

SITE DATA SUMMARY

EXISTING ZONING	C-1
LAND USE DESIGNATION	RETAIL
GROSS ACERAGE	4.94 ACRES
PERCENTAGE OF BUILDING COVERAGE	5.12
TOTAL BUILDING AREA (FOOT PRINT IN SQ. FT.)	42,021 SQ. FT.
REQUIRED PARKING 1:250	168 SPACES
PROVIDED PARKING	249 SPACES
STANDARD	249
HANDICAPPED	7

SITE PLAN
 0 10' 30' 60' 120'
 GRAPHIC SCALE

Owner:
 SM H. Mac
 16133 Ventura Boulevard, Suite 670
 Encino, CA 91436
 Phone: (310) 801-7437
 Email: smhmac@yahoo.com

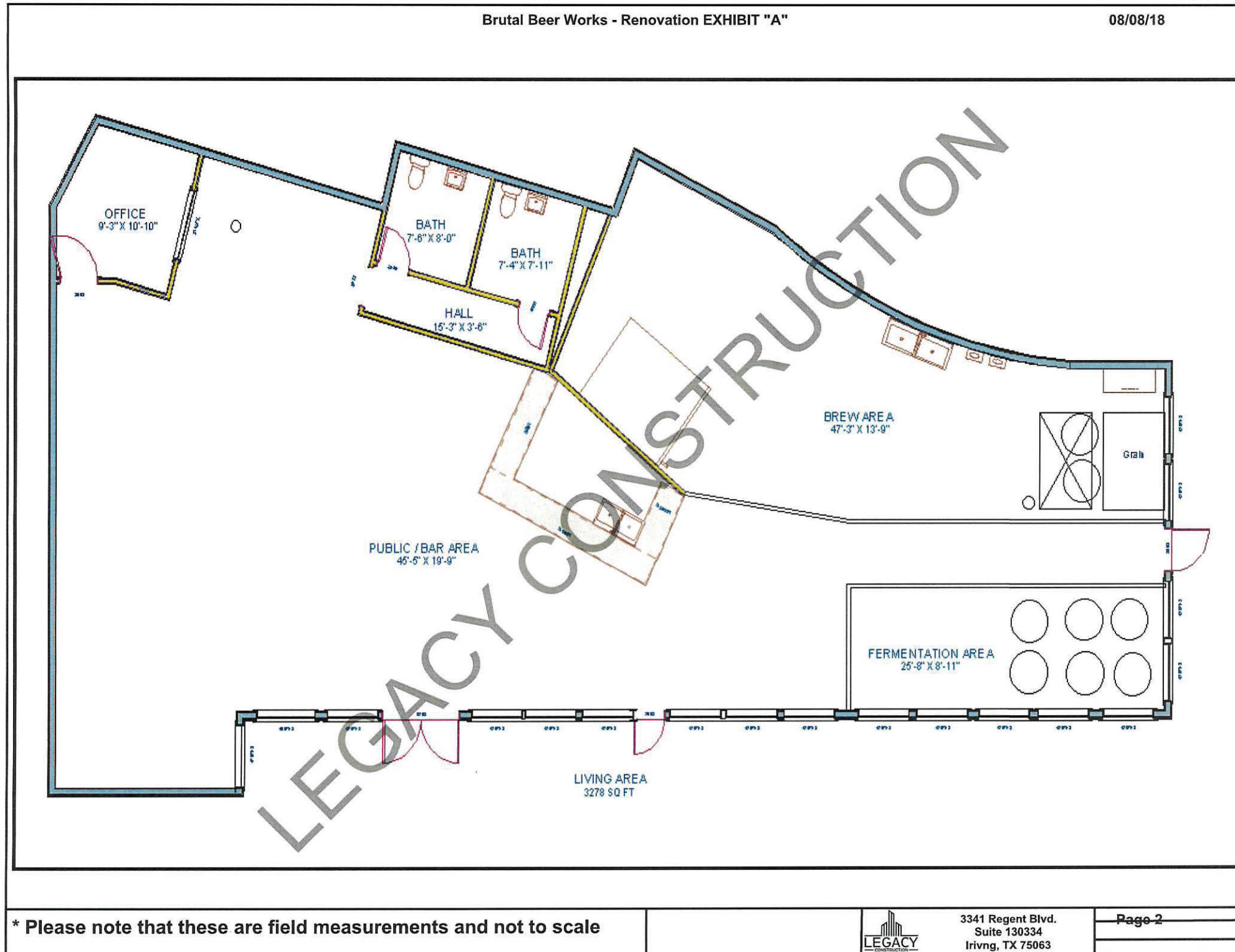
Applicant:
 Jason Hamden
 5524 Davis Blvd.
 N. Richland Hills, TX 76180
 Phone: (817) 282-5273
 Email: jason@hmcfc.com

Architect:
 Chuck Lobb Architectural
 4500 Alpha Road
 Dallas, TX 75244
 Phone: (972) 233-3333
 Email: chuck.lobb@verizon.net

HARWOOD PLAZA
 8409 BOULEVARD 26
 NO. RICHLAND HILLS, TEXAS

Description:

SITE PLAN
Drawn By: CL/JE
Revision: 6
Date: 6/8/15
Scale: 1"=40'
Sheet



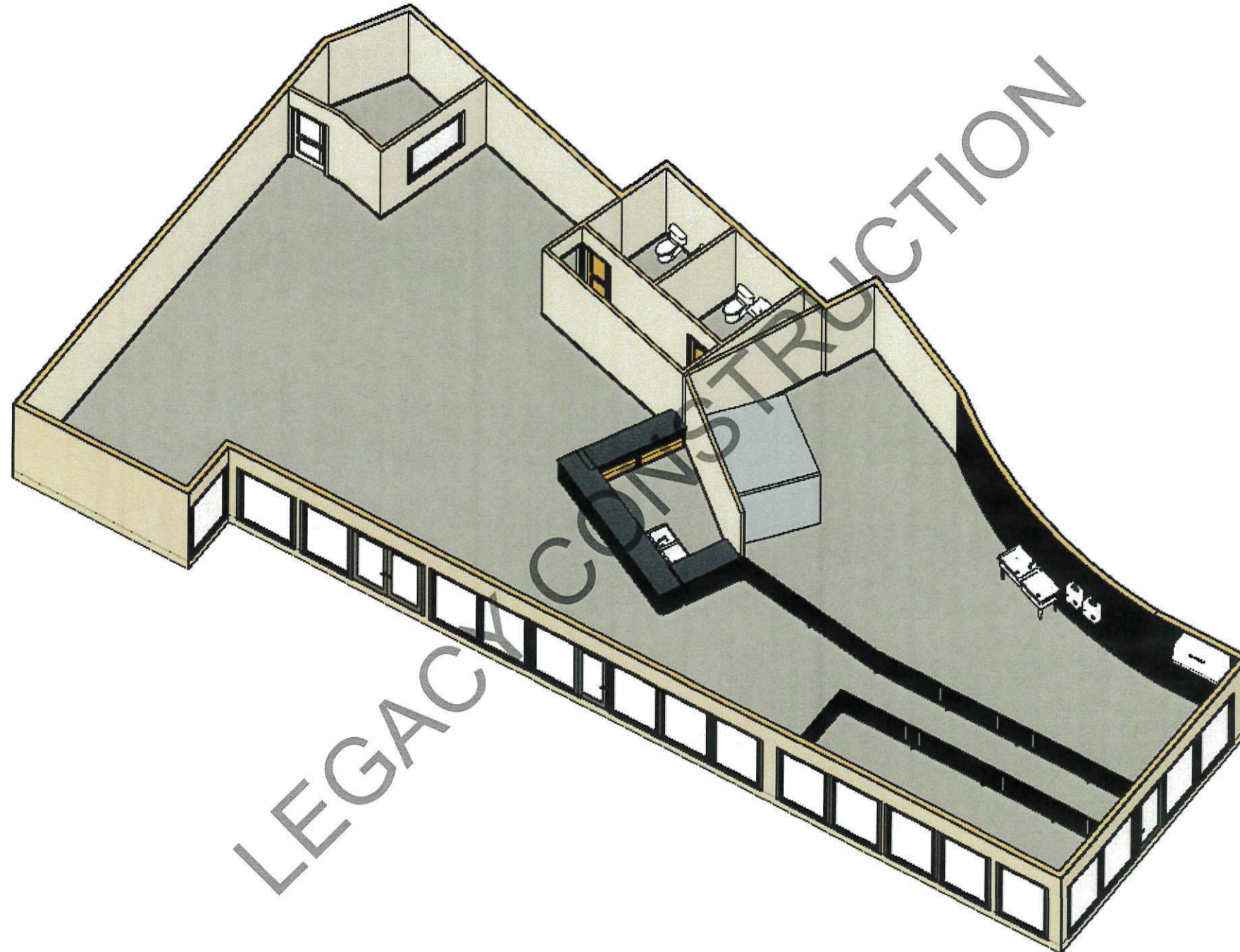
* Please note that these are field measurements and not to scale



3341 Regent Blvd.
Suite 130334
Irving, TX 75063

Brutal Beer Works - Renovation EXHIBIT "A"

08/08/18



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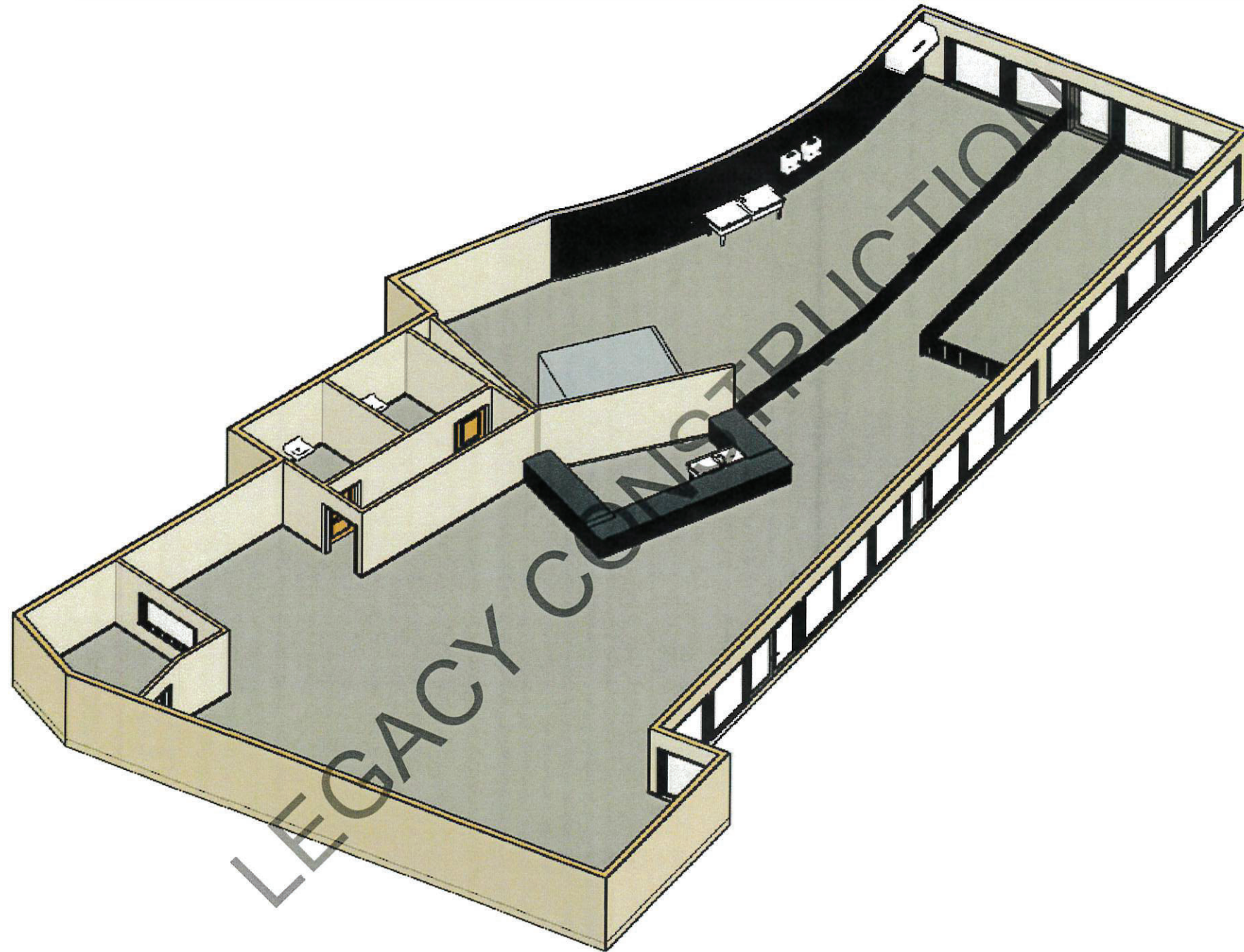


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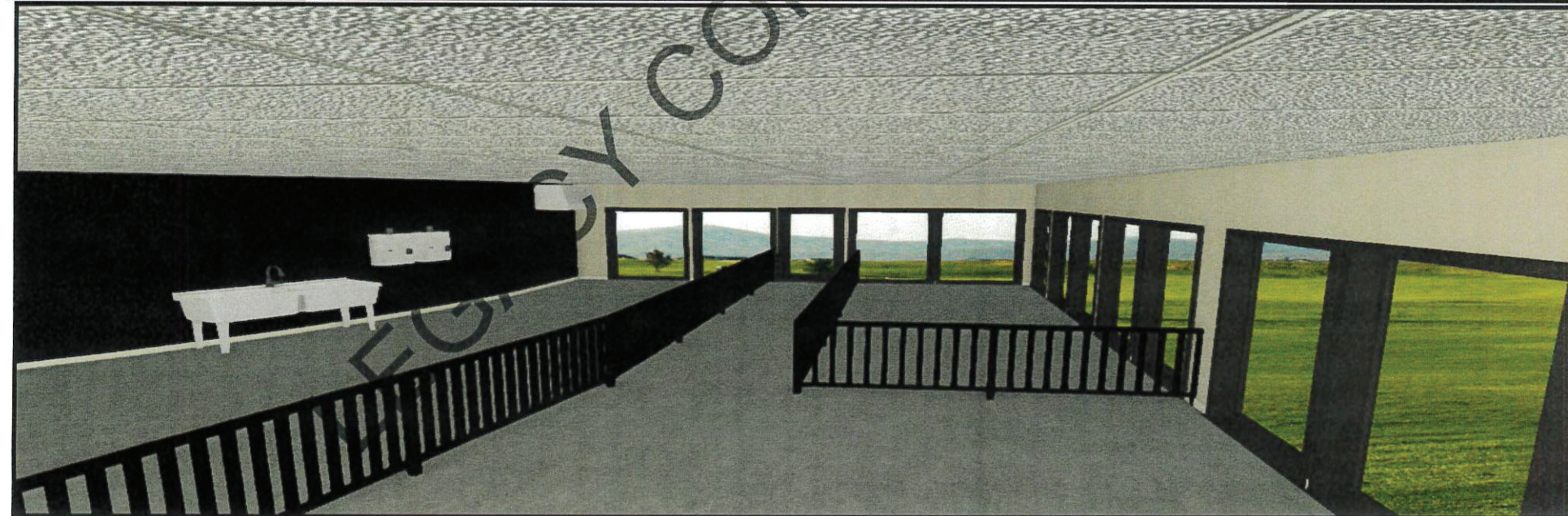
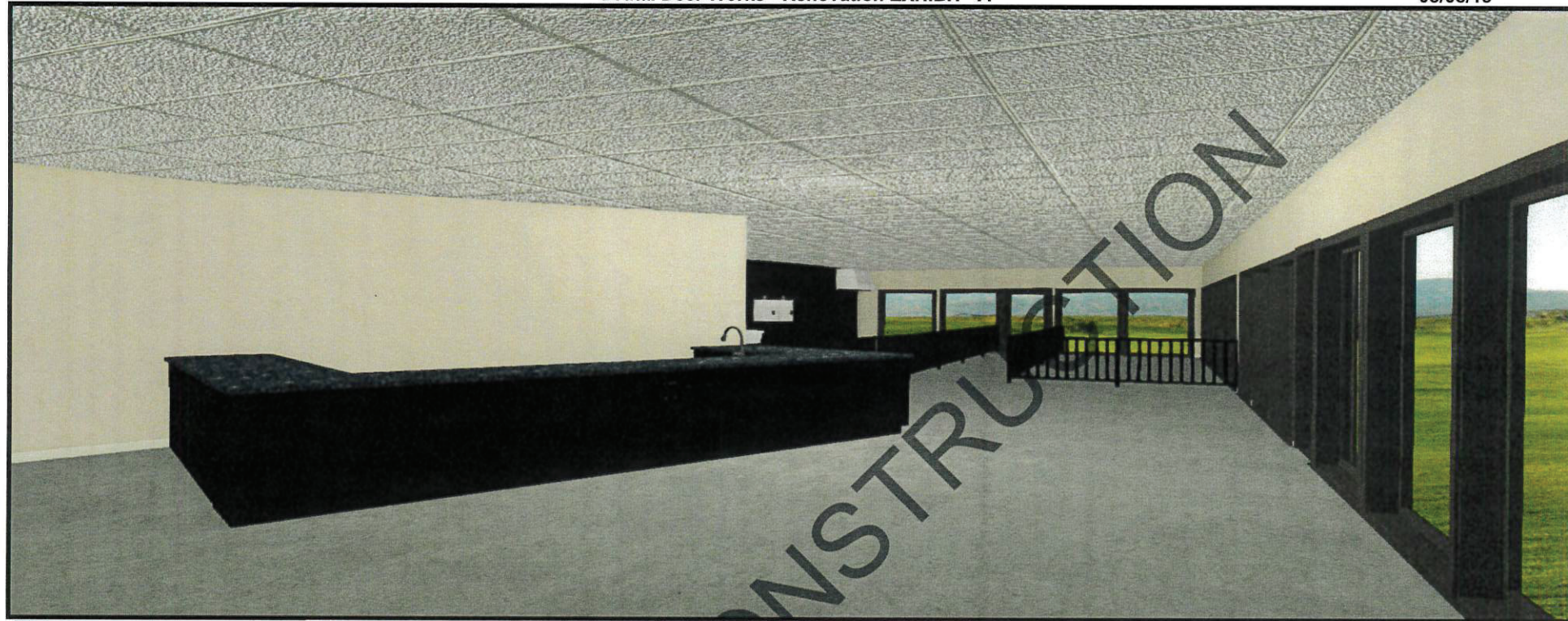


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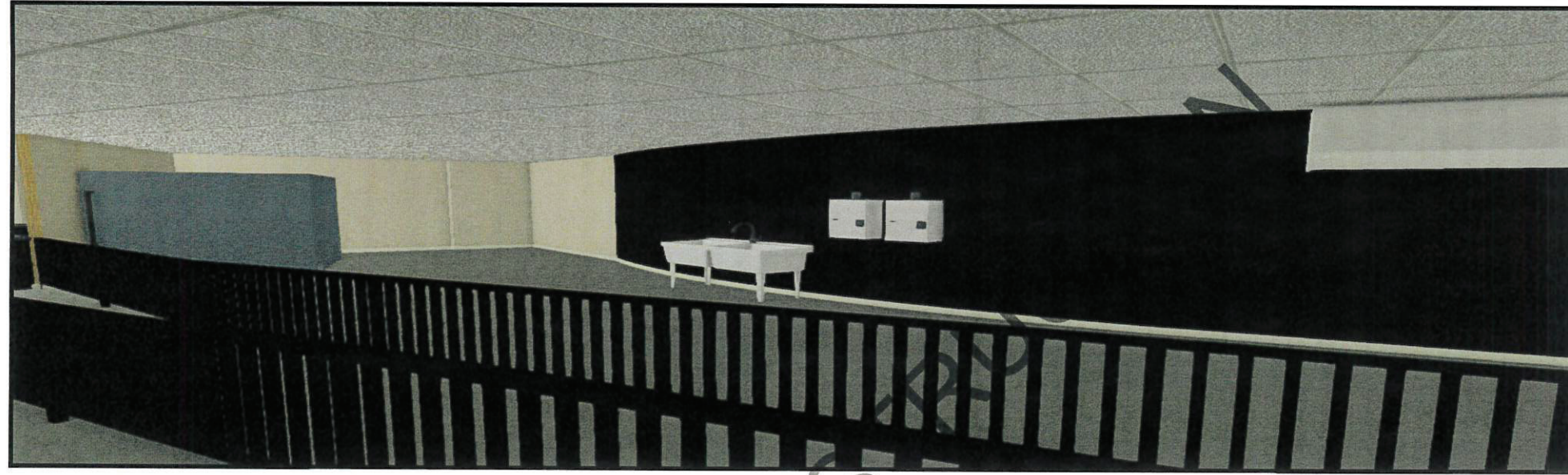


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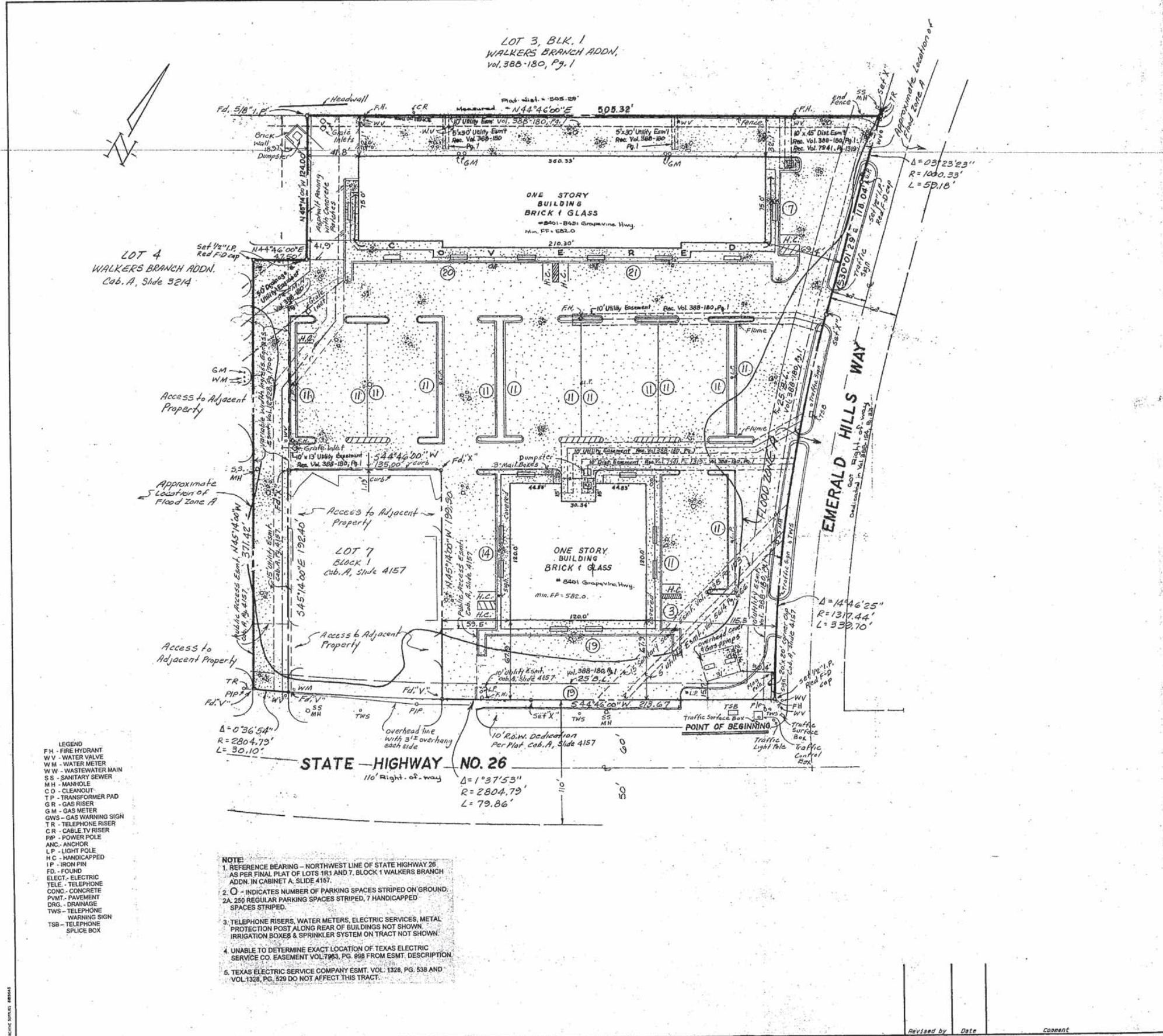


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52047

FIELD NOTES

Being a tract of land situated in the Landon C. Walker Survey, Abstract No. 1653, in the City of North Richland Hills, Tarrant County, Texas, said tract being all of Lot 1R1, Block 1 of the Correction Plat of Lots 1R1 and 7, Block 1, Walker Branch Addition, an addition to the City of North Richland Hills as recorded in Cabinet A, Slide 4189 of the Plat Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the southwest line of Emerald Hills Way (60' R.O.W.) and the northwest line of State Highway No. 26 (110' R.O.W.);

THENCE S 44°46'00"W, 213.67 feet along said northwest line to an "X" cut in concrete set for corner;

THENCE in a southwesterly direction with a curve to the right said curve having a chord bearing of S 45°34'56"W, a central angle of 1°37'53" and a radius of 2804.79 feet for an arc distance of 79.86 feet along said northwest line to a point in the northeast line of Lot 7, Block 1 of said Correction Plat of Lots 1R1 and 7, Block 1 of Walker Branch Addition and an "V" cut in concrete found for corner;

THENCE N 45°14'00"W, 199.50 feet along said northeast line to a point in the northwest line of said Lot 7 and an "X" cut in concrete found for corner;

THENCE S 44°46'00"W, 135.00 feet along said northwest line to a point in the southwest line of said Lot 1 and an "X" cut in concrete found for corner;

THENCE S 45°14'00"E, 192.04 feet along said southwest line to a point in the northwest line of State Highway No. 26 and a "V" cut in concrete found for corner;

THENCE in a southwesterly direction with a curve to the right said curve having a chord bearing of S 49°28'02"W, a central angle of 0°36'54" and a radius of 2804.79 feet for an arc distance of 90.10 feet along said northwest line to a "V" cut in concrete found for corner;

THENCE N 45°14'00"W, 371.42 feet along the southwest line of said Lot 1R1, Block 1 to a 1/2" Iron pin with Red F-D Cap set for corner;

THENCE N 44°46'00"E, 47.50 feet to a 1/2" Iron pin with Red F-D Cap set for corner;

THENCE N 45°14'00"W, 124.00 feet along said southwest line of Lot 1R1, Block 1 to a point in the northwest line of said Lot 1R1, Block 1 and a 5/8" Iron pin found for corner;

THENCE N 44°46'00"E, 505.29 feet along said northwest line to a point in the southwest line of Emerald Hills Way and an "X" cut in concrete set for corner;

THENCE in a southwesterly direction with a curve to the left, said curve having a chord bearing of S 28°19'48"E, a central angle of 3°23'23" and a radius of 1000.33 feet for an arc distance of 59.18 feet along said southwest line to a 1/2" Iron pin with Red F-D Cap set for corner;

THENCE S 30°01'29"E, 118.04 feet along said southwest line to an "X" cut in concrete set for corner;

THENCE in a southeasterly direction with a curve to the left, said curve having a chord bearing of S 37°24'42"E, a central angle of 1°44'02" and a radius of 1317.44 feet for an arc distance of 339.70 feet along said southwest line to a 1/2" Iron pin with Red F-D Cap set for corner and the Place of Beginning and containing 4.956 acres (215,893 Sq. Ft.) of land.

C2047

THIS SURVEY AND CERTIFICATION IS MADE TO ALL PARTIES INTERESTED IN GF NO. 02-56137 OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, NRH JAWS 11, LTD., BANK ONE, N/A (MAIN OFFICE CHICAGO, ILLINOIS) AND FIDELITY NATIONAL TITLE INSURANCE COMPANY ONLY IF A PARTY AND ONLY AS A PARTY TO THIS TRANSACTION AND ONLY FOR USE WITH THIS TRANSACTION.

I hereby certify that on the 7th day of February, 2003,

- this survey was made on the ground as per the field notes shown on this survey and correctly shows (i) the boundaries and areas of the subject property and the size, location and type of visible above ground buildings and improvements thereon and the distance therefrom to the nearest facing exterior property lines of the subject property, (ii) the location of all right-of-way, easements and any other matters of record (or of which I have knowledge or have been advised, whether or not of record) affecting the subject property, (iii) all abutting dedicated public streets providing access to the subject property together with the width and name thereof; and (iv) all other significant items on the subject property;
- except as shown on the survey, there are no (i) observable encroachments upon the subject property by improvements on adjacent property (ii) observable encroachments on adjacent property, streets or alleys by any improvements on the subject property, (iii) party walls, or (iv) conflicts or protrusions;
- ingress to and egress from the subject property is provided by Emerald Hills Way and State Highway No. 26 being paved, dedicated public right-of-way;
- all platted building set back lines on the subject property are located as shown hereon;
- According to FEMA Flood Insurance Rate Map Community Panel No. 48439C0302J and 48439C0304J, dated August 23, 2000, this property lies in Zone A. This property as platted by scale appears to lie within the Special Flood Hazard Area;
- This is to certify that this map or plat and the survey on which it is based substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.

DATE: 4-22-03

FERGUSON-DEERE, INC.
BY: [Signature]
REGISTERED PROFESSIONAL
LAND SURVEYOR #2233

STATE OF TEXAS
DON H. DEERE
2233
LAND SURVEYOR
EXPIRES 12/31/2004

This survey was performed in connection with the above stated transaction, and use of this survey by any party for any other transaction shall be at their own risk, and FERGUSON-DEERE INC. is not responsible to any party for any action resulting therefrom.

- LEGEND**
- FH - FIRE HYDRANT
 - WV - WATER VALVE
 - WM - WATER METER
 - WW - WASTEWATER MAIN
 - SS - SANITARY SEWER
 - MH - MANHOLE
 - C - CLEANOUT
 - G - GAS RISER
 - G M - GAS METER
 - GWS - GAS WARNING SIGN
 - TR - TELEPHONE RISER
 - CR - CABLE TV RISER
 - PP - POWER POLE
 - ANC - ANCHOR
 - LP - LIGHT POLE
 - H C - HANDICAPPED
 - IP - IRON PIN
 - FD - FOUND
 - ELECT - ELECTRIC
 - TELE - TELEPHONE
 - CONC - CONCRETE
 - PVMT - PAVEMENT
 - DRG - DRAINAGE
 - TWS - TELEPHONE WARNING SIGN
 - TSB - TELEPHONE SERVICE BOX

NOTE:

- REFERENCE BEARING - NORTHWEST LINE OF STATE HIGHWAY 26 AS PER FINAL PLAT OF LOTS 1R1 AND 7, BLOCK 1 WALKER BRANCH ADDN. IN CABINET A, SLIDE 4157.
- O - INDICATES NUMBER OF PARKING SPACES STRIPED ON GROUND. 2A. 250 REGULAR PARKING SPACES STRIPED, 7 HANDICAPPED SPACES STRIPED.
- TELEPHONE RISERS, WATER METERS, ELECTRIC SERVICES, METAL PROTECTION POST ALONG REAR OF BUILDINGS NOT SHOWN. IRRIGATION BOXES & SPRINKLER SYSTEM ON TRACT NOT SHOWN.
- UNABLE TO DETERMINE EXACT LOCATION OF TEXAS ELECTRIC SERVICE CO. EASEMENT VOL. 7963, PG. 998 FROM ESMT. DESCRIPTION.
- TEXAS ELECTRIC SERVICE COMPANY ESMT. VOL. 1328, PG. 538 AND VOL. 1328, PG. 529 DO NOT AFFECT THIS TRACT.

LAND TITLE SURVEY

AS BUILT SURVEY

LOT 1R1, BLK. 1 WALKER BRANCH ADDN.

SCALE 1" = 40'

SHEET NO. /

FERGUSON-DEERE, INC.
CONSULTING ENGINEERS
3817 KINGSLEY ROAD
DALLAS, TEXAS 75238
PHONE: 348-2821
DATE: / /

Revised by: _____ Date: _____