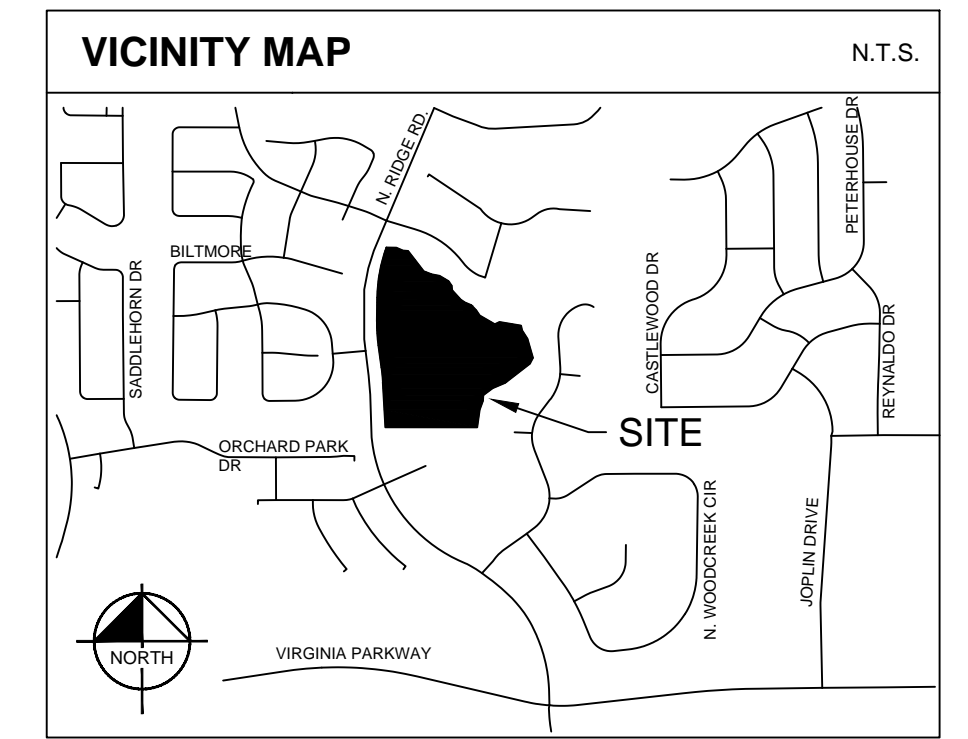


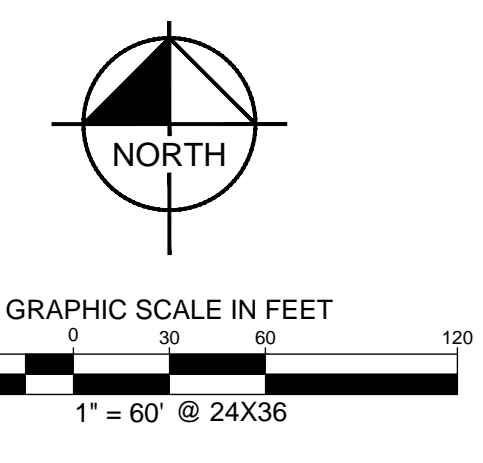
LINE TABLE		LINE TABLE		LINE TABLE	
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N88°34'47"E	22.88'	L21	S61°33'13"E	49.82'
L2	S49°58'33"E	27.50'	L22	S43°00'56"E	33.42'
L3	N07°51'04"W	39.00'	L23	S12°11'45"E	17.13'
L4	S47°37'12"W	27.40'	L24	S33°56'13"E	33.29'
L5	N40°05'17"W	27.72'	L25	S61°54'55"E	3.58'
L6	S05°00'04"E	14.14'	L26	S33°16'52"E	19.61'
L7	N84°59'56"E	14.15'	L27	S55°50'14"E	64.42'
L8	N05°00'04"W	14.14'	L28	S21°07'17"E	16.84'
L9	S47°37'12"W	13.99'	L29	S34°57'50"E	17.60'
L10	N40°05'17"W	14.06'	L30	S53°59'22"E	6.78'
L11	S73°12'38"E	96.80'	L31	S48°30'46"E	25.77'
L12	S48°10'34"E	16.55'	L32	S48°31'12"E	23.66'
L13	S30°22'20"E	17.42'	L33	S53°32'28"E	97.40'
L14	S32°54'17"E	11.33'	L34	S52°33'20"E	143.30'
L15	S05°32'51"E	26.02'	L35	S59°25'55"E	8.65'
L16	S38°06'25"E	38.54'	L36	S72°55'37"E	26.02'
L17	S66°43'27"E	30.06'	L37	N64°22'14"E	4.18'
L18	S37°08'55"E	42.72'	L38	S48°34'17"E	41.74'
L19	S48°07'25"E	57.46'	L39	S32°31'45"W	32.70'
L20	S84°08'14"E	46.94'	L40	S63°05'38"W	26.51'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	37°45'27"	500.00'	329.50'	N68°54'19"W
C2	37°42'41"	350.00'	230.37'	N68°52'55"W
C3	6°03'01"	291.00'	30.73'	N04°49'34"W
C4	6°08'20"	311.00'	33.32'	N04°52'14"W
C5	6°08'09"	188.50'	20.19'	N86°06'41"W
C6	6°40'19"	970.00'	112.95'	S08°51'57"W
C7	12°34'15"	188.50'	41.36'	N76°45'28"W
C8	20°17'31"	291.50'	103.24'	N60°10'20"W
C9	18°42'24"	188.50'	61.54'	N79°49'33"W
C10	20°26'46"	408.50'	145.77'	N60°14'58"W
C11	26°9'17"10"	50.00'	235.00'	S04°37'24"E
C12	183°48'37"	60.00'	192.49'	N06°18'39"W



**NOTES**

- Bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 using the City of McKinney Monuments 36 and 37. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999843593.
- All proposed lots situated in whole or in part within the City's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.
- All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
- Selling a portion of this addition by metes and bounds is against state law and is subject to fines and withholding of utilities and building permit.
- All common areas are to be owned and maintained by the Paradise Valle Homeowners Association (H.O.A.) and are to be used for landscaping and drainage purposes, as noted. The H.O.A. shall be solely responsible for the maintenance of the storm water detention system on common areas. The owners shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The drainage easements shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. The City retains the right to enter upon these easements for the public purposes.
- According to Map No. 48085C0255J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and Zone A, a portion of this property is within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- The owner and any subsequent owner of Common Area CA A-1, Block A and Common Area CA B-1, Block B of this plat shall be solely responsible for the maintenance of the creek (including erosion control) traversing said lot. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced creek, although it retains the right to enter upon the easement for public purposes. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas, and United States of America.
- The streets have not been dedicated to the public for public access nor accepted by the City as public improvements, and the streets shall be maintained by the property owners association within the subdivision. The streets shall always be open to emergency vehicles, public and private utility service personnel, the U.S. Postal Service and governmental employees in pursuit of their official duties.



**FOR REVIEW PURPOSES ONLY  
PRELIMINARY/FINAL PLAT  
PARADISO VALLE**

46 RESIDENTIAL LOTS  
2 COMMON AREAS  
BEING 17.6385 ACRES SITUATED IN THE  
STRASHLY B. SEARCY SURVEY  
ABSTRACT NO. 818  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**Kimley»Horn**  
5750 Genesis Court, Suite 200 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SRD	MBM	NOV. 2018	064531401	1 OF 2

**LEGEND**

ADS	ALUMINUM DISK IN CONCRETE SET
IRFC	5/8" IRON ROD FOUND WITH PLASTIC CAP
IRSC	5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "KHA" SET
(C.M.)	CONTROLLING MONUMENT
HOA	HOMEOWNER'S ASSOCIATION
M.F.F.E.	MINIMUM FINISHED FLOOR ELEVATION
D.E.	DRAINAGE EASEMENT
L.B.	LANDSCAPE BUFFER
S.E.	SLOPE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
T.P.E.	TREE PRESERVATION EASEMENT
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
—	STREET NAME CHANGE
[600.0]	MINIMUM FINISHED FLOOR ELEVATION

**APPLICANT:**  
KIMLEY-HORN AND ASSOC. INC.  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER,  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
matt.duenwald@kimley-horn.com  
Contact: Matt Duenwald, P.E.

**OWNER:**  
PVM GROUP, LLC  
P.O. BOX 797626  
DALLAS, TX 75379  
PH. 972-365-8895  
Contact: DONALD PING

**NOTES**

- Bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 using the City of McKinney Monuments 36 and 37. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999843593.
- All proposed lots situated in whole or in part within the City's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.
- All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
- Selling a portion of this addition by metes and bounds is against state law and is subject to fines and withholding of utilities and building permit.
- All common areas are to be owned and maintained by the Paradiso Valle Homeowners Association (H.O.A.) and are to be used for landscaping and drainage purposes, as noted. The H.O.A. shall be solely responsible for the maintenance of the storm water detention system on common areas. The owners shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The drainage easements shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. The City retains the right to enter upon these easements for the public purposes.
- According to Map No. 48085C0255J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X(unshaded) and Zone A, a portion of this property is within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- The owner and any subsequent owner of Common Area CA A-1, Block A and Common Area CA B-1, Block B of this plat shall be solely responsible for the maintenance of the creek (including erosion control) traversing said lot. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced creek, although it retains the right to enter upon the easement for public purposes. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas, and United States of America.
- The streets have not been dedicated to the public for public access nor accepted by the City as public improvements, and the streets shall be maintained by the property owners association within the subdivision. The streets shall always be open to emergency vehicles, public and private utility service personnel, the U.S. Postal Service and governmental employees in pursuit of their official duties.

LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
1	0.172	7,471	21	0.165	7,200	41	0.165	7,200
2	0.178	7,750	22	0.206	8,995	42	0.165	7,200
3	0.178	7,750	23	0.165	7,200	43	0.180	7,821
4	0.178	7,750	24	0.165	7,201	44	0.201	8,751
5	0.178	7,774	25	0.171	7,438	45	0.225	9,811
6	0.173	7,549	26	0.192	8,345	46	0.242	10,551
7	0.165	7,200	27	0.215	9,373	CA A-1	6.118	266,487
8	0.165	7,200	28	0.239	10,407	CA B-1	0.391	17,023
9	0.165	7,200	29	0.224	9,745			
10	0.165	7,200	30	0.210	9,136			
11	0.167	7,259	31	0.190	8,273			
12	0.181	7,866	32	0.168	7,325			
13	0.192	8,352	33	0.168	7,325			
14	0.281	12,237	34	0.168	7,325			
15	0.264	11,510	35	0.168	7,325			
16	0.196	8,523	36	0.244	10,637			
17	0.173	7,527	37	0.288	12,550			
18	0.165	7,200	38	0.165	7,200			
19	0.165	7,200	39	0.165	7,200			
20	0.165	7,200	40	0.165	7,200			

**OWNER'S CERTIFICATE**

STATE OF TEXAS §

COUNTY OF COLLIN §

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

**OWNER DEDICATION**

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT, PVM GROUP LLC, does hereby adopt this Preliminary Plat designating the hereinabove described property as PARADISO VALLE, an addition to Collin County, Texas and does hereby dedicate to the public and the City of McKinney the water easements, sanitary sewer easements and utility easements shown hereon (collectively, the "Easements") for the mutual use and accommodation of the City of McKinney and all public utility providers desiring to use or using same. PVM GROUP LLC, does hereby dedicate to the public and the City of McKinney in fee simple forever the streets shown hereon together with the drainage easements appurtenant thereto as shown hereon for the mutual use and accommodation of the public and the City of McKinney. All and any public utility providers and the City of McKinney shall have the right to remove and keep removed all or part of any building, fences, shrubs, trees or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of it's respective systems within said Easements; and the City of McKinney shall have the right to remove and keep removed all and any obstructions within the drainage easements which adversely affect the proper functioning of the same. The City of McKinney and all public utilities shall also have the right to constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of it's respective systems, without the necessity, at any time, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**BY: PVM GROUP LLC, a Texas limited liability company**

By: \_\_\_\_\_  
Donald D. Ping, Manager

By: \_\_\_\_\_  
Kenneth W. Shaw, Manager

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Donald D. Ping, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Kenneth W. Shaw, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

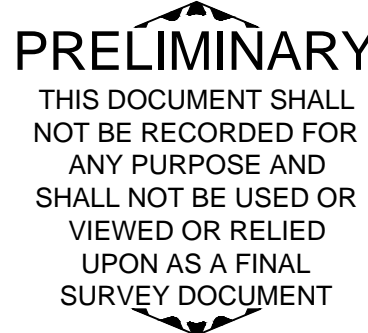
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS

**SURVEYOR'S CERTIFICATION**

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of McKinney, Texas.



Michael B. Marx  
Registered Professional Land Surveyor No. 5181  
Kimley-Horn and Associates, Inc.  
5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
Phone 972-335-3580  
Fax 972-335-3779

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public, State of Texas

FOR REVIEW PURPOSES ONLY

**PRELIMINARY/FINAL PLAT  
PARADISO VALLE**

46 RESIDENTIAL LOTS  
2 COMMON AREAS

BEING 17.6385 ACRES SITUATED IN THE  
STRASHLY B. SEARCY SURVEY  
ABSTRACT NO. 818  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**Kimley»Horn**

5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
FIRM # 10193822  
Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SRD	MBM	NOV. 2018	064531401	1 OF 2

**APPLICANT:**  
KIMLEY-HORN AND ASSOC. INC.  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER,  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
matt.duenwald@kimley-horn.com  
Contact: Matt Duenwald, P.E.

**OWNER:**  
PVM GROUP, LLC  
P.O. BOX 797626  
DALLAS, TX 75379  
PH. 972-365-8895  
Contact: DONALD PING