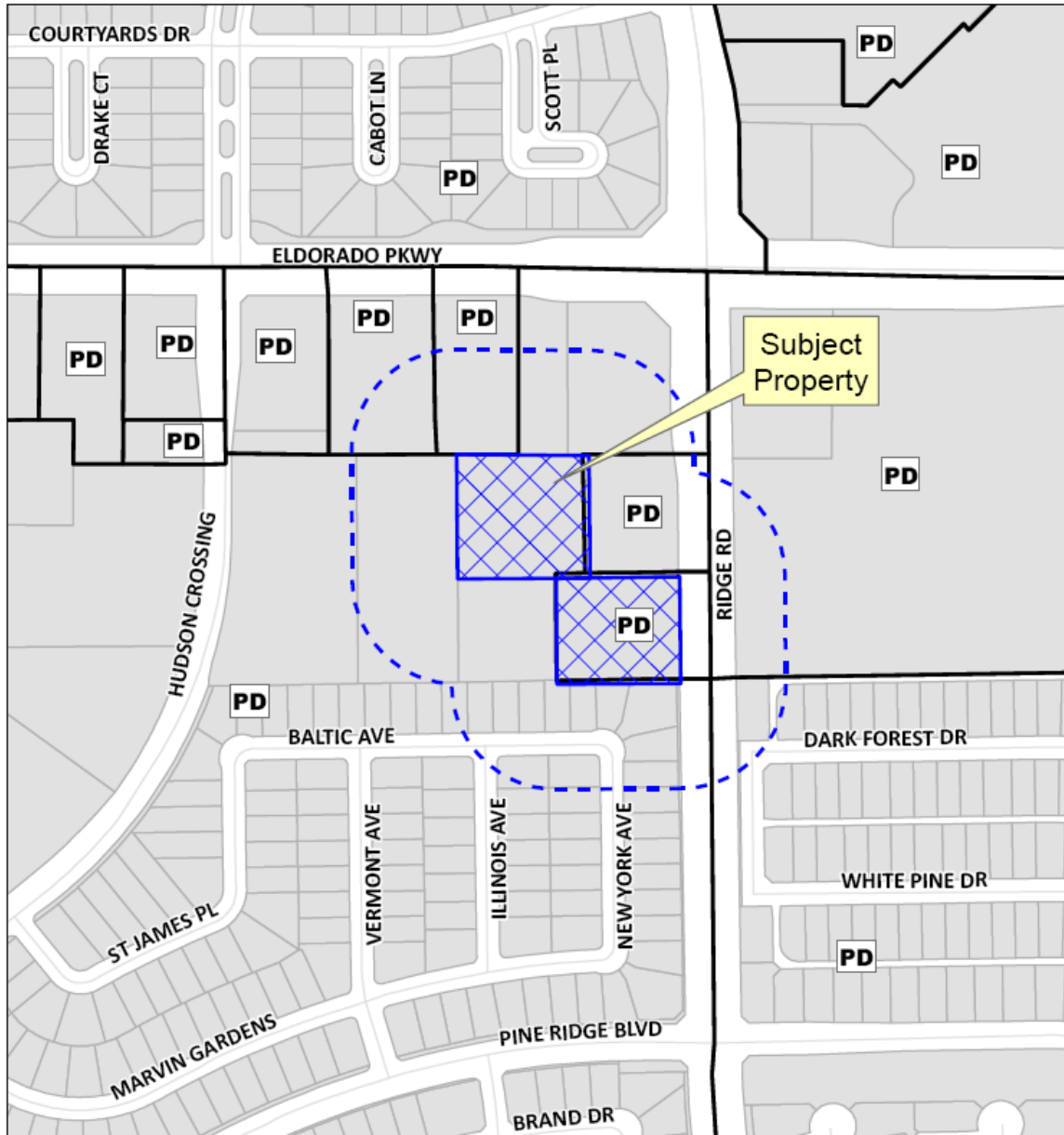


**Case No. 12-126Z**  
**LadyBird Academy**



# 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., 1866, Caddo 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 Caddo 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 Caddo County, Texas.

MC1061 South 89°10'00" West a distance of 265.46' departing the West line of Ridge Road and bearing S 89°10'00" West to said 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 265.23' to a point for corner, this corner being in the West line of Ridge Road (variable RLVA).

MC1064 South 89°19'02" East a distance of 265.40' with the West line of Ridge Road (variable RLVA) back to the place of beginning and containing 239 acres 00.428 sq. 472 of land.

**Legal Description "Tract 2"**

MC96 a tract of land situated in the S. Herkula Survey, Adams Co. 1866, in the City of Midway, Caddo County, Texas and being a part of that certain called CLASSY acre tract of land described as "Tract 2" in a deed to A.G. D. Harsh, Plaintiff, LHM recorded in Volume 3082, Page 3867 of the Best Records of Caddo County, Texas (CG2024) and also being a part of Lot 482, Block A of VIGOR-ELDORADO WEST ADDITION, as shown on the plat thereof, recorded in Volume 2027, Page 473, of the Best Records of Caddo County, Texas (CG2027), said tract being more particularly described as follows:

MC1065: A 6 inch iron nail on the North line of said Lot 482, Block A of the City of Midway according to the plat thereof, recorded in Volume 175, Page 100, of the Public Records of Caddo County, Texas (CG2024), said corner being the Northwest corner of Lot 482, Block A of VIGOR-ELDORADO WEST ADDITION, recorded in Volume 2027, Page 473, of the Public Records of Caddo County, Texas (CG2027).

MC1066 South 89°19'30" East a distance of 265.23' along the corner line of said Lot 482, Block A and said Boardwalk Addition, a distance of 265.23' east to a 6 inch iron nail, topped with a red plastic cap, stamped "M.C. 1066", fixed for the Northwest corner of a 1/4 acre tract of land described in a deed to Cornelia Lee Entero Holdings, LLC, dated June 2, 2004 and recorded in Document No. 20040600000200, SEC. 174, PLAT 89, M.R.C.C.T.

MC1067 South 89°19'30" East a distance of 265.23' along the West line of said 1/4 acre tract, a distance of 265.23' feet to a 6 inch iron nail, topped with a red plastic cap, stamped "M.C. 1067", fixed for the Southwest corner of said 1/4 acre tract.

MC1068 South 89°19'30" East a distance of 265.23' feet to a 6 inch iron nail, topped with a red plastic cap, stamped "M.C. 1068", fixed for the Southwest corner of said 1/4 acre tract.

MC1069 South 89°19'30" East a distance of 265.23' feet to a 6 inch iron nail, topped with a red plastic cap, stamped "M.C. 1069", fixed for the Southwest corner of said 1/4 acre tract.

MC1070 North 89°19'30" East a distance of 265.23' feet to a 6 inch iron nail, topped with a red plastic cap, stamped "M.C. 1070", fixed for the Southwest corner of said 1/4 acre tract.

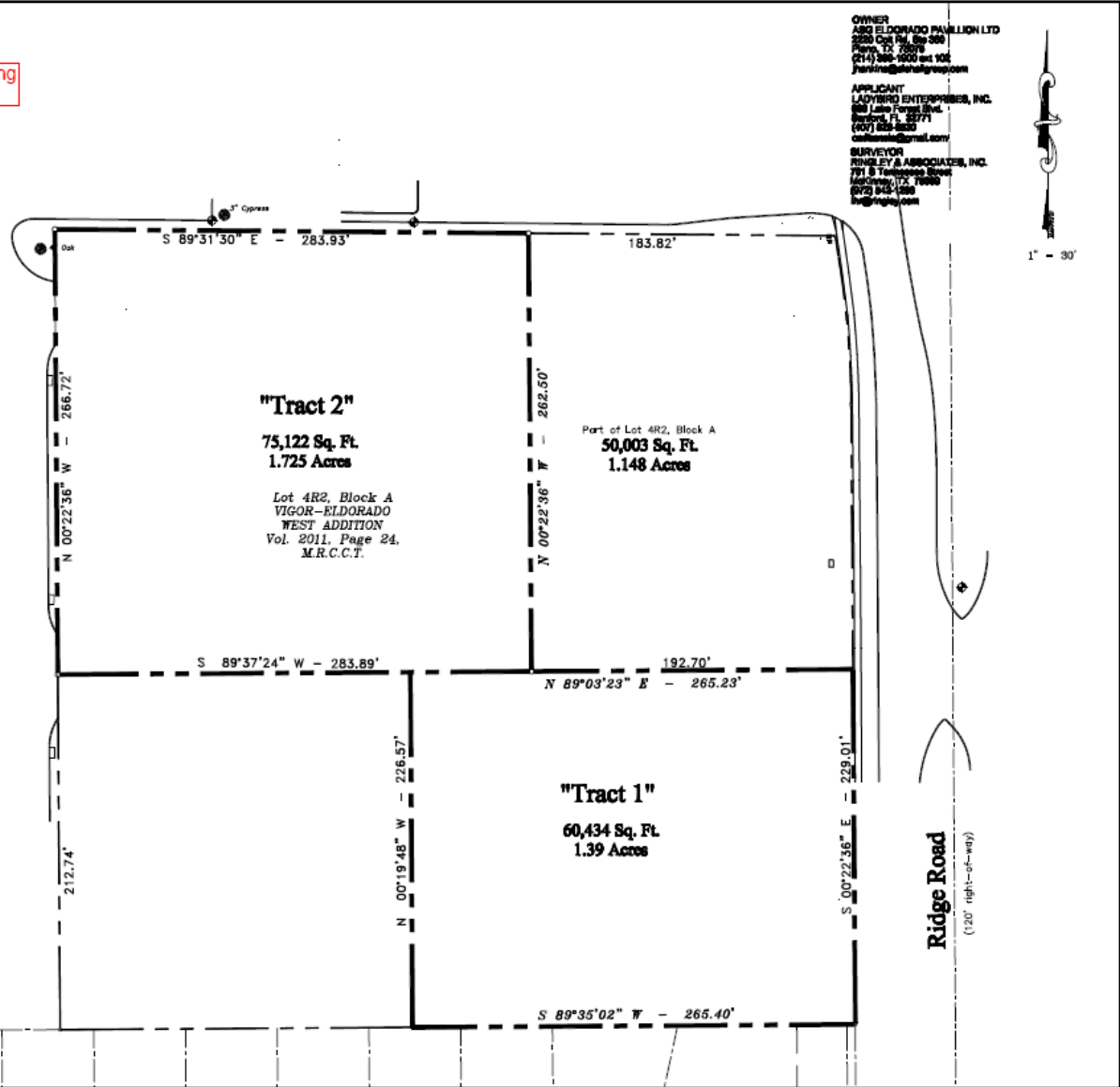
MC1071 North 89°19'30" East a distance of 265.23' feet to a 6 inch iron nail, topped with a red plastic cap, stamped "M.C. 1071", fixed for the Southwest corner of said 1/4 acre tract.

**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 Set		White Iron
1-3	Wood Stake		White Iron
1-4	Wood Stake		White Iron
1-5	Wood Stake		White Iron
1-6	Wood Stake		White Iron
1-7	Wood Stake		White Iron
1-8	Wood Stake		White Iron
1-9	Wood Stake		White Iron
1-10	Wood Stake		White Iron
1-11	Wood Stake		White Iron
1-12	Wood Stake		White Iron
1-13	Wood Stake		White Iron
1-14	Wood Stake		White Iron
1-15	Wood Stake		White Iron
1-16	Wood Stake		White Iron
1-17	Wood Stake		White Iron
1-18	Wood Stake		White Iron
1-19	Wood Stake		White Iron
1-20	Wood Stake		White Iron
1-21	Wood Stake		White Iron
1-22	Wood Stake		White Iron
1-23	Wood Stake		White Iron
1-24	Wood Stake		White Iron
1-25	Wood Stake		White Iron
1-26	Wood Stake		White Iron
1-27	Wood Stake		White Iron
1-28	Wood Stake		White Iron
1-29	Wood Stake		White Iron
1-30	Wood Stake		White Iron



**OWNER**  
 ASB ELDORADO PAVILLION LTD  
 2920 Cyp Rd, Box 300  
 Pampa, TX 79089  
 (214) 960-0900 ext 100  
 jenkins@asbgroup.com

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

**SURVEYOR**  
 FRINGLEY & ASSOCIATES, INC.  
 701 S. Yantis Avenue  
 Fort Worth, TX 76102  
 (817) 843-1580  
 info@fringley.com



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

# Staff Recommendation

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