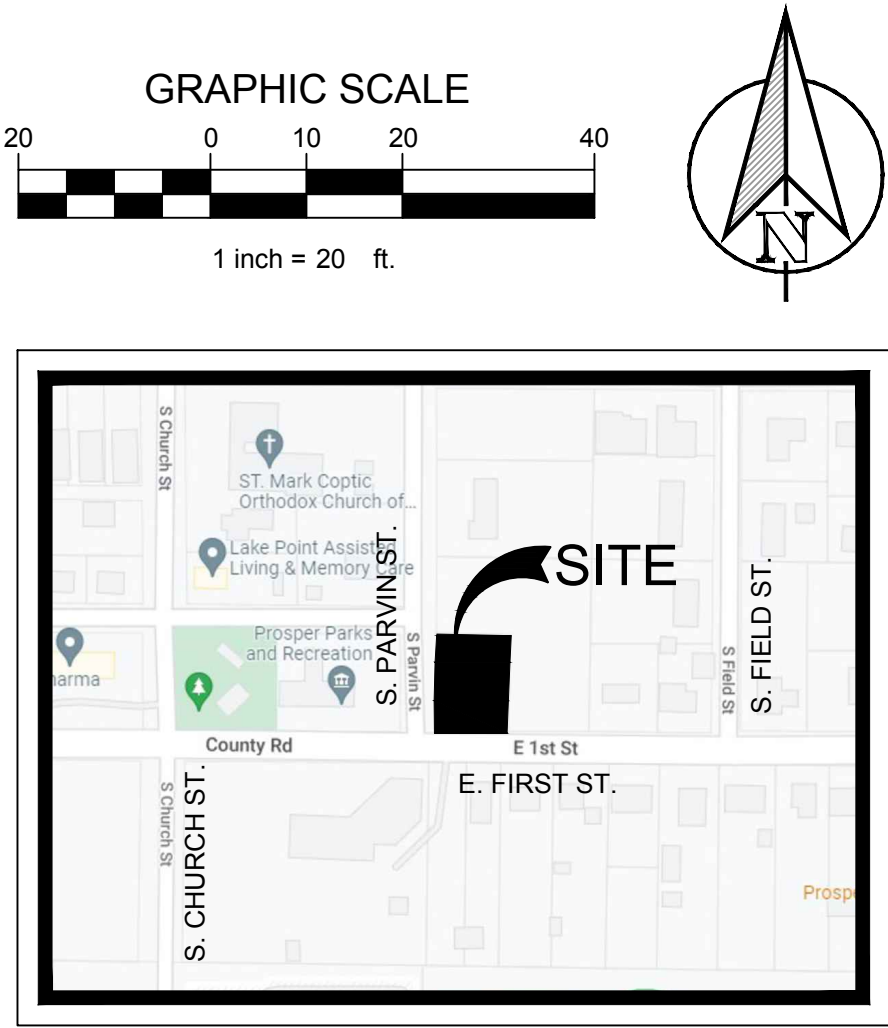
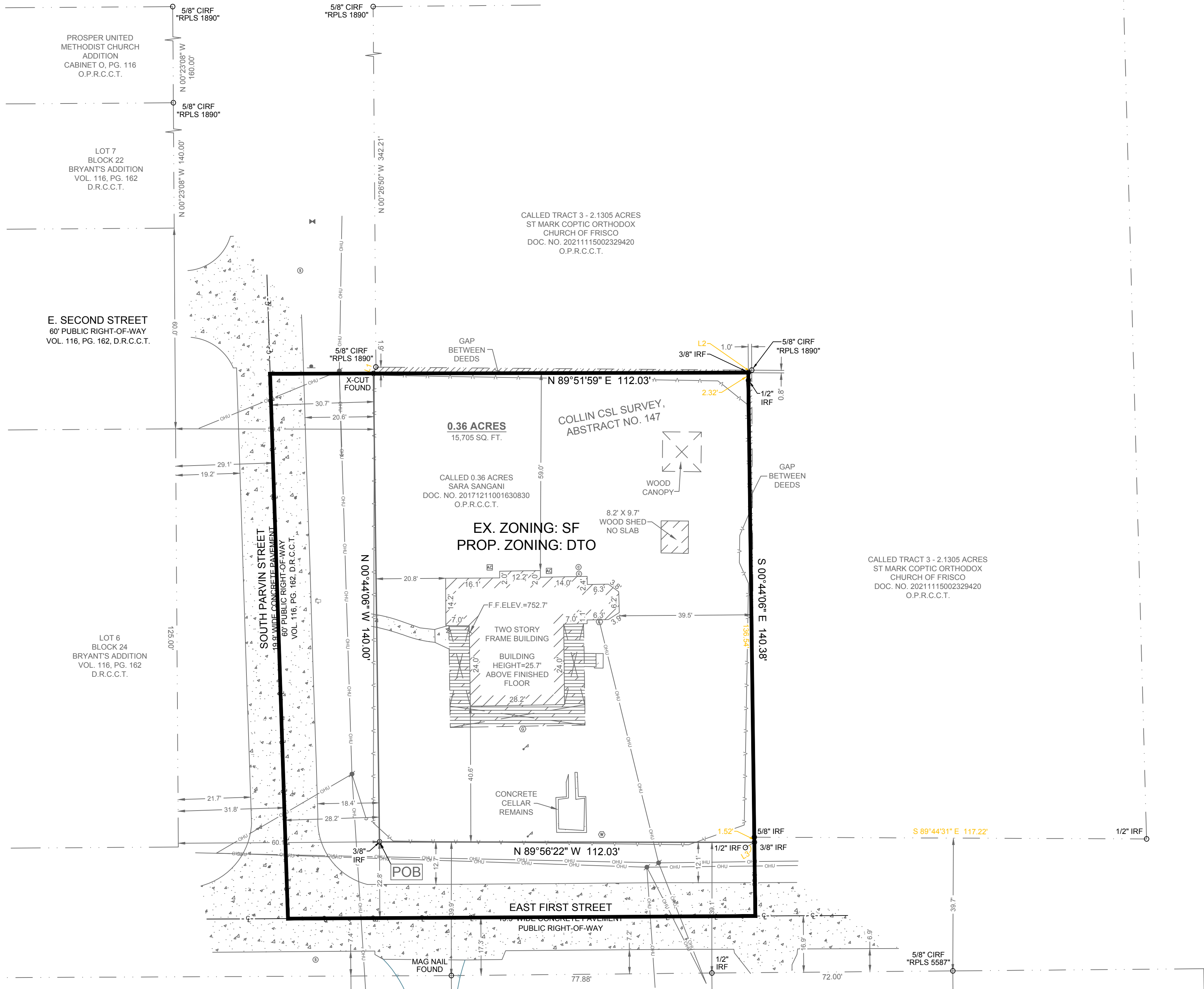


PLOTTED BY: DREW DONOSKY
 PLOT DATE: 12/1/2022 4:45 PM
 LOCATION: Z:\PROJECTS\MARKETING\303 PARVIN.CADD\SHEETS\EXHIBIT A.DWG
 LAST SAVED: 11/29/2022 9:03 AM



VICINITY MAP
N.T.S.

BEING A 0.5275 ACRE TRACT OF LAND OUT OF THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 147, SITUATED IN COLLIN COUNTY, TEXAS, AND 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 A PORTION OF EAST FIRST STREET (A VARIABLE-WIDTH PUBLIC RIGHT-OF-WAY), AND BEING A PORTION OF SOUTH PARVIN STREET (A 60-FOOT PUBLIC RIGHT-OF-WAY), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 3/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 0.36 ACRE TRACT, FROM WHICH A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "RPLS 1890" FOUND AT AN INTERIOR ELL CORNER IN THE SOUTH LINE 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 BEARS N52°53'58"E, A DISTANCE OF 1.26 FEET;

THENCE, S00°44'06"E, IN PART, ALONG THE EAST LINE OF SAID 0.36 ACRE TRACT, AND IN PART, OVER AND ACROSS EAST FIRST STREET, PASSING AT A DISTANCE OF 2.32 FEET, A 1/2 INCH IRON ROD FOUND, ALSO PASSING AT A DISTANCE OF 138.86 FEET, A 5/8 INCH IRON ROD FOUND AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 2.1305 ACRE TRACT, ALSO PASSING AT A DISTANCE OF 140.38 FEET A 3/8 INCH IRON ROD FOUND 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 S89°27'27"W, A DISTANCE OF 3.11 FEET, AND CONTINUING A TOTAL DISTANCE OF 162.42 FEET TO A POINT AT OR NEAR THE CENTER OF EAST FIRST STREET;

THENCE, S89°40'41"W, ALONG OR NEAR THE CENTER OF EAST FIRST STREET, A DISTANCE OF 139.66 FEET TO A POINT AT OR NEAR THE INTERSECTION OF THE CENTER OF EAST FIRST STREET AND THE CENTER OF SOUTH PARVIN STREET;

THENCE, N01°52'20"W, LEAVING EAST FIRST STREET, ALONG OR NEAR THE CENTER OF SOUTH PARVIN STREET, A DISTANCE OF 162.95 FEET TO A POINT;

THENCE, N89°51'59"E, IN PART, OVER AND ACROSS SOUTH PARVIN STREET, AND IN PART, ALONG THE NORTH LINE OF SAID 0.36 ACRE TRACT, PASSING AT A DISTANCE OF 30.87 FEET AN X-CUT IN CONCRETE FOUND AT THE NORTHWEST CORNER OF SAID 0.36 ACRE TRACT, FROM WHICH A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "RPLS 1890" FOUND AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID 2.1305 ACRE TRACT BEARS N21°19'12"E, A DISTANCE OF 2.08 FEET, AND FROM WHICH A 3/8 INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF EAST FIRST STREET AND THE EAST RIGHT-OF-WAY LINE OF SOUTH PARVIN STREET, BEING THE SOUTHWEST CORNER OF SAID 0.36 ACRE TRACT, BEARS S00°28'25"E, A DISTANCE OF 140.00 FEET, AND CONTINUING A TOTAL DISTANCE OF 142.90 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING AN AREA OF 0.5275 OF AN ACRE (22,979 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: PROSPER		STATE: TEXAS
COUNTY: COLLIN	SURVEY: COLLIN COUNTY SCHOOL LAND SURVEY	ABSTRACT NO. 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

 1802 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 PHONE 817.281.0572
 WWW.CLAYMOOREENGINEERING.COM

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