

LINE	DIRECTION	DISTANCE	CURVE	DELTA	RADIUS	AL	DIRECTION	DISTANCE
L1	N 0° 39' 24" E	15.00'	C2	87° 0' 26"	20.00'	35.33'	S 41° 18' 21" W	27.89'
L2	S 89° 18' 36" E	15.00'	C3	102° 24' 24"	20.00'	35.33'	S 41° 18' 21" W	27.89'
L3	S 0° 41' 24" W	5.97'	C4	11° 45' 12"	44.00'	9.03'	N 83° 28' 18" E	9.01'
L4	S 89° 18' 36" E	66.10'	C5	89° 50' 34"	19.95'	28.85'	N 46° 43' 0" W	28.40'
L5	S 89° 18' 36" E	66.10'	C6	90° 16' 25"	20.00'	31.51'	N 46° 43' 0" W	28.39'
L6	N 0° 39' 24" E	108.03'	C7	104° 53' 22"	20.00'	31.51'	N 46° 43' 0" W	28.39'
L7	S 89° 18' 36" E	66.10'	C8	81° 29' 26"	20.00'	28.39'	N 46° 43' 0" W	28.39'
L8	S 89° 18' 36" E	66.10'	C9	17° 0' 0"	20.00'	31.51'	N 46° 43' 0" W	28.39'
L9	S 89° 18' 36" E	66.10'	C10	17° 0' 0"	20.00'	31.51'	N 46° 43' 0" W	28.39'
L10	S 89° 18' 36" E	66.10'	C11	89° 40' 11"	20.00'	31.30'	N 45° 29' 53" E	28.20'
L11	S 89° 18' 36" E	66.10'	C12	95° 4' 58"	20.16'	33.45'	N 47° 3' 38" W	29.74'
L12	S 89° 18' 36" E	66.10'						
L13	S 89° 18' 36" E	66.10'						
L14	S 89° 18' 36" E	66.10'						
L15	S 89° 18' 36" E	66.10'						
L16	S 89° 18' 36" E	66.10'						

SURVEYOR'S NOTES:

- The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202).
- Elevations contours shown hereon are from available online resources and have not been field verified.
- This plat was prepared without the benefit of a title report.
- By graphical plotting of FEMA Flood Insurance Rate Map Number 48085C0415J, dated June 2, 2009, the subject property lies entirely within Zone X (unshaded), designated as those areas outside the 0.2% annual chance floodplain.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Don Valk and Hanawalt Living Trust are the Owner's of Two Tracts of land situated in the Isaac Herring Survey, Abstract No. 403, Collin County, Texas and being all of that 3.418 acre tract of land described in deed to Don Valk, as recorded in Document Number 2015012000063300 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being the 0.7806 acre remainder of an original called 8.18 acre tract described in deed to Clyde P. Hanawalt and Gladys Hanawalt, as recorded in Document Number 20081023001256490, O.P.R.C.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "ROOM" for the southeast corner of said 8.18 acre tract, said corner begin on the west right-of-way line of Murphy Road (aka/ F.M. 2551, a variable width public right-of-way);

THENCE North 89 degrees 50 minutes 24 seconds West, departing said west right-of-way line, passing at a distance of 4.27 feet, the northeast corner of Block D Stratford Crossing, an addition to the City of Murphy, as recorded in Volume L, Page 201, O.P.R.C.C.T., and continuing along the common south line of said 8.18 acre tract and north line of said Block D, a distance of 764.26 feet to a 5/8-inch iron rod found for corner;

THENCE North 44 degrees 37 minutes 04 seconds West, continuing along said common line, a distance of 46.39 feet to a 1/2-inch iron rod found for corner on the east right-of-way line of Wellington Lane (a variable width public right-of-way);

THENCE North 00 degrees 36 minutes 16 seconds East, along the common said east right-of-way line and the east line of said 8.18 acre tract, a distance of 197.07 feet to a 1/2-inch iron rod with cap stamped "ROOM" for the northwest corner of the herein described tract, same being the common southwest corner of Lot 1, Block 1 Fort Montessori Addition, an addition to the City of Murphy as recorded in Volume 2010, Page 145, O.P.R.C.C.T.;

THENCE South 89 degrees 50 minutes 24 seconds East, along the common south line of said Lot 1, Block q and the north line of the herein described tract, a distance of 597.41 feet to an "X"-cut found for corner;

THENCE North 00 degrees 34 minutes 04 seconds East, continuing along said common line, a distance of 1.67 feet to an "X"-cut found for the southwest corner of Lot 1, Block 1 Murphy Road 7-Eleven Addition, as recorded in Volume 2007, Page 545, O.P.R.C.C.T.;

THENCE South 89 degrees 05 minutes 13 seconds East, along the common north line of the herein described tract and the south line of said Lot 1, Block 1, a distance of 200.00 feet to an "X"-cut found for the common northeast corner of the herein described tract and southeast corner of said Lot 1, Block 1 on said west right-of-way line Murphy Road;

THENCE South 00 degrees 39 minutes 24 seconds West, along the common east line of the herein described tract and said west right-of-way line, a distance of 229.03 feet to the POINT OF BEGINNING AND CONTAINING 148, 898 square feet or 3.418 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Clyde P. Hanawalt, trustee, and Don Valk, acting herein by and through his/its duly authorized officer(s), do hereby adopt this plat designating the herein above described property as Lot 1, Block A Murphy Landing 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.

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 paving 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(s) 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.

WITNESS, my hand, this the day of , 2018.

BY:
Don Valk, Owner

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 Don Valk, 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 , 20 .

Notary Public in and for the State of Texas

My commission expires on:

WITNESS, my hand, this the day of , 2018.

BY:
CLYDE P. HANAWALT, TRUSTEE

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 CLYDE P. HANAWALT, 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 , 20 .

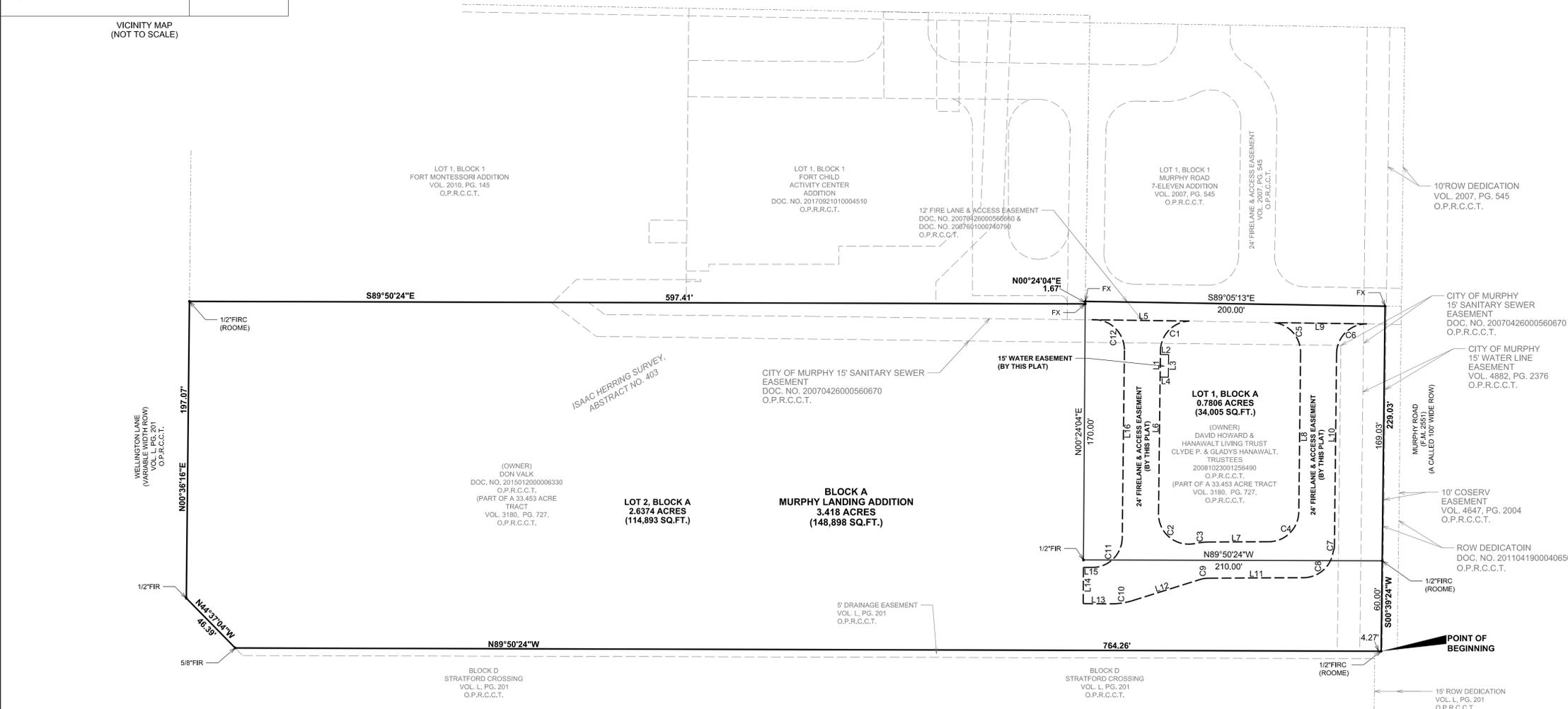
Notary Public in and for the State of Texas

My commission expires on:

KNOW ALL MEN BY THESE PRESENTS:

That I, Joel C. Howard, 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.

(seal) Signature of
Registered Public Land Surveyor
Registration No. 6267



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

KNOW ALL MEN BY THESE PRESENTS:

That I, Joel C. Howard, 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.

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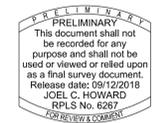
STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Joel C. Howard, 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 , 20 .

Notary Public in and for the State of Texas

My commission expires on



LEGEND:

O.P.R.C.C.T.
FIR(C)
DOC.
NO.
VOL.
PG.
SQ.FT.

OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
FOUND IRON ROD (WITH CAP)
DOCUMENT NUMBER
VOLUME
PAGE
SQUARE FEET

OWNER/DEVELOPER:
HANAWALT LIVING TRUST
CLYDE P. & GLADYS
HANAWALT, TRUSTEES
1509 17TH STREET
PLANO, TEXAS 75074
PH: 972-423-3114

OWNER/DEVELOPER:
DON VALK
4000 N MACARTHUR BLVD.,
STE 132
IRVING, TX 75038-6421

GEONAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD., SUITE 110, CARRROLLTON, TEXAS 75006
PH: 972-243-2409 | EMAIL: CHRIS.HOWARD@GEONAV.COM
SCALE 1"=40' (972) 243-2409 PROJECT NUMBER: 1415
TBPLS FIRM NO. 10194205

DATED: SEPTEMBER 12, 2018 DRAWN BY: JCH

CONSTRUCTION PLAT
LOTS 1 AND 2, BLOCK A
MURPHY LANDING ADDITION
3.418 ACRES
(148,898 SQ.FT.)
IN
ISAAC HERRING SURVEY
ABSTRACT NO. 403
CITY OF MURPHY
COLLIN COUNTY, TEXAS