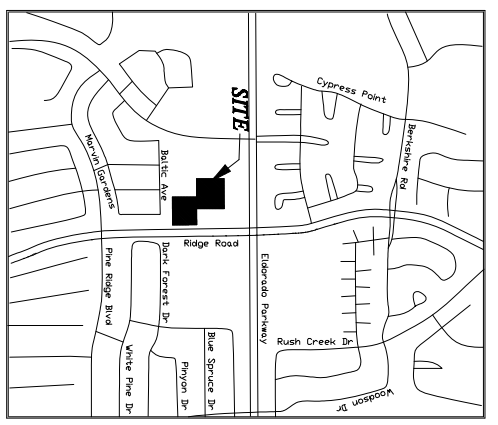


Received by the Planning Department on 7.9.12



LOCATION MAP

Legal Description "Tract 1"

BEING a 139 acre tract of land situated in the G. Herndon Survey, Section 36, Township 33N, Range 12E, County of Collin, State of Texas, and being a part of that tract of land conveyed by Special Warranty Deed of this tract of land conveyed by Special Warranty Deed from JMC Enterprises, LTB, to El Dorado-Ridge Partners, L.P. as recorded in Collin County Clerk File Number 2002-037201, deed recorded in Volume 10, Page 315 dated records Collin County, Texas, described as follows: "Tract 1" and being more particularly described as follows:

BEGINNING at the intersection of the West line of Ridge Road with the Northwest corner of said Boardwalk Addition on a plat with the Northwest corner of said Boardwalk Addition on a plat in Volume 10, on Page 315 dated 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 266.57' 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.O.D.);

THENCE South 00°22'36" East a distance of 229.01' with the West line of Ridge Road (variable R.O.D.) back to the West line of beginning and containing 139 acres (60,434 sq. ft.) of land.

Legal Description "Tract 2"

BEING a tract of land situated in the Geo. Herndon Survey, Section 36, Township 33N, Range 12E, County of Collin, State of Texas, and being a part of that tract of land conveyed by Special Warranty Deed of this tract of land conveyed by Special Warranty Deed from JMC Enterprises, LTB, to El Dorado-Ridge Partners, L.P. as recorded in Collin County Clerk File Number 2002-037201, deed recorded in Volume 10, Page 315 dated records Collin County, Texas, described as follows: "Tract 2" and being more particularly described as follows:

BEGINNING at a 1/2 inch rod found on the North line of said Lot 482, Block A and the South line of Lot 2, Block A of DAKINITE ADDITION, on addition to the City of McKinney, according to the plat thereof, recorded in Volume 11, Page 428, MPR.C.C.T., said plat being more particularly described as follows:

THENCE South 89 deg. 31 min. 30 sec. East, along the common line of said Lot 482, Block A and said Dakinote Addition, a distance of 283.93 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "R.E.S. 4701"; found for the corner of said Lot 482, Block A and said Dakinote Addition, as described in a deed to Cornichon Real Estate Holdings, LLC, dated June 2, 2011 and recorded in Document No. 20110602000595980, D.R.C.C.T.;

THENCE South 00 deg. 22 min. 36 sec. East, along the West line of said 1148 acre tract, a distance of 262.20 feet to a 1/2 inch rod, topped with a red plastic cap, stamped "R.E.S. 4701", found for the Southwest corner of said 1148 acre tract;

THENCE South 89 deg. 37 min. 24 sec. West, across said Lot 482, Block A, a distance of 283.89 feet to a 1/2 inch rod, topped with a red plastic cap, stamped "R.E.S. 4701", set for the corner of said Lot 482, Block A and same being the East line of the above described Lot 483, Block A;

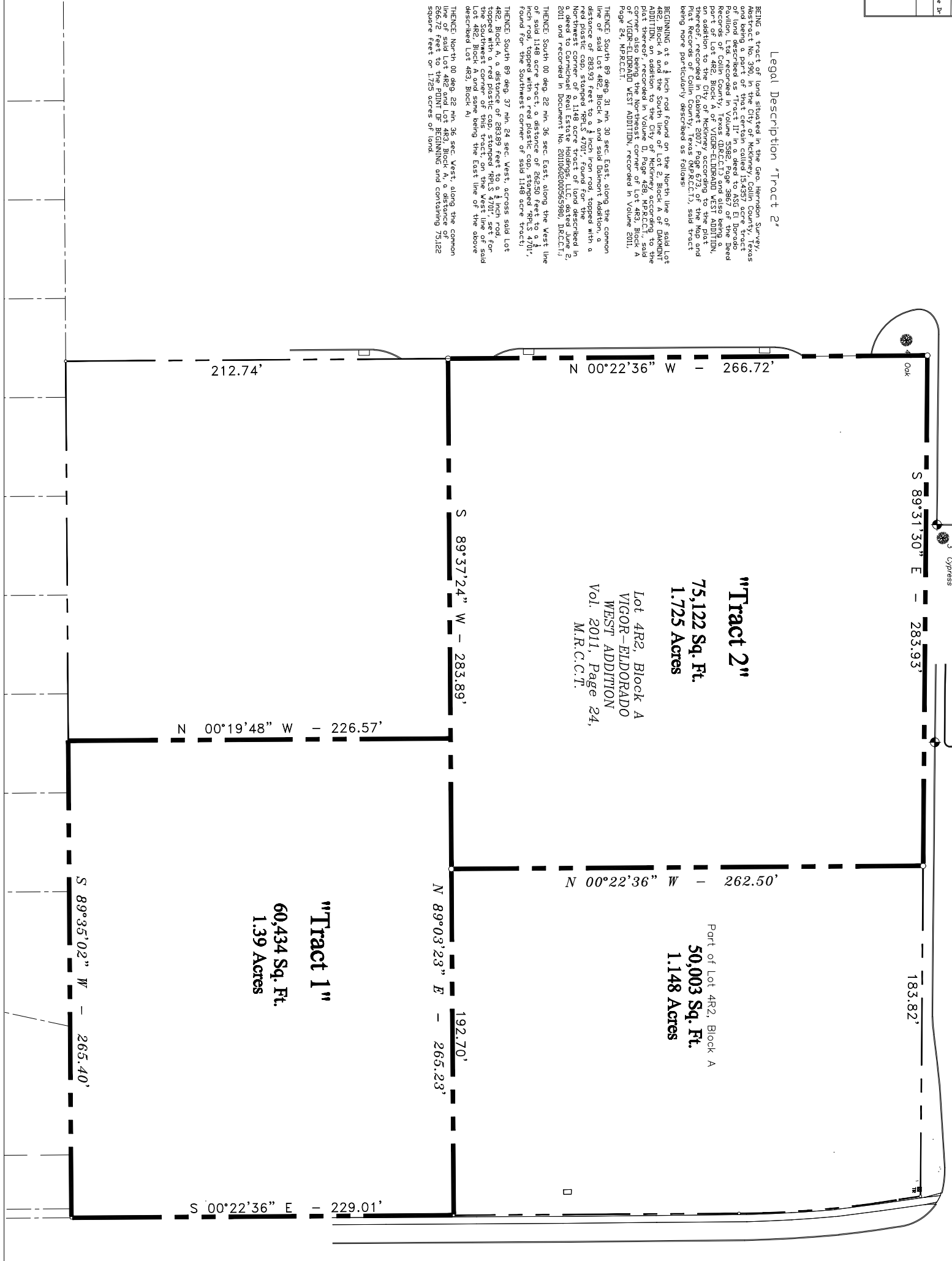
THENCE North 00 deg. 22 min. 36 sec. West, along the common line of said Lot 482 and Lot 483, Block A, a distance of 266.72 feet to the POINT OF BEGINNING and containing 75,122 square feet or 1.725 acres of land.

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

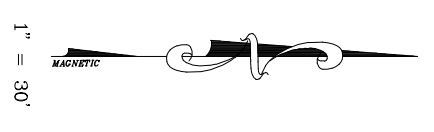
(C.A.)	Conforming Benchmark	Light Standard
I.B.F.	Iron Rod Found	Water Valve
I.B.S.	Iron Rod Set	Irregular Concrete Valve
W.F.	Wood Fence	Sanitary Sewer Channel
C.A.	Covered Area	Sanitary Sewer Manhole
C.	Concrete	Storm Drain Manhole
A	Asphalt	Fire Hydrant
U.P.	Utility Pole	Water Meter
O.V.W.	Overhead Wires	Gas Meter
B.T.R.	Telephone Box	



OWNER
ASG ELDORADO PAVILLION LTD
2220 Coll Rd, Ste 360
Plano, TX 75075
(214) 380-1800 ext. 102
jhanikins@asthailgroup.com

APPLICANT
LADYBIRD ENTERPRISES, INC.
680 Lake Tower Blvd.
Suite 200, 750771
Plano, TX 75075
(407) 525-5530
carlmarisa@gmail.com

SURVEYOR
RINGLEY & ASSOCIATES, INC.
701 S Teatesssee Street
McKinney, TX 75069
(972) 542-1286
lrm@ringley.com



Ridge Road
(120' right-of-way)

REG. NO. 8117
Fragomeni Engineering, Inc.
4885 Hoffner Avenue
Orlando, Florida 32812
Voices: (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:	S.F.
APPROVED BY:	S.F.
NO.	DATE
REVISION	

SHERRI FRAGOMENI
P.E. NO. 88174

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