

**DEVELOPMENT AGREEMENT  
BETWEEN THE CITY OF WILLOW PARK, TEXAS AND  
BAR-KO LAND COMPANY, LLC**

This Development Agreement (the “Agreement”) is entered into between the City of Willow Park, Texas, a Texas Type A General Law municipal corporation (the “City”), and BAR-KO LAND COMPANY, LLC, a Texas limited liability company, and their successors or assigns (collectively, the “Developer”). The City and the Developer are sometimes referred to herein collectively as the “Parties” or singularly as a “Party.”

**RECITALS**

**WHEREAS**, Developer owns approximately 7.290 acres of land (the “Developer’s Property”) which lies within Parker County, Texas, and within the City’s extraterritorial jurisdiction and is described in **Exhibit A**; and

**WHEREAS**, the Developer intends to develop the Developer’s Property as a commercial project (the “Development”), as depicted in the Concept Plan attached as **Exhibit B**; and

**WHEREAS**, subject to the terms of this Agreement, Developer intends to request the Property be annexed into the corporate limits of the City and has agreed to submit a petition satisfying all legal requisites for annexation of the Property under Subchapter C-3 of Texas Local Government Code, Chapter 43 as set forth in this Agreement; and

**WHEREAS**, the Parties intend for this Agreement to establish certain restrictions and to impose certain commitments in connection with the development of the Developer’s Property; and

**WHEREAS**, except as otherwise provided herein, and subject to agreed-upon land usage, the Parties intend the Developer’s Property to be developed in a manner consistent with City Regulations (defined below); and

**WHEREAS**, the Parties intend for the City to provide retail water and future wastewater service to the Developer’s Property, pursuant to a Utility Agreement (defined below) between the City and the Developer and until such Agreement terms are fulfilled the Developer shall utilize a septic system; and

**WHEREAS**, the Parties intend that this Agreement is a development agreement as provided by state law in Section 212.171, et. Seq. of the Texas Local Government Code; and

**WHEREAS**, this Agreement shall constitute a “permit” under Chapter 245 of the Texas Local Government Code and as allowed pursuant to section 212.172(g) of the Texas Local Government Code.

**NOW, THEREFORE**, for and in consideration of the Recitals above and the mutual agreements, covenants, and conditions contained herein, and other good and valuable consideration, the Parties hereto agree as follows:

## **ARTICLE I** **DEFINITIONS**

For all purposes of this Agreement, except as otherwise expressly provided or unless the context otherwise requires, the terms defined in this Article have the meanings assigned to them in the Recitals or this Article, and all such terms include the plural as well as the singular.

“Affiliate(s)” means any other Person directly controlling, or directly controlled by or under direct common control with the Developer. As used in this definition, the term “control,” “controlling” or “controlled by” shall mean the possession, directly, of the power either to (i) vote fifty percent (50%) or more of the securities or interests having ordinary voting power for the election of directors (or other comparable controlling body) of the Developer, or (ii) direct or cause the direction of management or policies of the Developer, whether through the ownership of voting securities or interests, by contract or otherwise, excluding in each case, any lender of the Developer or any affiliate of such lender.

“Agreement” shall have the meaning ascribed in the introductory paragraph.

“Applicable Law” means any statute, law, treaty, rule, code, ordinance, regulation, permit, interpretation, certificate, or order of any Governmental Authority, or any judgment, decision, decree, injunction, writ, order or like action of any court, or other Governmental Authority. Applicable Law includes, but is not limited to, the City Regulations.

“Approved Development Regulations” shall have the meaning ascribed in Section 7.01.

“Bankruptcy or Insolvency” shall mean the dissolution or termination of a Party’s existence as a going business, insolvency, appointment of receiver for any part of such Party’s property and such appointment is not terminated within ninety (90) days after such appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against such Party and such proceeding is not dismissed within ninety (90) days after the filing thereof.

“Building Inspector” means the City of Willow Park building inspector that conducts building inspections.

“City” shall have the meaning ascribed in the introductory paragraph.

“City Manager” shall mean the acting City Manager of the City.

“City Regulation(s)” shall mean any ordinance, rule, regulation, standard, policy, order, guideline or other City-adopted or City-enforced requirement, existing as of the Effective Date of this Agreement (subject to Developer’s vested rights pursuant to Chapter 245 of the Texas Local Government Code) and as are applicable to the Developer’s Property, including but not limited to the Code of Ordinances and the Subdivision Regulations with Design Criteria and zoning applicable to the Developer’s Property.

“City Representative” means the City Manager or the City Manager’s designee.

“Concept Plan” means the conceptual land plan attached as **Exhibit B**.

“Developer” shall have the meaning ascribed in the introductory paragraph.

“Developer Property” shall have the meaning ascribed in the Recitals.

“Development” means the commercial development as depicted in the Concept Plan attached as **Exhibit B**.

“Development Regulations” means the Subdivision Regulations with Design Criteria as set out in the City Code of Ordinances and additional regulations

“City ordinances” means the City of Willow Park Code of Ordinances

“Effective Date” means the date this Agreement is approved and fully executed by the Parties.

"ETJ" means the extraterritorial jurisdiction of the City.

“Force Majeure” means any act that (i) materially and adversely affects the affected Party’s ability to perform the relevant obligations under this Agreement or delays such affected Party’s ability to do so; (ii) is beyond the reasonable control of the affected Party; (iii) is not due to the affected Party’s fault or negligence; and (iv) could not be avoided, by the Party who suffers it, by the exercise of commercially reasonable efforts. “Force Majeure” shall include: (a) natural phenomena, such as storms, floods, lightning and earthquakes, and inclement construction weather (except as provided below); (b) wars, civil disturbances, revolts, insurrections, terrorism, sabotage and threats of sabotage or terrorism; (c) transportation disasters, whether by ocean, rail, land or air; (d) strikes or other labor disputes that are not due to the breach of any labor agreement by the affected Party, shortages in labor or materials; (e) fires; (f) epidemics or pandemics where shut-down of commercial construction or the manufacturing of supplies relating thereto has been ordered by a Governmental Authority; and (g) actions or omissions of a governmental authority (including the actions of the City in its capacity as a governmental authority) that were not voluntarily induced or promoted by the affected Party, or brought about by the breach of its obligations under this Agreement or any Applicable Law or failure to comply with City regulations; provided, however, that under no circumstances shall Force Majeure include any of the following events: (1) economic hardship; (2) changes in market condition; (3) any strike or labor dispute involving the employees of the Developer or any Affiliate of the Developer, other than industry or nationwide strikes or labor disputes; (4) during construction, weather conditions which could reasonably be anticipated by experienced contractors operating the relevant location; or (5) any delay, default or failure (financial or otherwise) of the general contractor or any subcontractor, vendor or supplier of the Developer, or any construction contracts for the Developer Improvements or the Development.

“Impact Fees” means all impact fees applicable to the Tract, including utility and roadway impact fees, if any, relating to capital improvements that may be assessed by the City on the Tract in accordance with Chapter 395, Texas Local Government Code, as amended, and all utility impact

fees, if any, relating to the Developer Improvements in each case assessed and imposed by the City on the Tract.

“Impositions” means all taxes, assessments, use and occupancy taxes, sales taxes, charges, excises, license and permit fees, and other charges by any Governmental Authority, which are or may be assessed, charged, levied, or imposed by any Governmental Authority on Developer, or any property or any business owned by the Developer within the City.

“Off-Site Utility(ies)” means off-site utilities necessary to extend water service to the Points of Connection described in **Exhibit D** (“Off-Site Utilities”).

“Party(ies)” has the meaning ascribed in the introductory paragraph.

“Person” or “Persons” shall mean one or more individual(s) or corporation(s), general or limited partnership(s), limited liability company(ies), trust(s), estate(s), unincorporated business(es), organization(s), association(s) or any other entity(s) of any kind.

“Plans and Specifications” means the plans and specifications for Developer Improvements approved by the City, together with any changes thereto approved or required by the City.

“Points of Connection” means the access points to City water and sewer service to the Developer’s Property, as described in **Exhibit D**.

“Utility Agreement” means an agreement between the City and Developer for the City to provide retail water and wastewater service to the Development.

“Zoning Request” means zoning request to the City to zone the Developer’s Property in accordance with the Approved Development Regulations (the “Zoning Request”) simultaneously with full-purpose annexation petition or as permitted by Texas law.

## **ARTICLE II** **TERM**

2.01. **Term.** The term of this Agreement shall begin on the Effective Date and continue until December 31, 2045, unless sooner terminated as provided herein or as mutually agreed to by the Parties in writing. Notwithstanding anything to the contrary in this Agreement, this Agreement shall automatically terminate, be *void ab initio* and shall be of no further force and effect if the Closing does not occur on or before six (6) months following the closing date for purchase of the property but not later than July 31, 2026.

**ARTICLE III**  
**SCOPE OF AGREEMENT AND DEVELOPMENT PLAN**

3.01. Scope of Agreement. This Agreement establishes provisions for the construction and ownership of improvements in support of the Development, and the full-purpose annexation into the City of the Developer's Property, subject to the conditions contained herein.

3.02. Development Overview.

(a) Subject to the terms and conditions set forth in this Agreement, for the Developer's Property which shall be annexed into the City, the Developer shall plan, design, construct, and complete the improvements in accordance with approved city plans and specifications and subject to the City's approval as provided herein and in accordance with Approved Development Regulations, City Regulations and Applicable Law.

(b) Upon completion by Developer and inspection, and acceptance by the City, the City shall own and operate all public infrastructure, unless otherwise agreed in writing by the Parties.

**ARTICLE IV**  
**DEVELOPMENT FEES AND CHARGES**

4.01. Fees and Charges. The Developer agrees to pay the following fees and charges necessary for completion of the Development:

(a) Plat Review Fees. Development of the Developer's Property shall be subject to payment to the City of fees and charges associated with the City's preliminary and final plat review and approval process.

(b) Plan Review and Permit Fees. Development of the Developer's Property shall be subject to payment to the City of fees and charges associated with the City's review of the Plans and Specifications and issuance of permits for construction of any improvements constructed by Developer requiring City review pursuant to this Agreement.

(c) Inspection Fees. Development of the Developer's Property shall not be subject to the payment to the City of inspection fees.

(d) Impact Fees. Development of the Developer's Property shall be subject to the payment to the City of any Impact Fees.

(e) Other Fees. Fees adopted by the City after December 31, 2027 shall not apply to the Developer's Property.

**ARTICLE V**  
**DEVELOPMENT SPECIFIC REQUIREMENTS**

5.02. Utility Service and Capacity.

(a) Water Service.

(i) Following construction by Developer of all infrastructure required to provide water service, the City will provide retail water capacity sufficient to meet the ultimate demands of the Developer's Property, only upon full purpose annexation of the Developer's Property into the City. The Developer shall design, construct, and finance all off-site utilities necessary to extend water service to the Points of Connection described in **Exhibit D** ("Off-Site Utilities").

(b) Wastewater Service

(i) The Parties acknowledge that the City plans to provide retail wastewater service to the Developer's Property at a later date. At the time the City is willing and able to provide wastewater service to the Developer's Property, the City will provide retail wastewater capacity sufficient to meet the ultimate demands of the Developer's Property. The Developer shall design, construct, and finance all off-site utilities necessary to extend wastewater service to the Points of Connection."

(ii) The City shall only provide retail wastewater service to the Property upon full purpose annexation.

(c) The Developer shall design and construct and finance the public right of way known as Willow Bend Court and build the connections to Willow Bend Court.

**ARTICLE VI**  
**PUBLIC DEDICATIONS AND IMPROVEMENTS**

6.01 Property Acquisition. The Developer shall be responsible for the acquisition of any off-site rights-of-way, easements, property rights, or interests not owned or controlled by Developer or an Affiliate (collectively, "Property Interests") in land to allow construction of the Off-Site Utilities.

6.02. Dedication of Developer Improvements. unless otherwise stated in this Agreement or approved in writing by the City, all Developer Improvements shall be constructed and dedicated to the City in accordance with the City Regulations and Applicable Law. The City and the Developer shall dedicate or convey by final plat or separate instrument, without cost to the City and in accordance with Applicable Law, all property rights (which may be an easement if approved by the City engineer and allowed by the City Regulations) necessary for the construction, operation, and maintenance of the road, water, public drainage infrastructure, and sewer public infrastructure at the completion of construction of the Developer improvements.

6.03. Improvements in Public Rights-of-Way and Easements. The City agrees to allow the Developer the use of any City easements, rights of way, or City-owned property as permitted by the City Regulations and as is reasonably necessary for the construction and installation of the Developer improvements. Such easements may be granted at the time of final platting in the final plat or by separate instrument. The Developer improvements within a public right-of-way or City easement shall be constructed and inspected in accordance with applicable state law, City Regulations, and all other

applicable development requirements, including those imposed by any other governing body or entity with jurisdiction over such Developer improvements and this Agreement, provided, however, that if there is any conflict, the regulations of the governing body or entity with jurisdiction over the Developer improvement being constructed shall control.

6.04. Improvements Constructed on Developer Property. Developer shall dedicate easements by plat or shall execute and deliver to the City such access and maintenance easements as the City may reasonably require in recordable form, and the Developer hereby agrees to grant to the City a permanent access and maintenance easement by plat or separate instrument to enter upon such land for purposes related to inspection and maintenance of any public infrastructure conveyed to the City.

6.05. Building Inspection . Building inspections for development within the Developer's Property shall be conducted by the City.

## **ARTICLE VII** **DEVELOPMENT REGULATIONS AND ANNEXATION**

7.01. General Approval Process for Development Regulations. the Developer shall request annexation and develop the Developer's Property. The associated development regulations are considered Approved Development Regulations, in addition to regulations set out in state law and the City Code of Ordinances, upon the City's execution of this Development Agreement.

(a) Following approval of this Development Agreement, the Developer shall submit a zoning request to the City to zone the Developer's Property in accordance with the Approved Development Regulations (the "Zoning Request") simultaneously with a full-purpose annexation petition.

(b) Within forty five (45) days of the annexation approval by the City Council, the City Planning and Zoning Commission shall consider and vote on the Zoning Request pursuant to the City's zoning ordinance and Texas law. Following such vote, and with legally required public notice, the Parties intend that the Zoning Request shall be considered by th City Council at the meeting immediately following the Planning and Zoning Commission meeting.

(c) If the City approves the petition for full-purpose annexation but does not approve the Zoning Request, the previously Approved Development Regulations shall be of no force and effect. The Developer may request disannexation of the Property and the City must disannex the property within thirty (30) days of such request.

7.02. Governing Regulations. Development shall be governed by the City Regulations existing on the Effective Date of this Development Agreement.

In the event of a conflict between the Development Regulations and City Regulations, the Development Regulations shall control. In the event of a conflict between the written Development Regulations and any concept plan attached thereto, the written Development Regulations shall control. In the event of a conflict between this Agreement and any City Regulation, whether existing on the Effective Date or adopted after the Effective Date, this Agreement shall control.

7.03. Boundaries and General Layout for the Development. Any amendment to the Concept Plan shall be considered an amendment to this Agreement and shall replace the attached Exhibit and become part of this Agreement. The City Manager of the City, or their designee, may administratively approve any amendments to the Concept Plan that the City Manager, or their designee, deems in their reasonable discretion to be minor in nature. If the City Manager, or their designee, deems an amendment not to be minor in nature, the Concept Plan shall be submitted to City Council for approval.

## **ARTICLE VIII** **REPRESENTATIONS AND WARRANTIES**

8.01. Representations and Warranties of City. The City makes the following representations and warranties for the benefit of the Developer:

Due Authority; No Conflict. The City represents and warrants that this Agreement has been approved by official action by the City Council and the City has all requisite power and authority to execute this Agreement and that the individual executing this Agreement on behalf of the City has been duly authorized to do so. The Developer represents and warrants that this Agreement has been approved by appropriate action of the Developer, and that the individual executing this Agreement on behalf of the Developer has been duly authorized to do so. Each Party respectively acknowledges and agrees that this Agreement is binding upon such Party and is enforceable against such Party, in accordance with its terms and conditions and to the extent provided by law.

8.02. Representations and Warranties of Developer. The Developer makes the following representations and warranties for the benefit of the City:

(a) Due Organization and Ownership. The Developer represents that the entities constituting the Developer are validly existing under the laws of the State of Texas and are duly qualified to do business in the State of Texas; and that the Person executing this Agreement on behalf of each entity is authorized to enter into this Agreement.

(b) Due Authority; No Conflict. The Developer has all requisite power and authority to execute and deliver this Agreement and to carry out its obligations hereunder and the transactions contemplated hereby. This Agreement has been, and the documents contemplated hereby will be, duly executed and delivered by the Developer and constitute the Developer's legal, valid, and binding obligations enforceable against the Developer in accordance with their terms. The consummation by the Developer of the transactions contemplated hereby is not in violation of or in conflict with, nor does it constitute a default under, any term or provision of the organizational documents of the Developer, or any of the terms of any agreement or instrument to which the Developer is a party, or by which the Developer is bound, or of any provision of any Applicable Law.

(c) Litigation/Proceedings. To the best knowledge of the Developer, after reasonable inquiry, there are no pending or, to the best knowledge of the Developer, threatened, judicial, municipal, or administrative proceedings, consent decrees or, judgments which might affect the Developer's ability to consummate the transaction contemplated hereby, nor is there a preliminary or permanent injunction or other order, decree, or ruling issued by a governmental

entity, and there is no statute, rule, regulation, or executive order promulgated or enacted by a Governmental Authority, that is in effect which restrains, enjoins, prohibits, or otherwise makes illegal the consummation of the transactions contemplated by this Agreement.

(d) Legal Proceedings. There is no action, proceeding, inquiry, or investigation, at law or in equity, before any court, arbitrator, legislator, or governmental or other board or official, pending or, to the best knowledge of the Developer, threatened against or affecting the Developer, any of the principals of the Developer, or any key Person or their respective Affiliates and representatives which the outcome of which would (a) materially and adversely affect the validity or enforceability of, or the authority or ability of the Developer under, this Agreement to perform its obligations under this Agreement, including but not limited to the Developer's consent to annexation any portion of the Developer's Property under the terms set forth in this Agreement, or (b) have a material and adverse effect on the consolidated financial condition or results of operations of the Developer or on the ability of the Developer to conduct its business as presently conducted or as proposed or contemplated to be conducted.

## **ARTICLE IX** **TERMINATION EVENTS**

9.01. Termination Events. The City or Developer may terminate this Agreement upon an uncured Event of Default by the other Party pursuant to Article X herein.

9.02. Termination Procedure. If either Party determines that it wishes to terminate this Agreement pursuant to this Article, such Party must deliver a written notice to the other Party specifying in reasonable detail the basis for such termination and electing to terminate this Agreement. Upon such a termination, the Parties hereto shall have no duty or obligation one to the other under this Agreement.

## **ARTICLE X** **DEFAULT AND REMEDIES**

10.1. Events of Default. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given in writing (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time to be determined based on the nature of the alleged failure, but in no event more than 30 days after written notice of the alleged failure has been given). Notwithstanding the foregoing, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured and within such 30-day period gives written notice to the non-defaulting Party of the details of why the cure will take longer than 30 days with a statement of how many days are needed to cure.

10.2. Remedies. If a Party is in default, the aggrieved Party may, at its option and without prejudice to any other right or remedy under this Agreement, seek any relief available at law or in equity, including, but not limited to, an action under the Uniform Declaratory Judgment Act, or actions for specific performance, mandamus, or injunctive relief. **NOTWITHSTANDING THE**

**FOREGOING, HOWEVER, NO DEFAULT UNDER THIS AGREEMENT SHALL ENTITLE THE AGGRIEVED PARTY TO TERMINATE THIS AGREEMENT OR LIMIT THE TERM OF THIS AGREEMENT.**

**ARTICLE XI**  
**GENERAL PROVISIONS**

11.01. Notices. Any notice, communication, or disbursement required to be given or made hereunder shall be in writing and shall be given or made by hand delivery, overnight courier, or by United States mail, certified or registered mail, return receipt requested, postage prepaid, with a confirming copy sent by e-mail or at such other addresses as may be specified in writing by any Party hereto to the other Party hereto. Each notice which shall be mailed or delivered in the manner described above shall be deemed sufficiently given, served, sent and received for all purpose at such time as it is received by the addressee (with return receipt, the delivery receipt or the affidavit of messenger being deemed conclusive evidence of such receipt) at the following addresses:

To the City:

City of Willow Park  
120 El Chico Trail, Suite A  
Willow Park, TX 76087  
Attn: City Manager

To Developer:

BAR-KO LAND COMPANY, LLC  
2121 McClendon Road  
Weatherford, Texas 76088  
Attn: Grant Read

11.02. Mutual Assistance. The Parties shall do all things reasonably necessary or appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out such terms and provisions.

11.03. Assignment.

**Assignment of this Agreement shall be subject to the following:**

(a) Developer has the right (from time to time with the consent of the City to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of Developer under this Agreement, to any person or entity (an “Developer Assignee”)) that (i) is or will become an owner of any portion of the Property or (ii) is controlled by or under common control by the Developer, provided that the Developer is not in breach of this Agreement at the time of such assignment. A Developer Assignee is considered the “Developer” and a “Party,” and under this Agreement for purposes of the obligations, rights, title, and interest assigned to the Developer Assignee. Notice of each proposed assignment to a Developer Assignee shall be provided to the City at least ten (10) calendar days prior to the effective date of the assignment,

which notice shall include a copy of the proposed assignment document together with the name, address, telephone number, and e-mail address (if available) of a contact person representing the Developer Assignee.

(b) Each assignment shall be in writing executed by Developer and the Developer Assignee and shall obligate the Developer Assignee to be bound by this Agreement to the extent this Agreement applies or relates to the obligations, rights, title, or interests being assigned. A copy of each fully executed assignment to a Developer Assignee shall be provided to all Parties within fifteen (15) days after execution. From and after such assignment, the City agrees to look solely to the Developer Assignee for the performance of all obligations assigned to the Developer Assignee and agrees that Developer shall be released from subsequently performing the assigned obligations and from any liability that results from the Developer Assignee's failure to perform the assigned obligations; provided, however, if a copy of the assignment is not received by the City within fifteen (15) days after execution, Developer shall not be released until the City receives such copy of the assignment.

(c) No assignment by Developer shall release Developer from any liability that resulted from an act or omission by Developer that occurred prior to the effective date of the assignment unless the City approves the release in writing.

(d) Developer shall maintain written records of all assignments made by Developer to Developer Assignees, including a copy of each executed assignment and the Developer Assignee's Notice information as required by this Agreement, and, upon written request from another Party, shall provide a copy of such records to the requesting person or entity.

11.04. Transfer of Warranties. Any Public Improvements that are transferred to the City shall be accompanied by all applicable third-party bonds which include performance bond, payment bond, and maintenance bond, and warranties related to construction and maintenance of such Public Improvements.

11.05. Entire Agreement; Amendment. This Agreement is the entire agreement between the Parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written agreement between the Parties that in any manner relates to the subject matter of this Agreement. This Agreement may only be modified or amended by a written agreement executed by all Parties.

11.06. Time. In this Agreement, time is of the essence and compliance with the times for performance herein is required.

11.07. Counterparts. This Agreement may be executed in any number of counterparts, each of which will be deemed to be an original, and all of which will together constitute the same instrument.

11.08. Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable for any reason, then: (a) such unenforceable provision shall be deleted from this Agreement; (b) the unenforceable provision shall, to the extent possible and upon mutual agreement of the Parties, be rewritten to be enforceable and to give effect to the intent of the Parties; and

(c) the remainder of this Agreement shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.

11.09. Further Documents. The Parties agree that at any time after execution of this Agreement, they will, upon request of another Party, execute and deliver such further documents and do such further acts and things as the other Party may reasonably request in order to effectuate the terms of this Agreement. This provision shall not be construed as limiting or otherwise hindering the legislative discretion of the City Council seated at the time that this Agreement is executed or any future City Council.

11.10. Non Waiver. Any failure by a Party to insist upon strict performance by the other Party of any material provision of this Agreement shall not be deemed a waiver thereof, and the Party shall have the right at any time thereafter to insist upon strict performance of any and all provisions of this Agreement. No provision of this Agreement may be waived except by writing signed by the Party waiving such provision. Any waiver shall be limited to the specific purposes for which it is given. No waiver by any Party of any term or condition of this Agreement shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.

11.11. No Third-Party Beneficiaries. The City and the Developer intend that this Agreement shall not benefit or create any right or cause of action in or on behalf of any third-party beneficiary, or any individual or entity other than the City, the Developer, or assignees of such Parties.

11.12. No Joint Venture. Nothing contained in this Agreement or any other agreement between the Parties is intended by the Parties to create a partnership or joint venture between or among the Developer and the City, and any implication to the contrary is hereby expressly disavowed. It is understood and agreed that this Agreement does not create a joint enterprise, nor does it appoint either Party as an agent of the other for any purpose whatsoever. Neither Party shall in any way assume any of the liability of the other for acts of the other or obligations of the other. Each Party shall be responsible for any and all suits, demands, costs, or actions proximately resulting from its own individual acts or omissions.

11.13. Independence of Action. It is understood and agreed by and among the Parties that in the design, construction, and development of the Developer Improvements and any of the related improvements described herein, and in the Parties' satisfaction of the terms and conditions of this Agreement, that each Party is acting independently, and the City assumes no responsibility or liability to any third-party in connection to the Developer's obligations hereunder.

11.14. Exhibits. The following exhibits are attached to this Agreement and are fully incorporated herein by reference for all purposes wherever reference is made to the same:

Exhibit A – Developer's Property Metes and Bounds

Exhibit B – Concept Plan

Exhibit C – Points of Connection

Exhibit D– Water and Wastewater Projections

## Exhibit E – Municipal Services Agreement

### Exhibit F – Sign Design

11.15. Governmental Powers; Waivers of Immunity. By its execution of this Agreement, the City does not waive or surrender any of its respective governmental powers, immunities, or rights except as provided in this section. The Parties acknowledge that the City waives its sovereign immunity as to suit solely for the purpose of adjudicating a claim under this Agreement.

11.16. Public Information. Notwithstanding any other provision to the contrary in this Agreement, all information, documents, and communications relating to this Agreement may be subject to the Texas Public Information Act and any opinion of the Texas Attorney General or a court of competent jurisdiction relating to the Texas Public Information Act. The requirements of Subchapter J, Chapter 552, Government Code, may apply to this Agreement.

11.17. Ethics Disclosure. The Developer represents that it has completed a TEC form 1295 (“Form 1295”) generated by the TEC’s electronic filing application in accordance with the provisions of Texas Government Code 2252.908 and the rules promulgated by the TEC. The Parties agree that, with the exception of the information identifying the City and the contract identification number, the City is not responsible for the information contained in the Form 1295. The information contained in the Form 1295 has been provided solely by Developer and the City has not verified such information.

11.18. Anti-Boycott Verification. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and, to the extent this Agreement is a contract for goods or services, will not boycott Israel during the term of this Agreement. The foregoing verification is made solely to comply with Section 2271.002, Texas Government Code, and to the extent such Section does not contravene applicable Federal law. As used in the foregoing verification, ‘boycott Israel’ means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. The Developer understands ‘affiliate’ to mean an entity that controls, is controlled by, or is under common control with the Developer and exists to make a profit.

11.19. Iran, Sudan and Foreign Terrorist Organizations. The Developer represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Texas Government Code, and posted on any of the following pages of such officer’s internet website: <https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf>, <https://comptroller.texas.gov/purchasing/docs/iran-list.pdf>, or <https://comptroller.texas.gov/purchasing/docs/fto-list.pdf>. The foregoing representation is made solely to comply with Section 2252.152, Texas Government Code, and to the extent such Section does not contravene applicable Federal law and excludes the Developer and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization. The Developer understands

“affiliate” to mean any entity that controls, is controlled by, or is under common control with the Developer and exists to make a profit.

11.20. Governing Law. The Agreement shall be governed by the laws of the State of Texas without regard to any choice of law rules; and venue for any action concerning this Agreement shall be in the State District Court of Parker County, Texas. The Parties agree to submit to the personal and subject matter jurisdiction of said court.

11.21. Petroleum. To the extent this Agreement constitutes a contract for goods or services for which a written verification is required under Section 2274.002 (as added by Senate Bill 13 in the 87th Texas Legislature, Regular Session), Texas Government Code, as amended, the Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. The foregoing verification is made solely to enable the Issuer to comply with such Section and to the extent such Section does not contravene applicable Texas or federal law. As used in the foregoing verification, “boycott energy companies” shall mean, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company (A) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law; or (B) does business with a company described by (A) above. The Developer understands “affiliate” to mean an entity that controls, is controlled by, or is under common control with the Developer within the meaning of SEC Rule 133(f), 17 C.F.R. §230.133(f), and exists to make a profit.

11.22. Firearms. To the extent this Agreement constitutes a contract for goods or services for which a written verification is required under Section 2274.002 (as added by Senate Bill 19 in the 87th Texas Legislature, Regular Session), Texas Government Code, as amended, the Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate during the term of this Agreement against a firearm entity or firearm trade association. The foregoing verification is made solely to enable the Issuer to comply with such Section and to the extent such Section does not contravene applicable Texas or federal law. As used in the foregoing verification, ‘discriminate against a firearm entity or firearm trade association’ (A) means, with respect to the firearm entity or firearm trade association, to (i) refuse to engage in the trade of any goods or services with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, (ii) refrain from continuing an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, or (iii) terminate an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association and (B) does not include (i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories and (ii) a company’s refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship (aa) to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency or (bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity’s or association’s status as a firearm entity or firearm trade association. As used in the

foregoing verification, (b) ‘firearm entity’ means a manufacturer, distributor, wholesaler, supplier, or retailer of firearms (i.e., weapons that expel projectiles by the action of explosive or expanding gases), firearm accessories (i.e., devices specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and items used in conjunction with or mounted on a firearm that are not essential to the basic function of the firearm, including detachable firearm magazines), or ammunition (i.e., a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile) or a sport shooting range (as defined by Section 250.001, Texas Local Government Code), and (c) ‘firearm trade association’ means a person, corporation, unincorporated association, federation, business league, or business organization that (i) is not organized or operated for profit (and none of the net earnings of which inures to the benefit of any private shareholder or individual), (ii) has two or more firearm entities as members, and (iii) is exempt from federal income taxation under Section 501(a), Internal Revenue Code of 1986, as an organization described by Section 501(c) of that code. The Developer understands “affiliate” to mean an entity that controls, is controlled by, or is under common control with the Developer within the meaning of SEC Rule 133(f), 17 C.F.R. §230.133(f), and exists to make a profit.

[SIGNATURES ON FOLLOWING PAGE]

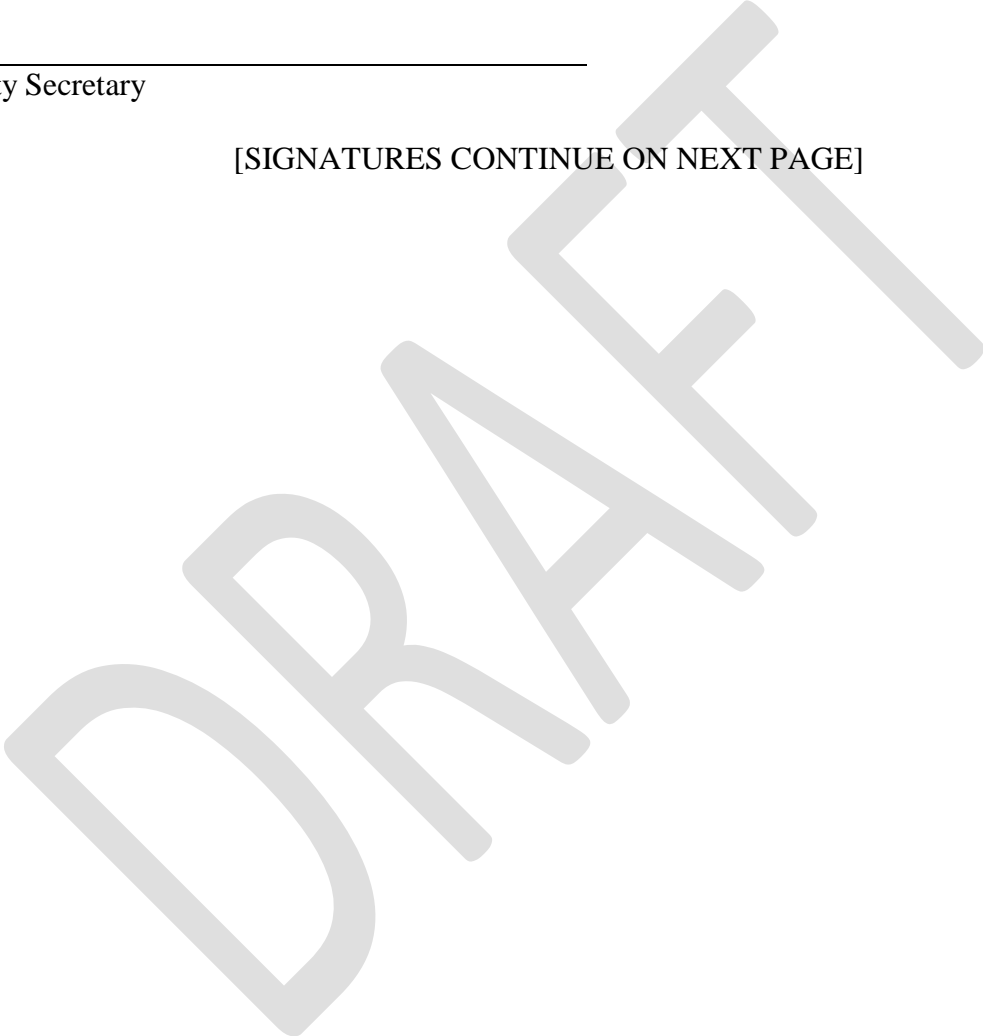
**CITY OF WILLOW PARK, TEXAS**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: City Manager

ATTEST:

\_\_\_\_\_  
City Secretary

[SIGNATURES CONTINUE ON NEXT PAGE]



BAR-KO LAND COMPANY, LLC  
a Texas limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS           §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on this \_\_\_ day of \_\_\_\_\_, 2026 by \_\_\_\_\_, \_\_\_\_\_ of BAR-KO LAND COMPANY, LLC\_\_ a Texas limited liability company, on behalf of said entity.

\_\_\_\_\_  
Notary Public in and for the State of Texas

[SEAL]

DRAFT

**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°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







## Exhibit D– Water and Wastewater Projections



March 3, 2026

RE: Lot 1, Block 1, Tractor Supply Addition in the James Oxe Survey, Abstract No. 1029  
Estimated Water Demand and Wastewater discharge

To Whom it my Concern,

I have summarized the estimated water usage and wastewater discharge for the proposed Tractor Supply Development on the south side of East Bankhead Highway.

The on-site wastewater treatment facility design dated July 21, 2025 by Kayleen Chandler RS 4337:

### DESIGN CALCULATIONS

#### The following items were used to calculate the estimated water usage:

- Number of employees per day: 6 (x 12 = 72 GPD)
- Estimated Water Usage for washing animals Monday – Thursday: 225 GPD
- Estimated Water Usage for washing animals Friday – Sunday: 550 GPD
- Restroom for customers: 160 GPD (daily)
- Monday – Thursday: Total estimated Water Use Per Day: 72 + 160 + 225 = 457 GPD
- Friday – Sunday: Total estimated Water Use Per Day: 72 + 160 + 550 = 782 GPD

#### Disposal Calculations:

- Daily Water Usage (Monday – Thursday): 457 GPD x 18 days per month = 8226 gallons/month
- “Peak Flow” Water Usage (Friday – Sunday): 782 GPD x 12 days per month = 9384 gallons/month
- 8226 gallons/month + 9384 gallons/month = 17,610 gallons/ month / 30 = **587 gallons per day (dosed daily volume)**
- Estimated Daily Flow: 587 gallons/day

Weekly Irrigation water usage can be estimated by applying 5 gallons per inch of tree caliper + 5 gallons. Site Landscape Plan (L-1.0) dated February 17, 2026 proposes 39 trees (2.5” caliper) to meet City of Willow Park Zoning Code Requirements.  
 $2.5'' \times 5 \text{ gallons} + 5 \text{ gallons} = 17.5 \text{ gallons per tree, per week.}$   
TSC irrigation needs = 98 gallons GPD on average.

**Average Water Service Demand = 685 GPM**

**Average Wastewater Discharge = 587 GPM**

References can be provided upon request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan J. Morrissey".

Ryan J. Morrissey, P.E. (TX – 135105)  
Project Team Leader

## Water and Waste Water Capacity Projections

### Lot 1

**Estimated Water Demand:**

685 gallons per day (GPD)

**Estimated Wastewater Generation:**587 gallons per day (GPD)

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### Lot 2

**Estimated Water Demand:**

400 gallons per day (GPD)

**Estimated Wastewater Generation:**

400 gallons per day (GPD)

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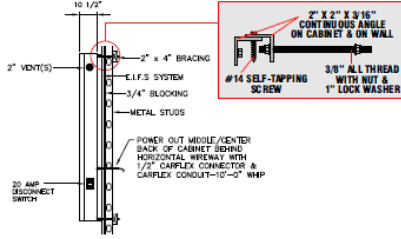
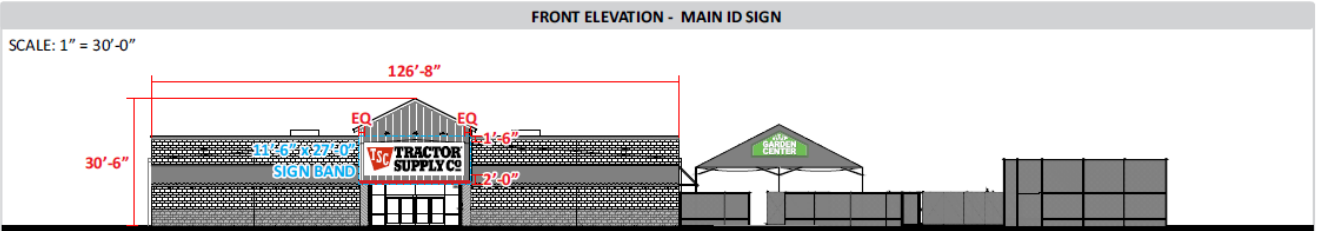
### Combined Total Project Demand

Utility	Total GPD
Water	1085 GPD
Wastewater	987 GPD

Exhibit E – Municipal Services Agreement

DRAFT

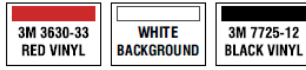
# Exhibit F – Sign Design



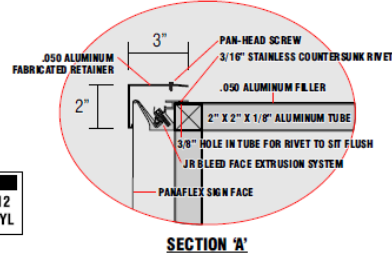
Minimum required backing (between fascia and studs and/or girts) for wall sign is 3/4" pressure treated plywood, to be the full height and length of the sign area provided by landlord/ Gen. Contractor. We must have access behind the wall to penetrate through with 3/8" allthread in order to secure sign to studs or girts in wall structure w/ 2" x 4" bracing provided by sign installer and for final electrical connection.

- NOTES:**
- 8'-0" X 24'-0" X 10 1/2" DP. CABINET W/ 2" RETAINERS (.050 ALUM.)
  - SELF-ADJUSTING 120V/277V POWER SUPPLIES
  - SINGLE FACE PANAGRAPHSICS III SUBSTRATE MATERIAL W VINYL OVERLAYS
  - CABINET BODY FRAMED W 2" X 2" X 1/8" ALUM. TUBE
  - BACK BRACING IS 1" X 2" 1/8" ALUM. TUBE
  - .050 BLK/WHT ALUM FILLER
  - 3MM WHT/WHT ACM BACKS
  - .050 SHELF AND DOOR FOR POWER SUPPLIES (RIGHT SIDE OF CABINET)

- COLORS:**
- CABINET - GLOSS BLACK
  - BACKGROUND WHITE
  - LOGO - 3M 3630-33 RED VINYL WITH WHITE COPY
  - TRACTOR SUPPLY CO. - 3M 7725-12 BLACK



- ELECTRICAL NOTES:**
- (263) MODS OF SLOAN V14 #701507-6W2A1-MB LEDS
  - (5) SLOAN 1260 POWER SUPPLIES
  - 8 AMPS EA
  - 4 TOTAL AMPS
  - 120/277 VOLT SELF ADJUSTING POWER SUPPLIES



Any Blocking Exposed To The Elements, Sign Installer is Required to Use Unistrut, Aluminum Angle or Pressure Treated Wood.

THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND/OR LAYOUTS MAY CHANGE SLIGHTLY.

<p>1771 Industrial Road, Dothan, Alabama 36503 (888) 303-9534 (334) 826-1401 www.idassociatesinc.com</p>	CLIENT: TRACTOR SUPPLY CO	STORE #:	REV:	REV:	REV:	EXHIBIT APPROVED BY:
	LOCATION: WILLOW PARK, TX	DATE: 10/17/25	REV:	REV:	REV:	
	ACCOUNT REP: CHAD FALUCHEUX	DRAWN BY: BRC	REV:	REV:	REV:	
	DRAWING NO: TSC - WILLOW PARK, TX #3205 - VARIANCE SIGN EXHIBIT					



NEW DOUBLE FACE PYLON



**MANUFACTURING NOTES:**

- 6'-0" X 18'-0" X 26" Deep Double Face Cabinet
- 2" (.050) Aluminum Retainers
- .050 Aluminum Filler
- 3M Panagraphics III Flexible Sign Face Material
- Jr. Bleed Extrusion Retention System
- Framed W/ 2" X 2" X 16GA T.S. & 2' X 2" X 3/16" Angle Iron Saddles
- 108 Square Feet

**COLOR NOTES:**

- Cabinet & Steel Painted Gloss Black
- White Background
- Logo: 3M 3630-33 Red Vinyl With White Copy
- "Tractor Supply Co": 3M 7725-12 Gloss Black Vinyl
- Subcopy: 3M 3630-33 Red Vinyl With White Copy

**ELECTRICAL NOTES:**

- Universal 120/277 Volt 20 Amp Primary Power To Sign & Final Connection By Others
- Internal Illumination With White LEDs
- 2" X 4" Weather Proof J-Boxes

**COLORS:**

3M 3630-33 RED VINYL	3M FLEXIBLE SUBSTRATE	3M 7725-12 BLACK VINYL
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THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND/OR LAYOUTS MAY CHANGE SLIGHTLY.

**id ASSOCIATES**  
ARCHITECTURAL & INTERIOR DESIGN  
 1775 INDUSTRIAL ROAD, DALLAS, TEXAS 75203  
 (972) 303-9534 • (214) 826-1420  
 www.idassociatesinc.com

CLIENT: TRACTOR SUPPLY CO	STORE #:	REV:	REV:	REV:
LOCATION: WILLOW PARK, TX	DATE: 10/17/25	REV:	REV:	REV:
ACCOUNT REP: CHAD FAUCHEUX	DRAWN BY: BRC	REV:	REV:	REV:
DRAWING NO: TSC - WILLOW PARK, TX #3205 - VARIANCE SIGN EXHIBIT				

EXHIBIT APPROVED BY:

DRAFT