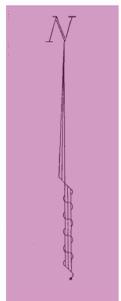
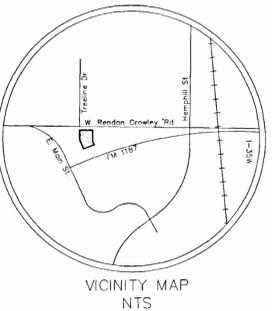


# FS-24-196

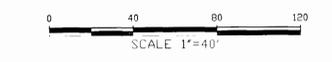


Land Use Table:  
 Gross - 2.818 acres  
 Commercial Lot 1 - 0.993 acres  
 Commercial Lot 2 - 1.825 acres

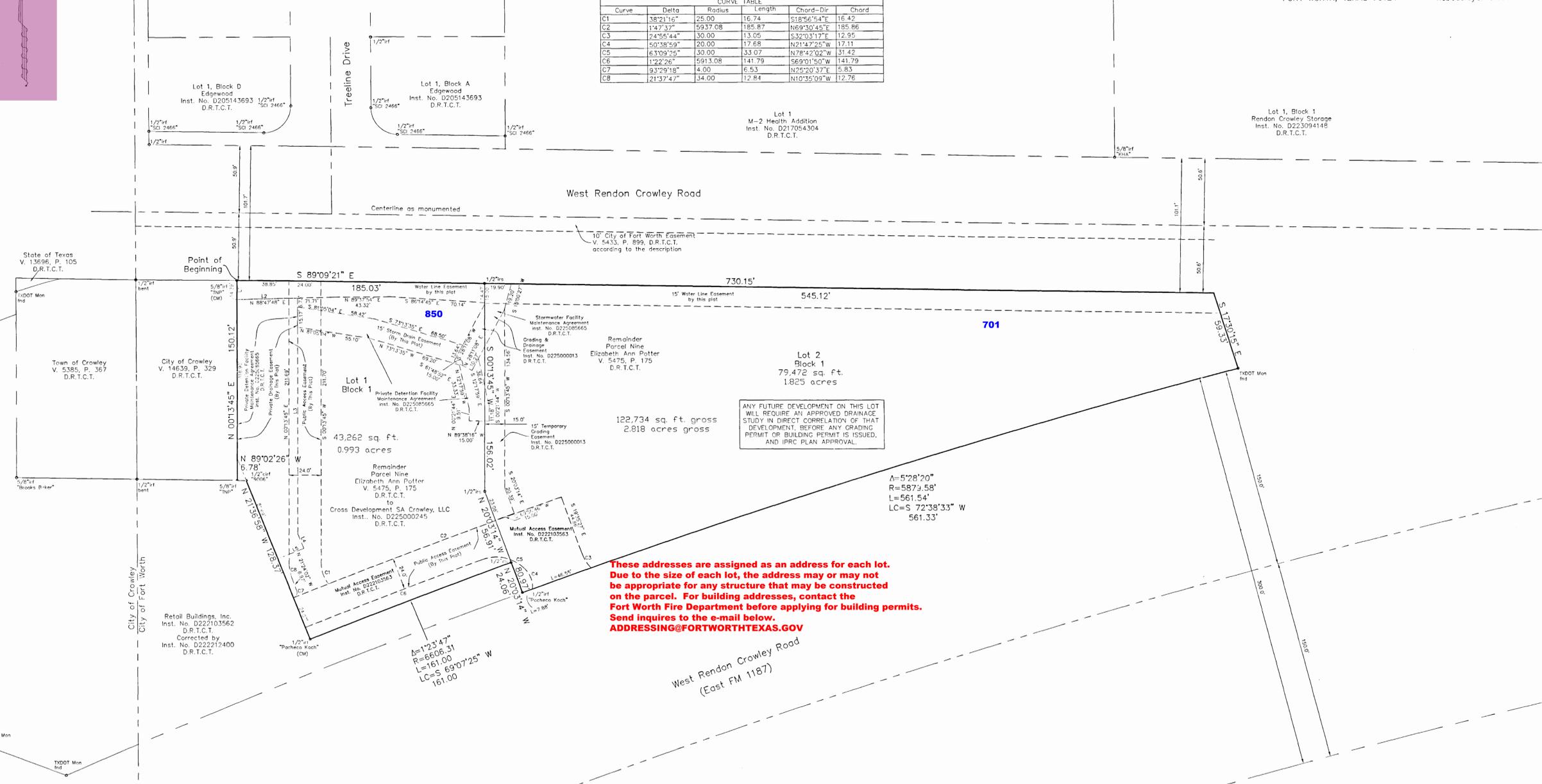
Notes:  
 Zoning letter to be provided in order to satisfy items 6(a) and 6(b) of Table A of the ALTA standards.  
 Will serve letters to be provided to determine access to utilities from the property.  
 Subject tract has access to Crowley Plover Rd., a dedicated public right of way, via the Mutual Access Easement and driveway on the south side of subject tract.

Curve	Delta	Radius	Length	Chord-Dir	Chord
C1	38°21'16"	25.00	16.74	S18°56'54"E	16.42
C2	1°47'37"	5937.08	185.87	N69°50'45"E	185.86
C3	24°55'44"	30.00	13.05	S32°03'17"E	12.95
C4	50°18'59"	20.00	17.68	N21°47'25"W	17.11
C5	63°09'25"	30.00	33.07	N78°42'02"W	31.42
C6	1°22'26"	5913.08	141.79	S69°01'50"W	141.79
C7	93°29'18"	4.00	6.53	N75°20'37"E	5.83
C8	21°37'47"	34.00	12.84	N10°35'09"W	12.76

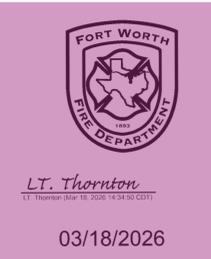
REGISTERED PROFESSIONAL SURVEYORS  
**HERBERT S. BEASLEY**  
 LAND SURVEYORS L.P.  
 • LAND • TOPOGRAPHIC  
 • CONSTRUCTION SURVEYING  
 FIRM NO. 10094900  
 METRO 817-429-0194  
 FAX 817-446-5488  
 hsbeasley@msn.com  
 P. O. BOX 8873  
 FORT WORTH, TEXAS 76124



LINE	LENGTH	BEARING
L1	14.39	S00°13'45"W
L2	45.37	N88°47'48"E
L3	176.82	S00°13'45"W
L4	12.10	S21°36'58"E
L5	20.96	S68°23'02"W



Driveway Culvert Schedule	
Flowline depth below top of pavement	3.69'
Number of Pipes	2
Pipe Size	24"
Horizontal distance from edge of pavement to center of culvert	34.3' upstream 29.9' downstream



**LT. Thornton**  
 03/18/2026

CM - Control Monument  
 D.R.T.C.T. - Deed Records  
 Tarrant County, TX  
 IRF - Iron Rod Found  
 IRS - Iron Rod Set  
 TBM - Temporary Benchmark

The subject property is not graphically depicted in the 100 year flood zone A, AE, AH, AO, AR, A99, V, VE, or X (other flood areas), according to the Federal Emergency Management Agency Flood Insurance Rate Map of Tarrant County, Texas and Incorporated areas, Map No. 48439C0430 L revised March 21, 2019. The property being located in Zone X (Areas determined to be outside the 0.2% annual chance flood plain), according to said map.

Basis of Bearing - NAD 83 (2011)/Epoch:2010.0000  
 Geoid 18, Texas North Central Zone. Grid bearings & Surface distances.  
 Grid Scale Factor = 0.999875887578

**OWNER:**  
 Virginia Mitchell Purcell  
 2 Oaklawn  
 Houston, Texas 77024  
 PH: (713) 461-8848  
 EMAIL: vapurcell@aol.com

**OWNER:**  
 Kathryn Ann Potter Schwausch  
 1056 Old Oaks Ct  
 Weatherford, Texas 76087  
 PH: (817) 528-5844  
 EMAIL: kschwausch@gmail.com

**OWNER:**  
 Timothy Purcell  
 8908 Chatsworth Dr  
 Houston, TX 77024  
 PH: (281) 635-5620  
 tmp@purcelllaw.com

**OWNER:**  
 Stuary G. Potter, III  
 13 Meadowlake Dr.  
 Heath, Texas 75032  
 PH: (214) 502-0270  
 EMAIL: treypotter67@yahoo.com

**OWNER:**  
 Diane Purcell Dean  
 740 Frandora  
 Houston, Texas 77024  
 PH: (713) 252-5512  
 EMAIL: didean6@gmail.com

**OWNER/DEVELOPER:**  
 Cross Development  
 Scott Martsolf  
 4336 Marsh Ridge Rd.  
 Carrollton, Texas 75010  
 PH: (469) 556-9647  
 EMAIL: scott@crossdevelopment.net

**SURVEYOR:**  
 HERBERT S. BEASLEY LAND SURVEYORS L.P.  
 P.O. BOX 8873  
 FORT WORTH, TEXAS, 76124  
 PH: 817-429-0194  
 EMAIL: hsbeasley@msn.com

**These addresses are assigned as an address for each lot. Due to the size of each lot, the address may or may not be appropriate for any structure that may be constructed on the parcel. For building addresses, contact the Fort Worth Fire Department before applying for building permits. Send inquiries to the e-mail below. ADDRESSING@FORTWORTHTEXAS.GOV**

The purpose of this plat is to form two legal lots for development.

**FINAL PLAT**  
 Lots 1 & 2, Block 1  
 CD Sun Auto Addition  
 Fort Worth, Tarrant County, Texas.

Being 2.818 acres of land located in the John Steele Survey, Abstract No. 1381 City of Fort Worth, Tarrant County, Texas.

2 Commercial Lots

Prepared July 2024

This plat recorded in Document Number \_\_\_\_\_ Date: \_\_\_\_\_

FINAL PLAT CASE # FS-24-196

REGISTERED PROFESSIONAL SURVEYORS  
**HERBERT S. BEASLEY** LAND SURVEYORS L.P.  
 • LAND • TOPOGRAPHIC  
 • CONSTRUCTION SURVEYING  
 FIRM NO. 10094900  
 METRO 817-429-0194  
 P. O. BOX 8873  
 FORT WORTH, TEXAS 76124  
 FAX 817-446-5488  
 hsbeasley@msn.com

STATE OF TEXAS §  
 COUNTY OF TARRANT §

WHEREAS, Virginia Mitchell Purcell, Kathryn Ann Potter Schwausch, Stuart G. Potter, III, Stuart G. Potter, III Living Trust, Kathryn Schwausch Trust, Diane Purcell Dean Trust, Timothy M. Purcell Trust, and Cross Development SA Crowley, LLC are the sole owners of all that certain tract, parcel, or lot of land located in the John Steele Survey, Abstract No. 1381, Tarrant County, Texas according to the documents recorded in Volume 5475, Page 175, Instrument Nos. D218236014, D218236015, D225000012, and D225000011, Deed Records, Tarrant County, Texas, Volume 12758, Page 536, Deed Records, Tarrant County, Texas, and Instrument No. D225000245, Deed Records, Tarrant County, Texas, and being a portion of the tract of land described as Parcel Nine in the deed to Elizabeth Ann Potter and Virginia Mitchell Purcell, recorded in Volume 5475, Page 175, Deed Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod stamped "TNP" found at the northeast corner of a tract of land described in the deed to the City of Crowley, recorded in Volume 14639, Page 329, Deed Records, Tarrant County, Texas, being in the south line of West Rendon Crowley Road;

THENCE S89°09'21"E, along the south line of said West Rendon Crowley Road, a distance of 730.15 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set;

THENCE S17°30'15"E, a distance of 59.33 feet to a Texas Department of Transportation monument found in a non-tangent curve to the left, having a radius of 5,879.58 feet, a central angle of 05°28'20" and a chord bearing S72°38'33"W, 561.33 feet;

THENCE westerly along said curve, an arc distance of 561.54 feet to a 1/2" iron rod stamped "Pacheco Koch" found at the southeast corner of a tract of land described in the deed to Retail Buildings, Inc., recorded in County Clerk's Instrument Number D222212400, Deed Records, Tarrant County, Texas;

THENCE along the north and east lines of said Retail Buildings, Inc. tract as follows:

- N20°03'14"W, a distance of 24.06 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set in a non-tangent curve to the left, having a radius of 6,606.31 feet, a central angle of 01°23'47" and a chord bearing S69°07'25"W, 161.00 feet;
- westerly along said curve, an arc distance of 161.00 feet to a 1/2" iron rod stamped "Pacheco Koch" found;
- N21°36'58"W, a distance of 128.37 feet to a 1/2" iron rod stamped "9006" found;
- N89°02'26"W, a distance of 6.78 feet to a 1/2" iron rod stamped "TNP" found at the southeast corner of said City of Crowley tract;

THENCE N00°13'45"E, along the east line of said City of Crowley tract, a distance of 150.12 feet to the point of beginning, containing 2.818 acres of land.

The bearings recited herein are oriented to NAD83 Texas North Central Zone.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Virginia Mitchell Purcell, Kathryn Ann Potter Schwausch, Stuart G. Potter, III, Stuart G. Potter Living Trust, Kathryn Schwausch Trust, Diane Purcell Dean Trust, Timothy M. Purcell Trust, and Cross Development SA Crowley, LLC do hereby adopt this plat designating the herein above described real property as LOTS 1 & 2, BLOCK 1, CD Sun Auto Addition, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use forever, without reservation the streets, easements, drainage areas and rights-of-way shown thereon.

WITNESS MY HAND at the following locations and dates:

- Virginia Mitchell Purcell at Houston, Harris County, Texas February 3, 2026  
By: Virginia Mitchell Purcell, Owner
- [Signature] at Fort Worth, Tarrant County, Texas February 12, 2026  
By: Kathryn Ann Potter Schwausch, Owner
- Stuart G. Potter, III at Heath, Rockwall County, Texas February 5, 2026  
By: Stuart G. Potter, III, Owner
- Stuart G. Potter, III at Heath, Rockwall County, Texas February 5, 2026  
By: Stuart G. Potter, III, Trustee  
Stuart G. Potter, III Living Trust
- [Signature] at Fort Worth, Tarrant County, Texas February 12, 2026  
By: Kathryn Schwausch, Trustee  
Kathryn Schwausch Trust
- Diane Purcell Dean at Houston, Harris County, Texas February 3, 2026  
By: Diane Purcell Dean, Successor Trustee  
Diane Purcell Dean Trust
- Timothy M. Purcell at Houston, Harris County, Texas February 3, 2026  
By: Timothy M. Purcell, Successor Trustee  
Timothy M. Purcell Trust
- [Signature] at Fort Worth, Tarrant County, Texas January 21, 2026  
By: Joe Dell, Executive Vice-President  
Cross Development SA Crowley, LLC

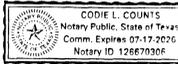
STATE OF TEXAS §  
 COUNTY OF Harris §  
 BEFORE ME, the undersigned authority, on this day personally appeared Virginia Mitchell Purcell, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 3rd day of February 2026.  
[Signature]  
 NOTARY PUBLIC TARRANT COUNTY, TEXAS  
 Harris



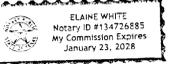
STATE OF TEXAS §  
 COUNTY OF TARRANT §  
 BEFORE ME, the undersigned authority, on this day personally appeared Kathryn Ann Potter Schwausch, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 12th day of February 2026.  
[Signature]  
 NOTARY PUBLIC TARRANT COUNTY, TEXAS



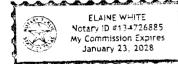
STATE OF TEXAS §  
 COUNTY OF TARRANT §  
 BEFORE ME, the undersigned authority, on this day personally appeared Stuart G. Potter, III, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 5th day of February 2026.  
[Signature]  
 NOTARY PUBLIC TARRANT COUNTY, TEXAS  
 Rockwall



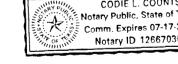
STATE OF TEXAS §  
 COUNTY OF TARRANT §  
 BEFORE ME, the undersigned authority, on this day personally appeared Stuart G. Potter, III, Trustee of the Stuart G. Potter, III Living Trust, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 5th day of February 2026.  
[Signature]  
 NOTARY PUBLIC TARRANT COUNTY, TEXAS  
 Rockwall



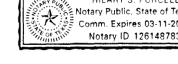
STATE OF TEXAS §  
 COUNTY OF TARRANT §  
 BEFORE ME, the undersigned authority, on this day personally appeared Kathryn Schwausch, Trustee of the Kathryn Schwausch Trust, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 12th day of February 2026.  
[Signature]  
 NOTARY PUBLIC TARRANT COUNTY, TEXAS  
 Rockwall



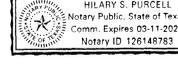
STATE OF TEXAS §  
 COUNTY OF HARRIS §  
 BEFORE ME, the undersigned authority, on this day personally appeared Diane Purcell Dean, Successor Trustee of the Diane Purcell Dean Trust, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 3rd day of February 2026.  
[Signature]  
 NOTARY PUBLIC TARRANT COUNTY, TEXAS  
 Harris



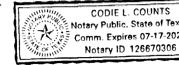
STATE OF TEXAS §  
 COUNTY OF HARRIS §  
 BEFORE ME, the undersigned authority, on this day personally appeared Timothy M. Purcell, Successor Trustee of the Timothy M. Purcell Trust, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 3rd day of February 2026.  
[Signature]  
 NOTARY PUBLIC TARRANT COUNTY, TEXAS  
 Harris



STATE OF TEXAS §  
 COUNTY OF Denton §  
 BEFORE ME, the undersigned authority, on this day personally appeared Joe Dell, Executive Vice-President of Cross Development SA Crowley, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 21st day of January 2026.  
[Signature]  
 NOTARY PUBLIC TARRANT COUNTY, TEXAS  
 Denton



**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: **03/24/2026**

By: Caroline Cranz Chairman  
 By: [Signature] Secretary



L.T. Thornton  
 L.T. Thornton (Not. 12-2020 14-94-0017)

03/18/2026

This is to Certify that I, Kenneth R. Rogers, a Registered Professional Land Surveyor of the State of Texas, have surveyed the above described property on the ground, and that all lot corners, angle points, and points of curve shall be set after construction and will be 1/2" iron rods capped and stamped "BEASLEY RPLS 6066". Irons that are damaged, disturbed, or not so marked are not original.

[Signature]  
 Kenneth R. Rogers R.P.L.S.  
 Texas Registration No. 6066



**FINAL PLAT**  
 Lots 1 & 2, Block 1  
 CD Sun Auto Addition  
 Fort Worth, Tarrant County, Texas.

Being 2.818 acres of land located in the John Steele Survey, Abstract No. 1381 City of Fort Worth, Tarrant County, Texas.

2 Commercial Lots  
 Prepared July 2024