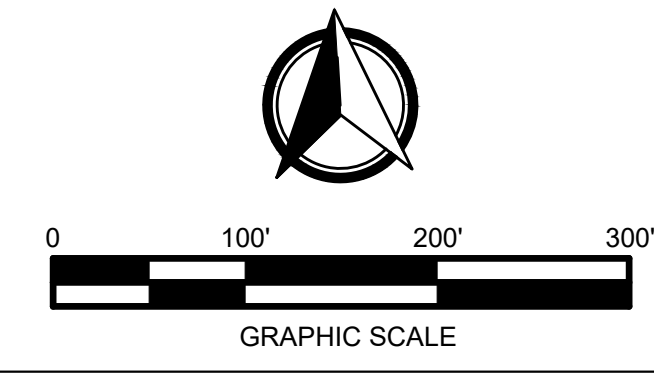


LOCATION MAP
SCALE: N.T.S.

LEGEND

EXISTING MAJOR CONTOURS	---
EASEMENT LINE	- - - - -
APPRAISAL DISTRICT PARCEL	---
LOT LINE	---
PROPERTY BOUNDARY	---
RIGHT-OF-WAY	---



LEGAL DESCRIPTION
BEING A CERTAIN TRACT OF LAND SITUATED IN THE J.J. ALBRADO SURVEY, ABSTRACT NUMBER 4, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO MCPHERSON HOLDINGS, LLC, RECORDED IN INSTRUMENT NUMBER D218252195, COUNTY RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID MCPHERSON TRACT, THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER D218104997, THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO WM SUB CTR, L.P., RECORDED IN INSTRUMENT NUMBER D214198092, AND THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO GABRIEL SOUTHWEST, LLC, RECORDED IN INSTRUMENT NUMBER D217046244, ALL OF SAID COUNTY RECORDS;

THENCE N 38°25'43"E, 370.17 FEET, TO THE MOST WESTERLY NORTHWEST CORNER OF SAID MCPHERSON TRACT AND BEING IN THE EAST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER D215272369, SAID COUNTY RECORDS;

THENCE N 83°27'26"E, 106.37 FEET, TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID MCPHERSON TRACT AND THE NORTHEAST CORNER OF SAID CITY OF FORT WORTH TRACT, BEING IN THE SOUTH RIGHT-OF-WAY LINE OF MCPHERSON BOULEVARD (A 110 FOOT RIGHT-OF-WAY) AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH THE SAID SOUTH RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID MCPHERSON TRACT THE FOLLOWING COURSES AND DISTANCES:

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 955.08 FEET, THROUGH A CENTRAL ANGLE OF 37°36'34", HAVING A RADIUS OF 1455.00 FEET, THE LONG CHORD WHICH BEARS S 71°42'25"E, 938.02 FEET;

N 89°29'17"E, 544.82 FEET, TO THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 101.67 FEET, THROUGH A CENTRAL ANGLE OF 04°00'13", HAVING A RADIUS OF 1455.00 FEET, THE LONG CHORD WHICH BEARS N 87°29'11"E, 101.65 FEET;

N 85°29'04"E, 85.36 FEET, TO THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 174.61 FEET, THROUGH A CENTRAL ANGLE OF 10°12'30", HAVING A RADIUS OF 980.00 FEET, THE LONG CHORD WHICH BEARS S 89°24'41"E, 174.37 FEET, TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

WITH SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 61.27 FEET, THROUGH A CENTRAL ANGLE OF 05°41'22", HAVING A RADIUS OF 617.00 FEET, THE LONG CHORD WHICH BEARS S 87°09'07"E, 61.24 FEET;

S 89°59'49"E, 136.35 FEET, TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID MCPHERSON TRACT AND THE NORTH END OF A CORNER CLIP AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE WEST RIGHT-OF-WAY LINE OF CHISHOLM TRAIL PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S 45°12'14"E, 14.07 FEET, TO THE MOST EASTERLY NORTHEAST CORNER OF SAID MCPHERSON TRACT AND THE SOUTH END OF SAID CORNER CLIP;

THENCE S 00°40'56"W, 18.56 FEET, WITH THE EAST LINE OF SAID MCPHERSON TRACT AND SAID WEST RIGHT-OF-WAY LINE;

THENCE S 08°18'24"E, 381.28 FEET, CONTINUING WITH SAID COMMON LINE, TO THE SOUTHEAST CORNER OF SAID MCPHERSON TRACT AND THE NORTHEAST CORNER OF THE AFOREMENTIONED GABRIEL SOUTHWEST, LLC, TRACT;

THENCE S 89°29'22"W, 1886.70 FEET, WITH THE SOUTH LINE OF SAID MCPHERSON TRACT AND THE NORTH LINE OF SAID GABRIEL SOUTHWEST TRACT;

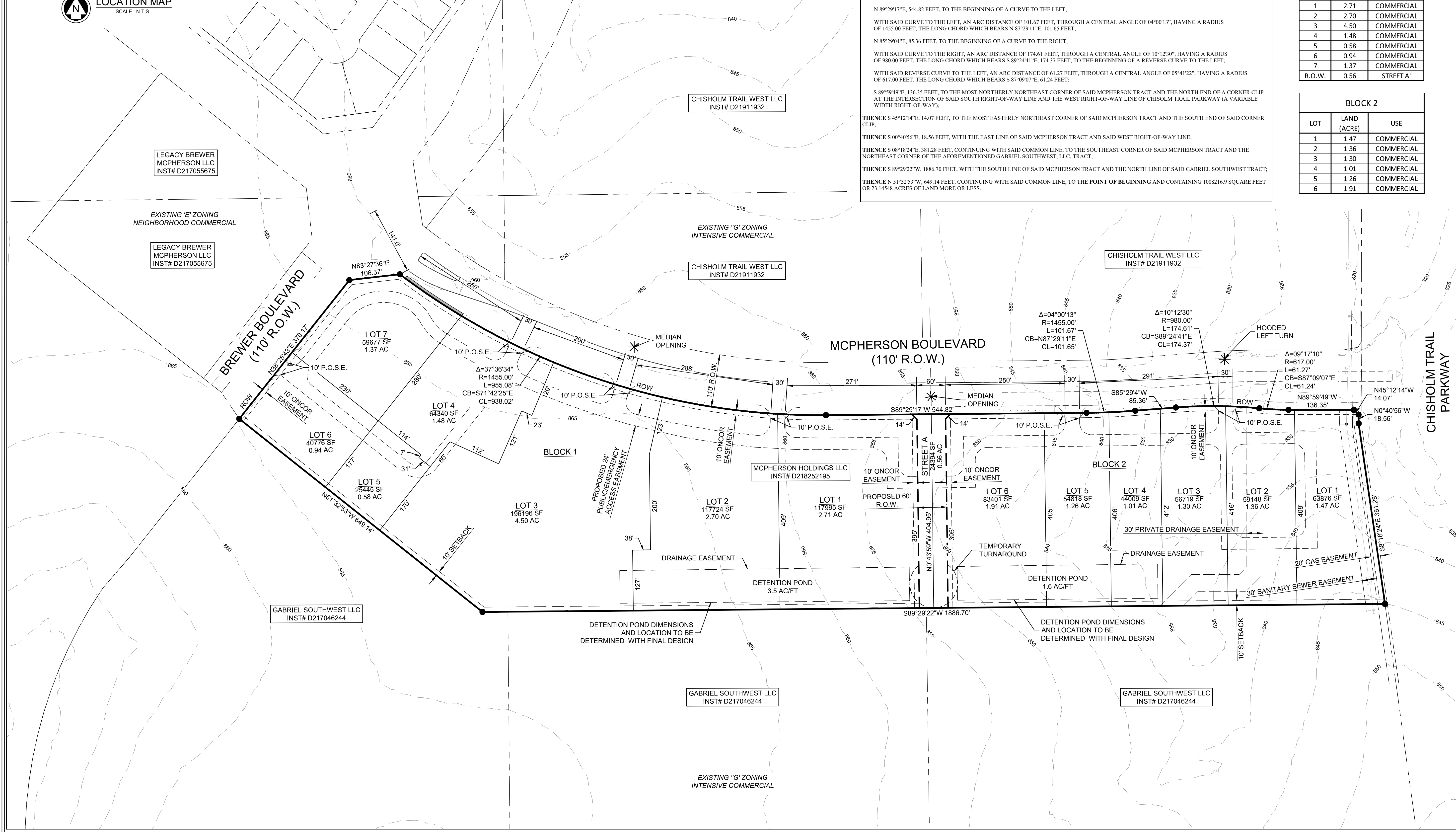
THENCE N 51°32'53"W, 649.14 FEET, CONTINUING WITH SAID COMMON LINE, TO THE POINT OF BEGINNING AND CONTAINING 1008216.9 SQUARE FEET OR 23.14548 ACRES OF LAND MORE OR LESS.

BLOCK 1

LOT	LAND (ACRE)	USE
1	2.71	COMMERCIAL
2	2.70	COMMERCIAL
3	4.50	COMMERCIAL
4	1.48	COMMERCIAL
5	0.58	COMMERCIAL
6	0.94	COMMERCIAL
7	1.37	COMMERCIAL
R.O.W.	0.56	STREET A'

BLOCK 2

LOT	LAND (ACRE)	USE
1	1.47	COMMERCIAL
2	1.36	COMMERCIAL
3	1.30	COMMERCIAL
4	1.01	COMMERCIAL
5	1.26	COMMERCIAL
6	1.91	COMMERCIAL



A PRELIMINARY PLAN FOR
MCPHERSON CROSSING ADDITION
CONTAINING LOTS 1-14 BLOCK 1, LOTS 1-6 BLOCK 2
EXISTING 'E' ZONING
BEING 23.14548 ACRES OF LAND TRACT NUMBER 4
SITUATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
12 COMMERCIAL LOTS
PREPARED FEBRUARY, 2020

SURVEYOR / ENGINEER
PELTON
LAND SOLUTIONS
9800 HILLWOOD PARKWAY
SUITE 250
FORT WORTH, TX 76177
PHONE: 817-562-3350

DEVELOPER / OWNER
ANDREW MILLER
CASTLE DEVELOPMENT GROUP
251 E SOUTHLAKE BLVD.
SUITE 100 SOUTHLAKE, TX 76092
PHONE: 817-337-3433

REF. CASE # PP-XX-XXX
NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

PROJECT NO.	CDG18002
FILE PATH	G:\JOB\CDG18002_PAYNE_TRACTMASTER_DEV\ENTITLEM...
DRAWN BY	CGW
REVIEWED BY	KAK
DATE	APRIL 8, 2020
DATE	
REVISIONS	