



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 teams — *Skorburg Development Company* and *Brothers in Christ Properties* — we are pleased to present the vision for Clearion, a thoughtfully designed master-planned community that embodies our 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.

We believe Clearion will make a meaningful contribution 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.



2 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

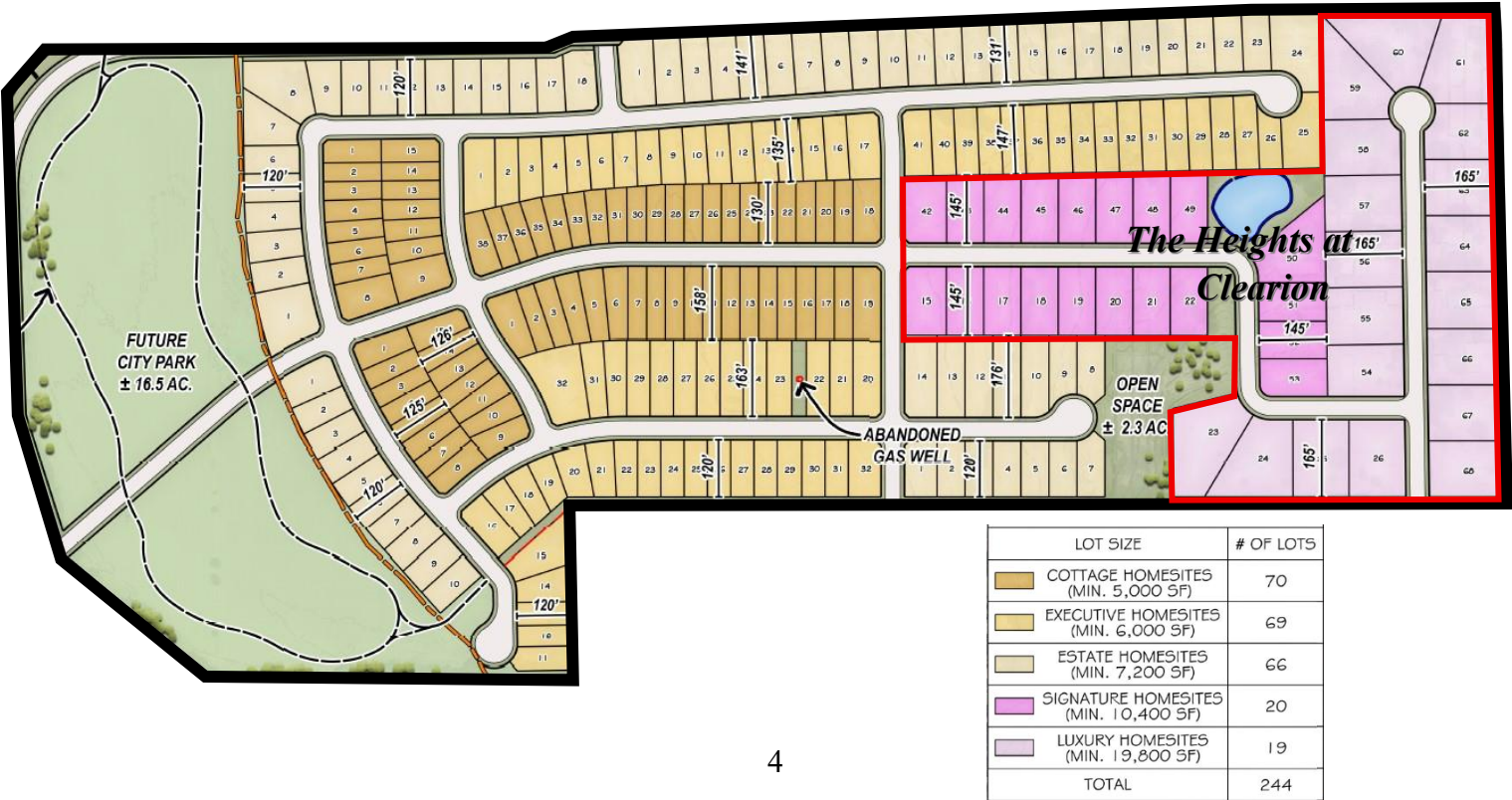


As shown below, Clearion will have cohesive branding — including the opportunity for distinct enclaves, such as *The Heights at Clearion*, the luxury “community within a community” (outlined in red on the concept plan below) — which will further strengthen its sense of place.



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

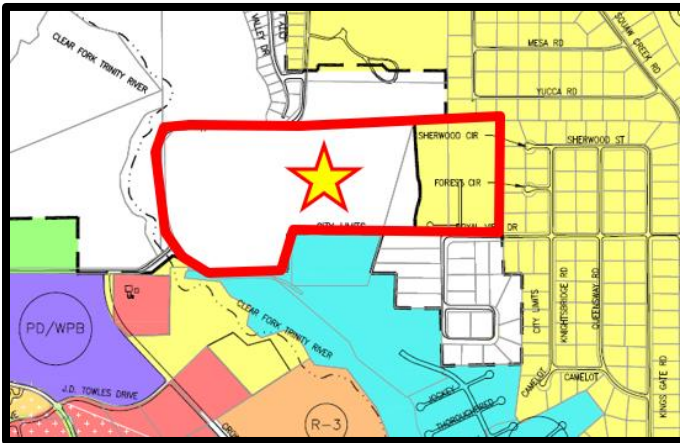
Project Concept Plan Overview:



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, a 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

New Home Design Guidelines

- Maximum Coverage (all homesites) - 65%
- Garages: All homes will include, at a minimum, a two-car garage
- Driveways
 - Min 20' garage setbacks on all homesites
 - Driveway width must accommodate two 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'
- New Home Minimum Square Footage Chart

Homesite Category	Minimum Home Square Footage
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

- Maximum building height/stories – two stories with a maximum height 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 roof pitch, excluding porches, patios, and dormers, unless approved by the architectural control committee (“ACC”) for the homeowner’s association.
 - Minimum 30-year architectural style shingles, complementary to home color palette 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 homesites on the same side of the street or directly across and adjacent homesites on the 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 homes must have at least two shade trees per dwelling, properly spaced in the front yard or along the parkway. Cottage homesites, however, are required to have a minimum of one shade tree per dwelling.
- At least 5% of the front yard shall be landscaped with ornamental grass, flora, shrubs, bushes, and/or trees.
- Street trees shall be at least six feet (6') in height and three caliper inches (3").

Proposed Public Park

- Approximately 16.5 acres on the westernmost portion of the property.
- Passive amenities shall adhere to 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

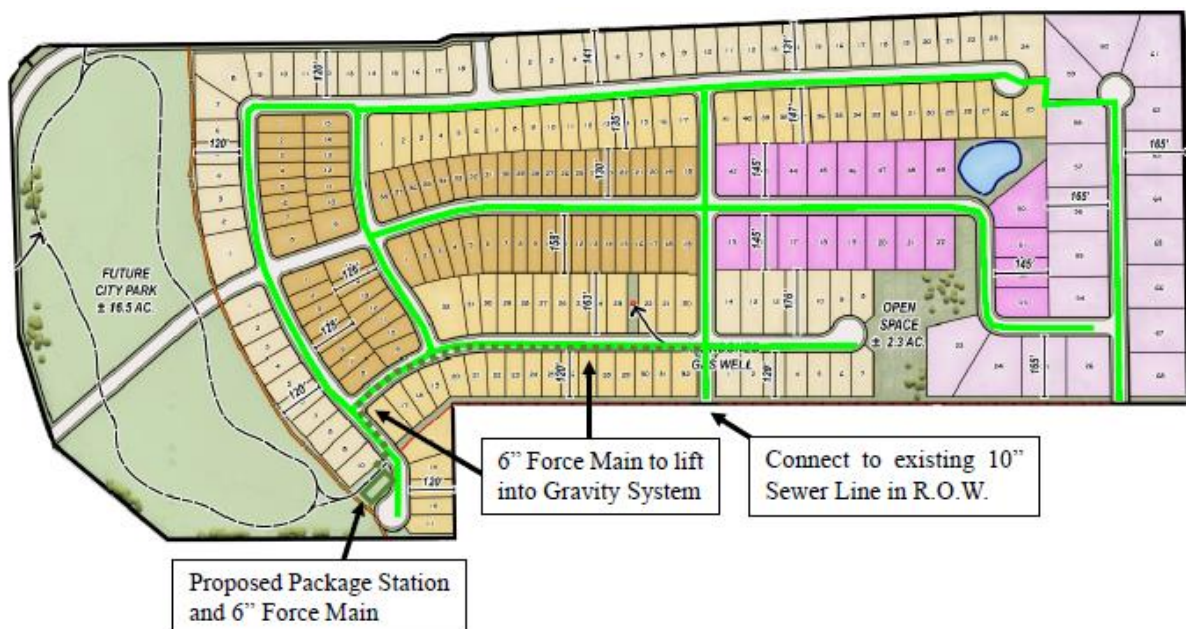
Sanitary Sewer Capacity Need: The City agrees to provide capacity in the existing wastewater system, including wastewater treatment, necessary to provide adequate and continuous wastewater service to the Property in the amount of 113,500 average gallons per day. Notwithstanding anything to the contrary, if the City provides wastewater service to any other property owners outside of the Property, the Developer's capacity shall not be affected or reduced as a result of such service without the prior written consent of the Developer.

Sanitary Sewer Connections and Layout:

- Sewer Plan Option A:

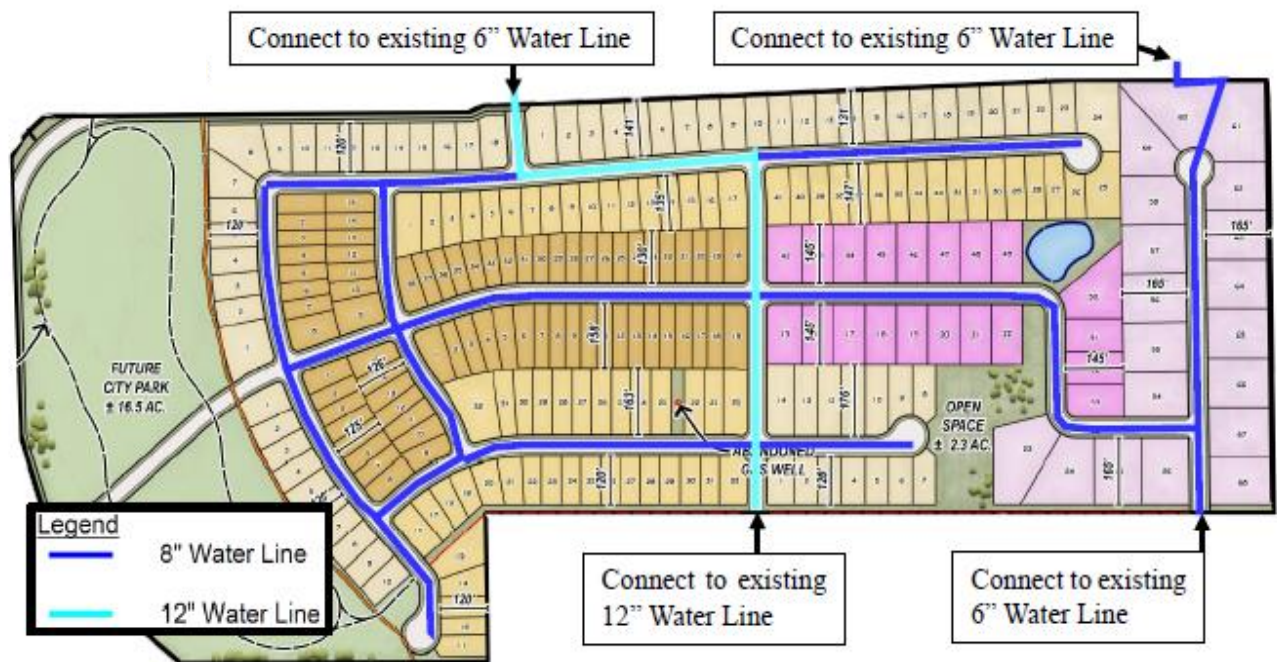


- Sewer Plan Option B:



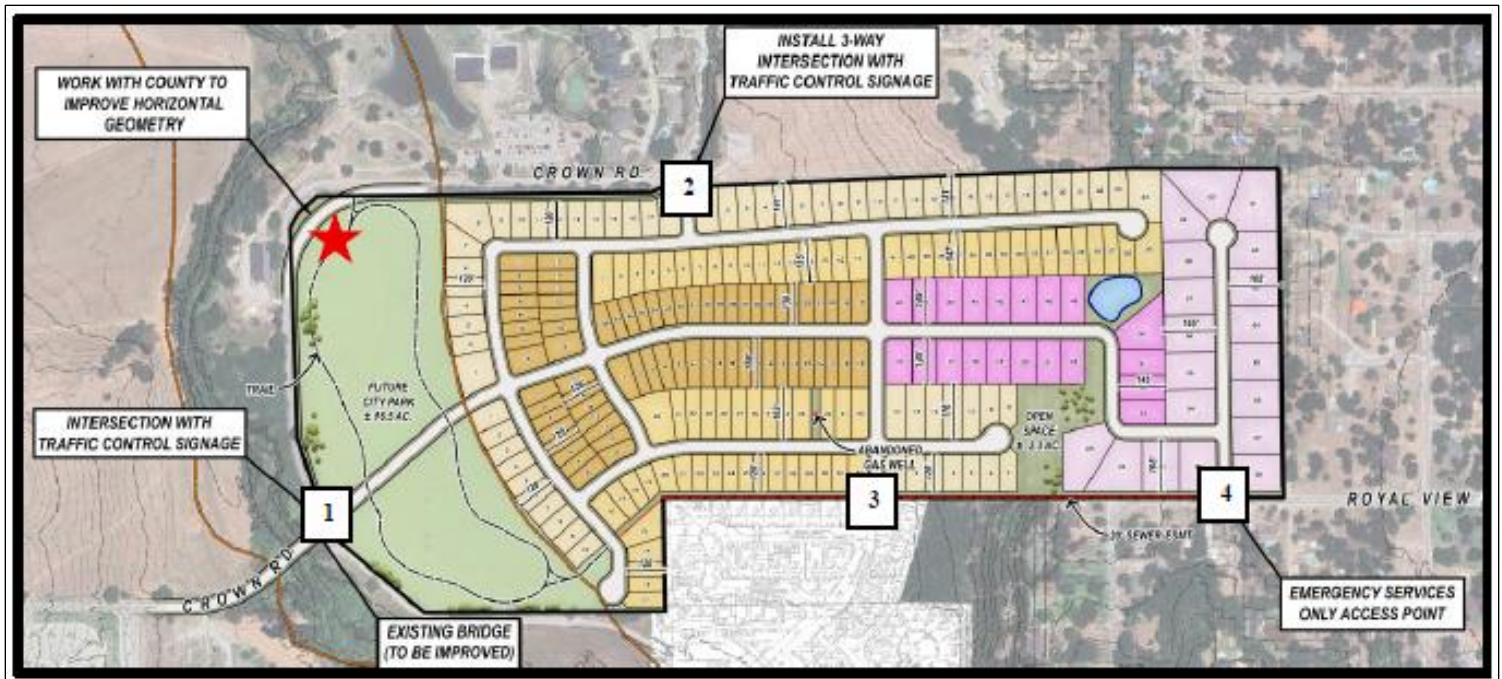
Potable Water Capacity Need: Subject to the City's Drought Contingency Plan, which may be amended from time to time, the City agrees to provide capacity in the existing water system necessary to provide adequate and continuous water service to the Property in the amount of 230,000 average gallons per day. Notwithstanding anything to the contrary, if the City provides water service to any other property owners outside of the Property, the Developer's capacity shall not be affected or reduced as a result of such service without the prior written consent of the Developer.

Potable Water Connections & Layout:



[Public Infrastructure Continued on the Next Page]

Roadway Plan:



- 1) In conjunction with Parker County, the developer to construct improvements to the existing Crown Road bridge and install traffic control signage, at the point of connection extending through the park dedication area, to help alleviate existing dangerous s-curve.
- 2) Developer to construct a 3-way intersection with traffic control signage at the connection of Crown Road and the most northern access point for Clearion.
- 3) The developer is proposing to narrow the northward extension of JD Towles to a 50-foot right-of-way (60' section through The Reserves at Trinity). This narrowing will occur from the connection point at The Reserves at Trinity, continuing through the project, and ending at the northern connection point of Crown Road. This adjustment is intended to help calm traffic in the area.
- 4) The developer will install an electronic emergency access gate at Royal View Drive, granting control of access to the City for emergency personnel use only. There will be no ingress or egress from the residents of Clearion at this location.

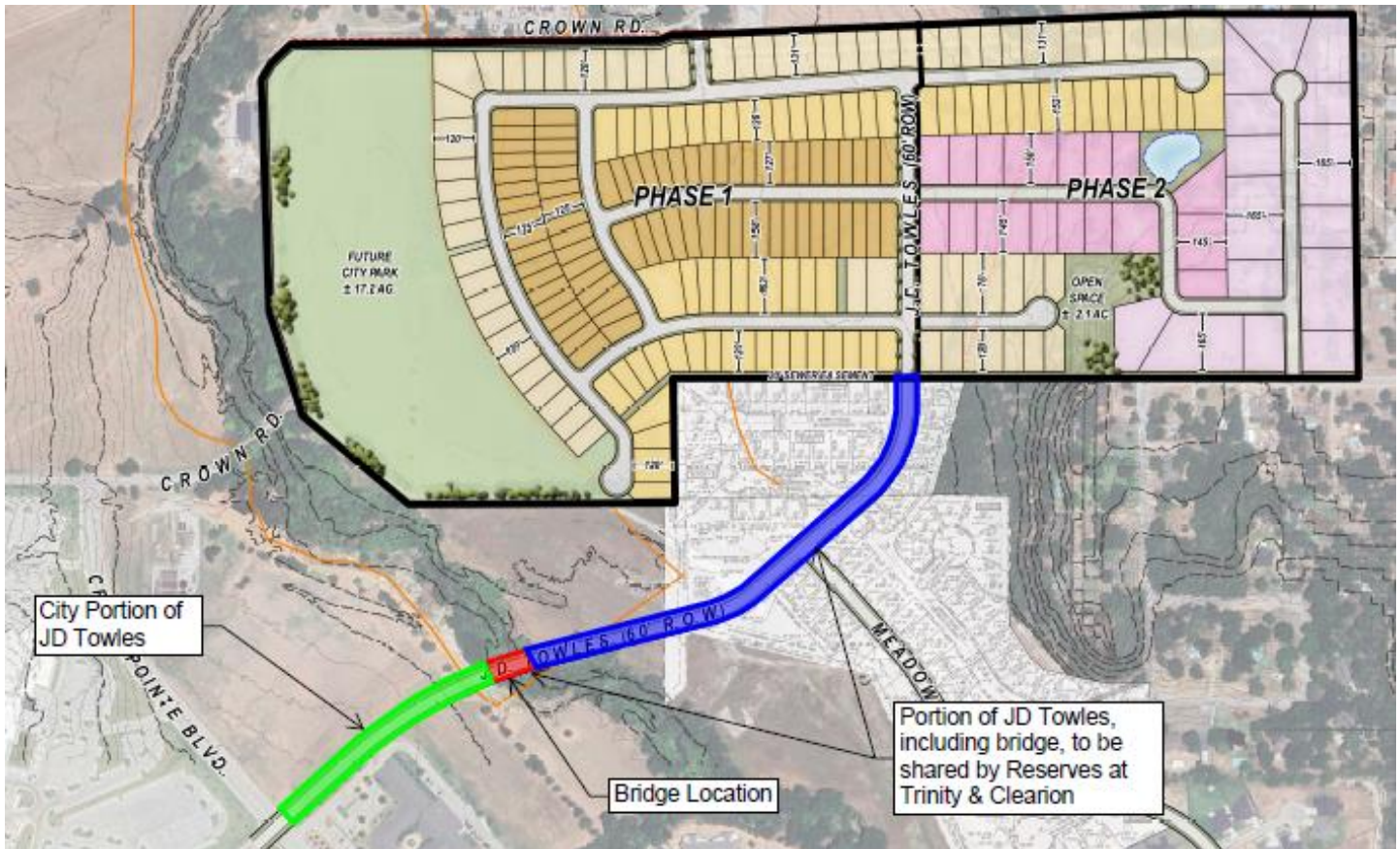


The developer will collaborate with Parker County to improve the alignment of Crown Road and will voluntarily dedicate additional right-of-way in the northwest section of the park area.

[Roadway Plan Discussion Continued on Next Page]

Alternative Roadway Plan:

The developer believes that enhancing and utilizing the existing bridge on Crown Road over the Clear Fork Trinity River is the most cost-effective and efficient solution to address the various roadway concerns in the area. However, an alternative plan, as shown below, is also being considered.



This alternative would involve extending JD Towles from the southern property line of Clearion (in blue), passing through The Reserves at Trinity, to the river, where a new bridge (in red) would need to be constructed. Additionally, the final segment of JD Towles (in green), which extends from the west side of the river to Crown Place Boulevard, would also need to be built.

To make this alternative plan financially feasible, cost-sharing between The Reserves at Trinity and Clearion will be required for the construction of JD Towles to the east side of the river, as well as for building the new bridge. Furthermore, if this plan is deemed essential, the City of Willow Park must agree to construct or fund the connecting roadway on the west side of the river, which will extend from the JD Towles bridge to Crown Pointe Boulevard at an estimated cost of around \$1 million.

Anticipated Timeframe for Entitlements, Construction and Home 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

- The project will be built in a single phase, with the anticipated completion and delivery of lots scheduled for the fourth quarter of 2026..
- Projected Home Sale and Build-Out Timeline: From Q4 2026 to 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 approval of design and acceptance of construction in accordance with the City Code.

Note: *Parker County* may own portions of Crown Road and the existing bridge to be improved. Ownership and maintenance responsibility upon completion of construction for specific sections to be defined in the 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 an adjacent dirt trail for bikes, within the park dedication land. Developer agrees to construct a permanent restroom facility and a paved parking area within the park dedication land. Based on this plan, Developer shall be deemed to have satisfied all applicable parkland dedication requirements or fees required in lieu thereof.
- The developer is not seeking participation from the City in a Tax Increment Reinvestment Zone (TIRZ) or a Public Improvement District (PID). The developer will be solely responsible for constructing the major infrastructure improvements described in this document, without any financial support from the City. The applicable water and sewer

impact fees for single-family homes, as specified in the City Ordinance, will be due and payable when the building permit is issued.

Projected Tax Benefit to City

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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Willow Park
TEXAS

Summary of Key Project 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 consistent with Willow Park's Comprehensive Plan.
- Improved traffic pattern and circulation for the surrounding area:
 - Crown Road Bridge improvement and safer connection to Crown Pointe Boulevard, improving access to nearby retail and commercial areas.
 - Installation of a 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 approximately 16.5 acres to the City, at no cost, for a future connection to King's Gate Park.
- Construction of approximately 6,000 linear feet of hike and bike trail throughout the project including within the park area and along the southern boundary.
- Construction of parking spaces, a pavilion, and restroom facilities in the public park for public use.

- Enhanced Landscape and hardscape at entry points, common areas throughout to enhance and help retain value.
- Professionally managed and mandatory Homeowners' Association for all residents within Clearion.