

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS, GRANTING A C-3 VOLUNTARY PETITION REQUESTING ANNEXATION INTO THE CORPORATE LIMITS OF THE CITY OF WILLOW PARK BY THE PROPERTY OWNER (BAR-KO LAND COMPANY LLC) OF APPROXIMATELY 7.290 ACRE TRACT OF LAND BEING SITUATED IN THE JAMES OXER SURVEY, ABSTRACT NUMBER 1029, PARKER COUNTY, TEXAS; PROVIDING FOR THE INCORPORATION OF FINDINGS; SETTING A PUBLIC HEARING FOR THE ANNEXATION; AUTHORIZING AND DIRECTING THE CITY SECRETARY TO HAVE NOTICES OF SUCH PUBLIC HEARING BE PROVIDED AS PRESCRIBED BY LAW; PROVIDING A SEVERABILITY CLAUSE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Willow Park, Texas (the “City”) is Type-A general law municipality located in Parker County, created in accordance with the provisions of Chapter 6 of the Local Government Code, and operating pursuant to the enabling legislation of the State of Texas; and

**WHEREAS**, on or about March 10th, 2026, the City received a petition requesting voluntary annexation from the property owner (the “Owner”) of the Area (defined herein) containing all elements required by Section 43.0671 of the Texas Local Government Code (the “Petition”); and

**WHEREAS**, a legal description and geographical depiction of the Area proposed to be annexed is attached hereto as Exhibit “A”, (the “Area”); and

**WHEREAS**, the City Council of the City (the “City Council”) directs publication, mailing and distribution of notice(s) for a public hearing, as required by Chapter 43 of the Texas Local Government Code, to consider the annexation of the Area; and

**WHEREAS**, the City Council has investigated into, has determined and officially finds that no part of the Area is within the extraterritorial jurisdiction of any other incorporated city or town and is located within the extraterritorial jurisdiction of the City; and

**WHEREAS**, the City Council has found and determined that the Petition is appropriate and that it is in the best interest of the City to grant the Petition.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS, THAT:**

**Section 1. Findings Incorporated.** The recitals and findings set forth above are true and correct and are incorporated into the body of this Resolution as if fully set forth herein.

**Section 2. Petition Considered.** The City Council hereby grants the Petition requesting the annexation into the corporate limits of the City by the Owner of the Property.

**Section 3. Calling of Public Hearing and Providing Notices.**

**A. Calling of Public Hearing.** The City Council hereby calls a public hearing about annexation of the Area, at which members of the public shall be given an opportunity to be heard at the following location and on the following date and time:

Willow Park City Hall  
120 El Chico Trail, Suite A  
Willow Park, Texas 76087  
April 14<sup>th</sup>, 2026 at 6:00 p.m.

The ordinance annexing the Area may be adopted immediately following the public hearing called above.

**B. Notice of Public Hearing.** The City Secretary is hereby authorized and directed, in accordance with Chapter 43 of the Texas Local Government Code, to cause notice of the public hearing called by Section 3.A., on or after the twentieth (20th) day but before the tenth (10th) day before the date of such public hearing, to be (i) published once in a newspaper having general circulation in the City and in the above-described territory, (ii) mailed to any school district or public entity providing services to the Area, and (iii) posted on the City's website.

**Section 4. Severability.** It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Resolution are severable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Resolution, since the same would have been enacted by the City Council without the incorporation of this Resolution of any such unconstitutional phrase, clause, sentence, paragraph, or section.

**Section 5. Open Meetings.** That it is hereby found and determined that the meeting at which this Resolution was passed was open to the public as required by law, and that public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551 of the Texas Government Code. **Section 6. Effective Date.** This Resolution shall become effective from and after its adoption.

**AND IT IS SO RESOLVED.**

**PASSED AND APPROVED** by the City Council of the City of Willow Park, Texas, on this 24th day of March, 2026.

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\_ Teresa Palmer, Mayor

**ATTEST:**

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Deana McMullen, City Secretary

**EXHIBIT A**

DEVELOPER'S PROPERTY METES AND BOUNDS

**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  $51^{\circ}48'16''$  EAST, A DISTANCE OF 73.54 FEET;  
ALONG SAID CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF  $75^{\circ}35'11''$  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  $51^{\circ}46'21''$

EAST, A DISTANCE OF 24.48 FEET;

ALONG SAID CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF  $75^{\circ}28'22''$  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  $89^{\circ}32'01''$  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  $83^{\circ}17'46''$  EAST, A DISTANCE OF 71.71 FEET;

ALONG SAID CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF  $12^{\circ}28'31''$  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  $77^{\circ}03'30''$  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  $83^{\circ}18'06''$  EAST, A DISTANCE OF 58.72 FEET;

ALONG SAID CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF  $12^{\circ}29'11''$  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  $89^{\circ}32'41''$  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  $64^{\circ}20'38''$  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:

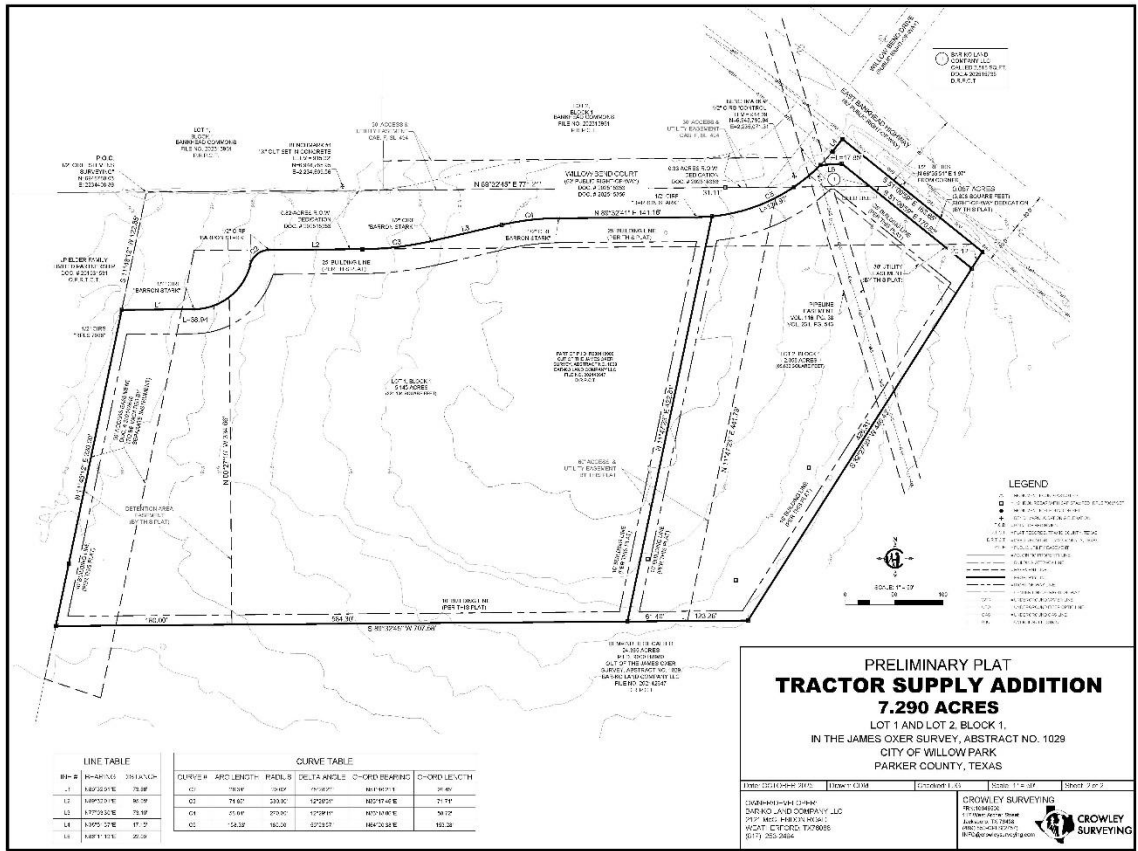
SOUTH 32°27'39" WEST, A DISTANCE OF 446.43 FEET TO A 1/2 INCH IRON REBAR WITH CAP STAMPED "RPLS

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



**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S89°22'14"E	75.89
L2	S89°22'14"E	86.79
L3	S77°23'32"E	78.19
L4	S59°22'14"E	87.17
L5	S89°22'14"E	80.33

**CURVE TABLE**

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	78.84	234.9	16°59'57"	S89°51'14"E	39.40
C2	74.62	223.30	17°09'27"	N89°58'14"E	21.74
C3	51.61	253.30	17°09'27"	N89°58'14"E	38.12
C4	58.33	182.28	22°23'57"	N89°58'14"E	102.28

**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: 12/15/2011  
 DRAWN BY: J. CROWLEY  
 CHECKED BY: J. CROWLEY  
 CROWLEY SURVEYING  
 1100 WEST 10TH STREET  
 WICHITA, KANSAS 67203  
 (620) 675-2666