

MURPHY CITY COUNCIL AGENDA
REGULAR CITY COUNCIL MEETING (COUNCIL CHAMBERS)
AND WORK SESSION (COMMUNITY ROOM)
DECEMBER 1, 2015 AT 6:00 PM
206 NORTH MURPHY ROAD
MURPHY, TEXAS 75094



Eric Barna
Mayor

Scott Bradley
Mayor Pro Tem

Owais Siddiqui
Deputy Mayor Pro Tem

Ben St. Clair
Councilmember

Betty Spraggins
Councilmember

Sarah Fincanon
Councilmember

Rob Thomas
Councilmember

James Fisher
City Manager

Susie Quinn
City Secretary

NOTICE is hereby given of a meeting of the City Council of the City of Murphy, Collin County, State of Texas, to be held on December 1, 2015 at Murphy City Hall for the purpose of considering the following items. The City Council of the City of Murphy, Texas, reserves the right to meet in closed session on any of the items listed below should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

1. CALL TO ORDER

2. INVOCATION & PLEDGE OF ALLEGIANCE

3. ROLL CALL & CERTIFICATION OF A QUORUM

4. PUBLIC COMMENTS

5. CONSENT AGENDA

All consent agenda items are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which event the item will be removed from the Consent Agenda and voted on separately.

- A. Consider and/or act on the November 17, 2015 regular meeting minutes.
- B. Consider and/or act on the application of Forestar (USA) Real Estate Group, Inc. requesting approval of the Final Plat for Maxwell Creek North, Phase 11B on property zoned PD (Planned Development) District for Single Family Uses (Ordinance No. 00-06-487). This property is located generally southwest of the intersection at McMillan and McCreary.
- C. Consider and/or act on the application of Cole Franklin with Skorburg Company, requesting approval of a construction plat and landscape plans for Murphy Meadows, PD (Planned Development) No. 15-09-1001 on property located at the southwest corner of Betsy Road and McCreary Road.
- D. Consider and/or act upon an Alcohol Policy for the Murphy Community Center and Murphy Activity Center.

6. CITY MANAGER/STAFF REPORTS

- A. Timbers Nature Preserve
- B. Betsy Lane Road Widening Project

- C. South Maxwell Creek Parallel Trunk Sewer Line
- D. North Murphy Road
- E. Christmas in the Park – Thursday, December 3, 2015
- F. Boards and Commission Dinner – Thursday, December 10, 2015
- G. Holiday Closing – Thursday, December 24, 2015 Friday, December 25, 2015 and Friday, January 1, 2016

7. EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council will now recess into Executive Session (closed meeting) to discuss the following:

- A. § 551.087 Deliberation regarding economic development.
- B. § 551.072 Deliberation regarding real property.
- C. §551.074 Deliberation regarding the appointment, evaluation, reassignment, duties, discipline or dismissal of the
 - a. City of Murphy Planning and Zoning Commissioners;
 - b. Board of Adjustment Board Members;
 - c. Murphy Municipal Development District Members;
 - d. Murphy Community Development Members;
 - e. Ethics Review Commission Members;
 - f. Building and Fire Code Board of Appeals Members.

8. RECONVENE INTO REGULAR SESSION

The City Council will reconvene into Regular Session, pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, to take any action necessary regarding:

- A. § 551.087 Deliberation regarding economic development.
- B. § 551.072 Deliberation regarding real property.
- C. § 551.074 Deliberation regarding the appointment, evaluation, reassignment, duties, discipline or dismissal of the
 - a. City of Murphy Planning and Zoning Commissioners;
 - b. Board of Adjustment Board Members;
 - c. Murphy Municipal Development District Members;
 - d. Murphy Community Development Members;
 - e. Ethics Review Commission Members;
 - f. Building and Fire Code Board of Appeals Members.

D. Take Action on any Executive Session Items.

9. INDIVIDUAL CONSIDERATION

- A. Consider and/or act upon the recommendations from the Council Interview Panel regarding appointing board members to the Planning and Zoning Commission, Board of Adjustments, Murphy Municipal Development District, Murphy 4B Community Development District, the Animal Shelter Advisory Committee, the Ethics Review Commission, the Parks and Recreation Board and the Building and Fire Code Board of Appeals.
- B. Consider and/or act upon a Resolution Number 15-R-824 approving and authorizing an economic development incentive agreement.
- C. Discuss, consider and/or act with regard to the December 15, 2015, City Council meeting.

10. ADJOURN REGULAR MEETING

11. OPEN WORKSESSION – CONVENE TO THE COMMUNITY ROOM

- A. Discussion on the Community Survey.

12. ADJOURN WORKSESSION

I certify that this is a true and correct copy of the Murphy City Council Meeting Agenda and that this notice was posted on the designated bulletin board at Murphy City Hall, 206 North Murphy Road, Murphy, Texas 75094; a place convenient and readily accessible to the public at all times, and said notice was posted on November 25, 2015 by 5:30 p.m. and will remain posted continuously for 72 hours prior to the scheduled meeting pursuant to Chapter 551 of the Texas Government Code.


Susie Quinn, TRMC
City Secretary

In compliance with the American with Disabilities Act, the City of Murphy will provide for reasonable accommodations for persons attending public meetings at City Hall. Requests for accommodations or interpretive services must be received at least 48 hours prior to the meeting. Please contact the City Secretary at 972.468.4011 or squinn@murphytx.org.

Notice of Possible Quorum: There may be a quorum of the Animal Shelter Advisory Committee, the Board of Adjustment, the Building and Fire Code Appeals Board, the Ethics Review Commission, the Murphy Community Development Corporation, the Murphy Municipal Development District Board, the Park and Recreation Board and/or the Planning and Zoning Commission members who may be present at the meeting, but they will not deliberate on any city or board business.

CITY COUNCIL MINUTES
REGULAR CITY COUNCIL MEETING
NOVEMBER 17, 2015 AT 6:00 P.M.

1. CALL TO ORDER

Mayor Pro Tem Scott Bradley called the meeting to order at 6:00 pm.

2. INVOCATION & PLEDGE OF ALLEGIANCE

Councilmember Spraggins gave the invocation and led the Pledge of Allegiance.

3. ROLL CALL & CERTIFICATION OF A QUORUM

Susie Quinn, City Secretary, certified a quorum with the following Councilmembers present:

Mayor Pro Tem Scott Bradley
Deputy Mayor Pro Tem Owais Siddiqui (arrived at 6:01 pm)
Councilmember Ben St. Clair
Councilmember Betty Nichols Spraggins
Councilmember Sarah Fincanon
Councilmember Rob Thomas

Absent:

Mayor Eric Barna

4. PUBLIC COMMENTS

Ray Shahan, resident, wished members of Council a Happy Thanksgiving. Shahan addressed Council regarding the meeting advertisement for various public hearings held during 2003 as printed in Murphy Monitor, the city's newspaper of record. He presented Council with documents and a CD. His discussion pertains to the missing advertisements in relation to the Public Hearings held before the passing of Ordinance 03-10-590 (planned development for the Ranch and Gables).

Marcia Jowers, Murphy Messenger, announced to Council she has sold the Murphy Messenger. Issues will come out every other week and will be run by two Murphy residents. She thanked the advertisers for allowing the citizens to receive the free publication.

5. PRESENTATIONS

A. Proclamation recognizing November as American Diabetes Month

This proclamation was accepted by Mary McLennan on behalf of the American Diabetes Association.

B. Presentation of financial report and investment report as of September 30, 2015.

Finance Director Linda Truitt, explained to Council the numbers projected as of September 30, 2015. Truitt reminded Council these are unaudited numbers and are subject to change. There is about a 10.9 % increase from the previous year for sales tax dollars received. Truitt gave a detailed overview of the General and Utility Funds regarding being over and under budget. Truitt explained most of the General Fund Departments and Utility Fund Departments that are under budget are due to vacant positions, contract renegotiations and projects that have been postponed. The potential fund balance is approximately four million dollars by the end of the

year. The investment report shows the City at \$17.8 million at the end of September versus \$19.9 million from the end of June. It is lower due to interest payments, capital projects, and no Tax income during this time.

6. CONSENT AGENDA

All consent agenda items are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which event the item will be removed from the Consent Agenda and voted on separately.

- A. Consider and/or act on the October 13, 2015 worksession minutes.
- B. Consider and/or act on the October 20, 2015 regular meeting minutes.
- C. Consider and/or act on the November 3, 2015 regular meeting minutes.
- D. Consider and/ or act on the application Stacy McVey, Double Eagle Properties, LLC requesting approval of a site plan, landscape plan and building elevations for a single story retail center on property zoned PD (Planned Development) District No. 09-12-823 on property located at the southwest corner of FM 544 and Brand Road.
- E. Consider and/or act on the 2016 City of Murphy Holiday schedule.

COUNCIL ACTION (6.A. THROUGH 6.E.):

APPROVED

Deputy Mayor Pro Tem Siddiqui moved to approve the consent agenda as presented. Councilmember Thomas seconded the motion. For: Unanimous. The motion carried by a vote of 6 to 0 (Mayor Barna was absent).

7. INDIVIDUAL CONSIDERATION

- A. Hold a public hearing and consider and/or act on the application of Homeyer Engineering, Inc. requesting an amendment to PD (Planned Development) District Ordinance No. 09-07-803 to amend the Permitted Uses to allow for a swim school on property located on Betsy Lane, west of Murphy Road; located directly east of the Fort Montessori School.

Director of Economic and Community Development, Kristen Roberts described to Council where the location is on the map and explained a swim school is an allowed use for this space. There was discussion between Council and staff if it would be an indoor or outdoor pool and it was clarified and decided an indoor pool would be allowed. Roberts let Council know it was approved by the Planning and Zoning Commission with 1 nay vote (Commissioner Johnson), there was no clarification of the reasons for the nay vote.

Public Hearing opened at 6:34 pm.

Public Hearing closed at 6:34 pm.

There were no public hearing comments.

COUNCIL ACTION (7.A.):

APPROVED

Deputy Mayor Pro Tem Siddiqui moved to approve the application of Homeyer Engineering, Inc. requesting an amendment to PD (Planned Development) District Ordinance No. 09-07-803 to amend the Permitted Uses to allow for an indoor swim school. Councilmember Fincanon seconded the motion. For: Unanimous. The motion carried by a vote of 6 to 0 (Mayor Barna was absent).

- B. Hold a public hearing and consider and/or act on the application of Dennis Lorch of Inwood Bancshares, Inc, requesting approval of a SUP (Specific Use Permit) to allow a drive-thru window for a Schlotzsky's restaurant on property zoned PD (Planned Development) District No. 09-12-823 on property located on the southeast corner of FM 544 and Brand Road; located directly west of Ishine Car Wash.

Director of Economic and Community Development, Kristen Roberts described where this would be located if approved, and it is an allowed use per the SUP. Council confirmed that Schlotzkey's will be the only restaurant in the development.

Public Hearing opened at 6:37 pm.

Public Hearing closed at 6:37 pm.

There were no public hearing comments.

Council asked applicant to clarify the drive-thru, if that is becoming the norm for Schlotzsky's. The applicant verified this is the normal now, because it brings in 45% to 55% more revenue to each location. Council asked for names of the other potential businesses for the business park but the applicant could not release that information at this time, since they are still in negotiations, but clarified that it would be retail type businesses or professional service type places.

COUNCIL ACTION (7.B.):

APPROVED

Deputy Mayor Pro Tem Siddiqui moved to approve the application of Dennis Lorch of Inwood Bancshares, Inc, requesting approval of a SUP (Specific Use Permit) to allow a drive-thru window for a Schlotzsky's restaurant on property zoned PD (Planned Development) District No. 09-12-823. Councilmember Thomas seconded the motion. For: Unanimous. The motion carried by a vote of 6 to 0 (Mayor Barna was absent).

- C. Consider and/or act on the application of Dennis Lorch of Inwood Bancshares, Inc, requesting approval of a site plan, landscape plan, building elevations and construction plat for a Schlotzsky's and retail space on property zoned PD (Planned Development) District No. 09-12-823 on property located on the southeast corner of FM 544 and Brand Road; located directly west of Ishine Car Wash.

Director of Economic and Community Development, Kristen Roberts explained to Council the applicant had to reduce the landscape buffer from 25 feet to 16 to accommodate the number of required number of parking spaces. Traffic and entrance/exit was discussed at length between Council and staff.

COUNCIL ACTION (7.C.):

APPROVED

Deputy Mayor Pro Tem Siddiqui moved to approve the application of Dennis Lorch of Inwood Bancshares, Inc, requesting approval of a site plan, landscape plan, building elevations and construction plat for a Schlotzsky's and retail space on property zoned PD (Planned Development) District No. 09-12-823. Councilmember Fincanon seconded the motion. For: Unanimous. The motion carried by a vote of 6 to 0 (Mayor Barna was absent).

- D. Consider and/or act on Resolution No. 15-R-823 approving the ballot for the Board of Director positions for the Collin County Appraisal District.

City Manager, James Fisher explained this is an annual item and the various options for casting the City's twenty-five (25) votes. Council discussed the candidates and agreed to cast all 25 votes to John Politz of Farmersville.

COUNCIL ACTION (7.D.):

APPROVED

Deputy Mayor Pro Tem Siddiqui moved to approve Resolution Number 15-R-823 granting all twenty-five votes to John Politz of Farmersville. Councilmember Fincanon seconded the motion. For: Motion passed. The motion carried by a vote of 5 to 1 Councilmember Spraggins opposed (Mayor Barna was absent).

- E. Discuss, consider and/or act with regard to appointments of a Community Improvement Projects Advisory Committee and a Charter Review Commission.

City Manager, James Fisher gave an overview of the background of this item. Fisher explained these two boards will meet more often in the beginning (weekly or every other week) and the same near the completion of their term and less while the projects are being compiled. The Charter Review Commission is limited to meeting for six months only and must be named every six years. The Community Improvement Projects Advisory Committee is designed to look at Capital Projects that could require a bond election for citizens to approve. Fisher advised not to have both boards start meeting at the same time because of all the hours that are involved for the members and staff attendance. There was much discussion on the timing of the bond election in conjunction with the May and November 2016 elections and it was decided to begin advertising for the committee and the commission in January.

COUNCIL ACTION (7.E.):

APPROVED

Deputy Mayor Pro Tem Siddiqui moved to approve advertising for the seating of the Charter Review Commission in January, and work with the City Attorney to be looking at legislative changes which might affect the current charter. Councilmember Thomas seconded the motion. For: Unanimous. The motion carried by a vote of 6 to 0 (Mayor Barna was absent).

- F. Discuss, consider and/or act on the installation of a 90' communication tower at Murphy Police Department for the purpose of the Emergency Services Internet Protocol (IP) Network (ESInet) and Next Generation 9-1-1 (NG9-1-1) voice and data services.

Information Technology Manager, Wendle Medford gave an overview of the background of this item. Medford confirmed this tower would be 90' from the ground, not from the top of the police building. The span of this network will be across Texas from far East Texas to West Texas. Council asked for clarification on why an existing water tower would not be used for this. Medford explained they already have many antennas on them and are very saturated. Medford explained there would be minimal cost to the city for this tower and the life for the tower is expected to be 30+ years.

COUNCIL ACTION (7.F.):

APPROVED

Deputy Mayor Pro Tem Siddiqui moved to approve the installation of a 90' communication tower at Murphy Police Department for the purpose of the Emergency Services Internet Protocol (IP) Network (ESInet) and Next Generation 9-1-1 (NG9-1-1) voice and data services. Councilmember Thomas seconded the motion. For: Unanimous. The motion carried by a vote of 6 to 0 (Mayor Barna was absent).

- G. Discussion on possible amendments to the Tree Preservation Ordinance.

City Manager James Fisher explained the background of the current Tree Preservation Ordinance. It was discussed to have a strongly worded ordinance with the option for a variance. The tree caliper replacement process was touched on and decided to be discussed at a later meeting.

- H. Discussion on update of Community Survey and schedule worksession.

City Manager James Fisher explained the final draft will be coming to staff and Council soon and he would like to sit down and discuss this at length. It was decided to discuss at the December 1st, 2015 meeting and Council would receive the data prior to the meeting.

8. CITY MANAGER/STAFF REPORTS

- A. Timbers Nature Preserve

The Final Walkthrough is this week and this project will be starting to wrap up shortly.

- B. Betsy Lane Road Widening Project

This project is 78% complete and going well.

- C. South Maxwell Creek Parallel Trunk Sewer Line

This project is 30% complete, and Fisher explained the issues that are being corrected.

- D. North Murphy Road

This project is moving forward.

Other announcements included the upcoming Boards and Commission Appreciation Dinner on Thursday, December 10, 2015; the Christmas in the Park, mini-parade and to be at the Fire Department by 4:30 p.m. on Thursday, December 3, 2015.

Council asked for clarification regarding various turn lanes, Fisher confirmed the traffic study was sent to TxDOT last year and we are still waiting for the action plan.

9. ADJOURNMENT

With no further business, the meeting was adjourned at 7:40 pm.

APPROVED BY:

ATTEST:

Scott Bradley, Mayor Pro Tem

Susie Quinn, City Secretary

City Council
December 1, 2015

Issue

Consider and/or act on the application of Forestar (USA) Real Estate Group, Inc. requesting approval of the Final Plat for Maxwell Creek North, Phase 11B on property zoned PD (Planned Development) District for Single Family Uses (Ordinance No. 00-06-487). This property is located generally southwest of the intersection at McMillan and McCreary.

Considerations

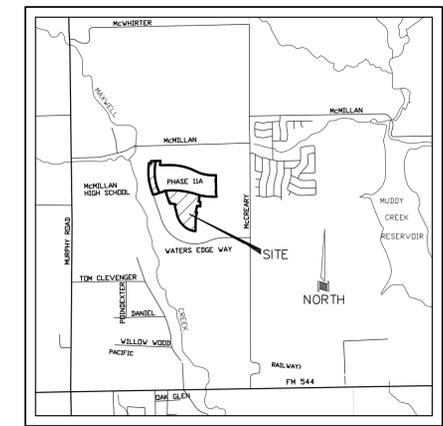
Within 30 calendar days of the final plat approval by the City Council, the applicant must submit mylars and other materials necessary to obtain signatures prior to their filing the final plat with the County.

Staff Recommendation

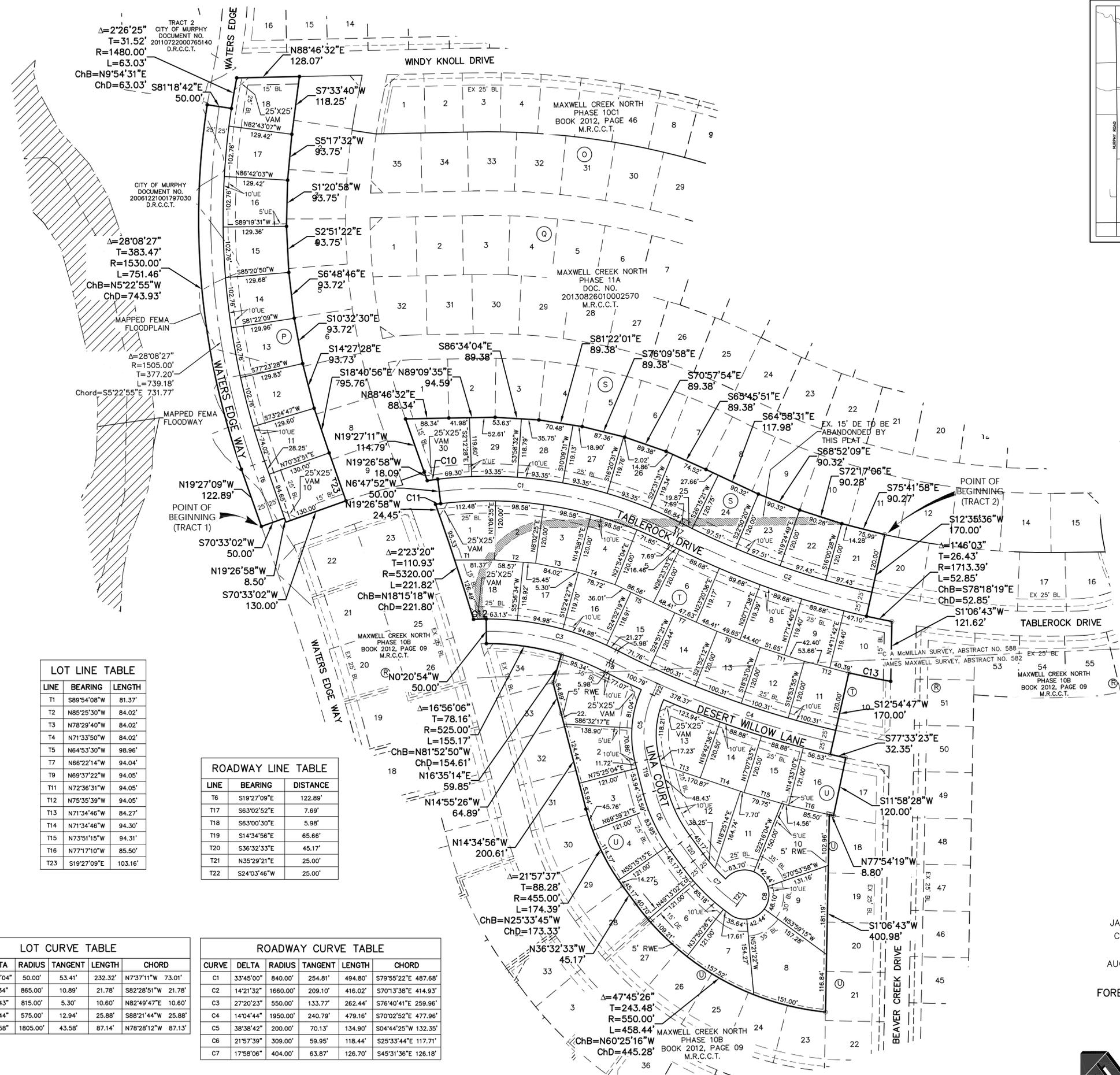
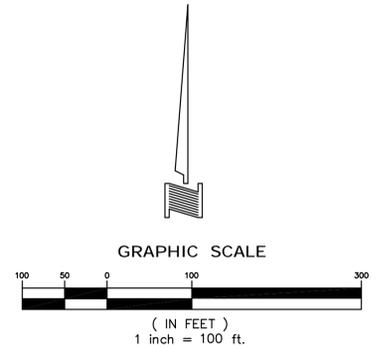
Staff recommends approval of the final plat as submitted.

Attachments

Final Plat



LOCATION MAP NOT TO SCALE



- NOTES:
- 1) BASIS OF BEARING DERIVED FROM THE TEXAS STATE PLAIN COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE.
 - 2) ALL LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
 - 3) "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
 - 4) 156,788 SQUARE FEET OF STREET RIGHT-OF-WAY (WATERS EDGE WAY, TABLEROCK DRIVE, DESERT WILLOW LANE, AND LINA COURT) IS BEING DEDICATED TO THE CITY OF MURPHY.
 - 5) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES
 - 6) FLOODPLAIN EXISTS ON THE SITE PER FEMA MAP NUMBER 4805C0415J, MAP REVISED JUNE 2, 2009.

LOT LINE TABLE

LINE	BEARING	LENGTH
T1	S89°54'08"W	81.37'
T2	N85°25'30"W	84.02'
T3	N78°29'40"W	84.02'
T4	N71°33'50"W	84.02'
T5	N64°53'30"W	98.96'
T7	N66°22'14"W	94.04'
T9	N69°37'22"W	94.05'
T11	N72°36'31"W	94.05'
T12	N75°35'39"W	94.05'
T13	N71°34'46"W	84.27'
T14	N71°34'46"W	94.30'
T15	N73°51'15"W	94.31'
T16	N77°17'10"W	85.50'
T23	S19°27'09"E	103.16'

ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
T6	S19°27'09"E	122.89'
T17	S63°02'52"E	7.69'
T18	S63°00'30"E	5.98'
T19	S14°34'56"E	65.66'
T20	S36°32'33"E	45.17'
T21	N35°29'21"E	25.00'
T22	S24°03'46"W	25.00'

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C8	266°13'04"	50.00'	53.41'	232.32'	N7°37'11"W 73.01'
C10	1°26'34"	865.00'	10.89'	21.78'	S82°28'51"W 21.78'
C11	0°44'43"	815.00'	5.30'	10.60'	N82°49'47"E 10.60'
C12	2°34'44"	575.00'	12.94'	25.88'	S88°21'44"W 25.88'
C13	2°45'58"	1805.00'	43.58'	87.14'	N78°28'12"W 87.13'

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	33°45'00"	840.00'	254.81'	494.80'	S79°55'22"E 487.68'
C2	14°21'32"	1660.00'	209.10'	416.02'	S70°13'38"E 414.93'
C3	27°20'23"	550.00'	133.77'	262.44'	S76°40'41"E 259.96'
C4	14°04'44"	1950.00'	240.79'	479.16'	S70°02'52"E 477.96'
C5	38°38'42"	200.00'	70.13'	134.90'	S04°44'25"W 132.35'
C6	21°57'39"	309.00'	59.95'	118.44'	S25°33'44"E 117.71'
C7	17°58'06"	404.00'	63.87'	126.70'	S45°31'36"E 126.18'

- LEGEND**
- RWE = RETAINING WALL EASEMENTS TO BE MAINTAINED BY HOMEOWNER
 - VAM = VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
 - BL = BUILDING LINE
 - DE = DRAINAGE EASEMENT
 - HOA = HOME OWNER'S ASSOCIATION
 - SUE = SIDEWALK & UTILITY EASEMENT
 - UE = UTILITY EASEMENT
 - NAE = NO ACCESS EASEMENT
 - D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
 - M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
 - DOC. NO. = DOCUMENT NUMBER
 - IRF = IRON ROD FOUND
 - IPF = IRON PIPE FOUND
 - ◇ = DENOTES STREET NAME CHANGE
 - ⊙ = 1/2" IRON ROD FOUND W/ RED PLASTIC CAP STAMPED "W.A.I." (UNLESS OTHERWISE NOTED)
 - ⊙ = 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
 - VAM = VISIBILITY & MAINTENANCE EASEMENT
 - WE = WATER LINE EASEMENT
 - FME = FENCE MAINTENANCE EASEMENT
 - NAE = NO ACCESS EASEMENT
 - SWBE = SOUTHWESTERN BELL TELEPHONE, L.P. EASEMENT
 - <CM> = CONTROL MONUMENT
 - MIN FF = MINIMUM FINISHED FLOOR ELEVATION

**FINAL PLAT
MAXWELL CREEK NORTH
PHASE 11B**

18,992 ACRES
53 RESIDENTIAL LOTS
ZONED PD 00-06-486

AN ADDITION TO THE CITY OF MURPHY
JAMES MAXWELL SURVEY, ABSTRACT NO. 582
C A McMILLAN SURVEY, ABSTRACT NO. 588
COLLIN COUNTY, TEXAS

AUGUST 2015 SCALE: 1"=100'

OWNER
FORESTAR (USA) REAL ESTATE GROUP, INC.
14755 PRESTON ROAD #710
DALLAS, TEXAS 75254

ENGINEER
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
TBLS NUMBER: 10077800

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Forestar (USA) Real Estate Group, Inc., is the sole owner of certain tracts of land situated in the James Maxwell Survey, Abstract Number 582 and the C.A. McMillan Survey, Abstract Number 588, Collin County, Texas and being a portion of that tract of land conveyed to Lumberman's Investment Corporation, according to the document filed of records in Volume 4683, Page 2968 Deed Records of Collin County, Texas, and being more particularly described as follows:

TRACT 1

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "DAA" set for the Northwest corner of Maxwell Creek North, Phase 10B, an addition to the City of Murphy, according to the plat filed of record in Book 2012, Page 09, Map records of Collin County, Texas, same being the most Westerly Southwest corner of said Lumberman's tract;

THENCE with the West lines of said Lumberman's tract the following four (4) courses and distances:

NORTH 19' 27' 09" WEST, a distance of 122.89 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract at the beginning of a curve to the right, having a radius of 1530.00 feet, a central angle of 28' 08' 27" and a chord bearing and distance of NORTH 05' 22' 55" WEST, 743.93 feet;

With said curve to the right an arc distance of 751.46 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for the most Westerly Northwest corner of this tract;

SOUTH 81' 18' 42" EAST, a distance of 50.00 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for an interior "ell" corner of this tract at the beginning of a curve to the right, having a radius of 1480.00 feet, a central angle of 02' 26' 25" and a chord bearing and distance of NORTH 09' 54' 31" EAST, 63.03 feet;

With said curve to the right an arc distance of 63.03 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set, in the South line of Windy Knoll Drive, for the most Northernly Northwest corner of this tract;

THENCE NORTH 88' 46' 32" EAST, with said South line, a distance of 128.07 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for the Northeast corner of this tract;

THENCE leaving said South line, over and across the above mentioned Lumberman's tract the following nine (9) courses and distances:

SOUTH 07' 33' 40" WEST, a distance of 118.25 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract;

SOUTH 05' 17' 32" WEST, a distance of 93.75 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract;

SOUTH 01' 20' 58" WEST, a distance of 93.75 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract;

SOUTH 02' 51' 22" EAST, a distance of 93.75 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract;

SOUTH 06' 48' 46" EAST, a distance of 93.72 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract;

SOUTH 10' 32' 30" EAST, a distance of 93.72 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract;

SOUTH 14' 27' 28" EAST, a distance of 93.73 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract;

SOUTH 18' 40' 56" EAST, a distance of 95.76 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract;

SOUTH 19' 27' 09" EAST, a distance of 103.16 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set in a Southerly line of the above mentioned Lumberman's tract, for the Southeast corner of this tract;

THENCE with said Southerly line the following three (3) courses and distances:

SOUTH 70' 33' 02" WEST, a distance of 130.00 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract;

NORTH 19' 26' 58" WEST, a distance of 8.50 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract;

SOUTH 70' 33' 02" WEST, a distance of 50.00 feet to the POINT OF BEGINNING and containing 3.675 acres of land, more or less.

TRACT 2

BEGINNING at a 1/2" iron rod with red plastic cap stamped "W.A.I." found for the Northwest corner of Lot 20, Block S, Maxwell Creek North, Phase 10B, an addition to the City of Murphy, according to the plat filed of record in Book 2012, Page 09, Map Records of Collin County, Texas, same being an interior "ell" corner of said Lumberman's tract;

THENCE with the common lines of said Lumberman's Tract and Maxwell Creek North, Phase 10B the following twenty-four (24) courses and distances:

SOUTH 12' 35' 36" WEST, a distance of 170.00 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract at the beginning of a curve to the left, having a radius of 1713.39, a central angle of 01' 46' 03" and a chord bearing and distance of SOUTH 78' 18' 19" EAST, 52.85 feet;

With said curve to the right an arc distance of 52.85 feet to a 1/2" iron rod with red plastic cap stamped "W.A.I." found for a corner of this tract;

SOUTH 01' 06' 43" WEST, a distance of 121.62 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract at the beginning of a curve to the right, having a radius of 1805.00 feet, a central angle of 02' 45' 58" and a chord bearing and distance of NORTH 78' 28' 12" WEST, 87.13 feet;

With said curve to the right an arc distance of 87.14 feet to a 1/2" iron rod with red plastic cap stamped "W.A.I." found for a corner of this tract;

SOUTH 12' 54' 47" WEST, a distance of 170.00 feet to a 1/2" iron rod with red plastic cap stamped "W.A.I." found for a corner of this tract;

SOUTH 77' 33' 23" EAST, a distance of 32.35 feet to a 1/2" iron rod with red plastic cap stamped "W.A.I." found for a corner of this tract;

SOUTH 11' 58' 28" WEST, a distance of 120.00 feet to a 1/2" iron rod with red plastic cap stamped "W.A.I." found for a corner of this tract;

NORTH 77' 54' 19" WEST, a distance of 8.80 feet to a 1/2" iron rod with red plastic cap stamped "W.A.I." found for a corner of this tract;

SOUTH 01' 06' 43" WEST, a distance of 400.98 feet to a 1/2" iron rod with red plastic cap stamped "W.A.I." found for the common South corner of the above mentioned Lumberman's tract and Phase 10B for a corner of this tract at the beginning of a curve to the right, having a radius of 550.00 feet a central angle of 47' 45' 26" and a chord bearing and distance of NORTH 60' 25' 16" WEST, 445.28 feet;

With said curve to the right an arc distance of 458.44 feet to a 1/2" iron rod with red plastic cap stamped "W.A.I." found for a corner of this tract;

NORTH 36' 32' 33" WEST, a distance of 45.17 feet to a 1/2" iron rod with red plastic cap stamped "W.A.I." found for a corner of this tract at the beginning of a curve to the right, having a radius of 455.00, a central angle of 21' 57' 37" and a chord bearing and distance of NORTH 25' 33' 45" WEST, 173.33 feet;

With said curve to the right an arc distance of 174.39 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract;

NORTH 14' 34' 56" WEST, a distance of 200.61 feet to a 1/2" iron rod with red plastic cap stamped "W.A.I." found for a corner of this tract;

NORTH 14' 55' 26" WEST, a distance of 64.89 feet to a 1/2" iron rod with red plastic cap stamped "W.A.I." found for a corner of this tract;

NORTH 16' 35' 14" EAST, a distance of 59.85 feet to a 1/2" iron rod with red plastic cap stamped "W.A.I." found for a corner of this tract at the beginning of a curve to the left, having a radius of 525.00, a central angle of 16' 56' 06" and a chord bearing and distance of NORTH 81' 52' 50" WEST, 154.61 feet;

With said curve to the left an arc distance of 155.17 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract;

NORTH 00' 20' 54" WEST, a distance of 50.00 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract at the beginning of a curve to the left, having a radius of 575.00 feet, a central angle of 02' 34' 44" and a chord bearing and distance of SOUTH 88' 21' 44" WEST, 25.88 feet;

With said curve to the left and arc distance of 25.88 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract at the beginning of a curve to the left, having a radius of 5320.00 feet, a central angle of 02' 23' 20" and a chord bearing and distance of NORTH 18' 15' 18" WEST, 221.80 feet;

With said curve to the left an arc distance of 221.82 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract;

NORTH 19' 26' 58" WEST, a distance of 24.45 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract at the beginning of a curve to the right, having a radius of 815.00 feet, a central angle of 00' 44' 43" and a chord bearing and distance of NORTH 82' 49' 47" EAST, 10.60 feet;

With said curve to the right an arc distance of 10.60 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract;

NORTH 06' 47' 52" WEST, a distance of 50.00 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract at the beginning of a curve to the left, having a radius of 865.00 feet, a central angle of 01' 26' 34" and a chord bearing and distance of SOUTH 82' 28' 51" WEST, 21.78 feet;

With said curve to the left and arc distance of 21.78 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract;

NORTH 19' 26' 58" WEST, a distance of 18.09 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a Westerly, Northeast corner of the above mentioned Phase 10B and a corner of this tract;

THENCE over and across the above mentioned Lumberman's tract the following twelve (12) courses and distances:

NORTH 19' 27' 11" WEST, a distance of 114.79 to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract;

NORTH 88' 46' 32" EAST, a distance of 88.34 to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract;

NORTH 89' 09' 35" EAST, a distance of 94.59 to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract;

SOUTH 86' 34' 04" EAST, a distance of 89.38 to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract;

SOUTH 81' 22' 01" EAST, a distance of 89.38 to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract;

SOUTH 76' 09' 58" EAST, a distance of 89.38 to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract;

SOUTH 70' 57' 54" EAST, a distance of 89.38 to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract;

SOUTH 65' 45' 51" EAST, a distance of 89.38 to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract;

SOUTH 64' 58' 31" EAST, a distance of 117.98 to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract;

SOUTH 68' 52' 09" EAST, a distance of 90.32 to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract;

SOUTH 72' 17' 06" EAST, a distance of 90.28 to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract;

SOUTH 75' 41' 58" EAST, a distance of 90.27 to the POINT OF BEGINNING and containing 15.317 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESNETS:

That Forestar (USA) Real Estate Group, Inc., acting herein by and through his(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as MAXWELL CREEK NORTH, PHASE 11B, an addition to the City of Murphy, Texas, and does hereby dedicate, in fee simple, to the public use City of Murphy, Texas, 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 _____, 2015.

BY:

Thomas H. Burleson, Executive Vice President

Printed Name and Title

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 Thomas H. Burleson, 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 and in the capacity therein stated.

GIVEN under my hand and seal of office this _____ day of _____, 2015.

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Prosper, Texas.

SEAN PATTON
Registered Professional Land Surveyor No. 5660

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 Sean Patton, 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 and in the capacity therein stated.

GIVEN under my hand and seal of office this _____ day of _____, 2015.

Notary Public in and for the State of Texas

FINAL PLAT

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

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

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.

The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easements(s) are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

FINAL PLAT
MAXWELL CREEK NORTH
PHASE 11B

18.992 ACRES
53 RESIDENTIAL LOTS
ZONED PD 00-06-486

AN ADDITION TO THE CITY OF MURPHY
JAMES MAXWELL SURVEY, ABSTRACT NO. 582
C A McMILLAN SURVEY, ABSTRACT NO. 588
COLLIN COUNTY, TEXAS

AUGUST 2015 SCALE: 1"=100'

OWNER
FORESTAR (USA) REAL ESTATE GROUP, INC.
14755 PRESTON ROAD #710
DALLAS, TEXAS 75254

ENGINEER
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
TBPLS NUMBER: 10077800

Y:\2013\12013-11BFP.dwg - Layout (2) - 11/23/2015 1:51:30 PM - bmurphree, Dowdey, Anderson & Associates, Inc., BM

City Council
December 1, 2015

Issue

Consider and/or act on the application of Cole Franklin with Skorburg Company, requesting approval of a construction plat and landscape plans for PD (Planned Development) No. 15-09- 1001 on property located at the southwest corner of Betsy Road and McCreary Road.

Background

On September 21, 2015, the City Council approved Planned Development Ordinance No. 15-09-1001 for a patio home and townhome subdivision.

The proposed construction plat would allow for the development of the subdivision known as Murphy Meadows.

Considerations

Construction plat and landscape plan requirements have been met.

Board Discussion/Action

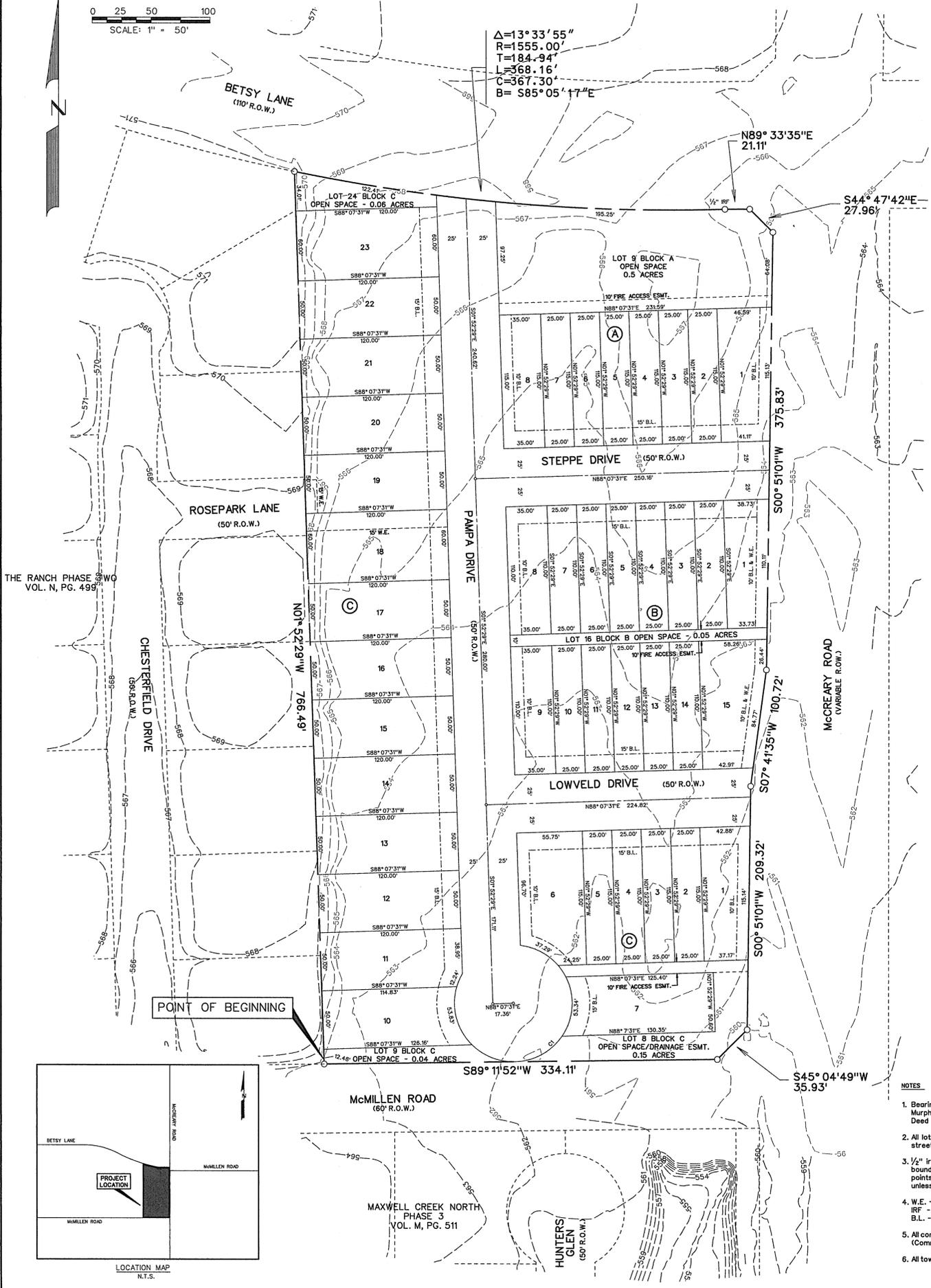
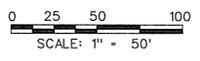
On November 23, 2015 the Planning & Zoning Commission voted unanimously to approve as submitted.

Staff Recommendation

Staff recommends approval of the proposed Construction Plat and Landscape Plans as submitted.

Attachments

Construction Plat
Landscape Plans



Δ=13°33'55"
R=1555.00'
T=184.94'
L=368.16'
C=367.30'
B= 585°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°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°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°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°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°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°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°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°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°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°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.

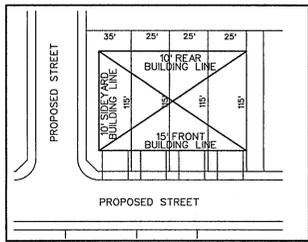
NOTARY PUBLIC, STATE OF TEXAS

CURVE TABLE

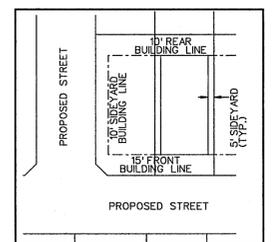
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	66°41'53"	50.00'	255.95'	---	54.97'	N63°33'53"E

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.



TYPICAL DETAIL FOR PH LOTS
TYPE 'A' LOTS (50'X120')
MIN. 6,000 SF
LOTS 7, 10-23, BLOCK C
TOTAL LOTS 15
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 Skorbjurg, 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 SKORBURG, 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.

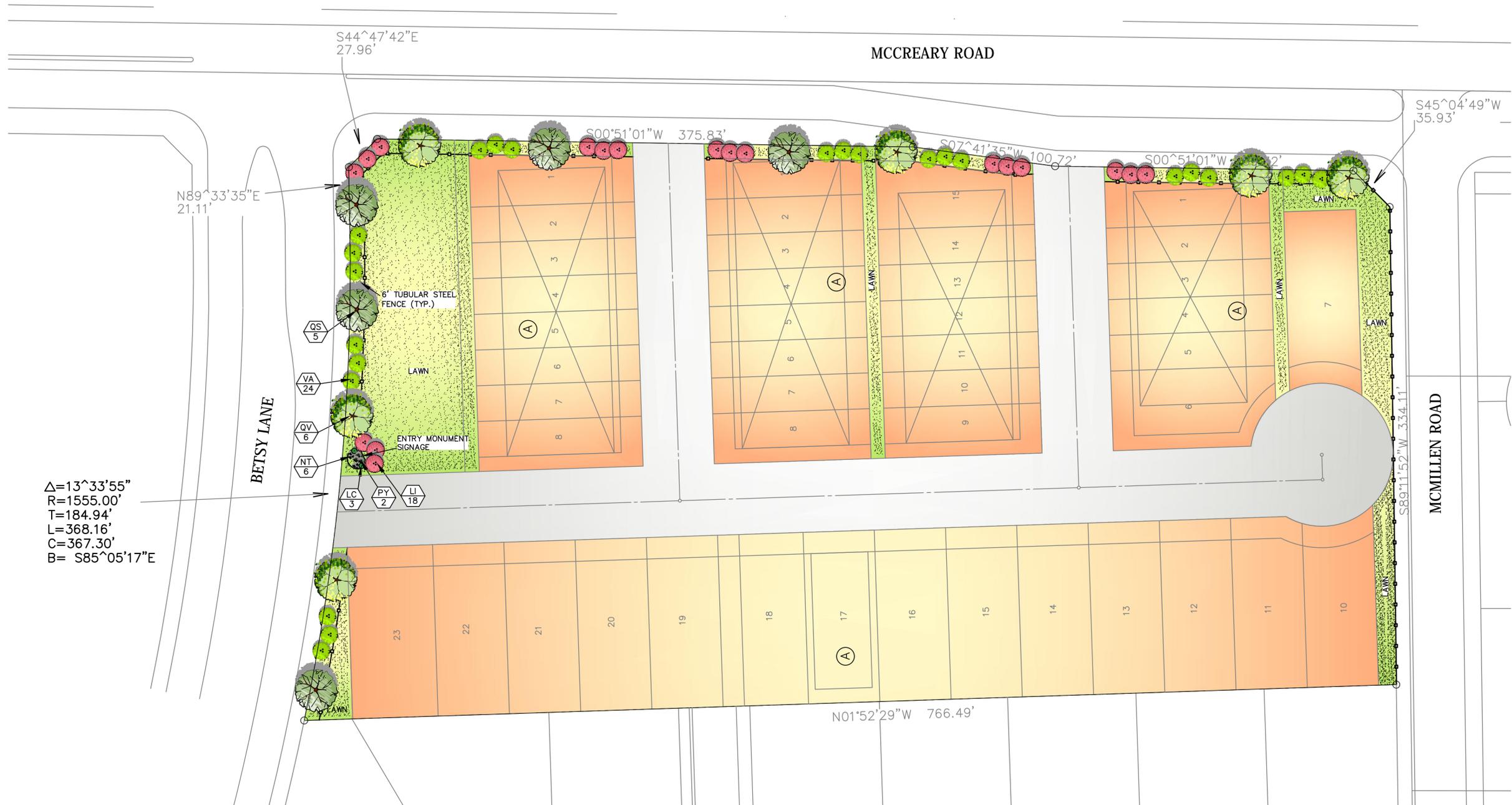
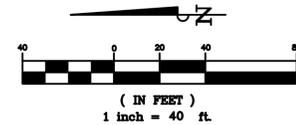
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945
JOHN ARNOLD

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'



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

PLANT LIST AND SPECIFICATIONS:

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPECIFICATION
TREES					
QV	6	Quercus virginiana	LIVE OAK	45 GAL.	3" CAL., 10'-12' HT., FULL, MATCHING, SYMMETRICAL
QS	5	Quercus shumardii	TEXAS RED OAK	45 GAL.	3" CAL., 10'-12' HT., FULL, MATCHING, SYMMETRICAL
LI	18	Lagerstroemia indica	CRAPE MYRTLE	30 GAL.	6"- 8" HT., 3" CAL., 3 CANES MIN., FULL, MATCHED, SYMMETRICAL
VA	24	Vitex agnus castus	VITEX	30 GAL.	6"- 8" HT., 3" CAL., 3 CANES MIN., FULL, MATCHED, SYMMETRICAL
SHRUBS					
LC	3	Loropetalum chinensis 'Purple Diamond'	LOROPETALUM	3 GAL.	24" HT., 30" O.C., TRIANGULAR SPACING
PY	2	Pendulous yucca	SOFT LEAF YUCCA	3 GAL.	24" HT., 30" O.C., TRIANGULAR SPACING
NT	6	Nassella tenuissima	MEXICAN FEATHER GRASS	1 GAL.	24" HT., 30" O.C., TRIANGULAR SPACING
GROUND COVER					
LAWN	PER PLAN	Cynodon transvaalensis x C. dactylon	TIFWAY 419		SOD OR SEED PER PLAN
BOULDER	PER PLAN				3'-4" DIA., BURIED IN SOIL TO PREVENT MOVEMENT

All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator.

STOP!
CALL BEFORE YOU DIG
 TEXAS ONE CALL SYSTEM
 1-800-245-4545
 (@ least 48 hours prior to digging)

NOTE:

Builder to be responsible for individual lots with (1) 5' caliper trees per 50 lf of lot abutting roadway.
 All areas disturbed by construction shall be fine graded and re-established by sod. These areas shall be irrigated and maintained until permanent stand of grass is achieved with a minimum of 70% coverage. This is to include all areas to the back of curb around the property.

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.



MURPHY TRACT
 44 TOTAL RESIDENTIAL LOTS
 4 TOTAL OPEN SPACE LOTS
 CITY OF MURPHY, TEXAS
LANDSCAPE CONCEPT PLAN

No.	Date	Revision Description

PROJECT NO.: XXX-XX-XX PLAN DATE: X-XX-13

SHEET NO.
L-1.0

City Council
December 1, 2015

Issue

Consider and/or act on an Alcohol Policy for the Murphy Community Center and Murphy Activity Center.

Staff Resource/Department

Susie Quinn, City Secretary

Summary

Following City Council approval of alcohol use at the Murphy Community Center (MCC) and Murphy Activity Center (MAC), staff is recommending an Alcohol Policy to administer this use.

Background

On April 3, 2012, City Council approved an alcohol policy entitled *Alcohol Use Liability Agreement* that sets forth requirements that lessees must adhere to when serving and/or consuming alcoholic beverages at the Murphy Community Center and/or the Murphy Activity Center. The agreement limits the service and/or consumption of alcoholic beverages to Saturday only. Additionally, the agreement requires that alcoholic beverage service terminate at least one hour prior to the scheduled end of the event.

The Board and Commission Appreciation Dinner is scheduled for Thursday, December 10, 2015 from 6:30 pm to 9:30 pm. A beer and wine bar is scheduled for the event. Staff is requesting that Council grant an exception to the policy to allow for service of beer and wine at the event until 8:30 pm if a sponsor is attained.

Action Requested

Motion to grant an exception to the Alcohol Use Liability Agreement to allow for the service of beer and wine at the Murphy Community Center on Thursday, December 10th from 6:30 pm to 8:30 pm for the Board and Commission Appreciation Dinner.

Attachments

Alcohol Use Liability Agreement

Saturday Night Only

Alcohol Use Liability Agreement City of Murphy

If alcoholic beverages are to be sold, served and/or consumed at _____ (the "Facility") during the period of this rental agreement or facility use permit, the lessee agrees to the following:

1. The Lessee shall pay a fee of \$50.00 for an alcohol use permit to serve alcoholic beverages at the event. If alcoholic beverages are to be sold at the event, Lessee must pay a fee of \$100.00 in advance for an alcohol use permit to sell alcoholic beverages at the event. Alcoholic beverages shall be considered to be sold under the following circumstances: a) if a fee is charged for the serving of an alcoholic beverage; and/or b) if the Lessee charges a cover charge or other admission fee or donation for the event and alcoholic beverages are then provided to patrons at no additional cost.

2. Alcoholic beverages may only be consumed inside the authorized portions of the Facility (Murphy Community Center and/or Murphy Activity Center) and only during the permitted event. Permitted events will only be allowed on Saturday evenings.

3. All sale and service of alcoholic beverages must cease no less than one (1) hour prior to the scheduled end of the event.

4. Lessee fully guarantees, represents and shall be totally responsible, that the sale, serving and/or consuming of alcoholic beverages at the event shall comply with the laws of the State of Texas and the rules and regulations of the Texas Alcoholic Beverage Commission ("TABC"), including, without limitation, ensuring that no alcoholic beverages are dispensed to children, minors or any persons under the age of 21. The Lessee also fully guarantees that the responsible party providing, selling and/or serving alcoholic beverages is licensed by the TABC.

5. At events where alcohol is being served or sold, the Lessee shall be responsible, at its sole cost and expense, for providing uniformed, off-duty Murphy Police Department ("MPD") officers or other police officers as approved by the Chief of Police, to ensure safety and security.

6. LESSEE UNDERTAKES AND AGREES TO SAVE AND KEEP THE CITY OF MURPHY, ITS EMPLOYEES, AGENTS, OFFICERS, OFFICIALS, MAYOR AND CITY COUNCIL MEMBERS, CITY BOARD, COMMISSION AND COMMITTEE MEMBERS, OF AND FROM ANY AND ALL LOSSES, COSTS, EXPENSES AND DAMAGES (INCLUDING WITHOUT LIMITATION ATTORNEY'S FEES AND COSTS), AND FROM ANY AND ALL CLAIMS, ACTIONS, DEMANDS, DAMAGES OR LIABILITY BY OR TO THE PUBLIC, EMPLOYEES OF LESSEE, OR OTHERS, ON ACCOUNT OF OR OCCASIONED BY, NEGLIGENTLY OR OTHERWISE, ANY ACTIVITY PERTAINING TO THE LEASE OF THE FACILITY (INCLUDING THE SALE, SERVING OR CONSUMPTION OF ALCOHOL), OR BY ANY ACT OR OMISSION, NEGLIGENTLY OR OTHERWISE, OF LESSEE OR OF ANY PATRONS OF LESSEE WHEN ON, OR WHEN ABOUT TO ENTER, OR WHEN JUST LEAVING THE FACILITY, HEREIN LEASED TO LESSEE ON THE FOLLOWING DATES:

_____.

7. If the event is expected to involve more than 250 patrons, the Lessee must provide the City of Murphy with a Commercial General Liability insurance policy written on an occurrence basis and with a

City Council
December 1, 2015

Issue

Consider and/or act upon the recommendations from the Council Interview Panel regarding appointing board members to the Planning and Zoning Commission, Board of Adjustments, Murphy Municipal Development District, Murphy 4B Community Development District, the Animal Shelter Advisory Committee, the Ethics Review Commission, the Parks and Recreation Board and the Building and Fire Code Board of Appeals.

Staff Resource/Department

Susie Quinn, City Secretary

Background/History

Mayor Pro Tem Scott Bradley, Deputy Mayor Pro Tem Owais Siddiqui, and Councilmember Betty Spraggins volunteered to serve as the Council Interview Panel. Interviews were conducted on November 5th, November 10th, November 11th, November 16th, and November 19th, 2015.

Pursuant to City Charter, Article VIII, Section 8.01 Authority, Composition and Procedures:

- (1) The City Council shall create, establish or appoint, as may be required by the laws of the State of Texas or this Charter, or deemed desirable by the City Council, such boards, commissions and committees as it deems necessary to carry out the functions and obligations of the City. The City Council shall, by ordinance or resolution, prescribe the purpose, composition, function, duties, accountability and tenure of each board, commission and committee where such are not prescribed by law or this Charter.
- (2) Individuals who are qualified voters in the City may be appointed by the City Council to serve on one (1) or more boards, commissions or committees. Such appointees shall serve at the pleasure of the City Council and may be removed at the discretion of the City Council, except for the members of the Board of Adjustment, who may be removed only for cause. Except as otherwise provided in this Charter, members of any such board, commission or committee shall serve without compensation, but may be reimbursed for actual expenses as approved by the City Council.
- (3) All boards, commissions or committees of the City shall, at the discretion of the City Council, keep and maintain minutes of any proceedings held.
- (4) No officer or employee of the City nor any person who holds a compensated appointive position with the City shall be a member of any board, commission or committee created or established by state law or this Charter other than in an advisory and/or ex officio capacity except as allowed by state law.
- (5) Any member of a board, commission or committee who is absent from three (3) consecutive regular meetings, or twenty-five percent (25%) of regularly scheduled meetings during the twelve (12)-month period immediately preceding and including the absence in question, without explanation acceptable to a majority of the other members, shall be deemed to have forfeited his or her position on the board, commission or committee.

Attachments

Board and Commission Listing

P L A C E	ANIMAL SHELTER ADVISORY COMMITTEE - BOARD MEMBER NAME	ORIGINAL APPOINTMENT DATE	CURRENT APPOINTMENT DATE	CURRENT TERM	APPOINT
1	Tammy Drake, ACO				City Employee
2	Kim Parker (City Official)	8/6/2013	12/9/2014	2015-2016	City Employee
3	Lorraine Chalkley	7/6/2010	12/9/2014	2015-2016	Completing term
4	Buddy Russell, Chair	7/6/2010	12/9/2014	2015-2016	Completing term
5	Maggie Whitt	12/10/2013	1/1/2014		
	Beverly Mueller	7/6/2010	1/1/2014		Retiring
Reapplied for current or different board - Interviewed with Council panel					
Seat is open for new appointment					

P L A C E	BUILDING AND FIRE CODE APPEALS BOARD - BOARD MEMBER NAME	ORIGINAL APPOINTMENT DATE	CURRENT APPOINTMENT DATE	CURRENT TERM	APPOINT
1	Christine Johnson	7/2/2007	1/1/2014		
2	Donald Decker	7/6/2010	1/1/2015	2015-2016	Completing term
3	Chris Martin	12/9/2014	1/1/2015	2015-2016	Completing term
4	Greg Mersch	12/10/2013	1/1/2014		
	Mahendra Parikh	1/31/2012	1/1/2014		
5					
Reapplied for current or different board - Interviewed with Council panel					

P L A C E	COMMUNITY DEVELOPMENT CORPORATION - BOARD MEMBER NAME	ORIGINAL APPOINTMENT DATE	CURRENT APPOINTMENT DATE	CURRENT TERM	APPOINT
1	Shawn Balusek	12/11/2012	1/1/2015	2015-2016	Completing term
	Eugene Weinstein	12/10/2013	1/1/2014		Retiring
	Stephen Janiga	12/11/2012	1/1/2014		
4	Jennifer Berthiaume	3/5/2013	1/1/2015	2015-2016	Completing term
	Marty Brenner	12/11/2012	1/1/2015	2015-2016	Deceased
6	Maria Reilly	12/9/2014	1/1/2015	2015-2016	Completing term
7	Lequita Davenport	12/10/2013	1/1/2014		
2					
5					
Reapplied for current or different board - Interviewed with Council panel					
Seat is open for new appointment					

P L A C E	ETHICS REVIEW COMMISSION BOARD MEMBER NAME	ORIGINAL APPOINTMENT DATE	CURRENT APPOINTMENT DATE	CURRENT TERM	APPOINT
1	Barbara Harless	1/31/2012	1/1/2014		
2	Andrew Chase	12/11/2012	1/1/2013	2015-2016	Completing term
3	Jennifer Davis	12/9/2014	1/1/2015		
4	Thomas McDade	12/11/2012	1/1/2013	2015-2016	Completing term
5	Chitan Sutaria	12/9/2014	1/1/2015		
Reapplied for current or different board - Interviewed with Council panel					

P L A C E	MURPHY MUNICIPAL DEVELOPMENT DISTRICT BOARD - BOARD MEMBER NAME	ORIGINAL APPOINTMENT DATE	CURRENT APPOINTMENT DATE	CURRENT TERM	APPOINT
	John Daugherty	9/17/2013	1/1/2014		Retiring
2	Jamie Nicholson	12/11/2012	1/1/2015	2015-2016	Completing term
3	Alex Acuña	12/10/2013	1/1/2014		
4	Alain Dermarker	12/11/2012	1/1/2015	2015-2016	Completing term
	Eric Lopez	12/10/2013	1/1/2014		Retiring
1					
5					
Reapplied for current or different board - Interviewed with Council panel					
Seat is open for new appointment					

P L A C E	PARK & RECREATION BOARD - BOARD MEMBER NAME	ORIGINAL APPOINTMENT DATE	CURRENT APPOINTMENT DATE	CURRENT TERM	APPOINT
1	Katie Westhora	1/31/2012	1/1/2014		
2	Kenneth Oltmann	1/31/2012	1/1/2014		
3	Amy Lawrence	1/31/2012	1/1/2014		
4	Kelly Abdellatif	12/10/2013	1/1/2015	2015-2016	Completing term
	Julia Baldwin	1/31/2012	1/1/2014	2015-2016	Retiring
6	Matt Harrison	12/10/2013	1/1/2015	2015-2016	Completing term
7	Robbie Hazelbaker	12/9/2014	1/1/2015	2015-2016	Completing term
5					
Reapplied for current or different board - Interviewed with Council panel					
Seat is open for new appointment					

P L A C E	PLANNING & ZONING COMMISSION - BOARD MEMBER NAME	ORIGINAL APPOINTMENT DATE	CURRENT APPOINTMENT DATE	CURRENT TERM	APPOINT
1	Steve Levy	7/6/2009	1/1/2014		
2	Jon King	7/19/2010	1/1/2015	2015-2016	Completing term
3	Camille Hooper	1/31/2012	1/1/2014		
4	John Johnson	1/31/2012	1/1/2014		
5	Lloyd Jones	12/10/2013	1/1/2015	2015-2016	Completing term
6	Greg Mersch	12/11/2012	1/1/2015	2015-2016	Completing term
7	Don Reilly	12/10/2013	1/1/2015	2015-2016	Completing term
	Gary Maxon, Alternate	12/9/2014	1/1/2015	2015-2016	Deceased
9	Mahendra Parikh, Alternate	1/31/2012	1/1/2015	2015-2016	
8					
Reapplied for current or different board - Interviewed with Council panel					
Seat is open for new appointment					

New Applicants for 2015 Appointments			1st Choice - 2nd Choice - 3rd Choice
Srinath Alapati	Interviewed with Council Panel		P&Z - MMDD - MCDC
Lyle Bartram	Interviewed with Council Panel		P&Z - Parks - ASAC
Laurel Clement	Interviewed with Council Panel		BFCAB
Julie Kamm	Interviewed with Council Panel		P&Z - BOA - Parks
Michael Loftus	Interviewed with Council Panel		BFCAB - P&Z - MMDD
Randal Newhouse	Interviewed with Council Panel		P&Z - MCDC - Parks
Dr. Rajan Subra	Interviewed with Council Panel		MCDC - Parks - P&Z
Amanda Turner	Interviewed with Council Panel		P&Z

City Council
December 1, 2015

Issue

Consider and/or act upon a Resolution Number 15-R-824 approving and authorizing an economic development incentive agreement.

Background

The resolution and the Economic Development Incentive Agreement will be presented in Executive Session.

Recommendation

Approval of the Resolution Number 15-R-824 and of the Economic Development Incentive Agreement.

City Council
December 1, 2015

Issue

Discuss, consider and/or act with regard to the December 15, 2015, City Council meeting.

Background

This item was placed on the agenda to discuss the need for a second meeting in December. December 15, 2015 is the regular scheduled meeting unless canceled at the desire of Council.