

**LEGEND**

- EASEMENTS
- APPRAISAL DISTRICT PARCELS
- LOT LINES
- PROPERTY BOUNDARY
- STREET CENTERLINE
- RIGHT OF WAY
- 100YR FP
- FEMA 100 YR FLOODPLAIN
- BUILDING LINES
- PHASE LINE BOUNDARY

**SURVEYOR LEGEND**

- IPS = IRON PEN SET
- IPF = IRON PEN FOUND
- IRS = IRON ROD SET
- IRP = IRON ROD FOUND

**PRELIMINARY PLAT  
CERTIFICATE OF APPROVAL**

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS ON \_\_\_\_\_

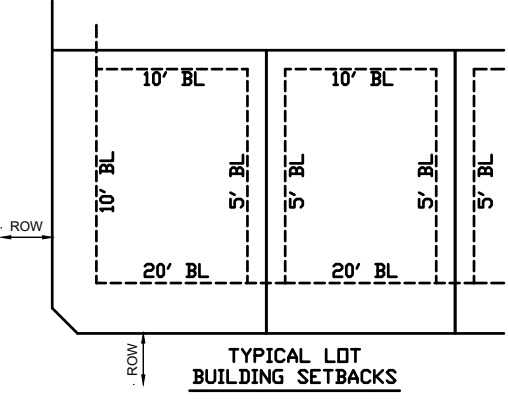
\_\_\_\_\_

TMAPC/INCOG OFFICIAL

THIS APPROVAL IS VOID IF THIS PLAT IS NOT FILED IN THE OFFICE OF THE COUNTY CLERK ON OR BEFORE \_\_\_\_\_

\_\_\_\_\_

COUNTY ENGINEER



**TYPICAL MINIMUM LOT DIMENSIONS**

WIDTH (FT)	40	50	60	80	120
DEPTH (FT)	120	120	120	125	165
AREA (SQFT)	5,000	6,000	7,200	10,000	19,800

**PRELIMINARY PLAT  
CERTIFICATE OF APPROVAL**

APPROVED BY THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

\_\_\_\_\_

MAYOR

\_\_\_\_\_

CITY SECRETARY

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)

**STREET TABLE**

STREET	+/- LF
CROWN ROAD	220
MUSTANG MEADOW LANE	3,427
MAGE STREET	1,553
GALLOP ROAD	893
MONARCH ROAD	2,917
ROYAL CREST LANE	1,440
J.D. TOWLES ROAD	880

**BLOCK/LOT**

BLOCK	LOTS
BLOCK 1	1-30, 1X, 9X, 15X
BLOCK 2	1-13, 1X
BLOCK 3	1-40, 1X, 41X
BLOCK 4	1-26, 7X
BLOCK 5	1-30, 20X
BLOCK 6	1-13
BLOCK 7	1-17
BLOCK 8	1-38
BLOCK 9	1-34, 26X

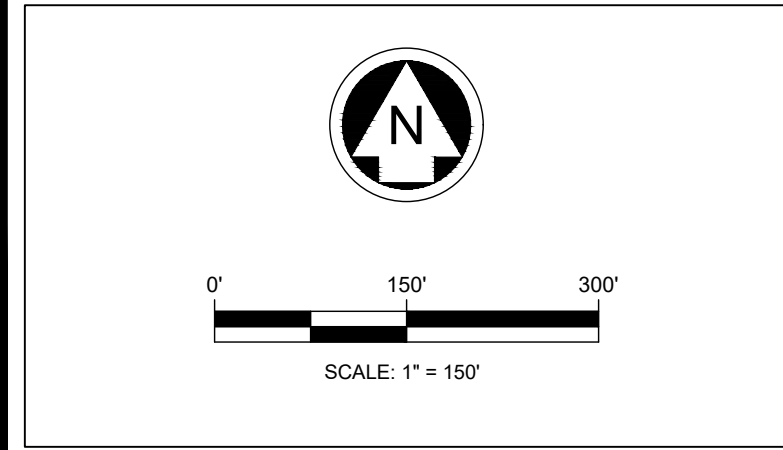
**HOA SUMMARY**

BLOCK	LOTS
BLOCK 1	1X, 9X, 15X
BLOCK 2	1X
BLOCK 3	1X, 41X
BLOCK 4	7X
BLOCK 5	20X
BLOCK 9	26X

**LAND USE SUMMARY**

USES	+/- ACRES	+/- SF	LOTS	RESIDENTIAL DENSITY (UNITS/AC)
PUBLIC RIGHT-OF-WAY (COUNTY)	0.67	29,185		
PUBLIC RIGHT-OF-WAY (CITY)	13.05	568,458		
SINGLE FAMILY	48.35	2,106,126	241	
PRIVATE OPEN SPACE	3.96	172,498	7	
PUBLIC PARK	16.34	711,770	2	
TOTALS	82.37	3,588,037	250	3.04

- NOTES:**
- PROPERTY IS IN THE CITY LIMITS 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 8, LOTS 1-7 AND 47-48, BLOCK 3, LOTS 18-19, BLOCK 5, LOTS 1, 14 AND 15, BLOCK 4, 9-13, BLOCK 2, AND LOT 30, BLOCK 1 TO TOWLES RD WILL NOT BE ALLOWED.
  - A 10' UTILITY EASEMENT SHALL BE PROVIDED ALONG THE FRONTAGE OF ALL LOTS.



**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

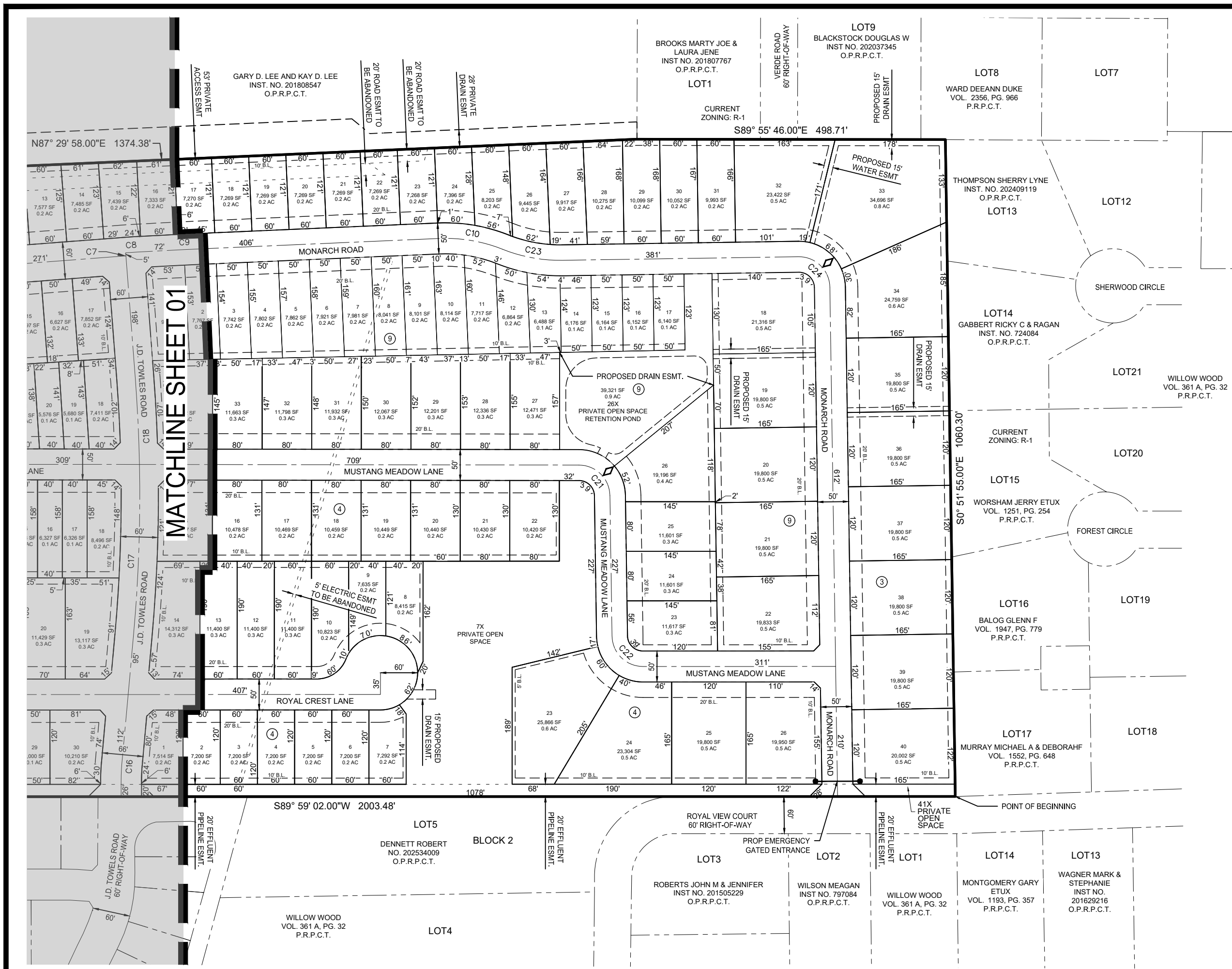
**Westwood Professional Services, Inc.**  
TBBE FIRM REGISTRATION NO. F-11755  
TBPLS FIRM REGISTRATION NO. 10074301

**A PRELIMINARY PLAT**

**CLEARION**

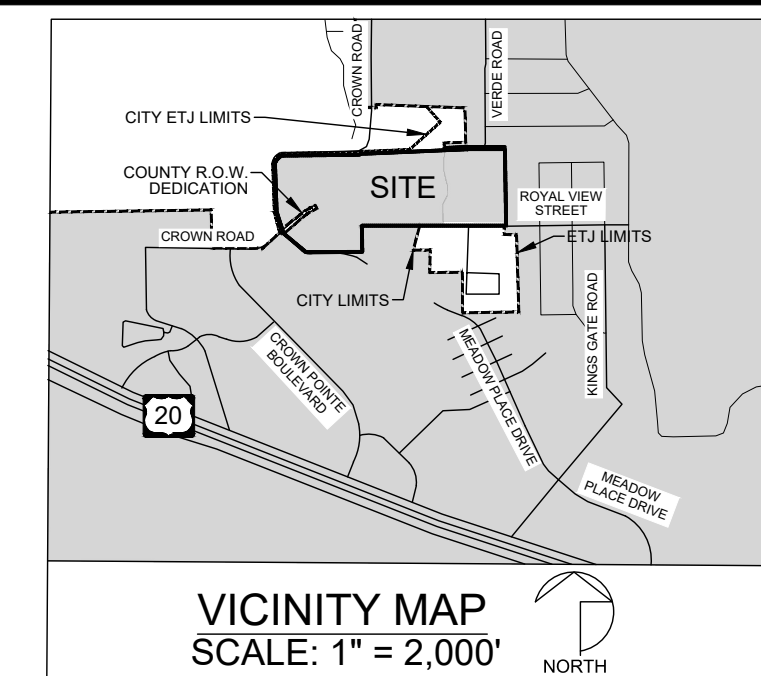
PLANNED DEVELOPMENT ZONING PD-CL  
TOTAL ±81,706 GROSS ACRES OF LAND  
SITUATED IN THE A. MCCARVER SURVEY, ABSTRACT 910, THE W. FRANKLIN SURVEY, ABSTRACT NUMBER 468, THE M.M. EDWARDS SURVEY, ABSTRACT 1955, & THE J.B. WYNN SURVEY, ABSTRACT 1637 SITUATED WITHIN THE CITY LIMITS OF WILLOW PARK, PARKER COUNTY, TEXAS.

241 RESIDENTIAL LOTS AND 9 OPEN SPACE/HOA LOTS  
PREPARED APRIL 2026



CURVE TABLE					
CURVE #	CHORD DIRECTION	CHORD	LENGTH	RADIUS	DELTA
C1	N21° 23' 34.62"W	34.85	35.600	50.00	35.60
C2	N31° 28' 40.85"W	358.02	359.958	1000.00	359.96
C3	N10° 54' 32.23"W	356.13	358.036	1000.00	358.04
C4	N44° 20' 53.00"E	28.28	31.416	20.00	31.42
C5	N86° 13' 36.41"E	217.80	217.913	2000.00	217.91
C6	N84° 22' 02.78"E	88.10	88.106	2000.00	88.11
C7	N85° 40' 12.37"E	4.22	4.221	2974.99	4.22
C8	N86° 26' 25.64"E	19.16	19.159	975.00	19.16
C9	N87° 14' 58.58"E	8.38	8.379	975.00	8.38
C10	S80° 23' 23.28"E	104.93	105.718	250.00	105.72
C11	S59° 40' 39.40"W	185.32	186.396	500.00	186.40
C12	S80° 10' 14.24"W	170.44	171.273	500.00	171.27
C13	N28° 15' 08.14"W	127.25	127.726	425.00	127.73
C14	N27° 43' 44.91"W	142.85	143.456	450.00	143.46
C15	N9° 37' 27.03"W	148.16	148.765	475.00	148.76
C16	S2° 34' 58.82"W	27.21	27.218	300.00	27.22
C17	S2° 00' 23.58"W	276.98	277.121	2500.00	277.12
C18	S2° 46' 11.22"E	139.67	139.693	2500.00	139.69
C19	N58° 52' 07.66"E	273.08	274.427	800.00	274.43
C20	N79° 22' 59.80"E	593.43	596.890	1600.00	596.89

CURVE TABLE					
CURVE #	CHORD DIRECTION	CHORD	LENGTH	RADIUS	DELTA
C21	S45° 23' 50.50"E	70.13	77.723	50.00	77.72
C22	S45° 26' 26.50"E	70.18	77.799	50.00	77.80
C23	S79° 34' 13.23"E	97.93	98.567	250.00	98.57
C24	S45° 51' 55.00"E	70.71	78.540	50.00	78.54



LEGEND		SURVEYOR LEGEND	
---	EASEMENTS	---	IPS = IRON PEN SET
---	APPRAISAL DISTRICT PARCELS	---	IPF = IRON PEN FOUND
---	LOT LINES	---	IRS = IRON ROD SET
---	PROPERTY BOUNDARY	---	IRP = IRON ROD FOUND
---	STREET CENTERLINE		
---	RIGHT OF WAY		
---	100YR FP		
---	FEMA 100 YR FLOODPLAIN		
---	BUILDING LINES		
---	PHASE LINE BOUNDARY		

**DESCRIPTION**

BEING A TRACT OF LAND SITUATED IN THE M. EDWARDS SURVEY, ABSTRACT NUMBER 1955, AND THE A. MCCARVER SURVEY, ABSTRACT NUMBER 910, PARKER COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND HEREIN AFTER REFERRED TO AS (TRACT 1) DESCRIBED BY DEED TO BROTHERS IN CHRIST PROPERTIES, LLC RECORDED IN INSTRUMENT NUMBER D202329094, AND A PORTION OF A TRACT OF LAND DESCRIBED BY DEED TO SAID BROTHERS IN CHRIST PROPERTIES, RECORDED IN INSTRUMENT NUMBER D202425676, BOTH OF THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 1, BEING THE SOUTHWEST CORNER OF LOT 17, BLOCK 1 OF WILLOW WOOD, AN ADDITION TO THE CITY OF WILLOW PARK, RECORDED IN VOLUME 361-A, PAGE 32, SAID COUNTY RECORDS, AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF ROYAL VIEW (A 60' RIGHT-OF-WAY) DEDICATED BY SAID WILLOW WOOD ADDITION:

THENCE S 89°59'02"W, 2003.48 FEET WITH THE NORTH LINE OF SAID WILLOW WOOD AND THE SOUTH LINE OF SAID TRACT 1, TO A POINT IN THE NORTH LINE OF LOT 2R, BLOCK 11 OF THE RESERVES AT TRINITY, AN ADDITION TO THE CITY OF WILLOW PARK, RECORDED IN CABINET E, SLIDE 726, SAID COUNTY RECORDS;

THENCE S 00°58'47"E, 365.04 FEET, CONTINUING WITH THE NORTH LINE OF SAID RESERVES AT TRINITY AND SAID SOUTH LINE;

THENCE S 89°44'32"W, 780.91 FEET, CONTINUING WITH SAID COMMON LINE;

THENCE N 50°14'45"W, 400.03 FEET, CONTINUING WITH SAID COMMON LINE;

THENCE DEPARTING SAID COMMON LINE, OVER AND ACROSS SAID TRACT 1, THE FOLLOWING COURSES AND DISTANCES:

N 49° 02' 30" E, 340.31 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 236.54 FEET, THROUGH A CENTRAL ANGLE OF 17° 29' 14", HAVING A RADIUS OF 775.00 FEET, AND A LONG CHORD WHICH BEARS N 57° 47' 08" E, 235.62 FEET;

N 23° 11' 50" W, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 252.04 FEET, THROUGH A CENTRAL ANGLE OF 17° 30' 13", HAVING A RADIUS OF 825.00 FEET, AND A LONG CHORD WHICH BEARS S 57° 47' 36" W, 251.06 FEET;

S 49° 02' 30" W, 296.37 FEET;

THENCE N 86° 39' 10" W, 25.76 FEET, TO THE AFOREMENTIONED WEST LINE AND THE EAST RIGHT-OF-WAY LINE OF CROWN ROAD;

N 17°45'46"W, 249.71 FEET;

N 01°55'51"W, 675.94 FEET;

N 30°02'48"E, 55.98 FEET;

THENCE N 46°54'10"E, 79.29 FEET, TO THE NORTHWEST CORNER OF SAID TRACT 1;

THENCE WITH THE NORTH LINE OF SAID TRACT 1 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID CROWN ROAD, THE FOLLOWING BEARINGS AND DISTANCES:

N 89°20'53"E, 1081.22 FEET;

N 66°43'06"E, 39.71 FEET;

THENCE N 89°00'53"E, 118.64 FEET, TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO GARY DALE LEE RECORDED IN VOLUME 738, PAGE 27, SAID COUNTY RECORDS;

THENCE N 87°29'58"E, 1374.38 FEET, DEPARTING SAID SOUTHWEST CORNER WITH SAID NORTH LINE TO THE SOUTHEAST CORNER OF SAID GARY DALE LEE TRACT, BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 7 OF SQUAW CREEK ESTATES WEST, AN ADDITION TO THE CITY OF WILLOW PARK, RECORDED IN CABINET A, SLIDE 144, SAID COUNTY RECORDS;

THENCE S 89°55'46"E, 498.71 FEET, WITH THE WEST LINE OF SAID SQUAW CREEK ESTATES WEST TO THE NORTHEAST CORNER OF SAID TRACT 1 AND BEING IN THE WEST LINE OF LOT 17, BLOCK 1 OF SAID WILLOW WOODS;

THENCE S 00°51'55"E, 1060.30 FEET, WITH THE EAST LINE OF SAID TRACT 1 AND THE NORTH LINE OF SAID WILLOW WOOD TO THE POINT OF BEGINNING AND CONTAINING 3,559,112 SQUARE FEET OR 81.706 ACRES OF LAND MORE OR LESS.

**TO BE KNOWN AS:**

CLEARION  
 LOTS 1-30, 1X, 9X, 15X, BLOCK 1; LOTS 1-13, 1X, BLOCK 2; LOTS 1-42, 1X, 41X, BLOCK 3;  
 LOTS 1-26, 7X, BLOCK 4; LOTS 1-30, 20X, BLOCK 5; LOTS 1-13, BLOCK 6;  
 LOTS 1-17, BLOCK 7; LOTS 1-38, BLOCK 8; LOTS 1-34, 26X, BLOCK 9

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 TH 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 CLEARION, 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 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.
- 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 OR 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.

<p>SCALE: 1" = 150'</p>	<p><b>OWNER</b></p> <p>SKORBURG ACQUISITIONS, LLC        8214 WESTCHESTER DR, STE 900        DALLAS, TX 75225        PHONE: 214-522-4945</p>	<p><b>DEVELOPER</b></p> <p>SKORBURG ACQUISITIONS, LLC        8214 WESTCHESTER DR, STE 900        DALLAS, TX 75225        PHONE: 214-522-4945</p>	<p><b>PLANNER / ENGINEER</b></p> <p><b>Westwood</b></p> <p>Phone (817) 562-3350 9800 Hillwood Parkway, Suite 250        Toll Free (888) 937-5150 Fort Worth, TX 76177        westwoodps.com</p> <p>Westwood Professional Services, Inc.        TBPLS FIRM REGISTRATION NO. F-11756        TBPLS FIRM REGISTRATION NO. 10074301</p>	<p>A PRELIMINARY PLAT</p> <p><b>CLEARION</b></p> <p>PLANNED DEVELOPMENT ZONING PD-CL        TOTAL ±81,706 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, &amp; THE J.B. WYNN SURVEY, ABSTRACT 1637        SITUATED WITHIN THE CITY LIMITS OF WILLOW PARK, PARKER COUNTY, TEXAS.</p> <p>241 RESIDENTIAL LOTS AND 9 OPEN SPACE/HOA LOTS        PREPARED APRIL 2026</p>
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