

CORRECTIONS LIST

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



Address The Bluffs 0000 Crown Rd, Willow Park, TX USA	Legal No legal information	Property Info No property information
--	--------------------------------------	---

Description The Bluffs at Willow Park - Platting for Upcoming Subdivision

CORRECTION / ADDED ON	DESCRIPTION	PRIORITY
Miscellaneous	Required: 46 Corrected: 0	
Title Block correction <i>By: Toni Fisher</i> <i>01/17/2025 at 9:40 AM</i> REQUIRED	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, TEX	Normal <div style="border: 2px solid blue; padding: 5px; text-align: center;"> Please see revised plat title block. </div>
Page 2 - Identify Block <i>By: Toni Fisher</i> <i>01/15/2025 at 1:28 PM</i> REQUIRED	Identify "Block 3" on Page 2 lots	Normal <div style="border: 2px solid blue; padding: 5px; text-align: center;"> Please see revised plat. Page 2 updated. </div>
Block/Lot Table <i>By: Toni Fisher</i> <i>01/15/2025 at 1:25 PM</i> REQUIRED	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.	Normal <div style="border: 2px solid blue; padding: 5px; text-align: center;"> Please see revised plat table and open spaces. </div>

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

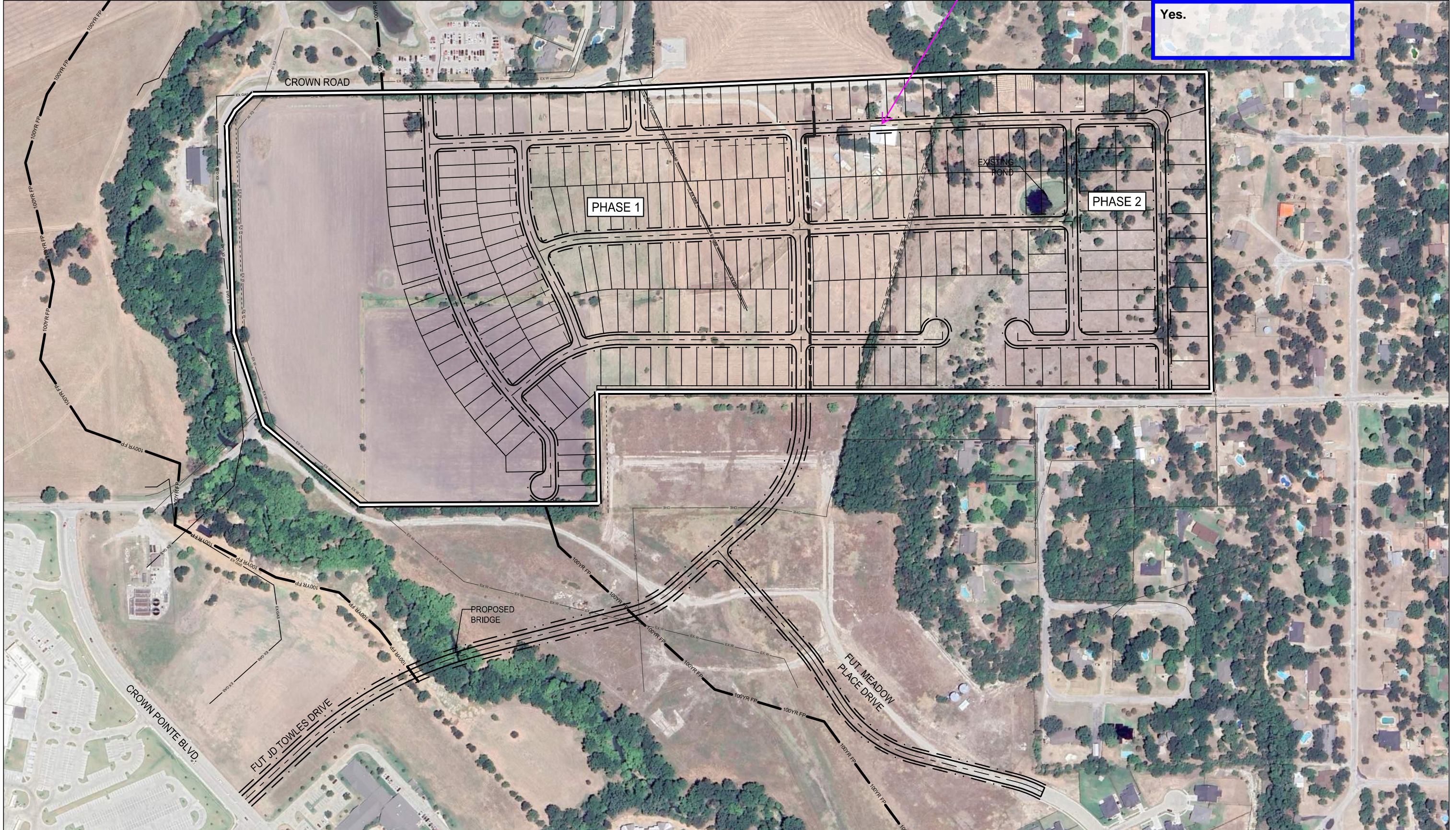
Streets will need to be named prior to approval.

Normal

Please provide attached.

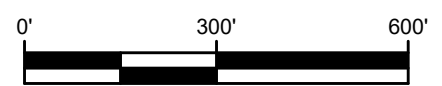
Permanent Structures - Aerial imagery shows several existing buildings on the lot. Will these buildings be removed?

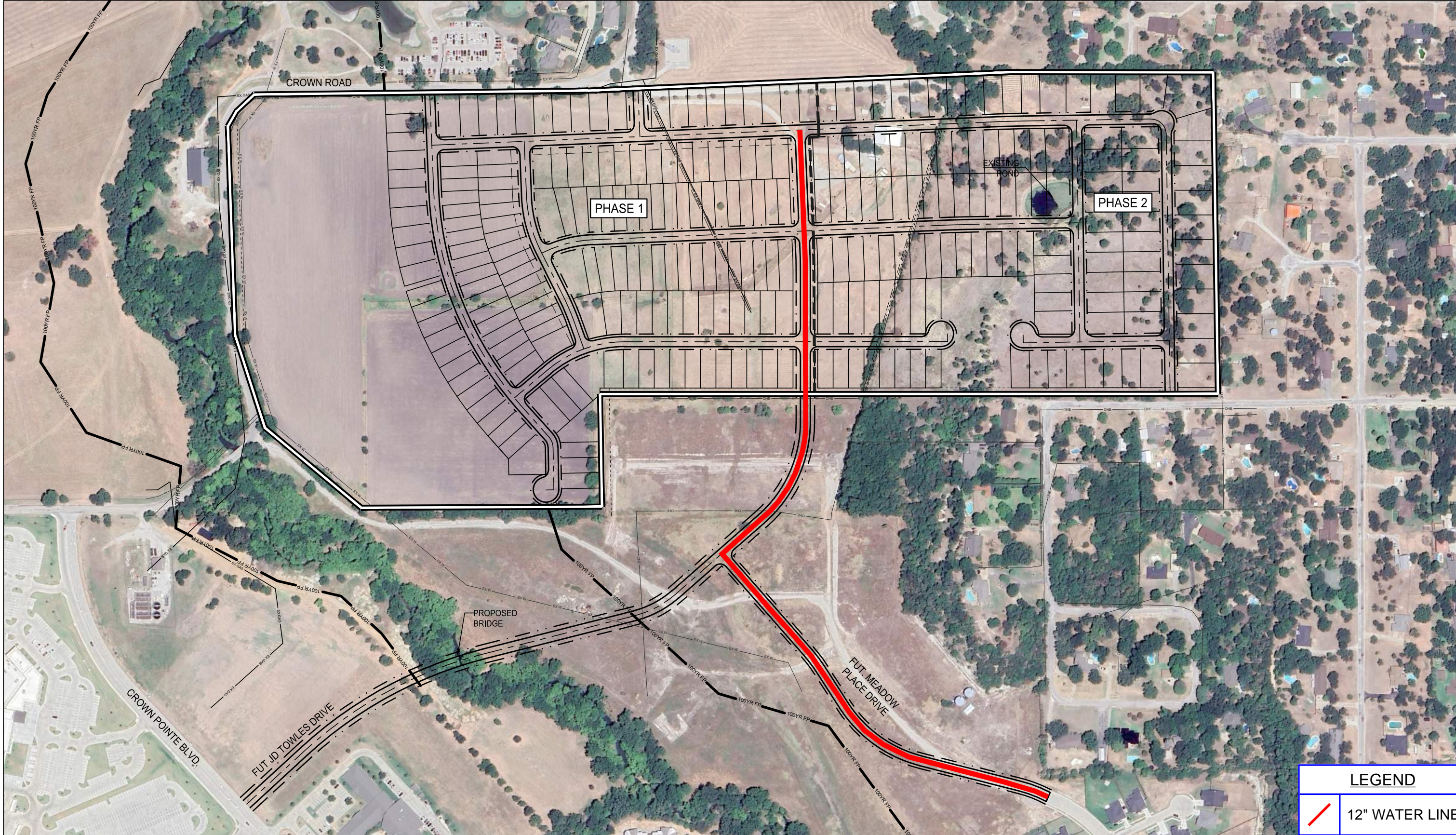
Yes.




BLUFFS AT WILLOW PARK
EXHIBIT B:

WILLOW PARK, TEXAS
OCTOBER 2024



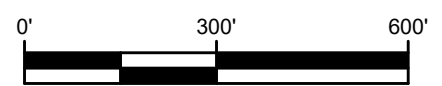


LEGEND	
	12" WATER LINE

Westwood

**BLUFFS AT WILLOW PARK
EXHIBIT C1: MAJOR WATER**

WILLOW PARK, TEXAS
OCTOBER 2024

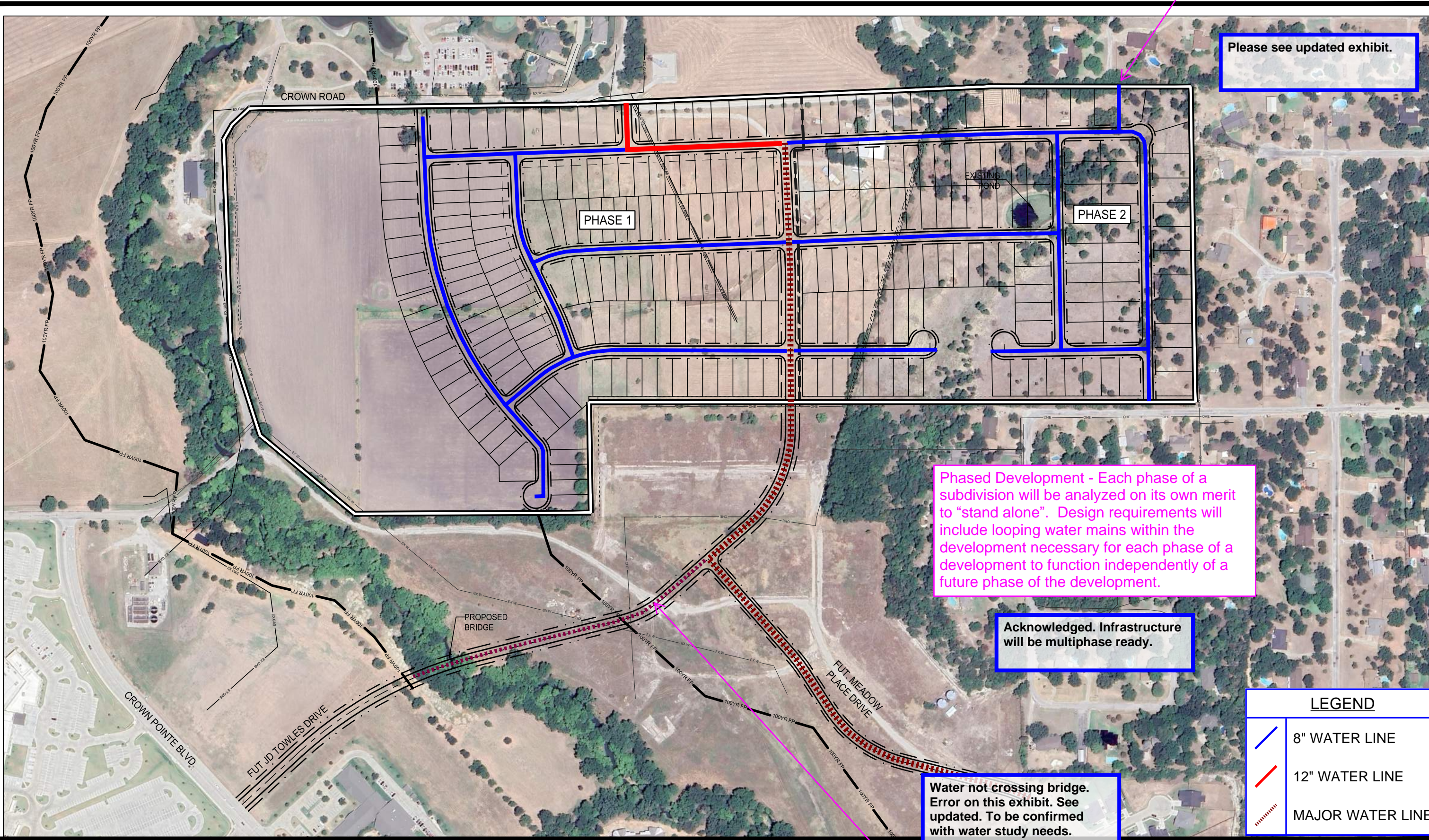


Plot Date/Time: 10/22/2024 3:24 PM

G:\TEMP\Bluffs at Willow Park\Bryson Willow Park Layout_6.28_2

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.

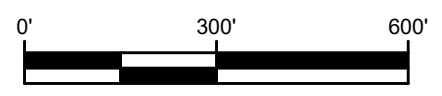
Show extension of the water line along future JD Towles

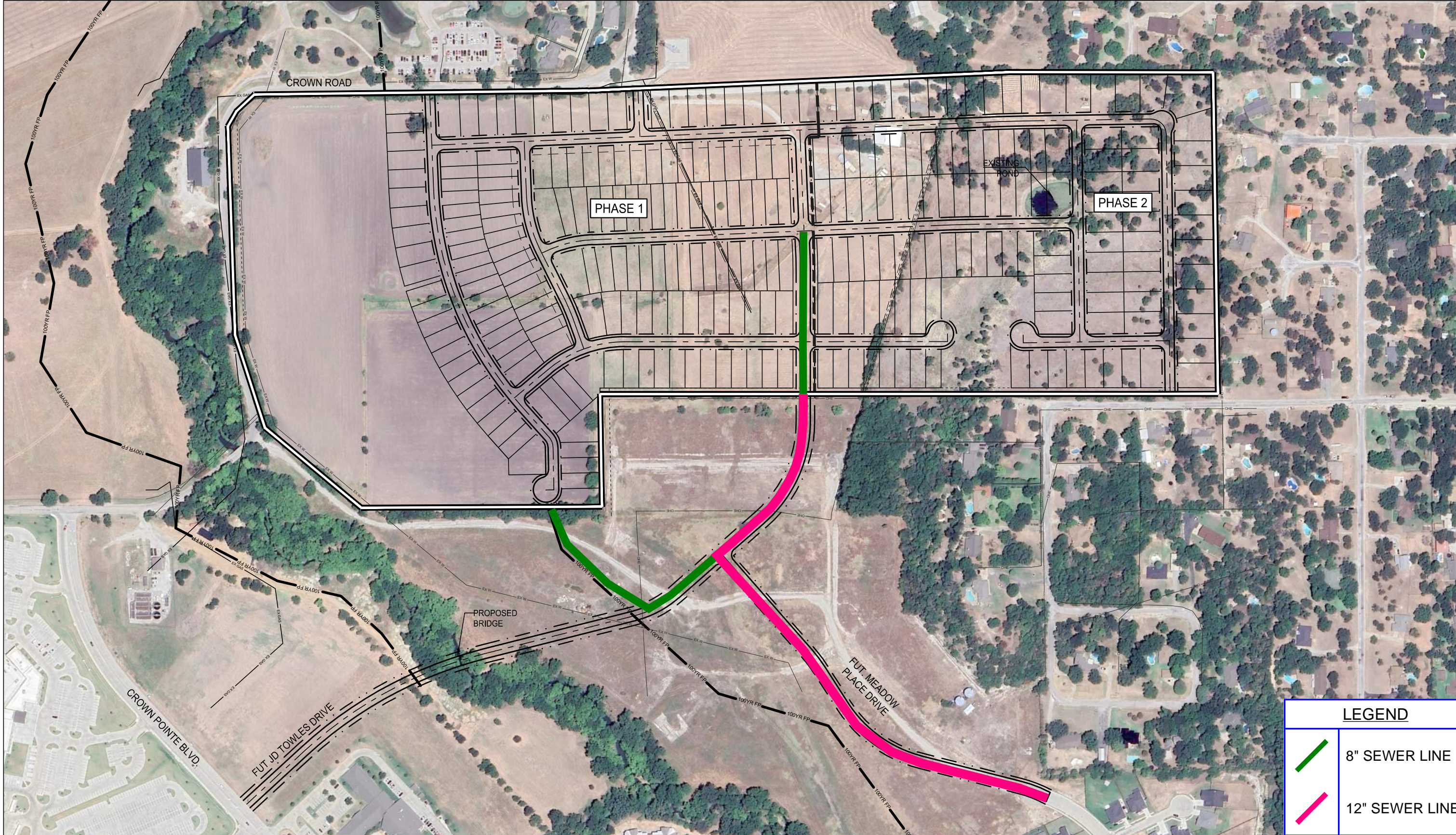
LEGEND	
	8" WATER LINE
	12" WATER LINE
	MAJOR WATER LINE



Westwood

BLUFFS AT WILLOW PARK EXHIBIT C2: SUBDIVISION WATER

WILLOW PARK, TEXAS
OCTOBER 2024



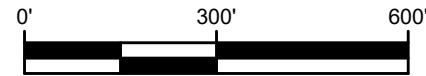


LEGEND	
	8" SEWER LINE
	12" SEWER LINE

Westwood

**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

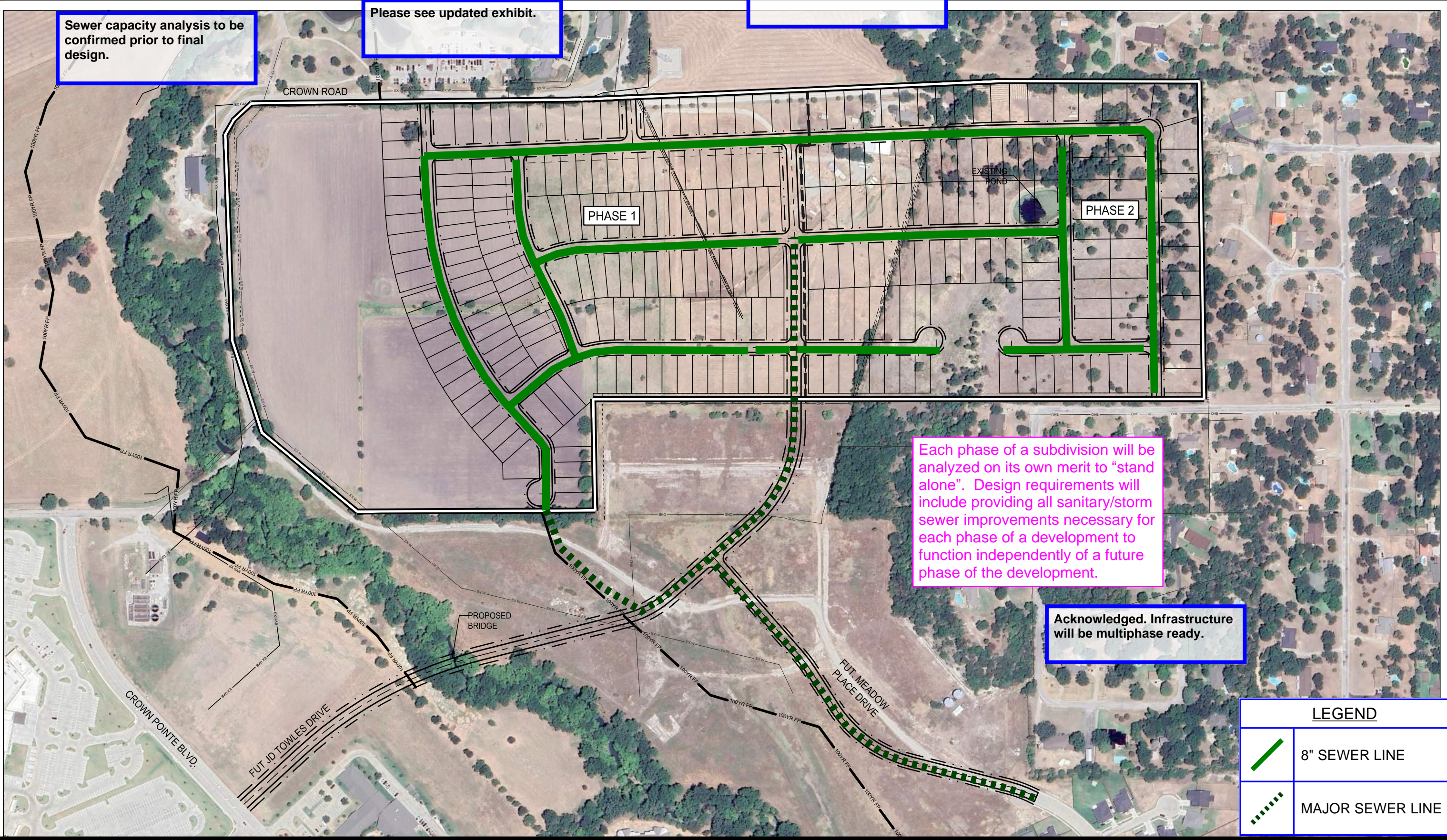
Please see updated exhibit.



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.

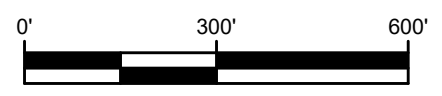


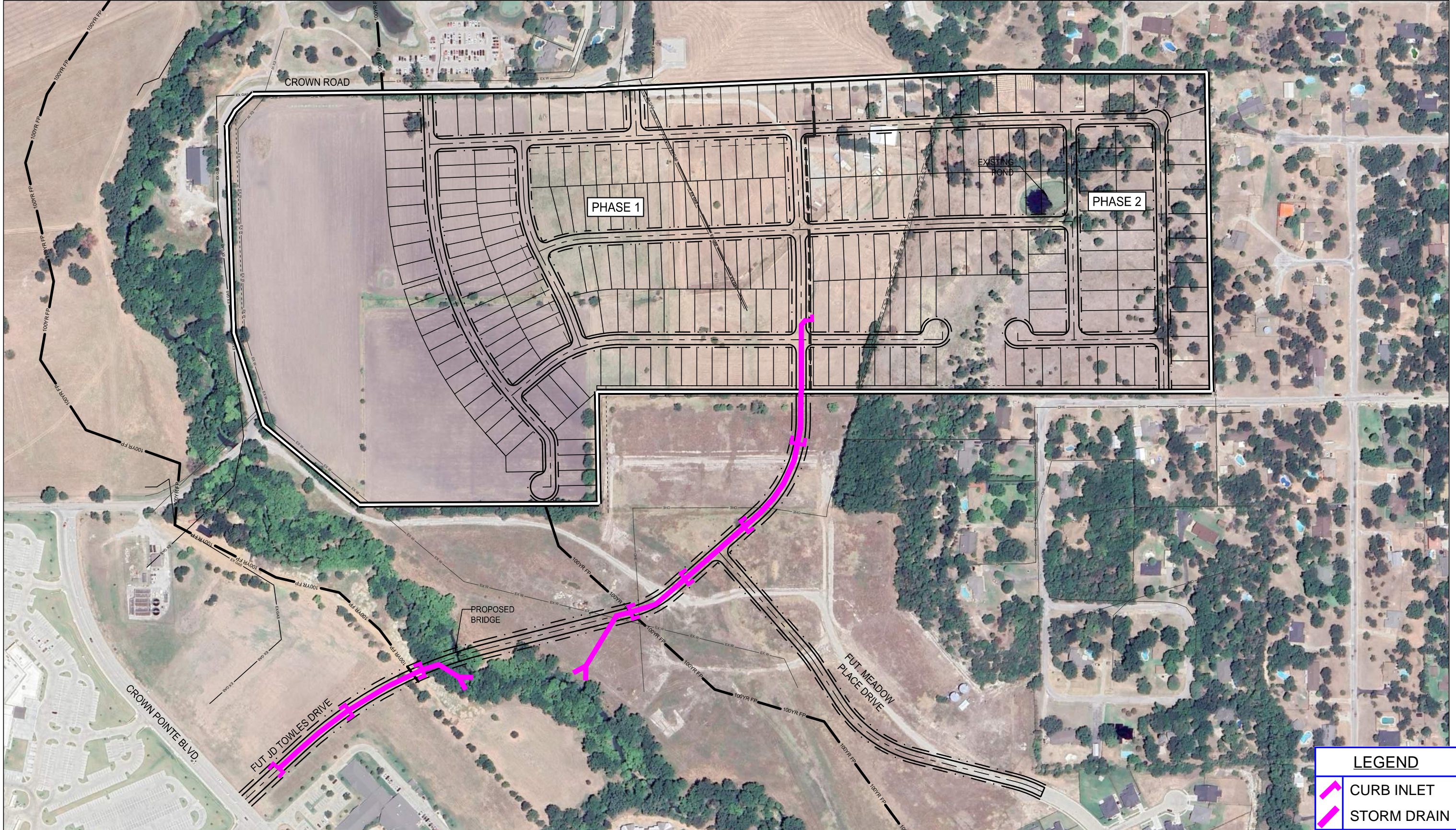
LEGEND	
	8" SEWER LINE
	MAJOR SEWER LINE



BLUFFS AT WILLOW PARK
EXHIBIT D2: SUBDIVISION SEWER

WILLOW PARK, TEXAS
OCTOBER 2024



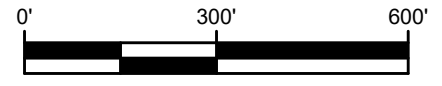


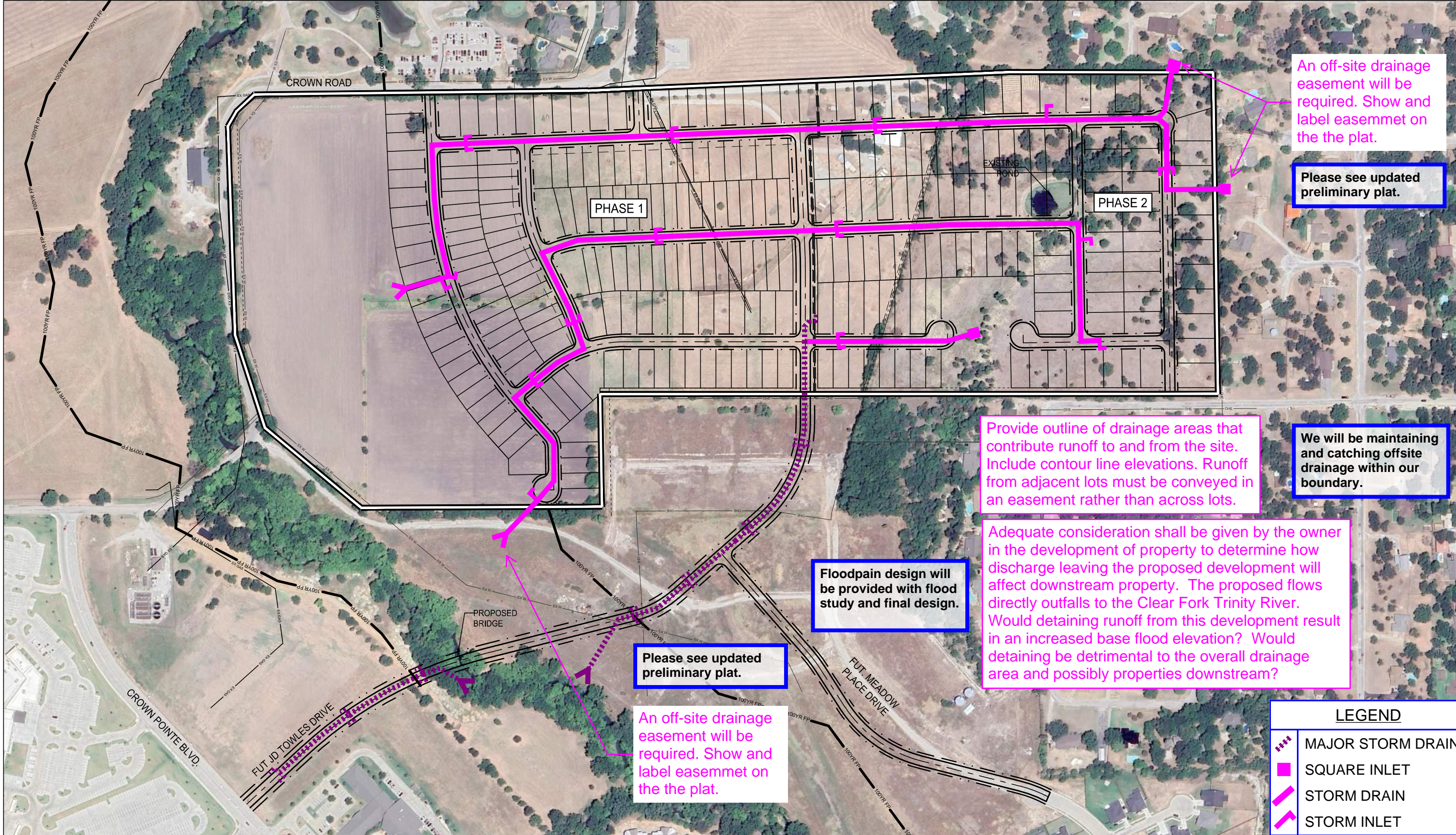
LEGEND	
	CURB INLET
	STORM DRAIN

Westwood

**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.

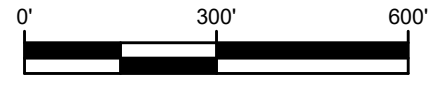
Adequate consideration shall be given by the owner in the development of property to determine how discharge leaving the proposed development will affect downstream property. The proposed flows directly outfalls to the Clear Fork Trinity River. Would detaining runoff from this development result in an 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

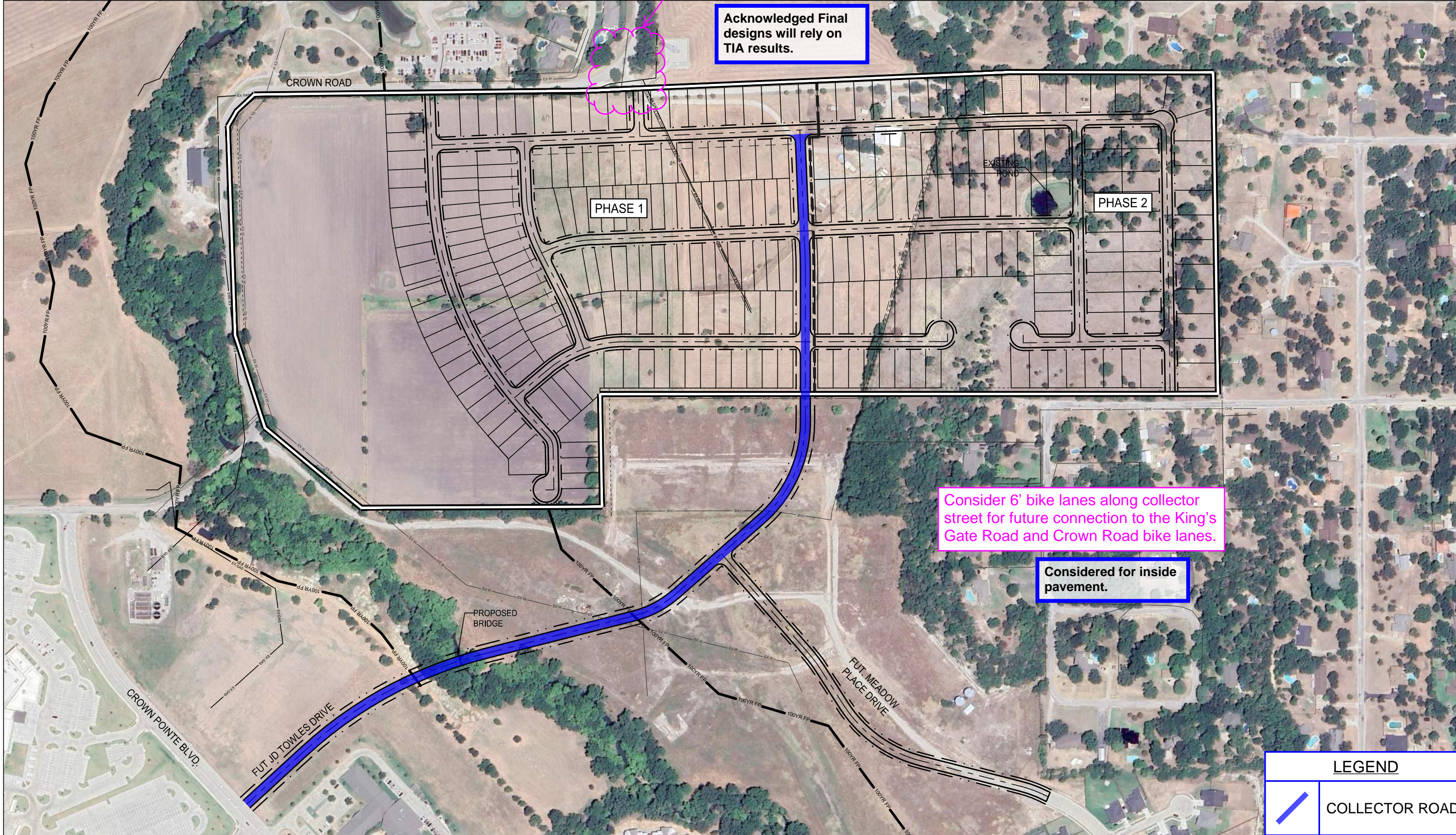


Street intersection improvements will be required.


Acknowledged Final designs will rely on TIA results.

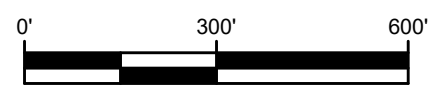
Consider 6' bike lanes along collector street for future connection to the King's Gate Road and Crown Road bike lanes.

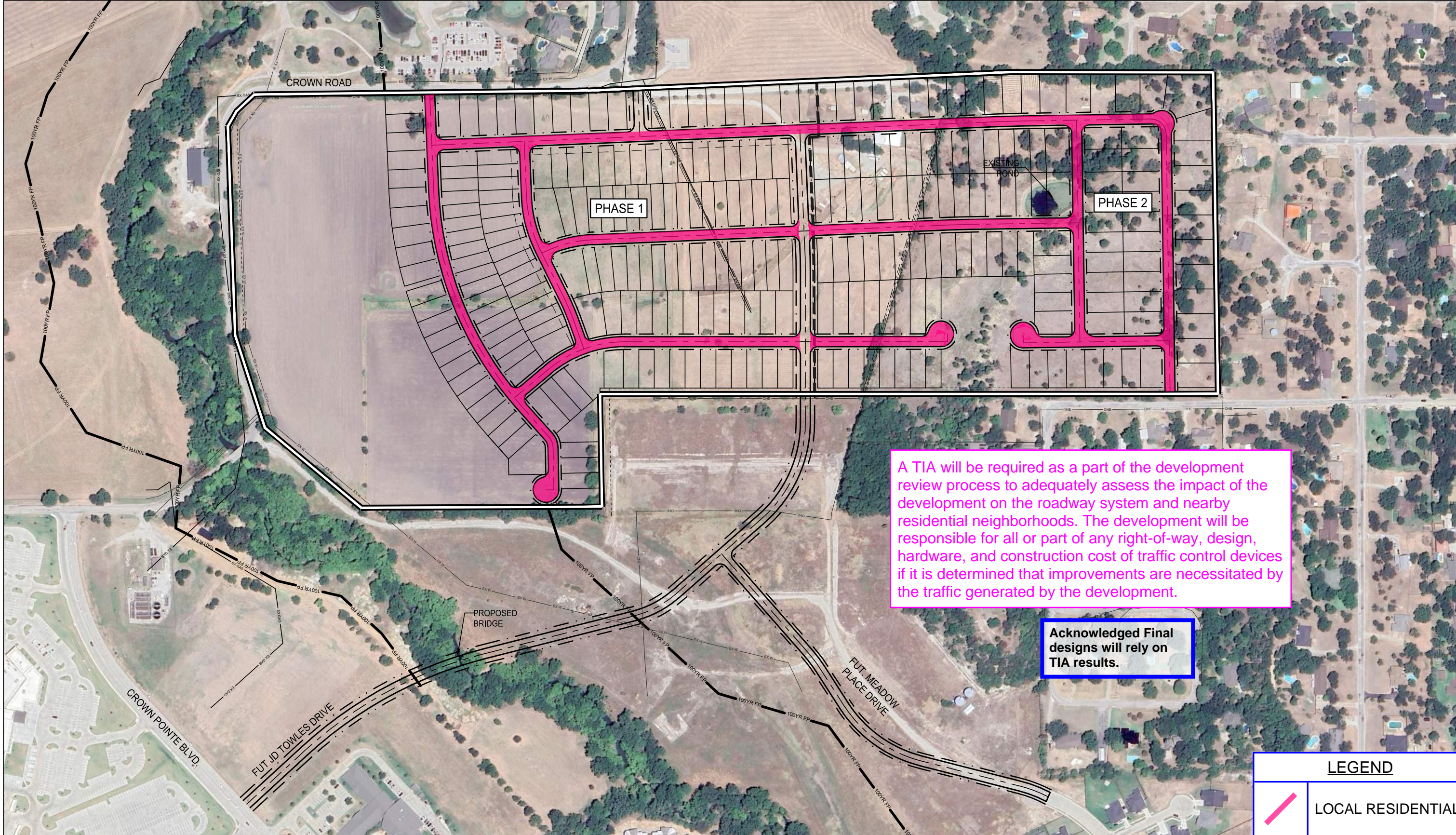
Considered for inside pavement.



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



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

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

Gretchen Vazquez REVIEWED 01/13/2025

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.

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 SCALE: 1" = 2,000'

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.
3. 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.

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 and BLOCK/LOT table

LAND USE SUMMARY table

THE RESERVES, PHASE II IS "PD-SWP" CURR ZONING: R-TH
Provide curve data table for all curves on the plat.

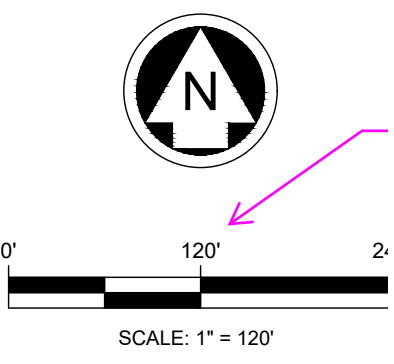
Now shown

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



OWNER
BURG ACQUISITIONS, LLC
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
Phone (817) 562-3350 9800 Hillwood Parkway, Suite 250
Toll Free (888) 937-5150 Fort Worth, TX 76177
westwoodps.com
Westwood Professional Services, Inc.
TBE 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 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

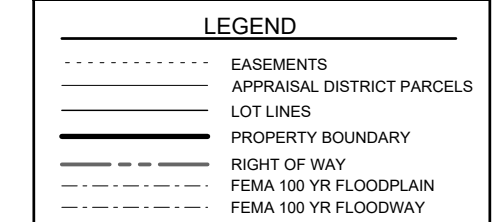
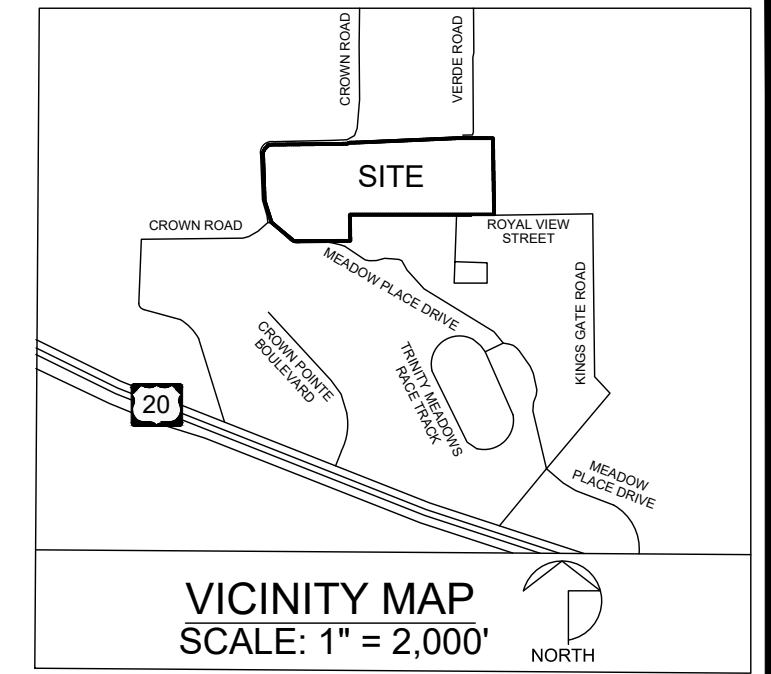
City Secretary

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 included on Final Plat

MATCHLINE SHEET 01



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,

Now shown

Label Royal View Court right-of-way width.

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 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.

Will be shown on the Final Plat

Include Floodplain Certificate.

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

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

Now shown

	<p>OWNER</p> <p>SKORBURG ACQUISITIONS, LLC 8214 WESTCHESTER DR, STE 900 DALLAS, TX 75225 PHONE: 214-522-4945</p>	<p>DEVELOPER</p> <p>SKORBURG COMPANY 8214 WESTCHESTER DR, STE 900 DALLAS, TX 75225 PHONE: 214-522-4945</p>	<p>PLANNER / ENGINEER</p> <p>Westwood</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. TBPE FIRM REGISTRATION NO. F-11755 TBPLS FIRM REGISTRATION NO. 10074301</p>	<p>A PRELIMINARY PLAT</p> <p>THE BLUFFS AT WILLOW PARK</p> <p>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.</p> <p>296 RESIDENTIAL LOTS PREPARED DECEMBER 2024</p>
--	---	---	---	--