

ORDINANCE NO. 12-10-923

AN ORDINANCE OF THE CITY OF MURPHY, COLLIN COUNTY, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, CODIFIED IN CHAPTER 86 OF THE CODE OF ORDINANCES OF THE CITY OF MURPHY, BY AMENDING AN EXISTING PLANNED DEVELOPMENT DISTRICT FOR RETAIL USES COMMONLY KNOWN AS THE MURPHY MARKETPLACE, THE CROSSING AT MURPHY MARKETPLACE AND THE PARK TRACT, ON APPROXIMATELY 74.33 ACRES OUT OF THE JAMES MAXWELL SURVEY, ABSTRACT NO. 582, LOCATED IN THE CITY OF MURPHY, COLLIN COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR ALL PURPOSES, AMENDING AND APPROVING THE PLANNED DEVELOPMENT CONDITIONS, PLANS AND SPECIFIC REGULATIONS FOR THE DISTRICT, INCLUDING WITHOUT LIMITATION, PERMITTED LAND USES FOR THE DISTRICT ATTACHED HERETO AS EXHIBIT "B", APPROVING A CONCEPT PLAN ATTACHED HERETO AS EXHIBIT "C", APPROVING A LANDSCAPE PLAN ATTACHED HERETO AS EXHIBIT "D", APPROVING AN EXTERIOR ELEVATION PLAN ATTACHED HERETO AS EXHIBIT "E", APPROVING A SIGNAGE PLAN ATTACHED HERETO AS EXHIBIT "F", APPROVING AN AMENITIES PLAN ATTACHED HERETO AS EXHIBIT "G" AND APPROVING A NORTH MAXWELL CREEK ROAD PLAN ATTACHED HERETO AS EXHIBIT "H"; PROVIDING A SEVERABILITY CLAUSE, PROVIDING A CUMULATIVE/REPEALER CLAUSE, PROVIDING A PENALTY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Ordinance Nos. 00-10-504, 00-10-505 and 00-10-506, adopted on October 16, 2000, changed the zoning for the property described in this ordinance from LC/R (Light Commercial/Retail) District, AG (Agricultural) District, SF-1 (Single Family) District, PD/LC (Planned Development Light Commercial) District to Planned Development-Central Business District otherwise known as the TC (Town Center) District; and

WHEREAS, Ordinance No. 06-11-707, adopted on November 4, 2006, changed the zoning for approximately 48.18 acres of the property described in this ordinance from TC (Town Center) District to PD (Planned Development) District for Retail Uses for a development known

then as the Murphy Marketplace and now known as the Murphy Marketplace and The Crossing at Murphy Marketplace; and

WHEREAS, on January 11, 2007, Allen & Loucks Venture, L.P. (“Developer”) entered into three separate but related economic development incentive agreements with the City of Murphy, Texas, the City of Murphy Economic Development Corporation, and the City of Murphy Community Development Corporation, respectively, for Developer to receive financial assistance to establish a quality retail shopping center and lifestyle development within this PD (Planned Development) District by being provided with incentives to develop the property with quality sit down dining restaurants and similar quality retail establishments with the purpose of providing significant increases in the City’s sales tax revenues; and

WHEREAS, Ordinance No. 08-08-758, adopted on August 18, 2008, amended the PD (Planned Development) District for Retail Uses for approximately 13.795 acres of the property described in this ordinance by revising certain development conditions; and

WHEREAS, Ordinance No. 08-10-766, adopted on October 20, 2008, amended the PD (Planned Development) District for Retail Uses for approximately 48.18 acres of the property described in this ordinance by revising certain development conditions; and

WHEREAS, Ordinance No. 09-02-784, adopted on February 16, 2009, amended the PD (Planned Development) District for Retail Uses by extending the district to an additional 26.15 acres known as the Park Tract for a total of approximately 74.33 acres, revising the concept plan and certain development conditions; and

WHEREAS, this ordinance shall amend the PD (Planned Development) District for Retail Uses for the property described hereinbelow by in part revising the development conditions, plans and specific regulations for the PD (Planned Development) District as set forth

hereinbelow; and

WHEREAS, the Planning and Zoning Commission of the City of Murphy, Texas, and the City Council of the City of Murphy, Texas, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested, and the City Council of the City of Murphy is of the opinion and finds that said amendments, should be passed, approved and adopted and that the Comprehensive Zoning Ordinance should be amended as set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MURPHY, TEXAS, THAT:

Section 1. All the above premises above are found to be true and correct and are incorporated into the body of this ordinance as if fully set forth herein.

Section 2. The Comprehensive Zoning Ordinance and Map of the City of Murphy, Texas, be, and the same are hereby amended so as to amend a PD (Planned Development) District for Retail Uses for the property described as 74.33 acres, more or less, in the James Maxwell Survey, Abstract No. 582, in the City of Murphy, Collin County, Texas, and more particularly described in Exhibit "A" attached hereto and made part hereof for all purposes.

Section 3. The development conditions, plans and regulations for this Planned Development District are attached hereto as Exhibit "B", and the same are hereby approved for said PD (Planned Development) District as required by Section 86-603, of the City of Murphy, Texas, Code of Ordinances.

Section 4. The concept plan, landscape plan, exterior elevation plan, signage plan, amenities plan and North Maxwell Creek Road plan for this PD (Planned Development) District

are attached hereto as Exhibits "C", "D", "E", "F", "G" and "H", respectively, and the same are hereby approved for said PD (Planned Development) District as required by Sections 86-603 and 86-604, of the City of Murphy, Texas, Code of Ordinances.

Section 5. Chapter 86 of the City of Murphy Code of Ordinances, as amended, shall be and remain in full force and effect save and except as amended by this ordinance.

Section 6. This ordinance shall amend the PD (Planned Development) District for Retail Uses for the property described herein as set forth in this ordinance and shall amend, repeal and supersede all prior amendments to the PD (Planned Development) District for Retail Uses for the property described herein to the extent of the amendments in this ordinance.

Section 7. Severability Clause. If any word, section, article, phrase, paragraph, sentence, clause or portion of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect, for any reason, the validity of the remaining portions of the Comprehensive Zoning Ordinance, Chapter 86 of the City of Murphy, Texas, Code of Ordinances, and the remaining portions shall remain in full force and effect.

Section 8. Cumulative/Repealer Clause. This ordinance shall be cumulative of all provisions of State or Federal law and other ordinances of the City of Murphy, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such other ordinances, in which event the conflicting provisions of such ordinances are hereby repealed to the extent of such conflict.

Section 9. Penalty Clause. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the City of Murphy, Texas, shall be punished by a fine not to exceed the sum of

two thousand dollars (\$2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

Section 10. Effective Date. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Murphy, Texas, on this 2nd day of October, 2012.



Bret M. Baldwin, Mayor
City of Murphy

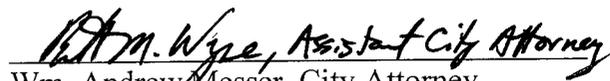
ATTEST:



Kristi Gilbert, City Secretary
City of Murphy



APPROVED AS TO FORM:

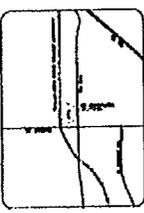


Wm. Andrew Messer, City Attorney
City of Murphy

EXHIBIT A

Legal Description

Being all of Murphy Marketplace West Addition, Murphy Marketplace East Addition, The Crossing at Murphy Marketplace Addition, and the Park Tract, City of Murphy, Collin County, Texas, and more particularly described in the attachments that follow:



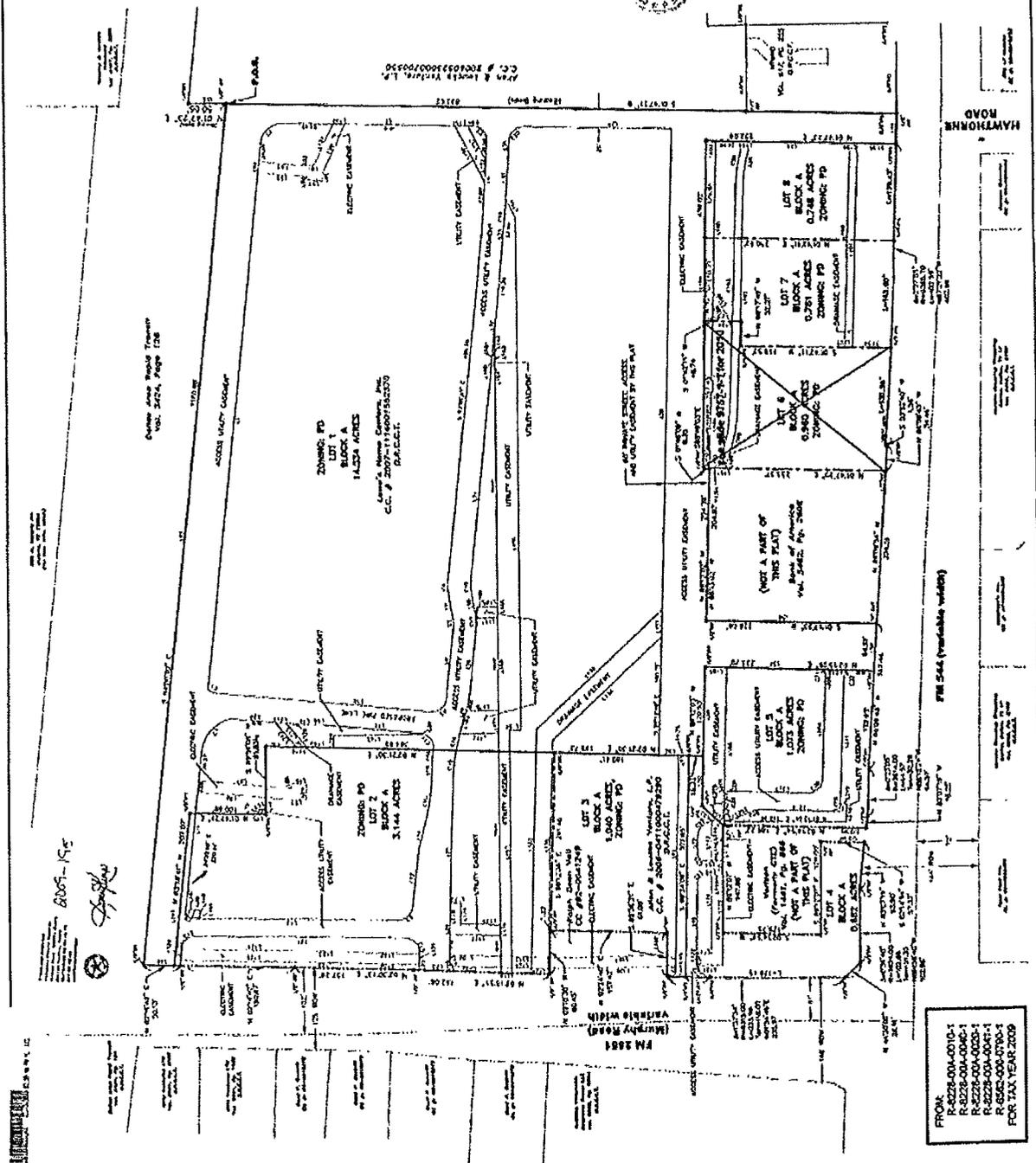
RECORDING INFORMATION:
 This plat is subject to the following conditions:
 1. The plat is subject to the provisions of the Texas Subdivision Act, Chapter 212, Texas Property Code, and the rules and regulations of the Texas Department of Transportation.
 2. The plat is subject to the provisions of the Texas Subdivision Act, Chapter 212, Texas Property Code, and the rules and regulations of the Texas Department of Transportation.
 3. The plat is subject to the provisions of the Texas Subdivision Act, Chapter 212, Texas Property Code, and the rules and regulations of the Texas Department of Transportation.

- REMARKS:**
1. This plat is subject to the provisions of the Texas Subdivision Act, Chapter 212, Texas Property Code, and the rules and regulations of the Texas Department of Transportation.
 2. This plat is subject to the provisions of the Texas Subdivision Act, Chapter 212, Texas Property Code, and the rules and regulations of the Texas Department of Transportation.
 3. This plat is subject to the provisions of the Texas Subdivision Act, Chapter 212, Texas Property Code, and the rules and regulations of the Texas Department of Transportation.
 4. This plat is subject to the provisions of the Texas Subdivision Act, Chapter 212, Texas Property Code, and the rules and regulations of the Texas Department of Transportation.



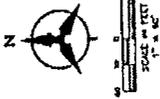
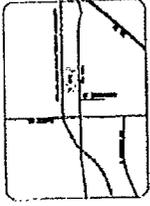
S9757
 FINAL PLAT
 OF THE
MURPHY MARKETPLACE - WEST ADDITION
 BLOCK A, LOTS 1, 2, 3, 4, 5, 6, 7 AND 8
 BEING A REPLAT OF
 BLOCK A, LOTS 1, 2, AND 4 OF THE
MURPHY TOWN CENTER ADDITION
 AN ADDITION TO THE CITY OF MURPHY, TEXAS
 AS RECORDED IN CABINET # 2008-041100007250
 PLAT RECORDS MAINTAINED IN THE COUNTY CLERK'S OFFICE,
 JAMES W. MARWELL SURVEY, ABSTRACT NO. 387
 22.985 ACRES

DRAWN BY: ALLEN R. LINDSEY, L.P.
 2200 W. UNIVERSITY AVENUE, SUITE 100
 DALLAS, TEXAS 75208
 CONTACT: (214) 343-1100
 FAX: (214) 343-1101
Robertson & Nisbarg
 REALTORS
 10000 Preston Road, Suite 100, Dallas, TX 75249
 (214) 343-1100
 THIS PLAT IS FILED IN CABINET # 2008-041100007250 OF THE
 PLAT RECORDS MAINTAINED IN THE COUNTY CLERK'S OFFICE,
 JAMES W. MARWELL SURVEY, ABSTRACT NO. 387
 DECEMBER, 2008 PAGE 1 OF 3



9757

FROM:
 R-2028-000-0010-1
 R-2028-000-0040-1
 R-2028-000-0030-1
 R-2028-000-0041-1
 R-2028-000-0042-1
 FOR TAX YEAR 2009



REMARKS:

- THIS PLAN IS A FINAL PLAN FOR THE PROJECT AND IS SUBJECT TO THE APPROVAL OF THE CITY OF MURPHY, TEXAS. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS PLAN AND HAS ISSUED THIS FINAL PLAN TO THE CITY ENGINEER'S OFFICE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S OFFICE APPROVED PLAN AND THE CITY ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC INTERESTS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S OFFICE APPROVED PLAN AND THE CITY ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC INTERESTS.

NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S OFFICE APPROVED PLAN AND THE CITY ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC INTERESTS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S OFFICE APPROVED PLAN AND THE CITY ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC INTERESTS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S OFFICE APPROVED PLAN AND THE CITY ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC INTERESTS.

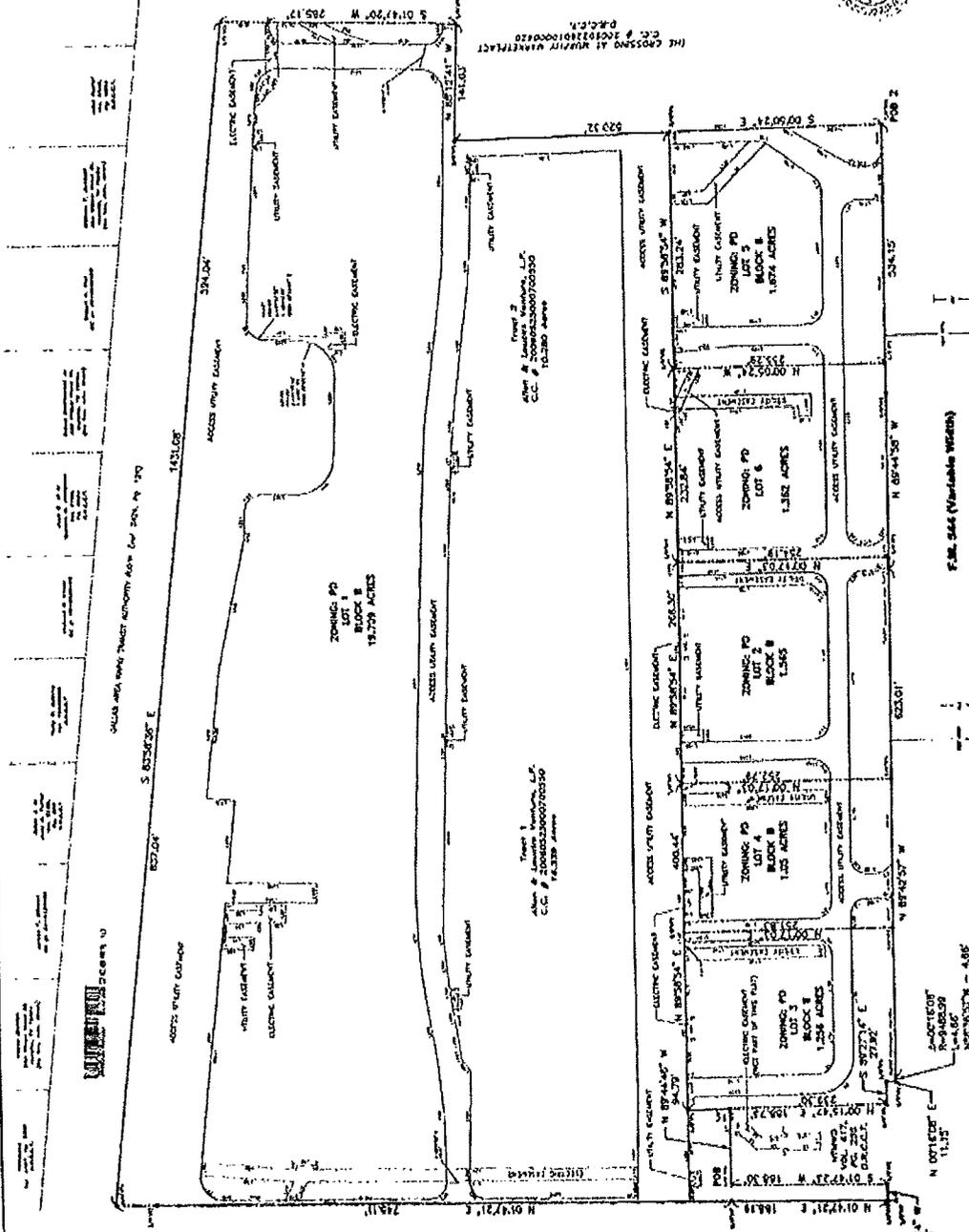
S9726
FINAL PLAT
MURPHY MARKETPLACE - EAST ADDITION
 BLOCKS 1, 2, 3, 4, 5 AND 6
 25,617 ACRES
 CITY OF MURPHY, COLLIER COUNTY, TEXAS



PREPARED BY:
 JAMES W. MURPHY, ARCHITECT NO. 733
 CITY OF MURPHY, COLLIER COUNTY, TEXAS

DATE: MAY, 2008

RECORDS:
 THE PLAN IS FILED IN THE PUBLIC RECORDS OF COLLIER COUNTY, TEXAS.

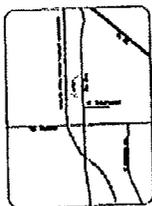


9726-1-1

FROM:
 R-6582-000-0420-1
 R-6582-000-0270-1
 R-6582-000-0750-1
 R-6582-000-0750-1
 R-6582-000-0770-1
 FOR TAX YEAR 2008

James W. Murphy
James W. Murphy

HAYTHORN



APPROVED BY: [Signatures and stamps of various officials, including the City of Dallas and County of Dallas.]



S9726

FINAL PLAT OF BLOCK B, LOTS 1, 2, 3, 4, 5 AND 6 MURPHY MARKETPLACE - EAST ADDITION

26.617 ACRES

PREPARED BY: [Name of the surveyor or engineer]

DATE: [Date of the plat]

RECORDED IN THE PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

MAY 2008

PROPERTY OWNER'S CERTIFICATE: I, the undersigned, being the owner of the above described property...

PROPERTY OWNER'S CERTIFICATE: I, the undersigned, being the owner of the above described property...

PROPERTY OWNER'S CERTIFICATE: I, the undersigned, being the owner of the above described property...

PROPERTY OWNER'S CERTIFICATE: I, the undersigned, being the owner of the above described property...

PROPERTY OWNER'S CERTIFICATE: I, the undersigned, being the owner of the above described property...

PROPERTY OWNER'S CERTIFICATE: I, the undersigned, being the owner of the above described property...

PROPERTY OWNER'S CERTIFICATE: I, the undersigned, being the owner of the above described property...

PROPERTY OWNER'S CERTIFICATE: I, the undersigned, being the owner of the above described property...

PROPERTY OWNER'S CERTIFICATE: I, the undersigned, being the owner of the above described property...

PROPERTY OWNER'S CERTIFICATE: I, the undersigned, being the owner of the above described property...

PROPERTY OWNER'S CERTIFICATE: I, the undersigned, being the owner of the above described property...

PROPERTY OWNER'S CERTIFICATE: I, the undersigned, being the owner of the above described property...

Table with columns for Lot, Area, and other details. Contains data for lots 1 through 6.

Table with columns for Lot, Area, and other details. Contains data for lots 1 through 6.

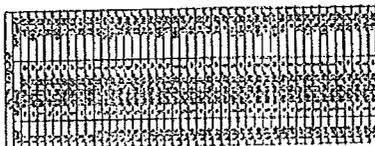
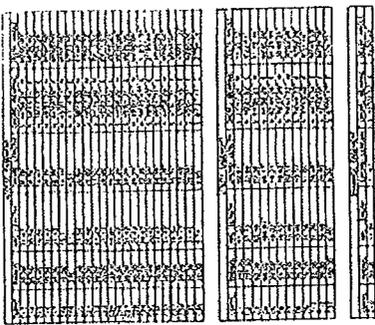
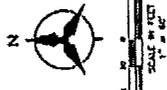
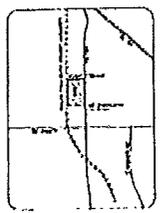
Table with columns for Lot, Area, and other details. Contains data for lots 1 through 6.

Table with columns for Lot, Area, and other details. Contains data for lots 1 through 6.

Table with columns for Lot, Area, and other details. Contains data for lots 1 through 6.

Table with columns for Lot, Area, and other details. Contains data for lots 1 through 6.

9726-2-1



1. THIS PLAN IS FILED IN COUNTY CLERK'S OFFICE OF TARRANT COUNTY, TEXAS, FOR THE PURPOSES OF RECORDING AND TO BE EFFECTIVE FROM THE DATE OF RECORDING.

2. ALL CONVEYANCES MADE BY THIS PLAN ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE DEEDS AND INSTRUMENTS REFERENCED HEREIN.



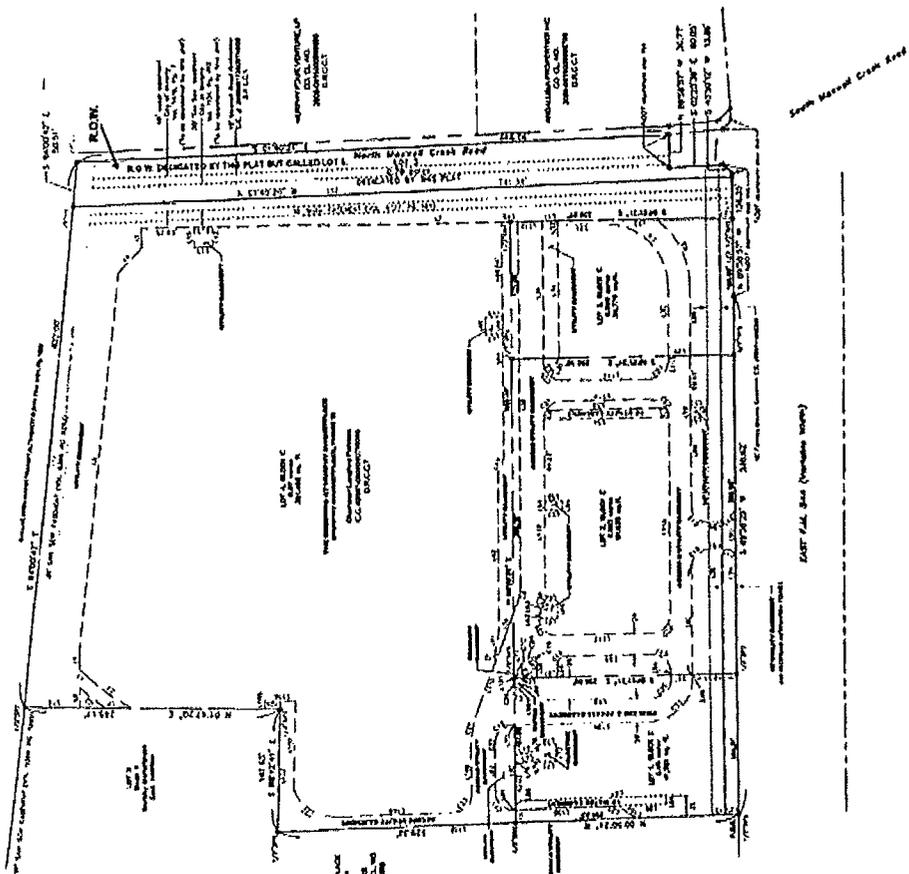
MURPHY MARKETPLACE-EAST
 FINAL PLAN
 BLOCK C, LOTS 1, 2, 3, AND 4
S9726
 THE CROSSING AT MURPHY MARKETPLACE
 (MURPHY MARKETPLACE, PHASE 2)

FORWARD TO REFLIST ONLINE CERTIFICATE
 FROM: R6082-0004280-1/12,805 ACS
 FOR TAX YEAR 2009

12.804 ACRES
 CITY OF WORTH COUNTY, TEXAS
 ONE/ROCKWELL ALLEN B. LOCKE SOURCE LP
 2005 TWIN CREEK
 SUITE 100
 DALLAS, TEXAS 75244
 CONTACT: DON JACOBSON

Biberman & Bestler
 SURVEYOR
 2005 W. HANDEL DRIVE, SUITE 100, WORTH COUNTY, TEXAS
 ENGINEER - PROFESSIONAL - SURVEYING REGISTRATION
 THIS PLAN IS FILED IN COUNTY CLERK'S OFFICE OF THE
 PLAT RECORDS OF TARRANT COUNTY, TEXAS.
 JANUARY 2009, REVISED JACOBS, 2009 SHEET 1 OF 1

9726
 TARRANT COUNTY, TEXAS
 1/20/09
 [Signature]



EAST 7/8" S&W (Variable Width)

South Market Creek Bed

EXHIBIT A

STATE OF TEXAS
COUNTY OF COLLIN

BEING all that tract of land in the City of Murphy, Collin County, Texas out of the James W. Maxwell Survey, A-582, and being all of that called 22.762 acres described in a deed to MSW Murphy Road, LLC, a Texas Limited Liability Company, recorded in Volume 4391, Page 3105 of the Deed Records of Collin County, Texas and being Lots 1, 2 and 44, Block A of the Murphy Town Center Addition, an Addition to the City of Murphy, Texas as recorded in Volume P, Page 44 of the Plat Records of Collin County, Texas and being all of that called 25.419 acres described in a deed to TYF Partnership, recorded in County Clerks Number 2000-0105494 of said Deed Records and being further described as follows

BEGINNING at a 1/2 inch steel rod found in the South R.O.W. line of Dallas Area Rapid Transit Authority R.O.W. as recorded in Volume 3424, Page 126 of said Deed Records, said point being the northeast corner of this tract and the northwest corner of the TYF Partnership Tract as recorded in County Clerk's. file # 2000-0105494 of said Deed Records;

THENCE North 01 degrees 47 minutes 20 seconds East (Bearing basis), 50.06 feet along the east line of said TYF tract, to a 1/2" steel rod set for corner in the south line of said Dallas Area Rapid Transit Authority right-of-way;

THENCE South 83 degrees 58 minutes 36 seconds East, 1275.41 feet along said south line to a 1/2" steel set for corner at the northwest corner of that called 13.8031 acre tract described in a deed to Chia Yu Chen as recorded in Volume 2777, Page 672 of said Deed Records;

THENCE South 00 degrees 50 minutes 24 seconds East, 817.20 feet along the east line of said 13.8031 acre tract to a 1/2" steel set for corner on the north line of FM 544, a variable width right-of-way;

THENCE North 89 degrees 44 minutes 58 seconds West, 534.15 feet along said north line, to a TxDOT aluminum disk found for corner;

THENCE North 89 degrees 42 minutes 57 seconds West, 623.01 feet continuing along said north line, to a TxDOT aluminum disk found for corner at the beginning of a non-tangent curve to the left;

THENCE northwesterly, 4.66 feet, along said curve to the left having a radius of 9488.99 feet and a central angle of 0 degrees 01 minutes 41 seconds (chord bears North 88 degrees 36 minutes 57 seconds West, 4.66 feet) to a 1/2 inch steel rod set in said north line and at the southeast corner of that certain tract described in a deed to the North Texas Municipal Water District, (NTMWD) recorded in Volume 617, Page 255 of said Deed Records;

THENCE North 00 degrees 20 minutes 17 seconds East, 200.03 feet along the east line of said NTMWD tract, to a 1/2" steel rod set at the northeast corner of said NTMWD tract;

THENCE North 89 degrees 44 minutes 46 seconds West, 142.98 feet, along the north line of said NTMWD tract

THENCE South 01 degrees 47 minutes 20 seconds West, 198.62 feet along the West line of said TYF tract to a 5/8 inch steel rod found for corner and being on the North R.O.W. line of F.M.

EXHIBIT A

EXHIBIT A

Highway 544 (variable width R.O.W.), said corner also being the beginning of a non-tangent curve to the right;

THENCE Northwesterly, 443.54 feet along said curve to the right having a radius of 9,489.00 feet, and a central angle of 02 degrees 40 minutes 42 seconds, (chord bears North 87 degrees 28 minutes 16 seconds West, 443.54 feet) to a TxDOT aluminum cap found for corner;

THENCE South 03 degrees 52 minutes 40 seconds West, 1.56 feet, continuing along said north R.O.W. line, to a 1/2 inch steel rod set for corner;

THENCE North 86 degrees 09 minutes 43 seconds West, 34.46 feet continuing along said north R.O.W. line, to a 1/2 inch steel rod found for corner at the southwest corner of Lot 3, Block A of said Murphy Town Center Addition and the Bank of America tract as recorded in Volume 5462, Page 2608 of said Deed Records;

THENCE North 01 degrees 47 minutes 20 seconds East, 233.32 feet along the west line of said Lot 3, to a 1/2 inch steel rod found for corner;

THENCE North 88 degrees 12 minutes 40 seconds West, 204.67 feet along the north line of said Lot 3, to a 1/2 inch steel rod found for corner;

THENCE South 01 degrees 47 minutes 20 seconds West, 226.00 feet along the west line of said Lot 3, to an "X" cut set for corner on said north R.O.W. line;

THENCE North 86 degrees 09 minutes 43 seconds West, 197.74 feet along said North R.O.W. line to a 1/2 inch steel rod found for a corner, said corner also being the beginning of a tangent curve to the right;

THENCE Northwesterly, 64.57 feet along said curve to the right having a radius of 9,614.00 feet and a central angle of 00 degrees 23 minutes 05 seconds (chord bears North 88 degrees 15 minutes 24 seconds West, 64.57), continuing along said north R.O.W. line, to a 5/8 inch steel rod found for corner;

THENCE North 83 degrees 07 minutes 19 seconds West, 16.55 feet, continuing along said north R.O.W. line to a 1/2 inch steel rod found at the southeast corner of the GTE tract as recorded in Volume 1441, Page 866 of said Deed Records;

THENCE North 02 degrees 14 minutes 54 seconds East, 189.22 feet along the east line of said GTE Tract, to a 1 inch steel rod found for corner;

THENCE North 89 degrees 12 minutes 07 seconds West, 147.88 feet, along the north line of said GTE Tract, to a 1/2 inch steel rod found for corner;

THENCE South 02 degrees 14 minutes 54 seconds West, 129.75 feet, along a west line of said GTE Tract to a 1/2 inch steel rod found for corner;

THENCE South 89 degrees 12 minutes 07 seconds East, 128.00 feet along the south line of said GTE Tract, to a 1/2 inch steel rod found for corner;

THENCE South 02 degrees 14 minutes 54 seconds West, 57.33 feet along a west line of said GTE Tract, to a 1/2 inch steel rod found for corner on said north R.O.W. line;

EXHIBIT A

EXHIBIT A

THENCE North 83 degrees 07 minutes 19 seconds West, 63.90 feet along said north R.O.W. line, to a ½ inch steel rod found for corner, said corner also being the beginning of a non-tangent curve to the right;

THENCE Northwesterly, 102.66 feet along said curve to the right having a radius of 9,624.00 feet and a central angle of 00 degrees 36 minutes 40 seconds (chord bears North 89 degrees 58 minutes 40 seconds West, 102.66 feet), continuing along said north R.O.W. line to a 1/2 inch steel rod found for corner;

THENCE North 44 degrees 30 minutes 05 seconds West, 28.16 feet to a ½ inch steel rod found for a corner, said corner also being the beginning of a non-tangent curve to the right and on the East R.O.W. line of Murphy Road (F.M. Highway 2551, a variable width R.O.W.);

THENCE Northeasterly, 235.97 feet along said curve to the right having a radius of 8315.00 feet and a central angle of 01 degrees 37 minutes 34 seconds (chord bears North 01 degrees 34 minutes 49 seconds East, 235.97 feet), along said east R.O.W. line to a ½ inch steel rod found at the southwest corner of the Ralph Dean Vail Tract as recorded in C.C. no. 92-0041249 of said Deed Records;

THENCE South 89 degrees 36 minutes 31 seconds East, 61.08 feet along the south line of said Vail Tract, to a 4 inch steel pipe found for corner;

THENCE North 02 degrees 24 minutes 40 seconds East, 157.42 feet along the east line of said Vail Tract to a 5/8 inch steel rod found for corner;

THENCE North 89 degrees 18 minutes 38 seconds West, 60.45 feet along the north line of said Vail Tract, to a ½ inch steel rod found for corner on said east R.O.W. line;

THENCE North 03 degrees 15 minutes 51 seconds East, 181.83 feet along said east R.O.W. line to a ½ inch steel rod found for corner;

THENCE North 02 degrees 30 minutes 13 seconds East, 157.23 feet continuing along said east R.O.W. line to a ½ inch steel rod found for corner;

THENCE South 84 degrees 58 minutes 05 seconds East, 57.13 feet to a ½ inch steel rod found for corner;

THENCE North 02 degrees 55 minutes 00 seconds East, 150.09 feet to a ½ inch steel rod found for corner;

THENCE North 84 degrees 00 minutes 00 seconds West, 58.94 feet to a ½ inch steel rod found for corner;

THENCE North 02 degrees 17 minutes 00 seconds East, 50.13 feet to a ½ inch steel rod set for corner;

THENCE South 84 degrees 00 minutes 00 seconds East, 1,160.59 feet along said South R.O.W. of the Dallas Area Rapid Transit Authority, to the POINT OF BEGINNING and containing 48.182 acres of land, more or less.

EXHIBIT A

EXHIBIT A

The Park Tract

Being all of the following tracts of land situated in the James Maxwell Survey, Abstract No. 582, City of Murphy, Collin County Texas and containing approximately 13.182 acres of land:

1. Property ID: 2646073; Geo ID: R-6582-000-0290-1; Tract 29; 3.7438 acres
2. Property ID: 2656717; Geo ID: R-9792-00A-0010-1; Racetrac Addition (CMR), Block A, Lot 1, 1.908 acres
3. Property ID: 1129996; Geo ID: R-6582-000-0590-1; Tract 59; 0.14 acres
4. Property ID: 364377; Geo ID: R-6582-000-0260-1; Tract 26; 4.691 acres
5. Property ID: 2520495; Geo ID: R-6582-000-0560-1; Tract 56; 2.6992 acres
6. Property ID: 2520494; Geo ID: R-658-000-029R-1
7. Property ID: 2520496; Geo ID: R-6582-000-056R-1

EXHIBIT B

**Property Located North of FM 544
Between North Murphy Road (FM 2551) and North Maxwell Creek Road
PLANNED DEVELOPMENT DISTRICT CONDITIONS**

- I. **Statement of Intent:** The intent of this Planned Development District is to provide high quality mixed-use, primarily retail, development that is consistent with the Comprehensive Plan and that is beneficial and complementary to the City of Murphy in terms of visual identity.
- II. **Statement of Purpose:** The purpose of this Planned Development District is to ensure that any development that occurs within the property designated by this Planned Development District encourages a mixed-use application including, but not limited to the following.
- High Quality Restaurants
 - Upscale Retail Shops and Boutiques

All restaurants in the Planned Development District shall be High Quality Restaurants. High Quality Restaurants shall include restaurants with table seating and table service and dining; cafeteria style service with table dining; or counter seating and service with a full bar service. High Quality Restaurants do not include restaurants with counter seating and service without a full service bar; that primarily serve fast food with a menu above the counter and little or no wait staff; that primarily serve take-out food; or that have a drive-through.

- III. **Statement of Effect:** This Planned Development shall not affect any regulation in the Comprehensive Zoning Ordinance of the City of Murphy found in the City of Murphy, Texas, Code of Ordinances (Ordinance No. 06-12-708, as amended, and hereinafter referred to as the "Code of Ordinances"), except as specifically provided herein. The administration and interpretation of the plans and regulations of the Planned Development District, including Permitted Uses, shall be with the City Manager or his designee.
- IV. **General Regulations:** The base zoning districts for the Planned Development District shall be Office and Retail Districts. Therefore, regulations contained in the Code of Ordinances applicable to the following zoning districts shall be included by reference and shall apply for each of the specified areas of the concept plan listed below, except as otherwise specified by this ordinance.
- A. Article III, Division 12 – Office District (O)
 - B. Article III, Division 14 – Retail District (R)

V. **Development Plans:**

- A. Concept Plan: Development shall be in general conformance with the approved concept plans and site plans set forth in Exhibit C; however, in the event of conflict between the concept plans and/or site plans and the conditions, the conditions shall prevail. A concept plan shall be required and approved in accordance with Article II, Division 5 of the Code of Ordinances (public hearing) for any area not governed by an approved concept plan.

EXHIBIT B

- B. Landscape Plan: Development shall be in general conformance with the approved landscape plan set forth in Exhibit D; however, in the event of conflict between the landscape plan and the conditions, the conditions shall prevail.
- C. Exterior Elevation Plan: Development shall be in general conformance with the approved exterior elevations as set forth in Exhibit E; however, in the event of conflict between the exterior elevations and the conditions, the conditions shall prevail.
- D. Signage Plan: Development shall be in general conformance with the approved signage plan as set forth in Exhibit F; however, in the event of conflict between the signage plan and the conditions, the conditions shall prevail.
- E. Amenities Plan: Development shall be in general conformance with the approved amenities plan as set forth in Exhibit G; however, in the event of conflict between the amenities plan and the conditions; the conditions shall prevail.
- F. North Maxwell Creek Road Plan: North Maxwell Creek Road shall be upgraded in general conformance with the North Maxwell Creek Road plan as set forth in Exhibit H and in accordance with the City of Murphy construction requirements. However, in the event of conflict between the exhibits, the conditions, and/or the generally accepted construction standards, the standards and conditions (in this order) shall prevail.
- G. The Concept Plan, Landscape Plan, Exterior Elevation Plan, Signage Plan and Amenities Plan approval shall be for a period of one year from the date of City Council action on each plan. If within that one-year period a site plan has been submitted for a portion of the development, then the concept plan shall be deemed to have no expiration date. Site plans shall be valid for a period of one year from the date of City Council action on the plan.
- H. Site Plan – A Site Plan shall be submitted in accordance with the requirements set forth in Article II, Division 7 of the Code of Ordinances. The Site Plan may be for all or any part of the land within the Planned Development District.

VI. Specific Regulations:

- A. Permitted Uses. The following land uses listed below are the only uses authorized by right or by SUP within the Planned Development District. All other land uses contained in Article VI. Use Regulation Sections 86-661 through 86-680 (See Appendix A-3 Use Regulations Chart) of the Code of Ordinances, as amended, for Retail and Office Districts not listed herein are expressly prohibited. Uses that must be authorized by SUP must be approved following the procedures set forth in Article V. Specific Use Permits, Sections 86-631 through 86-660 of the City of Murphy, Texas, Code of Ordinances, as amended.
 - 1. Amusement Services (Indoors)
 - 2. Antique Shop (household items only; no outside storage)
 - 3. Art Dealer/Gallery
 - 4. Artist Studio
 - 5. Bakery (Retail)

EXHIBIT B

6. Bank, Savings and Loan, or Credit Union (Stand Alone with drive-through)(limited to one)
7. Barber/Beauty Shop (Non-college)
8. Bed and Breakfast Inn (SUP)
9. Book Store
10. Civic Club
11. Department Store
12. Dinner Theater
13. Florist
14. Furniture Home Furnishings or Appliance Store (Indoor)
15. Hardware Store
16. Health Club (Physical Fitness)
17. Hotel/Motel (SUP)
18. Laundry/Dry Cleaning (Drop Off/Pickup Only)
19. Library (Public)
20. Motion Picture Theater (Indoors)
21. Museum (Indoors Only)
22. Offices (SUP)
 - a. Financial Services (Advice/Invest)
 - b. Insurance Agency Offices
 - c. Legal Services Offices
 - d. Medical Offices/Clinic
 - e. Professional Offices
 - f. Real Estate Offices
 - g. Travel Agency
23. Park and/or Playground (SUP)
24. Pet Shop/Supplies
25. Pharmacy
26. Photo Studio
27. Photocopying/Duplicating
28. Restaurant or Cafeteria (with no drive-through/no drive-in service)
29. Restaurant or Cafeteria (with drive-through/drive-in service) (SUP)
30. Retail Store
31. Shoe Repair
32. Tailor Shop
33. Theater (Non-Motion Picture; Live Drama)
34. Any land use having more than sixteen (16)-hour operations per day (SUP)

B. Area and Yard Regulations:

1. Setbacks From Property Lines Adjacent To Streets:
 - a. Building Setbacks - No building of any kind and no part thereof shall be placed within the following setback lines:
 - i. Minimum 50 feet from FM 544 and FM 2551 (Murphy Road).

EXHIBIT B

have parking according to the Code of Ordinances. Parking for any proposed theater shall be provided at a ratio of 1 space for every 5 seats.

5. No required parking space may be occupied by signs, cart corrals, merchandise, or display items at any time.
6. Sidewalks along FM 544 and North Maxwell Creek Road shall be a minimum of 8 feet in width.

D. Loading and Unloading

1. Truck loading berths and apron space shall not be located on the street side of any building, however, and exceptions can be addressed during site plan approval. In those instances where 3 or more sides of the building face dedicated streets, the loading berth shall be screened from view.
2. Truck loading berths and apron space shall not be located within any required setback or landscape buffer strip.

E. Minimum Exterior Construction Standards, Building Materials and Design – Exterior Construction and Design Requirements shall be architecturally compatible with the approved elevation plans for Murphy Marketplace as shown in Exhibit E, except as provided below.

1. Color schemes shall reflect a certain quality and expression consistent with the architectural character and design of the structure. Accent colors may be used to identify architectural features or highlight details. The use of primary or garish colors shall not be predominately used on the exterior facade of any structure.
2. Stand fans, skylights, cooling towers, communication towers, satellite dishes, vents, and any other structures or equipment, whether located on the roof or elsewhere, shall be architecturally compatible or effectively shielded from view from any public or private dedicated street by an architecturally sound method.
3. Each commercial building, complex of buildings, or separate commercial business enterprises shall have a trash bin on the premises adequate to handle the trash and waste items generated, manufactured, or acquired thereon by such commercial activities. The sorting, handling, moving, storing, removing and disposing of all waste materials must be housed or screened from view.
4. Building roofs shall be so designed and constructed as to prevent water ponding and to shed water in a reasonable amount of time. Built-up roofs and roof-top items which include equipment, piping, flashing, and other items shall be maintained for continuity of the roof appearance.
5. Roof top equipment, piping, flashing, and other items on the roof shall be screened by a perimeter parapet wall so as not to be visible from roadways.

EXHIBIT B

6. In all cases, mechanical equipment on roofs and outcroppings should be clad by a like building material or painted with a color scheme similar to the principal structure walls or roof.
- F. Landscape Standards. Landscaping shall be compatible with the approved landscape plan as shown in Exhibit D and comply with the standards set forth in Article VII, Division 3 of the Code of Ordinances, except as provided below.
1. All landscaping shall use a unified design for the entire property. Landscaping shall be required on all developments within the Planned Development District and shall be complete prior to the issuance of any certificate of occupancy or final building inspection for the development. An automatic underground irrigation system shall be installed and maintained for all required landscaping and shall be in place and operable at time of planting.
 2. A landscape buffer shall be provided fifteen (15) feet in depth adjacent to the right-of-way of FM 544, fifteen (15) feet in depth adjacent to North Maxwell Creek Road and ten (10) feet in depth adjacent to all other roads (includes public streets and private access drives) as measured from the back of curb of the public or private street to the back of curb of any site paving. No parking may be placed within any landscape buffer. Pedestrian easements may be located within a landscape buffer. The width of the sidewalk may be included in the calculation of the buffer depth for fifteen (15) foot buffers, but may not be included in the calculation of the buffer depth for ten (10) foot buffers.
 3. A landscape buffer shall be provided for an average of fifteen (15) feet in depth adjacent to the Southern Pacific/DART Railroad right-of-way.
 4. Parking Lots:
 - a. A minimum percentage of the parking area shall be landscaped according to the following requirements. Such landscaping shall be distributed within the parking area, occurring within medians, islands, or peninsulas. All such landscape areas shall be protected by concrete curbing or other acceptable devices which prohibit vehicular access to landscaped areas. Bumper overhang shall not be included as part of required landscaping. A permeable area no less than four (4) feet by four (4) feet shall be provided surrounding each tree located in a surface parking area.
 1. A total of five (5) percent of the interior of the entire parking lot regardless of location, shall be landscaped. One large tree or three (3) ornamental trees from the Plant List, shall be provided for each twelve (12) parking spaces, and planted within the five (5) percent area. Trees shall be distributed so that bays of parking spaces shall not exceed eighteen (18) spaces in length.
- G. Screening. Screening shall comply with the standards set forth in Article VII, Division 5 of the Code of Ordinances, except as provided below.

EXHIBIT B

1. All screening at the rear of the property will be a live screen where required. Plant materials shall conform to the standards of the approved plant list in Section 50 and the current edition of the "American Standard for Nursery Stock" (as amended), published by the American Association of Nurserymen. Bald Cyprus trees are excluded from the approved list. The existing railroad berm will also serve as a natural screen between the nonresidential and residential districts.
 2. All truck docks/loading areas for anchor stores with a footprint greater than 100,000 square feet shall be screened from view through the use of 12-foot all masonry walls (which are the same colors and materials as main building). All other screening of the rear of the site shall be living screens (eight foot height and at least 75 percent capacity within four years of planting unless such areas are screened from public views by a building).
 3. Outside seasonal displays shall be permitted with the Planned Development District.
- H. Site Lighting. Lighting shall comply with the standards set forth in Article VII, Division 9 of the Code of Ordinances, except as provided below.
1. Lighting should be provided for vehicular, pedestrian, signage, architectural and site features.
 2. Site lighting fixtures used along entrance driveways and parking areas shall be uniform and a consistent design within the development. Lighting standards for illuminating these areas shall be no taller than 40 feet high. However, the height of all light standards shall be subject to review of the lighting plan during the Site Plan review.
 3. The pattern of light pooling from each fixture shall be carefully considered to provide smooth, even lighting of driveways and parking, while eliminating light intrusion into adjacent property outside of the planned development district. Parking areas shall have a minimum of 3-foot candles initial and a minimum average of 2-foot candle on a maintained basis. Light sources shall be metal halide, mercury vapor or of similar color. Yellow/orange source lights are prohibited from use. Incandescent source lighting should be considered for pedestrian areas and near buildings.
 4. Pedestrian walkways, courts, gardens and entrance areas shall be illuminated to enhance the pedestrian qualities of the development. Low level fixtures should complement the architectural design and focus on quality landscape lighting that will enhance the development.
 5. General illumination shall commence one half hour before sunset and last until the Building Site is closed for the evening. Parking structures and pedestrian walkways shall be illuminated during all hours of darkness and when poor weather conditions warrant.
- I. Signage and Graphics: On-site signage will be in accordance with the Signage Criteria package provided and included as Exhibit F. Signage shall comply with

EXHIBIT B

the standards set forth in Article VII, Division 11 of the Code of Ordinances, except as provided below or within the Signage Criteria package (Exhibit F).

1. General
 - a. Monument signs - One (1) monument sign shall be allowed on each lot and shall be limited to a maximum area of 50 square feet.
2. Anchor Signs
 - a. Anchor signs will only be allowed for tenants with a total building footprint of 10,000 square feet or above.
 - b. Anchor signs shall be internally illuminated aluminum channel letters with 1/8" Plexiglass front. The maximum letter height shall be 5'6".
 - c. All anchor signs shall be illuminated until 10:00 pm regardless of store hours.
 - d. Ancillary signs shall not exceed the size of the primary signs. The length of the sign shall not exceed 80% of the tenant width or the width of the architectural element.
3. Retail Signage
 - a. Retail signage requirements will apply to tenants with a total building footprint of 9,999 square feet or less.
 - b. Retail signs shall be individually backlit aluminum channel letters over 1/8" aluminum "outline" panel to be offset 2".
 - c. Typefaces, logos, and colors are subject to the landlord's approval and subject to the City of Murphy requirements.
 - d. The length of the retail sign shall not exceed 80% of the tenant width or the width of the architectural element.
 - e. The letter height shall range between a minimum of 1' to a maximum of 2'-6".
 - f. For corner tenants and freestanding buildings, secondary signage shall not exceed the size of the primary signage.
4. Monument Signs
 - a. Multi-tenant monument signs shall identify multiple tenants or uses within a given area. Single-tenant monument signs shall identify a single tenant and one shall be allowed on each lot. Locations of the monuments signs are as shown within the Signage Criteria package.
 - b. Multi-tenant monument signs shall be a maximum of 10 feet tall. Single-tenant monument signs shall be a maximum of 7 feet tall.
 - c. All monument signs shall be double-sided, internally illuminated Plexiglass sign panels contained within a masonry structure. Monument signage may also be lit by ground mounted flood lighting or internal letter illumination either face lit or reverse channel lit. Light fixtures should be screened from view in front of the sign.

EXHIBIT B

- d. Monument signs shall be located at a set-back distance of not less than eight (8) feet from the right-of-way line of any adjacent street and incorporated within the landscaping area or buffer.
- e. Multi-tenant monument signs: The maximum structure area for the multi-tenant monument sign shall be 184 square feet. The maximum signage area will be 94 square feet. Signage shall be similar to detail shown within the Signage Criteria package.
- f. Single-tenant monument signs: The maximum structure area for the single-tenant monument sign shall be 80 square feet. The maximum signage area will be 25 square feet. Signage shall be similar to detail shown within the Signage Criteria package.
- g. Construction of monument signs shall include a base of material compatible with the material used for buildings.

5. Temporary Marketing Signage

- a. One (1) quality temporary marketing signs shall be permitted on the development on FM 544. These signs shall be allowed for a term of twelve (12) months from the date of installation. Temporary marketing signs may be permitted for a longer period of time upon approval by the City.
- b. The maximum signage area will be 64 square feet. The maximum height shall be 8 feet. Signage shall be similar to detail shown within the Signage Criteria package.
- c. All other temporary signage not specifically referred to in the Signage Criteria package or in this section shall comply with the City of Murphy standards.
- d. Construction of temporary signs are not required to be constructed of the material used for buildings.

J. Open Space

1. Development within the property shall make a positive impact to the City by providing defined public spaces and activity centers so that varied activities are encouraged within these areas. This can be accomplished through the incorporation of open spaces that become public amenities and that provide interest within the property at the pedestrian level.
2. Outdoor Seating. Any establishment serving food for consumption on-premises is encouraged to provide an outdoor seating area and need to be approved with the site plan. The outdoor seating area may be included as a portion of the 5% open space requirement as stated in the following subsection 3.
3. An additional 5% of open space is required in addition to the landscape, setback, and parking lot island requirements. The additional 5% may be located adjacent to the required setbacks or landscaping at the ROW and property lines or in front or in some cases to the side of the structure.

EXHIBIT B

The additional open space percentage may not include the building footprint or vehicular parking lot. This area and associated amenities shall be approved on the site plan. At least one of the following amenities shall be located within the additional 5% open space area and count towards the required percentage.

- a. Water feature, such as a fountain or detention pond with constant water level.
 - b. Plaza or courtyard with art sculpture piece.
 - c. Outdoor patio or gazebo with seating area.
 - d. Other areas for pedestrian congregation, as may be approved on the site plan.
4. Outside seasonal displays are allowed within the Planned Development District. Outside storage is not allowed.

VII. Special Regulations:

North Maxwell Creek Road: As a part of this development, the existing asphalt North Maxwell Creek Road shall be upgraded to a concrete curb and gutter street. Public right-of-way with a width of 60 feet shall be dedicated by plat and centered on the existing roadbed in accordance with the City of Murphy Thoroughfare Plan. As shown in Exhibit H, North Maxwell Creek Road will be widened to a three-lane undivided roadway with the middle lane serving as a turn lane. The proposed roadway will then taper from three lanes to two lanes prior to the existing railroad tracks along the north side of the site. The developer is only responsible for half of the roadway construction costs; however, it is understood that the cost of the eastern half of the roadway would overburden the property east of North Maxwell Creek Road. Therefore, roadway construction costs will be shared between the developer of the site and the City of Murphy as detailed/negotiated under separate cover.

Traffic Impact Analysis Recommendations: As recommended by the TIA dated September 2007, the following traffic control measures shall be instituted: a traffic signal shall be installed at FM 544 and North Maxwell Creek Road, a shared thru and right turn lane and dedicated left turn lane southbound on North Maxwell Creek Road at FM 544 and dedicated left and right turn lanes for the driveways leading to North Maxwell Creek Road from the subject property shall be installed.

Utility/Power Lines: New utility distribution and service lines for individual business establishments, buildings, signs and for any other site development features shall be placed underground.

Pedestrian Streetscape: Pedestrian spaces throughout the Planned Development District shall be treated with amenities that are selected based upon their ability to unify the streetscape and shall be established on the overall concept plan for each tract. These features shall include, but are not limited to, benches, trash receptacles, bicycle racks, lighting poles, etc.

Cross-Access Requirement: A joint access (i.e. – ingress, egress) easement shall be required to minimize the number of driveway openings along FM 544. The location(s) of access easement(s) shall be shown on the site plan and shall comply with the Texas Department of Transportation (TxDOT) Access Management Standards.

Building Placement/Orientation: Buildings shall be placed in a manner that is conducive to a pedestrian-oriented atmosphere, wherever possible. Any building within 200 feet of FM 544 shall either face such right-of-way or shall have a façade facing such right-of-way that is in keeping with the character of the building's main façade.

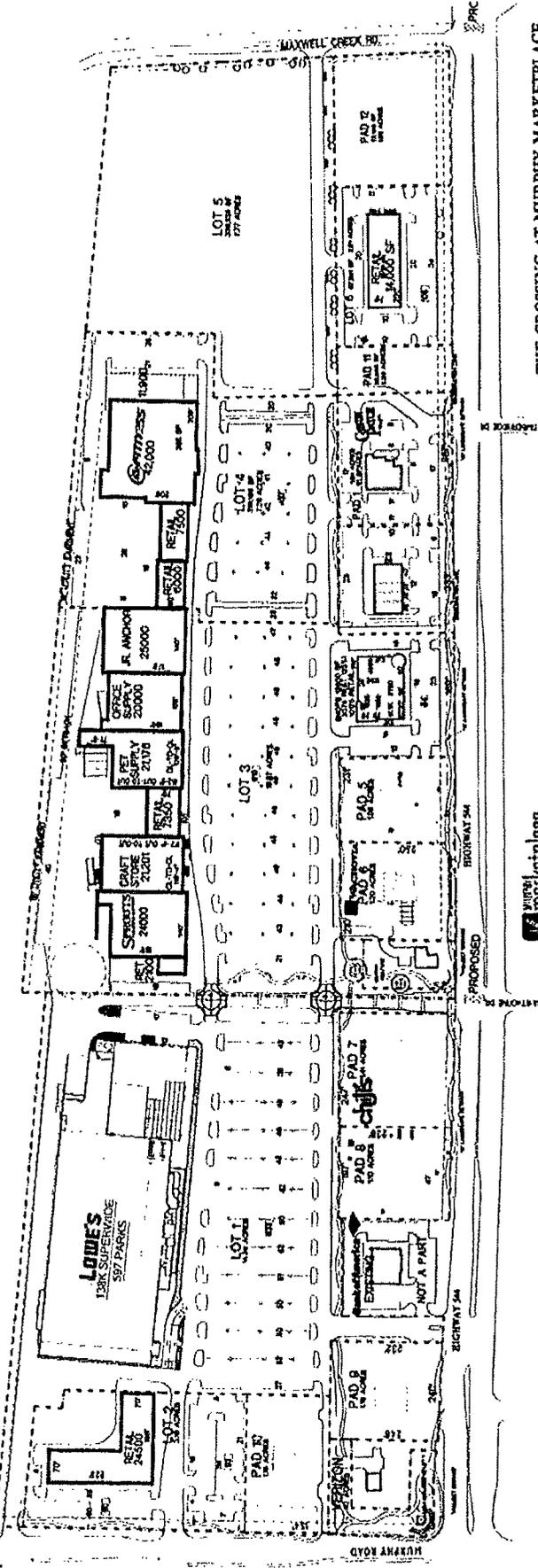
EXHIBIT "C"

CONCEPT PLAN

TABULATIONS

DESCRIPTION	AMOUNT	UNIT PRICE	TOTAL	PERCENT	REMARKS
LOT 1	428,300	14.26	134,000	22.0%	1,400
LOT 2	1,517,325	3.78	24,000	1.6%	110
LOT 3	61,128	12.23	12,000	0.2%	100
LOT 4	3,147,138	7.26	34,000	1.1%	340
LOT 5	1,000,000	10.00	10,000	1.0%	100
LOT 6	2,200,000	11.00	22,000	0.4%	220
LOT 7	1,000,000	10.00	10,000	1.0%	100
LOT 8	1,000,000	10.00	10,000	1.0%	100
LOT 9	1,000,000	10.00	10,000	1.0%	100
LOT 10	1,000,000	10.00	10,000	1.0%	100
LOT 11	1,000,000	10.00	10,000	1.0%	100
LOT 12	1,000,000	10.00	10,000	1.0%	100
LOT 13	1,000,000	10.00	10,000	1.0%	100
LOT 14	1,000,000	10.00	10,000	1.0%	100
LOT 15	1,000,000	10.00	10,000	1.0%	100
LOT 16	1,000,000	10.00	10,000	1.0%	100
LOT 17	1,000,000	10.00	10,000	1.0%	100
LOT 18	1,000,000	10.00	10,000	1.0%	100
LOT 19	1,000,000	10.00	10,000	1.0%	100
LOT 20	1,000,000	10.00	10,000	1.0%	100
LOT 21	1,000,000	10.00	10,000	1.0%	100
LOT 22	1,000,000	10.00	10,000	1.0%	100
LOT 23	1,000,000	10.00	10,000	1.0%	100
LOT 24	1,000,000	10.00	10,000	1.0%	100
LOT 25	1,000,000	10.00	10,000	1.0%	100
LOT 26	1,000,000	10.00	10,000	1.0%	100
LOT 27	1,000,000	10.00	10,000	1.0%	100
LOT 28	1,000,000	10.00	10,000	1.0%	100
LOT 29	1,000,000	10.00	10,000	1.0%	100
LOT 30	1,000,000	10.00	10,000	1.0%	100
LOT 31	1,000,000	10.00	10,000	1.0%	100
LOT 32	1,000,000	10.00	10,000	1.0%	100
LOT 33	1,000,000	10.00	10,000	1.0%	100
LOT 34	1,000,000	10.00	10,000	1.0%	100
LOT 35	1,000,000	10.00	10,000	1.0%	100
LOT 36	1,000,000	10.00	10,000	1.0%	100
LOT 37	1,000,000	10.00	10,000	1.0%	100
LOT 38	1,000,000	10.00	10,000	1.0%	100
LOT 39	1,000,000	10.00	10,000	1.0%	100
LOT 40	1,000,000	10.00	10,000	1.0%	100
LOT 41	1,000,000	10.00	10,000	1.0%	100
LOT 42	1,000,000	10.00	10,000	1.0%	100
LOT 43	1,000,000	10.00	10,000	1.0%	100
LOT 44	1,000,000	10.00	10,000	1.0%	100
LOT 45	1,000,000	10.00	10,000	1.0%	100
LOT 46	1,000,000	10.00	10,000	1.0%	100
LOT 47	1,000,000	10.00	10,000	1.0%	100
LOT 48	1,000,000	10.00	10,000	1.0%	100
LOT 49	1,000,000	10.00	10,000	1.0%	100
LOT 50	1,000,000	10.00	10,000	1.0%	100
LOT 51	1,000,000	10.00	10,000	1.0%	100
LOT 52	1,000,000	10.00	10,000	1.0%	100
LOT 53	1,000,000	10.00	10,000	1.0%	100
LOT 54	1,000,000	10.00	10,000	1.0%	100
LOT 55	1,000,000	10.00	10,000	1.0%	100
LOT 56	1,000,000	10.00	10,000	1.0%	100
LOT 57	1,000,000	10.00	10,000	1.0%	100
LOT 58	1,000,000	10.00	10,000	1.0%	100
LOT 59	1,000,000	10.00	10,000	1.0%	100
LOT 60	1,000,000	10.00	10,000	1.0%	100
LOT 61	1,000,000	10.00	10,000	1.0%	100
LOT 62	1,000,000	10.00	10,000	1.0%	100
LOT 63	1,000,000	10.00	10,000	1.0%	100
LOT 64	1,000,000	10.00	10,000	1.0%	100
LOT 65	1,000,000	10.00	10,000	1.0%	100
LOT 66	1,000,000	10.00	10,000	1.0%	100
LOT 67	1,000,000	10.00	10,000	1.0%	100
LOT 68	1,000,000	10.00	10,000	1.0%	100
LOT 69	1,000,000	10.00	10,000	1.0%	100
LOT 70	1,000,000	10.00	10,000	1.0%	100
LOT 71	1,000,000	10.00	10,000	1.0%	100
LOT 72	1,000,000	10.00	10,000	1.0%	100
LOT 73	1,000,000	10.00	10,000	1.0%	100
LOT 74	1,000,000	10.00	10,000	1.0%	100
LOT 75	1,000,000	10.00	10,000	1.0%	100
LOT 76	1,000,000	10.00	10,000	1.0%	100
LOT 77	1,000,000	10.00	10,000	1.0%	100
LOT 78	1,000,000	10.00	10,000	1.0%	100
LOT 79	1,000,000	10.00	10,000	1.0%	100
LOT 80	1,000,000	10.00	10,000	1.0%	100
LOT 81	1,000,000	10.00	10,000	1.0%	100
LOT 82	1,000,000	10.00	10,000	1.0%	100
LOT 83	1,000,000	10.00	10,000	1.0%	100
LOT 84	1,000,000	10.00	10,000	1.0%	100
LOT 85	1,000,000	10.00	10,000	1.0%	100
LOT 86	1,000,000	10.00	10,000	1.0%	100
LOT 87	1,000,000	10.00	10,000	1.0%	100
LOT 88	1,000,000	10.00	10,000	1.0%	100
LOT 89	1,000,000	10.00	10,000	1.0%	100
LOT 90	1,000,000	10.00	10,000	1.0%	100
LOT 91	1,000,000	10.00	10,000	1.0%	100
LOT 92	1,000,000	10.00	10,000	1.0%	100
LOT 93	1,000,000	10.00	10,000	1.0%	100
LOT 94	1,000,000	10.00	10,000	1.0%	100
LOT 95	1,000,000	10.00	10,000	1.0%	100
LOT 96	1,000,000	10.00	10,000	1.0%	100
LOT 97	1,000,000	10.00	10,000	1.0%	100
LOT 98	1,000,000	10.00	10,000	1.0%	100
LOT 99	1,000,000	10.00	10,000	1.0%	100
LOT 100	1,000,000	10.00	10,000	1.0%	100

NOTES:
 1. SPECIFICATIONS ARE TO BE USED IN CONJUNCTION WITH THESE DRAWINGS.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



THE CROSSING AT MURPHY MARKETPLACE
 A JOINT DEVELOPMENT BY:
 LANGFORD PROPERTY COMPANY
 & CHAMPION PARTNERS

SP-041



MURPHY, TEXAS

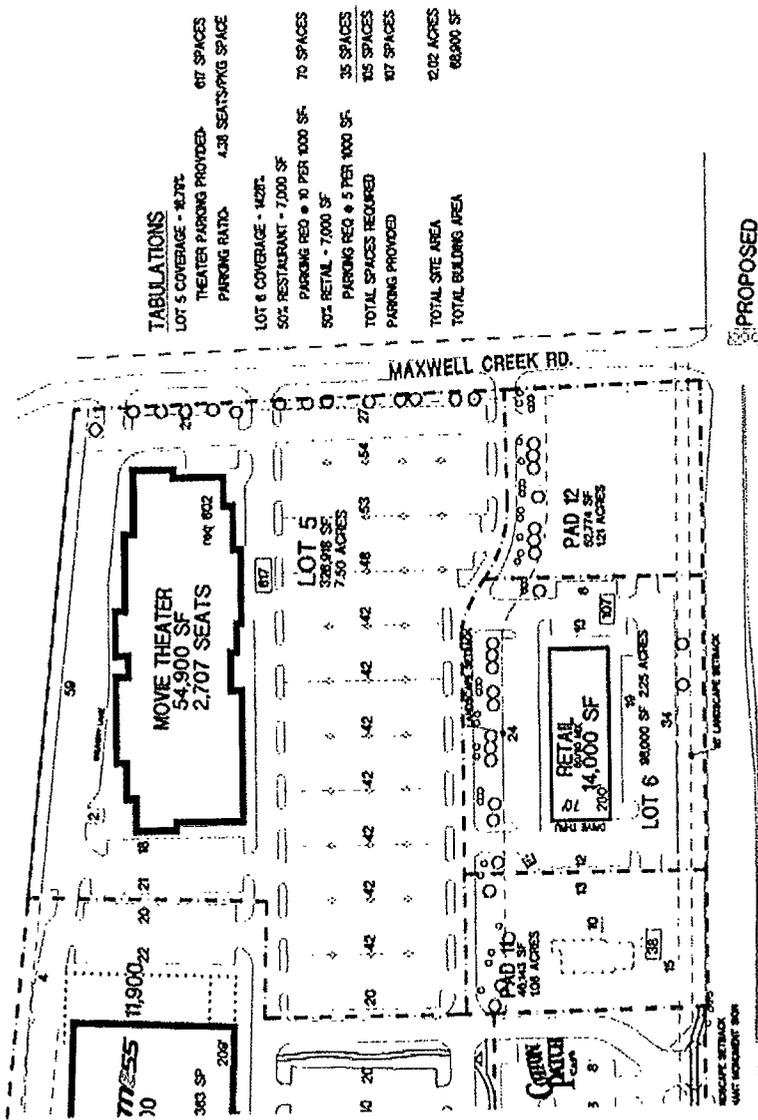
O'BRIEN & ASSOCIATES, INC.
 ARCHITECTURE • INTERIORS • PLANNING



MURPHY MARKETPLACE
 A DEVELOPMENT BY:
 LANGFORD PROPERTY COMPANY

SCALE: 1/8" = 1'-0"
 APPROVED BY: [Signature]
 DATE: [Date]

500 MARKET STREET, SUITE 1000, DALLAS, TEXAS 75201 • 972-242-8888 • FAX: 972-242-1818



TABLATIONS

LOT 5 COVERAGE - 80.7%	THEATER PARKING PROVIDED - 617 SPACES
PARKING RATIO - 4.28 SEATS/PKG SPACE	
LOT 6 COVERAGE - 142.7%	
50% RESTAURANT - 7,000 SF	PARKING REQ - 10 PER 1000 SF
50% RETAIL - 7,000 SF	PARKING REQ - 3 PER 1000 SF
TOTAL SPACES REQUIRED	PARKING PROVIDED
79 SPACES	107 SPACES
35 SPACES	107 SPACES
TOTAL SITE AREA	TOTAL BUILDING AREA
2.02 ACRES	68,000 SF

SP-046

SCALE: 1" = 40' - 0"

DATE: _____

APPROVED BY: _____



THE CROSSING AT MURPHY MARKETPLACE
 MURPHY, TEXAS

A JOINT DEVELOPMENT BY:
LANGFORD & CHAMPION PARTNERS

O'BRIEN & ASSOCIATES, INC.
 ARCHITECTURE • INTERIORS • PLANNING

ONE MARKET HILL, SUITE 100 • DALLAS, TEXAS 75244 • 972-350-1000

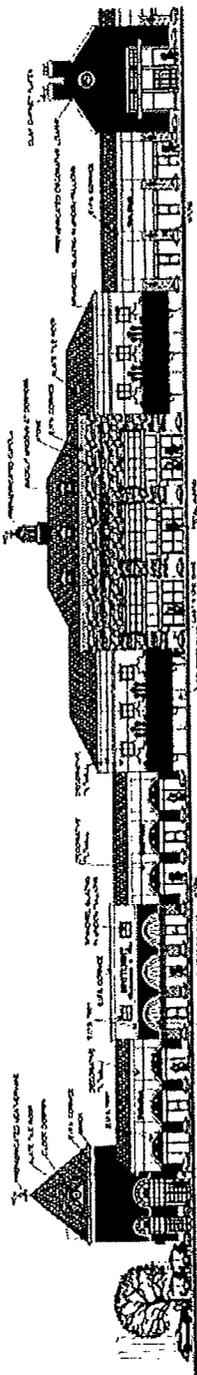
PROPOSED

EXHIBIT "D"

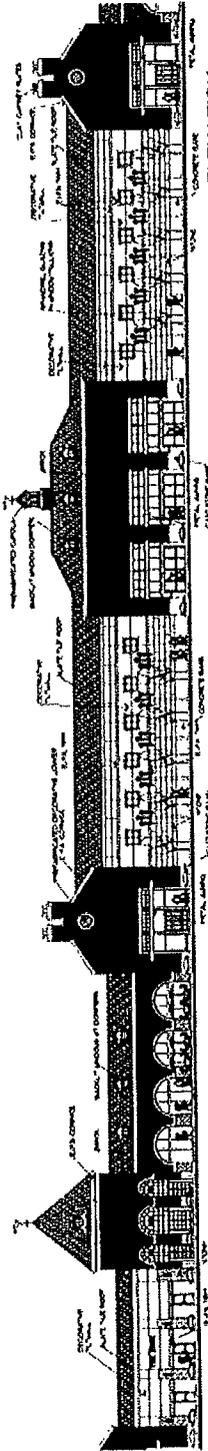
LANDSCAPE PLAN

EXHIBIT "E"

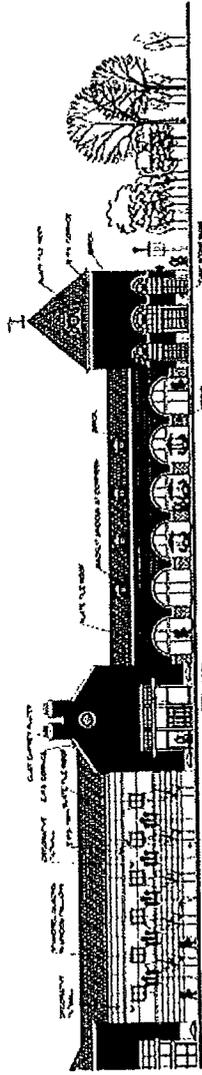
EXTERIOR ELEVATION PLAN



SOUTH ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION

O'BRIEN & ASSOCIATES, INC.
 ARCHITECTURE • INTERIORS • PLANNING

MURPHY MARKETPLACE
 MURPHY, TEXAS
LANGFORD

ELEVATION

DATE: 11/15/00
 PROJECT NO.: 00-0000-0000



EXHIBIT "F"

SIGNAGE PLAN

SIGNAGE CRITERIA

**MURPHY
MARKETPLACE**

**HIGHWAY 544 + MURPHY RD.
MURPHY, TEXAS**

**A DEVELOPMENT OF:
LANGFORD PROPERTY COMPANY**

**September, 2006
Revised September 19, 2006**

SIGN CRITERIA - MURPHY MARKETPLACE

Murphy, Texas

INTRODUCTION (3)

- Intent (3)
- Submission Requirements (3)
- Responsibilities, Limitations, Liabilities (4)
- Illumination & Lettering (4)
- Installation (4)

TENANT SIGNS (5)

- Anchor Signage (5)**
 - Description (5)
 - Elevations (5)
- Tenant Retail Signage (6)**
 - Description (6)
 - Elevations (6)

DEVELOPMENT SIGNS (7)

- MULTI-TENANT MONUMENT SIGNS (7)**
 - Description (7)
 - Elevations (8)
- SINGLE-TENANT MONUMENT SIGNS (9)**
 - Description (9)
 - Elevations (10)
- PYLON SIGNS (11)**
 - Description (11)
 - Elevations (12)

TEMPORARY SIGNS (13)

- Description (13)
- Elevation (14)

SIGN CRITERIA - MURPHY MARKETPLACE

Murphy, Texas

INTRODUCTION (3)

Intent (3)
Submission Requirements (3)
Responsibilities, Limitations, Liabilities (4)
Illumination & Lettering (4)
Installation (4)

TENANT SIGNS (5)

Anchor Signage (5)
Description (5)
Elevations (5)

Tenant Retail Signage (6)
Description (6)
Elevations (6)

DEVELOPMENT SIGNS (7)

MULTI-TENANT MONUMENT SIGNS (7)
Description (7)
Elevations (8)

SINGLE-TENANT MONUMENT SIGNS (9)
Description (9)
Elevations (10)

PYLON SIGNS (11)
Description (11)
Elevations (12)

TEMPORARY SIGNS (13)

Description (13)
Elevation (14)

INTRODUCTION

INTENT

The purpose of these criteria is to establish the standards for the configuration, fabrication, installation, and operation of tenant signage at MURPHY MARKETPLACE.

Compliance with these regulations insures the tenant of a sign that meets industry standards of materials, and fabrication. It insures the center's owners of properly installed signage and in addition, a center free of poorly designed, fabricated and installed signs.

SUBMISSION REQUIREMENTS

This booklet should be given to the sign contractor to serve as a guide in preparing his design and cost estimates for you. Your contractor must have this booklet in order to give you a price, which reflects a sign that complies with the standards as outlined in this booklet.

All signage must be in compliance with the City of Murphy Sign Ordinance (as applicable) including any amendments in force at the time the sign is permitted.

RESPONSIBILITIES, LIMITATIONS, LIABILITIES

All tenants must have a sign that conforms to this sign criterion.
The tenant shall be responsible for the sign and its erection, unless provided for otherwise in the lease agreement.
No sign may be erected on the buildings or property without permitting with the City of Murphy (as applicable).
All permits as required by local building, or sign codes, shall be obtained by the tenant or his sign contractor, unless provided for otherwise in the lease agreement.
All costs for permitting, fabrication, and installation of signs shall be borne by the tenant, unless provided for otherwise in the lease agreement.
Sign message shall consist of business name only. Descriptions of services, product names, or merchandise trade names, are prohibited.
Box signs are prohibited.
Flashing signs are prohibited.
Exposed neon signs are prohibited.
Portable, trailer, changeable copy signs are prohibited.
Visible sign company names on tenant signage are prohibited.

"COMING SOON" signs must be coordinated with and approved by the landlord and City of Murphy (as applicable).
The tenant and his sign contractor will be held liable for all costs required to remove and/or correct signs, sign installations and damage to buildings caused by signs or installations which do not conform to this criteria.
Any signs prohibited by this criteria, will be removed at tenant's expense.

ILLUMINATION & LETTERS

Neon shall be 6500 white, internally illuminated.
LED illumination can also be used instead of Neon.
All text shall be individual letters mounted on a raceway.

INSTALLATION

A licensed electrician shall perform final electrical hookup.
All penetrations through the masonry shall be through the mortar joints. All signage installation shall be in accordance with the City of Murphy (as applicable) Codes and Ordinances and the current Electrical Code.
No secondary wiring running between letters shall occur on the front face of the raceway.
The tenant shall provide the J box, rigid conduit to the panel and wiring. The plenum may be accessible through the tenant ceiling.

Anchor Signage

DESCRIPTION

Tenants that have a total square footage of 10,000 sf. or above.

TYPE OF SIGN

- Internally illuminated aluminum channel letters with 1/8" Plexiglas front.
- All Signs must be lit until 10:00pm regardless of store operating hours.

LETTER STYLE

- Per City of Murphy sign criteria and as approved by Langford Property Company.

SIZE AND LOCATION

- Maximum Letter Height:5'-6"
- Ancillary signs allowed not to exceed size of primary sign
- Maximum sign length: length of sign shall not exceed 80% of tenant width or architecture feature, whichever is less.

Retail Signage

DESCRIPTION

Tenants that have a total square footage of 9,999 sf. or less.

TYPE OF SIGN

Individually back-lit aluminum channel letters over 1/8" aluminum "outline" panel to be offset with 2" as approved by City of Murphy (as applicable).

LETTER STYLE

Typefaces, logos and colors are subject to landlord's approval and as approved by City of Murphy (as applicable).

SIZE AND LOCATION

Front Facade:

- Maximum sign length: not to exceed 80% of lease width or architectural element.
- Maximum letter height: 2'-6"
- Minimum letter height: 1'-0"

Side Facade:

For corner tenants with 2 front Facades and freestanding buildings:

- Second sign allowed not to exceed size of primary sign.

Multi-Tenant Monument Signs

(section revised 09-19-06)

TYPE OF SIGN

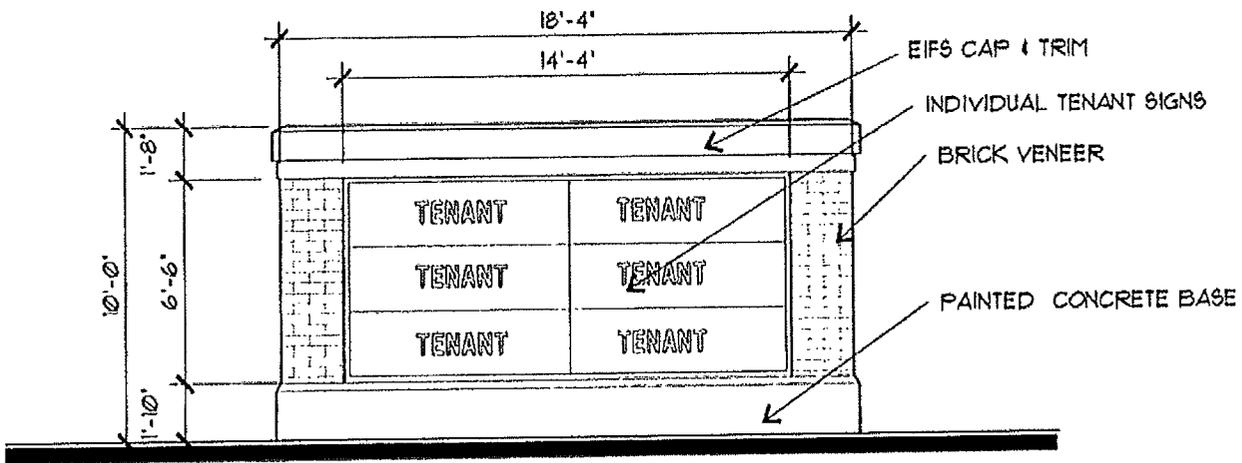
Double sided, internally illuminated Plexiglas sign panels contained within masonry structure.

NUMBER AND LOCATION

As noted on signage key plan.

Monument signage shall be located at a set back distance of not less than 8'-0" from the right-of-way line and may be incorporated within the landscaping area or buffer.

Maximum structure area:	184 sf
Maximum signage area:	94 sf
Maximum height:	10'-0"



01 MULTI-TENANT
 MOMUMENT SIGN ELEV.

NTS

183.33 TOTAL SF
 93.17 SIGNAGE SF

Single-Tenant Monument Signs

(section revised 09-19-06)

TYPE OF SIGN

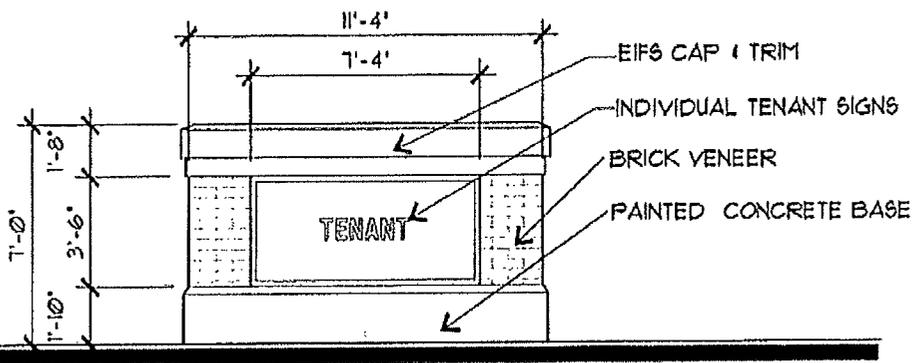
Double sided, internally illuminated Plexiglas sign panels contained within masonry structure.

NUMBER AND LOCATION

As noted on signage key plan. One sign per lot.

Monument signage shall be located at a set back distance of not less than 8'-0" from the right-of-way line and may be incorporated within the landscaping area or buffer.

Maximum structure area:	80 sf
Maximum signage area:	25 sf
Maximum height:	7'-0"



02

SINGLE-TENANT MONUMENT SIGN ELEV.

NTS

79.33 TOTAL SQ. FT.
25.67 SIGNAGE SQ. FT.

Pylon Signs

(section revised 09-19-06)

TYPE OF SIGN

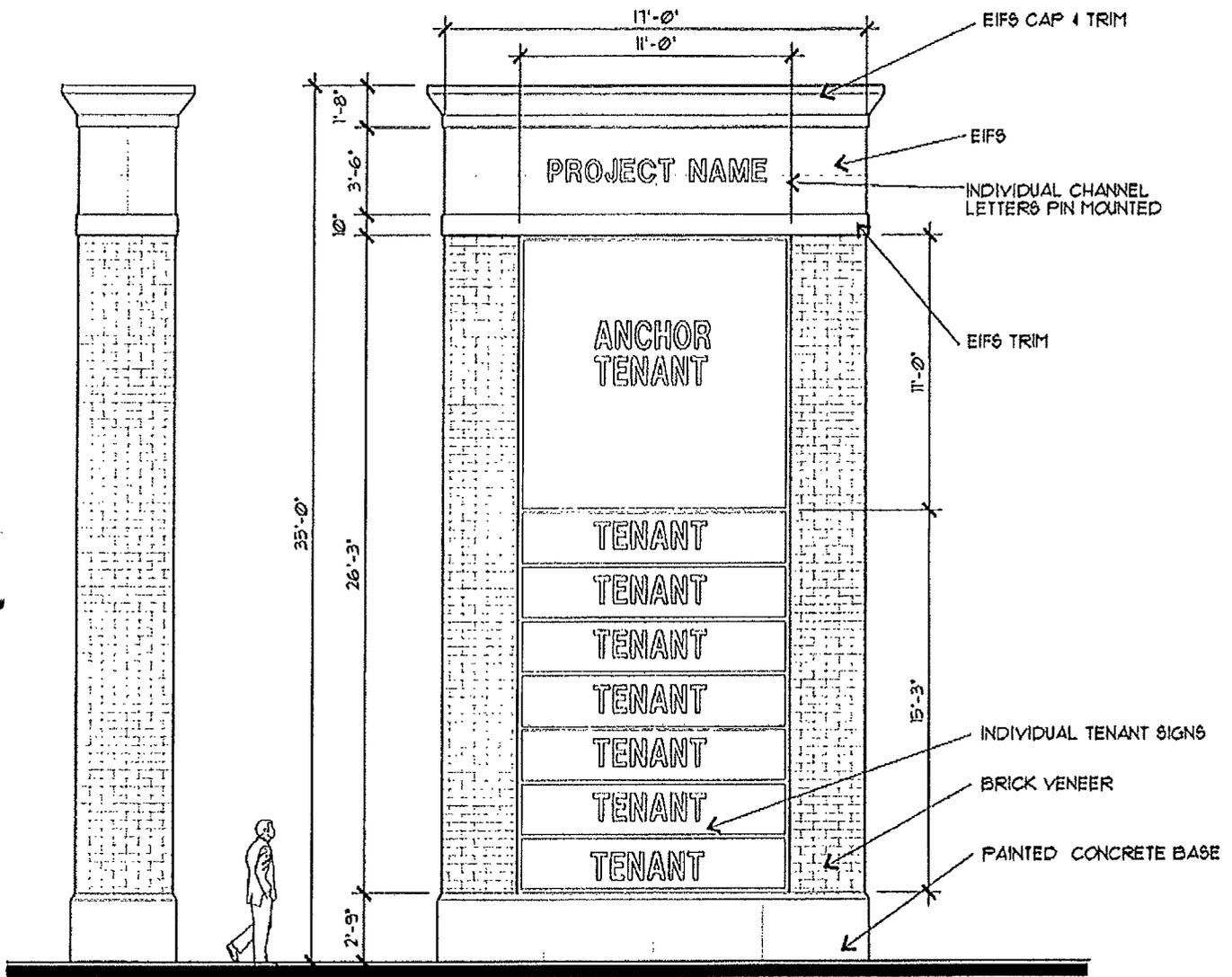
Double sided, internally illuminated Plexiglas sign panels contained within masonry structure.

NUMBER AND LOCATION

As noted on signage key plan.

Pylon signage shall be located at a set back distance of not less than 8'-0" from the right-of-way line and may be incorporated within the landscaping area or buffer.

Maximum structure area:	595 sf
Maximum signage area:	349 sf
Maximum height:	35'-0"



**DOUBLE-FACED
03 PYLON SIGN ELEV.**

595 TOTAL SF
348.5 SIGNAGE SF

NT5

Temporary Signage
(section added 09-11-06)

DESCRIPTION

Two (2)-quantity Temporary Marketing Signs to remain in place for a term up to 12 months from date of installation.

Maximum signage area for each sign:	64 sf
Maximum signage height each:	8'-0"

8' x 8' Retail Leasing Sign –
Murphy, TX



STAUBACH

RETAIL

MURPHY MARKETPLACE

**Coming Soon
500,000 SF Shopping Center
Now Pre-leasing!**

(Leave room for Logos)

972-361-5116

Max Miller

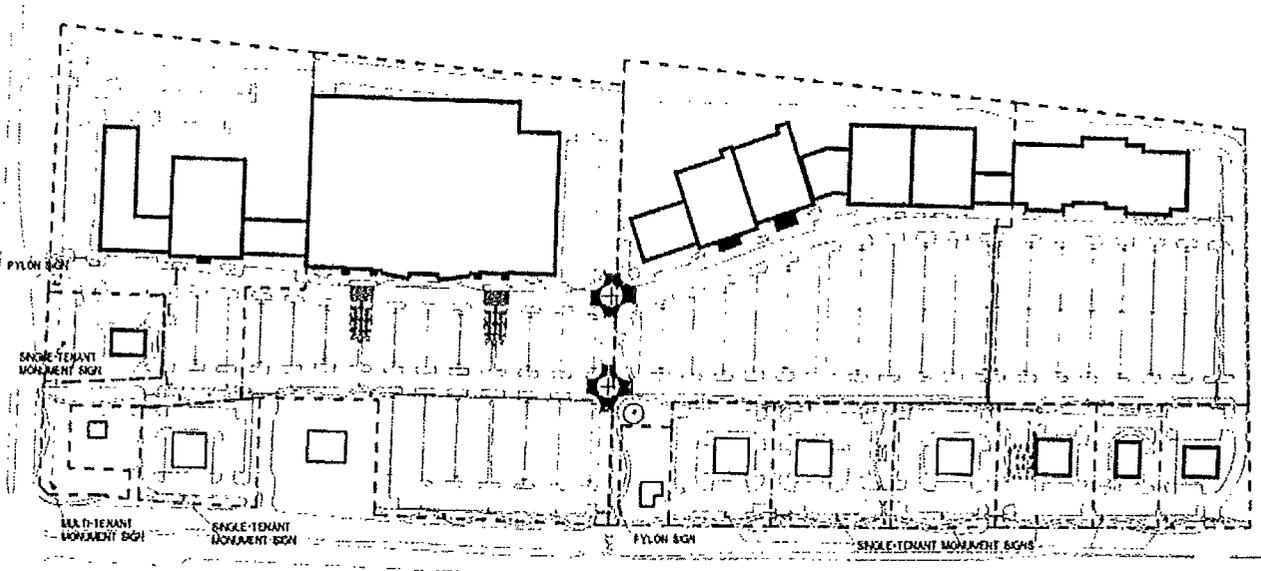
972-361-5513

Steve Ewing

staubachretail.com

Developed by:

**LANGFORD
PROPERTY COMPANY**

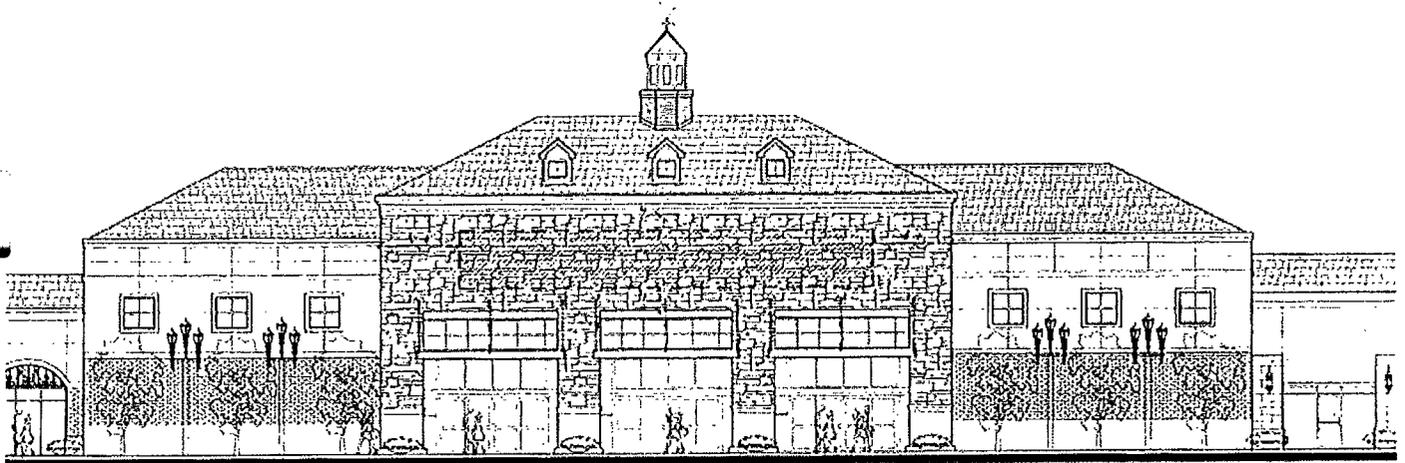


O'BRIEN & ASSOCIATES, INC.
 ARCHITECTURE • INTERIORS • PLANNING

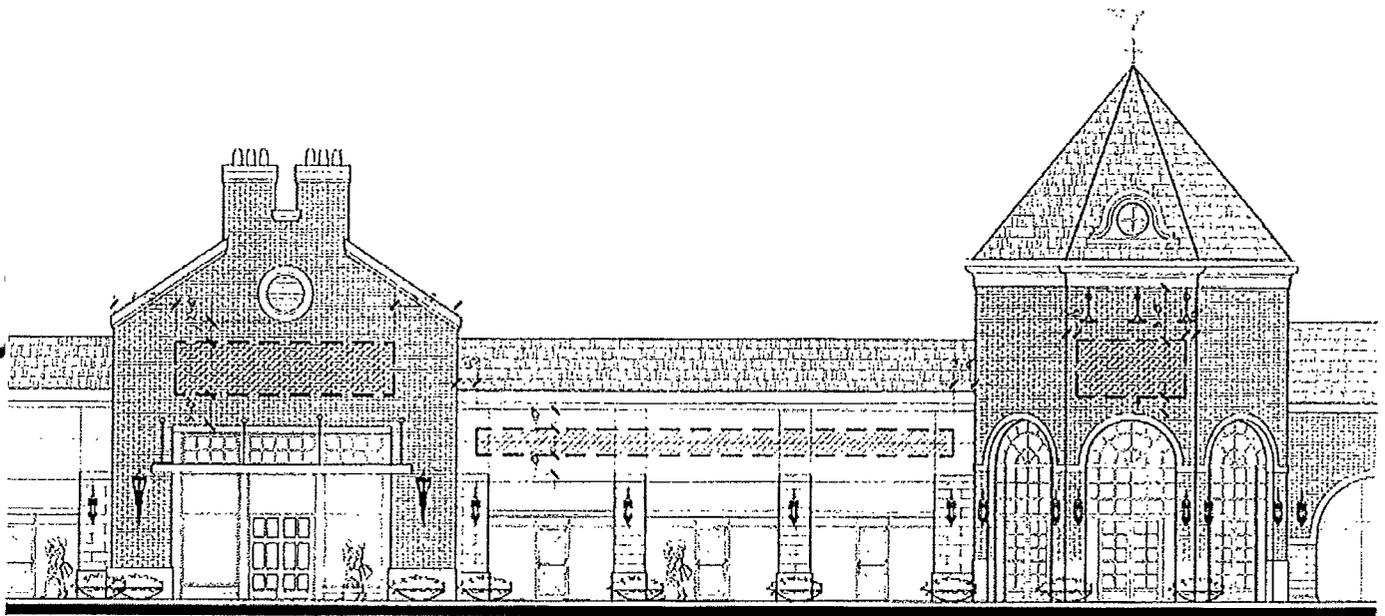
MURPHY MARKETPLACE
 MURPHY, TEXAS
LANGFORD NORTH

SIGNAGE KEYPLAN

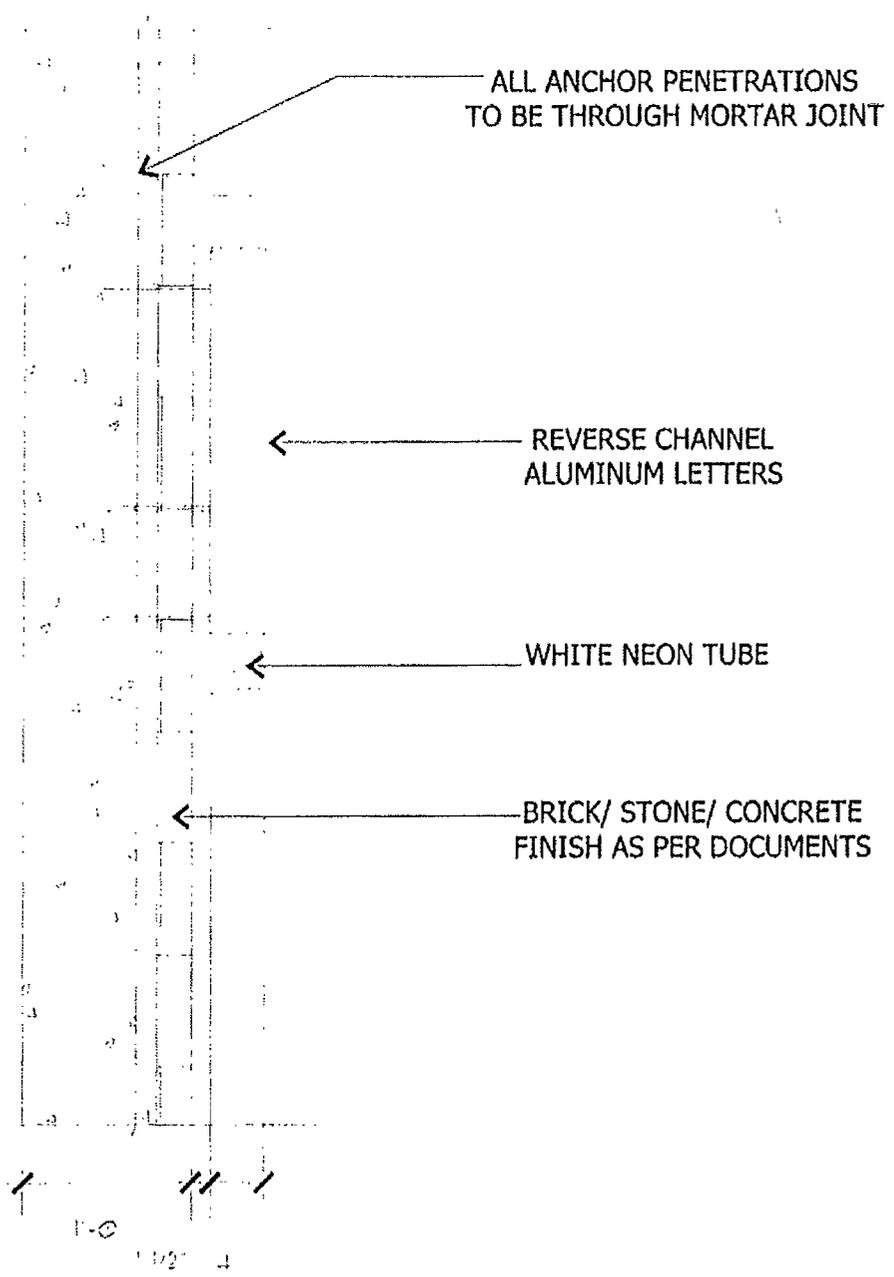
SCALE: NO SCALE; A114 - 2006; P&E; DATE: 04/04/04
 APPROVED BY: [Signature] DATE: [Blank]



ANCHOR SIGNAGE

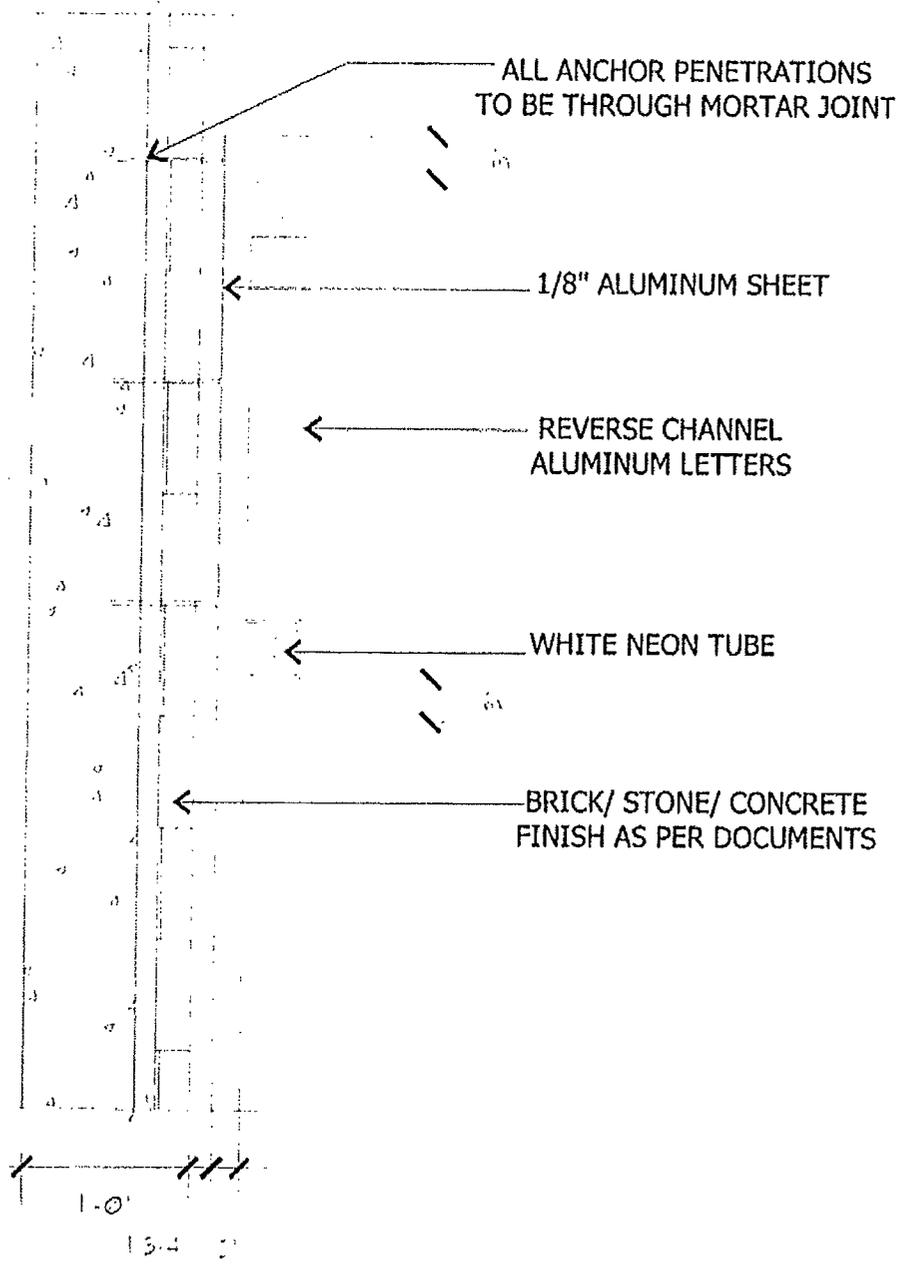


JR ANCHOR AND RETAIL SIGNAGE



ANCHOR SIGN SECTION

FIG. 3



RETAIL SIGN SECTION

FIG. 4

EXHIBIT "G"

AMENITIES PLAN



01 SIDEWALK LANDSCAPE



04 MEANDERING SIDEWALK



07 SIDEWALK PAVERS



02 WATER FEATURE



05 OUTDOOR DINING



03 LANDSCAPE AREA



06 DECORATIVE LIGHTING



08 BENCHES

DISCLAIMER: THESE IMAGES ARE REPRESENTATIVE EXAMPLES OF SITE FEATURES THAT MAY BE INCORPORATED INTO THIS PROJECT.



O'BRIEN & ASSOCIATES, INC.
ARCHITECTURE • INTERIORS • PLANNING
4800 MARKET STREET, SUITE 200 • DALLAS, TEXAS 75225 • (972) 752-8700 • FAX (972) 752-4000

MURPHY MARKETPLACE
MURPHY, TEXAS
LANGFORD

SITE AMENITIES

SCALE: NTS • JOHN • 2/20/11 • ISSUE DATE: 08/16/11
APPROVED BY: _____ DATE: _____

EXHIBIT "H"

NORTH MAXWELL CREEK ROAD PLAN

