



**DVJ**  
CIVIL ENGINEERING &  
LAND SURVEYING

8118 Fry Road, Ste. 402, Cypress, Texas 77433 \* (281) 213-2517  
[www.dvjlandsurveying.com](http://www.dvjlandsurveying.com) \* TBPELS Reg. No. 10194609

**METES AND BOUNDS DESCRIPTION**  
**1.0000 ACRES (43,560 SQUARE FEET)**  
**LOCATED IN THE**  
**HENRY SLACK SURVEY, A-840,**  
**COLLIN COUNTY, TEXAS**

Being a tract or parcel containing 1.0000 acres (43,560 square feet) of land situated in the Henry Slack Survey, Abstract Number 840, Collin County, Texas; Said 1.0000 acre tract being out of and a part of the remainder of a called 11.982 acre a tract of record in the name of SV Westridge, LLC, in Document Number 2024000119701, in the Deed Records of Collin County (C.C.D.R.), 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):

**COMMENCING** at a 1/2 inch iron rod with "Petsche" Cap found for the most westerly northwest corner of aforesaid 11.982 acre tract, being the beginning of a Right-of-Way (R.O.W.) transition from the east R.O.W. line of Coit Road (width varies) to the south R.O.W. line of Virginia Parkway (width varies);

**THENCE**, coincident aforesaid R.O.W. transition, North 44 Degrees 53 Minutes 05 Seconds East, a distance of 4.07 feet to a 1/2 inch iron rod with "DVJ 10194609" cap set for the most westerly northwest corner and **POINT OF BEGINNING** of the herein described tract, being on the northwest line of said 11.982 acre tract and being along said R.O.W. transition;

**THENCE**, coincident aforesaid R.O.W. transition, North 44 Degrees 53 Minutes 05 Seconds East, a distance of 52.29 feet to a 1/2" inch iron rod with "Petsche" cap found for the most northerly northwest corner of both the herein described tract and aforesaid 11.982 acre tract, being on the south R.O.W. line of aforesaid Virginia Parkway;

**THENCE**, coincident the north line of both the herein described tract and aforesaid 11.982 acre tract, and the south R.O.W. line of aforesaid Virginia Parkway, South 89 Degrees 55 Minutes 44 Seconds East, at a distance of 159.64 feet pass a 1/2 inch iron rod found (Bent) for an angle point in the north line of said 11.982 acre tract and the south R.O.W. line of said Virginia Parkway, and continue through and across said 11.982 acre tract for an overall distance of 232.06 feet to a 1/2 inch iron rod with "DVJ 10194609" cap set for the northeast corner of the herein described tract and the northwest corner of a called 1.755 acre tract of record in the name of Malka SV Westridge LLC in Document Number 2024000127160, C.C.D.R., Texas;

**THENCE**, coincident the east line of the herein described tract and the west line of aforesaid 1.755 acre tract, South 00 Degrees 18 Minutes 15 Seconds East, a distance of 163.52 feet to a 1/2 inch iron rod with "DVJ 10194609" cap set for the southeast corner of the herein described tract, being on the west line of said 1.755 acre tract;

**THENCE**, coincident the south line of the herein described tract and through and across aforesaid 11.982 acre tract, South 89 Degrees 41 Minutes 45 Seconds West, a distance of 269.13 feet to a 1/2 inch iron rod with "DVJ 10194609" cap set for the southwest corner of the herein described tract;



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**THENCE**, coincident the west line of the herein described tract and through and across aforesaid 11.982 acre tract, North 00 Degrees 18 Minutes 53 Seconds West, a distance of 128.18 feet to the **POINT OF BEGINNING** and containing 1.0000 acres (43,560 square feet) of land.



CHRISTOPHER E. GARCIA  
TX REGISTRATION No. 7179

Compiled by: Chris Garcia  
Checked by: Daniel Villa, Jr.  
DVJ Land Surveying  
8118 Fry Road, Ste. 402  
Cypress, Texas 77433  
May 12, 2025  
Project Number 25-0256