

GENERAL PLAT NOTES

- 1.) All interior property corners are marked with a 1/2" iron rod with a green cap stamped "Eagle Surveying" unless otherwise noted.
- 2.) This property is located in "Non-Shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480137 as shown on Map Number 48085CD415J. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- 3.) The purpose of this plat is to create a single lot of record from a tract of land.
- 4.) The subject property is zoned "TC" per the City of Murphy online zoning map.
- 5.) The bearings shown on this survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983, North Central Zone (4202) and are based on the American Datum of 1983, 2011 Adjustment.
- 6.) The property owner has full responsibility for the operation and maintenance of the detention facility.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°40'00" W	31.26'
L2	S 01°20'57" W	4.20'
L3	S 01°15'49" W	13.18'
L4	N 88°44'11" W	23.86'
L5	N 01°15'49" E	3.00'
L6	N 89°41'22" W	95.14'
L7	S 04°25'53" W	5.23'
L8	N 88°44'11" W	30.07'
L9	N 00°36'28" E	44.72'
L10	S 89°40'00" E	172.97'
L11	N 00°17'52" E	103.78'
L12	N 89°36'51" W	202.58'
L13	N 00°27'38" E	23.98'
L14	S 89°40'00" E	209.02'
L15	S 89°53'11" E	32.34'
L16	S 00°08'08" W	91.50'
L17	S 89°40'00" E	31.05'
L18	S 00°21'43" W	24.00'
L19	N 01°15'49" E	3.00'
L20	N 01°15'49" E	10.16'
L21	S 89°40'00" E	6.20'
L22	S 00°20'00" W	98.57'
L23	N 88°44'11" W	96.07'
L24	S 89°40'00" E	25.05'
L25	S 00°20'00" W	103.91'
L26	S 00°20'00" W	6.24'
L27	N 89°40'00" W	2.15'
L28	S 38°57'42" W	82.13'
L29	N 51°02'18" W	10.00'
L30	N 38°57'42" E	82.13'
L31	S 89°40'00" E	9.96'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.06'	20.00'	88°59'03"	S 45°50'29" W	28.03'
C2	57.58'	54.00'	61°05'55"	S 11°53'55" W	54.89'
C3	20.88'	20.00'	59°48'19"	S 33°25'34" W	19.94'
C4	30.44'	20.00'	87°11'53"	N 42°14'57" W	27.58'
C5	25.59'	20.00'	73°17'47"	S 48°32'02" W	23.88'
C6	43.74'	30.00'	83°32'04"	N 45°55'16" E	39.97'
C7	42.24'	30.00'	80°40'00"	N 42°54'26" W	38.83'
C8	12.58'	20.00'	36°02'40"	N 72°18'40" E	12.38'
C9	31.35'	20.00'	89°48'08"	S 44°45'56" E	28.24'

CITY APPROVAL OF CONSTRUCTION PLAT

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 \_\_\_\_\_

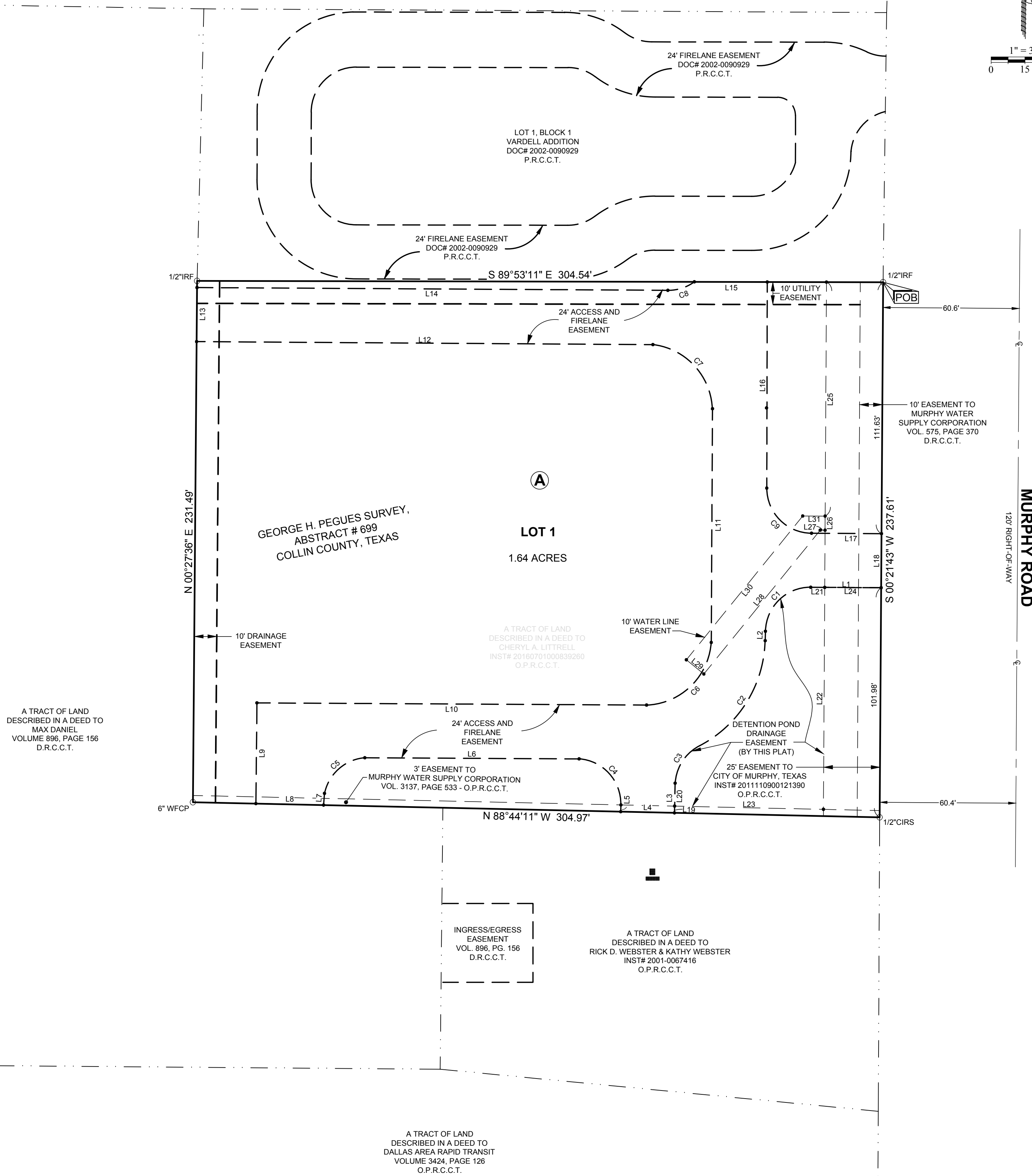
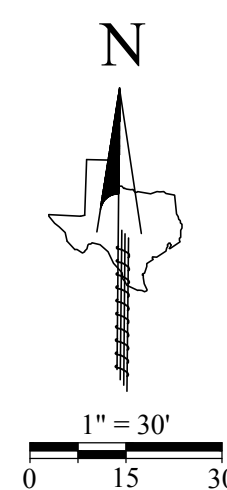
APPROVED BY: City Council  
City of Murphy, Texas

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

ATTEST: \_\_\_\_\_

City Secretary \_\_\_\_\_ Date \_\_\_\_\_

A TRACT OF LAND DESCRIBED IN A DEED TO CITY OF MURPHY INST# 95-009222 O.P.R.C.C.T.



OWNERS CERTIFICATION

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, CHERYL A. LITRELL, is the owner of a tract of land situated in the George H. Pegues Survey, Abstract Number 699, Collin County, Texas the City of Murphy, Collin County, Texas and being all of the called 1.64 acres described in the deed from Cheryl A. Littrell as Independent Executor of the Estate of Kenneth A. Littrell, Deceased to Cheryl A. Littrell as recorded under Instrument Number 20160701000839260 of the Official Public Records of Collin County, Texas the subject tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found on the West right-of-way of Murphy Road at the Northeast corner of the said Littrell tract and being the Southeast corner of Lot 1, Block 1 of Vardell Addition, an addition to the City of Murphy according to the plat thereof recorded in Document Number 2002-0090929 of the Plat Records of Collin County, Texas;

THENCE South 00°21'43" West with the said West right-of-way of Murphy Road with the East line of the said Littrell tract a distance of 237.61 feet to a capped 1/2" iron rod with a cap stamped "Eagle Surveying" set at the Southeast corner thereof and being the Northeast corner of a tract of land described to Rick D. Webster & Kathy Webster according to the deed thereof recorded in Instrument Number 2001-0067416 of the Official Public Records of Collin County, Texas;

THENCE North 88°44'11" West with the common line between the South line of the Littrell tract and the North lines of the said Webster tract and a tract of land described to Max Daniel according to the deed thereof recorded in Volume 896, page 156 of the Deed Records of Collin County, Texas, for a distance of 304.97 feet to a 6-inch wood fence corner post found for the Southwest corner of the herein described tract and being the interior ell corner of said Daniel tract;

THENCE North 00°27'36" East with the East line of said Daniel tract and the West line of the Littrell tract for a distance of 231.49 feet to a 1/2" iron rod found at the Northwest corner thereof and being the Southwest corner of an aforementioned Lot 1, Block 1 of the Vardell Addition;

THENCE South 89°53'11" East with the Common Line between the South line of the Vardell Addition and the North line of the said Littrell tract a distance of 304.54 feet to the POINT OF BEGINNING and there terminating, enclosing 1.64 acres of land, more or less.

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, CHERYL A. LITRELL, does hereby adopt this plat designating the herein above described property as SPECTRUM 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 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.

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

OWNER: CHERYL A. LITRELL

BY: \_\_\_\_\_  
Cheryl A. Littrell (Owner)

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 CHERYL A. LITRELL, owner, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

My commission expires on \_\_\_\_\_

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §  
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

That I, ERNEST WOORSTER, 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.

Ernest Woorster  
R.P.L.S. # 6509

\_\_\_\_\_  
Date

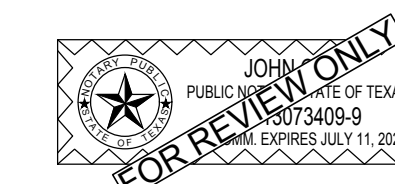
STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared ERNEST WOORSTER, 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 \_\_\_\_\_, 2017.

John Cox, Notary Public in and for the State of Texas

My commission expires on July 11, 2020.



LEGEND

- Ⓐ = BLOCK
- IRF = IRON ROD FOUND
- POB = POINT OF BEGINNING
- CIRF = CAPPED IRON ROD FOUND
- CIRS = CAPPED IRON ROD SET
- B.L. = BUILDING LINE
- R.O.W. = RIGHT OF WAY
- WFCEP = WOOD FENCE CORNER POST
- D.E. = DRAINAGE EASEMENT
- +— = CENTERLINE OF ROAD

SURVEYOR

EAGLE SURVEYING, LLC  
210 SOUTH ELM STREET  
SUITE: 104  
DENTON, TX 76201  
940.222.3009

ENGINEER

KJIE ENVIRONMENTAL & CIVIL ENG.  
500 MOSELEY ROAD  
CROSS ROADS, TX 76227  
940.387.0805

OWNER

CHERYL A. LITRELL  
300 McCREARY ROAD  
APT# 4413  
WYLIE, TEXAS 75098-4987  
214.407.2692

JOB #: 17-01-06 CP

DATE: 6/29/2017

UPDATED: 8/28/2017

DRAWN BY: JDC/CF

EAGLE SURVEYING, LLC  
210 SOUTH ELM STREET  
SUITE: 104  
DENTON, TX 76201  
940.222.3009  
TX FIRM # 10194177

CONSTRUCTION PLAT  
SPECTRUM ADDITION  
LOT 1, BLOCK A

BEING 1.64 ACRES OF LAND SITUATED IN THE  
GEORGE H. PEGUES SURVEY, ABSTRACT NO. 699,  
AN ADDITION IN THE CITY OF MURPHY,  
COLLIN COUNTY, TEXAS