

FP-24-163

Land Use
Commercial 1 Lot 1.541 Acres
Total 1 Lot 1.541 Acres

SITE
VICINITY MAP
N.T.S.

STATE OF TEXAS
COUNTY OF TARRANT

KNOWN ALL MEN BY THESE PRESENTS THAT MCPHERSON MOB PARTNERS 2 LLC IS THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

BEING A TRACT OF LAND SITUATED IN THE J. ALBIRADO SURVEY, ABSTRACT NUMBER 4, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO MCPHERSON MOB PARTNERS 2 LLC, RECORDED IN INSTRUMENT NUMBER D224414766, COUNTY RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID MCPHERSON MOB TRACT AND AN "ELL" CORNER IN THE WEST RIGHT-OF-WAY LINE OF VISTA GRANDE BOULEVARD, A VARIABLE WIDTH RIGHT-OF-WAY RECORDED IN INSTRUMENT NUMBER D22286681, SAID COUNTY RECORDS, AND BEING IN CONCRETE RETAINING WALL, WHICH A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "SPARS", FOUND AT AN "ELL" CORNER IN SAID WEST RIGHT-OF-WAY LINE AND THE NORTHEAST CORNER OF LOT 2, BLOCK 1, MCPHERSON ADDITION, PLA RECORDED IN INSTRUMENT NUMBER D22286681, SAID COUNTY RECORDS;

THENCE S 89° 29' 22" W, 291.08 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "WESTWOOD", SET AT THE SOUTHWEST CORNER OF SAID MCPHERSON MOB TRACT, FROM WHICH A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "CARTER & BURGESS", FOUND IN THE NORTH LINE OF SAID LOT 2 AND THE SOUTH LINE OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO MCPHERSON HOLDINGS, LLC, RECORDED IN INSTRUMENT NUMBER D218252195, SAID COUNTY RECORDS BEARS S 89° 29' 22" W, 622.51 FEET;

THENCE N 00° 43' 55" W, 230.02 FEET, TO A 5/8 INCH IRON WITH PLASTIC CAP STAMPED "WESTWOOD" SET AT THE NORTHWEST CORNER OF SAID MCPHERSON MOB TRACT;

THENCE N 89° 16' 05" E, 291.08 FEET, TO A 5/8 INCH IRON WITH PLASTIC CAP STAMPED "WESTWOOD", SET AT THE NORTHEAST CORNER OF SAID MCPHERSON MOB TRACT AND THE MOST EASTLY SOUTHEAST CORNER OF SAID REMAINDER, AND BEING IN THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF VISTA GRANDE BOULEVARD;

THENCE S 00° 43' 55" E, 231.15 FEET, WITH SAID WEST RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING AND CONTAINING 67,118 SQUARE FEET OR 1.541 ACRES OF LAND MORE OR LESS.

TO BE KNOWN AS:

LOT 1B, BLOCK 1
MCPHERSON CROSSING

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON, EXCEPT THOSE EASEMENTS AND RIGHTS-OF-WAY CREATED OR DEDICATED BY SEPARATE INSTRUMENT AS SHOWN HEREON.

EXECUTED THIS THE 14th DAY OF January, 2026.

MCPHERSON MOB PARTNERS 2 LLC,
A TEXAS LIMITED LIABILITY COMPANY

AMM
ANDREW MILLER, MANAGER

STATE OF TEXAS
COUNTY OF TARRANT

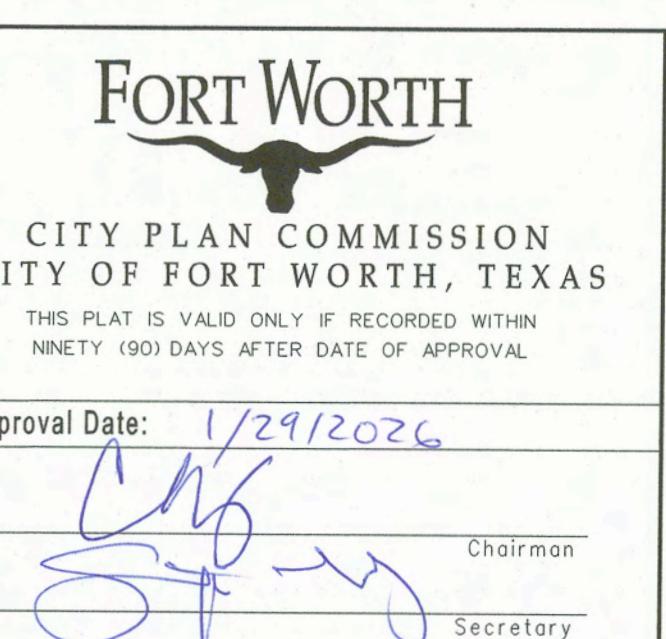
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 14th, 2026,
BY ANDREW MILLER OF MCPHERSON MOB PARTNERS 2 LLC, A TEXAS LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS GENERAL PARTNER.

L. Shultz
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 01/14/2026



OWNER:
MCPHERSON MOB PARTNERS 2 LLC
251 E. SOUTHLAKE BLVD.
SUITE 100
SOUTHLAKE, TEXAS 76092

SURVEYOR:
WESTWOOD PROFESSIONAL SERVICES, INC.
9800 HILLWOOD PARKWAY
SUITE 250
FORT WORTH, TEXAS 76177



CERTIFICATION
I, T. BLAKE RICHARDSON, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN AUGUST, 2025, AND THAT ALL CORNERS ARE AS SHOWN.

T. Blake Richardson
T. BLAKE RICHARDSON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 7198
Plat Approval Date: 1-29-2026



THIS PLAT RECORDED IN DOCUMENT NUMBER

DATE:

Ref. Job No. CDG18002; CDG22001; 0067179;

McPherson Boulevard

(110' Right-of-Way)
Inst. # D214206374
C.R.T.C.T.

IRF

Oncor Electric Easement
Inst. # D224070245
C.R.T.C.T.

Oncor Electric Easement
Inst. # D223200973
C.R.T.C.T.

V-Cut
Frd.

55'

60'

63.32'

60'

63.32'

55'

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63.32'

McPherson Holdings, LLC.
(remainder)
Inst. # D218252195
C.R.T.C.T.

15' Sanitary Sewer Easement
Inst. # D225088158
C.R.T.C.T.

15' Sanitary Sewer Easement
Inst. # D225088157
C.R.T.C.T.

15' Waterline Easement
Inst. # D225088156
C.R.T.C.T.

Oncor Electric Easement
Inst. # D222080970
and D223200973
C.R.T.C.T.

20'x30' Oncor
Electric Easement
Inst. # D223200973
C.R.T.C.T.

McPherson MOB Partners 2 LLC
Inst. # D224141766
C.R.T.C.T.

Lot 1B
Block 1
1.541 Acres

Minimum Finish Floor = 857.2

230.02'

N00° 43'55" W

73.66'

Private Drainage Easement
Inst. # D225208366
C.R.T.C.T.

Private Drainage Easement
Inst. # D225208367
C.R.T.C.T.

Lot 2, Block 1
McPerson Addition
Inst. # D222186681
C.R.T.C.T.

291.08'

N00° 43'55" E

89°29'22" W

622.51'

73.66'

291.08'

50' to 60' Right-of-Way
Inst. # D222086681
C.R.T.C.T.

10' Utility Easement
Inst. # D222086681
C.R.T.C.T.

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