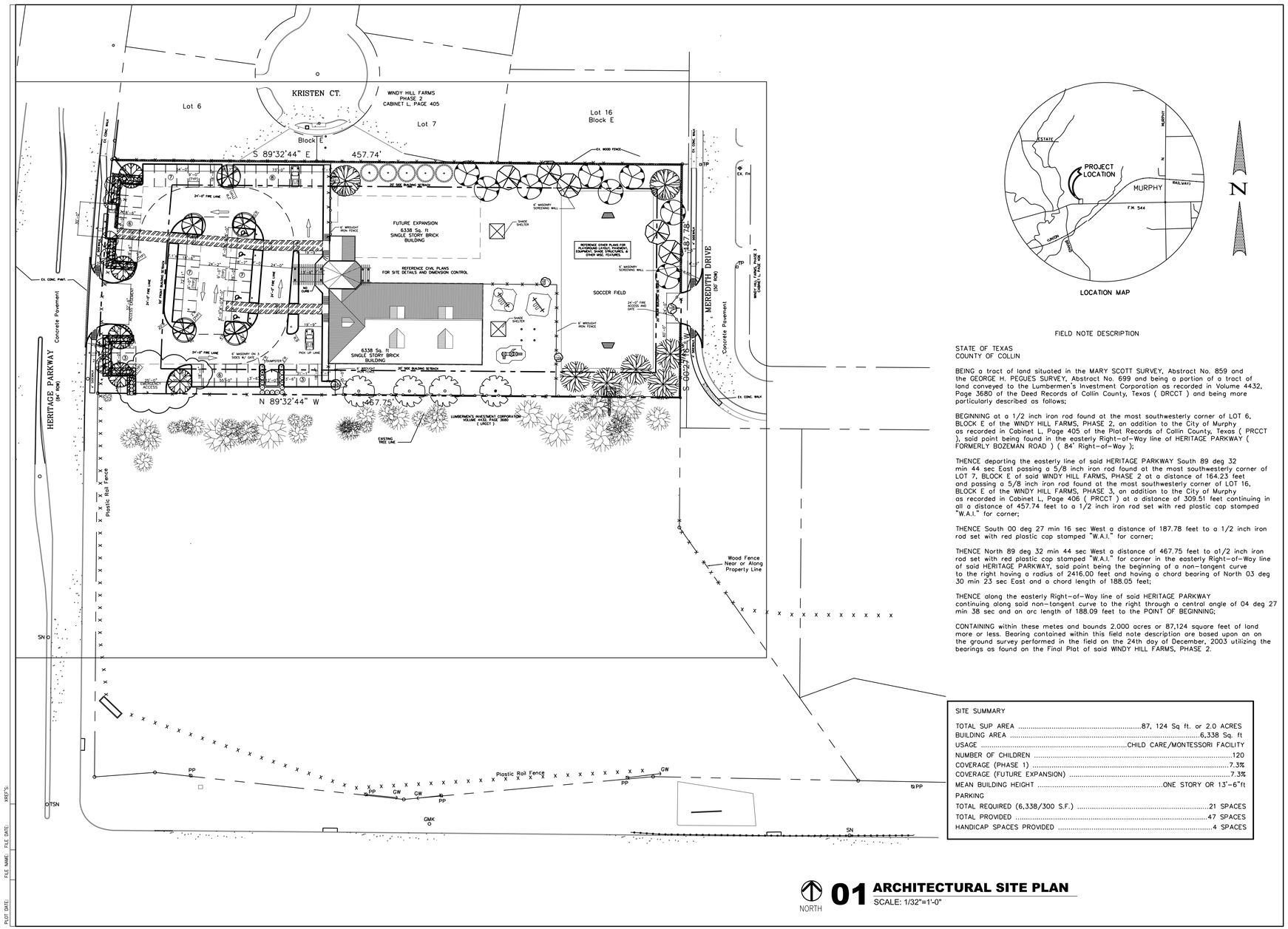

LOCATION MAP

FIELD NOTE DESCRIPTION

STATE OF TEXAS
COUNTY OF COLLIN

BEING a tract of land situated in the MARY SCOTT SURVEY, Abstract No. 859 and the GEORGE H. PEGUES SURVEY, Abstract No. 699 and being a portion of a tract of land conveyed to the Lumbermen's Investment Corporation as recorded in Volume 4432, Page 3680 of the Deed Records of Collin County, Texas (DRCCT) and being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod found at the most southwesterly corner of LOT 6, BLOCK E of the WINDY HILL FARMS, PHASE 2, an addition to the City of Murphy as recorded in Cabinet L, Page 405 of the Plat Records of Collin County, Texas (PRCCT), said point being found in the easterly Right-of-Way line of HERITAGE PARKWAY (FORMERLY BOZEMAN ROAD) (84' Right-of-Way);

THENCE departing the easterly line of said HERITAGE PARKWAY South 89 deg 32 min 44 sec East passing a 5/8 inch iron rod found at the most southwesterly corner of LOT 7, BLOCK E of said WINDY HILL FARMS, PHASE 2 at a distance of 164.23 feet and passing a 5/8 inch iron rod found at the most southwesterly corner of LOT 16, BLOCK E of the WINDY HILL FARMS, PHASE 3, an addition to the City of Murphy as recorded in Cabinet L, Page 406 (PRCCT) at a distance of 309.51 feet continuing in all a distance of 457.74 feet to a 1/2 inch iron rod set with red plastic cap stamped "W.A.I." for corner;

THENCE South 00 deg 27 min 16 sec West a distance of 187.78 feet to a 1/2 inch iron rod set with red plastic cap stamped "W.A.I." for corner;

THENCE North 89 deg 32 min 44 sec West a distance of 467.75 feet to a1/2 inch iron rod set with red plastic cap stamped "W.A.I." for corner in the easterly Right-of-Way line of said HERITAGE PARKWAY, said point being the beginning of a non-tangent curve to the right having a radius of 2416.00 feet and having a chord bearing of North 03 deg 30 min 23 sec East and a chord length of 188.05 feet;

THENCE along the easterly Right-of-Way line of said HERITAGE PARKWAY continuing along said non-tangent curve to the right through a central angle of 04 deg 27 min 38 sec and an arc length of 188.09 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 2.000 acres or 87,124 square feet of land more or less. Bearing contained within this field note description are bosed upon on on the ground survey performed in the field on the 24th day of December, 2003 utilizing the bearings as found on the Final Plat of said WINDY HILL FARMS, PHASE 2.

SITE SUMMARY

TOTAL SUP AREA	87, 124 Sq ft. or 2.0 ACRES
BUILDING AREA	6,338 Sq. ft
USAGE	CHILD CARE/MONTESSORI FACILITY
NUMBER OF CHILDREN	120
COVERAGE (PHASE 1)	7.3%
COVERAGE (FUTURE EXPANSION)	7.3%
MEAN BUILDING HEIGHT	ONE STORY OR 13'-6"ft
PARKING	
TOTAL REQUIRED (6,338/300 S.F.)	21 SPACES
TOTAL PROVIDED	47 SPACES
HANDICAP SPACES PROVIDED	4 SPACES

NORTH

01 ARCHITECTURAL SITE PLAN

SCALE: 1/32"=1'-0"

OWNER
HERITAGE MONTESSORI ACADEMY L.L.C
3733 LOWREY WAY,
PLANO TX 75025

HERITAGE MONTESSORI SCHOOL

HERITAGE PARKWAY, MURPHY, TEXAS

BUILDING DESIGNER
A. RAO
BAILEY & BOYKIN 3525N
PLANO, TEXAS
PH: 405.361.7450

STRUCTURAL ENGINEER
LARRY SMITH ENGINEERING
2116 S. TEAKWOOD LANE
PLANO, TEXAS 75023
PH: 972.964.2161

CIVIL ENGINEER
ROLAND FORSTER
1601 N. WOOD ST, STE. 104
MCKINNEY, TEXAS 75069
PH: 214.544.8888

MEP ENGINEERS
ARJO ENGINEERS INC.
4140 LEMMON AVE.
DALLAS, TEXAS 75219

LANDSCAPE ARCHITECT
RICKY PETTY
1309 COLLEGE DR.
CARROLLTON, TEXAS 75007
PH: 972.446.4349

CONSTRUCTION DOCUMENTS ISSUE

KEY PLAN

CURRENT ZONING
NS - NEIGHBORHOOD SERVICES
ORD. 04-04-608

REVISION

JULY 19, 2004	CITY OF PLANO REVIEW COMMENTS

DATE
JANUARY 23, 2004
SHEET TITLE

SITE PLAN

SHEET NO.
A0.01

PLOT DATE: FILE NAME: FILE DATE: XREF'S: