OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF PARKER §

WHEREAS BAR-KO LAND COMPANY LLC IS THE OWNER OF ALL THAT CERTAIN 8.111 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 BEING ALL OF A CALLED 0.82 ACRE TRACT OF LAND DESCRIBED IN A PUBLIC ROAD ABANDONMENT DOCUMENT TO BAR-KO LAND COMPANY LLC, RECORDED IN DOCUMENT NUMBER 202623023 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY; AND **WHEREAS WILLOW PARK SERVICES LLC IS THE OWNER** OF ALL THAT CERTAIN 0.33 ACRE TRACT OF LAND DESCRIBED IN PUBLIC ROAD ABANDONMENT DOCUMENT TO WILLOW PARK SERVICES LLC, RECORDED IN DOCUMENT NUMBER 202623023 OF SAID OFFICIAL PUBLIC RECORDS; **DO HEREBY JOINTLY-CERTIFY THAT THEY ARE THE SOLE OWNERS OF THE COMBINED 8.441 ACRE TRACT** OF LAND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON THIS PLAT;

BEGINNING AT A 1/2 INCH IRON REBAR WITH CAP STAMPED "STEVENS SURVEYING" FOUND FOR THE CORNER OF A CALLED 0.82 ACRE TRACT DESCRIBED IN INSTRUMENT NUMBER 202623023 OF THE OFFICIAL RECORDS OF SAID COUNTY, 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 NORTH 89°32'45" EAST, WITH THE NORTH LINE OF SAID 0.82 ACRE TRACT, A DISTANCE OF 219.34 FEET TO THE MOST WESTERLY CORNER OF SAID 0.33 ACRE TRACT FOR THE BEGINNING OF A CURVE TO THE LEFT, WITH A RADIUS OF 270.00 FEET AND A CHORD WHICH BEARS NORTH 83°17'38" EAST, A DISTANCE OF 59.45 FEET;

THENCE WITH SAID CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 12°38'31" AND AN ARC DISTANCE OF 59.57 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF LOT 2, BLOCK 1, BANKHEAD COMMONS, RECORDED IN FILE NUMBER 202313961 OF THE PLAT RECORDS OF SAID COUNTY;

THENCE NORTH 77°03'22" EAST, WITH THE NORTH LINE OF SAID 0.33 ACRE TRACT, COMMON TO THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 73.10 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT, WITH A RADIUS OF 330.00 FEET AND A CHORD WHICH BEARS NORTH 83°17'58" EAST, A DISTANCE OF 71.77 FEET;

THENCE WITH SAID CURVE TO THE RIGHT AND SAID COMMON LINE, WITH A CENTRAL ANGLE OF 12°29'11" AND AN ARC DISTANCE OF 71.92 FEET TO A POINT FOR CORNER;

THENCE NORTH 89°32'33" EAST, CONTINUING WITH SAID COMMON LINE, A DISTANCE OF 141.16 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT, WITH A RADIUS OF 120.00 FEET AND A CHORD WHICH BEARS NORTH 64°12'05" EAST, A DISTANCE OF 102.72 FEET;

THENCE WITH SAID CURVE TO THE LEFT AND SAID COMMON LINE, WITH A CENTRAL ANGLE OF 50°40'56" AND AN ARC DISTANCE OF 106.15 FEET TO A POINT FOR CORNER;

THENCE NORTH 38°51'37" EAST, A DISTANCE OF 16.23 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, COMMON TO THE MOST NORTHERLY CORNER OF SAID 0.33 ACRE TRACT, SAID POINT BEING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF EAST BANKHEAD HIGHWAY;

THENCE SOUTH 51°10'24" EAST, WITH THE EAST LINE OF SAID 0.33 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID EAST BANKHEAD HIGHWAY, A DISTANCE OF 60.00 FEET TO A 1/2 INCH IRON REBAR WITH CAP STAMPED "RPLS 7068" SET FOR CORNER;

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 A 1/2 INCH IRON REBAR WITH A CAP STAMPED "RPLS 7068" FOUND FOR THE SOUTHWEST CORNER OF SAID 0.82 ACRE TRACT;

THENCE NORTH 11°48'12" WEST WITH THE WEST LINE OF SAID 0.82 ACRE TRACT, A DISTANCE OF 122.85 FEET TO THE THE **POINT OF BEGINNING**, CONTAINING 8.441 ACRES (OR 367,676 SQUARE FEET) OF LAND.

STATE OF TEXAS §

COUNTY OF _____ §

THAT BAR-KO LAND COMPANY, LLC, AND WILLOW PARK SERVICES, LLC ARE THE OWNERS 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_____ _____

BAR-KO LAND COMPANY, LLC DATE

DULY AUTHORIZED AGENT

BY_____ _____

WILLOW PARK SERVICES, LLC DATE

DULY AUTHORIZED AGENT

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

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 ON 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.

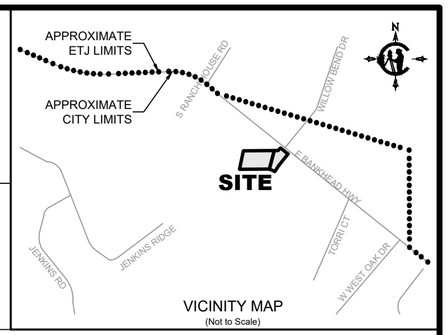
DETENTION AREA EASEMENT

THE PROPOSED DETENTION AREA(S) ALONG BLOCK 1, WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN AS DETENTION AREAS TO THE LINE AND GRADE SHOWN ON THE PLANS AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS (OR NEIGHBORHOOD ASSOCIATION) OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DETENTION AREAS IN BLOCK 1. THE CITY OF WILLOW PARK WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DETENTION AREAS OR FOR ANY DAMAGE OR INJURY TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG, INTO OR OUT OF SAID DETENTION AREAS, OR FOR THE CONTROL OF EROSION.
NO OBSTRUCTION TO THE NATURAL FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, WALKWAY OR ANY OTHER STRUCTURE WITHIN THE DESIGNATED DETENTION AREAS, AS HEREINAFTER DEFINED IN BLOCK 1, UNLESS APPROVED BY THE CITY OF WILLOW PARK. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF WILLOW PARK TO ERECT ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISIONS, THEN IN SUCH EVENT, THE CITY OF WILLOW PARK SHALL HAVE THE RIGHT TO ENTER UPON THE DETENTION AREAS AT ANY POINT OR POINTS, TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER (OR NEIGHBORHOOD ASSOCIATION) SHALL KEEP THE DETENTION AREAS TRAVERSING OR ADJACENT TO HIS PROPERTY CLEAN AND FREE OF DEBRIS, SILT AND ANY SUBSTANCE, WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR BLOCKAGE OF THE DRAINAGE. THE CITY OF WILLOW PARK SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER, OR TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR.

THE DETENTION AREA IN BLOCK 1, AS IN THE CASE OF ALL DETENTION AREAS, IS SUBJECT TO STORM WATER OVERFLOW TO AN EXTENT WHICH CANNOT BE CLEARLY DEFINED. THE CITY OF WILLOW PARK SHALL NOT BE HELD LIABLE FOR ANY DAMAGE OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, NOR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE DETENTION AREAS OR THE SUBDIVISION STORM DRAINAGE SYSTEM.
THE DETENTION AREAS SERVING THE PLAT ARE SHOWN BY THE DETENTION AREA EASEMENT LINE(S) AS SHOWN ON THE PLAT.

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).



VICINITY MAP
(Not to Scale)

ZONING INFORMATION

AWAITING ZONING CLASSIFICATION

TO BE RE-ZONED PRIOR TO PLAT RECORDATION

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.

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 20, 2025.

_____

LINDSAY JO GROSECLOSE, R.P.L.S. DATE

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7068

PRELIMINARY

PRELIMINARY

PRELIMINARY

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.

APPROVED BY THE CITY OF WILLOW PARK

_____

MAYOR DATE

ATTEST:

_____ _____ _____

CITY SECRETARY

PRELIMINARY PLAT

TRACTOR SUPPLY ADDITION

8.441 ACRES

LOT 1 AND LOT 2, BLOCK 1,

IN THE JAMES OXER SURVEY, ABSTRACT NO. 1029

CITY OF WILLOW PARK

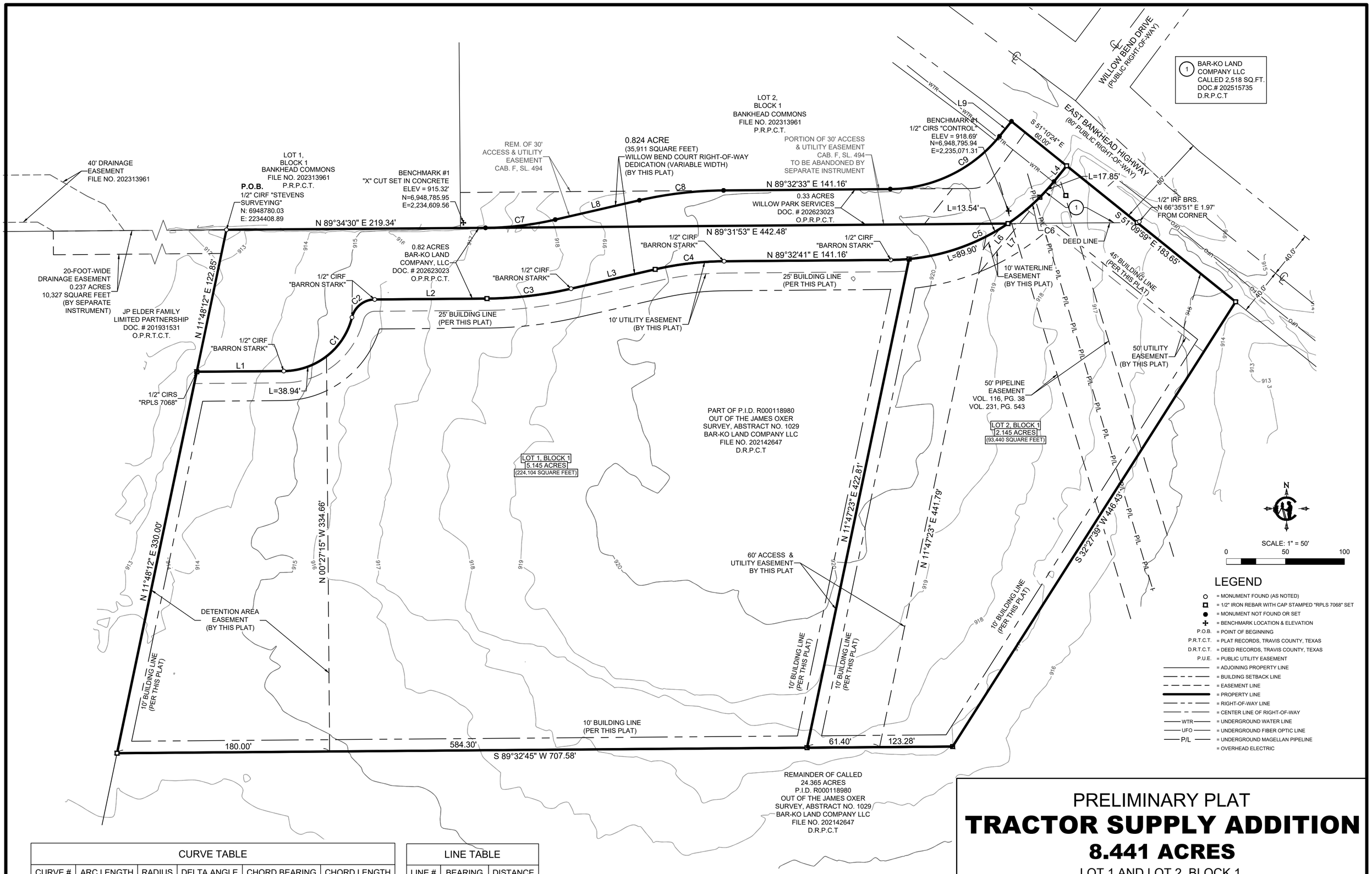
PARKER COUNTY, TEXAS

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, TX 76088
(817) 253-2494

WILLOW PARK SERVICES LLC
ADDRESS
PHONE

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



CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	79.15'	60.00'	75°35'11"	N51°48'16"E	73.54'
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	124.97'	179.99'	39°46'46"	N64°42'53"E	122.47'
C6	52.92'	179.98'	16°50'45"	N47°33'56"E	52.73'
C7	59.57'	270.00'	12°38'31"	N83°17'38"E	59.45'
C8	71.92'	330.00'	12°29'11"	N83°17'58"E	71.77'
C9	106.15'	120.00'	50°40'56"	N64°12'05"E	102.72'

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'
L6	S39°13'32"W	22.92'
L7	S39°13'32"W	68.27'
L8	N77°03'22"E	73.10'
L9	N38°51'37"E	16.23'

PRELIMINARY PLAT

TRACTOR SUPPLY ADDITION

8.441 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

WILLOW PARK SERVICES LLC
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PHONE

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