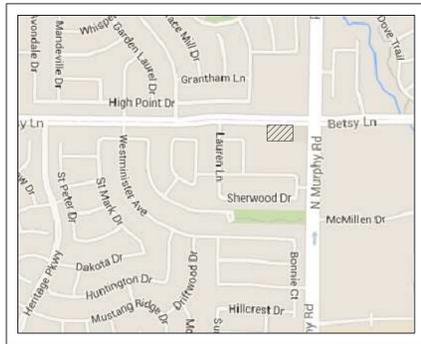


VICINITY MAP
NOT TO SCALE



OWNERS CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, Fort Child Activity Center, is the Owner of a tract of land situated in the Isaac Herring Survey, Abstract Number 403 I the City of Murphy, Collin County, Texas and being a part of a tract of land described in a deed to Hanawalt Living Trust as recorded in Document Number 2008-1256490f of the Official Public Records, Collin County, Texas; the subject tract being more particularly described as follows:

BEGINNING at a "X" cut found for the Northeast corner of Lot 1, Block 1 Fort Montessori Addition, an addition to the City of Murphy, Collin County, Texas as recorded in County Clerks File Number 2010-145 of the Map Records, Collin County, Texas, and being in the South Right of Way of Betsy Lane;

Thence South 89 degrees 41 minutes 43 seconds East with the South line of said Betsy Lane and the North line of said Hanawalt Living Trust tract a distance of 268.35 feet to a capped iron rod stamped "4813" found for the Northwest corner of Lot 1, Block 1 Murphy Road 7-Eleven Addition, an addition to the City of Murphy, Collin County, Texas as recorded in County Clerks File Number 2007-545 of the Map Records, Collin County, Texas;

Thence South 00 degrees 15 minutes 33 seconds West with the West line thereof a distance of 190.03 feet to a "X" cut found for the Southwest corner of said Fort Murphy Road 7-Eleven Addition;

Thence South 89 degrees 06 minutes 12 seconds West a distance of 267.15 feet to a capped iron rod stamped "ROOME" found for the Southeast corner of said Fort Montessori Addition;

Thence North 00 degrees 06 minutes 26 seconds West with the East line thereof a distance of 195.64 feet to the POINT OF BEGINNING and enclosing 1.185 acres of land more or less.

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Fort Child Activity Center, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as Fort Child Activity Center 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. 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.

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

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

BY: _____

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 _____, 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 Woorster, 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 Woorster
R.P.L.S. # 6509

STATE OF TEXAS
COUNTY OF DENTON

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

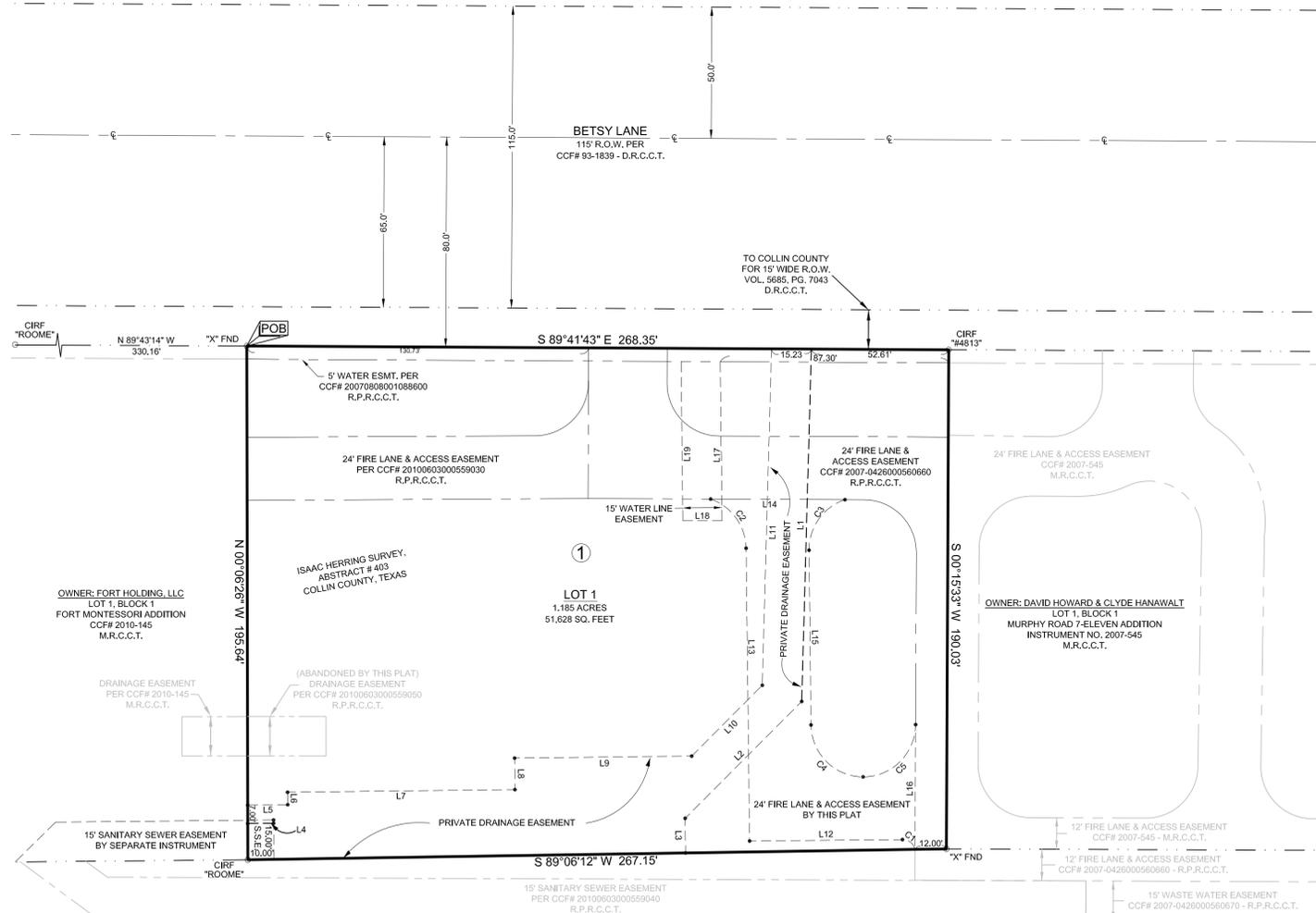
Given under my hand and seal of office, this _____ day of _____, 2016.

Notary Public in and for the State of Texas

My commission expires on _____

GENERAL PLAT NOTES

- 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 plat is to create a single lot of record from an unplatted tract of land.
- The subject property is zoned "PD-R" per the City of Murphy online zoning map.
- The bearings shown on this 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.



A TRACT OF LAND DESCRIBED
IN A DEED TO DON WALK
CCF# 20150120000063300
R.P.R.D.C.T.

LINE	BEARING	DISTANCE
L1	S 01°34'29" W	134.23'
L2	S 45°02'37" W	62.98'
L3	S 00°39'42" E	13.19'
L4	S 89°20'33" W	9.89'
L5	N 89°20'33" E	15.32'
L6	N 00°39'42" W	4.75'
L7	N 89°20'36" E	86.95'
L8	N 00°39'27" W	12.00'
L9	N 89°20'33" E	67.72'
L10	N 45°02'37" E	38.15'
L11	N 01°34'29" E	128.15'
L12	S 89°27'38" W	58.46'
L13	N 00°40'48" W	111.51'
L14	S 89°44'57" E	51.35'
L15	S 00°38'37" E	66.57'
L16	S 00°15'33" W	47.49'
L17	S 00°39'42" E	60.57'
L18	N 90°00'00" W	15.00'
L19	N 00°39'42" W	60.68'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	4.81'	6.57'	N 52°10'16" W	6.07'	78°13'04"
C2	20.00'	24.63'	N 35°57'35" W	23.10'	70°33'35"
C3	20.00'	25.27'	S 35°32'56" W	23.62'	72°23'06"
C4	20.00'	31.10'	S 45°11'32" E	28.06'	89°05'49"
C5	20.00'	31.42'	N 45°15'33" E	28.28'	90°00'00"

CITY APPROVAL OF CONSTRUCTION PLAT

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

Signature of Chairperson _____ Date _____

APPROVED BY: City Council
City of Murphy, Texas

Signature of Mayor _____ Date _____

ATTEST: _____

City Secretary _____ Date _____

LEGEND

- ① = BLOCK
- IRF = IRON ROD FOUND
- POB = POINT OF BEGINNING
- CIRF = CAPPED IRON ROD FOUND
- CIRS = CAPPED IRON ROD SET

- B.L. = BUILDING LINE
- R.O.W. = RIGHT OF WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- ε— = CENTERLINE OF ROAD

SURVEYOR

EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
940.222.3009
www.eaglesurveying.com

ENGINEER

HOMAYER ENGINEERING
P.O. BOX 294527
LEWISVILLE, TX 75029
972.906.9985

OWNER

FORT CHILD ACTIVITY CENTER
ARJUN MEYVAPPAN
186 BETSY LANE
MURPHY, TEXAS 75094
972.468.8138

JOB #: 16-59 CP

DATE: 7/12/2016

DRAWN BY: JDC



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

CONSTRUCTION PLAT
FORT CHILD ACTIVITY
CENTER ADDITION
LOT 1, BLOCK 1

CONSTRUCTION PLAT OF LOTS 1, BLOCK 1,
FORT CHILD ACTIVITY CENTER ADDITION,
BEING 1.185 ACRES OF LAND LOCATED IN THE
ISAAC HERRING SURVEY, ABSTRACT NO. 403,
AN ADDITION IN THE CITY OF MURPHY,
COLLIN COUNTY, TEXAS