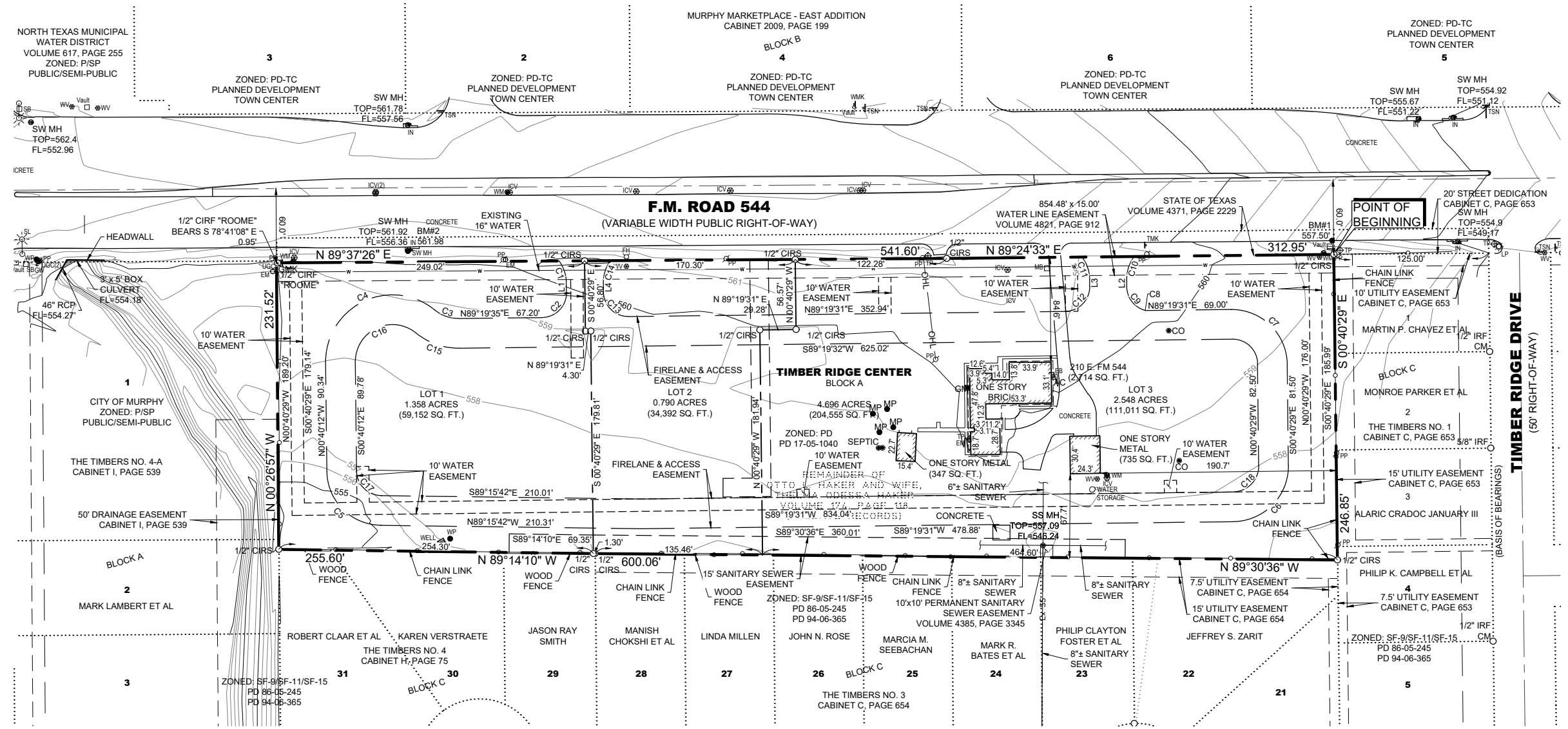


VICINITY MAP
NOT TO SCALE

ABBREVIATION LEGEND		ABBREVIATION LEGEND	
ABBR.	DEFINITION	SS	SANITARY SEWER
IRF	IRON ROD FOUND	SW	STORM SEWER
CIRS	IRON ROD SET w/CAP STAMPED "WAI"	TPAD	TRANSFORMER PAD
CIRF	IRON ROD FOUND w/CAP	GM	GAS METER
PP	POWER POLE	GMK	GAS MARKER
GW	GUY WIRE	TMK	TELEPHONE MARKER
MH	MANHOLE	TSN	TRAFFIC SIGN
WV	WATER VALVE	UGC	UNDERGROUND CABLE MARKER
TP	TELEPHONE PEDESTAL	EB	ELECTRIC BOX
WM	WATER METER	EM	ELECTRIC METER
FH	FIRE HYDRANT	CC#	COUNTY CLERK'S INSTRUMENT No.
ICV	IRRIGATION CONTROL VALVE	CM	CONTROLLING MONUMENT
CO	CLEANOUT	GI	GRATE INLET
AC	AIR CONDITIONER	IN	INLET
SB	SIGNAL BOX	HC	HANDICAPPED
SP	SIGNAL POLE	MP	METAL POST
SN	SIGN	LP	LIGHT POLE



FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48085C0415J, dated June 2, 2009, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure 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.

BENCHMARKS

BM#1 - SQUARE CUT ON THE BACK OF CURB ON THE SOUTH RIGHT-OF-WAY OF F.M. 544, APPROXIMATELY 137'± WEST OF THE WEST BACK OF CURVE OF TIMBER RIDGE DRIVE.

ELEVATION = 557.50

BM#2 - SQUARE CUT ON CURB INLET ON THE SOUTH RIGHT-OF-WAY OF F.M. 544, APPROXIMATELY 333'± EAST OF THE EAST BACK OF CURVE OF HAWTHORNE DRIVE.

ELEVATION = 561.98

CONSTRUCTION PLAT
TIMBER RIDGE CENTER
LOTS 1-3, BLOCK A
BEING 4.696 ACRES (204,555 SQ. FT.) OUT OF THE HENRY MAXWELL SURVEY, ABSTRACT NO. 579
CITY OF MURPHY, COLLIN COUNTY, TEXAS

OWNER:
Murphy Four Venture
5924 Twin Covos
Dallas, Texas 75248

SURVEYOR:
Winkelmänn & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, Texas 75230
ph# 972-490-7090

REVISION	DATE	APPROVAL

HENRY MAXWELL SURVEY, ABSTRACT NO. 579
CITY OF MURPHY
COLLIN COUNTY, TEXAS
MURPHY FOUR VENTURE
5924 TWIN COVES
DALLAS, TEXAS 75248

CONSTRUCTION PLAT
TIMBER RIDGE CENTER
LOTS 1-3, BLOCK A

Date: 10.24.17
Scale: 1" = 50'
File: 63802.0C-CONST-PLT
Project No.: 63802.0C

SHEET
1
OF
2

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, We, Owners name, are the sole owners of a 4.696 acre (204,555 sq. ft.) tract of land situated in the HENRY MAXWELL SURVEY, ABSTRACT NO. 579, in the City of Murphy, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for the Northwest corner of Lot 1, Block C, The Timbers No. 1, an addition to the City of Murphy, Collin County, Texas, according to the Plat thereof recorded in Cabinet C, Page 653, Official Public Records, Collin County, Texas, on the South right-of-way of F. M. (Farm to Market) Road 544, a variable width right-of-way, said point being the Southeast corner of a tract of land described in deed to the State of Texas as recorded in Volume 4371, Page 2229, Official Public Records, Collin County, Texas;

THENCE South 00 deg 40 min 29 sec East, departing the South right-of-way of said F. M. Road 544, along the West line of Block C of said The Timbers No. 1, a distance of 246.85 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner on the West line of Lot 4, Block C, of said The Timbers No. 1, said point being the Northeast corner of Lot 22, Block C, of The Timbers No. 3, an addition to the City of Murphy, Collin County, Texas, according to the Plat thereof recorded in Cabinet C, Page 654, Official Public Records, Collin County, Texas;

THENCE North 89 deg 30 min 36 sec West, along the North line of said Block C (Cabinet C, Page 654), a distance of 600.06 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for the Northwest corner of Lot 28, Block C, of said The Timbers No. 3 and the Northeast corner of Lot 29, Block C, of The Timbers No. 4, an addition to the City of Murphy, Collin County, Texas, according to the Plat thereof recorded in Cabinet H, Page 75, Official Public Records, Collin County, Texas;

THENCE North 89 deg 14 min 10 sec West, along the North line of said Block C (Cabinet H, Page 75), a distance of 255.60 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner on the East line of Block A, of The Timbers No. 4-A, an addition to the City of Murphy, Collin County, Texas, according to the Plat thereof recorded in Cabinet I, Page 539, Official Public Records, Collin County, Texas, said point being the Northwest corner of Lot 30, Block C, of said The Timbers No. 4;

THENCE North 00 deg 26 min 57 sec West, along the East line of said Block A, a distance of 231.52 feet to a point for corner on the South right-of-way of said F. M. Road 544 from which a 1/2-inch iron rod with a plastic cap stamped "ROOME" found for corner bears South 78 deg 41 min 08 sec East, 0.95 feet, said point being the Southwest corner of said State of Texas tract;

THENCE North 89 deg 37 min 26 sec East, along the South right-of-way of said F. M. Road 544 and the South line of said State of Texas tract, a distance of 541.60 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

THENCE North 89 deg 24 min 33 sec East, continuing along the South right-of-way of said F. M. Road 544 and the South line of said State of Texas tract, a distance of 312.95 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 204,555 square feet or 4.696 acres of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 18th day of March, 2016, utilizing a G.P.S. measurement (WGS 84) along the Easterly line of Block C, of The Timbers No. 1, recorded in Cabinet C, Page 653, Official Public Records, Collin County, Texas.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, OWNERS COMPANY NAME GOES HERE, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as TIMBER RIDGE CENTER, 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 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 and 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 removed 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.

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.

By: Owners name

Owners name, Title

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Owners name, 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 _____, 2017.

Notary Public in and for the State of Texas

My Commission Expires On:

SURVEYOR'S STATEMENT

I, Leonard J. Lueker, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this ___ day of _____, 2017.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration # 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Leonard J. Lueker, 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 _____, 2017.

Notary Public in and for the State of Texas

My Commission Expires On:

CITY APPROVAL OF CONSTRUCTION PLAT

Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on this plat.

RECOMMENDED BY:

Planning and Zoning Commission

City of Murphy, Texas

CONSTRUCTION PLAT
TIMBER RIDGE CENTER
LOTS 1-3, BLOCK A
BEING 4.696 ACRES (204,555 SQ. FT.) OUT OF THE HENRY MAXWELL SURVEY, ABSTRACT NO. 579, CITY OF MURPHY, COLLIN COUNTY, TEXAS

OWNER:
Murphy Four Venture
5924 Twin Coves
Dallas, Texas 75248

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, Texas 75230
ph# 972-490-7090

Plat filed in Volume or Cabinet _____, Page or Slide _____.

Date : 10.24.17
Scale : N/A
File : 63802.0C-CONST-PLT
Project No. : 63802.0C

SHEET
2 of 2

HENRY MAXWELL SURVEY, ABSTRACT NO. 579
CITY OF MURPHY
COLLIN COUNTY, TEXAS
MURPHY FOUR VENTURE
5924 TWIN COVES
DALLAS, TEXAS 75248

CONSTRUCTION PLAT
TIMBER RIDGE CENTER
LOTS 1-3, BLOCK A

REVISION APPROVAL
Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
1524 HILLCREST PLAZA, SUITE 325
DALLAS, TEXAS 75230
(972) 490-7090 FAX
Texas Engineer Registration No. 89
Professional Seal
CDPREGREG. 2017, Winkelmann & Associates, Inc.