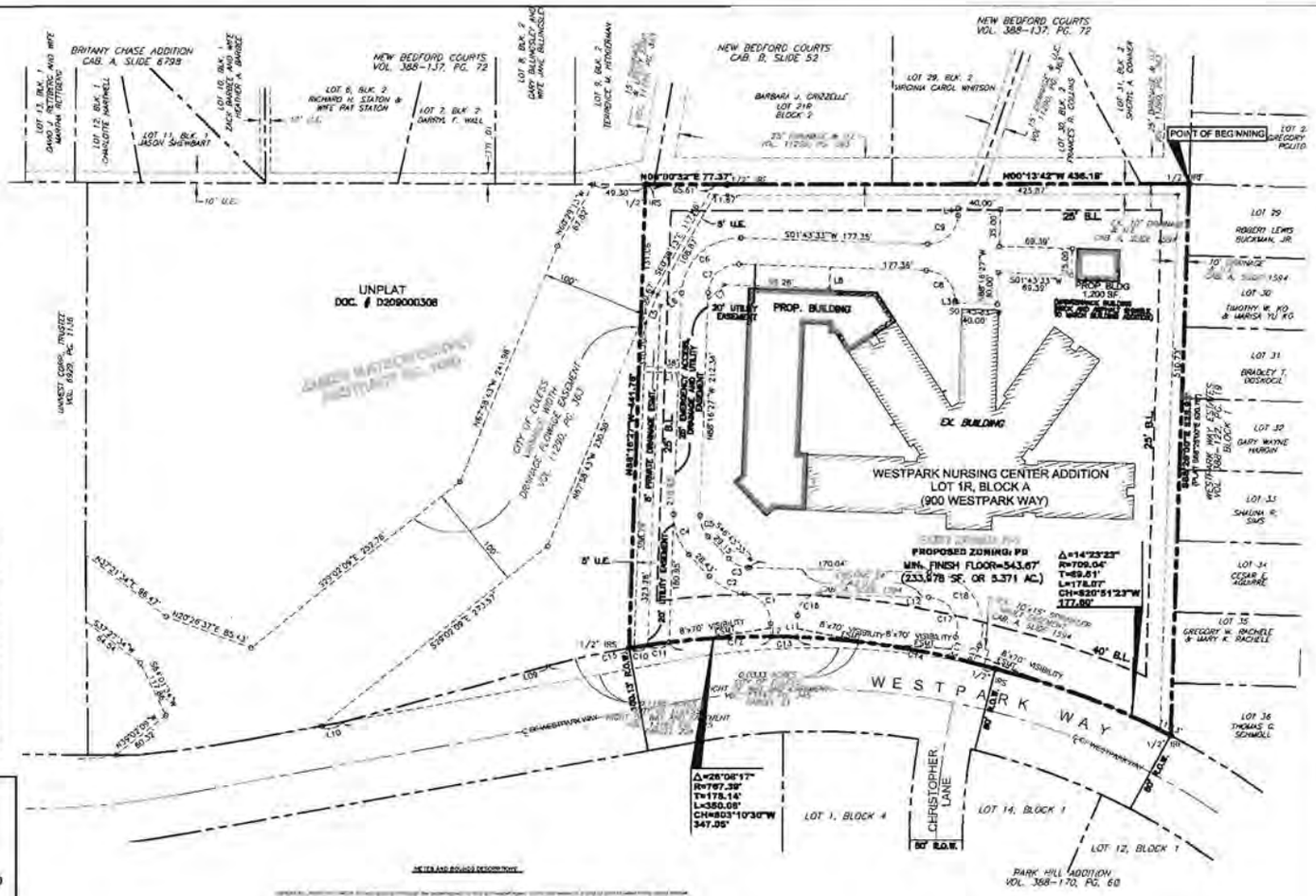
(IN FEET)
SCALE 1"= 50'

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.29	S80°22'49"E
L2	12.15'	N89°22'49"W
L3	2.00'	N88°18'27"W
L4	7.08'	N88°18'27"W
L5	29.44'	S87°58'43"E
L6	28.92'	S41°18'27"E
L7	21.06'	S43°18'27"E
L8	30.00'	N88°18'27"W
L9	202.18'	S15°40'40"E
L10	16.38'	S10°45'13"E
L11	30.00'	S01°43'33"W
L12	103.78'	S01°26'07"W
L13	19.75'	S70°00'26"E
L14	12.16'	S70°04'11"E

CURVE TABLE						
CURVE	DELTA	RADIUS	T	L	CH	CHD
C1	84°07'41"	28.00'	25.23'	41.12'	S48°35'30"W	37.49'
C2	40°08'03"	54.00'	19.73'	37.84'	N28°28'06"E	37.07'
C3	45°12'26"	28.00'	11.68'	22.13'	N24°04'20"E	21.56'
C4	45°00'00"	54.00'	22.37'	42.41'	N88°13'33"E	41.33'
C5	45°00'00"	28.00'	11.60'	21.99'	N88°13'33"E	21.43'
C6	90°00'00"	54.00'	54.00'	84.82'	S47°16'27"E	76.37'
C7	90°00'00"	28.00'	28.00'	43.98'	S47°16'27"E	39.60'
C8	90°00'00"	28.00'	28.00'	43.98'	S46°43'33"W	39.60'
C9	90°00'00"	28.00'	28.00'	43.98'	N47°16'27"W	39.60'
C10	1°22'08"	767.39'	9.17'	18.33'	S00°12'35"E	18.33'
C11	1°30'51"	767.39'	10.14'	20.28'	S01°46'55"E	20.28'
C12	7°09'24"	767.39'	47.88'	95.85'	S03°25'38"E	95.79'
C13	1°52'00"	767.39'	12.50'	25.00'	S01°04'44"W	25.00'
C14	14°13'54"	767.39'	95.60'	190.61'	S09°07'41"W	190.12'
C15	5°48'48"	767.39'	38.95'	77.88'	S17°48'03"E	77.83'
C16	90°48'56"	20.00'	20.29'	31.70'	S43°58'21"E	28.48'
C17	108°33'27"	28.00'	38.94'	53.05'	S55°42'50"W	45.46'
C18	108°29'43"	52.00'	72.21'	98.47'	S55°40'38"W	84.40'



SITE SUMMARY

LOT 1R, BLOCK 1

PROPOSED USE	SKILLED NURSING FACILITY
PROPOSED ZONING	PD
LAND AREA	233,978 S.F. OR 5.371 AC.
STREET YARD AREA	21,920 S.F. OR 0.503 AC.
BUILDING AREA (EXISTING/PROPOSE)	50,803 SF. (36,432 SF./14,371 SF.)
BUILDING HEIGHT	1-STORY, 24'-11 3/4"
NUMBER OF DWELLING UNIT (EXISTING/PROPOSE)	140 BEDS (120 BEDS/ 20 BEDS)
STANDARD PARKING SPACES REQUIRED	35 (1 PARKING PER 4 BEDS).
STANDARD PARKING SPACES PROVIDED	85
HANDICAP PARKING SPACES REQUIRED	4
HANDICAP PARKING SPACES PROVIDED	6
TOTAL PARKING	101
NUMBER OF LARGE TREES REQUIRED	18
NUMBER OF LARGE TREES EXISTING/PROVIDED	43/18
GROUND COVER REQUIRED	1,930 SF.
GROUND COVER PROVIDED	109,600 SF.
LANDSCAPE AREA REQUIRED	35,096 SF (15.0%)
LANDSCAPE AREA PROVIDED	118,376 SF (50.6%)
IMPERVIOUS AREA	115,599 SF (49.4%)

METES AND BOUNDS DESCRIPTION

ASA ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651, FAX (972) 248-9581

FIREHOLE RIVER REAL ESTATE HOLDINGS-EULESS, L.P.

SMITHESS MERCHANT BUILDER, LP

ZONING CHANGE CASE # 09-01-PD

WESTPARK NURSING CENTER ADDITION, BLOCK A, LOT 1R
A LOT LOCATED ON 5.451 ACRES OF LAND OUT OF THE
JAMES MATSON SURVEY, ABSTRACT NO. 1080
CITY OF EULESS, TARRANT COUNTY, TEXAS

JULY 8, 2009

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