copy of the plat, similar to the one shown below:

Normal

I, \_\_\_\_\_, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision.

**Please see updated plat. We are maintaining our preliminary stamp since this cannot be filed.**

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

**ENG – City Council Approval Block**

By: Gretchen Vazquez  
01/10/2025 at 2:56 PM

**REQUIRED**

A certificate of approval by the City Council to be placed on the plat along with the date of approval:

Normal

APPROVED BY THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS, on this \_\_\_\_\_ day of \_\_\_\_\_ / \_\_\_\_\_

**Please see updated plat.**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Secretary

**ENG – Preliminary Paving Plan**

By: Gretchen Vazquez  
01/10/2025 at 2:54 PM

**REQUIRED**

Provide information showing how the future Street C will connect to Crown Road. Provide blow-up detail. Show right-of-way lines. Evaluate the traffic operational characteristics of the intersection. Street intersection improvements will be required.

Normal

**Acknowledged.  
Considered for roadway.**

Consider 6' bike lanes along collector street for future connection to the King's Gate Road and Crown Road bike lanes.

**ENG – Traffic Impact Analysis (TIA)**

By: Gretchen Vazquez  
01/10/2025 at 2:52 PM

**REQUIRED**

A TIA will be required as a part of the development review process to adequately assess the impact of the development on the roadway system and nearby residential neighborhoods. The development will be responsible for all or part of any right-of-way, design, hardware, and construction cost of traffic control devices if it is determined that improvements are necessitated by the traffic generated by the development.

Normal

**TIA will be decided with final design prior to final plat.**

**ENG – Preliminary Drainage Plan**

By: Gretchen Vazquez  
01/10/2025 at 2:51 PM

**REQUIRED**

Provide an outline of drainage areas that contribute runoff to and from the site, including contour line elevations. Runoff from adjacent lots must be conveyed in an easement rather than across lots.

Normal

**Rough drainage areas have been provided. Full Drainage area maps will be provided with flood study and final design**

**ENG – Preliminary Drainage Plan**

By: Gretchen Vazquez  
01/10/2025 at 2:50 PM

**REQUIRED**

Adequate consideration shall be given by the owner in the development of property to determine how discharge leaving the proposed development will affect downstream property. The proposed flows directly outfalls to the Clear Fork Trinity River. Would detaining runoff from this development result in an increased base flood elevation? Would detaining be detrimental to the overall drainage area and possibly adjacent properties?

Normal

**Floodplain design will be provided with flood study and final design.**

**ENG – Preliminary Drainage Plan**  
By: Gretchen Vazquez  
01/10/2025 at 2:40 PM

**REQUIRED**

It appears that Street A encroaches onto the floodway. According to the City's Floodplain Management Ordinance, "encroachments are prohibited, including fill, new construction, substantial improvements and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge". Grading, excavations, storm sewer and channel improvements must be further evaluated to determine whether they will result in increases in flood flows downstream.

Normal

**Please see updated plat.**

**ENG – Preliminary Water Plan**  
By: Gretchen Vazquez  
01/10/2025 at 2:35 PM

**REQUIRED**

Design requirements should include looping water mains.

Normal

**Please see updated plat.**

**ENG – Preliminary Sanitary Sewer Plan**  
By: Gretchen Vazquez  
01/10/2025 at 2:35 PM

**REQUIRED**

There is an existing 2-inch force main that goes directly to WWTP from Crown Road. Please contact the Public Works Department for recommended wastewater improvements.

Normal

**Per discussion sewer extension has been added to improvement exhibits.**

**ENG – Preliminary Sanitary Sewer Plan**  
By: Gretchen Vazquez  
01/10/2025 at 2:34 PM

**REQUIRED**

Confirm that the existing sanitary sewer line (The Reserves at Trinity) is sized to meet ultimate population/conditions.

Normal

**Sewer analysis will be prior to final design.**

**ENG – Response Letter**  
By: Gretchen Vazquez  
01/10/2025 at 2:33 PM

**REQUIRED**

Please provide a response letter to the comments with your next submittal.

Normal

**Acknowledged and provided.**

**ENG – Phased Development**

By: Gretchen Vazquez  
01/10/2025 at 2:32 PM

**REQUIRED**

Each phase of a subdivision will be analyzed on its own merit to “stand alone”. Design requirements will include looping water mains within the development and providing all sanitary/storm sewer improvements necessary for each phase of a development to function independently of a future phase of the development.

Normal

**Acknowledged phase line provided.**

**ENG – Community Facilities Agreement**

By: Gretchen Vazquez  
01/10/2025 at 2:32 PM

**REQUIRED**

The City’s subdivision ordinance identifies that a contract for the installation of community facilities or public improvements is required whenever new construction is planned. Before construction work can begin, a developer’s contract must be executed, and construction inspection and administration fees paid.

Normal

**Acknowledged.**

**ENG – Public Improvements**

By: Gretchen Vazquez  
01/10/2025 at 2:31 PM

**REQUIRED**

Provide breakdown of the public infrastructure cost and a timeline for the construction of the public improvements at the time of submittal of the Community Facilities Agreement.

Normal

**Acknowledged.**

**Review Category A**

Required: 2 | Corrected: 0

**Open Spaces**

By: Michelle Guelker  
01/07/2025 at 7:18 AM

**REQUIRED**

Will an HOA be created to maintain the open spaces, including the large Private Open Space and area between the fences and Crown Road?

Normal

**Yes.**

**Street Names**

By: Michelle Guelker  
01/07/2025 at 7:17 AM

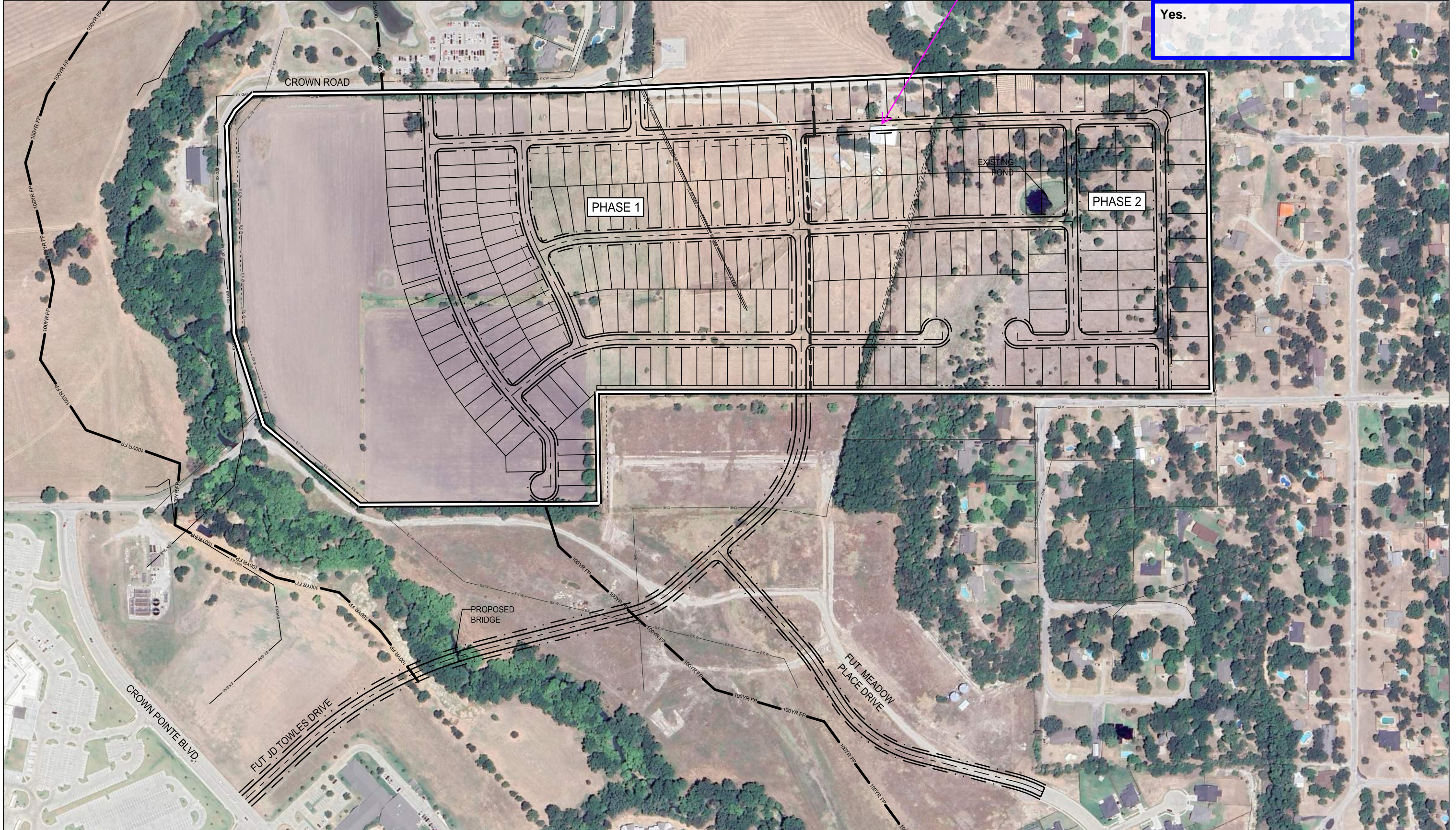
**REQUIRED**

Streets will need to be named prior to approval.

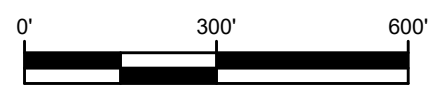
Normal

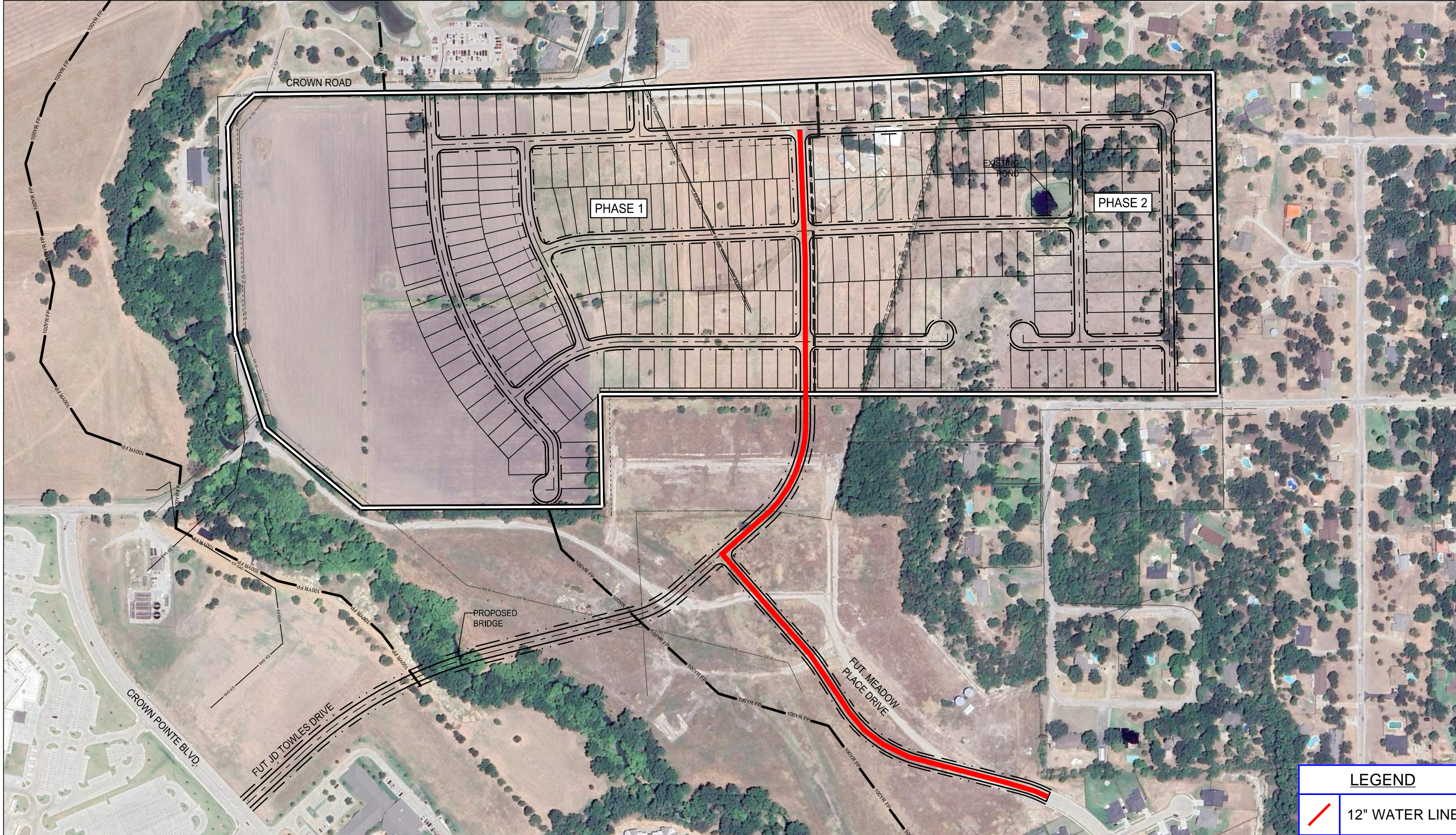
**Please provide attached.**


Permanent Structures - Aerial imagery shows several existing buildings on the lot. Will these buildings be removed?



Yes.



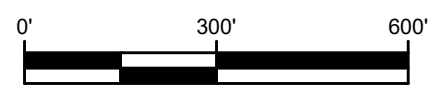


LEGEND	
	12" WATER LINE



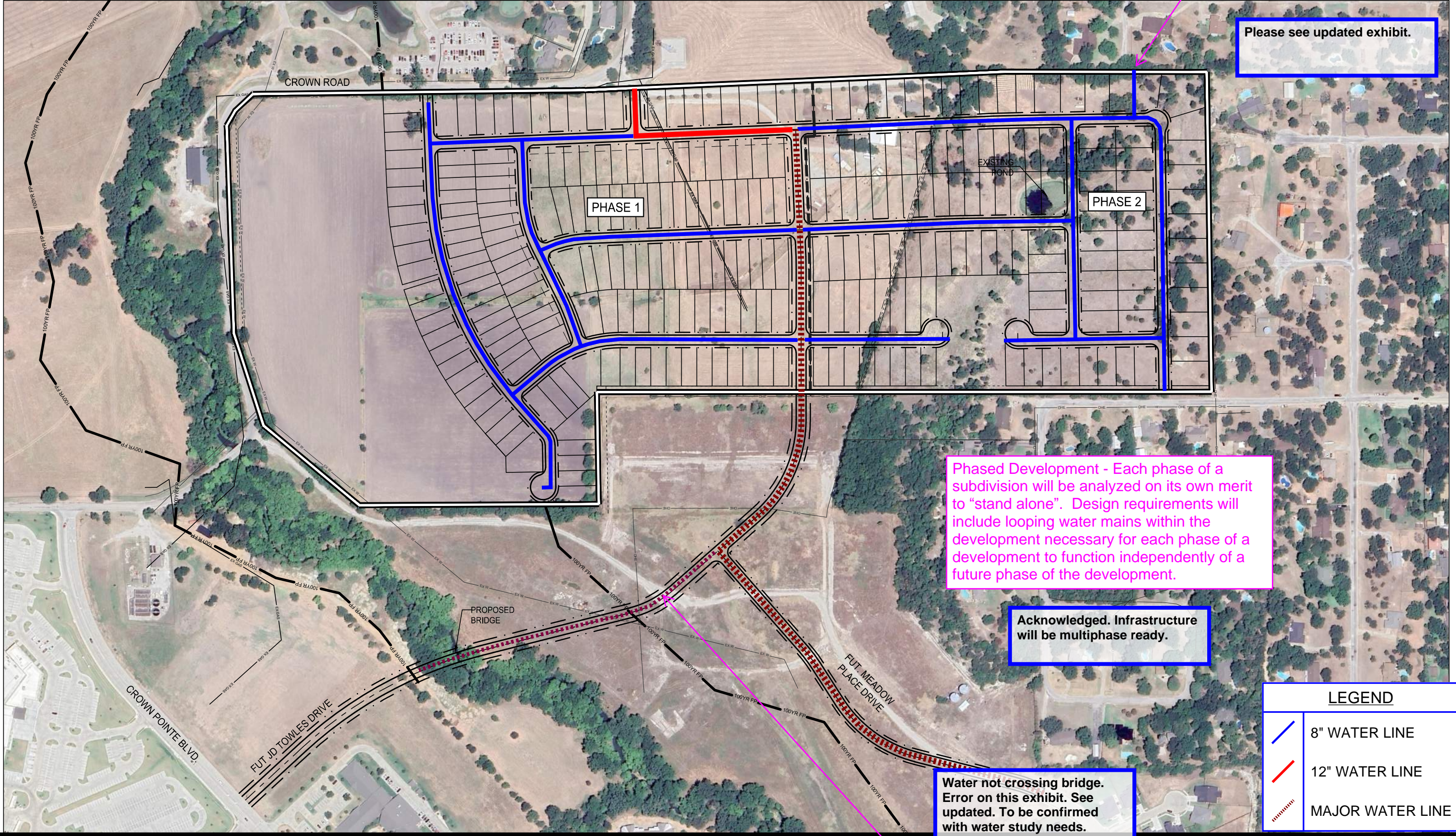
BLUFFS AT WILLOW PARK  
EXHIBIT C1: MAJOR WATER

WILLOW PARK, TEXAS  
OCTOBER 2024



Stub out water for future connection.

Please see updated exhibit.



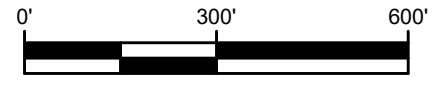
Phased Development - Each phase of a subdivision will be analyzed on its own merit to "stand alone". Design requirements will include looping water mains within the development necessary for each phase of a development to function independently of a future phase of the development.

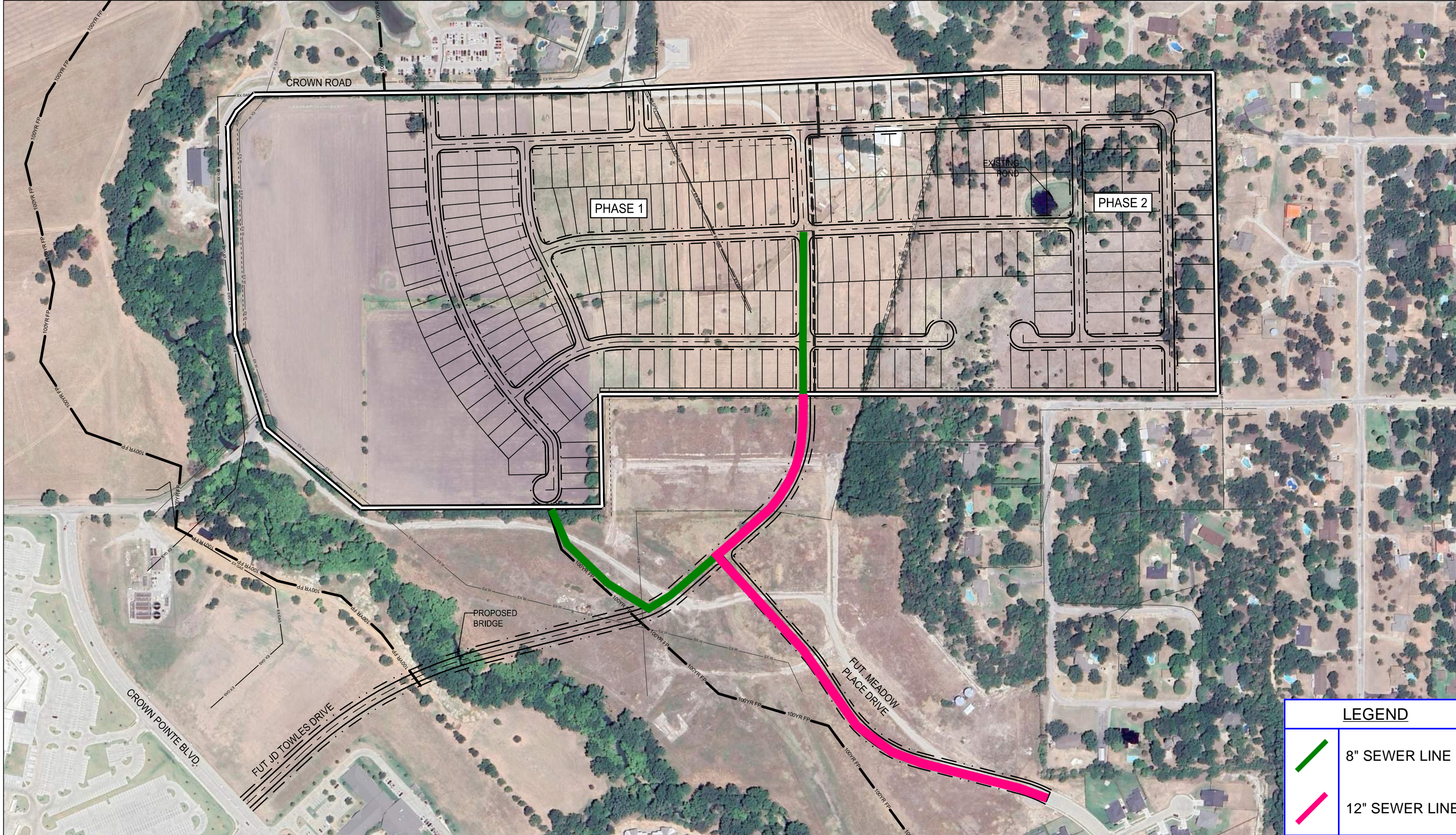
Acknowledged. Infrastructure will be multiphase ready.



Water not crossing bridge. Error on this exhibit. See updated. To be confirmed with water study needs.

Show extension of the water line along future JD Towles

LEGEND	
	8" WATER LINE
	12" WATER LINE
	MAJOR WATER LINE





LEGEND	
	8" SEWER LINE
	12" SEWER LINE



**BLUFFS AT WILLOW PARK  
EXHIBIT D1: MAJOR SEWER**

WILLOW PARK, TEXAS  
OCTOBER 2024





1. Confirm that the existing sanitary sewer line (The Reserves at Trinity) is sized to meet ultimate population/conditions.

2. There is an existing 2" Force Main that goes directly to the WWTP from Crown Road. Please contact the Public Works Department for recommended wastewater improvements.

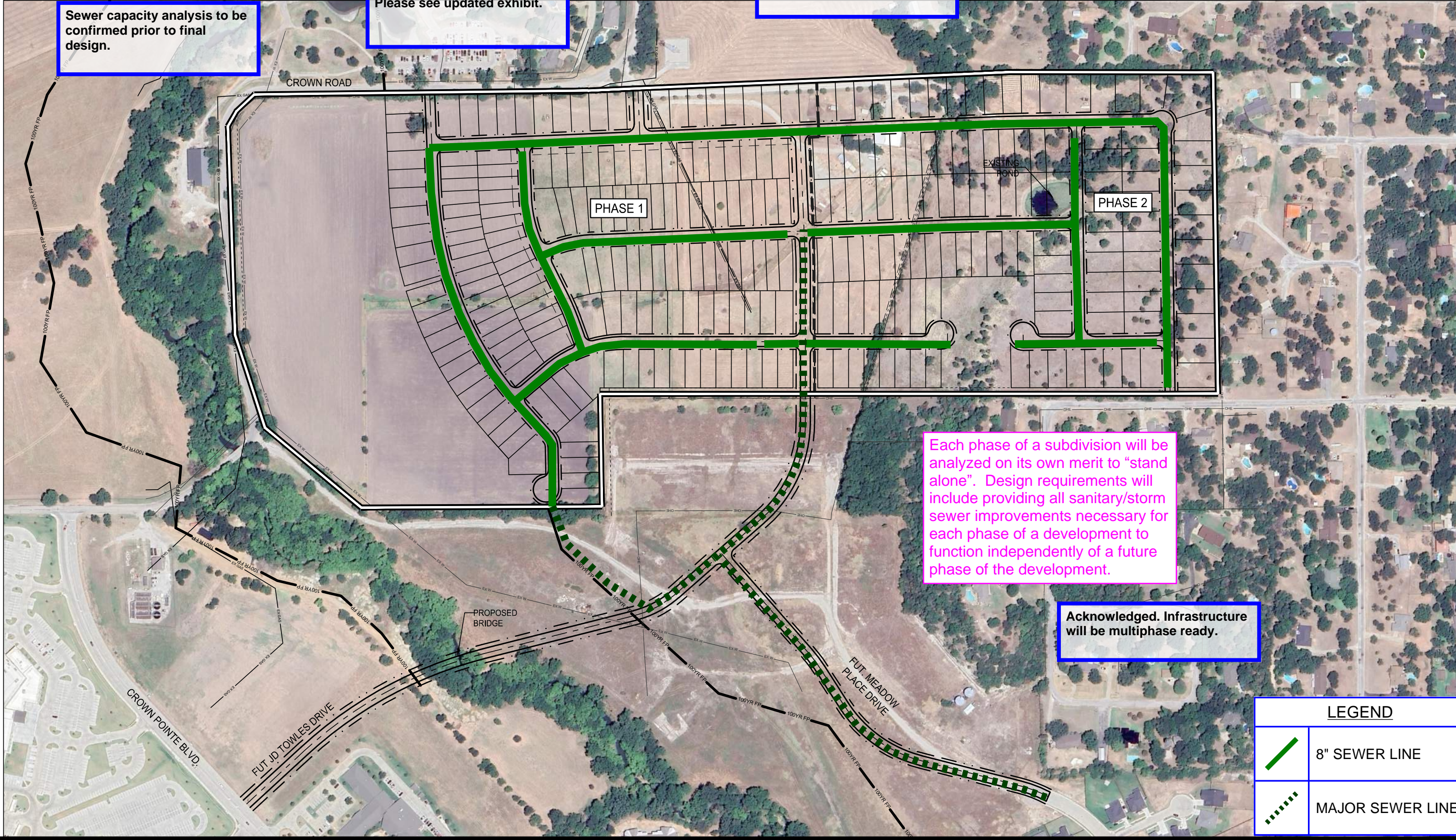
3. Show flow arrows

Item 2.

Please see updated exhibit.



Sewer capacity analysis to be confirmed prior to final design.

Please see updated exhibit.



Each phase of a subdivision will be analyzed on its own merit to "stand alone". Design requirements will include providing all sanitary/storm sewer improvements necessary for each phase of a development to function independently of a future phase of the development.

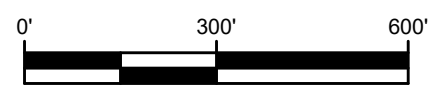
Acknowledged. Infrastructure will be multiphase ready.

LEGEND	
	8" SEWER LINE
	MAJOR SEWER LINE



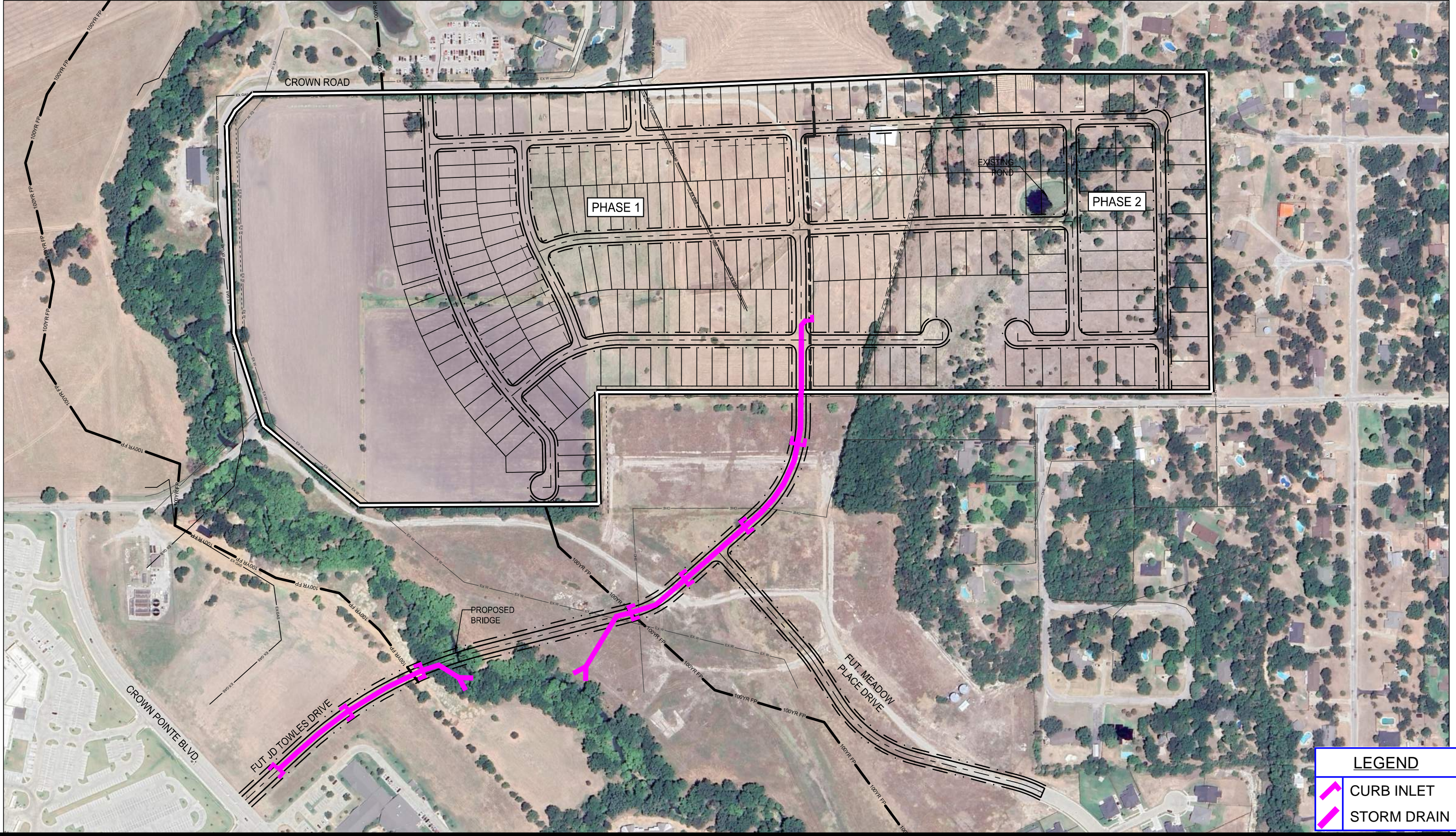
### BLUFFS AT WILLOW PARK EXHIBIT D2: SUBDIVISION SEWER

WILLOW PARK, TEXAS  
OCTOBER 2024



Bluffs at Willow Park/Bryson Willow Park Layout\_6.28\_2

Plot Date/Time: 10/22/2024 3:24 PM

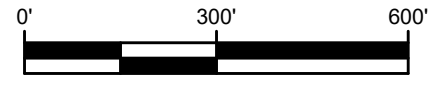


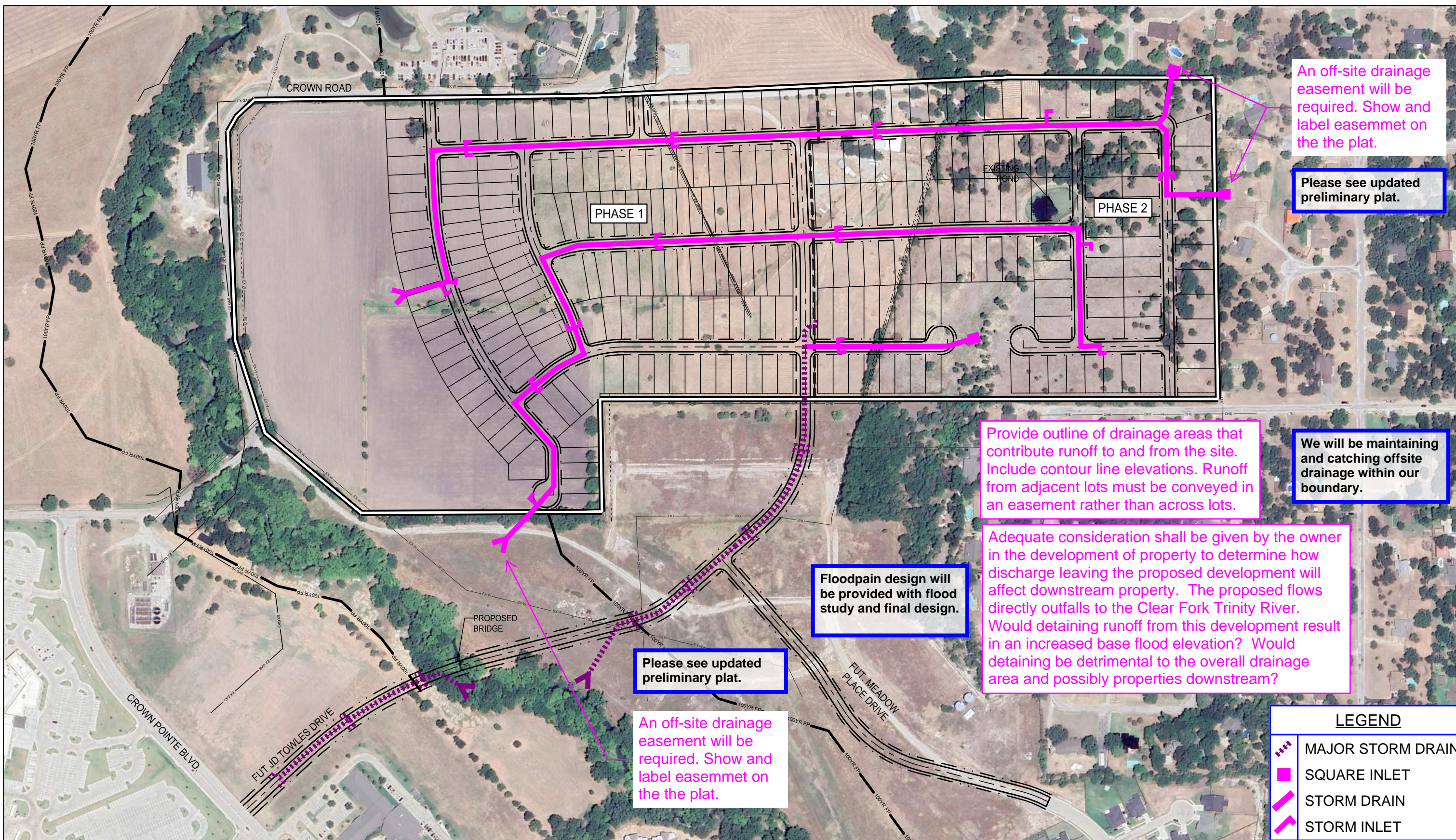
LEGEND	
	CURB INLET
	STORM DRAIN



BLUFFS AT WILLOW PARK  
EXHIBIT E1: MAJOR STORM

WILLOW PARK, TEXAS  
OCTOBER 2024





An off-site drainage easement will be required. Show and label easement on the plat.

Please see updated preliminary plat.

Provide outline of drainage areas that contribute runoff to and from the site. Include contour line elevations. Runoff from adjacent lots must be conveyed in an easement rather than across lots.

We will be maintaining and catching offsite drainage within our boundary.

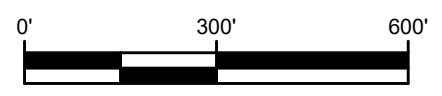
Adequate consideration shall be given by the owner in the development of property to determine how discharge leaving the proposed development will affect downstream property. The proposed flows directly outfalls to the Clear Fork Trinity River. Would detaining runoff from this development result in an increased base flood elevation? Would detaining be detrimental to the overall drainage area and possibly properties downstream?

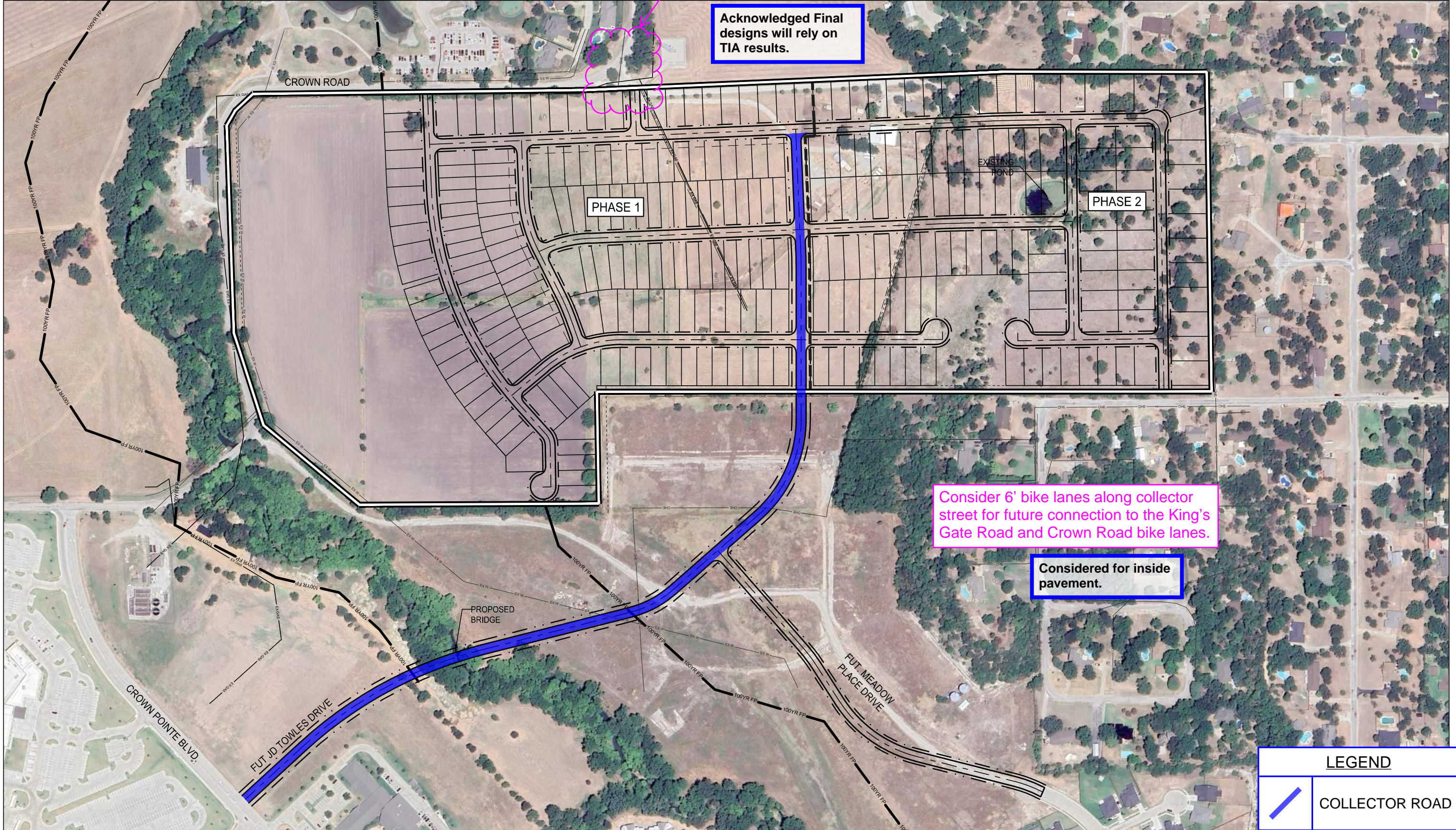
Floodpain design will be provided with flood study and final design.

Please see updated preliminary plat.

An off-site drainage easement will be required. Show and label easement on the plat.

LEGEND	
	MAJOR STORM DRAIN
	SQUARE INLET
	STORM DRAIN
	STORM INLET





Acknowledged Final designs will rely on TIA results.

PHASE 1

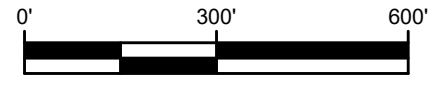
PHASE 2

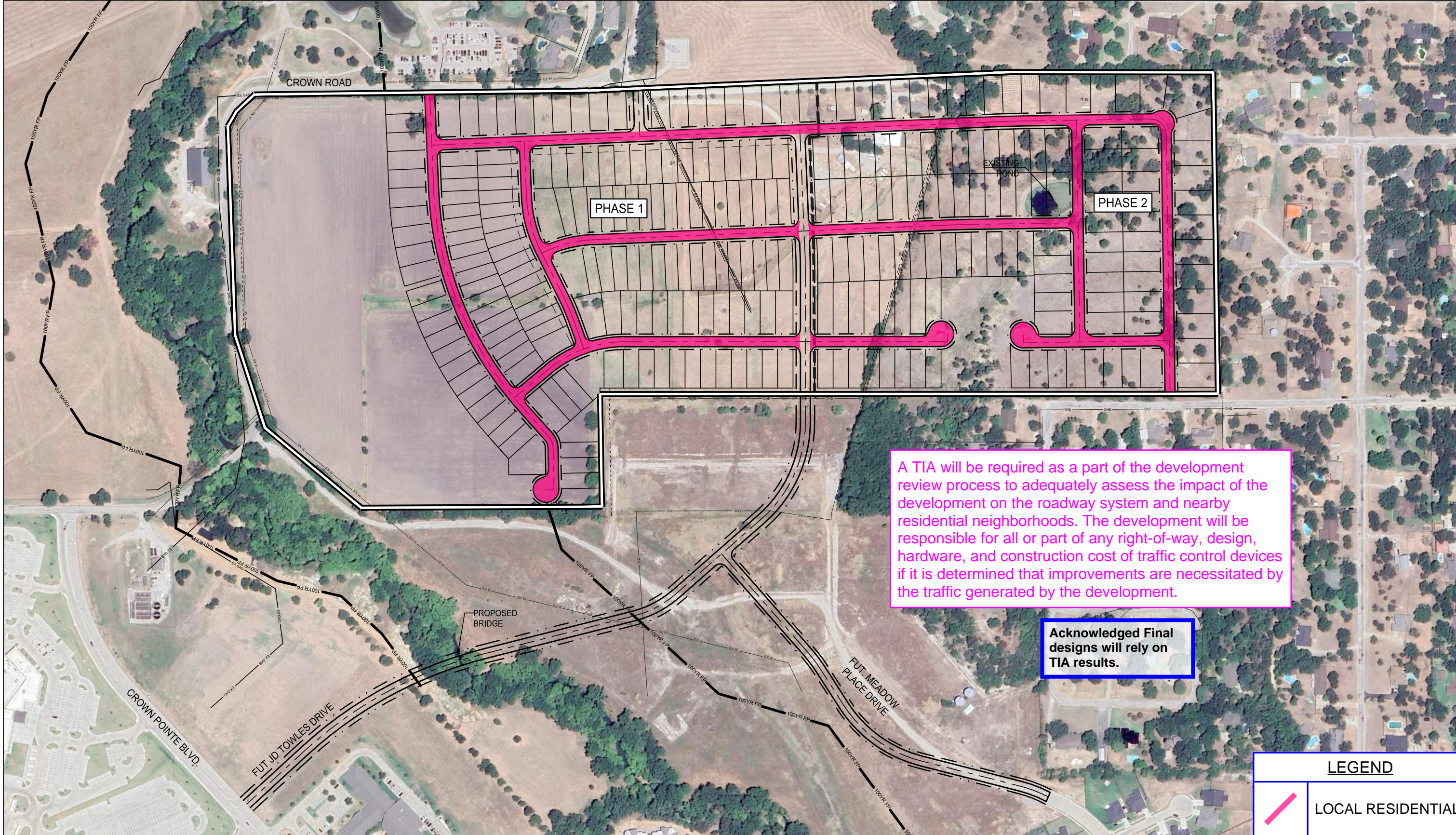
Consider 6' bike lanes along collector street for future connection to the King's Gate Road and Crown Road bike lanes.

Considered for inside pavement.

**LEGEND**

 COLLECTOR ROAD






A TIA will be required as a part of the development review process to adequately assess the impact of the development on the roadway system and nearby residential neighborhoods. The development will be responsible for all or part of any right-of-way, design, hardware, and construction cost of traffic control devices if it is determined that improvements are necessitated by the traffic generated by the development.

Acknowledged Final designs will rely on TIA results.

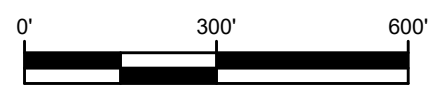
**LEGEND**

	LOCAL RESIDENTIAL
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**BLUFFS AT WILLOW PARK  
EXHIBIT F2: SUBDIVISION STREETS**

WILLOW PARK, TEXAS  
OCTOBER 2024



Change line type to match opposite side of right-of-way line;

Addressed

Label Crown Road right-of-way width. Will additional right-of-way be required by the County?

Addressed

Label the proposed names of all streets. Street names shall not have the same spelling or be similarly pronounced to that of any other street located within the city or the city's extraterritorial jurisdiction.

Show 15' water line easement for future extension of water line

RECOMMEND INCREASING ALL 4,800 SF LOTS (BLOCK 4 & BLOCK 5) TO 5,000 SF TO COINCIDE WITH "THE RESERVES" (TO THE SOUTH) & "COUNTRY HOLLOW" SUBDIVISIONS. THIS WILL REDUCE TOTAL LOT COUNT BY JUST 2 LOTS.

Now shown

REQUESTING HIKE/BIKE TRAIL EASEMENT, IF PROPOSING; PARKLAND DEDICATION IS REQUIRED IS 1 AC/100 UNITS - 2.9 ACRES.

Public Park - Are there any Recreational Amenities being proposed?

Only trails are anticipated for now

CITY OF WEATHERFORD 30' PERMANENT EASEMENT VOL. 2383, PG. 1575, PG. 253 R.R.P.C.T.

FLOODWAY ZONE AE FEMA PANEL NO. 4837C0300E DATED: SEPTEMBER 26, 2009

Noted - will be shown on Final Plat

Minimum Finish Floor Elevation - Where building sites are located in the floodplain, the minimum finished floor elevation above the 100-year flood elevation shall be written on the face of the plat for every lot or building site.

Lot limits updated

FOR EASIER PARK MAINTENANCE, RECOMMEND INCLUDING THIS AREA WITH LOT 21.

Street A encroaches onto the floodway. Alignment updated

Now shown

Show section of Crown Road west of the Meadow Place Drive intersection. Show existing right-of-way/property lines at this intersection.

The use of "off-standard" scales is not permitted. The plat shall be drawn to a scale of not more than two hundred feet (200') to the inch and where the area being subdivided will not fit in the aforesaid dimensions, two or more sheets should be used.

Scale left at 120' per discussion with reviewer

Provide corner clips at the intersection of Street A and Crown Road

Addressed

Provide corner clips at the intersection of Street C and Crown Road

Addressed

Already abandoned

Will be abandoned

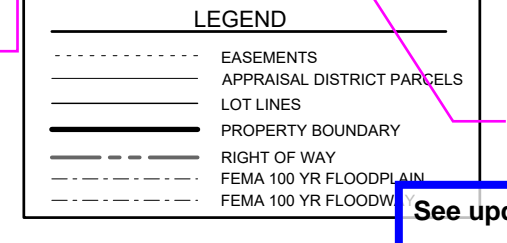
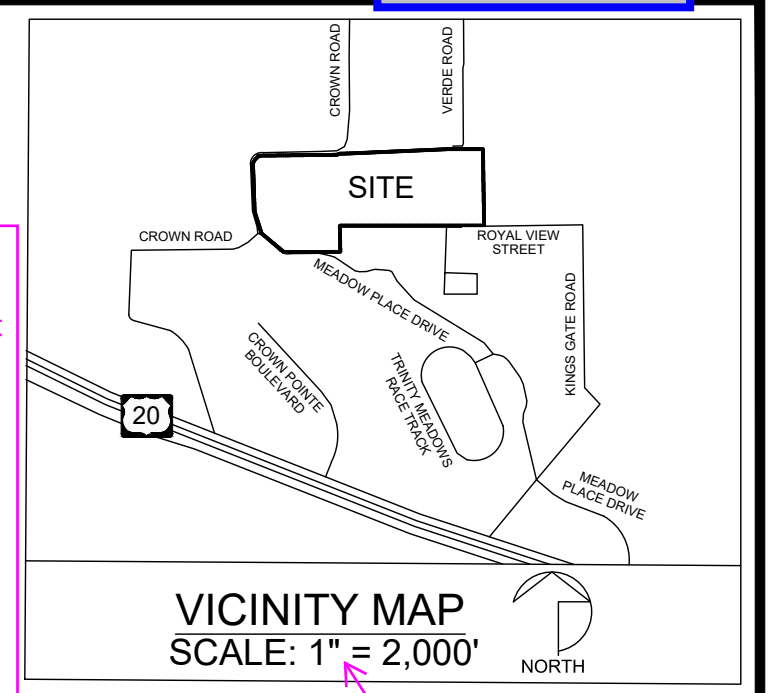
Are the 20' road easements to be abandoned by this plat? Make sure that no properties are landlocked.

To be abandoned by separate instrument.

Item 2.

Note added

Driveway Access along Street D - Add a note to plat stating that direct vehicular access from Lots 17-18, Block 5, Lots 1 and 30, Block 6, Lots 19-20, Block 8, Lots 1, 27, and 42 Block 9, and Lot 18, Block 10 to Street D will not be allowed.



Vicinity Map - Show and label the city limits.

See updated sheet.

PRELIMINARY OWNER'S DEDICATION LANGUAGE

NOW, THEREFORE, KNOW BY ALL MEN BY THESE PRESENTS, THAT TH WILLLOW PARK, LLC ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED AGENTS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE BLUFFS AT WILLOW PARK, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE PUBLIC RIGHT-OF-WAY, EASEMENTS, AND ENCUMBRANCES SHOWN HEREON.

SKORBURG ACQUISITIONS, LLC, HEREIN CERTIFIES THE FOLLOWING: 1. THE PUBLIC IMPROVEMENT AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES. 2. THE EASEMENTS, STREETS, AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED TO THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED OR SHOWN ON THIS PLAT. 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 PLACED IN LANDSCAPE EASEMENTS IF APPROVED BY THE CITY.

UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME EASEMENT, UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY THE PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND THE CITY'S USE THEREOF. 4. THE CITY AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS OR PUBLIC USE IN THE EASEMENTS.

5. THE CITY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS OR PUBLIC USE WITHOUT THE NECESSITY OF PROCURING PERMISSION FROM THE CITY. 6. ANY MODIFICATION OF THIS DOCUMENT MEANS OF PLAT AND SHALL BE APPROVED BY THE CITY.

Note added

Consider adding a 10' utility easement along the frontage of all lots... for franchise utilities.

Open space adjacent to northern/western boundary

WHY IS 1X ALSO LISTED ON BL 2?

STREET TABLE

Table with columns: STREET, +/- LF. Rows: STREET A (1,389), STREET B (3,277), STREET C (737), STREET D (869), STREET E (740), STREET F (1475), STREET G (1430), STREET H (490).

BLOCK/LOT

Table with columns: BLOCK, LOTS. Rows: BLOCK 1 (1-21, 1X), BLOCK 2 (1-9, 1X), BLOCK 3 (1-39, 39X), BLOCK 4 (1-36), BLOCK 5 (1-37), BLOCK 6 (1-30), BLOCK 7 (1-22), BLOCK 8 (1-31, 21X), BLOCK 9 (1-42, 19X), BLOCK 10 (1-23, 18X).

LAND USE SUMMARY

Table with columns: USES, +/- ACRES, +/- SF, LOTS, RESIDENTIAL DENSITY (UNITS/AC). Rows: PUBLIC RIGHT-OF-WAY (12.70, 553,162), SINGLE FAMILY (49.21, 2,144,017, 290), PRIVATE OPEN SPACE (2.94, 128,071, 5), PUBLIC PARK (17.52, 762,953, 1), TOTALS (82.37, 3,588,203, 296, 3.59).

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

THE RESERVES, PHASE II IS "PD-SWP"

CURRENT ZONING: R-TH

Provide curve data table for all curves on the plat.

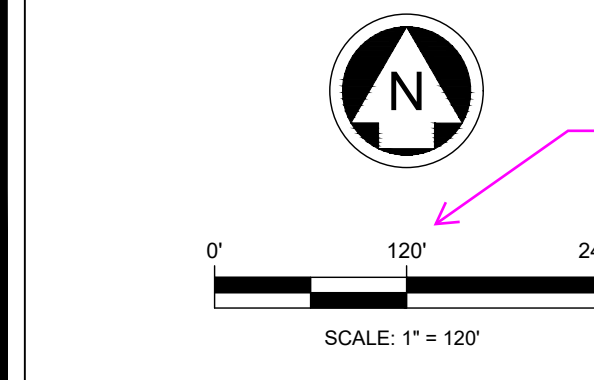
Now shown

MOVE CALL-OUT DIMS TO NOT BLOCK THE LOT SF/AC - LOTS 2-5, BL 10

Addressed

Provide table (Lot & Block numbers) showing the open space lots that are owned and maintained by the HOA.

HOA table added



Gretchen Vazquez REVIEWED 01/13/2025

OWNER: BURG ACQUISITIONS, LLC, 7'ESTCHESTER DR, STE 900, DALLAS, TX 75225, PHONE: 214-522-4945

DEVELOPER: SKORBURG COMPANY, 8214 WESTCHESTER DR, STE 900, DALLAS, TX 75225, PHONE: 214-522-4945

PLANNER / ENGINEER: Westwood Professional Services, Inc. Phone (817) 562-3350, Toll Free (888) 937-5150, 9800 Hillwood Parkway, Suite 250, Fort Worth, TX 76177, westwoodps.com

A PRELIMINARY PLAT THE BLUFFS AT WILLOW PARK. EXISTING "R-1" ZONING. TOTAL 482.37 GROSS ACRES OF LAND. SITUATED IN THE A. McCARVER SURVEY, ABSTRACT 910, THE W. FRANKLIN SURVEY, ABSTRACT NUMBER 468, THE M.M. EDWARDS SURVEY, ABSTRACT 1955, & THE J.B. WYNN SURVEY, ABSTRACT 1637. SITUATED IN THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS. 296 RESIDENTIAL LOTS PREPARED DECEMBER 2024.

Proposed phasing shall be included on a preliminary plat as necessary to delineate future development. Show phasing line.

Phase line now shown

The system of streets designated for exist. subdivision must connect with streets already dedicated in adjacent subdivision. Extend Verde Road onto the new Bluffs development.

Now shown

Label offsite easements for all proposed public facilities. Recommend changing the minimum easement width to 15'.

Add City Council Approval Block – A certificate of approval by the city council (to be placed on the plat along with the date of approval):

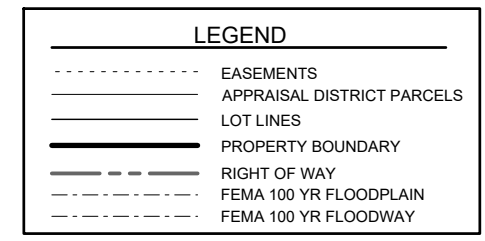
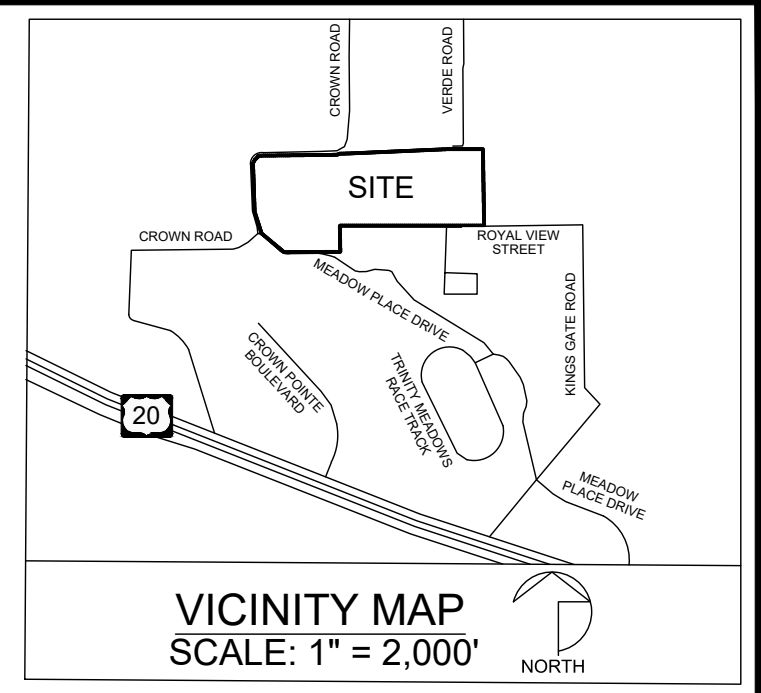
APPROVED BY THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS, on this \_\_\_\_\_ day of \_\_\_\_\_ / \_\_\_\_\_

Mayor  
City Secretary

Add Surveyor's Certificate – The surveyor's certificate and seal with signature, shall be placed on the mylar copy of the plat, similar to the one shown below:

I, \_\_\_\_\_, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision.

(Signature)  
(Date)



Legend – Include surveyor's legend (IRS, IRF, etc.)

Will be shown on the Final Plat

DESCRIPTION

BEING 82.37 ACRES SITUATED IN THE A. MCCARVER SURVEY, ABSTRACT NO. 910, THE W. FRANKLIN SURVEY, ABSTRACT NO. 468, THE M.M. EDWARDS SURVEY, ABSTRACT NO. 1955 AND THE J.B. WYNN SURVEY, ABSTRACT NO. 1637, CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO BULWRAK ASSET MANAGEMENT, LTD., RECORDED IN INSTRUMENT NUMBER 201732162, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED, AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND AT THE EASTERLY SOUTHEAST CORNER OF SAID BULWRAK ASSET MANAGEMENT, LTD., TRACT, BEING IN THE NORTH LINE OF ROYAL VIEW, (A 60 FOOT DEDICATED PUBLIC RIGHT-OF-WAY), ALSO BEING AN ELL CORNER OF WILLOW WOOD, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 361-A, PAGE 32, PLAT RECORDS, PARKER COUNTY, TEXAS, SAID BEGINNING POINT HAVING A NAD 83, ZONE 4202 (GRID) COORDINATE VALUE OF NORTH: 6957881.69 AND EAST: 2228605.77, FOR REFERENCE;

THENCE S 89°59'02" W, (S 89°59'53" W, RECORD) ALONG THE EASTERLY SOUTH LINE OF SAID BULWRAK ASSET MANAGEMENT, LTD., TRACT AND ALONG THE NORTH LINE OF SAID ROYAL VIEW, PASSING THE NORTHEAST CORNER OF LOT 5, BLOCK 2, OF SAID WILLOW WOOD, AND CONTINUING ALONG THE COMMON LINE OF SAID BULWRAK ASSET MANAGEMENT, LTD., TRACT AND SAID LOT 5, BLOCK 2, PASSING THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 2 AND THE NORTHERLY NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO WPD TRINITY, LLC, RECORDED IN INSTRUMENT NUMBER 201612054, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, AND CONTINUING ALONG THE COMMON LINE OF SAID BULWRAK ASSET MANAGEMENT, LTD., TRACT AND SAID WPD TRINITY, LLC, TRACT, IN ALL, A DISTANCE OF 2003.48 FEET (1999.58 FEET RECORD) TO A 1/2" IRON ROD FOUND AT AN ELL CORNER OF SAID BULWRAK ASSET MANAGEMENT, LTD., TRACT, BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID WPD TRINITY, LLC, TRACT;

THENCE S 00°58'47" E, (S 00°18'10" E, RECORD) CONTINUING ALONG THE COMMON LINE OF SAID BULWRAK ASSET MANAGEMENT, LTD., TRACT AND SAID WPD TRINITY, LLC, TRACT, A DISTANCE OF 365.04 FEET (365.04 FEET RECORD) TO A 1/2" CAPPED IRON ROD SET STAMPED "C.F. STARK RPLS 5084" AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID BULWRAK ASSET MANAGEMENT, LTD., TRACT, BEING AN ELL CORNER OF SAID WPD TRINITY, LLC, TRACT AND BEING IN THE NORTH LINE OF LOT 1, BLOCK 1, TRINITY MEADOWS, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 740, PLAT RECORDS, PARKER COUNTY, TEXAS;

THENCE S 89°44'32" W, (S 89°42'18" W, RECORD) ALONG THE WESTERLY SOUTH LINE OF SAID BULWRAK ASSET MANAGEMENT, LTD., TRACT AND ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1, TRINITY MEADOWS, A DISTANCE OF 780.91 FEET (780.91 FEET, RECORD) TO A 5/8" IRON ROD FOUND

THENCE N 50°14'45" W, (N 50°17'00" W, RECORD) DEPARTING THE NORTH LINE OF SAID LOT 1, BLOCK 1, TRINITY MEADOWS, A DISTANCE OF 406.25 FEET (407.31 FEET, RECORD) TO AN 8" METAL POST FOUND IN THE EAST LINE OF CROWN ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE ALONG THE EAST AND SOUTH LINES OF SAID CROWN ROAD, AS FOLLOWS:

N 17°45'46" W, (N 17°35'57" W, RECORD) A DISTANCE OF 317.01 FEET (316.43 FEET, RECORD) TO AN 8" METAL POST FOUND;  
N 01°55'51" W, (N 01°24'00" W, RECORD) A DISTANCE OF 675.94 FEET (675.94 FEET, RECORD) TO AN 8" METAL POST FOUND;  
N 30°02'48" E, (N 29°55'36" E, RECORD) A DISTANCE OF 55.96 FEET (56.04 FEET, RECORD) TO AN 8" METAL POST FOUND;  
N 46°54'10" E, (N 46°24'32" E, RECORD) A DISTANCE OF 79.29 FEET (79.13 FEET, RECORD) TO AN 8" METAL POST FOUND;  
N 89°20'53" E, (N 89°21'18" E, RECORD) A DISTANCE OF 1081.22 FEET (1080.89 FEET, RECORD) TO AN 8" METAL POST FOUND;  
N 69°43'06" E, (N 69°48'21" E, RECORD) A DISTANCE OF 39.71 FEET (39.94 FEET, RECORD) TO AN 8" METAL POST FOUND;  
N 89°00'53" E, (N 89°23'10" E, RECORD) A DISTANCE OF 118.64 FEET (102.37 FEET, RECORD) TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO GARY D. LEE AND KAY D. LEE, RECORDED IN INSTRUMENT NUMBER 201808547, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS;

THENCE N 87°29'58" E, (N 87°30'44" E, RECORD) ALONG THE COMMON LINE OF SAID BULWRAK ASSET MANAGEMENT, LTD., TRACT AND SAID LEE TRACT, A DISTANCE OF 1374.38 FEET (1390.68 FEET, RECORD) TO A 1/2" CAPPED IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LEE TRACT AND BEING THE MOST WESTERLY SOUTHWEST CORNER OF SAID SQUAW CREEK ESTATES WEST, AN ADDITION TO THE CITY OF WILLOW PARK,

THENCE S 89°55'46" E, (S 89°45'09" E, RECORD) ALONG THE COMMON LINE OF SAID BULWRAK ASSET MANAGEMENT, LTD., TRACT AND SAID SQUAW CREEK ESTATES WEST, A DISTANCE OF 498.71 FEET (499.14 FEET, RECORD) TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID BULWRAK ASSET MANAGEMENT, LTD., TRACT AND BEING THE NORTHEAST CORNER OF SAID WILLOW WOOD;

THENCE S 00°51'55" E, (S 00°51'19" E, RECORD) ALONG THE COMMON LINE OF SAID BULWRAK ASSET MANAGEMENT, LTD., TRACT AND SAID WILLOW WOOD, A DISTANCE OF 1060.30 FEET (1058.28 FEET, RECORD) TO THE POINT OF BEGINNING AND CONTAINING 82.37 ACRES (3,588,203 SQUARE FEET) OF LAND;

TO BE KNOWN AS:  
THE BLUFFS AT WILLOW PARK  
LOTS 1-21, 1X, BLOCK 1; LOTS 1-9, 1X, BLOCK 2; LOTS 1-39, 39X, BLOCK 3;  
LOTS 1-36, BLOCK 4; LOTS 1-37, BLOCK 5; LOTS 1-30, BLOCK 6;  
LOTS 1-22, BLOCK 7; LOTS 1-31, 21X, BLOCK 8; LOTS 1-42, 19X, BLOCK 9; LOTS 1-23, 18X BLOCK 10

AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON, EXCEPT THOSE EASEMENTS AND RIGHTS-OF-WAY CREATED OR DEDICATED BY SEPARATE INSTRUMENT AS SHOWN HEREON.

Now shown

Provide corner clips at the intersection of Street B and Royal View Court

Label Royal View Court right-of-way width.

Updated

ADD BLOCK NO. (3)

MATCHLINE SHEET 01



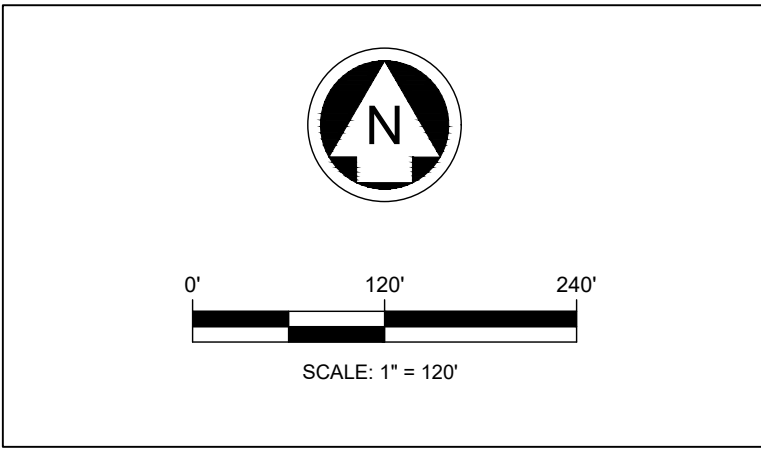
abandon?

Will be shown on the Final Plat

Are there any perimeter screening walls/fences being proposed? If so, provide a fence/wall maintenance easement for the perimeter walls. The entire structure of the proposed walls must be located within a wall maintenance easement. The perimeter wall shall be maintained by the HOA. Add a note to the plat.

Will be shown on the Final Plat

Include Floodplain Certificate.



OWNER  
SKORBURG ACQUISITIONS, LLC  
8214 WESTCHESTER DR, STE 900  
DALLAS, TX 75225  
PHONE: 214-522-4945

DEVELOPER  
SKORBURG COMPANY  
8214 WESTCHESTER DR, STE 900  
DALLAS, TX 75225  
PHONE: 214-522-4945

PLANNER / ENGINEER  
**Westwood**  
Phone (817) 562-3350 9800 Hillwood Parkway, Suite 250  
Toll Free (888) 937-5150 Fort Worth, TX 76177  
westwoodps.com  
Westwood Professional Services, Inc.  
TBPE FIRM REGISTRATION NO. F-11755  
TBPLS FIRM REGISTRATION NO. 10074301

A PRELIMINARY PLAT  
**THE BLUFFS AT WILLOW PARK**  
EXISTING "R-1" ZONING  
TOTAL 82.37 GROSS ACRES OF LAND  
SITUATED IN THE A. MCCARVER SURVEY, ABSTRACT 910, THE W. FRANKLIN SURVEY, ABSTRACT NUMBER 468, THE M.M. EDWARDS SURVEY, ABSTRACT 1955, & THE J.B. WYNN SURVEY, ABSTRACT 1637  
SITUATED IN THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS.  
296 RESIDENTIAL LOTS  
PREPARED DECEMBER 2024



City of Willow Park
Planning & Development Department
516 Ranch House Road
Willow Park, Texas 76087
Phone: (817) 441-7108
willowpark.org

PLAT APPLICATION

SUBMITTAL DATE: 12/30/2024

TYPE OF PLAT:

- Checkboxes for Preliminary Plat, Final Plat, Replat, Minor Replat, Amended Plat, Vacating Plat

PROPERTY INFORMATION:

Project Name: The Bluffs at Willow Park
Legal Description: Lot: Block:
Name of Subdivision(s): The Bluffs at Willow Park Phase: 1
Project Address/Location: Crown Road, Willow Park, Tx 76087
Existing Number of Lots: 1 Proposed Number of Lots: 282 Gross Acreage: 82.37
Current Zoning: ETJ # of Street Intersections: 13

PURPOSE for Platting, Replatting, Amending, or Vacating: Preliminary Platting for subdivision development

1. APPLICANT:

Name(s): Skorburg Company
Business Name (if applicable):
Mailing Address: 8214 Westchester Drive Ste 900 City: Dallas St: TX Zip: 75225
Phone Number: 214-888-9868 Email Address: PCrow@Skorburgcompany.com

\*\*\*Signature of Applicant (Required): [Signature]

2. PROPERTY OWNER OF RECORD:

Name(s): Brothers in Christ Properties LLC
Business Name (if applicable): Same
Mailing Address: 2121 McClellan Road City: Weatherford St: TX Zip: 76088
Phone Number: (817) 253-2494 Email Address: buyson@kb-kind.com

\*\*\*Signature of Owner of Record (Required): [Signature]



3. **SURVEYOR:**

Name(s): Westwood  
Business Name (if applicable): \_\_\_\_\_  
Mailing Address: 9800 Hillwood Pkway, ste 250 City: Fort Worth St: Tx Zip: 76117  
Phone Number: 817.562.3350 Email Address: Ben.Raef@westwoodps.com

4. **ENGINEER:**

Name(s): Westwood  
Business Name (if applicable): \_\_\_\_\_  
Mailing Address: 9800 Hillwood Pkwy ste 250 City: Fort Worth St: Tx Zip: 76117  
Phone Number: 817.562.3350 Email Address: Ben.Raef@westwoodps.com

**PRINCIPAL CONTACT:** Owner:  Applicant: \_\_\_\_\_ Surveyor: \_\_\_\_\_ Engineer: \_\_\_\_\_

- Staff comment letters and mark-ups will be distributed only to the designated principal contact person
- Comments will be sent via email unless otherwise specified
- Contact person will be Collaborator status on MyGov (see City website for sign-up instructions)

**UTILITY PROVIDERS:** (For City informational purposes only; Contact of utilities is the responsibility of the Applicant)

Electric Provider: Oncor  
Water Provider: Willow Park  
Wastewater Provider: Willow Park  
Gas Provider (if applicable): One Gas

**APPLICATION FEES**

(as per "Development Services Fee" schedule)

\$4530 (282 lots) Preliminary Plat: \$300.00 + \$15 PER LOT

Final, Replat, Minor, Amended, Abandoned Plat: \$300.00 + \$25 PER LOT

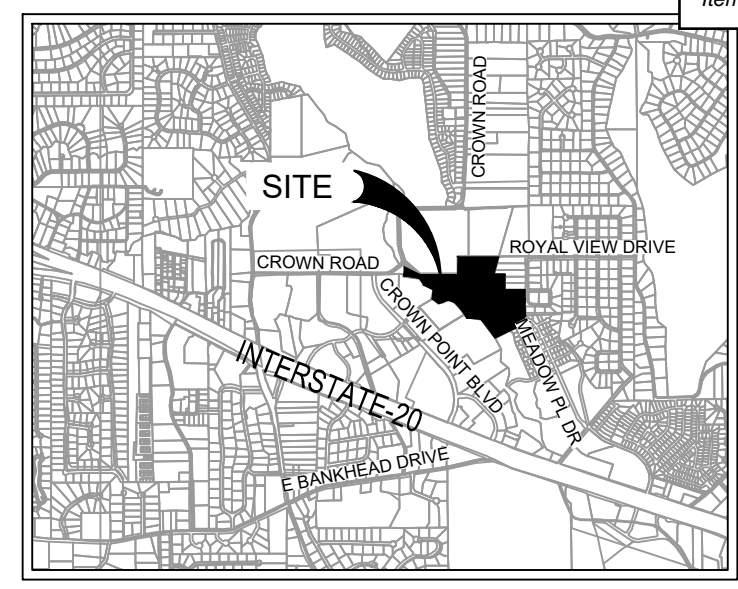
**Additional fees (if applicable):** Any reasonable fees and/or costs, which are required by the City of Willow Park for a proper review of this request, are the sole responsibility of the Applicant. Such fees or costs shall include, but are not limited to engineering reviews, legal opinions, building(s)/property inspections and/or testing(s).

**Submittal Instructions:**

- Email completed and executed **Plat Application, Plat Drawing**, and any/all supporting documentation necessary per **City of Willow Park Plat Submittal Checklist** (may be found on website) to the Planning & Development Department at [permits@willowpark.org](mailto:permits@willowpark.org).
- You may pay the **Application Fee**, via check or credit card\*: 1) in person/courier or US Mail to City of Willow Park, 516 Ranch House Rd, Willow Park, TX 76087; or, 2) by phone via credit card\* at 817-441-7108 x103.  
(\*credit card convenience fees apply)

BROTHERS IN CHRIST PROPERTIES, LLC  
DOC. NO. 202329094  
O.P.R.P.C.T.

POINT OF BEGINNING  
FOUND 1/2 INCH IRON ROD WITH C.F. STARK 5084 CAP  
N: 6957881.74  
E: 2227464.49



VICINITY MAP  
(NOT TO SCALE)

NOTES:

1. A PORTION OF THE SUBJECT PROPERTY LIE WITHIN A FEMA DESIGNATED FLOODPLAIN OR FLOOD PRONE AREA, ACCORDING TO PARKER COUNTY FLOOD INSURANCE RATE MAP NO'S. 48367C0300E, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008, AND 48367C0425F, WITH AN EFFECTIVE DATE OF APRIL 5, 2019.
2. NOTICE: SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
3. ALL PROPERTY CORNERS SHALL BE MONUMENTED WITH 1/2 INCH IRON ROD SET WITH A CAP STAMPED "GAI" UNLESS OTHERWISE SHOWN HEREON.
4. THE BEARINGS SHOWN HEREON ARE CREATED FROM ACTUAL FIELD SURVEYS, RELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (1983-2011) GRID BEARINGS.
5. "X" LOTS WITHIN EACH BLOCK SHALL BE DESIGNATED AS OPEN SPACE LOTS AND ARE NON-BUILDABLE LOTS. "X" LOTS SHALL BE OWNED AND MAINTAINED BY THE HOA.
6. DIRECT VEHICULAR ACCESS FROM LOTS 1, 5-12, BLOCK 6, LOTS 1-8, BLOCK 3, LOT 21, BLOCK 4, AND LOTS 1-16, BLOCK 5 TO MEADOW PLACE DRIVE WILL NOT BE ALLOWED.
7. FUTURE ROW FOR MEADOW PLACE SHOWN ON 2021 PLAT CABINET E 726 TO BE ABANDONED BY THIS PLAT.
8. RETAINING WALLS WITHIN WALL MAINTENANCE EASEMENTS SHALL BE MAINTAINED BY THE HOA.
9. OWNER SHALL DEDICATE, BY SEPARATE INSTRUMENT EASEMENT, AN AREA FOR A HIKE AND BIKE TRAIL AS REQUIRED BY EXISTING PD.

LEGEND

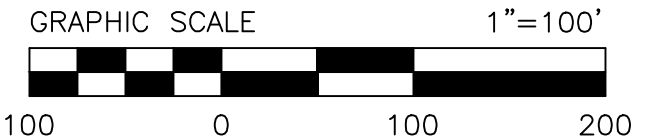
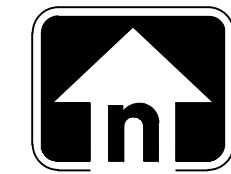
- O.P.R.P.C.T. = OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
- P.R.P.C.T. = PLAT RECORDS, PARKER COUNTY, TEXAS
- FIR = FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "GRAHAM ASSOC INC"

BLOCK 13 = BLOCK NUMBERS

(15) = LOT NUMBERS

(1X) = "X" LOT

◆ = STREET NAME CHANGE



FINAL PLAT  
THE RESERVES AT TRINITY PHASE 2

45.37 ACRES  
LOTS 1-18 & 19X, BLOCK 1, LOTS 1-7 & 8X, BLOCK 2,  
LOTS 1-8, BLOCK 3, LOTS 1-21, BLOCK 4,  
LOTS 1-16, BLOCK 5, LOT 1-12 & 13X, BLOCK 6  
SITUATED IN THE A. MCCARVER SURVEY, ABSTRACT NO. 910, AND  
IN THE W. FRANKLIN SURVEY, ABSTRACT NO. 468  
AN ADDITION TO THE CITY OF WILLOW PARK,  
PARKER COUNTY, TEXAS

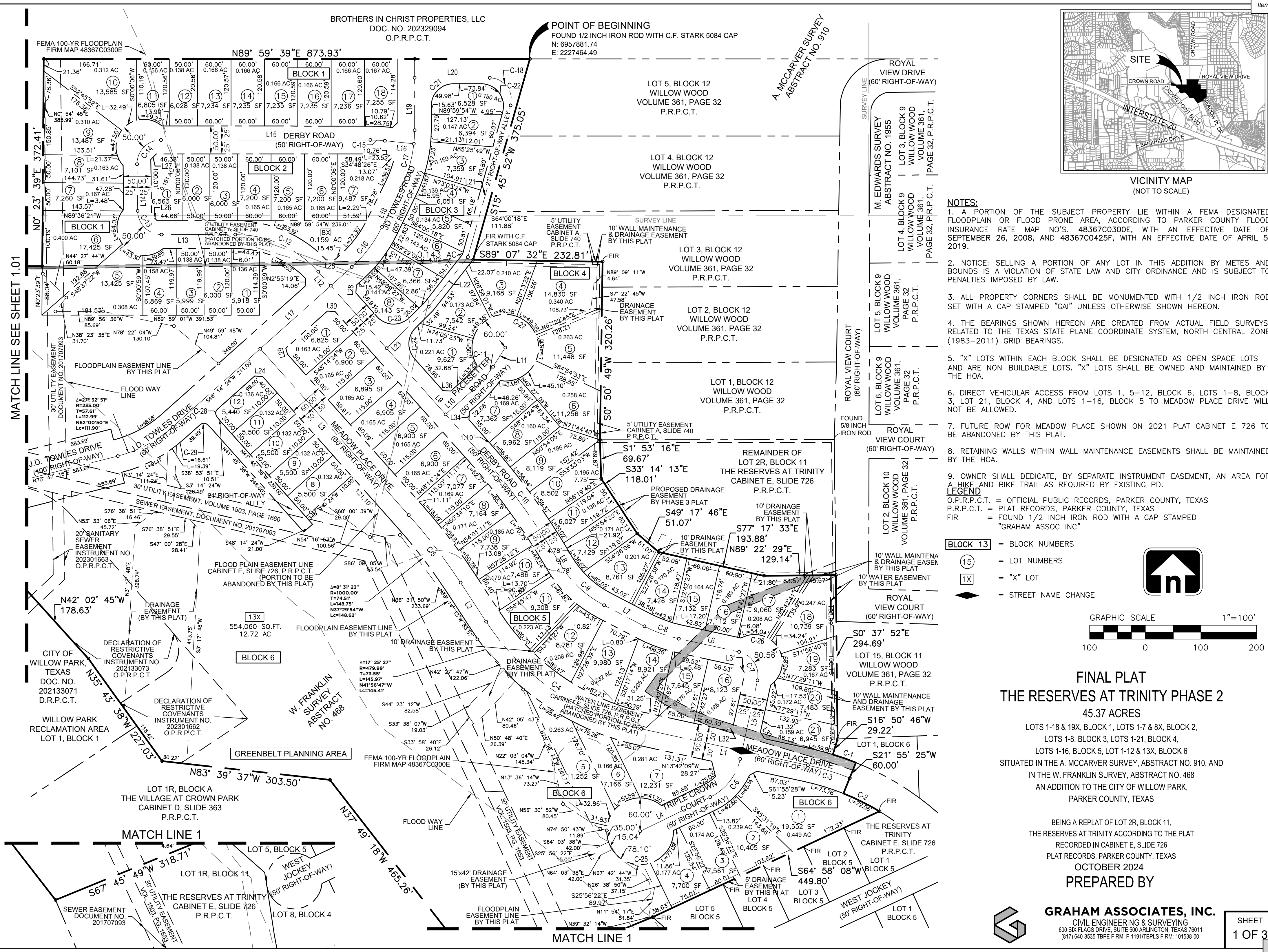
BEING A REPLAT OF LOT 2R, BLOCK 11,  
THE RESERVES AT TRINITY ACCORDING TO THE PLAT  
RECORDED IN CABINET E, SLIDE 726  
PLAT RECORDS, PARKER COUNTY, TEXAS  
OCTOBER 2024  
PREPARED BY

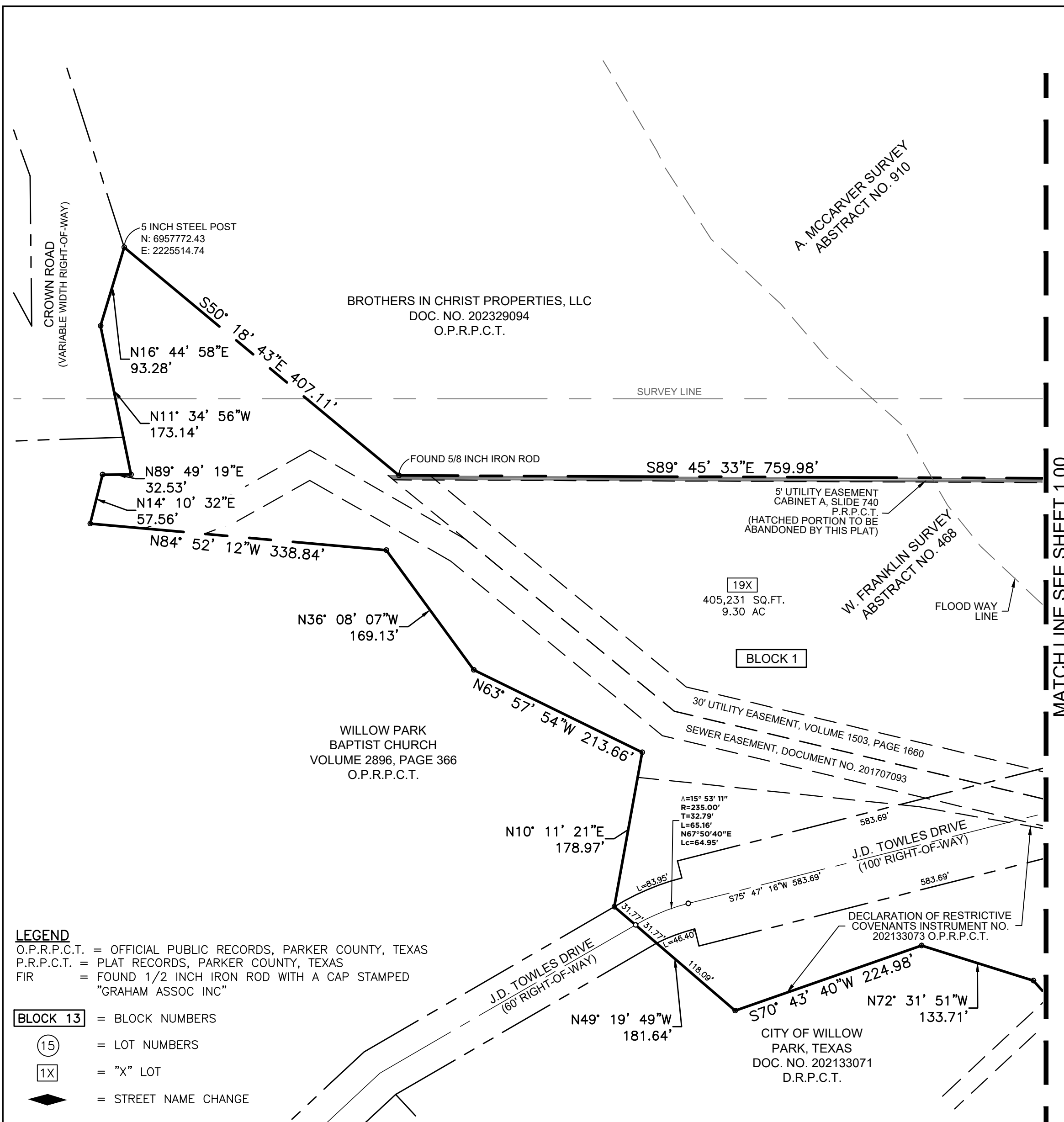
**GRAHAM ASSOCIATES, INC.**  
CIVIL ENGINEERING & SURVEYING  
600 SIX FLAGS DRIVE, SUITE 500 ARLINGTON, TEXAS 76011  
(817) 640-8535 TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

MATCH LINE SEE SHEET 1.01

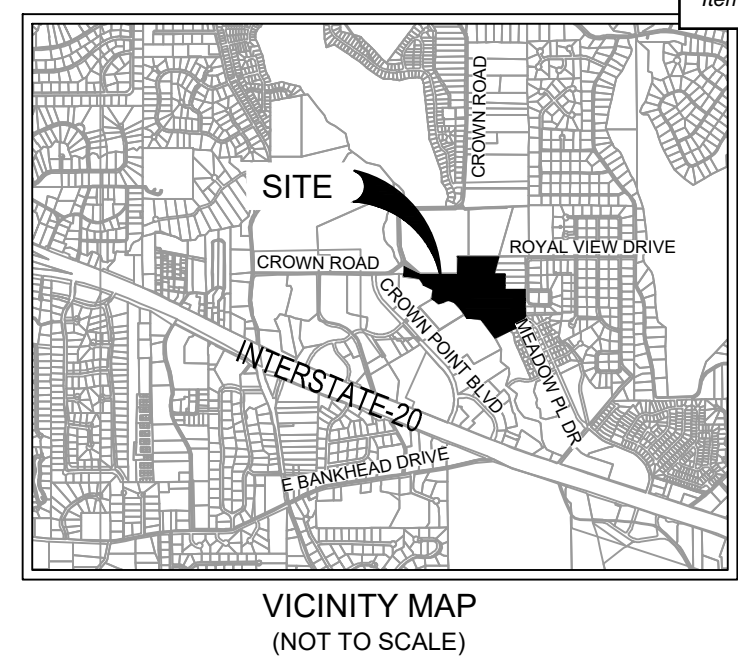
MATCH LINE 1

MATCH LINE 1





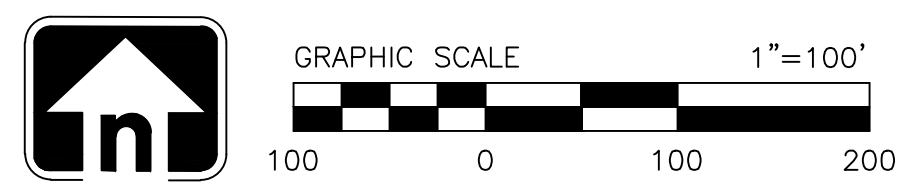
CURVE TABLE						
CURVE #	Δ	RADIUS	TANGENT	LENGTH	LCB	LCD
C-1	4° 55' 55"	510.00'	21.96'	43.90'	S70° 43' 20"E	43.89'
C-2	9° 10' 31"	450.00'	36.11'	72.06'	S63° 41' 33"E	71.99'
C-3	9° 24' 54"	480.00'	39.53'	78.88'	N72° 57' 49"W	78.79'
C-4	44° 15' 20"	450.00'	182.98'	347.58'	N55° 21' 53"W	339.01'
C-5	8° 31' 23"	1030.00'	76.75'	153.22'	N37° 29' 54"W	153.08'
C-6	51° 43' 54"	100.00'	48.48'	90.29'	S38° 11' 41"W	87.25'
C-7	90° 00' 00"	43.00'	43.00'	67.54'	S32° 40' 16"E	60.81'
C-8	15° 06' 55"	250.00'	33.17'	65.95'	S70° 06' 49"E	65.76'
C-9	32° 17' 43"	200.00'	57.91'	112.73'	S46° 24' 30"E	111.25'
C-10	11° 29' 57"	1200.00'	120.83'	240.84'	S36° 00' 37"E	240.44'
C-11	15° 22' 00"	200.00'	26.98'	53.64'	S40° 33' 24"W	53.48'
C-12	48° 14' 18"	200.00'	89.54'	168.38'	S65° 52' 45"E	163.45'
C-13	89° 10' 51"	43.00'	42.39'	66.93'	S45° 24' 28"E	60.37'
C-14	90° 49' 09"	43.00'	43.62'	68.16'	S44° 35' 32"W	61.24'
C-15	5° 59' 24"	250.00'	13.08'	26.14'	N87° 00' 12"W	26.12'
C-16	22° 14' 42"	235.00'	46.20'	91.24'	N37° 07' 03"E	90.67'
C-17	25° 59' 36"	235.00'	54.24'	106.61'	N12° 59' 54"E	105.70'
C-18	105° 45' 46"	39.00'	51.53'	71.99'	N37° 07' 01"W	62.20'
C-21	90° 00' 00"	40.00'	40.00'	62.83'	S45° 00' 06"W	56.57'
C-22	105° 45' 46"	40.00'	52.85'	73.84'	N37° 07' 01"W	63.79'
C-23	92° 51' 19"	40.00'	42.04'	64.83'	S88° 11' 15"E	57.96'
C-24	87° 08' 41"	40.00'	38.05'	60.84'	S1° 48' 45"W	55.14'
C-25	310° 45' 05"	60.00'	27.50'	325.42'	N25° 56' 22"W	50.00'
C-26	173° 50' 36"	50.00'	929.73'	151.71'	S32° 17' 44"E	99.86'
C-27	310° 39' 14"	60.00'	27.56'	325.32'	S56° 36' 56"E	50.09'
C-28	87° 08' 15"	10.00'	9.51'	15.21'	S4° 40' 17"W	13.78'
C-29	87° 08' 15"	10.00'	9.51'	15.21'	N88° 11' 28"W	13.78'



- NOTES:**
- A PORTION OF THE SUBJECT PROPERTY LIE WITHIN A FEMA DESIGNATED FLOODPLAIN OR FLOOD PRONE AREA, ACCORDING TO PARKER COUNTY FLOOD INSURANCE RATE MAP NO'S. 48367C0300E, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008, AND 48367C0425F, WITH AN EFFECTIVE DATE OF APRIL 5, 2019.
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  - OWNER SHALL DEDICATE, BY SEPARATE INSTRUMENT EASEMENT, AN AREA FOR A HIKE AND BIKE TRAIL AS REQUIRED BY EXISTING PD.

Parcel Line Table		
LINE #	LENGTH	DIRECTION
L1	306.54'	N77° 40' 16"W
L2	83.57'	N33° 14' 13"W
L3	401.10'	N41° 45' 36"W
L4	140.22'	S64° 03' 38"W
L5	144.60'	S12° 19' 44"W
L6	111.05'	S77° 40' 16"E
L7	81.61'	S62° 33' 21"E
L8	4.78'	S30° 15' 38"E
L9	401.10'	S41° 45' 36"E
L10	67.68'	S48° 14' 24"W
L11	40.67'	S32° 52' 24"W
L12	33.77'	S41° 45' 36"E
L13	132.50'	S89° 59' 54"E
L14	84.01'	S0° 49' 03"E
L15	376.61'	N89° 59' 54"W
L16	52.29'	N84° 00' 30"W
L17	220.42'	N48° 14' 24"E
L18	78.78'	N25° 59' 42"E

Parcel Line Table		
LINE #	LENGTH	DIRECTION
L19	127.91'	N0° 00' 06"E
L20	135.17'	N89° 59' 54"W
L21	283.12'	N15° 45' 52"E
L22	113.86'	N38° 14' 35"E
L23	106.13'	N45° 23' 05"E
L24	14.14'	N86° 45' 36"W
L25	14.18'	N86° 55' 02"W
L26	14.24'	N45° 24' 28"W
L27	14.04'	N44° 35' 32"E
L28	14.14'	S3° 14' 24"W
L29	11.18'	S15° 11' 41"E
L30	14.14'	N86° 45' 36"W
L31	14.14'	N32° 40' 16"W
L32	14.14'	N57° 19' 44"E
L33	14.14'	S32° 40' 16"E
L34	14.14'	S3° 14' 24"W
L36	14.14'	S86° 45' 36"E



MINIMUM FINISHED FLOOR ELEVATION TABLE		
BLOCK	LOTS	MINIMUM FINISHED FLOOR ELEVATION
1	1 THRU 4	843.55
1	5 THRU 8	843.70
1	9 THRU 11	843.92
2	1 AND 2	843.70
3	7 AND 8	843.44
5	1 THRU 3	843.44
5	4 AND 5	843.30
5	9 THRU 13	843.22
6	4 THRU 7	842.17
6	8 AND 9	843.30
6	10 THRU 12	843.44

**FINAL PLAT**  
**THE RESERVES AT TRINITY PHASE 2**  
 45.37 ACRES

LOTS 1-18 & 19X, BLOCK 1, LOTS 1-7 & 8X, BLOCK 2,  
 LOTS 1-8, BLOCK 3, LOTS 1-21, BLOCK 4,  
 LOTS 1-16, BLOCK 5, LOT 1-12 & 13X, BLOCK 6  
 SITUATED IN THE A. MCCARVER SURVEY, ABSTRACT NO. 910, AND  
 IN THE W. FRANKLIN SURVEY, ABSTRACT NO. 468  
 AN ADDITION TO THE CITY OF WILLOW PARK,  
 PARKER COUNTY, TEXAS

BEING A REPLAT OF LOT 2R, BLOCK 11,  
 THE RESERVES AT TRINITY ACCORDING TO THE PLAT  
 RECORDED IN CABINET E, SLIDE 726  
 PLAT RECORDS, PARKER COUNTY, TEXAS  
**OCTOBER 2024**  
**PREPARED BY**

**GRAHAM ASSOCIATES, INC.**  
 CIVIL ENGINEERING & SURVEYING  
 600 SIX FLAGS DRIVE, SUITE 500 ARLINGTON, TEXAS 76011  
 (817) 640-8535 TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

LEGAL DESCRIPTION

WHEREAS, WPD TRINITY LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of an 45.37 acre tract of land located in the A. McCarver Survey, Abstract No. 910, and the W. Franklin Survey, Abstract No. 468, and being Lot 2R, Block 11, The Reserves at Trinity, as recorded in Cabinet E, Slide 726, Plat Records, Parker County, Texas, being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod with a cap stamped "C.F. Stark 5084", being the northeast corner of said Lot 2R, and being in the south line of a tract of land described by deed to Crown Valley Acquisitions, L.P., as recorded in Volume 2317, Page 1856, Official Public Records, Parker County, Texas, and also being the northwest corner of Lot 5, Block 12, Willow Wood, as recorded in Volume 361, Page 32, Plat Records, Parker County, Texas;

THENCE South 15'45'52" West, leaving said south line, along the west line of said Block 12, a distance of 375.05 feet to a found 1/2 inch iron rod with a cap stamped "C.F. Stark 5084";

THENCE South 89'07'32" East, continuing along said west line, a distance of 232.81 feet to a found 1/2 inch iron rod;

THENCE South 00'50'49" West, a distance of 320.26 feet to a set 1/2 inch iron rod with a cap stamped "Graham Assoc Inc" (GAI), being the southwest corner of Lot 1 of said Block 12;

THENCE South 01'53'16" East, a distance of 69.67 feet to a set 1/2 inch iron rod with a cap stamped "Graham Assoc Inc" (GAI);

THENCE South 33'14'13" East, a distance of 118.01 feet to a set 1/2 inch iron rod with a cap stamped "Graham Assoc Inc" (GAI);

THENCE South 49'17'46" East, a distance of 51.07 feet to a set 1/2 inch iron rod with a cap stamped "Graham Assoc Inc" (GAI);

THENCE South 77'17'33" East, a distance of 193.88 feet to a set 1/2 inch iron rod with a cap stamped "Graham Assoc Inc" (GAI);

THENCE North 89'22'29" East, a distance of 129.14 feet to a set 1/2 inch iron rod with a cap stamped "Graham Assoc Inc" (GAI), being in the existing public west right-of-way line of Royal View Court (having a 60 foot right-of-way);

THENCE South 00'37'52" East, along said west right-of-way line, a distance of 294.69 feet to a found 1/2 inch iron rod, being the southwest corner of Lot 15, Block 11, of said Willow Wood, and being the northwest corner of Lot 1, Block 6, of the said The Reserves at Trinity;

THENCE South 16'50'46" West, along the west line of said Lot 1, a distance of 29.22 feet to a set 1/2 inch iron rod with GAI cap, being the southwest corner of said Lot 1, Block 6, for the beginning of a non-tangent curve to the right having a radius of 510.00 feet, a central angle of 04'55'55", and a long chord which bears South 70'43'20" East, 43.89 feet;

THENCE along the south line of said Lot 1, Block 6 and along said non-tangent curve to the right, an arc distance of 43.90 feet to a set 1/2 inch iron rod with GAI cap, being in the existing public northeast right-of-way line of Meadow Place Drive (having a 60 foot right-of-way);

THENCE South 21'55'25" West, leaving said northeast right-of-way line, a distance of 60.00 feet to a set 1/2 inch iron rod with GAI cap, being in the southwest right-of-way line of said Meadow Place Drive, for the beginning of a non-tangent curve to the right having a radius of 450.00 feet, a central angle of 9'10'31", and a long chord which bears South 63'41'33" East, 71.99 feet;

THENCE along said southwest right-of-way line, along

said non-tangent curve to the right, an arc distance of 72.06 feet to a found 1/2 inch iron rod, being the northeast corner of Lot 1, Block 5 of said The Reserve at Trinity;

THENCE South 64'58'08" West, along the north line of said Block 5, a distance of 449.80 feet to a found 1/2 inch iron rod, being the northwest corner of Lot 5, Block 5 of said The Reserve at Trinity, and being the northeast corner of Lot 1R, Block 11, of said The Reserve at Trinity;

THENCE South 67'45'49" West, along the north line of said Lot 1R, a distance of 318.71 feet to a set 1/2 inch iron rod with a GAI cap, being the northwest corner of said Lot 1R, Block 11, The Reserves at Trinity, Cabinet E, slide 726; and being in the east line of Lot 1, Block 1, Crown Point Addition, as recorded in Cabinet D, Slide 148, Plat Records, Parker County, Texas;

THENCE North 37'49'18" West, along the east line of said Lot 1, Block 1, a distance of 465.26 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 83'39'37" West, a distance of 303.50 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 35'43'38" West, a distance of 227.03 feet to a set 1/2 inch iron rod with a GAI cap, being in the east line of a tract of land described by deed, as recorded in Volume 2562, Page 1672, Official Public Records, Parker County, Texas;

THENCE North 42'02'45" West, continuing along said east line, a distance of 178.63 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 72'31'51" West, a distance of 133.71 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE South 70'43'40" West, a distance of 224.98 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 49'19'49" West, a distance of 181.64 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 10'11'21" East, a distance of 178.97 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 63'57'54" West, a distance of 213.66 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 36'08'07" West, a distance of 169.13 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 84'52'12" West, a distance of 338.84 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 14'10'32" East, a distance of 57.56 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 89'49'19" East, a distance of 32.53 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 11'34'56" West, a distance of 173.14 feet to a set 1/2 inch iron rod with a GAI cap, being in the east right-of-way line of Crown Road (having a variable width right-of-way);

THENCE North 16'44'58" East, continuing along said east right-of-way line, a distance of 93.28 feet to a set 1/2 inch iron rod with a GAI cap, being the westernmost southwest corner of said Crown Valley Acquisitions L.P. tract;

THENCE South 50'18'43" East, along the south line of said Crown Valley Acquisitions L.P. tract, a distance of 407.11 feet to a found 5/8 inch iron rod;

THENCE South 89'45'33" East, continuing along said south line, a distance of 759.98 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 00'23'39" East, a distance of 372.41 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 89'59'39" East, a distance of 873.93 feet to the POINT OF BEGINNING and CONTAINING 1,976,112 square feet, 45.37 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, WPD TRINITY LLC; acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as Lots 1-18 & 19X, Block 1; Lots 1-7 & 8X, Block 2; Lots 1-8, Block 3; Lots 1-21, Block 4; Lots 1-16, Block 5; Lots 1-12 & 13X, Block 6; The Reserves at Trinity Phase 2, an addition to the City of Willow Park, Parker County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. WPD TRINITY LLC, does herein certify the following: 1. The streets and alleys are dedicated for street and alley purposes, 2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances, 3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat, 4. No building, 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 placed in landscape easements if approved by the City Willow Park, 5. The City Willow Park is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair, 6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City Willow Park's use thereof, 7. The City of Willow Park and public utilities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements, 8. The City Willow Park and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time permission from anyone, 9. All modifications to this document shall be by means of plat and approved by the City Willow Park.

Witness my hand at \_\_\_\_\_, Parker County, Texas

This the \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
WPD TRINITY LLC Date

STATE OF \_\_\_\_\_:  
COUNTY OF \_\_\_\_\_:

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_ know to me the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Notary Public in and for the State of Texas

My commission expires \_\_\_\_\_

**OWNER:**  
WPD TRINITY LLC  
A TEXAS LIMITED LIABILITY COMPANY  
PO BOX 1032  
CISCO, TX 76437  
WILL@CLARITYHOMES.COM  
ATTN: WILL BANNISTER

**ENGINEER/SURVEYOR:**  
GRAHAM ASSOCIATES, INC.  
CONSULTING ENGINEERS & PLANNERS  
600 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011  
TEL:(817) 640-8535  
FAX:(817) 633-5240  
INFORMATION@GRAHAMCIVIL.COM

SURVEYOR'S CERTIFICATE

This is to certify that I, MICHAEL L. PETERSON, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.



\_\_\_\_\_  
MICHAEL L. PETERSON  
Texas Registration No. 5999

STATE OF TEXAS:  
COUNTY OF TARRANT:

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared MICHAEL L. PETERSON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same in and for the purpose and consideration 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

My commission expires \_\_\_\_\_

CITY OF WILLOW PARK, TEXAS  
CITY COUNCIL

NOTE:  
THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL.

PLAT APPROVED DATE: \_\_\_\_\_

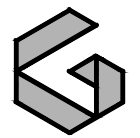
BY: \_\_\_\_\_  
CITY MAYOR

BY: \_\_\_\_\_  
CITY SECRETARY

**FINAL PLAT**  
**THE RESERVES AT TRINITY PHASE 2**  
**45.37 ACRES**  
LOTS 1-18 & 19X, BLOCK 1, LOTS 1-7 & 8X, BLOCK 2,  
LOTS 1-8, BLOCK 3, LOTS 1-21, BLOCK 4,  
LOTS 1-16, BLOCK 5, LOT 1-12 & 13X, BLOCK 6  
SITUATED IN THE A. MCCARVER SURVEY, ABSTRACT NO. 910, AND  
IN THE W. FRANKLIN SURVEY, ABSTRACT NO. 468  
AN ADDITION TO THE CITY OF WILLOW PARK,  
PARKER COUNTY, TEXAS

BEING A REPLAT OF LOT 2R, BLOCK 11,  
THE RESERVES AT TRINITY ACCORDING TO THE PLAT  
RECORDED IN CABINET E, SLIDE 726  
PLAT RECORDS, PARKER COUNTY, TEXAS

OCTOBER 2024  
**PREPARED BY**



**GRAHAM ASSOCIATES, INC.**  
CIVIL ENGINEERING & SURVEYING  
600 SIX FLAGS DRIVE, SUITE 500 ARLINGTON, TEXAS 76011  
(817) 640-8535 TBP FIRM: F-11917/BPLS FIRM: 101538-00