



ABERNATHY ROEDER  
BOYD HULLETT

EST. 1876

David McCall  
[dmmcall@abernathy-law.com](mailto:dmmcall@abernathy-law.com)

1700 Redbud Boulevard, Suite 300 | McKinney, Texas 75070-1210  
Main: 214.544.4000 | Fax: 214.544.4044

May 7, 2019

Re: Offer from City of Murhy to purchase a portion of Williw Wood Ranch Estates, Lot 1 & Willow Wood Ranch Estates, Lot 2 Murphy, Texas

To Whom It May Concern:

City of Murphy has offered to purchase **A PORTION** of Willow Wood Ranch Estates, Lot 1 & Willow Wood Ranch Estates, Lot 2, Murphy, Collin County, Texas (WILLOW WOOD RANCH ESTATES (CMR))|LOT 1 & **A PORTION** of WILLOW WOOD RANCH ESTATES (CMR)|LOT 2) for \$360.00. Please find enclosed an appraisal with survey showing the portion of the lot that they wish to purchase.

Both properties were sold at a Sheriff's Sale on November 2, 2004 pursuant to delinquent tax collection suit number 380-03083-03. There were no bidders and the property was struck off to the County for itself and on behalf of the other taxing jurisdictions.

The property's most recent value according to the Appraisal District is \$13,685.00 for Tract I (Lot 2) and \$1,218.00 for Tract II (Lot 1). The property was struck off for the minimum amount, \$4,924.75, which includes taxes, penalties and interest, costs of court, and costs of sale. According to the appraisal from Michael Massey & Associates, **the PORTION** of the property which they wish to purchase value at \$300.00 for Tract I (Lot 2) and \$60.00 for Tract II (Lot 1).

If you wish to consider conveying both tracts IN TOTAL to the City, if that would serve you better, you may do that. If you choose to go this route, please see letter attached and simply proceed with the standard struck off property process as usual.

If you wish only to sell the portion that the City of Murphy is asking for, please sign the attached deed without warranty for the portion of Lot 1 & 2.

Very truly yours,

David McCall

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

DEED WITHOUT WARRANTY  
(TAX FORECLOSED PROPERTY RESALE)

Date: \_\_\_\_\_, 2019

Grantor: PLANO INDEPENDENT SCHOOL DISTRICT, COLLIN COUNTY, COLLIN COUNTY COMMUNITY COLLEGE DISTRICT, and CITY OF MURPHY

Grantor's Mailing Address (including county):

1520 K Avenue  
Plano, TX 75074  
Collin County

Grantee: City of Murphy

Grantee's Mailing Address (including county):

206 N Murphy Road  
Murphy, Texas 75094  
Collin County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Property described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes.
2. Visible and apparent easements over or across subject property.
3. Rights of parties in possession.
4. Any and all easements, restrictions, covenants, conditions and reservations of record, if any, applicable to the herein conveyed property or any part hereof.
5. Any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.
6. All oil, gas, and other minerals reserved by prior grantors.

By acceptance of this Deed, Grantee acknowledges and agrees that the Property is being purchased and conveyed "AS IS" with all faults and defects whether patent or latent as of the closing. Grantors, on behalf of themselves and the other taxing entities on whose behalf it holds title to the Property, specifically negates and disclaims any representations, warranties or guaranties of any kind or character, whether express or implied,

oral or written, past, present, future or otherwise, of, as to, concerning or with respect to the Property, including without limitation (i) the nature and condition of the Property and the suitability thereof for any and all activities and uses which Grantee may elect to conduct thereon, (ii) the nature and extent of any right-of-way, lease, possession, lien, encumbrance, license, reservation, condition or any other matter relating in any way to the Property, (iii) the compliance of the Property or its operation with any laws, ordinances or regulations of any government or other authority or body, (iv) the existence of any toxic or hazardous substance or waste in, on, under the surface of or about the Property, (v) geological conditions, including, without limitation, subsidence, subsurface conditions, water table, underground water reservoirs, limitations regarding the withdrawal of water and faulting, (vi) whether or not and to the extent to which the Property or any portion thereof is affected by any stream (surface or underground), body of water, flood prone area, floodplain, floodway or special flood hazard, (vii) drainage, (viii) zoning or land use restrictions rules and regulations to which the Property or any portion thereof may be subject, (ix) the availability of any utilities to the Property or any portion thereof including, without limitation, water, sewage, gas and electric and including the utility availability capacities allocated to the Property by the relevant governmental or regulatory authority, (x) usages of adjoining property, (xi) access to the Property or any portion thereof, (xii) the value, compliance with the plans and specifications, size, location, age, use, design, quality, description, durability, structural integrity, operation, leasing, title to, or physical or financial condition of the Property or any portion thereof, or any income, expenses, charges, liens, encumbrances, rights or claims on or affecting or pertaining to the Property or any part thereof, (xiii) the potential for further development of the Property, or (xiv) the merchantability of the Property or fitness of the Property for any particular purpose (Grantee affirming that Grantee has not relied on Grantors' skill or judgment to select or furnish the Property for any particular purpose, and that Grantor makes no warranty that the Property is fit for any particular purpose).

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors, or assigns forever WITHOUT WARRANTY.

The intent of this Deed Without Warranty is to transfer the property foreclosed on by the Grantor taxing jurisdictions in Cause No. 380-03083-03 in the 380th Judicial District Court, Collin County, Texas, and no more.

When the context requires, singular nouns and pronouns include the plural.

PLANO INDEPENDENT SCHOOL DISTRICT

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

Title: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

(Acknowledgment)

THE STATE OF TEXAS           §

COUNTY OF COLLIN           §

This instrument was acknowledged before me on the \_\_\_\_\_ day of  
\_\_\_\_\_, 2019, by \_\_\_\_\_,  
\_\_\_\_\_ of the Plano Independent School District as  
the act and deed of said Plano Independent School District.

\_\_\_\_\_  
Notary Public, State of Texas  
Notary's name, (printed):

Notary's commission expires: \_\_\_\_\_

COLLIN COUNTY, TEXAS

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

Title: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

(Acknowledgment)

THE STATE OF TEXAS           §

COUNTY OF COLLIN           §

        This instrument was acknowledged before me on the \_\_\_\_\_ day of  
\_\_\_\_\_, 2019, by \_\_\_\_\_,  
\_\_\_\_\_ of Collin County, Texas as the act and deed of  
said Collin County, Texas.

\_\_\_\_\_  
Notary Public, State of Texas  
Notary's name, (printed):

Notary's commission expires: \_\_\_\_\_

COLLIN COUNTY COMMUNITY COLLEGE DISTRICT

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

Title: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

(Acknowledgment)

THE STATE OF TEXAS           §

COUNTY OF COLLIN           §

This instrument was acknowledged before me on the \_\_\_\_\_ day of  
\_\_\_\_\_, 2019, by \_\_\_\_\_,

\_\_\_\_\_ of the Collin County Community College District as the act and  
deed of said Collin County Community College District.

\_\_\_\_\_  
Notary Public, State of Texas

Notary's name, (printed):

Notary's commission expires: \_\_\_\_\_



## EXHIBIT A

**PARCEL 10  
METES AND BOUNDS DESCRIPTION  
UTILITY AND SIDEWALK EASEMENT  
0.0288 ACRES OF LAND IN  
JAMES W. MAXWELL SURVEY, ABSTRACT NO. 582  
IN THE CITY OF MURPHY, COLLIN COUNTY, TEXAS**

**BEING** 0.0288 acres (1,255 square feet) of land situated in the James W. Maxwell Survey, Abstract No. 582, Collin County, Texas, and being part of Tract 1 Lot 2, Willow Wood Ranch Estates Phase 2 Addition, a subdivision recorded in Vol. 8, Pg. 48, Plat Records of Collin County, Texas, being part of that certain tract of land described as Tract 1 Lot 2 in the deed to Plano Independent School District recorded in Collin County Clerk's File No. 2004-1631540, Official Public Records of Real Property of Collin County, Texas, said 0.0288 acre tract of land is described by metes and bounds as follows:

**BEGINNING** at a point for the northwest corner of said Lot 2, the southwest corner of Lot 1 of Willow Wood Ranch Estates Corrected and Amended Plat Addition I, a subdivision recorded in Vol. 8, Pg. 47, Plat Records of Collin County, Texas, and in the east right-of-way line of Maxwell Creek Road (50.00 feet wide according to the plat of Willow Wood Ranch Estates);

**THENCE**, North 55 degrees 56 minutes 15 seconds East along the north line of said Lot 2 and the south line of said Lot 1, 25.10 feet to a point on the east line of the herein described Utility and Sidewalk Easement;

**THENCE**, South 39 degrees 08 minutes 58 seconds East, across said Lot 2, 50.21 feet to a point on the east line of said Utility and Sidewalk Easement, the south line of said Lot 2, and the north line of Tract 1 Lot 1 of said Willow Wood Ranch Estates Phase 2 Addition subdivision;

**THENCE**, South 55 degrees 56 minutes 15 seconds West, along the south line of said Lot 2 and the north line of said Tract 1 Lot 1, 25.10 feet to a point on the east right-of-way line of said Maxwell Creek Road;

**THENCE**, North 39 degrees 08 minutes 58 seconds West along the west line of said Lot 2 and the east right-of-way line of said Maxwell Creek Road, 50.21 feet to the **POINT OF BEGINNING** and containing 0.0288 acres (1,255 square feet) of land.

The bearings herein were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, North Central Zone (4202) NAD 83 CORS adjustment. The distances shown are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.9998505088. The coordinates shown are grid coordinates.

This description was prepared in conjunction with a survey made on the ground in January of 2018 and an Exhibit Map of Parcel 10 prepared by Baseline Corporation with the same date as this description (Pages 3 thru 4 of 4 herein).

November 2, 2018  
By: BASELINE CORPORATION  
TBPLS Firm Registration No.: 10193933

**MICHAEL W. MASSEY & ASSOCIATES**  
Real Estate Consultants & Brokers

**February 4, 2019**

Mr. Ken Lee  
Project Manager - Bonds  
City of Murphy  
206 N. Murphy Road  
Murphy, Texas 75094

Re: Parcel 10 - Tract 1, Lot 2 Maxwell Creek Road

Dear Mr. Lee,

The subject of this letter evaluation is to estimate the compensation to the Plano Independent School (Fee Owner) for a proposed easement over and thru a 0.0288 Ac. tract of land located on the north east side of Maxwell Road, Murphy, Texas. (Seed Attached Survey).

**APPRAISAL BASIS:**

The Subject Property is part of the land acquisition under the North Maxwell Creek Road Replacement and Drainage Improvements Project No. 2019-02. This City of Murphy project proposes to improve the drainage and widen Maxwell Creek Drive.

The Subject is within the Willow Wood sub-division established in about 1972. This 47 +/- year old division has been effectively 100% absorbed since inception.

As a result, raw land/lot sales/comparables do not exist. In light of this fact, the proper approach to the "takes" is by "Extraction".

**EXTRACTION**

*Extraction is a method in which land value is extracted from the sale/appraised value of a improved property by deducting the value contribution of the improvements, estimated by their depreciated costs. The remaining value represents the value of the land. Improved sales in rural areas are frequently analyzed in this way because the building's contribution to total property value is generally small and relatively easy to identify.*

Source: THE APPRAISAL OF REAL ESTATE - 11<sup>TH</sup> ADDITION, Page 326

This firm has appraised over 100+ sub-divisions across the country in the last 48+ years. A general rule of thumb is that the lot/land is worth approximately 20% of the improved value of the whole property. This measure is supported by tax appraisal districts and residential subdivision developers.



We have conducted a analysis of nine (9) improved properties that are part of the acquisition of the aforementioned project. Those properties are presented as follows:

OWNER	ADDRESS	EXTRACTED LAND VALUE PER S/F
Marerro	471 Poindexter	0.90
Atterbury	450 Poindexter	1.18
Guettierrez	324 Tom Clevenger	1.20
Cottle	461 Maxwell Creek	1.11
Porter	450 Maxwell Creek	1.19
Tran/Ngo	375 Maxwell Creek	1.43
Hartsfield	365 Maxwell Creek	1.14
Lapsley	375 Willow Wood	1.45
McDorman	372 Willow Wood	1.02
	Average	1.18

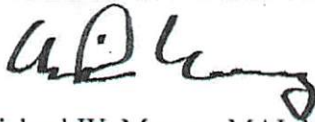
The properties in the study were "fee takes". The subject is a "easement" which, from the market" is approximately 20% of the fee estate. Thus:

S/F AREA OF FEE	ESTIMATED FEE VALUE	ESTIMATED VALUE OF EASEMENT @ 20%	ROUNDED
1,255 S/F	\$1,480.90	\$296.18	\$300.00

**THREE HUNDRED DOLLARS**

Respectfully submitted,

**MICHAEL W. MASSEY & ASSOCIATES**



Michael W. Massey, MAI, MRICS  
President

**PARCEL 10  
METES AND BOUNDS DESCRIPTION  
UTILITY AND SIDEWALK EASEMENT  
0.0288 ACRES OF LAND IN  
JAMES W. MAXWELL SURVEY, ABSTRACT NO. 582  
IN THE CITY OF MURPHY, COLLIN COUNTY, TEXAS**

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**THENCE**, North 55 degrees 56 minutes 15 seconds East along the north line of said Lot 2 and the south line of said Lot 1, 25.10 feet to a point on the east line of the herein described Utility and Sidewalk Easement;

**THENCE**, South 39 degrees 08 minutes 58 seconds East, across said Lot 2, 50.21 feet to a point on the east line of said Utility and Sidewalk Easement, the south line of said Lot 2, and the north line of Tract 1 Lot 1 of said Willow Wood Ranch Estates Phase 2 Addition subdivision;

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This description was prepared in conjunction with a survey made on the ground in January of 2018 and an Exhibit Map of Parcel 10 prepared by Baseline Corporation with the same date as this description (Pages 3 thru 4 of 4 herein).

November 2, 2018  
By: BASELINE CORPORATION  
TBPLS Firm Registration No.: 10193933

JAMES W. MAXWELL  
SURVEY  
ABSTRACT No. 582

WILLOW WOOD RANCH ESTATES  
CORRECTED AND AMENDED PLAT ADDITION I  
TO CITY OF MURPHY, TEXAS  
VOL. 8, PG. 47  
P.R.C.C.T.

LOT 1

N55° 56' 15"E 25.10'

POINT OF BEGINNING  
PARCEL 9

MAXWELL CREEK ROAD

(50' ROW, WILLOW WOODRANCH ESTATES PLAT)

TRACT 1 LOT 2 TO:  
PLANO INDEPENDENT  
SCHOOL DISTRICT  
C.C.C.F. No. 2004-1631540  
O.P.R.R.P.C.C.T.

WILLOW WOOD RANCH ESTATES  
PROPERTY PLAT - PHASE II ADDITION TO  
CITY OF MURPHY, TEXAS  
VOL. 8, PG. 48  
P.R.C.C.T.

TRACT 2 LOT 1 TO:  
PLANO INDEPENDENT  
SCHOOL DISTRICT  
C.C.C.F. No. 2004-1631540  
O.P.R.R.P.C.C.T.

1.04 ACRES TO:  
THE CITY OF MURPHY  
C.C.C.F. No. 2012-626490  
O.P.R.R.P.C.C.T.

S39° 08' 58"E 50.21'

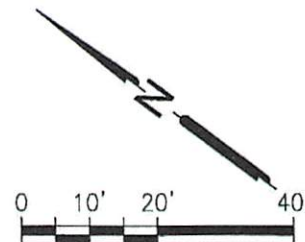
UTILITY AND  
SIDEWALK EASEMENT  
0.0288 ACRE  
1,255 SQUARE FEET

N39° 08' 58"W 50.21'

EXISTING R.O.W.

S55° 56' 15"W 25.10'

PRELIMINARY, THIS DOCUMENT SHALL NOT BE  
RECORDED FOR ANY PURPOSE AND SHALL NOT BE  
USED OR VIEWED OR RELIED UPON AS A FINAL  
SURVEY DOCUMENT. 22 TEX. ADMIN. CODE § 663.18(D)

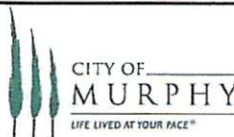


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DATE: NOVEMBER 2, 2018  
DRAWN BY: CDC  
APPROVED BY: HWW  
JOB No.: 18.503

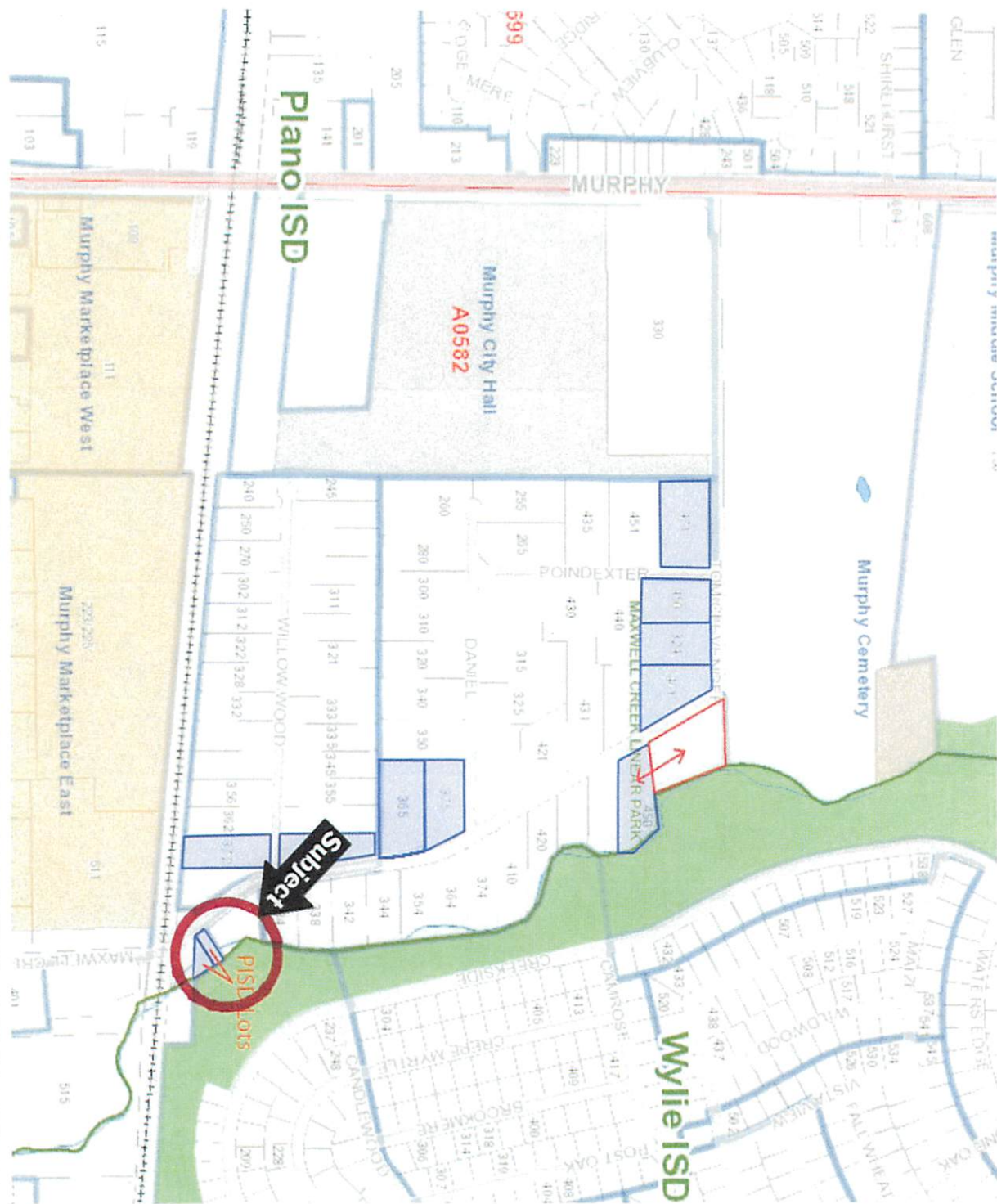
SHEET 4 OF 4

SHEET 4 - EXHIBIT MAP OF PARCEL 10  
0.0288 ACRE UTILITY AND SIDEWALK EASEMENT  
IN THE JAMES W. MAXWELL SURVEY,  
ABSTRACT NO. 582,  
CITY OF MURPHY, COLLIN COUNTY, TEXAS



Professional Surveyors  
1801 GATEWAY BLVD, SUITE #103, RICHARDSON, TEXAS 75080  
PHONE (972) 535-6325  
TBPLS FIRM No. 10193933





Plano ISD

Wylie ISD

Murphy City Hall  
A0562

Murphy Cemetery

Murphy Marketplace West

Murphy Marketplace East

Subject

PISD Lots

MURPHY

COINDEXED

MAXWELL CREEK LINER PARK

DANIEL

WILLOW WOOD

CREKESIDE

CHAMROSE

WILLOW

VISTAVIEW

FALL WHEAT

ME OAK

WATERS EDGE

POST OAK

DRAGONFLY

DRAGONFLY

DRAGONFLY

DRAGONFLY

DRAGONFLY

DRAGONFLY

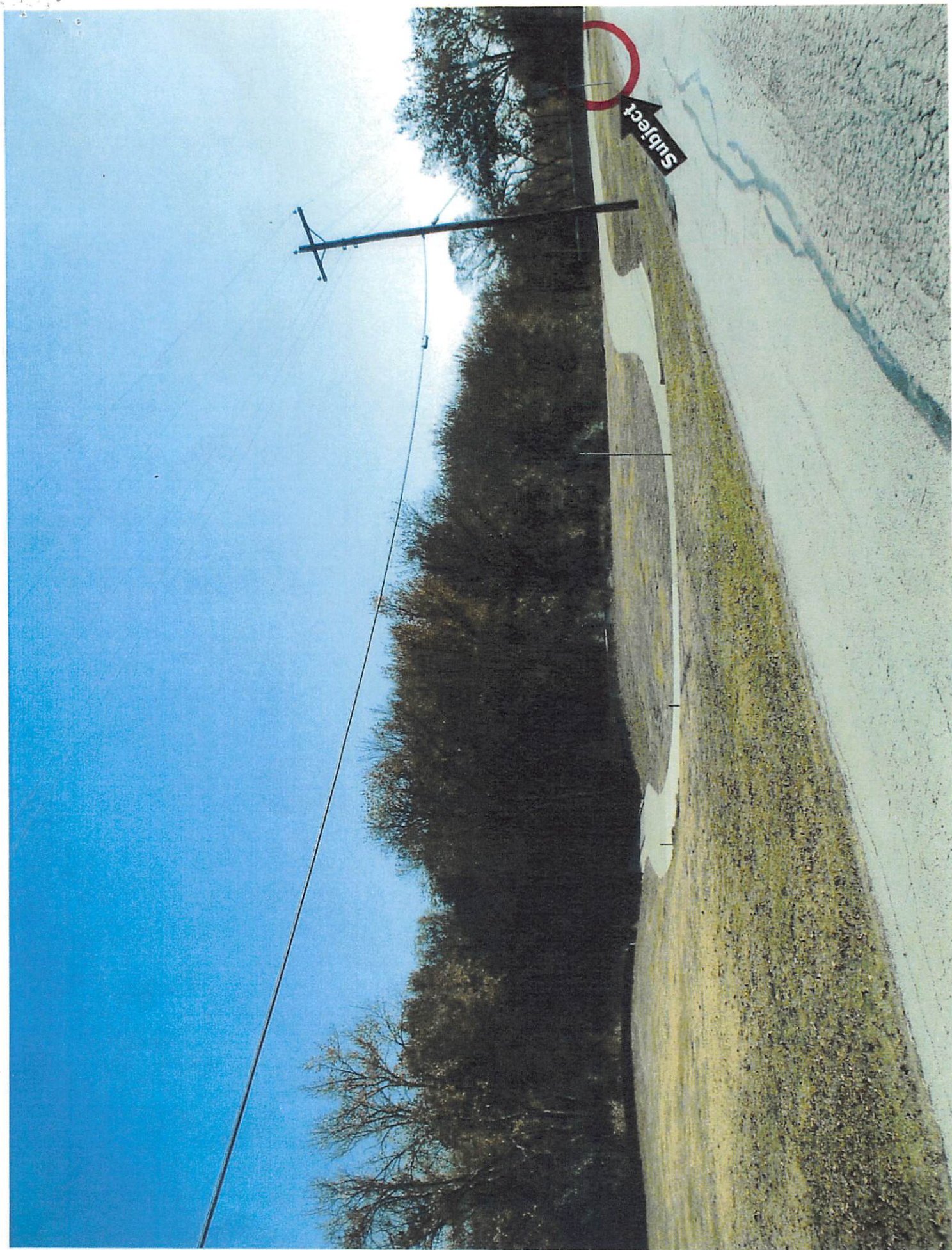
DRAGONFLY

DRAGONFLY

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February 22, 2019

By: BASELINE CORPORATION  
TBPLS Firm Registration No.: 10193933

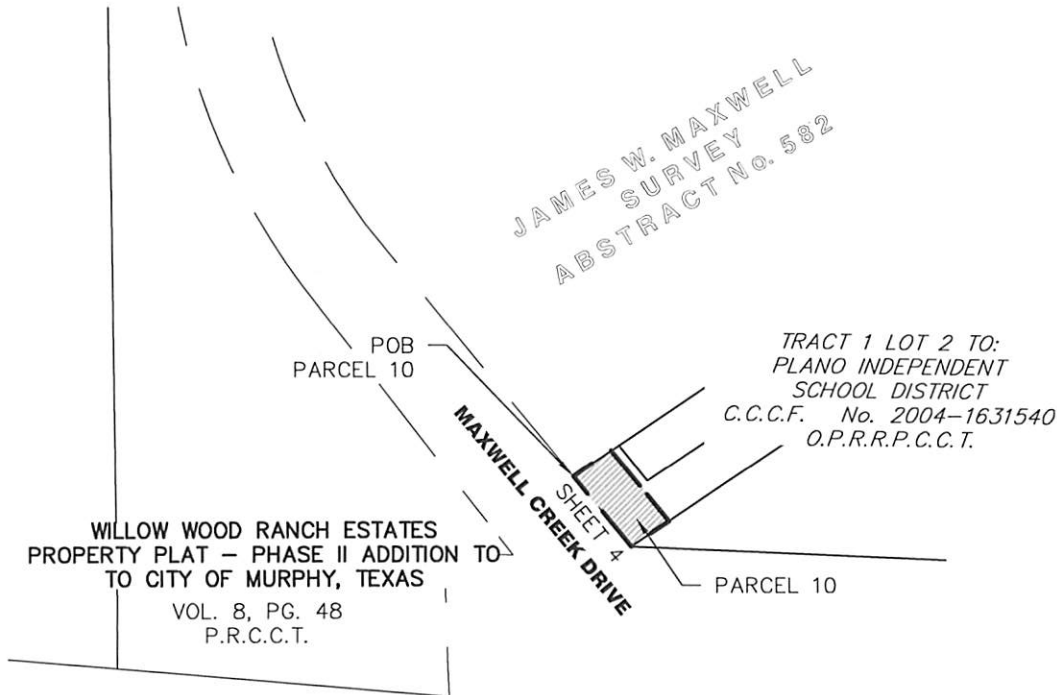


Heather Welch-Westfall, RPLS  
Texas Registration No. 6624



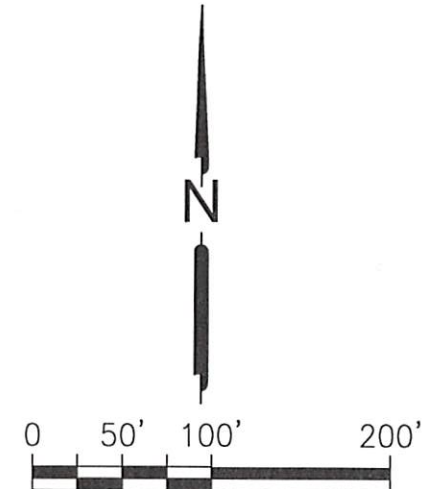
## NOTES

1. THE BEARINGS HEREON WERE DERIVED FROM REDUNDANT RTK GPS OBSERVATIONS AND ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NAD 83 CORS ADJUSTMENT. THE DISTANCES SHOWN ARE SURFACE DATUM. TO CONVERT TO GRID MULTIPLY BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.9998505088. COORDINATES SHOWN ARE GRID COORDINATES.
2. SEE ATTACHED PAGES FOR METES AND BOUNDS DESCRIPTION (PAGE 1 & 2 OF 4 HEREIN).
3. THIS PARCEL IS SUBJECT TO RESTRICTIONS DESCRIBED IN VOLUME 854, PAGE 57, C.C.C.C.T.
4. RIGHT OF WAY OF TOM CLEVINGER ROAD AND MAXWELL CREEK ROAD IS BASED ON A SURVEY BY BASELINE CORPORATION PERFORMED ON THE GROUND IN JANUARY 2018.



## LEGEND

P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY, TEXAS
O.P.R.R.P.C.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS COLLIN COUNTY, TEXAS
C.C.C.C.T.	COUNTY CLERK COLLIN COUNTY, TEXAS
SET	SET 5/8" "BASELINE CORP."
●	PLASTIC CAPPED IRON ROD
○	POINT FOUND/SET CORNER

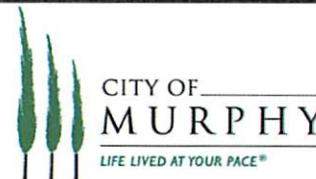


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DATE: FEBRUARY 22, 2019  
DRAWN BY: CDC  
APPROVED BY: HWW  
JOB No.: 18.503

SHEET 3 OF 4

INDEX MAP - EXHIBIT MAP OF PARCEL 10  
0.0288 ACRE UTILITY AND SIDEWALK EASEMENT  
IN THE JAMES W MAXWELL SURVEY,  
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PHONE (972) 535-6325  
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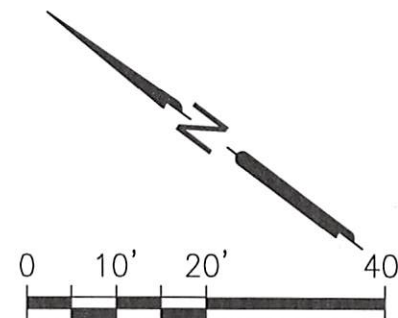
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(50' ROW, WILLOW WOODRANCH ESTATES PLAT)

EXISTING R.O.W.



*Westfall*



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JOB No.: 18.503

SHEET 4 OF 4

SHEET 4 - EXHIBIT MAP OF PARCEL 10  
0.0288 ACRE UTILITY AND SIDEWALK EASEMENT  
IN THE JAMES W. MAXWELL SURVEY,  
ABSTRACT NO. 582,  
CITY OF MURPHY, COLLIN COUNTY, TEXAS



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**MURPHY**  
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**BASELINE**

BASELINE CORPORATION  
Professional Surveyors

1801 GATEWAY BLVD, SUITE #103, RICHARDSON, TEXAS 75080  
PHONE (972) 535-6325  
TBPLS FIRM No. 10193933

**MICHAEL W. MASSEY & ASSOCIATES**  
Real Estate Consultants & Brokers

February 4, 2019

Mr. Ken Lee  
Project Manager - Bonds  
City of Murphy  
206 N. Murphy Road  
Murphy, Texas 75094

Re: Parcel 11 - James W. Maxwell Survey, Abstract No. 582

Dear Mr. Lee,

The subject of this letter evaluation is to estimate the compensation to the Plano Independent School (Fee Owner) for a proposed easement over and thru a 0.0057 Ac. tract of land located on the north east side of Maxwell Road, Murphy, Texas. (See Attached Survey).

**APPRAISAL BASIS:**

The Subject Property is part of the land acquisition under the North Maxwell Creek Road Replacement and Drainage Improvements Project No. 2019-02. This City of Murphy project proposes to improve the drainage and widen Maxwell Creek Drive.

The Subject is within the Willow Wood sub-division established in about 1972. This 47 +/- year old division has been effectively 100% absorbed since inception.

As a result, raw land/lot sales/comparables do not exist. In light of this fact, the proper approach to the "takes" is by "Extraction".

**EXTRACTION**

*Extraction is a method in which land value is extracted from the sale/appraised value of a improved property by deducting the value contribution of the improvements, estimated by their depreciated costs. The remaining value represents the value of the land. Improved sales in rural areas are frequently analyzed in this way because the building's contribution to total property value is generally small and relatively easy to identify.*

Source: THE APPRAISAL OF REAL ESTATE - 11<sup>TH</sup> ADDITION, Page 326

This firm has appraised over 100+ sub-divisions across the country in the last 48+ years. A general rule of thumb is that the lot/land is worth approximately 20% of the improved value of the whole property. This measure is supported by tax appraisal districts and residential subdivision developers.

We have conducted a analysis of nine (9) improved properties that are part of the acquisition of the aforementioned project. Those properties are presented as follows:

OWNER	ADDRESS	EXTRACTED LAND VALUE PER S/F
Marerro	471 Poindexter	0.90
Atterbury	450 Poindexter	1.18
Guettierrez	324 Tom Clevenger	1.20
Cottle	461 Maxwell Creek	1.11
Porter	450 Maxwell Creek	1.19
Tran/Ngo	375 Maxwell Creek	1.43
Hartsfield	365 Maxwell Creek	1.14
Lapsley	375 Willow Wood	1.45
McDorman	372 Willow Wood	1.02
	Average	1.18

The properties in the study were "fee takes". The subject is a "easement" which, from the market" is approximately 20% of the fee estate. Thus:

S/F AREA OF FEE	ESTIMATED FEE VALUE	ESTIMATED VALUE OF EASEMENT @ 20%	ROUNDED
248.29 S/F	\$292.98	\$58.59	\$60.00

SIXTY DOLLARS

Respectfully submitted,

MICHAEL W. MASSEY & ASSOCIATES



Michael W. Massey, MAI, MRICS  
President



**PARCEL 11  
METES AND BOUNDS DESCRIPTION  
UTILITY AND SIDEWALK EASEMENT  
0.0057 ACRES OF LAND IN  
JAMES W. MAXWELL SURVEY, ABSTRACT NO. 582  
IN THE CITY OF MURPHY, COLLIN COUNTY, TEXAS**

**BEING** 0.0057 acres (250 square feet) of land situated in the James W. Maxwell Survey, Abstract No. 582, Collin County, Texas, and being part of Tract 1 Lot 1, Willow Wood Ranch Estates Phase 2 Addition, a subdivision recorded in Vol. 8, Pg. 48, Plat Records of Collin County, Texas, being part of that certain tract of land described as Tract 1 Lot 1 in the deed to Plano Independent School District recorded in Collin County Clerk's File No. 2004-1631540, Official Public Records of Real Property of Collin County, Texas, said 0.0057 acre tract of land is described by metes and bounds as follows:

**BEGINNING** at a point for the northwest corner of said Lot 1, the southwest corner of Tract 1 Lot 2 of said Willow Wood Ranch Estates Phase 2 Addition, and in the east right-of-way line of Maxwell Creek Maxwell Creek Road (50.00 feet wide according to the plat of Willow Wood Ranch Estates);

**THENCE**, North 55 degrees 56 minutes 15 seconds East along the north line of said Lot 1 and the south line of said Lot 2, 25.10 feet to a point on the east line of the herein described Utility and Sidewalk Easement;

**THENCE**, South 39 degrees 08 minutes 58 seconds East, across said Lot 1, 19.99 feet to a point east line of said Utility and Sidewalk Easement, on the south line of said Lot 1 and the north line of a 1.04 acre tract described in the deed to The City Of Murphy, recorded in Collin County Clerk's File No. 2012-626490, Official Public Records of Real Property of Collin County, Texas;

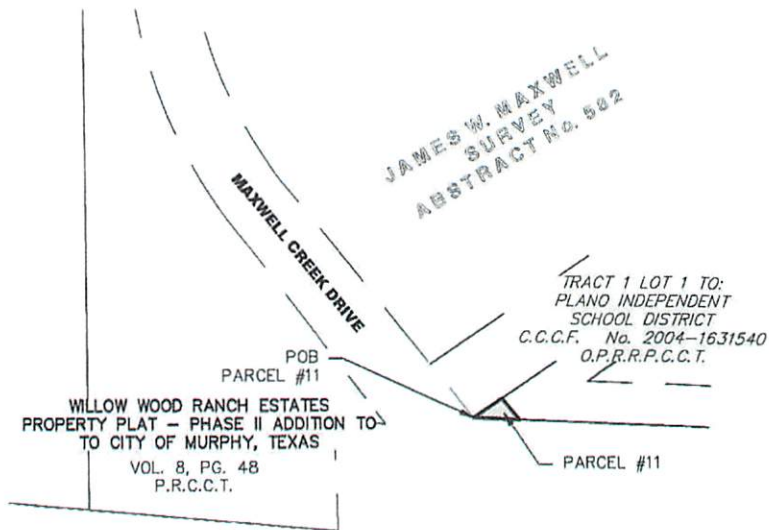
**THENCE**, North 87 degrees 31 minutes 45 seconds West, along the south line of said Lot 1 and the north line of said 1.04 acre tract, 33.44 feet to the **POINT OF BEGINNING** and containing 0.0057 acres (250 square feet) of land.

The bearings herein were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, North Central Zone (4202) NAD 83 CORS adjustment. The distances shown are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.9998505088. The coordinates shown are grid coordinates.

This description was prepared in conjunction with a survey made on the ground in January of 2018 and an Exhibit Map of Parcel 11 prepared by Baseline Corporation with the same date as this description (Pages 3 thru 4 of 4 herein).

November 2, 2018  
By: BASELINE CORPORATION  
TBPLS Firm Registration No.: 10030200





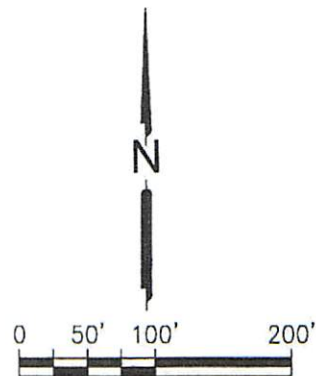
#### NOTES

1. THE BEARINGS HEREON WERE DERIVED FROM REDUNDANT RTK GPS OBSERVATIONS AND ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NAD 83 CORRS ADJUSTMENT. THE DISTANCES SHOWN ARE SURFACE DATUM. TO CONVERT TO GRID MULTIPLY BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.9998505088. COORDINATES SHOWN ARE GRID COORDINATES.
2. SEE ATTACHED PAGES FOR METES AND BOUNDS DESCRIPTION (PAGE 1 & 2 OF 4 HEREIN).
3. THIS PARCEL IS SUBJECT TO RESTRICTIONS DESCRIBED IN VOLUME 854, PAGE 57, C.C.C.C.T.
4. RIGHT OF WAY OF TOM CLEVENGER ROAD AND MAXWELL CREEK ROAD IS BASED ON A SURVEY BY BASELINE CORPORATION PERFORMED ON THE GROUND IN JANUARY 2018.

#### LEGEND

P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY, TEXAS
O.P.R.R.P.C.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS COLLIN COUNTY, TEXAS
C.C.C.C.T.	COUNTY CLERK COLLIN COUNTY, TEXAS
SET	SET 5/8" "BASELINE CORP."
	PLASTIC CAPPED IRON ROD
	POINT
○	FOUND/SET CORNER

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. 22 TEX. ADMIN. CODE § 663.18(D)**



H:\2018\18503 BGI-Maxwell Creek Road Topo\Data\dwg\Parcel 11.dwg Nov 12, 2018 - 3:19pm cchenault

DATE: NOVEMBER 2, 2018  
DRAWN BY: CDC  
APPROVED BY: HWW  
JOB No.: 18.503  
SHEET 3 OF 4

INDEX MAP - EXHIBIT MAP OF PARCEL 10  
0.0057 ACRE UTILITY AND SIDEWALK EASEMENT  
IN THE JAMES W MAXWELL SURVEY,  
ABSTRACT NO. 582,  
CITY OF MURPHY, COLLIN COUNTY, TEXAS



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WILLOW WOOD RANCH ESTATES  
CORRECTED AND AMENDED PLAT ADDITION I  
TO CITY OF MURPHY, TEXAS  
VOL. 8, PG. 47  
P.R.C.C.T.

LOT 1

TRACT 1 LOT 2 TO:  
PLANO INDEPENDENT  
SCHOOL DISTRICT  
C.C.C.F. No. 2004-1631540  
O.P.R.R.P.C.C.T.

WILLOW WOOD RANCH ESTATES  
PROPERTY PLAT - PHASE II ADDITION TO  
CITY OF MURPHY, TEXAS  
VOL. 8, PG. 48  
P.R.C.C.T.

UTILITY AND  
SIDEWALK EASEMENT  
0.0057 ACRE  
250 SQUARE FEET

1.04 ACRES TO:  
THE CITY OF MURPHY  
C.C.C.F. No. 2012-626490  
O.P.R.R.P.C.C.T.

TRACT 2 LOT 1 TO:  
PLANO INDEPENDENT  
SCHOOL DISTRICT  
C.C.C.F. No. 2004-1631540  
O.P.R.R.P.C.C.T.

N55° 56' 15"E 25.10'

POINT OF BEGINNING  
PARCEL 11

N87° 31' 45"W 33.44'

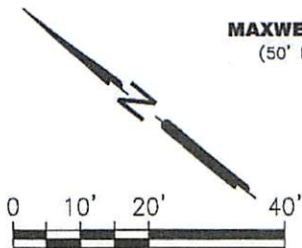
S39° 08' 58"E 19.99'

EXISTING R.O.W.

MAXWELL CREEK ROAD  
(50' ROW PER PLAT)

30' B.L.

JAMES W. MAXWELL  
SURVEY  
ABSTRACT NO. 582



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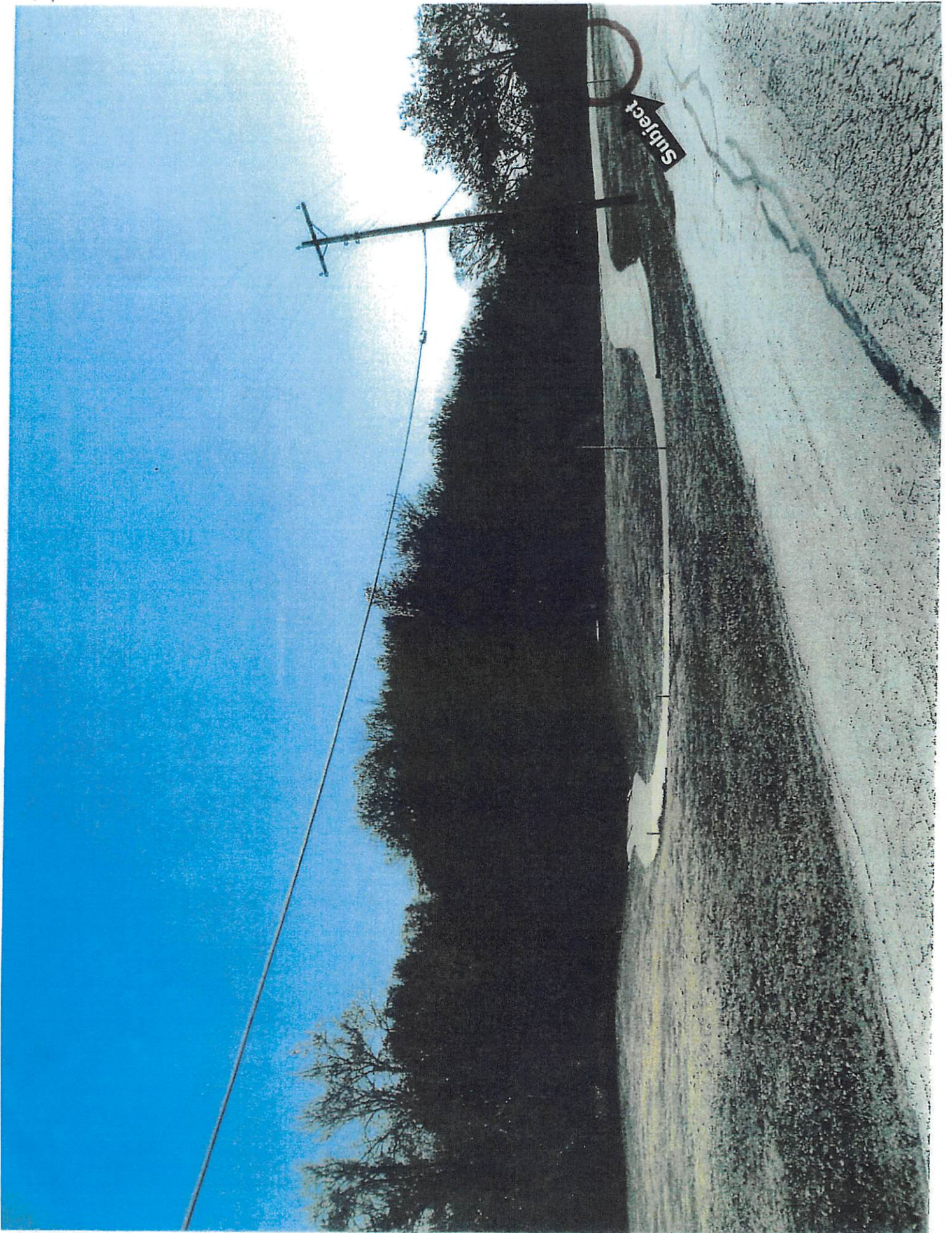
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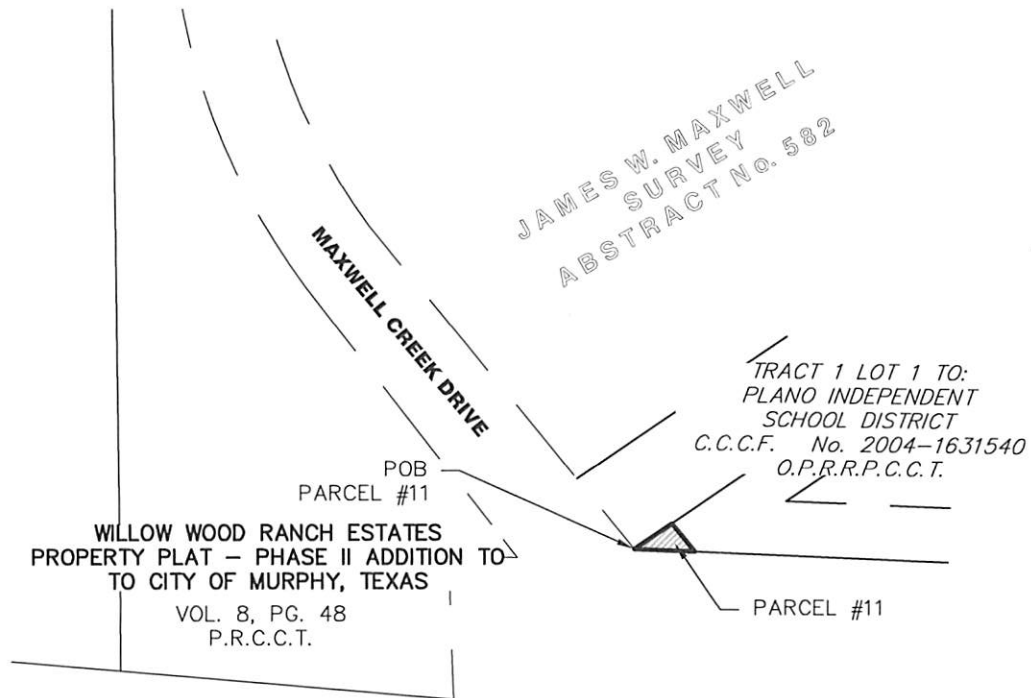
February 22, 2019

By: BASELINE CORPORATION  
TBPLS Firm Registration No.: 10030200



Heather Welch-Westfall, RPLS  
Texas Registration No. 6624



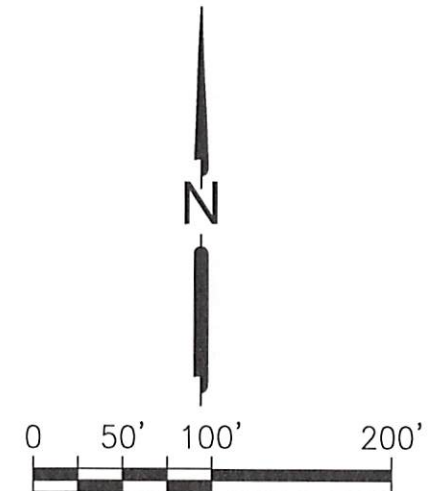


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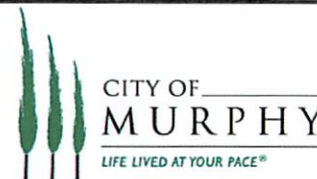
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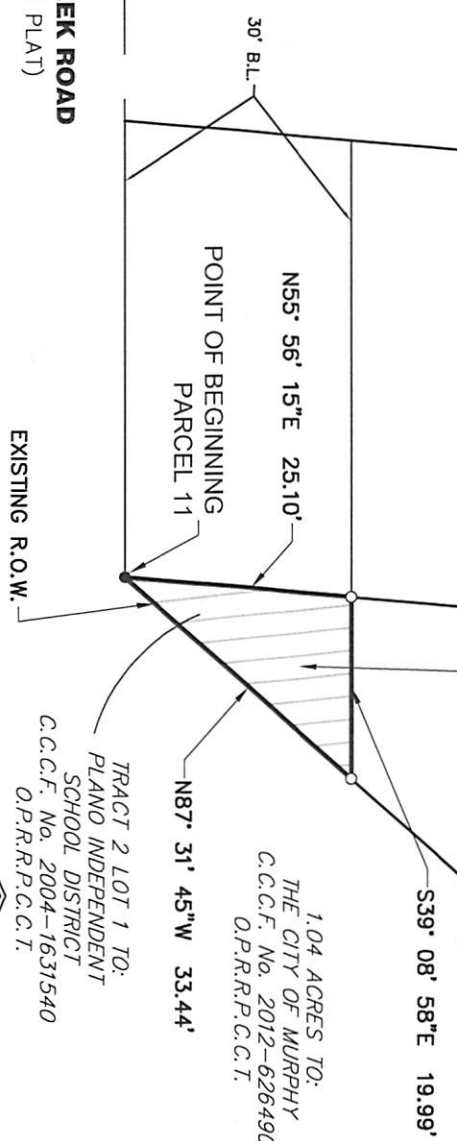
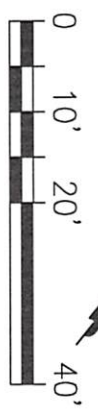
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SIDEWALK EASEMENT  
0.0057 ACRE  
250 SQUARE FEET

JAMES W. MAXWELL  
SURVEY  
ABSTRACT NO. 582

MAXWELL CREEK ROAD  
(50' ROW PER PLAT)



TRACT 2 LOT 1 TO:  
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*BlueBell*

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