



Line #	Distance	Bearing
L1	12.16'	N88°57'38"E
L2	2.85'	N84°30'13"W
L3	10.51'	S10°22'49"W
L4	9.31'	S89°21'02"E
L5	15.57'	S00°35'07"E
L6	8.23'	S00°35'07"E
L7	6.18'	N89°24'53"E
L8	10.00'	S00°35'07"E
L9	9.33'	S89°24'53"W
L10	9.08'	N00°35'07"W
L11	10.00'	N89°24'53"E
L12	7.03'	S00°35'07"E
L13	8.98'	N89°24'53"E
L14	10.00'	N00°35'07"W
L15	11.02'	N89°24'53"E
L16	9.48'	S89°24'53"W
L17	11.85'	N89°24'53"E
L18	12.00'	S00°35'07"E

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	31.26'	20.00'	089°32'45"	N44°11'16"E	28.17'
C2	31.42'	20.00'	090°00'00"	N44°24'53"E	28.28'
C3	41.01'	28.00'	083°55'06"	N42°32'40"W	37.44'
C4	46.95'	28.00'	096°04'54"	S47°27'20"W	41.64'
C5	28.65'	20.00'	082°04'43"	S41°37'28"E	26.26'
C6	31.42'	20.00'	090°00'00"	N45°35'07"W	28.28'
C7	31.42'	20.00'	090°00'00"	S44°24'53"W	28.28'
C8	46.08'	44.00'	060°00'00"	S29°24'53"W	44.00'
C9	20.94'	20.00'	060°00'00"	S29°24'53"W	20.00'
C10	6.19'	20.00'	017°43'28"	S09°26'51"E	6.16'

VICINITY MAP
NOT TO SCALE



STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Thomas W. Mauk, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 8/6/2019

Thomas W. Mauk, R.P.L.S.
No. 5119

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 Thomas W. Mauk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

DALLAS AREA RAPID TRANSIT PROPERTY ACQUISITION CORPORATION VOL. 342, PG. 126 D.R.C.C.T.

LOT 3, BLOCK A
83,100 Sq. Ft.
1.908 Acres

LOT 2, BLOCK A
65,586 Sq. Ft.
1.506 Acres

GENERAL PLAT NOTES:

Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.

SURVEYOR'S NOTES:

- Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.000152710.
- This property lies within Zone X (Unshaded) of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 480137 0415 J, with an effective date of June 02, 2009, via scaled map location and graphic plotting.
- The purpose of this plat is to create 2 recorded lot from an unrecorded tract of land.

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 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.

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Murphy Equity Management, LTD is the owner of a tract of land situated in the James Maxwell Survey, Abstract Number 582, City of Murphy, Collin County, Texas, being that same tract of land conveyed to Murphy Equity Management, LTD, by deed recorded in Document No. 20080826001032940 of the Deed Records of Collin County, Texas (D.R.C.C.T.), and being more particularly described by metes and bounds as follows (Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.000152710):

BEGINNING at a 1/2-inch rebar with a cap stamped "RPLS-6081" found for the Southwest corner of said Murphy tract, same being the Northwest corner of Lot 1, Block A, of Maxwell Creek Pavilion Addition, an addition to the City of Murphy, Collin County, Texas, according to the Plat thereof recorded in Document No. 2015-660 of the Plat Records of Collin County, Texas (P.R.C.C.T.), and lying on the East line of Lot 4, Block A, Murphy Four Addition, an addition to the City of Murphy, Collin County, Texas, according to the Plat thereof recorded in Document No. 2019-38 (P.R.C.C.T.);

THENCE North 00 Degrees 26 Minutes 44 Seconds West, with the East line of said Lot 4, and the East line of a tract of land conveyed to Sang Duk Park by deed recorded in Volume 4198, Page 3430 (D.R.C.C.T.), a total distance of 404.39 feet to a 1/2-inch rebar with a cap stamped "ASC" set for the Northwest corner of said Murphy tract, and lying on the South line of a tract of land conveyed to Dallas Area Rapid Transit Property Acquisition Corporation, by deed recorded in Volume 3424, Page 126 (D.R.C.C.T.);

THENCE South 84 Degrees 30 Minutes 13 Seconds East, departing the East line of said Lot 4, with the South line of said Dallas tract, a distance of 398.55 feet to a 1/2-inch rebar with a cap stamped "ASC" set for the Northeast corner of said Murphy tract, same being the Northwest corner of a tract of land conveyed to Elevate Church of Texas, by deed recorded in Document No. 2013010900038530 (D.R.C.C.T.), from which a 1/2-inch rebar found for the Northeast corner of said Elevate tract bears South 84 Degrees 30 Minutes 13 Seconds East, a distance of 194.11 feet;

THENCE South 01 Degrees 13 Minutes 01 Seconds West, departing the South line of said Dallas tract, with the West line of said Dallas tract, a distance of 325.35 feet to an "X" cut found on concrete for the Easternmost Southeast corner of said Murphy tract, same being the Southwest corner of said Elevate tract, and lying on the North line of Lot 1, Block A, of America's Country Store, an addition to the City of Murphy, Collin County, Texas, according to the Plat thereof recorded in Cabinet P, Slide 114 (P.R.C.C.T.);

THENCE South 89 Degrees 24 Minutes 52 Seconds West, with the North line of America's Country Store, a distance of 36.34 feet to an "X" cut found on concrete for an interior "ell" corner of said Murphy tract, same being the Northwest corner of said America's Country Store;

THENCE South 01 Degrees 19 Minutes 41 Seconds West, with the West line of said America's Country Store, a distance of 37.00 feet to an "X" cut found on concrete for the Southernmost Southeast corner of said Murphy tract, same being the Northeast corner of Lot 1, of O'Reilly Addition, an addition to the City of Murphy, Collin County, Texas, according to the Plat thereof recorded in Document No. 2017-70 (P.R.C.C.T.);

THENCE South 89 Degrees 24 Minutes 53 Seconds West, departing the West line of said America's Country Store, with the North line of said O'Reilly Addition, and the North line of said Maxwell Creek Pavilion Addition, a total distance of 349.49 feet, to the **POINT OF BEGINNING** and containing 3.413 acres, or 148,687 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, **Murphy Equity Management, LTD**, acting herein by and through their duly authorized officer(s), does hereby adopt this plat designating the herein above described property as **LOTS 2 & 3, Block A, Murphy Equity Addition**, an addition to the City of Murphy, Texas, and does hereby dedicate in fee simple, to the public use forever, the streets, right-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated to 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

By: _____
Authorized Representative Printed Name

Title _____
Date

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 _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

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

APPROVED BY:

Signature of Mayor _____ Date of Approval _____

Attest:

City Secretary _____ Date _____

- LEGEND OF ABBREVIATIONS**
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
 - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 - P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
 - ROW RIGHT OF WAY
 - IRS 1/2 INCH CAPPED REBAR STAMPED "ASC" SET
 - C.M. CONTROLLING MONUMENT

WEST F.M. HIGHWAY NO. 544
(VARIABLE WIDTH RIGHT-OF-WAY)

OWNER/DEVELOPER
Murphy Equity Management, LTD,
a Texas Limited Partnership
222 Municipal Drive, Suite 150
Richardson, Texas 75080
Contact: Chris Hung
Ph: 972-342-1089



1903 Central Drive Suite #406
Bedford, Texas 76021
Phone: 817-281-0572



DRAWN BY: G.L.C. DATE: 06/28/2019 CHECKED BY: T.M. JOB NO.: 2019.3.155

CONSTRUCTION PLAT
MURPHY EQUITY ADDITION
An Addition to the City of Murphy, Texas
Being 3.413 Acres situated in the
James Maxwell Survey,
Abstract No. 582
Situated in
The City of Murphy, Collin County, Texas