

**MURPHY ROAD**  
(F.M. ROAD 2551)  
( VARIABLE WIDTH PUBLIC RIGHT-OF-WAY )

**OWNER'S CERTIFICATE**

WHEREAS, First Crescent Enterprises, LLC, is the owner of a 10.351 acre tract of land out of the C.A. McMillan Survey, Abstract No. 588, in the City of Murphy, Collin County, Texas, said tract being all of Lot 2, Murphy Manors, in addition to the City of Murphy, Collin County, Texas, according to the plat thereof recorded in Volume 2014, Page 664, Plat Records, Collin County, Texas; said 10.351 acre tract being all of that tract of land conveyed to First Crescent Enterprises, LLC, by Special Warranty Deed recorded in County Clerk's Instrument No. 20161031001475850, Deed Records, Collin County, Texas; said 10.351 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with plastic cap stamped "SPARR" found for the most westerly northwest corner of said Lot 2; said point also being on the south line of a tract of land conveyed to the Thorpe Family Trust by deed recorded in County Clerk's Instrument No. 2008080600959680, Deed Records, Collin County, Texas; said point also being on the east right-of-way line of Farm to Market Road No. 2551 (Murphy Road, a variable width public right-of-way at this point);

THENCE, North 88 degrees 44 minutes 21 seconds East, with the south line of said Thorpe Family Trust tract, a distance of 514.16 feet to a 5/8-inch iron rod found for an interior corner of said Lot 2 and the southeast corner of said Thorpe Family Trust tract;

THENCE, North 00 degrees 53 minutes 26 seconds West, a distance of 453.82 feet to a 1/2-inch iron rod found at the most northerly northwest corner of said Lot 2; said point also being on the south right-of-way line of Betsy Lane (130 feet wide at this point)

THENCE, South 85 degrees 10 minutes 03 seconds East, with said south right-of-way line, a distance of 34.64 feet to a 1/2-inch iron rod found at the northeast corner of said Lot 2; said point also being on the west line of a tract of land conveyed to Thomas H and Susan M. Sauter by deed recorded in Volume 4415, Page 1538, Deed Records, Collin County, Texas;

THENCE, South 21 degrees 16 minutes 09 seconds East, leaving said south right-of-way line and with the northeast line of said Lot 2, a distance of 974.82 feet to a 1/2-inch iron rod found at the eastern most southeast corner of said Lot 2; said point also being on the north line of a tract of land conveyed by Deed to Dale Alan Bynum recorded in volume 6024, Page 3317, Deed Records, Collin County, Texas;

THENCE, with the south line of said Lot 2, the following metes and bounds;

South 89 degrees 07 minutes 16 seconds West, a distance of 644.42 feet to a 1/2-inch iron rod found; said point also being the northwest corner of a tract of land conveyed to Jon Keane Hutchinson by Deed recorded in County Clerk's Instrument No. 201070600096610, Deed Records, Collin County, Texas;

South 02 degrees 07 minutes 59 seconds East, a distance of 102.55 feet to a 1/2-inch iron rod found at the southern most southeast corner of said Lot 2; said point also being the northeast corner of Lot 1 of said Murphy Manors;

South 89 degrees 39 minutes 53 seconds West, with the common line of said Lots 1 and 2, a distance of 253.37 feet to a 1/2-inch iron rod found at the southwest corner of said Lot 2; said point also being the northwest corner of said Lot 1; said point also being on the said east right-of-way line of Farm to Market Road No. 2551;

THENCE, North 00 degrees 07 minutes 25 seconds West, with said east right-of-way line, a distance of 560.12 feet to the POINT OF BEGINNING;

CONTAINING, 450,902 square feet or 10.351 acres of land, more or less.

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, First Crescent Enterprises, LLC, a Texas limited liability company, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as OASIS SPRINGS MANORS, Lots 1-8, Block A; Lots 1-12, Block B; Lots 1-11, Block C; Lot 1, Block D; Lots 1-2, Block X; Lot 1, Block Y and Lot 1, Block Z in addition to the City of Murphy, Collin County, 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 building, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed 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. In addition, utility easements may also be used for 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 best use thereof.

The city and public utility entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, or efficiency of its respective systems in said easements. The city and public utility entities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining reading meters and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

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

WITNESS, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

First Crescent Enterprises, LLC.

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

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared \_\_\_\_\_, known 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.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

**REPLAT**  
**OASIS SPRINGS MANORS**  
LOTS 1-8, BLOCK A;  
LOTS 1-12, BLOCK B;  
LOTS 1-11, BLOCK C;  
LOTS 1, BLOCK D;  
LOTS 1-2, BLOCK X;  
LOT 1, BLOCK Y & LOT 1, BLOCK Z  
A REPLAT OF LOT 2 - 10.351 ACRES  
MURPHY MANORS

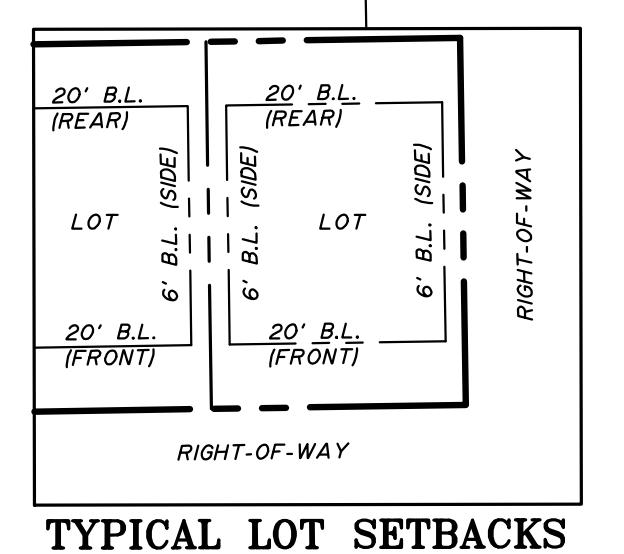
C. A. McMILLAN SURVEY, ABSTRACT NUMBER 588  
CITY OF MURPHY, COLLIN COUNTY, TEXAS

**Gonzalez & Schneeberg**  
engineers - surveyors

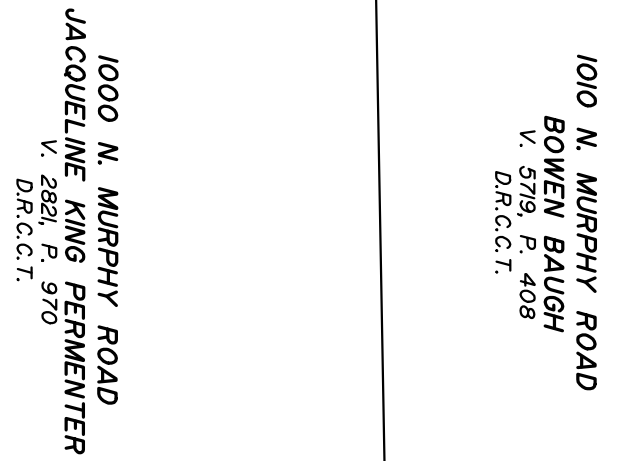
ATTN: Robert Schneeberg  
660 N. Central Expressway  
Suite 250, Plano, Texas 75074  
(972) 516-8855 Fax:(972) 516-8901

**OWNER:**  
First Crescent Enterprises, LLC.  
Phone: 480-330-7864

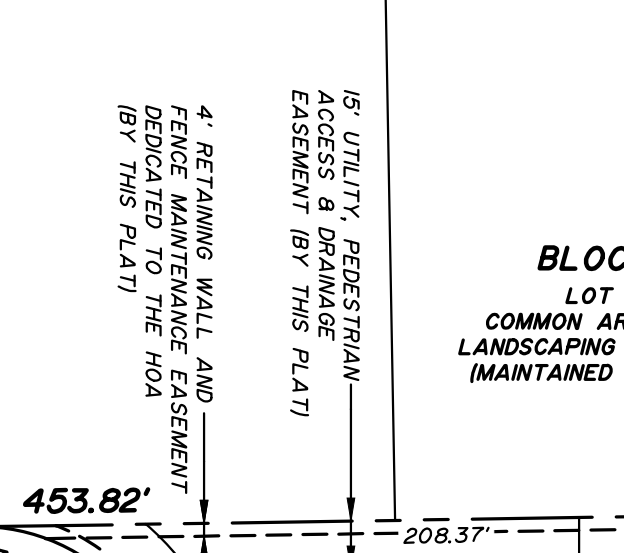
**ENGINEER - SURVEYOR:**  
GONZALEZ & SCHNEEBERG,  
ENGINEERS & SURVEYORS, INC.  
660 North Central Expressway, Suite 250  
Plano, Texas 75074  
Phone: 972-516-8855  
Fax: 972-516-8901



TYPICAL LOT SETBACKS



TYPICAL LOT SETBACKS



TYPICAL LOT SETBACKS

**GENERAL NOTES:**

- Basis of bearing derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202), according to the Murphy Manors plat recorded in Volume 2014, Page 664, Plat Records, Collin County, Texas.
- The subject tract is located in Zone "X", areas outside a flood hazard area, according to the Flood Insurance Rate Map Community Panel No. 48085C0415J, dated June 2, 2009.
- Maintenance of the retaining wall on the perimeter of this subdivision will be the responsibility of the HOA.
- No fencing shall be allowed to cross or to be within 4 feet of the centerline of the 2-foot paved overflow flume which will be constructed within the 20-foot drainage and utility easement on Lots 1 and 2, Block C. (This creates an 8-foot clear area for this flume.)

**SURVEYOR'S STATEMENT**

I, Robert W. Schneeberg, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying and the Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either FOUND (CM) or placed in compliance with the Subdivision Ordinance of the City of Murphy, Texas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

RELEASED 03/23/2017 - FOR REVIEW ONLY  
NOT TO BE RECORDED

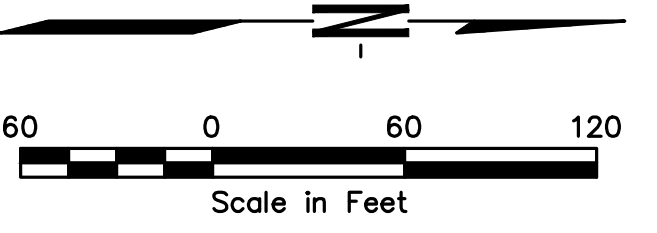
Robert W. Schneeberg  
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known 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.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas



Scale in Feet

BLOCK A LOT AREA TABLE				BLOCK B LOT AREA TABLE				BLOCK C LOT AREA TABLE			
LOT NO.	SQ. FT.	ACRES		LOT NO.	SQ. FT.	ACRES		LOT NO.	SQ. FT.	ACRES	
1	10,896	0.250		1	9,812	0.225		1	10,692	0.245	
2	10,216	0.235		2	9,863	0.226		2	10,201	0.234	
3	9,044	0.208		3	9,803	0.225		3	9,228	0.212	
4	12,268	0.282		4	9,783	0.225		4	9,132	0.210	
5	10,956	0.252		5	9,784	0.225		5	9,132	0.210	
6	9,553	0.219		6	10,096	0.232		6	9,132	0.210	
7	9,582	0.220		7	9,808	0.225		7	9,132	0.210	
8	12,525	0.288		8	9,792	0.225		8	9,132	0.210	
				9	9,779	0.225		9	9,071	0.208	
				10	9,807	0.225		10	9,120	0.209	
				11	9,852	0.226		11	9,125	0.209	
				12	10,016	0.230					

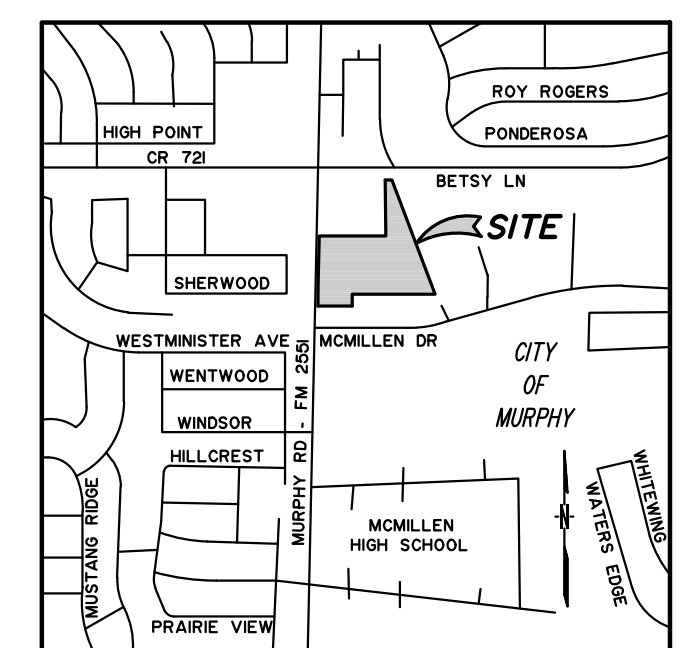
BLOCK X LOT AREA TABLE				BLOCK Y LOT AREA TABLE				BLOCK Z LOT AREA TABLE			
LOT NO.	SQ. FT.	ACRES		LOT NO.	SQ. FT.	ACRES		LOT NO.	SQ. FT.	ACRES	
1	3,605	0.083		1	1,695	0.039		1	415	0.010	
2	7,209	0.166									

CENTERLINE CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CH. BEARING
C1	20°41'58"	200.00'	36.53'	72.25'	71.86'	N 78°46'18" E
C2	310°34'21"	60.00'	27.61'	325.23'	50.17'	N 20°30'25" W
C3	279°35'39"	60.00'	50.71'	292.79'	77.46'	N 41°05'37" W

**LEGEND**

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- D.R.C.C.T.
- P.R.D.C.T.
- INST. No.
- V.
- PAGE
- SQ. FT.
- B.L.
- V.E.

DEED RECORDS, COLLIN COUNTY, TEXAS  
PLAT RECORDS, COLLIN COUNTY, TEXAS  
INSTRUMENT NUMBER  
VOLUME  
PAGE  
BUILDING SETBACK LINE  
25x25' VISIBILITY EASEMENT



VICINITY MAP