

**PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS**

**TO THE MAYOR AND CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS:**

The undersigned owners of the hereinafter described property, approximately **228.24 acres** as described in attached Exhibit "A" and depicted in attached Exhibit "A-1", **BROTHERS IN CHRIST PROPERTIES, LLC** (the "Owner(s)"), hereby waive the requirement to be offered a development agreement pursuant to Section 43.016, and petition your honorable City Council to extend the present city limits so as to include as part of the City of Willow Park, Texas, the following described territory, to wit (the "Property"):

See attached Exhibits "A" and "A-1" which are the metes and bounds description of the approximately **228.24 acres** to be annexed and a survey map of the 228.24 acres, incorporated herein as though set out in full.

We, as Owner(s) of the Property, certify that the above-described Property is contiguous and adjacent to the City of Willow Park, Texas city limits, and/or will be contiguous and adjacent to the City of Willow Park, Texas following the annexation of contiguous and adjacent land and that this petition is signed and duly acknowledged by each and every person having an interest in the Property.

**BROTHERS IN CHRIST PROPERTIES, LLC**



\_\_\_\_\_  
BRYSON ADAMS, MANAGING MEMBER

\_\_\_\_\_  
KEVIN KOLB, MEMBER

\_\_\_\_\_  
RJS HOLDINGS, LLC: ROGER J. SIKES, MEMBER

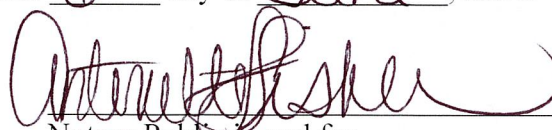
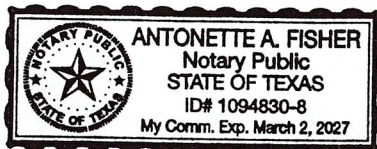
\_\_\_\_\_  
RJS HOLDINGS LLC: JEFF HANSEN, MEMBER  
GRJ ENTERPRISES, LP: JEFFREY E. HANSEN, GENERAL PARTNER

THE STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared BRYSON ADAMS, MANAGING MEMBER, known to me to be the persons whose names are subscribed to the foregoing instrument, and they acknowledged to me that they executed the same for the purposes and consideration therein expressed in the capacity therein indicated.

Given under my hand and seal of office, this 10<sup>th</sup> day of June, 2024.



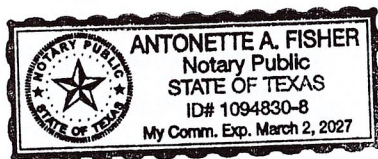
\_\_\_\_\_  
Notary Public in and for  
Parker County, Texas

**AFFIDAVIT**

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Bryson Adams, Managing Member of Brothers in Christ Properties, LLC, known to me to be the person whose name is subscribed hereto, and who stated to me on oath that he is the owner of the property described in this petition, that he is competent to make this affidavit, that he has personal knowledge of the facts, that the facts and statements contained in the foregoing petition and affidavit are true and correct, that his signature on behalf of the owner, if an entity other than an individual, is the act and deed of said owner, and that he is the duly authorized officer or agent of the owner and is authorized to make and execute this affidavit.

Subscribed and sworn to by Affiant on this the 10<sup>th</sup> day of June, 2024 to certify which witness my hand and seal of office.

*Antonette Fisher*  
Notary Public of the State of Texas



Antonette A. Fisher  
Print Name of Notary

My Commission Expires:

March 2, 2027



TBPEL'S Firm, Reg No. 10194468

**DESCRIPTION (PROPOSED ALEDO TRACT):**

**COMMENCING AT THE NORTHEAST CORNER OF ROLLING HILLS ADDITION, AND ADDITION TO THE CITY OF ALEDO, PARKER COUNTY, TEXAS;**

**THENCE SOUTH 89°08'47" WEST, 784.86 FEET;**

**THENCE SOUTH 89°31'34" WEST, 357.78 FEET TO THE POINT OF BEGINNING;**

**THENCE SOUTH 89°31'34" WEST, 801.47 FEET;**

**THENCE SOUTH 89°18'26" WEST, 1183.42 FEET TO THE EAST LINE OF F.M. 1187;**

**THENCE WITH THE EAST LINE OF F.M. 1187 THE FOLLOWING COURSES:**

NORTH 01°11'52" EAST, 977.65 FEET;

WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 5679.58 FEET, A DELTA ANGLE OF 02°36'07", A CHORD BEARING OF NORTH 02°36'22" EAST, A CHORD LENGTH OF 257.91 FEET, ALONG SAID CURVE AN ARC LENGTH OF 257.93 FEET;

NORTH 03°48'39" EAST, 291.49 FEET;

WITH CURVE TO THE LEFT HAVING A RADIUS OF 5779.58 FEET, A DELTA ANGLE OF 03°25'01", A CHORD BEARING OF NORTH 02°07'26" EAST, A CHORD LENGTH OF 344.63 FEET, ALONG SAID CURVE AN ARC LENGTH OF 344.68 FEET;

NORTH 00°25'14" EAST, 1425.38 FEET;

WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2814.79 FEET, A DELTA ANGLE OF 28°35'52", A CHORD BEARING OF NORTH 14°39'40" EAST, A CHORD LENGTH OF 1390.39 FEET, ALONG SAID CURVE AN ARC LENGTH OF 1404.93 FEET;

NORTH 28°58'30" EAST, 815.52 FEET;

**THENCE DEPARTING THE EAST LINE OF F.M. 1187, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1443.78 FEET, A DELTA ANGLE OF 20°15'27", A CHORD BEARING OF NORTH 82°50'57" EAST, A CHORD LENGTH OF 507.81 FEET, ALONG SAID CURVE AN ARC LENGTH OF 510.46 FEET;**

**THENCE SOUTH 32°42'27" EAST, 2574.59 FEET;**

**THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1500.00 FEET, A DELTA ANGLE OF 18°15'11", A CHORD BEARING OF SOUTH 55°30'41" WEST, A CHORD LENGTH OF 475.85 FEET, ALONG SAID CURVE AN ARC LENGTH OF 477.87 FEET;**

**THENCE SOUTH 64°38'16" WEST, 301.12 FEET;**

**THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 800.00 FEET, A DELTA ANGLE OF 38°32'13", A CHORD BEARING OF SOUTH 45°22'10" WEST, A CHORD LENGTH OF 527.99 FEET, ALONG SAID CURVE AN ARC LENGTH OF 538.08 FEET;**

**THENCE SOUTH 25°44'52" WEST, 141.03 FEET;**

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CONTINUED ON NEXT PAGE



**PELTON**  
LAND SOLUTIONS  
11000 FRISCO ST. SUITE 400  
FRISCO, TX 75033 469-213-1800

JOB #: DRH20004	DRAWN BY: DK	CHECKED BY: NAME	DATE: 6/23/2021	PAGE #: 4 OF 5
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**SAVE AND EXCEPT:**

**BEING** that certain tract of land situated in the J. Beech & C. Nott Survey, Abstract Number 2091, Parker County, Texas, being a portion of Aledo 388 Venture Partners, LLC, recorded in Instrument Number 202227773, County Records, Parker County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at the southeast corner of said Aledo 388 tract, an "ell" corner in the remainder of that tract of land described by deed to John Henry Dean III, recorded in Volume 1441, Page 424 (Parcel 5), said County Records, and being in the north line of that tract of land described by deed to Aledo Christian Center, recorded in Volume 1371, Page 1473, said County Records;

**THENCE** S 88°58'13"W, 13.06 feet, with said north line and the south line of said Aledo 388 tract, from which the northwest corner of said Aledo Christian Center tract and the northeast corner of Lot 1, Block 1, Aledo Christian Center, an addition to the City of Aledo, Texas, by plat recorded in Cabinet C, Slide 475, said County Records, bears S 88°58'13"W, 271.83 feet;

**THENCE** over and across said Aledo 388 tract, the following courses and distances:

N 00°23'44"W, 1090.84 feet, departing said common line;

N 42°36'05"E, 397.24 feet;

N 47°23'55"W, 543.35 feet;

N 00°32'40"W, 478.39 feet;

N 67°54'02"W, 268.04 feet;

N 25°12'13"E, 141.03 feet, to the beginning of a curve to the right;

With said curve to the right, an arc distance of 538.08 feet, through a central angle of 38°32'13", having a radius of 800.00 feet, the long chord which bears N 44°49'30"E, 527.99 feet;

N 64°05'37"E, 301.13 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 477.86 feet, through a central angle of 18°15'11", having a radius of 1500.00 feet, the long chord which bears N 54°58'01"E, 475.85 feet;

**THENCE** S 33°15'06"E, 54.86 feet, to the beginning of a non-tangent curve to the right, in the east line of said Aledo 388 tract and the west line of the aforementioned John Henry Dean III remainder tract;

**THENCE** with said common line the following courses and distances:

Peloton Job No. LCP22001

ALEDO

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September 05,  
2023 Page 1 of 4



With said non-tangent curve to the right, an arc distance of 242.98 feet, through a central angle of  $09^{\circ}05'57''$ , having a radius of 1530.00 feet, the long chord which bears  $S 52^{\circ}41'24''W$ , 242.73 feet, to the beginning of a reverse curve to the left;

With said reverse curve to the left, an arc distance of 39.88 feet, through a central angle of  $91^{\circ}24'32''$ , having a radius of 25.00 feet, the long chord which bears  $S 11^{\circ}32'07''W$ , 35.79 feet;

$S 34^{\circ}10'09''E$ , 10.00 feet;

$S 55^{\circ}49'51''W$ , 50.00 feet;

$N 34^{\circ}10'09''W$ , 15.69 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 37.04 feet, through a central angle of  $84^{\circ}53'59''$ , having a radius of 25.00 feet, the long chord which bears  $N 76^{\circ}37'09''W$ , 33.75 feet, to the beginning of a reverse curve to the right;

With said reverse curve to the right, an arc distance of 98.99 feet, through a central angle of  $03^{\circ}42'25''$ , having a radius of 1530.00 feet, the long chord which bears  $S 62^{\circ}47'04''W$ , 98.97 feet;

$S 65^{\circ}04'55''W$ , 115.89 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 39.27 feet, through a central angle of  $89^{\circ}59'27''$ , having a radius of 25.00 feet, the long chord which bears  $S 20^{\circ}05'13''W$ , 35.35 feet;

$S 24^{\circ}54'31''E$ , 9.53 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 10.00 feet, through a central angle of  $01^{\circ}45'47''$ , having a radius of 325.00 feet, the long chord which bears  $S 25^{\circ}47'24''E$ , 10.00 feet;

$S 63^{\circ}19'43''W$ , 50.00 feet, to the beginning of a curve to the right;

With said curve to the right, an arc distance of 11.54 feet, through a central angle of  $01^{\circ}45'47''$ , having a radius of 374.98 feet, the long chord which bears  $N 25^{\circ}47'24''W$ , 11.54 feet;

$N 24^{\circ}54'31''W$ , 9.50 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 39.27 feet, through a central angle of  $90^{\circ}00'00''$ , having a radius of 25.00 feet, the long chord which bears  $N 69^{\circ}54'31''W$ , 35.36 feet;

S 65°05'29"W, 80.58 feet;

With said curve to the left, an arc distance of 130.01 feet, through a central angle of 09°40'28", having a radius of 770.00 feet, the long chord which bears S 60°15'15"W, 129.86 feet, to the beginning of a compound curve to the left;

With said compound curve to the left, an arc distance of 39.67 feet, through a central angle of 90°54'51", having a radius of 25.00 feet, the long chord which bears S 09°57'36"W, 35.64 feet, to the beginning of a reverse curve to the right;

With said reverse curve to the right, an arc distance of 17.57 feet, through a central angle of 02°22'09", having a radius of 425.00 feet, the long chord which bears S 34°18'45"E, 17.57 feet;

S 56°52'19"W, 50.00 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 10.00 feet, through a central angle of 01°31'41", having a radius of 375.00 feet, the long chord which bears N 33°53'31"W, 10.00 feet, to the beginning of a compound curve to the left;

With said compound curve to the left, an arc distance of 42.60 feet, through a central angle of 97°38'12", having a radius of 25.00 feet, the long chord which bears N 83°28'27"W, 37.63 feet, to the beginning of a compound curve to the left;

With said compound curve to the left, an arc distance of 280.47 feet, through a central angle of 20°52'11", having a radius of 770.00 feet, the long chord which bears S 37°16'21"W, 278.92 feet, to the beginning of a compound curve to the left;

With said compound curve to the left, an arc distance of 40.05 feet, through a central angle of 91°47'01", having a radius of 25.00 feet, the long chord which bears S 19°03'15"E, 35.90 feet;

S 64°56'45"E, 10.00 feet;

S 25°03'15"W, 124.92 feet, to the beginning of a non-tangent curve to the left;

With said non-tangent curve to the left, an arc distance of 203.94 feet, through a central angle of 04°43'16", having a radius of 2474.95 feet, the long chord which bears S 68°05'59"E, 203.88 feet;

S 00°00'00"W, 478.39 feet;

S 46°51'15"E, 543.35 feet;

S 43°08'45"W, 397.24 feet;

**THENCE S 00°08'56"W, 1105.07 feet, continuing with said common line, to the Point of Beginning and containing square feet or 3.096 acres of land more or less.**

**DESCRIPTION (PROPOSED ALEDO TRACT contd.):**

**THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2474.96 FEET, A DELTA ANGLE OF 06°12'30", A CHORD BEARING OF SOUTH 67°21'22" EAST, A CHORD LENGTH OF 268.04 FEET, ALONG SAID CURVE AN ARC LENGTH OF 268.17 FEET;**

**THENCE SOUTH, 478.39 FEET;**

**THENCE SOUTH 46°51'15" EAST, 543.35 FEET;**

**THENCE SOUTH 43°08'45" WEST, 397.24 FEET;**

**THENCE SOUTH 00°08'56" WEST, 1090.76 FEET; TO THE PLACE OF BEGINNING AND CONTAINING 228.24 ACRES (9,942,300 SQUARE FEET) OF LAND, MORE OR LESS.**



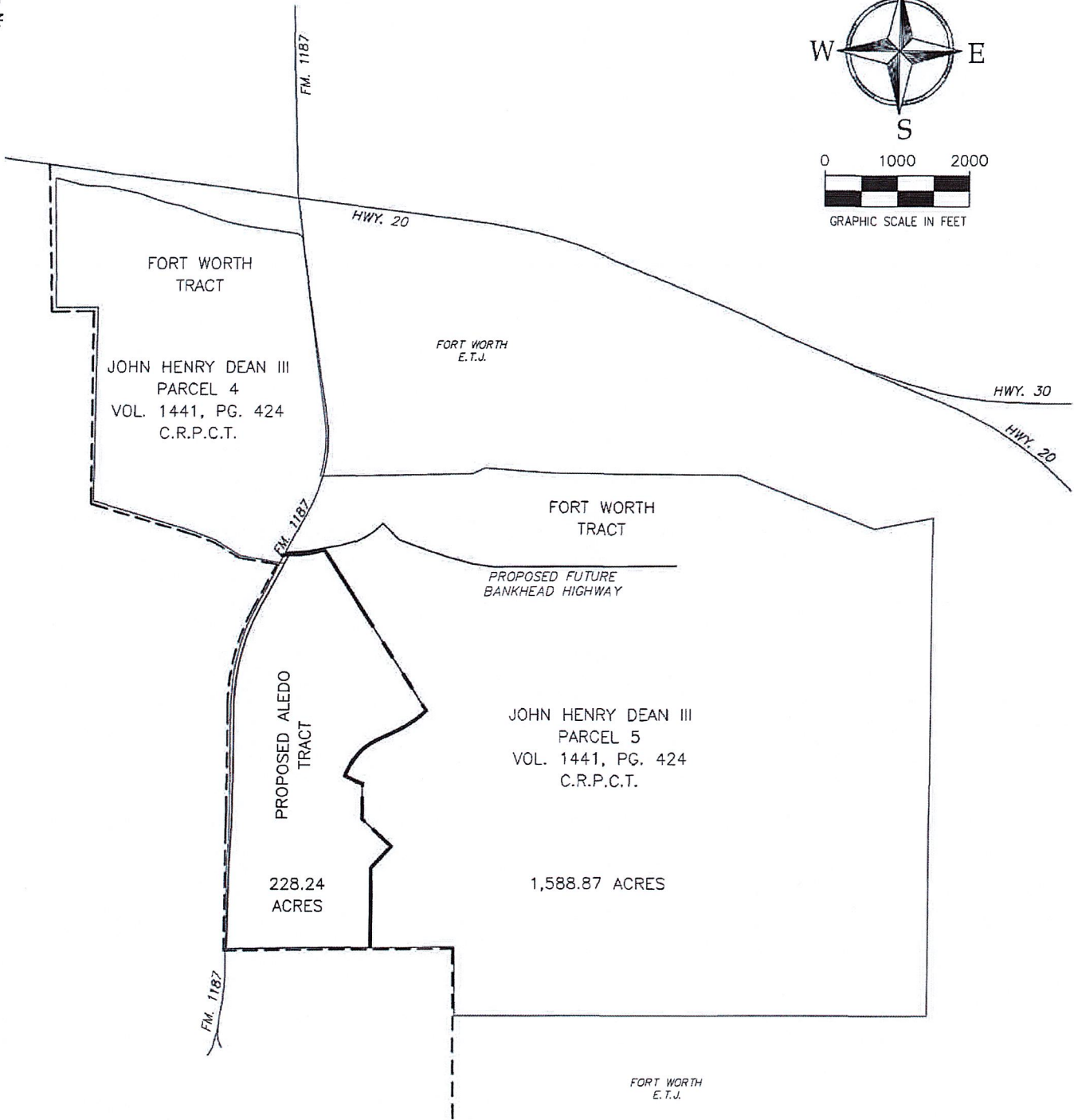
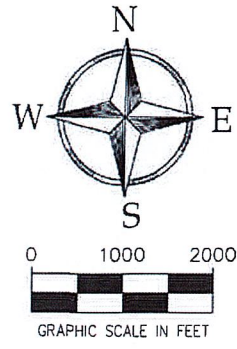
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JOB #: DRH20004	DRAWN BY: DK	CHECKED BY: NAME	DATE: 6/23/2021	PAGE #: 5 OF 5
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EXHIBIT "A-1"

TBPELS Firm Reg No. 10194468



"This document was prepared under 22 TAC 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

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