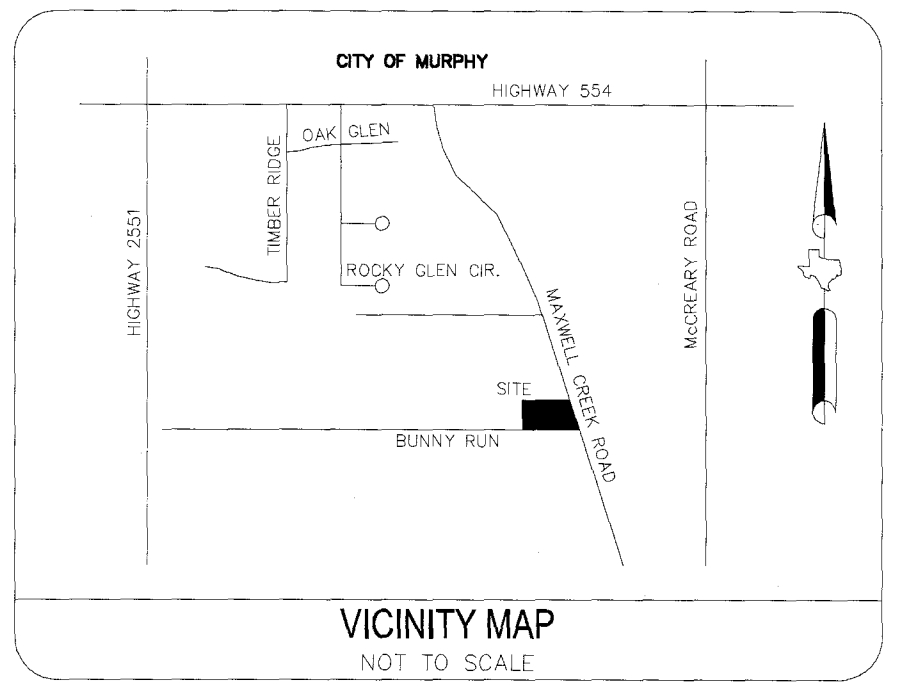


COLLIN COUNTY, TEXAS

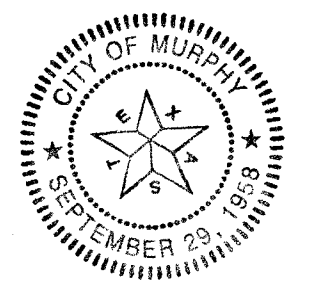


CITY APPROVAL OF PLAT:

Approved by the City of Murphy for filing at the office of the County Clerk of Collin County, Texas.

APPROVED BY:
City Council City of Murphy, Texas

Signature of Mayor: *[Signature]*
Date of Approval: 2-19-19



ATTEST:
City Secretary: *[Signature]*
Date: 2-28-19

This property is located in the corporate limits of the City of Murphy, Collin County, Texas.

Mayor, City of Murphy: *[Signature]*
Date: 2/28/19

ATTEST:
City Secretary, City of Murphy: *[Signature]*
Date: 2-28-19

FLOOD PLAIN EASEMENT (0.680 Acre)

Being a part of a called 2.30 acre tract of land described in Deed to Nima Homes, Inc. as recorded in Document No. 20180131000127670, Official Public Records, Collin County, Texas, and being more particularly described herein as follows:

BEGINNING at a point for the Northwest corner of the herein described easement being in the North line of said 2.30 acre tract and bearing North 89 degrees 47 minutes 12 seconds West, a distance of 106.19 feet from the dedicated Northeast corner of Lot 1 as shown hereon;

THENCE South 89 degrees 47 minutes 12 seconds East, with the North line of said 2.30 acre tract, a distance of 106.19 feet to a 5/8 inch iron rod found at the Northeast corner of said Lot 1, and being in the dedicated West Right-Of-Way line of Maxwell Creek Road;

THENCE South 09 degrees 18 minutes 12 seconds East, along said dedicated West line of Maxwell Creek Road and the East line of Lot 1 and Lot 2 as shown hereon, a distance of 235.50 feet to a 5/8 inch iron rod found at the Southeast corner of said Lot 2 and being at or near the centerline of Bunny Run (a private road);

THENCE North 89 degrees 47 minutes 12 seconds West, along the South line of said Lot 2 and along or near said centerline of Bunny Run, a distance of 155.97 feet to a point for corner in the South line of said Lot 2 as shown hereon;

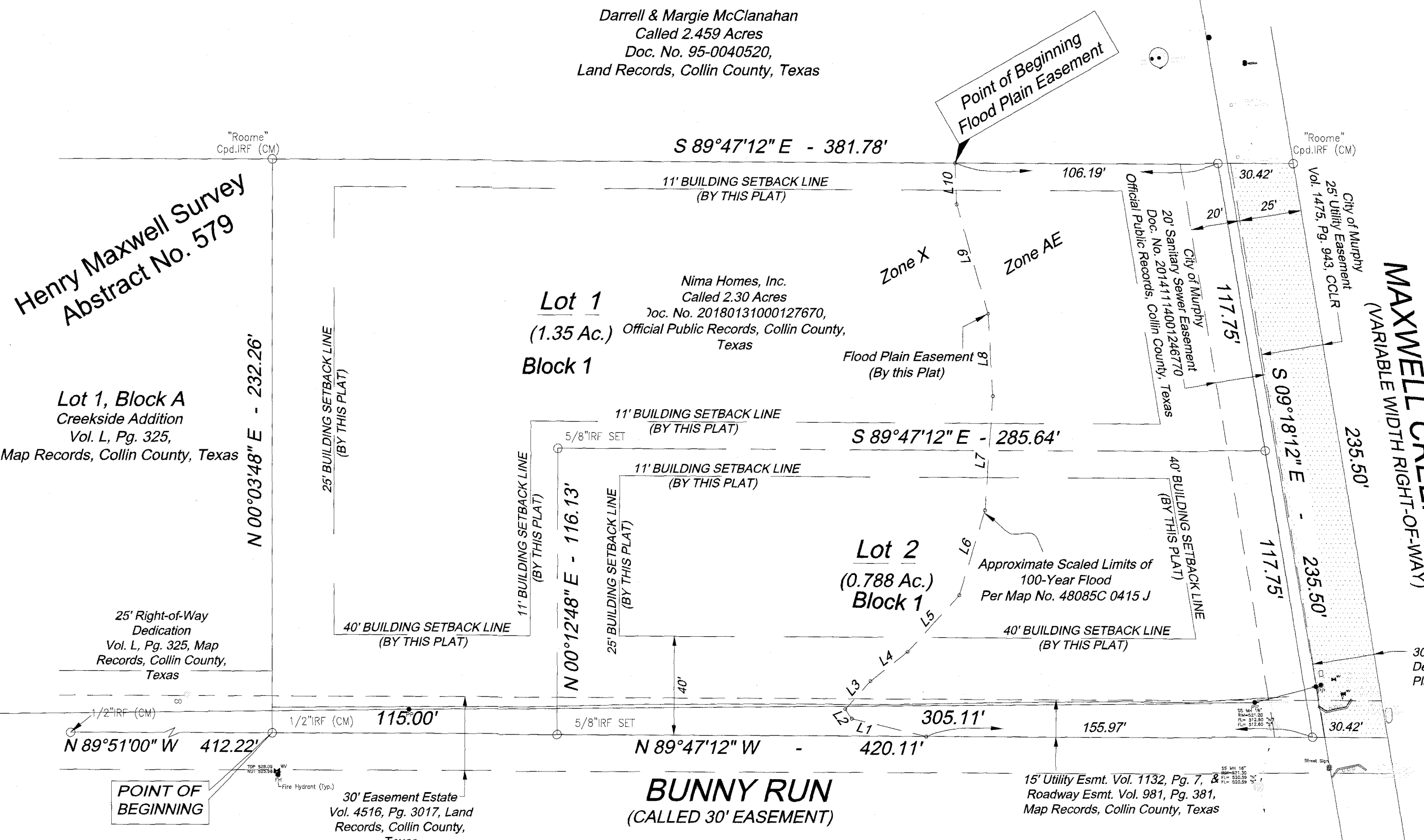
THENCE departing the centerline of said Bunny Run and over and across said Lot 1 and Lot 2 the following courses and distances:

- North 76 degrees 48 minutes 31 seconds West, 30.95 feet to a point for corner;
- North 33 degrees 18 minutes 20 seconds West, 4.66 feet to a point for corner;
- North 41 degrees 57 minutes 02 seconds East, 15.20 feet to a point for corner;
- North 51 degrees 46 minutes 06 seconds East, 19.18 feet to a point for corner;
- North 51 degrees 46 minutes 06 seconds East 14.62 feet to a point for corner;
- North 42 degrees 08 minutes 43 seconds East 31.04 feet to a point for corner;
- North 16 degrees 48 minutes 21 seconds East 36.06 feet to a point for corner;
- North 03 degrees 54 minutes 11 seconds East 46.40 feet to a point for corner;
- North 03 degrees 13 minutes 19 seconds West 33.42 feet to a point for corner;
- North 16 degrees 02 minutes 35 seconds West 46.05 feet to a point for corner;
- North 02 degrees 09 minutes 31 seconds West 16.65 feet to the POINT OF BEGINNING and containing, within the metes and bounds herein recited, 0.680 acres of land, more or less.

NOTES:
1. 5/8" iron rods set at lot corners with pink plastic cap stamped "JLS" unless otherwise noted.
2. By graphic plotting only, a portion of the property shown hereon appears to be located in a designated Zone AE and appears to be located in a 100 or 500 year Flood Area and the remaining part of the property shown hereon appears to be located in a designated Zone X and does not appear to be located in a 100 or 500 year Flood Area as plotted on Community Panel # 48085C0415 J of the Federal Emergency Management Agency Flood Insurance Rate or Flood Hazard Boundary Map bearing a Map Date of June 2, 2009. No surveying was performed to determine this zone.
A. FEMA Base Flood Elevation = 524.5
B. Minimum Building Finished Floor Elevations = 526.5
3. All bearings contained herein are based on the Texas State Plane Coordinates System, NAD 83, North Central Zone.
4. The purpose of this plat is to create 2 lots out of a 2.30 acre tract.
5. The subject property is currently zoned "Single Family Residential-20 District" by City of Murphy.

GENERAL PLAT NOTES:

- Notice:
1. 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.
2. Lot to Lot Drainage is not allowed by Plat.
3. Primary driveway access to each lot must be off of Maxwell Creek Road.



NO.	BEARING	DISTANCE
L1	North 76°49'31" West	30.95'
L2	North 33°18'20" West	4.66'
L3	North 41°57'02" East	15.20'
L4	North 51°46'06" East	19.18'
L5	North 42°08'43" East	31.04'
L6	North 16°48'21" East	36.06'
L7	North 03°54'11" East	46.40'
L8	North 03°13'19" West	33.42'
L9	North 16°02'36" West	46.05'
L10	North 02°09'31" West	16.65'

OWNER
YUSEF SARABY
NIMA HOMES, INC.
232 BRANDON LANE
MURPHY, TX 75094
(214) 924-6858

SURVEYOR
DANIEL L. JACKSON, RPLS
TEXAS REGISTRATION NO. 5577
617 LAKESHORE BLVD.
OAK POINT, TEXAS 75068
(940) 389-9218

FINAL PLAT
LOTS 1 AND 2, BLOCK 1
LUXURY CREEK ROAD
ADDITION
CITY OF MURPHY
COLLIN COUNTY, TEXAS
BEING 2.138 ACRES IN THE
HENRY MAXWELL SURVEY, ABSTRACT NO. 579

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS Nima Homes, Inc. is the owner of that called 2.30 acres of land situated in the Henry Maxwell Survey, Abstract No. 579, Collin County, Texas and being that same called 2.30 acre tract of land described in Deed to Nima Homes, Inc. as recorded in Document No. 20180131000127670, Official Public Records, Collin County, Texas, and being more particularly described herein as follows:

BEGINNING at a 1/2-inch iron rod found in the approximate centerline of Bunny Run (a private drive) for the Southwest corner of said Nima tract and the Southeast corner of Lot 1, Block A, Creekside Addition, an addition to the City of Murphy, Collin County, Texas as recorded in Volume L, Page 325, Map Records, Collin County, Texas and being in the North line of a called 16.984 acre tract described in Deed to Texas Parks and Recreation Foundation as recorded in Volume 5647, Page 869, Land Records, Collin County, Texas;

THENCE North 00 degrees 03 minutes 48 seconds East, with the West line of said Nima tract and the East line of said Lot 1, a distance of 232.26 feet to a capped iron rod marked "Room" found for the Northwest corner of said Nima tract in the West line of the dedicated right-of-way of Maxwell Creek Road (a public road); bearing North 89 degrees 47 minutes 12 seconds West, a distance of 30.42 feet from a PK Nail marked "Room" found in the approximate centerline of said Maxwell Creek Road for the original Northeast corner of said Nima tract and the Southeast corner of said 2.459 acre tract;

THENCE South 89 degrees 47 minutes 12 seconds East, with the North line of said Nima tract and the South line of said 2.459 acre tract, a distance of 381.76 feet to a 5/8 inch iron rod set for the Northeast corner of said Nima tract in the West line of the dedicated right-of-way of Maxwell Creek Road (a public road); bearing North 89 degrees 47 minutes 12 seconds West, a distance of 30.42 feet from a PK Nail marked "Room" found in the approximate centerline of said Maxwell Creek Road for the original Northeast corner of said Nima tract and the Southeast corner of said 2.459 acre tract;

THENCE South 09 degrees 18 minutes 12 seconds East, with said dedicated right-of-way line, 30 feet West, perpendicular and parallel to the centerline of said Maxwell Creek Road and the original East line of said Nima tract, a distance of 235.50 feet to a 5/8 inch iron rod set at the intersection of said dedicated right-of-way line and approximate centerline of said Bunny Run for the Southeast corner of said Nima tract and being in the North line of said 16.984 acre tract;

THENCE North 89 degrees 47 minutes 12 seconds West, with the approximate centerline of said Bunny Run and the South line of said Nima tract and North line of said 16.984 acre tract, a distance of 420.11 feet to the POINT OF BEGINNING and containing, within the metes and bounds herein recited, 2.138 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Nima Homes, Inc. by its owner, Yusef Saraby, does hereby adopt this plat designating the herein above described property as Lot 1 & 2, Block 1, Luxury Creek Road Addition, 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, Texas. 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 encumber 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 and 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 of 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 28th day of February, 2019
By: Nima Homes, Inc.
By: Yusef Saraby, Owner

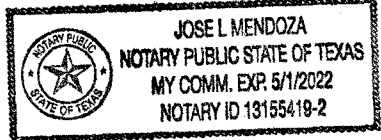
Yusef Saraby

STATE OF TEXAS
COLLIN COUNTY

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Yusef Saraby, 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 considerations therein expressed.

Given under my hand and seal of office this 28th day of February, 2019.

Notary Public in and for the State of Texas
My commission expires on 12/31/2019

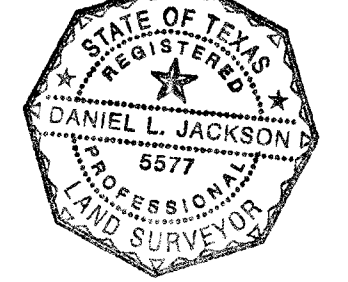


SURVEYOR'S CERTIFICATION

STATE OF TEXAS
COLLIN COUNTY

KNOW ALL MEN BY THESE PRESENTS: that I, Daniel L. Jackson, 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, Texas.

[Signature]
Daniel L. Jackson
Registered Professional Land Surveyor
Texas Registration No. 5577

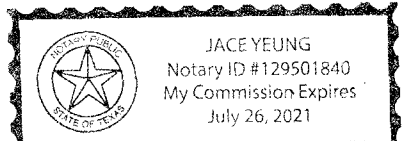


STATE OF TEXAS
COLLIN COUNTY

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Daniel L. Jackson, Registered Professional Land Surveyor, 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 considerations therein expressed.

Given under my hand and seal of office this 28th day of February, 2019.

Notary Public in and for the State of Texas
My commission expires on 07-26-2021



Filed and Recorded
Official Public Records
Elizaveta Kemp, County Clerk
Collin County, TEXAS
03/13/2019 09:56:10 AM
0310010001250

2019-20
[Signature]