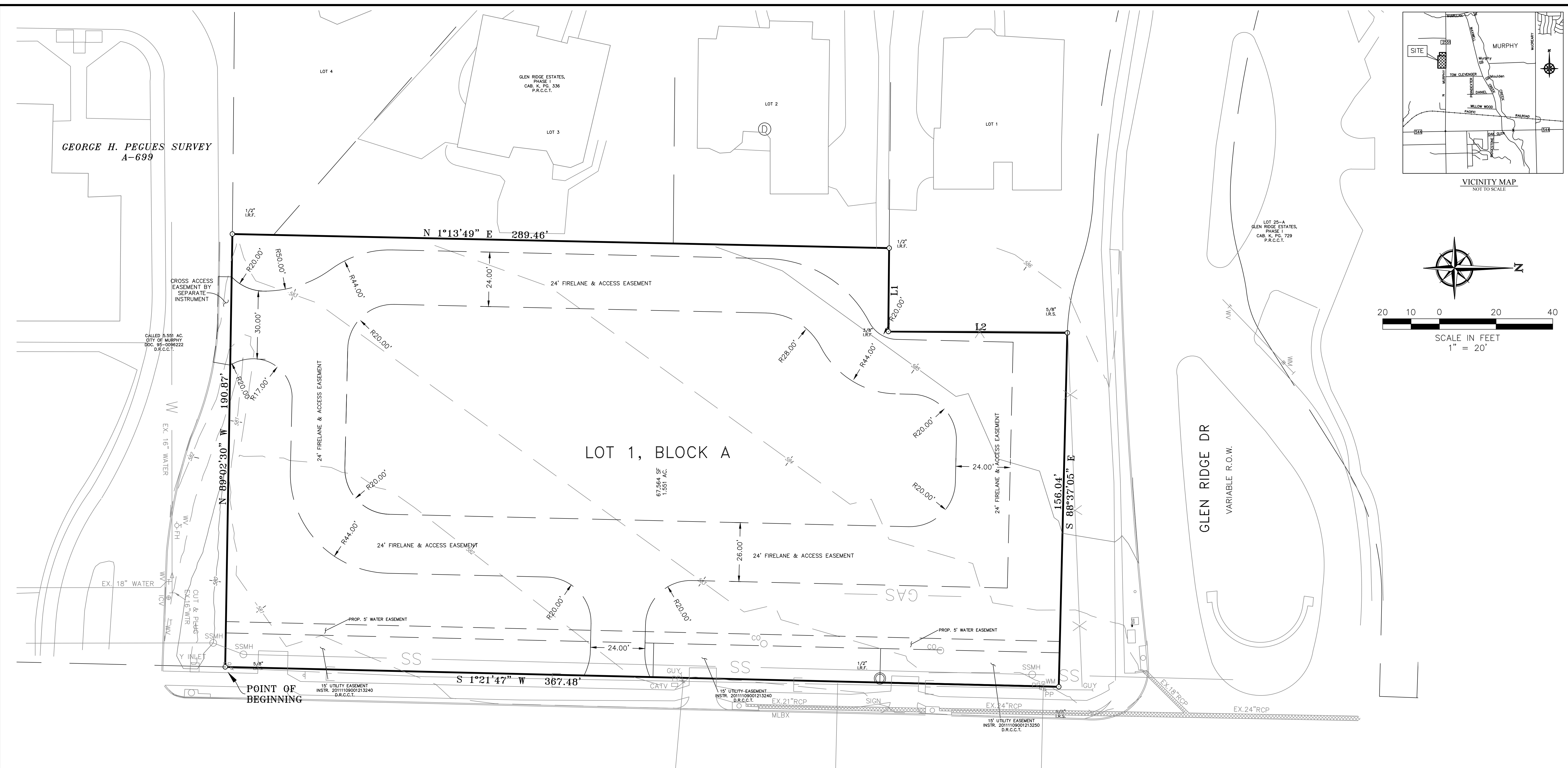
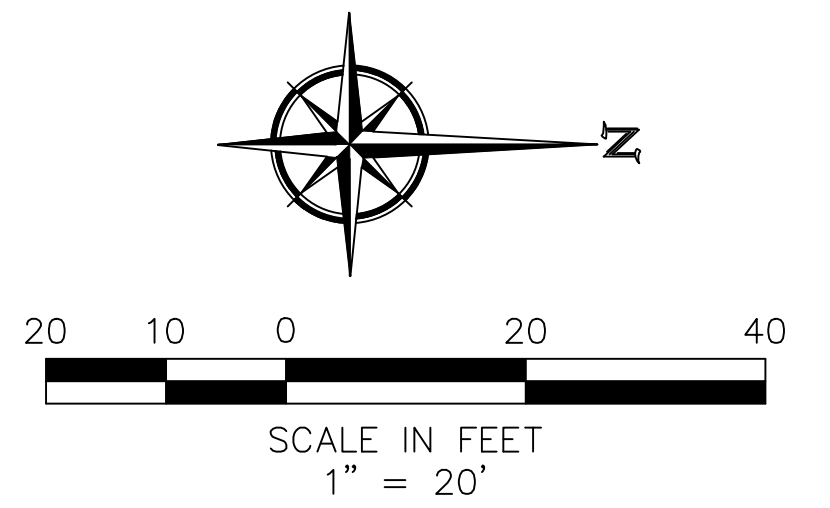


VICINITY MAP  
NOT TO SCALE



MURPHY RD (FM 2551)  
120' R.O.W.

LEGEND	
I.R.F.	1/2" IRON ROD FOUND
5/8" I.R.S.	5/8" IRON ROD WITH YELLOW CAP STAMPED RPLS 3963 SET
D.R.C.C.T.	DEED RECORDS COLLIN COUNTY TEXAS
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY TEXAS
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT

NOTES:

- Bearings are based on deed recorded in Instr. 20170608000742930, D.R.C.C.T.
- A 5/8" iron rod with a yellow cap stamped "RPLS 3963" will be set at all Lot, Block, and ROW corners, whenever possible, following the completion of all construction for this addition.
- By graphical plotting, part of the parcel described hereon does not lie within Special Flood Hazard Area (SPHA) as delineated on the Collin County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 4808500530J, dated June 2, 2009, as published by the Federal Emergency Management Agency. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source. This statement shall not create liability on the part of the surveyor.

OWNER/DEVELOPER  
**ANDERSON IHL, LLC**  
130 N. BALLARD AVE  
WYLIE, TX 75098

LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532-0636  
FAX (972) 412-4875  
EMAIL: rcmsurveying@gmail.com  
FIRM NO. 10192300 JOB NO. \_\_\_\_\_

CONSTRUCTION PLAT  
**ANDERSON IHL ADDITION**  
BEING

1.551 ACRES  
SITUATED IN THE

GEORGE H. PEGUES SURVEY, ABSTRACT NO. 699  
CITY OF MURPHY, COLLIN COUNTY, TEXAS

**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098  
(972) 941-8400 FAX (972) 941-8401

DATE: OCTOBER 10, 2017

SHEET 1 OF 2

**OWNER'S CERTIFICATE AND DEDICATION**

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS ANDERSON IHL, LLC, BEING THE OWNER OF A TRACT of land in the County of Collin, State of Texas, said tract being described as follows:

BEING a 1.551 acre tract of land situated in the George H. Pegues Survey, Abstract No. 699, . and being all of a 0.28 acre tract and a 1.27 acre tract described in deed to Anderson IHL, LLC, recorded in Instrument 20170608000742930, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with yellow cap stamped RPLS 3963 set for the southeast corner of said 1.27 acre tract and the northeast corner of a called 5.551 acre tract of land described in deed to the City of Murphy, as recorded in Instrument 95-0096222 of said Deed Records, said corner being in the west right-of-way line of Murphy Road, a 120 ft. right-of-way at this point;

THENCE North 89 degrees 02 minutes 30 seconds West, along the common boundary line of said 1.27 acre tract and said 5.551 acre tract, a distance of 190.87 feet to a 1/2-inch iron rod found for the southwest corner of said 1.27 acre tract and the southeast corner of Lot 4, Block D, Glen Ridge Estates, Phase 1, an addition to the City of Murphy, as recorded in Cabinet K, Page 336, Plat Records, Collin County, Texas;

THENCE Northerly, along the easterly boundary lines of said Block D, the following courses:

North 01 degrees 13 minutes 49 seconds East, a distance of 289.46 feet to a 1/2-inch iron rod found for corner;

South 89 degrees 27 minutes 25 seconds East, a distance of 36.77 feet to a 3/8-inch iron rod found for corner;

North 00 degrees 26 minutes 30 seconds East, a distance of 78.90 feet to a 5/8-inch iron rod with yellow cap stamped RPLS 3963 set for the northeast corner of Lot 1 of said Block D and the northwest corner of said 0.28 acre tract, said corner being in the south right-of-way line of Glen Ridge Drive, a variable width right-of-way;

THENCE South 88 degrees 37 minutes 05 seconds East, along the common boundary line of said Glen Ridge Drive and said 0.28 acre tract, a distance of 156.04 feet to a 5/8-inch iron rod with yellow cap stamped RPLS 3963 set for the northeast corner of said 0.28 acre tract, said corner being in the west right-of-way line of said Murphy Road;

THENCE South 01 degrees 21 minutes 47 seconds West, along the common boundary line of said 0.28 acre tract, said 1.27 acre tract and said Murphy Road, a distance of 367.48 feet to the Place of Beginning and containing 67,564 square feet or 1.551 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Anderson IHL, LLC, acting herein by and through its duly-authorized officers, do hereby adopt this plat designating the herein above described property as ANDERSON IHL ADDITION, an addition of the City of Murphy, Texas and do hereby dedicate, in fee simple, to the public use forever, the street, alleys, and public use areas shown hereon and do hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. 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 a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Murphy's use thereof. The City of Murphy and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Murphy or any public utility shall at all times have the right of ingress and egress to and from any upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without system without the necessity at any time of procuring the permission of anyone. Anderson IHL, LLC, does hereby bind themselves, their successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This plat approved subject to all platting ordinance, rules, regulations and resolutions of the City of Murphy.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017

FOR: Anderson IHL, LLC

BY: \_\_\_\_\_

**NOTES:**

- Bearings are based on deed recorded in Instr. 20170608000742930, D.R.C.C.T.
- A 5/8" iron rod with a yellow cap stamped "RPLS 3963" will be set at all Lot, Block, and ROW corners, whenever possible, following the completion of all construction for this addition.
- By graphical plotting, part of the parcel described hereon does not lie within Special Flood Hazard Area (SPHA) as delineated on the Collin County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 4808500530J, dated June 2, 2009, as published by the Federal Emergency Management Agency. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source. This statement shall not create liability on the part of the surveyor.

**APPROVAL CERTIFICATE**

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

Approved By: \_\_\_\_\_

Attest: \_\_\_\_\_

Chairperson  
Planning & Zoning Commission

Secretary  
Planning & Zoning Commission

Date \_\_\_\_\_

Date \_\_\_\_\_

Executed Pro-forma

Mayor \_\_\_\_\_

Date \_\_\_\_\_

The undersigned, the City Secretary of the City of Murphy, Texas, hereby certifies that the foregoing Working Plat of the ANDERSON IHL ADDITION, Subdivision or Addition to the City of Murphy was submitted to the Planning and Zoning Commission and approved by it on the \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
City Secretary, City of Murphy

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared under my supervision, from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document. This working plat is released on August 7, 2017 for review by the City of Murphy and other parties for comments and progression to an approved working plat.

ROBERT C. MYERS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 3963



STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, 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 purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 02/14/2019

**CONSTRUCTION PLAT  
ANDERSON IHL ADDITION**

BEING

**1.551 ACRES**

SITUATED IN THE

GEORGE H. PEGUES SURVEY, ABSTRACT NO. 699  
CITY OF MURPHY, COLLIN COUNTY, TEXAS

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DATE: OCTOBER 10, 2017

SHEET 2 OF 2