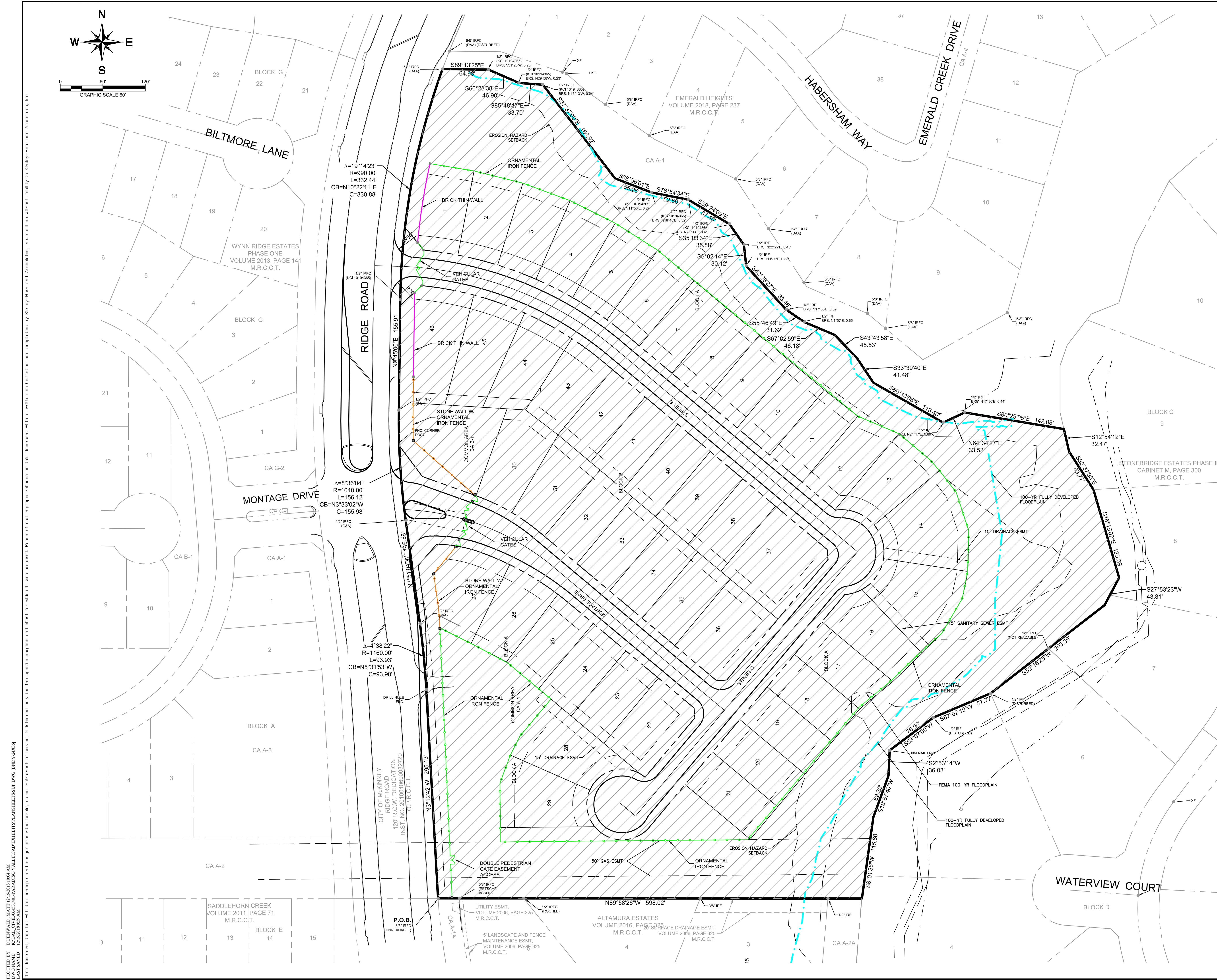


LOCATION MAP  
NOT TO SCALE



- NOTES:
1. THE PROPERTY IS ZONED SF7.2.
  2. ACCESS CONTROL GATES MUST BE INSTALLED IN ACCORDANCE WITH THE FIRE CODE.
  3. THE THOROUGHFARE ALIGNMENTS(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.

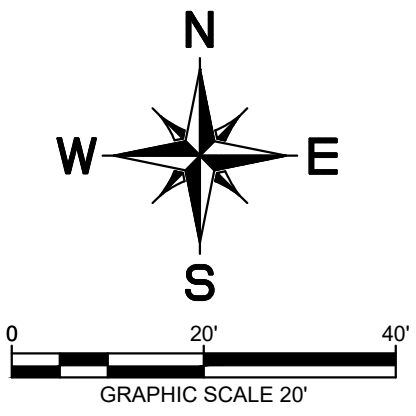
**SPECIFIC USE PERMIT**  
FOR  
**PARADISO VALLE**  
46 RESIDENTIAL LOTS / 2 HOA LOTS  
BEING 17.639 ACRES  
OUT OF THE  
STRASHLY B. SEARCY SURVEY, ABSTRACT NO. 818  
IN THE  
MCKINNEY, COLLIN COUNTY, TEXAS

**OWNER/DEVELOPER:**  
PING Interest  
15851 Dallas Parkway  
Addison, TX 75001  
Tel: (214) 810-7395  
Contact: Don Ping

**ENGINEER/SURVEYOR:**  
**Kimley»Horn**  
13455 Noel Rd., Suite 700  
Dallas, TX 75240  
Tel: (972) 770-1300  
Contact: Matthew Duenwald, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
			AS SHOWN	Sept 2018	064531401

PLOTTED BY: DUEWALD, MATT 12/16/2018 8:04 AM  
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**LEGAL DESCRIPTION**

**BEING** a tract of land situated in the Strashly B. Searcy Survey, Abstract No.818, City of McKinney, Collin County, Texas and being all of a called 6.030-acre tract of land described in a Special Warranty Deed to Reins Investments, Ltd., recorded in Instrument No. 20121120001485580 and all of a called 11.609-acre tract of land described in a Warranty Deed to Ridge Creek Ranch Joint Venture, recorded in Instrument No. 20120926001215740, both of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8-inch iron rod with a yellow plastic cap, illegible, found for the southwest corner of said 11.609-acre tract and the northwest corner of Altamura Estates, an addition to the City of McKinney, Texas, according to the Record Plat, recorded in Volume 2016, Page 325 of the Plat Records of Collin County, Texas, same also being on the easterly right of way line of Ridge Road, a called 120' wide right of way, as described in a deed to the City of McKinney, recorded in Instrument No. 2010040600032720 of the Official Public Records of Collin County, Texas;

**THENCE** North 03°12'42" West, along the westerly line of said 11.609-acre tract and the easterly right of way line of said Ridge Road, a distance of 295.13 feet to a drill hole found at the beginning of a tangent curve to the left having a central angle of 04°38'22", a radius of 1160.00 feet, a chord bearing and distance of North 05°31'53" West, 93.90 feet;

**THENCE** in a northwesterly direction, continuing along the westerly line of said 11.609-acre tract and the easterly right of way line of said Ridge Road, with said curve to the left, an arc distance of 93.93 feet to a 1/2-inch iron rod with a yellow plastic cap, stamped "G&A" found for corner;

**THENCE** North 07°51'04" West, continuing along the westerly line of said 11.609-acre tract and the easterly right of way line of said Ridge Road, a distance of 146.58 feet to a 1/2-inch iron rod with a yellow plastic cap, stamped "G&A" found at the beginning of a tangent curve to the right having a central angle of 08°36'04", a radius of 1040.00 feet, a chord bearing and distance of North 03°33'02" West, 155.98 feet;

**THENCE** in a northwesterly direction, continuing along the westerly line of said 11.609-acre tract and the easterly right of way line of said Ridge Road, passing the northwesterly corner of said 11.609-acre tract and the southwesterly corner of aforesaid 6.030-acre tract, with said curve to the right, an arc distance of 156.12 feet to a 1/2-inch iron rod with a yellow plastic cap, stamped "G&A" found for corner;

**THENCE** North 00°45'00" East, continuing along the westerly line of said 6.030-acre tract and the easterly right of way line of said Ridge Road, a distance of 155.91 feet to a 1/2-inch iron rod with a blue plastic cap, stamped "KCI 10194365" found at the beginning of a tangent curve to the right having a central angle of 19°14'23", a radius of 990.00 feet, a chord bearing and distance of North 10°22'11" East, 330.88 feet;

**THENCE** in a northeasterly direction, continuing along the westerly line of said 6.030-acre tract and the easterly right of way line of said Ridge Road, with said curve to the right, an arc distance of 332.44 feet to a 5/8-inch iron rod with a yellow plastic cap, stamped "DAA" found for the northwest corner of said 6.030-acre tract, same being the southwest corner of Emerald Heights, an addition to the City of McKinney, Texas, according to the Record Plat, recorded in Volume 2018, Page 237 of the Plat Records of Collin County, Texas;

**THENCE** in an easterly direction, departing the easterly right of way line of said Ridge Road, along the northerly line of said 6.030-acre tract and the southerly line of said Emerald Heights, the following:

South 89°13'25" East, a distance of 64.98 feet to a point for corner, from which a found 1/2-inch iron rod with a blue plastic cap, stamped "KCI 10194365", bears North 31°20' West, 0.26 feet;

South 66°23'38" East, a distance of 46.90 feet to a point for corner, from which a found 1/2-inch iron rod with a blue plastic cap, stamped "KCI 10194365", bears North 29°58' West, 0.23 feet;

South 85°48'47" East, a distance of 33.70 feet to a point for corner, from which a found 1/2-inch iron rod with a blue plastic cap, stamped "KCI 10194365", bears North 16°13' West, 0.24 feet;

South 37°37'00" East, a distance of 166.92 feet to a point for corner;

South 68°56'01" East, a distance of 55.26 feet to a point for corner, from which a found 1/2-inch iron rod with a blue plastic cap, stamped "KCI 10194365", bears North 11°56' East, 0.27 feet;

South 78°54'34" East, a distance of 52.56 feet to a point for corner, from which a found 1/2-inch iron rod with a blue plastic cap, stamped "KCI 10194365", bears North 18°48' East, 0.32 feet;

South 59°24'09" East, a distance of 67.46 feet to a point for corner, from which a found 1/2-inch iron rod with a blue plastic cap, stamped "KCI 10194365", bears North 20°33' East, 0.41 feet;

South 35°03'34" East, a distance of 35.88 feet to a point for corner, from which a found 1/2-inch iron rod bears North 22°22" East, 0.45 feet;

South 6°02'14" East, a distance of 30.12 feet to a point for corner, from which a found 1/2-inch iron rod bears North 00°35' East, 0.33 feet;

South 42°28'27" East, a distance of 83.46 feet to a point for corner, from which a found 1/2-inch iron rod bears North 17°35' East, 0.39 feet;

South 55°46'49" East, a distance of 31.62 feet to a point for corner, from which a found 1/2-inch iron rod bears North 01°57' East, 0.65 feet;

South 67°02'59" East, a distance of 46.18 feet to a point for corner;

South 43°43'58" East, a distance of 45.53 feet to a point for corner;

South 33°39'40" East, a distance of 41.48 feet to a point for corner;

South 60°13'05" East, a distance of 113.40 feet to a point for corner, from which a found 1/2-inch iron rod bears North 24°17' East, 0.69 feet;

North 64°34'27" East, a distance of 33.52 feet to a point for corner, from which a found 1/2-inch iron rod bears North 17°30' East, 0.44 feet;

South 80°29'05" East, a distance of 142.08 feet to the northeast corner of said 6.030-acre tract and the southeast corner of said Emerald Heights, same being on the westerly line of Stonebridge Estates Phase III, an addition to the City of McKinney, Texas, according to the Record Plat, recorded in Cabinet M, Page 300 of the Plat Records of Collin County, Texas;

**THENCE** South 12°54'12" East, along the easterly line of said 6.030-acre tract and the westerly line of said Stonebridge Estates Phase III, a distance of 32.47 feet to a point for corner;

**THENCE** South 32°37'33" East, continuing along the easterly line of said 6.030-acre tract and the westerly line of said Stonebridge Estates Phase III, passing the east common corner of said 6.030-acre tract and aforesaid 11.609-acre tract, continuing along the easterly line of said 11.609-acre tract, a distance of 63.77 feet to a point for corner;

**THENCE** South 16°15'02" East, continuing along the easterly line of said 11.609-acre tract and the westerly line of said Stonebridge Estates Phase III, a distance of 129.59 feet to a point for corner;

**THENCE** South 27°53'23" West, continuing along the easterly line of said 11.609-acre tract and the westerly line of said Stonebridge Estates Phase III, a distance of 43.81 feet to a point for corner;

**THENCE** South 52°16'25" West, continuing along the easterly line of said 11.609-acre tract and the westerly line of said Stonebridge Estates Phase III, passing the westerly common corner of said Stonebridge Estates Phase III and Stonebridge Estates Phase I, an addition to the City of McKinney, Texas, according to the Record Plat, recorded in Cabinet I, Page 469 of the Plat Records of Collin County, Texas, continuing along the westerly line of said Stonebridge Estates Phase I, a distance of 203.39 feet to a 1/2-inch, disturbed, iron rod found for corner;

**THENCE** South 67°02'19" West, continuing along the easterly line of said 11.609-acre tract and the westerly line of said Stonebridge Estates Phase I, a distance of 87.77 feet to a 1/2-inch, disturbed, iron rod found for corner;

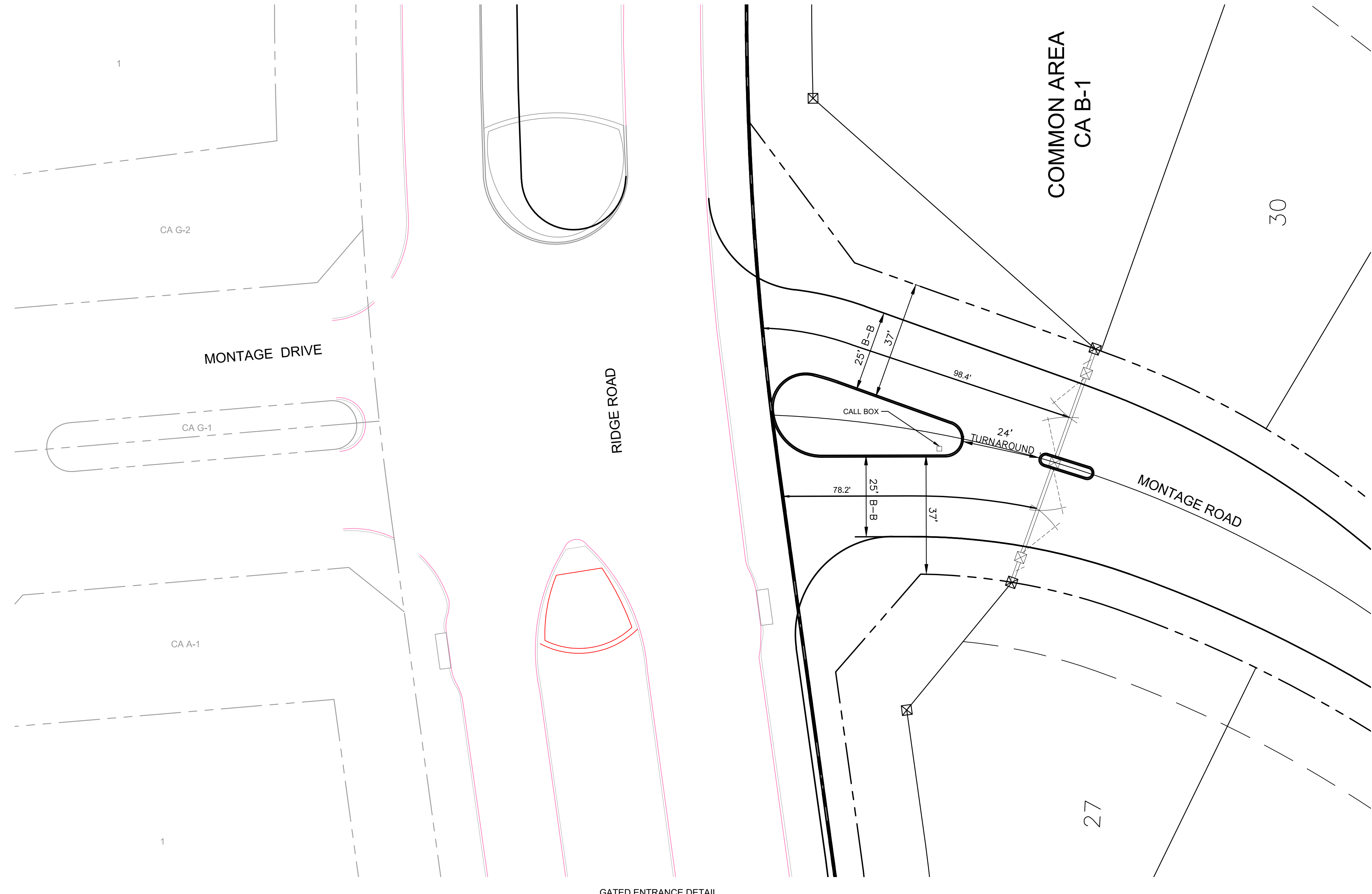
**THENCE** South 53°07'00" West, continuing along the easterly line of said 11.609-acre tract and the westerly line of said Stonebridge Estates Phase I, a distance of 76.96 feet to a 60-d nail found for corner;

**THENCE** South 02°53'14" West, continuing along the easterly line of said 11.609-acre tract and the westerly line of said Stonebridge Estates Phase I, a distance of 36.03 feet to a point for corner;

**THENCE** South 19°57'40" West, continuing along the easterly line of said 11.609-acre tract and the westerly line of said Stonebridge Estates Phase I, a distance of 62.20 feet to a point for corner;

**THENCE** South 08°01'38" West, continuing along the easterly line of said 11.609-acre tract and the westerly line of said Stonebridge Estates Phase I, a distance of 115.80 feet to the southeast corner of said 11.609-acre tract, same being the northeast corner of aforesaid Altamura Estates;

**THENCE** North 89°58'26" West, along the southerly line of said 11.609-acre tract and the northerly line of said Altamura Estates, a distance of 598.02 feet to the **POINT OF BEGINNING** and containing 17.639 acres (768,334 square feet) of land, more or less.



PLOTTED BY: DUEENWALD, MATT 12/02/2018 8:45 AM  
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FOR <b>PARADISO VALLE</b> 46 RESIDENTIAL LOTS / 2 HOA LOTS BEING 17.639 ACRES OUT OF THE STRASHLY B. SEARCY SURVEY, ABSTRACT NO. 818 IN THE <b>McKINNEY, COLLIN COUNTY, TEXAS</b>					
<b>OWNER/DEVELOPER:</b> PING Interest 18851 Dallas Parkway Addison, TX 75001 Tel: (214) 810-7395 Contact: Don Ping			<b>ENGINEER/SURVEYOR:</b>  13455 Noel Rd., Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Matthew Duenwald, P.E.		
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
			AS SHOWN	Sept 2018	064531401