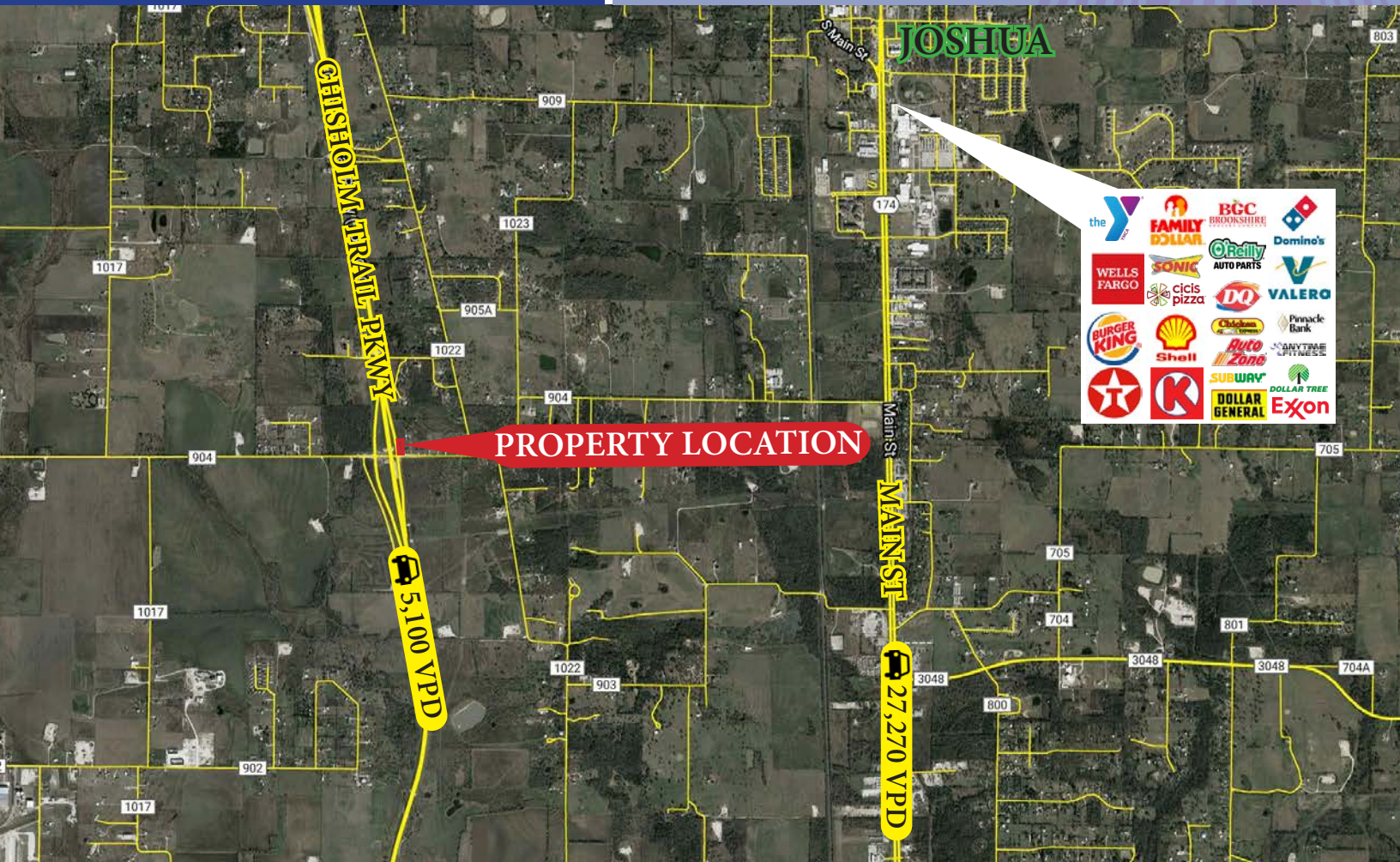




WOODCREST
CAPITAL, LLC

0.36 Acres Chisholm Trail & CR 904

1728 CR 904 | Joshua TX



Traffic Counts

Chisholm Trail Pkwy	5,100 VPD
Main St	27,270 VPD

Demographics

	1-mile	3-mile	5-mile
Population	385	10,193	28,046
Households	137	3,530	9,474
Average HH Income	\$65,627	\$76,067	\$76,130

*Demographics provided by CoStar Group, www.costar.com, 2020 dataset

LAND FOR
SALE

(817) 927-0050

ACRES:
+/- 0.3574

ZONING:
“IH” Interim
Holding District

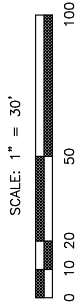
Woodcrest Capital, LLC

3113 South University Drive, Suite 600
Fort Worth, TX 76109

www.woodcrestcapital.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

(817) 927-0050 | woodcrestcapital.com



The Basis of Bearings used to prepare this survey is the Deed recorded in Volume 3569, Page 58, Official Records, Johnson County, Texas.

Controlling Monuments denoted CM

LEGEND:
CH = CONCRETE HEADWALL
ST = STREET SIGN
EP = ELEC. POLE
EB = BURIED ELECTRIC BOX
BCM = BURIED CABLE MARKER
BTB = BURIED TELEPHONE BOX

TERRY L. MORRIS
VOLUME 2387, PAGE 317

CHISHOLM TRAIL
(R/W VARIES)

PARKWAY

COUNTY ROAD 904
(R/W VARIES)

LEGAL DESCRIPTION

A 0.3574 acre tract out of the Dyer Nuner Survey, Abstract No. 643, Johnson County, Texas, being all of land conveyed by Warranty Deed recorded in Volume 3569, Page 58, Official Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2 inch steel rod at the northeast corner of that tract conveyed to the State of Texas by Deed recorded in Volume 3569, Page 58, of said Official Records, in the east right-of-way line of State Highway 121 (Chisholm Trail Parkway), a limited access state highway with a variable width, at the northwest corner of said Threadgill tract, and in the south line of that tract conveyed to Terry L. Morris by Warranty Deed recorded in Volume 2387, Page 317, of said Official Records;

THENCE North 89 degrees 05 minutes 09 seconds East along the south line of said Morris tract, 94.17 feet to a set 1/2 inch steel rod at the northwest corner of the remainder of that tract conveyed to Larry Gray by Warranty Deed recorded in Volume 3345, Page 620 of said Official Records;

THENCE South 00 degrees 37 minutes 31 seconds East along the west line of said Gray tract, 224.23 feet to a found 5/8 inch smooth steel rod with an aluminum cap stamped TXDOT (TXDOT monument) at the westerly southwest corner of said Gray remainder tract, and in the north right-of-way line of County Road 904, a public street with a variable width;

THENCE South 88 degrees 59 minutes 58 seconds West along the north right-of-way line of said County Road No. 904, 31.90 feet to a found TXDOT right-of-way monument (TXDOT monument) at the east line of the east right-of-way line of said State Highway No. 121, and at the beginning of a Control of Access Line;

THENCE North 49 degrees 17 minutes 49 seconds West along the east right-of-way line of said State Highway 121, 23.02 feet to a set 1/2 inch steel rod;

THENCE North 12 degrees 49 minutes 03 seconds West, continuing along the east right-of-way line of said State Highway 121, 213.01 feet to the Point of Beginning and containing 0.3574 acres (15,568 square feet) of land, more or less.

Street Address: 1728 County Road 904 Joshua, Texas 76058

No part of the subject property lies within the 100-year flood plain according to the FEMA map with the following designation:
Zone X Community 480882 Panel 0170-J Eff. Date 12-04-12

I hereby certify that this sketch of survey of the above described property is the result of an on-the-ground survey prepared under my direct supervision, and that there are no intrusions or protrusions, except as noted.

Date: January 23, 2019
Job No. 11613-19
F.B. 386, P. 86
GF No. AID-18-6000181801476
JOHN A. GRANT, III
Registered Professional Land Surveyor 4151



TRACT AREA
15,568 Square Feet
0.3574 Acres

Grant Engineering, Inc.

Engineers
3244 Hemphill Street
Fort Worth, Texas 76110-4014
Firm Registration No. 100919-00

Surveyors
Planners
817-923-3131