



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	95
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	45/18
GROUND COVER REQUIRED	1,930 SF.
GROUND COVER PROVIDED	109,600 SF.
LANDSCAPE AREA REQUIRED	35,096 SF (15.0%)
LANDSCAPE AREA PROVIDED	118,379 SF (50.6%)
IMPERVIOUS AREA	115,599 SF (49.4%)

METES AND BOUNDS DESCRIPTIONS

WHEREAS, MARTIN TOMERLIN, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the James Matson Survey, County of Tarrant, according to the deed recorded in Volume 1282, Page 481, DRTCT, and more particularly described as follows:

BEGINNING at a 3/4 inch iron rod found at the northwest corner of the aforementioned Firehole River Real Estate tract and the northwest corner of the aforementioned Lot 1, Block A, in the south line of Block 1, Westpark Way Estates, an Addition to the City of Euless, Tarrant County, Texas as recorded in Volume 388-122, Page 19, Plat Records of Tarrant County, Texas, said iron rod also being the northeast corner of Lot 31, Block 2, New Bedford Courts, an Addition to the City of Bedford, Tarrant County, Texas as recorded in Volume 388-137, Page 72, Plat Records of Tarrant County, Texas;

THENCE S 88°26'00" E, (Plat call S88°26'00"E, 520.76 feet), along the common line of said Lot 1, Block A, Westpark Way Estates, a distance of 525.93 feet to a 1/2 inch iron rod found for a corner;

THENCE continuing along the curve to the LEFT having a chord bearing of S20°51'23"W, along the West R.O.W. line of Westpark Way, a chord length of 177.60 feet, a central angle of 14°23'23", a radius of 709.04 feet and a tangent of 89.51 feet, for a distance of 178.07 feet to a 1/2 inch iron rod set for a corner;

THENCE continuing along the curve to the LEFT having a chord bearing of S03°10'30"W, along the West R.O.W. line of Westpark Way, a chord length of 347.05 feet, a central angle of 26°08'17", a radius of 767.39 feet and a tangent of 178.14 feet, for a distance of 350.08 feet to a 1/2 inch iron rod set for a corner;

THENCE N 88°16'27" W, a distance of 441.76 feet to a 1/2 inch iron rod set for a corner;

THENCE N 00°00'32" E, along the common line of Lot 10, 11, 12, 13 Block 1, and Lot 6, 7, 8, 9, and 21R Block 2, of the aforesaid New Bedford Courts, Recorded in Cabinet A, Slide 6798, and Cabinet B, Slide 52, and Volume 388-137, Page 72, a distance of 77.37 feet to a 1/2 inch iron rod found for a corner;

THENCE N 00°13'42" W, along the common line of Lot 21R, 29, 30, and 31 Block 2, of the aforesaid New Bedford Courts, Recorded in Cabinet B, Slide 5, and Volume 388-137, Page 72, a distance of 436.19 feet to POINT OF BEGINNING and containing 233,978 square feet or 5.371 acres of land, more or less.

LINE	LENGTH	BEARING
L1	28.98'	S4°16'27"E
L2	21.26'	S4°16'27"E
L3	202.18'	S1°40'40"E
L4	19.38'	S1°45'13"E

CURVE	DELTA	RADIUS	T	L	CH	CHD
C1	5°48'48"	767.39'	38.96'	77.86'	S12°48'03"E	77.83'

SITE LEGEND

- EXIST. FIRE HYDRANT
- PROP. FIRE HYDRANT
- EXIST. CONC. PVMT
- PROP. GRATE INLET
- PROP. 10' CURB INLET
- PROP. RETAINING WALL
- PROP. MONUMENT SIGN
SEE A-SHEET FOR DETAILS
- TEM. SIDEWALK (TO BE REMOVED AFTER COMPLETION OF CONSTRUCTION)
- EXIST. LIGHTING POLE
- PROP. LIGHTING POLE
- PROP. 6' MASONRY WALL
- EX. 6' MASONRY WALL

EULESS CONTROL MONUMENT E11

THE STATION IS A 3-1/4 INCH DOMED BRASS DISK SET IN CONCRETE WITH A 1/2 INCH CAPPED STEEL ROD STAMPED "MOAK SURV INC"

STATION IS LOCATED APPROXIMATELY 33' SOUTHEAST OF GATE POST OF WEST PARK BASEBALL FIELD

NAD 1983 IN FEET:
 NORTHING: 6986915.102
 EASTING: 2390797.128
 ELEVATION IN FEET: 543.355

EULESS CONTROL MONUMENT E06

THE STATION IS A 3-1/4 INCH DOMED BRASS DISK SET IN CONCRETE WITH A 1/2 INCH CAPPED STEEL ROD STAMPED "MOAK SURV INC"

STATION IS LOCATED APPROXIMATELY 120' NORTH OF THE NORTHEAST CORNER OF FERGUSON ENTERPRISES 2683 W. EULESS BLVD.

NAD 1983 IN FEET:
 NORTHING: 608 SANDAU ROAD
 6983470.516
 EASTING: 2389937.335
 ELEVATION IN FEET: 565.957

NOTE:

- THIS PROPERTY REPRESENTED ON THIS PLAN CONFORMS WITH THE PARKING LOT LIGHTING REQUIREMENTS OF SECTION 84-201(1) OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF EULESS, TEXAS.
- UNDERGROUND IRRIGATION SYSTEM PLANS DESIGNED BY A LICENSED IRRIGATOR WILL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION.
- THE NEW IRRIGATION SYSTEM TO BE INSTALLED WILL BE REQUIRED TO BE IN COMPLIANCE WITH ALL STATE REQUIREMENTS REGARDING PLANS AND SYSTEMS.
- THE CITY OF EULESS RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS ON ANY LOT CONTAINED WITHIN THIS ADDITION. THE MINIMUM ELEVATIONS SHOWN ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THE PLAT IS FILED AND MAY BE SUBJECT TO CHANGE. ADDITIONAL LOTS, OTHER THAN THOSE SHOWN, MAY ALSO BE SUBJECT TO MINIMUM FINISH FLOOR CRITERIA.

ASA ENGINEERING
 17819 AVENUE N. SUITE 215
 DALLAS, TEXAS 75252
 (972) 248-9651 FAX (972) 248-9681
 TX T.B.P.E. REGISTRATION # F-006974

FIREHOLE RIVER REAL ESTATE HOLDINGS-EULESS, L.P.
 SAN ANTONIO, TEXAS 78216
 PH (210) 564-0100, FAX (210) 564-0157

SMITHERS MERCHANT BUILDER, L.P.
 21726 HARDY OAK BLVD
 SAN ANTONIO, TEXAS 78258
 PH (210) 479-2500, FAX (210) 479-2507

SITE LAYOUT
SITE PLAN CASE # 09-03-SP
 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

SEPTEMBER 2, 2009

SHEET 1

