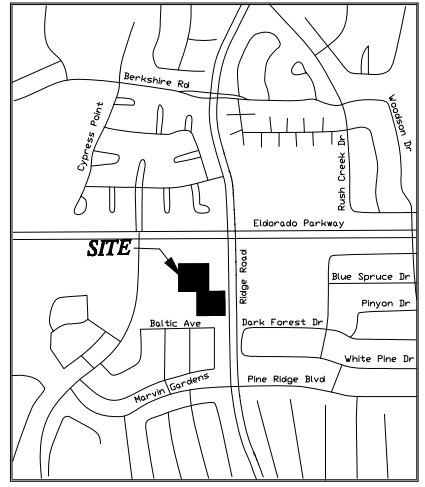


Received by the Planning Department on 7.9.12



LOCATION MAP

**OWNER**  
 ASG ELDORADO PAVILLION LTD  
 2220 Colt Rd, Ste 360  
 Plano, TX 75075  
 (214) 390-1900 ext 102  
 jhankins@alshallgroup.com

**APPLICANT**  
 LADYBIRD ENTERPRISES, INC.  
 660 Lake Forest Blvd.  
 Sanford, FL 32771  
 (407) 829-8530  
 carlhansia@gmail.com

**SURVEYOR**  
 RINGLEY & ASSOCIATES, INC.  
 701 S Tennessee Street  
 McKinney, TX 75069  
 (972) 542-1266  
 lhr@ringley.com

1" = 30'

**Legal Description "Tract 1"**  
 BEING a 1.39 acre tract of land situated in the G. Herndon Survey, Abstract No. 390, Collin County, Texas and being part of that tract of land conveyed by Special Warranty Deed from JMC Enterprises, LTD. to El Dorado-Ridge Partners, L.P. as recorded County Clerk File Number 2002-0157201, deed records Collin County, Texas and being more particularly described as follows:  
 BEGINNING at the intersection of the West line of Ridge Road with the Northeast corner of Boardwalk Addition, an addition to the City of McKinney, Collin County, Texas as recorded in Volume M, on Page 315 deed records Collin County, Texas.  
 THENCE South 89°35'02" West a distance of 265.40' departing the west line of Ridge Road and traversing the North line of said Boardwalk Addition to a point for corner,  
 THENCE North 00°19'48" West a distance of 226.57' departing the North line of said Boardwalk Addition to a point for corner,  
 THENCE North 89°03'23" East a distance of 265.23' to a point for corner, said corner being in the West line of Ridge Road (variable R.D.W.),  
 THENCE South 00°22'36" East a distance of 229.01' with the West line of Ridge Road (variable width R.D.W.) back to the place of beginning and containing 1.39 acres (60,434 sq. Ft.) of land.

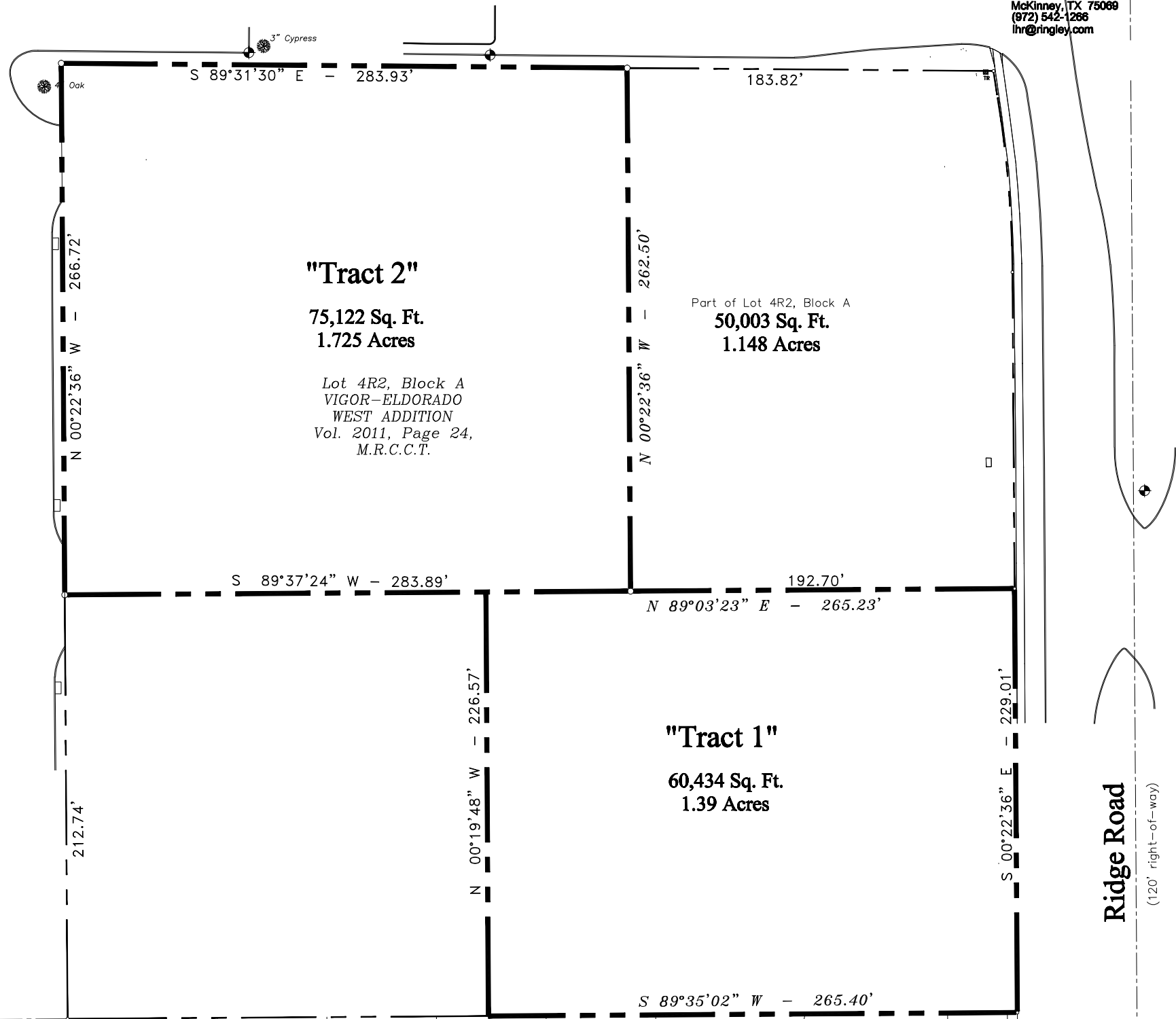
**Legal Description "Tract 2"**  
 BEING a tract of land situated in the Geo. Herndon Survey, Abstract No. 390, in the City of McKinney, Collin County, Texas and being a part of that certain called 15.4357 acre tract of land described as "Tract II" in a deed to ASG El Dorado Pavilion, Ltd. recorded in Volume 5582, Page 3867 of the Deed Records of Collin County, Texas (D.R.C.C.T.) and also being a part of Lot 4R2, Block A of VIGOR-ELDORADO WEST ADDITION, an addition to the City of McKinney according to the plat thereof, recorded in Cabinet 2007, Page 673, of the Map and Plat Records of Collin County, Texas (M.P.R.C.C.T.), said tract being more particularly described as follows:  
 BEGINNING at a 1/8 inch rod found on the North line of said Lot 4R2, Block A and the South line of Lot 2, Block A of DAKMONT ADDITION, an addition to the City of McKinney according to the plat thereof, recorded in Volume D, Page 428, M.P.R.C.C.T., said corner also being the Northeast corner of Lot 4R3, Block A of VIGOR-ELDORADO WEST ADDITION, recorded in Volume 2011, Page 24, M.P.R.C.C.T.  
 THENCE South 89 deg. 31 min. 30 sec. East, along the common line of said Lot 4R2, Block A and said Dakmont Addition, a distance of 283.93 feet to a 1/8 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the Northwest corner of a 1.148 acre tract of land described in a deed to Carmichael Real Estate Holdings, LLC, dated June 2, 2011 and recorded in Document No. 20110602000565980, D.R.C.C.T.;  
 THENCE South 00 deg. 22 min. 36 sec. East, along the West line of said 1.148 acre tract, a distance of 262.50 feet to a 1/8 inch rod, topped with a red plastic cap, stamped "RPLS 4701", found for the Southwest corner of said 1.148 acre tract;  
 THENCE South 89 deg. 37 min. 24 sec. West, across said Lot 4R2, Block A, a distance of 283.89 feet to a 1/8 inch rod, topped with a red plastic cap, stamped "RPLS 4701", set for the Southwest corner of this tract, on the West line of said Lot 4R2, Block A and same being the East line of the above described Lot 4R3, Block A;  
 THENCE North 00 deg. 22 min. 36 sec. West, along the common line of said Lot 4R2 and Lot 4R3, Block A, a distance of 266.72 feet to the POINT OF BEGINNING and containing 75,122 square feet or 1.725 acres of land.

**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. = 748.82
- BM-3 = An "X" cut on Top of Concrete Curb near the Northwest Corner of Property, at the Southeast corner of Parking Lot. Elev. = 752.78

**LEGEND**

(C.M.)	Controlling Monument	Light Standard
I.R.F.	Iron Rod Found	Water Valve
I.R.S.	Iron Rod Set	Irrigation Control Valve
WF	Wood Fence	Sanitary Sewer Cleanout
CA	Covered Area	Sanitary Sewer Manhole
CON	Concrete	Storm Drain Manhole
ASP	Asphalt	Fire Hydrant
UP	Utility Pole	Water Meter
OW	Overhead Wires	Gas Meter
TR	Telephone Riser	



REG. NO. 8117  
**Fragomeni Engineering, Inc.**  
 4985 Hoffner Avenue  
 Orlando, Florida 32812  
 Voice: (407) 240-0444 Fax: (407) 240-0590

**LADYBIRD ACADEMY**  
 RIDGE ROAD, MCKINNEY, TEXAS

**ZONING EXHIBIT**

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

**SHERRI FRAGOMENI**  
 P.E. NO. 56174

FILE: H1027SITE  
 SCALE: 1" = 30'  
 SHEET NO.  
**C-1**