

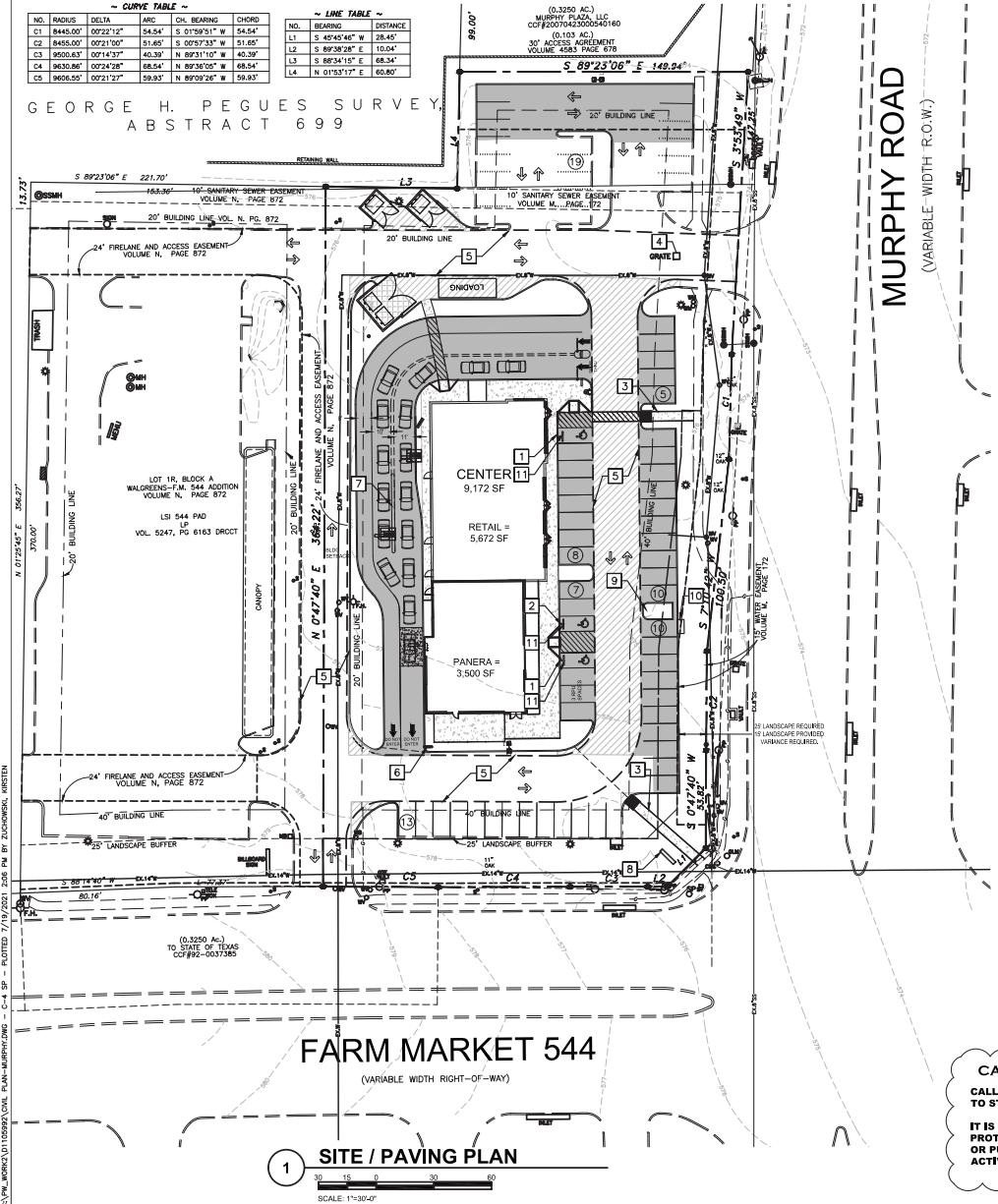
~ CURVE TABLE ~

NO.	RADIUS	CHORD	ARC	CHORD BEARING	CHORD
C1	8445.00'	00722'12"	54.54'	S 01°59'51" W	54.54'
C2	8445.00'	00721'00"	51.86'	S 00°57'33" W	51.86'
C3	9550.63'	00714'37"	46.39'	N 89°51'10" W	46.39'
C4	1630.86'	00704'38"	68.54'	N 89°30'05" W	68.54'
C5	9656.55'	00721'23"	59.93'	N 89°09'26" W	59.93'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S 45°45'46" W	28.40'
L2	S 80°39'20" E	19.04'
L3	S 88°34'15" E	68.34'
L4	N 01°53'17" E	60.80'

GEORGE H. PEGUES SURVEY
ABSTRACT 699



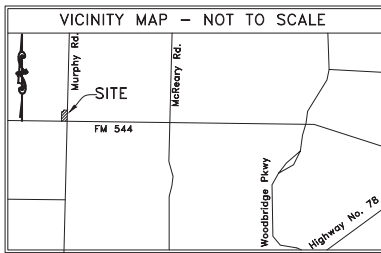
FARM MARKET 544
(VARIABLE WIDTH RIGHT-OF-WAY)

1 SITE / PAVING PLAN

SCALE: 1"=30'-0"

(0.3250 AC.)
MURPHY PLAZA, LLC
CCF#20070433000540180
(0.103 AC.)
30' ACCESS AGREEMENT
VOLUME 4084 PAGE 478

MURPHY ROAD
(VARIABLE WIDTH R.O.W.)



ITEM	
GENERAL SITE INFORMATION	
ZONING (FROM ZONING MAP)	TOWN CENTER
LAND USE (FROM ZONING ORDINANCE)	RESTAURANT / RETAIL
LOT AREA (SQUARE FEET & ACRES)	83,670
BUILDING FOOTPRINT AREA (SQUARE FEET)	8,900
TOTAL BUILDING AREA (SQUARE FEET)	8,900
BUILDING HEIGHT (# STORES)	1

KEY NOTES:

- 1 ACCESSIBLE PARKING SIGN W/ VAN ACCESSIBLE SIGN IN BOLLARD
- 2 ACCESSIBLE PARKING SIGN IN BOLLARD
- 3 ACCESS SIDEWALK
- 4 EX. GRATE INLET TO BE PROTECTED
- 5 MIN. 24' FIRE LANE
- 6 DO NOT ENTER / THANK YOU SIGN
- 7 18" WIDE RAISED CURB
- 8 MONUMENT SIGN
- 9 NEW FH LOCATION
- 10 NEW 5' STORM INLET
- 11 PRECAST CONCRETE BUMPER

LEGEND:

- 8" DUMPSTER PAD.
- 6" HEAVY DUTY CONCRETE
- 5" REGULAR DUTY CONCRETE
- 4" CONCRETE SIDEWALK

TOTAL AREA = 83,670 SQ FT (1.92 AC)
BUILDING AREA = 8,900 SQ FT (+ 625 SQ FT PATIO)
4,250 SQ FT RESTAURANT/PATIO = 43 SPACES REQUIRED (100 SF)
5,400 SQ FT RETAIL = 27 SPACES REQUIRED (200 SF)
70 SPACES REQUIRED
72 SPACES PROVIDED

CAUTION !!!!
CALL TEXAS 811 & CITY OF MURPHY 72 PRIOR TO START ANY CONSTRUCTION ACTIVITY.
IT IS CONTRACTORS RESPONSIBILITY TO PROTECT EXISTING UTILITIES AND OTHER CITY OR PUBLIC FACILITIES DURING CONSTRUCTION ACTIVITIES.



FM 544 & MURPHY DEVELOPMENT
TOTAL AREA = 83,670 SQ FT (1.92 AC)
LOT 2 - BLOCK A
WALGREENS-F.M. 544 ADDITION
GEORGE H. PEGUES SURVEY, ABSTRACT 699
CITY OF MURPHY, COLLIN COUNTY, TEXAS

MORGAN
THE MORGAN COMPANIES
DEVELOPMENT & CAPITAL & PROPERTY



REV#	DATE	DESCRIPTION	CDC	BY
A	07/08/21	CITY COMMENTS		

3575 Lone Star Circle, Suite 410
Fort Worth, TX 76117
www.wadefirm.com

WADE TRIM

FM 544 & MURPHY DEVELOPMENT

SITE PLAN

103 W. FM 544
MURPHY, TX

DEVELOPER
SCOTT FRIEDMAN
THE MORGAN COMPANY
954-637-2023

ENGINEER
WADE TRIM
3575 LONE STAR CIRCLE #410
FORT WORTH, TX
682-237-7718

SURVEYOR
BLUE SKY SURVEYING & MAPPING
11015 MIDWAY ROAD
MURPHY, TX
214-358-4500

ISSUED FOR: DATE: 8/1/2021
PERMIT: 07/08/2021
JOB NO. TMC5001
SHEET C-4