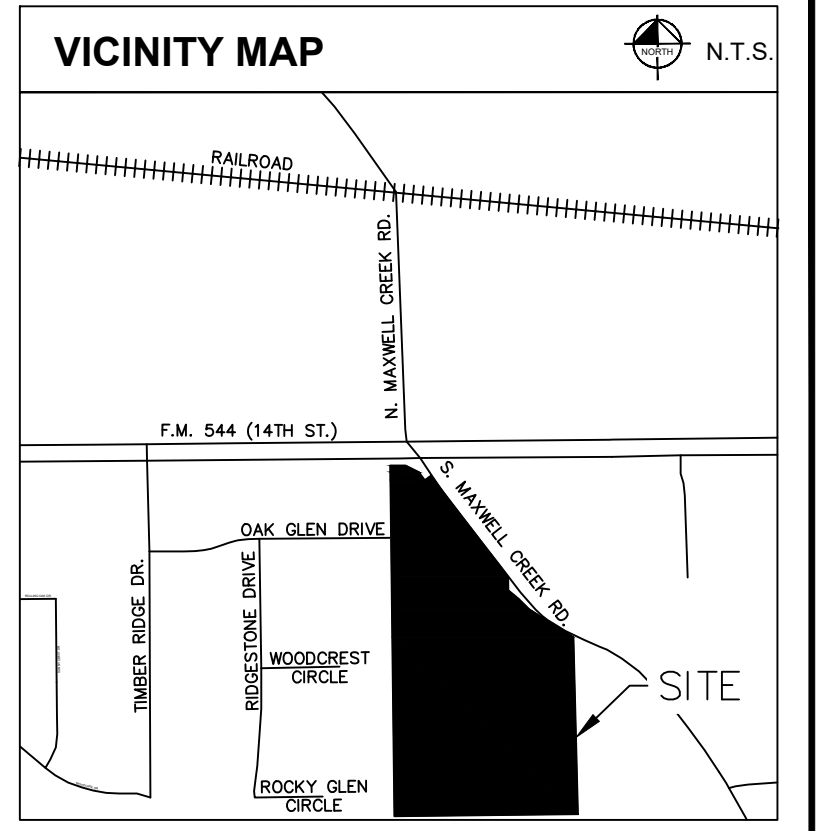
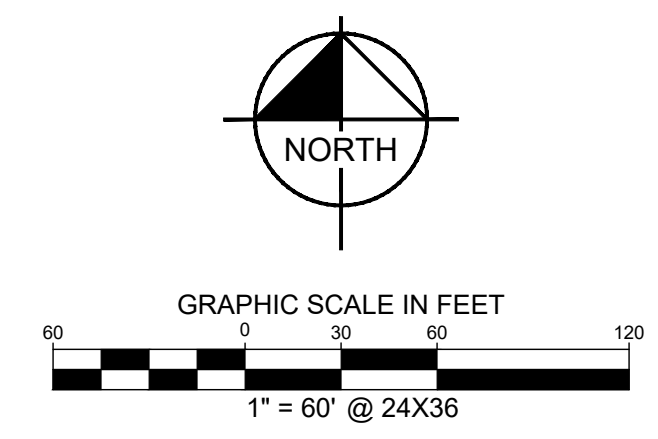


LEGEND

- IRFC 5/8" IRON ROD FOUND WITH PLASTIC CAP
- IRSC 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "KH"
- S.V.E. SITE VISIBILITY EASEMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- W.E. WATER EASEMENT
- W.M.E. WALL MAINTENANCE EASEMENT
- L.R.C.C.T. LAND RECORDS OF COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS



LINE TABLE

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N89°25'09"E	54.62'	L11	S00°39'20"E	17.00'
L2	S63°40'15"E	53.50'	L12	S20°14'58"E	15.05'
L3	S36°45'39"E	36.56'	L13	N41°16'21"W	14.42'
L4	N53°14'21"E	26.91'	L14	S48°43'39"W	14.12'
L5	S03°03'48"E	14.21'	L15	N67°35'36"E	13.51'
L6	S37°14'01"E	44.64'	L16	S50°12'05"W	31.35'
L7	N22°25'56"E	27.96'	L17	S89°19'17"W	0.76'
L8	N89°19'17"E	25.00'	L18	S89°19'17"W	0.76'
L9	N89°19'17"E	22.00'	L19	S50°12'05"W	31.35'
L10	S37°32'25"E	25.00'			

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	65°29'24"	250.00'	285.75'	S35°49'36"E	270.45'
C2	31°19'12"	425.00'	232.32'	N52°53'37"W	229.44'
C3	23°06'38"	200.00'	80.67'	S10°52'37"W	80.13'
C4	8°48'43"	500.00'	76.90'	S86°16'21"E	76.82'
C5	293°39'11"	50.00'	256.26'	S23°18'40"W	54.72'
C6	152°44'05"	50.00'	133.29'	N38°49'08"E	97.18'
C7	26°51'39"	330.00'	154.71'	S50°39'50"E	153.29'
C8	257°26'13"	50.00'	224.66'	N42°50'12"W	78.02'
C9	9°50'36"	380.00'	65.28'	N42°09'19"W	65.20'
C10	107°01'48"	50.00'	93.40'	S28°21'06"E	80.40'
C11	90°01'23"	22.00'	34.57'	N44°19'59"E	31.12'
C12	81°11'17"	22.00'	31.17'	S41°16'21"E	28.63'
C13	39°07'13"	113.50'	77.50'	S69°45'41"W	76.00'
C14	39°07'13"	86.50'	59.06'	S69°45'41"W	57.92'

NOTES:

- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999947313.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48065C0415J, for Collin County, Texas and incorporated areas, dated June 2, 2009, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Minimum Lot Size: 10,005.56 ACRE
Average Lot Size: 12,810.41 SQ.FT.
Residential Lots: 37
HOA Lots: 3
Total Lots: 40

**CONSTRUCTION PLAT
MURPHY ESTATES**

BEING 14.624 ACRE SITUATED IN THE
HENRY MAXWELL SURVEY
ABSTRACT NO. 579
CITY OF MURPHY, COLLIN COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	3/24/2022	068625022	1 OF 2

OWNER
Toll Southwest, LLC
2555 SW Grapevine Parkway,
Suite 100
Grapevine, Texas 76051
817-329-7973
Contact: Mike Boswell
mboswell@tollbrother.com

ENGINEER/SURVEYOR:
Kimley-Horn & Associates
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
Contact: Casey Ross, P.E.
Casey.Ross@kimley-horn.com

DRAWN: KCP/PL SURVEY/068625022/MURPHY BEZ/TRACT CONSTRUCTION PLAT/042022/03/21 AM LAST SAVED 3/24/2022 2:33 PM
PLOTTED BY: SKELETERS, COOY 4/21/2022 10:31 AM LAST SAVED

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS TOLL SOUTHWEST, LLC, is the owner of a tract of land situated in the Henry Maxwell Survey, Abstract No. 579, City of Murphy, Collin County, Texas, and being all of a called 10.730 acre tract of land described in a deed to Toll Southwest, LLC, as recorded in Instrument No. 20211229002616840of the Official Public Records of Collin County, Texas and all of a called 3.884 acre tract of land described in a deed to Toll Southwest, LLC, as recorded in Instrument No. 20220301000325310 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of said 3.884 acre tract, common to the southwest corner of a called 1.800 acre tract of land described in a deed to Margaret Francis, as recorded in Instrument No. 20060420000528370 of the Official Public Records of Collin County, Texas, same being on the northerly line of a called 2.000 acre tract of land described as Tract 1 in a deed to Darrell McClanahan and wife, Margie McClanahan, as recorded in Instrument No. 95-0040520 of the Land Records of Collin County, Texas;

THENCE South 89°20'40" West, along the southerly line of said 3.884 acre tract, the southerly line of said 10.730 acre tract, the northerly line of said Tract 1, and the northerly line of a called 2.361 acre tract of land described in a deed to Teodulo Hernandez, as recorded in Volume 5613, Page 3951 of the Deed Records of Collin County, Texas a distance of 659.32 feet to a 1/2 inch iron rod found for the southwest corner of said 10.730 acre tract, common to the southeast corner of The Timbers No. 2, according to the plat thereof recorded in Cabinet C, Page 652 of the Plat Records of Collin County, Texas;

THENCE North 00°40'43" West, departing the northerly line of said 2.361 acre tract, along the westerly line of said 10.730 acre tract and the easterly line of said The Timbers No. 2, a distance of 1,259.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 10.730 acre tract, common to the southwest corner of a called 0.0554 acre tract of land described as Parcel 13 in a deed to The State of Texas, as recorded in Volume 4367, Page 2559 of the Land Records of Collin County, Texas, same being on the southerly right-of-way line of F.M. 544, a variable width right-of-way;

THENCE North 89°25'09" East, departing the easterly line of said The Timbers No. 2, along the northerly line of said 10.730 acre tract, the southerly line of said Parcel 13, and the southerly right-of-way line of said F.M. 544, a distance of 54.62 feet to a brass disk stamped "TXDOT" found for the northermost northeast corner of said 10.730 acre tract, common to an ell corner of said Parcel 13;

THENCE South 63°40'15" East, continuing along the northerly line of said 10.730 acre tract, the southerly line of said Parcel 13, and the southerly right-of-way line of said F.M. 544, and along the southwesterly line of a called 0.0381 acre tract of land described as Parcel 15 in a deed to The State of Texas, as recorded in Volume 4367, Page 2559 of the Land Records of Collin County, Texas, a distance of 53.50 feet to a brass disk stamped "TXDOT" found for a northeast corner of said 10.730 acre tract, common to an ell corner of said Parcel 15, same being at the intersection of the southerly right-of-way line of said F.M. 544 with the westerly right-of-way line of Maxwell Creek Road, a variable width right-of-way, no record found;

THENCE South 36°45'39" East, departing the southerly right-of-way line of said F.M. 544, continuing along the northerly line of said 10.730 acre tract and the southwesterly line of said Parcel 15, and along the westerly right-of-way line of said Maxwell Creek Road, a distance of 36.56 feet to a brass disk stamped "TXDOT" found for an ell corner of said 10.730 acre tract, common to the southwest corner of said Parcel 15;

THENCE North 53°14'21" East, departing the westerly right-of-way line of said Maxwell Creek Road, continuing along the northerly line of said 10.730 acre tract, along the southeasterly line of said Parcel 15 and crossing said Maxwell Creek Road, a distance of 26.91 feet to a mag nail set for a northeast corner of said 10.730 acre tract, common to the southeast corner of said Parcel 15, same being in the centerline of said Maxwell Creek Road;

THENCE South 37°21'45" East, continuing along the northerly line of said 10.730 acre tract and along the centerline of said Maxwell Creek Road, a distance of 457.46 feet to a mag nail set for the southernmost northeast corner of said 10.730 acre tract;

THENCE South 01°05'37" East, departing the centerline of said Maxwell Creek Road, along the easterly line of said 10.730 acre tract and crossing said Maxwell Creek Road, a distance of 48.27 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 3.884 acre tract, common to the southwest corner of a called 0.11 acre tract of land described in a Warranty Deed to City of Murphy, as recorded in Volume 1131, Page 800 of the Deed Records of Collin County, Texas, same being on the southerly right-of-way line of said Maxwell Creek Road;

THENCE South 50°15'35" East, departing the easterly line of said 10.730 acre tract, along the northerly line of said 3.893 acre tract, the southerly line of said 0.11 acre tract, and the southerly right-of-way line of said Maxwell Creek Road, a distance of 46.97 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 49°41'33" East, continuing along the northerly line of said 3.893 acre tract, the southerly line of said 0.11 acre tract, and the southerly right-of-way line of said Maxwell Creek Road, a distance of 54.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner, from which, a 1/2 inch iron rod with plastic cap (illegible) found for witness bears South 1°01' West, 3.94 feet;

THENCE South 63°58'58" East, continuing along the northerly line of said 3.893 acre tract, the southerly line of said 0.11 acre tract, and the southerly right-of-way line of said Maxwell Creek Drive, a distance of 177.07 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said 3.884 acre tract, common to the southeast corner of said 0.11 acre tract, being on the westerly line of a called 0.542 acre tract of land described in a deed to Blake Thompson and Ashley A. Thompson, as recorded in Instrument No. 20191202001525620 of the Official Public Records of Collin County, Texas;

THENCE South 01°08'22" East, departing the southerly right-of-way line of said Maxwell Creek Road, along the easterly line of said 3.884 acre tract, the westerly line of said 0.542 acre tract, the westerly line of a called 0.786 acre tract of land described in a deed to Keith W. Huyck and Carol Huyck, as recorded in Instrument No. 20080930001165730 of the Official Public Records of Collin County, Texas, the westerly line of a called 0.776 acre tract of land described in a deed to Syed Sajid Afsar, as recorded in Instrument No. 20110810000842750 of the Official Public Records of Collin County, Texas, the westerly line of a tract of land described in a deed to JWD Ventures, L.L.P., as recorded in Volume 5158, Page 1423 of the Land Records of Collin County, Texas, and the westerly line of said 1.800 acre tract, a distance of 661.40 feet to the POINT OF BEGINNING and containing 14.624 acres (637,002 square feet) of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That TOLL SOUTHWEST, LLC, acting herein by and through his(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as MURPHY ESTATES, an addition to the City of Murphy, Texas, and does hereby dedicate, in fee simple, to the public use City of Murphy, Texas Subdivision Ordinance #02-09-549 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 _____, 2022.

TOLL SOUTHWEST, LLC, a Texas limited partnership

BY: _____

By: _____

Name: _____

Title: _____

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 _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal this _____ day of _____, 2022.

Notary Public, State of Texas

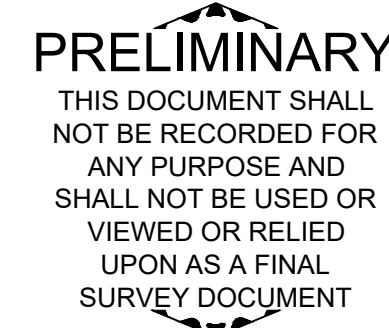
ACCESS EASEMENTS:

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.

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, Sylviana Gunawan, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the Town of Little Elm, Texas.



Sylviana Gunawan
Registered Professional Land Surveyor #6461
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
sylviana.gunawan@kimley-horn.com

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Sylviana Gunawan, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

NOTARY PUBLIC in and for the STATE OF TEXAS

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 of Recommendation

APPROVED BY:

City Council

City of Murphy, Texas

Signature of Mayor

Date of Approval

ATTEST:

City Secretary

Date

CONSTRUCTION PLAT
MURPHY ESTATES

BEING 14.624 ACRE SITUATED IN THE
HENRY MAXWELL SURVEY
ABSTRACT NO. 579
CITY OF MURPHY, COLLIN COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034		Tel. No. (972) 335-3580 FIRM # 10193822			
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS	KHA	3/24/2022	068625022	2 OF 2

OWNER
Toll Southwest, LLC
2555 SW Grapevine Parkway,
Suite 100
Grapevine, Texas 76051
817-329-7973
Contact: Mike Boswell
mboswell@tollbrother.com

ENGINEER/SURVEYOR:
Kimley-Horn & Associates
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
Contact: Casey Ross, P.E.
Casey.Ross@kimley-horn.com

DWG NAME: KCFM_SURVEY\068625022\MURPHY BETZ TRACT\DWG\RCD\HIVE\068625022\MURPHY BETZ TRACT CONSTRUCTION PLAT\068625022.DWG PLOTTED BY: SKELETHERS, CDDY 4/21/2022 10:31 AM LAST SAVED: 3/24/2022 2:33 PM