

ORDINANCE NO. 09-12-825

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MURPHY, COLLIN COUNTY, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE AND MAP, CHAPTER 86 OF THE CITY OF MURPHY CODE OF ORDINANCES BY CHANGING THE ZONING CLASSIFICATION ON APPROXIMATELY 6.635 ACRES OUT OF THE JAMES MAXWELL SURVEY, ABSTRACT NO. 582, LOCATED IN THE CITY OF MURPHY, COLLIN COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR ALL PURPOSES, FROM R (RETAIL) DISTRICT TO PD (PLANNED DEVELOPMENT) DISTRICT FOR RETAIL AND OFFICE USES WITH CONDITIONS HERETO DESCRIBED AS EXHIBIT "B"; PROVIDING A SEVERABILITY CLAUSE, PROVIDING A PENALTY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Murphy and the City Council of the City of Murphy, 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 changes should be granted and that the Comprehensive Zoning Ordinance should be amended;

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

Section 1. That the Comprehensive Zoning Ordinance and Map of the City of Murphy, Texas, be, and the same are hereby, amended so as to change the zoning classification from R (Retail) District to PD (Planned Development) District for Retail and Office Uses with conditions for the property described as 6.635 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 2. That the development standards for this Planned Development District are attached hereto as Exhibit "B", and the same are hereby approved for said Planned Development District as required by Section 86-603, of the City of Murphy, Texas Code of Ordinances.

Section 3. That 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 4. 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 Code of Ordinances, and the remaining portions shall remain in full force and effect.

Section 5. 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 6. 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 this the 7th day of December 2009.

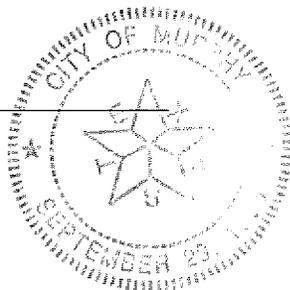


Bret M. Baldwin, Mayor
City of Murphy

ATTEST:



Aimee Nemer, City Secretary
City of Murphy



STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Murphy/McCreary, Ltd. is the owner of a tract of land situated in the James Maxwell Survey, Abstract No. 582 and being a portion of that tract of land described in a deed to Murphy/McCreary, Ltd. as recorded in County Clerks Doc. No. 20080826001032940 of the Deed Records of Collin County, Texas (DRCCT).

BEGINNING at an X-Cut found in the northerly right-of-way line of FM 544, said point also being the most southwesterly corner of Block A, Lot 1 of America's Country Store Addition, an addition to the City of Murphy as recorded in Cabinet F, Page 114.

THENCE along the northerly right-of-way line of said FM 544 as follows:

North 89 deg 35 min 26 sec West a distance of 192.64 feet to a point for corner from which a Brass Monument bears North 85 deg 03 min 55 sec East a distance of 2.55 feet;

North 80 deg 30 min 07 sec West a distance of 151.77 feet to a point for corner from which a 1/2 inch iron rod found bears South 45 deg 20 min 34 sec East a distance of 3.67 feet, said point being the most southwesterly corner of a tract of land described in a deed to Murphy Four Venture L.P. as recorded in County Clerks Doc. No. 20080815000996690 (DRCCT);

THENCE departing the northerly right-of-way line of said FM 544 along the easterly line of said Murphy Four Venture L.P. tract North 00 deg 32 min 51 sec East a distance of 615.15 feet to a 1/2 inch iron rod with a red plastic cap stamped "W.A.I." set for the most northwesterly corner of said Murphy Four Venture L.P. tract, said iron rod also being in the southerly right-of-way line of the Dart Area Rapid Transit (a 100' right-of-way);

THENCE along the southerly right-of-way line of the Dart Area Rapid Transit South 83 deg 30 min 03 sec East a distance of 592.67 feet to a 1/2 inch iron rod found for corner, said point being the most northwesterly corner of Lot 2A of the One-Plus-One Addition, an addition to the City of Murphy as recorded in Cabinet P, Page 113;

THENCE departing the southerly right-of-way line of the Dart Area Rapid Transit and along the westerly line of said Lot 2A South 02 deg 12 min 36 sec West a distance of 304.53 feet to an X-Cut Set for corner, said point being the most southwesterly corner of said Lot 2A, and the most northeasterly corner of said America's Country Store Addition;

THENCE departing the westerly line of said Lot 2A and along the northerly and westerly lines of said America's Country Store Addition as follows:

North 89 deg 35 min 26 sec West a distance of 230.18 feet to an X-Cut Found for corner;

South 02 deg 12 min 42 sec West a distance of 272.00 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 6.635 Acres of 289,021 Square Feet of land, more or less.

Bearings cited herein are based on an on the ground survey performed in the field using GPS measurements.

ZONING FILE NO. 2009-13
FM 544, west of McCreary Road
PLANNED DEVELOPMENT CONDITIONS

- I. **Statement of Intent:** The intent of this Planned Development District is to provide high quality retail and office 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 area designated by this Planned Development encourage a mixed-use application including, but not limited to the following.
 - Restaurants;
 - Offices;
 - Medical Facilities;
 - Service Businesses
- III. **Statement of Effect:** This Planned Development shall not affect any regulation found in the City of Murphy Code of Ordinances, Ordinance No. 06-12-708, as amended, except as specifically provided herein.
- IV. **General Regulations:** All regulations of the R (Retail) District set forth in Chapter 86, Article III, Division 14 of the Code of Ordinances are included by reference and shall apply, except as otherwise specified by this ordinance.
- V. **Development Plans:**
 - A. Concept Plan: Development shall be in general conformance with the approved concept plan set forth in Exhibit C1 and C2; however, in the event of conflict between the concept plan and the conditions, the conditions shall prevail.
 - B. Conceptual Landscape Plan: Development shall be in general conformance with the approved conceptual landscape plan set forth in Exhibit D1 and D2; however, in the event of conflict between the landscape plan and the conditions, the conditions shall prevail.
 - C. Conceptual Exterior Elevation Plan: Development shall be in general conformance with the approved conceptual 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. Conceptual Signage Plan: Development shall be in general conformance with the approved conceptual signage plan set forth in Exhibit F; however, in the event of conflict between the signage plan and the conditions, the conditions shall prevail.
 - E. Concept Plan, Conceptual Landscape Plan, Conceptual Exterior Elevation Plan, and Conceptual Signage Plan approval shall be for a period of one (1) year from the date of City Council action on the 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.

- F. Site Plan: Before development can begin, a site plan shall be submitted in accordance with the requirements set forth in Chapter 86, Article II, Division 7 of the City of Murphy 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 uses shall be permitted.
1. Amusement Services (Indoors)
 2. Amusement Service (Outdoors) (SUP)
 3. Antique Shop (household items; no outside storage)
 4. Art Dealer/Gallery
 5. Artist Studio
 6. Automobile Driving School (including Defensive Driving) (SUP)
 7. Automotive Repair (Major) (SUP)
 8. Automotive Repair (Minor)
 9. Bakery (Retail)
 10. Bank (SUP)
 11. Barber/Beauty Shop (non-college)
 12. Barber/Beauty Shop College (SUP)
 13. Bed and Breakfast Inn (SUP)
 14. Book Store
 15. Building Material Sales
 16. Cafeteria
 17. Child Day Care (Business)
 18. Church/Place of Worship
 19. Clinic (Medical)
 20. Computer Sales
 21. Confectionary Store (Retail)
 22. Convenience Store without Gasoline Sales
 23. Convenience Store with Gasoline Sales (SUP)
 24. Credit Unions (SUP)
 25. Department Store
 26. Dinner Theater
 27. Emergency Care Clinic
 28. Feed and Grain Store
 29. Financial Services (Advice/Invest)
 30. Food or Grocery Store
 31. Florist
 32. Full Service Car Wash (Detail Shop)
 33. Furniture Sales (Indoor)
 34. Hardware Store
 35. Hay, Grain and/or Feed Sales
 36. Health Club (Physical Fitness; Indoors Only; Less than 10,000 square feet)
 37. Health Club (Physical Fitness; Indoors Only) (SUP)
 38. Hospital (Acute Care/Chronic Care)
 39. Hotel/Motel, Full Service (SUP)
 40. Hotel/Motel, Limited Service (SUP)

EXHIBIT B

41. Home Improvement Center
42. Insurance Agency Offices
43. Laundry/Dry Cleaning (Drop Off/Pickup)
44. Locksmith
45. Major Appliance Sales (Indoor)
46. Martial Arts School
47. Motion Picture Studio, Commercial Film
48. Museum (Indoors Only)
49. Offices (Brokerage Services)
50. Offices (Health Services)
51. Offices (Legal Services)
52. Offices (Medical Office)
53. Offices (Professional)
54. Pet Shop/Supplies
55. Pharmacy (SUP)
56. Philanthropic Organization (SUP)
57. Photo Studio
58. Photocopying/Duplicating
59. Plant Nursery (Retail Sales/Outdoor Storage) (SUP)
60. Propane Sales (Retail) (SUP)
61. Quick Lube/Oil Change/Minor Inspection
62. Restaurant
63. Restaurant (Drive-In)
64. Retail Store (Misc.)
65. Security Monitoring Company (No Outside Storage)
66. School, K through 12 (Public)
67. Skating Rink (Ice) (SUP)
68. Studio for Radio or Television (without tower)
69. Tailor Shop
70. Theater (Non Motion Picture; Live Drama)
71. Tire Sales (No Open Storage)
72. Tool Rental (Indoor Storage Only)
73. Travel Agency
74. Vacuum Cleaner Sales and Repair
75. Video Rental/Sales

B. Area Regulations:

1. Minimum Size of Lot/Tract: There shall be no minimum lot/tract area required.
2. Minimum Lot/Tract Width: There shall be no minimum lot/tract width except for lots fronting FM 544, which shall be 120 feet.
3. Minimum Lot/Tract Depth: There shall be no minimum lot/tract depth required.
4. Lot Frontage: Only one (1) lot within the boundaries of this Planned Development District shall have frontage on FM 544.

C. Parking, Driveways & Sidewalks:

EXHIBIT B

1. Parking areas shall not be permitted within any landscape buffer strip.
2. Fire lanes, driveway, loading areas and access easements shall be paved in accordance with the minimum design standards of the City of Murphy codes and ordinances.
3. The number of required parking spaces shall be dependent upon the use and shall meet the requirements of the City of Murphy Code of Ordinances. No required parking space may be occupied by signs, cart corrals, merchandise, or display items at any time.
4. Sidewalks along FM 544 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 comply with Chapter 28 of the Code of Ordinances and shall be architecturally compatible and comply with the following.

1. All structures, including all building elevations, shall be constructed utilizing a unified design that is substantially consistent with or contains architectural design elements including but not limited to the following.
 - a. Canopies and awnings.
 - b. Outdoor patios.
 - c. Display windows/decorative windows.
 - d. Architectural details (such as decorative tile or brick work) integrated into the building façade.
 - e. Integrated planters or wing walls that incorporate landscape and/or sitting areas
 - f. Articulated cornice line.
 - g. Peaked roof form.
 - h. Accent materials (minimum 15% of exterior facade)
 - i. Other architectural features as approved with the site plan.
2. At least two masonry materials shall be used in addition to glass on any single building. The following masonry materials shall be allowed.
 - a. Brick

- b. Cast Stone
 - c. Decorative concrete tilt wall
 - d. EIFS and Stucco (limited to no more than 12% total)
 - e. Stone
 - f. Wrought Iron (for decorative overhangs)
 3. 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.
 4. 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.
 5. 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.
 6. Building roofs shall be so designed and constructed 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.
 7. 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.
 8. 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 comply with Chapter 28 of the Code of Ordinances and except as provided below.
1. All landscaping shall use a unified design for the entire Tract. 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 15 feet in depth adjacent to the right-of-way of FM 544. No parking may be placed within any landscape

EXHIBIT B

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.

3. A landscape buffer shall be provided for an average of 5 feet in depth adjacent to the KCS/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.

5. Existing trees on site shall be able to be removed without mitigation if located with a building area footprint or fire lane or required parking space.

G. Screening. Screening shall comply with the standards set forth in Chapter 28 in the Code of Ordinances.

H. Site Lighting. Lighting shall comply with the standards set forth in Chapter 28 in the Code of Ordinances, except as provided below.

I. Signage and Graphics: Signage shall comply with the standards set forth in Exhibit F and Chapter 28 in the Code of Ordinances, except as provided below.

1. General

a. Single Tenant or Dual Tenant Monument signs - One (1) monument sign shall be allowed on each pad site and shall be limited to a maximum sign area of 40 square feet and a maximum structure area of 80 square feet. Should Lot 9 (as shown on the concept plan) develop as one lot, one sign will be permitted with one entity. Should Lot 9 develop as two lots, the two entities may share the available sign area of one sign.

b. Shopping Center sign – One (1) shopping center sign shall be permitted as shown on Exhibit F. The pylon sign shall be limited to a

maximum sign area of 150 square feet and a maximum structure area of 200 square feet.

2. Single Tenant Monument Signs

- a. Monument signs shall identify individual tenants or uses within a pad site. Monument signs shall be a maximum of seven (7) feet tall.
- b. All single tenant monument signs shall be double-sided, internally illuminated Plexiglas sign panels contained within a masonry structure. Single tenant 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.
- c. Monument signs shall be located at a setback 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.
- d. Construction of monument signs shall include a base of material compatible with the material used for buildings.

3. Shopping Center Signs

- a. Pylon signs shall be constructed at a height not to exceed twenty (20) feet.
- b. The base of a pylon sign shall be located at a setback distance of not less than eight (8) feet from the right-of-way line of any adjacent street and may be incorporated within the landscaping area or buffer.
- c. All pylon signs shall be double-sided, internally illuminated Plexiglas sign panels contained within a masonry structure. Pylon signs 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.
- d. Construction of pylon signs shall include a base of material compatible with the material used for buildings.

4. Attached Signage: Attached signage shall comply with Chapter 28 in the Code of Ordinances.

5. Temporary Marketing Signage

- a. Four (4) quality temporary marketing signs shall be permitted for the proposed development. These signs shall for a term of twelve (12) months from the date of installation.
- b. The maximum signage area will be 96 square feet. The maximum height shall be 8 feet.
- 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. Temporary signs are not required to be constructed of the material used for buildings.

VII. Special Regulations:

1. 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.
2. 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.

CONCEPT PLAN
CANTERA OFFICE PARK
6.638 ACRES
MURPHY TEXAS

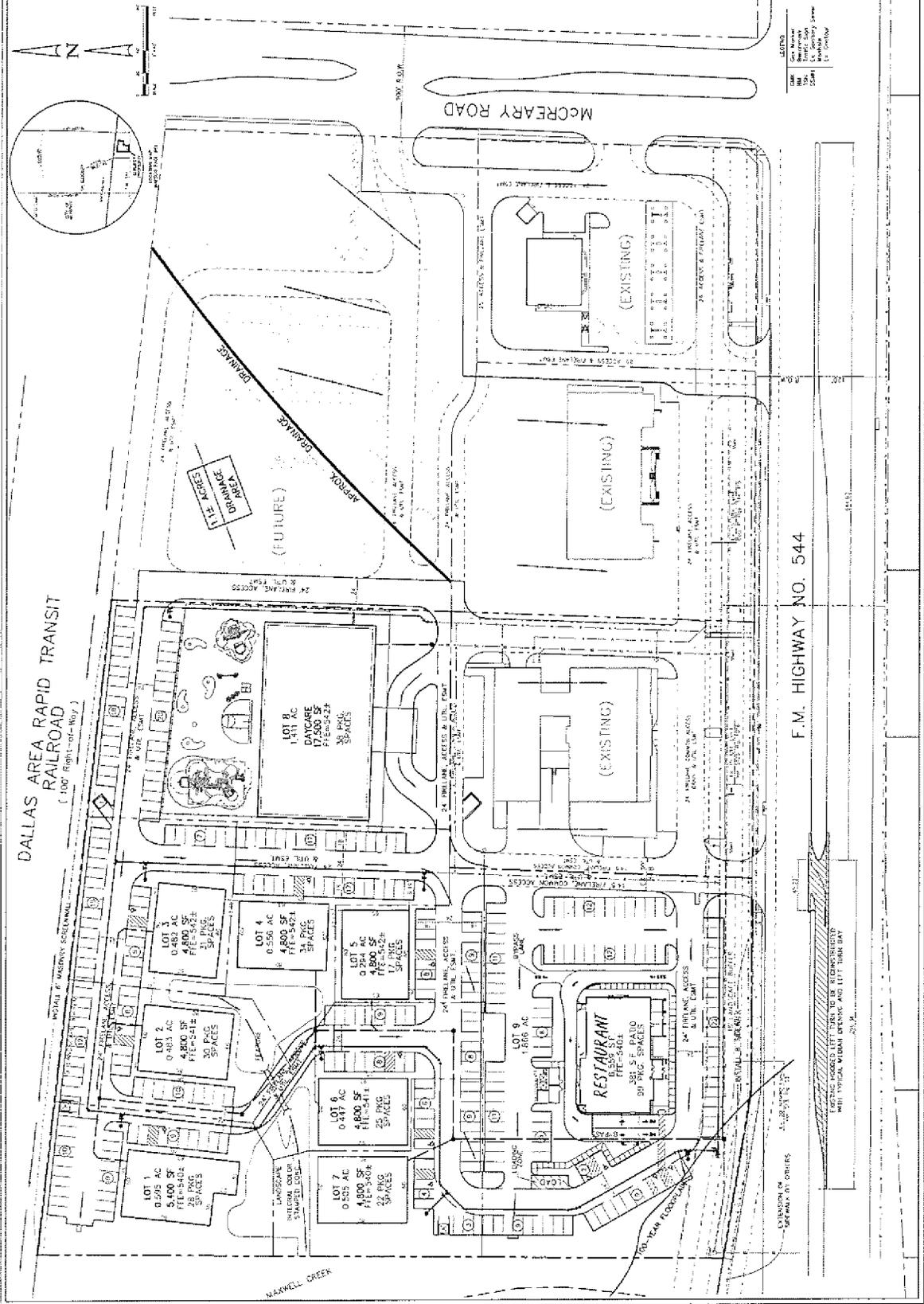
Project No. 283101010
 Date 6/22/09
 Sheet 1 of 40

Winkelman & Associates, Inc.
 222 W. WASHINGTON ST. SUITE 100
 HOUSTON, TEXAS 77002
 713-782-9999

27 W. WASHINGTON ST. SUITE 100
 CITY OF MURPHY
 COLLIN COUNTY, TEXAS
 972-782-9999

PRELIMINARY
 REVISIONS FOR REVIEW PURPOSES ONLY
 NO PART OF THIS PLAN IS TO BE CONSIDERED OR USED
 IN ANY MANNER UNLESS APPROVED BY THE CITY OF MURPHY
 AND THE COLLIN COUNTY ENGINEERING DEPARTMENT. PROJECT NO. 283101010

DATE 1/17/09
 BY [Signature]
 CHECKED BY [Signature]
 APPROVED BY [Signature]



DALLAS AREA RAPID TRANSIT RAILROAD RAILROAD (1:100 Right-of-Way)

MAXWELL CREEK

F.M. HIGHWAY NO. 544

RESTAURANT
 381 S.F. PATIO
 89 PKG. SPACES

LOT 1: 0.295 AC, 5,100 SF, 28 PKG. SPACES
 LOT 2: 0.463 AC, 4,800 SF, 10-CARLE, 35 PAGES
 LOT 3: 0.482 AC, 4,800 SF, 11 PAGES SPACES
 LOT 4: 0.256 AC, 4,800 SF, 34 PAGES
 LOT 5: 0.294 AC, 4,800 SF, 17 PAGES SPACES
 LOT 6: 0.517 AC, 4,800 SF, 22 PAGES SPACES
 LOT 7: 0.255 AC, 4,800 SF, 22 PAGES SPACES
 LOT 8: 0.294 AC, 4,800 SF, 17 PAGES SPACES
 LOT 9: 1.586 AC, 4,800 SF, 17 PAGES SPACES

McCREARY ROAD

CANTERRA OFFICE PARK - SITE DATA SUMMARY CHART

ZONING ALL LOTS = PD RESERVE

LOT No.	1	2	3	4	5	6	7	8	9	TOTAL
SITE AREA	25,898 sf 0.595 Ac.	21,044 sf 0.483 Ac.	20,977 sf 0.482 Ac.	24,201 sf 0.556 Ac.	12,802 sf 0.294 Ac.	19,489 sf 0.447 Ac.	21,994 sf 0.505 Ac.	161,454 sf 1.411 Ac.	81,282 sf 1.866 Ac.	227,678 sf 6.638 Ac.
USE	OFFICE	DAYCARE	REST.							
BLDG. AREA	5,400 sf	4,800 sf	17,500 sf	6,939 sf	41,139 sf					
COVERAGE	21%	23%	23%	20%	37%	25%	22%	28%	9%	18%
PKG. SPCS. REQ'D.	18	16	16	16	16	16	16	*	70	184
OFFICE	300 /sf		100 /sf							
PKG. SPCS. REQ'D.	36	32	32	32	32	32	32	*	70	298
MEDICAL OFFICE	150 /sf		100 /sf							
PKG. SPCS. PROV.	28	30	31	34	17	25	22	38	98	324
H.C. PKG. REQ'D.	1	1	1	1	1	1	1	0	4	11
H.C. PKG. PROV.	1	1	1	1	1	1	1	0	4	11

*** PARKING REQUIRED CALCULATED AS FOLLOWS:**

One (1) space per ten (10) pupils (based upon maximum occupancy and/or licensing capacity), plus one (1) space per teacher, plus one (1) space for each bus or van stored on the property (and sized to accommodate the vehicle); also see stacking requirements in Subsection 38.4.D).

NOTES:

1. ALL WATER FITTINGS TO BE MEGA LUG.
2. ALL FITTINGS MADE IN THE U.S.A. ONLY.
3. ALL WATER METERS MUST BE 2".
4. PARKING LOT PAVEMENT SHALL BE 6".
5. ALL FIRE HYDRANTS TO BE MUELLER BRAND.
6. PRE-CON MEETING REQUIRED BEFORE CONSTRUCTION BEGINS.
7. VISIBILITY EASEMENTS ARE REQUIRED AT EACH DRIVEWAY.
8. A SUP WILL BE REQUIRED FOR THE DAYCARE WITHIN THE EXISTING ZONING BUILDING WALLS LOCATED LESS THAN 10 FEET FROM PROPERTY LINES WILL REQUIRE FIRE RESISTIVE CONSTRUCTION AND OPENING PROTECTION IN ACCORDANCE WITH 2006 INTERNATIONAL BUILDING CODE TABLES 602 AND 704.8.
10. SPRINKLER SYSTEMS ARE REQUIRED IN ALL BUILDINGS 6,000 S.F. OR MORE, AND MUST BE INSTALLED PER APPLICABLE NFPA STANDARDS.
11. FIRE DEPT. CONNECTION LOCATION MUST BE LOCATED WITHIN 100 FT. OF A FIRE HYDRANT, WHERE APPLICABLE.
12. FIRE LANES MUST BE INSTALLED AND STRIPED BEFORE VERTICAL CONSTRUCTION CAN BEGIN, AND FIRE LANES MUST BE MAINTAINED AT ALL TIMES (SOT-4)
13. FIRE DEPT. CONNECTIONS, WHERE APPLICABLE, MUST HAVE A KNOX® FIVE-INCH STORZ LOCKING CAP.
14. RISER ROOMS/FIRE EQUIP. ROOMS MUST BE CLEARLY MARKED (510.1) AND HAVE AN EXTERIOR DOOR OPENING TO THE RISER ROOM.

Winkelmann Associates, Inc.
 222 W. UNIVERSITY DRIVE, SUITE 150
 COLLEEN COUNTY, TEXAS 75845
 PHONE: (409) 683-7400
 FAX: (409) 683-7400

DATE: 1/13/09
 SHEET NO.: 47

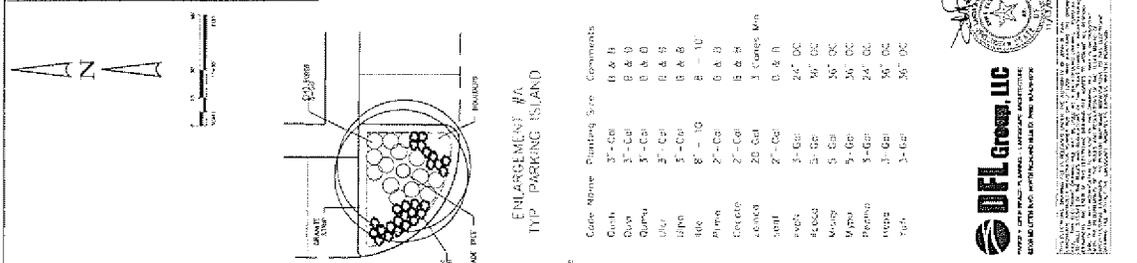
PRELIMINARY
 PLANS FOR CONSTRUCTION ONLY
 NOT TO BE USED FOR ANY OTHER PURPOSE
 WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

DATE: 1/13/09
 SHEET NO.: 47

CONCEPT PLAN
CANTERRA OFFICE PARK
6.638 ACRES
MURPHY TEXAS

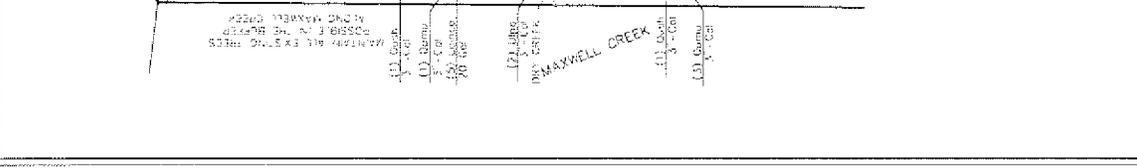
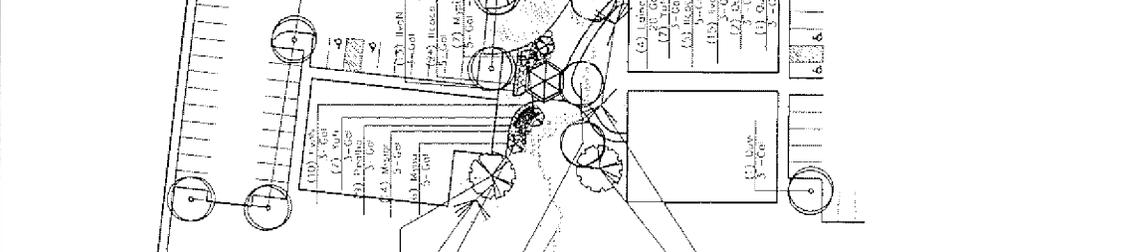
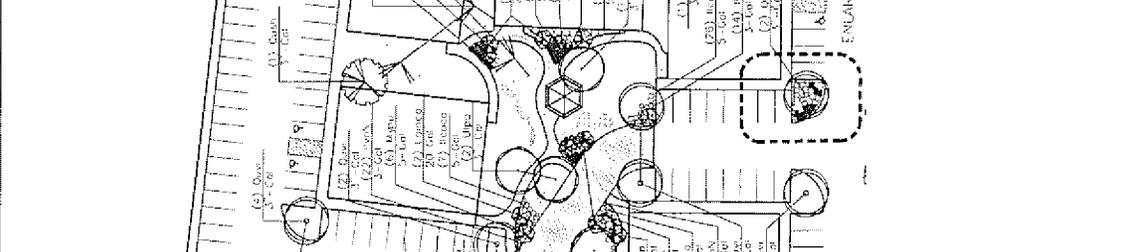
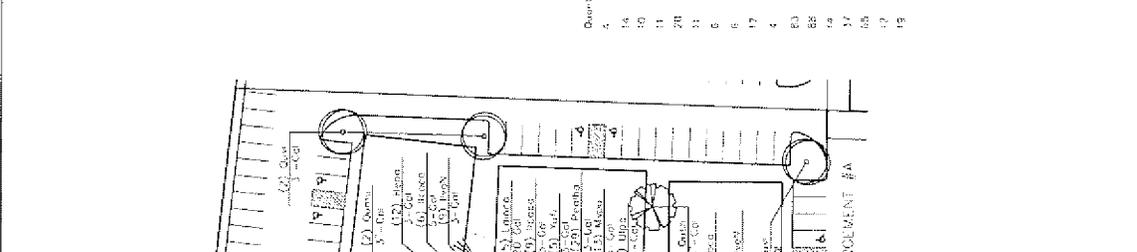
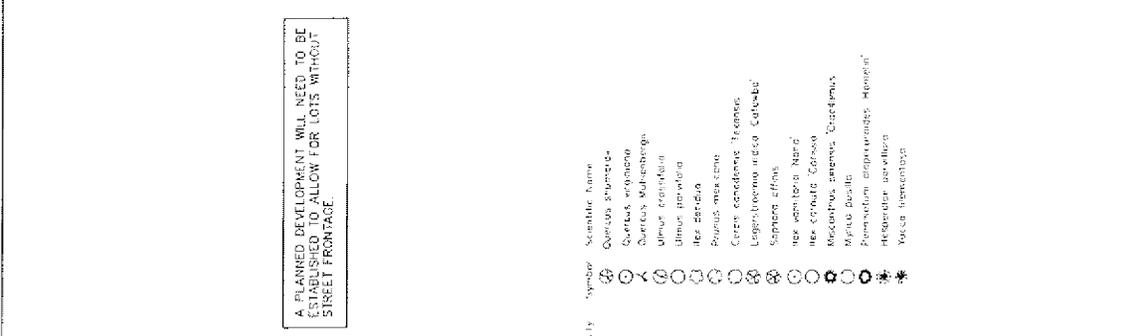
Project No. 151010101
 Date: 1/13/09
 SHEET

PRELIMINARY
 SUBJECT TO THE GIVING PLANS ONLY
 THIS PLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER ACTION.
 THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 WINKELMANN & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.



ENLARGEMENT #A
TOP PARKING ISLAND

Quantity	Symbol	Scientific Name	Common Name	Planting Size	Comments
4	(A)	Quercus phellos	Shoestring Oak	3" Cal B & H	
14	(B)	Quercus virginiana	Southern live oak	3" Cal B & H	
10	(C)	Quercus muhlenbergii	Chinquapin Oak	3" Cal B & H	
11	(D)	Ulmus crinitus	Cedar elm	3" Cal B & H	
20	(E)	Ulmus americana	Lackland elm	3" Cal B & H	
11	(F)	Hex berclia	Bottlebrush	8" - 10" B - 10"	
6	(G)	Parrotia persica	Parrotia	2" Cal B & H	
6	(H)	Cercis canadensis	Texas redbud	2" Cal B & H	
17	(I)	Lagotis linearis	California sage scrub	20 Cal 3 Canes Min	
4	(J)	Sapota affinis	Levi's Nerolite	2" Cal B & H	
83	(K)	Hex verticillata	Deer yucca	3" Cal 24" DC	
88	(L)	Hex ornata	Concho hex y	3" Cal 36" DC	
14	(M)	Mesquifera pubera	Mesquite	5" Cal 36" DC	
17	(N)	Morus nigra	Deer's Wax Myrtle	5" Cal 36" DC	
55	(O)	Pennisetum purpurascens	Deer's Wax Myrtle Grass	3" Cal 24" DC	
17	(P)	Hesperaloe parviflora	Red Yucca	3" Cal 36" DC	
19	(Q)	Yucca filamentosa	Softleaf yucca	3" Cal 36" DC	



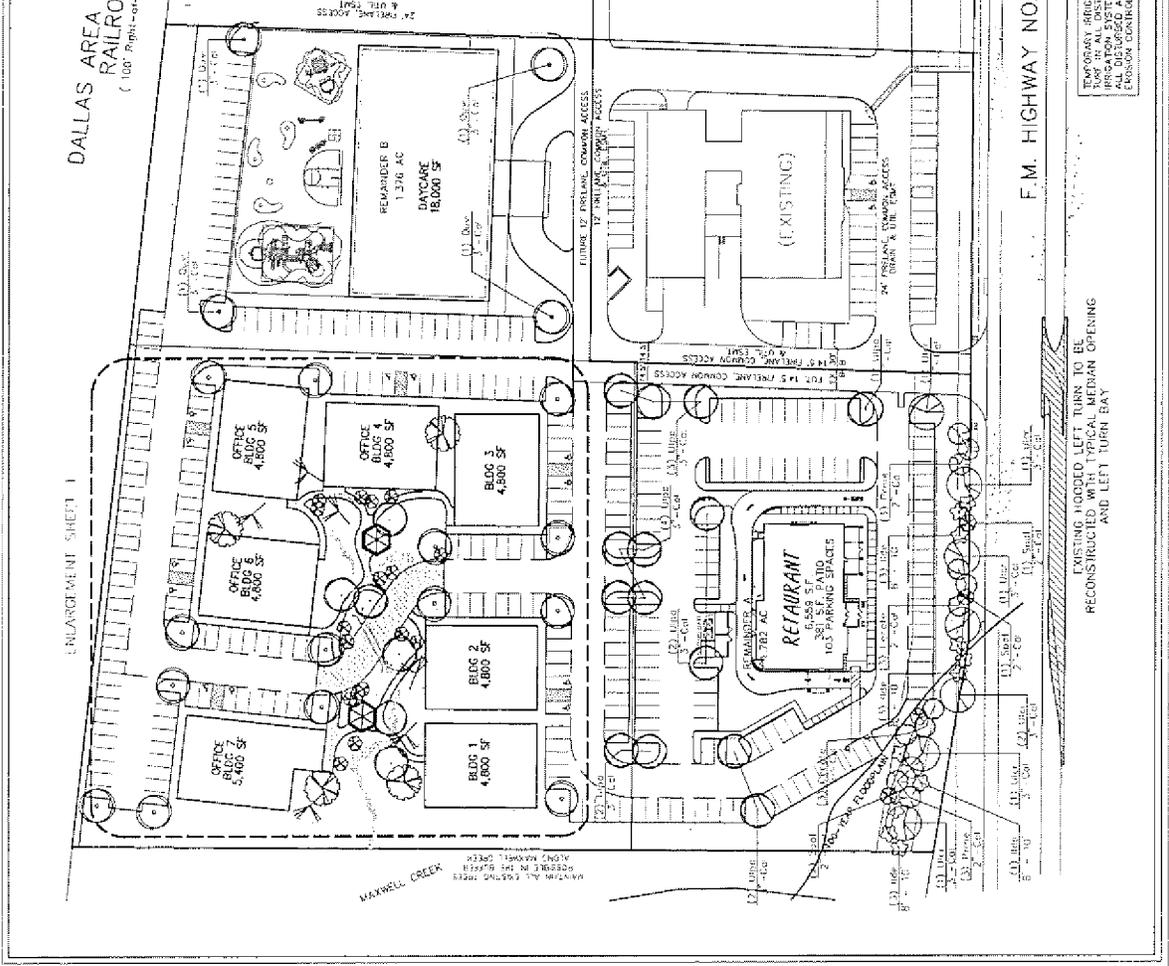
CONCEPT PLAN
EXHIBIT 'D-2'
CANTERA OFFICE PARK
 MURPHY TEXAS

NO.	DATE	DESCRIPTION
1	11/19/08	CITY COMMENTS

PRELIMINARY
 RECORD SET FOR REVIEW ONLY
 THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION
 WITHOUT THE APPROVAL OF THE CITY OF MURPHY

- PLANTING NOTES:**
1. PLANT SIZE, TYPE, AND QUANTITY SUBJECT TO APPROVAL OF THE CITY OF MURPHY.
 2. ALL PLANT MATERIAL TO BE INSTALLED IN STOCK.
 3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL FOR 12 MONTHS AFTER INSTALLATION.
 4. ALL CONTRACTOR BIDDING PLANS TO SHOW PAUL WASHINGTON ROOF SCHEDULE OF ALL PLANTS AND LANDSCAPE MATERIALS TO BE INSTALLED WITHIN 30 DAYS OF THE START OF CONSTRUCTION.
 5. ALL PLANTS WILL BE WATERED AND MULCHED IMMEDIATELY AFTER INSTALLATION.
 6. WITHIN 30 DAYS OF INSTALLATION, CONTRACTOR SHALL SUBMIT A PAUL WASHINGTON ROOF SCHEDULE OF ALL PLANTS AND LANDSCAPE MATERIALS TO BE INSTALLED WITHIN 30 DAYS OF THE START OF CONSTRUCTION.
 7. ALL PLANTS TO BE INSTALLED WITHIN 30 DAYS OF THE START OF CONSTRUCTION.
 8. ALL PLANTS TO BE INSTALLED WITHIN 30 DAYS OF THE START OF CONSTRUCTION.
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 14. ALL PLANTS TO BE INSTALLED WITHIN 30 DAYS OF THE START OF CONSTRUCTION.
 15. ALL PLANTS TO BE INSTALLED WITHIN 30 DAYS OF THE START OF CONSTRUCTION.
 16. ALL PLANTS TO BE INSTALLED WITHIN 30 DAYS OF THE START OF CONSTRUCTION.

A PLANNED DEVELOPMENT WILL NEED TO BE ESTABLISHED TO ALLOW FOR LOTS WITHOUT STREET FRONTAGE.





Legend

 Subject Property

Location Map - Zoning File 2009-13

