

LEGAL DESCRIPTION

BEING A 13.620 ACRE TRACT OF LAND SITUATED IN THE FRANCIS MILLER SURVEY, ABSTRACT NO. 926 IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK A, 1801 VALLEY VIEW ADDITION, AN ADDITION TO THE CITY OF FARMERS BRANCH, TEXAS AS RECORDED IN VOLUME 97161, PAGE 167, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD IN THE NORTH LINE OF VALLEY VIEW LANE AND BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID "CORPORATE FACILITY" PLAT;

THENCE NORTH 74°58'54" WEST, ALONG THE NORTH LINE OF SAID VALLEY VIEW LANE FOR A DISTANCE OF 57.08 FEET TO A FOUND CHISELED "X" IN CONCRETE FOR CORNER, SAID POINT BEING IN THE EAST LINE OF KEENAN BRIDGE ROAD;

THENCE NORTH 44°20'12" WEST, ALONG THE EAST LINE OF SAID KEENAN BRIDGE ROAD, FOR A DISTANCE OF 388.73 FEET TO A FOUND CHISELED "X" IN CONCRETE FOR CORNER, SAID POINT BEING IN THE EAST LINE OF DAVIS LANE;

THENCE NORTH 09°14'12" WEST, ALONG THE EAST LINE OF SAID DAVIS LANE, FOR A DISTANCE OF 402.29 FEET TO A FOUND 1/2 INCH IRON ROD FOR CORNER;

THENCE NORTH 04°18'56" WEST, FOR A DISTANCE OF 232.02 FEET TO A FOUND 1/2 INCH IRON ROD FOR CORNER;

THENCE NORTH 86°22'48" EAST, FOR A DISTANCE OF 759.33 FEET TO A FOUND 1/2 INCH IRON ROD FOR CORNER;

THENCE SOUTH 00°39'48" WEST, FOR A DISTANCE OF 788.70 FEET TO A FOUND 1/2 INCH IRON ROD FOR CORNER IN THE NORTH LINE OF VALLEY VIEW LANE, SAID POINT BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A DELTA OF 04°38'11", A RADIUS OF 1,497.69 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 64°47'50" WEST, 121.16 FEET;

THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, FOR A DISTANCE OF 121.19 FEET TO A FOUND CHISELED "X" IN CONCRETE FOR CORNER;

THENCE SOUTH 62°28'45" WEST, FOR A DISTANCE OF 26.00 FEET TO A FOUND 1/2 INCH IRON ROD FOR CORNER, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A DELTA OF 06°58'43" A RADIUS OF 1,975.08 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 58°59'24" WEST, 240.42 FEET;

THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, FOR A DISTANCE OF 240.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 593,196 SQUARE FEET OR 13.620 ACRES OF LAND, MORE OR LESS.

DATA TABLE

DATA TABLE	
TOTAL SITE AREA	593,184 S.F.
TOTAL IMPERVIOUS AREA	≈458,771 S.F.
PERCENTAGE OF IMPERVIOUS AREA	≈77.34%
TOTAL PERVIOUS AREA	≈134,413 S.F.
PERCENTAGE OF OPEN SPACE	≈22.66%
PARKING AREA	
EXISTING PARKING (9'X20'):	776
EXISTING HANDICAP PARKING:	18
TOTAL EXISTING PARKING:	794
PROPOSED PARKING (9'X20'):	68
EXISTING PARKING REMOVED:	12
NET PARKING ADDED:	56
TOTAL PARKING:	850

GENERAL NOTES:

- 1. ALL SITE PLAN DRAWINGS SHALL BE ORIENTED IN THE SAME DIRECTION AND SHALL BE DRAWN TO THE SAME SCALE
- 2. FIRE LANES SHALL BE A MINIMUM OF 24 FEET IN WIDTH.

AND A MINIMUM 50 FOOT OUTSIDE RADIUS.

- 3. ALL FIRE LANES SHALL HAVE A MINIMUM 26 FOOT INSIDE RADIUS
- 4. A MINIMUM OF 14 FEET OF CLEAR HEIGHT SHALL BE AVAILABLE FOR ALL FIRELANES.

LANDSCAPE NOTES:

CONTACT: AARON HUNSAKER

- 1. APPROVAL OF IRRIGATION PLAN IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. AN IRRIGATION PLAN MUST BE PREPARED AND SEALED BY A LICENSED IRRIGATOR IN THE STATE OF TEXAS.
- 2. ALL LANDSCAPED AND TURF AREAS MUST BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, UNLESS AN ALTERNATIVE WATER WISE IRRIGATION SYSTEM IS APPROVED BY THE CITY.
- 3. ALL LANDSCAPE BEDS SHALL BE SEPARATED FROM TURF AREAS BY STEEL EDGING.

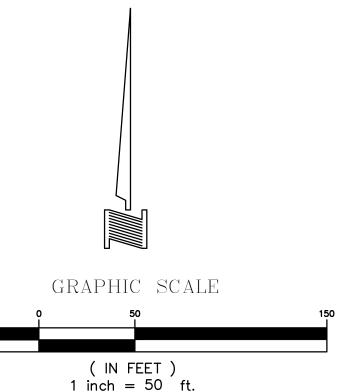
PROPERTY ADDRESS:

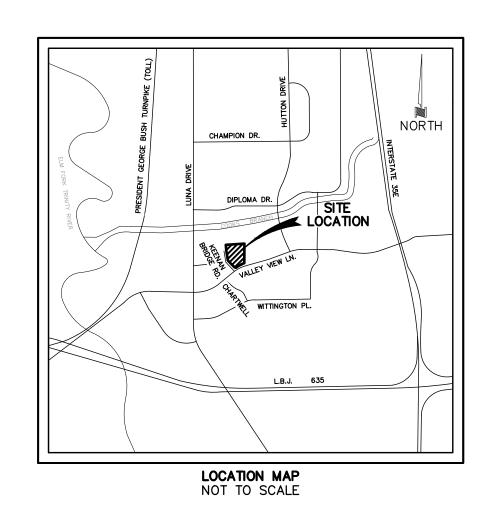
1801 VALLEY VIEW LANE FARMERS BRANCH, TX 75234

OWNER:

BHCP FARMERS BRANCH L.P. 16027 VENTURE BOULEVARD. SUITE 550 ENCINO, CALIFORNIA 91436 PH. 818-905-3200

CONTACT: MOSHE HAGER





LEGEND			
	EX. 24' FIRELANE		
	NEW CONCRETE PAVEMENT		
	LIMITS OF CONSTRUCTION		
	ZONING BOUNDARY LINE		
++	DEMOLISH & REMOVE		

DATE	ACTION
PLANNING AND ZONING COMMISSION:	
CITY COUNCIL DATE:	
ORDINANCE NO.:	
RESOLUTION NO.:	
ADMINISTRATIVE APPROVAL DATE:	
	ACTION BLOC

SITE PLAN HAGER PACIFIC CALL CENTER **PARKING ADDITION**

CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS DOWDEY, ANDERSON & ASSOCIATES, INC.

5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694 STATE REGISTRATION NUMBER: F-399 SURVEY FIRM REGISTRATION NUMBER: 10077800

DESIGN DRAWN CHECKED DATE SCALE SHEET JOB FEB. 12 1"=50' 18020 ΑH

JOB SHEET

SCALE

1"=20'

FEB. 12 2019

DESIGN DRAWN CHECKED DATE

CWH

CONTACT: MOSHE HAGER

PH. 972-931-0694

CONTACT: AARON HUNSAKER

PLATE NO.: 2