

**LEGAL DESCRIPTION**

WHEREAS, MURPHY MEADOWS LOT VENTURE, LTD., is the owner of a tract situated in the C.A. McMillan Survey, Abstract No. 588, Collin County, Texas and being all of a 6.511 acre tract, as recorded in Doc. No. 2015104001398010, Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the north line of McMillen Road (110' R.O.W.), at the southeast corner of Lot 1, Block F, out of the Ranch Phase Two, an addition to the City of Murphy, Texas, as recorded in Vol. N, Pg. 499, in the Plat Records of Collin County, Texas, same being the southwest corner of said 6.511 acre tract;

THENCE, North 01° 52' 29" West, along the west line of said 6.511 acre tract and the east line of said Ranch Phase Two, for a distance of 766.49 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the northwest corner of said 6.511 acre tract, being in the south line of Betsy Lane (60' R.O.W.), said point being on a non-tangent curve to the left, having a radius of 1555.00 feet, a central angle of 13° 33' 55", and a tangent of 184.94 feet;

THENCE, departing said west line and along the north line of said 6.511 acre tract and with the south line of said Betsy Lane, with said curve to the left for an arc distance of 368.16 feet (Chord Bearing South 85° 05' 17" East - 367.30 feet), to a 1/2 inch iron rod found;

THENCE, North 89° 33' 35" East, continuing along said south and north lines, for a distance of 21.11 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 44° 47' 42" East, continuing along said north line and departing said south line, for a distance of 27.96 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", being the most easterly northeast corner of said 6.511 acre tract, being in the west line of McCreary Road (Variable R.O.W.);

THENCE, South 00° 51' 01" West, along the east line of said 6.511 acre tract and with the west line of said McCreary Road, for a distance of 375.83 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 07° 41' 35" West, continuing along said west and east lines, for a distance of 100.72 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 51' 01" West, continuing along said west and east lines, for a distance of 209.32 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 45° 04' 49" West, continuing along said east line and departing said west line, for a distance of 35.93 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the north line of said McMillen Road, being the most southerly southeast corner of said 6.511 acre tract;

THENCE, South 89° 11' 52" West, along the south line of said 6.511 acre tract and the north line of said McMillen Road, for a distance of 334.11 feet, to the POINT OF BEGINNING and containing 6.511 acres of land.

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision Regulations of the City of Murphy, Texas.

WARREN L. CORWIN  
R.P.L.S. No. 4621

THE 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 WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

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

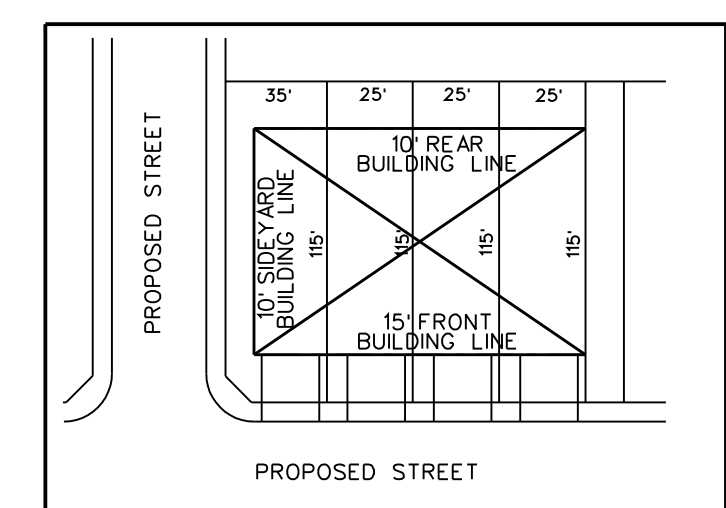
NOTARY PUBLIC, STATE OF TEXAS

**CURVE TABLE**

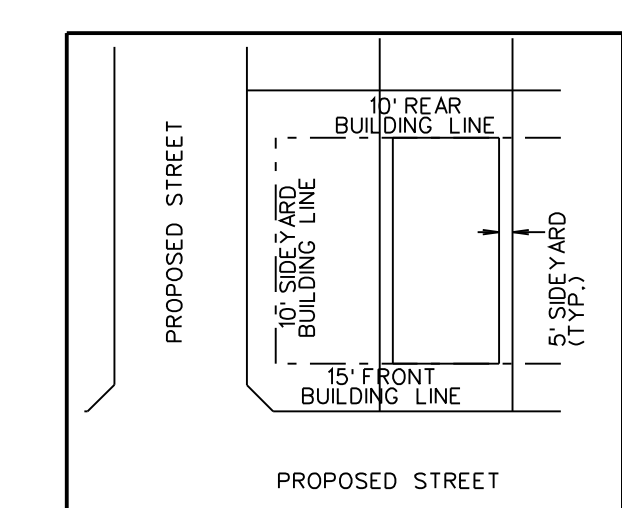
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	66° 41' 53"	50.00'	255.95'	-----'	54.97'	N63° 33' 53"E

**NOTES**

- Bearings are referenced to a 6.511 acre tract, recorded in Doc. No. 2015104001398010, in the Deed Records of Collin County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- W.E. - Water Easement  
IRF - Iron Rod Found  
B.L. - Building Line
- All open spaces to be dedicated to and maintained by the HOA. (Common Area - Lot 9 Blk A, Lot 16 Blk B, Lot 8, 9 & 24 Blk C)
- All townhome lots shall be fire sprinklered.



TYPICAL DETAIL FOR TOWNHOME LOTS TYPE 'B' LOTS (25'x115')  
MIN. 6,000 SF  
BLOCK A LOTS 1-8, BLOCK B LOTS 1-15 & BLOCK C LOTS 1-6  
TOTAL LOTS 29  
N.T.S.



TYPICAL DETAIL FOR PH LOTS TYPE 'A' LOTS (50'x120')  
MIN. 6,000 SF  
LOTS 7, 10-23, BLOCK C  
TOTAL LOTS 15  
N.T.S.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MURPHY MEADOWS LOT VENTURE, LTD., acting herein by and through his(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as MURPHY MEADOWS, 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. In addition, utility easements may also be used for the multiple 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's use thereof. The city 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 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.

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.

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

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

BY: Murphy Meadows Lot Venture, LTD.

Adam Buczek, Director

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 ADAM BUCZEK, 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 \_\_\_\_\_

**CITY APPROVAL OF FINAL PLAT**

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

APPROVED BY: City Council  
City of Murphy, Texas

Signature of Mayor \_\_\_\_\_ Date of approval \_\_\_\_\_

ATTEST:

City secretary \_\_\_\_\_ Date \_\_\_\_\_

TOTAL ACRES	6.511
TOTAL LOTS	44
TOTAL COMMON AREAS	5

FINAL PLAT  
OF  
**MURPHY MEADOWS**  
44 TOTAL RESIDENTIAL LOTS  
5 TOTAL OPEN SPACE LOTS  
OUT OF THE

C.A. McMILLAN SURVEY, ABSTRACT NO. 588

IN THE  
CITY OF MURPHY  
COLLIN COUNTY, TEXAS

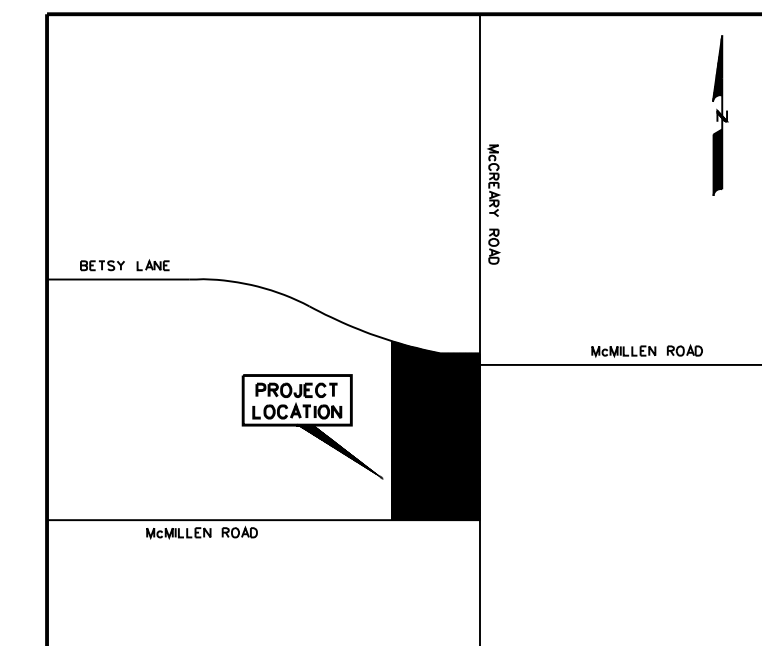
APPLICANT/OWNER  
**MURPHY MEADOWS LOT VENTURE, LTD.**

8214 WESTCHESTER DRIVE, SUITE 710  
DALLAS, TEXAS 75225  
214-522-4945  
JOHN ARNOLD

PREPARED BY  
**CORWIN ENGINEERING, INC.**

TBPE FIRM #5951  
TBPLS #10031700  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
WARREN CORWIN

AUGUST 2016 SCALE: 1"=50'



LOCATION MAP  
N.T.S.