

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
- IRF = 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 LOT BUILDING SETBACKS

10' BL	10' BL	10' BL	10' BL
5' BL	5' BL	5' BL	5' BL
20' BL	20' BL	20' BL	20' BL

TYPICAL MINIMUM LOT DIMENSIONS

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

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	2,812
MAGE STREET	1,273
GALLOP ROAD	893
MONARCH ROAD	2,296
ROYAL CREST LANE	1,440
J.D. TOWLES ROAD	880
SADDLE RIDGE ROAD	615
OMAHA COURT	901

BLOCK/LOT

BLOCK	LOTS
BLOCK 1	1-30, 1X, 9X, 15X
BLOCK 2	1-13, 1X
BLOCK 3	1-42, 1X, 74X
BLOCK 4	1-26, 7X
BLOCK 5	1-30, 20X
BLOCK 6	1-13
BLOCK 7	1-17
BLOCK 8	1-38
BLOCK 9	1-32, 55X

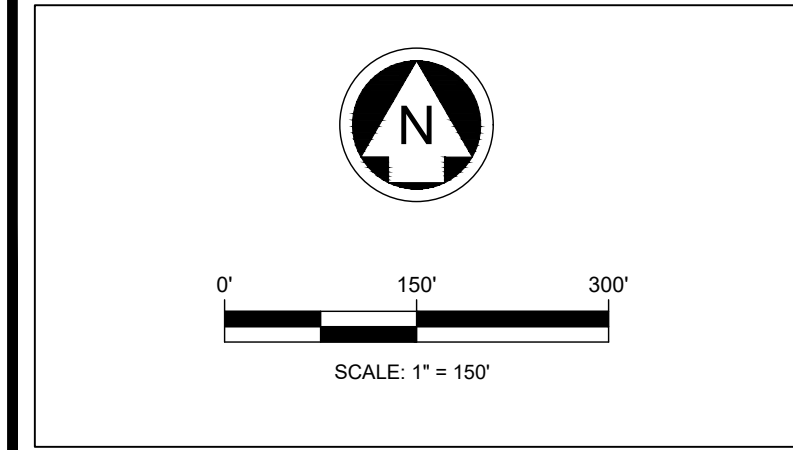
HOA SUMMARY

BLOCK	LOTS
BLOCK 1	1X, 9X, 15X
BLOCK 2	2X
BLOCK 3	1X, 74X
BLOCK 4	7X
BLOCK 5	20X
BLOCK 9	55X

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

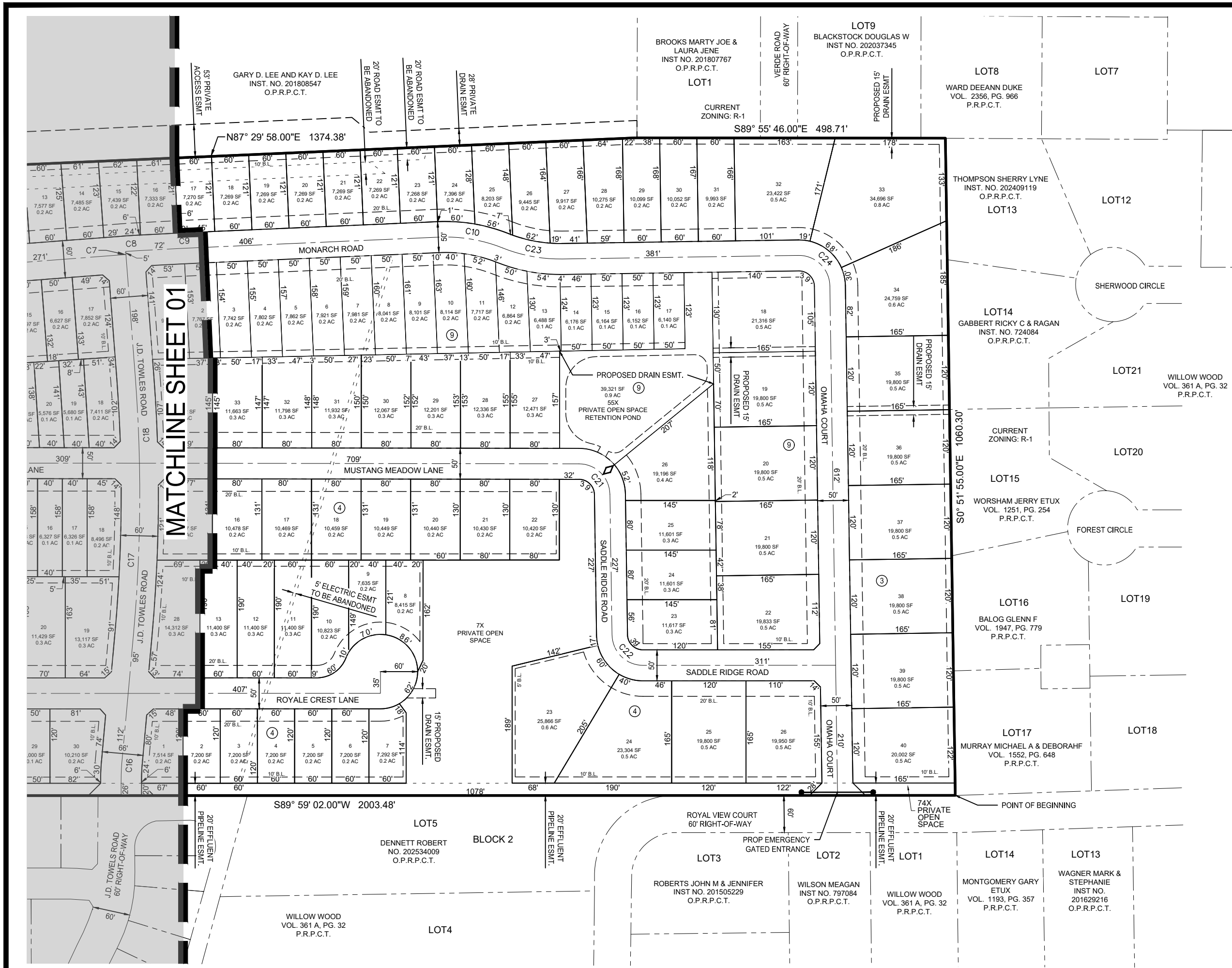
Westwood Professional Services, Inc.
TBE FIRM REGISTRATION NO. F-11755
TBPLS FIRM REGISTRATION NO. 10074301

A PRELIMINARY PLAT

CLEARION

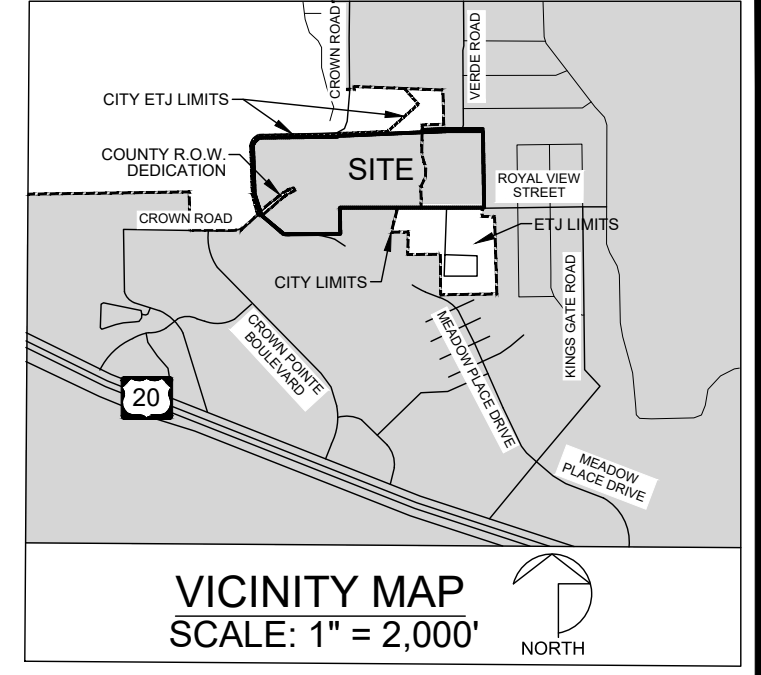
EXISTING "R-1" ZONING
TOTAL 482.37 GROSS ACRES OF LAND
SITUATED IN THE A. MCCARVER SURVEY, ABSTRACT 910, THE W. FRANKLIN SURVEY, ABSTRACT NUMBER 468, THE M.M. EDWARDS SURVEY, ABSTRACT 1955, & THE J.B. WYNN SURVEY, ABSTRACT 1637 SITUATED WITHIN THE CITY LIMITS OF WILLOW PARK, PARKER COUNTY, TEXAS.

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



CURVE TABLE					
CURVE #	CHORD DIRECTION	CHORD	LENGTH	RADIUS	DELTA
C1	N21° 23' 34.62"W	34.85	35.60	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' 23.26"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' 58.80"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 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: 6957881.69 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 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 AND SAID WPD TRINITY, LLC, TRACT, BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID WPD TRINITY, LLC, TRACT:

THENCE S 00°58'47" E, (S 00°10'10"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 FOUND AT THE MOST SOUTHERLY SOUTHWEST 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°20'53" 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 118.84 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 SOUTHEAST 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;

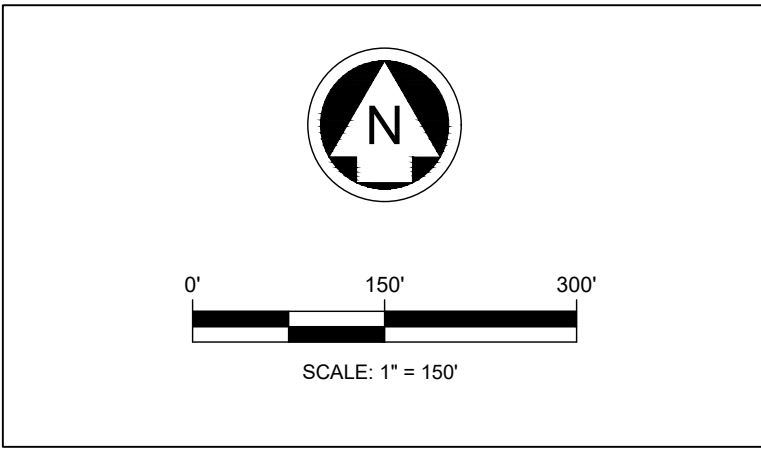
TO BE KNOWN AS:
 CLEARION
 LOTS 1-51, 1X, 2X, 18X, 34X, BLOCK 1; LOTS 1-39, 39X, BLOCK 2; LOTS 1-31, 8X, BLOCK 3;
 LOTS 1-38, BLOCK 4; LOTS 1-30, BLOCK 5; LOTS 1-22, BLOCK 6;
 LOTS 1-31, 21X, BLOCK 7; LOTS 1-42, 19X, BLOCK 8

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 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:
 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 ANYONE.
 6. 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
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PLANNER / ENGINEER
Westwood
 Phone (817) 562-3350 9800 Hillwood Parkway, Suite 250
 Toll Free (888) 937-5150 Fort Worth, TX 76177
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 Westwood Professional Services, Inc.
 TBPL FIRM REGISTRATION NO. F-11756

A PRELIMINARY PLAT
CLEARION
 EXISTING "R-1" ZONING
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