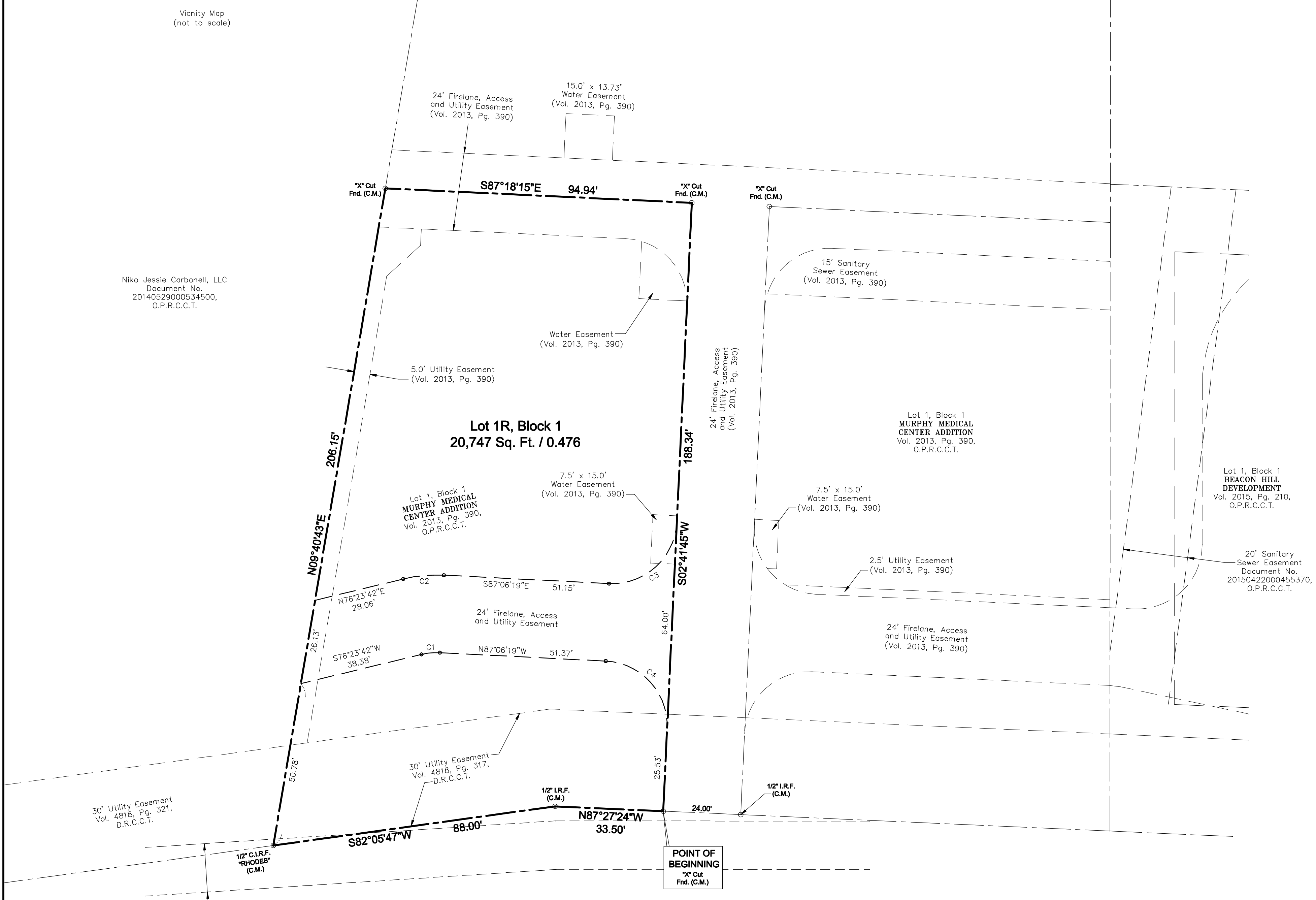


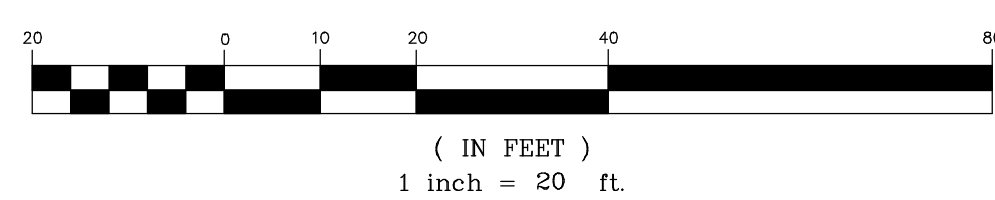
Vicinity Map  
(not to scale)

Niko Jessie Carbonell, LLC  
Document No.  
20140529000534500,  
O.P.R.C.C.T.



**F.M. Highway No. 544**  
(50' right-of-way)

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

Easement Curve Data					
Curve No.	Radius	Arc Length	Delta	Chrd. Brng.	Chrd. Dist.
C1	20.00'	5.76'	16°29'58"	S84°38'42"W	5.74'
C2	44.00'	12.67'	16°29'58"	S84°38'42"W	12.63'
C3	20.00'	31.49'	90°11'56"	N47°47'43"E	28.33'
C4	20.00'	31.35'	89°48'04"	N42°12'17"W	28.24'

**ABBREVIATIONS**

- I.R.F. = Iron Rod Found
- (C.M.) = Controlling Monument
- C.I.R.F. = Capped Iron Rod Found
- C.I.R.S. = 1/2" Iron rod with yellow plastic cap stamped "RPLS 5686" set
- M.R.C.C.T. = Map Records, Collin County, Texas
- D.R.C.C.T. = Deed Records, Collin County, Texas
- O.P.R.C.C.T. = Official Public Records, Collin County, Texas

**Owner:**  
AVRD, LLC  
8124 Bent Tree  
Springs Drive  
Plano, Texas 75025

**Engineer:**  
Helmsberger Associates, Inc.  
1525 Bozman Road  
Wylie, Texas 75098  
972-442-7459

**Surveyor:**  
North Texas Surveying, LLC  
1515 South McDonald St., Suite 110  
McKinney, Texas 75069  
Ph. (469) 424-2074  
Fax (469) 424-1997  
www.northtexasurveying.com

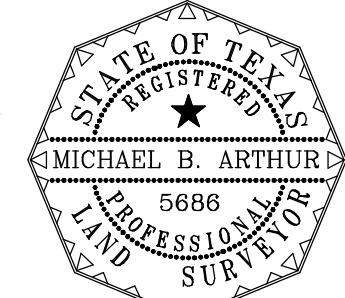
**NOTES:**

- Bearings are based on the southerly line of the REPLAT OF A PORTION OF WINDY HILL FARMS PHASE I, as recorded in Cabinet O, Pages 8-13, of the Map Records of Collin County, Texas (M.R.C.C.T.).
- According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0395A, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain".
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to withholding of utilities and building permits.
- The purpose of this Replat is to add the Firelane, Access and Utility Easement for future construction of the Lot.
- The easement recorded in Volume 4818, Page 317, D.R.C.C.T., affects the herein described property, as shown.
- The easements recorded in Volume 313, Page 348; Volume 397, Page 486 and Volume 731, Page 395, D.R.C.C.T. cannot be located as described.
- The easement recorded in Volume 534, Page 339, D.R.C.C.T. is a blanket style easement that includes the subject property.
- The Boundary Line Agreement recorded in Volume 3171, Page 714, D.R.C.C.T. does not affect the herein described property.

**SURVEYOR'S CERTIFICATE**

**KNOW ALL MEN BY THESE PRESENTS:**

THAT I, MICHAEL B. ARTHUR, 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, Collin County, Texas.



Michael B. Arthur  
Registered Professional Land Surveyor  
Texas Registration No. 5686

Date: \_\_\_\_\_

**STATE OF TEXAS (X)  
COUNTY OF COLLIN (X)**

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Arthur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

NOTARY PUBLIC in and for the State of Texas

**MINOR REPLAT**

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

RECOMMENDED BY:	
Signature of Chairperson	Date of Recommendation
City of Murphy, Texas	
APPROVED BY:	
Signature of Mayor	Date of Approval
City of Murphy, Texas	
ATTEST:	
City Secretary	Date

**OWNER'S CERTIFICATE**

**STATE OF TEXAS (X)  
COUNTY OF COLLIN (X)**

WHEREAS, AVRD, LLC is the owner of a tract of land situated in the Mary Scott Survey, Abstract No. 859, in the City of Murphy, Collin County, Texas and being all of that tract of land described by deed to AVRD, LLC, as recorded under County Clerk's File No. 2016112000033510, of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and also being all of Lot 1, Block 1, of MURPHY MEDICAL CENTER ADDITION, an addition to the City of Murphy, as recorded in Volume 2013, Page 390, O.P.R.C.C.T., said tract being more particularly described as follows:

BEGINNING at an "X" cut in concrete found for the southeasterly corner of said Lot 1, same being the most southerly southwest corner of Lot 3, of said addition, said corner also being in the northerly monumented line of F.M. Highway No. 544;

THENCE North 87°27'24" West, along said northerly monumented line of F.M. Highway No. 544, a distance of 33.50' to a 1/2" iron rod found for an angle point;

THENCE South 82°05'47" West, continuing along said northerly monumented line of F.M. Highway No. 544, a distance of 88.00' to a 1/2" iron rod with a yellow plastic cap stamped "RHODES" found for the southwesterly corner of said Lot 1, same being the southeasterly corner of a tract of land, described by deed to Niko Jessie Carbonell, LLC, as recorded under Document No. 20140529000534500, O.P.R.C.C.T.;

THENCE North 09°40'43" East, along the westerly line of said Lot 1, a distance of 206.15' to an "X" cut found for the northwesterly corner of said Lot 1, same being the most westerly southwest corner of said Lot 3;

THENCE South 87°18'15" East, along the common line between said Lots 1 and 3, a distance of 94.94' to an "X" cut found for the northeasterly corner of said Lot 1, same being an "ell" corner of said Lot 3;

THENCE South 02°41'45" West, continuing along the common line between said Lots 1 and 3, a distance of 188.34' to the POINT OF BEGINNING and containing 20,747 square feet or 0.476 acres of land, more or less.

**STATE OF TEXAS (X)  
COUNTY OF COLLIN (X)**

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT, AVRD, LLC, acting herein by and through his duly authorized officer(s), does hereby adopt this plat designating the herein above described property as **LOT 1R, BLOCK 1 MURPHY MEDICAL CENTER 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 to 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 at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

AVRD, LLC

By: \_\_\_\_\_  
Signature

Printed Name and Title

**STATE OF TEXAS (X)  
COUNTY OF COLLIN (X)**

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

NOTARY PUBLIC in and for the State of Texas

**Fire Lanes:**

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the City of Murphy's paving standards for fire lanes, and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of parking on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking or Standing." The local law enforcement agency(ies) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

**Access Easements:**

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.

**MINOR REPLAT  
LOT 1R, BLOCK 1  
MURPHY MEDICAL  
CENTER ADDITION**

Being a Replat of Lot 1, Block 1  
MURPHY MEDICAL CENTER ADDITION

20,747 Sq. Ft. / 0.476 Acres  
in the

Mary Scott Survey,  
Abstract No. 859  
in the

City of Murphy, Collin County, Texas

Date: July, 2017      Scale: 1" = 20'