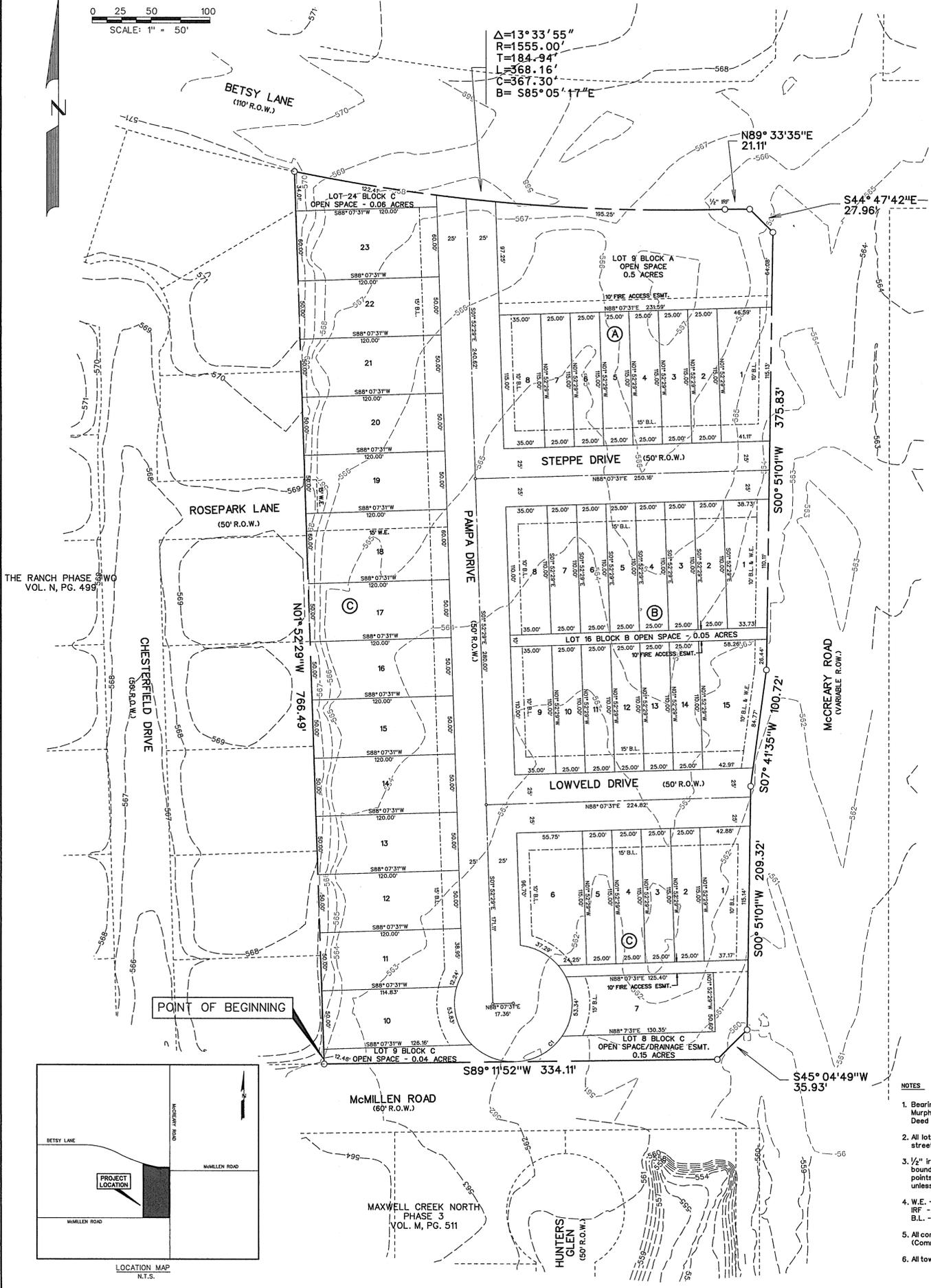


$\Delta = 13^\circ 33' 55''$
 $R = 1555.00'$
 $T = 184.94'$
 $L = 368.16'$
 $C = 367.30'$
 $B = S85^\circ 05' 17'' E$



LEGAL DESCRIPTION

BEING, a tract situated in the C.A. McMillan Survey, Abstract No. 586, Collin County, Texas and being part of a 66.2147 acre tract of land described in a Deed to the SAAM Trust, of Record in Vol. 4536, Pg. 2324, 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 (60' 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 most southern west line of said 66.2147 acre tract;

THENCE, North $01^\circ 52' 29''$ West, along the common line of said 66.2147 acre tract and the Ranch Phase Two, a distance of 766.49 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the south line of Betsy Lane (60' R.O.W.), as described in Vol. 5361, Pg. 451 in said Deed Records, said point being on a non-tangent curve to the left, having a radius of 1550.00 feet, a central angle of $13^\circ 33' 55''$, and a tangent of 184.94 feet;

THENCE, continuing along said Betsy Lane south line, also being the north property line and with said curve to the left for an arc distance of 368.16 feet (Chord Bearing South $85^\circ 05' 17''$ East - 367.30 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North $89^\circ 33' 35''$ 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 $44^\circ 47' 42''$ East, 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.", in the west line of McCreary Road (Variable R.O.W.), as recorded in Vol. 5361 Pg. 451 in said Deed Records;

THENCE, South $00^\circ 51' 01''$ West, along said west line of McCreary Road and the east line of said 66.2147 acre tract, 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 $07^\circ 41' 35''$ 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 $00^\circ 51' 01''$ 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 $45^\circ 04' 49''$ West, departing said west and east lines, 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.

THENCE, South $89^\circ 11' 52''$ West, along the north line of said McMillen Road and the south line of said 66.2147 acre tract, 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 _____, 2015.

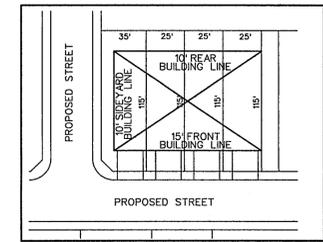
NOTARY PUBLIC, STATE OF TEXAS

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	$66^\circ 41' 53''$	50.00'	255.95'	---	54.97'	$N63^\circ 33' 53'' E$

NOTES

- Bearings are referenced to a R.O.W. Dedication to the City of Murphy, recorded in Doc. No. 20120827001067910, 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 common areas to be dedicated to and maintained by the HOA. (Common Area- Lot 9 Bk A, Lot 16 Bk B, Lot 8, 9 & 24 Bk C)
- All townhome lots shall be fire sprinklered.



TYPICAL DETAIL FOR TOWNHOME LOTS
TYPE 'B' LOTS (25'x115')
MIN. 2,700 SF
BLOCK A LOTS 1-8, BLOCK B LOTS 1-15 & BLOCK C LOTS 1-6
TOTAL LOTS 29
N.T.S.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SAMM TRUST 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 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'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 and from 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 platting ordinances, rules, regulations and resolutions of the City of Murphy, Texas.

WITNESS, my hand, this the _____ day of _____, 2015.

BY: Murphy Meadows, LLC.

Richard Skorborg, President

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 RICHARD SKORBORG, owner, 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 _____, 2015.

Notary Public in and for the State of Texas _____

My commission expires on _____

CITY APPROVAL OF CONSTRUCTION PLAT

Approved for preparation of final plat following construction of all public improvements (or appropriate surties thereof) necessary for the subdivision shown on this plat.

RECOMMENDED BY:
Planning and Zoning Commission

City of Murphy, Texas

Signature of Chairperson _____ Date of recommendation _____

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

CONSTRUCTION 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
MURPHY MEADOWS, LTD.

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

OWNER
SAAM TRUST
P.O. BOX 348
LAKE FOREST, IL 60045

PREPARED BY
CORWIN ENGINEERING, INC.

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

SEPTEMBER 2015 SCALE: 1"=50'

