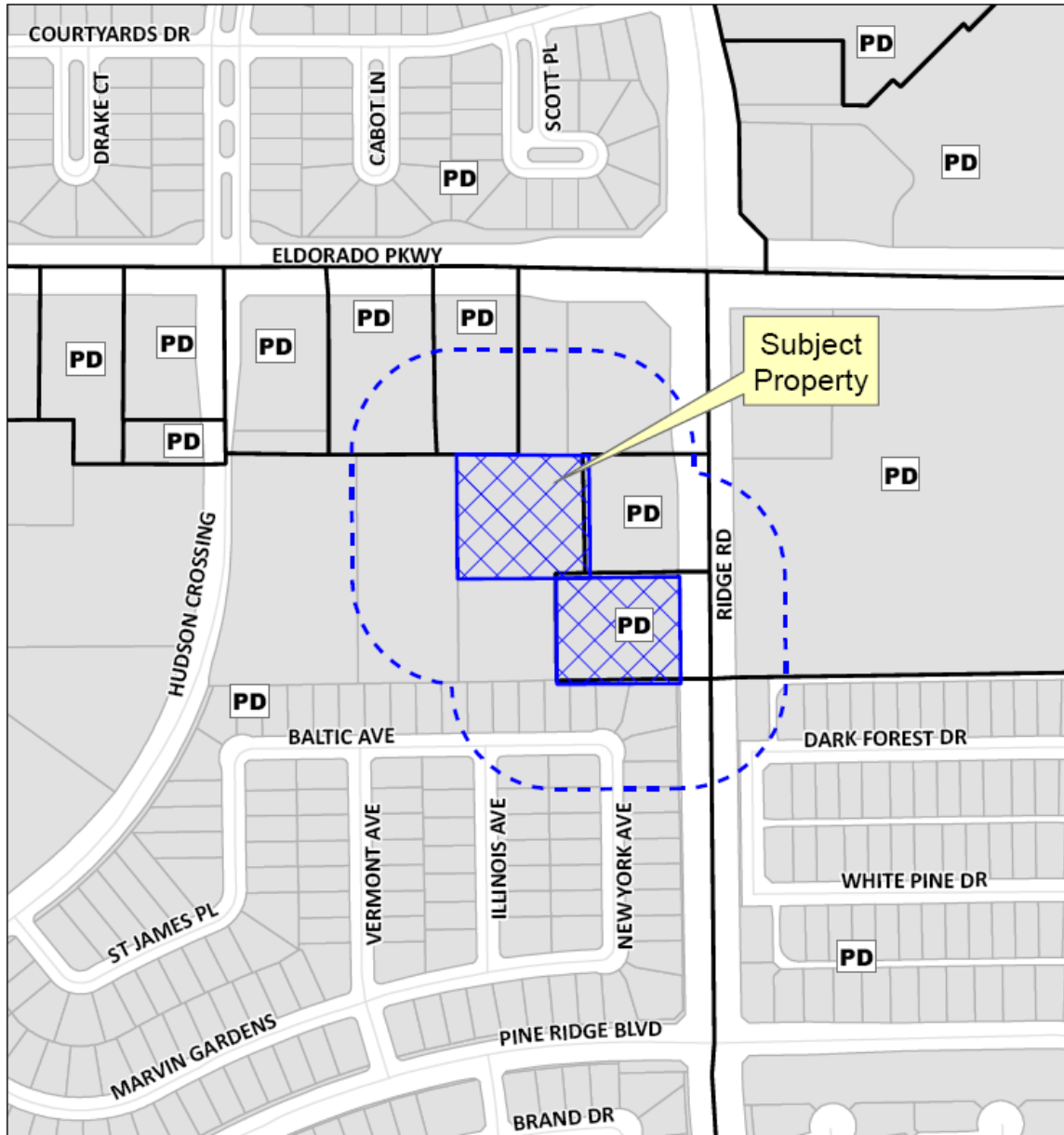


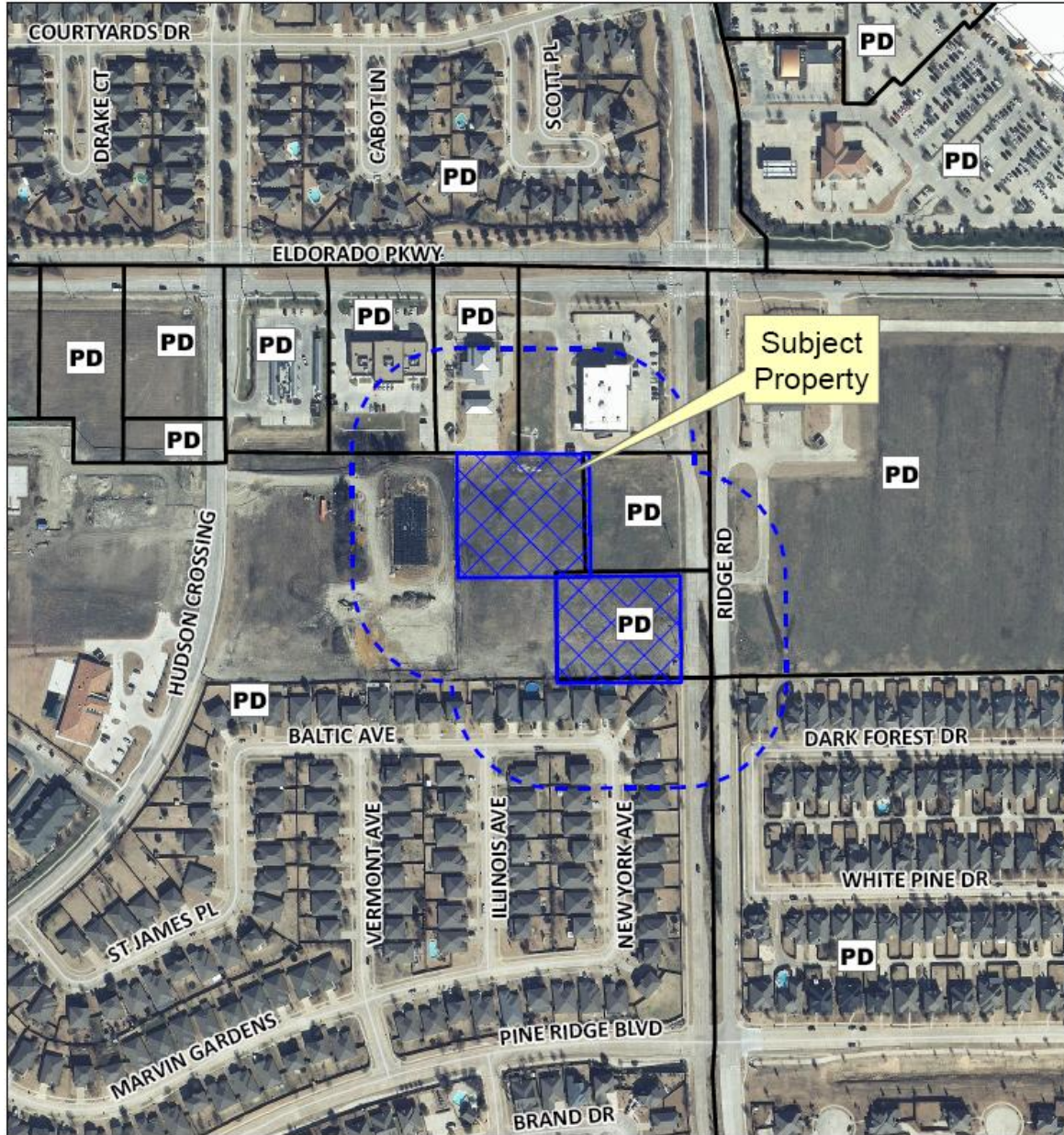
Case No. 12-126Z
LadyBird Academy



Location Map



Aerial Exhibit



Zoning Exhibit

Received by the Planning Department on 7.9.12



LOCATION MAP

Legal Description "Tract 1"

MC96 a 439 acre tract of land situated in the S. Herkula Survey, Adams Co., Texas, County, Texas and being more or less the entire of said tract as shown on the plat thereof, recorded in Volume 175, Page 100 of the Public Records of Adams County, Texas, and being more particularly described as follows:

MC1060 at the intersection of the West line of Ridge Road with the West line of Boardwalk Addition, as shown on the plat thereof, recorded in Volume 175, Page 100 of the Public Records of Adams County, Texas.

MC1061 South 89°10'00" West a distance of 265.42' departing the West line of Ridge Road and bearing therefrom to the East line of Boardwalk Addition to a point for corner.

MC1062 North 89°19'48" West a distance of 266.57' departing the North line of said Boardwalk Addition to a point for corner.

MC1063 North 89°19'30" East a distance of 263.93' to a point for corner, this corner being in the West line of Ridge Road (variable RLVA).

MC1064 South 89°19'00" East a distance of 265.00' with the West line of Ridge Road (variable RLVA) back to the place of beginning and containing 239 acres (60.424 ac. ±) of land.

Legal Description "Tract 2"

MC96 a tract of land situated in the S. Herkula Survey, Adams Co., Texas, County, Texas and being more or less the entire of said tract as shown on the plat thereof, recorded in Volume 175, Page 100 of the Public Records of Adams County, Texas, and being more particularly described as follows:

MC1065 a 4 1/2 inch rod placed on the North line of said Lot 482, Block A, in the South 1/2 of Lot 2, Block A of DARTMOUTH ADDITION, as shown on the plat thereof, recorded in Volume 175, Page 100 of the Public Records of Adams County, Texas, and being more particularly described as follows:

MC1066 a 4 1/2 inch rod placed on the North line of said Lot 482, Block A, in the South 1/2 of Lot 2, Block A of DARTMOUTH ADDITION, as shown on the plat thereof, recorded in Volume 175, Page 100 of the Public Records of Adams County, Texas, and being more particularly described as follows:

MC1067 South 89°19'30" East a distance of 263.93' along the corner line of said Lot 482, Block A and said DARTMOUTH ADDITION, a distance of 263.93' feet to a 4 inch iron rod, topped with a red plastic cap, stamped "M.C. 1067", placed at the Northwest corner of a 1/4 acre tract of land described in a deed to Cornelia Ann Entero Holdings, LLC, dated June 2, 2004 and recorded in Document No. 20040602000200, MC1067.

MC1068 South 89°19'30" East a distance of 263.93' feet to a 4 inch iron rod, topped with a red plastic cap, stamped "M.C. 1068", placed at the Southwest corner of said 1/4 acre tract.

MC1069 South 89°19'30" East a distance of 263.93' feet to a 4 inch iron rod, topped with a red plastic cap, stamped "M.C. 1069", placed at the Southwest corner of said 1/4 acre tract.

MC1070 South 89°19'30" East a distance of 263.93' feet to a 4 inch iron rod, topped with a red plastic cap, stamped "M.C. 1070", placed at the Southwest corner of said 1/4 acre tract.

MC1071 North 89°19'30" East a distance of 263.93' feet to a 4 inch iron rod, topped with a red plastic cap, stamped "M.C. 1071", placed at the Southwest corner of said 1/4 acre tract.

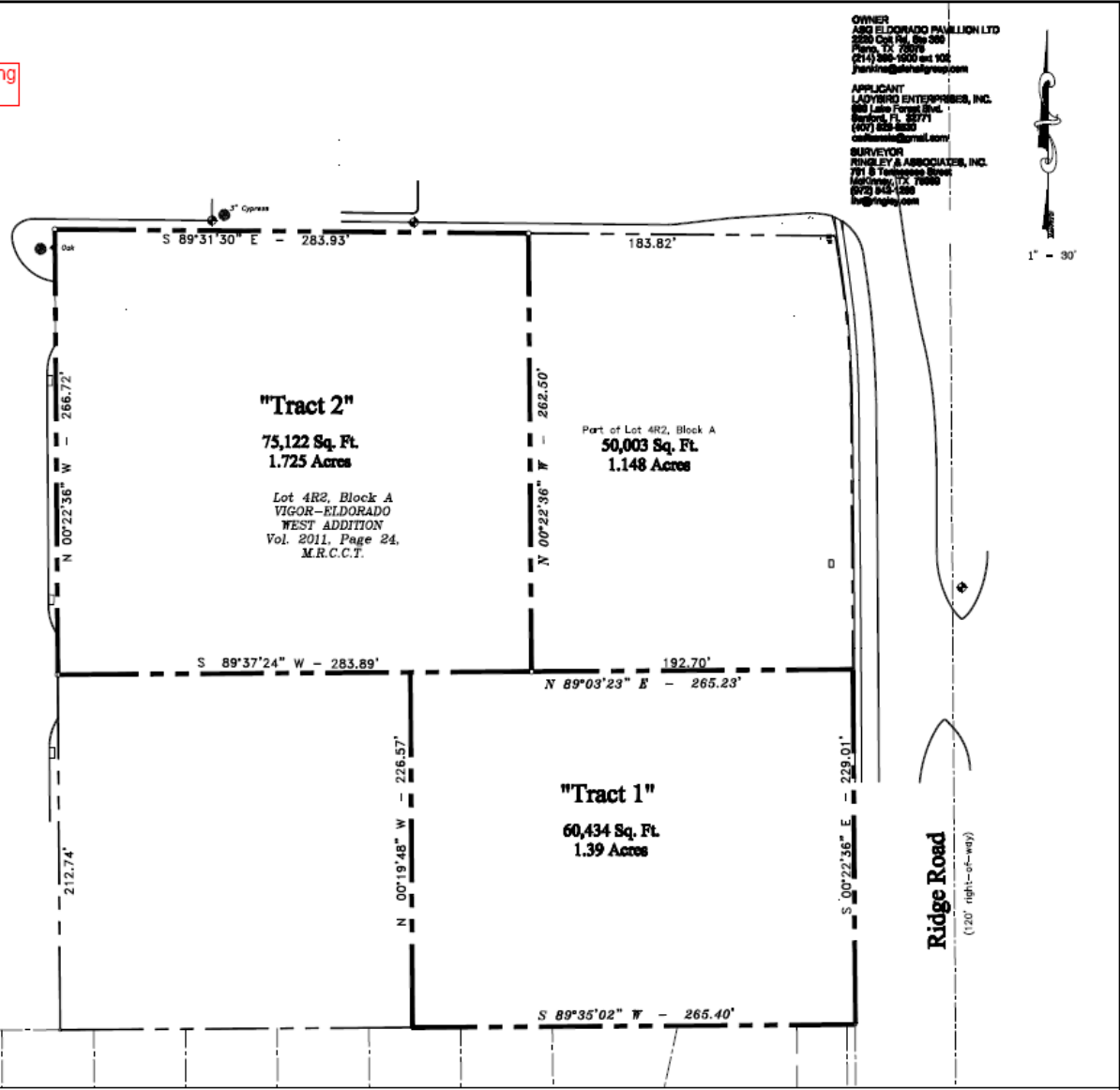
MC1072 North 89°19'30" East a distance of 263.93' feet to a 4 inch iron rod, topped with a red plastic cap, stamped "M.C. 1072", placed at the Southwest corner of said 1/4 acre tract.

SITE BENCHMARKS

- BM-1 = An "X" cut on Top of Concrete Curb near the Northwest corner of Property. Elev. = 706.19
- BM-2 = A "X" cut on top of concrete base of light standard in center of median on Ridge Road, East of Property. Elev. = 746.82
- BM-3 = An "X" cut on Top of Concrete Curb near the Southwest corner of Property, at the Southwest corner of Parking Lot. Elev. = 752.78

LEGEND

SYMBOL	DESCRIPTION	UNIT	MARKER
1-1	Iron Rod Found		White Iron
1-2	Iron Rod Not Found		White Iron
1-3	Iron Rod Not Found		White Iron
1-4	Iron Rod Not Found		White Iron
1-5	Iron Rod Not Found		White Iron
1-6	Iron Rod Not Found		White Iron
1-7	Iron Rod Not Found		White Iron
1-8	Iron Rod Not Found		White Iron
1-9	Iron Rod Not Found		White Iron
1-10	Iron Rod Not Found		White Iron
1-11	Iron Rod Not Found		White Iron
1-12	Iron Rod Not Found		White Iron
1-13	Iron Rod Not Found		White Iron
1-14	Iron Rod Not Found		White Iron
1-15	Iron Rod Not Found		White Iron
1-16	Iron Rod Not Found		White Iron
1-17	Iron Rod Not Found		White Iron
1-18	Iron Rod Not Found		White Iron
1-19	Iron Rod Not Found		White Iron
1-20	Iron Rod Not Found		White Iron



OWNER
 ASB ELDORADO PAVILLION LTD
 2920 Oak Rd, Ste 300
 Plano, TX 75093
 (214) 960-0000 ext 100
 jparkins@astatgroup.com

APPLICANT
 LADYBIRD ENTERPRISES, INC.
 601 Latta Center Blvd.
 Sanford, FL 32771
 (407) 882-8883
 cshelton@ladybird.com

SURVEYOR
 FRINGLEY & ASSOCIATES, INC.
 701 S. Yantis Street
 Fort Collins, CO 80521
 (970) 843-1580
 info@fringley.com



JOB NO.	H1027
DATE	6/12/12
DESIGNED BY:	SF
DRAWN BY:	SF
CHECKED BY:	SIF
APPROVED BY:	SIF
NO.	NO.
DATE	DATE
REVISION	REVISION
APPR.	APPR.

Staff Recommendation

Staff recommends approval of the proposed rezoning request with the special ordinance provisions listed in the staff report.