



PLANNING & ZONING COMMISSION MEETING - SEPTEMBER 15TH, 2026 AGENDA

City Hall, 120 El Chico Trl., Suite A, Willow Park, TX 76087

Tuesday, September 15, 2026 at 6:00 PM

CALL TO ORDER

DETERMINATION OF QUORUM

PUBLIC COMMENTS (Limited to five minutes per person)

To address the Commission, residents must complete a speaker form and turn it in to the City Secretary at least five (5) minutes before the start of the meeting. The Rules of Procedure state that all comments are to be limited to five (5) minutes for each speaker provided that there are no more than ten (10) speakers. If there are more than ten (10) speakers, the Commission Chair may reduce the applicable time limits to speak to three (3) minutes. Pursuant to the Texas Open Meetings Act, the Commission is not permitted to take action on or discuss any item not listed on the agenda. The Commission may: (1) make a statement of fact regarding the item; (2) make a statement concerning the policy regarding the item; (3) propose the item be placed on a future agenda (Tex. Govt. Code §551.042). Each speaker shall approach the podium or designated speaker location and state his/her name and address before speaking. Speakers shall address the City Council with civility that is conducive to appropriate public discussion. Speakers may only address the Planning & Zoning Commissioners and not individual officials, commission members, committee members, or employees. The public cannot speak from the gallery, but only from the podium or designated speaker location.

AGENDA ITEMS:

1. **Approval of Planning & Zoning Meeting Minutes:** July 21st, 2026
2. **Notice of Public Hearing:** A request to consider the establishment of an initial zoning classification of Class III – Business: “C” Commercial District upon approximately 0.82 acres of land, more or less, currently located within the city limits of the City of Willow Park, TX. The property being legally described as being situated in the James Oxer Survey, Abstract No. 1029, Parker County, Texas. (Owner: BAR-KO Land Company, LLC)

OPEN HEARING: (Chelsea will present during public hearing)

CLOSE HEARING:

3. **Discussion & Action:** to consider the establishment of an initial zoning classification of Class III – Business: “C” Commercial District upon approximately 0.82 acres of land, more or less, currently located within the of the City of Willow Park. The property being legally described as being situated in the James Ozer Survey, Abstract No. 1029, Parker County, Texas. (Owner: BAR-KO Land Company, LLC)
4. **Notice of Public Hearing:** A request to consider the establishment of an initial zoning classification of Class III – Business: “C” Commercial District upon approximately 0.33 acres of land, more or less, currently located within the city limits of the City of Willow Park. The property being legally described as being situated in the James Ozer Survey, Abstract No. 1029, Parker County, Texas, and being a portion of Lot 2, Block 1, in the Bankhead Commons Addition, an addition to Willow Park, Texas, as recorded in Cabinet F, Slide 494, in the Parker County, Texas Plat Records. (Owner: Willow Park Services, LLC)

OPEN HEARING: (Chelsea will present during public hearing)

CLOSE HEARING:

5. **Discussion & Action:** to consider the establishment of an initial zoning classification of Class III – Business: “C” Commercial District upon approximately 0.33 acres of land, more or less, currently located within the city limits of the City of Willow Park. The property being legally described as being situated in the James Ozer Survey, Abstract No. 1029, Parker County, Texas, and being a portion of Lot 2, Block 1, in the Bankhead Commons Addition, an addition to Willow Park, Texas, as recorded in Cabinet F, Slide 494, in the Parker County, Texas Plat Records. (Owner: Willow Park Services, LLC)
6. **Discussion & Action:** To consider approval of the Preliminary Plat for Tractor Supply Addition being 8.441 Acres, Lot 1 and Lot 2, Block 1, in the James Ozer Survey, Abstract No. 1029 City of Willow Park, Texas. Property ID:118980
7. **Discussion & Action:** To consider approval of the Final Plat for Tractor Supply Addition being 8.441 Acres, Lot 1 and Lot 2, Block 1, in the James Ozer Survey, Abstract No. 1029 City of Willow Park, Texas. Property ID:118980
8. **Staff Comments: Discussion about meeting change dates starting in October to the 2nd Tuesday of the month.**

EXECUTIVE SESSION

In accordance with the Texas Government Code, Chapter 551, Subchapter D, the City Council will recess in Executive Session (closed meeting) to discuss the following:

RECONVENE INTO OPEN SESSION

In accordance with the Texas Government Code, Chapter 551, the Commission will reconvene into Regular Session to consider action, if any, on matters discussed in Executive Session.

ADJOURN

As authorized by Texas Government Code, § 551.127, one or more Council Members or employees may attend this meeting remotely using video conferencing technology.

ckirkland@willowpark.org Any member of the public has the right to appear at the Public Hearing. Please contact the Development Department at 817-441-7108 with any questions.

CERTIFICATION I, the undersigned authority, does hereby certify that this Notice of a Meeting was posted on the bulletin board at City Hall, 120 El Chico Trail, Suite A, Willow Park, TX 76087, a place convenient and readily accessible to the general public at all times and was posted on the city website, and said Notice was posted on the following date and time: September 9th, 2026, at 5:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

Chelsea Kirkland
City Planner

The City Hall is wheelchair accessible and accessible parking spaces are available. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 817-441-7108, or by email at dmcmullen@willowpark.org. Requests should be made at least 48 hours prior to the meeting. This agenda is posted on the city's website at www.willowparktx.gov



PLANNING & ZONING COMMISSION MEETING - JULY 21ST, 2026 MINUTES

City Hall, 120 El Chico Trl., Suite A, Willow Park, TX 76087

Tuesday, July 21, 2026 at 6:00 PM

CALL TO ORDER

DETERMINATION OF QUORUM

PUBLIC COMMENTS:

To address the Commission, residents must complete a speaker form and turn it in to the City Secretary at least five (5) minutes before the start of the meeting. The Rules of Procedure state that all comments are to be limited to five (5) minutes for each speaker provided that there are no more than ten (10) speakers. If there are more than ten (10) speakers, the Commission Chair may reduce the applicable time limits to speak to three (3) minutes. Pursuant to the Texas Open Meetings Act, the Commission is not permitted to take action on or discuss any item not listed on the agenda. The Commission may: (1) make a statement of fact regarding the item; (2) make a statement concerning the policy regarding the item; (3) propose the item be placed on a future agenda (Tex. Govt. Code §551.042). Each speaker shall approach the podium or designated speaker location and state his/her name and address before speaking. Speakers shall address the City Council with civility that is conducive to appropriate public discussion. Speakers may only address the Planning & Zoning Commissioners and not individual officials, commission members, committee members, or employees. The public cannot speak from the gallery, but only from the podium or designated speaker location.

Tara Stark - 2004 Ranch House Rd got to share her truth with the developer and realizes that they are meeting R1 zoning requirements. Knows the growth is coming but did not expect it to be right on top of them. Has personal feelings about it but wishes that there will be a masonry fence to avoid seeing peoples backyards. Wants to talk about the lighting and fencing to be sure not to disturb the country feel.

PUBLIC HEARINGS:

AGENDA ITEMS:

1. Approval of Planning & Zoning Meeting Minutes: June 16th 2026

Rodney presented the minutes from June 16th, Ever made motion to approve and Zac seconded.

- 2. Discussion & Action:** to consider approval of Preliminary Plat for Alameda Estates, located on Ranch House Rd, being a subdivision of a 12.032-acre tract of land out of the B.B.B. & C. RR. Co. Survey, Abstract No. 147, Parker County, Texas.

Chelsea provided a presentation and stated that the developer is here for questions. City planner mentioned it meets the FLUP and R-1 Zoning and city standards. Grant spoke about the subdivision. All commissioners had discussion about the preliminary plats and agreed with the neighbors concerns and lighting, etc. However, it meets the zoning for an R-1 and therefore will be approved to move forward toward the final plat. Motion was made by Zac Walker and seconded by Ever Gomez.

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tfisher@willowpark.org Any member of the public has the right to appear at the Public Hearing. Please contact the Development Department at 817-441-7108 with any questions.

CERTIFICATION I, the undersigned authority, does hereby certify that this Notice of a Meeting was posted on the bulletin board at City Hall, 120 El Chico Trail, Suite A, Willow Park, TX 76087, a place convenient and readily accessible to the general public at all times and was posted on the city website, and said Notice was posted on the following date and time: July 15th, 2026, at 5:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

/s/

Toni Fisher
Assistant City Manager – Development

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THESE MINUTES WERE APPROVED BY WILLOW PARK PLANNING & ZONING COMMISSION:

P&Z COMMISSION CHAIR/CO-CHAIR

Date

NOTICE OF ZONING PUBLIC HEARING

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS, THAT:

The planning and Zoning Commission of the City of Willow Park, Texas will hold a public hearing on Tuesday **September 15, 2026, at 6:00 p.m.** at **Willow Park City Hall** located at **120 El Chico Trail, Suite A, Willow Park, Texas 76087**, and the City Council will hold a public hearing on Tuesday **September 22, 2026, at 6:00 p.m.** at **Willow Park City Hall** located at **120 El Chico Trail, Suite A, Willow Park, Texas 76087** to consider testimony and act on the following:

The City of Willow Park, Texas, proposes to institute voluntary annexation proceedings to enlarge and extend the boundary limits of said city to include the following territories, to wit:

A request to consider the establishment of an initial zoning classification of Class III – Business: “C” Commercial District upon approximately 0.82 acres of land, more or less, currently located within the extraterritorial jurisdiction of the City of Willow Park. The property being legally described as being situated in the James Ozer Survey, Abstract No. 1029, Parker County, Texas. (Owner: BAR-KO Land Company, LLC); and

A request to consider the establishment of an initial zoning classification of Class III – Business: “C” Commercial District upon approximately 0.33 acres of land, more or less, currently located within the extraterritorial jurisdiction of the City of Willow Park. The property being legally described as being situated in the James Ozer Survey, Abstract No. 1029, Parker County, Texas, and being a portion of Lot 2, Block 1, in the Bankhead Commons Addition, an addition to Willow Park, Texas, as recorded in Cabinet F, Slide 494, in the Parker County, Texas Plat Records. (Owner: Willow Park Services, LLC)

You may attend the meeting and make comments for or against the item. You may also send written comments before the date of the meeting to the City Secretary, 120 El Chico Trail, Suite A, Willow Park, Texas 76087.

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 _____ DATE _____
BAR-KO LAND COMPANY, LLC
DULY AUTHORIZED AGENT

BY _____ DATE _____
WILLOW PARK SERVICES, LLC
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

- THE PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS AND/OR ENCUMBRANCES.
- 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.
- 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.
- THE CITY IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
- 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.
- 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 OR PUBLIC USE IN THE EASEMENTS.
- 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.
- ANY MODIFICATION OF THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND SHALL BE APPROVED BY THE CITY.
- 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

- THE PROPERTY IS SITUATED IN THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS.
- 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.
- THE PROPERTY IS LOCATED IN THE ALEDO ISD.
- THE PROPERTY IS TO BE SERVED BY THE WILLOW PARK FIRE DEPARTMENT.
- ALL STORM WATER DETENTION FACILITIES ARE TO BE PRIVATELY OWNED AND MAINTAINED.

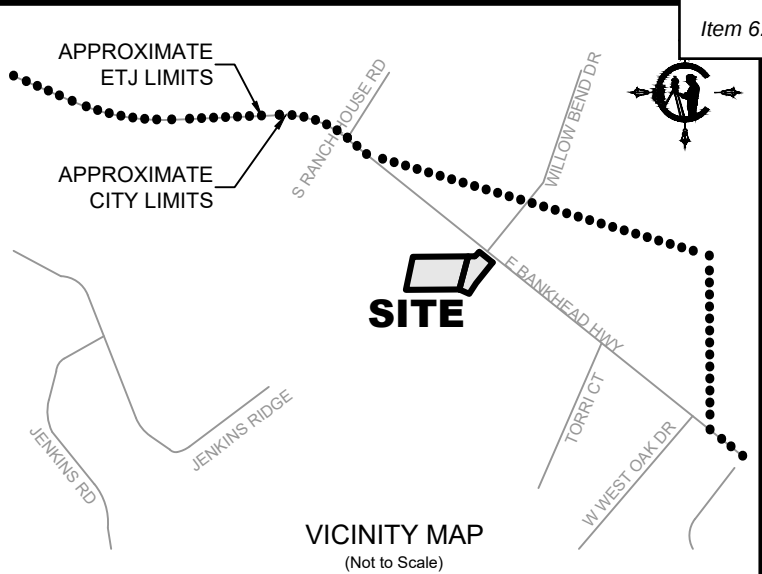
DETENTION AREA EASEMENT

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).



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

APPROVED BY THE CITY OF WILLOW PARK

MAYOR DATE

ATTEST:

CITY SECRETARY



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.

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





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

- THE PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS AND/OR ENCUMBRANCES.
- 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.
- 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.
- THE CITY IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
- 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.
- 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 OR PUBLIC USE IN THE EASEMENTS.
- 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.
- ANY MODIFICATION OF THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND SHALL BE APPROVED BY THE CITY.
- 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

- THE PROPERTY IS SITUATED IN THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS.
- 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.
- THE PROPERTY IS LOCATED IN THE ALEDO ISD.
- THE PROPERTY IS TO BE SERVED BY THE WILLOW PARK FIRE DEPARTMENT.
- ALL STORM WATER DETENTION FACILITIES ARE TO BE PRIVATELY OWNED AND MAINTAINED.

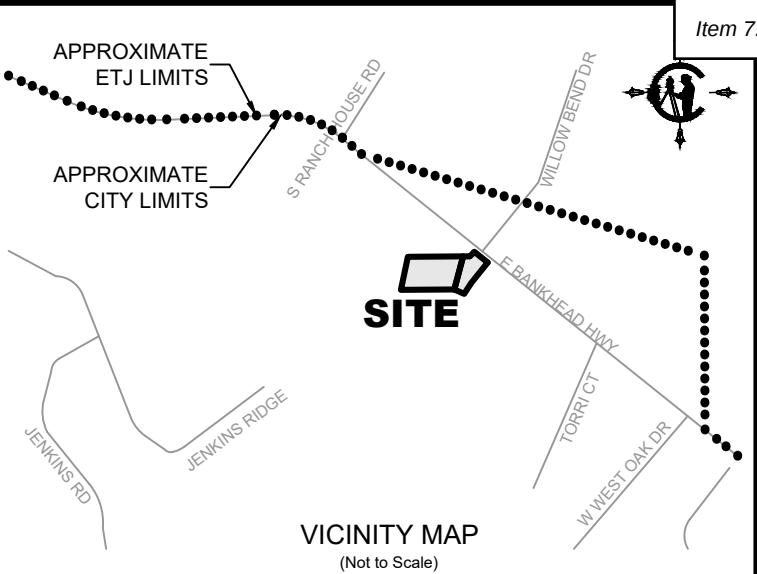
DETENTION AREA EASEMENT

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).



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. SEPTEMBER 15, 2026
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7068



APPROVED BY THE CITY OF WILLOW PARK

MAYOR DATE

ATTEST:

CITY SECRETARY

FINAL 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

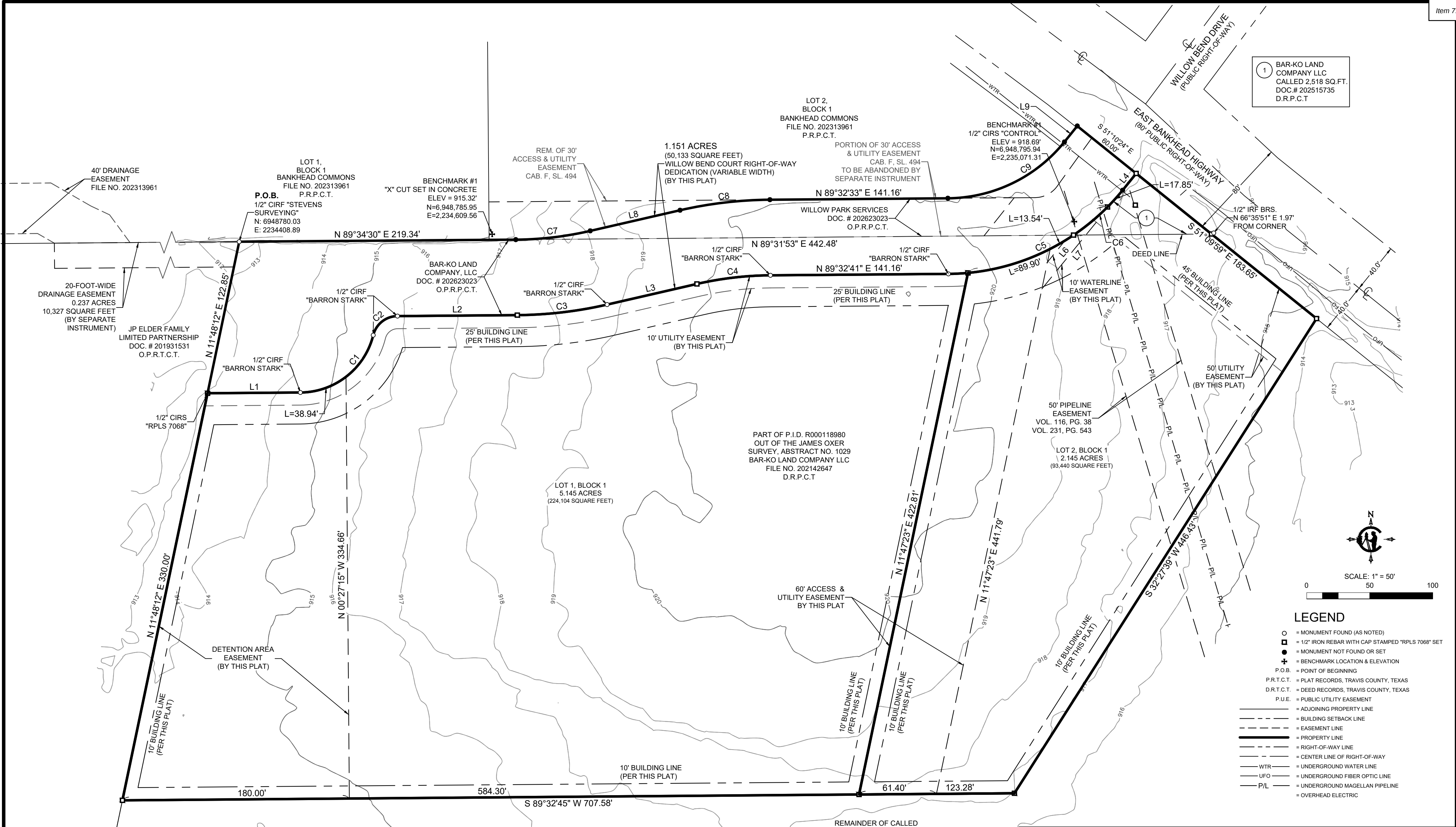
Date: OCTOBER 2025 Drawn: CDM Checked: LJG Scale: N/A Sheet: 1 of 2

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'

FINAL 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: LJJ Scale: 1" = 50' Sheet: 2 of 2

OWNER/DEVELOPER:
BAR-KO LAND COMPANY LLC
2121 McCLENDON ROAD, WEATHERFORD, TX 76088
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**CROWLEY
SURVEYING**