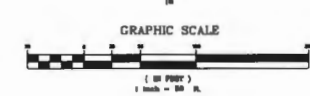
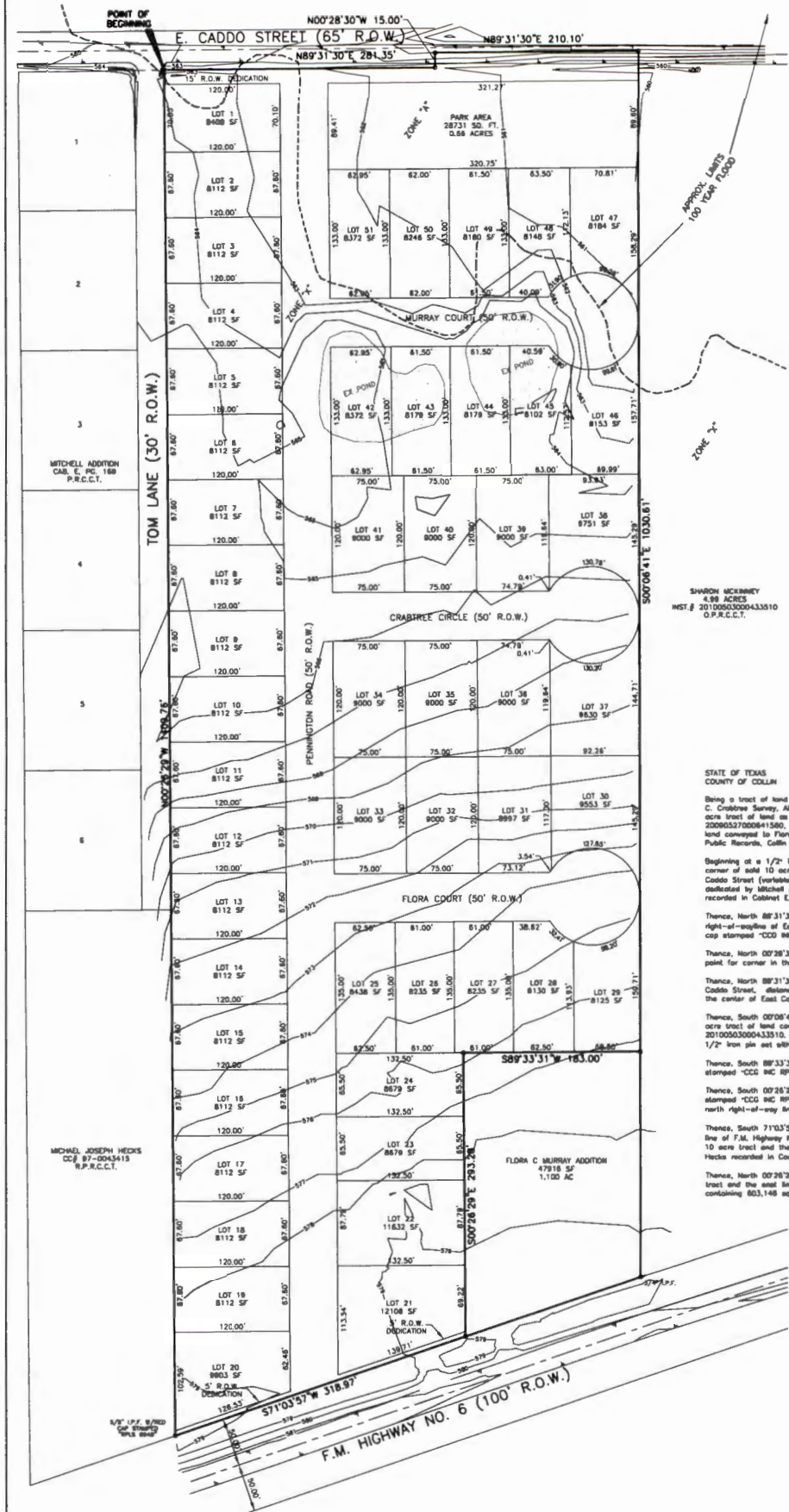


505 E. COOK

CONCEPT PLAN
MURRAY MANOR ESTATES



SHARON MCKINNEY
4.98 ACRES
INST # 20100503000433510
O.P.R.C.C.T.

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF COLLIN

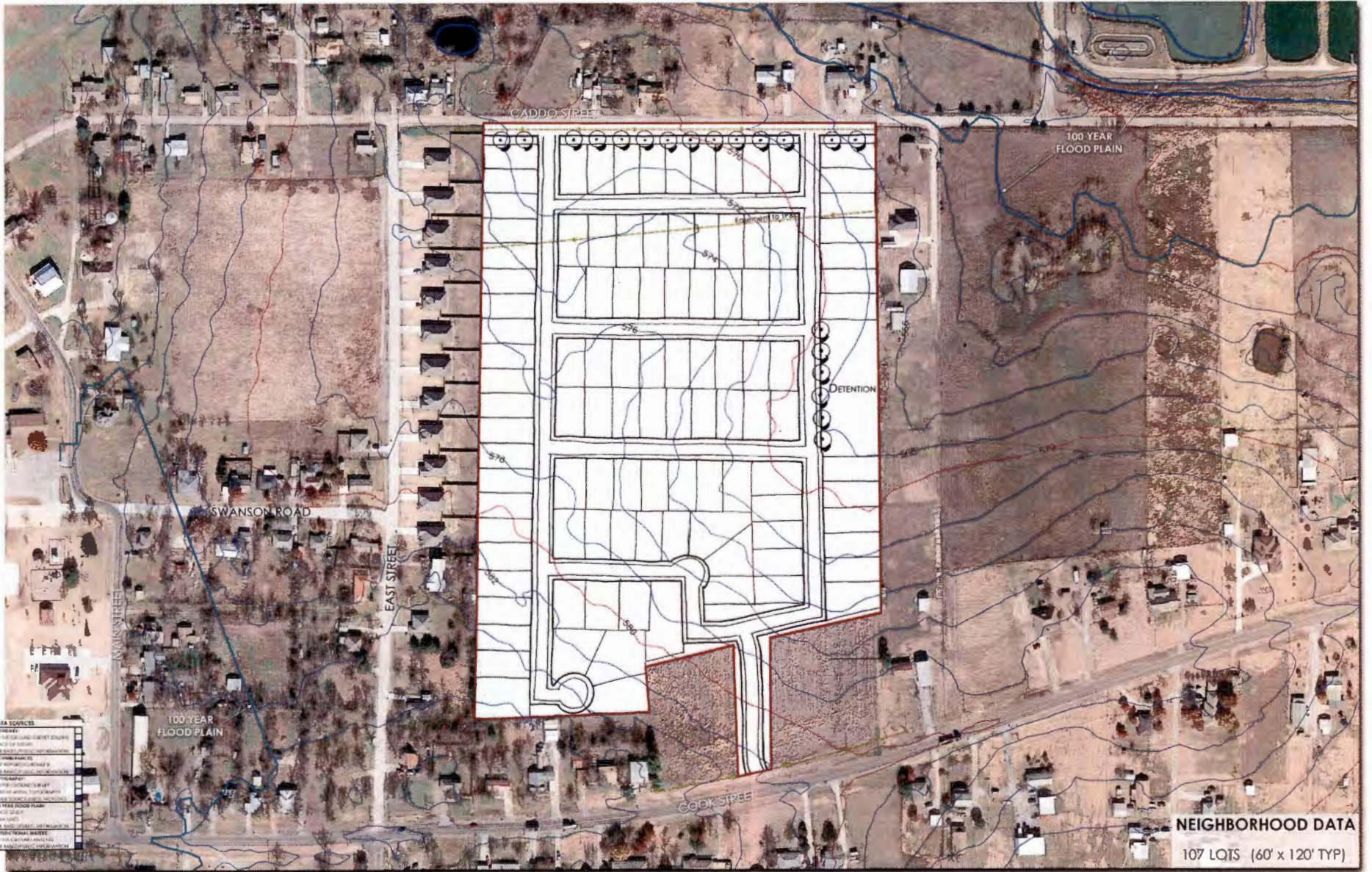
Being a tract of land situated in the John Pennington Survey, Abstract No. 700 and in the Thomas C. Crabtree Survey, Abstract No. 184, City of Josephine, Collin County, Texas and being the same 10 acre tract of land as conveyed to Flora C. Murray by deed recorded in Instrument No. 20090527000641560, Official Public Records, Collin County, Texas and being part of a 5 acre tract of land conveyed to Flora C. Murray by deed recorded in instrument No. 20090527000641570, Official Public Records, Collin County, Texas, and being more particularly described as follows:

- Beginning at a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the northeast corner of said 10 acre tract and being at the intersection of the south right-of-way line of East Caddo Street (variable width R.O.W.) and the east right-of-way line of Tom Lane (30' R.O.W.) as delineated by Mitchell Addition, an addition to the City of Josephine, according to the plat thereof recorded in Collin T. Page 169, Plat Records, Collin County, Texas;
- Thence, North 88°31'30" East, along the north line of said 10 acre tract and the south right-of-way line of East Caddo Street, distance of 281.35 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;
- Thence, North 00°28'30" West, along a west line of said 10 acre tract, a distance of 15.00 feet to a point for corner in the center of East Caddo Street;
- Thence, North 89°31'30" East, along the north line of said 10 acre tract and the center of East Caddo Street, distance of 210.10 feet to a point for the northeast corner of said 5 acre tract in the center of East Caddo Street;
- Thence, South 00°08'41" East, along the east line of said 5 acre tract and the east line of a 4.98 acre tract of land conveyed to Sharon McKinney by deed recorded in instrument No. 20100503000433510, Official Public Records, Collin County, Texas, a distance of 1030.81 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5128" for corner;
- Thence, South 89°33'31" West, a distance of 183.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5128" for corner;
- Thence, South 00°28'28" East, a distance of 283.28 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner on the south line of said 10 acre tract and being on the north right-of-way line of F.M. Highway No. 6 (100' R.O.W.);
- Thence, South 71°03'57" West, along the south line of said 10 acre tract and the north right-of-way line of F.M. Highway No. 6 (100' R.O.W.), a distance of 318.97 feet to the southeast corner of said 10 acre tract and the southeast corner of a tract of land as described in deed to Michael Joseph Heckle recorded in County Clerk's File No. 87-0043415, Real Property Records, Collin County, Texas;
- Thence, North 00°28'28" West, along the west line of said 10 acre tract, the west line of said Heckle tract and the east line of said Tom Lane, a distance of 1408.76 feet to the Point of Beginning and containing 803,148 square feet or 13.848 acres of land.

MICHAEL JOSEPH HECKLE
CC # 87-0043415
O.P.R.C.C.T.

CARROLL CONSULTING GROUP, INC.
P.O. BOX 11, LAVON, TEXAS 75166
PHONE: 972-742-4411
TEXAS SURVEYORS FIRM NO.: 10007200
TEXAS ENGINEERS FIRM NO.: F-21608

CONCEPT PLAN
MURRAY MANOR ESTATES
JOSEPHINE, TEXAS
51 RESIDENTIAL LOTS



DATA SOURCES

BOUNDARIES	AS SHOWN ON THE SURVEY RECORDS
EXISTING UTILITIES	AS SHOWN ON THE SURVEY RECORDS
PROPOSED UTILITIES	AS SHOWN ON THE SURVEY RECORDS
EXISTING FLOOD PLAIN	AS SHOWN ON THE SURVEY RECORDS
PROPOSED FLOOD PLAIN	AS SHOWN ON THE SURVEY RECORDS
ADDITIONAL DATA	AS SHOWN ON THE SURVEY RECORDS

NEIGHBORHOOD DATA
107 LOTS (60' x 120' TYP)

0 50 100 200 N JUN 1, 2020
1"=100' LG D009

COOK STREET 29

CONCEPT 1B **JBI**
JOSEPHINE, TEXAS PARTNERS

E. Collier 689

CR 689

13.0 Acres [REDACTED] THE CITY LIMITS

A

APPROX. 17,000 ACRES
IN COLLIN COUNTY

APPROX. 6,850 ACRES
IN HUNT COUNTY

SF 1

L = 630.30'
W = 3889.58'
A = 918°58'
CB = S. 84°02'45" W
CD = 629.60'

M-1

689

6

Nexten St

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703 F Cook