

Flood Statement

According to Community Panel Number 48085C0415J, dated June 2, 2009, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures 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 statement shall not create liability on the part of the Surveyor.

APPROVED BY: City Council, City of Murphy, Texas

Signature of Mayor _____

Date of Approval _____

ATTEST: _____

City Secretary _____

Date _____

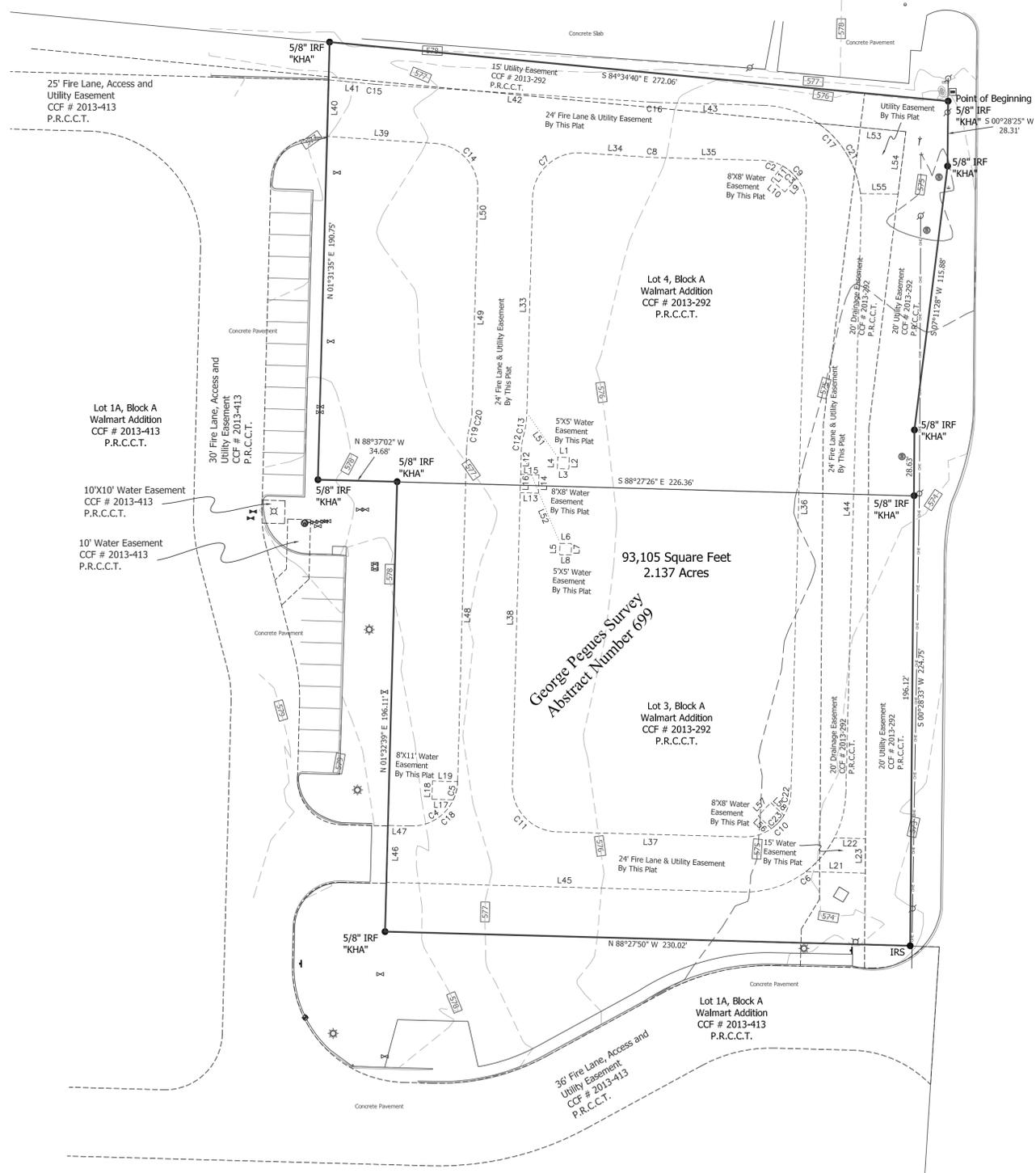
Approved by the City of Murphy for filing at the office of the County Clerk of Collin County, Texas

RECOMMENDED BY: Planning and Zoning Commission, City of Murphy, Texas

Signature of Chairperson _____

Date of Recommendation _____

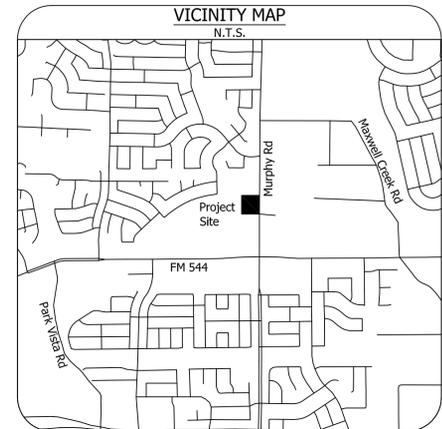
Dallas Area Rapid Transit Acquisition Corporation Volume 3424, Page 126 D.R.C.C.T.



Murphy Road (F.M. Highway 2251) (Variable Width Right-of-Way)

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C2 | 20.00' | 9.53' | 9.44' | S 74°49'22" E | 27°17'58" |
| C3 | 20.00' | 8.05' | 8.00' | S 49°38'09" E | 23°04'26" |
| C4 | 20.00' | 23.08' | 21.82' | N 58°29'26" E | 66°06'27" |
| C5 | 20.00' | 8.24' | 8.18' | S 13°38'04" W | 23°36'17" |
| C6 | 44.00' | 54.83' | 51.35' | N 55°50'48" E | 71°23'42" |
| C7 | 20.00' | 32.17' | 28.81' | N 47°36'20" E | 92°09'31" |
| C8 | 74.00' | 12.39' | 12.79' | S 87°23'38" E | 2°09'26" |
| C9 | 20.00' | 31.42' | 28.28' | S 43°28'23" E | 89°59'56" |
| C10 | 20.00' | 31.42' | 28.29' | S 46°32'07" W | 90°01'04" |
| C11 | 20.00' | 31.42' | 28.28' | N 43°27'20" W | 90°00'01" |
| C12 | 28.00' | 16.13' | 6.17' | N 08°21'10" E | 13°39'10" |
| C13 | 44.00' | 10.48' | 10.46' | N 08°21'10" E | 13°39'10" |
| C14 | 20.00' | 30.66' | 27.75' | N 42°23'40" W | 87°50'29" |
| C15 | 60.00' | 11.49' | 11.49' | S 85°23'38" E | 1°42'45" |
| C16 | 50.00' | 1.88' | 1.88' | S 87°23'38" E | 2°09'26" |
| C17 | 44.00' | 69.11' | 62.22' | S 43°28'23" E | 89°59'56" |
| C18 | 20.00' | 31.42' | 28.28' | N 46°32'39" E | 90°00'00" |
| C19 | 60.00' | 11.30' | 11.81' | N 08°21'43" E | 13°38'05" |
| C20 | 20.00' | 4.77' | 4.75' | N 08°21'10" E | 13°39'10" |
| C21 | 44.00' | 36.89' | 35.82' | N 31°11'39" W | 48°02'15" |
| C22 | 20.00' | 10.63' | 10.51' | N 16°45'28" E | 30°27'47" |
| C23 | 20.00' | 16.05' | 8.00' | S 43°49'34" W | 23°04'26" |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 88°27'20" E | 5.00' |
| L2 | S 01°32'40" W | 5.00' |
| L3 | N 88°27'20" W | 5.00' |
| L4 | N 01°32'40" E | 5.00' |
| L5 | N 01°32'40" E | 5.00' |
| L6 | S 88°27'20" E | 5.00' |
| L7 | S 01°32'40" W | 5.00' |
| L8 | N 88°27'20" W | 5.00' |
| L9 | S 40°21'51" W | 8.00' |
| L10 | N 49°38'09" W | 8.00' |
| L11 | N 49°21'51" E | 8.00' |
| L12 | S 01°32'40" W | 8.36' |
| L13 | N 88°27'20" W | 8.00' |
| L14 | N 01°32'40" E | 8.00' |
| L15 | S 88°27'20" E | 8.00' |
| L16 | S 01°32'40" W | 8.00' |
| L17 | N 88°27'20" W | 9.31' |
| L18 | N 01°32'40" E | 8.00' |
| L19 | S 88°27'20" E | 11.02' |
| L20 | S 01°32'40" W | 25.98' |
| L21 | S 88°27'20" W | 13.67' |
| L22 | S 00°28'33" W | 15.00' |
| L23 | N 01°31'35" E | 93.91' |
| L24 | N 88°18'54" E | 29.80' |
| L25 | S 88°28'21" E | 46.68' |
| L26 | S 01°31'35" W | 254.87' |
| L27 | N 88°27'21" W | 82.02' |
| L28 | N 01°32'40" E | 145.61' |
| L29 | N 88°18'54" W | 47.38' |
| L30 | N 01°32'40" E | 24.62' |
| L31 | N 88°18'09" E | 19.39' |
| L32 | S 88°18'54" E | 121.19' |
| L33 | S 88°28'21" E | 46.68' |
| L34 | S 01°31'35" W | 254.87' |
| L35 | N 88°27'21" W | 156.02' |
| L36 | N 01°32'39" E | 24.79' |
| L37 | S 88°27'21" E | 10.00' |
| L38 | N 01°32'40" E | 144.81' |
| L39 | N 01°31'35" E | 81.63' |
| L40 | N 01°31'35" W | 14.69' |
| L41 | S 34°56'08" E | 23.56' |
| L42 | S 72°44'45" E | 43.76' |
| L43 | S 84°36'09" E | 38.59' |
| L44 | S 07°09'44" W | 27.36' |
| L45 | N 89°31'35" W | 16.45' |
| L46 | N 46°10'26" W | 8.00' |
| L47 | N 43°49'34" E | 8.00' |
| L48 | N 46°10'26" E | 8.00' |



Surveyor's Certification

KNOW ALL MEN BY THESE PRESENTS That I, Jeremy Luke Deal, 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.

Executed this the ____ day of _____, in the year of our Lord 2015.

Jeremy Luke Deal Registered Professional Land Surveyor Texas Registration No. 5696

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

STATE OF TEXAS COUNTY OF JOHNSON

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

Given under my hand and seal of office, this ____ day of _____, 2015.

Notary Public in and for the State of Texas _____

My Commission Expires On _____

Notes

- Basis of Bearings is the Texas State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone.
- Elevations shown are based on the City of Plano Vertical Control Network.
- 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.

LEGEND

- These standard symbols will be found in the drawing.
- ⊕ Temporary Benchmark
 - Buried Utility Marker
 - ⊕ Fire Hydrant
 - ⊕ Gas Riser
 - ⊕ Guy Wire
 - ⊕ Irrigation Control Valve
 - ⊕ Property Corner Monument
 - ⊕ Light Pole
 - ⊕ Power Pole
 - ⊕ Sign
 - ⊕ Sanitary Sewer Cleanout
 - ⊕ Sanitary Sewer Manhole
 - ⊕ Telephone Riser
 - ⊕ Water Meter
 - ⊕ Water Valve
 - Overhead Electric Line



Owner: Wal-Mart Real Estate Business Trust 2001 SE 10th Street Bentonville, Arkansas 72716 479-204-0258 Contact: Christopher Obenshain

Engineer: HPCivil Engineering 5339 Alpha Road Suite 300 Dallas, Texas 75240 972-701-9636 Contact: Dylan Blackshear, PE

Project Number: 150111 Date: December 09, 2015
 Revised Date: _____
 Revision Notes: _____
 Sheet 1 of 1

LEGAL DESCRIPTION

STATE OF TEXAS COUNTY OF COLLIN

WHEREAS Wal-Mart Real Estate Business Trust, is the owner of a tract of land situated in the George Pegues Survey, Abstract Number 699, City of Murphy, Collin County, Texas and being all of Lots 3 and 4, Block A, Walmart Addition, an addition to the City of Murphy according to the plat thereof recorded in County Clerk's File Number 2013-292, Plat Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "KHA" found at the northeast corner of said Lot 4, said iron rod also being in the south line of that certain tract of land described by deed to Dallas Area Rapid Transit Acquisition Corporation recorded in Volume 3424, Page 126, Deed Records, Collin County, Texas and being in the west right-of-way line of Murphy Road (F.M. Highway 2251)(Variable Width Right-of-Way);

THENCE along the east lines of said Lot 4 and said Lot 3 and said west right-of-way line of Murphy Road the following bearings and distances:

South 00 degrees 28 minutes 25 seconds West, 28.31 feet to a 5/8 inch iron rod with cap stamped "KHA" found;

South 07 degrees 11 minutes 28 seconds West, 115.88 feet to a 5/8 inch iron rod with cap stamped "KHA" found;

South 00 degrees 28 minutes 33 seconds West, at 28.63 pass a 5/8 inch iron rod with cap stamped "KHA" found at the southeast corner of said Lot 4 and the northeast corner of said Lot 3, in all 224.75 feet to a 5/8 inch iron rod with cap stamped "RESEARCH" set at the southeast corner of said Lot 3, said iron rod also being in a north line of Lot 1A, Block A, Walmart Addition, an addition to the City of Murphy according to the plat thereof recorded in County Clerk's File Number 2013-413, Plat Records, Collin County, Texas;

THENCE North 88 degrees 27 minutes 50 seconds West, 230.02 feet along the south line of said Lot 3 and said north line of Lot 1A to a 5/8 inch iron rod with cap stamped "KHA" found at the southwest corner of said Lot 3, said iron rod also being an ell corner in said north line of Lot 1A;

THENCE North 01 degrees 32 minutes 39 seconds East, 196.11 feet along the west line of said Lot 3 and an east line of said Lot 1A to a 5/8 inch iron rod with cap stamped "KHA" found at the northwest corner of said Lot 3, said iron rod also being in the south line of said Lot 4 and being an ell corner in said east line of Lot 1A;

THENCE North 88 degrees 37 minutes 02 seconds West, 34.68 feet along said south line of Lot 4 and a north line of said Lot 1A to a 5/8 inch iron rod with cap stamped "KHA" found at the southwest corner of said Lot 4, said iron rod also being an ell corner in said north line of Lot 1A;

THENCE North 01 degrees 31 minutes 35 seconds East, 190.75 feet along the west line of said Lot 4 and an east line of said Lot 1A to a 5/8 inch iron rod with cap stamped "KHA" found at the northwest corner of said Lot 4, said iron rod also being the northerly northeast corner of said Lot 1A and being in the aforementioned south line of the Dallas Area Rapid Transit tract;

THENCE South 84 degrees 34 minutes 40 seconds East, 272.02 feet along the north line of said Lot 4 and said south line of the Dallas Area Rapid Transit tract to the POINT OF BEGINNING and containing 93,105 square feet or 2.137 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Wal-Mart Real Estate Business Trust, acting herein by and through his/its duly authorized officer(s), does hereby adopt the plat designating the herein above described property as WALMART ADDITION, LOTS 3 AND 4, BLOCK A, 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 hereon. 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. 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 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.

The undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the City of Murphy's paving standards for fire lanes, and the he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking or Standing." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for the fire department and emergency use.

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Murphy, its agents, employees, workmen and representatives having ingress, egress and regress in, along, upon and across said premises.

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

WITNESS, my hand, this ____ day of _____, 2015.

By: _____

Printed Name and Title _____

STATE OF TEXAS COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, 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 _____, 2015.

Notary Public in and for the State of Texas _____

My Commission Expires On _____

CONSTRUCTION PLAT
LOTS 3 AND 4, BLOCK A
WALMART ADDITION
 recorded in County Clerk's File Number 2013-292, Plat Records, Collin County, Texas Being 2.137 Acres out of the George Pegues Survey, Abstract Number 699 City of Murphy, Collin County, Texas