BETSY LANE
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

EX. 16" WATER

Hooded left turn lane

Δ = 07°51'06"
R = 1585.00'
T = 108.77'
L = 217.20'
CH. = 217.03'
CH. BRG. = N 86°10'20" E

Δ = 06°31'22"
R = 1555.00'
T = 88.61'
L = 177.03'
CH. = 176.93'
CH. BRG. = N 85°21'06" E

N 89°56'30" E 87.06'

N 88°36'47" E 24.93'

PARKWAY LANDSCAPE = 21.6'

PARKWAY LANDSCAPE = 20.9'

PARKWAY LANDSCAPE = 21.4'

PARKWAY LANDSCAPE = 14.2'

PARKWAY LANDSCAPE = 14.2'

50' ROW

150'

1/2" IRON ROD FOUND

PEDESTRIAN LIGHT

VERIZON BOX

MASONRY WALL

10' FIRE ACCESS ESMT.

10' REAR SETBACK LINE

15' FRONT SETBACK LINE

5/8" IRON ROD

EX. 8" SAN. SEW.

7.5' COSERVE EASEMENT (CLERK'S FILE No. 20120313000289420)

12' LANDSCAPE AREA

12.5' PERMANENT WATER LINE EASEMENT (CLERK'S FILE NO. 20120700095440)

10' FIRE ACCESS ESMT.

COMMON AREA

5/8" IRON ROD FOUND

10' REAR SETBACK LINE

MASONRY WALL

7.5' COSERVE EASEMENT (CLERK'S FILE No. 20120313000289410)

20' PERMANENT WATER LINE EASEMENT (CLERK'S FILE, NO. 20111109001213220)

7 PARKING @ 22'X8'

PROP. 8" WATER

PROP. 8" SS LINE

PROP. SS MH

PARKING

50' ROW

309.10'

2 PARKING @ 22'X8'

15' PERMANENT SANITARY SEWER ESMT. (VOL. 4911, PG. 3488)

4' RETAINING WALL AND FENCE MAINTENANCE EASEMENT DOC 20190923010004070 O.P.R.C.C.T

15' DRAINAGE EASEMENT DOC 20190923010004070 O.P.R.C.C.T

288.04' EXIST. 8" W

S 01°14'05" E 76.40'

N 00°10'25" E 268.52'

S 88°48'21" W 512.03'

WROUGHT IRON/MASONRY FENCE

5.0' LANDSCAPE BUFFER

5/8" IRON ROD WITH RED CAP FOUND

1/2" IRON ROD FOUND

MURPHY ROAD
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

BLOCK 1
LOT 1-4

BLOCK 2
LOT 5-8

BLOCK 3
LOT 9-12

BLOCK 4
LOT 13-16

BLOCK 5
LOT 17-20

BLOCK 6
LOT 21-24

BLOCK 7
LOT 25-28

BLOCK 8
LOT 29-32

LOT 1, BLOCK A
3.22 AC

LOT 8
BLOCK A

LOT 1 2328 SF	LOT 2 2370 SF	LOT 3 2422 SF	LOT 4 2484 SF	LOT 5 2588 SF	LOT 6 2669 SF	LOT 7 2742 SF	LOT 8 2805 SF	LOT 9 2736 SF	LOT 10 2508 SF	LOT 11 2332 SF	LOT 12 4315 SF	LOT 13 4316 SF	LOT 14 2382 SF	LOT 15 2584 SF	LOT 16 2999 SF	LOT 17 3032 SF	LOT 18 3043 SF	LOT 19 3054 SF	LOT 20 3065 SF	LOT 21 3081 SF	LOT 22 3092 SF	LOT 23 3104 SF	LOT 24 3311 SF
LOT 25 3063 SF	LOT 26 3105 SF	LOT 27 3105 SF	LOT 28 3230 SF	LOT 29 3105 SF	LOT 30 3104 SF	LOT 31 3102 SF	LOT 32 3101 SF																

COMMON AREA

PROP. 8" WATER

PROP. 8" SS LINE

PARKING

20'R

MASONRY WALL

1/2" IRON ROD FOUND

THOMAS H. & SUSAN M. SAUTER
9 MAXWELL LANE
441 O.P.R.C.C.T.

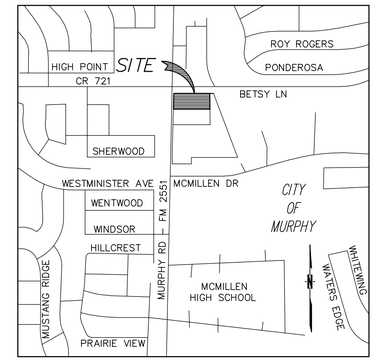
STREET C

LOT 7

SF-20
920 N. MURPHY ROAD
THORPE FAMILY TRUST
INST. No. 20080806000959680
D.R.C.C.T.

N

0' 30' 60'
Scale 1"=30'



VICINITY MAP
NTS

OWNER/DEVELOPER:
FIRST CRESCENT ENTERPRISE, LLC
CONTACT: SYED HUSSAIN
PH: 480 330 7864

STATE OF TEXAS
MD NAIM UDDIN KHAN
87776
REGISTERED PROFESSIONAL ENGINEER

Md. Naim Uddin Khan 10-18-2021

ENGINEER NO. 87776. THESE PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF MD. NAIM UDDIN KHAN REGISTERED PROFESSIONAL ENGINEER
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MD. NAIM UDDIN KHAN P.E. #87776

CONCEPT PLAN

TOWNHOMES

PECAN MEADOWS

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

ND & Associates, LLC
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Wylie, Texas 75098
Contact: Naim Khan, P.E., CFM
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FIRM # F - 13340

Date : 10/19/2021

Scale : 1"=30'

Design/Draft : ND

Checked : ND

ND PROJECT NO : 2021-48

C1