



CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	44.00'	S 31°30'00" E	48.39'	62°27'22"
C2	44.00'	S 89°53'24" W	48.39'	62°27'22"
C3	20.00'	N 20°00'00" E	20.00'	90°00'00"
C4	20.00'	N 69°56'36" E	20.00'	90°00'00"
C5	20.00'	N 29°57'24" E	20.00'	90°00'00"
C6	20.00'	N 44°59'24" W	20.00'	89°59'59"
C7	20.00'	S 44°59'24" W	20.00'	89°59'59"
C8	18.86'	S 44°59'24" E	20.00'	91°25'32"
C9	18.86'	N 44°59'24" E	20.00'	91°25'32"
C10	20.00'	S 44°59'24" W	20.00'	89°59'59"
C11	20.00'	S 44°59'24" E	20.00'	89°59'59"
C12	20.00'	N 44°59'24" W	20.00'	89°59'59"
C13	20.00'	N 44°59'24" E	20.00'	89°59'59"

LINE	BEARING	DISTANCE
L1	S 89°53'24" W	565.67'
L2	N 00°06'11" W	16.86'
L3	N 00°06'11" W	16.00'
L4	N 00°06'11" W	16.00'
L5	N 89°53'24" E	5.50'
L6	N 89°53'24" E	5.50'
L7	S 00°00'00" E	26.99'
L8	S 42°53'07" E	16.35'
L9	S 42°53'07" E	16.35'
L10	N 00°16'46" W	32.00'
L11	N 89°53'24" E	41.46'
L12	N 89°53'24" E	41.46'
L13	N 89°53'24" E	194.74'
L14	N 00°03'06" E	15.00'
L15	N 00°03'06" E	15.00'
L16	S 00°03'06" E	53.86'
L17	S 00°03'06" E	18.00'
L18	S 00°16'46" W	18.00'
L19	S 89°53'24" W	32.69'
L20	S 89°53'24" W	32.69'
L21	N 00°16'46" E	8.12'
L22	S 00°16'46" E	8.12'
L23	S 89°53'24" W	5.59'
L24	N 00°06'11" W	168.31'
L25	S 89°53'24" E	130.89'
L26	S 00°06'11" E	130.89'
L27	N 89°53'24" E	194.49'
L28	N 00°06'11" W	130.99'

GENERAL PLATNOTES

- All interior property corners are marked with a 1/2" iron rod with a green cap stamped "Eagle Surveying" unless otherwise noted.
- This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480137 as shown on Map Number 480085C0415J. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The purpose of this replat is to abandon and dedicate easements.
- The subject property is zoned "R - RETAIL" per the City of Murphy online zoning map.
- The bearings shown on the survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983, North Central Zone (4202) and are based on the American Datum of 1983, 2011 Adjustment.
- Setting a portion of this addition by means and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
- All utilities are to be underground (i.e. electrical, phone, cable, etc).

CITY APPROVAL OF REPLAT

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

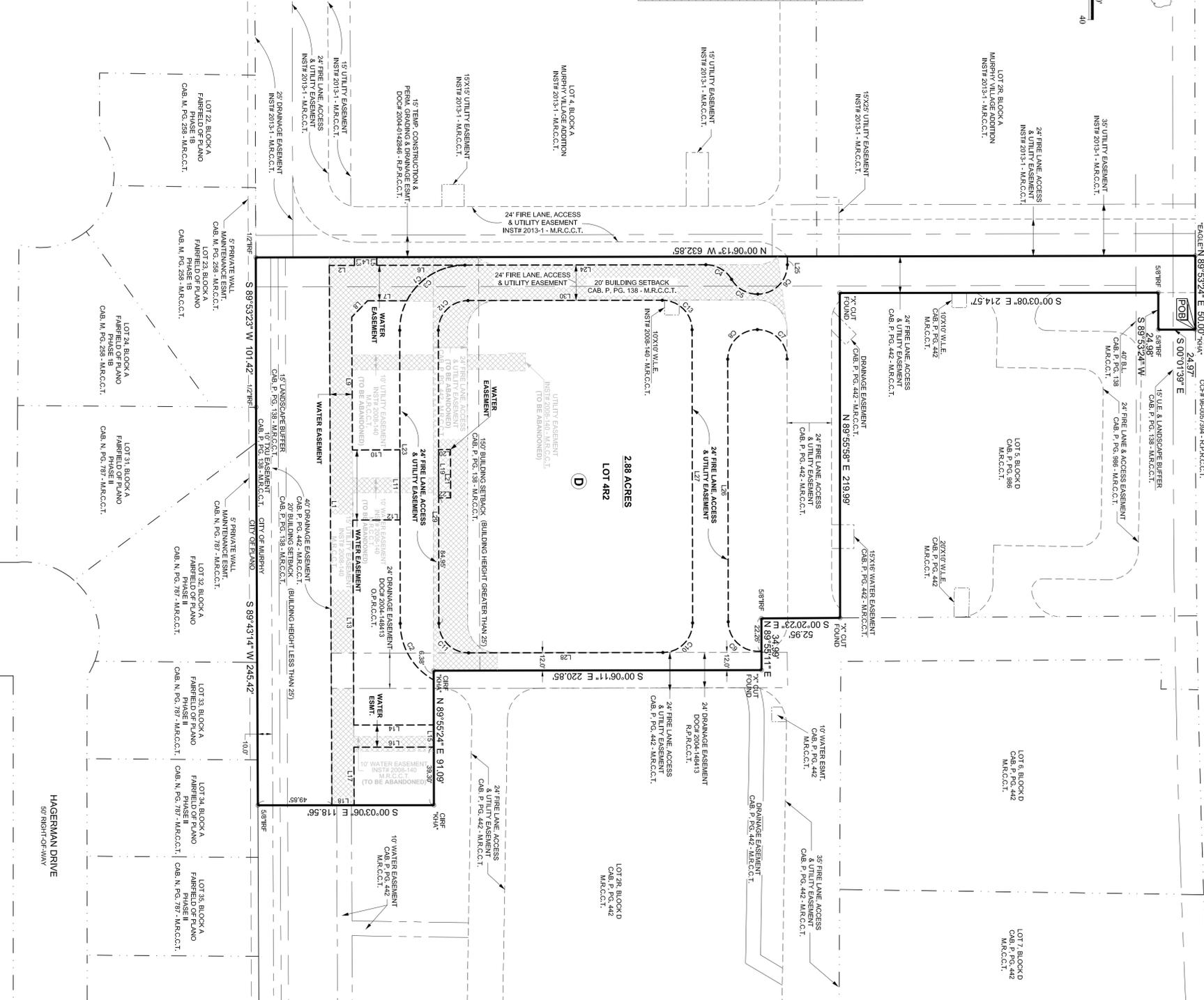
APPROVED BY: City Council
City of Murphy, Texas

Signature of Chairperson _____ Date _____
Signature of Mayor _____ Date _____

ATTEST: _____ Date _____
City Secretary _____ Date _____

- ① = BLOCK
- BL = BUILDING LINE
- IRF = IRON ROD FOUND
- POB = POINT OF BEGINNING
- CRF = CAPED IRON ROD FOUND
- CRS = CAPED IRON ROD SET

A TRACT OF LAND DESCRIBED AS TRACT 2
IN A DEED TO THE STATE OF TEXAS
COPR 96-007934 - R.P.R.C.C.T.



STATE OF TEXAS
COUNTY OF COLLIN

OWNERS CERTIFICATION

WHEREAS, STONEWOOD INVESTMENTS, INC., is the sole owner of a tract of land situated in the James Maxwell Survey, Abstract Number 580, in the City of Murphy, Collin County, Texas, being all of Lot 4R, Block D, of Murphy Village Addition, an addition to the City of Murphy, Collin County, Texas, according to the Plat thereof recorded in Document Number 2008-140, Map Records of Collin County, Texas, and being more particularly described as follows:

BEING IN and a capped iron rod stamped "KHA4" in the southerly line of a called 1,342.22' wide band of land described as "Tract 2" in a deed to The State of Texas for Farm to Market Highway 544 as recorded in County Clerk's File No. 96-007934, Real Property Records of Collin County, Texas, and being the Northwest corner of Lot 5, Block D, of Murphy Village Addition as recorded in Cabinet P, Page 966, Map Records of Collin County, Texas, same being the Northeast corner of aforementioned Lot 4R, Block D.

Thenise leaving the southerly line of Farm to Market Highway 544 with the common line of said Lots 4R & 5, Block D, the following courses and distances to wit:

South 00°01'39" East for a distance of 24.97 feet to a 5/8" iron rod found for corner.

South 89°53'24" West for a distance of 24.98 feet to a 5/8" iron rod found for corner.

South 00°03'06" East for a distance of 214.59 feet to an "X" cut found in concrete for corner.

South 89°53'24" West for a distance of 214.59 feet to an "X" cut found in concrete for corner.

South 00°06'11" East for a distance of 220.85 feet to a capped iron rod stamped "KHA4" found for corner.

South 89°53'24" East for a distance of 91.09 feet to the southerly line of Farm to Market Highway 544, found for corner.

South 00°03'06" East for a distance of 118.56 feet to a 5/8" iron rod found in the northerly line of Farm to Market Highway 544, found for corner.

Collin County, Texas, according to the plat thereof recorded in Cabinet N, Page 787, Map Records of Collin County, Texas, for the most southerly common corner of Lots 2R and 4R, Block D.

Thenise South 89°43'14" West with the common line of said Lot 4R, Block D and Fairfield of Plano, Phase 2, for a distance of 245.42 feet to a 1/2" iron rod found in the Northeast corner of Lot 23, Block A of Fairfield of Plano, Phase 1B, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Cabinet M, Page 258, Map Records of Collin County, Texas.

Thenise South 89°53'23" West with the common line of said Lot 23 for a distance of 101.42 feet to a 1/2" iron rod found for the Southeast corner of Lot 4.

Block A of Murphy Village Addition, an addition to the City of Murphy as recorded in Instrument Number 2013-1, Map Records of Collin County, Texas.

Thenise North 00°06'11" West with the common line of Lot 4R and Lot 2R of said addition for a distance of 632.88 feet to a capped iron rod stamped "Eagle Surveying" for the Northeast corner of said Lot 4R and lies in the southern boundary line of aforementioned "Tract 2," same being the Northeast corner of said Lot 4R.

Thenise North 89°53'24" East with the common line of said "Tract 2" and of said Lot 4R for a distance of 50.00 feet to the POINT OF BEGINNING and there terminating, enclosing 2.88 acres of land, more or less.

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Stamped Additions, Inc., acting herein by and through its duly authorized officer, does hereby adopt the plat designating the herein above described property as **Murphy Village Addition, Block D, Lot 4R2**, an addition to the City of Murphy, Texas, and does hereby dedicate in fee to the public use forever, the streets, as shown, are dedicated, for the public use forever, for the purposes shown on this plat, the 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 of 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 systems without the necessity at any time procuring permission from anyone.

The undersigned does hereby covenant and agree that they shall construct upon the line easements, as dedicated and shown hereon, a hard surface in accordance with the City of Murphy's paving standards for the lanes, and that 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 obstructions, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the accessibility of fire apparatus. The maintenance of parking on the fire lane easements is the responsibility of the owner, the owner shall post and maintain appropriate signs in conspicuous places along such the lanes, stating "Fire Lane, No Parking or Standing". The local law enforcement agency(ies) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such the lanes and utility easements to be maintained free and unobstructed at all times for 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 use and enjoyment of the same by the public, and that the property shall be subject to the same rights, egress, and ingress in, along, upon and across said premises.

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

WITNESS, my hand, this _____ day of _____, 2016.

Owner: **Stonewood Investments, Inc.**

By: _____
Randy Thompson

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Randy Thompson**, 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 _____, 2016.

Notary Public in and for the State of Texas

My commission expires: _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS:

That I, Ernest Wooster, 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.

Ernest Wooster, R.P.L.S. # 6509 _____ Date _____
COUNTY OF DENTON

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Ernest Wooster, Registered Public 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 _____, 2016.

Notary Public in and for the State of Texas

CONSTRUCTION PLAT
OF THE
MURPHY VILLAGE ADDITION
BLOCK D, LOT 4R2

BEING 2.88 ACRES OF LAND SITUATED IN THE
JAMES MAXWELL SURVEY, ABSTRACT NO. 580,
AND BEING A REPLAT OF LOT 4R, BLOCK D
OF THE MURPHY VILLAGE ADDITION
AN ADDITION TO THE CITY OF MURPHY, TEXAS,
AS RECORDED IN DOCUMENT NO. 2008-140
MAP RECORDS OF COLLIN COUNTY, TEXAS

EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
940.222.3009
TX FRM # 10194177

OWNER
STONEWOOD INVESTMENTS, INC.
44201 W. SPRING CREEK PKWY.
PLANO, TEXAS 75024
972.759.9800

ENGINEER
HOMER ENGINEERING
P.O. BOX 2942
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
972.305.9889

SURVEYOR
EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
940.222.3009

LEGEND
BL = BUILDING LINE
R.O.W. = RIGHT OF WAY
UE = UTILITY EASEMENT
= EASEMENT TO BE ABANDONED

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