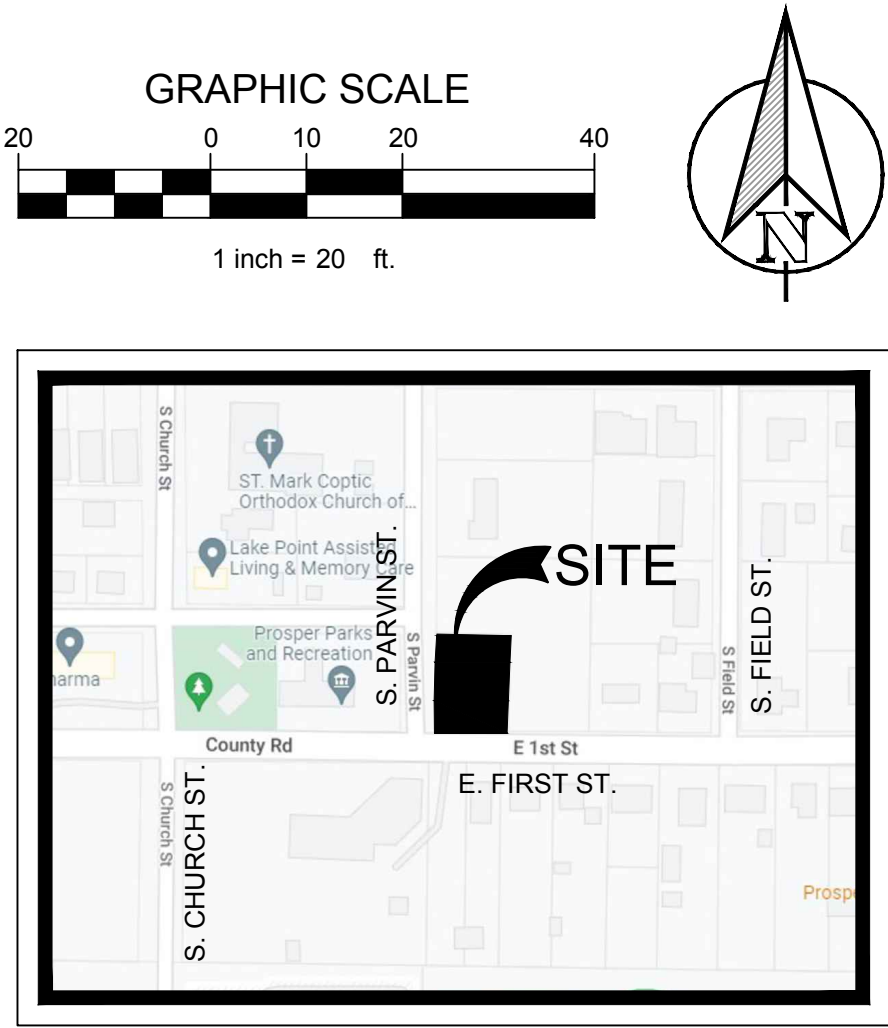
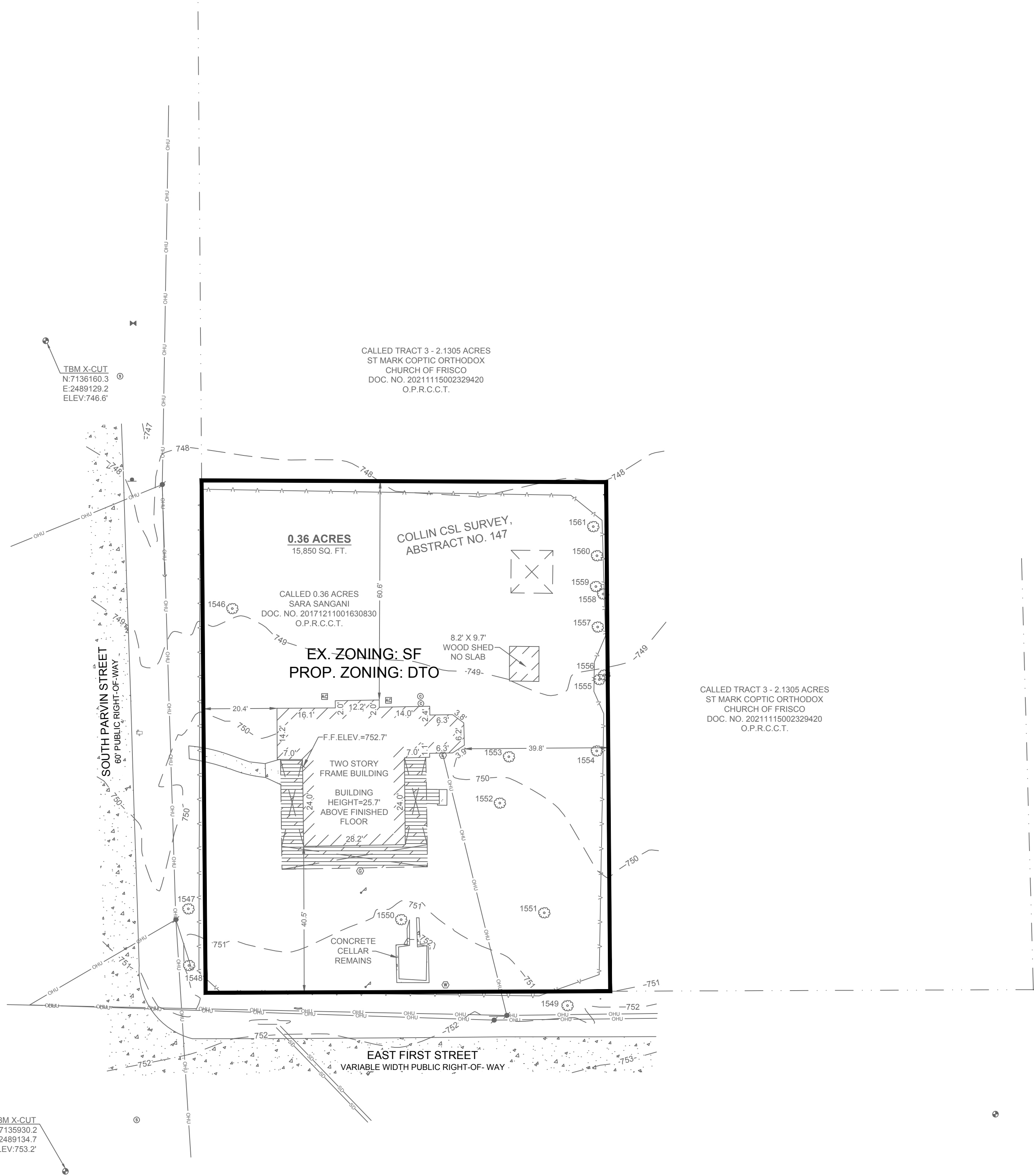


PLOTTED BY: DREW DONOSKY
 PLOT DATE: 10/18/2022 5:16 PM
 LOCATION: Z:\PROJECTS\MARKETING\303 PARVIN\ADD SHEETS\EXHIBIT A.DWG
 LAST SAVED: 9/19/2022 9:10 AM



BEING A 0.36 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE COLLIN CSL SURVEY, ABSTRACT NUMBER 147 IN COLLIN COUNTY, TEXAS, BEING ALL OF A CALLED 0.36 ACRE TRACT OF LAND CONVEYED TO SARA SANGANI BY DEED OF RECORD IN DOCUMENT NUMBER 20171211001630830 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET IN THE NORTH RIGHT-OF-WAY LINE OF EAST FIRST STREET, BEING THE SOUTHEAST CORNER OF SAID 0.36 ACRE TRACT FROM WHICH A 1/2 INCH IRON ROD FOUND, BEARS S51°30'43"W, A DISTANCE OF 3.42 FEET;

THENCE, S89°46'53"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID EAST FIRST STREET, BEING THE COMMON SOUTH LINE OF SAID 0.36 ACRE TRACT, A DISTANCE OF 112.03 FEET TO A 3/8 INCH IRON ROD FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SOUTH PARVIN STREET AND THE NORTH RIGHT-OF-WAY LINE OF SAID EAST FIRST STREET, BEING THE SOUTHWEST CORNER OF SAID 0.36 ACRE TRACT;

THENCE, N00°26'25"W, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH PARVIN STREET, BEING THE COMMON WEST LINE OF SAID 0.36 ACRE TRACT, A DISTANCE OF 141.94 FEET TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "RPLS 1890" FOUND, BEING THE SOUTHWEST CORNER OF A CALLED TRACT 3 - 2.1305 ACRE TRACT OF LAND CONVEYED TO ST MARK COPTIC ORTHODOX CHURCH OF FRISCO BY DEED OF RECORD IN DOCUMENT NUMBER 20211115002329420 OF SAID OFFICIAL PUBLIC RECORDS, ALSO BEING THE NORTHWEST CORNER OF SAID 0.36 ACRE TRACT FROM WHICH A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 1890" FOUND, BEARS N00°26'25"W, A DISTANCE OF 342.18 FEET;

THENCE, S89°44'45"E, ALONG THE SOUTH LINE OF SAID TRACT 3, BEING THE COMMON NORTH LINE OF SAID 0.36 ACRE TRACT, A DISTANCE OF 112.04 FEET TO A 1/2 INCH IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET AT THE SOUTHWEST CORNER OF SAID TRACT 3, ALSO BEING THE NORTHEAST CORNER OF SAID 0.36 ACRE TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND, BEARS S11°38'54"W, A DISTANCE OF 3.59 FEET;

THENCE, S00°28'25"W, ALONG THE SOUTHWEST LINE OF SAID TRACT 3, BEING THE COMMON EAST LINE OF SAID 0.36 ACRE TRACT, A DISTANCE OF 141.02 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.36 ACRES (15,850 SQUARE FEET) OF LAND, MORE OR LESS.

CASE #: Z22-0016		
303 PARVIN STREET		
EXHIBIT A		
DEVELOPER:		
SARA SANGANI 303 S. PARVIN ST. PROSPER, TX 76078 EMAIL: SANGANI.SARA@GMAIL.COM CONTACT NAME: SARA SANGANI		
APPLICANT:		
CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572 CONTACT NAME: MATT MOORE		
SURVEYOR:		
EAGLE SURVEYING, LLC 210 SOUTH ELM STREET, SUITE #104 DENTON, TX 76201 PH: 940.222.3009 CONTACT NAME: MATTHEW RAABE		
LEGAL DESCRIPTION:		
BEING A 0.36 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE COLLIN CSL SURVEY, ABSTRACT NUMBER 147 IN COLLIN COUNTY, TEXAS, BEING ALL OF A CALLED 0.36 ACRE TRACT OF LAND CONVEYED TO SARA SANGANI BY DEED OF RECORD IN DOCUMENT NUMBER 20171211001630830 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS		
CITY:	STATE:	
PROSPER	TEXAS	
COUNTY:	SURVEY:	ABSTRACT NO.
COLLIN	COLLIN COUNTY SCHOOL LAND SURVEY	147

DESIGN:	ASD
DRAWN:	ASD
CHECKED:	MAM
DATE:	09/19/2022
SHEET	
A	
File No. 2022-0XX	

303 PARVIN STREET
 PARVIN ST. AND E. FIRST ST.
 PROSPER, TEXAS

No.	DATE	REVISION	BY

EXHIBIT A

TEXAS REGISTRATION #14199
 1803 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 PHONE 817.281.0572
 WWW.CLAYMOOREENGINEERING.COM

CLAYMOORE
 ENGINEERING

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
 CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING CONSULTANTS
 Engineer: DREW DONOSKY
 P.E. No. 95813 Date: 9/19/2022