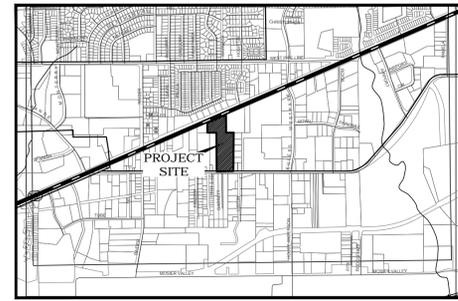
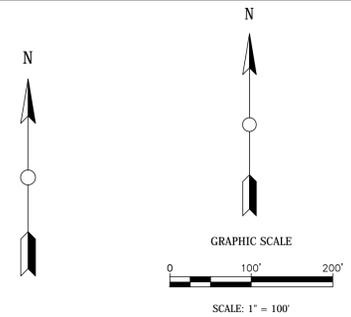


BENCHMARK
 CITY OF EULESS CONTROL MONUMENT NO. E06. A BRASS CAP IN CONCRETE LOCATED APPROX. 5 FEET NORTH OF A CONCRETE SIDEWALK ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 10, AND BEING NORTHERLY APPROX. 130 FEET FROM THE NORTHEAST CORNER OF THE FERGUSON ENTERPRISES BUILDING LOCATED AT 2683 WEST EULESS BLVD.
 ELEVATION = 565.96 FEET.

FLOOD STATEMENT
 BY GRAPHIC SCALING METHODS ONLY, FROM THE FLOOD INSURANCE RATE MAPS FOR TARRANT COUNTY, TEXAS. THIS PROPERTY IS ZONE X. MAP NO. 48439C0210K, EFFECTIVE DATE SEPTEMBER 25, 2009.

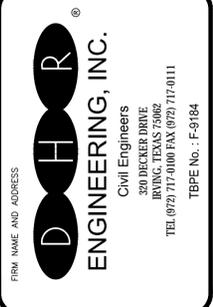


VICINITY MAP
 SCALE 1" = 2000'



No.	Revision/Issue	Date

CLIENT ADDRESS
 FERGUSON
 12500 JEFFERSON AVE.
 NEWPORT NEWS, VA 23602
 CONTACT:
 PH: (757) 874-7795
 FAX: (757) 989-2315



FERGUSON YARD EXPANSION
 CITY OF EULESS, TARRANT COUNTY, TX
 PLANNED DEVELOPMENT EXHIBIT



CHECKED BY
 NM
 DHR JOB No.
 D13-059
 ISSUE DATE: 01/27/2014
 SHEET
SHT 1

PROPERTY DESCRIPTION

BEING A DESCRIPTION OF A 19.162 ACRE TRACT OF LAND SITUATED IN THE JOHN GROVES SURVEY ABSTRACT NO. 599, IN THE CITY OF EULESS, TARRANT COUNTY, TEXAS, AND BEING ALL OF LOT 1 IN BLOCK 1 OF FERGUSON ADDITION, AN ADDITION TO THE CITY OF EULESS AS SHOWN ON THE PLAT RECORDED IN VOLUME 388-191, AT PAGE 66 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, AND TWO TRACTS OF LAND CONVEYED TO FERGUSON ENTERPRISES, INC., AS SHOWN IN THE DEEDS RECORDED UNDER DOCUMENT NO. D212221479 AND DOCUMENT NO. D212223753 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS;

BEGINNING AT A 5/8-INCH STEEL ROD FOUND FOR CORNER ON THE PRESENT SOUTH RIGHT-OF-WAY LINE OF WEST EULESS BOULEVARD (A 160 FOOT WIDE RIGHT-OF-WAY ALSO KNOWN AS STATE HIGHWAY NO. 10), SAID STEEL ROD BEING THE NORTH COMMON CORNER BETWEEN SAID LOT 1, IN BLOCK 1 OF FERGUSON ADDITION AND TEXAS CONTINENTAL EXPRESS ADDITION AN ADDITION TO THE CITY OF EULESS AS SHOWN ON THE PLAT RECORDED IN VOLUME 388-50, AT PAGE 20 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS;

THENCE SOUTH 00 DEG. 07 MIN. 11 SEC. EAST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG A COMMON LINE BETWEEN SAID FERGUSON ADDITION AND SAID TEXAS CONTINENTAL EXPRESS ADDITION, A DISTANCE OF 438.04 FEET TO A 1/2-INCH STEEL ROD FOUND FOR CORNER;

THENCE SOUTH 89 DEG. 55 MIN. 57 SEC. EAST, CONTINUING ALONG A COMMON LINE BETWEEN SAID FERGUSON ADDITION AND SAID TEXAS CONTINENTAL EXPRESS ADDITION, A DISTANCE OF 179.02 FEET TO A 1/2-INCH STEEL ROD FOUND FOR CORNER;

THENCE SOUTH 00 DEG. 19 MIN. 14 SEC. WEST, DEPARTING SAID TEXAS CONTINENTAL EXPRESS ADDITION AND ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 922.55 FEET TO A 5/8-INCH STEEL ROD FOUND FOR CORNER ON THE PRESENT NORTH RIGHT-OF-WAY LINE OF SOUTH PIPELINE ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 89 DEG. 40 MIN. 42 SEC. WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 413.94 FEET TO A 1/2-INCH STEEL ROD FOUND FOR CORNER BEING THE SOUTHWEST CORNER OF SAID LOT 1 AND ON AN EAST LINE OF THE REMAINING PORTION OF A TRACT OF LAND CONVEYED TO CAROL G. MILLER, LLC AS EVIDENCED BY THE DEED RECORDED UNDER DOCUMENT NO. D208380272 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS;

THENCE NORTH 00 DEG. 20 MIN. 39 SEC. EAST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE SOUTHWEST LINE OF SAID LOT 1, A DISTANCE OF 296.76 FEET TO A 1/2-INCH STEEL ROD FOUND FOR CORNER;

THENCE SOUTH 89 DEG. 49 MIN. 59 SEC. WEST, DEPARTING SAID LOT 1 AND ALONG THE NORTH LINE OF THE SAID REMAINING PORTION OF THE TRACT CONVEYED TO CAROL G. MILLER, A DISTANCE OF 145.81 FEET TO A 1/2-INCH STEEL ROD FOUND FOR CORNER;

THENCE SOUTH 00 DEG. 24 MIN. 58 SEC. WEST, A DISTANCE OF 51.03 FEET TO A 1/2-INCH STEEL ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF A REMAINING PORTION OF A TRACT OF LAND CONVEYED TO LHL MANAGEMENT, INC., AS EVIDENCED BY THE DEED RECORDED UNDER DOCUMENT NO. D205355555 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS;

THENCE SOUTH 88 DEG. 27 MIN. 25 SEC. WEST, A DISTANCE OF 306.10 FEET TO A 1/2-INCH STEEL ROD FOUND FOR CORNER ON THE EAST LINE OF J.W. LEWELLYN ADDITION PHASE 2 REVISED, AN ADDITION TO THE CITY OF EULESS AS RECORDED UNDER DOCUMENT NO. D212307334 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS;

THENCE NORTH 00 DEG. 28 MIN. 00 SEC. EAST, AT A DISTANCE OF 268.89 FEET PASSING THE NORTHEAST CORNER OF SAID PHASE 2 REVISED AND CONTINUING ALONG THE EAST LINE OF J.W. LEWELLYN ADDITION PHASE ONE FOR A TOTAL DISTANCE OF 684.93 FEET TO A 1/2-INCH STEEL ROD FOUND FOR CORNER;

THENCE SOUTH 89 DEG. 49 MIN. 42 SEC. EAST, DEPARTING SAID LEWELLYN ADDITION PHASE ONE, A DISTANCE OF 235.17 FEET TO A 1/2-INCH STEEL ROD FOUND FOR CORNER AND BEING A NORTHWEST CORNER OF SAID FERGUSON ADDITION;

THENCE NORTH 00 DEG. 08 MIN. 17 SEC. WEST, ALONG A NORTHWEST LINE OF SAID FERGUSON ADDITION, A DISTANCE OF 249.43 FEET TO A 5/8-INCH STEEL ROD FOUND FOR CORNER ON THE PREVIOUSLY MENTIONED SOUTH RIGHT-OF-WAY LINE OF WEST EULESS BOULEVARD;

THENCE NORTH 67 DEG. 19 MIN. 25 SEC. EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 487.05 FEET TO THE POINT OF BEGINNING;

AND CONTAINING 19.162 ACRES OR 834,676 SQUARE FEET OF LAND MORE OR LESS.

PLANNED DEVELOPMENT EXHIBIT
FERGUSON

CITY OF EULESS, TARRANT COUNTY, TEXAS
 BEING ±19.162 ACRES OUT OF JOHN GROVES SURVEY ABSTRACT NO. 599
 CITY OF EULESS, TARRANT COUNTY, TEXAS

OWNER: FERGUSON, A WOLSELEY COMPANY
 12500 JEFFERSON AVENUE
 NEWPORT NEWS, VA 23602 USA
 PHONE: (757) 969-4270
 FAX: (757) 989-2315
 E-MAIL: chris.franklin@ferguson.com
 WEBSITE: www.wolseley.com

FEBRUARY 26, 2015

FERGUSON
 TOTAL SITE AREA - 19.162 ACRES

THE SITE IS THE ASSEMBLAGE OF LAND DESCRIBED AS FOLLOWS:

LOT 1 IN BLOCK 1 OF FERGUSON ADDITION, AN ADDITION TO THE CITY OF EULESS AS SHOWN ON THE PLAT RECORDED IN VOLUME 388-191, AT PAGE 66 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, AND TWO TRACTS OF LAND CONVEYED TO FERGUSON ENTERPRISES, INC., AS SHOWN IN THE DEEDS RECORDED UNDER DOCUMENT NO. D212221479 AND DOCUMENT NO. D212223753 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS;

TRACT 1
 A 2.087 ACRE TRACT SITUATED IN THE JOHN GROVES SURVEY ABSTRACT NO. 599
 TRACT 1 WAS CONVEYED TO FERGUSON ENTERPRISES, INC. UNDER CLERK'S FILE NO. D212223753
 THE TRACT IS CURRENTLY UNPLATTED.

TRACT 2
 A 4.773 ACRE TRACT SITUATED IN THE JOHN GROVES SURVEY ABSTRACT NO. 599
 TRACT 2 WAS CONVEYED TO FERGUSON ENTERPRISES, INC. UNDER CLERK'S FILE NO. D212221479
 THE TRACT IS CURRENTLY UNPLATTED.

LOT 1, BLOCK 1, FERGUSON ADDITION
 VOLUME 388-191, PAGE 66 P.R.T.C.T.

PREPARER
 DHR ENGINEERING, INC.
 320 DECKER DRIVE,
 IRVING, TEXAS 75062
 PHONE: (972) 717-0100
 FAX: (972) 717-0111
 CONTACT: DAVID H. RECHT, PE
 E-MAIL: dhrecht@dhr-eng.com

APPLICANT
 FERGUSON, A WOLSELEY COMPANY
 12500 JEFFERSON AVENUE
 NEWPORT NEWS VA 23602 USA
 PHONE: (757) 969-4270
 FAX: (757) 989-2315
 CONTACT: CHRIS FRANKLIN
 E-MAIL: chris.franklin@ferguson.com
 WEBSITE: www.wolseley.com

FILE: SITE PLAN EX.DWG

PLOTTED: 2/26/2015 4:39:54 AM

