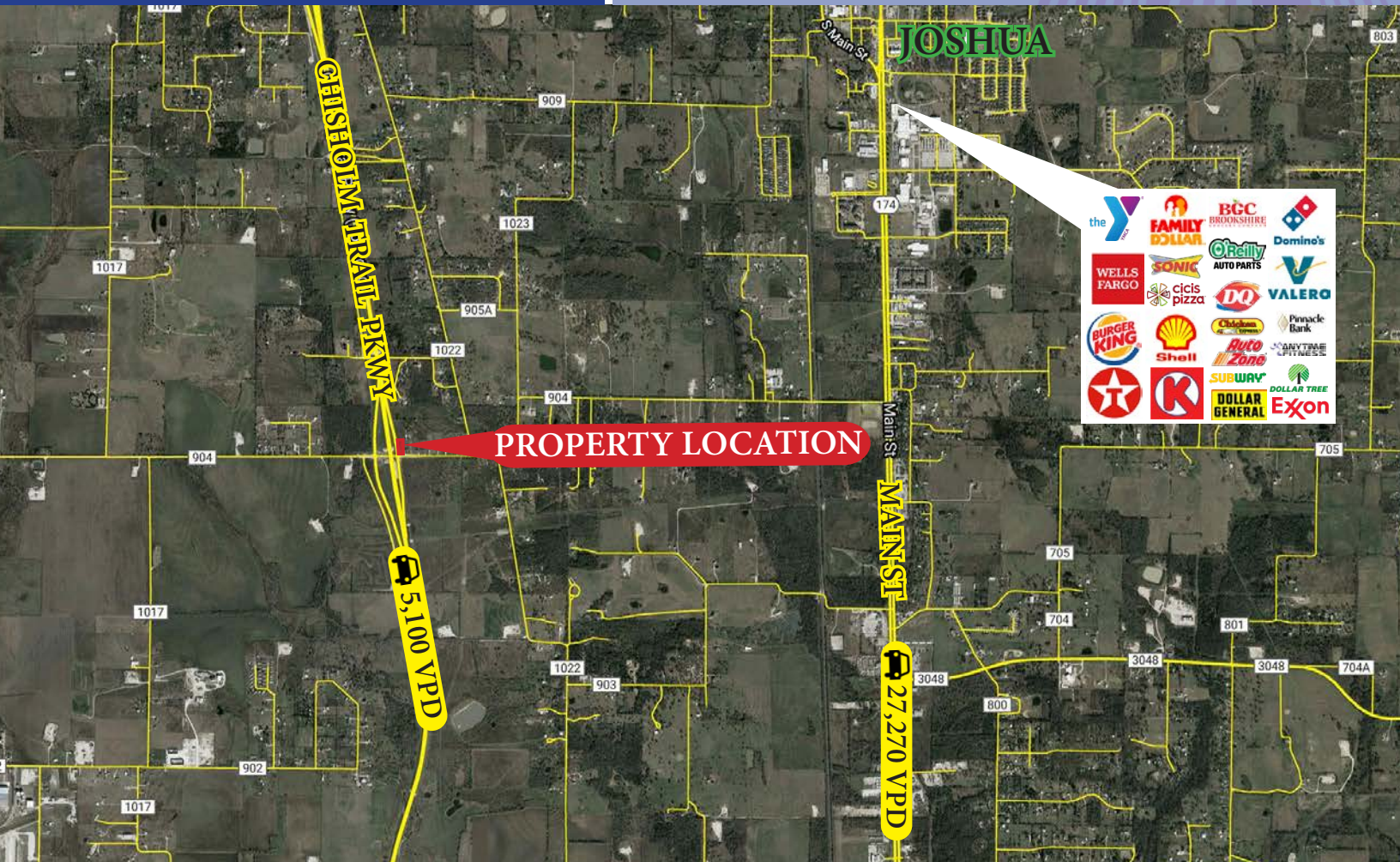




**WOODCREST**  
CAPITAL, LLC

# 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.*

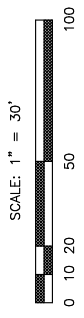
**(817) 927-0050 | woodcrestcapital.com**

# 0.13 Acres Chisholm Trail & CR 904

1728 CR 904 | Joshua TX

**Woodcrest Capital, LLC**  
 3113 South University Drive, Suite 600  
 Fort Worth, TX 76109

0.13 Acres Chisholm Trail & CR 904 | Joshua, Texas



- LEGEND:**
- CH = CONCRETE HEADWALL
  - ST = STREET SIGN
  - EP = ERECTOR'S PIN
  - BE = BURIED ELECTRIC BOX
  - BCM = BURIED CABLE MARKER
  - BTB = BURIED TELEPHONE BOX

TERRY L. MORRIS  
 VOLUME 2387, PAGE 317

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

**LEGAL DESCRIPTION**

A 0.3574 acre tract out of the Dyer Numer Survey, Abstract No. 643, Johnson County, Texas, being all of land tract conveyed to Larry Gray 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 Thredgill 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 3569, 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 monument (TXDOT monument) at the east line of said County Road No. 904, 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  
 JOHN A. GRANT, III  
 Registered Professional Land Surveyor 4151  
 Job No. 11613-19  
 F.B., 386, P. 86  
 GF No. AD-18-6000181801476



TRACT AREA  
 15,568 Square Feet  
 0.3574 Acres

## Grant Engineering, Inc.

Engineers Surveyors Planners  
 3244 Hemphill Street Fort Worth, Texas 76110-4014 817-923-3131  
 Firm Registration No. 100919-00

