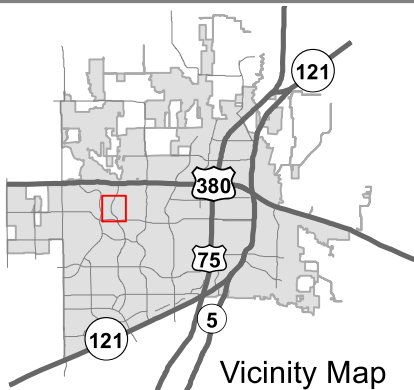
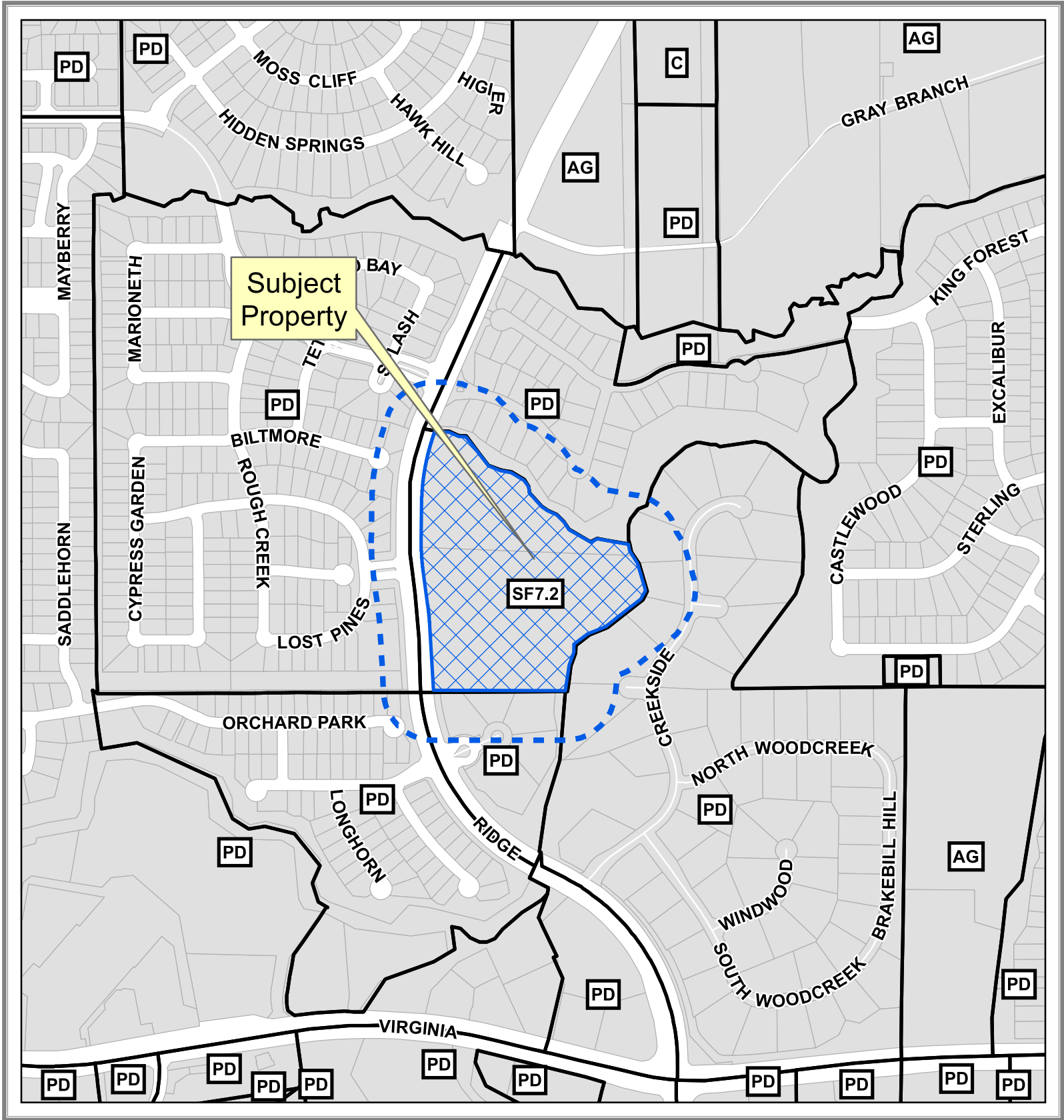


# Exhibit A



## Property Owner Notification Map

SUP2018-0019



0 290 580 Feet  
1 in = 579 ft

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



# Exhibit B

## Paradiso Valle Metes & Bounds Description

**WHEREAS PVM GROUP LLC**, is the owner of that certain 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 PVM Group LLC, recorded in Instrument No. 20180808000995310 and all of a called 11.609-acre tract of land described in Special Warranty Deed to PVM Group LLC, recorded in Instrument No. 20180808000995320, 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-

# Exhibit B

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  $19^{\circ}14'23''$ , a radius of 990.00 feet, a chord bearing and distance of North  $10^{\circ}22'11''$  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  $89^{\circ}13'25''$  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  $31^{\circ}20'$  West, 0.26 feet;

South  $66^{\circ}23'38''$  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  $29^{\circ}58'$  West, 0.23 feet;

South  $85^{\circ}48'47''$  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  $16^{\circ}13'$  West, 0.24 feet;

South  $37^{\circ}37'00''$  East, a distance of 166.92 feet to a point for corner;

South  $68^{\circ}56'01''$  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  $11^{\circ}56'$  East, 0.27 feet;

South  $78^{\circ}54'34''$  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  $18^{\circ}48'$  East, 0.32 feet;

South  $59^{\circ}24'09''$  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  $20^{\circ}33'$  East, 0.41 feet;

South  $35^{\circ}03'34''$  East, a distance of 35.88 feet to a point for corner, from which a found 1/2-inch iron rod bears North  $22^{\circ}22'$  East, 0.45 feet;

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

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

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

# Exhibit B

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;

# Exhibit B

**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 17.6385 acres (768,334 square feet) of land, more or less.

# Exhibit C



## Paradiso Valle

46 Residential Lots and 2 HOA Lots  
Being 17.639 Acres out of the  
Strashly B. Searcy Survey, No. 818  
in the City of McKinney, Collin County, Texas  
December 2018

### OWNER / DEVELOPER

PING Interest  
15851 Dallas Parkway  
Addison, TX 75001  
P (214) 810-7395  
Contact: Don Ping

### ENGINEER / SURVEYOR

Kimley-Horn and Associates  
13455 Noel Road, Suite 700  
Dallas, TX 75240  
P (972) 770-1300  
Contact: Matthew Duenwald, PE  
State of Texas Registration No. F-928



# Paradise Valle

Stonebridge Ranch McKinney Texas  
Conceptual Entryway

