








**Willow Park**  
TEXAS

## FREQUENTLY ASKED QUESTIONS

**Question:** What does the concept plan look like for Clearion, how many lots are there and what are the lot sizes proposed?

**Answer:** Please see below.



LOT SIZE	# OF LOTS
 COTTAGE HOMESITES (MIN. 5,000 SF)	70
 EXECUTIVE HOMESITES (MIN. 6,000 SF)	69
 ESTATE HOMESITES (MIN. 7,200 SF)	66
 SIGNATURE HOMESITES (MIN. 10,400 SF)	20
 LUXURY HOMESITES (MIN. 19,800 SF)	19
TOTAL	244

**Question:** Has the City of Willow Park already approved the rezoning for what you are proposing?

**Answer:** No. Of the approximately 82 acres proposed for the project, about 62 acres are currently located outside the city limits and must be annexed before any rezoning can occur. As part of a Developer's Agreement to be finalized with the City Council, the developer will seek voluntary annexation of the 62 acres and concurrently request Planned Development (PD) zoning for the entire 82-acre site. The proposed PD zoning would allow for a variety of lot sizes - as shown above - from a minimum of 5,000 square feet near the planned park area on the west side, to larger lots of approximately ½ acre on the east side adjacent to existing Willow Wood residents.

**Question:** Why are there many different lot sizes?

**Answer:** Offering a variety of lot sizes enables us to create a community that caters to a diverse range of homebuyers—from first-time buyers and growing families to those seeking more spacious, upscale homes. This thoughtful mix supports long-term neighborhood stability and broad market appeal. Home prices are expected to range from the mid-\$400,000s to over \$1 million, depending on lot size, home design, and location within the community.

**Question:** Have you considered subdividing the entire property into one-acre lots?

**Answer:** We know that nearby neighborhoods like Squaw Creek and Willow Wood, to the north and northeast, are made up of one-acre or larger lots. We've spent time meeting with residents from these communities and listening to their concerns, and we've made real changes to our plan in response.

In the updated design for Clearion, the largest lots—nearly half an acre—will be situated adjacent to existing homes in Squaw Creek and Willow Wood. From there, lot sizes will gradually decrease, but none will be smaller than 5,000 square feet. This creates a natural transition and ensures that the lots west of the future JD Towles extension are similar in size to those in the Reserves at Trinity subdivision to the south.

Making every lot an acre or more would push home prices far out of reach for many families and reduce the variety of housing types the community needs. Like much of the country, Willow Park is facing a growing challenge with housing affordability. Many young families and first-time buyers are finding it harder than ever to move from renting to owning a home.

Clearion is designed to address this by offering a thoughtful mix of lot sizes and home types, so we can provide high-quality housing at a range of price points. And while some lots will be smaller, home values in Clearion are projected to match — and in most cases exceed — the higher end of prices in Squaw Creek and Willow Wood.

**Question:** Do you have representative photos of what the homes might look like on the various lot sizes?

**Answer:** Yes, please see below:

*Representative Cottage Homesites – High Quality, Unique Product*



*Representative Executive and Estate Homesites*



*Representative Signature and Luxury Homesites*



**Question:** Are the Cottage Lots intended for apartments, townhomes, or rental housing?

**Answer:** No. The Cottage Lots are not designed for apartments, attached townhomes, or rental-only housing. These are thoughtfully designed, single-family detached homes that will be sold to individual homeowners, with starting prices in the low \$400,000s. While they offer the charm and efficiency often associated with townhomes, each home stands alone—providing privacy, ownership, and ease of



maintenance. This product has been successfully introduced in several communities across DFW and has proven especially popular with working families, young professionals, and seniors looking to downsize without sacrificing quality.

**Question:** Will there be an entry point allowing access to Royal View Lane and the Willow Wood community?

**Answer:** No. An electronic emergency access gate will be installed at Royal View Drive, with access restricted solely to emergency personnel and controlled by the City. Residents of Clearion will not be able to enter or exit the community through this point.

**Question:** Does the Concept Plan take into consideration the existing vertical bluff on the east side of the property?

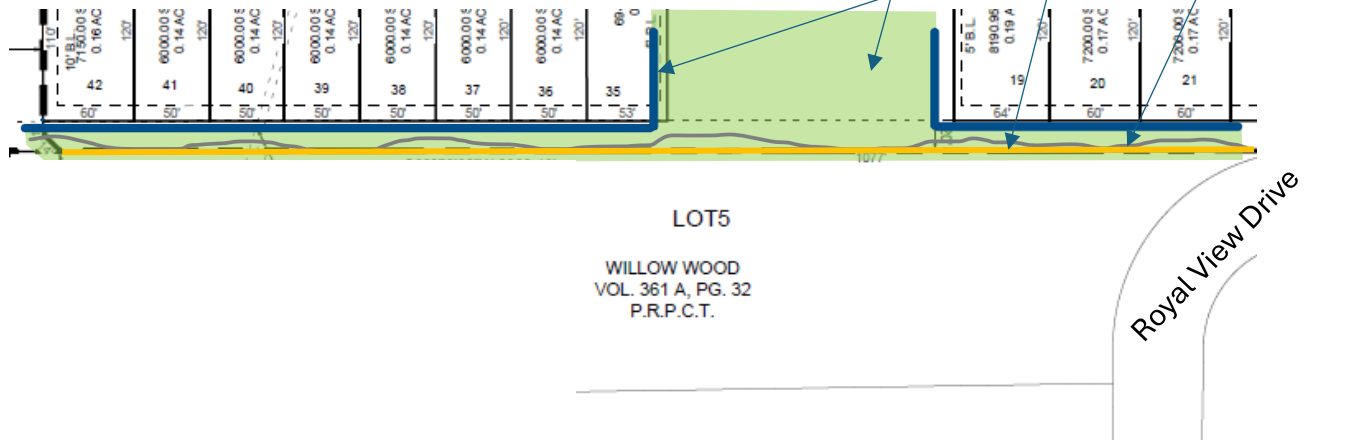
**Answer:** As shown in the diagram to the right, the developer has thoughtfully accounted for the existing vertical bluff by designating a large green space over that area, preserving its natural character and integrating it into the overall community plan.



**Question:** What type of fence, wall, or barrier will be built on the south side of the property between Clearion and Royal View Lane?

**Answer:**

- There will be a 20' landscaped buffer along the property line
- The builders, at the time of home construction, will install a 6' cedar privacy fence.
- There will be a walking trail within the 20' landscape buffer accessible by all
- We will install a 4' decorative metal fence on the south property line.



**Question:** What is the anticipated construction timeline for the project?

**Answer:** Infrastructure improvements, including water, sewer, and streets, are expected to take approximately 15 to 18 months to complete. Once that phase is complete, home construction will begin and is projected to continue for approximately four additional years until the community is fully developed. Barring any major market disruptions, the entire development process—from initial infrastructure work to completion of the last home—is expected to span about 5 years.

**Question:** Will there be a homeowner's association?

**Answer:** Yes. A mandatory homeowners association will ensure the long-term care of open space, common areas, trails, and entry features, while upholding design standards that protect property values and contribute to the neighborhood's unified identity.

**Question:** What amenities are being planned for Clearion?

**Answer:** The developer plans to dedicate approximately 16.5 acres of parkland to the city as an extension of **Kings Gate Park**. In addition, the project will include roughly 6,000 linear feet of hike and bike trails, with about 3,900 feet located within the public park area. The trail within the public park will feature a 10-foot-wide concrete trail alongside a parallel dirt path for bikes. The developer will also construct a permanent restroom facility and a paved parking area within the dedicated parkland to enhance accessibility and usability for the public.

**Question:** We've heard there will be some improvements to Crown Road. What will that entail?

**Answer:** The primary improvements will involve coordination with Parker County to **widen the existing Crown Road** bridge and construct a T-intersection where Crown Road meets the new east-west road that will pass through Clearion's dedicated parkland and install appropriate traffic control signage at the new intersection.

These enhancements are intended to address and improve safety at the existing hazardous S-curve in this area.



**Question:** Are there any city incentives being offered on this project?

**Answer:** **No. The developer is not seeking any financial incentives from the City,** such as participation in a Tax Increment Reinvestment Zone (TIRZ) or the formation of a Public Improvement District (PID). **All major infrastructure improvements will be funded entirely by the developer, without City contribution.** Additionally, all applicable water and sewer impact fees for single-family homes, as outlined in the City's ordinance, will be paid at the time building permits are issued.

**Question:** What are the key benefits of Clearion to the City of Willow Park and its residents?

**Answer:** Clearion will bring significant long-term benefits to the City of Willow Park. The addition of 240+ new homes will attract new families, helping to boost local commerce by increasing activity at the Shops at Willow Park and other nearby retail and commercial centers—supporting both existing and future businesses.

Economically, the community is projected to generate substantial annual property tax revenue once fully built out, based on an estimated total assessed value of approximately \$156 million. These funds will help support essential city services—such as public safety, infrastructure, and parks—providing broad benefits for all Willow Park residents.

Lot Type	# of Lots	Exp. Avg. Value	Aggregate Values
Cottage	70	\$460,000	\$32,200,000
Executive	69	\$610,000	\$42,090,000
Estate	66	\$700,000	\$46,200,000
Signature	20	\$815,000	\$16,300,000
Luxury	19	\$1,000,000	\$19,000,000
Total Projected Value at Build-Out:			\$155,790,000
Projected Annual City Tax Revenue at Build-Out:			\$673,863

*Based on proposed rate of .432546 per \$100 of assessed property value*



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