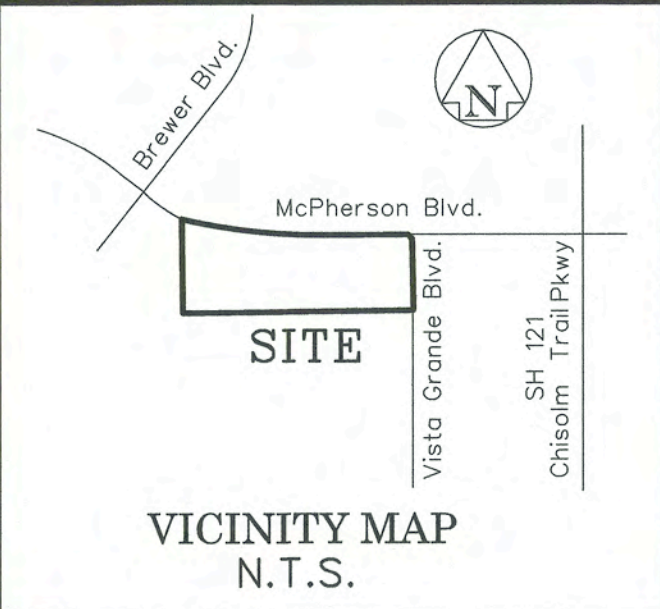


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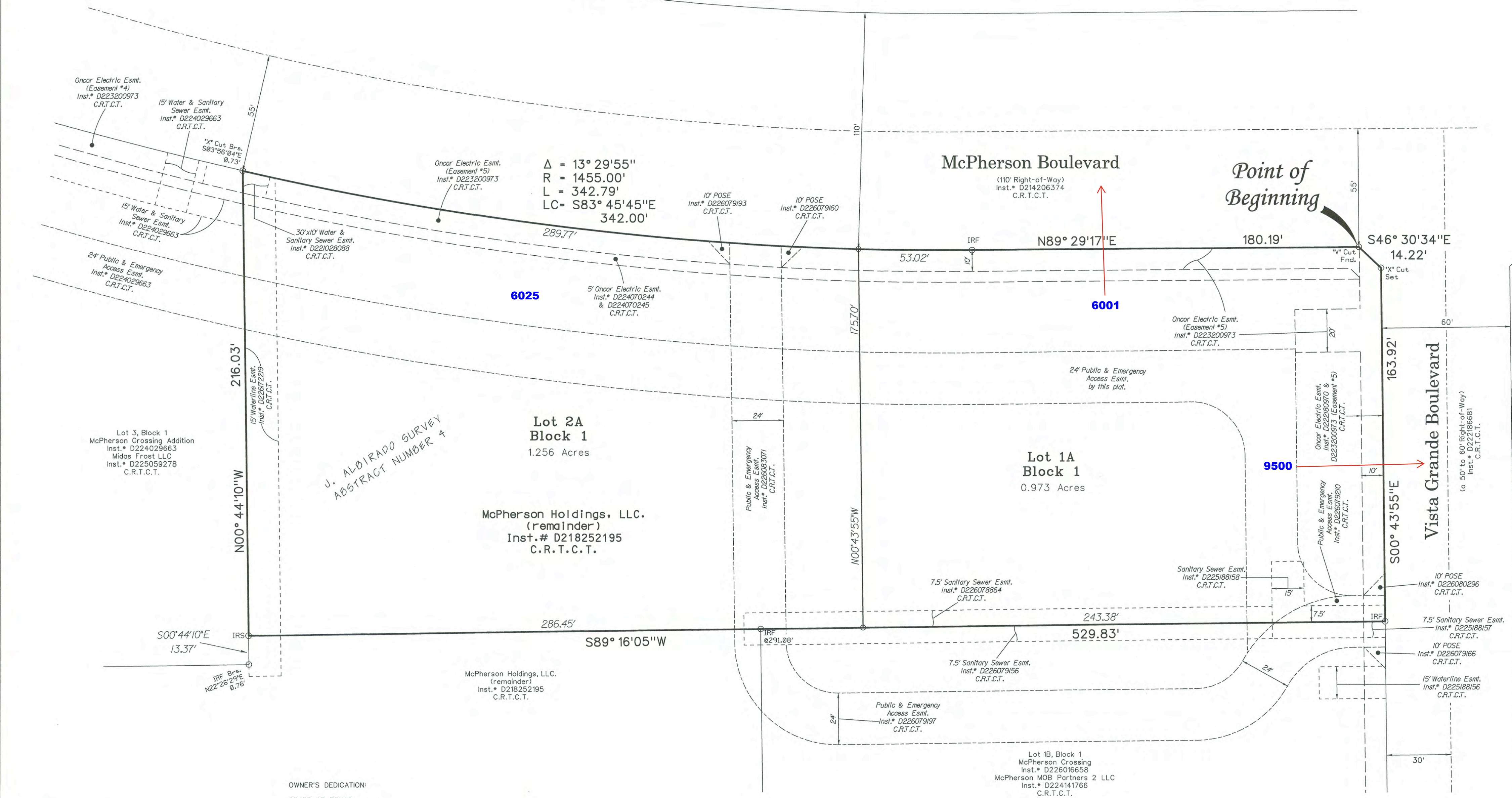
9/2/2026

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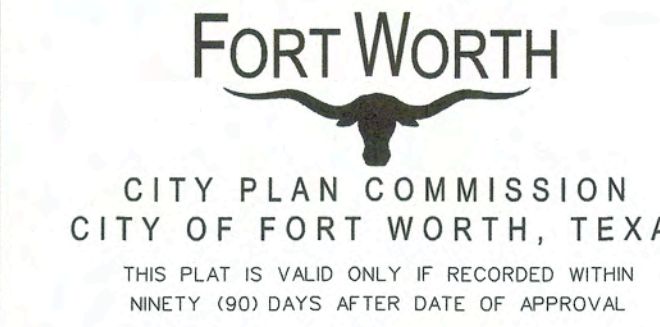


Land Use			
Commercial	2 Lots	2.229 Acres	
Total	2 Lots	2.229 Acres	



OWNER:
MCPHERSON HOLDINGS, LLC
251E. SOUTHLAKE BLVD.
SUITE 100
SOUTHLAKE, TEXAS 76092

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



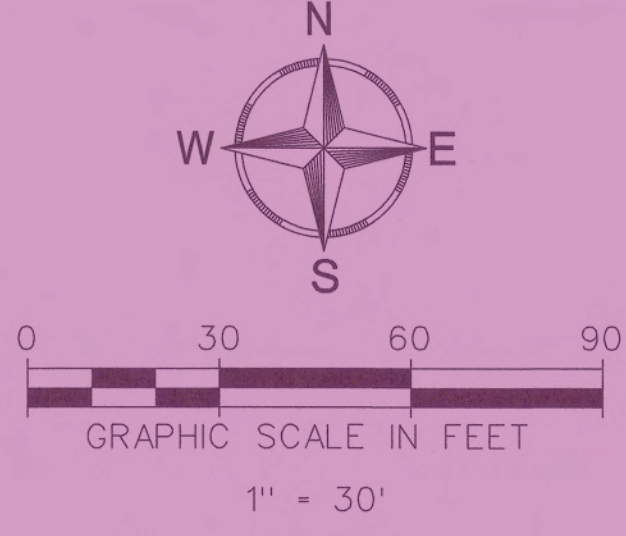
Plat Approval Date: 9/2/26

By: [Signature] Chairman

By: [Signature] Secretary

- LEGEND
- IRS = IRON ROD SET
 - IRF = IRON ROD FOUND
 - POSE = PUBLIC OPEN SPACE EASEMENT
 - PEAE = PUBLIC & EMERGENCY ACCESS EASEMENT
 - N.T.S. = NOT TO SCALE

FP-25-140



NOTES:

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 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1 THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

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.

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.

FLOODPLAIN RESTRICTION
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(IES) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

FLOODPLAIN DRAINAGE-WAY MAINTENANCE
THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSERVED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGE-WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND / OR OPERATION OF SAID DRAINAGE-WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS TRAVERSED THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND / OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOOD-PLAN EASEMENT LINE AS SHOWN ON THE PLAT.

PRIVATE COMMON AREAS AND FACILITIES
THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT ARE NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES, RECREATION AREAS, LANDSCAPE AREAS, AND OPEN SPACES. WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION / CLUBHOUSE / EXERCISE / BUILDINGS AND FACILITIES.

THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO HOLD INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

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.

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".

RESIDENTIAL DRIVEWAY ACCESS LIMITATION
DRIVEWAY ACCESS FROM AN ADJACENT URBAN LOCAL RESIDENTIAL, LIMITED LOCAL RESIDENTIAL, CUL-DE-SAC, LOOP, OR COLLECTOR STREET TO A RESIDENTIAL LOT LESS THAN FIFTY (50) FEET IN WIDTH AT THE BUILDING LINE SHALL BE BY ONE OF THE FOLLOWING MEANS: A REAR ENTRY ACCESS SHALL BE PROVIDED FROM AN ADJUTING SIDE OR REAR ALLEY OR A COMMON SHARED DRIVEWAY, CENTERED OVER THE COMMON LOT LINES BETWEEN THE ADJACENT DWELLING UNITS, SHALL BE PROVIDED WITHIN AN APPROPRIATE ACCESS EASEMENT.

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.

FEMA FLOODPLAIN
SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48439C0410K, MAP REVISED SEPTEMBER 09, 2009

PARKWAY PERMITS
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.

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.

PRIVATE (PRV'S) REQUIRED
PRIVATE P.R.V.'s WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I.

ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "WESTWOOD" UNLESS OTHERWISE NOTED.

OWNER'S DEDICATION:
STATE OF TEXAS
COUNTY OF TARRANT

KNOWN ALL MEN BY THESE PRESENTS THAT MCPHERSON HOLDINGS 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 A PORTION A REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO MCPHERSON HOLDINGS, LLC, RECORDED IN INSTRUMENT NUMBER D21825195, COUNTY RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A "V" CUT, FOUND AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID REMAINDER AND BEING THE NORTH END OF A CORNER CLIP AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF VISTA GRANDE BOULEVARD, A 60 FOOT RIGHT-OF-WAY RECORDED IN INSTRUMENT NUMBER D22186681 AND THE SOUTH RIGHT-OF-WAY LINE OF MCPHERSON BOULEVARD, A 100 FOOT RIGHT-OF-WAY RECORDED IN INSTRUMENT NUMBER D214206374, BOTH OF SAID COUNTY RECORDS;

THENCE S 48°30'34"E, 14.22 FEET, TO AN "X" CUT, SET SET AT THE MOST EASTERLY NORTHEAST CORNER OF SAID REMAINDER AND THE SOUTH END OF SAID CORNER CLIP;

THENCE S 00°43'55"E, 163.92 FEET, WITH SAID WEST RIGHT-OF-WAY LINE, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD", FOUND AT THE NORTHEAST CORNER OF LOT 1B, BLOCK 1, MCPHERSON CROSSING, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS, RECORDED IN INSTRUMENT NUMBER D22608658, SAID COUNTY RECORDS;

THENCE S 89°16'05"W, DEPARTING SAID WEST RIGHT-OF-WAY LINE, AT 291.08 FEET, PASSING A 5/8 INCH IRON ROD, WITH CAP STAMPED "WESTWOOD", FOUND AT THE NORTHWEST CORNER OF SAID LOT 1B, IN ALL, A TOTAL DISTANCE OF 529.83 FEET, TO A 5/8 INCH IRON ROD, WITH CAP STAMPED "WESTWOOD", SET IN THE EAST LINE OF LOT 3, BLOCK 1, MCPHERSON CROSSING, PLAT RECORDED IN INSTRUMENT NUMBER D224029663, SAID COUNTY RECORDS, FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 3 BEARS S 00°44'10"E, 13.37 FEET;

THENCE N 00°44'10"W, 216.03 FEET, TO THE NORTHEAST CORNER OF SAID LOT 3, BEING IN THE FOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF MCPHERSON BOULEVARD AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, FROM WHICH A FOUND "X" CUT BEARS N 03°56'04"E, 0.73 FEET;

THENCE WITH SAID NON-TANGENT CURVE TO THE LEFT AND SAID SOUTH RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 342.79 FEET, THROUGH A CENTRAL ANGLE OF 13°29'55", HAVING A RADIUS OF 1455.00 FEET, AND A LONG CHORD, WHICH BEARS S 83°45'45"E, 342.00 FEET, TO A 5/8 INCH IRON ROD, WITH CAP STAMPED "PELOTON", FOUND;

THENCE N 89°29'17"E, 180.19 FEET, CONTINUING WITH SAID SOUTH RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING AND CONTAINING 97,097 SQUARE FEET OR 2.229 ACRES OF LAND MORE OR LESS.

TO BE KNOWN AS:

LOT 1A & LOT 2A, 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 3 DAY OF September, 2026.

MCPHERSON HOLDINGS, LLC.,
A TEXAS LIMITED LIABILITY COMPANY

BY: [Signature]
ANDREW MILLER, MANAGER

STATE OF TEXAS
COUNTY OF TARRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 3, 2026
BY ANDREW MILLER OF MCPHERSON HOLDINGS, LLC., A TEXAS LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS GENERAL PARTNER.

Brianne Montes
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 10/12/27

[Signature]
BRIANNE MONTES
Notary ID #13400984
My Commission Expires
October 12, 2027

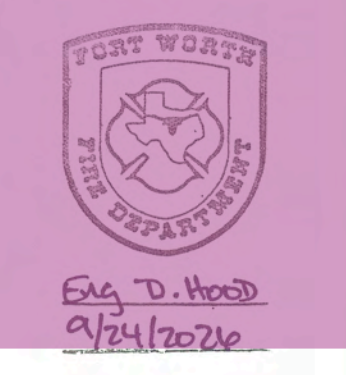
CERTIFICATION

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 SEPTEMBER, 2025, AND THAT ALL CORNERS ARE AS SHOWN.

[Signature]
T. BLAKE RICHARDSON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 7198

[Signature]
T. BLAKE RICHARDSON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 7198

09/02/2026



Final Plat
Lot 1A & Lot 2A, Block 1
McPherson Crossing
Sited In The J. Albirado Survey, Abstract Number 4,
City of Fort Worth, Tarrant County, Texas

Date of Preparation: July, 2025 2.229 Acres

Revisions:			
Job #:	R0067179	Drawn By:	M. Yost
Checked By:	B. Richardson	Date:	07-30-25

SHEET	1	OF 1 SHEETS
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Westwood
Westwood Professional Services, Inc.
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH: 817-692-3350