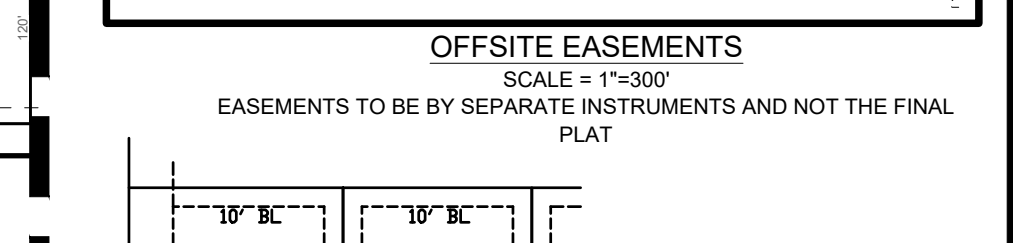
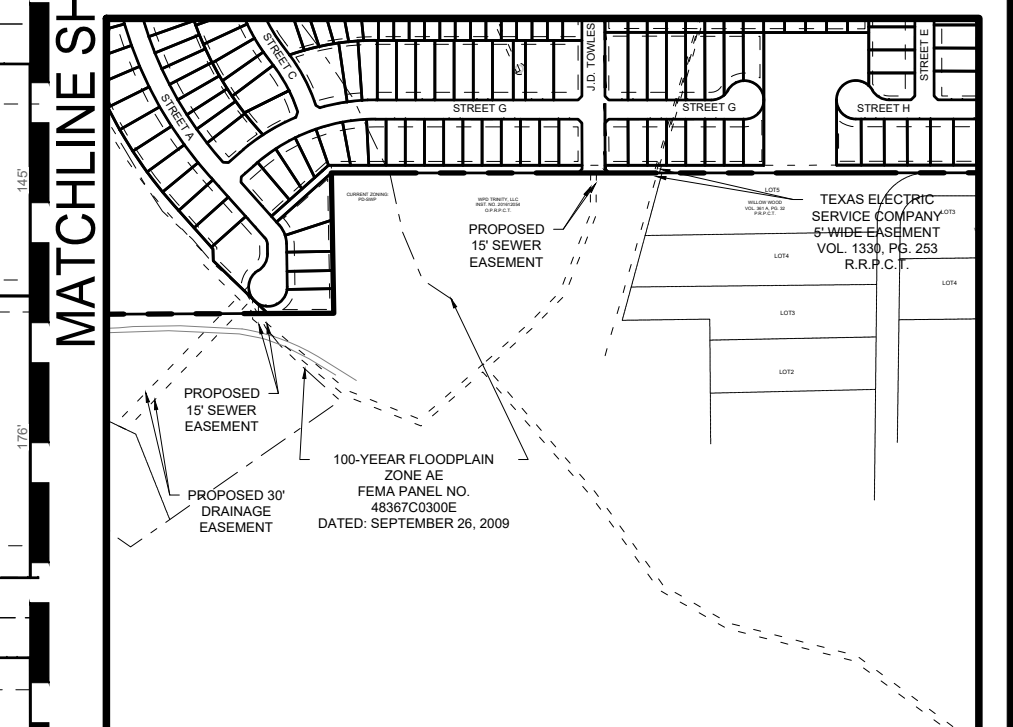


MATCHLINE SHEET 02



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

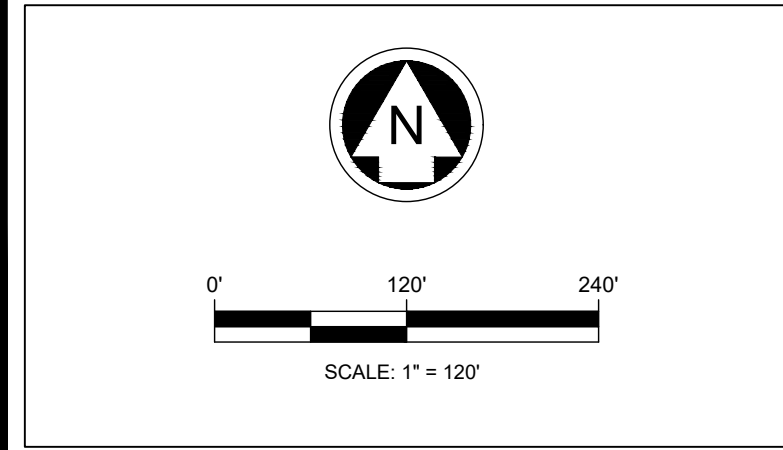
STREET TABLE	STREET	+/- LF
STREET A	1,389	
STREET B	3,277	
STREET C	737	
STREET D	869	
STREET E	740	
STREET F	1,775	
STREET G	1,430	
STREET H	490	

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

- 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.

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.



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
 TBPB FIRM REGISTRATION NO. 10074301

A PRELIMINARY PLAT

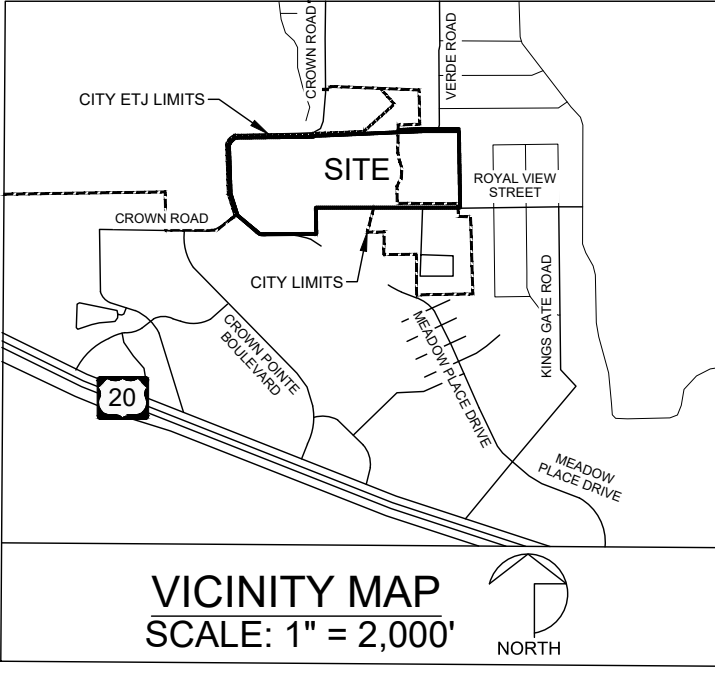
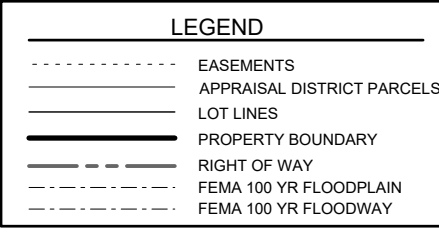
THE BLUFFS AT WILLOW PARK

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
C103	24.183	850.000	001.6351
C102	15.352	850.000	001.0348
C100	38.428	850.000	002.5903
C99	1.107	850.000	000.0746
C97	39.535	850.000	002.6649
C95	12.851	850.000	002.8662
C94	26.684	850.000	001.7987
C92	26.681	850.000	001.7985
C91	39.535	850.000	002.6649
C89	20.001	850.000	001.1754
C87	41.416	850.000	003.5060
C85	19.203	850.000	002.2005
C83	38.462	850.000	004.4074
C82	38.462	500.000	004.4074
C81	39.535	850.000	002.6649
C80	45.349	975.000	002.6649
C79	45.349	975.000	002.6649
C78	45.349	975.000	002.6649
C77	45.349	975.000	002.6649
C76	46.941	975.000	002.7580
C75	14.415	975.000	000.8471



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: 6957851.58 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" E, (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°20'53" E, (N 89°21'18" E, RECORD) A DISTANCE OF 1081.22 FEET (1080.89 FEET, RECORD) TO AN 8" METAL POST FOUND;

N 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,

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 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.

ROYAL VIEW COURT
60' RIGHT-OF-WAY

WILLOW WOOD
VOL. 361 A, PG. 32
P.R.P.C.T.

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.

<p>SCALE: 1" = 120'</p>	<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 ACQUISITIONS, LLC 8214 WESTCHESTER DR, STE 900 DALLAS, TX 75225 PHONE: 214-522-4945</p>	<p>PLANNER / ENGINEER</p> <p>Westwood 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. TBPB FIRM REGISTRATION NO. 117756 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 EXTRATERRITORIAL JURISDICTION OF THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS.</p> <p>293 RESIDENTIAL LOTS PREPARED DECEMBER 2024</p>
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