



PLANNING & ZONING COMMISSION MEETING AGENDA

City Hall, 120 El Chico Trl., Suite A, Willow Park, TX 76087

Tuesday, April 21, 2026 at 6:00 PM

CALL TO ORDER

DETERMINATION OF QUORUM

PUBLIC COMMENTS (Limited to five minutes per person)

To address the Commission, residents must complete a speaker form and turn it in to the City Secretary at least five (5) minutes before the start of the meeting. The Rules of Procedure state that all comments are to be limited to five (5) minutes for each speaker provided that there are no more than ten (10) speakers. If there are more than ten (10) speakers, the Commission Chair may reduce the applicable time limits to speak to three (3) minutes. Pursuant to the Texas Open Meetings Act, the Commission is not permitted to take action on or discuss any item not listed on the agenda. The Commission may: (1) make a statement of fact regarding the item; (2) make a statement concerning the policy regarding the item; (3) propose the item be placed on a future agenda (Tex. Govt. Code §551.042). Each speaker shall approach the podium or designated speaker location and state his/her name and address before speaking. Speakers shall address the City Council with civility that is conducive to appropriate public discussion. Speakers may only address the Planning & Zoning Commissioners and not individual officials, commission members, committee members, or employees. The public cannot speak from the gallery, but only from the podium or designated speaker location.

PUBLIC HEARINGS

- 1. Public Hearing:** to consider a request for change in zoning from "Class II: Residential: 'R-1' Single-Family District" to a "Class III - Business: "LR" Local Retail District" being a .80 acre tract of land in the HAVINS SUBDIVISION Block 1 of said Havins Subdivision of Lot 7 of the C.E. Beavers Subdivision of a part of the following Surveys, McKinney and Williams Abstract 954, J.M. Moore Abstract 882 and I&G.N. RR. Co. Abstract 1998 all in Parker County, Texas further identified as being a portion of Parker County Appraisal District as Property ID#9527.

OPEN HEARING:

CLOSE HEARING:

- 2. Public Hearing:** to consider approval of a Specific Use Permit (SUP) to allow for existing pole sign to be updated to an Electronic, Informative Digital Message Sign for Trinity Christian Academy, an approximately 4.392-acre tract legally described as Lot

2 Block 1 of the Trinity Church Properties Subdivision in Parker County Appraisal District as Property ID 96818.

OPEN HEARING:

CLOSE HEARING:

3. **Public Hearing:** to consider a request for a change in zoning from a "Class II: Residential: 'R-1' Single-Family District" to a "Class III - Business: 'C' Commercial District. for the Bar-Ko Land Company LLC, the owner of all that certain 7.290 Acre tract of land being situated in the James Ozer Survey, Abstract Number 1029, Parker County, Texas.

OPEN HEARING:

CLOSE HEARING:

4. **Public Hearing:** to consider approval of a request for change in rezoning from "Class II: Residential: 'R-1' Single-Family District" to "Class I: Special Purpose: 'PD/CL' Planned Development District" for the Beall-Dean Ranch Development, being approximate 81.706 acre tract of land situated in Abstract No. 468, W. Franklin Survey, and in Abstract No. 910, A. McCarver Survey, Parker County, Texas, as further identified as being a portion of Parker County Appraisal District as Property ID #106134,47776, and 62893.

OPEN HEARING:

CLOSE HEARING:

AGENDA ITEMS:

5. **Approval of Planning & Zoning Meeting Minutes:** March 17th 2026
6. **Discussion & Action:** to consider a request for change in zoning from "Class II: Residential: 'R-1' Single-Family District" to a "Class III - Business: "LR" Local Retail District" being a .80 acre tract of land in the HAVINS SUBDIVISION Block 1 of said Havins Subdivision of Lot 7 of the C.E. Beavers Subdivision of a part of the following Surveys, McKinney and Williams Abstract 954, J.M. Moore Abstract 882 and I&G.N. RR. Co. Abstract 1998 all in Parker County, Texas further identified as being a portion of Parker County Appraisal District as Property ID#9527.
7. **Discussion & Action:** to consider approval of a Specific Use Permit (SUP) to allow for existing pole sign to be updated to an Electronic, Informative Digital Message Sign for Trinity Christian Academy, an approximately 4.392-acre tract legally described as Lot 2 Block 1 of the Trinity Church Properties Subdivision in Parker County Appraisal District as Property ID 96818.
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tract of land being situated in the James Oxer Survey, Abstract Number 1029, Parker County, Texas.

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10. Discussion & Action: to consider approval of Preliminary Plat for Clearion Development.

EXECUTIVE SESSION

In accordance with the Texas Government Code, Chapter 551, Subchapter D, the City Council will recess in Executive Session (closed meeting) to discuss the following:

RECONVENE INTO OPEN SESSION

In accordance with the Texas Government Code, Chapter 551, the Commission will reconvene into Regular Session to consider action, if any, on matters discussed in Executive Session.

ADJOURN

As authorized by Texas Government Code, § 551.127, one or more Council Members or employees may attend this meeting remotely using video conferencing technology.

Any member of the public has the right to appear at the Public Hearing. Please contact the Development Department at 817-441-7108 x100 with any questions. ckirkland@willowpark.org

CERTIFICATION I, the undersigned authority, does hereby certify that this Notice of a Meeting was posted on the bulletin board at City Hall, 120 El Chico Trail, Suite A, Willow Park, TX 76087, a place convenient and readily accessible to the general public at all times and was posted on the city website, and said Notice was posted on the following date and time: April 15th, 2026, at 5:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

Chelsea Kirkland
City Planner - Development

The City Hall is wheelchair accessible and accessible parking spaces are available. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 817-441-7108, or by email at dmcullen@willowpark.org. Requests should be made at least 48 hours prior to the meeting. This agenda is posted on the city's website at www.willowparktx.gov



City of Willow Park

Notice of Public Hearing

The City of Willow Park will hold public hearings on the matters listed below:

Public Hearing: to consider a request for change in zoning from “Class II: Residential: ‘R-1’ Single-Family District” to a “Class III - Business: "LR" Local Retail District” being a .80 acre tract of land in the HAVINS SUBDIVISION Block 1 of said Havins Subdivision of Lot 7 of the C.E. Beavers Subdivision of a part of the following Surveys, McKinney and Williams Abstract 954, J.M. Moore Abstract 882 and I&G.N. RR. Co. Abstract 1998 all in Parker County, Texas further identified as being a portion of Parker County Appraisal District as Property ID#9527.

Public Hearing: to consider approval of a Specific Use Permit (SUP) to allow for existing pole sign to be updated to an Electronic, Informative Digital Message Sign for Trinity Christian Academy, an approximately 4.392-acre tract legally described as Lot 2 Block 1 of the Trinity Church Properties Subdivision in Parker County Appraisal District as Property ID 96818.

Public Hearing: to consider a request for a change in zoning from a "Class II: Residential: 'R-1' Single-Family District" to a "Class III - Business: 'C' Commercial District. for the Bar-Ko Land Company LLC, the owner of all that certain 7.290 Acre tract of land being situated in the James Ozer Survey, Abstract Number 1029, Parker County, Texas.

Public Hearing: to consider approval of a request for change in rezoning from “Class II: Residential: ‘R-1’ Single-Family District” to “Class I: Special Purpose: ‘PD/CL’ Planned Development District” for the Residential Development also known as Clearion, being approximate 81.706 acre tract of land situated in Abstract No. 468, W. Franklin Survey, and in Abstract No. 910, A. McCarver Survey, Parker County, Texas, as further identified as being a portion of Parker County Appraisal District as Property ID #106134,47776, and 62893.

Planning and Zoning Meeting: Tuesday, April 21st, 2026
Time: 6:00 PM

City Council Meeting: Tuesday, April 28th, 2026
Time: 6:00 PM

Location: Willow Park City Hall
120 El Chico Trail, Ste A
Willow Park, TX 76087

Any member of the public has the right to appear at the Public Hearing. Please contact the Planning & Development Department at 817-441-7108 x100 or ckirkland@willowpark.org with any questions.



Notice of Public Hearing **SCRIVNER'S ERROR**

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PLANNING & ZONING COMMISSION MEETING MARCH 17TH, 2026 MINUTES

City Hall, 120 El Chico Trl., Suite A, Willow Park, TX 76087

Tuesday, March 17, 2026 at 6:00 PM

CALL TO ORDER

Jared Fowler called meeting to order at 6PM.

DETERMINATION OF QUORUM

Confirmation of quorum, just barely with Jared Fowler, Michael Chandler, and Ever Gomez present.

Along with Chelsea Kirkland City Planner, Toni Fisher Interim City Manager, and Attorney Andrew Messer from Messer Fort.

PUBLIC COMMENTS (Limited to five minutes per person)

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McKinney and Williams Abstract 954, J.M. Moore Abstract 882 and I&G.N. RR. Co. Abstract 1998 all in Parker County, Texas further identified as being a portion of Parker County Appraisal District as Property ID#9527.

OPENED HEARING: 6:02PM

CLOSED HEARING: 6:06PM

One letter from citizen James Bell P.E. - 4206 Bond Rd that was ready aloud by Chelsea Kirkland and was attached in packet.

Eddie Joe Eades - 6603 E Bankhead got up and spoke in favor, stating that there are many businesses up and down Bankhead in the County and he feels like there are storage and pickleball. He doesn't see where this item would believe no one would call this a detriment. He said it is a disaster and a golf cart sales would do well there.

2. **Public Hearing:** to consider APPROVAL OF A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR EXISTING STATIC (NON-ELECTRONIC) SIGN TO A DIGITAL MESSAGE SIGN FOR A 3.14 TRACT OF LAND LEGALLY DESCRIBED AS "SHOPPING CENTER" LOT 1-A&1-B BLOCK 5 OF THE WILLOW SPRINGS OAKS ABSTRACT, CITY OF WILLOW PARK, TX. IDENTIFIED AS BEING A PORTION OF THE PARKER COUNTY APPRAISAL DISTRICT AS PARCEL #33643, PARKER COUNTY, TX.

OPENED HEARING: 6:07 PM

CLOSED HEARING: 6:08PM

Taylor Ray from Delisias 4098 E I 20 Svs Rd S, was there as a representative to speak. Basically to update a sign that is broken and make it high quality LEDs.

AGENDA ITEMS:

3. **Approval of Planning & Zoning Meeting Minutes:** February 17th, 2026

Vote to approve meeting minutes - Motion made by Ever Gomez and seconded by Michael Chandler. Ayes have it.

4. **Discussion & Action:** to consider a request for change in zoning from "Class II: Residential: 'R-1' Single-Family District" to a "Class III - Business: "C" Commercial District" being a .80 acre tract of land in the HAVINS SUBDIVISION Block 1 of said Havins Sub-division of Lot 7 of the C.E. Beavers Subdivision of a part of the following Surveys, McKinney and Williams Abstract 954, J.M. Moore Abstract 882 and I&G.N. RR. Co. Abstract 1998 all in Parker County, Texas further identified as being a portion of Parker County Appraisal District as Property ID#9527.

Presented by Chelsea Kirkland, City Planner and went into presentation with more details. Further questions were asked by each commissioner.

Michael Chandler asked what his options were and Mr. Eades further went into Aledo Golf Carts being interested in it. Mentioned entrance to stay on Bankhead. It would be an improvement with no noise or extra traffic.

Concerns were spoken about the change allowing other businesses to come in. Ever said if it gets rezoned to commercial and the business fails, what keeps it from saying that it is not a golf cart sales and Mr. Eades said he doesn't control that but commissioners do. More conversations were had.

Motion was made to approve by Michael Chandler, and Ever Gomez Seconded. It was not unanimous.

- 5. Discussion & Action:** to consider APPROVAL OF A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR EXISTING STATIC (NON-ELECTRONIC) SIGN TO A DIGITAL MESSAGE SIGN FOR A 3.14 TRACT OF LAND LEGALLY DESCRIBED AS "SHOPPING CENTER" LOT 1-A&1-B BLOCK 5 OF THE WILLOW SPRINGS OAKS ABSTRACT, CITY OF WILLOW PARK, TX. IDENTIFIED AS BEING A PORTION OF THE PARKER COUNTY APPRAISAL DISTRICT AS PARCEL #33643, PARKER COUNTY, TX.

Chelsea presented the item; the sign was existing and needed repair. When finding they wanted to do a digital sign they were notified it would need to go to P&Z and Council for SUP. City staff reviewed and recommended it conditional upon a change once daily between 12AM-3AM.

Motion to approve made by Ever Gomez and Seconded by Michael Chandler. Ayes have it.

- 6. Discussion & Action:** to consider approval of Preliminary Plat for the Beall-Dean Ranch Development, being a tract of land in the F.H. HAMMON SURVEY, Abstract No. 673, the HEIRS OF FRANCISCO SANCHEZ SURVEY, Abstract No. 2346, and H.T. & B.R.R. CO. SURVEY NO. 5, Abstract No. 647, described in the deed to John Henry Dean III recorded in volume 1441, page 424 of the Official Public Records of Parker County, Texas, containing approximately 317.732 acres, more or less, and within the City of Willow Park, Texas.

Jared read the agenda item, Chelsea presented the brief as written and mentioned that water is at the NW corner of the property and the Waste Water is out for bid on March 20th. Chad with Westwood was there for any questions.

Motion to approve made by Michael and 2nd made by Ever, Ayes have it.

EXECUTIVE SESSION

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ADJOURN

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As authorized by Texas Government Code, § 551.127, one or more Council Members or employees may attend this meeting remotely using video conferencing technology.

ADJOURNED AT 6:30PM

Any member of the public has the right to appear at the Public Hearing. Please contact the Development Department at 817-441-7108 x100 with any questions.

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/s/
Toni Fisher
Assistant City Manager – Development

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THESE MINUTES WERE APPROVED BY WILLOW PARK PLANNING & ZONING COMMISSION:

P&Z COMMISSION CHAIR/CO-CHAIR

Date



PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

Meeting Date: April 21 st , 2026	Department: Planning & Development	Presented By: Chelsea Kirkland, City Planner Toni Fisher, Interim City Mgr.
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AGENDA ITEM:

Discussion & Action: to consider request for change in zoning from “Class II: Residential: ‘R-1’ Single-Family District” to a “Class III - Business: "LR" Local Retail District” being a .80 acre tract of land in the HAVINS SUBDIVISION Block 1 of said Havins Subdivision of Lot 7 of the C.E. Beavers Subdivision of a part of the following Surveys, McKinney and Williams Abstract 954, J.M. Moore Abstract 882 and I&G.N. RR. Co. Abstract 1998 all in Parker County, Texas further identified as being a portion of Parker County Appraisal District as Property ID#9527.

BACKGROUND:

Commissioners, this item was presented before as Commercial and went to council. It was advised to be more restrictive, such as Local Retail. In the process, the property owner lost his buyer. Mr. Eades cannot be here tonight, but his daughter is here for any questions you have.

6603 E Bankhead Hwy is currently surrounded by businesses in the County, and legal nonconforming commercial businesses on all sides except the North and East. The owner is requesting a commercial change for an Optometrist’s office.

STAFF RECOMMENDATION:

The City Staff have reviewed this request and recommend its approval.

EXHIBITS:

- Aerial of Property

RECOMMENDED MOTION:

Motion to approve zoning change as presented.



City of Willow Park
Planning & Zoning Commission Meeting – March 17th, 2026

“Notice of Public Hearing” Mailing List

PUBLIC HEARING to consider a request for change in rezoning from “Class II: Residential: ‘R-1’ Single-Family District” to a “Class III - Business: "C" Commercial District” being a .80 acre tract of land in the HAVINS SUBDIVISION Block 7 of said Havins Sub-division of Lot 1 of the C.E. Beavers Subdivision of a part of the following Surveys, McKinney and Williams Abstract 954, J.M. Moore Abstract 882 and I&G.N. RR. Co. Abstract 1998 all in Parker County, Texas further identified as being a portion of Parker County Appraisal District as Property ID#9527.

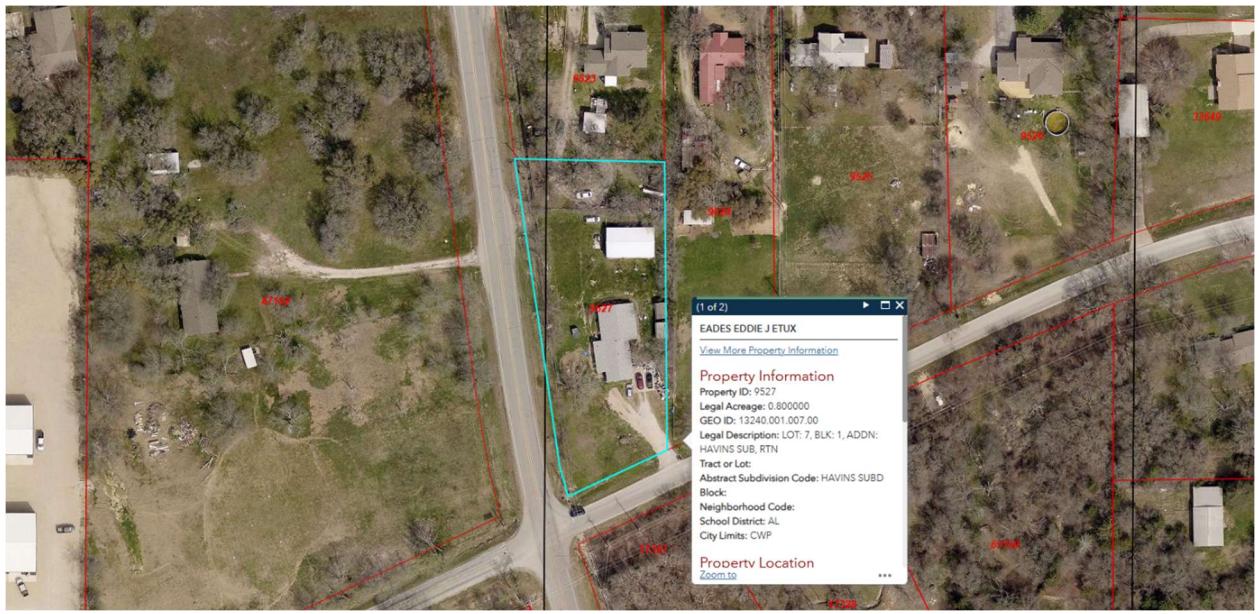
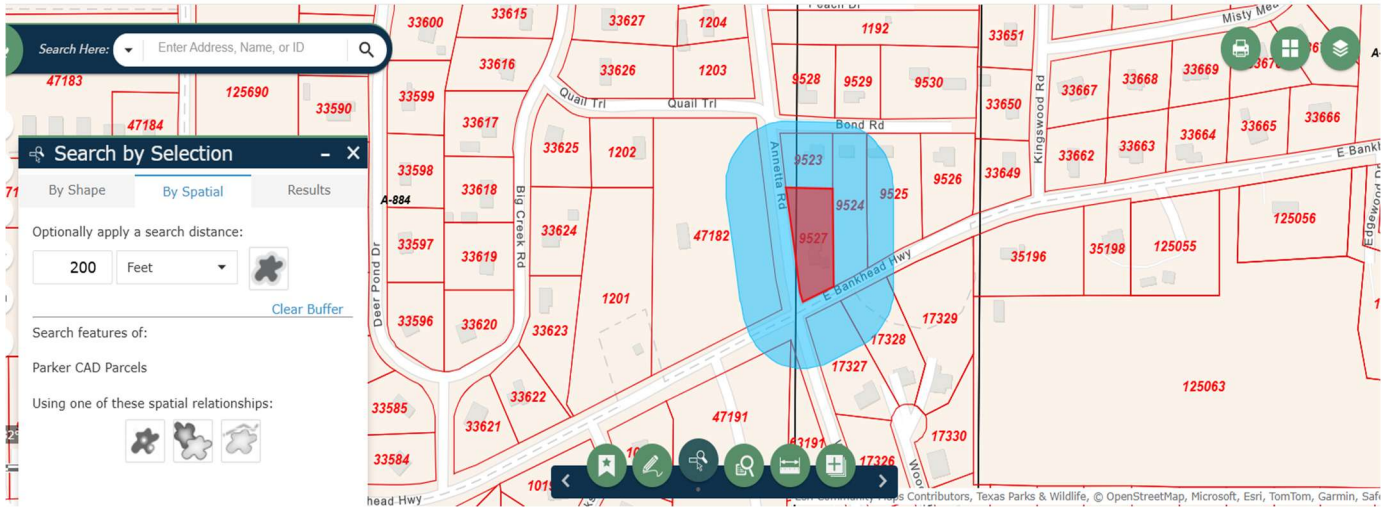
Addresses within 200 ft. of subject property, as per current Parker County Appraisal District records search, ESD, and ISD:

PROPERTY OWNER	1029 W ENON AVENUE	EVERMAN	TX	76140
PROPERTY OWNER	1456 WOODRIDGE DRIVE	ALEDO	TX	76008
PROPERTY OWNER	4204 BOND RD	WILLOW PARK	TX	76087-9373
PROPERTY OWNER	150 PEACH DR	WILLOW PARK	TX	76087-7309
PROPERTY OWNER	1453 WOODRIDGE DR	ALEDO	TX	76008-2894
PROPERTY OWNER	RT 1 BOX 127	ALEDO	TX	76008
PROPERTY OWNER	600 W FM 5	ALEDO	TX	76008
PROPERTY OWNER	1409 SCHUKAR CT	IRVING	TX	75061-3930
PROPERTY OWNER	4202 BOND RD	WILLOW PARK	TX	76087-9373
PROPERTY OWNER	6500 E BANKHEAD HWY	WILLOW PARK	TX	76087-3657

PARKER COUNTY ESD – 1
315 MORROW RD
SPRINGTOWN, TX 76082

Dr. Susan Bohn, Superintendent
Aledo Independent School District
1008 Bailey Ranch Rd
Aledo TX 76008

gis.bisclient.com/parkercad/







PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

Meeting Date: April 21 st , 2026	Department: Planning & Development	Presented By: Chelsea Kirkland, City Planner Toni Fisher, Interim City Mgr.
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AGENDA ITEM:

Discussion & Action: to consider approval of a Specific Use Permit (SUP) to allow for existing pole sign to be updated to an Electronic, Informative Digital Message Sign for Trinity Christian Academy, an approximately 4.392-acre tract legally described as Lot 2 Block 1 of the Trinity Church Properties Subdivision in Parker County Appraisal District as Property ID 96818.

BACKGROUND:

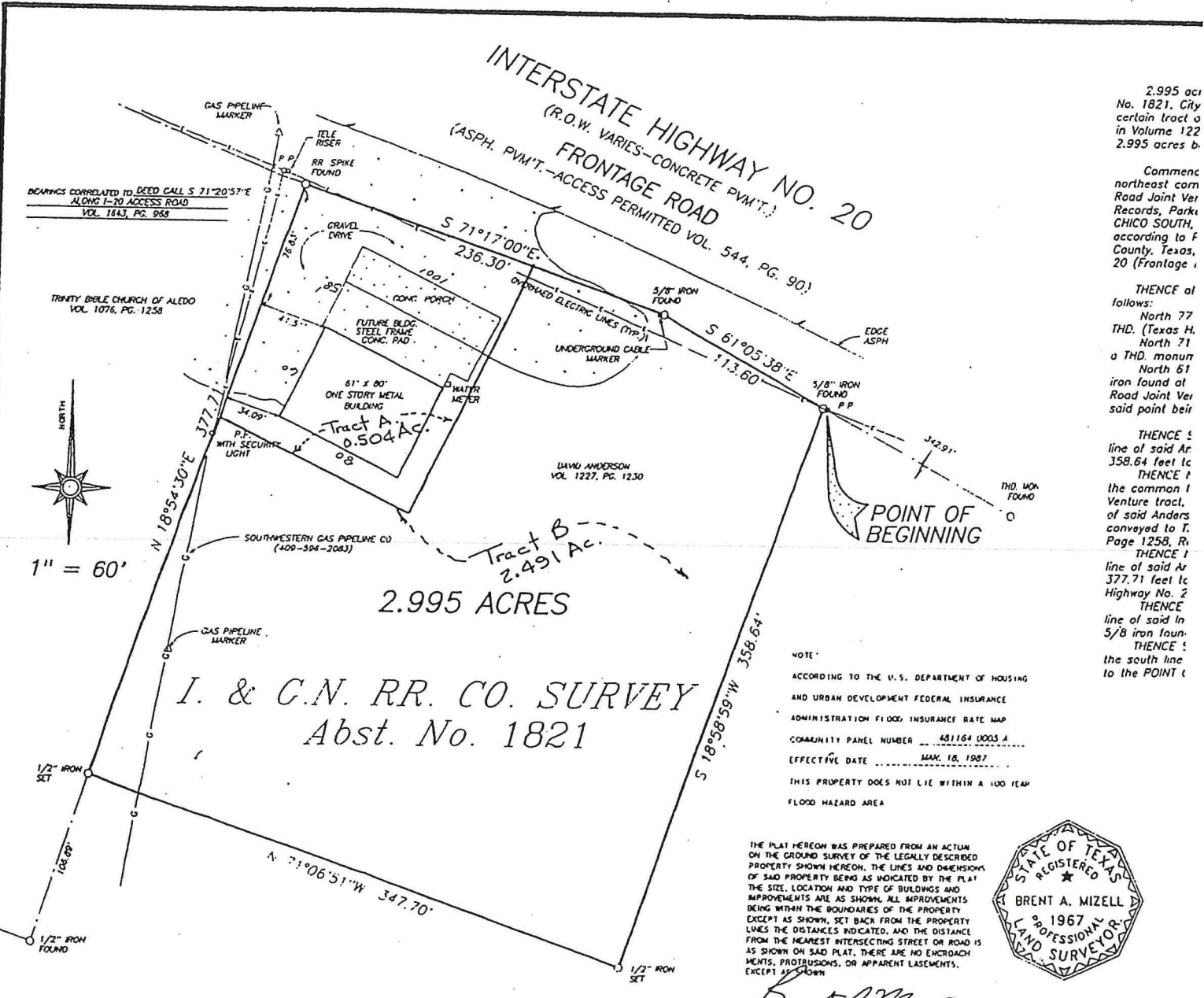
City staff received an application for SUP for an electronic sign on existing pole sign at Trinity Christian Academy. The height is not to change, and the sign should remain informative and not change frequently. The City Staff have reviewed this request and recommend its approval with conditions that the sign changes once a day at off hours.

EXHIBITS:

- SUP - Sign Plans

RECOMMENDED MOTION:

Motion to approve SUP as presented.



2.995 ac
No. 1821, City
certain tract a
in Volume 122
2.995 acres b

Commenc
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Records, Park
CHICO SOUTH,
according to F
County, Texas,
20 (Frontage

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a THD. monur
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of said Anders
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Page 1258, R.
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5/8 iron found
THENCE S
the south line
to the POINT

NOTE
ACCORDING TO THE U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT FEDERAL INSURANCE
ADMINISTRATION FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 481164 0003 A
EFFECTIVE DATE MAY, 18, 1987
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR
FLOOD HAZARD AREA

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL
ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED
PROPERTY SHOWN HEREON. THE LINES AND DIMENSIONS
OF SAID PROPERTY BEING AS INDICATED BY THE PLAT
OF THE SITE, LOCATION AND TYPE OF BUILDINGS AND
IMPROVEMENTS ARE AS SHOWN. ALL IMPROVEMENTS
BEING WITHIN THE BOUNDARIES OF THE PROPERTY
EXCEPT AS SHOWN, SET BACK FROM THE PROPERTY
LINES THE DISTANCES INDICATED, AND THE DISTANCE
FROM THE NEAREST INTERSECTING STREET OR ROAD IS
AS SHOWN ON SAID PLAT. THERE ARE NO ENCROACH-
MENTS, PROTRUSIONS, OR APPARENT EASEMENTS,
EXCEPT AS SHOWN



Brent A. Mizell
BRENT A. MIZELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 1967
APRIL 14, 1997

MIZELL LAND SURVEYING, INC.
513 North Highway 1187
P.O. Box 419 Nedo, Texas 76008
(817) 441-6199 (817) 598-1284

RANCH HOUSE ROAD JOINT VENTURE
VOL. 1643, PG. 980

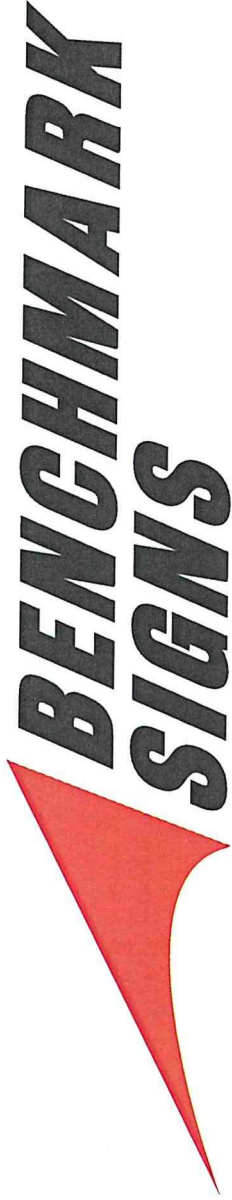
Added Tracts A & B 6-28-99

CUSTOMER: TRINITY CHRISTIAN ACADEMY / 4954 EAST I-20 SERVICE ROAD SOUTH / WILLOW PARK / TX / 76087

DESIGNER: GTE

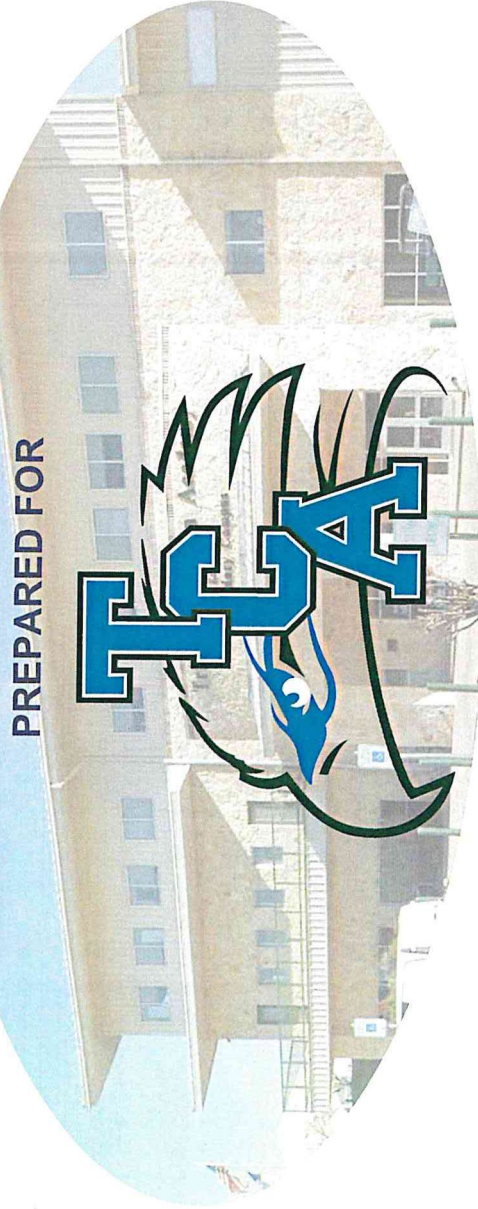
PROPOSED BY: April S. Carney

Primary Pylon Monument Design
02/24/2024



ARCHITECTURAL SIGNAGE

EXTERIOR PYLON SIGNAGE DESIGN



PREPARED FOR

All designs and drawings attached herein are copyrighted and may not be reused, duplicated or used for any purpose other than to facilitate implementation of the signs systems for the specific project they were prepared for without the express written consent of Benchmark Sign Company.

PROPOSAL:

CUSTOMER: WATCHFIRE-TCA / TRINITY CHRISTIAN ACADEMY / EXTERIOR SIGNAGE DESIGN OVERVIEW

Designer: George Barik

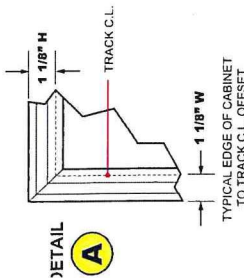
LOCATION SITE SIGNAGE
4954 EAST INTERSTATE 20 SERVICE ROAD SOUTH / WILLOW PARK / TX / 76087

Primary Polyn Sign Design SCALE: 1:16

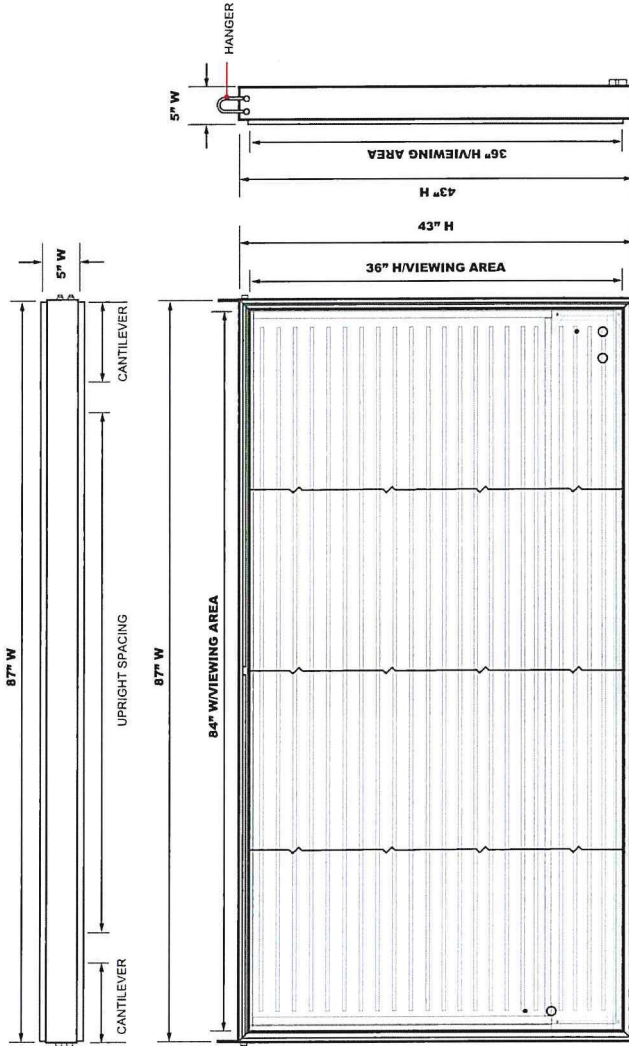


SITE LOCATION

NOTES:
1. ELEVATION DIMENSIONS ARE TO CENTER LINE OF TRACK.

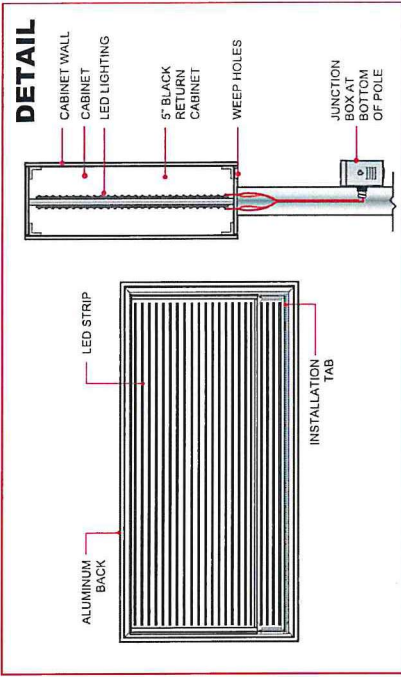


EXTRUDED REAR TRACK DETAILS



UL LISTED
SIGNAGE TO BE MANUFACTURED IN THE UNITED STATES OF AMERICA. ALL MATERIALS TO BE ACCORDING TO THE UL LISTING. SEE UL LISTING FOR FULL LIST OF MATERIALS.
UL LISTED
UL LISTED
UL LISTED

ELECTRICAL EQUIPMENTS
(1) CIRCUIT 120 VOLTS 60 AMPS
FINAL ELECTRICAL CONNECTION BY CUSTOMER



Start Date: 02/23/2026
Ship Date: 02/24/2026
THE COLORS AND LOGO SIZES ON THIS ARE FOR ARTISTIC REPRESENTATION ONLY. Art is not depicted to scale and is generated to give an approximate overview of design.

PAGE 1

1822 BARNETT DRIVE / WEATHERFORD / TEXAS / 76087
PHONE: 817-560-9965 / EMAIL: ACARNEY@BENCHMARKSIGNS.BIZ / WWW.BENCHMARKSIGNS.COM

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APPROVAL NOTICE
All message per approved message schedule.
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Item 7.

PROPOSAL:

CUSTOMER: WATCHFIRE-TCA / TRINITY CHRISTIAN ACADEMY / EXTERIOR SIGNAGE DESIGN
VIEW

Designer: George Barik

4954 EAST INTERSTATE 20 SERVICE ROAD SOUTH / WILLOW PARK / TX / 76087
LOCATION SITE SIGNAGE

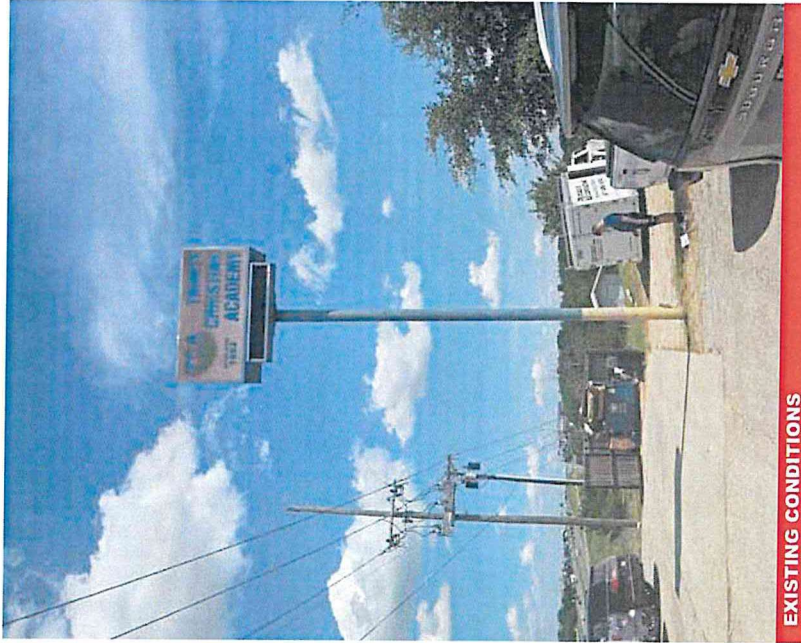
Primary Polyn Sign Design SCALE: 1:16

Double Sided LED Polyn Signage

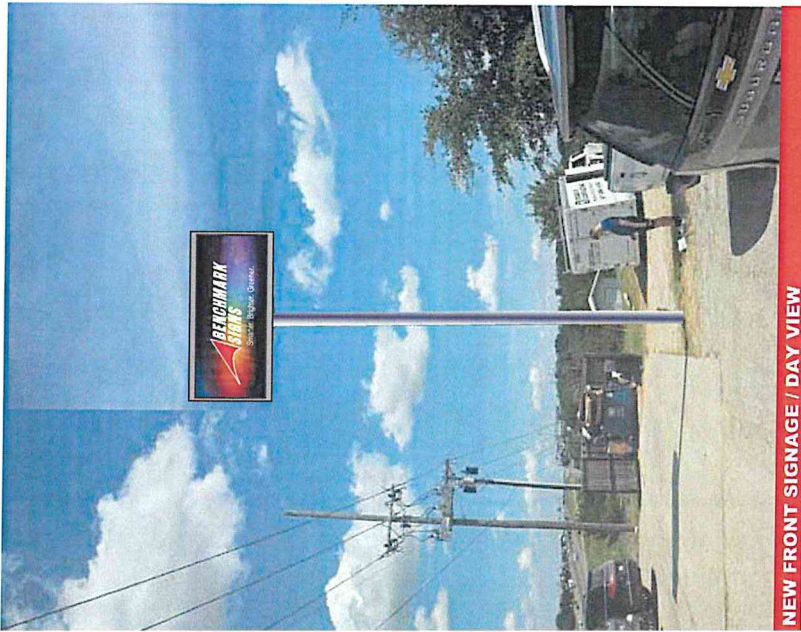
- QUANTITY: 1
OVERALL CABINET SIZE: 67" W X 43" H
OVERALL VIEWING SIZE: 64" W X 36" H
STEEL POSTS: Round Stainless Steel Posts
MOUNTING: EXISTING POLE
TOTAL SQ. FT. SIGNAGE: 00.00
TOTAL SQ. FT. ALLOWANCE:



SITE LOCATION

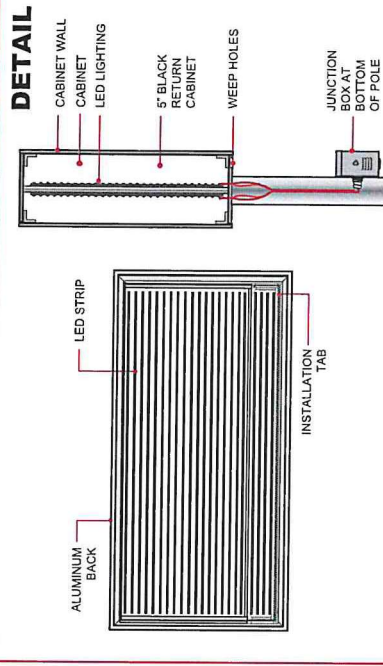


EXISTING CONDITIONS



NEW FRONT SIGNAGE / DAY VIEW

ELECTRICAL EQUIPMENTS
(1) CIRCUIT / 120 VOLT / 6.0 AMPS
*ASK FOR NECA CONNECTION BY CUSTOMER



Start Date: 02/23/2026
Ship Date: 02/24/2026
THE COLORS AND LOGO SIZES ON THIS ARE FOR ARTISTIC REPRESENTATION ONLY.
Art is not depicted to scale and is provided to give an approximate overview of design.

1822 BARNETT DRIVE / WEATHERFORD / TEXAS / 76087
PHONE: 817-560-9865 / EMAIL: ACARNEY@BENCHMARKSIGNS.COM / WWW.BENCHMARKSIGNS.COM

PAGE 2

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Item 7.

PROPOSAL:

CUSTOMER: WATCHFIRE-TCA / TRINITY CHRISTIAN ACADEMY / EXTERIOR SIGNAGE DESIGN OVERVIEW

Designer: George Barik

LOCATION SITE SIGNAGE
4954 EAST INTERSTATE 20 SERVICE ROAD SOUTH / WILLOW PARK / TX / 76087

Primary Polyn Sign Design
SCALE: 1:16

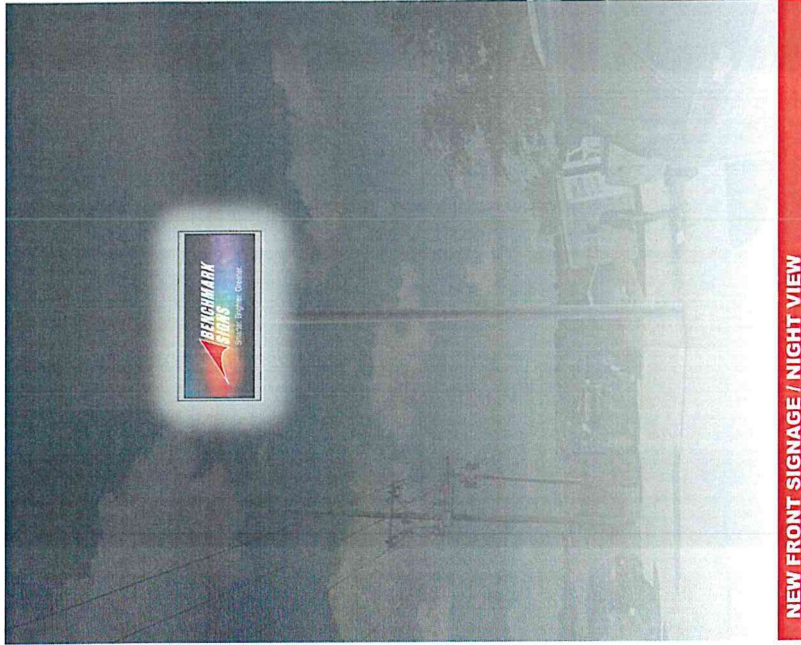
Double Sided LED Polyn Signage
 QUANTITY: 1
 OVERALL CABINET SIZE: 87" W X 43" H
 OVERALL VIEWING SIZE: 84" W X 38" H
 STEEL POSTS: Round Stainless Steel Posts
 MOUNTING: EXISTING POLE
 TOTAL SQ. FT. SIGNAGE: 00.00
 TOTAL SQ. FT. ALLOWANCE: 00.00



SITE LOCATION

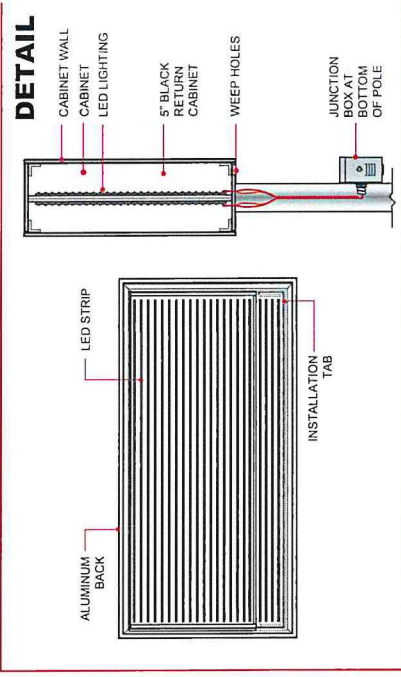


EXISTING CONDITIONS



NEW FRONT SIGNAGE / NIGHT VIEW

ELECTRICAL EQUIPMENTS
 (1) CIRCUIT 120 VOLT 6.0 AMPS
 BALK ELECTRICAL CONTRACTORS INC.



Start Date: 02/23/2026
 Ship Date: 02/24/2026
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Item 7.

PROPOSAL:

CUSTOMER: WATCHFIRE-TCA / TRINITY CHRISTIAN ACADEMY / EXTERIOR SIGNAGE DESIGN

4954 EAST INTERSTATE 20 SERVICE ROAD SOUTH / WILLOW PARK / TX / 76087

Designer: George Barlik

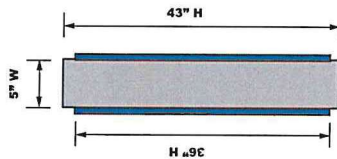
Primary Polyn Sign Design SCALE: 1:16



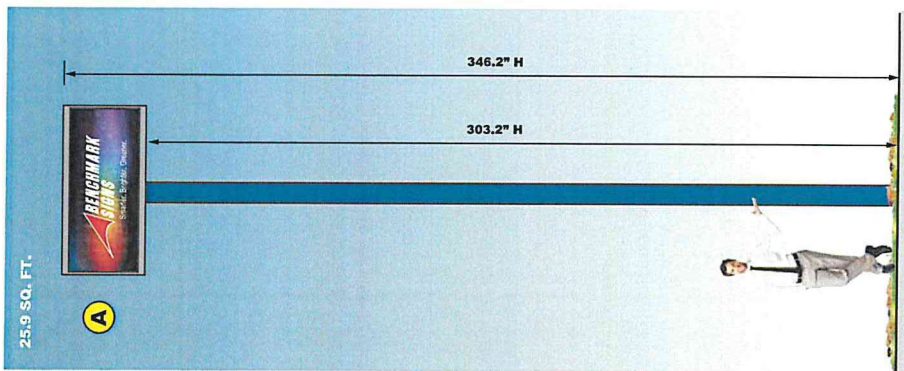
SITE LOCATION



FRONT VIEW



SIDE VIEW

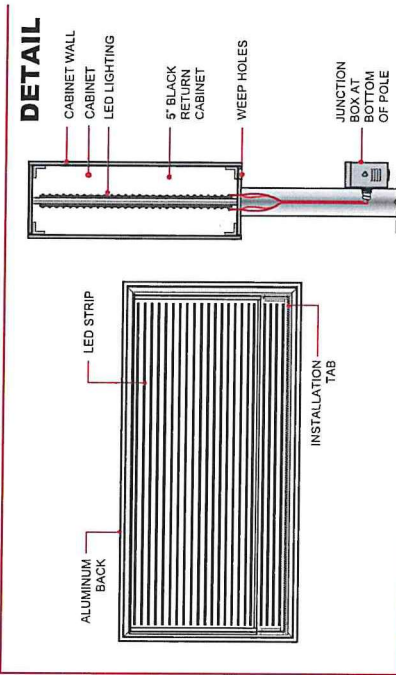


FRONT VIEW

- Double Sided LED Polyn Signage**
- QUANTITY: 1
 - OVERALL CABINET SIZE: 87" W X 43" H
 - OVERALL VIEWING SIZE: 84" W X 36" H
 - STEEL POSTS: Round Stainless Steel Posts
 - MOUNTING: EXISTING POLE
 - TOTAL SQ. FT. SIGNAGE: 25.9 SQ. FT.
 - TOTAL SQ. FT. ALLOWANCE:



ELECTRICAL EQUIPMENTS
(1) CIRCUIT 120 VOLT 6.0 AMPS
WWW.BENCHMARKSIGNS.COM



Start Date: 02/23/2026
Ship Date: 02/24/2026
THE COLORS AND LOGO SIZES ON THIS ARE FOR ARTISTIC REPRESENTATION ONLY.
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PAGE 4

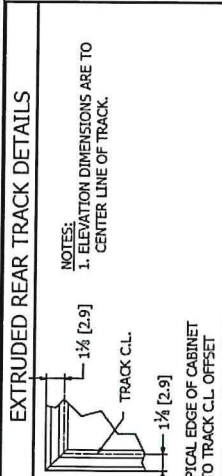
1822 BARNETT DRIVE / WEATHERFORD / TEXAS / 76087
PHONE: 817-560-9965 / EMAIL: ACARNEY@BENCHMARKSIGNS.BIZ / WWW.BENCHMARKSIGNS.COM

APPROVAL NOTICE All message per approved message schedule.

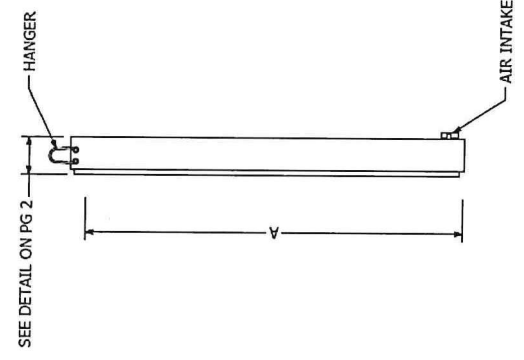
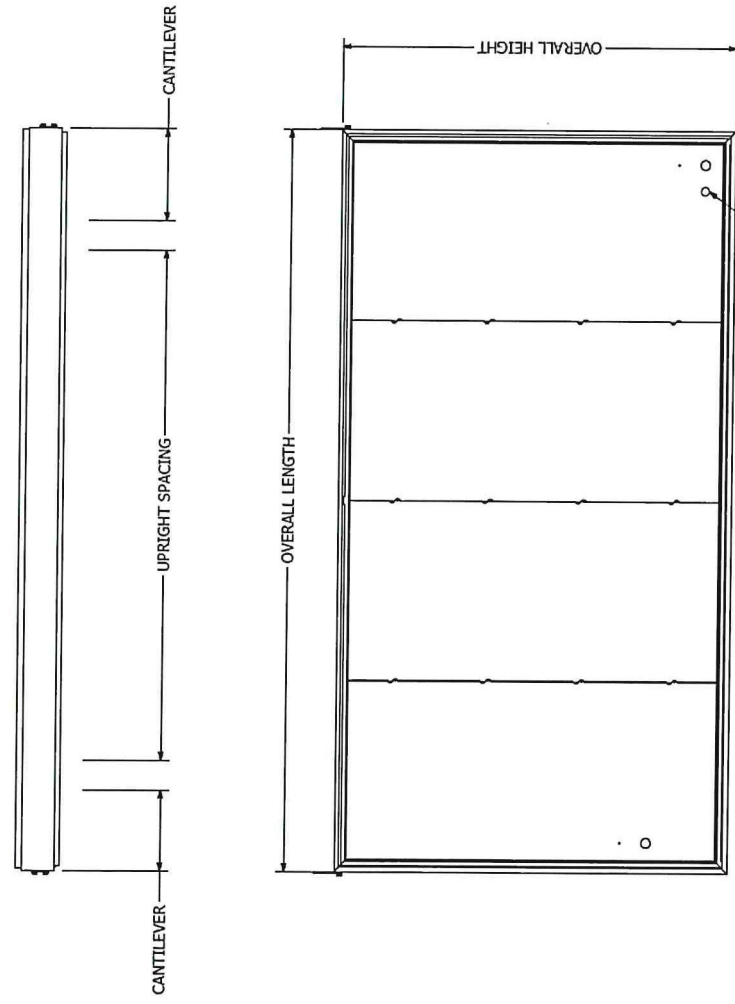
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Item 7.



IMAGES FOR EXAMPLE ONLY -- SEE TABLE FOR ACTUAL QTY'S



Customer		Jobsite	
1740900 - Benchmark Signs 1822 Barnett Dr Weatherford, TX 76087-9440		TCA	
Cabinet Specifications			
Quote #	2518018.2	Sign ID	2126962
Model / Matrix	W16 / 54 x 126	Faces	2
Sign Dimensions (Imperial)	3ft 7in x 7ft 3in x 5in	Access Type	Front Service
Overall Height	43.00 [109.2]	Overall Width	87.00 [221.0]
Viewing Height	36.00 [91.4]	Viewing Width	84.00 [213.4]
Weight	234 lbs.	Weight w/Hardware	260 lbs.
Electrical (per Face)			
Voltage	120	Total Amps	6.0
Kilowatt Hr/Day	3.7 KWHrs	Bottom Left Amp Draw	6.0
Mounting Locations			
Mounting Type / Qty	Not Requested / 0	Dimension "A"	40.75 [103.5]
Wind Load Requirements			
Vertical Attachment Points / Uprights (Min)	0 / 2	Spacing (Max)	115.20 [292.6]
Cantilever (Max)	57.60 [146.3]	Spacing (Optimal)	43.50 [110.5]
Cantilever (Optimal)	21.75 [55.2]	Notes	

Generated 2/13/2026 1:02:20 PM

MODEL REV	DRAWING REV	THIRD ANGLE PROJECTION	DESCRIPTION
1	0	SHEET 1 OF 2	MATERIAL
<p>THIS DRAWING IS FOR THE PURPOSE OF PROVIDING INFORMATION TO THE CLIENT. IT IS NOT TO BE USED FOR THE CONSTRUCTION OF ANY ELEMENTS OF THE SIGN STRUCTURE UNLESS ALL ELEMENTS OF THE SIGN STRUCTURE ARE PROVIDED BY OTHERS AND WATCHFIRE MAKES NO REPRESENTATION AS TO THE SUITABILITY OF THE STRUCTURE FOR THE SITE. THE STRUCTURE IS FOR ILLUSTRATIVE PURPOSES ONLY.</p>			
TOLERANCES		DIMENSION STYLE	
OVERALL SIGN DIMENSION..... ± 1/4"		INCHES [CENTIMETERS]	
LINEAR DIMENSION..... ± 1/16"		ALL DIMENSIONS ARE IN IMPERIAL UNITS	
ANGULAR DIMENSION..... ± 1°		UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED. TOLERANCES ARE TO BE TO REFERENCE DIMENSION	
STRAIGHTNESS..... ± .002 T/c			
OVERALL DIAGONAL TOLERANCE ± 1/8"			
<p>watchfire</p> <p>NOTATION, DATA, AND DRAWINGS CONTAINED WITHIN THIS DOCUMENT ARE EXPLICITLY CONFIDENTIAL AND ARE TO BE KEPT UNDER STRICT CONTROL. ANY DISCLOSURE OF THIS INFORMATION TO THIRD PARTIES WITHOUT THE WRITTEN CONSENT OF WATCHFIRE SIGNS, LLC, IS PROHIBITED. THIS DOCUMENT IS THE PROPERTY OF WATCHFIRE SIGNS, LLC. ALL RIGHTS RESERVED.</p>			
DATE CREATED: 8/24/2020		DRAWN BY: T. Frasier	
PART NUMBER: 1 High - 1 Wide - Slim (Hangers)		TEMPLATE: 1 High - 1 Wide - Slim (Hangers)	

Item 7.

Watchfire Field Service Technician Responsibilities (if included with order)

- Provide technical support related to sign assembly, mounting, and wiring during installation. Technician will explain and offer advice on all aspects of installation.
- Train customers on the use of sign and software.

Sign Installer Responsibilities

- Verify winds are not in excess of 15mph at the time of install.
- Lift sign off the truck utilizing lifting points.
- Assemble the sign if shipped in multiple sections. Signs greater than 48"4" in length are shipped in multiple sections.
- Ensure the sections are never left to free-stand and are always secured by the crane or framing during the installation and stacking process.
- (Optional) Attach Watchfire provided camera to the camera boom. Run the camera cable inside the boom and down the entire length of the boom. Secure the camera boom bracket to the sign corner and then attach the camera boom. Connect the webcam cable to the POW48 inside the sign cabinet.
- Mount the Sign.

Electrician Responsibilities

Pre-install

- Install electrical service and meter at jobsite.
 - Install main circuit panel.
 - Install conduit and wiring from the distribution panel to a junction box at the top of the structure.
- #### Installation Day
- Attach Watchfire provided temperature sensor to the structure. Typically, the sensor will mount easily on the bottom of the catwalk or bottom edge of the sign cabinet. Route the cable through the hole in the bottom of the sign and to the first flare.
 - Run power lines to the disconnects on the back of each sign section.
 - Verify all local electrical codes are adhered to.
 - Verify the correct voltage.
 - Turn on power.
 - If power is not applied on the day of install, you MUST contact Watchfire support before cycling power for the first time.

Failure to follow recommended installation procedures could result in voided warranty.

MOUNTING

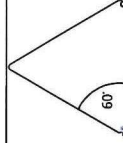
**NO MOUNTING OPTION SELECTED
MOUNTING PROVIDED BY OTHERS**

WIND LOAD

IBC2018 AND ASCE7-16
175 MPH 3 SECOND WIND GUST
EXPOSURE C
RISK CATEGORY II
SIGN HEIGHT ABOVE GRADE = 100 FT MAX

THESE CALCULATIONS ASSUME THE SUPPORTING
STRUCTURE (DESIGNED BY OTHERS) ALSO MEETS
APPROPRIATE CODES, AND THE USE OF A WATCHFIRE
PROVIDED MOUNTING SYSTEM.

LIFTING



RECOMMENDED $\leq 60^\circ$
MINIMUM $\leq 50^\circ$

STRAP LENGTH EQUAL TO HALF OF SIGN LENGTH

<p>THIS DRAWING IS FOR THE PURPOSE OF PROVIDING DIMENSIONS ONLY ON WATCHFIRE PRODUCTS. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SPECIFIED. STANDARDS UNLESS OTHERWISE SPECIFIED ARE TO ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED. DIMENSIONS ARE TO REFERENCE DIMS (POU-48).</p>		<p>THIS DRAWING IS FOR THE PURPOSE OF PROVIDING DIMENSIONS ONLY ON WATCHFIRE PRODUCTS. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SPECIFIED. STANDARDS UNLESS OTHERWISE SPECIFIED ARE TO ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED. DIMENSIONS ARE TO REFERENCE DIMS (POU-48).</p>	
<p>INCHES (CENTIMETERS)</p> <p>OVERALL SIGN DIMENSION..... ± 1/4" LINEAR DIMENSION..... ± 1/16" ANGULAR DIMENSION..... ± 1° STRAIGHTNESS..... ± .0207 ft. OVERALL DIAGONAL TOLERANCE ± 1/8"</p>	<p>TOLERANCES</p>	<p>MODEL REV DRAWING REV THIRD ANGLE PROJECTION DESCRIPTION</p> <p>1 0 2 OF 2 SHEET</p>	<p>MATERIAL</p> <p>DATE CREATED 11/10/2020</p> <p>DRAWN BY T. Prather</p> <p>PART NUMBER</p> <p>VAULT LOCATION: Design\9 Users\Brent\Watchfire Drawing Template\11 High - 1 Wide - 1 Tall FV (NSB) - CDR</p>

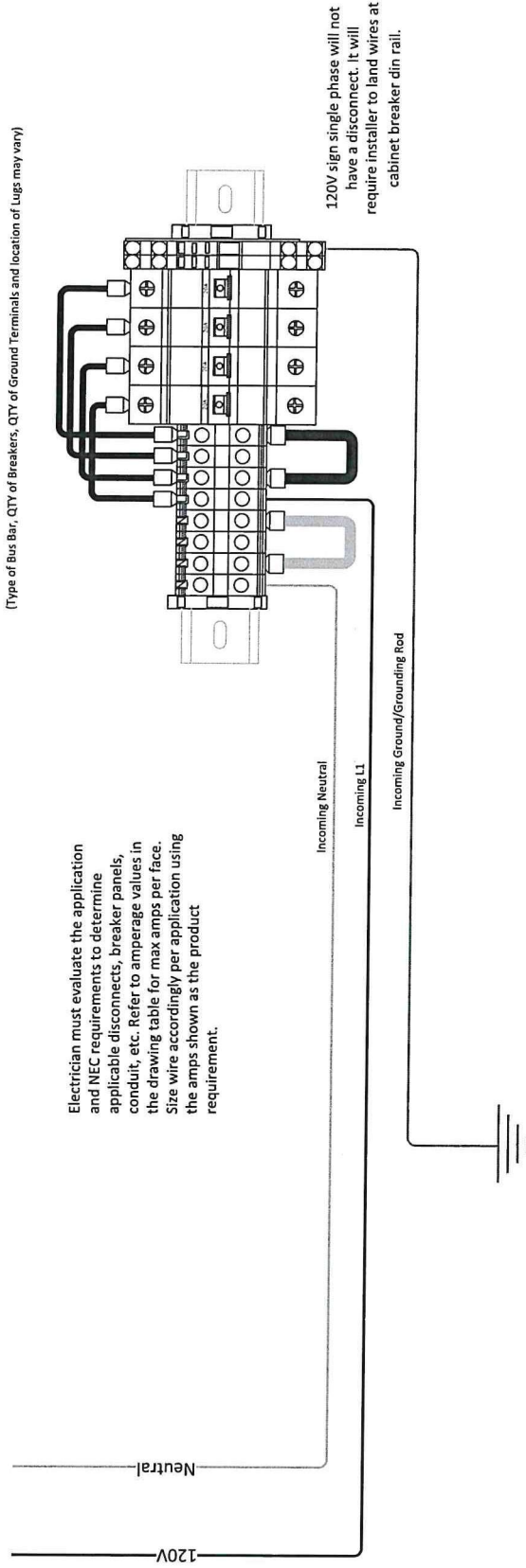


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Item 7.

Using 120V Service to power 120V Cabinet

120V Single Phase Service



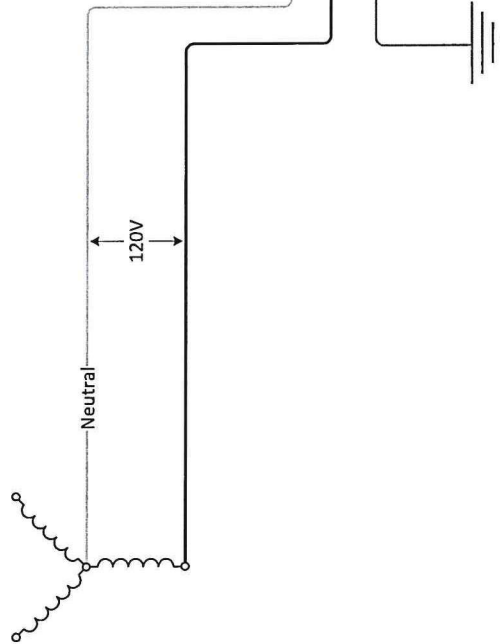
watchfire		DESCRIPTION	120V Service—120V Cabinet	REV	1.0
SIZE	11x11	NOTES	UNRELEASED	SCALE	n/a
DRAWN	A. Bertoy	TESTED	8/19/2024	SHEET	1 OF 5
DATE					

For Support, Go Online to <https://watchfire.force.com/s/>

Item 7.

Using 208V Service to power 120V Cabinet

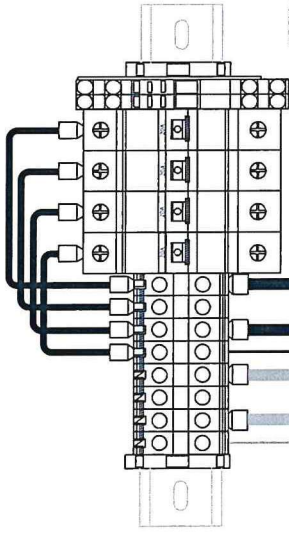
208V 3 Phase Service



Electrician must evaluate the application and NEC requirements to determine applicable disconnects, breaker panels, conduit, etc. Refer to ampereage values in the drawing table for max amps per face. Size wire accordingly per application using the amps shown as the product requirement.

Watchfire circuit breaker inside cabinet

(Type of Bus Bar, QTY of Breakers, QTY of Ground Terminals and location of Lugs may vary)



120V sign single phase will not have a disconnect. It will require installer to land wires at cabinet breaker din rail.

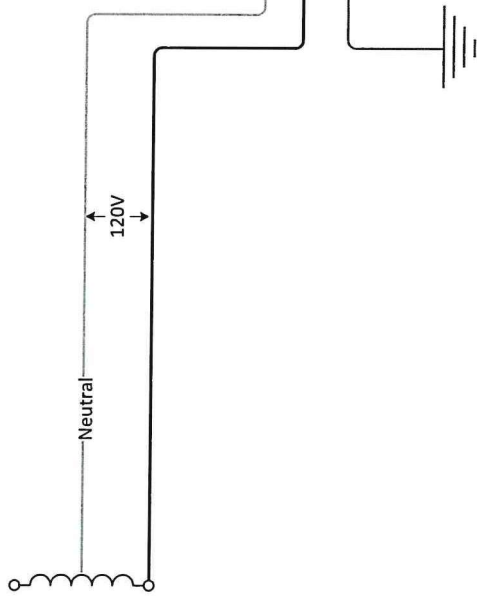
watchfire		DESCRIPTION	208V Service - 120V Cabinet
SIZE	11x11	NOTES	QUOTE/CO NO
DRAWN	A. Bertoy	Unreleased	REV 1.0
ISSUED	8/19/2024	n/a	SHEET
REV		SCALE	Schematic

For Support, Go Online to <https://watchfire.force.com/s/>

Item 7.

Using 240V Service to power 120V Cabinet

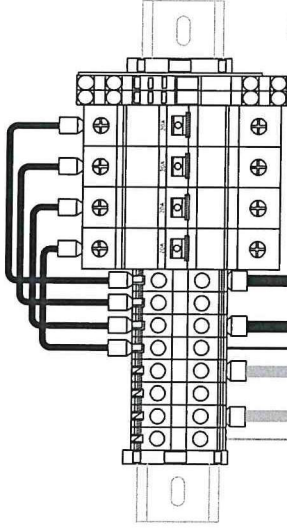
240V Split Phase Service



Electrician must evaluate the application and NEC requirements to determine applicable disconnects, breaker panels, conduit, etc. Refer to ampereage values in the drawing table for max amps per face. Size wire accordingly per application using the amps shown as the product requirement.

Watchfire circuit breaker inside cabinet

(Type of Bus Bar, QTY of Breakers, QTY of Ground Terminals and location of Lugs may vary)



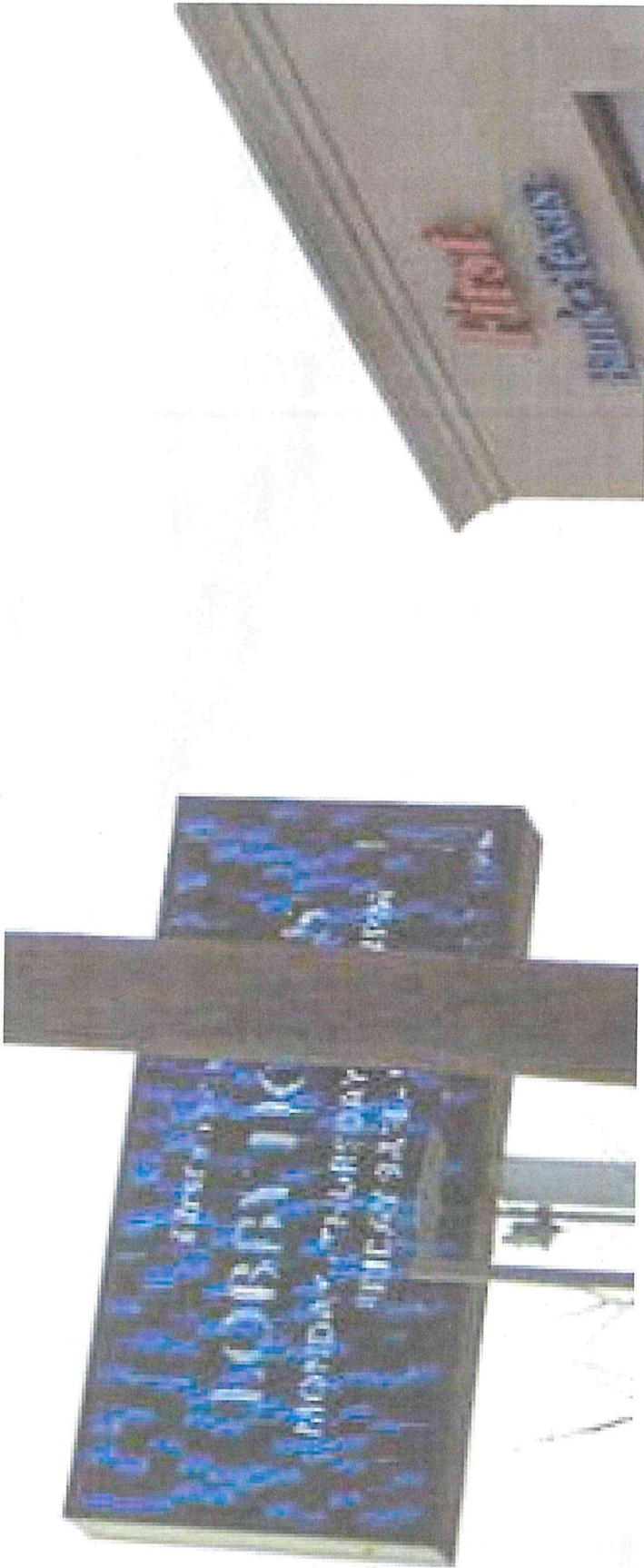
120V sign single phase will not have a disconnect. It will require installer to land wires at cabinet breaker din rail.



watchfire		240V Service - 120V Cabinet	
DESCRIPTION	QUOTE/COND	REV	1.0
SIZE	NOTES	SCALE	4 OF 5
11X1	Unreleased	SHEET	
7			
DRAWN			
A. Bertoy			
ISSUED			
8/19/2024			
DATE			

For Support, Go Online to <https://watchfire.force.com/s/>

Item 7.





PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

Meeting Date: April 21 st , 2026	Department: Planning & Development	Presented By: Chelsea Kirkland, City Planner Toni Fisher, Interim City Mgr.
---	--	--

AGENDA ITEM:

Discussion & Action: to consider a request for a change in zoning from a "Class II: Residential: 'R-1' Single-Family District" to a "Class III - Business: 'C' Commercial District. for the Bar-Ko Land Company LLC, the owner of all that certain 7.290 Acre tract of land being situated in the James Oxer Survey, Abstract Number 1029, Parker County, Texas.

BACKGROUND:

**Rezoning Request: Residential (R-1) to Commercial (CIII)
Proposed Development: Tractor Supply Retail Store and TBD**

The applicant requests approval to rezone recently annexed approximately 7.290 Acres from R-1 (Single-Family Residential) to CIII (Commercial) to allow for the development of a Tractor Supply retail store and potential future commercial frontage. This use is consistent with the evolving commercial character of E Bankhead Hwy.

EXHIBITS:

- Preliminary Plat

RECOMMENDED MOTION:

Motion to approve zoning change as presented.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS BAR-KO LAND COMPANY LLC IS THE OWNER OF ALL THAT CERTAIN 7.290 ACRE TRACT OF LAND BEING SITUATED IN THE JAMES OXER SURVEY, ABSTRACT NUMBER 1029, PARKER COUNTY, TEXAS AND BEING ALL OF A CALLED 2,518 SQUARE FOOT TRACT OF LAND DESCRIBED IN A DEED TO BAR-KO LAND COMPANY LLC, RECORDED IN DOCUMENT NUMBER 202515735 OF THE DEED RECORDS OF SAID COUNTY AND BEING PART OF A CALLED 24.365 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BAR-KO LAND COMPANY LLC, RECORDED IN DOCUMENT NUMBER 202142647 OFF SAID DEED RECORDS, AND SAID 7.290 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON REBAR WITH CAP STAMPED "STEVENS SURVEYING" FOUND FOR THE CORNER OF A CALLED 0.82 ACRE RIGHT-OF-WAY DEDICATION DESCRIBED IN DOCUMENT NUMBER 202515356 OF SAID DEED RECORDS, BEING IN THE SOUTH LINE OF LOT 1, BLOCK 1 OF BANKHEAD COMMONS, RECORDED IN DOCUMENT NUMBER 202313961 OF THE PLAT RECORDS OF SAID COUNTY, AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO J.P. ELDER FAMILY LIMITED PARTNERSHIP RECORDED IN DOCUMENT NUMBER 201931531 OF SAID DEED RECORDS;

THENCE SOUTH 11°48'12" WEST, WITH THE COMMON LINE OF SAID 0.82 ACRE RIGHT-OF-WAY TRACT AND SAID J.P. ELDER FAMILY LIMITED PARTNERSHIP TRACT, A DISTANCE OF 112.85 FEET TO A 1/2 INCH IRON REBAR WITH A CAP STAMPED "RPLS 7068" FOUND FOR THE SOUTHWEST CORNER OF SAID 0.82 ACRE RIGHT-OF-WAY TRACT, AND THE **POINT OF BEGINNING**, FOR THE NORTHWEST CORNER HEREIN DESCRIBED;

THENCE WITH THE SOUTH LINE OF SAID 0.82 ACRE RIGHT-OF-WAY TRACT, THE FOLLOWING COURSES AND DISTANCES;

NORTH 89°32'01" EAST, A DISTANCE OF 73.66 FEET TO A 1/2 INCH IRON REBAR WITH A CAP STAMPED "BARRON/STARK" FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT, WITH A RADIUS OF 60.00 FEET AND A CHORD WHICH BEARS NORTH 51°48'16" EAST, A DISTANCE OF 73.54 FEET;

ALONG SAID CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 75°35'11" AND AN ARC DISTANCE OF 79.15 FEET TO A 1/2 INCH IRON REBAR WITH A CAP STAMPED "BARRON/STARK" FOUND FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, WITH A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS NORTH 51°46'21" EAST, A DISTANCE OF 24.48 FEET;

ALONG SAID CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 75°28'22" AND AN ARC DISTANCE OF 26.34 FEET TO A 1/2 INCH IRON REBAR WITH A CAP STAMPED "BARRON/STARK" FOUND FOR CORNER;

NORTH 89°32'01" EAST, A DISTANCE OF 95.05 FEET TO A 1/2 INCH IRON REBAR WITH A CAP STAMPED "RPLS 7068" SET FOR THE BEGINNING OF A CURVE TO THE LEFT, WITH A RADIUS OF 330.00 FEET AND A CHORD WHICH BEARS NORTH 83°17'46" EAST, A DISTANCE OF 71.71 FEET;

ALONG SAID CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 12°28'31" AND AN ARC DISTANCE OF 71.85 FEET TO A 1/2 INCH IRON REBAR WITH A CAP STAMPED "BARRON/STARK" FOUND FOR CORNER;

NORTH 77°03'30" EAST, A DISTANCE OF 73.10 FEET TO A 1/2 INCH IRON REBAR WITH CAP STAMPED "RPLS 7068" SET FOR THE BEGINNING OF A CURVE TO THE RIGHT, WITH A RADIUS OF 270.00 FEET AND A CHORD WHICH BEARS NORTH 83°18'06" EAST, A DISTANCE OF 58.72 FEET;

ALONG SAID CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 12°29'11" AND AN ARC DISTANCE OF 58.84 FEET TO A 1/2 INCH IRON REBAR WITH A CAP STAMPED "BARRON/STARK" FOUND FOR CORNER;

NORTH 89°32'41" EAST, A DISTANCE OF 141.16 FEET TO A 1/2 INCH IRON REBAR WITH A CAP STAMPED "BARRON/STARK" FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT, WITH A RADIUS OF 180.00 FEET AND A CHORD WHICH BEARS NORTH 64°20'38" EAST, A DISTANCE OF 153.28 FEET;

ALONG SAID CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 50°23'57" AND AN ARC DISTANCE OF 158.33 FEET TO A 1/2 INCH IRON REBAR WITH A CAP STAMPED "RPLS 7068" SET FOR CORNER;

NORTH 38°51'37" EAST, A DISTANCE OF 17.15 FEET TO A 1/2 INCH IRON REBAR WITH A CAP STAMPED "RPLS 7068" SET FOR THE NORTH CORNER OF SAID 2,518 SQUARE FOOT TRACT, BEING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF EAST BANKHEAD HIGHWAY, A 80-FOOT-WIDE PUBLIC RIGHT-OF-WAY, FOR THE NORTHEAST CORNER HEREIN DESCRIBED;

THENCE SOUTH 51°09'59" EAST, WITH THE NORTHEAST LINE OF SAID 2,518 SQUARE FOOT TRACT, THE NORTHEAST LINE OF SAID 24.365 ACRE TRACT, AND SAID SOUTHWEST RIGHT-OF-WAY LINE OF EAST BANKHEAD HIGHWAY, A DISTANCE OF 183.65 FEET TO A 1/2 INCH IRON REBAR WITH CAP STAMPED "RPLS 7068" SET FOR CORNER;

THENCE, IN OVER, AND THROUGH SAID 24.365 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

SOUTH 32°27'39" WEST, A DISTANCE OF 446.43 FEET TO A 1/2 INCH IRON REBAR WITH CAP STAMPED "RPLS 7068" SET FOR THE SOUTHEAST CORNER HEREIN DESCRIBED;

SOUTH 89°32'45" WEST, A DISTANCE OF 707.58 FEET TO A 1/2 INCH IRON REBAR WITH A CAP STAMPED "RPLS 7068" SET IN THE COMMON LINE OF SAID 24.365 ACRE TRACT AND SAID J.P. ELDER FAMILY LIMITED PARTNERSHIP TRACT, FOR THE SOUTHWEST CORNER HEREIN DESCRIBED;

THENCE NORTH 11°48'12" EAST, WITH SAID COMMON LINE, A DISTANCE OF 330.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING 7.290 ACRES, (317,544 SQUARE FEET) OF LAND.

STATE OF TEXAS §
COUNTY OF _____ §

THAT BAR-KO LAND COMPANY, LLC, OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DOES HEREBY DEDICATE IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

TRACTOR SUPPLY ADDITION

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

BY _____
DULY AUTHORIZED AGENT DATE

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY DID PERSONALLY APPEAR _____, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS DATE

PLAT NOTES

1. THE PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS AND/OR ENCUMBRANCES.
2. THE PUBLIC EASEMENTS, PUBLIC STREETS, AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED OR SHOWN ON THIS PLAT.
3. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS AND APPROVED BY THE CITY.
4. THE CITY IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
5. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME 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.
6. 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.
7. UNLESS AS PROVIDED FOR IN A SEPARATE INSTRUMENT, THE CITY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE A 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 THE PERMISSION FROM ANYONE.
8. ANY MODIFICATION OF THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND SHALL BE APPROVED BY THE CITY.
9. WATER SERVICE FOR SUBJECT PROPERTY TO BE PROVIDED BY PUBLIC WATER MAIN EXTENSION. SANITARY SEWER SERVICE WILL BE PROVIDED AT A LATER DATE - ON SITE SEPTIC SYSTEMS WILL BE UTILIZED UNTIL PUBLIC MAIN IS MADE AVAILABLE TO SUBJECT PROPERTY.

GENERAL NOTES

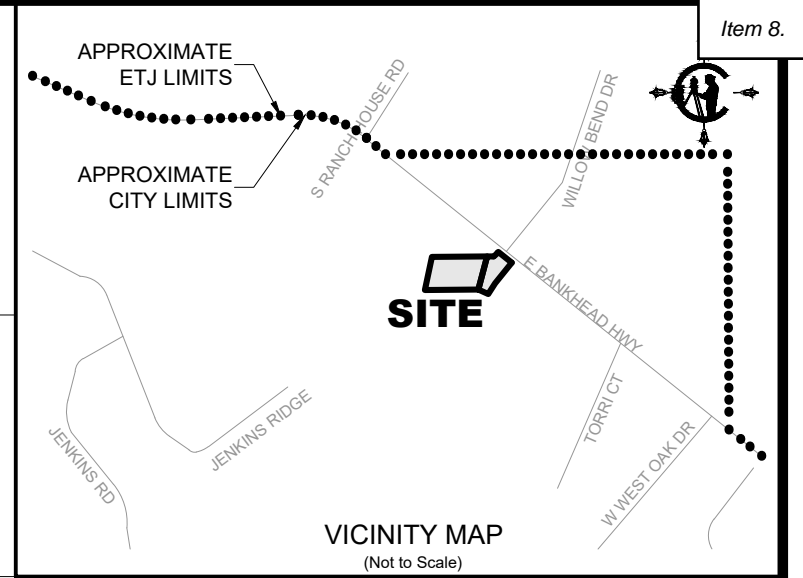
1. THE PROPERTY IS SITUATED IN THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS.
2. THE CITY OF WILLOW PARK IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, ON OR OVER ANY EASEMENTS DEDICATED TO THE CITY OF WILLOW PARK AS A RESULT OF REPAIR, MAINTENANCE OR REPLACEMENT.
3. THE PROPERTY IS LOCATED IN THE ALEDO ISD.
4. THE PROPERTY IS TO BE SERVED BY THE WILLOW PARK FIRE DEPARTMENT.
5. ALL STORM WATER DETENTION FACILITIES ARE TO BE PRIVATELY OWNED AND MAINTAINED.

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48367C0425F, WHICH BEARS AN EFFECTIVE DATE OF APRIL 5, 2019, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BASIS OF BEARINGS NOTE:

BEARINGS AND DISTANCES ARE BASED ON U.S. STATE PLANE NAD 1983 COORDINATES, TEXAS NORTH CENTRAL ZONE (4202). VERTICAL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).



ZONING INFORMATION

AWAITING ZONING CLASSIFICATION
TO BE RE-ZONED PRIOR TO PLAT RECORDATION

SURVEYOR'S CERTIFICATION

I, LINDSAY JO GROSECLOSE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE CITY OF WILLOW PARK LAND DEVELOPMENT CODE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

PLAT COMPLETION DATE: JUNE 17, 2025.

LINDSAY JO GROSECLOSE, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7068

APPROVED BY THE CITY OF WILLOW PARK

MAYOR DATE

ATTEST:

CITY SECRETARY



PRELIMINARY:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

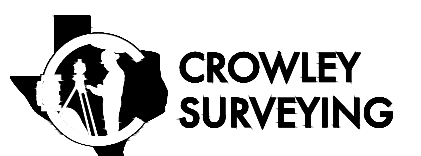
PRELIMINARY PLAT
TRACTOR SUPPLY ADDITION
7.290 ACRES

LOT 1 AND LOT 2, BLOCK 1,
IN THE JAMES OXER SURVEY, ABSTRACT NO. 1029
CITY OF WILLOW PARK
PARKER COUNTY, TEXAS

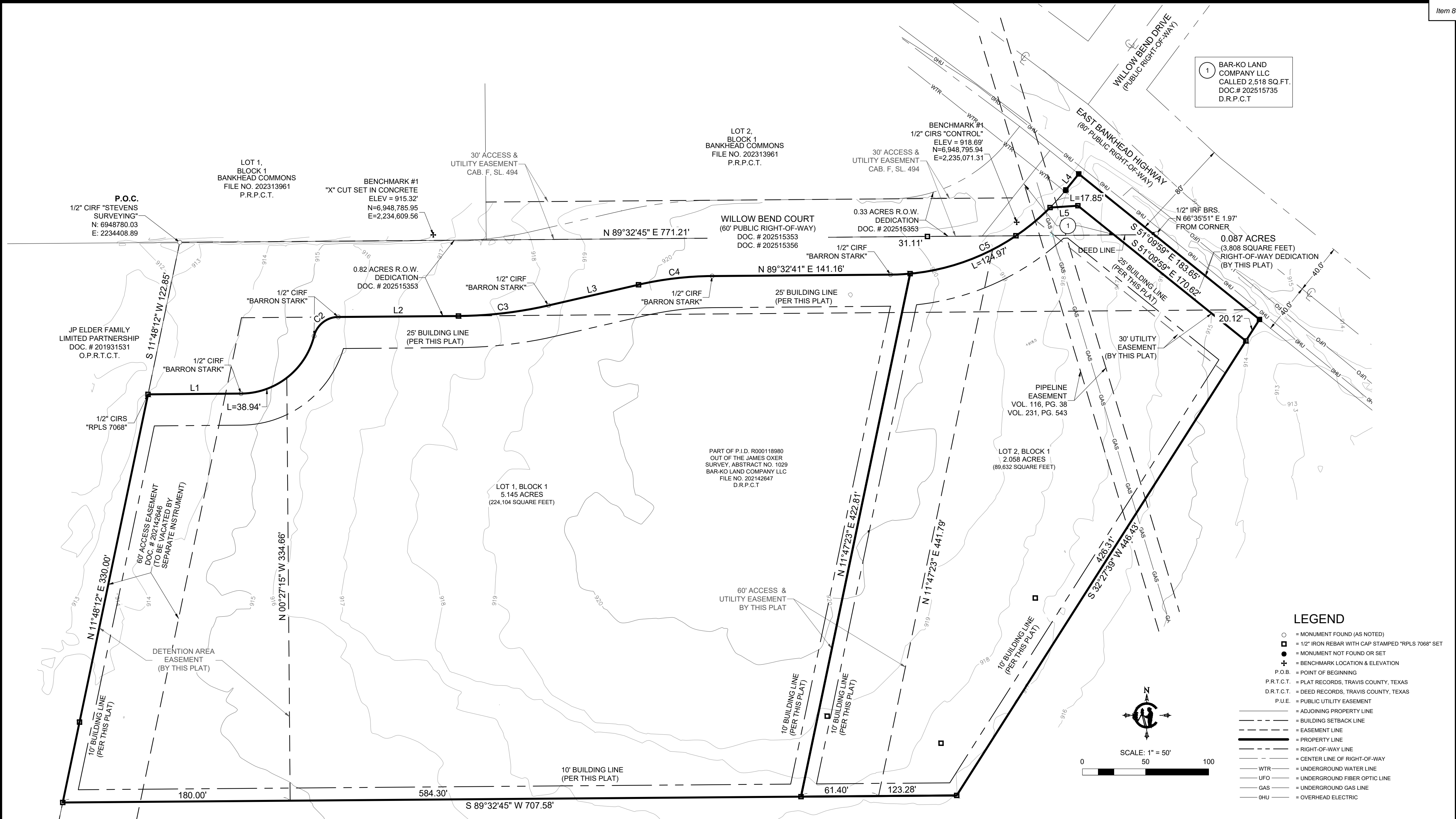
Date: OCTOBER 2025 | Drawn: CDM | Checked: LJG | Scale: N/A | Sheet: 1 of 2

OWNER/DEVELOPER:
BAR-KO LAND COMPANY LLC
2121 McCLENDON ROAD
WEATHERFORD, TX76088
(817) 253-2494

CROWLEY SURVEYING
FRN:10046500
117 West Archer Street
Jacksboro, TX 76458
(469) 850-CPLS(2757)
INFO@crowleysurveying.com

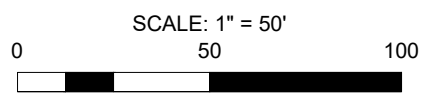
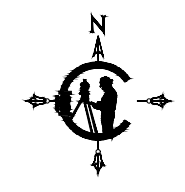


1 BAR-KO LAND COMPANY LLC CALLED 2,518 SQ.FT. DOC.# 202515735 D.R.P.C.T



LEGEND

- = MONUMENT FOUND (AS NOTED)
- ◻ = 1/2" IRON REBAR WITH CAP STAMPED "RPLS 7068" SET
- = MONUMENT NOT FOUND OR SET
- ⊕ = BENCHMARK LOCATION & ELEVATION
- P.O.B. = POINT OF BEGINNING
- P.R.T.C.T. = PLAT RECORDS, TRAVIS COUNTY, TEXAS
- D.R.T.C.T. = DEED RECORDS, TRAVIS COUNTY, TEXAS
- P.U.E. = PUBLIC UTILITY EASEMENT
- = ADJOINING PROPERTY LINE
- - - = BUILDING SETBACK LINE
- - - = EASEMENT LINE
- = PROPERTY LINE
- - - = RIGHT-OF-WAY LINE
- - - = CENTER LINE OF RIGHT-OF-WAY
- WTR = UNDERGROUND WATER LINE
- UFO = UNDERGROUND FIBER OPTIC LINE
- GAS = UNDERGROUND GAS LINE
- OHU = OVERHEAD ELECTRIC



PRELIMINARY PLAT
TRACTOR SUPPLY ADDITION
7.290 ACRES
 LOT 1 AND LOT 2, BLOCK 1,
 IN THE JAMES OXER SURVEY, ABSTRACT NO. 1029
 CITY OF WILLOW PARK
 PARKER COUNTY, TEXAS

Date: OCTOBER 2025 | Drawn: CDM | Checked: LJG | Scale: 1" = 50' | Sheet: 2 of 2

OWNER/DEVELOPER:
 BAR-KO LAND COMPANY LLC
 2121 McCLENDON ROAD
 WEATHERFORD, TX 76088
 (817) 253-2494

CROWLEY SURVEYING
 FRN:10046500
 117 West Archer Street
 Jacksboro, TX 76458
 (469) 850-CPLS(2757)
 INFO@crowleysurveying.com

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N89°32'01"E	73.66'
L2	N89°32'01"E	95.05'
L3	N77°03'30"E	73.10'
L4	N38°51'37"E	17.15'
L5	N86°11'13"E	22.09'

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	26.34'	20.00'	75°28'22"	N51°46'21"E	24.48'
C3	71.85'	330.00'	12°28'31"	N83°17'46"E	71.71'
C4	58.84'	270.00'	12°29'11"	N83°18'06"E	58.72'
C5	158.33'	180.00'	50°23'57"	N64°20'38"E	153.28'



PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

Meeting Date: April 21 st , 2026	Department: Planning & Development	Presented By: Chelsea Kirkland, City Planner Toni Fisher, Interim City Mgr.
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AGENDA ITEM:

Discussion & Action: to consider approval of a request for change in rezoning from “Class II: Residential: ‘R-1’ Single-Family District” to “Class I: Special Purpose: ‘PD/CL’ Planned Development District” for the Residential Development also known as Clearion, being approximate 81.706 acre tract of land situated in Abstract No. 468, W. Franklin Survey, and in Abstract No. 910, A. McCarver Survey, Parker County, Texas, as further identified as being a portion of Parker County Appraisal District as Property ID #106134,47776, and 62893.

BACKGROUND:

Rezoning Request: Residential (R-1) to Planned Development District for Clearion (PD-CL)

Recently annexed residential subdivision known as Clearion, has requested a zoning change from a R-1 to a PD-CL. This request is to allow a coordinated residential subdivision layout with integrated open spaces, park dedication, and modified development standards tailored to the site conditions. The developer has provided a comparison sheet of side-by-side base R-5 zoning to the proposed PD modified lot standards and is here with a presentation.

Staff have reviewed and the request and recommend it’s approval.

EXHIBITS:

- Comparison Spreadsheet
- Clearion PD

RECOMMENDED MOTION:

Motion to approve planned development for Clearion subdivision, as presented.

Clearion P.D. Lot Types & R-5 Dimensional Standards Comparison

Cottage Homesite & R-5 Dimensions

	Clearion PD	R-5 Zoning
Min. Lot Width:	40'	N/A (9,000SF Lot Area)
Min. Lot Depth:	125'	N/A (9,000SF Lot Area)
Min. Lot Area:	5,000 SF	9,000 SF
Front Yard:	20'	25'
Rear Yard:	10'	10'
Side Yard:	5'	10'
Max. Lot Coverage:	65%	45%
Min. Dwelling Unit:	1,800 SF	50% 1,700, 50% 2,000
Max Height:	2.5-story, 36'	2-story, 30'

Executive Homesite & R-5 Dimensions

	Clearion PD	R-5 Zoning
Min. Lot Width:	50'	N/A (9,000SF Lot Area)
Min. Lot Depth:	120'	N/A (9,000SF Lot Area)
Min. Lot Area:	6,000 SF	9,000 SF
Front Yard:	20'	25'
Rear Yard:	10'	10'
Side Yard:	5'	10'
Max. Lot Coverage:	65%	45%
Min. Dwelling Unit:	1,850 SF	50% 1,700, 50% 2,000
Max Height:	2.5-story, 36'	2-story, 30'

Estate Homesite & R-5 Dimensions

	Clearion PD	R-5 Zoning
Min. Lot Width:	60'	N/A (9,000SF Lot Area)
Min. Lot Depth:	120'	N/A (9,000SF Lot Area)
Min. Lot Area:	7,200 SF	9,000 SF
Front Yard:	20'	25'
Rear Yard:	10'	10'
Side Yard:	5'	10'
Max. Lot Coverage:	65%	45%
Min. Dwelling Unit:	2,000 SF	50% 1,700, 50% 2,000
Max Height:	2.5-story, 36'	2-story, 30'

Signature Homesite & R-5 Dimensions

	Clearion PD	R-5 Zoning
Min. Lot Width:	80'	N/A (9,000SF Lot Area)
Min. Lot Depth:	125'	N/A (9,000SF Lot Area)
Min. Lot Area:	10,000 SF	9,000 SF
Front Yard:	20'	25'
Rear Yard:	10'	10'
Side Yard:	5'	10'
Max. Lot Coverage:	65%	45%
Min. Dwelling Unit:	2,000 SF	50% 1,700, 50% 2,000
Max Height:	2.5-story, 36'	2-story, 30'

Luxury Homesite & R-5 Dimensions

	Clearion PD	R-5 Zoning
Min. Lot Width:	120'	N/A (9,000SF Lot Area)
Min. Lot Depth:	165'	N/A (9,000SF Lot Area)
Min. Lot Area:	19,800	9,000 SF
Front Yard:	25'	25'
Rear Yard:	20'	10'
Side Yard:	10'	10'
Max. Lot Coverage:	65%	45%
Min. Dwelling Unit:	2,200 SF	50% 1,700, 50% 2,000
Max Height:	2.5-story, 36'	2-story, 30'

CLEARION

PLANNED DEVELOPMENT STANDARDS

All zoning regulations, standards, uses, requirements, and processes for the R-5 Single Family Medium Density District of the City of Willow Park Zoning Ordinance, as exists or may be amended, shall apply to the Property except as specified herein. The Property shall generally conform to the Conceptual Plan. Amendments to the Conceptual Plan are permitted in accordance with the Clearion Development Agreement. Any capitalized terms herein shall adhere to the definitions established within the Clearion Development Agreement, unless defined hereafter. In the event of a conflict between the Conceptual Plan and the Development Standards, the Development Standards shall control. In the event of a conflict between the Conceptual Plan and the City's Base Zoning Ordinance, the Conceptual Plan shall control. No further Conceptual Plan or development plan shall be required to be approved for the development of the Property, and the Conceptual Plan shall satisfy all requirements under the City's Zoning Ordinance to submit a development plan or Conceptual Plan.

Development Regulations

- I. Permitted Uses, Density:** All uses permitted for the R-5 Single-Family Medium Density District of the Zoning Ordinance shall be permitted. The maximum lot count is two hundred forty-one (241). The maximum Cottage Homesites shall be sixty-nine (69), the maximum Executive Homesites shall be sixty-seven (67), the maximum Estate Homesites shall be sixty-seven (67), the maximum Signature Homesites shall be twenty (20), and the maximum Luxury Homesites shall be eighteen (18).
- II. Dimensional Requirements:** The Clearion Planned Development District permits five (5) single-family residential detached lot types; Cottage Homesites, Executive Homesites, Estate Homesites, Signature Homesites, and Luxury Homesites with the regulating Dimensional Requirements as defined below:
- a. Cottage Homesite Dimensional Standards:**
1. Min. lot width (feet): 40'*
 2. Min. lot depth (feet): 120
 3. Min. lot area (SF): 5,000 SF
 4. Front yard (feet): 20'**
 5. Rear yard (feet): 10'
 6. Side yard interior (feet): 5'
 7. Corner side yard – adjacent to street (feet): 10'
 8. Max. lot coverage (%): 65%
 9. Min. dwelling unit size (SF): 1,800 SF
 10. Max. height (feet/stories): 36', 2.5
- b. Executive Homesite Dimensional Standards:**
1. Min. lot width (feet) 50'*
 2. Min. lot depth (feet): 120'***
 3. Min. lot area (SF): 6,000 SF
 4. Front yard (feet): 20'**

5. Rear yard (feet): 10'
6. Side yard interior (feet): 5'
7. Corner side yard – adjacent to street (feet): 10'
8. Max. lot coverage (%): 65%
9. Min. dwelling unit size (SF): 1,850 SF
10. Max. height (feet/stories): 36', 2.5

c. Estate Homesite Dimensional Standards:

1. Min. lot width (feet) 60'*
2. Min. lot depth (feet): 120'
3. Min. lot area (SF): 7,200 SF
4. Front yard (feet): 20'***
5. Rear yard (feet): 10'
6. Side yard interior (feet): 5'
7. Corner side yard – adjacent to street (feet): 10'
8. Max. lot coverage (%): 65%
9. Min. dwelling unit size (SF): 2,000 SF
10. Max. height (feet/stories): 36', 2.5

d. Signature Homesite Dimensional Standards:

1. Min. lot width (feet) 80'*
2. Min. lot depth (feet): 125'
3. Min. lot area (SF): 10,000 SF
4. Front yard (feet): 20'***
5. Rear yard (feet): 10'
6. Side yard interior (feet): 5'
7. Corner side yard – adjacent to street (feet): 10'
8. Max. lot coverage (%): 65%
9. Min. dwelling unit size (SF): 2,000 SF
10. Max. height (feet/stories): 36', 2.5

e. Luxury Homesite Dimensional Standards:

1. Min. lot width (feet) 120'*
2. Min. lot depth (feet): 165'
3. Min. lot area (SF): 19,800 SF
4. Front yard (feet): 25'***
5. Rear yard (feet): 20'
6. Side yard interior (feet): 10'
7. Corner side yard – adjacent to street (feet): 10'
8. Max. lot coverage (%): 65%
9. Min. dwelling unit size (SF): 2,200 SF
10. Max. height (feet/stories): 36', 2.5

*Lot width to be measured along the arc at build line along curves, knuckles, and cul-de-sacs.

** Porches may encroach upon the front yard setback a maximum of 5'.

***The lot depth for lots 17, 18, 19, 20, and 21 along the curve of the southernmost east/west street may be reduced to a minimum of 100' as shown on Exhibit A.

III. Architectural Standards: The following shall be incorporated for all residential lot types:

a. Exterior Materials:

1. Minimum of 85% overall masonry (exclusive of openings, insets, protrusions or areas under covered porches).
2. For the purposes of this ordinance, the masonry requirement shall be limited to full-width brick, natural stone, and cast stone. Cementitious fiberboard (e.g. *HardiBoard* or *Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (see examples below) may be used for up to 50.00% of the masonry requirement; however, a Specific Use Permit (SUP) may be requested for housing plans that utilize cementitious fiberboard in excess of 50.00% of the masonry requirement.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



b. Architectural Elements: Each building shall include at least four of the following architectural elements:

1. Awnings/canopies;
2. Balconies (a minimum of 25 square feet in size);
3. Dormers;
4. Offsets within each building (a minimum 5 feet to receive credit);
5. Patio (a minimum of 25 square feet in size);
6. Porches (a minimum of 25 feet in size);
7. Stoops (a minimum of 2 feet tall by 4 feet wide);
8. Varied roof height in building (a minimum 10-foot difference);
9. Sconce lighting;
10. Decorative banding or molding;
11. Decorative overhangs;
12. Front porch columns;
13. Bay windows; and
14. Shutters.

c. Roof Pitch/Material:

1. Minimum of 6:12 roof pitch, excluding porches, patios and dormers unless approved by the Architectural Control Committee (“ACC”) of the HOA. No

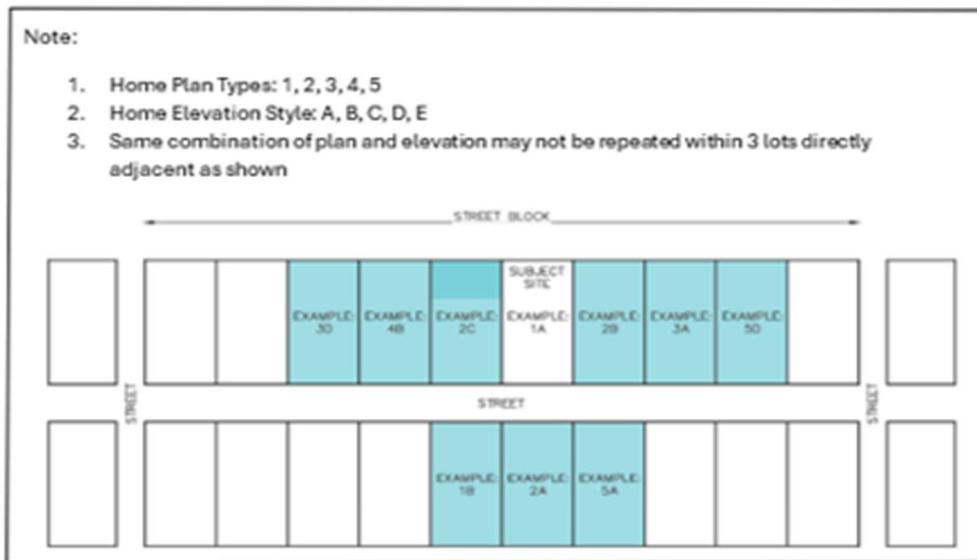
minimum overhang shall be required, when utilized, overhangs can project a maximum of 4' upon the front setback.

- 2. Minimum 30-year architectural style shingles, complimentary to home color palate and approved by ACC.

d. Repetition of Building Form:

- 1. For Cottage, Estate, and Executive Homesites the same combination of (i) house plan, plus (ii) elevation shall not be repeated within three (3) lots on the same side of the street nor within three (3) lots on the opposite sides of the street, as illustrated in Figure 1.
- 2. For the purposes of this section, homes are considered to have a differing appearance/elevation if at least three of the following items are different from the other elevations to which they are being compared:
 - A. number of stories;
 - B. material color;
 - C. roof type and layout;
 - D. articulation of the front façade;
 - E. brick pattern; or
 - F. at least two architectural elements that differentiate the façade, which may include, but are not limited to:
 - i. porch (protruding, recessed, or no porch);
 - ii. decorative door or window frames;
 - iii. bay windows;
 - iv. dormers; or
 - v. balcony (full size or Juliette).

Figure 1

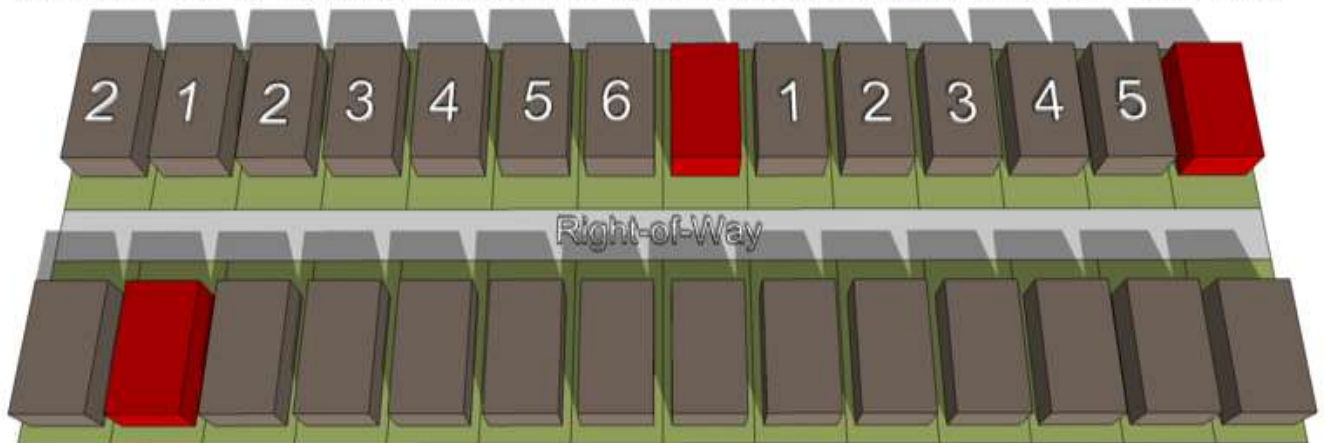


3. For Signature and Luxury Homesites:
 - A. Identical brick blends or paint colors may not occur on adjacent (side-by-side) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
 - B. Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street.
 - C. Permitted encroachment (i.e. porches and sunroom) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street, as illustrated in Figure 2.

4. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
 - A. Number of Stories
 - B. Permitted Encroachment Type and Layout
 - C. Roof Type and Layout
 - D. Articulation of the Front Façade

Figure 2

PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



5. The building official shall have discretion to approve minor variations in the requirements of this section, so long as those variations are consistent with the overall intent of this section. The following process shall be used to approve a front building elevation plan for master elevation approval for the community:
 - A. The applicant shall submit a dimensioned rendering of the front building elevation to the building official.
 - B. The building official shall determine the elevation plan's compliance with this section for use of the elevation to be built within the community.
 - C. The applicant shall prepare and submit construction plans and one of the elevation plans from the approved master elevation set to the building official, who shall process the plans in accordance with city ordinances and policies.
 - D. The master elevation plan approval shall remain in effect until the completion of all construction has been completed within the community.
 - E. Construction plans shall be consistent with the approved elevation plan. If construction plans are inconsistent, consistent plans shall be submitted, or a new elevation plan must be approved for the construction plans under the criteria of this section.

e. Garages: All homes will include at minimum a two (2) car garage. Front entrance garages are permitted.

f. Driveways: Minimum 20' garage setback for all Homesites, driveway width must accommodate two (2) vehicles parked side by side with a minimum driveway approach of 14' wide and an approach radius of 8'.

IV. Special Design Guidelines: The following items shall be implemented as part of the Clearion Planned Development District:

a. Homeowner's Association ("HOA") – An HOA will be established for Clearion and shall maintain all common areas and common area amenities.

b. Portable Trailers: Portable trailers may be used as construction or sales offices located within a new sub-development subject to the following provisions:

1. No more than one (1) sales trailer per builder in the subdivision.
2. Trailer must be located at least one hundred fifty (150) feet from any occupied residence prior to placement of trailer.

c. Amenity Provisions:

1. The development will provide approximately 6,000 linear feet of 10' concrete trail on site and throughout the Park Dedication Area, with a meander dirt bike path adjacent throughout the Park Dedication Area, as shown on Exhibit B of the Clearion Development Standards. As part of the the landscape plan design

and review process, Developer will seek city staff input on the trail and dirt bike path connectivity to adjacent properties where practically feasible.

2. A minimum of ten (10) concrete parking stalls to be constructed by Developer along the southwest cul-de-sac adjacent to the Park Dedication Land, or other location as mutually agreeable between the Developer and the City.
3. A permanent restroom facility shall be constructed by the Developer within a relative proximity to the parking stalls.

d. Landscape, Irrigation, and Tree Planting:

1. Residential, perimeter walls, parkways, right-of-way, parks, and amenity areas shall be provided with vertical landscaping and irrigation systems. A detailed landscape plan will be submitted with the construction plans.
2. The portion of the J.D. Towles collector located within the boundary of the property will be required to have street trees. The street trees along J.D. Towles shall be installed by the builder(s) at the time of home construction to eliminate conflicts with future driveways.
3. Landscaping along right-of-way, perimeter screening adjacent to landscape buffers, and onsite open space amenity areas shall be maintained by the HOA where applicable.
4. All single-family lots, with the exception of Cottage Lots, shall contain a minimum of two (2) shade trees per dwelling, spaced appropriately, in the front yard or along the parkway. The Cottage Lots shall contain a minimum of one (1) shade tree per dwelling. At least 5% of the front yard shall be landscaped with ornamental grasses, flora, shrubs, bushes, and/or trees.
5. Street trees along J.D. Towles shall be at least four inches (4") in diameter. Street trees along all other roadways shall be at least six feet (6') in height and three-inch (3") in diameter.

e. Screening: Screening for the Clearion Planned Development District shall be in conformance with Exhibit C of the Clearion Development Standards.

f. Parkland Dedication: Approximately 16.5 acres on the westernmost portion of the property shall be dedicated to the City as detailed in the Agreement.

g. City Sewer/Affluent Easement: At the time of construction plan design, Developer will coordinate with City staff to determine the best location to include an affluent and sewer easement that will be dedicated to the City.

h. Signage: Street signage shall be complimentary to the surrounding environment. Clearion branding design elements and/or Willow Park City logos are permitted on public street signs once determined by staff to be in conformance with the City's Street sign regulations. Proposed signage design will be included as part of the Civil Plan submittal.

i. Emergency Access Drive: The street connection to Royal View Drive shall be a controlled entry with gated access restricted to emergency personnel only. This

access point shall not be used as an ingress or egress for the residents of Clearion at any time and the gate shall remain closed except in the case of emergency.

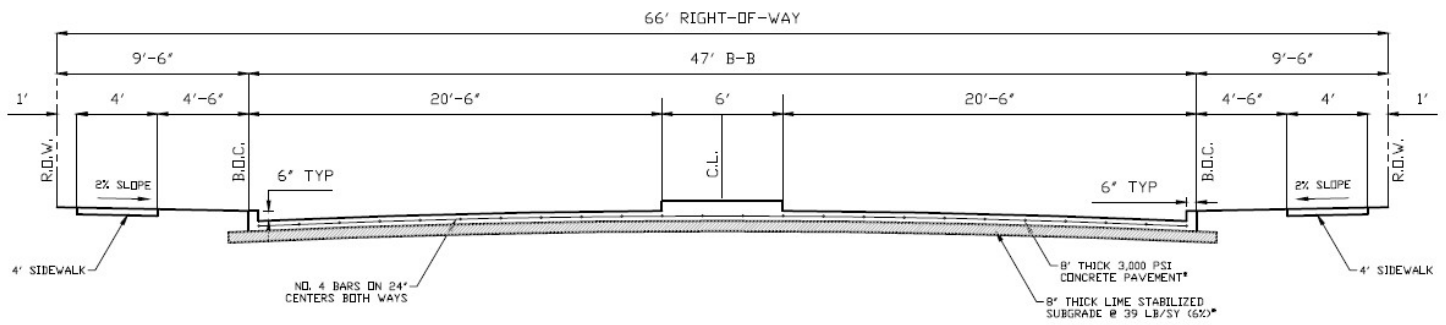
- j. Street System Connectivity, Adjacency Standards:** Other than as reflected on the Conceptual Plan, connectivity to already dedicated street systems in adjacent subdivisions shall not be required. Specifically, the Verde Road stub out to the Property shall not be required to continue into the Property and shall remain a dead-end street with Clearion private lots permitted to be platted and constructed immediately adjacent to the Verde Road dedication area, as shown on the Conceptual Plan.
- k. Lighting:** Decorative Street lighting shall be incorporated where applicable, fixtures shall be directed downward and be positioned to contain all light within the area of the property. Representative examples shown below are subject to final design.



- l. Traffic Impact Analysis:** A Traffic Impact Analysis (T.I.A.) shall be conducted and submitted to the City at the time of Final Plat and reviewed concurrently with the Civil Plans.
- m. Enhanced Entryway:** The southern J.D. Towles entrance to the development shall include a divided median for visual distinction and traffic calming purposes.
- n. J.D. Towles Bike Lane:** The development shall include a bike lane throughout the portion of the J.D. Towles collector constructed by Developer within the boundary of the Property. No vehicle parking shall be permitted in the bike lane.
- o. Entryway Monumentation:** At a minimum, the development shall include entry monumentation at the access point at Crown Road and where J.D. Towles enters the Property to the south, in line with the representative depiction below:



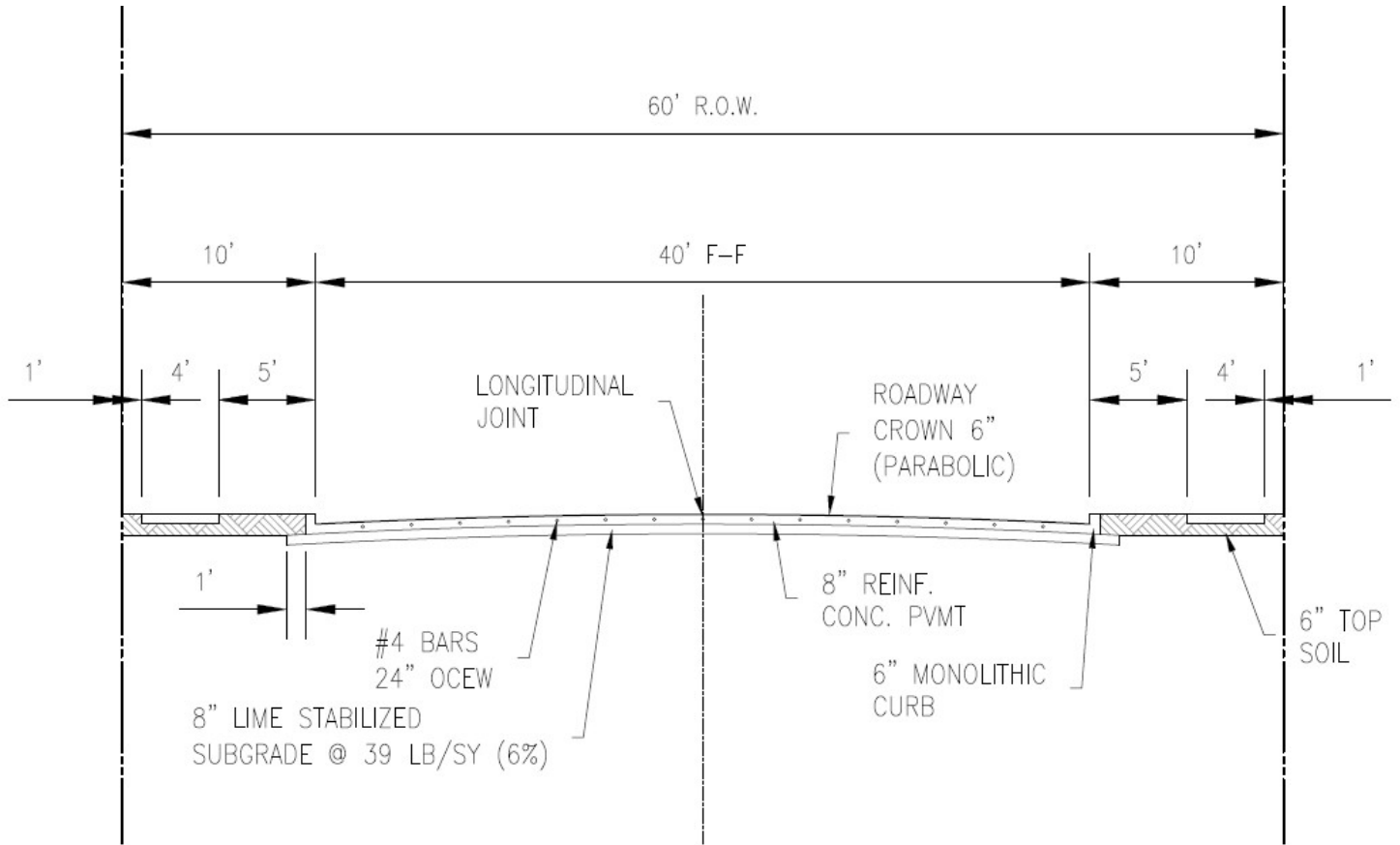
- p. Plats and/or site plans submitted for the development of the Property shall substantially conform to the data presented and approved on the Conceptual Plan. Non-substantial changes of detail on the final development plan(s) that differ from the Conceptual Plan, and/or phasing of the property, may be authorized by the City Manager or their designee, at the time of final plat approval, without a public hearing.
- q. **J.D. Towles Entryway Divided Street Section Standards:** The southern J.D. Towles entryway connection shall be designed in general conformity with the dimensional cross section of the street patterned depicted below. Monument signage that does not visually obstruct vehicular and pedestrian traffic may be located within the median. Any signage and all landscaping installed within the median area shall be considered common area open space to be maintained by the H.O.A.



PARABOLIC STREET SECTION (DIVIDED J.D. TOWLES)
NTS

• NOTE: THESE REPRESENT THE MINIMUM PAVING STANDARDS. ALL PAVING SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT FOR THE PHASE.

r. J.D. Towles 40' Pavement Section (6' bike lanes to be included along both sides):



40' PAVEMENT SECTION
FACE TO FACE (NORMAL)

**EXHIBIT A TO CLEARION DEVELOPMENT STANDARDS
CLEARION CONCEPTUAL PLAN**

**Cottage
Homesites**

**Executive
Homesites**

**Estate
Homesites**

**Signature
Homesites**

**Luxury
Homesites**



EXHIBIT B TO CLEARION DEVELOPMENT STANDARDS OPEN SPACE, PARKLAND, AND TRAIL CONCEPTUAL PLAN

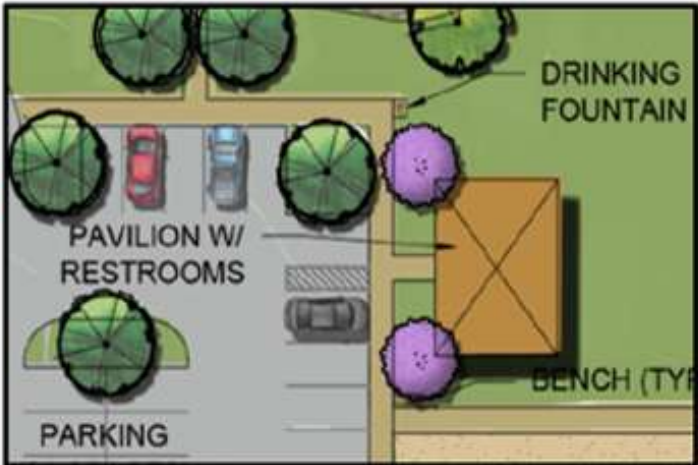


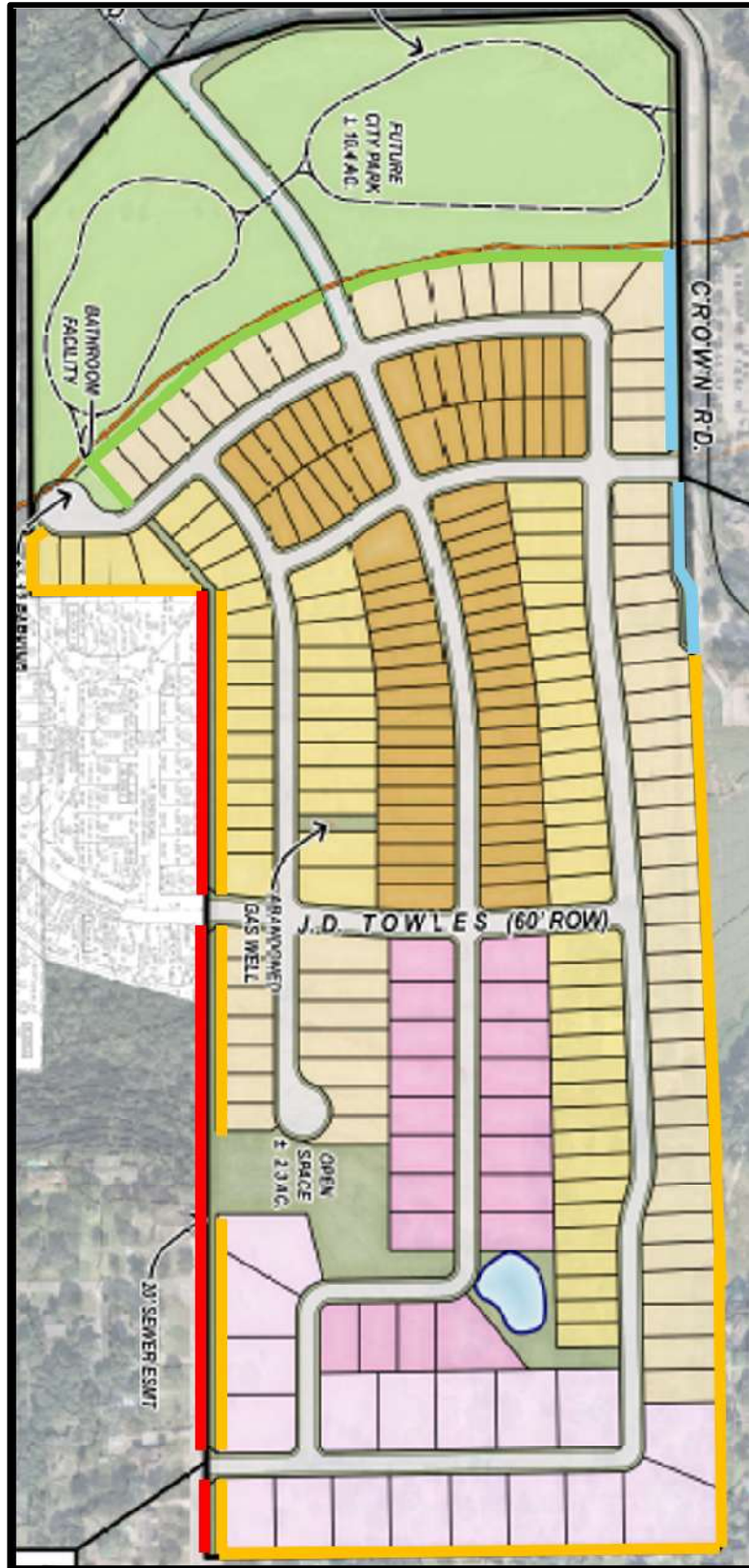
EXHIBIT C TO CLEARION DEVELOPMENT STANDARDS PERIMETER SCREENING CONCEPTUAL PLAN

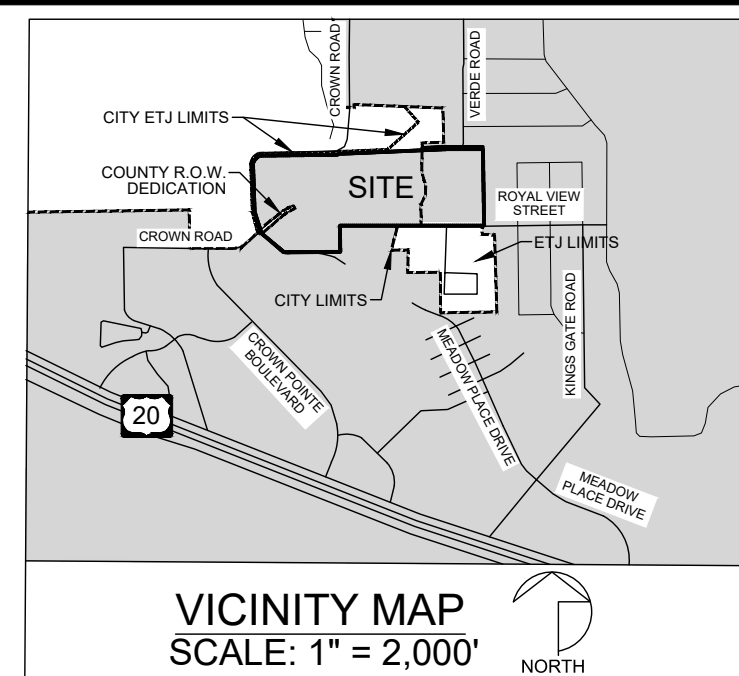
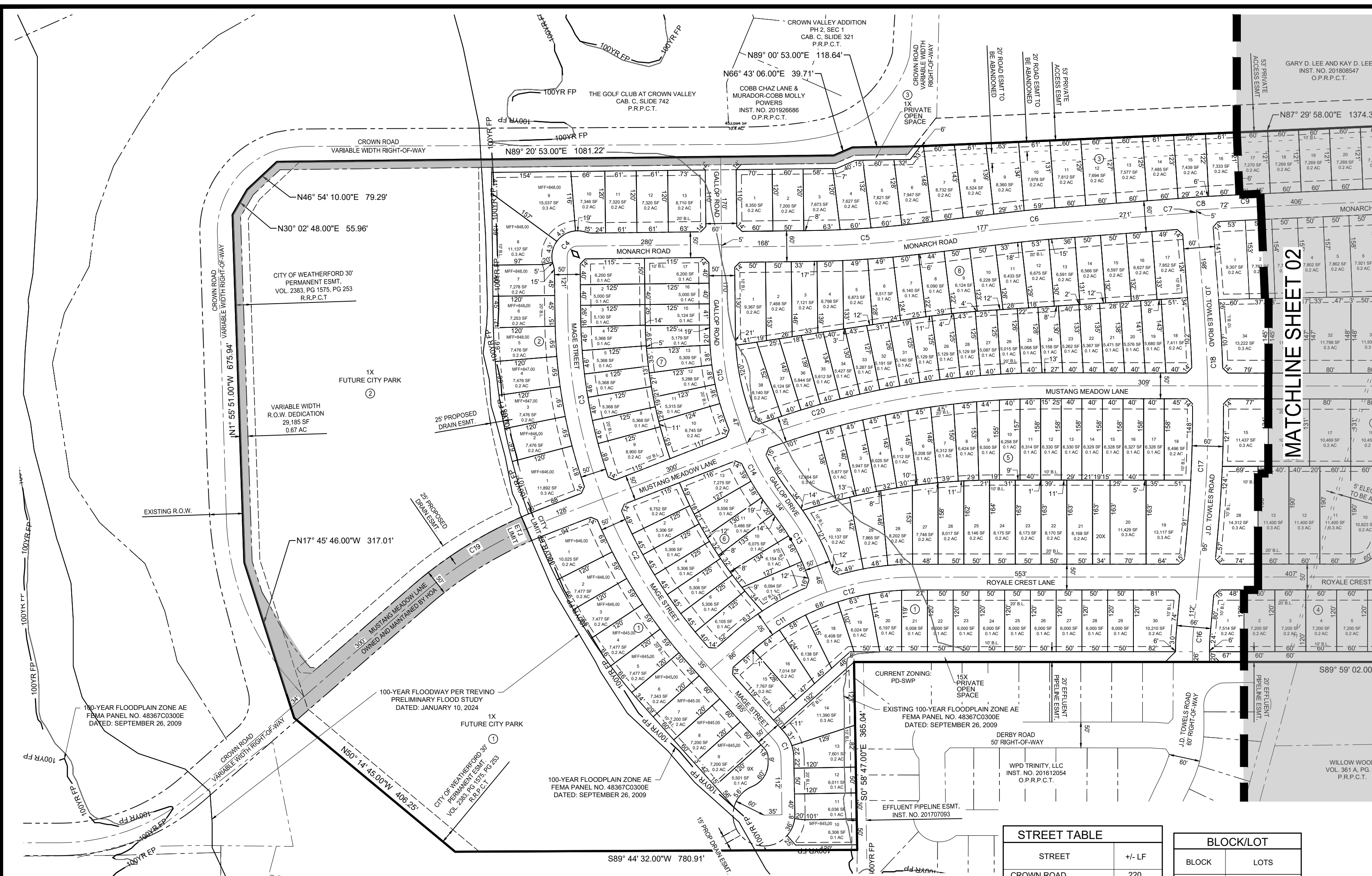
6' Board-on-Board
Wood Fence

6' Decorative
Metal Fence

6' Masonry
Screening Wall

4' Decorative
Metal Fence





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
- IRP = 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 DIMENSIONS

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

TYPICAL LOT BUILDING SETBACKS

**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

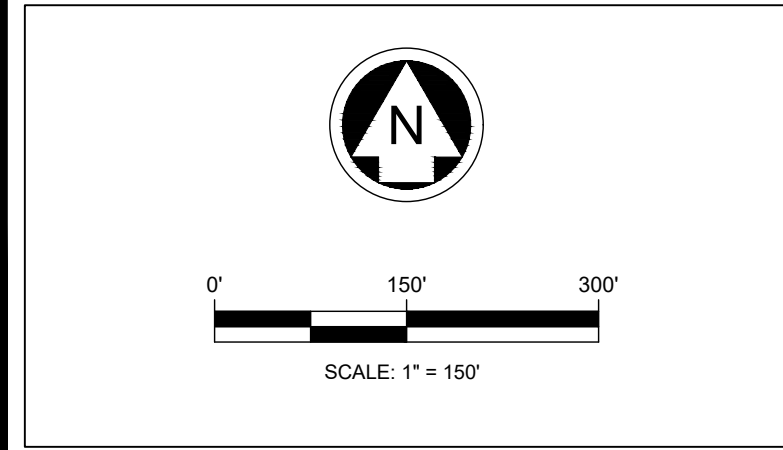
HOA SUMMARY

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

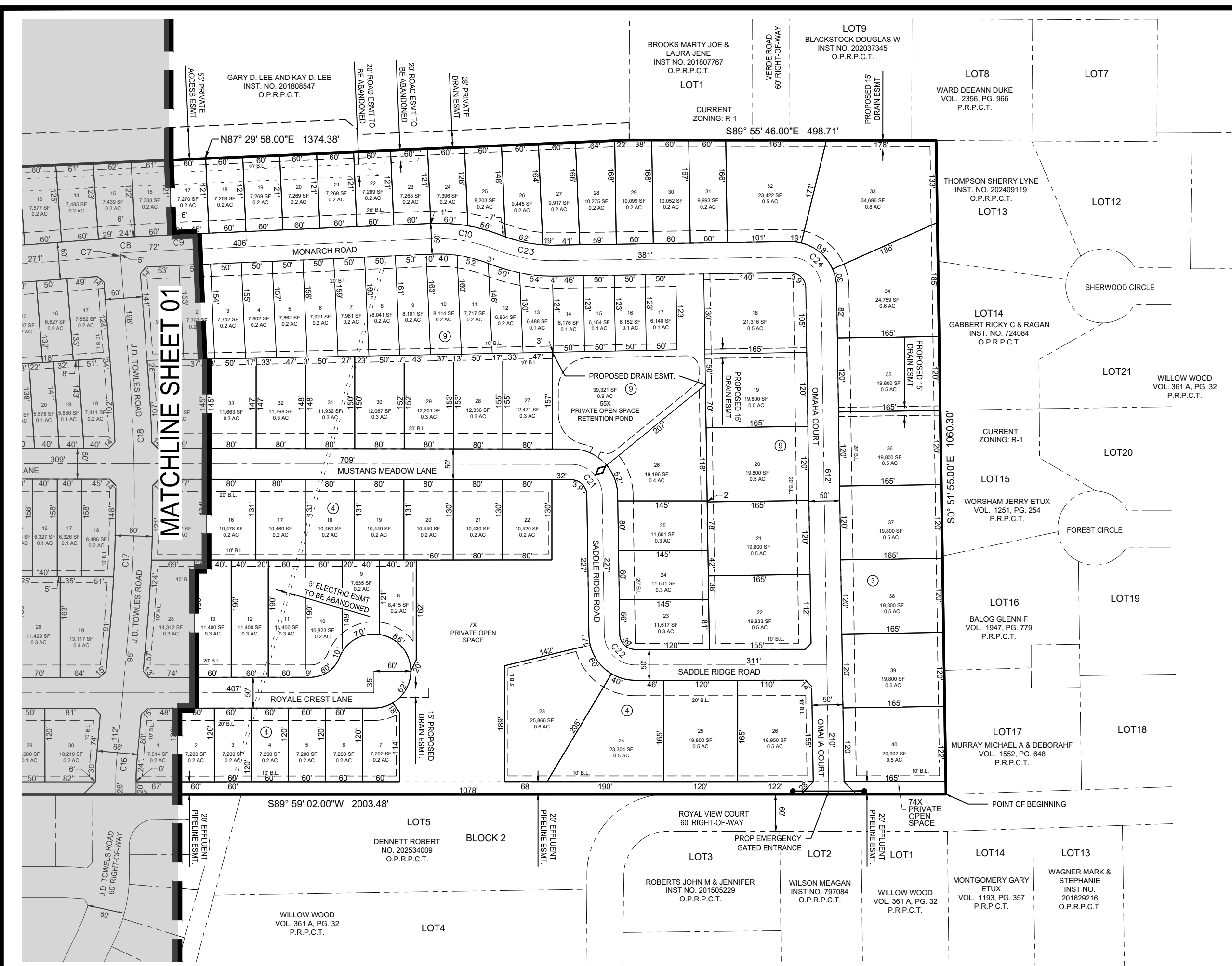
Westwood Professional Services, Inc.
TBPB FIRM REGISTRATION NO. F-11755
TBPB FIRM REGISTRATION NO. 10074301

A PRELIMINARY PLAT

CLEARION

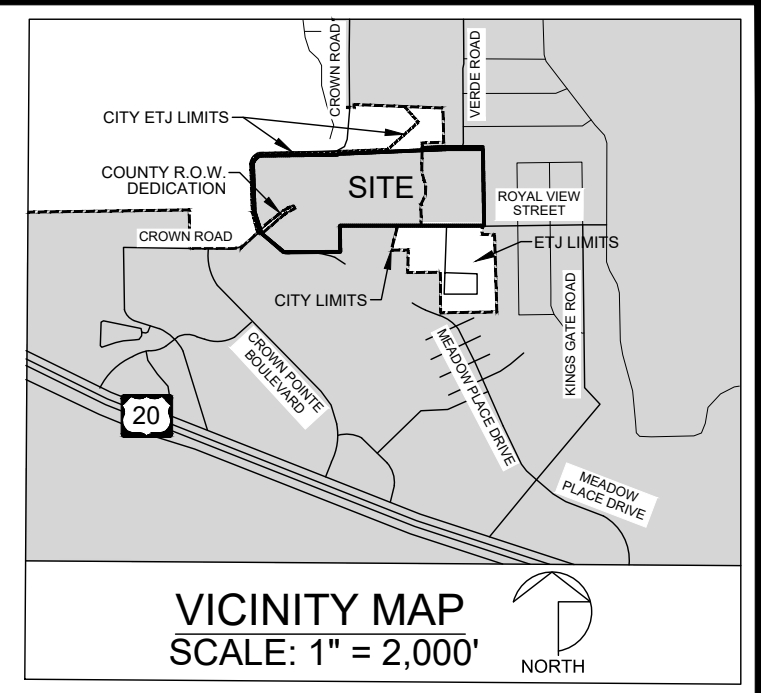
EXISTING "R-1" ZONING
TOTAL 482.37 GROSS ACRES OF LAND
SITUATED IN THE A. MCCARVER SURVEY, ABSTRACT 910, THE W. FRANKLIN SURVEY, ABSTRACT NUMBER 468, THE M.M. EDWARDS SURVEY, ABSTRACT 1955, & THE J.B. WYNN SURVEY, ABSTRACT 1637 SITUATED WITHIN THE CITY LIMITS OF WILLOW PARK, PARKER COUNTY, TEXAS.

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, IN ALL, A DISTANCE OF 2003.48 FEET (1999.58 FEET RECORDED) 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°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 RECORDED) TO A 1/2" 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

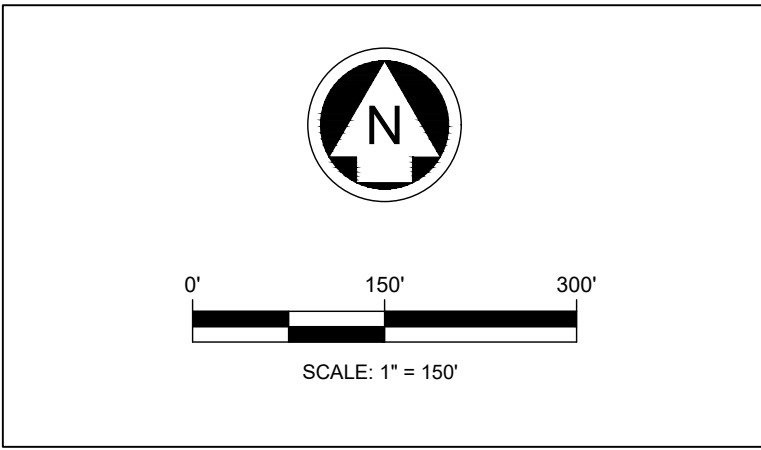
AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON, EXCEPT THOSE EASEMENTS AND RIGHTS-OF-WAY CREATED OR DEDICATED BY SEPARATE INSTRUMENT AS SHOWN HEREON.

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:

- 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 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.
- 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 OR 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.



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.
 TBPL FIRM REGISTRATION NO. F-11756

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