

**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 **3.208 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 **3.208 acres** to be annexed and a survey map of the 3.208 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

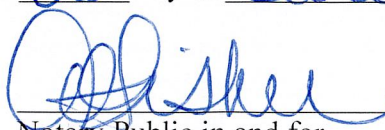
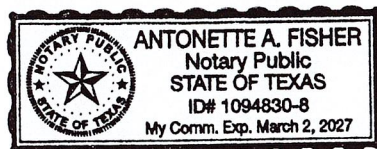
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RJS HOLDINGS LLC: JEFF HANSEN, MEMBER  
GRJ ENTERPRISES, LP: JEFFREY E. HANSEN, GENERAL PARTNER

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 05 day of June, 2024.

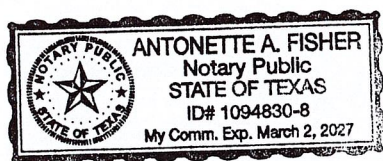


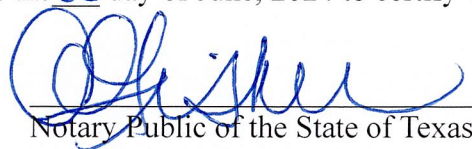
\_\_\_\_\_  
Notary Public in and for  
Parker County, Texas

## 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 05 day of June, 2024 to certify which witness my hand and seal of office.



  
Notary Public of the State of Texas

Antonette A. Fisher  
Print Name of Notary

My Commission Expires:

march 2, 2027

Exhibit "A"

**DESCRIPTION OF 3.208 ACRES OF LAND**

**BEING** a tract of land situated in the H.T. & B. RR. Co. Survey, Abstract Number 647 and the Heirs of Francisco Sanchez Survey, Abstract Number 2346, Parker County, Texas, being a portion of that tract of land described by deed to 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:

**COMMENCING** at the most northerly northwest corner of said Aledo 388 tract, the southwest corner of that tract of land described by deed to Patricia Dean Boswell, recorded in Volume 1441, Page 400 and Volume 1478, Page 1837, both of said County Records, being in the east right-of-way line of F.M. 1187 (a variable width right-of-way) and the beginning of a curve to the right;

**THENCE** with said east right-of-way line and said curve to the right, an arc distance of 458.82 feet, through a central angle of  $13^{\circ}24'49''$ , having a radius of 1959.85 feet, the long chord which bears  $S 21^{\circ}42'40''W$ , 457.78 feet;

**THENCE**  $S 28^{\circ}26'06''W$ , 155.95 feet, continuing with said east right-of-way line, to the **POINT OF BEGINNING**;

**THENCE**  $S 32^{\circ}42'27''E$ , 510.87 feet, over and across said Aledo 388 tract, to the east line of said Aledo 388 tract and the west line of the remainder of that tract of land described by deed to John Henry Dean III (Parcel 5), recorded in volume 1441, Page 424, said County Records;

**THENCE**  $S 62^{\circ}38'35''W$ , 65.75 feet, departing said common line, to the beginning of a curve to the right;

**THENCE** with said curve to the right, an arc distance of 412.58 feet, through a central angle of  $16^{\circ}22'23''$ , having a radius of 1443.78 feet, the long chord which bears  $S 80^{\circ}21'46''W$ , 411.18 feet, returning to said east right-of-way line;

**THENCE** with said east right-of-way line the following bearings and distances:

N  $21^{\circ}01'49''E$ , 26.16 feet;

N  $15^{\circ}31'36''W$ , 120.14 feet;

**THENCE**  $N 28^{\circ}26'06''E$ , 442.07 feet, continuing with said east right-of-way line, to the **Point of Beginning** and containing 139,747 square feet or 3.208 acres of land more or less.

“Integral Parts of this Document”

1. Description
2. Exhibit

"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."

TIPBELS - LS FIRM REG. NO. 10177700

Exhibit "A-1"

Patricia Dean Boswell  
Vol.1441, Pg.400  
Vol.1478, Pg.1837  
C.R.P.C.T.



"Integral parts of this document"  
1. Description  
2. Exhibit

"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 realproperty 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."

Point of  
Commencing

$\Delta = 13^{\circ} 24' 49''$   
 $R = 1959.85'$   
 $L = 458.82'$   
 $Ch. = S21^{\circ} 42' 40'' W$   
 $457.78'$

Point of  
Beginning

Aledo 388 Venture  
Partners, LLC  
Inst.# 202227773  
C.R.P.C.T.

H.T.&B. RR. CO. NO.5 SURVEY  
A - 647

HEIRS OF  
FRANCISCO SANCHEZ  
A - 2346

Approx. City of  
Fort Worth ETJ Limits

Approx. City of  
Fort Worth ETJ Limits

E. Bankhead  
Hwy.

3.208 Acres  
Aledo 388 Venture  
Partners, LLC  
Inst.# 202227773  
C.R.P.C.T.

John Henry Dean III  
Vol.1441, Pg.424  
(Parcel 5 Remainder)  
C.R.P.C.T.

Approx Survey Line

City of  
Aledo

J. BEECH & C. NOTT  
A - 2091

Aledo 388 Venture Partners, LLC  
Inst.# 202227773  
C.R.P.C.T.

"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" 22 TAC 138.33e  
Todd A. Bridges, RPLS 4940  
Date: 2/22/2024

Exhibit of  
3.208 Acres of Land

Situated in the H.T.&B. RR. Co. Survey, Abstract Number 647, and the Heirs of  
Francisco Sanchez Survey, Abstract Number 2346, Parker County, Texas.

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9800 HILLWOOD PARKWAY, SUITE 250  
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

JOB # LCP22001

DRAWN BY: TBR

CHECKED BY: TAB

DATE: 02-22-2024

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