

# FP-25-089

**DEVELOPMENT YIELD:** Gross Site Area (Acreage): 1.432 Total Number Lots: 1  
 Residential Lots: 0 Total Number Dwelling Units: 0  
 Acreage: Single Family Detached 0 Single Family Attached 0 Two Family 0 Multifamily  
 Non-Residential Lots: 1  
 Acreage: Commercial Lots 1.432 Industrial lots 0 Open Space Lots 0 Right-Of-Way 0

OWNER:  
 MCPHERSON HOLDINGS LLC  
 251 E. SOUTHLAKE BLVD.  
 SOUTHLAKE, TEXAS 76092  
 PHONE: (817)-337-3433  
 EMAIL: castledevgroup.com  
 CONTACT: ANDREW MILLER, MANAGER

BRITTAIN & CRAWFORD  
 LAND SURVEYING &  
 TOPOGRAPHIC MAPPING  
 TEL (817) 926-0211  
 FAX (817) 926-9347  
 P.O. BOX 11374 • 3908 SOUTH FREEWAY  
 FORT WORTH, TEXAS 76110  
 EMAIL: admin@brittain-crawford.com  
 WEBSITE: www.brittain-crawford.com  
 FIRM CERTIFICATION# 1019000  
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STATE OF TEXAS  
 COUNTY OF TARRANT  
 WHEREAS, MCPHERSON HOLDINGS LLC, are the sole owners of 1.432 acres of land situated in the JUAN JOSE ALBIRADO SURVEY, Abstract No. 4, Fort Worth, Tarrant County, Texas, according to the deed recorded in County Clerk's File No. D218252195, of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

**LEGAL DESCRIPTION**

BEING 1.432 acres of land situated in the JUAN JOSE ALBIRADO SURVEY, Abstract No. 4, City of Fort Worth, Tarrant County, Texas, and being a portion of the remainder tract of land conveyed to McPherson Holdings, LLC, by the deed recorded in County Clerk's File No. D218252195, of the Official Public Records of Tarrant County, Texas. Said 1.432 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at an "X" cut in concrete found at the Northeast corner of said Remainder of McPherson Holdings LLC Tract, and said point also being the intersection of the South right-of-way line of McPherson Boulevard (a 110 foot wide public right-of-way) with the West right-of-way line of Chisholm Trail Parkway (a variable width public right-of-way);

THENCE along the North boundary line of said Remainder of McPherson Holdings, LLC Tract and the South right-of-way line of said McPherson Boulevard, as follows:

1. N 89° 59' 49" W 136.32 feet, to a 5/8" iron rod marked "PELOTON" found at the beginning of a curve to the right;
2. NORTHWESTERLY 61.30 feet, along said curve to the right, having a radius of 617.00 feet, a central angle of 05° 41' 31" and a chord bearing N 87° 09' 59" W 61.27 feet, to a point at the end of said curve and the beginning of another curve to the left;
3. NORTHWESTERLY 62.93 feet, along said curve to the left, having a radius of 980.00 feet, a central angle of 03° 40' 46" and a chord bearing N 88° 09' 06" W 62.92 feet, to an "X" cut in concrete set at the POINT OF BEGINNING;

THENCE severing said Remainder of McPherson Holdings, LLC Tract, as follows:

1. S 00° 43' 48" E 10.01 feet, to a 1/2" iron rod marked "Brittain & Crawford" set in the South line of an existing ONCOR Electric Delivery Company Easement, recorded in County Clerk's File No. D223200973, of the Official Public Records of Tarrant County, Texas;
2. S 44° 50' 17" W 68.00 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;
3. S 00° 43' 47" E 317.13 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;
4. S 89° 28' 50" W 41.00 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;
5. S 00° 43' 57" E 41.00 feet, to a 1/2" iron rod marked "Brittain & Crawford" set in the South boundary line of said Remainder of McPherson Holdings LLC Tract and the North boundary line of Lot 3, Block 2, McPherson Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D222186681, of the Official Public Records of Tarrant County, Texas;

THENCE S 89° 28' 50" W 109.91 feet, along the South boundary line of said Remainder of McPherson Holdings LLC Tract and the North boundary line of said Lot 3, to a 5/8" iron rod marked "Brittain & Crawford" set;

THENCE N 00° 43' 57" W 408.39 feet, again severing said Remainder of McPherson Holdings LLC Tract, to a 1/2" iron rod marked "Brittain & Crawford" set in the North boundary line of said Remainder of McPherson Holdings LLC Tract, and said point also lying in the South right-of-way line of aforesaid McPherson Boulevard;

THENCE along the North boundary line of said Remainder of McPherson Holdings LLC Tract and the South right-of-way line of McPherson Boulevard, as follows:

1. NORTHEASTERLY 2.74 feet, along a curve to the right, having a radius of 1,455.00 feet, a central angle of 00° 06' 29" and a chord bearing N 85° 33' 22" E 2.74 feet, to a 5/8" iron rod marked "PELOTON" found at the end of said curve;
2. N 85° 30' 44" E 85.41 feet, to an "X" cut in concrete found at the beginning of a curve to the right;
3. NORTHEASTERLY 111.58 feet, along said curve to the right, having a radius of 980.00 feet, a central angle of 06° 31' 24" and a chord bearing N 88° 44' 48" E 111.52 feet, to the POINT OF BEGINNING containing 1.432 acres (62,380 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MCPHERSON HOLDINGS LLC, do hereby designate the foregoing property as LOT 2, BLOCK 2, MCPHERSON CROSSING, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the Public's use, the rights-of-way and easements shown hereon

WITNESS OUR HANDS at Fort Worth, Tarrant County, Texas, this the 3rd day of February 2026.

ANDREW MILLER, MANAGER

STATE OF TEXAS  
 COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day personally appeared ANDREW MILLER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that s/he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 3rd day of February 2026.

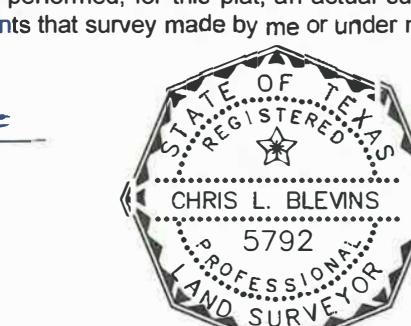
Notary Public in and for the State of Texas  
 GARRETT L. BLEVINS  
 TEXAS  
 EXPRESSES 10-6-2027

THIS is to certify that I, CHRIS L. BLEVINS, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

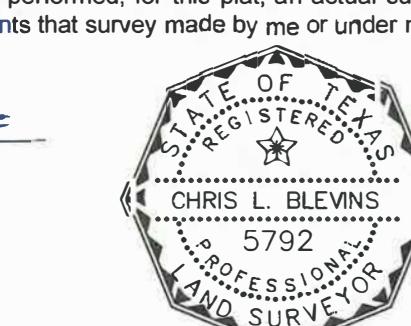
CHRIS L. BLEVINS  
 Registered Professional  
 Land Surveyor  
 State of Texas No. 5792



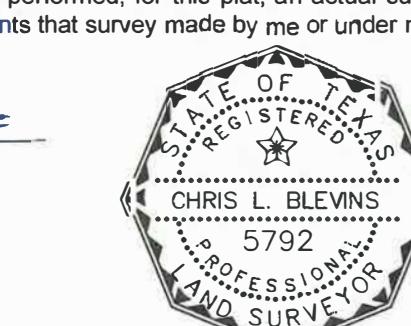
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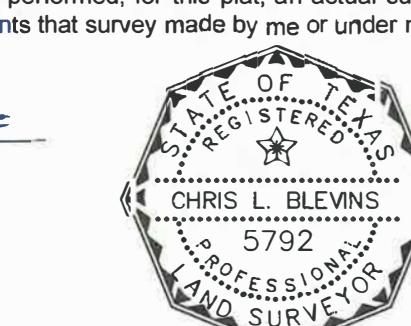
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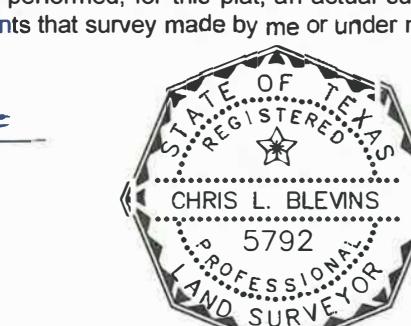
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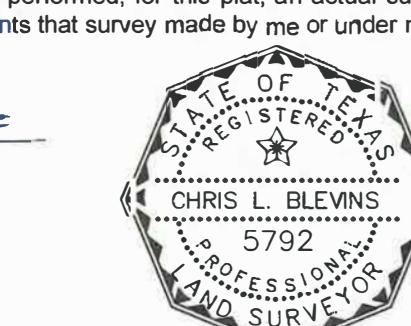
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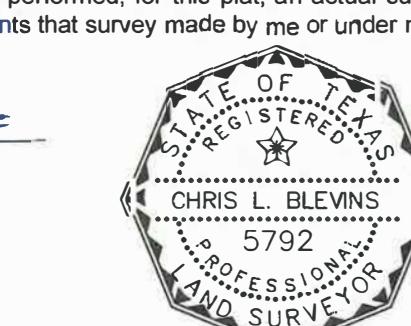
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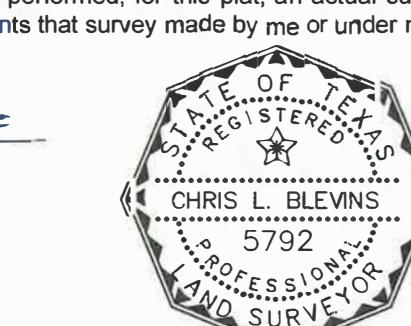
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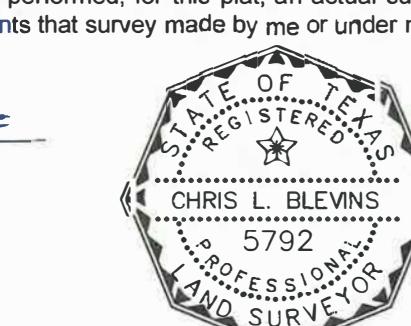
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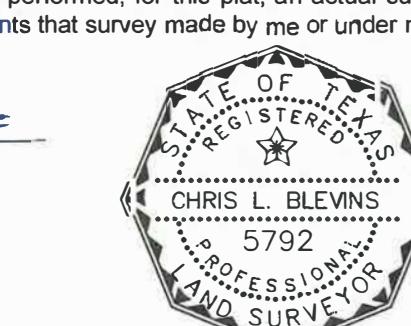
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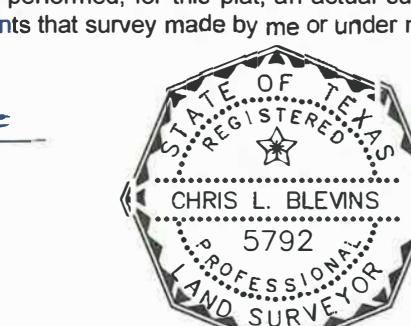
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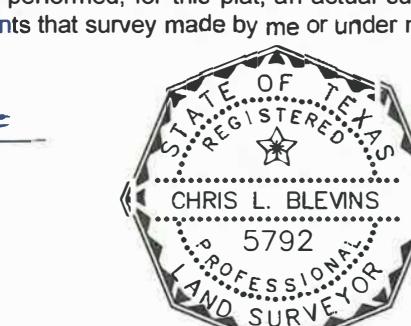
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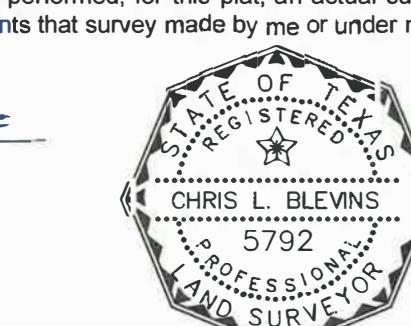
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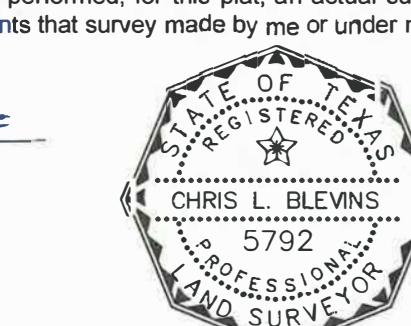
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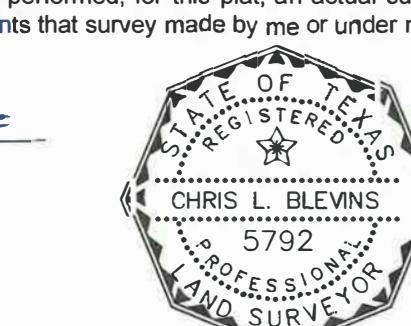
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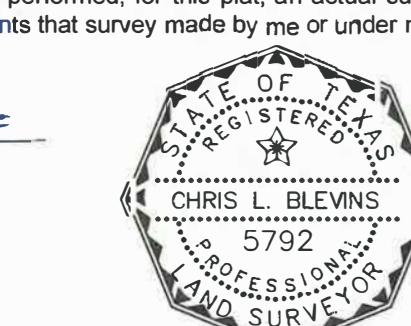
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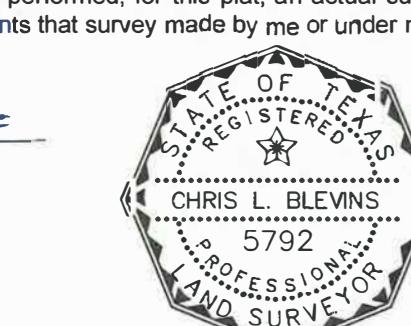
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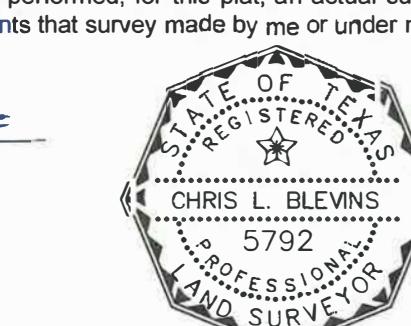
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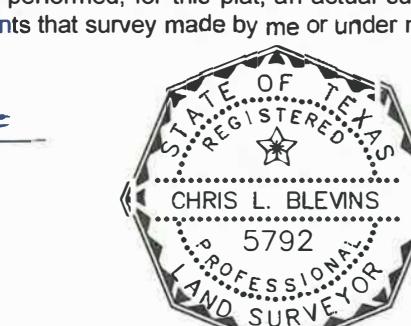
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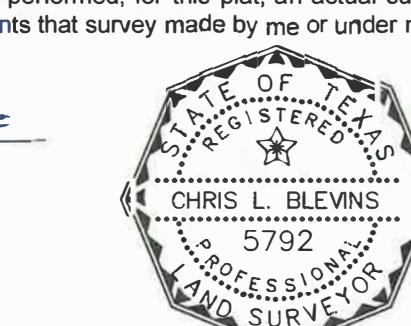
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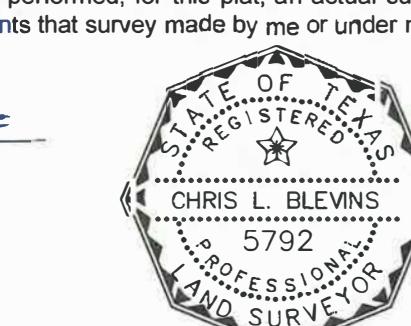
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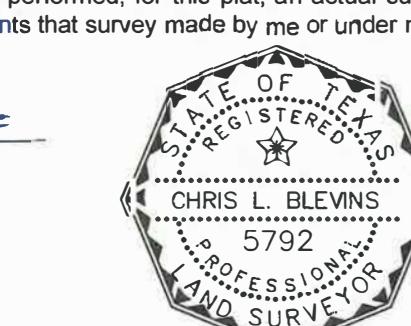
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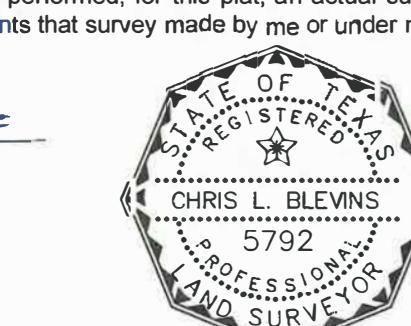
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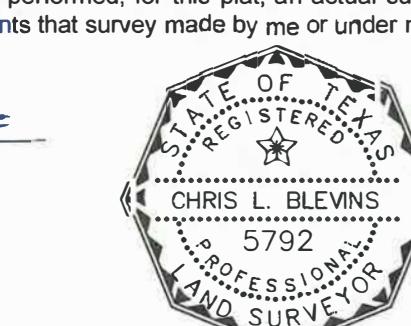
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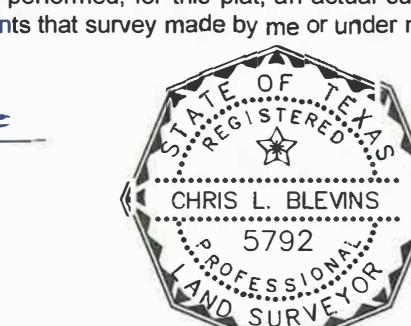
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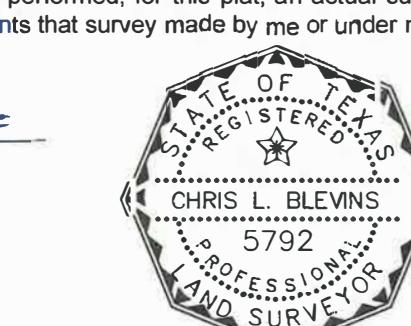
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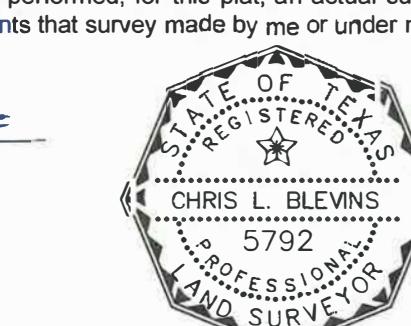
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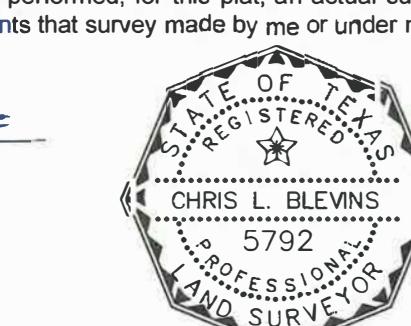
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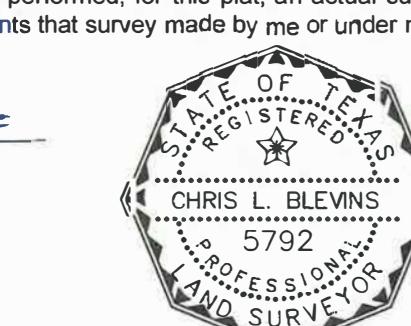
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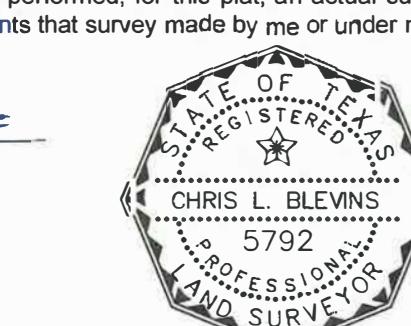
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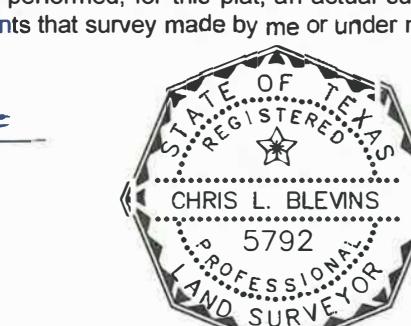
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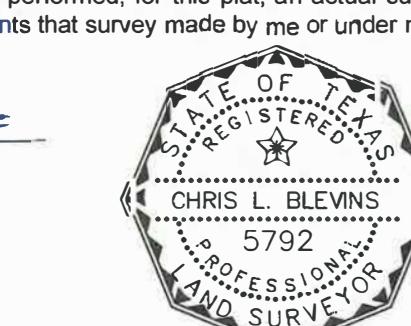
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