



**Memorandum of Understanding (“MOU”) outlining the vision and details to be included in the Development Agreement for Clearion, a proposed master-planned community to be annexed into the City of Willow Park.**

### **Introduction**

On behalf of our development team — Skorburg Development Company and Brothers in Christ Properties — We are pleased to present the vision for **Clearion**, a thoughtfully designed master-planned community embodying the shared commitment to responsible growth, long-term community value, and high-quality development.

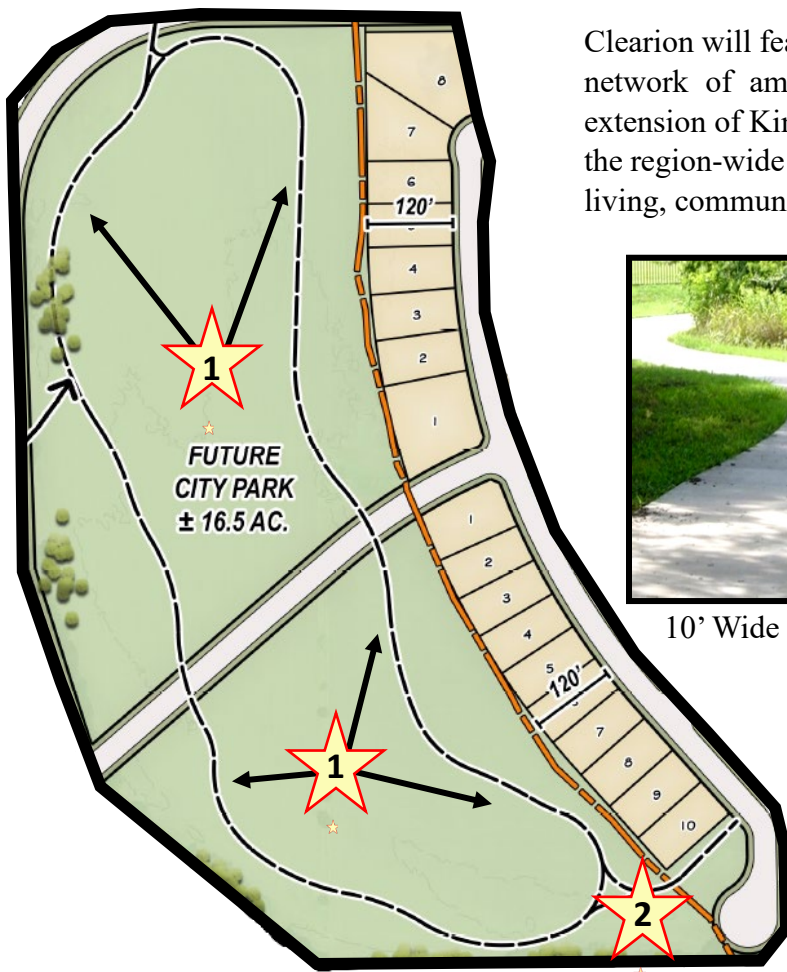
This proposal reflects a collaborative effort to deliver a neighborhood that aligns with the City of Willow Park’s goals for sustainable development, economic vitality, and preservation of community character. In shaping this vision, we have been mindful of the concerns of surrounding property owners, with the intent of creating a community that respects its neighbors, complements existing development, and enhances the area as a whole.

We believe Clearion will contribute meaningfully to the city’s future by supporting infrastructure expansion, enriching public amenities, and enhancing the quality of life for both new and existing residents. We look forward to partnering with the City of Willow Park to bring this vision to reality and ensure Clearion becomes a lasting source of pride for the entire community.

### **Vision for Clearion.**

Clearion is envisioned as a sustainable, master-planned community that will complement and enhance Willow Park through thoughtful design and responsible growth. Consisting of approximately 82 acres, Clearion will offer a vibrant, enduring neighborhood that integrates seamlessly with its surroundings and preserves the natural character of the area.





Clearion will feature traditional neighborhood design enriched by a robust network of amenities, including a nearly 17-acre public park (as an extension of King's Gate Park), internal walking trails, and connections to the region-wide bike and trail system. These amenities will promote active living, community engagement, and environmental stewardship.

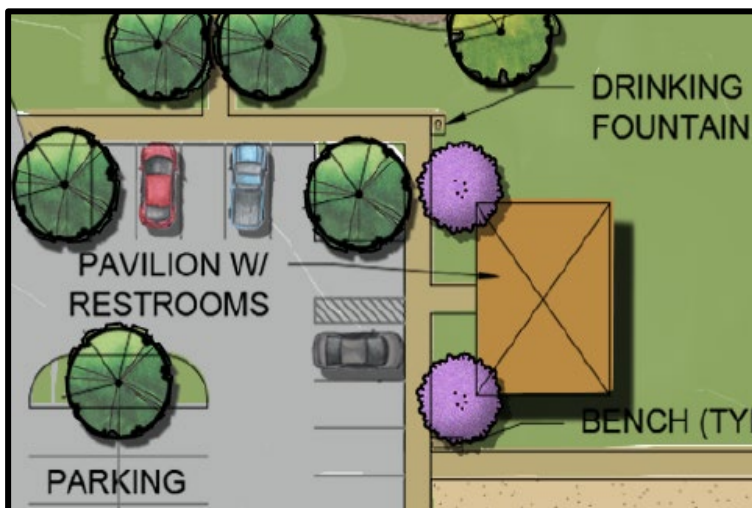


10' Wide Concrete Trail Section



With meandering dirt trail adjacent

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.








A permanent restroom facility and parking area will be constructed as part of the project.





The community will provide a variety of lot sizes — from cottage homesites to luxury estates — supporting a diverse mix of high-quality housing options and price points to meet the needs of Willow Park’s growing and varied population. The addition of more than 244 new homes will help sustain the city’s economic vitality by supporting growth at the Shops at Willow Park and surrounding commercial districts.

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

*Representative Cottage Homesites – High Quality, Unique Product*



*Representative Executive and Estate Homesites*



*Representative Signature and Luxury Homesites*





As shown below, Clearion will have cohesive branding — including the opportunity for distinct enclaves such as The Heights at Clearion — which will further strengthen its sense of place.



Together, these elements position Clearion as a model of high-quality, well-integrated development that will contribute positively to the future of Willow Park

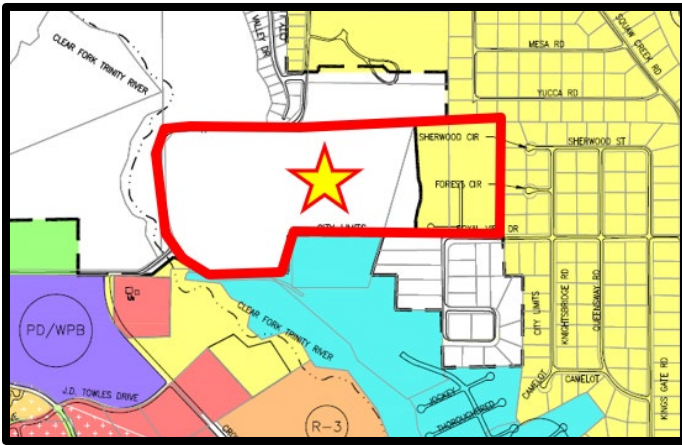
**Project Concept Plan Overview:**



## **Project Details:**

### **Project Acreage and Location**

- The proposed Clearion masterplan encompasses approximately 82.4 acres, consisting of +/- 20.31 acres located within the city limits of Willow Park and the remaining +/- 62.09 acres situated in Willow Park's Extra Territorial Jurisdiction ("ETJ"). The site is bordered by Crown Road and the Clear Fork Trinity River to the west, Crown Road and the Oeste Ranch Golf Course to the north and northwest, and additional Willow Park ETJ property and R-1 Single Family Residential to the northeast. South of the property is a future phase of The Reserves at Trinity single-family community.



### **Homesite Mix and Sizes**

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 Project Homesites.....244**

### **Design Guidelines**

- Maximum Coverage (all homesites) - 65%
- Garages: All homes will include, at a minimum, a two (2) car garage
- Driveways
  - Min 20' garage setbacks on all homesites
  - Driveway width must accommodate two (2) vehicles parked side by side

- Minimum Building Setbacks (all homesites):
  - Front Yard: 20' \*
  - Rear Yard: 10'
  - Side Yard: 5'
  - Corner Side Yard (adjacent to street): 10'

\* Porches may encroach upon the front yard setback a maximum of 5'
- Minimum New Home Square Footage Chart

<b>Homesite Category</b>	<b>Minimum Home Square Footage</b>
Cottage Homesites	1,800 SF
Executive Homesites	1,850 SF
Estate Homesites	2,000 SF
Signature Homesites	2,000 SF
Luxury Homesites	2,200 SF

- Max building height / stories – two (2) stories with a max of 36'
- Masonry Requirements:
  - Minimum of 85% overall masonry (exclusive of openings, insets, protrusions or areas under covered porches). Masonry includes brick, stone, stucco or cementitious siding.
- Roof Pitch/Material
  - Minimum of 8:12 excluding porches, patios and dormers unless approved by ACC.
  - Minimum 30-year architectural style shingles, complimentary to home color palate and approved by ACC.
- Anti-Monotony
  - Floorplan – no same floorplan may be repeated on adjacent homesites or directly across the street.
  - Floorplan and Elevation – the same floorplan and elevation shall be separated by no fewer than two (2) homesites on the same side of the street or directly across and adjacent homesites on opposite side of the street.

### **Minimum Landscape and Irrigation Requirements**

- Residential, perimeter walls, parkways, right-of-way, parks, and amenity areas shall be provided with vertical landscaping and irrigation systems. A conceptual landscape & hardscape plan will be submitted with the PD Zoning application and a detailed landscape plan will be required and submitted with the civil plans.



- All single-family homesites shall contain a minimum of two shade trees per dwelling, spaced appropriately, in the front yard or along the parkway with the exception of the Cottage homesites which shall contain a minimum of one shade tree per dwelling.
- At least 5% of the front yard shall be landscaped with ornamental grasses, flora, shrubs, bushes, and/or trees.
- Street trees shall be at least six feet (6') in height and three-inch (3") caliper.

### **Public Park**

- Approximately 16.5 acres on the westernmost portion of the property
- Passive amenities shall adhere with the common theme established in the Kings Gate Park precedent imagery. Contemplated improvements include:
  - (1) Cabana or other shade/picnic pavilion;
  - (2) Pedestrian connections to community park amenities;
  - (3) Seating (individual seats, benches and/or gliders);
  - (4) Trash receptacles;
  - (5) Pet waste stations; and
  - (6) Wayfinding and trail signage

SHADE STRUCTURES



WILDFLOWER MEADOWS



WAYFINDING

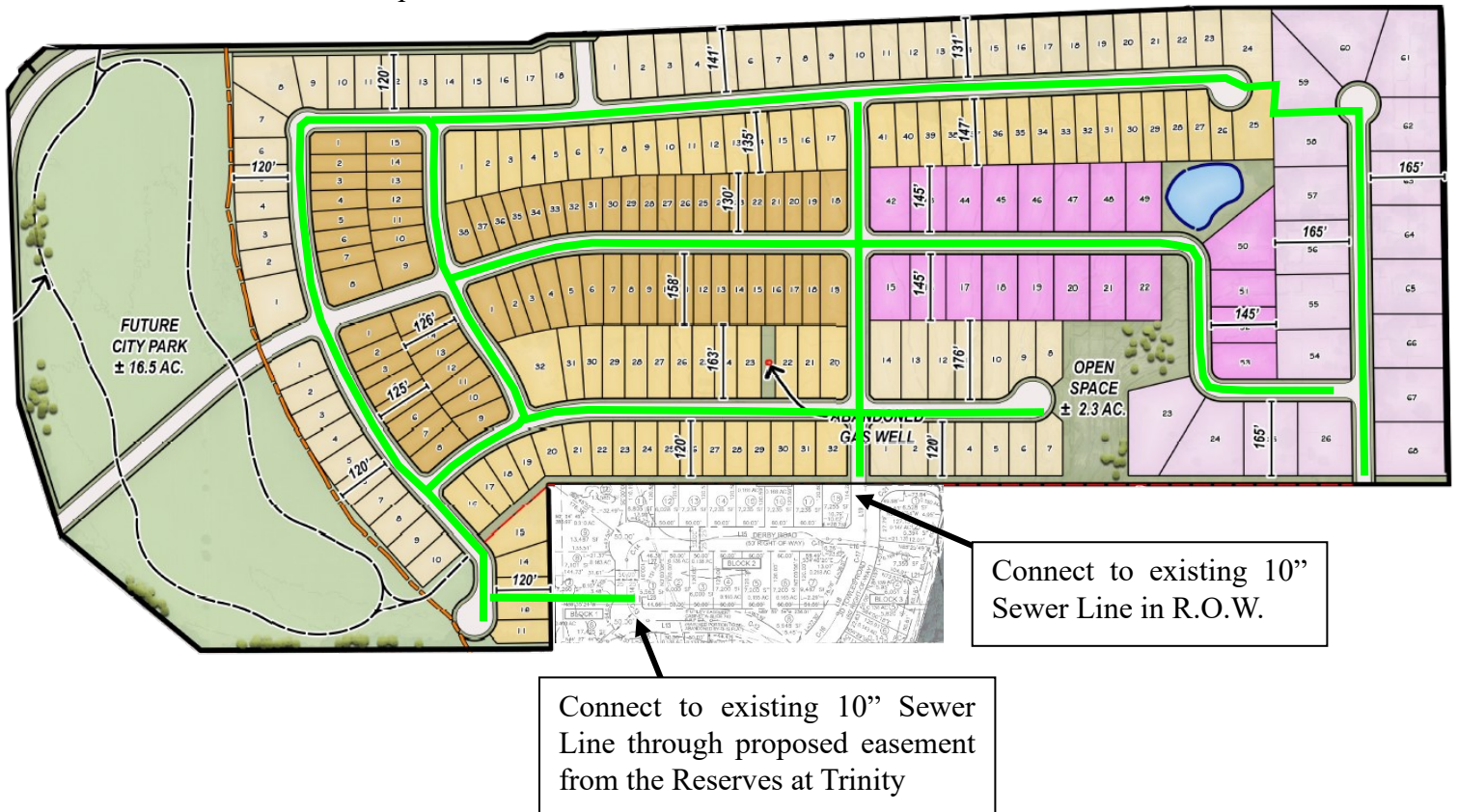


SEATING AREAS

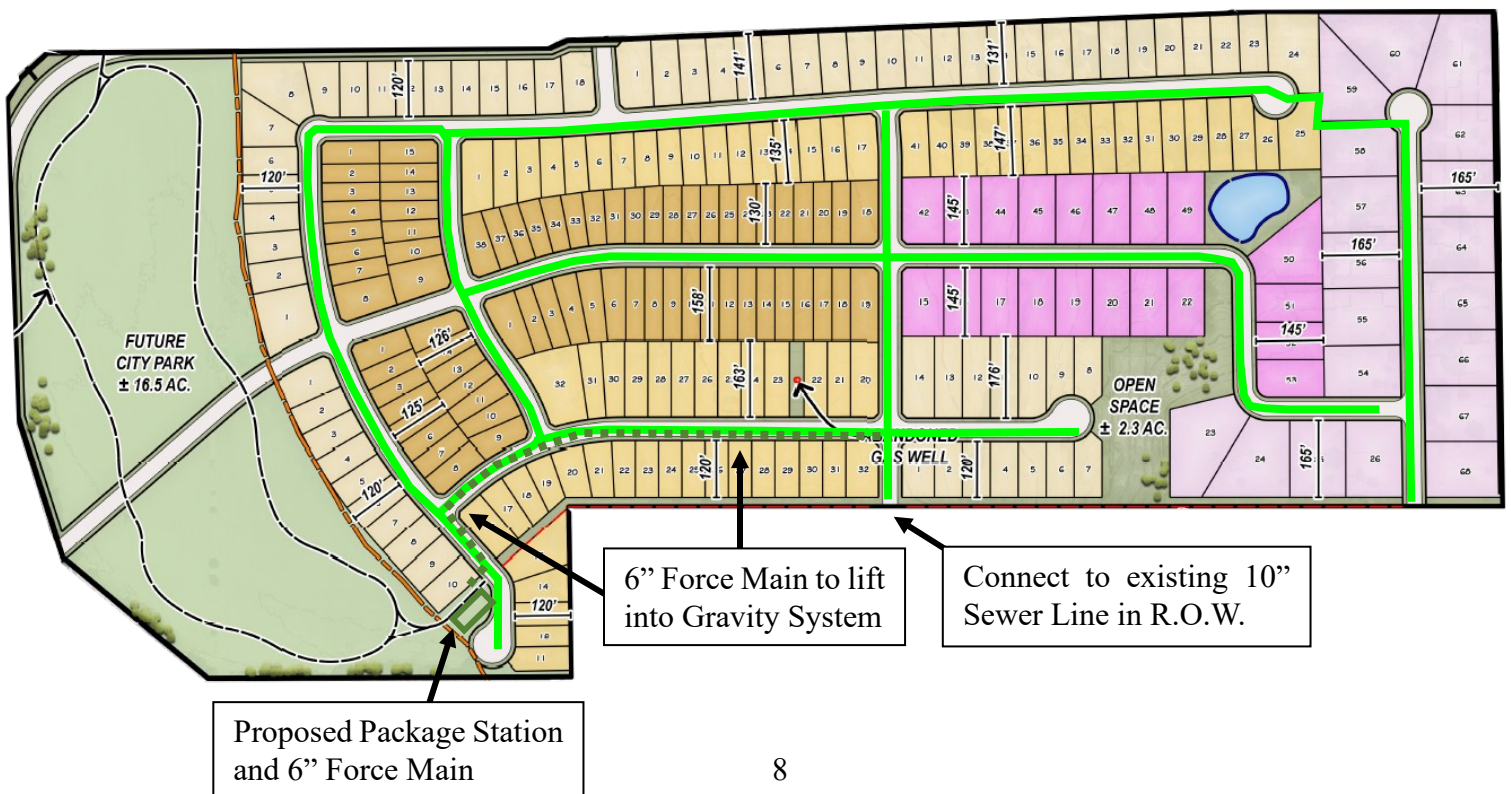


## Public Infrastructure

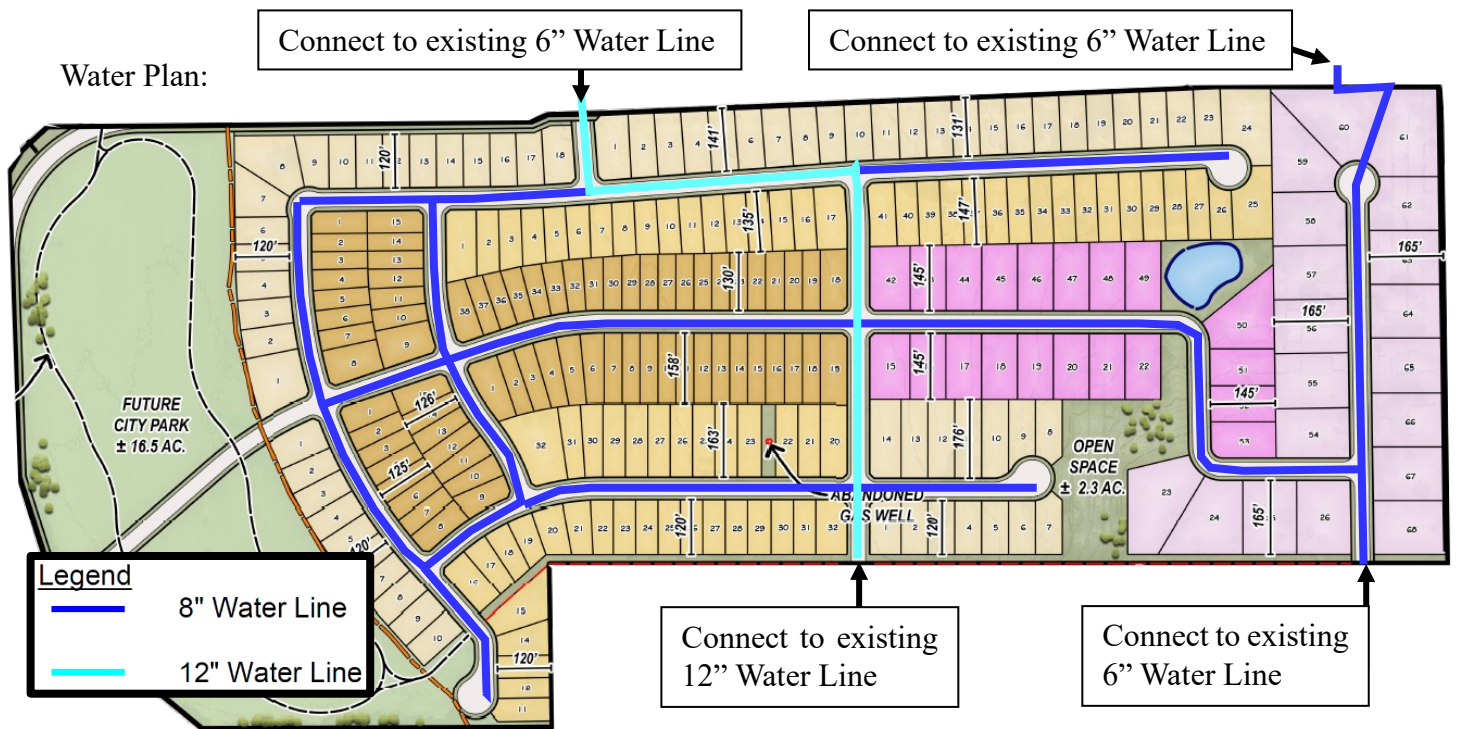
- Sewer Plan Option A:



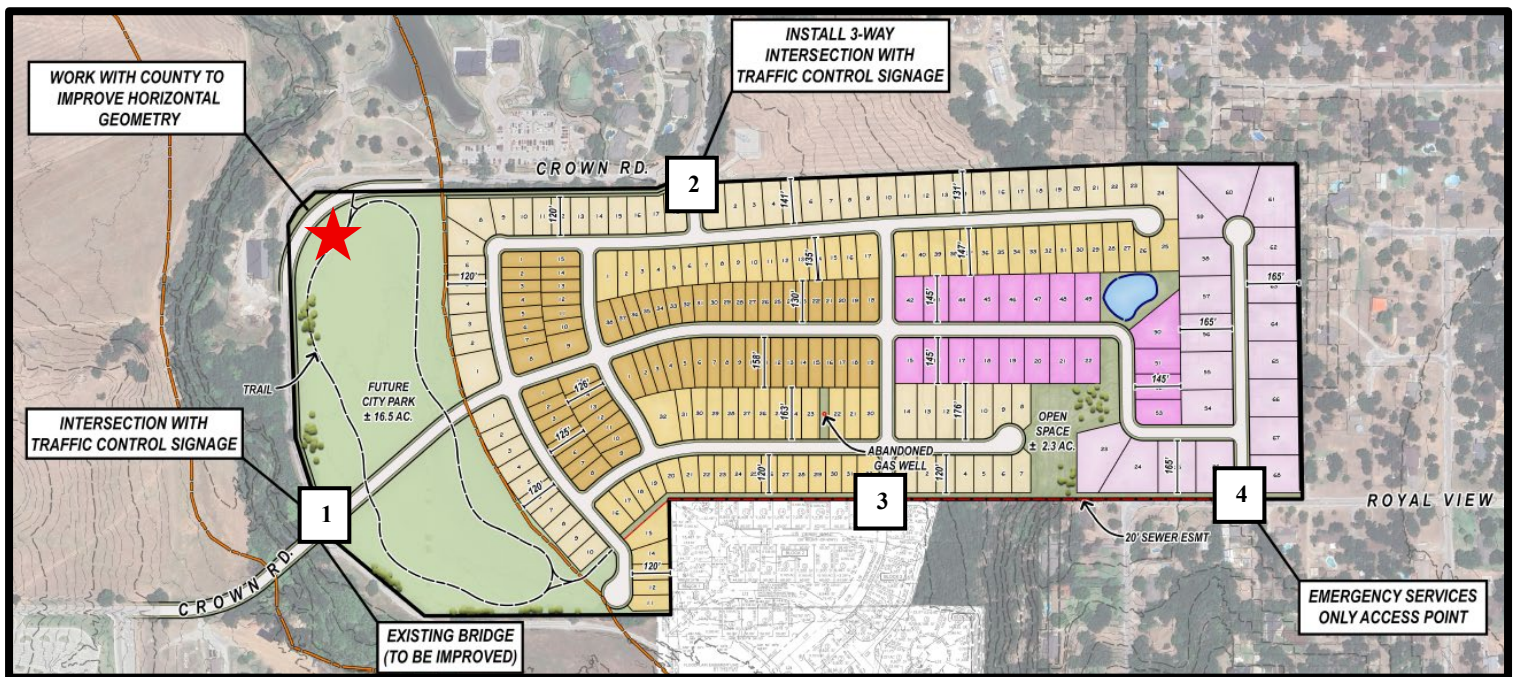
- Sewer Plan Option B:







Roadway Plan:



- 1) Developer to construct improvements to existing Crown Road Bridge and install traffic control signage at point of connection extending through Park Dedication Area.
- 2) Developer to construct 3-way intersection with traffic control at Crown Rd. connection.
- 3) Developer to taper down to 50' R.O.W. section within entry section to Clearion from the future J.D. Towles connection planned as a 60' R.O.W.
- 4) Developer will construct emergency access gate and assign control of access to City for emergency personnel use only on the restricted connection point to Royal View Dr.



Developer will work collaboratively with Parker County on improved Crown Rd. alignment and voluntarily dedicate additional Crown Road R.O.W. in NW section of Park Area.

## Anticipated Timeframe for Entitlements, Construction, & Build-Out

- Approvals Timeframe:

### **Project Overview Presentation to Council**

Action Item: Authorize staff to proceed with D.A.

### **Development Agreement to City Council**

Annexation Petition Effective, Zoning Application Active

### **P&Z Recommendation on Zoning**

Must occur prior to Council action on Zoning

### **Council Zoning and Annexation**

Finalize Annexation and P.D. Zoning

C.C. Staff D.A. Authorization	7/8/2025
C.C. D.A. & Annex. Petition	7/22/2025 or 8/12/2025
P&Z Zoning	8/19/2025
C.C. Zoning & Annexation	8/26/2025

- Project to be constructed in 1-Phase; Estimated Lot Delivery: Q4 2026.
- Projected Home-Sale and Build-Out: Q4 2026 – Q4 2029.

## City Involvement and Expectations

- City to expand their CCN boundaries to include the entirety of the +/- 82.4-acre property and provide water and sewer services to the community, with sufficient capacity in existing City facilities for contemplated infrastructure connection.
- Unless otherwise specifically set forth, all Public Infrastructure shall be owned by the City upon acceptance of design and construction in accordance with the City Code.
  - Portions of Crown Road and Bridge Improvements may be owned by Parker County. Ownership and maintenance responsibility upon completion of construction for specific sections to be defined in Development Agreement.
- Parkland Acceptance: Developer agrees to dedicate approximately 16.5 acres (but in no event less than 15 acres) of parkland to the City and construct approximately 3,900 linear feet of 10' wide concrete trail and adjacent dirt trail within Park Dedication Land. Developer agrees to construct permanent restroom facility and a paved parking area within the Park Dedication Land. Developer shall be deemed to have satisfied all applicable parkland dedication requirements or fees required in lieu thereof.
- Developer is not requesting City participation in a TIRZ or PID. Developer will be responsible for constructing the Major Infrastructure improvements contemplated herein. The applicable Water Impact Fees and Sewer Impact Fees for single-family designated in the City Ordinance will be due and payable at the time of building permit.



### **Projected Tax Benefit to City**

<b>Lot Type</b>	<b># of Lots</b>	<b>Exp. Avg. Value</b>	<b>Aggregate Values</b>
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:			<b>\$673,863</b>

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

### **Clearion – Summary of Key Elements**

- Voluntary Annexation into City Limits, enhancing Willow Park's tax base and extending Willow Park's CCN.
- Voluntary Developer Agreement providing for enhanced development and building standards.
- Varying home sizes, creating a diversity of product and price points in accordance with Willow Park's Comprehensive Plan.
- Improved traffic pattern and circulation for surrounding area:
  - Crown Road Bridge improvement and safer connection to Crown Pointe Blvd, improving access to nearby retail and commercial.
  - Installation of 3-way intersection with controlled access on Crown Road, helping to alleviate existing traffic concerns.
  - Dedication of R.O.W. along Crown Road providing for enhanced roadway alignment and future expansion.
  - Emergency-only access on Royal View Drive, restricting ingress/egress impact on adjacent neighbors.
- Dedication of +/- 16.5-acres to the City, at no cost to the City. Perfect for future King's Gate Park connection.
- Construction of +/- 6,000' of hike & bike trail throughout Park Area/southern boundary, as well as construction of parking, pavilion, and restroom facilities.
- Enhanced Landscape and Hardscape at entry points, common areas throughout to retain value.
- Professionally managed mandatory Homeowners' Association.