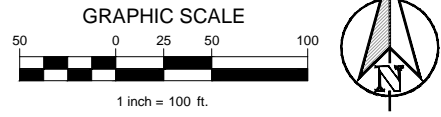


BEING A 12.797 ACRE TRACT OF LAND IN THE TELITHA AKERS SURVEY, ABSTRACT NO. 20 IN THE CITY OF HURST, TARRANT COUNTY, TEXAS AND BEING THE SAME PROPERTY CONVEYED TO TRINITY RIVER REAL ESTATE, L.L.C. RECORDED IN D20833743 WITH A CERTIFICATE OF MERGER & AMENDED ARTICLES OF ORGANIZATION RECORDED IN D209046006 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS AND BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF HURST ATHLETIC COMPLEX ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 388-161, PAGE 67 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT AN IRON ROD WITH CAP FOUND FOR THE SOUTHWEST CORNER OF SAID 12.797 ACRE TRACT OF LAND AND BEING LOCATED NORTHEAST A DISTANCE OF 1.2' FROM A FOUND TXDOT MONUMENT AND BEING LOCATED IN THE SOUTHEAST LINE OF STATE HIGHWAY NO. 26 (GRAPEVINE HIGHWAY);
 THENCE ALONG THE SOUTHEAST LINE OF SAID STATE HIGHWAY NO. 26, NORTH 45°20'11" EAST A DISTANCE OF 169.87 FEET TO A TXDOT MONUMENT FOUND FOR CORNER;
 THENCE CONTINUING WITH SAID SOUTHEAST LINE, NORTH 44°38'28" EAST A DISTANCE OF 300.13 FEET TO A TXDOT MONUMENT FOUND FOR CORNER;
 THENCE CONTINUING WITH SAID SOUTHEAST LINE, NORTH 45°46'36" EAST A DISTANCE OF 548.28 FEET TO A TXDOT MONUMENT FOUND FOR CORNER;
 THENCE CONTINUING WITH SAID SOUTHEAST LINE, NORTH 42°40'30" EAST A DISTANCE OF 57.61 FEET TO AN IRON ROD WITH CAP FOUND FOR THE MOST NORTHERLY CORNER OF SAID 12.797 ACRE TRACT OF LAND AND BEING THE WEST CORNER OF MAYFLOWER PLACE ADDITION ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 7230 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS;
 THENCE DEPARTING THE SOUTHEAST LINE OF SAID STATE HIGHWAY NO. 26 (GRAPEVINE HIGHWAY) SOUTH 43°59'06" EAST A DISTANCE OF 271.11 FEET TO AN IRON ROD WITH CAP FOUND FOR CORNER;
 THENCE SOUTH 88°53'22" EAST A DISTANCE OF 517.57 FEET TO AN IRON ROD WITH CAP FOUND FOR THE NORTHEAST CORNER OF SAID 12.797 ACRE TRACT OF LAND AND BEING THE SOUTHEAST CORNER OF SAID MAYFLOWER PLACE ADDITION AND BEING LOCATED IN THE WEST LINE OF MAYFAIR NORTH ADDITION, THIRD FILING, RECORDED IN VOLUME 388-97, SLIDE 51 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS;
 THENCE ALONG SAID WEST LINE, SOUTH 00°37'35" WEST A DISTANCE OF 284.32 FEET TO A 5/8 INCH IRON ROD SET FOR THE EASTERLY SOUTHEAST CORNER OF SAID 12.797 ACRE TRACT OF LAND AND BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1 OF HURST ATHLETIC COMPLEX ADDITION;
 THENCE DEPARTING THE WEST LINE OF SAID MAYFAIR NORTH ADDITION, NORTH 88°58'21" WEST A DISTANCE OF 523.58 FEET TO AN IRON ROD WITH CAP FOUND FOR THE NORTHERLY NORTHWEST CORNER OF SAID LOT 1, BLOCK 1;
 THENCE SOUTH 01°17'39" WEST A DISTANCE OF 277.80 FEET TO AN IRON ROD WITH CAP FOUND FOR THE SOUTHERLY SOUTHEAST CORNER OF SAID 12.797 ACRE TRACT OF LAND AND BEING AN "L" CORNER IN THE NORTH LINE OF SAID LOT 1, BLOCK 1;
 THENCE CONTINUING WITH THE NORTH LINE OF SAID LOT 1, BLOCK 1 OF HURST ATHLETIC COMPLEX ADDITION, NORTH 89°59'52" WEST A DISTANCE OF 936.55 FEET TO THE POINT OF BEGINNING;
 CONTAINING 12.797 ACRES OR 557,435 SQUARE FEET OF LAND MORE OR LESS ALL ACCORDING TO THAT SURVEY PREPARED BY A.J. BEDFORD GROUP, INC.



TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
 1105 CHEERY SPANGLER RD., SUITE #1
 COLEVILLE, TX 76038
 PHONE: 817.261.0707
 WWW.CLAYMOOREENGINEERING.COM

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
 CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 Engineer: **MATT MOORE**
 P.E. No. 95813, Date 10/3/2014

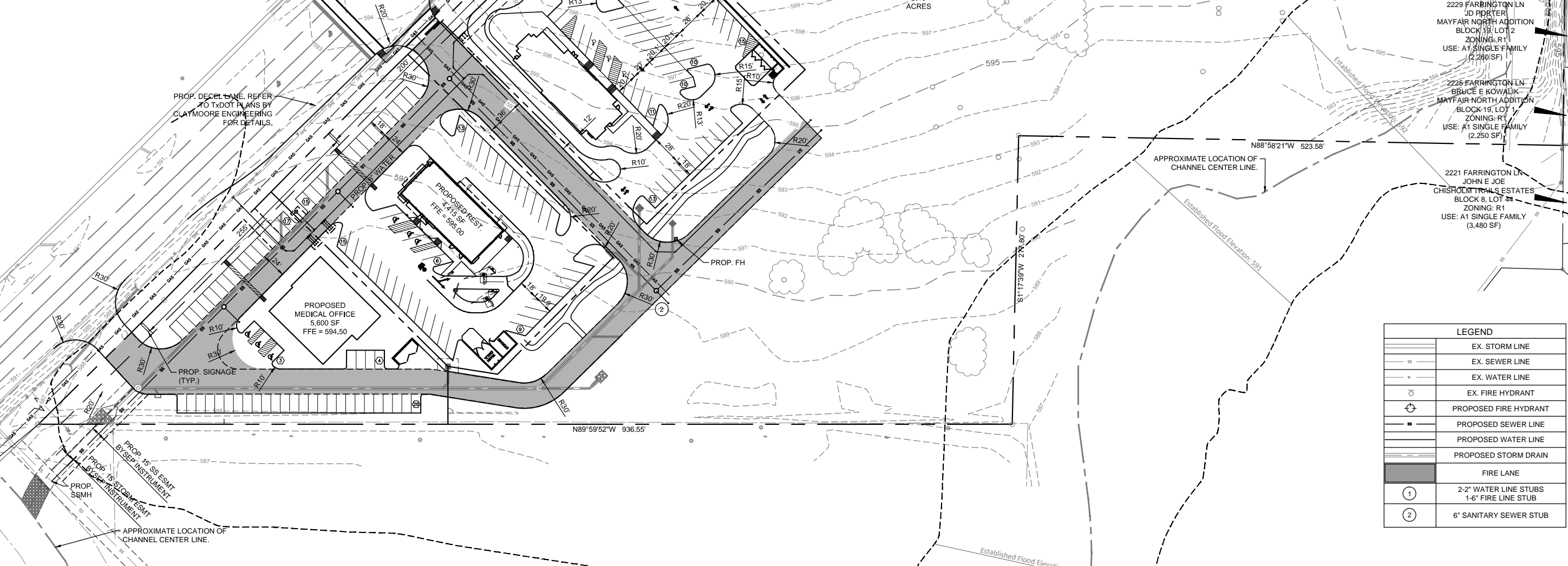
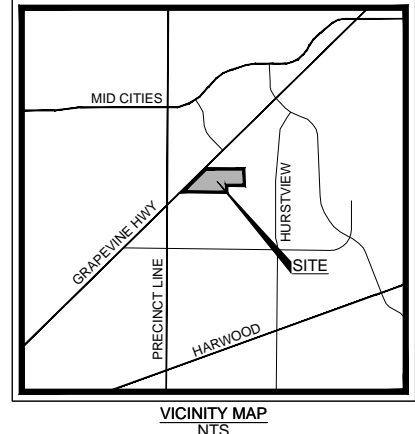
TCG HURST INVESTMENTS, LD
 GRAPEVINE HWY NO. 26
 HURST, TX

No.	DATE	REVISION	BY

SITE PLAN

DESIGN: CLC
 DRAWN: ASD
 CHECKED: MAM
 DATE: 9/3/2014

SHEET
PSP-1
 File No. 2014-044



LEGEND

	EX. STORM LINE
	EX. SEWER LINE
	EX. WATER LINE
	EX. FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	PROPOSED STORM DRAIN
	FIRE LANE
	2-2" WATER LINE STUBS 1-6" FIRE LINE STUB
	6" SANITARY SEWER STUB

SITE DATA SUMMARY

LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	BLDG. HGT. (FT-# ST.)	LOT COVERAGE		FLR AREA RATIO		PARKING		HANDICAP SP.		
							REQ.	PROV.	REQ.	PROV.	REQ. RATIO	REQ.	PROV.	REQ.	PROV.
1	GB	MEDICAL OFFICE	1.12	48,626	5,600	35' - 1 ST.	50% MAX	11.5%	1:1 MAX	3/26	1:200 MEDICAL OFFICE	28	50	2	3
2	GB	RESTAURANT	1.18	51,073	4,415	35' - 1 ST.	50% MAX	8.6%	1:1 MAX	7/81	1:100 RESTAURANT	44	58	3	3
3	GB	RESTAURANT	1.35	56,073	4,916	35' - 1 ST.	50% MAX	8.8%	1:1 MAX	5/57	1:100 RESTAURANT	49	65	3	3

Bench Mark:
 Standard City of Hurst Benchmark 110 is a brass cap in the concrete of a water valve at the southeast corner of the intersection of Precinct Line Road and (Highway 26) Grapevine Highway. Posted Elevation = 588.90

PLOTTED BY: DREW 10/3/2014 1:07 PM
 PLOT DATE: 10/3/2014 1:07 PM
 LOCATION: \\CLAYMOORE\ASD\PROJECTS\2014-044 CRESTVIEW HURST\CADD\SHEETS\PRELIM\ENGINEERING FULL SITE\PSP-1 SITE PLAN 17X11 PHASE 1.DWG
 LAST SAVED: 9/3/2014 11:08 AM