

FP-25-089

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
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P.O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
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FIRM CERTIFICATION# 1019000
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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



**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 "PELTON" 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 86° 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' 57" 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 1/2" 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 "PELTON" found at the end of said curve;
2. N 85° 30' 34" 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 forever.

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

Andrew Miller
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.

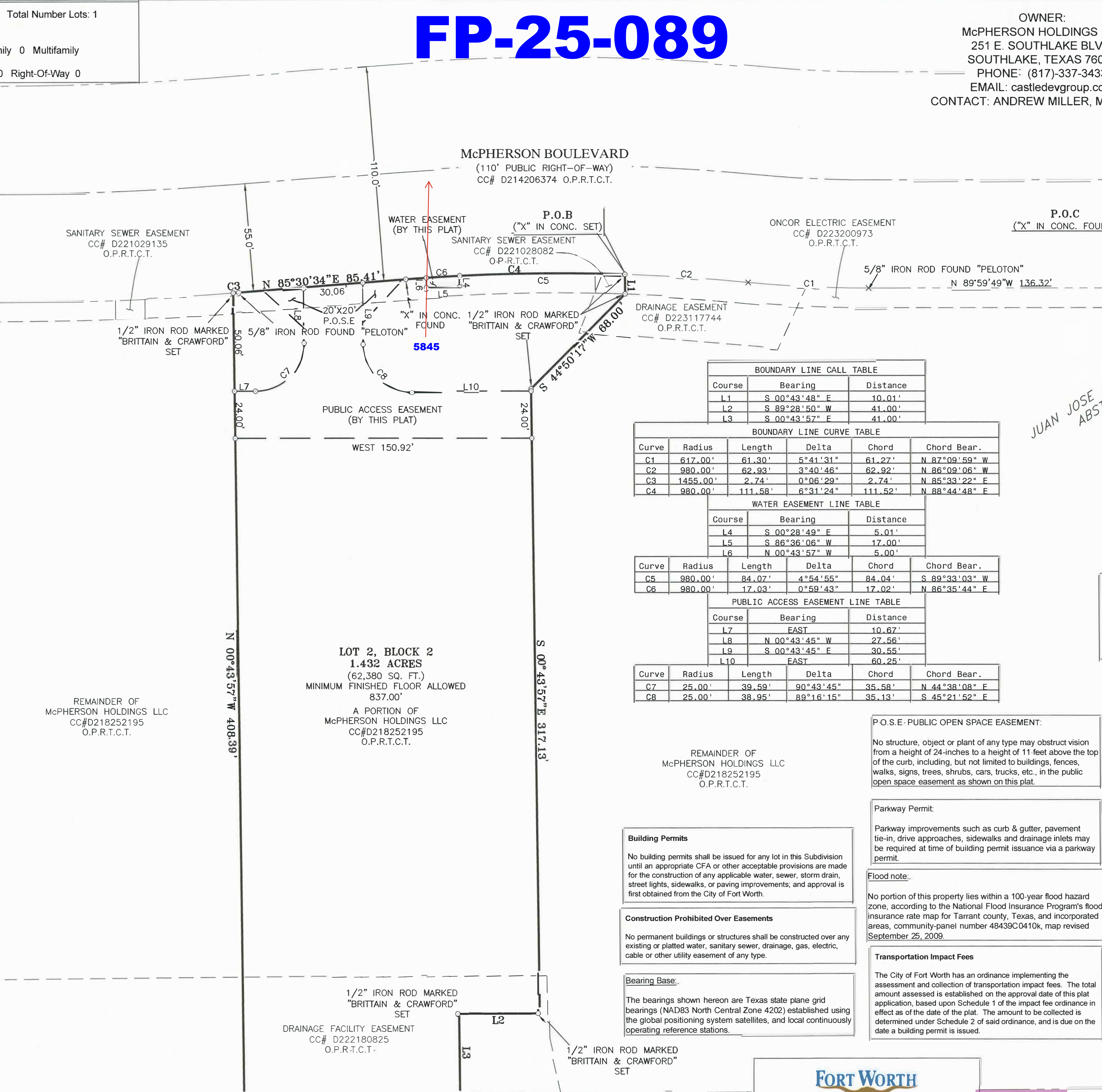
Chris L. Blevis
CHRIS L. BLEVIS
Registered Professional
Land Surveyor
State of Texas No. 5792

THIS is to certify that I, **CHRIS L. BLEVIS**, 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. Blevis
CHRIS L. BLEVIS
Registered Professional
Land Surveyor
State of Texas No. 5792

NOTARY PUBLIC
STATE OF TEXAS
COMMISSION EXPIRES 10-6-2027

GRAPHIC SCALE - 1 INCH = 30 FEET



Course	Bearing	Distance
L1	S 00°43'48" E	10.01'
L2	S 89°28'50" W	41.00'
L3	S 00°43'57" E	41.00'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	617.00'	61.30'	5°41'31"	61.27'	N 87°09'59" W
C2	980.00'	62.93'	3°40'46"	62.92'	N 86°09'06" W
C3	1455.00'	2.74'	0°06'29"	2.74'	N 85°33'22" E
C4	980.00'	111.58'	6°31'24"	111.52'	N 88°44'48" E

Course	Bearing	Distance
L4	S 00°28'49" E	5.01'
L5	S 86°36'06" W	17.00'
L6	N 00°43'57" W	5.00'

Course	Bearing	Distance
L7	EAST	10.67'
L8	N 00°43'45" W	27.56'
L9	S 00°43'45" E	30.55'
L10	EAST	60.25'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C5	980.00'	84.07'	4°54'55"	84.04'	S 89°33'03" W
C6	980.00'	17.03'	0°59'43"	17.02'	N 86°35'44" E
C7	25.00'	39.59'	90°43'45"	35.58'	N 44°38'08" E
C8	25.00'	38.95'	89°16'15"	35.13'	S 45°21'52" E

Private Maintenance Note

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

Water/Wastewater Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon Schedule I of the current impact fee ordinance. The amount to be collected is determined under Schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

Site Drainage Study

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

Sidewalks

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the sidewalk policy per "City Development Design Standards".

Utility Easements

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Building Permits

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

Construction Prohibited Over Easements

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Bearing Base:

The bearings shown hereon are Texas state plane grid bearings (NAD83 North Central Zone 4202) established using the global positioning system satellites, and local continuously operating reference stations.

P.O.S.E. - PUBLIC OPEN SPACE EASEMENT:

No structure, object or plant of any type may obstruct vision from a height of 24-inches to a height of 11 feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

Parkway Permit:

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

Flood note:

No portion of this property lies within a 100-year flood hazard zone, according to the National Flood Insurance Program's flood insurance rate map for Tarrant county, Texas, and incorporated areas, community-panel number 48439C0410k, map revised September 25, 2009.

Transportation Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

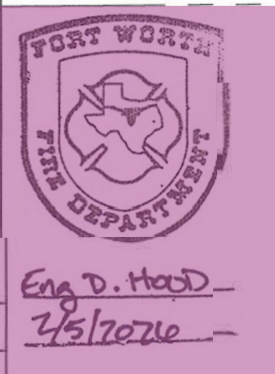
FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: 2/05/2026

By: *[Signature]* Chairman

By: *[Signature]* Secretary



**FINAL PLAT
OF
LOT 2, BLOCK 2
McPHERSON CROSSING**
AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
BEING 1.432 ACRES OF LAND SITUATED IN THE
JUAN JOSE ALBIRADO SURVEY, ABSTRACT NO. 4,
TARRANT COUNTY, TEXAS

PREPARED: JANUARY 2025
1.432 ACRES GROSS, 1 LOT

THIS PLAT FILED IN INSTRUMENT No. _____, DATE _____

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
02/05/2026 11:14 AM
D226021562
PLAT
Pages: 2
Fees: \$98.00
MARTY LOUIE NICHOLSON
COUNTY CLERK

LOT 3, BLOCK 2
McPHERSON ADDITION
CC#D222186681
O.P.R.T.C.T.