

- GENERAL NOTES**
- The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.
 - Reference Bearing: The bearings shown hereon are referenced to N 00°22'26" W along the East Right-of-way of Brand Road and the West line of the Subject Tract according to the plat thereof recorded in Cabinet N, Page 86, Plat Records, Collin County, Texas.
 - Benchmark BM-1="X" on southeast corner of concrete curb inlet towards the middle of inlet on the south side of F.M. Road 544. Elev. = 564.81
 - NOTICE: 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.
 - Field data for this project was originally collected on 08-19-2015.
 - No structures of any type shall be placed within the 5' Firelane Easement.

Fire Lanes

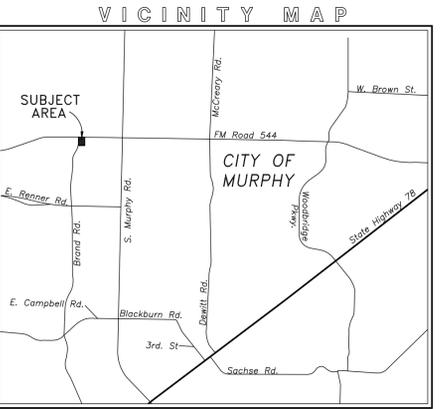
That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the City of Murphy's paving standards for fire lanes, and that he (they) shall maintain the same in a state of good repair 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 fire department and emergency use.

Access Easements

The undersigned does covenant and agree that the access easement may be utilized by any person or the 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.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0415J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review indicates Subject Tract lies within "FLOOD ZONE X" (a non-shaded area) and this area is designated as outside the 0.2% Annual Chance of Flood.



LEGEND

- ⊗ WATER VALVE
- ⊙ STORM SEWER MANHOLE
- ⊕ SANITARY SEWER MANHOLE
- ⊖ POWER POLE
- ⊞ TELEPHONE BOX
- ⊟ TRAFFIC SIGNAL LIGHT
- ⊠ TRAFFIC CONTROL BOX

CMP = CORRUGATED METAL PIPE
 IRS = IRON ROD SET WITH CAP
 STAMPED "RPLS 4701"
 IPF = IRON PIPE FOUND
 IRF = IRON ROD FOUND
 CM = CONTROLLING MONUMENT

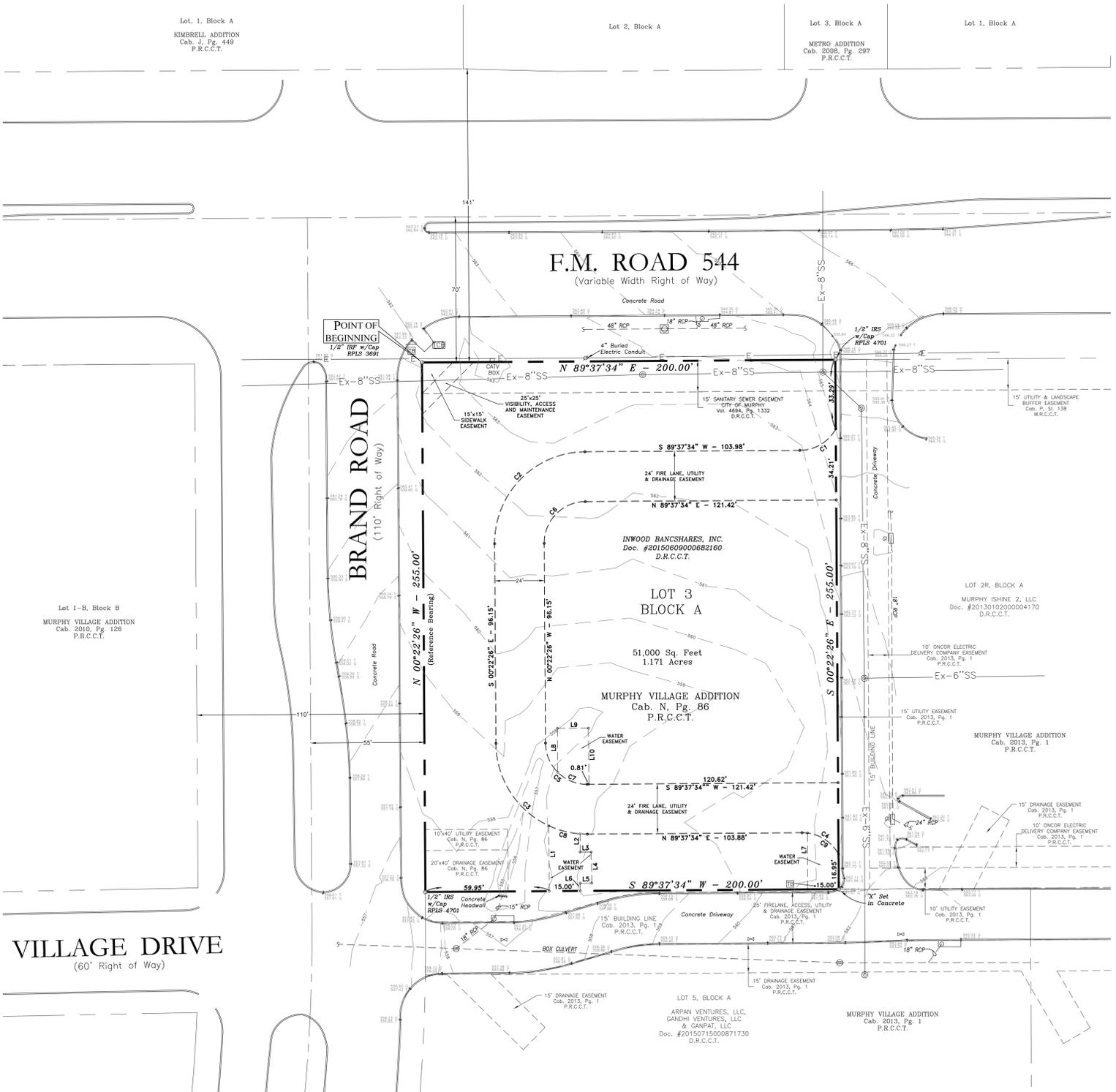
--- BOUNDARY LINE
 - - - ADJOINER BOUNDARY LINE
 --- SANITARY SEWER LINE (Various Sizes)
 --- STORM SEWER LINE (Various Sizes)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°22'26" W	31.49'
L2	S 00°22'26" E	8.76'
L3	N 89°37'34" E	5.38'
L4	S 01°06'53" E	15.00'
L5	S 89°50'41" W	5.58'
L6	S 00°22'26" W	27.19'
L7	S 00°22'26" E	27.19'
L8	N 00°22'26" W	21.15'
L9	N 89°37'34" E	15.00'
L10	S 00°22'26" E	27.04'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	60°42'18"	20.00'	21.19'	S 59°16'25" W	20.21'
C2	90°00'00"	44.00'	69.12'	S 44°31'54" W	62.23'
C3	90°00'00"	44.00'	69.12'	S 45°22'26" E	62.23'
C4	61°18'13"	20.00'	21.40'	S 59°43'19" E	20.39'
C5	90°00'00"	20.00'	31.42'	N 45°22'26" W	28.28'
C6	90°00'00"	20.00'	31.42'	N 44°37'34" E	28.28'
C7	45°12'34"	20.00'	15.78'	N 67°46'09" W	15.37'
C8	20°19'54"	44.00'	15.60'	S 75°23'01" E	15.52'
C9	53°58'50"	20.00'	18.85'	S 56°04'08" E	18.19'



STATE OF TEXAS)
 COUNTY OF COLLIN)

WHEREAS, INWOOD BANCSHARE, INC. is the owner of that certain tract of land situated in the City of Murphy, in the J. Maxwell Survey, Abstract No. 580 of Collin County, Texas and being all of Lot 3, Block A of MURPHY VILLAGE ADDITION, an addition to the City of Murphy, according to the plat thereof, recorded in Cabinet N, Page 86, Plat Records, Collin County, Texas (P.R.C.C.T.) and as described in a deed to Inwood Bancshare, Inc., recorded in Document No. 20150609000682160, Deed Records, Collin County, Texas, (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 3691", found at the intersection of the east right-of-way line of Brand Road (110' wide R.O.W.) and the south right-of-way line of F.M. Highway 544 (variable width R.O.W.) for the northwest corner of said Lot 3, Block A;

THENCE: North 89 deg. 37 min. 34 sec. East, along the common line of said Lot 3, Block A and F.M. Highway 544, a distance of 200.00 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the northeast corner of said Lot 3, Block A and same being the northwest corner of Lot 2R, Block A of Murphy Village Addition, an addition to the City of Murphy, according to the Replat thereof, recorded in Cabinet 2013, Page 1, P.R.C.C.T.;

THENCE: South 00 deg. 22 min. 26 sec. East, departing from said F.M. Highway 544, along the common line of said Lots 3 and 2R, Block A, a distance of 255.00 feet to a "X" set in concrete for the southeast corner of said Lot 3, Block A and same being the southwest corner of said Lot 2R, Block A and said point also being on the north line of Lot 5, Block A of the above described Murphy Village Addition recorded in Cabinet 13, Page 1, P.R.C.C.T.;

THENCE: South 89 deg. 37 min. 34 sec. West, along the common line of said Lots 3 and 5, Block A, a distance of 200.00 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southwest corner of said Lot 3, Block A and the northwest corner of said Lot 5, Block A and same being on the east right-of-way line of the above mentioned Brand Road;

THENCE: North 00 deg. 22 min. 26 sec. West, along the common line of said Lot 3, Block A and Brand Road, a distance of 255.00 feet to the point of beginning and containing 51,000 square feet or 1.171 acres.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That _____ acting herein by and through his (its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as MURPHY LANDING 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 other public uses, 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 the irrelative 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 _____, 2015.

Authorized Signature of Owner

Printed Name & Title

STATE OF TEXAS)
 COUNTY OF COLLIN)

BEFORE ME, the undersigned, 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 State of Texas

My Commission Expires On: _____

SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of Denton, Texas.

DATED this _____ day of _____, 2015.

Lawrence H. Ringley
 State of Texas, No. 4701

STATE OF TEXAS)
 COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Lawrence Ringley, Registered Professional 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 State of Texas

My Commission Expires On: _____

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 of Recommendation _____

APPROVED BY: _____ City Council
 City of Murphy, Texas

Signature of Mayor _____ Date Approval _____

ATTEST: _____

City Secretary _____ Date _____

CONSTRUCTION PLAT

LOT 3, BLOCK A
 MURPHY VILLAGE ADDITION
 Called 1.171 Acres
 situated in the
 J. Maxwell Survey, Abstract No. 580
 City of Murphy
 Collin County, Texas

PROPERTY ADDRESS

An address for the Subject Tract is currently un-assigned by the City of Murphy, Texas.

RINGLEY & ASSOCIATES, INC.
 SURVEYING • MAPPING • PLANNING
 Texas Firm Registration No. 10061300
 701 S. Tennessee - McKinney, Texas 75069
 (972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Stubb	09/17/15	1"=30'	15087	15087-CP.dwg	1 of 1