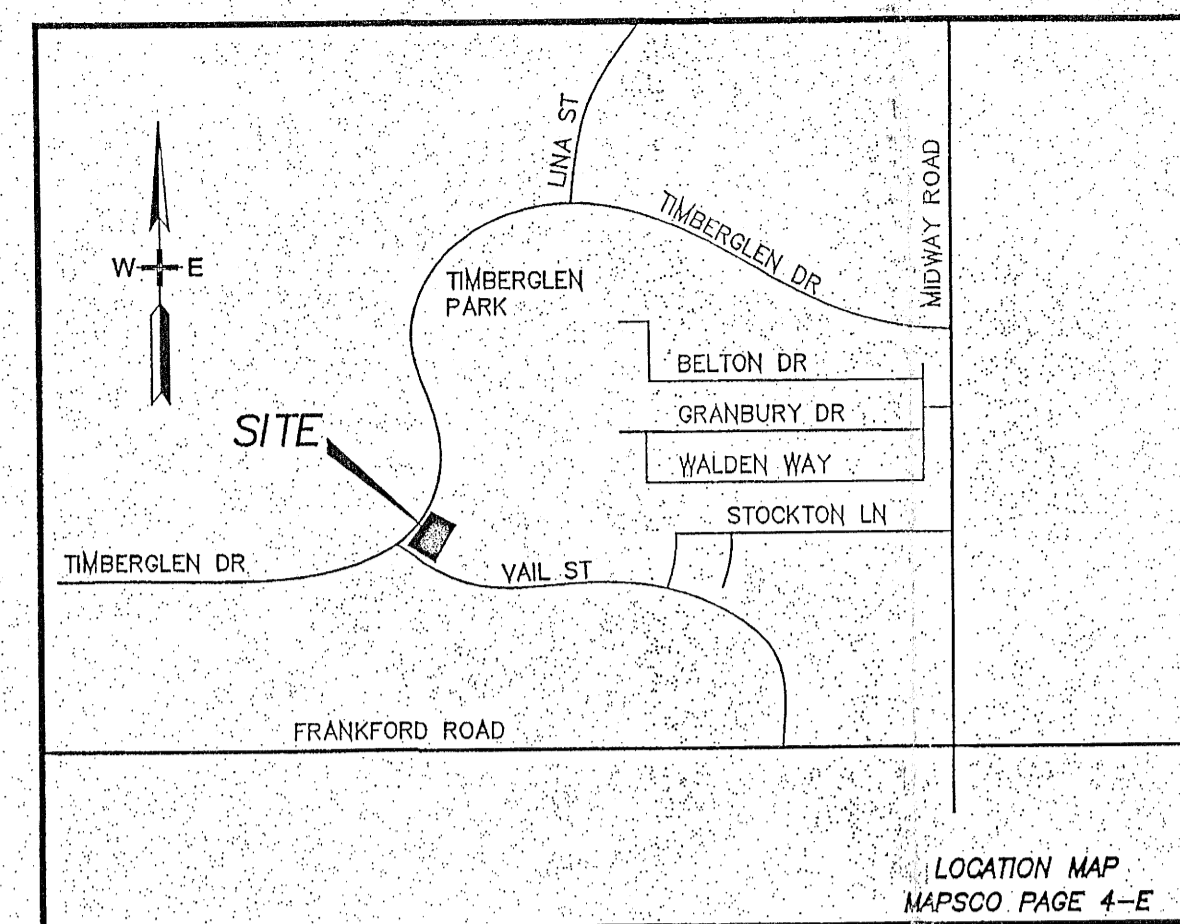
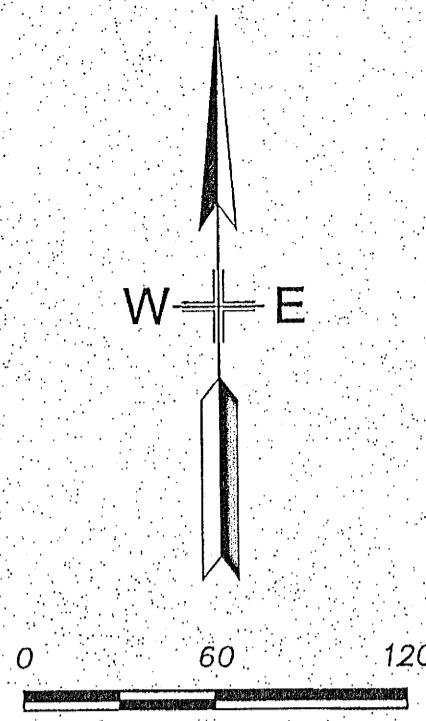


LAND COVERAGE		
OPEN SPACE	873,368 S.F.	88.5 PERCENT
BUILDING	87,841 S.F.	14.9 PERCENT
PARKING	67,873 S.F.	16.6 PERCENT



VICINITY MAP

PROPERTY DESCRIPTION

BEING a tract, lot or parcel of land situated in the W. Larkin Survey, Abstract No. 795, in the City of Dallas, Denton County, Texas, and being all of that certain 13.467 acre tract conveyed to D. R. Horton - Texas, LTD, by Special Warranty Deed recorded at Document Number 98-0024498 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at an "X" found in concrete for corner, said corner being the Southeast corner of said Horton tract, the Westernmost Southwest corner of the Villas of Midway - Phase One, an addition to the City of Dallas, Denton County, Texas, recorded in Cabinet I, Page 174 of the Map Records of Denton County, Texas, said corner also being in the North line of Vail Street (a 60.00 foot right-of-way) and the East line of a 100.00 foot Texas Power and Light Company easement recorded in Volume 527, Page 59 of the Real Property Records of Denton County, Texas, same being the beginning of a curve to the left having a chord bearing of North 76 degrees 45 minutes 19 seconds West, a chord distance of 334.58 feet and a radius of 720.00 feet;

THENCE along said curve to the left a distance of 337.67 feet along the South line of said Horton tract and the North line of said Vail Street to a 1/2 inch iron rod found for corner;

THENCE South 89 degrees 34 minutes 34 seconds West, a distance of 280.42 feet along the South line of said Horton tract and the North line of said Vail Street to a 1/2 inch iron rod found for corner, said corner being the beginning of a curve to the right, said curve having a chord bearing of North 68 degrees 46 minutes 05 seconds West, a chord distance of 471.16 feet and a radius of 645.00 feet;

THENCE along said curve to the right a distance of 482.32 feet along the South line of said Horton tract and the North line of said Vail Street to a 1/2 inch iron rod found for corner;

THENCE North 02 degrees 01 minutes 20 seconds West, a distance of 14.17 feet along the West line of said Horton tract and the North line of said Vail Street to a 1/2 inch iron rod found for corner, said corner being in the East line of Timberglen Road (a 60.00 foot right-of-way) and also being in a curve to the left, said curve having a chord bearing of North 17 degrees 10 minutes 17 seconds East, a chord distance of 493.51 feet and a radius of 580.00 feet;

THENCE along said curve to the left a distance of 809.87 feet along the West line of said Horton tract and the East line of said Timberglen Road to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Horton tract and the Southwest corner of the Villas of Midway - Phase Two, an addition to the City of Dallas, Denton County, Texas, recorded in Cabinet K, Page 182 of the Map Records of Denton County, Texas;

THENCE South 89 degrees 26 minutes 46 seconds East, a distance of 242.53 feet along the North line of said Horton tract and the South line of said Villas of Midway - Phase Two to a 1/2 inch iron rod found for corner, said corner being the beginning of a curve to the right, said curve having a chord bearing of South 79 degrees 26 minutes 48 seconds East, a chord distance of 288.95 feet and a radius of 400.00 feet;

THENCE along said curve to the right a distance of 288.40 feet along the North line of said Horton tract and the South line of said Villas of Midway - Phase Two to a 1/2 inch iron rod found for corner;

THENCE South 89 degrees 30 minutes 49 seconds East, a distance of 104.78 feet along the North line of said Horton tract and the South line of said Villas of Midway - Phase Two to a 1/2 inch iron rod found for corner, said corner being the beginning of a curve to the left, said curve having a chord bearing of South 79 degrees 02 minutes 09 seconds East, a chord distance of 132.34 feet and a radius of 400.00 feet;

THENCE along said curve to the left a distance of 132.95 feet along the North line of said Horton tract and the South line of said Villas of Midway - Phase Two;

THENCE South 88 degrees 33 minutes 28 seconds East, a distance of 9.78 feet along the North line of said Horton tract and the South line of said Villas of Midway - Phase Two to a 1/2 inch iron rod found for corner, said corner being in the West line of Marble Falls Drive (a 63.00 foot right-of-way);

THENCE South 01 degrees 26 minutes 32 seconds West, a distance of 18.50 feet along the West line of said Marble Falls Drive to a 1/2 inch iron rod found for corner;

THENCE South 88 degrees 33 minutes 28 seconds East, a distance of 53.00 feet to a 1/2 inch iron rod found for corner, said corner being in the East line of said Marble Falls Drive;

THENCE North 01 degrees 26 minutes 32 seconds East, a distance of 121.15 feet along the East line of said Marble Falls Drive to a 1/2 inch iron rod found for corner, said corner being in a curve to the left, said curve having a chord bearing of South 82 degrees 19 minutes 58 seconds East, a chord distance of 100.53 feet and a radius of 376.50 feet;

THENCE along said curve to the left a distance of 100.89 feet to a 1/2 inch iron rod found for corner, said corner being in the East line of said Horton tract and the West line of said Villas of Midway - Phase One;

THENCE South 01 degrees 26 minutes 45 seconds West, a distance of 703.38 feet along the East line of said Horton tract and the West line of said Villas of Midway - Phase One to the POINT OF BEGINNING and CONTAINING 586,615.25 square feet or 13.467 acres of land.

GENERAL NOTES

- STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB
- ALL PARKING STRIPING, HDPC PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF DALLAS REQUIREMENTS, TYP.
- THE SANITATION CONTAINER SCREENING WALLS WILL BE THE SAME COLOR, MATERIAL, AND TEXTURE AS THE EXTERIOR WALLS OF THE PROPOSED BUILDING, INCLUDING A METAL GATE, PRIMED AND PAINTED, SUBJECT TO REVIEW AND APPROVAL BY THE CITY PLANNER.
- FIRE LANES CANNOT BE LOCATED IN FLOODPLAIN.
- ALL FIRE LANES TO BE INSTALLED AND STRIPPED PER CITY OF DALLAS FIRE CODE STANDARDS.
- ALL GATES ACROSS FIRE LANES TO BE AUTOMATIC GATES EQUIPPED WITH OPTICUM DEVICES WITH KNOX OVERRIDES.
- ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED.
- UTILITY METERS SHALL NOT BE VISIBLE EXCEPT FROM AREAS CLEARLY INTENDED AS SERVICE AREAS WHERE THE PILING IS GENERALLY EXCLUDED.
- THE SCHOOL DISTRICT SUPPORTS THE TIMBERGLEN TRAIL PROJECT AND IS WILLING TO ACCOMMODATE THE TRAIL ALONG THE EASTERN PROPERTY LINE.

PARKING REQUIREMENTS

1.6 SPACES PER EACH CLASSROOM	69 + 10 = 79 TOTAL REQUIRED
TOTAL OF 48 CLASSROOMS	

PARKING TABULATIONS

PARKING PROVIDED - VISITOR/STAFF REGULAR (9.0' X 18.0')	93
VISITOR/STAFF HANDICAP (8.0' X 18.0' WITH 8.0' WUE STRIPED ACCESS)	4
TOTAL PARKING PROVIDED	97

NORTHEAST DALLAS ELEMENTARY LOT 1 / BLOCK 8748

SITE PLAN

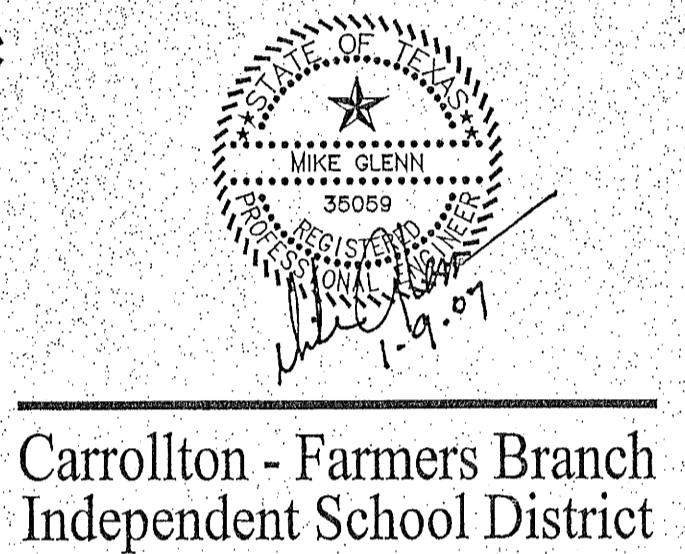
OWNER: CARROLLTON-FARMERS BRANCH INDEPENDENT SCHOOL DISTRICT
 1445 N. PERRY ROAD
 CARROLLTON, TEXAS 75006 (972) 466-6100

SHW Group Inc. Architects + Engineers

Issue Dates:
 Review: 12/20/99
 Permit:
 Construction:
 Scale: 1" = 60'
 Drawn By: R. HOWMAN
 Checked by: R.A.H.
 Project No. 99-574.90
 Sheet

Consultants:

CIVIL: GLENN ENGINEERING, INC.
 STRUCTURAL: SHW GROUP, LLP
 MEP: EMA CONSULTING ENGINEERS
 LANDSCAPING: GRUBBS RAMSEY



Carrollton - Farmers Branch Independent School District

McWHORTER ELEMENTARY SCHOOL ADDITION

DALLAS, TEXAS

Project Number: 4106.007.00
 Drawing Date: 5/11/2006
 Drawn: R.HOWMAN
 Checked: RAH
 Scale: AS SHOWN
 ACAD File: McWORTER ELEM ADD-REV1.dwg
 © 2006 SHW Group, LLP

Revisions:

NO.	DESCRIPTION
1	Specific Use Permit No. 1396

Approved City Plan Commission October 12, 2006

Sheet Title: **SITE PLAN** 070178

26542 APPROVED BY CITY COUNCIL

JAN 10 2007

CS 1.01

Jan 09, 2007 - 3:36pm User: Robert Howman
 C:\Carrollton-IBSD\DALLAS-ELEM\McWORTER ADDITION\BIDSET\McWORTER ELEM ADD-REV1.dwg

Z056-316 (RB) of

Z-190-167