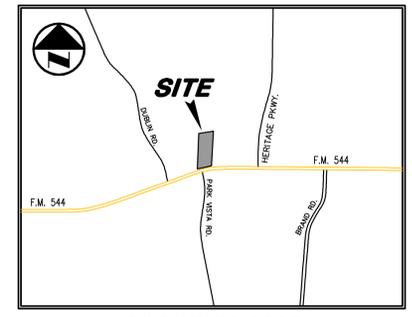
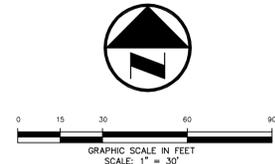
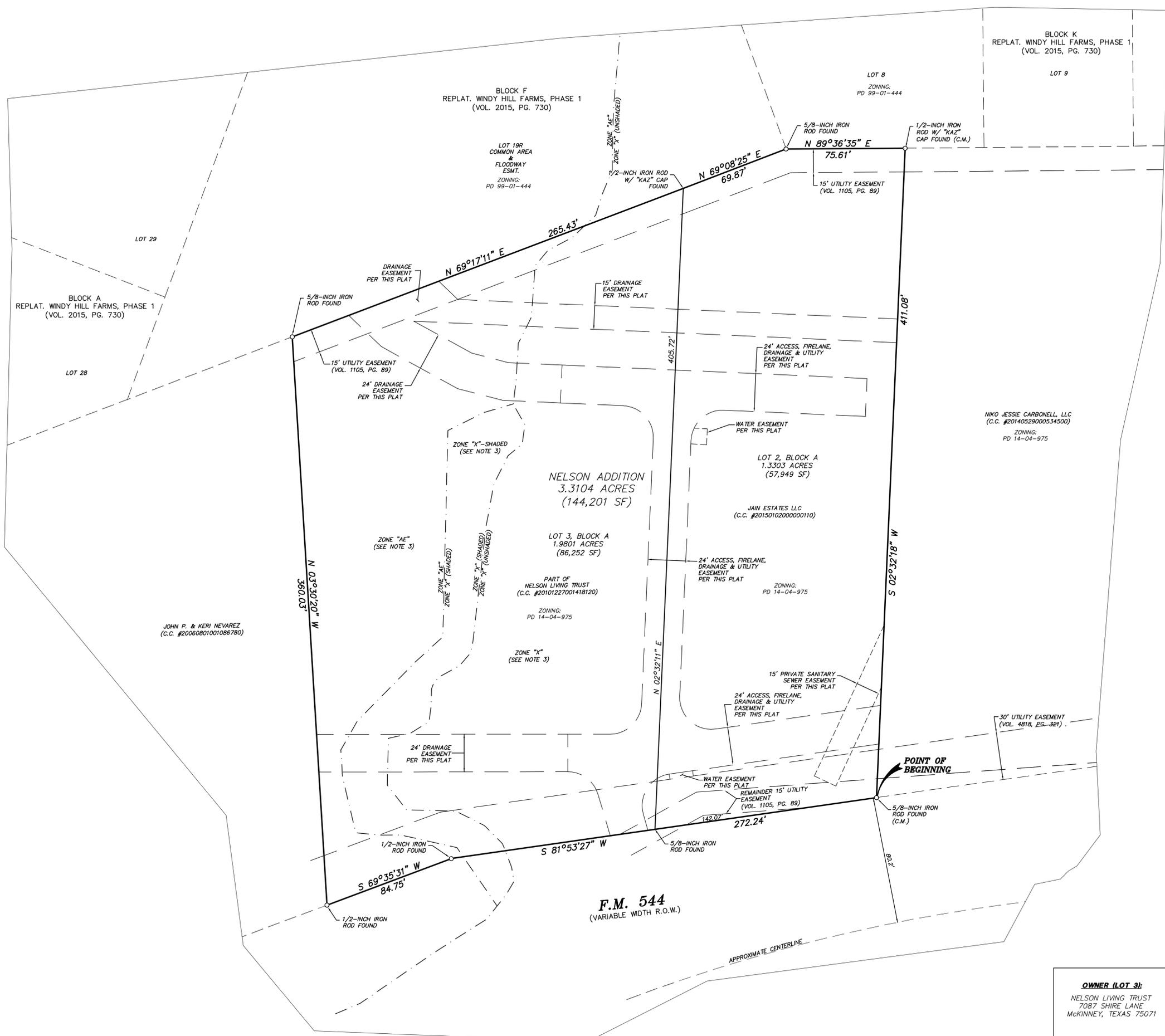


ANNE MARIE LECHE, 08/19/2016, 10:52AM  
 A:\0008645.DWG SURVEY\0008645.FP.DWG  
 © WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING 2016. ALL RIGHTS RESERVED. THE ENGINEERING DESIGN, DETAIL AND ENGINEERING DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING. REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING.



**NOTES:**

- Bearing system for this survey is based on grid North State Plane Coordinates of the Texas Coordinate System NAD83 (CORS96) Texas North Central Zone (4202), NAVD88.
- 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 withholding of utilities and building permits.
- The subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas Community Panel Number 48085C0395J, Dated: June 2, 2009. All of the subject property is indicated to be in Zone "X" and Zone "AE" on said map. Relevant zones are defined on said map as follows:

- Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- Zone "X" (shaded) - Other Flood Areas: Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- Zone "AE" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% Annual Chance Flood: Base Flood Elevations determined.

This flood statement regarding flooding does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

- (C.M.) - Controlling Monument.

**CONSTRUCTION PLAT**  
**NELSON ADDITION**  
**LOT S 2 & 3, BLOCK A**  
 AN ADDITION TO THE CITY OF MURPHY, TEXAS  
 AND BEING OUT OF THE  
 M. SCOTT SURVEY, ABSTRACT No. 859  
 COLLIN COUNTY, TEXAS  
 SHEET 1 OF 2

**OWNER (LOT 3):**  
 NELSON LIVING TRUST  
 7087 SHIRE LANE  
 MCKINNEY, TEXAS 75071

**OWNER (LOT 2):**  
 JAIN ESTATES, LLC  
 1331 Twin Knoll Drive  
 Murphy, Texas 75094  
 (201) 970-6273

**PPOGUE**  
 ENGINEERING & DEVELOPMENT COMPANY, INC.  
 a division of **Westwood**  
1512 BRAY CENTRAL DRIVE SUITE 100 MCKINNEY, TEXAS 75069 TX BOARD PROF. ENGINEERS, CERT. #11756; (214) 437-4640 PHONE (888) 937-5150 TOLL FREE WWW.WESTWOODPS.COM

<b>PREPARED</b>	05-04-2016
<b>SURVEYED</b>	04-20-2016
<b>SCALE:</b>	1" = 30'
<b>W NUMBER</b>	R0008645.00
<b>DRAWN BY:</b>	RLG
<b>CHECKED BY:</b>	AWS

ANS/MJL/CON\_08/29/2016\_10:52AM  
 A:\000864500\DWG\SURVEY\000864500.dwg  
 © WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING, 2016. ALL RIGHTS RESERVED. THE ENGINEERING DESIGN, DETAIL AND ENGINEERING DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING.

STATE OF TEXAS ~

COUNTY OF COLLIN ~

WHEREAS, Jain Estates LLC and Nelson Living Trust are the owners of a 3.3104 acre tract of land situated in the M. Scott Survey, Abstract No. 859, Collin County, Texas; said tract being all of that certain tract of land described in Warranty Deed to Jain Estates LLC recorded in County Clerk's File No. 20150102000000110 of the Deed Records of Collin County, Texas and part of that certain tract of land described in Warranty Deed to Nelson Living Trust recorded in County Clerk's File No. 20101227001418120 of the said Deed Records; said 3.3104 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod found in the northerly right-of-way line of F. M. 544 (a variable width right-of-way); said point being the southeast corner of said Jain Estates tract and the southwest corner of that certain tract of land described in Warranty Deed with Vendor's Lien to Niko Jessie Carbonell, LLC recorded in County Clerk's File No. 20140529000534500 of the said Deed Records;

THENCE, along the said northerly line of F.M. 544, the following two (2) calls:

South 81 degrees, 53 minutes, 27 seconds West, at a distance of 142.07 feet passing a 5/8-inch iron rod found at the southwest corner of said Jain Estates tract, continuing in all a total distance of 272.24 feet to a 1/2-inch iron rod found at an angle point;

South 69 degrees, 35 minutes, 31 seconds West, a distance of 84.75 feet to a 1/2-inch iron rod found for corner in the east line of that certain tract of land described in Quitclaim Deed to John Paul and Kerri Nevarez recorded in County Clerk's File No. 20060801001086780 of the said Deed Records;

THENCE, North 03 degrees, 30 minutes, 20 seconds West, departing the said northerly line of F.M. 544, a distance of 360.03 feet to a 5/8-inch iron rod found for corner in the southeasterly line of Lot 19R, Block F, Replat, Windy Hill Farms, Phase 1, an addition to the City of Murphy, Texas according to the plat recorded in Volume 2015, Page 730 of the Plat Records of Collin County, Texas;

THENCE, North 69 degrees, 17 minutes, 11 seconds East, along the said southeasterly line of Lot 19R, Block F, a distance of 265.43 feet to a 1/2-inch iron rod with "KAZ" cap found at an angle point; said point also being the northwest corner of said Jain Estates tract;

THENCE, North 69 degrees, 08 minutes, 25 seconds East, continuing along the said southeasterly line of Lot 19R, Block F and along the northwest line of said Jain Estates tract, a distance of 69.87 feet to a 5/8-inch iron rod found for corner; said point also being the southeast corner of said Lot 19R, Block F and the southwest corner of Lot 8, Block K of said Replat, Windy Hill Farms, Phase 1;

THENCE, North 89 degrees, 36 minutes, 35 seconds East, along the north line of said Jain Estates tract and the south line of said Lot 8, Block K, a distance of 75.61 feet to a 1/2-inch iron rod with "KAZ" cap found for corner; said point also being the northeast of said Jain Estates tract and the northwest corner of said Niko Jessie Carbonell tract;

THENCE, South 02 degrees, 32 minutes, 18 seconds West, departing the said north line of Jain Estates tract and said south line of Lot 8, Block F and along the common line between said Jain Estates tract and said Niko Jessie Carbonell tract, a distance of 411.08 feet to the POINT OF BEGINNING;

CONTAINING, 144,201 square feet or 3.3104 acres of land, more or less.  
SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Roman L. Groysman, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Murphy.

**PRELIMINARY**

RELEASED 08/29/16 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Roman L. Groysman,  
Registered Professional Land Surveyor  
No. 5864



STATE OF TEXAS ~

COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Roman L. Groysman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Collin County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public in and for the State of Texas.

RECOMMENDED BY: Planning and Zoning Commission  
City of Murphy, Texas

\_\_\_\_\_  
Signature of Chairperson Date of Recommendation

APPROVED BY: City Council  
City of Murphy, Texas

\_\_\_\_\_  
Signature of Mayor Date of Approval

ATTEST: \_\_\_\_\_  
City Secretary Date

STATE OF TEXAS ~

COUNTY OF COLLIN ~

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Jain Estates LLC, and Nelson Living Trust acting herein by and through their duly authorized officer(s), does hereby adopt this plat designating the herein above described property as JAIN ADDITION, BLOCK A, LOT 1, an addition to the City of Murphy, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Murphy. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Murphy's use thereof. The City of Murphy and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Murphy and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

That Jain Estates LLC, and Nelson Living Trust does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the City of Murphy's paving standards for fire lanes, and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking or Standing." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use. That Jain Estates LLC, does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Murphy, its agents, employees, workmen and representatives having ingress, egress, and and regress in, along, upon and across said premises

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Murphy, Texas.

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

BY: \_\_\_\_\_

BY: \_\_\_\_\_

\_\_\_\_\_  
Printed name and title

\_\_\_\_\_  
Printed name and title

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed. Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My commission expires on: \_\_\_\_\_

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed. Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My commission expires on: \_\_\_\_\_

CONSTRUCTION PLAT  
**NELSON ADDITION**  
**LOT S 2 & 3, BLOCK A**  
AN ADDITION TO THE CITY OF MURPHY, TEXAS  
AND BEING OUT OF THE  
M. SCOTT SURVEY, ABSTRACT No. 859  
COLLIN COUNTY, TEXAS  
SHEET 2 OF 2

<b>OWNER (LOT 3):</b> NELSON LIVING TRUST 7087 SHIRE LANE MCKINNEY, TEXAS 75071	<b>OWNER (LOT 2):</b> JAIN ESTATES, LLC 1331 Twin Knoll Drive Murphy, Texas 75094 (201) 970-6273	 a division of <b>Westwood</b> <small>1512 BRAY CENTRAL DRIVE SUITE 100 MCKINNEY, TEXAS 75069 TX BOARD PROF. ENGINEERS, CERT. #11756; TX BOARD PROF. LAND SURVEYING, CERT. 1007430</small> <small>(214) 437-4640 PHONE (888) 937-5150 TOLL FREE WWW.WESTWOODPS.COM</small>	<b>PREPARED</b>	05-04-2016
			<b>SURVEYED</b>	04-20-2016
		<b>SCALE:</b>	1" = 30'	
		<b>W NUMBER</b>	R0008645.00	
		<b>DRAWN BY:</b>	RLG	
		<b>CHECKED BY:</b>	AWS	