



**DVJ**  
CIVIL ENGINEERING &  
LAND SURVEYING

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[www.dvjlandsurveying.com](http://www.dvjlandsurveying.com) \* TBPELS Reg. No. 10194609

Being a tract or parcel containing 0.78 acre (33,799 square feet) of land situated in the William McCarty Survey, Abstract Number 575, Collin County, Texas; being all of Lot 5, Block "A" in Conveyance Plat Preswick Park 380 Addition, a subdivision duly of record in Document Number 2024010000002, in the Plat Records of Collin County, Texas; Said tract being more particularly described as follows (Bearings described herein are referenced to the Texas Coordinate System, North Central Zone No. 4204 (NAD83):

**BEGINNING** at an "X" cut found in concrete for the northeast corner of the herein described tract and the northwest corner of Lot 4 in aforesaid Conveyance Plat Prestwick Park 380 Addition, and being on the south line of Right of Way Reservation in said Conveyance Plat Prestwick Park 380 Addition, and being the beginning of a curve to the right;

**THENCE**, coincident the east line of the herein described tract and the west line of aforesaid Lot 4 the following three (3) courses:

1. Coincident aforesaid curve to the right, an arc length of 27.78 feet, having a radius of 65.00 feet, a central angle of 24 Degrees 29 Minutes 06 Seconds and a chord bearing of South 22 Degrees 34 Minutes 22 Seconds West, a distance of 27.57 feet to an "X" cut found for the point of reverse curvature to the left;
2. Coincident aforesaid curve to the left, an arc length of 70.85 feet, having a radius of 115.00 feet, a central angle of 35 Degrees 18 Minutes 05 Seconds and a chord bearing of South 17 Degrees 09 Minutes 53 Seconds West, a distance of 69.74 feet to a Mag. Nail found;
3. South 00 Degrees 29 Minutes 10 Seconds East, a distance of 215.60 feet to an "X" cut found for the southeast corner of the herein described tract and the southwest corner of said Lot 4, and being on the north line of Lot 1 in aforesaid Conveyance Plat Prestwick Park 380 Addition;

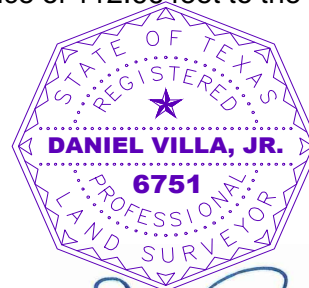
**THENCE**, coincident the south line of the herein described tract and the north line of aforesaid Lot 1, South 89 Degrees 27 Minutes 43 Seconds West, a distance of 110.57 feet to an "X" cut found for the southwest corner of the herein described tract and the southeast corner of Lot 6 in aforesaid subdivision, and being on the north line of said Lot 1;

**THENCE**, coincident the west line of the herein described tract and the east line of aforesaid Lot 6, North 00 Degrees 07 Minutes 25 Seconds East, a distance of 295.01 feet to the northwest corner of the herein described tract and the northeast corner of said Lot 6, and being on the south line of aforesaid Right-of-Way Reservation;

**THENCE**, coincident the north line of the herein described tract and the south line of aforesaid Right-of-Way Reservation the following two (2) courses:

1. Being a curve to the right, an arc length of 27.28 feet, having a radius of 14,962.00 feet, a central angle of 00 Degrees 06 Minutes 16 Seconds and a chord bearing of North 83 Degrees 36 Minutes 24 Seconds East, a distance of 27.28 feet;
2. North 84 Degrees 34 Minutes 06 Seconds East, a distance of 112.66 feet to the **POINT OF BEGINNING** and containing 0.78 acre (33,799 square feet) of land.

Compiled by: Chris Garcia  
Checked by: Daniel Villa, Jr.  
DVJ Land Surveying  
8118 Fry Road, Ste. 402  
Cypress, Texas 77433  
November 13, 2024



*[Handwritten Signature]*

DANIEL VILLA, JR.  
TX REGISTRATION NO. 6751