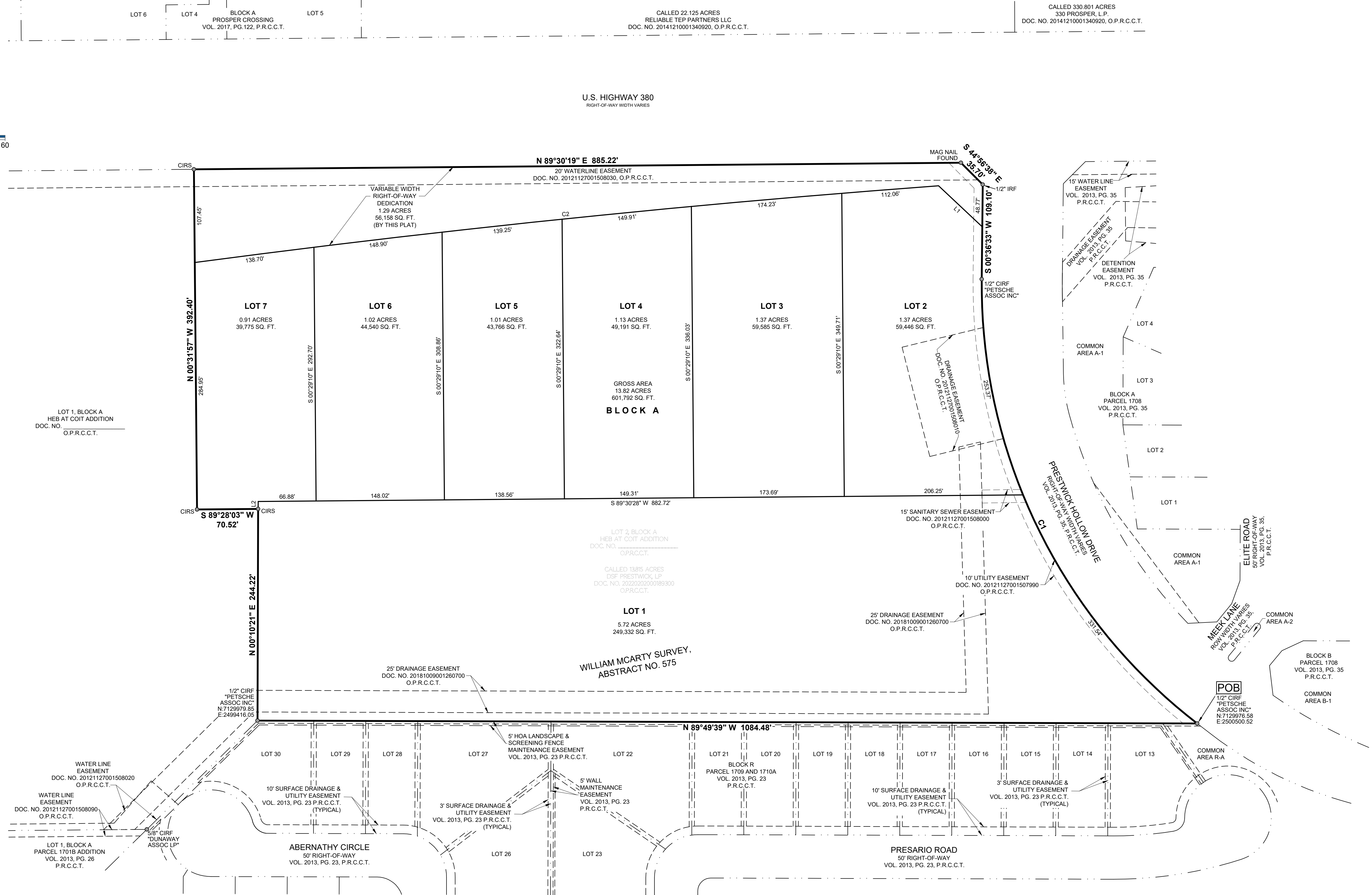


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 46°47'26" E	69.29'
L2	S 00°10'21" W	8.57'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	590.44'	638.50'	52°59'01"	S 25°52'58" E	569.63'
C2	863.05'	14975.00'	3°18'08"	N 84°06'50" E	862.93'

**GENERAL NOTES**

- The purpose of this plat is to create seven (7) lots of record from an existing unplatted tract of land and to dedicate easements and right-of-way for site development.
- This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480135 as shown on Map Number 48085C0235J.
- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 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.
- A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city's Code of Ordinances and State Law.



**SURVEYOR**  
Eagle Surveying, LLC  
Contact: Brad Eubanks  
222 S. Elm Street, Suite 200  
Denton, TX 76201  
(940) 222-3009

**ENGINEER**  
Claymoore Engineering, Inc.  
Contact: Matt Moore  
1903 Central Drive, Suite: 406  
Bedford, TX 76021  
(817) 281-0572

**OWNER**  
DSF Prestwick, LP  
c/o DSF Capital, LLC  
4303 W. Lovers Lane  
Dallas, Texas 75209

LEGEND	
PG.	= PG.
VOL.	= VOL.
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
DOC. NO.	= DOCUMENT NUMBER
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

JOB NUMBER: 2207.004  
DATE: 09/06/2022  
REVISION: -  
DRAWN BY: BE

Eagle Surveying, LLC  
222 South Elm Street  
Suite 200  
Denton, TX 76201  
940.222.3009  
www.eaglesurveying.com  
TX Firm # 10194177

PROJECT NO. \_\_\_\_\_

**REVISED CONVEYANCE PLAT  
PRESTWICK PARK 380  
ADDITION  
LOTS 1-7, BLOCK A  
13.82 ACRES  
7 LOTS**

BEING ALL OF LOT 2, BLOCK A, HEB AT COIT ADDITION  
RECORDED IN DOCUMENT NUMBER \_\_\_\_\_, O.P.R.C.C.T.  
OUT OF THE WILLIAM MCCARTY SURVEY, ABSTRACT NO. 575  
SITUATED IN THE CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS



