

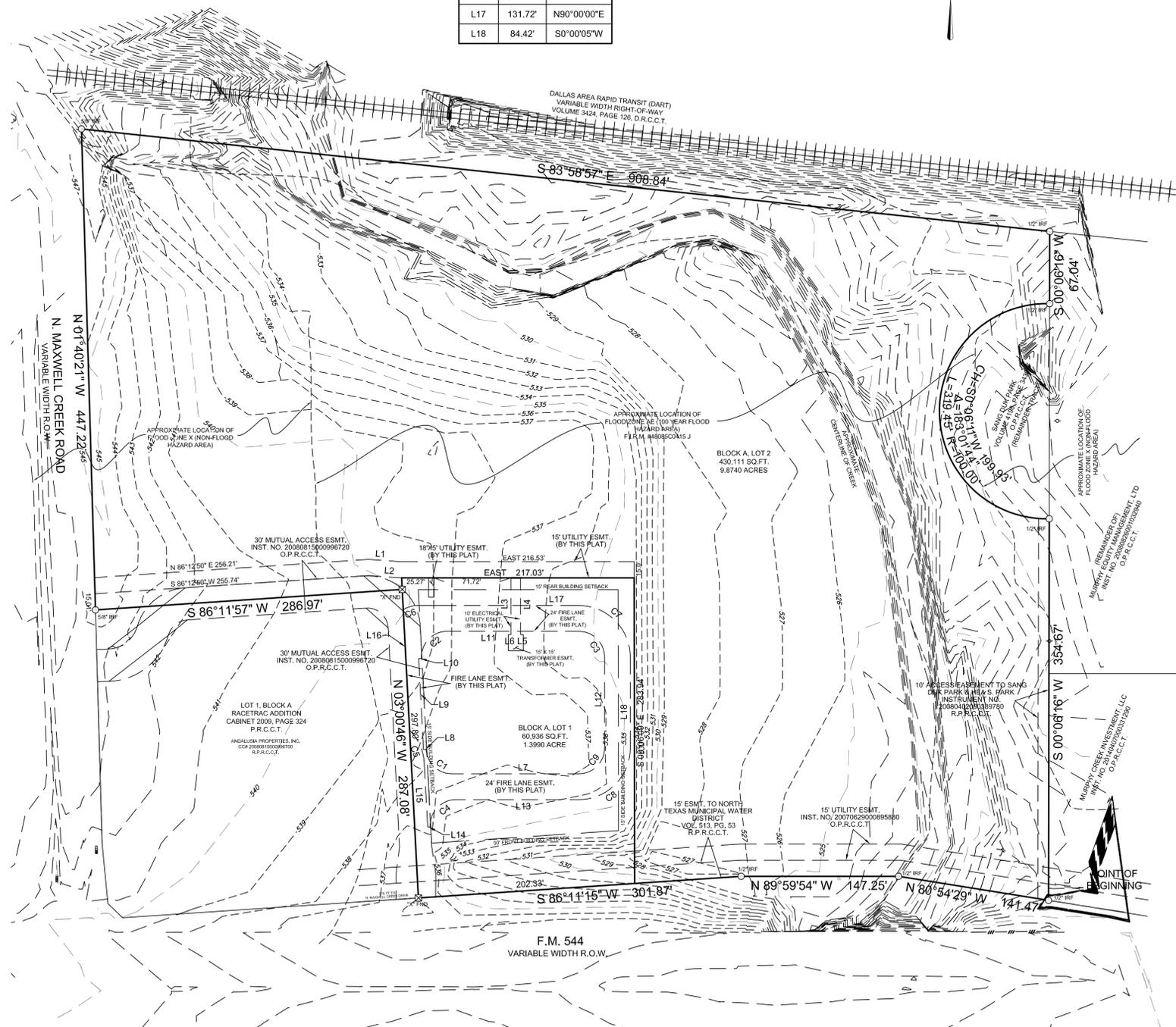
LINE #	LENGTH	DIRECTION
L1	31.54'	S86°00'57"E
L2	31.05'	S86°00'57"E
L3	52.65'	S0°00'00"E
L4	52.65'	N0°00'00"E
L5	2.50'	N90°00'00"W
L6	2.50'	N90°00'00"W
L7	118.14'	S89°59'51"E
L8	2.50'	N86°58'35"E
L9	84.69'	S3°01'25"E
L10	2.51'	N89°43'10"W
L11	122.60'	N90°00'00"W
L12	84.41'	N0°00'05"E
L13	114.34'	N89°59'51"W
L14	2.34'	S86°50'04"W
L15	60.05'	N3°09'40"W
L16	112.32'	N3°00'46"W
L17	131.72'	N90°00'00"E
L18	84.42'	S0°00'05"W

CURVE #	LENGTH	RADIUS	CHORD
C1	36.83'	24.01'	N47°02'19"W 33.33'
C2	39.39'	24.01'	S43°59'18"W 35.12'
C3	37.70'	24.00'	N44°59'57"W 33.94'
C4	39.41'	24.01'	S43°57'47"W 35.13'
C5	33.55'	45.11'	N24°28'06"W 32.78'
C6	13.77'	24.00'	N73°33'28"E 13.59'
C7	75.40'	48.00'	S44°59'57"E 67.88'
C8	75.38'	48.00'	S45°00'54"W 67.87'
C9	37.69'	24.00'	S45°00'54"W 33.93'

LEGEND:

ESMT.
D.R.C.C.T.
P.R.C.C.T.
IRF
"X" FND.
VOL., PG.
CAB., PG.
INST. NO.
R.O.W.

EASEMENT
DEED RECORDS, COLLIN COUNTY, TEXAS
PLAT RECORDS, COLLIN COUNTY, TEXAS
IRON ROD FOUND
"X" FOUND IN CONCRETE
VOLUME, PAGE
CABINET, PAGE
INSTRUMENT NUMBER
RIGHT-OF-WAY



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Murphy Four Venture, LP is the owner of a tract of land situated in the James W. Maxwell Survey, Abstract No. 582, in the City of Murphy, Collin County, Texas, being that same tract of land conveyed to Murphy Four Venture, LP by General Warranty Deed recorded in Instrument No. 20080815000996690, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS" in the North line of F.M. 544 (variable width public right-of-way), said point being the Southwest corner of a tract of land conveyed to Murphy Creek Investments, LLC by Deed recorded in Instrument No. 20140407000331290, Official Public Records, Collin County, Texas;

Thence North 80 Degrees 54 Minutes 29 Seconds West, along the North line of said F.M. 544, a distance of 141.47 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS";

Thence North 89 Degrees 59 Minutes 54 Seconds West, continuing along the North line of said F.M. 544, a distance of 147.25 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS";

Thence South 86 Degrees 11 Minutes 15 Seconds West, continuing along the North line of said F.M. 544, a distance of 301.87 feet to an "X" found in concrete for corner, said point being the Southeast corner of Lot 1, Block A of the Racetrac Addition, an Addition to the City of Murphy, Collin County, Texas, according to the plat thereof recorded in Cabinet 2009, Page 324, Plat Records, Collin County, Texas;

Thence North 03 Degrees 00 Minutes 46 Seconds West, along the East line of said Lot 1, Block A, a distance of 287.08 feet to an "X" found for corner, said point being the Northeast corner of said Lot 1;

Thence South 86 Degrees 11 Minutes 57 Seconds West, along the North line of said Lot 1, Block A, a distance of 286.97 feet to a 5/8 inch iron rod found for corner in the East line of N. Maxwell Creek Road (variable width public right-of-way);

Thence North 01 Degree 40 Minutes 21 Seconds West, along the East line of said W. Maxwell Creek Road, a distance of 447.22 feet to a 5/8 inch iron rod found for corner in the South line of a tract of land conveyed to the Dallas Area Rapid Transit (DART) (variable width railroad right-of-way) by Deed recorded in Volume 3424, Page 126 of the Deed Records of Collin County, Texas;

Thence South 83 Degrees 58 Minutes 57 Seconds East, along the South line of said DART tract, a distance of 908.84 feet to a 1/2 inch iron rod found for corner, said point being the Northwest corner of a tract of land conveyed to Murphy Equity Management by Deed recorded in Instrument No. 20080826001032940, Official Public Records, Collin County, Texas;

Thence South 00 Degrees 06 Minutes 16 Seconds West, along the West line of said Murphy Equity Management, a distance of 67.04 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS", said point being the North corner of a remainder of the tract of land conveyed to Sang Duk Park by Deed recorded in Volume 4198, Page 3430, Official Public Records, Collin County, Texas, same being the beginning of a non-tangent curve to the left;

Thence, in a southerly direction, along the West line of said Park tract, and along said curve to the left, through a central angle of 183°01'44", a radius of 100.00 feet, a chord bearing and distance of South 00°06'11" West, 199.93 feet and an arc length of 319.45 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS" in the West line of said Murphy Equity Management tract, said point being the South corner of said Park remainder tract;

Thence South 00 Degrees 06 Minutes 16 Seconds West, along the West line of said Murphy Equity Management tract, a distance of 354.67 feet to the Point of Beginning and containing 492,104 square feet or 11.2972 acres.

CITY APPROVAL OF FINAL PLAT

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

APPROVED BY:

City Council
City of Murphy, Texas

Signature of Mayor

Date of Approval

ATTEST:

City Secretary

Date

PROPERTY LOCATION STATEMENT

This property is located in the corporate limits of the City of Murphy, Collin County, Texas.

Mayor, City of Murphy

Date

ATTEST:

City Secretary, City of Murphy

Date

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Murphy Four Venture, LP, a Texas limited liability company, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as **MURPHY FOUR 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 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 and 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 removed 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 ___ day of _____, 2015.

By: Murphy Four Venture, LP.

_____, (title)

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 _____, 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: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Gary E. Johnson, 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.

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. 02/18/15

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

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 Gary E. Johnson, 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 _____, 2015.

Notary Public in and for the State of Texas

My Commission Expires On: _____

GENERAL NOTES:

- 1) BEARINGS ARE BASED ON DEED RECORDED IN INSTRUMENT NO. 20080815000996690, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS.
- 2) THE REASON FOR THIS PLAT IS TO CREATE 2 LOTS.
- 3) 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.
- 4) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 448085C0415J, WITH AN EFFECTIVE DATE OF JUNE 2, 2009, THE SUBJECT PROPERTY DOES LIE WITHIN A FLOOD HAZARD AREA.
- 5) EXISTING TOPOGRAPHICAL INFORMATION PROVIDED BY ADAMS ENGINEERING

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 DEPARTMENTS AND EMERGENCY USE.

OWNER
MURPHY FOUR VENTURE, LP
5924 TWIN COVES
DALLAS, TEXAS 75248

ENGINEER
ADAMS ENGINEERING
910 S. KIMBALL AVENUE
SOUTHLAKE, TEXAS 76092

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300



CONSTRUCTION PLAT
MURPHY FOUR ADDITION
BLOCK A, LOTS 1 & 2
492,104 SQ.FT. / 11.2972 ACRES

JAMES W. MAXWELL SURVEY, ABSTRACT NO. 582
CITY OF MURPHY, COLLIN COUNTY, TEXAS