

EXHIBIT A: S.U.P. # 09 - 0011

STATE OF TEXAS  
COUNTY OF DENTON

BEING a tract of land situated in the J. Rogers Survey, Abstract No. 1103 and the C. White Survey, Abstract No. 1356, Denton County, Texas, and being a portion of a 6.2036 acre tract of land described in a deed to GREENWAY - ELDORADO, L.P., recorded in Instrument No. 2005-143444 of the Deed Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING from the southwest corner of said GREENWAY-ELDORADO, L.P. tract, also being the western most northwest corner of Lot 8, Block A, PARKWAY TOWNE CROSSING, an addition to the City of Frisco as recorded in Cabinet Y, Page 132 of the Plat Records of Denton County, Texas and being in the east right-of-way line of Legacy Drive (120 foot right-of-way);

THENCE along said east right-of-way line of Legacy Drive, North 32°43'36" East a distance of 18.61 feet to a point for corner and being the beginning of a curve, the left having a central angle of 01°25'08" with a radius of 2060.00 feet and a chord bearing North 32°01'02" East at a distance of 51.02 feet;

THENCE northeasterly along said curve to the left for an arc distance of 51.02 feet to a point for corner;

THENCE departing said east right-of-way line of Legacy Drive, South 88°16'13" East a distance of 100.00 feet to a point for corner;

THENCE South 01°43'47" West a distance of 50.00 feet to a point for corner;

THENCE South 88°16'13" East a distance of 188.75 feet to a point for corner;

THENCE North 01°43'47" East a distance of 142.07 feet to a point for corner;

THENCE South 88°16'13" East a distance of 122.51 feet to a point for corner;

THENCE North 46°43'47" East a distance of 26.51 feet to a point for corner;

THENCE North 01°43'47" East a distance of 131.24 feet to a point for corner;

THENCE South 88°16'13" East passing the southwest corner of Lot 2, Block A, of said PARKWAY TOWNE CROSSING, at a distance of 42.50 feet and continuing along the south line of said Lot 2, Block A, PARKWAY TOWNE CROSSING, a total distance of 231.66 feet to a point for corner and being the northern most northwest corner of said Lot 8, Block A, PARKWAY TOWNE CROSSING;

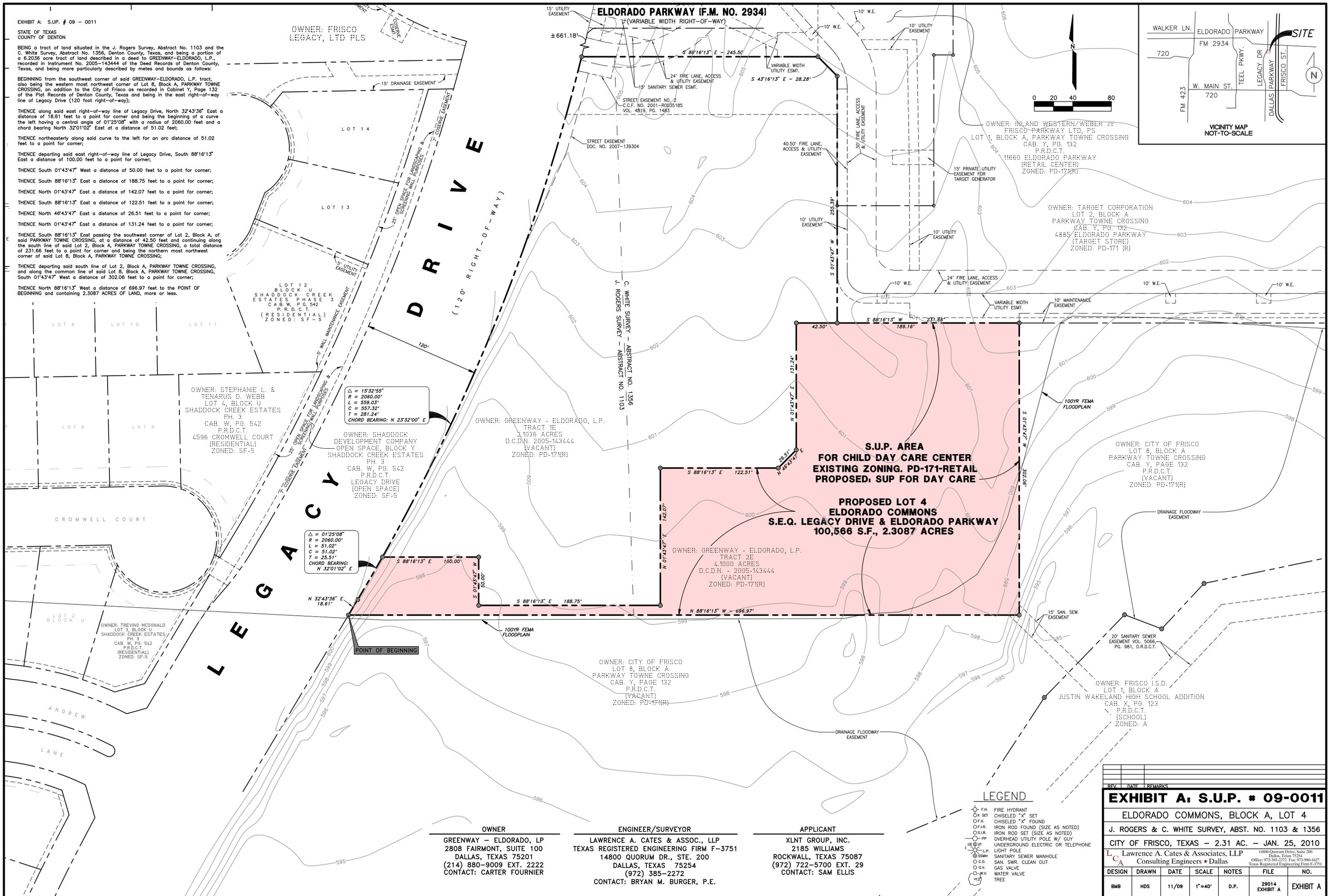
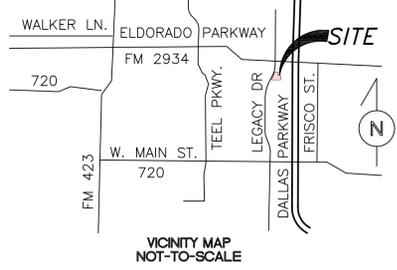
THENCE departing said south line of Lot 2, Block A, PARKWAY TOWNE CROSSING, and along the common line of said Lot 8, Block A, PARKWAY TOWNE CROSSING, South 01°43'47" West a distance of 302.06 feet to a point for corner;

THENCE North 88°16'13" West a distance of 696.97 feet to the POINT OF BEGINNING and containing 2.3087 ACRES OF LAND, more or less.

OWNER: FRISCO  
LEGACY, LTD. PLS

ELDORADO PARKWAY (F.M. NO. 2934)

(VARIABLE WIDTH RIGHT-OF-WAY)



Δ = 15°32'55"  
R = 2060.00'  
L = 559.03'  
C = 557.32'  
T = 281.24'  
CHORD BEARING: N 23°32'00" E

Δ = 01°25'08"  
R = 2060.00'  
L = 51.02'  
C = 51.02'  
T = 25.51'  
CHORD BEARING: N 32°01'02" E

S.U.P. AREA  
FOR CHILD DAY CARE CENTER  
EXISTING ZONING: PD-171-RETAIL  
PROPOSED: SUP FOR DAY CARE

PROPOSED LOT 4  
ELDORADO COMMONS  
S.E.Q. LEGACY DRIVE & ELDORADO PARKWAY  
100,566 S.F., 2.3087 ACRES

OWNER  
GREENWAY - ELDORADO, LP  
2808 FAIRMONT, SUITE 100  
DALLAS, TEXAS 75201  
(214) 880-9009 EXT. 2222  
CONTACT: CARTER FOURNIER

ENGINEER/SURVEYOR  
LAWRENCE A. CATES & ASSOC., LLP  
TEXAS REGISTERED ENGINEERING FIRM F-3751  
14800 QUORUM DR., STE. 200  
DALLAS, TEXAS 75254  
(972) 385-2272  
CONTACT: BRYAN M. BURGER, P.E.

APPLICANT  
XLNT GROUP, INC.  
2185 WILLIAMS  
ROCKWALL, TEXAS 75087  
(972) 722-5700 EXT. 29  
CONTACT: SAM ELLIS

- LEGEND
F.H. FIRE HYDRANT
CHISELED "X" SET
O.K. CHISELED "X" FOUND
O.F.R. IRON ROD FOUND (SIZE AS NOTED)
O.S.R. IRON ROD SET (SIZE AS NOTED)
O.P.P. OVERHEAD UTILITY POLE W/ GUY
O.U.P. UNDERGROUND UTILITY POLE W/ GUY
O.L.P. LIGHT POLE
O.S.M. SANITARY SEWER MANHOLE
O.C.O. SAN. SWR. CLEAN OUT
O.G.V. GAS VALVE
O.W.V. WATER VALVE
O.T. TREE

Table with columns: REV, DATE, REMARKS. Includes title block for EXHIBIT A, S.U.P. # 09-0011, ELDORADO COMMONS, BLOCK A, LOT 4, and a revision table with columns: DESIGN, DRAWN, DATE, SCALE, NOTES, FILE, NO.

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