

AGENDA



PLANNING AND ZONING COMMISSION

Monday, May 1, 2023 @ 7:00 PM

**Council Chambers at the City of Anna Municipal Complex,
located at 120 W 7th Street, Anna, TX 75409**

The Planning & Zoning Commission of the City of Anna will meet on May 1, 2023 at 7:00 p.m. in the Council Chambers at the City of Anna Municipal Complex, to consider the following items.

If you wish to speak on an Open Session agenda item, please fill out the Speaker Registration Form and turn it in to city staff before the meeting starts.

1. **Call to Order, Roll Call, and Establishment of Quorum.**
2. **Invocation and Pledge of Allegiance.**
3. **Neighbor Comments:** At this time, any person may address the Planning & Zoning Commission regarding an item on this meeting Agenda that is not scheduled for public hearing. Also, at this time, any person may address the Commission regarding an item that is not on this meeting Agenda. Each person will be allowed up to three (3) minutes to speak. No discussion or action may be taken at this meeting on items not listed on this Agenda, other than to make statements of specific factual information in response to a neighbor's inquiry or to recite existing policy in response to the inquiry.
4. Location Map

Consent Items

5. Consider/Discuss/Action to approve minutes of the April 3, 2023 Planning & Zoning Commission Meeting.
6. Consider/Discuss/Action on the Affi Addition, Block A, Lot 2-R, Replat. Applicant: VRD at Anna, LLC.
7. Consider/Discuss/Action on the Affi Addition, Block A, Lot 2-R, Site Plan. Applicant: VRD at Anna, LLC.
8. Consider/Discuss/Action on the Anna Christian Fellowship Addition, Block A, Lot 1, Final Plat. Applicant: Anna Christian Fellowship, Inc.
9. Consider/Discuss/Action on the Anna Municipal Complex Addition, Block A, Lot 1, Replat. Applicant: City of Anna.
10. Consider/Discuss/Action on the Arden Park Phase I, Final Plat. Applicant: Arden Park Owner TX, LLC, a Delaware Limited Liability Company.
11. Consider/Discuss/Action on the Arden Park Phase I, Site Plan. Applicant: Arden Park Owner TX, LLC, a Delaware Limited Liability Company.
12. Consider/Discuss/Action on the Goolsby Addition, Block A, Lot 1, Final Plat. Applicant: Larry & Leslie Goolsby.
13. Consider/Discuss/Action on the Leonard Trails Phase 1, Preliminary Plat. Applicant: John Vick, Qualico Developments (US) Inc.
14. Consider/Discuss/Action on The Parks at Hurricane Creek, Preliminary Plat. Applicant:

Persons with a disability who want to attend this meeting who may need assistance should contact the City Secretary, at 972-924-3325 two working days prior to the meeting so that appropriate arrangements can be made.

Charles Covey - LandVest Development.

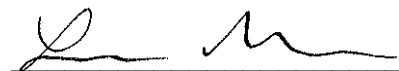
15. Consider/Discuss/Action on the DP McKinney RV Park Addition, Block A, Lot 1, Final Plat. Applicant: DP McKinney RV LP.
16. Consider/Discuss/Action on the Twin Creeks Addition, Block A, Lot 50R, Final Plat. Applicant: Petronilo Zapata.
17. Consider/Discuss/Action on the Waters Creek, Block B, Lot 1, Final Plat. Applicant: APFC Waters Creek Member LLC
18. Consider/Discuss/Action on the Dreamville Anna, Block A, Lot 1, Final Plat. Applicant: Alvin Johnson / HHF Dreamville Anna, LLC.
19. Consider/Discuss/Action on the Dreamville Anna, Block A, Lot 1, Site Plan. Applicant: Alvin Johnson / HHF Dreamville Anna, LLC.
20. Consider/Discuss/Action on the Whiterock Subdivision, Block A, Lots 1-5, Final Plat. Applicant: Sirvien, LLC.

Items for Individual Consideration

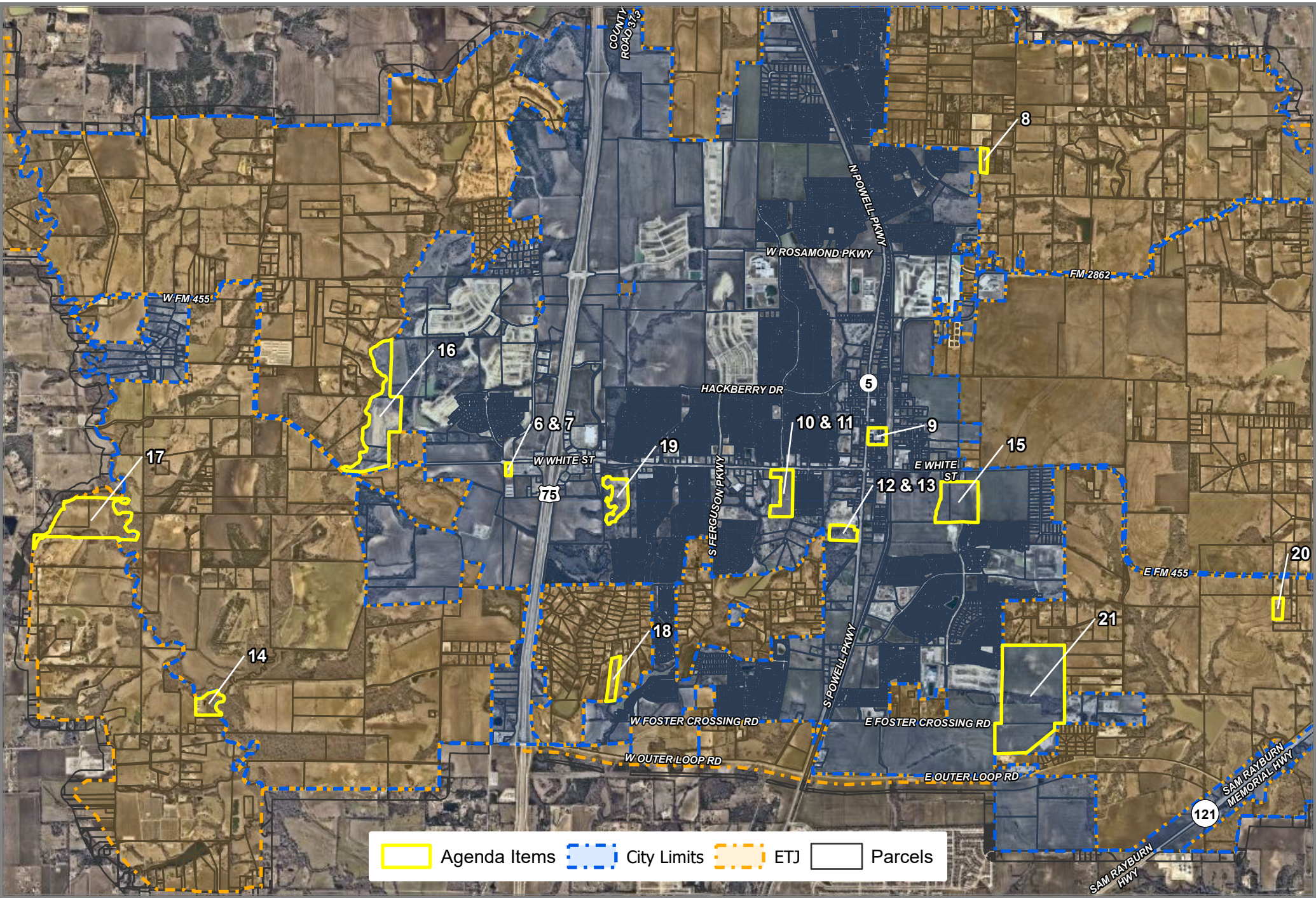
21. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 170± acres located on the north and south sides of E. Foster Crossing Boulevard, 1,645± feet east of future Leonard Avenue from Planned Development to Planned Development to allow for single-family residences and multiple-family residences built to SF-72 Single-Family Residence District, SF-60 Single-Family Residence District, & SF-Z Single-Family Residence District - Zero lot line homes, and MF-2 Multiple-Family Residential - High Density with modified development standards. Applicant: Lindo Apparel Incorporated 335 Valley-Two, Inc.

Adjourn

This is to certify that I, Lauren Mecke, Planning Manager, verify that this agenda was posted on the City's website (www.annatexas.gov) and at the Anna Municipal Complex bulletin board at or before 7:00 PM April 28, 2023.



Lauren Mecke
Planning Manager



City of Anna, May 1, 2023 Planning & Zoning Meeting Map

Source: City of Anna GIS
Date: 4/24/2023

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of Anna. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Anna, its officials or employees for any discrepancies, errors, or variances which may exist.

THE CITY OF
Anna



Item No. 5.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 5/1/2023
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action to approve minutes of the April 3, 2023 Planning & Zoning Commission Meeting.

SUMMARY:

Minutes from the April 3, 2023 Planning & Zoning Commission Meeting.

FINANCIAL IMPACT:

This item has no financial impact.

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Excellent.

STAFF RECOMMENDATIONS:

ATTACHMENTS:

1. 04-03-2023 PZ Minutes

MINUTES
PLANNING AND ZONING COMMISSION
April 3, 2023

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on April 3, 2023, at the Municipal Complex located at 120 W. 7th Street, to consider the following items.

1. Call to Order and Establishment of Quorum

The meeting was called to order at 7:01 p.m.

Commissioners present were Kelly Patterson-Herndon, Dennis Ogan, Douglas Hermann, Michelle Clemens, David Nylec, and Staci Martin. Commissioner Paul Wenzel was absent. Staff present were Lauren Mecke and Greg Peters. Mayor Pro Tem Lee Miller, Deputy Mayor Pro Tem Randy Atchley, and Councilman Pete Cain were also in attendance.

2. Invocation and Pledge of Allegiance

Commissioner Ogan gave the invocation and led the Pledge of Allegiance.

3. Citizen Comments: At this time, any person may address the Planning and Zoning Commission regarding an item on this meeting agenda that is not scheduled for public hearing. Also, at this time any person may address the Commission regarding an item that is not on this meeting agenda. Each person will be allowed up to three (3) minutes to speak. No discussion or action may be taken at this meeting on items not listed on this agenda, other than to make statements of specific factual information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.

There were no speakers.

4. Location Map

Consent Items

A motion was made by Commissioner Ogan, seconded by Chairwoman Patterson-Herndon to recommend approval of consent items 5-15. The vote was unanimous.

5. Consider/Discuss/Action to approve minutes of the March 6, 2023 Planning & Zoning Commission Meeting.

6. Consider/Discuss/Action on the Arden Park Phase I, Block C, Lot 1X, Site Plan. Applicant: Arden Park Owner TX LLC, a Delaware Limited Liability Company.

7. Consider/Discuss/Action on the Burnco Addition, Block A, Lot 1, Final Plat. Applicant: Tricycle Lane Texas, LLC / Burnco Texas, LLC.

8. Consider/Discuss/Action on the Cedar Ridge Estates, Phase 1, Final Plat. Applicant: Saginaw 106, LTD.

9. Consider/Discuss/Action on the Church Street Addition, Block A, Lots 1-6, Final Plat. Applicant: Fieldside Development, LLC.

10. Consider/Discuss/Action on the Gateway at Buddy Hayes, Block A, Lots 1 & 2, Block B, Lot 1, and Block C, Lot 1, Final Plat. Applicant: CAALMS Group, LLC (Srikanth Routhu).
11. Consider/Discuss/Action on the Gateway at Buddy Hayes, Block A, Lot 2, Revised Concept Plan. Applicant: CAALMS Group, LLC (Srikanth Routhu).
12. Consider/Discuss/Action on the E. White Street/Leonard Trails Commercial, Block A, Lots 1, 2, 3, & 4, Minor Plat. Applicant: Rising Wakulla Investments, L.P.
13. Consider/Discuss/Action on the Waldrip Switchyard Addition, Block A, Lot 1, Final Plat. Applicant: Rayburn Electric Cooperative, Inc.
14. Consider/Discuss/Action on the Slayter Creek Park (Anna ISD Park Addition, Lot 2), Site Plan. Applicant: City of Anna.
15. Consider/Discuss/Action on the Natural Springs Park (Autozone Addition, Block A, Lot 2), Site Plan. Applicant: City of Anna.

Items for Individual Consideration

16. Conduct a Public Hearing/Consider/Discuss/Action on an amendment to uphold, amend, supplement, change, modify or repeal a Specific Use Permit granted under Ord. No. 1014-2022 to allow a Metering Station on one lot on 0.6± acre located on the north side of future Rosamond Parkway, 995± feet west of County Road 368. Zoned: Planned Development (Ord. No. 932-2021).

Ms. Mecke introduced the item. Ms. Mecke explained that City Council has requested that the recently approved Specific Use Permit for a gas metering station be called back before the Commission as well as City Council for further discussion and decide whether the item should be upheld, amended, modified, or repealed.

Chairwoman Patterson-Herndon asked if for verification on the distance from the school.

Ms. Mecke advised roughly 4,000 feet along the roadway.

Commissioner Nylec asked how far along Atmos was on the construction.

Ms. Mecke said she would have to defer to Mr. Greg Peters, Interim Assistant City Manager, to answer that question.

Mr. Peters advised that Atmos had already performed some earthwork within their existing easement as allowed by right. However, they have not performed any work pertaining to the proposed metering station site and the proposed improvements that were shown on the Site Plan.

Commissioner Nylec asked if there was any financial impact associated with the city coming back to deny it and asking them to move it.

Mr. Peters explained that he did not have any records from Atmos that would show any financial impact on their end. Mr. Peters further explained that he does not have any specific costs that pertain to the city at the present time.

Commissioner Nylec advised staff that he is asking because he wants to ensure he has all of the facts from a legal standpoint if they decide to deny the SUP which had already been approved by Council.

The Public Hearing was opened at 7:10 p.m.

Chairwoman Patterson-Herndon asked if the applicant was present and/or had a presentation.

Ms. Mecke advised that the city was the applicant, but that Atmos was present and available to answer any questions the Commission might have.

John Manganilla., Atmos Energy Manager of Public Affairs, approached the podium and advised the Commission that he was in attendance, as well as several other representatives from Atmos, to answer any questions that the Commission may have.

Chairwoman Patterson-Herndon asked if they have to store the mercaptan on site.

Mr. Manganilla advised that he and his team are researching that now to see if there are other available options. He further explained that as of today, the current gas line is un-odorized gas and if they tap it, they have to odorize the gas to deliver it in their distribution center.

Chairwoman Patterson-Herndon explained that she understood that but wanted to know if they have to store the chemical onsite.

Mr. Manganilla advised that in order to odorize the gas, they have to have a mercaptan tank onsite.

Chairwoman Patterson-Herndon asked what type of container.

Mr. Manganilla explained that it will be a double wall, fully enclosed container, looks like a barrel turned on its side.

Chairwoman Patterson-Herndon asked which type of mercaptan will be onsite.

Mr. Manganilla advised that he does not have that information at this time but that it was provided to Council at the last meeting. Mr. Manganilla stated that it might have been provided to the Commission in their packets.

Chairwoman Patterson-Herndon asked if this type of mercaptan is provided in all gasses or just natural gases.

Mr. Manganilla stated that he understands it is used in all gases including propane.

Chairwoman Patterson-Herndon posed an example and stated that if her neighbor has propane on their property, that it would have mercaptan in it as well.

Mr. Manganilla advised yes, that is his understanding.

Commissioner Ogan stated as he sees these types of facilities go up, he does not see that they are enclosed. Mr. Ogan then asked if that was a possibility.

Mr. Manganilla explained that you would never want them to be enclosed because gas is lighter than air and if it is enclosed, the gas would be locked in, and you want it ventilated.

Mr. Ogan explained that a building could be ventilated and that he is also thinking about the noise factor for the neighbors.

Mr. Manganilla explained that there is not a lot of noise that comes from these sites, and they will be providing an eight-foot masonry screening wall to assist with the noise factor.

Chairwoman Patterson-Herndon asked how much mercaptan would go into a propane tank to odorize it.

Mr. Manganilla explained that he is not familiar enough with propane to answer that question.

Chairwoman Patterson-Herndon asked how spills would be handled.

Mr. Manganilla explained that the operations team would be onsite if they were ever made aware of a spill. He went on to explain that the first sign of a spill is smell and if they receive a call regarding the smell, they respond immediately. Mr. Manganilla also advised that natural gas is odorless so the mercaptan is put in the gas so it is detectable should there ever be a leak.

Commissioner Martin asked if there was a remote shut off.

Mr. Manganilla explained that most stations have a remote shut off. He advised that he believes the engineer designed that into this site but wasn't sure. Mr. Manganilla further explained that as a safety mechanism at most sites, the valve will automatically shut off if there were ever an emergency such as a car hitting it.

Chairwoman Patterson-Herndon asked how secure the enclosure will be.

Mr. Manganilla explained that it is designed to protect the infrastructure but that he is unsure what she means by how secure the site would be.

Chairwoman Patterson-Herndon explained that they would have a wall but then there is an access gate. She asked what the access gate would be made of.

Mr. Manganilla explained that it is usually a wrought iron gate that slides open when the workers come up to it.

Chairwoman Patterson-Herndon asked if it was secure enough that teenagers wouldn't have the ability to jump over the fence.

Mr. Manganilla that the wall is designed to be eight feet whereas most other developments it would be six feet. He also advised that they would be willing to work with staff to design it the way the city would like it to ensure security.

Chairwoman Patterson-Herndon asked if they would be willing to go ten feet in height.

Mr. Manganilla explained that he would check with his team but that they would love to work with the city and that a higher perimeter wall and fence would make the site safer.

Chairwoman Patterson-Herndon asked what safety precautions they were going to take for this specific location.

Mr. Manganilla advised that Atmos Energy's main goal is to be the safest natural gas provider in the country, and they do whatever it takes to make all site the safest. He also referenced a discussion that took place at the last Council meeting where someone had asked what would happen if someone went through the wall and it was proposed that Atmos use bollards. Mr. Manganilla explained that they are willing to use bollards if that helps.

Commissioner Ogan asked what the distance was to the nearest residence.

Mr. Manganilla explained that the Commission should have a copy of the Site Plan for reference.

Commissioner Ogan asked if it was approximately 100 feet or so.

Ms. Mecke advised the measurement from the screening wall to the adjacent neighbor's fence and property line is roughly 20 feet, but that the neighbors' homes are set back a good distance from the property line.

Commissioner Ogan asked if staff knew how many feet this was from an actual residence.

Ms. Mecke said that she did not have a specific number to provide him but that it was over 100 feet.

Commissioner Ogan asked if it was less than 200 feet.

Ms. Mecke advised that she cannot answer that as she does not have the number specifically. She would have to look that information up.

Mr. Stuart Brown, residing at 3027 Crossing Drive, advised that he is opposed to having a gas metering station and chemical injection site in his back yard. Mr. Brown reminded everyone what transpired over the course of their previous hearings and how this has come back around before P&Z again. He further explained that Councilman Atchley is a fire fighter in McKinney and would tell you that if there was a fire emergency at this location, the City of Anna's Fire Department would not be able to respond. Mr. Brown further advised that he is asking that the Commission have Atmos move the site further away from the homes.

Ms. Jennifer Richardson, residing at 3027 Crossing Drive, advised that she is opposed to having the gas metering station at this location and wanted to remind the Commission of what just transpired as the Commission was asking questions. She reminded the Commission that they just asked Atmos if they were going to have a remote shut off and Atmos replied that they weren't sure. What is the type of mercaptan that will be used and Atmos replied that they weren't sure. Ms. Richardson told the Commission she knew what type would be used. Ms. Richardson proceeded to show the Commission some display boards showing where the injection site would be and how far from the proposed new elementary school it would be.

Mr. Blake Branson, residing at 10927 Perennial Mist Drive Missouri City Texas, explained that he is from the Houston area but has a background in the hydrocarbon industry and wanted to give the information that he felt was necessary in order to better understand this type of use. Mr. Branson explained that if there is an emergency and the city does not have a foam truck, they will be waiting a very long time for one to get to the site because a foam truck is what is needed to fight any fire at this site.

Mr. Steve Sweeney, residing at 3111 Urban Way, advised that he is against the metering station going in at the proposed location and would like the Commission to vote exactly the way they did before. He also mentioned that propane tanks continue to get brought up as a comparison, but that it does not even come close to comparing because propane tanks are under ground, not above ground, and that the amount of mercaptan that is placed at the metering station is much more than what is placed in propane tanks.

Mr. Todd Kennedy, residing at 3012 Crossing Drive, advised that he did not wish to speak however he is against the gas metering station.

Mr. Tom Longmire, residing at 3032 Crossing Drive, advised the Commission that he is against the gas metering station at this location. Mr. Longmire stated that he went to the City of Anna Fire Station and

spoke to a Captain and two firemen to discuss the gas metering station site and they advised him that the City of Anna Fire Department was not equipped to handle a spill or fire at the gas metering station. He also stated that the city would have to wait for hazmat to arrive which would be coming from the City of Allen or the City of Plano.

Mr. Benjamin Easaw, residing at 3040 Crossing Drive, advised the Commission that he is against the gas metering station at this location. Mr. Easaw stated that Atmos lied to the city five months ago and did not disclose that this would be an injection site. He explained to the Commission that it took the neighbors doing their research and speaking out in order to get the truth out of Atmos.

The Public Hearing was closed at 7:37 p.m.

Commissioner Nylec stated that he finds it hard to believe that the City of Anna Fire Department does not have foam to fight a fire at this site if it were needed. He asked staff if the new fire truck was equipped with foam if it was needed and if we could handle an incident if it were needed, with the Fire Station No. 2 coming.

Mr. Peters explained that there were no staff present that specifically had the conversation with Mr. Longmire, or that were best suited to answer that question. Mr. Peters explained that because of this, staff would not be able to answer that question.

Chairwoman Patterson-Herndon asked the City Attorney what would happen if they, as the Commission, chose to repeal this after Council chose to approve this use five months ago.

Mr. Clark McCoy, City Attorney, explained that if the Commission chose to repeal, it would be a recommendation to the City Council to repeal.

Chairwoman Patterson-Herndon suggested that the City Council research whether or not our Fire Department was equipped with foam to fight a fire or spill at the site. She also asked staff if this site would supply all of Hurricane Creek.

Mr. Peters explained that this station would supply not just the Hurricane Creek development but several new developments coming into the area.

Chairwoman Patterson-Herndon asked if it would also supply the commercial developments up along Highway 75.

Mr. Peters said yes, that is his understanding.

Commissioner Clemens asked how many miles this would service out.

Mr. Peters stated that would be an Atmos question and not something that staff could answer.

Commissioner Clemens asked Atmos if there was anywhere on the entire pipeline where mercaptan was not used. Basically asking if there was any area of the pipeline where they did not have to use mercaptan.

Mr. Manganilla stated that they acquired this pipeline a few years ago and this was one of the very few pipelines, in their system, that was not odorized gas.

Commissioner Clemens asked what the length of the pipeline is. She also referenced that everyone is under the impression that the metering station could go anywhere along that pipeline, but that may not be accurate. They would be using mercaptan no matter where it goes.

Mr. Manganilla stated that it runs from the Texas Motor Speedway all the way up to the Kinder Morgan Plant.

Commissioner Clemens asked how much mercaptan would be stored at this site.

Mr. Manganilla stated that it would be a 250-gallon tank and filled once a year. Mr. Manganilla stated that they have one station but that it would not serve all of the new developments that are coming into Anna, which is why they are proposing this second location.

Chairwoman Patterson-Herndon asked where their first location is.

Ms. Mecke advised that it is located off of FM 2862 south of the Coyote Meadows Townhomes.

Commissioner Clemens explained that this was not an easy decision to make because this will potentially serve well over 3,000 people and that it will eventually be in someone's backyard.

Commissioner Nylec stated this was a federal requirement, and asked what the timeline was that this site had to be completed.

Mr. Manganilla explained that they are still researching when this would need to take place. He further explained that there is a timeline of when the mercaptan has to be in the pipeline, but it had not reached that yet. They have to re-rate the pipeline to determine when it has to be in the pipeline.

The Commission continued to discuss their thoughts on what the decision should be.

Mr. Peters stated that option 2 would allow the Commission to make modifications and supplemental changes to the existing ordinance which would recommend that Council add to the approved ordinance.

Chairwoman Patterson-Herndon asked if they could recommend that Atmos find another location down the pipeline for the metering station.

Mr. Peters explained that the Specific Use Permit is for this specific location and that if the Commission chooses to recommend another location, that is recommending to repeal.

Commissioner Ogan stated that if they decided to move the metering station to a new site, a new ordinance would need to be drafted. He then asked if they could specify, within the new ordinance, a certain distance from anything nearby that the metering station could be placed.

Mr. Peters explained that with any new ordinance, certain stipulations could be made. However, the Commission needs to focus on this specific site with this specific ordinance.

Ms. Mecke further explained that a later conversation can be made with changing the city's current ordinances to add in certain stipulations as it pertains to any gas metering station site, moving forward.

A motion was made by Commissioner Nylec, seconded by Commissioner Hermann to recommend repealing Ordinance Number 1014-2022. The vote was unanimous.

Adjourn

A motion was made by Chairwoman Patterson-Herndon, seconded by Commissioner Ogan to adjourn the meeting. The vote was unanimous. The meeting was adjourned at 8:03 p.m.

Chairwoman Kelly Patterson-Herndon

ATTEST:

Salena Tittle, Planner II



Item No. 6.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 5/1/2023
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action on the Affi Addition, Block A, Lot 2-R, Replat. Applicant: VRD at Anna, LLC.

SUMMARY:

Automotive repair, major on one lot on 2.1± acres located at the southeast corner of W. White Street and Standridge Boulevard (CR 286). Zoned I-1 Light Industrial (I-1).

The purpose for the Replat is to dedicate lot and block boundaries and easements necessary for the creation of an automotive repair, major development.

FINANCIAL IMPACT:

This item has no financial impact.

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

STAFF RECOMMENDATIONS:

The Replat is in conformance with the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

1. Affi Addition, Block A, Lot 2-R Replat Locator Map
2. Exhibit A - (RP) Affi Addition, Block A, Lot 2-R
3. P&Z Development Application

Replat - Affi Addition, Block A, Lot 2-R



THE CITY OF
Anna

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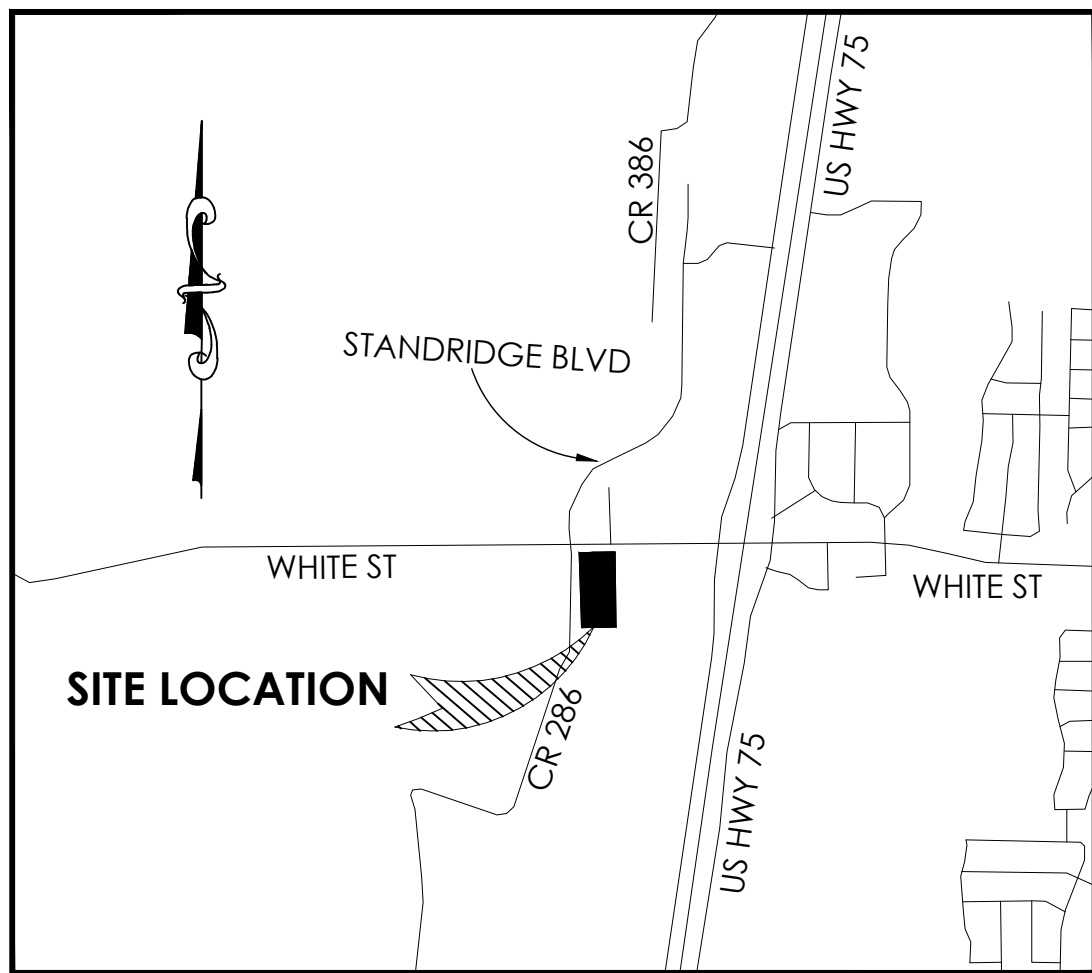


 Subject Property

 City Limits
 ETJ

0 150 300 600
Feet

April 2023



LOCATION MAP- NOT TO SCALE

REASON FOR REPEAT:
TO ABANDON THE 24' CROSS ACCESS EASEMENT ALONG THE NORTH END OF THE
PROPERTY LINE, AND DEDICATE NEW EASEMENTS AND FIRE LANE ASSOCIATED WITH
DEVELOPMENT.

ACCESS EASEMENT

THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS/EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE, IN, ALONG, UPON AND ACROSS SAID PREMISES WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF ANNA, ITS AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON AND ACROSS SAID PREMISES.

DRAINAGE AND DETENTION EASEMENT

[illegible]

VAM EASEMENTS

THE AREA OR AREAS SHOWN ON THE PLAT VAM (VISIBILITY, ACCESS AND MAINTENANCE) EASEMENTS ARE HEREBY GIVEN AND GRANTED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO PROVIDE VISIBILITY, RIGHT OF ACCESS, AND MAINTENANCE UPON AND ACROSS SAID VAM EASEMENT. THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY AND ALL LANDSCAPING WITHIN THE VAM EASEMENT; SHOULD THE CITY EXERCISE THIS MAINTENANCE RIGHT, IT SHALL BE AT THE CITY'S SOLE DISCRETION AND WITHOUT LIABILITY TO THE OWNERS. THE CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY OTHER EASEMENTS AND FIXTURES. THE CITY MAY WITHDRAW MAINTENANCE OF THE VAM EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE VAM EASEMENT SHALL REST WITH THE OWNERS, NO BUILDING, FENCE, TREE, SHRUB, OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE VISIBILITY, SHALL BE CONSTRUCTED IN, ON, OVER OR ACROSS THE VAM EASEMENT. THE CITY SHALL ALSO HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ADD ANY LANDSCAPE IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, TREES, LANDSCAPE LIGHTS OR SIGNS, ON THE VAM EASEMENT; AND TO REMOVE ANY OBSTACLES THEREON, THE CITY, ITS SUCCESSORS OR ASSIGNS, OR TO EXERCISE THE RIGHT AND PRIVILEGE AT ALL TIMES TO ENTER UPON THE VAM EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN.

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.

FIRE LANE EASEMENT

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD SURFACE AND THAT HE SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO, THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE FREE AND UNHINDERED MAINTENANCE OF TRAVEL ON THE FIRE LANE EASEMENTS. THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE, STATING "FIRE LANE, NO PARKING". THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANE AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR THE DEPARTMENT AND EMERGENCY USE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT VRD AT ANNA, LLC ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS REPLAT OF AFRU, IN ADDITION TO THE CITY OF ANNA, TEXAS, AND DOES HEREBY DEDICATE IN FEE SIMPLE, TO THE PUBLIC THE RIGHT OF TRAVEL AND ACCESS TO THE LANDS SHOWN HEREON, AND THE CITY OF ANNA, TEXAS, DOES HEREBY ACCEPT THE SAME. THE CITY OF ANNA SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF ANNA. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A SINGLE UTILITY. THE CITY OF ANNA, TEXAS, DOES HEREBY GRANT TO THE CITY OF ANNA AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCE, TREE, SHRUB, OR OTHER IMPROVEMENTS OR GROWTHS, WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF ANNA AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES MAINTAIN THE EASEMENTS IN A SAFE AND SOUND CONDITION, AND SHALL HAVE THE RIGHT TO REMOVE OR HAVE REMOVED ANY OBSTRUCTION, RECONSTRUCT, INSPECT, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, RICHARD A. GOODWIN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ANNA, TEXAS.

WITNESS MY HAND AT _____, TEXAS, THIS THE _____
DAY OF _____, 20____.

RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069

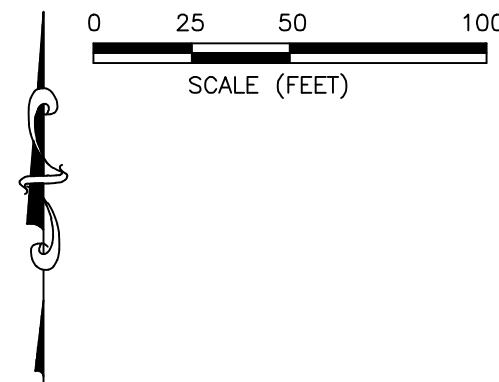
BEFORE ME, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED SAM SARFANI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING DOCUMENT.

NOTARY PUBLIC, STATE OF TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L4	S 80°54'08" E	5.23'
L7	N 88°59'14" E	7.37'
L10	N 80°54'08" W	7.27'
L12	S 89°04'17" W	31.31'
L37	N 44°04'38" E	10.00'
L38	N 00°55'22" W	13.11'
L39	N 89°04'38" E	10.00'
L40	S 00°55'22" E	17.25'
L42	N 89°04'38" E	95.04'
L46	N 89°04'17" E	16.81'
L48	S 89°04'17" W	22.22'
L49	S 14°12'18" W	9.62'
L52	S 01°00'46" E	20.57'
L53	S 88°59'14" W	30.83'
L54	S 01°00'46" E	19.76'

LINE TABLE (CONT.)		
LINE	BEARING	DISTANCE
L55	N 88°33'26" E	53.01'
L56	S 88°24'53" W	89.63'
L57	N 01°00'46" W	40.63'
L58	N 88°24'53" E	25.00'
L59	S 01°00'46" E	50.88'
L62	S 89°02'48" W	141.94'
L63	N 01°48'53" W	48.64'
L64	N 43°22'19" W	35.24'
L65	N 88°24'53" E	10.00'
L66	S 00°00'00" E	4.29'
L67	S 45°19'35" E	18.16'
L68	N 90°00'00" W	10.00'
L69	N 45°19'35" W	18.16'
L70	N 00°00'00" W	8.19'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	9.45	54.00'	10°10'15" N	S 85°05'05" E	9.44
C2	63.29'	30.00'	120°52'30" N	S 38°39'37" E	52.19'
C3	19.65'	54.00'	20°50'55" N	N 11°21'10" W	19.54'
C4	51.42'	59.50'	49°30'45" N	N 23°49'40" E	49.83'
C5	25.97'	30.00'	49°30'45" N	N 23°47'48" E	25.17'
C6	86.80'	30.00'	22°12'15" N	S 12°05'53" W	11.72'
C7	10.98'	30.00'	20°57'39" N	N 09°28'04" E	10.91'
C8	45.07'	55.00'	46°57'15" N	S 22°27'52" W	43.82'
C9	24.54'	30.00'	46°52'13" N	S 22°30'12" W	23.66'
C10	5.25'	34.00'	100°01'34" N	S 85°04'04" W	82.75'
C11	5.25'	30.00'	10°01'52" N	N 85°55'05" W	5.26'



STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS SAHI-ANTOINE LLC & CALDOR CORPORATION ARE THE OWNERS OF A TRACT OF LAND IN THE CITY OF ANNA, COLLIN COUNTY, TEXAS, BEING DESCRIBED AS FOLLOWS:

BEING A 2.054 ACRE TRACT OF LAND OUT OF THE THOMAS RATTAN SURVEY, ABSTRACT NO. 782, LOCATED IN THE CITY OF ANNA, COLLIN COUNTY, TEXAS, SAME BEING ALL OF LOT 2-R, BLOCK A, REPLAT AFFI ADDITION, SUBDIVISION OF RECORD IN DOCUMENT NO. 20220419000628790 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAID 2.054 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND 1/2 INCH IRON ROD SITUATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF FM 455 AND THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 286 (HURRICANE CREEK BOULEVARD), MARKING THE NORTHWESTERLY CORNER OF LOT 2-R OF SAID REPLAT AFFI ADDITION AND THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF FM 455, COMMON WITH THE NORTHERLY BOUNDARY LINE OF SAID LOT 2-R, THE FOLLOWING COURSES AND DISTANCES:

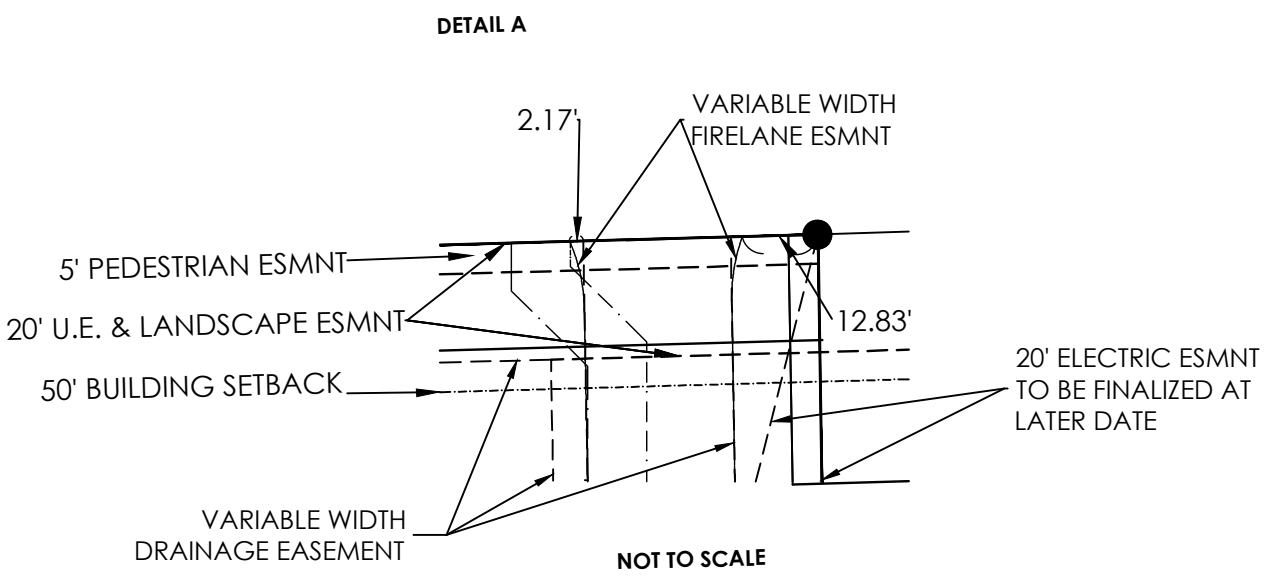
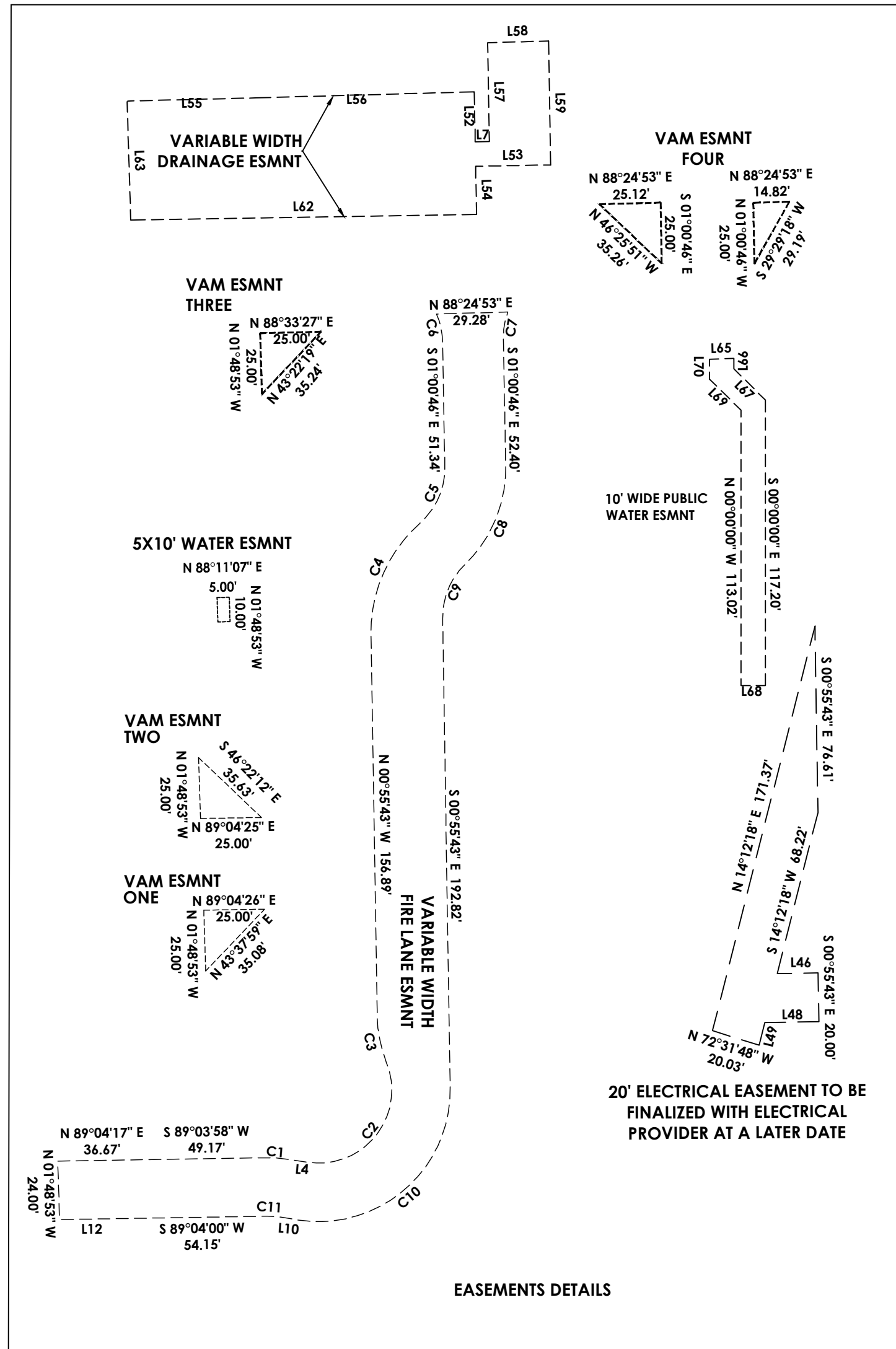
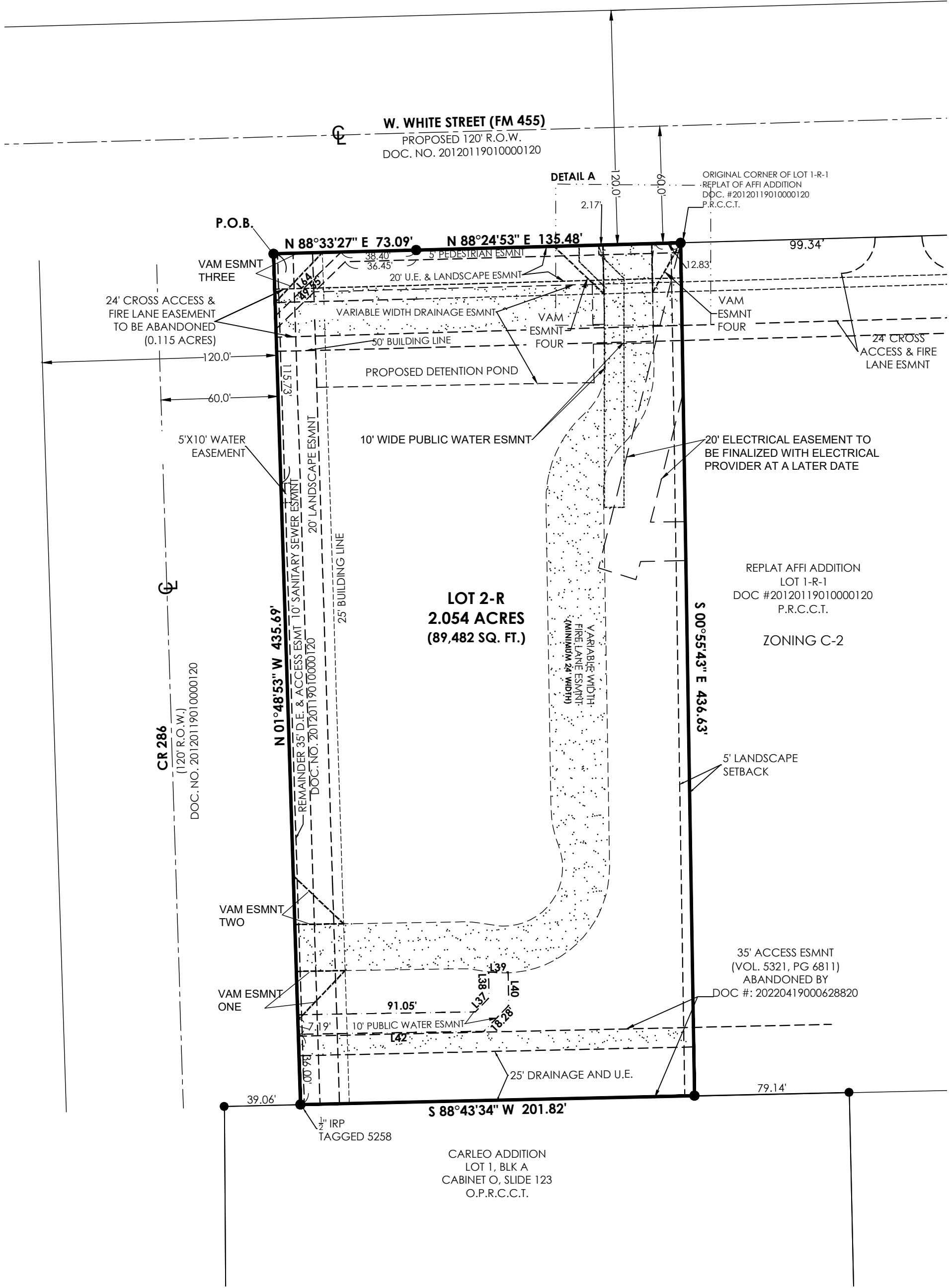
N 88° 33' 27" E, A DISTANCE OF 73.09 FEET TO A FOUND CAPPED 1/2 INCH IRON ROD;

N 88° 24' 53" E, A DISTANCE OF 135.48 FEET TO A FOUND CAPPED 1/2 INCH IRON ROD, MARKING THE NORTHWESTERLY CORNER OF LOT 1-R-1 OF SAID REPLAT AFFI ADDITION, AND THE NORTHEASTERLY CORNER OF SAID LOT 2-R AND THE HEREIN DESCRIBED TRACT;

THENCE S 00° 55' 43" E, LEAVING THE SOUTHERLY RIGHT OF WAY LINE OF FM 455, ALONG THE EASTERLY BOUNDARY LINE OF LOT 2-R, COMMON WITH THE WESTERLY BOUNDARY LINE OF SAID LOT 1-R-1, A DISTANCE OF 436.43 FEET TO A FOUND CAPPED 1/2 INCH IRON ROD SITUATED IN THE NORTHERLY BOUNDARY LINE OF LOT 1, BLOCK A, CARLEO ADDITION, SUBDIVISION OF RECORD IN CABINET O, SLIDE 123 OF THE PLAT RECORDS OF COLLIN, TEXAS, MARKING THE SOUTHWESTERLY CORNER OF LOT 1-R-1, AND THE SOUTHEASTHERLY CORNER OF LOT 2-R AND THE HEREIN DESCRIBED TRACT;

THENCE, S 88° 43' 34" W, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 2-R, COMMON WITH THE NORTHERLY BOUNDARY LINE OF SAID LOT 1, BLOCK A, CARLEO ADDITION, A DISTANCE OF 201.82 FEET TO A FOUND ½ INCH IRON ROD TAGGED "5258", SITUATED IN THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 286 (HURRICANE CREEK BOULEVARD), MARKING THE SOUTHWESTERLY CORNER OF SAID LOT 2-R AND THE HEREIN DESCRIBED TRACT;

THENCE, N 01° 48' 53" W, ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 2-R, COMMON WITH THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 286 (HURRICANE CREEK BOULEVARD), A DISTANCE OF 435.69 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 2.054 ACRES OF LAND, MORE OR LESS.



APPROVED ON THIS THE _____ DAY OF _____, 20____, BY THE CITY COUNCIL, CITY OF ANNA, TEXAS.

MAYOR

CITY SECRETARY

**REPEAT OF AFFI ADDITION
LOT 2-R, BLOCK A
GROSS 2.054 ACRES
RECORDED IN DOCUMENT
#20220419000628790
OFFICIAL PUBLIC RECORDS OF
COLLIN COUNTY, TEXAS
CITY OF ANNA, COLLIN COUNTY,
TEXAS; THOMAS RATTAN SURVEY,
ABSTRACT NO. 782**

EXHIBIT A

Plans & Plats Development Application



Submittal (Refer to pre-application notes)

Preliminary Step

- ☐ Preliminary Plat/Replat
- ☐ Tree Preservation / Affidavit of no protected trees
- ☐ Conceptual Civils
- ☐ Neighborhood Design (Single-Family only)

Final Step

- ☒ Final Plat/Replat
- ☐ Civil Plans
- ☒ Site Plan/Revised Site Plan
- ☒ Landscape Plan
- ☒ Lighting (Photometric) Plan

Other

- ☐ Amended Plat
- ☐ Minor Plat/Replat (ETJ only)
- ☐ Development Plat (ETJ only)
- ☐ Concept Plan (W/ PD Zoning)
- ☐ Zoning Exhibit & Legal Description (W/ all Zoning)
- ☐ Substantially Conforming Site Plan
- ☐ Sign Coordination Plan/Unified Development Zone

Submittal Type (Plats and Plans only)

- ☐ Pre-Submittal: all required documents are present excluding fees. I understand that the project information presented to the City at this time is not filed, and therefore the City is not required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority. This Pre-Submittal will be changed to a Submittal following the receipt of written notice and payment of fees. I am requesting this of my own volition and not at the request of the City of Anna.
- ☒ Submittal: all required documents are present including fees. I understand that the project information presented to the City at this time is filed and therefore, the City is required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority.

Acreage / Lots for fee calculation

Round decimals up to the nearest whole number:

2.054 acre(s)
1 lot(s)

Total number of lots including Common Area Lots:

Fees (Separate check for Civil Plans)

Please see the [Development Services Planning Fee Schedule](#) and [Engineering Plan Submittal Checklist](#).

The application fee of \$ 1,110.00, to be paid to Development Services.

The application fee of \$ _____, to be paid to Public Works.

NOTE: Additional costs may accrue during review by City consultants of any facilities agreement and/or civil construction plans.

Development Services

120 W Seventh Street • Anna, TX 75049 • 972.924.2616 • www.annatexas.gov

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: Aff Addition - Lot 2R Block A Total Number of Acres: 2.054
Zoning Classification(s): J-1 Total Number of Lots: 1
Location: 250 LF East of CR 286 on FM 455

Property Owner Information & Authorization

Name/Company: VRD at Anna, LLC
Address: 2911 Turtle Creek Blvd. Suite 700
City: Dallas State: TX Zip Code: 75219
Phone: 214-817-1124 Email: melanie@victorydevelopment.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Melanie Baaley (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City of Anna.

Property Owner's Signature: Bobby Dan Roberts Date: 3/15/23

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Bobby Dan Roberts (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this 15th day of March, 20 23



Rachel Emily Davis
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): _____

Name: _____

Company: Vickery & Associates, LLC

Address: 3600 W Parmer Lane, Suite 175

City: Austin State: TX Zip Code: 78727

Phone: 512-494-8014 Email: ebogard@vickeryllc.com

Development Services

120 W Seventh Street • Anna, TX 75049 • 972.924.2616 • www.annatexas.gov



Item No. 7.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 5/1/2023
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action on the Affi Addition, Block A, Lot 2-R, Site Plan. Applicant: VRD at Anna, LLC.

SUMMARY:

Automotive repair, major on one lot on 2.1± acres located at the southeast corner of W. White Street and Standridge Boulevard (CR 286). Zoned I-1 Light Industrial (I-1).

The purpose of the Site Plan is to show the proposed automotive repair, major site improvements.

FINANCIAL IMPACT:

This item has no financial impact.

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

STAFF RECOMMENDATIONS:

The Site Plan is in conformance with the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

1. Affi Addition, Block A, Lot 2-R Site Plan Locator Map
2. Exhibit A - (SP) Affi Addition, Block A, Lot 2-R
3. P&Z Development Application

Site Plan - Affi Addition, Block A, Lot 2-R



THE CITY OF
Anna

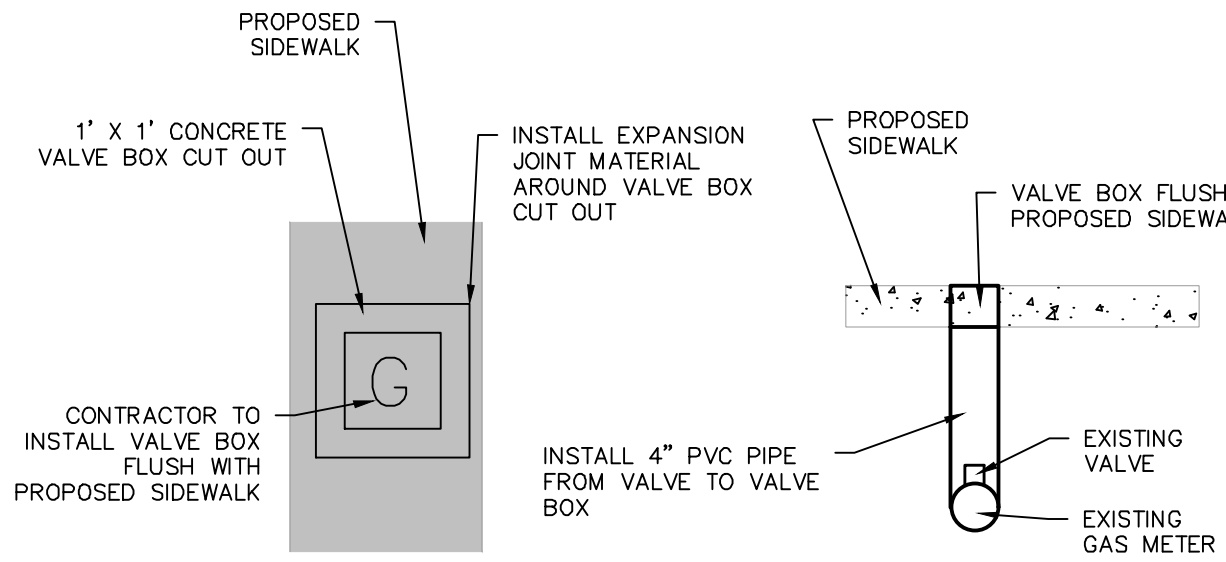
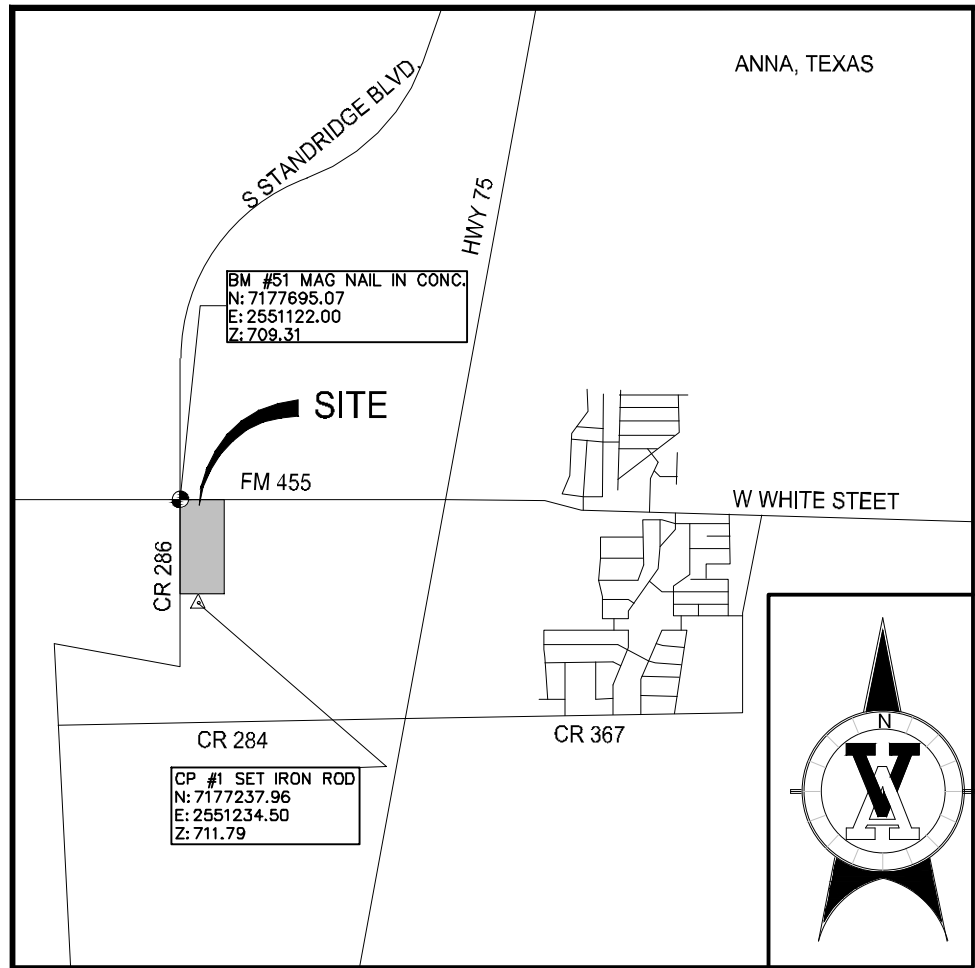


 Subject Property

 City Limits
 ETJ

0 150 300 600 Feet

April 2023



SECTION VIEW

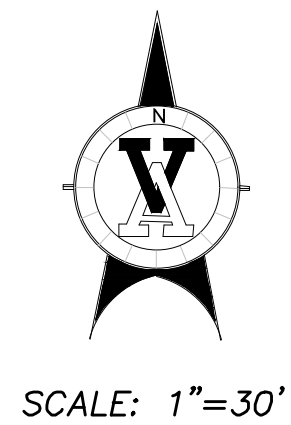
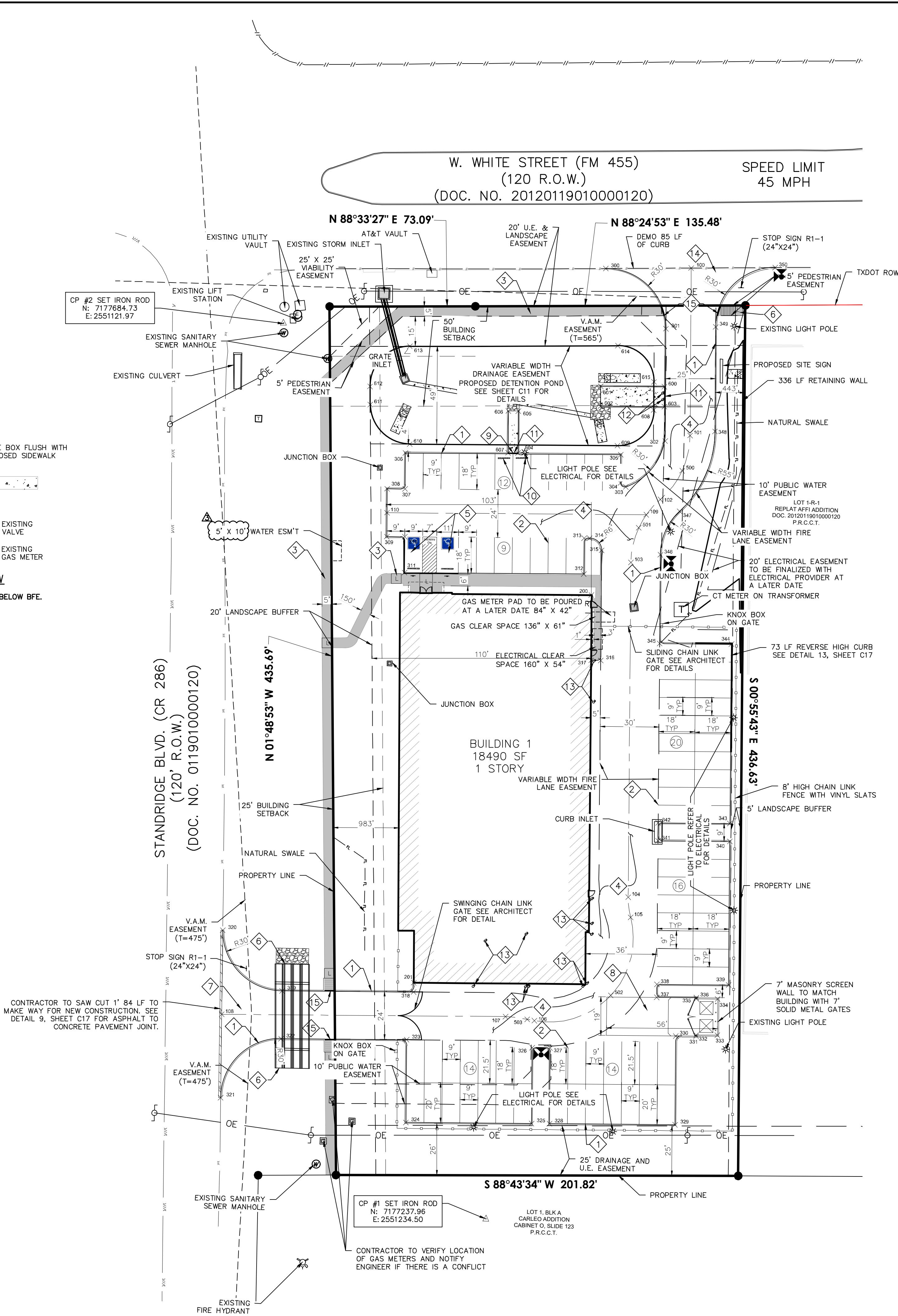
NOTE: GAS METER WILL NOT SIT BELOW BFE.

DETAIL A

CALIBER COLLISION SITE DATA SUMMARY TABLE

ITEM	TOTAL
GENERAL SITE DATA	I-1
CURRENT ZONING	I-1
LOT AREA (SF & ACRES)	89,482 SF & 2.054 ACRES
BUILDING FOOTPRINT AREA (SF)	18,490 SF
BUILDING HEIGHT (# STORIES)	1
LOT COVERAGE (%)	20.66%
PARKING	
PARKING RATIO	4 SPACES PER 1000 SF GFA
REQUIRED PARKING (# SPACES)	74
PROVIDED PARKING (# SPACES)	85
ADA PARKING REQUIRED (# SPACES)	2
ADA PARKING PROVIDED (# SPACES)	2
LANDSCAPE AREA	
REQUIRED INTERNAL LANDSCAPE (SF - 8 SF PER PARKING SPACE)	680 SF
ADDITIONAL LANDSCAPE AREA PROVIDED (SF)	26,468 SF
TOTAL LANDSCAPE AREA	27,148 SF

EXHIBIT A



LEGEND

- SET 1/2 INCH IRON ROD W/ V/A PROPERTY CORNER CAP.
- FOUND 1/2 INCH IRON ROD (UNLESS OTHERWISE NOTED)
- RIGHT OF WAY
- BUILDING SETBACK LINE
- REINFORCED CONCRETE PIPE
- GAS, ELECTRIC, TELEPHONE, CABLE
- VOLUME
- PAVE
- EXISTING EASEMENT
- ESMT
- SD
- STORM DRAIN
- FIRE LANE- FIRE LANE STRIPPING
- EXISTING FIRE HYDRANT
- FIRE HYDRANT
- WTR
- WATER
- H/C CURB RAMP
- ELECTRIC BOX
- GROUND LIGHT
- GRASSED DRAINAGE FLOW
- PAYMENT DRAINAGE FLOW
- HP
- HP
- LOW POINT
- COMPACT SPACE
- FIRE DEPARTMENT CONNECTION
- FDC
- EDGE OF ASPHALT
- TXDOT ROW
- CONSTRUCTION EXIT
- SILT FENCE
- DRAINAGE FLOW
- FLOW LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- CONCRETE SIDEWALK
- JUNCTION BOX
- EX. SAN. SEWER LINE
- SEWER MANHOLE
- EX. SAN. SEWER MANHOLE
- EX. STORM SEWER MANHOLE
- CURB INLET
- SANITARY SEWER LATERAL
- GAS LINE
- GAS VALVE
- GAS METER
- GAS MANHOLE
- TELEPHONE LINE
- EX POWER POLE
- GUY WIRE
- EXISTING GAS LINE
- GAS LINE
- UNDERGROUND ELECTRIC LINE
- EXISTING WATER LINE
- ELECTRIC JUNCTION BOX
- TELEPHONE MANHOLE
- SON
- EX. WATER VALVE
- RET. WALL
- RETAINING WALL
- SEWAGE DRAIN
- STORM DRAIN INLET
- PROP. POWER POLE
- TRANSFORMER
- RISE POLE
- ELECTRIC PULL BOX
- STORM GRATE INLET
- RISE ROOM

DETAIL LEGEND

- 6" CURB, DETAIL PAV-04, SHEET C18
- 4" STRIPING, DETAIL 1, SHEET C17
- SIDEWALK, DETAIL PAV-09, SHEET C18
- CONCRETE PAVEMENT, DETAIL PAV-01, SHEET C18
- H/C PARKING, DETAIL 3, SHEET C17
- TYPE "C" HEADWALL, DETAIL STM-04, SHEET C22
- CONCRETE DRIVEWAY, DETAIL PAV-07, SHEET C18
- DUMPSTER PAD, DETAIL 2, SHEET C17
- HEADER CURB, DETAIL 5, SHEET C17
- CONCRETE WHEEL STOP, DETAIL 8, SHEET C17
- CURB CUT, DETAIL 7, SHEET C17
- REMOVABLE BOLLARD, DETAIL 6, SHEET C17
- BOLLARD, DETAIL 11, SHEET C17
- TXDOT DRIVEWAY, DETAIL CDD-08, SHEET C17
- TY-1 RAMP (BFR), DETAIL PED-18, SHEET C17

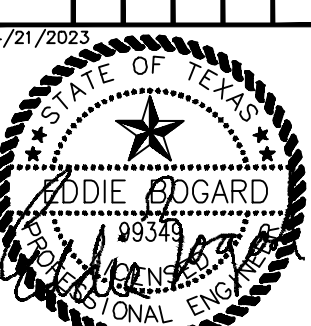
NOTES:

- ALL SIDEWALKS ARE TO BE 5' AND ADA ACCESSIBLE UNLESS OTHERWISE NOTED. A MINIMUM UNOBSTRUCTED CLEARANCE OF 4' IS TO BE MAINTAINED AROUND POWER POLE ENCROACHMENTS. ALL SIDEWALKS TO HAVE A MAXIMUM 5% RUN-SLOPE AND A MAXIMUM 2% CROSS-SLOPE.
- ALL BUILDINGS SHALL HAVE A MAXIMUM 1/2" DROP FROM FINISHED FLOOR AT THRESHOLDS, AND FINISHED GROUND ELEVATIONS AT EXTERIOR SHALL BE 8" LOWER THAN FINISHED FLOOR ELEVATIONS.
- CONTRACTOR TO SECURE ANY POWER POLES IF WITHIN 5' RADIUS DURING CONSTRUCTION.
- ALL SPOILS AND DEBRIS SHALL BE REMOVED FROM SITE AND DISPOSED OF PROPERLY.
- CONTRACTOR SHALL INCORPORATE CURB WEEDHOLES WHERE NEEDED, BUT AT MINIMUM AT DOWNSTREAM END OF ALL GRASSED ISLANDS.
- ALL DIMENSIONS ARE REFERENCED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL HANDICAPPED PARKING SPACES AND SIDEWALK LANDINGS TO HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS.
- ALL PARKING SPACES ARE 9'W X 18'L UNLESS OTHERWISE NOTED.
- CONTRACTOR TO LOCATE AND FIELD VERIFY ALL EXISTING UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER LINES, GAS LINES, SEWER LINES, ELECTRIC LINES AND POWER POLES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING INFRASTRUCTURE, INCLUDING, BUT NOT LIMITED TO, PAVEMENT, CURBS, SIDEWALKS AND UTILITIES.
- CONTRACTOR SHALL STORE ALL CONSTRUCTION MATERIALS ON SITE.
- ALL CURB RETURN RADI ARE 2' UNLESS SHOWN OTHERWISE.
- PARKING SPACE COUNT IS DESIGNATED BY CIRCLE WITH NUMBER INSIDE.
- ALL SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH TEXAS ACCESSIBILITY STANDARDS
- PER FIRM PANEL NO 48085C0155J, DATED 06/02/2009, NO PORTION OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN OR OTHER SPECIAL FLOOD HAZARD AREA.
- THE PROPOSED BUILDING SHALL BE EQUIPPED WITH SPRINKLERS.
- V.A.M. = 25' X 25' VISIBILITY, ACCESS, AND MAINTENANCE EASEMENT TYPICALLY UNLESS OTHERWISE NOTED.
- CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
- GATES SHALL BE OPEN DURING OPERATING HOURS.
- BUILDING CORNER POINTS ARE FOR BUILDING ALIGNMENT AND ORIENTATION ONLY. FINAL BUILDING CORNERS SHALL BE SET FROM STRUCTURAL PLANS.
- NO APPURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLES.
- SCREENING SHALL CONSIST OF ONE OF THE FOLLOWING:
(a) BRICK MASONRY, STONY MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH
(b) TUBULAR STEEL (PRIMED AND PAINTED) OR WROUGHT IRON FENCE WITH MASONRY COLUMNS SPACED AT MAXIMUM OF 20' ON CENTER WITH STRUCTURAL SUPPORTS SPACED EVERY 10', AND WITH SUFFICIENT EVERGREEN LANDSCAPING TO CREATE A SCREENING EFFECT.



SITE PLAN
AFFI ADDITION
LOT 2-R, BLOCK A
GROSS 2.054 ACRES
RECORDED IN DOCUMENT
#20220415000628790
OFFICIAL PUBLIC RECORDS OF
COLLIN COUNTY, TEXAS
CITY OF ANNA, COLLIN COUNTY, TEXAS
THOMAS RATTAN SURVEY
ABSTRACT NO. 782

REVISIONS	DATE	DESCRIPTION
1	1/21/2023	VALUE ENGR CHANGES
2	02/23/2023	DATA SUMMARY TABLE
3	04/19/2023	CITY COMMENTS
4		DESC.



VICKREY & ASSOCIATES, LLC.
CONSULTING ENGINEERS
3600 W PARKER LANE, SUITE 175, AUSTIN, TX 78727
Telephone: (512) 454-8014
Firm Registration No: F-169

VICTORY REAL ESTATE DEVELOPMENT, LLC
8201 PRESTON ROAD, SUITE 700
DALLAS, TEXAS 75225

SITE PLAN
CALIBER COLLISION
ANNA, TEXAS

DATE: APRIL 2023	Vertical Scale 1"=N/A	Horizontal Scale 1"= 30'
	0 15' 30' 45'	
SHEET C4	OF C22	PROJ NO. 3050.002

Plans & Plats Development Application



Submittal (Refer to pre-application notes)

Preliminary Step

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- ☐ Tree Preservation / Affidavit of no protected trees
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Final Step

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- ☐ Development Plat (ETJ only)
- ☐ Concept Plan (W/ PD Zoning)
- ☐ Zoning Exhibit & Legal Description (W/ all Zoning)
- ☐ Substantially Conforming Site Plan
- ☐ Sign Coordination Plan/Unified Development Zone

Submittal Type (Plats and Plans only)

- ☐ Pre-Submittal: all required documents are present excluding fees. I understand that the project information presented to the City at this time is not filed, and therefore the City is not required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority. This Pre-Submittal will be changed to a Submittal following the receipt of written notice and payment of fees. I am requesting this of my own volition and not at the request of the City of Anna.
- ☒ Submittal: all required documents are present including fees. I understand that the project information presented to the City at this time is filed and therefore, the City is required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority.

Acreage / Lots for fee calculation

Round decimals up to the nearest whole number:

2.054 acre(s)
1 lot(s)

Total number of lots including Common Area Lots:

Fees (Separate check for Civil Plans)

Please see the [Development Services Planning Fee Schedule](#) and [Engineering Plan Submittal Checklist](#).

The application fee of \$ 1,110.00, to be paid to Development Services.

The application fee of \$ _____, to be paid to Public Works.

NOTE: Additional costs may accrue during review by City consultants of any facilities agreement and/or civil construction plans.

Development Services

120 W Seventh Street • Anna, TX 75049 • 972.924.2616 • www.annatexas.gov

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: Aff Addition - Lot 2R Block A Total Number of Acres: 2.054
Zoning Classification(s): J-1 Total Number of Lots: 1
Location: 250 LF East of CR 286 on FM 455

Property Owner Information & Authorization

Name/Company: VRD at Anna, LLC
Address: 2911 Turtle Creek Blvd. Suite 700
City: Dallas State: TX Zip Code: 75219
Phone: 214-817-1124 Email: melanie@victorydevelopment.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Melanie Baaley (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City of Anna.

Property Owner's Signature: Bobby Dan Roberts Date: 3/15/23

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Bobby Dan Roberts (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this 15th day of March, 20 23



Rachel Emily Davis
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): _____

Name: _____

Company: Vickery & Associates, LLC

Address: 3600 W Parmer Lane, Suite 175

City: Austin State: TX Zip Code: 78727

Phone: 512-494-8014 Email: ebogard@vickeryllc.com

Development Services

120 W Seventh Street • Anna, TX 75049 • 972.924.2616 • www.annatexas.gov



Item No. 8.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 5/1/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Action on the Anna Christian Fellowship Addition, Block A, Lot 1, Final Plat. Applicant: Anna Christian Fellowship, Inc.

SUMMARY:

One lot on 5.0± acres located on the south side of County Road 376, 1,875± feet east of County Road 427. Located within the Extraterritorial Jurisdiction (ETJ).

The purpose of the Final Plat is to dedicate lot and block boundaries, right-of-way, and easements necessary for the development of a religious facility.

FINANCIAL IMPACT:

This item has no financial impact.

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

STAFF RECOMMENDATIONS:

The Final Plat is in conformance with the city's Subdivision Regulations and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department and the on-site sewage facility review by Collin County Development Services.

ATTACHMENTS:

1. Locator Map
2. Exhibit A (FP) Anna Christian Fellowship, Block A, Lot 1
3. Application

Final Plat - Anna Christian Fellowship Addition, Block A, Lot 1

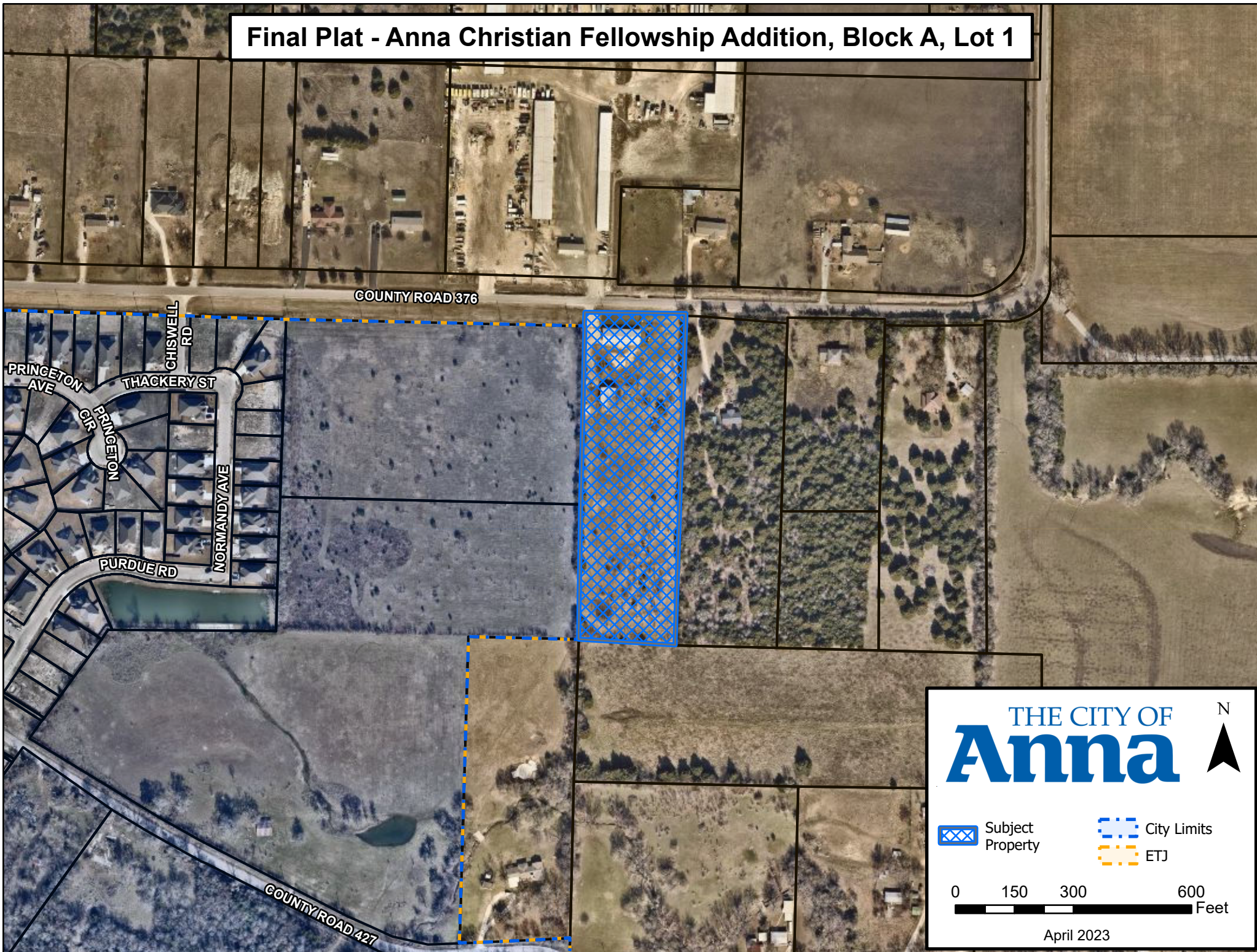


EXHIBIT A

COUNTY OF COLLIN
STATE OF TEXAS

WHEREAS, ANNA CHRISTIAN FELLOWSHIP, INC. is the owner of a tract of land situated in the Gwyn Morrison survey, Abstract 559, Collin County, Texas and being all of a called 5,000 acre tract conveyed to Anna Christian Fellowship, Inc. as recorded in County Clerk's No. 2022000126315 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner at the northeast corner of said 5,000 acre tract, said iron rod being in the current south line of County Road 376;
THENCE S 00°49'23" W a distance of 844.01' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;
THENCE N 88°27'37" W a distance of 258.08' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;
THENCE N 00°49'23" E passing at 811.46' the southeast corner of a tract conveyed to Collin County as recorded in County Clerk's No. 20061201001696930, O.P.R.C.C.T. and continuing in all a distance of 844.01' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner in the current south line of County Road 376 ;
THENCE S 88°27'37" E with the current south line of County Road 376 a distance of 258.08' to the POINT OF BEGINNING and containing 217,805 Square Feet or 5,000 Acres of land.

COUNTY OF COLLIN
STATE OF TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, ANNA CHRISTIAN FELLOWSHIP, INC. is the owner, and does hereby adopt this plat designating the herein above described property as the ANNA CHRISTIAN FELLOWSHIP ADDITION, BLOCK A, LOT 1 an addition to the ETJ of the City of Anna, Collin County, Texas and do hereby dedicate to the public use forever, their streets, alleys and public use areas shown hereon, the easements, as shown, for mutual use and accommodation of the City of Anna and all public utilities desiring to use or using same. All and any and any public utility and the City of Anna shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in anyway, endanger or interfere with the construction, maintenance or efficiency of it's respective systems on said Easements, and the City of Anna and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of it's respective systems, without the necessity, at anytime, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Anna, Texas.

WITNESS MY HAND at Anna, Texas, this ____ day of _____, 2023.

WILLIAM CHINNERS
DIRECTOR

COUNTY OF COLLIN
STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared WILLIAM CHINNERS, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID J. SURDUKAN, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Anna, Collin County, Texas.

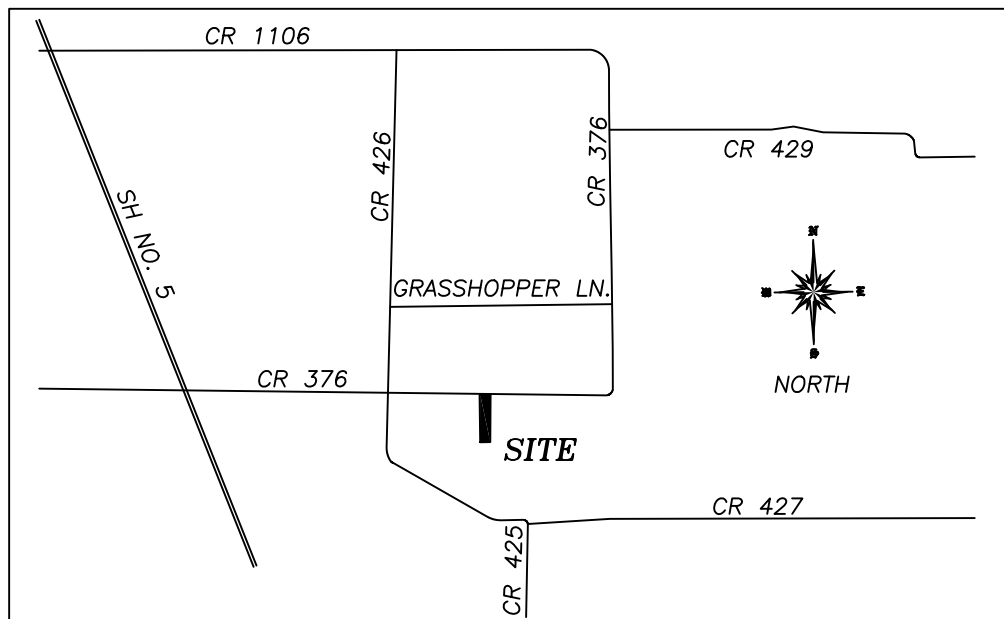
DAVID J. SURDUKAN R.P.L.S. NO. 4613

COUNTY OF COLLIN
STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared DAVID J. SURDUKAN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



VICINITY MAP
NOT TO SCALE

FINAL PLAT
ANNA CHRISTIAN FELLOWSHIP ADDITION
BLOCK A, LOT 1
BEING 5,000 ACRES OUT OF THE
GWYN MORRISON SURVEY
ABSTRACT NO. 559
COLLIN COUNTY, TEXAS

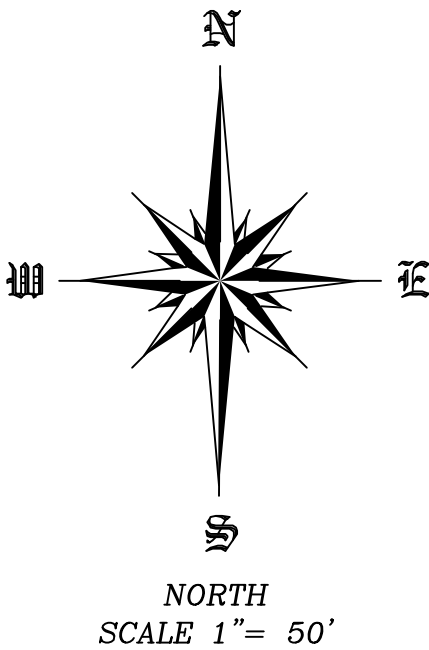
ANNA CHRISTIAN FELLOWSHIP, INC.
2504 CR 376
ANNA, TEXAS 75409
(242) 878-7107
ATT'N: WILLIAM CHINNERS

SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200
FIRM NO. 10069500

SCALE 1" = 50'

DATE: APRIL 18, 2023

JOB NO. 2022-120



LEGEND

C.M. = CONTROLLING MONUMENT

CIRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)

IRF = IRON ROD FOUND

± = SURVEY LINE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	23°32'59"	30.00'	12.33'	S 12°35'52" W	12.24'
C2	28°40'47"	54.00'	27.03'	S 15°13'24" W	26.75'
C3	61°23'00"	54.00'	57.85'	S 60°15'17" W	55.13'
C4	89°52'36"	54.00'	84.71'	N 44°06'55" W	76.29'
C5	15°40'35"	30.00'	8.21'	N 07°00'54" W	8.18'
C6	19°07'11"	30.00'	10.01'	S 10°22'58" W	9.96'
C7	89°52'36"	30.00'	47.06'	S 44°06'55" E	42.38'
C8	61°23'00"	30.00'	32.14'	N 60°15'17" E	30.63'
C9	28°40'47"	30.00'	15.02'	N 15°13'24" E	14.86'
C10	20°03'08"	30.00'	10.50'	N 09°12'11" W	10.45'

LINE	BEARING	DISTANCE
L1	S 00°49'23" W	7.44'
L2	S 89°03'04" E	44.29'
L3	N 00°56'56" E	5.00'
L4	S 89°03'04" E	15.00'
L5	S 00°56'56" W	5.00'
L6	S 89°03'04" E	198.79'
L7	S 00°56'56" W	15.00'
L8	N 89°03'04" W	258.06'
L9	N 00°49'23" E	15.00'
L10	S 00°49'23" W	7.61'
L11	S 88°25'51" E	22.39'
L12	S 88°25'51" E	26.77'
L13	S 88°25'51" E	159.60'
L14	S 88°25'51" E	28.32'
L15	S 88°25'51" E	21.01'
L16	S 00°53'00" W	172.59'
L17	S 29°53'47" W	79.87'
L18	N 89°03'13" W	64.47'
L19	N 00°49'23" E	247.05'
L20	S 00°49'23" W	244.98'
L21	S 89°03'13" E	64.47'
L22	N 29°33'47" E	79.87'
L23	N 00°53'00" E	172.58'

COUNTY OSSF NOTES:

GENERAL NOTES:

- The surveyor has not abstracted subject property.
- This survey is subject to all easements of record.
- Copyright 2022, Surdukan Surveying, Inc.
- The basis of bearings, horizontal position are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0.
- Existing water service to this site is provided by South Grayson Water Supply Corporation.
- Sanitary Sewer be an OSSF system on site.
- Existing electric is provided by Grayson-Collin Electric Company.
- Solid waste will be provided through a private solid waste company.
- Selling any portion of this addition by metes and bounds is a violation of City Ordinance and State laws, and is subject to fines and withholding of utilities and building permits.
- The Lone Star Gas Easement as recorded in Volume 267, Page 324, O.P.R.C.C.T., does not state a width. We held 25' on each side of the pipeline signs found.

CERTIFICATE OF APPROVAL

Accepted this ____ day of _____, 2023, by the City Council of the City of Anna, Texas.

(Mayor)

City Secretary

STEPHEN KALT
C.C. NO. 20090520000612580
O.P.R.C.C.T.

J.C. & JESSIE ANDREWS
VOLUME 548, PAGE 142
O.P.R.C.C.T.

CALLLED 0.060 ACRES
COLLIN COUNTY
C.C. NO. 20060315000347360
O.P.R.C.C.T.

CALLLED 7.843 ACRES
MARIA ESTEFANI MARTINEZ
C.C. NO. 20210318000540460
O.P.R.C.C.T.

CALLLED 51.208 ACRES
JULIAN & PATSY SMITH
VOLUME 865, PAGE 727
O.P.R.C.C.T.

CALLLED 7.843 ACRES
GOW PROPERTIES, LLC
C.C. NO. 20210709001385400
O.P.R.C.C.T.

CALLLED 19.963 ACRES
GOW PROPERTIES, LLC
C.C. NO. 20210709001385390
O.P.R.C.C.T.

CALLLED 5.00 ACRES
JAMES ELROD
C.C. NO. 20190422000426450
O.P.R.C.C.T.

Pepper Family Partnership, LTD. as recorded in Volume 4577, Page 3016
C.C. NO. 20090520000612580
O.P.R.C.C.T.

MOST NORTHERLY NORTHWEST
CORNER GWYN MORRISON
SURVEY, ABSTRACT NO. 559

COUNTY ROAD 376

LOT 1, BLOCK A
4.955 ACRES

N 00°49'23" E 844.01'

CITY OF ANNA CITY LIMITS

S 00°49'23" W 844.01'

N 88°27'37" W 258.08'

N 88°27'37" W 258.08'

1/2" IRF
BENT
C.M.

Plans & Plats Development Application

THE CITY OF
Anna

Submittal (Refer to pre-application notes)

Preliminary Step

- ☐ Preliminary Plat/Replat
- ☐ Tree Preservation / Affidavit of no protected trees
- ☐ Conceptual Civils
- ☐ Neighborhood Design (Single-Family only)

Final Step

- ☒ Final Plat/Replat
- ☐ Civil Plans
- ☐ Site Plan/Revised Site Plan
- ☐ Landscape Plan
- ☐ Lighting (Photometric) Plan

Other

- ☐ Amended Plat
- ☐ Minor Plat/Replat (ETJ only)
- ☐ Development Plat (ETJ only)
- ☐ Concept Plan (W/ PD Zoning)
- ☐ Zoning Exhibit & Legal Description (W/ all Zoning)
- ☐ Substantially Conforming Site Plan
- ☐ Sign Coordination Plan/Unified Development Zone

Submittal Type (Plats and Plans only)

- ☒ Pre-Submittal: all required documents are present excluding fees. I understand that the project information presented to the City at this time is not filed, and therefore the City is not required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority. This Pre-Submittal will be changed to a Submittal following the receipt of written notice and payment of fees. I am requesting this of my own volition and not at the request of the City of Anna.
- ☐ Submittal: all required documents are present including fees. I understand that the project information presented to the City at this time is filed and therefore, the City is required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority.

Acreage / Lots for fee calculation

Round decimals up to the nearest whole number: 5 acre(s)

Total number of lots including Common Area Lots: 1 lot(s)

Fees (Separate check for Civil Plans)

Please see the [Development Services Planning Fee Schedule](#) and [Engineering Plan Submittal Checklist](#).

The application fee of \$0, to be paid to Development Services.

The application fee of \$0, to be paid to Public Works.

NOTE: Additional costs may accrue during review by City consultants of any facilities agreement and/or civil construction plans.

Development Services

120 W Seventh Street • Anna, TX 75049 • 972.924.2616 • www.annatexas.gov

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: Anna Christian Fellowship Addition Total Number of Acres: 5
Zoning Classification(s): ETJ Anna Total Number of Lots: 1
Location: 2504 CR 376, Anna, Texas 75409

Property Owner Information & Authorization

Name/Company: Anna Christian Fellowship, Inc
Address: 2504 CR 376
City: Anna State: TX Zip Code: 75409
Phone: (214) 878-7107 Email: wchinnners@aol.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate David Surdukan (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City of Anna.

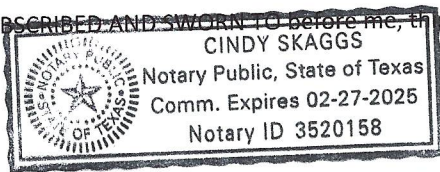
Property Owner's Signature: [Signature] Date: 4-18-2023

STATE OF: TEXAS

COUNTY OF: COLLIN

BEFORE ME, a Notary Public, on this day personally appeared William Chinnners (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 18th day of April, 20 23



[Signature]
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☒ Other (specify): Surveyor

Name: David Surdukan
Company: Surdukan Surveying, Inc.
Address: P.O. Box 126
City: Anna State: TX Zip Code: 75409
Phone: (972) 924-8200 Email: david@surdukansurveying.com

Development Services

120 W Seventh Street • Anna, TX 75409 • 972.924.2616 • www.annatexas.gov



Item No. 9.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 5/1/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:

Consider/Discuss/Action on the Anna Municipal Complex Addition, Block A, Lot 1, Replat. Applicant: City of Anna.

SUMMARY:

Civic Center on one lot on 8.2± acres, located at the northeast corner of W. 7th Street and N. Powell Parkway. Zoned Planned Development (Ord. No. 831-2019).

The purpose for the Replat is to dedicate lot and block boundaries, and abandon and dedicate easements necessary for the existing development.

FINANCIAL IMPACT:

This item has no financial impact.

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

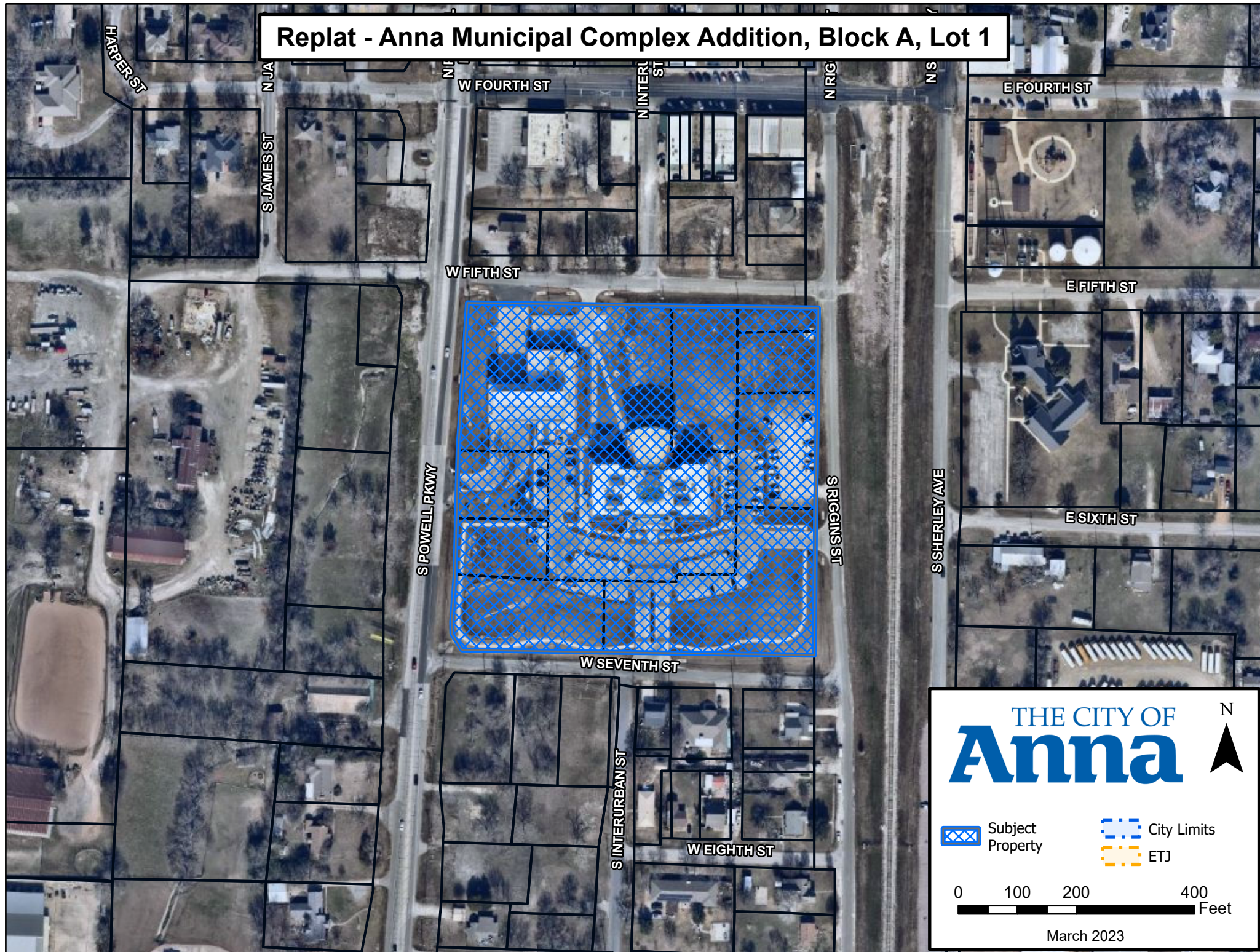
STAFF RECOMMENDATIONS:

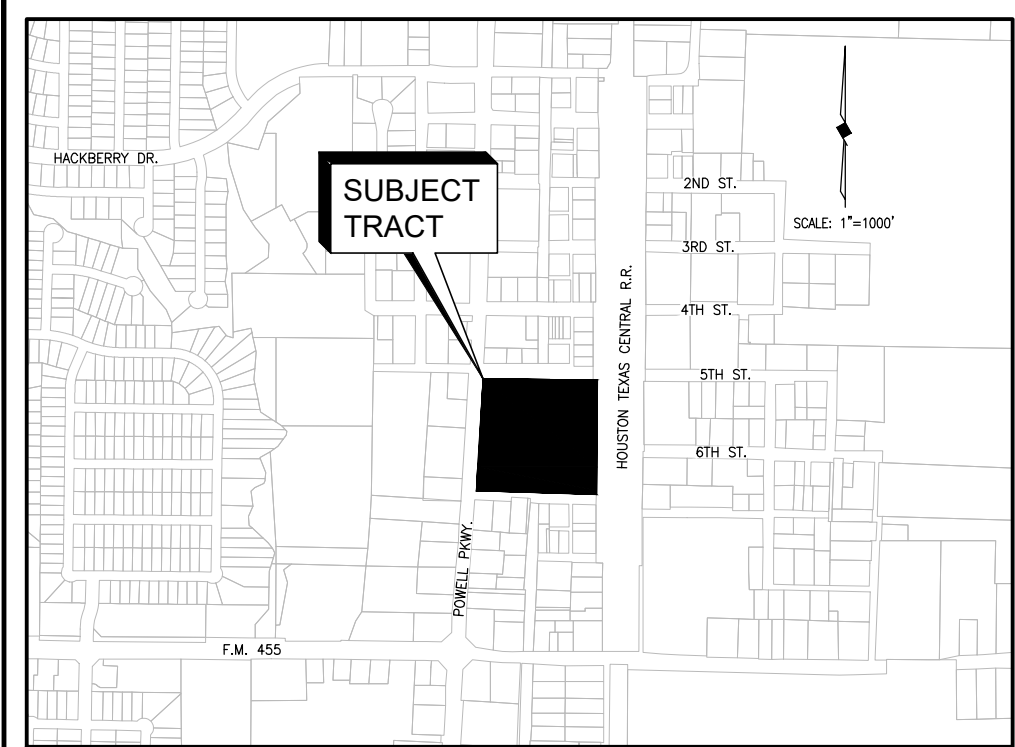
The Replat is in conformance with the adopted Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

1. Locator Map
2. EXHIBIT A - Anna Municipal Complex Addn, Bl A, Lt 1

Replat - Anna Municipal Complex Addition, Block A, Lot 1





CURVE DATA TABLE					
CURVE #	RADIUS	CENTRAL ANGLE (Δ)	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	29.55'	64°54'04"	33.48'	S35°37'04"E	31.72'
C2	419.57'	35°20'19"	258.78'	S89°16'52"E	254.70'
C3	31.29'	65°18'59"	35.67'	N38°53'18"E	33.77'
C4	28.01'	57°10'07"	27.95'	S30°44'38"E	26.81'
C5	577.55'	8°33'47"	86.32'	S86°17'22"E	86.24'
C6	200.00'	8°38'55"	30.19'	S84°58'16"W	30.16'
C7	30.10'	79°30'01"	41.77'	S44°25'28"W	38.50'
C8	30.01'	87°00'09"	45.57'	N41°01'44"W	41.31'
C9	27.46'	51°30'21"	24.68'	S62°20'53"W	23.86'
C10	4.73'	141°09'47"	11.64'	S88°52'53"W	8.91'
C11	4.71'	186°53'58"	15.36'	S88°00'00"E	9.40'
C12	30.00'	80°34'19"	42.19'	N47°20'47"E	38.80'
C13	60.00'	69°03'10"	72.31'	S40°43'25"W	68.01'
C14	60.00'	69°03'10"	72.31'	S40°43'25"W	68.01'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.01'	S02°47'46"W
L2	248.00'	N89°42'26"W
L3	312.08'	S04°06'16"W
L4	20.00'	N90°00'00"E
L5	10.03'	S04°06'33"W
L6	50.57'	N90°00'00"E
L7	10.00'	S00°00'00"E
L8	28.00'	N90°00'00"E
L9	25.00'	S00°00'00"E
L10	28.00'	N90°00'00"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L11	5.00'	N00°00'00"E
L12	51.29'	N90°00'00"W
L13	10.03'	S04°06'33"W
L14	20.00'	N90°00'00"W
L15	213.15'	S04°06'18"W
L16	277.37'	S89°22'23"E
L17	10.00'	S00°44'52"W
L18	287.94'	N89°15'08"W
L19	574.69'	N04°06'18"E
L20	257.80'	S89°42'26"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	24.41'	S89°38'44"E
L22	103.81'	S00°16'20"W
L23	112.75'	N00°01'22"E
L24	23.99'	N89°37'39"E
L25	106.27'	S00°02'02"E
L26	30.01'	S00°18'54"W
L27	118.09'	N89°17'44"W
L28	63.56'	S80°38'49"W
L29	131.14'	S00°04'10"W
L30	57.42'	N88°44'59"W

OWNER'S CERTIFICATE:
STATE OF TEXAS §
COUNTY OF COLLIN §

Whereas the City of Anna is the owner of a 8.234 acre remainder of an original 8.241 acre tract of land situated in the City Limits of Anna, Texas and being all the tracts of land conveyed to the City of Anna and recorded in the Deed Records of Collin County Texas (DRCTT) as follows:REA

- Henry Brantley Survey, Abstract 71, Tract 11: Instrument 20160929001311580
- Henry Brantley Survey, Abstract 71, Tract 198: No recording data found
- Henry Brantley Survey, Abstract 71, Tract 146: Volume 4868, Page 6683
- Henry Brantley Survey, Abstract 71, Tract 147: Instrument 2019060300025350
- Anna Original Donation, Block 2, Lots 1-5, 8, 9: Instrument 2019060300025350
- Anna Original Donation, Block 2: All Abandoned 20-foot wide Alley Rights of Way: Instrument 2019060300025350
- Anna Original Donation, Block 3, Lots 1-5: Instrument 2018100100122210
- Anna Original Donation, Block 3, Lot 6R: Instrument 20160929001311580
- Anna Original Donation, Block 3: Eastern one-half of 20-foot wide Alley: Volume 21, Page 368
- All the 80-foot wide 6th Street Right of Way: Volume 21, Page 368
- Anna Original Donation: Southernmost 20-foot wide strip of 5th Street Right of Way

Said 8.234 acre Tract of land being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped BHC set for corner, said iron rod being on a northwest property corner of said 8.234 acre City of Anna tract, and on the east right-of-way line of South Powell Parkway (Highway 5, 80-foot R.O.W.);

THENCE North 47°16'56" East, along the right-of-way corner clip at the intersection of said South Powell Parkway, and 5th Street (60-foot R.O.W. remainder), and being along the northwest property line of said 8.234 acre City of Anna tract, a distance of 13.83 feet to a 1/2" iron rod with plastic cap stamped BHC set for corner, said point being on the northwest property corner of said 8.234 acre City of Anna tract;

THENCE South 89°13'03" East, along the north property line of said 8.234 acre City of Anna tract, and being along the south right-of-way line of said 5th Street, a distance of 562.74 feet to a 1/2" iron rod with plastic cap stamped BHC set for corner, said point being on the northeast property corner of said 8.234 acre City of Anna tract;

THENCE South 44°28'08" East, along a north property line of said 8.234 acre City of Anna tract, and also being along the right-of-way corner clip at the intersection of said 5th Street, and the Houston Texas Central Railroad, (255-foot R.O.W.), a distance of 14.11 feet to a 1/2" iron rod with plastic cap stamped BHC set for corner, said point being on a northeast property corner of said 8.234 acre City of Anna tract;

THENCE South 00°44'08" West, along the east property line of said 8.234 acre City of Anna tract, and also being along the west right-of-way line of said Houston Texas Central Railroad, a distance of 589.35 feet to a 1/2" iron rod with plastic cap stamped BHC set for corner, said point being on the southeast property corner of said 8.234 acre City of Anna tract, said point also being on the north right-of-way line of 7th Street (80-foot R.O.W.);

THENCE North 89°14'59" West, along the south property line of said 8.234 acre City of Anna tract, and also being along the north right-of-way line of said 7th Street, a distance of 596.47 feet to a 1/2" iron rod with plastic cap stamped BHC set for corner, stamped, said point being on the southwest property corner of said 8.234 acre City of Anna tract, and also being on the east right-of-way line of said South Powell Parkway;

THENCE North 33°18'43" West, along the southwest property line of said 8.234 acre City of Anna tract, and also being along the northeast right-of-way corner clip of said South Powell Parkway and said 7th Street, a distance of 32.40 feet to a 1/2" iron rod with plastic cap stamped BHC set for corner, said point being on the southwest property corner of said 8.234 acre City of Anna tract, and also being on the east right-of-way line of said South Powell Parkway;

THENCE North 01°26'26" West, along the west property line of said 8.234 acre City of Anna tract, and also being along the northeast right-of-way corner clip of said South Powell Parkway and said 7th Street, a distance of 20.68 feet to a called, but not found 5/8" iron rod with pink plastic cap stamped "TXDOT Survey Marker, Right-of-Way Monument", said point being on the west property line of said 8.234 acre City of Anna tract, and also being on the east right-of-way line of said South Powell Parkway;

THENCE North 04°36'16" East, departing the south right-of-way line of said 7th Street, and being along the west property line of said 8.234 acre City of Anna tract, and also being along the east right-of-way line of said South Powell Parkway, a distance of 282.89 feet to a point for corner,

THENCE North 03°42'26" East, along the west property line of said 8.234 acre City of Anna tract, and also being along the east right-of-way line of said South Powell Parkway, a distance of 260.68 feet to the POINT OF BEGINNING and containing 8.234 acres (358,673.04 sq. ft.) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, The City of Anna acting hereby and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to particular utilities, said use by public utilities and subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full rights of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as indicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

This approved subject to all platting ordinances, rules and regulations of the City of Anna, Texas.

WITNESS my hand this _____ day of _____, 20____.

Nate Pike City Mayor

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company. Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for _____ County

My Commission Expires On _____

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §

COUNTY OF COLLIN §

THIS is to certify that I, Gary C. Hendricks, Registered Professional Land Surveyor, State of Texas No. 5073, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

GARY C. HENDRICKS
Registered Professional Land Surveyor
State of Texas No. 5073

PRELIMINARY
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND SHALL
NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT.

GARY C. HENDRICKS, R.P.L.S.
NO. 5073
DATE: April 2023

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Gary C. Hendricks, Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for the
State of Texas

Commission Expires On: _____

CITY OF ANNA - APPROVAL BLOCK

STATE OF TEXAS §
COUNTY OF COLLIN §

I, _____ NATE PIKE, Mayor, City of Anna, Collin County Texas, do hereby certify that the above plat and dedication was approved by the City of Anna, Texas for filing in the map or deed records of Collin County, Texas, on the _____ day of _____, 20____.

Mayor
City of Anna, Texas

ATTEST:

City Secretary
City of Anna, Texas

FINAL PLAT ANNA MUNICIPAL COMPLEX ADDITION LOT 1, BLOCK A CITY OF ANNA, TEXAS

Being 8.234 ACRES
out of the
HENRY BRANTLEY SURVEY, ABSTRACT NO. 71
and the
ANNA ORIGINAL DONATION ADDITION, BLOCKS 2 & 3
and being
Tracts 11, 146, 147, 198 of the Henry Brantley Survey, Abstract 71
Abandoning Lots 1-5, 8 & 9 Block 2; and Lots 1-5 & 6R Block 3 of the Anna Original Donation Addition
Abandoning All Alleys in Block 2 and 3 of the Anna Original Donation Addition
Abandoning the 80-foot wide Right of Way of 6th Street in the Anna Original Donation Addition
Abandoning the Southernmost 20-foot wide strip of 5th Street Right of way in the Anna Original Donation Addition

April 2023

EXHIBIT A

SHEET 1 OF 1

LEGEND

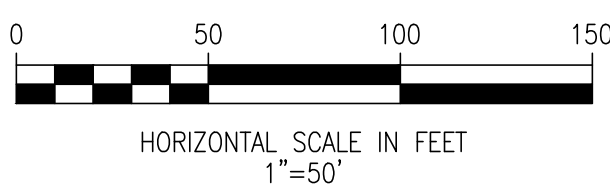
- "I.R.F." IRON ROD FOUND
- "I.P.F." IRON PIPE FOUND
- "I.R.S." IRON ROD SET
- "R.O.W." RIGHT OF WAY
- 1/2" I.R.S. W/ PLASTIC CAP STAMPED BHC
- POINT FOR CORNER (NO MONUMENTATION CALLED FOR OR FOUND)
- POINT FOR CORNER (CALLED MONUMENTATION NOT FOUND)
- ABANDONED R.O.W.

MIKE & VICKY RUTLEDGE 0.48 ACRES VOL. 5346, PG. 5671	JONIC INVESTMENTS LLC 0.333 ACRES INST. NO. 20210518001000670	JONIC INVESTMENTS 0.36 ACRES INST. NO. 20171020001402590	JONIC INVESTMENTS 0.95 ACRES INST. NO. 20180423000476020
--	---	--	--

S. INTERURBAN ST.

OWNER:
CITY OF ANNA
111 N. POWELL PKWY.
ANNA, TEXAS 75409
PHONE: 972-924-3325
FAX: 972-924-2620

SURVEYOR:
BIRKHOFF, HENDRICKS & CARTER, L.L.P.
TBPELS Survey Firm No. 10031800
11910 Greenville Ave., Suite 600
Dallas, Texas 75243
TEL. NO. (214) 361-7900
FAX NO. (214) 461-8390
CONTACT: GARY C. HENDRICKS, PE, RPLS



PLOT SCALE: 1:1

PLOT STYLE: 11x17.ctb

PLOTTED BY: OLIVIA TAJIK ON 4/10/2023

REVISED: 4/10/23 - OTAJIK

H:\Projects\Anna\2019120 Joiner Const. Boundary\Easement Plots\Plots\NEW City Hall Plat.dwg



Item No. 10.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 5/1/2023
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action on the Arden Park Phase I, Final Plat. Applicant: Arden Park Owner TX, LLC, a Delaware Limited Liability Company.

SUMMARY:

60 Single-family dwelling, detached lots, 27 single-family dwelling, attached lots, five common area lots, and two commercial lots on 20.4± acres located at the southwest corner of W. White Street and Slater Creek Road. Zoned: C-1 Restricted Commercial (C-1), SF-Z Single-Family Residence District – Zero Lot Line Homes (SF-Z), and Planned Development-SF-TH Townhome District (PD-SF-TH) (Ord. No. 961-2022 & 1009-2022).

The purpose of the Final Plat is to dedicate rights-of-way, lot and block boundaries, and easements necessary for the single-family residential development.

FINANCIAL IMPACT:

This item has no financial impact.

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

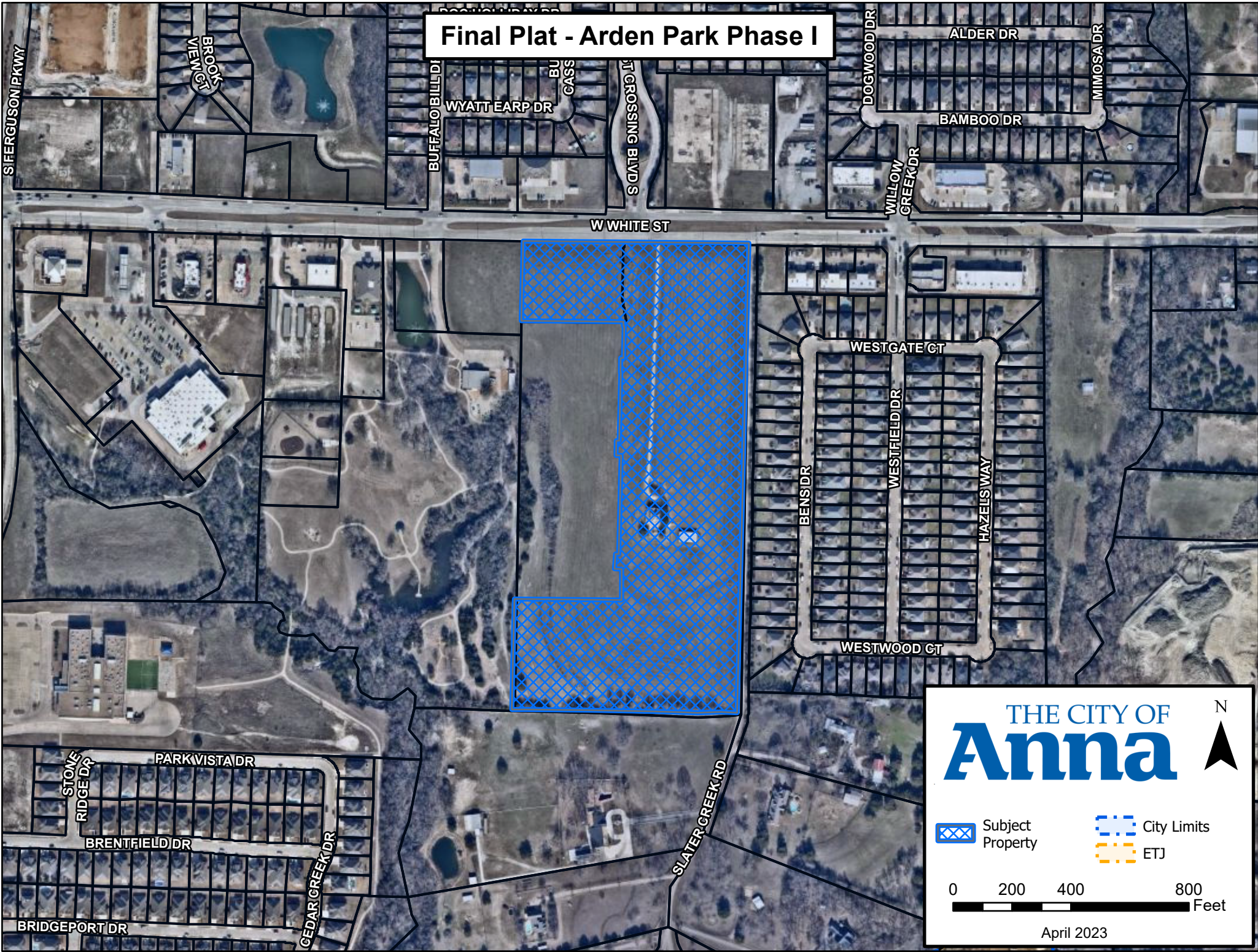
STAFF RECOMMENDATIONS:

The Final Plat is in conformance with the adopted Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

1. Arden Park Phase I Final Plat Locator Map
2. Exhibit A - (FP) Arden Park Phase I
3. P&Z Development Application

Final Plat - Arden Park Phase I



THE CITY OF
Anna

0 200 400 800 Feet

April 2023

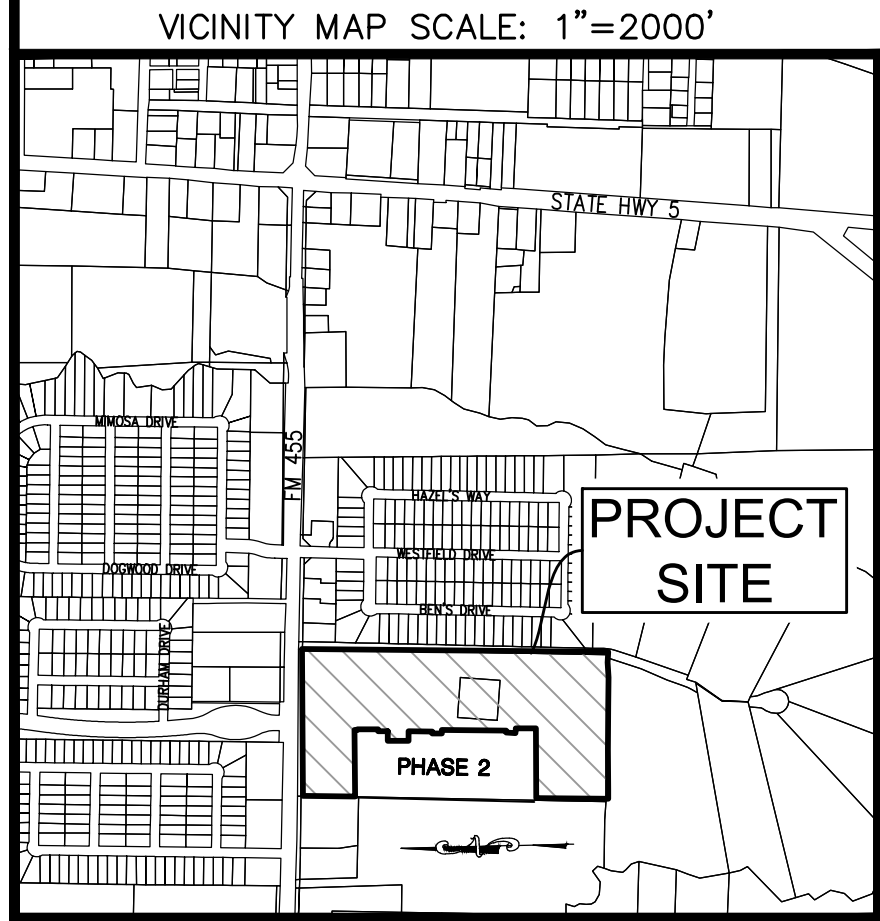
Subject Property

City Limits

ETJ

N

File: M:\Projects\LUX20210780 - Arden Park\02 - Surveys\Survey\Final\20210780.FP.P11
Project: 1/24/2022 9:24 AM, by Bradley Cox, Sheet: 1/2/2022 9:19 AM, by cec



LEGEND	
P.O.B.	POINT OF BEGINNING
RF	REBAR FOUND
CRF	CAPPED REBAR FOUND
BL	BUILDING LINE
UE	UTILITY EASEMENT
SVP	SIDEWALK, VISIBILITY, AND PEDESTRIAN ACCESS EASEMENT
SVAE	SIDEWALK, VISIBILITY, AND ACCESS EASEMENT
WLE	WATER LINE EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT
DE	DRAINAGE EASEMENT
ROW	RIGHT-OF-WAY
WLSSE	WATER LINE AND SANITARY SEWER EASEMENT
SWME	SCREENING WALL MAINTENANCE EASEMENT
WME	WALL MAINTENANCE EASEMENT
WSE	VISIBILITY, ACCESS, AND MAINTENANCE EASEMENT
WLE	SANITARY SEWER EASEMENT
WAE	WATER LINE EASEMENT
MAE	MUTUAL ACCESS EASEMENT
5'	5'
10'	10'
15'	15'
20'	20'
25'	25'
30'	30'
35'	35'
40'	40'
45'	45'
50'	50'
55'	55'
60'	60'
65'	65'
70'	70'
75'	75'
80'	80'
85'	85'
90'	90'
95'	95'
100'	100'
105'	105'
110'	110'
115'	115'
120'	120'
125'	125'
130'	130'
135'	135'
140'	140'
145'	145'
150'	150'
155'	155'
160'	160'
165'	165'
170'	170'
175'	175'
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215'	215'
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310'	310'
315'	315'
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350'	350'
355'	355'
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365'	365'
370'	370'
375'	375'
380'	380'
385'	385'
390'	390'
395'	395'
400'	400'
405'	405'
410'	410'
415'	415'
420'	420'
425'	425'
430'	430'
435'	435'
440'	440'
445'	445'
450'	450'
455'	455'
460'	460'
465'	465'
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475'	475'
480'	480'
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490'	490'
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505'	505'
510'	510'
515'	515'
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710'	710'
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720'	720'
725'	725'
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745'	745'
750'	750'
755'	755'
760'	760'
765'	765'
770'	770'
775'	775'
780'	780'
785'	785'
790'	790'
795'	795'
800'	800'
805'	805'
810'	810'
815'	815'
820'	820'
825'	825'
830'	830'
835'	835'
840'	840'
845'	845'
850'	850'
855'	855'
860'	860'
865'	865'
870'	870'
875'	875'
880'	880'
885'	885'
890'	890'
895'	895'
900'	900'
905'	905'
910'	910'
915'	915'
920'	920'
925'	925'
930'	930'
935'	935'
940'	940'
945'	945'
950'	950'
955'	955'
960'	960'
965'	965'
970'	970'
975'	975'
980'	980'
985'	985'
990'	990'
995'	995'
1000'	1000'

SURVEYOR'S STATEMENT

I, James Stowell, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

JAMES STOWELL, RPLS 6613 4/24/23

James Stowell, RPLS
Texas Registration No. 6513

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared JAMES STOWELL, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

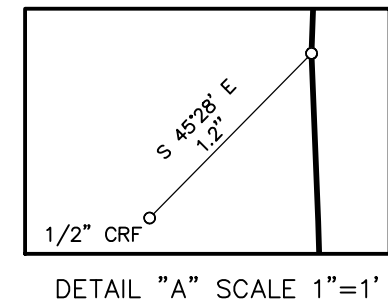
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

Notary Public State of Texas

My commission expires the _____ day of _____, _____.

EXHIBIT A

Sheet 1 of 2



FINAL PLAT

ARDEN PARK

PHASE 1

60 SF-Z Lots, 27 SF-TH Lots,
2 C-1 Lots, & 5 Common Area Lots
20.582 Acres
in the
JOSEPH SCHLUTER SURVEY, ABSTRACT NO. 856
CITY OF ANNA
COLLIN COUNTY, TEXAS

Page 1 of 2



The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: BC DATE: 2/11/2022 SCALE: 1"=50' JOB. NO.

LUX2021
310780

OWNER/DEVELOPER
ARDEN PARK OWNER, LLC
12801 N. CENTRAL EXPRESSWAY
STE 1675
DALLAS, TEXAS
Ph. 214.440.5806
Contact: ADAM GREEN

LEGAL DESCRIPTION

BEING all that certain lot, tract, or parcel of land, situated in the Joseph Schluter Survey, Abstract Number 856, City of Anna, Collin County, Texas, and being part of that certain tract of land, described by deed to Colby Harlow, Trustee of the Sheryl Harlow Family Trust, recorded in Document Number 20110721000760500, Deed Records, Collin County, Texas, and including the one acre, un-described tract of land, immediately surrounding the existing residence, less and except that certain tract of land, described by deed as Parcel 25 to the State of Texas, recorded in Document Number 20120608000684090, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found, stamped "RPLS 56333", at the northwest corner of said Harlow tract, same being the southwest corner of said Parcel 25, being the northeast corner of that certain tract of land, described by deed to Aziz Hassan, recorded in Document Number 20190322000298780, Deed Records, Collin County, Texas, and being in the south line of West White Street (FM 455, called 90-foot right-of-way);

THENCE S 89°27'29" E, with the north line of said Harlow tract, and the south line of West White Street, a distance of 765.88 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the northeast corner of said Harlow tract, same being the southeast corner of said Parcel 25, and being in the west line of Slater Creek Road (Private Road), called 1.496 Acres to the Slater Creek Association, recorded in Volume 1158, Page 316, Deed Records, Collin County, Texas, and being in the south line of West White Street;

THENCE S 01°25'53" W, with the east line of said Harlow tract, and the west line of said Slater Creek Road, a distance of 1593.99 feet to a 1/2" rebar found, at the southeast corner of said Harlow tract, same being the southwest corner of said Slater Creek Road, and being in the north line of a certain tract of land, described by deed to William and Andrea Henry, recorded in Document Number 20100528000541220, Deed Records, Collin County, Texas, from which a 5/8" rebar found, bears S 87°17'25" E, 39.26 feet;

THENCE with the south line of said Harlow tract, and the north line of said Henry tract, the following 6 (six) calls:

N 87°18'25" W, a distance of 55.67 to a 1/2" capped rebar set, stamped "MCADAMS";

S 87°46'59" W, a distance of 78.50 feet to a point from which a 1/2" capped rebar found bears S 45°28' E, 1.2';

N 88°13'01" W, a distance of 145.10 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 88°53'01" W, a distance of 227.80 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 89°21'01" W, a distance of 209.30 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 89°35'01" W, a distance of 48.70 feet to a 1/2" rebar found at the southwest corner of said Harlow tract, same being the southeast corner of a certain tract of land, described by deed to the City of Anna, recorded in Document Number 20060714000982730, Deed Records, Collin County, Texas, and being in the north line of said Henry tract;

THENCE N 01°23'53" E, with the west line of said Harlow tract, and the east line of said City of Anna tract, a distance of 374.81 feet to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE over, across, and through said Harlow tract the following eighteen (18) calls:

S 89°27'29" E, a distance of 362.98 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 00°32'31" E, a distance of 105.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 89°27'29" W, a distance of 5.82 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Northwesterly, with a curve to the right, having a radius of 275.00 feet, an internal angle of 3°54'18", and an arc length of 18.74 feet, whose chord bears N 87°30'20" W, 18.74 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

N 04°26'49" E, a distance of 50.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Southeasterly, with a curve to the left, having a radius of 225.00 feet, a central angle of 2°41'00", and an arc length of 10.54 feet, whose chord bears S 86°53'42" E, 10.54 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

N 01°23'53" E, a distance of 334.99 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 89°27'29" W, a distance of 17.25 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 00°32'31" E, a distance of 50.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 89°27'29" E, a distance of 10.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 01°23'53" E, a distance of 123.01 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 89°27'29" E, a distance of 50.01 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 01°23'53" E, a distance of 108.01 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 89°27'29" E, a distance of 48.89 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 00°32'31" E, a distance of 50.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 89°27'29" E, a distance of 9.85 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 01°23'53" E, a distance of 108.01 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 89°27'29" W, a distance of 3.03 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 00°32'31" E, a distance of 15.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 89°27'29" W, a distance of 346.78 feet to a 1/2" capped rebar set, stamped "MCADAMS" in the west line of said Harlow tract, and being in the east line of said Hassan tract;

THENCE N 01°23'53" E, with the west line of said Harlow tract, and the east line of said Hassan tract a distance of 271.03 feet to the POINT OF BEGINNING and containing approximately 20.582 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ARDEN PARK OWNER TX, LLC acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as ARDEN PARK, PHASE 1, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Anna. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

FIRE LANE EASEMENT

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

VAM EASEMENT AND SVPAE

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

DRAINAGE AND DETENTION EASEMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

CITY OF ANNA §

This plot is hereby adopted by the Owners and approved by the City of Anna (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and successors: The portion of Block D, as shown on the plat is called "Drainage and Detention Easement."The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Detention Easement as hereinabove defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure, or structures, within the Easement.

ACCESS EASEMENT

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for Fire Department and emergency use, in, along, upon, and across said premises, with the right and privilege at all times of the City of Anna, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

WITNESS MY HAND this _____ day of _____, 2023.

BY: Arden Park Owner TX, LLC
a Delaware limited liability company

Chun Yi Huang
Vice President

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared CHUN YI HUANG, known to me to be the person whose name is subscribed in the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public State of Texas

My commission expires the _____ day of _____, _____

CERTIFICATE OF APPROVAL

APPROVED on this the _____ day of _____, 2023, by the City Council, City of Anna, Texas.

Mayor

City Secretary

NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. MCADAMS, and the Surveyor shall not be liable for any unauthorized use hereof.
- No flood zone area analysis has been performed by MCADAMS on the subject property.
- According to Community/Panel No. 48085C160 J, effective June 2, 2009, of the FLOOD INSURANCE RATE MAP for Collin County, Texas & Incorporated Areas, by graphic platting only, this property appears to be within Flood Zone "X" (areas of minimal flooding). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Lot 1X, Block C, Lots 1X, & 2X, Block D, Lot 1X, Block I, and Lot 1X, Block J, are to be owned and maintained by the Home Owner's Association (HOA).
- All corners are 1/2" capped rebar set, stamped "MCADAMS", unless noted otherwise.
- Retaining walls shall be owned and maintained by the HOA, Iron fencing is to be owned and maintained by the HOA, Uniform wood fencing adjacent to HOA common area lots running parallel to the primary streets shall be owned and maintained by the HOA.
- Screening wall easements to be maintained by adjoining commercial lot.
- No appurtenance between the height of 2.5' and 10' may be placed in the visibility triangles.

Notice: - Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.

- Temporary fire lanes shall be constructed using all-weather material (typically "Flex Base"meeting TxDOT Item #247 specifications) capable of supporting fire apparatus weighing up to 90,000 lbs. Fire lanes shall be serviceable and continuously maintained.

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	275.00'	3°54'18"	18.74'	N 87°30'20" W, 18.74'
C2	225.00'	2°41'00"	10.54'	S 86°53'42" E, 10.54'
C3	500.00'	10°00'57"	87.41'	S 06°26'21" W, 87.29'
C4	500.00'	10°02'57"	87.70'	S 06°25'21" W, 87.58'
C5	250.00'	10°03'52"	43.91'	S 03°38'03" E, 43.86'
C6	250.00'	16°15'54"	70.97'	S 00°32'03" E, 70.73'
C7	250.00'	6°27'29"	28.18'	S 04°22'10" W, 28.16'
C8	250.00'	3°54'18"	17.04'	S 87°30'20" E, 17.03'
C10	4.50'	90°00'00"	7.07'	S 46°23'53" W, 6.36'
C11	4.50'	90°00'00"	7.07'	N 43°36'07" W, 6.36'
C13	4.50'	90°00'00"	7.07'	S 43°36'07" E, 6.36'
C14	227.00'	12°22'01"	49.00'	S 07°34'54" W, 48.90'
C15	0.75'	155°15'57"	2.03'	N 88°36'07" W, 1.47'
C16	227.00'	12°22'01"	49.00'	N 04°47'08" W, 48.90'
C17	4.50'	90°00'00"	7.07'	N 46°23'53" E, 6.36'
C18	252.00'	9°46'19"	42.98'	N 06°17'02" E, 42.93'
C19	252.00'	9°46'19"	42.98'	S 03°29'17" E, 42.93'
C20	29.50'	31°45'30"	16.35'	S 17°16'38" W, 16.14'
C21	29.50'	33°35'09"	17.29'	S 15°23'42" E, 17.05'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°18'25" W	55.67'
L2	S 87°46'59" W	78.50'
L3	N 89°35'01" W	48.70'
L4	N 00°32'31" E	105.00'
L5	N 89°27'29" W	5.82'
L6	N 04°26'49" E	50.00'
L7	N 89°27'29" E	17.25'
L8	N 00°32'31" E	50.00'
L9	S 89°27'29" E	10.00'
L10	S 89°27'29" E	48.89'
L11	N 00°32'31" E	50.00'
L12	S 89°27'29" E	9.85'
L13	N 89°27'29" W	3.03'
L14	N 00°32'31" E	15.00'
L15	S 08°40'00" E	28.58'
L16	S 46°47'32" E	27.30'
L17	N 01°23'53" E	35.00'
L18	N 01°23'53" E	10.00'
L19	N 89°27'29" W	14.73'
L20	S 54°35'15" E	65.72'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S 82°44'46" W	64.02'
L23	N 88°36'07" W	3.00'
L24	S 88°36'07" E	3.00'
L25	N 11°10'12" E	35.52'
L26	S 08°22'26" E	35.99'
L27	S 88°36'07" E	9.36'
L28	S 88°36'07" E	10.00'
L29	S 88°36'07" E	10.00'
L30	S 88°36'07" E	25.00'
L31	S 88°36'07" E	51.49'
L32	N 01°23'53" E	15.00'
L33	S 54°05'53" W	37.56'
L34	S 25°27'01" W	20.00'
L35	N 88°36'07" W	23.99'
L36	N 01°23'53" E	15.00'
L37	S 88°36'07" E	23.99'
L38	S 01°23'53" W	15.00'

LOT / BLOCK ANALYSIS		
BLOCK	SQUARE FEET	ACRES
B	37,869	0.869
C	62,770	1.441
D	363,927	8.355
F	68,881	1.581
G	93,599	2.149
H	97,854	2.246
I	1,022	0.024
J	805	0.019
ROW	169,810	3.897
OVERALL SITE	896,533	20.582

EXHIBIT A
Sheet 2 of 2

FINAL PLAT
ARDEN PARK
PHASE 1
60 SF-Z Lots, 27 SF-TH Lots,
2 C-1 Lots, & 5 Common Area Lots
20.582 Acres
in the
JOSEPH SCHLUTER SURVEY, ABSTRACT NO. 856
CITY OF ANNA
COLLIN COUNTY, TEXAS

Page 2 of 2



The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Roanoke, Texas 76262
840.240.1012

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: BC DATE: 2/11/2022 SCALE: NTS JOB. No. **LUX2021 310780**

OWNER/DEVELOPER
ARDEN PARK OWNER TX, LLC
12801 N. CENTRAL EXPRESSWAY
STE 1675
DALLAS, TEXAS
Ph. 214.440.5806
Contact: Adam Green

Submittal (Refer to pre-application notes)

Preliminary Step

- ☐ Preliminary Plat/Replat
- ☐ Tree Preservation / Affidavit of no protected trees
- ☐ Conceptual Civils
- ☐ Neighborhood Design (Single-Family only)

Final Step

- ☒ Final Plat/Replat
- ☐ Civil Plans
- ☒ Site Plan/Revised Site Plan
- ☒ Landscape Plan
- ☐ Lighting (Photometric) Plan

Other

- ☐ Amended Plat
- ☐ Minor Plat/Replat (ETJ only)
- ☐ Development Plat (ETJ only)
- ☐ Concept Plan (W/ PD Zoning)
- ☐ Zoning Exhibit & Legal Description (W/ all Zoning)
- ☐ Substantially Conforming Site Plan
- ☐ Sign Coordination Plan/Unified Development Zone

Submittal Type (Plats and Plans only)

- ☐ Pre-Submittal: all required documents are present excluding fees. I understand that the project information presented to the City at this time is not filed, and therefore the City is not required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority. This Pre-Submittal will be changed to a Submittal following the receipt of written notice and payment of fees. I am requesting this of my own volition and not at the request of the City of Anna.
- ☒ Submittal: all required documents are present including fees. I understand that the project information presented to the City at this time is filed and therefore, the City is required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority.

Acreage / Lots for fee calculation

Round decimals up to the nearest whole number: 21 (20.440) acre(s)

Total number of lots including Common Area Lots: 94 lot(s)

Fees (Separate check for Civil Plans)

Please see the [Development Services Planning Fee Schedule](#) and [Engineering Plan Submittal Checklist](#).

The application fee of \$ 3,840, to be paid to Development Services.

The application fee of \$ 0 - no civil plans, to be paid to Public Works.

NOTE: Additional costs may accrue during review by City consultants of any facilities agreement and/or civil construction plans.

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: Arden Park Phase I Total Number of Acres: 20.440
Zoning Classification(s): SF-TH, SF-Z Total Number of Lots: 60 SF-Z, 27 SF-TH, 2 C-1 & 5 
Location: 1029 West White Street, Anna Texas

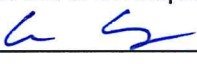
Property Owner Information & Authorization

Name/Company: Arden Park Owner TX, LLC
Address: 12801 N Central Expressway, Ste 1675
City: Dallas State: Texas Zip Code: 75243
Phone: 469.936.1691 Email: anuss@bridgetowerhome.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate McAdams/ Josh Barton (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City of Anna.

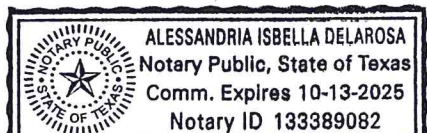
Property Owner's Signature:  Date: 04/04/2023

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Chun Yi Huang (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 4th day of April, 2023




NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☒ Other (specify): Project Manager

Name: Josh Barton
Company: McAdams
Address: 111 Hillside
City: Lewisville State: Texas Zip Code: 75057
Phone: 469.312.0494 Email: jbarton@mcadamsco.com

Development Services

120 W Seventh Street • Anna, TX 75049 • 972.924.2616 • www.annatexas.gov



Item No. 11.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 5/1/2023
Staff Contact: Salena Tittle

AGENDA ITEM:

Consider/Discuss/Action on the Arden Park Phase I, Site Plan. Applicant: Arden Park Owner TX, LLC, a Delaware Limited Liability Company.

SUMMARY:

60 Single-family dwelling, detached lots, 27 single-family dwelling, attached lots, and five common area lots on 16.05± acres located at the southwest corner of W. White Street and Slater Creek Road. Zoned: SF-Z Single-Family Residence District – Zero Lot Line Homes (SF-Z) and Planned Development-SF-TH Townhome District (PD-SF-TH) (Ord. No. 961-2022 & Ord. No. 1009-2022).

The purpose of the Site Plan is to show the proposed single-family residential development site improvements.

FINANCIAL IMPACT:

This item has no financial impact.

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

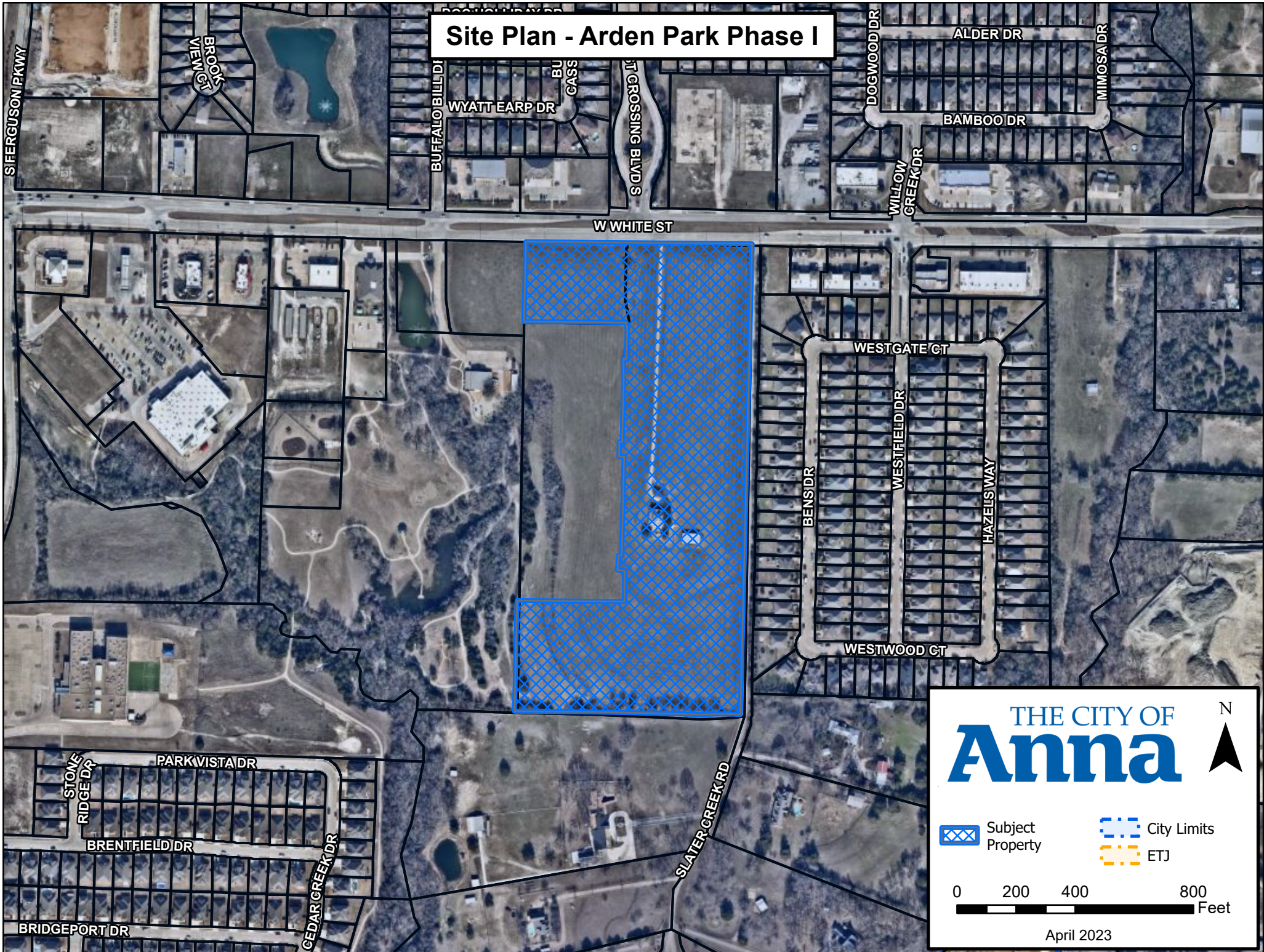
STAFF RECOMMENDATIONS:

The Site Plan is in conformance with the adopted Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

1. Arden Park Phase I Site Plan Locator Map
2. Exhibit A - (SP) Arden Park Phase I
3. P&Z Development Application

Site Plan - Arden Park Phase I



Submittal (Refer to pre-application notes)

Preliminary Step

- ☐ Preliminary Plat/Replat
- ☐ Tree Preservation / Affidavit of no protected trees
- ☐ Conceptual Civils
- ☐ Neighborhood Design (Single-Family only)

Final Step

- ☒ Final Plat/Replat
- ☐ Civil Plans
- ☒ Site Plan/Revised Site Plan
- ☒ Landscape Plan
- ☐ Lighting (Photometric) Plan

Other

- ☐ Amended Plat
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Submittal Type (Plats and Plans only)

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- ☒ Submittal: all required documents are present including fees. I understand that the project information presented to the City at this time is filed and therefore, the City is required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority.

Acreage / Lots for fee calculation

Round decimals up to the nearest whole number: 21 (20.440) acre(s)

Total number of lots including Common Area Lots: 94 lot(s)

Fees (Separate check for Civil Plans)

Please see the [Development Services Planning Fee Schedule](#) and [Engineering Plan Submittal Checklist](#).

The application fee of \$ 3,840, to be paid to Development Services.

The application fee of \$ 0 - no civil plans, to be paid to Public Works.

NOTE: Additional costs may accrue during review by City consultants of any facilities agreement and/or civil construction plans.

Owner Authorization and Representative Designation

THE CITY OF
Anna

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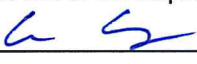
Property Owner Information & Authorization

Name/Company: Arden Park Owner TX, LLC
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City: Dallas State: Texas Zip Code: 75243
Phone: 469.936.1691 Email: anuss@bridgetowerhome.com

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☒ I hereby designate McAdams/ Josh Barton (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City of Anna.

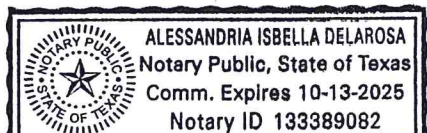
Property Owner's Signature:  Date: 04/04/2023

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Chun Yi Huang (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 4th day of April, 2023




NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☒ Other (specify): Project Manager

Name: Josh Barton
Company: McAdams
Address: 111 Hillside
City: Lewisville State: Texas Zip Code: 75057
Phone: 469.312.0494 Email: jbarton@mcadamsco.com

Development Services

120 W Seventh Street • Anna, TX 75049 • 972.924.2616 • www.annatexas.gov



Item No. 12.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 5/1/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Action on the Goolsby Addition, Block A, Lot 1, Final Plat. Applicant: Larry & Leslie Goolsby.

SUMMARY:

One lot on 14.6± acres located on the east side of Private Road 5445, 520± feet north of County Road 971. Located in the Extraterritorial Jurisdiction (ETJ).

The purpose for the Final Plat is to dedicate lot and block boundaries, and easements necessary for future development.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

The Final Plat is in conformance with the city's Subdivision Regulations and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department and the on-site sewage facility review by Collin County Development Services.

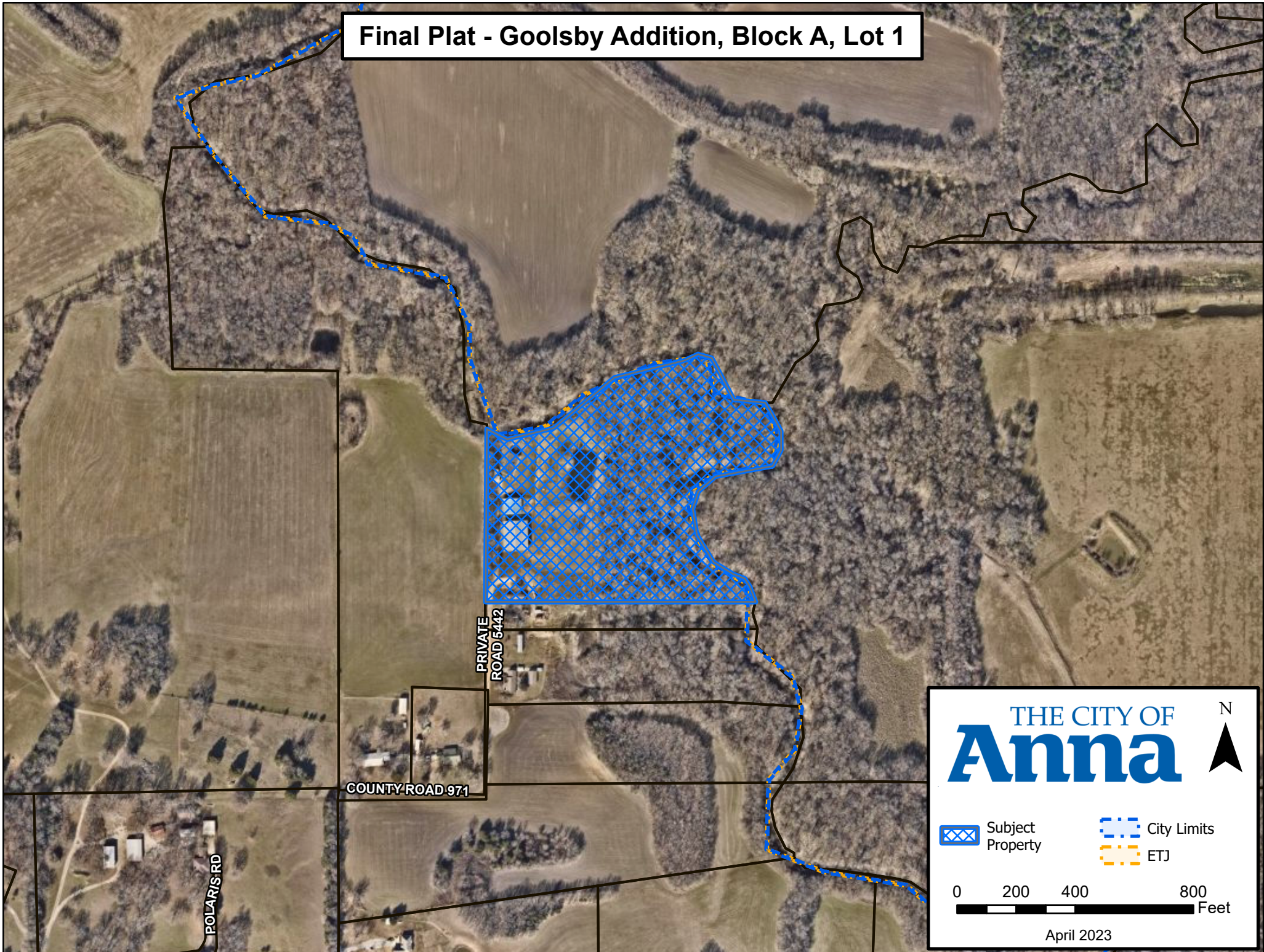
STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

ATTACHMENTS:

1. Goolsby Addition, Block A, Lot 1 Locator Map
2. Exhibit A (FP) Goolsby Addn, BL A, Lt 1
3. Development Application

Final Plat - Goolsby Addition, Block A, Lot 1



LESSEE'S PROPOSED 75'X75' PREMISES DESCRIPTION:

BEING A LESSEE'S PROPOSED 75'X75' PREMISES CONTAINING 0.1291 ACRES (5,625.00 SQUARE FEET) LOCATED IN THE H.T. CHENOWETH SURVEY, ABSTRACT NO. 158 COLLIN COUNTY, TEXAS, AND BEING OUT OF AND PART OF A 14.6-ACRE TRACT OWNED BY LARRY GOOLSBY & LESLIE GOOLSBY AS RECORDED IN FILE NUMBER 20161221001735750 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAID 0.1291-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983:

COMMENCING AT A FOUND IRON ROD BEING THE NORTHWEST CORNER OF A 30 FEET WIDE COUNTY EASEMENT AS RECORDED IN FILE NUMBER 20060322000375030 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND HAVING A STATE PLANE COORDINATE VALUE OF X=2,540,563.55 (E), Y=7,168,794.65 (N);

THENCE NORTH 39 DEGREES 03 MINUTES 12 SECONDS EAST, 440.45' FEET TO THE POINT OF BEGINNING AND SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF X=2,540,841.05 (E), Y=7,169,136.69 (N);

THENCE DUE NORTH, 75.00 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE DUE EAST, 75.00 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE DUE SOUTH, 75.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE DUE WEST, 75.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.1291 ACRES (5,625.00 SQUARE FEET) OF LAND.

LESSEE'S PROPOSED VARIABLE WIDTH NON-EXCLUSIVE ACCESS, UTILITY, AND FIBER EASEMENT DESCRIPTION:

BEING A LESSEE'S PROPOSED VARIABLE WIDTH NON-EXCLUSIVE ACCESS, UTILITY, AND FIBER EASEMENT CONTAINING 0.3769 ACRES (16,418.33 SQUARE FEET) LOCATED IN THE H.T. CHENOWETH SURVEY, ABSTRACT NO. 158 COLLIN COUNTY, TEXAS, AND BEING OUT OF AND PART OF A 14.6-ACRE TRACT, A 1.86-ACRE TRACT, AND A ACCESS EASEMENT ALL THREE TRACTS BEING OWNED BY LARRY GOOLSBY & LESLIE GOOLSBY AS RECORDED IN FILE NUMBER 20161221001735750 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAID 0.3769-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983:

BEGINNING AT A FOUND IRON ROD BEING THE NORTHWEST CORNER OF A 30 FEET WIDE COUNTY EASEMENT AS RECORDED IN FILE NUMBER 20060322000375030 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND HAVING A STATE PLANE COORDINATE VALUE OF X=2,540,563.55 (E), Y=7,168,794.65 (N);

THENCE DUE NORTH, 378.83 FEET TO A WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 35 DEGREES 16 MINUTES 37 SECONDS EAST, 56.56 FEET TO A NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 08 MINUTES 12 SECONDS EAST, 244.97 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE DUE SOUTH, 30.00 FEET TO AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 88 DEGREES 08 MINUTES 12 SECONDS WEST, 227.50 FEET TO AN INTERIOR EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 35 DEGREES 16 MINUTES 37 SECONDS WEST, 32.80 FEET TO AN INTERIOR EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE DUE SOUTH, 34.16 FEET TO AN INTERIOR EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE DUE WEST, 11.18 FEET TO AN INTERIOR EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE DUE SOUTH, 333.50 FEET TO A SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE DUE WEST, 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.3769 ACRES (16,418.33 SQUARE FEET) OF LAND.

GENERAL NOTES:

- ALL BEARINGS ARE GRID BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 AND ARE ROUNDED TO THE NEAREST SECOND. ALL DISTANCES ARE REPRESENTED IN GRID VALUES, BASED ON SAID HORIZONTAL DATUM AND ARE MEASURED IN US SURVEY FEET TO THE NEAREST HUNDREDTH OF FOOT.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID18) AND ARE DETERMINED TO THE NEAREST TENTH OF FOOT.
- PROVIDED ELEVATIONS, LATITUDE AND LONGITUDE VALUES ARE FROM GPS OBSERVATIONS (TYPE OF EQUIPMENT: TRIMBLE R2-TDC600, DATE OF SURVEY: 07/22/2022).
- BASIS OF BEARING: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.
- BASIS OF ELEVATION: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.
- THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY AND NO BOUNDARY SURVEY OF THE PARENT TRACT WAS PERFORMED.
- THIS SURVEY CONTAINS A DRAWING AND METES & BOUNDS DESCRIPTIONS FOR A LESSEE'S PROPOSED 75'X75' PREMISES AND A LESSEE'S PROPOSED VARIABLE WIDTH NON-EXCLUSIVE ACCESS, UTILITY, AND FIBER EASEMENT THAT WERE PREPARED FOR THE EXCLUSIVE USE OF VERIZON AND EXCLUSIVELY FOR THE TRANSFER OF THE LESSEE PREMISES SHOWN HEREON. THE PREMISES AND THE EASEMENT WILL NOT BE MONUMENTED.
- THIS SURVEY WAS BASED ON INFORMATION FOUND IN THE ABTRACTOR'S CERTIFICATE ISSUED BY PRECISE LAND RECORDS, FILE NUMBER: 33463-GINSBERG JACOBS LLC, SITE NAME: MOUNT FUJI, DATED JULY 26, 2022.
- NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC SURVEY.
- UTILITY EASEMENTS AS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS CONDUCTED ON 07/22/2022. UNDERGROUND UTILITIES MAY EXIST AND WERE NOT PHYSICALLY LOCATED AS A PART OF THIS SURVEY.
- AT THE TIME OF THE SURVEY, THE LESSEE'S PROPOSED 75'X75' PREMISES AND THE LESSEE'S PROPOSED VARIABLE WIDTH NON-EXCLUSIVE ACCESS, UTILITY, AND FIBER EASEMENT LIED WITHIN A SHADED AREA FLOOD ZONE A ACCORDING TO FEMA FIRM PANEL MAP NUMBER 4806501351, EFFECTIVE 08/02/2009 (COLLIN COUNTY, TEXAS).
- ACCESS EASEMENT TO MEET FIRE LANE STANDARDS, MINIMUM 24'.

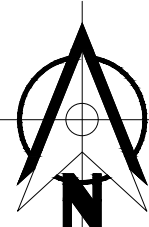
EXCEPTIONS:

EXCEPTIONS HEREON WERE LISTED IN THE ABTRACTOR'S CERTIFICATE ISSUED BY PRECISE LAND RECORDS, FILE NUMBER: 33463-GINSBERG JACOBS LLC, SITE NAME: MOUNT FUJI, DATED JULY 26, 2022.

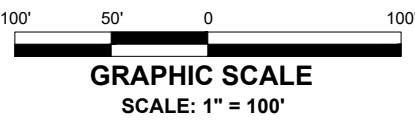
- EASEMENT AND RIGHT OF WAY DATED JUNE 20, 1994 AND FILED JUNE 16, 1995 TO GRAYSON-COLLIN ELECTRIC COOPERATIVE, INC. AND RECORDED IN FILE NUMBER 95-0041123 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS. (THE EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS LOCATION)
- ACCESS EASEMENT DATED MAY 24, 2004 AND FILED JUNE 16, 2004 TO LARRY AND LESLIE GOOLSBY AND RECORDED IN VOLUME 5690, PAGE 2705 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS. (THE EXCEPTION IS LOCATED WITHIN THE PARENT TRACT, AND THE LESSEE'S PROPOSED VARIABLE WIDTH NON-EXCLUSIVE ACCESS, UTILITY, AND FIBER EASEMENT, BUT IS NOT LOCATED WITHIN THE LESSEE'S PROPOSED 75'X75' PREMISES).
- RIGHT OF WAY EASEMENT DATED OCTOBER 17, 2010 AND FILED MARCH 02, 2022 TO NORTH COLLIN WATER SUPPLY AND RECORDED IN FILE NUMBER 20220320000337720 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS. (THE EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS LOCATION)

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.

EXHIBIT A



OVERALL PROPERTY MAP



ABBREVIATIONS

AML	AVERAGE MEAN SEA LEVEL
B.L.	BOUNDARY LINE
B.W.	BARBED WIRE
S.V.	CHALKLINE
D.E.	DRAINAGE EASEMENT
EX	EXISTING
FL	FILE NUMBER
IP	IRON PIPE
IR	IRON ROD
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
OTM	OVER THE MOUNTAIN
S.E.	STORM SEWER EASEMENT
TM	TEMPORARY MONUMENT
TP	TYPICAL
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT

LANSDOWNE NEAL ROBERT & KERI
TRACT 21
25.723-ACRE TRACT
FN 20170331000410220
O.P.R.C.C.T.

PARCEL ID: 2756677

BRANCH JORDAN & BRITTANY
TRACT 8
2.0-ACRE TRACT
FN 20201001001681580
O.P.R.C.C.T.

PARCEL ID: 1850223

EASTERLY WITH THE MEANDERS OF THE EAST FORK OF THE TRINITY RIVER

LOT 1, BLOCK A
LARRY GOOLSBY & LESLIE GOOLSBY
TRACT 1
14.6-ACRE TRACT
FN 20161221001735750
O.P.R.C.C.T.

PARCEL ID: 2550858

LARRY GOOLSBY & LESLIE GOOLSBY
TRACT 2
1.86-ACRE TRACT
FN 20161221001735750
O.P.R.C.C.T.

PARCEL ID: 2665451

PERDUE LIVING TRUST
FN 2005031500032810
O.P.R.C.C.T.

PARCEL ID: 2665450

TWIN RIVERS ESTATES LLC
TRACT 19
204.371-ACRE TRACT
FN 20080229000243760
O.P.R.C.C.T.

PARCEL ID: 2120557

RATTAN JOHN H
TRACT 19
108.48-ACRE
TRACT 4
O.P.R.C.C.T.

PARCEL ID: 1001935

SOUTHERLY WITH THE MEANDERS OF THE EAST FORK OF THE TRINITY RIVER

H.T. CHENOWETH SURVEY, ABSTRACT NO. 158

LEGEND

-----	LESSEE'S LEASE AREA	---	EX. EASEMENT
-----	LESSEE'S EASEMENT	---	EX. PROPERTY LINE
-----	EX. MESH WIRE FENCE	---	EX. HEAVILY WOODED AREA
-----	EX. B.W. FENCE	---	EX. UTILITY POLE
-----	EX. WOOD FENCE	---	EX. TELECOM/PERSTAL
-----	EX. HIGH BANK	---	EX. MANHOLE
---		---	EX. TREE

SURVEYOR'S CERTIFICATE:

I, HELENE LECOANET, REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS, HEREBY CERTIFY THAT THE DESCRIPTION AND PLAT HEREON ARE TAKEN FROM ACTUAL MEASUREMENTS UPON THE GROUND AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS 25TH DAY OF APRIL 2023, AND THE MONUMENTS SHOWN THEREON HAVE BEEN FOUND OR SET BY ME AND THEIR LOCATION, SIZE AND MATERIAL DESCRIBED ARE CORRECTLY SHOWN.

Helene Lecoanet

HELENE LECOANET, R.P.L.S. 6567



STATE OF TEXAS:
COUNTY OF COLLIN:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR COLLIN COUNTY, TEXAS, PERSONALLY APPEARED THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND THEY ACKNOWLEDGED SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY INDICATED HEREIN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20 _____

NOTARY PUBLIC IN AND FOR COLLIN COUNTY, TEXAS

CERTIFICATE OF APPROVAL

APPROVED ON THIS THE _____ DAY OF _____, 20 _____ BY THE CITY COUNCIL, CITY OF ANNA, TEXAS

MAYOR

CITY SECRETARY

OWNER'S CERTIFICATION:

WHEREAS LARRY GOOLSBY & LESLIE GOOLSBY ARE THE OWNERS OF (3) TRACTS OF LAND LOCATED IN THE EZRA SHELBY SURVEY, ABSTRACT NO. 839, COLLIN COUNTY, TEXAS, AS RECORDED IN FILE NUMBER 20161221001735750 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND BEING DEFINED AS:

TRACT 1:

14.6 ACRES, MOL, BEING PART A TRACT CALLED 22 ACRES CONVEYED TO PEGGY L. PERDUE BY DEED (PERDUE DEED) RECORDED IN VOLUME 5492, PAGE 2849, COLLIN COUNTY DEED RECORDS, BEING ALL OF TRACT 3 AND NORTH 372.7 FEET OF TRACT 1 AS DESCRIBED THEREIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET AT THE SW CORNER OF THE 14.6 ACRES OF LAND HEREIN DESCRIBED AND BEING NORTH, A DISTANCE OF 36.5 FEET FROM THE NW CORNER OF TRACT 2 OF THE PERDUE DEED,

THENCE NORTH WITH THE EAST LINE OF A TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 860, PAGE 75 OF THE COLLIN COUNTY DEED RECORDS AND FOLLOWING A BARBED WIRE FENCE AND PASSING AN IRON ROD SET AT THE BASE OF A WOOD FENCE POST AT A DISTANCE OF 538.5 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 643.4 FEET TO THE CENTER OF THE EAST FORK OF THE TRINITY RIVER;

THENCE EAST ACROSS TRACT 1 PASSING AN IRON ROD 800.0 FEET THEN CONTINUING A TOTAL DISTANCE OF 887.2 FEET TO THE CENTER OF THE EAST FORK OF THE TRINITY RIVER;

THENCE EASTERLY AND SOUTHERLY WITH THE MEANDERS OF THE EAST FORK OF THE TRINITY RIVER TO THE SOUTH LINE OF THE 14.6 ACRES OF LAND HEREIN DESCRIBED;

THENCE WEST ACROSS TRACT 1 PASSING AN IRON ROD SET AT 87.2 FEET, PASSING THE EAST SIDE OF A CHAIN LINK FENCE AT 780.4 FEET, PASSING THE WEST SIDE OF THE CHAIN LINK FENCE AT 790.4 FEET THEN CONTINUING FOR A TOTAL DISTANCE OF 887.2 FEET TO THE PLACE OF BEGINNING AND CONTAINING 14.6 ACRES OF LAND, MOL.

TRACT 2:

1.86 ACRES, MOL, OUT OF THE H.T. CHENOWITH SURVEY, A-158, AND BEING PART OF A TRACT CALLED 22 ACRES CONVEYED TO PEGGY L. PERDUE BY DEED (PERDUE DEED) RECORDED IN VOLUME 5492, PAGE 2849, COLLIN COUNTY DEED RECORDS, BEING THE SOUTH 36.5 FEET OF TRACT 1 AND THE NORTH 55.5 FEET OF TRACT 2 AS DESCRIBED THEREIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET AT THE SW CORNER OF THE 1.86 ACRES OF LAND HEREIN DESCRIBED AND BEING SOUTH, A DISTANCE OF 55.5 FEET FROM THE NW CORNER OF TRACT 2 OF THE PERDUE DEED;

THENCE NORTH WITH THE EAST LINE OF A TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 880, PAGE 75 OF THE COLLIN COUNTY DEED RECORDS AND FOLLOWING A BARBED WIRE FENCE A DISTANCE OF 92.0 FEET TO AN IRON ROD;

THENCE EAST ACROSS TRACT 1 PASSING AN IRON ROD 800.0 FEET THEN CONTINUING A TOTAL DISTANCE OF 887.2 FEET TO THE CENTER OF THE EAST FORK OF THE TRINITY RIVER;

THENCE SOUTH 16" WEST A DISTANCE OF 37.97 FEET ALONG THE CENTER OF THE EAST FORK OF THE TRINITY RIVER;

THENCE SOUTH 17" WEST A DISTANCE OF 58.04 FEET ALONG THE CENTER OF THE EAST FORK OF THE TRINITY RIVER TO THE SOUTH LINE OF THE 1.86 FEET ACRES OF LAND HEREIN DESCRIBED;

THENCE WEST ACROSS TRACT 2 PASSING AN IRON ROD SET AT 93.7 FEET THEN CONTINUING FOR A TOTAL DISTANCE OF 893.7 FEET TO THE PLACE OF BEGINNING.

TRACT 3:

NON-EXCLUSIVE EASEMENT RIGHTS CREATED PURSUANT TO AN ACCESS EASEMENT BY AND BETWEEN PEGGY L. PERDUE AND LARRY AND LESLIE GOOLSBY, SUCH DOCUMENT FILED ON JUNE 18, 2004, AND RECORDED AT VOLUME 5690, PAGE 2705, DEED RECORDS OF COLLIN COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT LARRY GOOLSBY & LESLIE GOOLSBY ACTING HEREIN AND THROUGH ITS DULY AUTHORIZED OFFICERS, DO HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED AS GOOLSBY ADDITION, LOT 1, BLOCK A, AN ADDITION OF COLLIN COUNTY AND DO HEREBY DEDICATE THE EASEMENTS AS SHOWN.

LARRY GOOLSBY

WITNESS, MY HAND, THIS _____ DAY OF _____, 20 _____

BY:

AUTHORIZED SIGNATURE.

PRINTED NAME AND TITLE.

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20 _____

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES:

LESLIE GOOLSBY

WITNESS, MY HAND, THIS _____ DAY OF _____, 20 _____

BY:

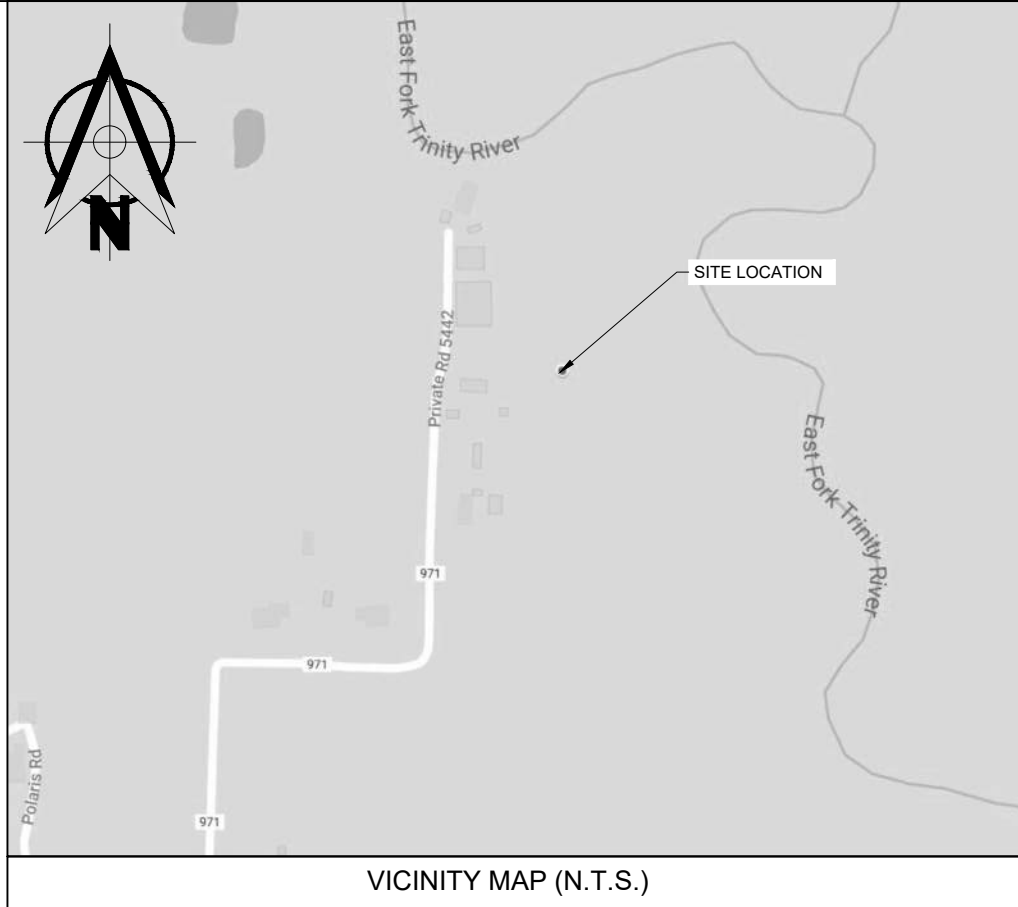
AUTHORIZED SIGNATURE.

PRINTED NAME AND TITLE.

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20 _____

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES:



VICINITY MAP (N.T.S.)

LESSEE'S PREMISES INFORMATION

LATITUDE	33.322497°
LONGITUDE	-96.626023°
ELEVATION	584.5' AMSL

verizon

600 HIDDEN RIDGE
IRVING, TX 75038
PHONE: (678) 339-4247
FAX: (972) 718-1967



3D DESIGN & ENGINEERING INC.
DEPARTMENT OF SURVEYING
21502 E WINTER VIOLET CT
CYPRESS, TX 77433
PHONE: 832-510-9621
www.3ddne.com
INFO@3DDNE.COM
TEXAS REGISTRATION NO. 10194603

SITE LOCATION INFORMATION:

PURPOSE: THE PURPOSE OF THIS REPLAT IS TO DEFINE THE ADDITION OF A CELL TOWER PREMISES) AND EASEMENT FOR VERIZON WIRELESS LOCATED ON AN EXISTING PROPERTY.

PLAT/REPLAT TYPE: CELL TOWER LEASE & EASEMENT ADDITION.

VERIZON PROJECT NAME: MOUNT FUJI

GROSS ACREAGE: 14.6-ACRE TRACT

PROPOSED TOWER LEASE ACREAGE: 0.1291 ACRE (75'X75')

PROPOSED EASEMENT ACREAGE: 0.3769 ACRES (VARIABLE WIDTH ACCESS, UTILITY & FIBER EASEMENT)

PROPERTY OWNER: LARRY GOOLSBY & LESLIE GOOLSBY
224 W DIVISION ST
PILOT POINT, TX 76258
214-202-6119

FINAL PLAT
GOOLSBY ADDITION
LOT 1, BLOCK A
H.T. CHENOWETH SURVEY, ABSTRACT NO. 158
COLLIN COUNTY, TEXAS

Plans & Plats Development Application



Submittal (Refer to pre-application notes)

Preliminary Step

- ☒ Preliminary Plat/Replat
- ☐ Tree Preservation / Affidavit of no protected trees
- ☐ Conceptual Civils
- ☐ Neighborhood Design (Single-Family only)

Final Step

- ☐ Final Plat/Replat
- ☐ Civil Plans
- ☐ Site Plan/Revised Site Plan
- ☐ Landscape Plan
- ☐ Lighting (Photometric) Plan

Other

- ☐ Amended Plat
- ☐ Minor Plat/Replat (ETJ only)
- ☐ Development Plat (ETJ only)
- ☐ Concept Plan (W/ PD Zoning)
- ☐ Zoning Exhibit & Legal Description (W/ all Zoning)
- ☐ Substantially Conforming Site Plan
- ☐ Sign Coordination Plan/Unified Development Zone

Submittal Type (Plats and Plans only)

- ☒ Pre-Submittal: all required documents are present excluding fees. I understand that the project information presented to the City at this time is not filed, and therefore the City is not required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority. This Pre-Submittal will be changed to a Submittal following the receipt of written notice and payment of fees. I am requesting this of my own volition and not at the request of the City of Anna.
- ☐ Submittal: all required documents are present including fees. I understand that the project information presented to the City at this time is filed and therefore, the City is required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority.

Acreage / Lots for fee calculation

Round decimals up to the nearest whole number: 15 acre(s)

Total number of lots including Common Area Lots: 1 lot(s)

Fees (Separate check for Civil Plans)

Please see the [Development Services Planning Fee Schedule](#) and [Engineering Plan Submittal Checklist](#).

The application fee of \$ 510.00, to be paid to Development Services.

The application fee of \$ _____, to be paid to Public Works.

NOTE: Additional costs may accrue during review by City consultants of any facilities agreement and/or civil construction plans.

Development Services

120 W Seventh Street • Anna, TX 75049 • 972.924.2616 • www.annatexas.gov

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: ABS A0158 H T CHENOWETH SURVEY, S Total Number of Acres: 15
Zoning Classification(s): ETJ A0158 Total Number of Lots: 1
Location: parcel # 2550858 ABS A0158 H T CHENOWETH SURVEY, SHEET 2, TRACT 28, 14.6 ACRES

Property Owner Information & Authorization

Name/Company: LARRY & LESLIE GOOLSBY
Address: 2001 PRIVATE ROAD 5442
City: Anna State: TX Zip Code: 75009
Phone: 214-202-6119 Email: leslie@anchorgraphics.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Robert Holloway / B+T Engineering (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City of Anna.

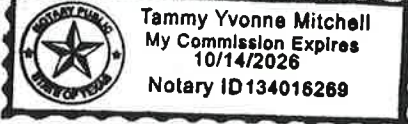
Property Owner's Signature: Leslie Goolsby Date: 3/28/23

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Leslie Goolsby (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 28th day of March, 2023



Tammy Y. Mitchell
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☒ Preparer ☐ Other (specify): _____

Name: Robert Holloway

Company: B+T Engineering Group

Address: 1717 S Boulder Ave Suite 300

City: Tulsa State: OK Zip Code: 74119

Phone: 936-331-2394 Email: rholloway@btgrp.com

Development Services

120 W Seventh Street • Anna, TX 75049 • 972.924.2616 • www.annatexas.gov



Item No. 13.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 5/1/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:

Consider/Discuss/Action on the Leonard Trails Phase 1, Preliminary Plat. Applicant: John Vick, Qualico Developments (US) Inc.

SUMMARY:

161 Single-family dwelling, detached lots and 15 common area lots on 42.7± acres, located on the east and west side of Leonard Avenue, 350± feet south of E. White Street. Zoned Planned Development (Ord. No. 1027-2023-01).

The purpose of the Preliminary Plat is to propose right-of-way, lot and block boundaries and easements necessary for the future construction of the single-family residential development.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

The Preliminary Plat is in conformance with the adopted Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

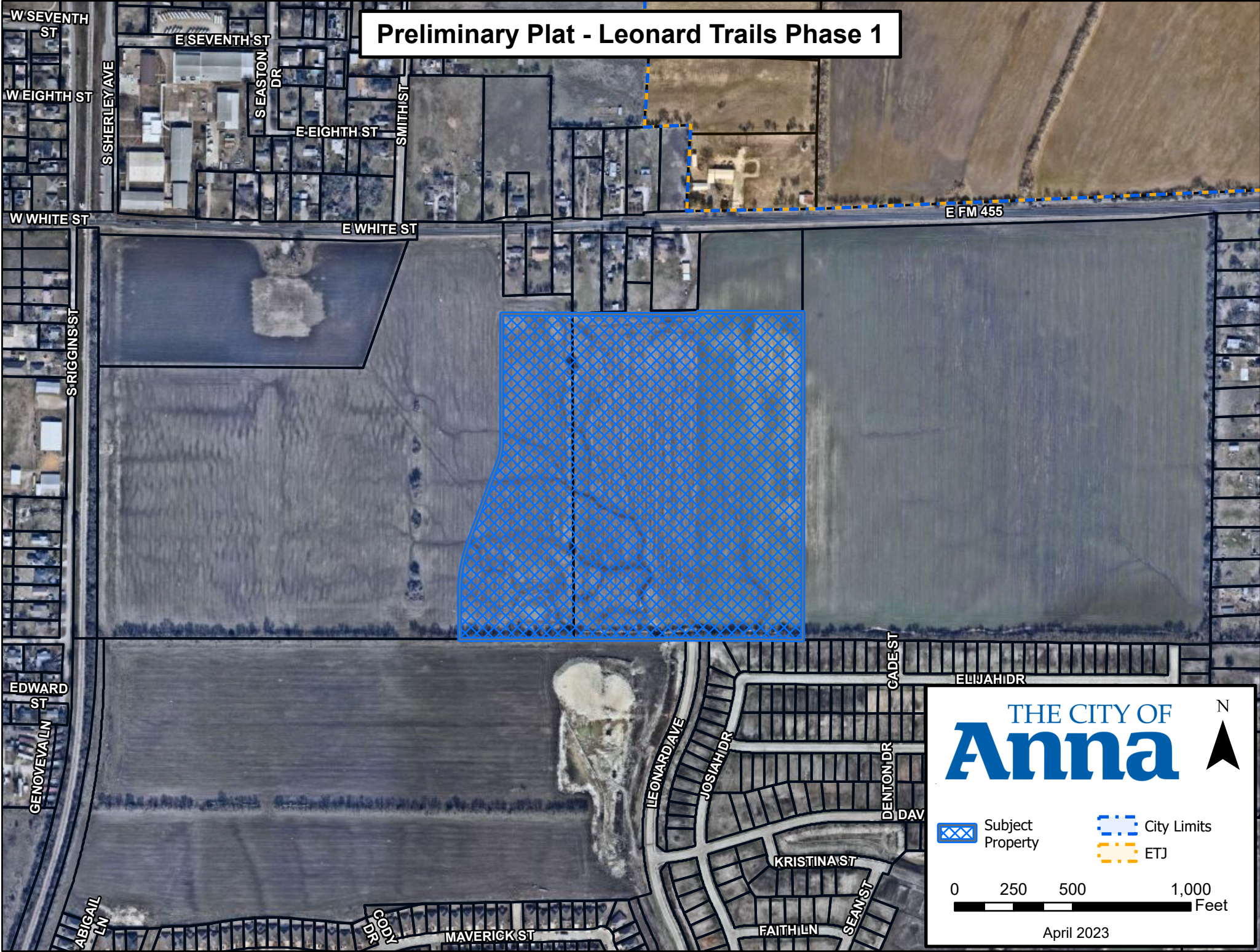
STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

ATTACHMENTS:

1. Leonard Trails Phase 1 Locator Map
2. EXHIBIT A - PP (Leonard Trails, Ph 1)
3. P&Z signed application

Preliminary Plat - Leonard Trails Phase 1

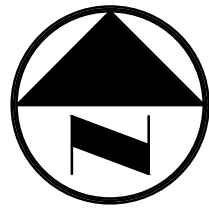


GENERAL NOTES:

1. Bearing system for this survey is based on the North American Datum of 1983, NA2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00015271. Distances and areas shown are surface values in U.S. Survey Feet.
2. The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map Number 48085C0160J with Map Revised June 2, 2009.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain

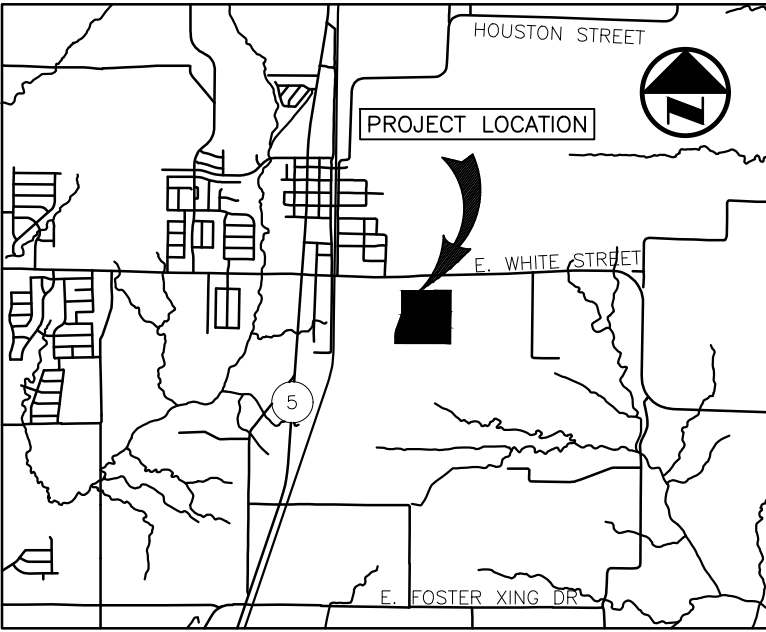
3. The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.
4. Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.



SCALE: 1" = 60'

LEGEND

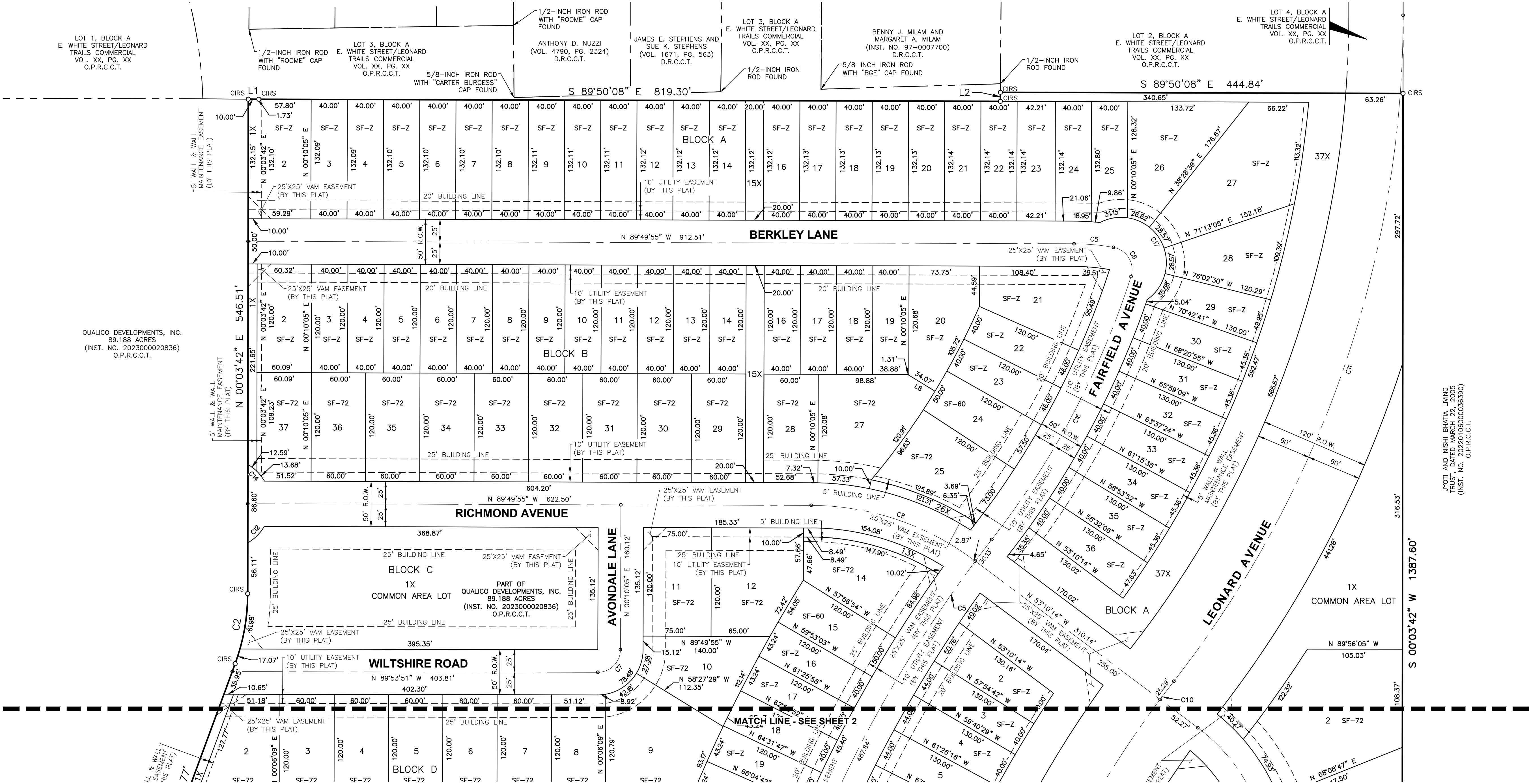
CIRS	5/8" IRON ROD SET WITH "BGE" CAP
MONUMENT OF RECORD DIGNITY	
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY TEXAS
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY TEXAS
P.O.B.	POINT OF BEGINNING
INST.	INSTRUMENT
NO.	NUMBER
VAM	VISIBILITY, ACCESS AND MAINTENANCE EASEMENT
---	PROPERTY LINE
---	EASEMENT LINE



VICINITY MAP
(NOT TO SCALE)

ORD. NO. 1027-2023-01 DEVELOPMENT STANDARDS			
	LOT TYPE SF-2	LOT TYPE SF-60	LOT TYPE SF-72
MIN. LOT AREA	4,500 SF	6,000 SF	7,200 SF
MIN. LOT WIDTH	40'	50'	60'
MIN. LOT DEPTH	100'	120'	120'
MIN. FRONT YARD	20'	25'	25'
MIN. SIDE YARD	5'	5'	6'
MIN. SIDE STREET	15'	15'	15'
MIN. REAR YARD	20'	25'	25'
MIN. DWELLING SIZE	1,200 SF	1,600 SF	1,800 SF
MAX. LOT COVERAGE	50%	45%	40%
NUMBER OF LOTS	76	50	38

EXHIBIT A
SHEET 1 OF 3



PRELIMINARY PLAT
LEONARD TRAILS PHASE 1
161 RESIDENTIAL LOTS AND 15 COMMON AREA LOTS
42.670 ACRES SITUATED IN THE
GRANDERSON STARK SURVEY, ABSTRACT NO. 798,
CITY OF ANNA, COLLIN COUNTY, TEXAS
APRIL 2023
SHEET 1 OF 3

OWNER

RIISING WAUKULLA INVESTMENT, L.P.
1 Fox Hollow Lane
Melissa, Texas 75454
Contact: Mr. Doug Zadow
Phone: 469-667-8760

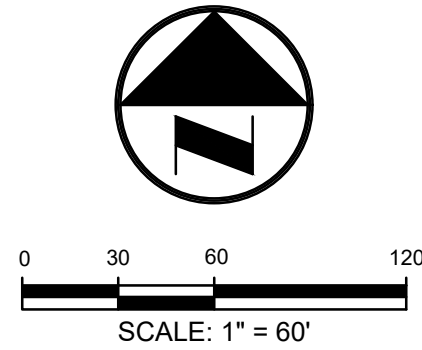
SURVEYOR

BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPELS Registration No. 10194416
Copyright 2023
Contact: René Silvas, R.P.L.S.
Telephone: 817-752-4183 • Email: rsilvas@bgeinc.com

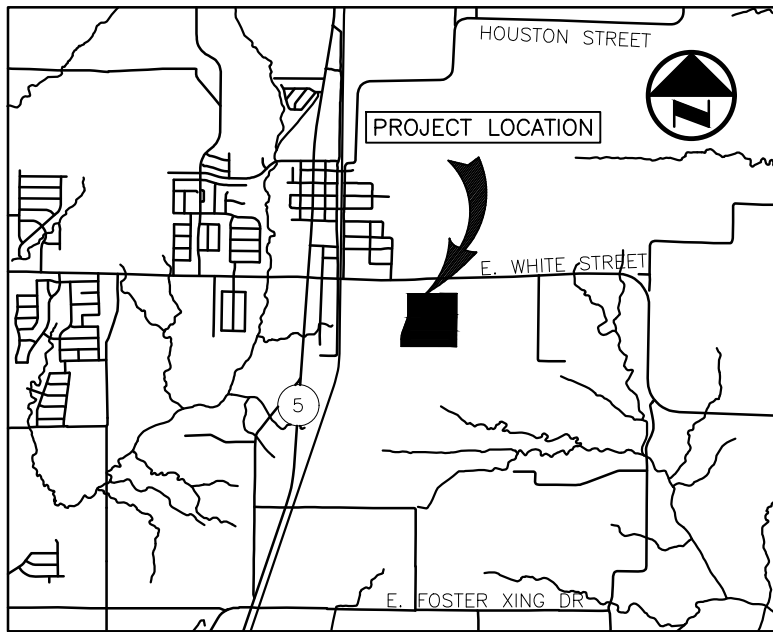
GENERAL NOTES:

1. Bearing system for this survey is based on the North American Datum of 1983, NA2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00015271. Distances and areas shown are surface values in U.S. Survey Feet.
2. The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map Number 48085C0160J with Map Revised June 2, 2009.
- Zone X - Areas determined to be outside the 0.2% annual chance floodplain
3. The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.
4. Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.

ORD. NO. 1027-2023-01 DEVELOPMENT STANDARDS			
	LOT TYPE SF-Z	LOT TYPE SF-60	LOT TYPE SF-72
MIN. LOT AREA	4,500 SF	6,000 SF	7,200 SF
MIN. LOT WIDTH	40'	50'	60'
MIN. LOT DEPTH	100'	120'	120'
MIN. FRONT YARD	20'	25'	25'
MIN. SIDE YARD	5'	5'	6'
MIN. SIDE STREET	15'	15'	15'
MIN. REAR YARD	25'	25'	25'
MIN. DWELLING SIZE	1,200 SF	1,600 SF	1,800 SF
MAX. LOT COVERAGE	50%	45%	40%
NUMBER OF LOTS	76	50	38

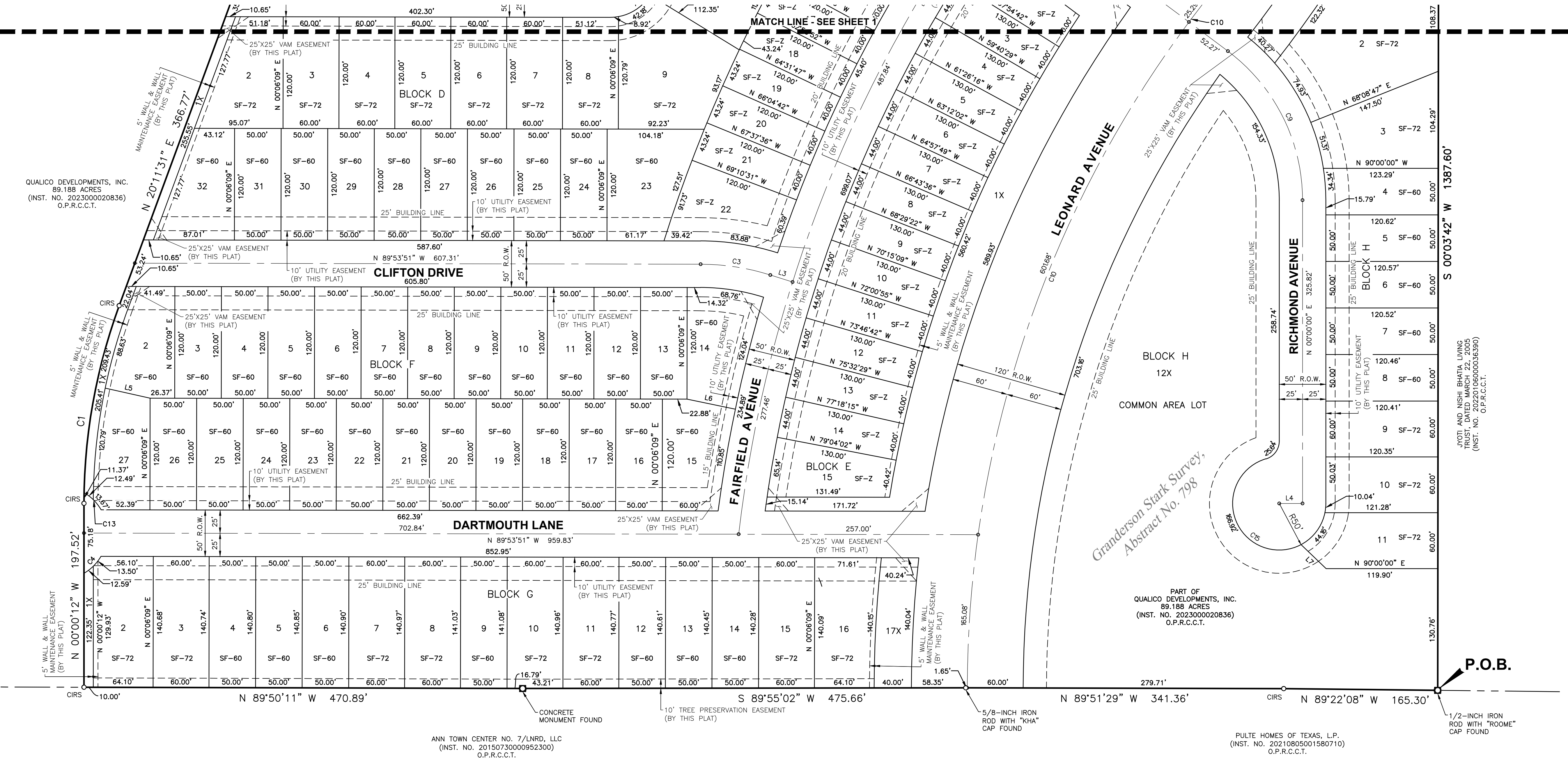


LEGEND	
CIRS	5/8" IRON ROD SET WITH "BGE" CAP
MONUMENT OF RECORD DIGNITY	
O.P.R.C.C.T. COLLIN COUNTY TEXAS	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY TEXAS
P.R.C.C.T. COUNTY TEXAS	PLAT RECORDS OF COLLIN COUNTY TEXAS
D.R.C.C.T. COUNTY TEXAS	DEED RECORDS OF COLLIN COUNTY TEXAS
P.O.B.	POINT OF BEGINNING
INST.	INSTRUMENT
NO.	NUMBER
VAM	VISIBILITY, ACCESS AND MAINTENANCE EASEMENT
---	PROPERTY LINE
---	EASEMENT LINE



VICINITY MAP
(NOT TO SCALE)

EXHIBIT A
SHEET 2 OF 3



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 89°31'51" E	10.00'
L2	N 00°09'52" E	10.00'
L3	S 72°28'53" E	25.00'
L4	N 90°00'00" E	25.00'
L5	N 77°22'48" W	49.36'
L6	S 78°15'05" E	53.01'
L7	S 46°19'20" E	37.33'
L8	N 58°35'57" W	35.38'

CURVE TABLE				
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	20°11'43"	615.00'	N 10°05'40" E	215.65'
C2	20°07'49"	225.00'	N 10°07'37" E	78.65'
C3	17°24'58"	250.51'	S 81°11'22" E	75.86'
C4	29°53'39"	50.00'	N 45°02'59" E	25.79'
C5	10°03'38"	250.00'	N 84°48'06" W	43.84'
C6	97°39'13"	25.00'	N 30°56'41" W	37.64'
C7	89°56'04"	25.00'	N 45°08'07" E	35.34'
C8	36°39'41"	300.00'	N 71°30'04" W	188.70'
C9	53°10'14"	200.00'	N 26°35'07" W	179.01'
C10	37°49'05"	1200.00'	N 19°00'24" E	777.76'
C11	37°51'01"	1200.00'	N 18°59'26" E	778.40'
C12	29°53'37"	50.00'	N 45°06'54" E	25.79'
C13	29°58'00"	50.00'	N 44°52'51" W	25.85'
C14	30°06'23"	50.00'	N 44°53'06" W	25.97'
C15	25°25'58"	50.00'	S 53°17'01" E	80.16'
C16	20°02'00"	945.00'	N 27°53'56" E	328.74'
C17	172°33'59"	50.00'	N 31°26'04" W	99.79'

PRELIMINARY PLAT
LEONARD TRAILS PHASE 1
161 RESIDENTIAL LOTS AND 15 COMMON AREA LOTS
42.670 ACRES SITUATED IN THE
GRANDERSON STARK SURVEY, ABSTRACT NO. 798,
CITY OF ANNA, COLLIN COUNTY, TEXAS
APRIL 2023
SHEET 2 OF 3

OWNER
ISING WAUKULLA INVESTMENT, L.P.
1 Fox Hollow Lane
Melissa, Texas 75454
Contact: Mr. Doug Zadow
Phone: 469-667-8760

SURVEYOR
BGE, Inc.
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Copyright 2023
Contact: René Silva, R.P.L.S.
Telephone: 817-752-4183 • Email: rsilva@bgeinc.com

EXHIBIT A
SHEET 3 OF 3

OWNER'S CERTIFICATE

STATE OF TEXAS ~

COUNTY OF COLLIN ~

BEING, all of that 42.670 acre (1,858,694 square foot) tract of land situated in the Granderson Stark Survey, Abstract No. 798, in the City of Anna, Collin County, Texas; being part of that called 89.188 acre tract of land described in Special Warranty Deed to Qualico Developments, Inc. as recorded in Instrument No. 2023000020836 of the Official Public Records of Collin County, Texas; said 42.670 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod with "ROOME" cap found at the southeast corner of said 89.188 acre tract and the southwest corner of that tract of land described in Special Warranty Deed to Jyoti and Nish Bhatia Living Trust, dated March 22, 2005 as recorded in Instrument No. 20220106000036390 of said Official Public Records; said point being in the north line of that tract of land described in Special Warranty Deed to Pulte Homes of Texas, LP as recorded in Instrument No. 20210805001580710 of said Official Public Records; from said point the northeast corner of said Granderson Stark Survey bears North 57 degrees 51 minutes West, a distance of 3,524.1 feet;

THENCE, departing the west line of said Jyoti and Nishi Living Trust tract, with the south line of said 89.188 acre tract, the following four (4) courses and distances:

THENCE, North 89 degrees 22 minutes 08 seconds West, a distance of 165.30 feet to a point for corner;

THENCE, North 89 degrees 51 minutes 29 seconds West, a distance of 341.36 feet to a 5/8-inch iron rod with "KHA" cap found for corner;

THENCE, South 89 degrees 55 minutes 02 seconds West, a distance of 475.66 feet to a concrete monument found for corner;

THENCE, North 89 degrees 50 minutes 11 seconds West, a distance of 470.89 feet to a point for corner in the south line of said 89.188 acre tract and in the north line of that tract of land described in Special Warranty Deed to Ann Town Center No.7/LNRD LLC as recorded in Instrument No. 20150730000952300 of said Official Public Records;

THENCE, departing the south line of said 89.188 and the north line of said Ann Town Center No. 7 tract, North 00 degrees 00 minutes 12 seconds West, a distance of 197.52 feet to a point for corner; said point being the beginning of a tangent curve to the right;

THENCE, in a northeasterly direction along said curve to the right, an arc length of 216.77 feet, having a radius of 615.00 feet, a central angle of 20 degrees 11 minutes 43 seconds, and a chord which bears North 10 degrees 05 minutes 40 seconds East, 215.65 feet to a point for corner;

THENCE, North 20 degrees 11 minutes 31 seconds East, a distance of 366.77 feet to a point for corner; said point being the beginning of a tangent curve to the left;

THENCE, in a northeasterly direction along said curve to the left, an arc length of 79.05 feet, having a radius of 225.00 feet, a central angle of 20 degrees 07 minutes 49 seconds, and a chord which bears North 10 degrees 07 minutes 37 seconds East, 78.65 feet to a point for corner;

THENCE, North 00 degrees 03 minutes 42 seconds East, a distance of 546.51 feet to a point for corner in the north line of said 89.188 acre tract and in the south line of that called 62.485 acre tract of land described in General Warranty Deed to Rising Waukulla Investments, LP;

THENCE, with the north line of said 89.188 acre tract, the following four (4) courses and distances:

THENCE, South 89 degrees 31 minutes 51 seconds East, a distance of 11.73 feet to a point for corner;

THENCE, South 89 degrees 50 minutes 08 seconds East, a distance of 819.30 feet to a point for corner;

THENCE, North 00 degrees 09 minutes 52 seconds East, a distance of 10.00 feet to a point for corner;

THENCE, South 89 degrees 50 minutes 08 seconds East, a distance of 444.84 feet to a point for corner in the west line of said Jyoti and Nishi Bhatia Living Trust Tract; said point being the northeast corner of said 89.188 acre tract and the southeast corner of that called 35.161 acre tract of land described in Special Warranty Deed To Rising Waukulla Investments, LP as recorded in Instrument No. 202206106000036410 of said Official public records;

THENCE, departing the north line of said 89.188 acre tract, South 00 degrees 03 minutes 42 seconds West, with the east line of said 89.188 acre tract and the west line of said Jyoti and Nishi Bhatia Living Trust tract, a distance of 1,387.60 feet to the POINT OF BEGINNING and containing an area of 42.670 acres or 1,858,694 square feet of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, RISING WAUKULLA INVESTMENT, L.P. acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as LEONARD TRAILS PHASE 1, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Anna. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 2023.

Signature _____ Printed Name / Title _____

NOTARY CERTIFICATE

STATE OF TEXAS ~

COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC in and for the STATE OF TEXAS

VAM EASEMENTS

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

TREE PRESERVATION EASEMENT

Within any 10' tree preservation easement, which is designated as a non-disturbance area, no construction or tree removal shall be allowed. Removal of any trees in these areas are subject to restriction under Sec.9.07.003 (Permit required; exceptions) of Article 9.07 (Tree Preservation) within the City of Anna Code of Ordinances or as modified in the future.

SURVEYOR'S CERTIFICATE

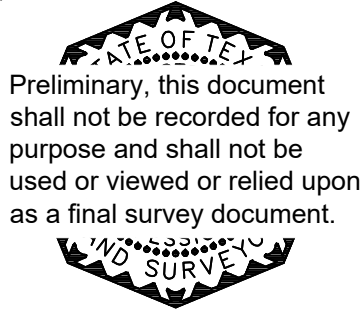
STATE OF TEXAS ~

COUNTY OF TARRANT ~

That I, René Silvas, do hereby certify that I prepared this Plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Anna, Texas.

Dated this the ____ day of _____, 2023.

René Silvas, RPLS No. 5921 Date _____



NOTARY CERTIFICATE

STATE OF TEXAS ~

COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared René Silvas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC in and for the STATE OF TEXAS

CERTIFICATE OF APPROVAL

APPROVED on this the ____ day of _____, 20____, by the City Council, City of Anna, Texas.

Mayor _____

City Secretary _____

Parcel Table		
Lot	Block	Sq. Ft.
2	BLOCK A	7847
3	BLOCK A	5284
4	BLOCK A	5284
5	BLOCK A	5284
6	BLOCK A	5284
7	BLOCK A	5284
8	BLOCK A	5284
9	BLOCK A	5284
10	BLOCK A	5284
11	BLOCK A	5285
12	BLOCK A	5285
13	BLOCK A	5285
14	BLOCK A	5285
16	BLOCK A	5285
17	BLOCK A	5285
18	BLOCK A	5285
19	BLOCK A	5285
20	BLOCK A	5285
21	BLOCK A	5286
22	BLOCK A	5286

Parcel Table		
Lot	Block	Sq. Ft.
23	BLOCK A	5577
24	BLOCK A	5290
25	BLOCK A	5212
26	BLOCK A	10790
27	BLOCK A	15504
28	BLOCK A	8695
29	BLOCK A	5475
30	BLOCK A	5548
31	BLOCK A	5548
32	BLOCK A	5548
33	BLOCK A	5548
34	BLOCK A	5548
35	BLOCK A	5548
36	BLOCK A	5696

Parcel Table		
Lot	Block	Sq. Ft.
2	BLOCK B	7224
3	BLOCK B	4800
4	BLOCK B	4800
5	BLOCK B	4800
6	BLOCK B	4800
7	BLOCK B	4800
8	BLOCK B	4800
9	BLOCK B	4800
10	BLOCK B	4800
11	BLOCK B	4800
12	BLOCK B	4800
13	BLOCK B	4800
14	BLOCK B	4800
16	BLOCK B	4800
18	BLOCK B	4800
19	BLOCK B	4800
20	BLOCK B	8349
21	BLOCK B	9203
22	BLOCK B	5160
23	BLOCK B	5160

Parcel Table		
Lot	Block	Sq. Ft.
24	BLOCK B	6450
25	BLOCK B	9680
27	BLOCK B	11851
28	BLOCK B	7200
29	BLOCK B	7200
30	BLOCK B	7200
31	BLOCK B	7200
32	BLOCK B	7200
33	BLOCK B	7200
34	BLOCK B	7200
35	BLOCK B	7200
36	BLOCK B	7200
37	BLOCK B	7149

Parcel Table		
Lot	Block	Sq. Ft.
2	BLOCK D	8775
3	BLOCK D	7200
4	BLOCK D	7200
5	BLOCK D	7200
6	BLOCK D	7200
7	BLOCK D	7200
8	BLOCK D	7202
9	BLOCK D	13700
10	BLOCK D	9000
11	BLOCK D	9000
12	BLOCK D	11053
14	BLOCK D	9781
15	BLOCK D	6243
16	BLOCK D	4995
17	BLOCK D	4995
18	BLOCK D	4995
19	BLOCK D	4995
20	BLOCK D	4995
21	BLOCK D	4995
22	BLOCK D	8711

Parcel Table		
Lot	Block	Sq. Ft.
23	BLOCK D	9813
24	BLOCK D	6000
25	BLOCK D	6000
26	BLOCK D	6000
27	BLOCK D	6000
28	BLOCK D	6000
29	BLOCK D	6000
30	BLOCK D	6000
31	BLOCK D	6000
32	BLOCK D	7807

Parcel Table		
Lot	Block	Sq. Ft.
2	BLOCK E	5900
3	BLOCK E	5460
4	BLOCK E	5460
5	BLOCK E	5460
6	BLOCK E	5460
7	BLOCK E	5460
8	BLOCK E	5460
9	BLOCK E	5460
10	BLOCK E	5460
11	BLOCK E	5460
12	BLOCK E	5460
13	BLOCK E	5460
14	BLOCK E	5460
15	BLOCK E	6861

Parcel Table		
Lot	Block	Sq. Ft.
2	BLOCK F	7061
3	BLOCK F	6000
4	BLOCK F	6000
5	BLOCK F	6000
6	BLOCK F	6000
7	BLOCK F	6000
8	BLOCK F	6000
9	BLOCK F	6000
10	BLOCK F	6000
11	BLOCK F	6000
12	BLOCK F	6000
13	BLOCK F	6000
14	BLOCK F	8291
15	BLOCK F	8041
16	BLOCK F	6000
17	BLOCK F	6000
18	BLOCK F	6000
19	BLOCK F	6000
20	BLOCK F	6000
21	BLOCK F	6000

Parcel Table		
Lot	Block	Sq. Ft.
22	BLOCK F	6000
23	BLOCK F	6000
24	BLOCK F	6000
25	BLOCK F	6000
26	BLOCK F	6000
27	BLOCK F	7121

Parcel Table		
Lot	Block	Sq. Ft.
2	BLOCK G	8986
3	BLOCK G	8443
4	BLOCK G	7039
5	BLOCK G	7041
6	BLOCK G	7044
7	BLOCK G	8456
8	BLOCK G	8460
9	BLOCK G	7053
10	BLOCK G	8463
11	BLOCK G	8452
12	BLOCK G	7034
13	BLOCK G	7026
14	BLOCK G	7018
15	BLOCK G	8411
16	BLOCK G	9322

Parcel Table		
Lot	Block	Sq. Ft.
2	BLOCK H	19913
3	BLOCK H	10130
4	BLOCK H	6062
5	BLOCK H	6030
6	BLOCK H	6027
7	BLOCK H	6025
8	BLOCK H	6022
9	BLOCK H	7223
10	BLOCK H	7222
11	BLOCK H	7887

Parcel Table		
Lot	Block	Sq. Ft.
1X	BLOCK A	1321
15X	BLOCK A	2642
37X	BLOCK A	34823
15X	BLOCK B	4800
26X	BLOCK B	1236
1X	BLOCK B	2251
1X	BLOCK C	52354
1X	BLOCK D	2555
13X	BLOCK D	1595
1X	BLOCK E	31285
1X	BLOCK F	2310
17X	BLOCK G	5604
1X	BLOCK G	1258
12X	BLOCK H	152961
1X	BLOCK H	25495

PRELIMINARY PLAT
LEONARD TRAILS PHASE 1
161 RESIDENTIAL LOTS AND 15 COMMON AREA LOTS
42.670 ACRES SITUATED IN THE
GRANDERSON STARK SURVEY, ABSTRACT NO. 798,
CITY OF ANNA, COLLIN COUNTY, TEXAS
APRIL 2023
SHEET 3 OF 3

OWNER

RISING WAUKULLA INVESTMENT, L.P.

1 Fox Hollow Lane
Melissa, Texas 75454
Contact: Mr. Doug Zadow
Phone: 468-667-8760

SURVEYOR

BGE, Inc.



777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPELS Registration No. 10194416

Contact: René Silvas, R.P.L.S.
Telephone: 817-752-4183 • Email: rsilvas@bgeinc.com

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Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: Leonard Trails Phase 1 Total Number of Acres: 43
Zoning Classification(s): SF-Z, SF-60, & SF-72 Total Number of Lots: 176
Location: E. White Street Anna, Texas

Property Owner Information & Authorization

Name/Company: John Vick, Qualia Developments (US) Inc.
Address: 6950 TPC Drive, Suite 150
City: McKinney State: TX Zip Code: 75070
Phone: 469-659-6150 Email: john.vick@qualia.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate BGE, Inc. (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City of Anna.

Property Owner's Signature: John Vick Date: 4/3/23

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared John Vick (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 3rd day of April, 2023



Madison McCabe

NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☒ Other (specify): Surveyor

Name: René Silva

Company: BGE, Inc.

Address: 777 Main Street, Suite 1900

City: Fort Worth State: TX Zip Code: 76102

Phone: 817-752-4183 Email: rsilvas@bgeinc.com

Development Services

120 W Seventh Street • Anna, TX 75049 • 972.924.2616 • www.annatexas.gov



Item No. 14.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 5/1/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Action on The Parks at Hurricane Creek, Preliminary Plat. Applicant: Charles Covey - LandVest Development.

SUMMARY:

322 Single-family dwelling, attached lots, 12 common area lots, and one vacant lot on 77.9± acres located on the north side of Farm-to-Market Road 455, 3,830± feet west of Standridge Boulevard. Zoned Planned Development (Ord. No. 1015-2022).

The purpose of the Preliminary Plat is to propose right-of-way, lot and block boundaries, and easements necessary for the future construction of the single-family residential development.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

The Preliminary Plat is in conformance with the adopted Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

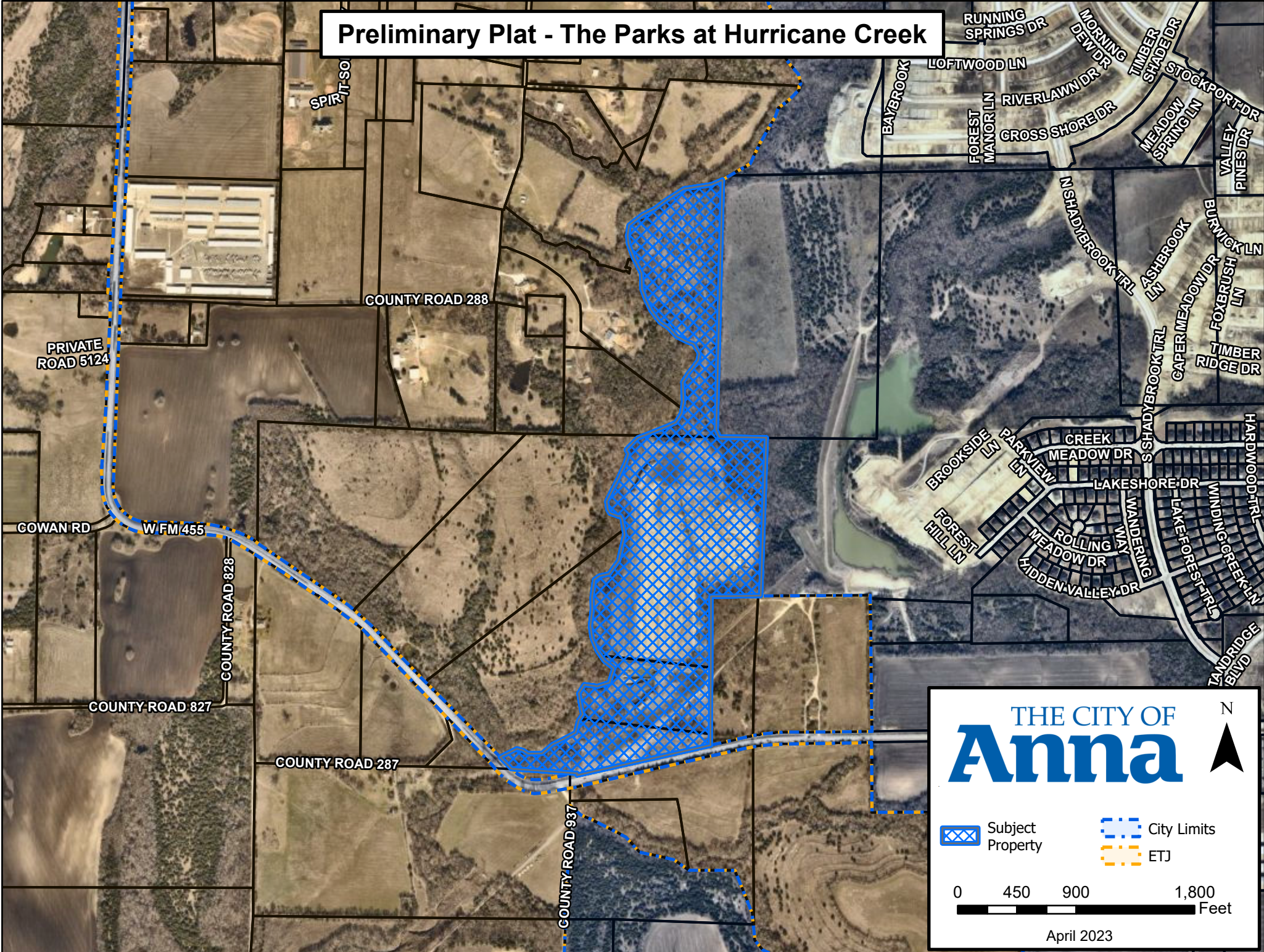
STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

ATTACHMENTS:

1. The Parks at Hurricane Creek Locator Map
2. Exhibit A (PP) Parks at Hurrican Creek
3. Application (Parks at Hurricane Creek)

Preliminary Plat - The Parks at Hurricane Creek



THE CITY OF

Anna

N

Subject Property

City Limits

ETJ

0 450 900 1,800 Feet

April 2023

EXHIBIT A
1 OF 5

± 33.23 Acres
Unsubdivided
Blue Spruce LLC
CCFN: 20200616000906060

± 15.14 Acres
Unsubdivided
Eden Kirk & Renee
CCFN: 20070531000735190

± 15.14 Acres
Unsubdivided
KCKM Properties LLC
CCFN: 20120328000359310

± 43.88 Acres
Unsubdivided
Yn LLC
CCFN: 20180827001077280

± 26.39 Acres
Unsubdivided
Michael Jake Hendricks
V.2825/P.366

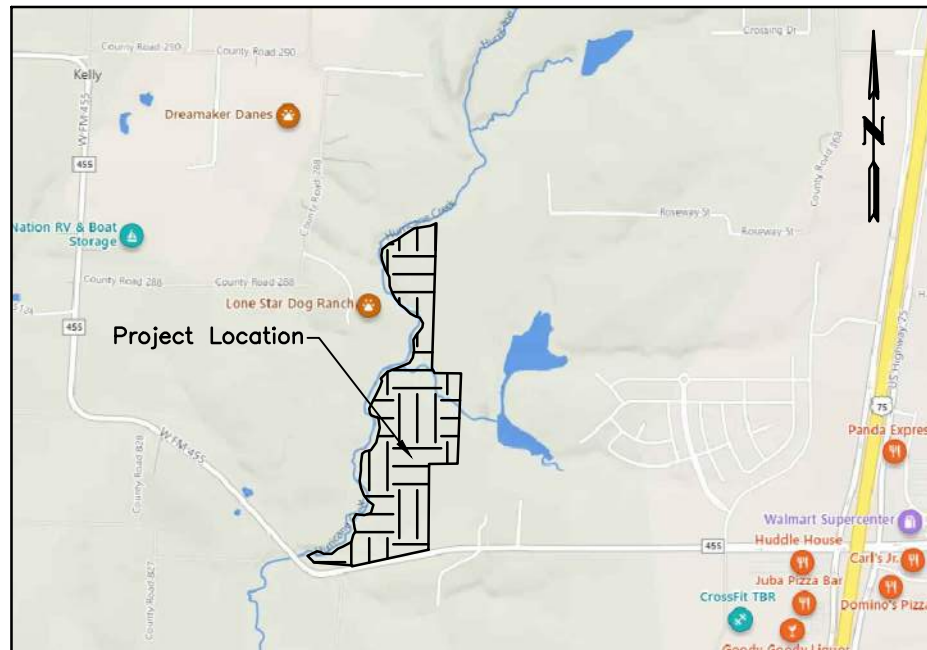
± 262.04 Acres
Unsubdivided
CAGD Hurricane Creek LLC
CCFN: 20150529000631020

± 124.87 Acres
Unsubdivided
Cadg Hurricane Creek LLC
CCFN: 20150529000631020

± 21.008 Acres
Unsubdivided
Sunlit Holdings LLC
CCFN: 20180925001201240

± 8.81 Acres
Unsubdivided
Sunlit Holdings LLC
CCFN: 20180925001201240

VICINITY MAP
(Not to Scale)



LINE	BEARING	DISTANCE
L1	N 3°35'51" E	14.00'
L2	N 43°45'42" W	122.49'
L3	N 63°48'22" E	140.02'
L4	S 7°15'52" E	49.90'
L5	S 57°40'01" E	44.20'
L6	N 8°44'35" E	107.41'
L7	N 48°55'47" E	103.32'
L8	N 64°54'22" E	74.46'
L9	N 62°17'40" E	124.25'
L10	N 14°37'25" E	95.67'
L11	N 32°24'59" E	54.23'
L12	N 12°35'01" W	51.32'
L13	N 9°33'44" W	110.71'
L14	N 32°08'41" E	77.87'
L15	S 83°41'16" E	102.37'
L16	N 73°44'17" E	93.90'
L17	N 16°23'09" E	115.20'
L18	N 52°46'51" W	88.53'
L19	N 35°10'34" W	93.85'
L20	N 22°53'56" W	103.54'
L21	N 8°10'49" W	94.81'
L22	N 6°41'56" E	127.38'
L23	N 1°01'26" W	93.69'
L24	N 75°41'1" E	133.31'
L25	N 54°07'59" E	46.44'
L26	N 77°55'55" E	76.64'
L27	N 35°34'32" E	124.65'
L28	N 13°10'23" E	201.43'
L29	N 8°47'00" W	117.12'
L30	N 29°51'33" W	30.29'
L31	S 76°28'10" W	15.45'
L32	N 70°48'08" W	69.74'
L33	N 31°28'47" W	33.06'
L34	N 74°21'31" W	63.04'
L35	N 28°34'16" E	95.71'
L36	N 27°46'48" E	100.83'
L37	N 24°27'12" E	124.78'
L38	N 19°30'50" E	75.28'
L39	N 27°13'42" W	36.27'
L40	N 44°39'25" E	125.27'
L41	N 68°45'17" E	240.64'
L42	N 66°00'28" E	72.36'
L43	N 32°19'14" E	80.62'
L44	N 9°29'38" E	89.76'
L45	N 21°59'59" W	150.07'
L46	N 32°04'55" E	70.98'
L47	N 38°58'59" E	64.23'
L48	N 36°54'36" E	65.70'
L49	N 9°17'23" E	55.85'
L50	N 31°59'30" W	82.42'
L51	N 70°19'08" W	56.76'
L52	N 63°13'36" W	83.18'
L53	N 43°48'06" W	97.72'
L54	N 57°26'31" W	73.98'
L55	N 37°46'17" W	109.38'
L56	N 29°54'04" W	85.00'
L57	N 21°38'08" W	91.88'
L58	N 10°44'37" W	120.37'
L59	N 27°24'33" W	128.59'
L60	N 20°33'51" W	113.81'
L61	N 7°00'30" W	64.14'
L62	N 8°40'56" E	81.41'
L63	N 51°45'30" E	126.70'
L64	N 63°47'34" E	111.19'
L65	N 53°45'51" E	113.07'
L66	N 57°58'41" E	151.71'
L67	N 81°30'02" E	209.84'
L68	N 67°16'35" E	92.02'

- LEGEND
- Found 1/2 Inch Iron Rod
 - Plat Limits
 - Lot Line
 - FEMA 100-Yr Floodplain Limit
 - Building Setback Line
 - Easement Line — As Described
 - Adjoiner Line
 - Abstract Line
 - Centerline
 - Phasing Lines
 - Match Line
 - Dedicated Right-of-Way
 - Volume/Page
 - County Clerk File No.
 - Right-of-Way
 - Visibility, Access, and Maintenance Easement

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as THE PARKS AT HURRICANE CREEK, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Anna. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

BY:

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public _____ County, Texas
My Commission Expires: _____

ACCESS EASEMENT

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for Fire Department and emergency use, in, along, upon, and across said premises, with the right and privilege at all times of the City of Anna, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

BY:

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public _____ County, Texas
My Commission Expires: _____

DRAINAGE AND DETENTION EASEMENT

STATE OF _____
COUNTY OF _____
CITY OF _____

This plat is hereby adopted by the Owners and approved by the City of Anna (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and successors: The portion of Block 1, as shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Detention Easement as hereinabove defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure, or structures, within the Easement.

BY:

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public _____ County, Texas
My Commission Expires: _____

FIRE LANE EASEMENT

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

BY:

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public _____ County, Texas
My Commission Expires: _____

METES AND BOUNDS

BEING a 77.87 Acre tract of land out of the John M. Kincaid Survey, Abstract 510, and the John M. Kincaid Survey, Abstract 509, Collin County, Texas, and being further described by metes and bounds as follows:

BEGINNING at a 1/2 Inch Iron Rod Found for the Easternmost Northeast Corner, same being the Northeast Corner of said Abstract 510;

THENCE South 2°38'46" West - 1187.46 feet along the East line of said Abstract 510 to a 1/2 Inch Iron Rod Found for a Corner in the North line of a 21.008 Acre tract as described in County Clerk File No. 20180925001201240, Official Public Records of Collin County, Texas;

THENCE South 89°15'47" West - 368.75 feet along the North line of an 8.81 Acre tract of land described in County Clerk File No. 20180925001201240, Official Public Records of Collin County, Texas, to a 1/2 Inch Iron Rod Found for a Corner, same being the Northwest Corner of said 8.81 Acre Tract;

THENCE South 01°17'07" West - 1124.68 feet along the West line of said 8.81 Acre tract of land to a 1/2 Inch Iron Rod Found for the Southernmost Southeast Corner in the North Right-of-Way line of West Farm to Market Road 455, as described in Volume 372, Page 243, Deed Records of Collin County, Texas, same being the Southwest Corner of said 8.81 Acre tract;

THENCE South 77°36'44" West - 1028.45 feet along the North Right-of-Way line of said West Farm to Market Road 455 to a Point in the East line of a 63.99 Acre Tract of land described in County Clerk File No. 20140313000236380, Deed Records of Collin County, Texas, for a Corner;

THENCE North 3°35'51" East - 14.00 feet along the East line of said 63.99 Acre Tract to a Point for a Corner, same being the Northwest Corner of said 63.99 Acre Tract of land;

THENCE North 86°02'44" West - 501.30 feet along the North line of said 63.99 Acre Tract of land to a Point for a Corner;

THENCE North 43°45'42" West - 122.49 feet along the North Right-of-Way line of said West Farm to Market Road 455 to a Point for a Corner;

THENCE along the meanderings of Hurricane Creek as follows:

North 63°48'22" East - 140.02 feet; South 75°15'52" East - 49.90 feet;
South 57°40'01" East - 44.20 feet; North 89°44'35" East - 107.41 feet;
North 48°55'47" East - 103.32 feet; North 64°54'22" East - 74.46 feet;
North 62°17'40" East - 124.25 feet; North 14°37'25" East - 95.67 feet;
North 32°24'59" East - 54.23 feet; North 12°35'01" West - 51.32 feet;
North 9°33'44" West - 110.71 feet; North 32°08'41" East - 77.87 feet;
South 83°41'16" East - 102.37 feet; North 73°44'17" East - 93.90 feet;
North 16°23'09" East - 115.20 feet; North 52°46'51" East - 88.53 feet;
North 35°10'34" West - 93.85 feet; North 22°53'56" West - 103.54 feet;
North 8°10'49" West - 94.81 feet; North 6°41'56" East - 127.38 feet;
North 1°01'26" West - 93.69 feet; North 75°41'1" East - 133.31 feet;
North 54°07'59" East - 46.44 feet; North 77°55'55" East - 76.64 feet;
North 35°34'32" East - 124.65 feet; North 13°10'23" East - 201.43 feet;
North 8°47'00" West - 117.12 feet; North 25°51'33" West - 30.29 feet;
South 76°28'10" West - 15.45 feet; North 70°48'08" West - 69.74 feet;
North 31°28'47" West - 33.06 feet; North 74°21'31" West - 63.04 feet;
North 26°34'16" East - 95.71 feet; North 27°46'48" East - 100.83 feet;
North 24°27'12" East - 124.78 feet; North 19°30'50" East - 75.28 feet;
North 27°13'42" West - 36.27 feet; North 44°39'25" East - 125.27 feet;
North 68°45'17" East - 240.64 feet; North 66°00'28" East - 72.36 feet;
North 32°19'14" East - 80.62 feet; North 9°29'38" East - 89.76 feet;
North 2°15'59" West - 150.07 feet; North 32°04'55" East - 70.98 feet;
North 38°58'59" East - 64.23 feet; North 36°54'36" East - 65.70 feet;
North 9°17'23" East - 55.85 feet; North 31°59'30" West - 82.42 feet;
North 70°19'08" West - 56.76 feet; North 63°13'36" West - 83.18 feet;
North 43°48'06" West - 97.72 feet; North 57°26'31" West - 73.98 feet;
North 37°46'17" West - 109.38 feet; North 25°54'04" West - 85.00 feet;
North 21°38'08" West - 91.88 feet; North 1°04'43" West - 120.37 feet;
North 27°24'33" West - 128.59 feet; North 20°33'51" West - 113.81 feet;
North 7°00'30" West - 64.14 feet; North 8°40'56" East - 81.41 feet;
North 51°45'30" East - 126.70 feet; North 63°47'34" East - 111.19 feet;
North 53°45'51" East - 113.07 feet; North 57°58'41" East - 151.71 feet;
North 81°30'02" East - 209.84 feet;

THENCE North 67°16'35" East - 92.02 feet to a Point for a Corner in the West line of a 262.04 Acre Tract of land described in County Clerk File No. 20150529000631020, Official Public Records of Collin County, Texas, same being the Northwest Corner of said 262.04 Acre Tract;

THENCE South 1°42'14" West - 1900.42 feet along the West line of said 262.04 Acre Tract to a 1/2 Inch Iron Rod Found for a Corner;

THENCE South 24°14'34" East - 75.83 feet to a 1/2 Inch Iron Rod Found for a Corner in the North line of said John M. Kincaid Survey, Abstract 510;

THENCE South 89°28'30" East - 349.90 feet along the North line of said John M. Kincaid Survey, Abstract 510, to the POINT OF BEGINNING and containing within these calls a calculated area of 77.87 Acres (3392227.02 sqft) more or less.

VAM EASEMENT

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

BY:

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public _____ County, Texas
My Commission Expires: _____

PLAT OF SURVEY

GENERAL SURVEYOR NOTES:

- Heavy Lines indicate plat limits.
- All streets, alleys and easements within plat limits are herein dedicated, unless noted otherwise.
- All easements herein granted shall entitle the city or the utility company using such easements to the right to remove, repair or replace any lines, pipes, conduits, or poles within such easements as may be determined by the city or utility company without the city or utility company being responsible or liable for the replacement of improvements, paving, or surfacing of the easement necessitated by such repair, removal, or replacement. Easements designated or intended for vehicular passage (utility and emergency) or pedestrian access shall not be fenced or otherwise obstructed.
- Any relocation or revision of existing facilities shall be at the subdivider's expense. Compensation shall be made prior to the recording of this final plat.
- All existing or proposed utility services to and on tracts indicated by this plat shall be contained in the public right-of-way and public or private utility easements. Utility service installation requested at a future date and not within an easement indicated by this plat, shall be within a proper utility easement granted by the owner of said property by separate recorded instrument prior to the provision of such service. Such easements shall be at the expense of the entity requesting such installation.
- Any easements or rights-of-way shown as "to be dedicated by separate instrument" are shown on the plat for information purposes only. This plat does not dedicate said easements.
- The survey information shown hereon was prepared from the result of an on the ground survey of the property shown hereon, and has been conducted substantially in compliance with the Professional and Technical Standards promulgated by the Texas Board of Professional Land Surveying Practices Act, Section 663.13.
- Bearings and Coordinate values shown hereon are based upon the Texas Coordinate System, North Central Zone, NAD83 Datum.
- Distances and areas shown hereon are based on horizontal surface measurements in U.S. feet.
- Interior Lot Corners are monumentized with Set 1/2" Iron Rods with Cap marked "CIC"
- Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.
- Block J, Lot 1X & Lot 2X are 10.00' medians to be owned and maintained by the H.O.A.
- Block H, Lot 6X is a Dog Park out of Block H, Lot 2X. Official design to come at a later date. Official design to come at a later date.
- Block H, Lot 7X is a Children's Park out of Block H, Lot 2X. Official design to come at a later date.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, _____, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments and/or other control shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Anna, Texas.

Date: _____, 20____

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public _____ County, Texas
My Commission Expires: _____

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 20____, by the City Council, City of Anna, Texas.

Mayor _____

City Secretary _____

HEALTH DEPARTMENT CERTIFICATION

I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Registered Sanitarian of Designated Representative
Collin County Development Services

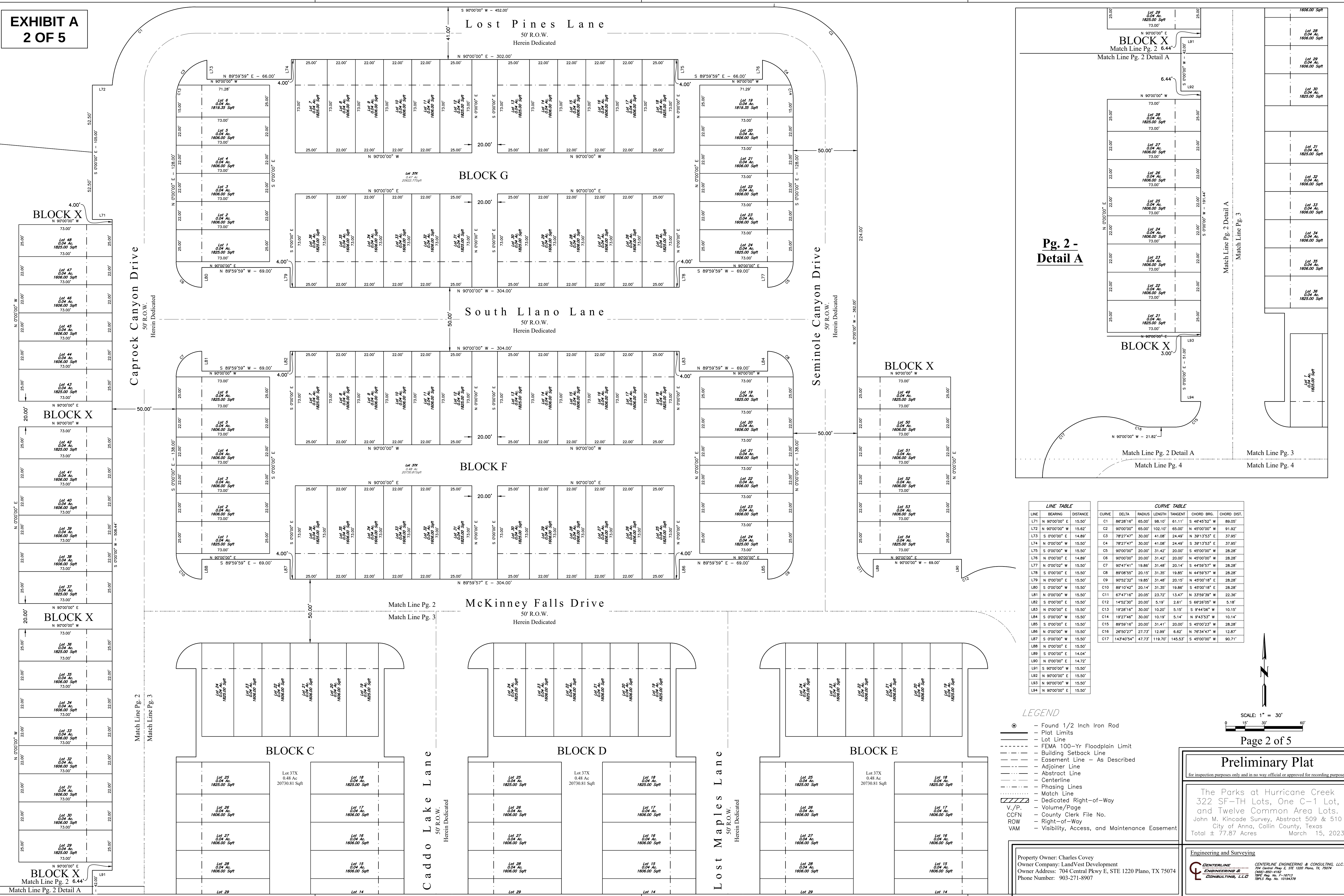
Preliminary Plat

for inspection purposes only and in no way official or approved for recording purposes

The Parks at Hurricane Creek
322 SF—TH Lots, One C—1 Lot,
and Twelve Common Area Lots.
John M. Kincaid Survey, Abstract 509 & 510
City of Anna, Collin County, Texas
Total ± 77.87 Acres March 15, 2023

Engineering and Surveying

CENTERLINE
ENGINEERING & CONSULTING, L.L.C.
704 Central Pkwy E, STE 1220 Plano, TX 75074
(469) 455-4162
TX Reg. No. F-16713
TXPS Reg. No. 1018478



LINE TABLE			CURVE TABLE						
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
L71	N 90°00'00" E	15.50'	C1	86°28'18"	65.00'	98.10'	61.11'	S 48°45'52" W	89.05'
L72	N 90°00'00" W	15.62'	C2	90°00'00"	65.00'	102.10'	65.00'	N 45°00'00" W	91.92'
L73	S 0°00'00" E	14.89'	C3	78°27'47"	30.00'	41.08'	24.49'	S 39°13'53" E	37.95'
L74	N 0°00'00" W	15.50'	C4	78°27'47"	30.00'	41.08'	24.49'	S 39°13'53" E	37.95'
L75	S 0°00'00" W	15.50'	C5	90°00'00"	20.00'	31.42'	20.00'	S 45°00'00" W	28.28'
L76	N 0°00'00" E	14.89'	C6	90°00'00"	20.00'	31.42'	20.00'	N 45°00'00" W	28.28'
L77	N 0°00'02" W	15.50'	C7	90°47'41"	19.86'	31.48'	20.14'	S 44°59'57" W	28.28'
L78	S 0°00'00" E	15.50'	C8	89°08'55"	20.15'	31.35'	19.85'	N 44°59'57" W	28.28'
L79	N 0°00'00" E	15.50'	C9	90°52'32"	19.85'	31.48'	20.15'	S 45°00'18" E	28.28'
L80	S 0°00'00" W	15.50'	C10	89°10'42"	20.14'	31.35'	19.86'	S 45°00'18" E	28.28'
L81	N 0°00'00" W	15.50'	C11	67°47'16"	20.05'	23.72'	13.47'	N 33°59'39" W	22.36'
L82	S 0°00'00" E	15.50'	C12	14°52'30"	20.00'	5.19'	2.61'	S 66°26'05" W	5.18'
L83	N 0°00'00" E	15.50'	C13	19°28'18"	30.00'	10.20'	5.15'	S 9°44'06" W	10.15'
L84	S 0°00'00" W	15.50'	C14	19°27'46"	30.00'	10.19'	5.14'	N 9°43'53" W	10.14'
L85	S 0°00'00" E	15.50'	C15	89°59'16"	20.00'	31.41'	20.00'	S 45°00'23" W	28.28'
L86	N 0°00'00" W	15.50'	C16	26°50'27"	27.73'	12.99'	6.62'	N 76°34'47" W	12.87'
L87	S 0°00'00" W	15.50'	C17	14°34'05"	47.73'	119.70'	145.53'	S 45°00'00" W	90.71'
L88	N 0°00'00" E	15.50'							
L89	S 0°00'00" E	14.04'							
L90	N 0°00'00" E	14.72'							
L91	S 90°00'00" W	15.50'							
L92	N 90°00'00" E	15.50'							
L93	N 90°00'00" W	15.50'							
L94	N 90°00'00" E	15.50'							

LEGEND

- Found 1/2 Inch Iron Rod
- Plat Limits
- Lot Line
- FEMA 100-Yr Floodplain Limit
- Building Setback Line
- Easement Line - As Described
- Adjoiner Line
- Abstract Line
- Centerline
- Phasing Lines
- Match Line
- Dedicated Right-of-Way
- Volume/Page
- County Clerk File No.
- Right-of-Way
- Visibility, Access, and Maintenance Easement

SCALE: 1" = 30'

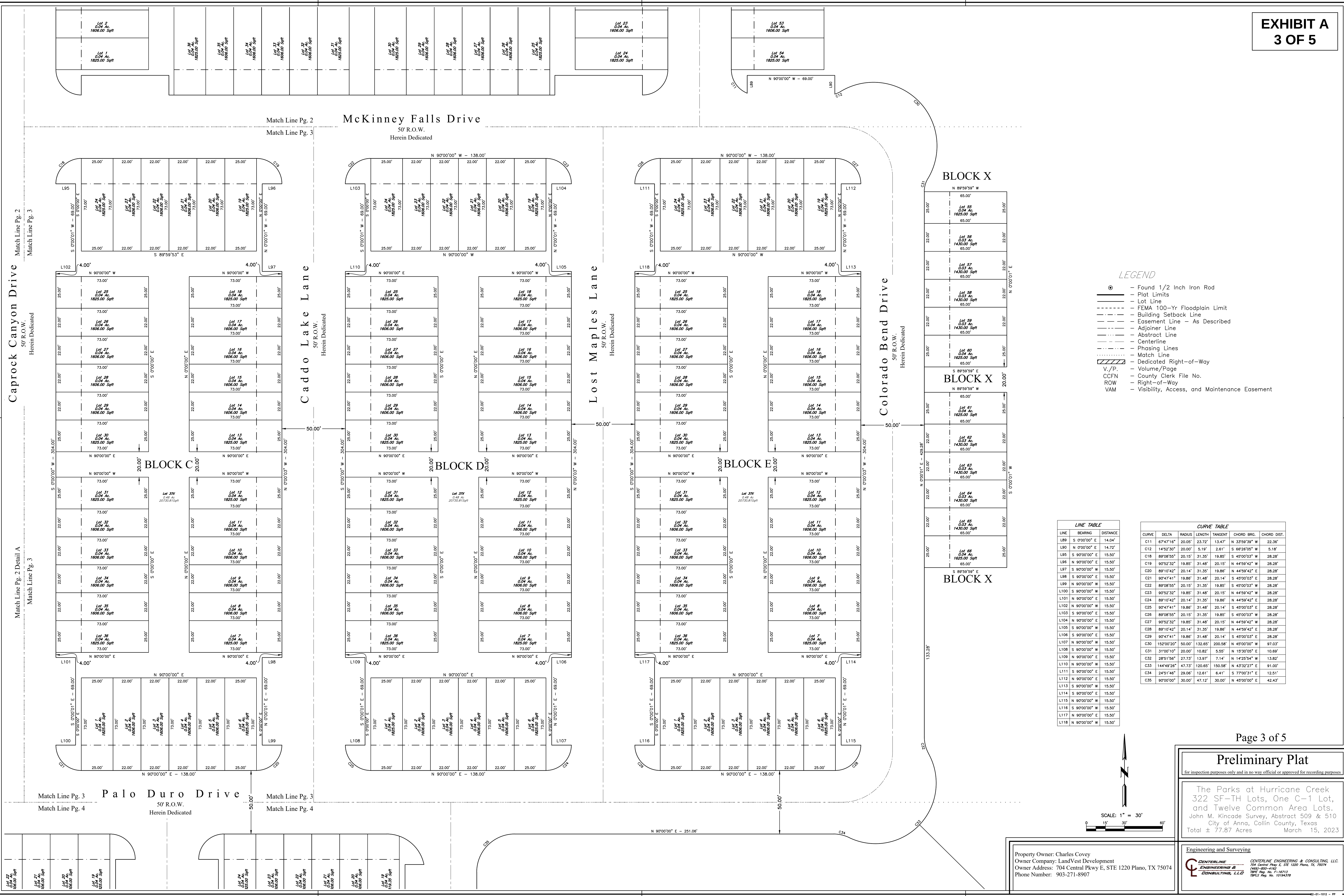
Page 2 of 5

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TIFB Reg. No. F-16713
TIFB Reg. No. 1018478

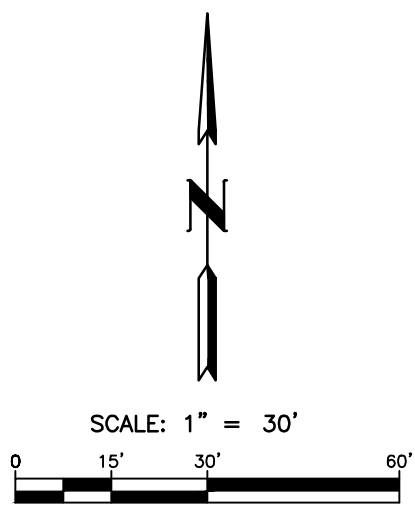
Property Owner: Charles Covey
Owner Company: LandVest Development
Owner Address: 704 Central Pkwy E, STE 1220 Plano, TX 75074
Phone Number: 903-271-8907



- LEGEND**
- Found 1/2 Inch Iron Rod
 - Plat Limits
 - Lot Line
 - FEMA 100-Yr Floodplain Limit
 - Building Setback Line
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 - Right-of-Way
 - Visibility, Access, and Maintenance Easement

LINE TABLE			
LINE	BEARING	DISTANCE	
L89	S 07°00'00" E	14.04'	
L90	N 07°00'00" E	14.72'	
L95	S 90°00'00" E	15.50'	
L96	N 90°00'00" E	15.50'	
L97	S 90°00'00" W	15.50'	
L98	S 90°00'00" E	15.50'	
L99	N 90°00'00" W	15.50'	
L100	S 90°00'00" W	15.50'	
L101	N 90°00'00" E	15.50'	
L102	N 90°00'00" W	15.50'	
L103	S 90°00'00" E	15.50'	
L104	N 90°00'00" E	15.50'	
L105	S 90°00'00" E	15.50'	
L106	S 90°00'00" E	15.50'	
L107	N 90°00'00" W	15.50'	
L108	S 90°00'00" W	15.50'	
L109	S 90°00'00" E	15.50'	
L110	N 90°00'00" W	15.50'	
L111	S 90°00'00" E	15.50'	
L112	N 90°00'00" E	15.50'	
L113	S 90°00'00" E	15.50'	
L114	S 90°00'00" E	15.50'	
L115	N 90°00'00" W	15.50'	
L116	S 90°00'00" W	15.50'	
L117	N 90°00'00" E	15.50'	
L118	N 90°00'00" W	15.50'	

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRC.
C11	67°47'16"	20.05'	23.72'	13.47'	N 33°59'38" W
C12	14°52'30"	20.00'	5.19'	2.61'	S 66°26'05" W
C18	89°08'55"	20.15'	31.35'	19.85'	S 45°00'03" W
C19	90°52'32"	19.85'	31.48'	20.15'	N 44°59'42" W
C20	89°10'42"	20.14'	31.35'	19.86'	N 44°59'42" W
C21	90°47'41"	19.86'	31.48'	20.14'	S 45°00'03" E
C22	89°08'55"	20.15'	31.35'	19.85'	S 45°00'03" W
C23	90°52'32"	19.85'	31.48'	20.15'	N 44°59'42" W
C24	89°10'42"	20.14'	31.35'	19.86'	N 44°59'42" E
C25	90°47'41"	19.86'	31.48'	20.14'	S 45°00'03" E
C26	89°08'55"	20.15'	31.35'	19.85'	S 45°00'03" W
C27	90°52'32"	19.85'	31.48'	20.15'	N 44°59'42" W
C28	89°10'42"	20.14'	31.35'	19.86'	N 44°59'42" W
C29	90°47'41"	19.86'	31.48'	20.14'	S 45°00'03" E
C30	152°00'20"	50.00'	132.65'	200.58'	N 45°00'00" W
C31	31°00'10"	20.00'	10.82'	5.55'	N 15°30'05" E
C32	28°51'56"	27.73'	13.97'	7.14'	N 14°25'54" W
C33	144°49'28"	47.73'	120.65'	150.58'	N 43°32'27" E
C34	24°51'46"	29.06'	12.61'	6.41'	S 77°00'31" E
C35	90°00'00"	30.00'	47.12'	30.00'	N 45°00'00" E



Property Owner: Charles Covey
Owner Company: LandVest Development
Owner Address: 704 Central Pkwy E, STE 1220 Plano, TX 75074
Phone Number: 903-271-8907

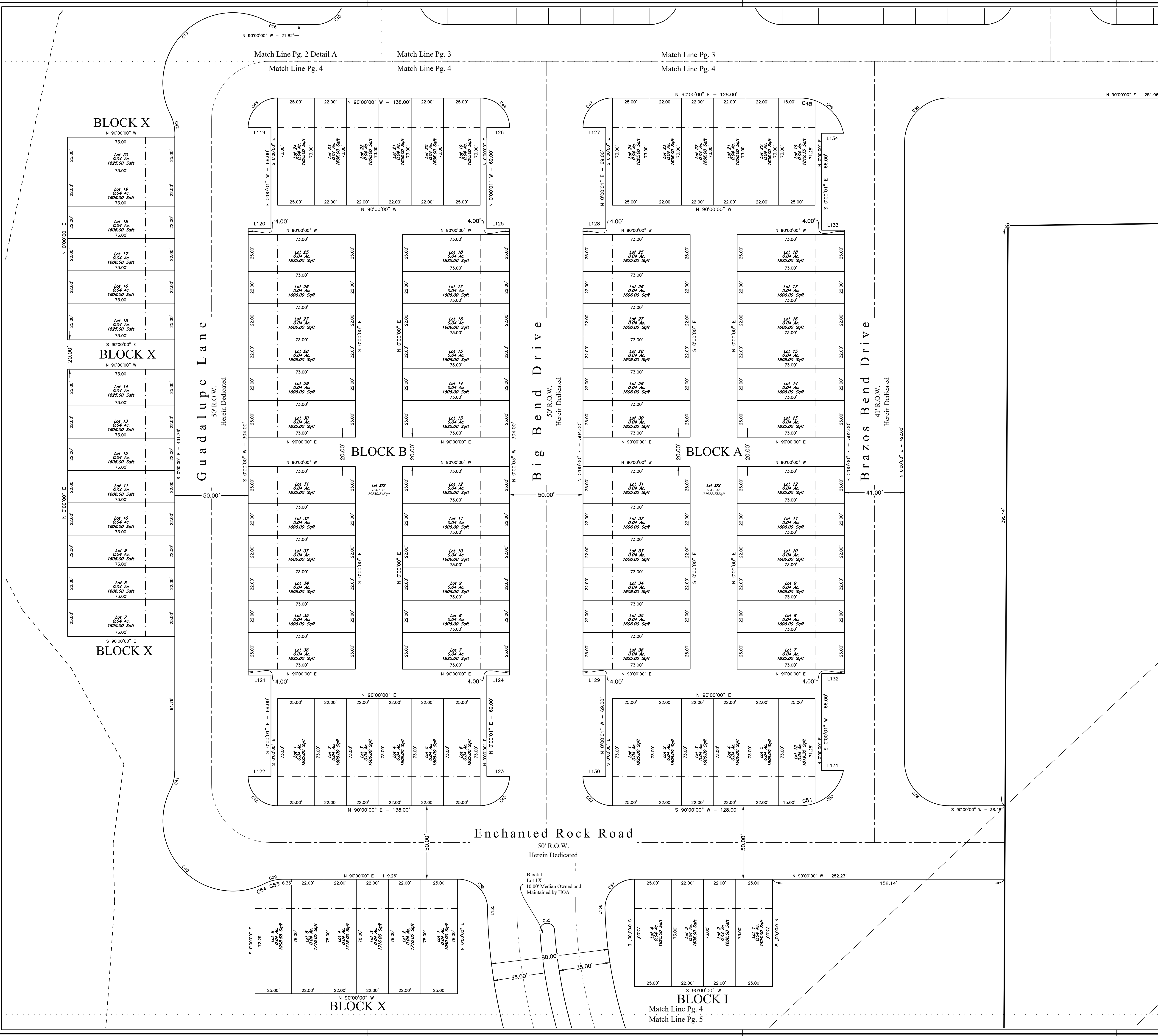
Engineering and Surveying

CENTERLINE ENGINEERING & CONSULTING, L.L.C.
704 Central Pkwy E, STE 1220 Plano, TX 75074
1603-850-4162
TIFB Reg. No. F-16713
TIFB Reg. No. 10184778

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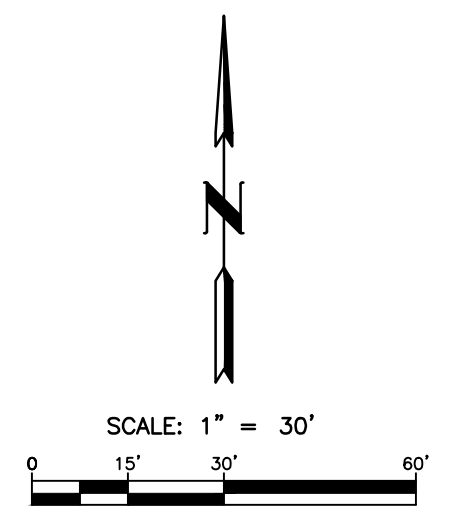
Preliminary Plat
for inspection purposes only and in no way official or approved for recording purposes

The Parks at Hurricane Creek
322 SF-TH Lots, One C-1 Lot,
and Twelve Common Area Lots.
John M. Kincaide Survey, Abstract 509 & 510
City of Anna, Collin County, Texas
Total ± 77.87 Acres March 15, 2023



LINE TABLE			CURVE TABLE					
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRO.
L119	S 90°00'00" E	15.50'	C15	89°59'16"	20.00'	31.41'	20.00'	S 45°00'23" W
L120	N 90°00'00" W	15.50'	C16	26°50'27"	27.73'	12.99'	6.62'	N 76°34'47" W
L121	N 90°00'00" E	15.50'	C17	143°40'54"	47.73'	119.70'	145.53'	S 45°00'00" W
L122	S 90°00'00" W	15.50'	C35	90°00'00"	30.00'	47.12'	30.00'	N 45°00'00" E
L123	N 90°00'00" W	15.50'	C36	90°00'01"	30.00'	47.12'	30.00'	N 45°00'00" W
L124	S 90°00'00" E	15.50'	C37	89°59'56"	20.00'	31.42'	20.00'	S 44°59'57" W
L125	S 90°00'00" W	15.50'	C38	90°00'00"	20.00'	31.42'	20.00'	S 45°00'00" E
L126	N 90°00'00" E	15.50'	C39	26°33'03"	28.08'	13.01'	6.62'	N 76°34'46" E
L127	N 90°00'00" W	15.50'	C40	143°35'50"	47.73'	119.63'	145.17'	S 45°01'44" E
L128	S 90°00'00" E	15.50'	C41	27°02'20"	27.39'	12.83'	6.59'	S 13°22'34" W
L129	S 90°00'00" W	15.50'	C42	31°05'07"	29.49'	16.00'	8.20'	S 10°53'43" E
L130	N 89°59'58" E	15.50'	C43	89°08'55"	20.15'	31.35'	19.85'	S 45°00'03" W
L131	S 90°00'00" E	14.89'	C44	90°52'32"	19.85'	31.48'	20.15'	N 44°59'42" W
L132	N 90°00'00" W	15.50'	C45	89°10'42"	20.14'	31.35'	19.86'	N 44°59'42" E
L133	N 90°00'00" E	15.50'	C46	90°47'41"	19.86'	31.48'	20.14'	S 45°00'03" E
L134	S 90°00'00" W	14.89'	C47	90°00'00"	20.00'	31.42'	20.00'	N 45°00'00" E
L135	S 0°00'00" W	2.46'	C48	19°28'16"	30.00'	10.20'	5.15'	N 80°15'52" W
L136	S 0°00'00" W	1.26'	C49	78°27'47"	30.00'	41.08'	24.49'	S 50°46'07" E
C50	78°27'47"	30.00'	C51	19°28'16"	30.00'	10.20'	5.15'	N 80°15'52" E
C52	90°00'00"	20.00'	C53	25°39'39"	28.08'	12.58'	6.39'	S 76°08'04" W
C54	8°32'06"	47.73'	C55	18°00'00"	5.00'	15.71'	INFINITY	N 86°00'58" E

- LEGEND
- Found 1/2 Inch Iron Rod
 - Plat Limits
 - Lot Line
 - FEMA 100-Yr Floodplain Limit
 - Building Setback Line
 - Easement Line - As Described
 - Adjoiner Line
 - Abstract Line
 - Centerline
 - Phasing Lines
 - Match Line
 - Dedicated Right-of-Way
 - Volume/Page
 - CCFN - County Clerk File No.
 - ROW - Right-of-Way
 - VAM - Visibility, Access, and Maintenance Easement



Property Owner: Charles Covey
Owner Company: LandVest Development
Owner Address: 704 Central Pkwy E, STE 1220 Plano, TX 75074
Phone Number: 903-271-8907

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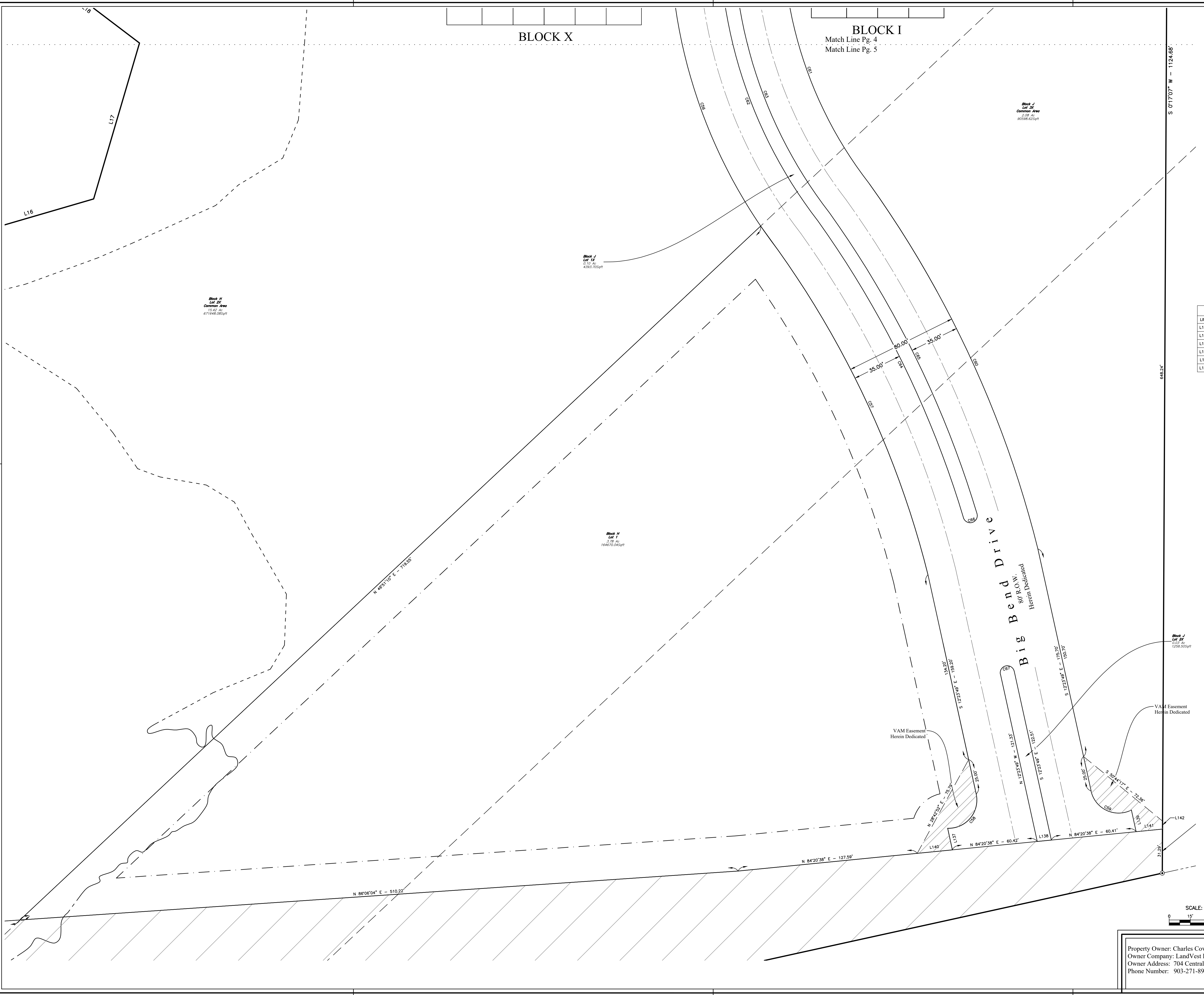
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Engineering and Surveying

CENTERLINE ENGINEERING & CONSULTING, L.L.C.
1601-850-1102
704 Central Pkwy E, STE 1220 Plano, TX 75074
TREC Reg. No. F-16713
TREC Reg. No. 10184378

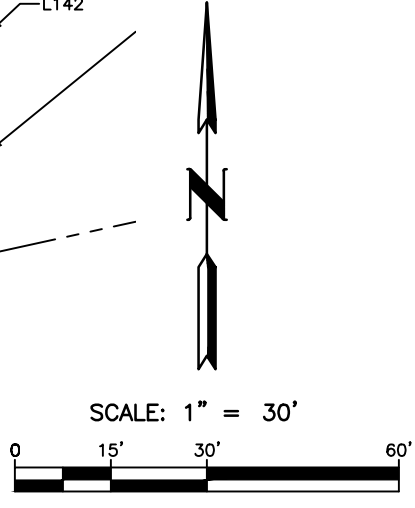


LINE TABLE		
LINE	BEARING	DISTANCE
L137	S 12°23'12" E	15.68'
L138	S 84°20'38" W	10.07'
L139	S 12°23'12" E	15.69'
L140	S 84°20'38" W	25.00'
L141	S 84°20'38" W	18.79'
L142	S 0°17'07" W	5.64'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.
C56	35°56'18"	370.72'	232.53'	120.23'	S 19°34'56" E 228.74'
C57	21°20'20"	683.89'	254.71'	128.85'	S 24°46'09" E 253.24'
C58	104°28'41"	20.00'	36.47'	25.82'	S 39°51'18" W 31.62'
C59	104°28'39"	20.00'	36.47'	25.82'	S 64°37'32" E 31.62'
C60	21°33'04"	763.89'	287.33'	145.38'	S 24°47'00" E 285.64'
C61	35°59'42"	290.72'	182.64'	94.45'	S 19°49'09" E 179.65'
C62	33°40'25"	335.72'	197.31'	101.60'	N 20°49'14" W 194.48'
C63	33°42'24"	325.72'	191.62'	98.67'	S 20°50'14" E 188.87'
C64	18°45'19"	718.89'	235.32'	118.72'	N 26°08'51" W 234.27'
C65	18°46'13"	728.89'	238.79'	120.47'	S 26°07'19" E 237.72'
C66	180°00'00"	5.00'	15.71'	INFINITY	S 73°15'48" W 10.00'
C67	180°00'00"	5.00'	15.71'	INFINITY	N 77°36'11" E 10.00'

LEGEND

- Found 1/2 Inch Iron Rod
- Plot Limits
- Lot Line
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- Match Line
- Dedicated Right-of-Way
- VAM Easement
- V./P.
- CCFN
- ROW
- VAM
- Volume/Page
- County Clerk File No.
- Right-of-Way
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Phone Number: 903-271-8907

Engineering and Surveying
CENTERLINE ENGINEERING & CONSULTING, LLC.
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City of Anna, Collin County, Texas
Total ± 77.87 Acres March 15, 2023

Plans & Plats Development Application



Submittal (Refer to pre-application notes)

Preliminary Step

- ☒ Preliminary Plat/Replat
- ☒ Tree Preservation / Affidavit of no protected trees
- ☒ Conceptual Civils
- ☐ Neighborhood Design (Single-Family only)

Final Step

- ☐ Final Plat/Replat
- ☐ Civil Plans
- ☐ Site Plan/Revised Site Plan
- ☐ Landscape Plan
- ☐ Lighting (Photometric) Plan

Other

- ☐ Amended Plat
- ☐ Minor Plat/Replat (ETJ only)
- ☐ Development Plat (ETJ only)
- ☐ Concept Plan (W/ PD Zoning)
- ☐ Zoning Exhibit & Legal Description (W/ all Zoning)
- ☐ Substantially Conforming Site Plan
- ☐ Sign Coordination Plan/Unified Development Zone

Submittal Type (Plats and Plans only)

- ☐ Pre-Submittal: all required documents are present excluding fees. I understand that the project information presented to the City at this time is not filed, and therefore the City is not required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority. This Pre-Submittal will be changed to a Submittal following the receipt of written notice and payment of fees. I am requesting this of my own volition and not at the request of the City of Anna.
- ☒ Submittal: all required documents are present including fees. I understand that the project information presented to the City at this time is filed and therefore, the City is required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority.

Acreage / Lots for fee calculation

Round decimals up to the nearest whole number: 78 acre(s)

Total number of lots including Common Area Lots: 322 lot(s)

Fees (Separate check for Civil Plans)

Please see the [Development Services Planning Fee Schedule](#) and [Engineering Plan Submittal Checklist](#).

The application fee of \$ 4220, to be paid to Development Services.

The application fee of \$ 1030, to be paid to Public Works.

NOTE: Additional costs may accrue during review by City consultants of any facilities agreement and/or civil construction plans.

Development Services

120 W Seventh Street • Anna, TX 75049 • 972.924.2616 • www.annatexas.gov

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: The Parks at Hurricane Creek Total Number of Acres: 77.96
Zoning Classification(s): SF-TH Total Number of Lots: 322
Location: North side of W. White Street (FM 455) and west of S Standridge Blvd

Property Owner Information & Authorization

Name/Company: Charles Covey - LandVest Development
Address: 704 Central Pkwy E, STE 1220
City: Plano State: TX Zip Code: 75074
Phone: 903-271-8907 Email: charles@landvestdev.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Kaleb Gilbert & Centerline Engineering (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City of Anna.

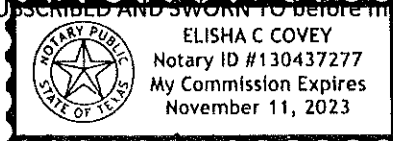
Property Owner's Signature: [Signature] Date: 3/7/2023

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Charles M. Covey (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 7th day of March, 2023



[Signature]
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): _____

Name: Kaleb J. Gilbert

Company: Centerline Engineering & Consulting LLC

Address: 101 E Park Blvd, STE 1130

City: Plano State: TX Zip Code: 75074

Phone: 325-763-8500 Email: kgilbert@centerlineengineering.net

Development Services

120 W Seventh Street • Anna, TX 75049 • 972.924.2616 • www.annatexas.gov



Item No. 15.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 5/1/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Action on the DP McKinney RV Park Addition, Block A, Lot 1, Final Plat. Applicant: DP McKinney RV LP.

SUMMARY:

One lot on 75.5± acres located on the east side of Bourland Bend, 3,200± feet south of Cowan Road. Located in the Extraterritorial Jurisdiction (ETJ).

The purpose for the Final Plat is to dedicate lot and block boundaries, and easements necessary for future development.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

The Final Plat is in conformance with the city's Subdivision Regulations and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department and the on-site sewage facility review by Collin County Development Services.

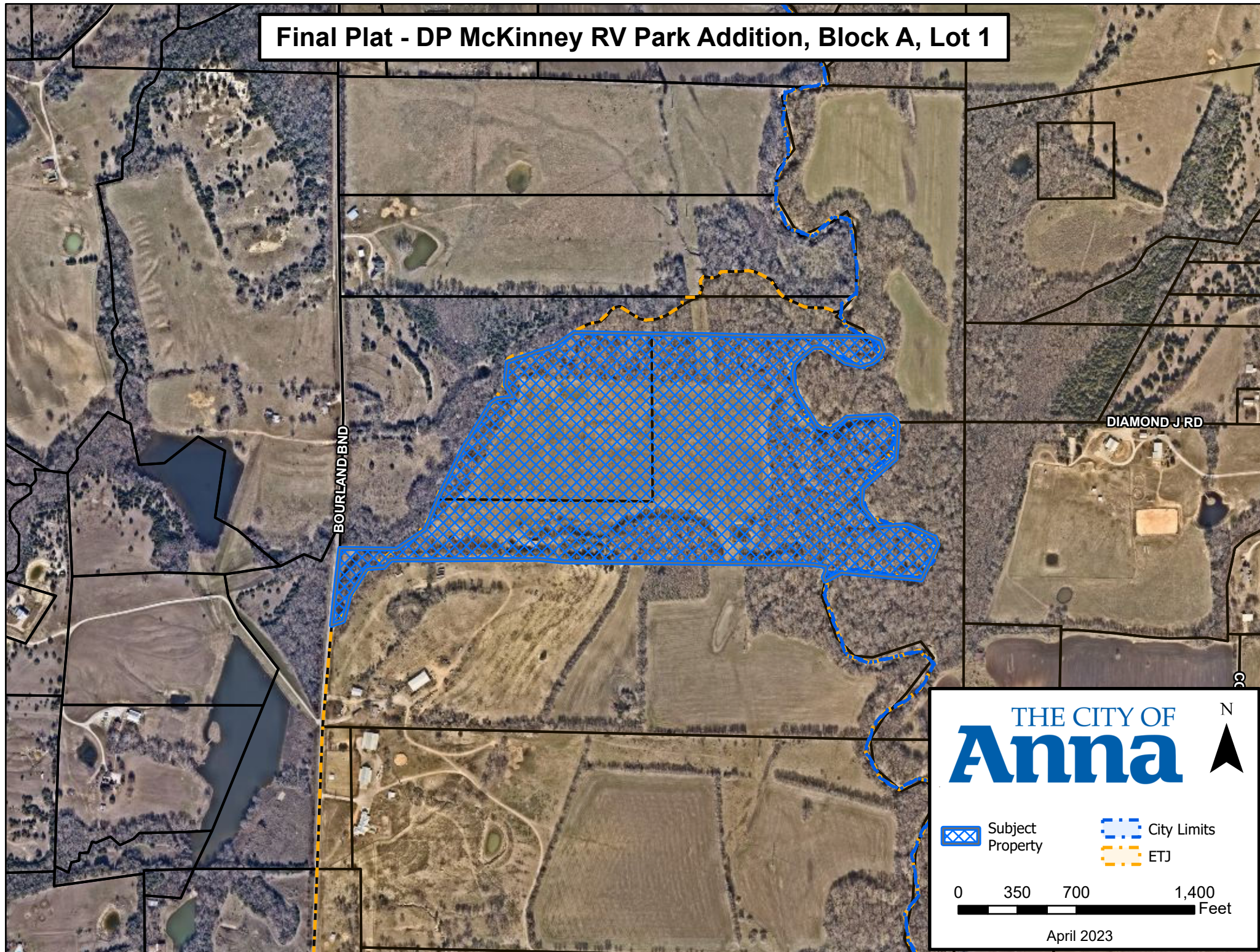
STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

ATTACHMENTS:

1. DP McKinney RV Park Addition, Block A, Lot 1 Locator Map
2. Exhibit A (FP) DP McKinney RV Park Addn, BL A, Lt 1
3. Development Application

Final Plat - DP McKinney RV Park Addition, Block A, Lot 1



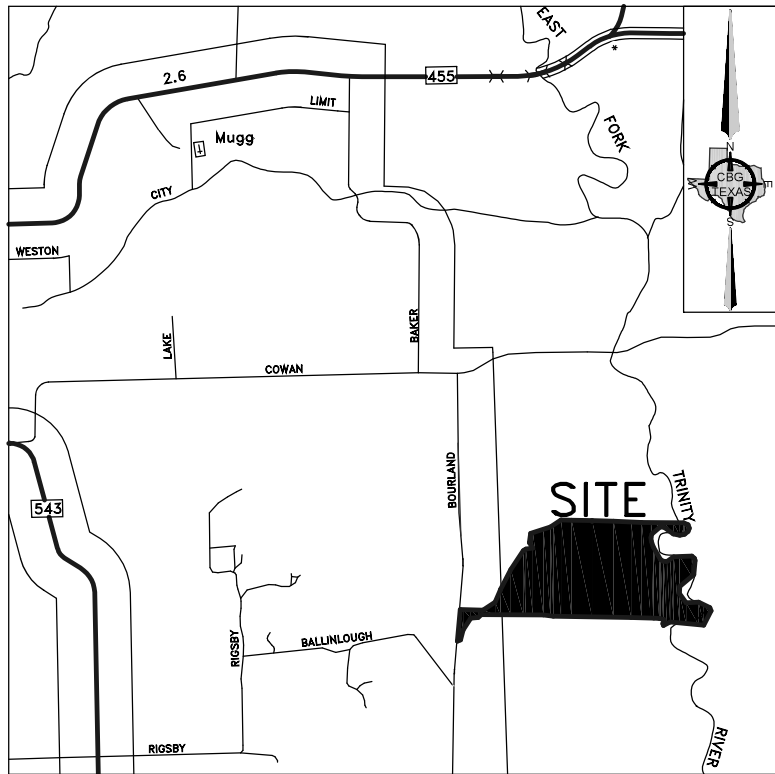
THE CITY OF
Anna

Subject
Property

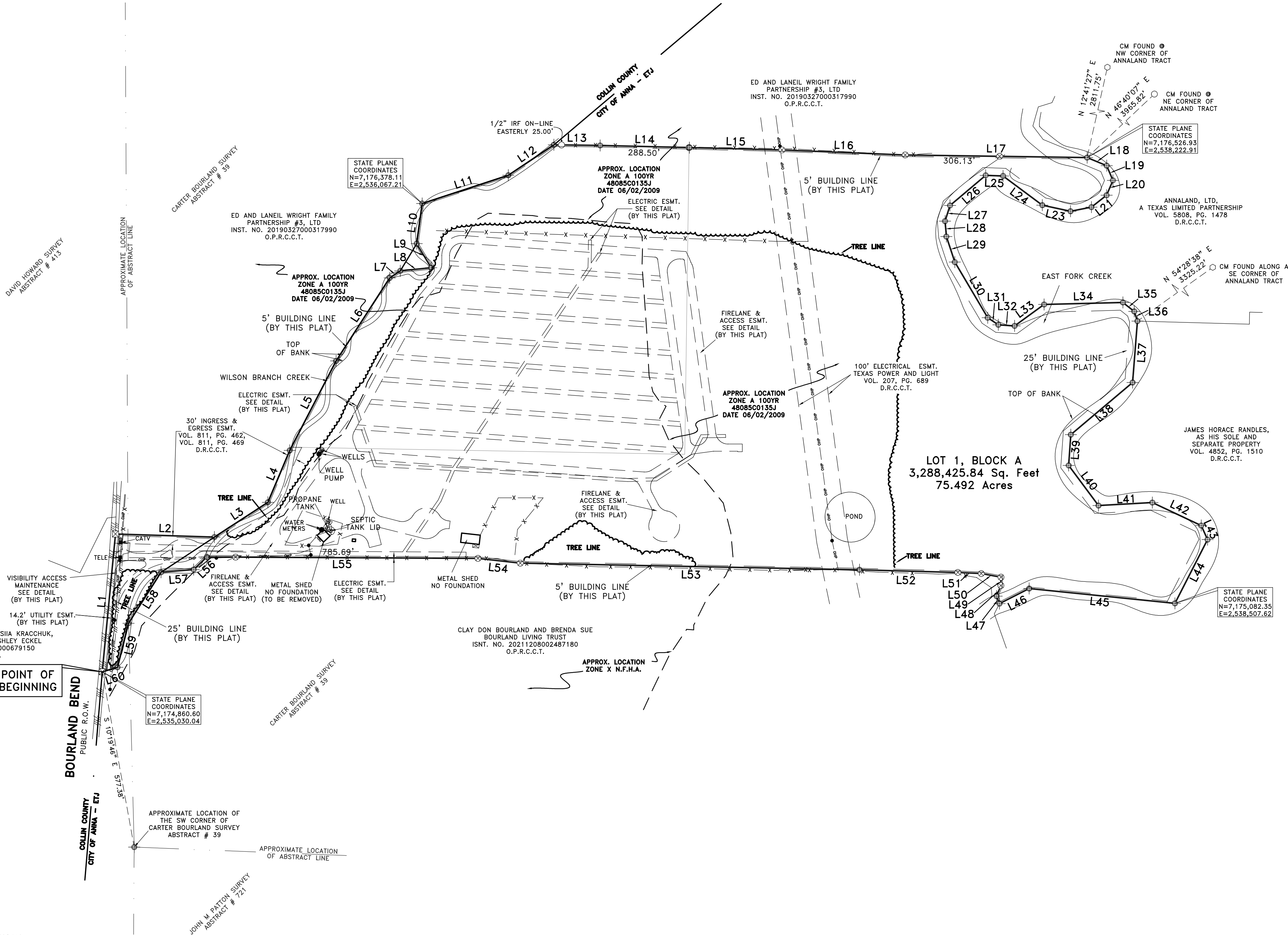
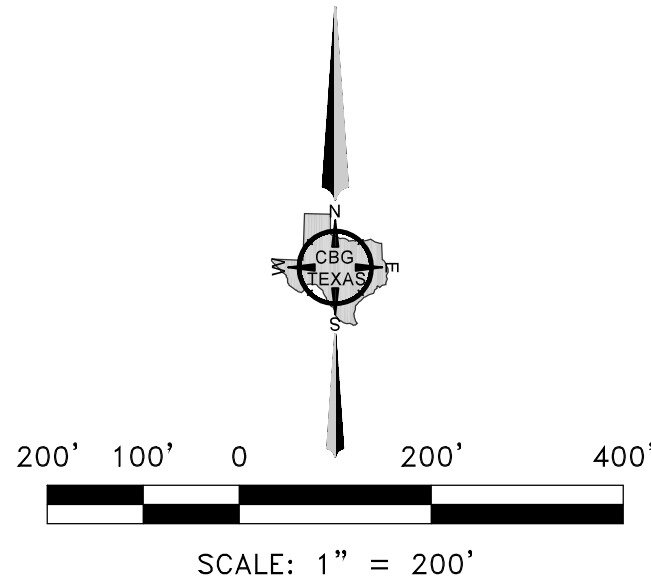
City Limits
ETJ

0 350 700 1,400
Feet

April 2023



VICINITY MAP
NOT TO SCALE



LEGEND
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
ESMT. = EASEMENT
R.O.W. = RIGHT-OF-WAY
BL = BUILDING LINE
ESMT. = EASEMENT

- = 1/2 INCH IRON ROD FOUND
- ⊗ = 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED
- = "CBG SURVEYING" SET FOR CORNER
- = 3/8 INCH IRON ROD FOUND WITH ORANGE CAP STAMPED "3869"
- ⊠ = MAG NAIL FOUND
- ⊕ = POINT FOR CORNER

GENERAL NOTES

- 1) BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FOR DEVELOPMENT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- 6) THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X & A BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 48085C0135J, WITH A DATE OF IDENTIFICATION OF 6/2/2009, FOR COMMUNITY NO. 480150, IN COLLIN COUNTY, STATE OF TEXAS WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.
- 7) NOTICE-SELLING A PORTION OF THIS ADDITION BY METES AND BOUND IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 8) THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
- 9) ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT. (ETJ PLATS MAY OMIT)
- 10) THIS PROPERTY MAY BE SUBJECT TO CHANGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
- 11) MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN

LINE	BEARING	DISTANCE
L1	N 05°28'54" E	448.62'
L2	S 88°13'11" E	321.00'
L3	N 56°59'45" E	206.60'
L4	N 22°52'11" E	182.70'
L5	N 27°22'45" E	326.40'
L6	N 32°52'45" E	320.40'
L7	N 56°07'45" E	41.10'
L8	N 84°10'45" E	100.90'
L9	N 31°14'15" W	91.00'
L10	N 07°48'45" E	131.40'
L11	N 71°50'45" E	293.90'
L12	N 56°13'45" E	177.50'
L13	S 89°10'15" E	150.00'
L14	S 88°38'15" E	289.70'
L15	S 88°33'15" E	300.00'
L16	S 87°40'15" E	400.00'
L17	S 89°10'15" E	589.76'
L18	S 67°36'20" E	68.73'
L19	S 22°52'54" E	51.72'
L20	S 22°56'59" W	52.33'
L21	S 51°56'30" W	62.45'
L22	S 78°51'23" W	69.23'
L23	N 77°50'56" W	93.43'
L24	N 53°19'54" W	158.58'
L25	N 87°57'19" W	56.37'
L26	S 49°50'14" W	151.36'
L27	S 17°41'54" W	53.30'
L28	S 04°55'26" E	50.25'
L29	S 18°16'04" E	87.13'
L30	S 30°36'43" E	209.46'
L31	S 56°28'11" E	41.44'
L32	S 86°08'40" E	52.73'
L33	N 54°03'43" E	118.33'
L34	N 88°33'08" E	255.64'
L35	S 51°36'09" E	46.74'
L36	S 18°13'13" E	32.96'
L37	S 04°30'53" W	199.68'
L38	S 49°49'45" W	262.00'
L39	S 04°04'45" W	100.00'
L40	S 36°40'15" E	162.00'
L41	N 86°49'45" E	175.00'
L42	S 64°49'05" E	175.00'
L43	S 24°22'13" E	50.00'
L44	S 27°07'54" W	232.20'
L45	N 84°11'13" W	475.00'
L46	S 63°05'28" W	108.00'
L47	N 21°02'32" W	26.00'
L48	N 22°17'28" E	37.00'
L49	N 00°34'28" E	27.00'
L50	N 79°30'32" W	65.00'
L51	N 87°15'32" W	76.00'
L52	N 88°27'32" W	319.00'
L53	N 88°52'38" W	1100.07'
L54	N 83°33'32" W	138.00'
L55	N 89°42'13" W	879.15'
L56	S 46°14'28" W	59.00'
L57	S 85°19'28" W	106.00'
L58	S 32°33'28" W	196.31'
L59	S 14°04'22" W	147.06'
L60	S 73°30'28" W	51.30'

OWNER: DP MCKINNEY RV LP,
A TEXAS LIMITED PARTNERSHIP
100 N CENTRAL EXPY, SUITE 1214
RICHARDSON TEXAS 75080
PHONE: 972-824-8311

SHEET 1 OF 3

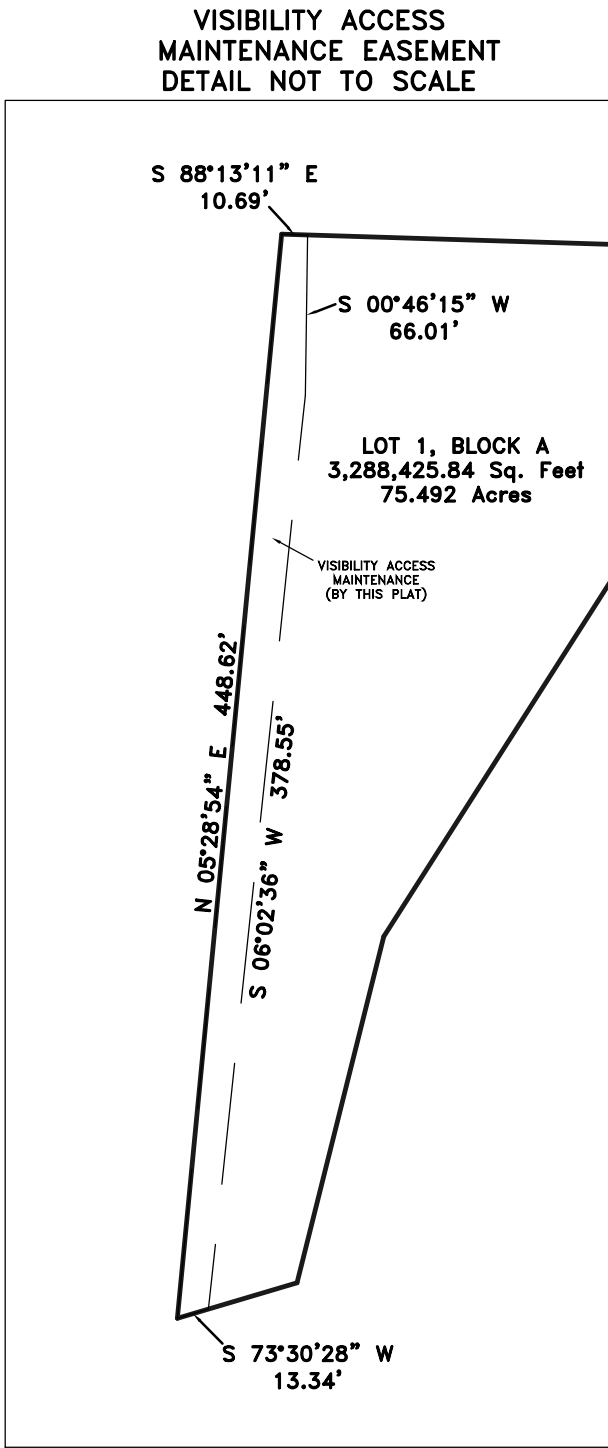
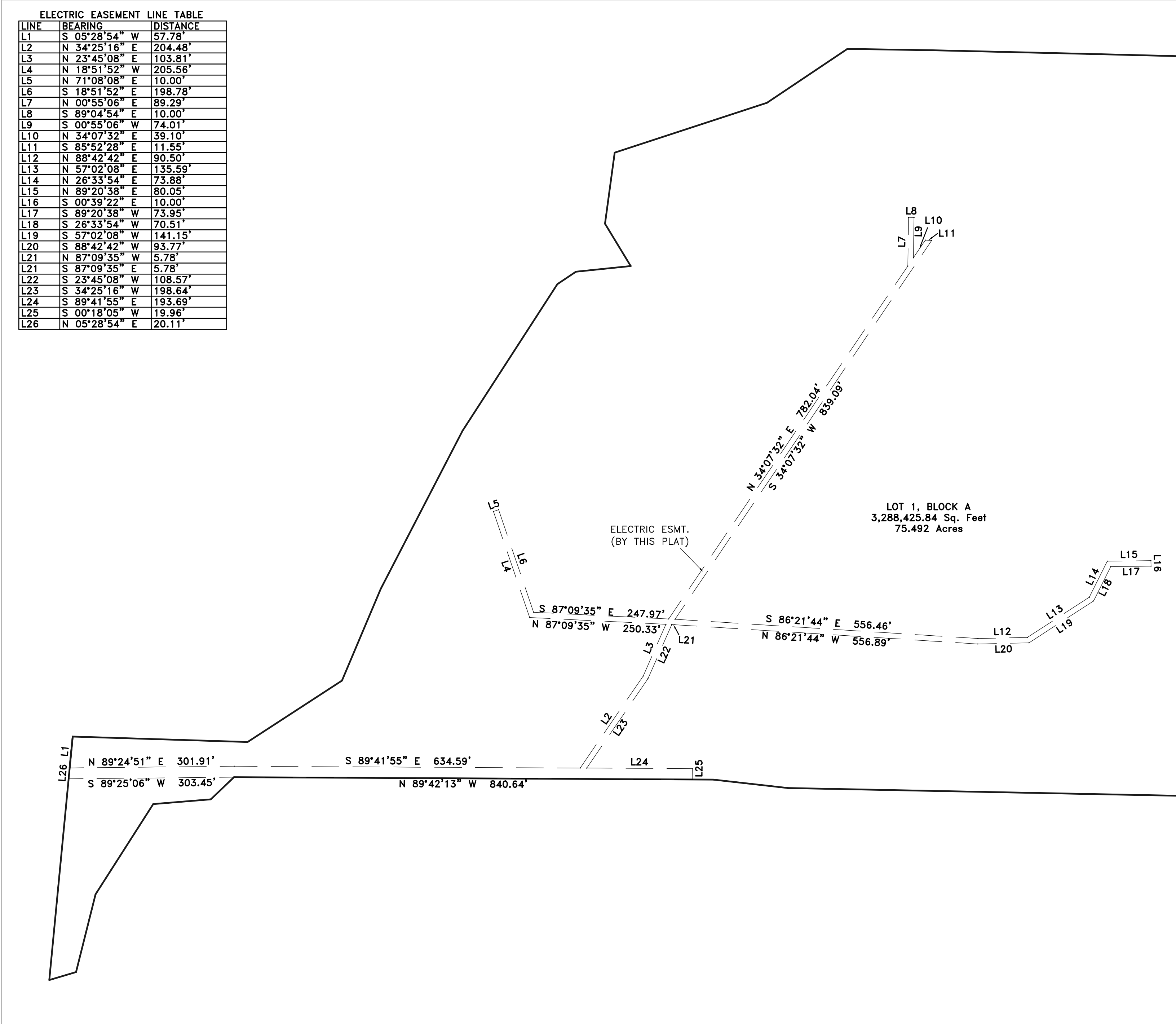
FINAL PLAT
DP MCKINNEY RV ADDITION
LOTS 1, BLOCK A
3,288,425.84 SQ.FT. / 75.492 ACRE
DAVID HOWARD SURVEY, ABSTRACT # 413 &
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CITY OF ANNA -ETJ, COLLIN COUNTY, TEXAS
DATE OF PREPARATION - 04/05/2023
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EXHIBIT A



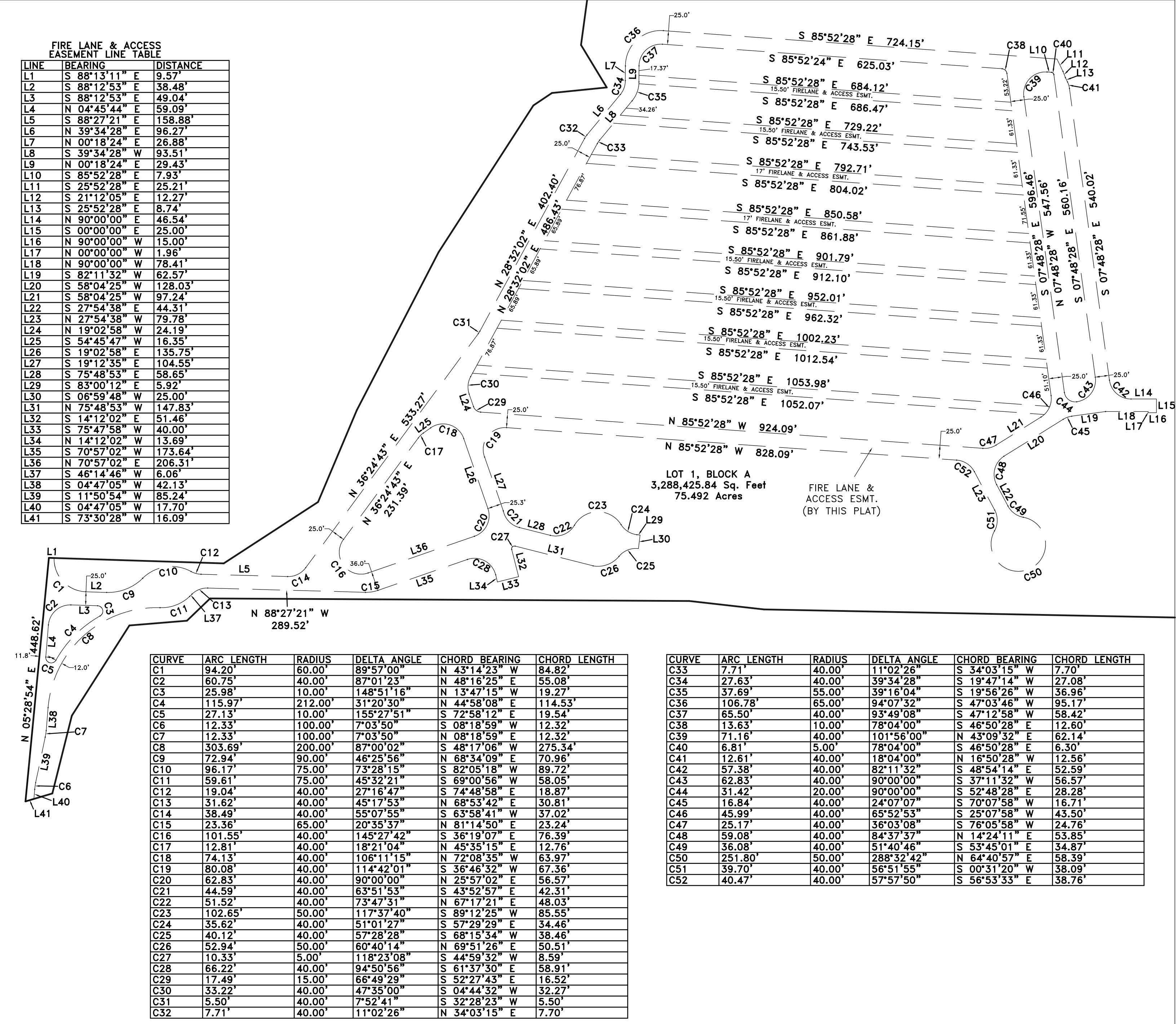
PLANNING & SURVEYING
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F 214.349.2216
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SCALE: 1"=200' / DATE: 04/05/2023 / JOB NO. 2000073-01 / DRAWN BY: JLA



GENERAL NOTES

- 1) BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD '83).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FOR DEVELOPMENT.
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- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- 6) THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X & A BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 48085C0135J, WITH A DATE OF IDENTIFICATION OF 6/2/2009, FOR COMMUNITY NO. 480130, IN COLLIN COUNTY, STATE OF TEXAS WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.
- 7) NOTICE--SELLING A PORTION OF THIS ADDITION BY METES AND BOUND IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 8) THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
- 9) ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT. (ETJ PLATS MAY OMIT)
- 10) THIS PROPERTY MAY BE SUBJECT TO CHANGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
- 11) MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	94.20'	60.00'	89°57'00"	N 43°14'23" W	84.82'
C2	60.75'	40.00'	87°01'23"	N 48°16'25" E	55.08'
C3	25.98'	10.00'	148°51'16"	N 13°47'15" W	19.27'
C4	115.97'	212.00'	31°20'30"	N 44°58'08" E	114.53'
C5	27.13'	10.00'	155°27'51"	S 72°58'12" E	19.54'
C6	12.33'	100.00'	7°03'50"	S 08°18'59" W	12.32'
C7	12.33'	100.00'	7°03'50"	N 08°18'59" E	12.32'
C8	303.69'	200.00'	87°00'02"	S 48°17'06" W	275.34'
C9	72.94'	90.00'	46°25'56"	N 68°34'09" E	70.96'
C10	96.17'	75.00'	73°28'15"	S 82°05'18" W	89.72'
C11	59.61'	75.00'	49°32'21"	S 69°00'56" W	58.05'
C12	19.04'	40.00'	27°16'43"	S 74°48'58" E	18.87'
C13	31.62'	40.00'	45°17'53"	N 68°53'42" E	30.81'
C14	38.49'	40.00'	55°07'55"	S 63°58'41" W	37.02'
C15	23.36'	65.00'	20°35'37"	N 81°14'50" E	23.24'
C16	101.55'	40.00'	145°27'42"	S 36°19'07" E	76.39'
C17	12.81'	40.00'	18°21'04"	N 45°35'15" E	12.76'
C18	74.13'	40.00'	106°11'15"	N 72°08'35" W	63.97'
C19	80.08'	40.00'	114°42'01"	S 36°46'32" W	67.36'
C20	62.83'	40.00'	90°00'00"	N 25°57'02" E	56.57'
C21	44.59'	40.00'	63°51'53"	S 43°52'57" E	42.31'
C22	51.52'	40.00'	73°47'31"	N 67°17'21" E	48.03'
C23	102.65'	50.00'	117°37'40"	S 89°12'25" W	85.55'
C24	35.62'	40.00'	51°01'29"	S 57°29'29" E	34.46'
C25	40.12'	40.00'	57°28'28"	S 68°15'34" W	38.46'
C26	52.94'	50.00'	60°40'14"	N 69°51'26" E	50.51'
C27	10.33'	5.00'	118°23'08"	S 44°59'32" W	8.59'
C28	66.22'	40.00'	94°50'56"	S 61°37'30" E	58.91'
C29	17.49'	15.00'	66°49'29"	S 52°27'43" E	16.52'
C30	33.22'	40.00'	47°35'00"	S 04°44'32" W	32.27'
C31	5.50'	40.00'	7°52'41"	S 32°28'23" W	5.50'
C32	7.71'	40.00'	11°02'26"	N 34°03'15" E	7.70'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C33	7.71'	40.00'	11°02'26"	S 34°03'15" W	7.70'
C34	27.63'	40.00'	39°34'28"	S 19°47'14" W	27.08'
C35	37.69'	55.00'	39°16'04"	S 19°56'28" W	36.96'
C36	106.78'	65.00'	94°07'52"	S 47°03'48" W	95.17'
C37	65.50'	40.00'	93°49'08"	S 47°12'58" W	58.42'
C38	13.63'	10.00'	78°04'00"	S 46°50'28" E	12.60'
C39	71.16'	40.00'	101°56'00"	N 43°09'32" E	62.14'
C40	6.81'	5.00'	78°04'00"	S 46°50'28" E	6.30'
C41	12.61'	40.00'	18°04'00"	N 16°50'28" W	12.56'
C42	57.38'	40.00'	82°11'32"	S 48°54'14" E	52.59'
C43	62.85'	40.00'	90°00'00"	S 37°11'32" W	58.57'
C44	31.42'	20.00'	90°00'00"	S 52°48'28" E	28.28'
C45	16.84'	40.00'	24°07'07"	S 70°07'58" W	16.71'
C46	45.99'	40.00'	65°52'53"	S 25°07'58" W	43.50'
C47	25.17'	40.00'	36°03'08"	S 76°05'58" W	24.76'
C48	59.08'	40.00'	84°37'37"	N 14°24'11" E	53.85'
C49	36.08'	40.00'	51°40'46"	S 53°45'01" E	34.87'
C50	251.80'	50.00'	288°32'42"	N 64°40'57" E	58.39'
C51	39.70'	40.00'	56°51'55"	S 00°31'20" W	38.09'
C52	40.47'	40.00'	57°57'50"	S 56°53'33" E	38.76'

OWNER: DP MCKINNEY RV LP,
A TEXAS LIMITED PARTNERSHIP
100 N CENTRAL EXPY, SUITE 1214
RICHARDSON TEXAS 75080
PHONE: 972-824-8311

SHEET 2 OF 3
FINAL PLAT
DP MCKINNEY RV ADDITION
LOTS 1, BLOCK A
3,288,425.84 SQ.FT. / 75.492 ACRE
DAVID HOWARD SURVEY, ABSTRACT # 413 &
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CITY OF ANNA -ETJ, COLLIN COUNTY, TEXAS
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EXHIBIT A

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

I, the undersigned, owner of the land shown on this plat within the area described by metes and bounds as follows:

Whereas DP McKinney RV LP is the owner of a 75.492 acres tract of land situated in a portion of David Howard Survey, Abstract Number 413 and a portion of Carter Bourland Survey, Abstract Number 39, Collin County, Texas, same being a tract of land conveyed to DP McKinney RV LP, a Texas Limited Partnership, by Special Warranty Deed recorded in Instrument Number 202300015587, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail found for corner, said corner being a Northwest corner of a tract of land conveyed to Clay Don Bourland and Brenda Sue Bourland living tract, by deed recorded in Instrument Number 20211208002487180, Official Public Records, Collin County, Texas, same being along the East line of a tract of land conveyed to Andrew Robbins, Anastasia Krachuk, Joshua Eckel and Ashley Eckel, by deed recorded in Instrument Number 20220428000679150, Official Public Records, Collin County, Texas, and being in the center line of Bourland Bend (a public right-of-way), from which the Southwest corner of said Carter Bourland Survey bears South 10 degrees 19 minutes 46 seconds East, a distance of 577.38 feet;

THENCE North 05 degrees 28 minutes 54 seconds East, along the center line of said Bourland Bend, a distance of 448.62 feet to a mag nail found for corner, said corner being the Southwest corner of a tract of land conveyed to Ed and Lanell Wright Family Partnership #3, LTD, by deed recorded in Instrument Number 20190327000317990, Official Public Records, Collin County, Texas;

THENCE South 88 degrees 13 minutes 11 seconds East, along the South line of said Wright Family Partnership tract, a distance of 321.00 feet to a point for corner, said corner being in the center line of Wilson Branch Creek;

THENCE along the South, Southwest lines of said Wright Family Partnership tract and along the center line of said Wilson Branch Creek the following course and distances:

North 56 degrees 59 minutes 45 seconds East, a distance of 206.60 feet to a point for corner;
North 22 degrees 52 minutes 11 seconds East, a distance of 182.70 feet to a point for corner;
North 27 degrees 22 minutes 45 seconds East, a distance of 326.40 feet to a point for corner;
North 32 degrees 52 minutes 45 seconds East, a distance of 320.40 feet to a point for corner;
North 56 degrees 07 minutes 45 seconds East, a distance of 41.10 feet to a point for corner;
North 84 degrees 10 minutes 45 seconds East, a distance of 100.90 feet to a point for corner;
North 31 degrees 14 minutes 15 seconds West, a distance of 91.00 feet to a point for corner;
North 07 degrees 48 minutes 45 seconds East, a distance of 131.40 feet to a point for corner;
North 71 degrees 50 minutes 45 seconds East, a distance of 293.90 feet to a point for corner;
North 56 degrees 13 minutes 45 seconds East, a distance of 177.50 feet to a point for corner;
South 89 degrees 10 minutes 15 seconds East, departing the centerline of said Wilson Branch Creek, a passing distance of 25.00 feet to a 1/2-inch iron rod found on-line for reference, and continuing a total distance of 150.00 feet to a point for corner;
South 88 degrees 38 minutes 15 seconds East, a passing distance of 288.50 feet to a 1/2-inch iron rod found with yellow cap stamped "CBG Surveying" on-line for reference, and continuing a total distance of 289.70 feet to a point for corner;
South 88 degrees 33 minutes 15 seconds East, a distance of 300.00 feet to a 1/2-inch iron rod found with yellow cap stamped "CBG Surveying" for corner;
South 87 degrees 40 minutes 15 seconds East, a distance of 400.00 feet to a 1/2-inch iron rod found with yellow cap stamped "CBG Surveying" for corner;

THENCE South 89 degrees 10 minutes 15 seconds East, a passing distance of 306.13 feet to a 1/2-inch iron rod FOUND with yellow cap stamped "CBG Surveying" found on-line for reference, and continuing a total distance of 589.76 feet to a point for corner, said corner being the Southeast corner of said Wright Family Partnership tract, same being along a West line of a tract of land conveyed to Annaland, LTD, a Texas Limited Partnership, by deed recorded in Volume 5808, Page 1478, Deed Records, Colling County, Texas, and being in the centerline of East Fork Creek;

THENCE along the West lines of said Annaland, LTD tract and along the center line of said East Fork Creek the following courses and distances:

South 67 degrees 36 minutes 20 seconds East, a distance of 68.73 feet to a point for corner;
South 22 degrees 52 minutes 54 seconds East, a distance of 51.72 feet to a point for corner;
South 22 degrees 56 minutes 59 seconds West, a distance of 52.33 feet to a point for corner;
South 51 degrees 56 minutes 30 seconds West, a distance of 62.45 feet to a point for corner;
South 78 degrees 51 minutes 23 seconds West, a distance of 69.23 feet to a point for corner;
North 77 degrees 50 minutes 58 seconds West, a distance of 93.43 feet to a point for corner;
North 53 degrees 19 minutes 54 seconds West, a distance of 158.58 feet to a point for corner;
North 87 degrees 57 minutes 19 seconds West, a distance of 56.37 feet to a point for corner;
South 49 degrees 50 minutes 14 seconds West, a distance of 151.36 feet to a point for corner;
South 17 degrees 41 minutes 54 seconds West, a distance of 53.30 feet to a point for corner;
South 04 degrees 55 minutes 26 seconds East, a distance of 50.25 feet to a point for corner;
South 18 degrees 16 minutes 04 seconds East, a distance of 87.13 feet to a point for corner;
South 30 degrees 36 minutes 43 seconds East, a distance of 209.46 feet to a point for corner;
South 56 degrees 28 minutes 11 seconds East, a distance of 41.44 feet to a point for corner;
South 86 degrees 08 minutes 40 seconds East, a distance of 52.73 feet to a point for corner;
North 54 degrees 03 minutes 43 seconds East, a distance of 118.33 feet to a point for corner;
North 88 degrees 33 minutes 08 seconds East, a distance of 255.64 feet to a point for corner;
South 51 degrees 36 minutes 09 seconds East, a distance of 46.74 feet to a point for corner;

THENCE South 18 degrees 13 minutes 13 seconds East, along a West line of said Annaland, LTD tract and along the center line of said East Fork Creek, a distance of 32.96 feet to a point for corner, said corner being a Southwest corner of said Annaland, LTD tract, same being the Northwest corner of a tract of land conveyed to James Horace Randles, as his sole and separate property, by deed recorded in Volume 4852, Page 1510, Deed Records, Collin County, Texas;

THENCE along the West lines of said Randles tract and continuing along the center line of said East Fork Creek the following courses and distances:

South 04 degrees 30 minutes 53 seconds West, a distance of 199.68 feet to a point for corner;
South 49 degrees 49 minutes 45 seconds West, a distance of 262.00 feet to a point for corner;
South 04 degrees 04 minutes 45 seconds West, a distance of 100.00 feet to a point for corner;
South 36 degrees 40 minutes 15 seconds East, a distance of 162.00 feet to a point for corner;
North 86 degrees 49 minutes 45 seconds East, a distance of 175.00 feet to a point for corner;
South 64 degrees 49 minutes 05 seconds East, a distance of 175.00 feet to a point for corner;
South 24 degrees 22 minutes 13 seconds East, a distance of 50.00 feet to a point for corner;
South 27 degrees 07 minutes 54 seconds West, a distance of 232.20 feet to a point for corner;
North 84 degrees 11 minutes 13 seconds West, a distance of 475.00 feet to a point for corner;

THENCE South 63 degrees 05 minutes 28 seconds West, along a West line of said Randles tract, a distance of 108.00 feet to a point for corner, said corner being the Northwest corner of said Randles tract, same being an East corner of said Bourland Living Trust tract;

THENCE along the East and North lines of said Bourland Living Trust tract the following course and distances:

North 21 degrees 02 minutes 32 seconds West, a distance of 26.00 feet to a point for corner;
North 22 degrees 17 minutes 28 seconds East, a distance of 37.00 feet to a 1/2-inch iron rod found with yellow plastic cap stamped "CBG Surveying" for corner;
North 00 degrees 34 minutes 28 seconds East, a distance of 27.00 feet to a 1/2-inch iron rod found with yellow plastic cap stamped "CBG Surveying" for corner;
North 79 degrees 30 minutes 32 seconds West, a distance of 65.00 feet to a 1/2-inch iron rod found with yellow plastic cap stamped "CBG Surveying" for corner;
North 87 degrees 15 minutes 32 seconds West, a distance of 76.00 feet to a 1/2-inch iron rod found with yellow plastic cap stamped "CBG Surveying" for corner;
North 88 degrees 27 minutes 32 seconds West, a distance of 319.00 feet to a point for corner;
North 88 degrees 52 minutes 38 seconds West, a distance of 1100.07 feet to a 1/2-inch iron rod found with yellow plastic cap stamped "CBG Surveying" for corner;
North 83 degrees 33 minutes 32 seconds West, a distance of 138.00 feet to a 1/2-inch iron rod found with yellow plastic cap stamped "CBG Surveying" for corner;
North 89 degrees 42 minutes 13 seconds West, passing at a distance of 785.69 feet to a 1/2-inch iron rod found on-line with yellow plastic cap stamped "CBG Surveying" for reference and continuing a total distance of 879.15 feet to a point for corner, said corner being along the centerline of said Wilson Branch Creek;

THENCE along the centerline of said Wilson Branch Creek the following courses and distances:

South 46 degrees 14 minutes 28 seconds West, a distance of 59.00 feet to a point for corner;
South 85 degrees 19 minutes 28 seconds West, a distance of 106.00 feet to a point for corner;
South 32 degrees 33 minutes 28 seconds West, a distance of 196.31 feet to a point for corner;
South 14 degrees 04 minutes 22 seconds West, a distance of 147.06 feet to a point for corner;

THENCE South 73 degrees 30 minutes 28 seconds West, along a Northwest line of said Bourland Living Trust tract and along the center line of said Wilson Branch Creek, a distance of 51.30 feet to the POINT OF BEGINNING and containing 3,288,425.84 square feet and or 75.492 acres of land.

NOW THEREOF KNOW ALL MEN BY THESE PRESENTS:

THAT DP McKinney RV LP, Owner, and acting through thier duly authorized agent Sean R Flynn, do hereby certify and adopt this Preliminary Plat and designated herein as the **DP MCKINNEY RV ADDITION**, an addition to the City of Anna, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Celina. At no point shall any overhead utilities be installed on the subject property. The City of Celina and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

DP McKinney RV LP: Owner
Sean R Flynn : Agent

Date:_____

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority in and for Dallas County, Texas, on this day personally appeared Sean R Flynn, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is the owner, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2023.

Notary Public in and for the State of Texas

Type or Print Notary's Name
My Commission Expires:_____

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF COLLIN §

I, the undersigned, a Registered Professional Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

RELEASED FOR REVIEW 04/10/2023 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

Date

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Bryan Connally, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposed and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2023.

Notary Public in and for the State of Texas

Type or Print Notary's Name
My Commission Expires:_____

CERTIFICATE OF PLAT APPROVAL

Approved

Mayor
City of Anna, Texas

Witness by hand this ____ day of _____, 20____.

City Secretary
City of Anna, Texas

GENERAL NOTES

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- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
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- 6) THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X & A BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 48085C0135J, WITH A DATE OF IDENTIFICATION OF 6/2/2009, FOR COMMUNITY NO. 480130, IN COLLIN COUNTY, STATE OF TEXAS WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.
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- 8) THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
- 9) ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT. (ETJ PLATS MAY OMIT)
- 10) THIS PROPERTY MAY BE SUBJECT TO CHANGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
- 11) MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN

OWNER: DP MCKINNEY RV LP,
A TEXAS LIMITED PARTNERSHIP
100 N CENTRAL EXPY, SUITE 1214
RICHARDSON TEXAS 75080
PHONE: 972-824-8311

SHEET 3 OF 3

FINAL PLAT

DP MCKINNEY RV ADDITION

LOTS 1, BLOCK A

3,288,425.84 SQ.FT. / 75.492 ACRE
DAVID HOWARD SURVEY, ABSTRACT # 413 &
CARTER BOURLAND SURVEY, ABSTRACT # 39
CITY OF ANNA -ETJ, COLLIN COUNTY, TEXAS
DATE OF PREPARATION - 04/05/2023
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EXHIBIT A



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SCALE: 1"=200' / DATE: 04/05/2023 / JOB NO. 2000073-01 / DRAWN BY: JLA

Plans & Plats Development Application



Submittal (Refer to pre-application notes)

Preliminary Step

- ☐ Preliminary Plat/Replat
- ☐ Tree Preservation / Affidavit of no protected trees
- ☐ Conceptual Civils
- ☐ Neighborhood Design (Single-Family only)

Final Step

- ☐ Final Plat/Replat
- ☐ Civil Plans
- ☐ Site Plan/Revised Site Plan
- ☐ Landscape Plan
- ☐ Lighting (Photometric) Plan

Other

- ☐ Amended Plat
- ☐ Minor Plat/Replat (ETJ only)
- ☒ Development Plat (ETJ only)
- ☐ Concept Plan (W/ PD Zoning)
- ☐ Zoning Exhibit & Legal Description (W/ all Zoning)

Submittal Type (Plats and Plans only)

- ☐ Pre-Submittal: all required documents are present excluding fees. I understand that the project information presented to the City at this time is not filed, and therefore the City is not required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority. This Pre-Submittal will be changed to a Submittal following the receipt of written notice and payment of fees. I am requesting this of my own volition and not at the request of the City of Anna.
- ☐ Submittal: all required documents are present including fees. I understand that the project information presented to the City at this time is filed and therefore, the City is required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority.

Acreage / Lots for fee calculation

Round decimals up to the nearest whole number: 78 acre(s)

Total number of lots including Common Area Lots: 3 lot(s)

Fees (Separate check for Civil Plans)

Please see the [Development Services Planning Fee Schedule](#) and [Engineering Plan Submittal Checklist](#).

The application fee of \$ 100, to be paid to Development Services.

The application fee of \$ _____, to be paid to Public Works.

NOTE: Additional costs may accrue during review by City consultants of any facilities agreement and/or civil construction plans.

Development Services

120 W Seventh Street • Anna, TX 75049 • 972.924.2616 • www.annatexas.gov

Owner Authorization and Representative Designation



Property Description

Subdivision: Carter Bourland Survey Total Number of Acres: 77.49
Zoning Classification(s): ETJ Total Number of Lots: 2
Location: 599 Bourland Bend

Property Owner Information & Authorization

Name/Company: DP McKinney RV LP
Address: 100 N Central Expressway STE 1214
City: Richardson State: TX Zip Code: 75080
Phone: 844.387.5464 Email: connor@durkinllc.com

Project Representation (check one):

- ☒ I will represent the application myself; OR
☐ I hereby designate _____ (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City of Anna.

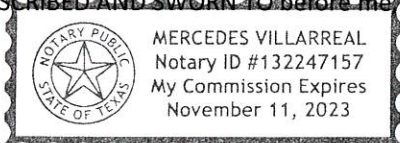
Property Owner's Signature: _____ Date: _____

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Sean Flynn (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me this the 5 day of April, 2023



Mercedes

NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): _____

Name: Connor Maloney

Company: Durkin

Address: 100 N Central Expressway STE 1214

City: Richardson State: TX Zip Code: 75080

Phone: 214.236.1103 Email: connor@durkinllc.com

Development Services

120 W Seventh Street • Anna, TX 75049 • 972.924.2616 • www.annatexas.gov



Item No. 16.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 5/1/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Action on the Twin Creeks Addition, Block A, Lot 50R, Final Plat.
Applicant: Petronilo Zapata.

SUMMARY:

One lot on 10.0± acres located on the south side of Twin Creeks Circle, 720± feet east of Gleason Lane. Located in the Extraterritorial Jurisdiction (ETJ).

The purpose for the Final Plat is to dedicate easements necessary for future development.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

The Final Plat is in conformance with the city's Subdivision Regulations and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department and the on-site sewage facility review by Collin County Development Services.

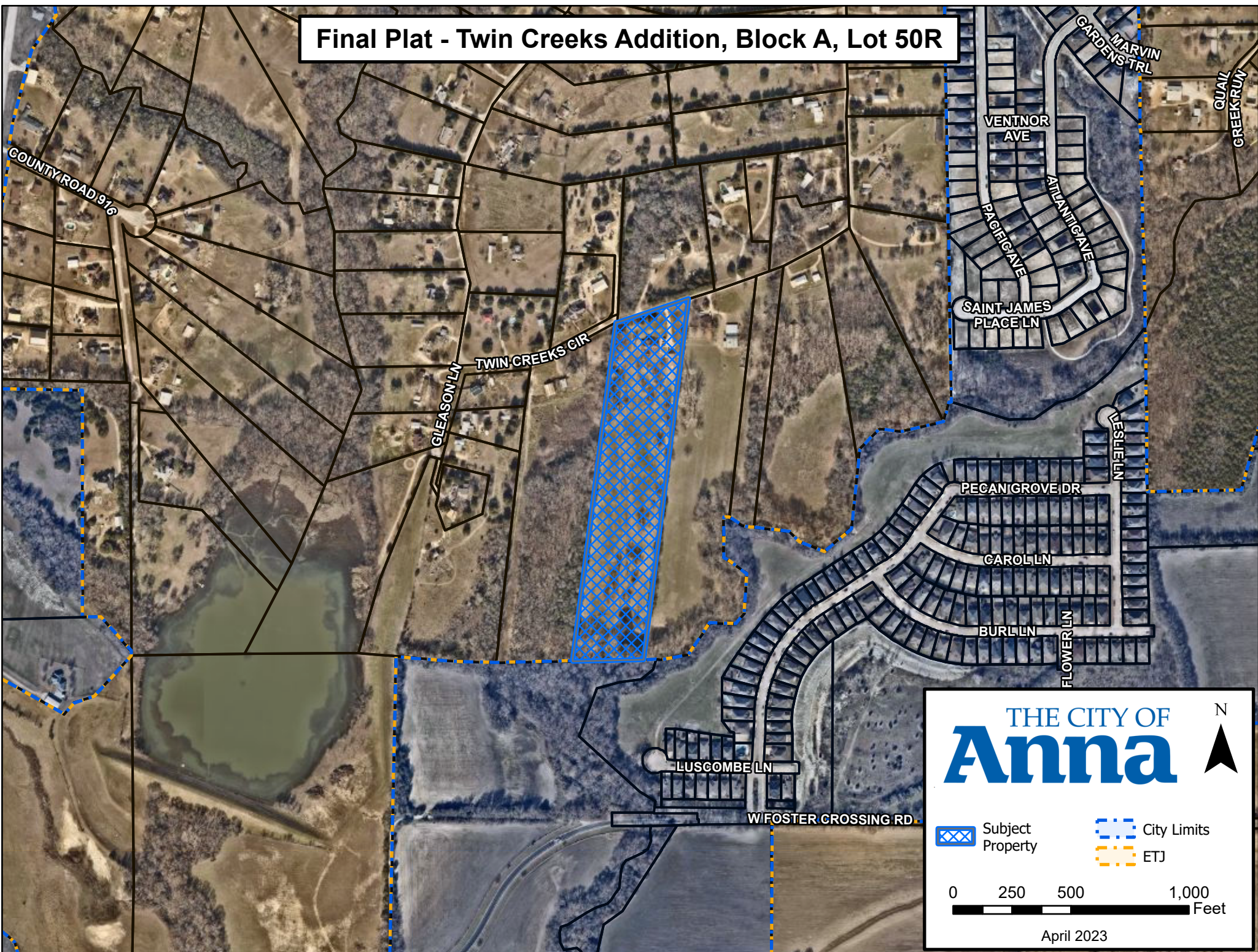
STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

ATTACHMENTS:

1. Twin Creeks Addition, Block A, Lot 50R Locator Map
2. Exhibit A (FP) TWIN CREEKS ADDITION, BLOCK A, LOT 50R
3. Development Application

Final Plat - Twin Creeks Addition, Block A, Lot 50R



THE CITY OF
Anna



 Subject Property

 City Limits
 ETJ

0 250 500 1,000
Feet

April 2023

LESSEE'S PROPOSED 50'X50' PREMISES DESCRIPTION:

BEING A LESSEE'S PROPOSED 50'X50' PREMISES CONTAINING 0.0574 ACRES (2,500.00 SQUARE FEET) LOCATED IN THE EZRA SHELBY SURVEY, ABSTRACT NO. 839, COLLIN COUNTY, TEXAS, AND BEING OUT OF AND PART OF A 9.993-ACRE TRACT CONVEYED TO PETRONILO ZAPATA AND ALEJANDRINA ZAPATA AS RECORDED IN FILE NUMBER 20111128001279630 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS. SAID 0.0574-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983:

COMMENCING AT A FOUND 1/2" IRON ROD WITH A YELLOW CAP STAMPED "RPLS 4613", LYING IN THE NORTHERLY RIGHT-OF-WAY LINE OF TWIN CREEKS CIRCLE (60' WIDE), AND HAVING A STATE PLANE COORDINATE VALUE OF X=2,554,741.06 (E), Y=7,170,669.56 (N);

THENCE SOUTH 07 DEGREES 18 MINUTES 47 SECONDS EAST, 382.82 FEET TO THE POINT OF BEGINNING AND NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF X=2,554,789.79 (E), Y=7,170,669.56 (N);

THENCE SOUTH 87 DEGREES 11 MINUTES 27 SECONDS EAST, 50.00 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 48 MINUTES 33 SECONDS WEST, 50.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 11 MINUTES 27 SECONDS WEST, 50.00 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 48 MINUTES 33 SECONDS EAST, 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0574 ACRES (2,500.00 SQUARE FEET) OF LAND.

LESSEE'S PROPOSED 30' WIDE ACCESS, UTILITY, AND FIBER EASEMENT DESCRIPTION:

BEING A LESSEE'S PROPOSED 30' WIDE ACCESS, UTILITY, AND FIBER EASEMENT CONTAINING 0.2389 ACRES (10,407.70 SQUARE FEET) LOCATED IN THE EZRA SHELBY SURVEY, ABSTRACT NO. 839, COLLIN COUNTY, TEXAS, AND BEING OUT OF AND PART OF A 9.993-ACRE TRACT CONVEYED TO PETRONILO ZAPATA AND ALEJANDRINA ZAPATA AS RECORDED IN FILE NUMBER 20111128001279630 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS. SAID 0.2389-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983:

COMMENCING AT A FOUND 1/2" IRON ROD WITH A YELLOW CAP STAMPED "RPLS 4613", LYING IN THE NORTHERLY RIGHT-OF-WAY LINE OF TWIN CREEKS CIRCLE (60' WIDE), AND HAVING A STATE PLANE COORDINATE VALUE OF X=2,554,741.06 (E), Y=7,171,049.27 (N);

THENCE SOUTH 60 DEGREES 46 MINUTES 14 SECONDS EAST, 80.04 FEET TO THE POINT OF BEGINNING AND NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, LYING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID TWIN CREEK CIRCLE, COMMON WITH THE NORTHERLY LINE OF SAID 9.993-ACRE TRACT, AND HAVING A STATE PLANE COORDINATE VALUE OF X=2,554,810.91 (E), Y=7,171,010.19 (N);

THENCE NORTH 72 DEGREES 05 MINUTES 18 SECONDS EAST, 32.07 FEET ALONG SAID COMMON LINE, TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 48 MINUTES 33 SECONDS WEST, 352.60 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 11 MINUTES 27 SECONDS WEST, 30.00 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 48 MINUTES 33 SECONDS EAST, 341.25 FEET TO THE POINT OF BEGINNING, CONTAINING 0.2389 ACRES (10,407.70 SQUARE FEET) OF LAND.

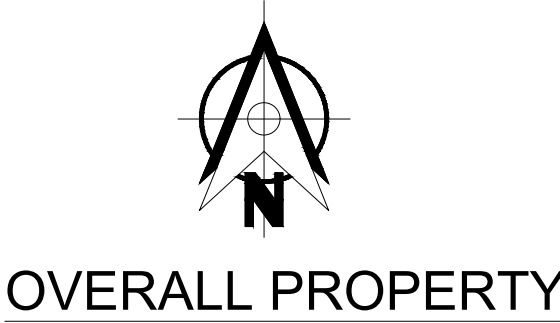
GENERAL NOTES:

- ALL BEARINGS ARE GRID BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 AND ARE ROUNDED TO THE NEAREST SECOND. ALL DISTANCES ARE REPRESENTED IN GRID VALUES, BASED ON SAID HORIZONTAL DATUM AND ARE MEASURED IN US SURVEY FEET TO THE NEAREST HUNDREDTH OF FOOT.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID18) AND ARE DETERMINED TO THE NEAREST TENTH OF FOOT.
- PROVIDED ELEVATIONS, LATITUDE AND LONGITUDE VALUES ARE FROM GPS OBSERVATIONS (TYPE OF EQUIPMENT: TRIMBLE R2-TDC600, DATE OF SURVEY: 07/22/2022).
- BASIS OF BEARING: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.
- BASIS OF ELEVATION: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.
- THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY AND NO BOUNDARY SURVEY OF THE PARENT TRACT WAS PERFORMED.
- THIS SURVEY CONTAINS A PLAT AND METES & BOUNDS DESCRIPTIONS FOR A LESSEE'S PROPOSED 50'X50' PREMISES AND A LESSEE'S PROPOSED 30' WIDE ACCESS, UTILITY, AND FIBER EASEMENT THAT WERE PREPARED FOR THE EXCLUSIVE USE OF VERIZON AND EXCLUSIVELY FOR THE TRANSFER OF THE LESSEE'S PREMISES SHOWN HEREON. THE LESSEE'S PROPOSED 50'X50' PREMISES AND THE PROPOSED LESSEE'S 30' WIDE ACCESS, UTILITY, AND FIBER EASEMENT WILL NOT BE MONUMENTED.
- A TEMPORARY BENCHMARK HAS BEEN SET UP FOR CONSTRUCTION PURPOSES.
- THIS SURVEY WAS BASED ON INFORMATION FOUND IN THE REPORT OF TITLE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. 37624289, SITE NAME: SLAYTER CREEK, ISSUE DATE: AUGUST 10, 2022.
- NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC SURVEY.
- UTILITY EASEMENTS AS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS CONDUCTED ON 07/22/2022. UNDERGROUND UTILITIES MAY EXIST AND WERE NOT PHYSICALLY LOCATED AS A PART OF THIS SURVEY.
- AT THE TIME OF THE SURVEY, THE LESSEE'S PROPOSED 50'X50' PREMISES AND THE LESSEE'S PROPOSED 30' WIDE ACCESS, UTILITY, AND FIBER EASEMENT LIED WITHIN AN UNSHADED AREA OF MINIMAL FLOOD HAZARD ZONE X ACCORDING TO FEMA FIRM PANEL MAP NUMBER 48085C0155J, EFFECTIVE 06/02/2009 (COLLIN COUNTY, TEXAS).
- ACCESS EASEMENT TO MEET FIRE LANE STANDARDS, MINIMUM 24'.

EASEMENTS:

NO EASEMENTS WERE LISTED IN THE REPORT OF TITLE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. 37624289, SITE NAME: SLAYTER CREEK, ISSUE DATE: AUGUST 10, 2022.

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.



ABBREVIATIONS

AMB	AVERAGE MEAN SEA LEVEL
B.L.	BUILDING LINE
B.V.	BARRIED VINE
C.L.	CHARLUM
D.E.	DRAINAGE EASEMENT
EX	EXISTING
FN	FILE NUMBER
I.P.	IRON PIPE
I.R.	IRON ROD
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
OH	OVERHEAD
ST.M.S.E.	STORM SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
TBM	TEMPORARY BENCHMARK
TYP	TYPICAL
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT

LEGEND

---	LESSEE LEASE AREA	- - - -	EX. EASEMENT
---	LESSEE EASEMENT	---	EX. PROPERTY LINE
---	EX. MESH WIRE FENCE	---	EX. HEAVILY WOODED AREA
---	EX. B & W FENCE	---	EX. UTILITY POLE
---	EX. WOOD FENCE	---	EX. TELCO PEDISTAL
---	EX. HIGH BANK	---	EX. MANHOLE
---		---	EX. TREE

LINE TABLE		
LINE #	DISTANCE	BEARING
L1	50.00'	S87° 11' 27"E
L2	50.00'	S02° 48' 33"W
L3	50.00'	N87° 11' 27"W
L4	50.00'	N02° 48' 33"E
L5	32.07'	N72° 05' 18"E
L6	352.60'	S02° 48' 33"W
L7	30.00'	N87° 11' 27"W
L8	341.25'	N02° 48' 33"E

GLEASON PAMELA
10,000-ACRE TRACT
FN 20071203001613340
O.P.R.C.C.T.

LOT 51
TWIN CREEKS (UNRECORDED PLAT)

PARCEL ID: 1845819

PETRONILO ZAPATA
AND ALEJANDRINA ZAPATA
9.993-ACRE TRACT
FN 20111128001279630
O.P.R.C.C.T.

LOT 50
TWIN CREEKS (UNRECORDED PLAT)

PARCEL ID: 1012451

THOMAS JAN ELAINE
FN 20060119000075290
O.P.R.C.C.T.

LOT 49
TWIN CREEKS
(UNRECORDED PLAT)

PARCEL ID: 2510780

LUSCOMBE FAMILY TRUST THE &
TRUST B CREDIT SHELTER TRUST
30.6760-ACRE TRACT
FN 20101227001420450
O.P.R.C.C.T.

PARCEL ID: 2522734

CITY OF ANNA
PECAN GROVE PHASE 1 (CAN),
BLK A, LOT 1, PARK & DRAINAGE
O.P.R.C.C.T.

PARCEL ID: 2578021

EZRA SHELBY SURVEY, ABSTRACT NO. 839

SURVEYOR'S CERTIFICATE:

I, HELENE LECOANET, REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS, HEREBY CERTIFY THAT THE DESCRIPTION AND PLAT HEREON ARE TAKEN FROM ACTUAL MEASUREMENTS UPON THE GROUND AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS 25TH DAY OF APRIL 2023, AND THE MONUMENTS SHOWN THEREON HAVE BEEN FOUND OR SET BY ME AND THEIR LOCATION, SIZE AND MATERIAL DESCRIBED ARE CORRECTLY SHOWN.

Helene Lecoanet

HELENE LECOANET, R.P.L.S. 6567



STATE OF TEXAS:

COUNTY OF COLLIN:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR COLLIN COUNTY, TEXAS, PERSONALLY APPEARED THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND THEY ACKNOWLEDGED SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY INDICATED HEREIN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20_____

NOTARY PUBLIC IN AND FOR COLLIN COUNTY, TEXAS

CERTIFICATE OF APPROVAL

APPROVED ON THIS THE _____ DAY OF _____, 20_____ BY THE CITY COUNCIL, CITY OF ANNA, TEXAS.

MAYOR

CITY SECRETARY

OWNER'S CERTIFICATION:

WHEREAS PETRONILO ZAPATA AND ALEJANDRIA ZAPATA ARE THE OWNERS OF A 9.993-ACRE TRACT LOCATED IN THE EZRA SHELBY SURVEY, ABSTRACT NO. 839, COLLIN COUNTY, TEXAS, AS RECORDED IN FILE NUMBER 20111128001279630 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND BEING DEFINED AS:

BEING A SURVEY OF THE 10,000 ACRE TRACT DESCRIBED IN A DEED FROM PAUL THOMAS AND JAN THOMAS TO J. MONROE GLEASON AND WIFE, PAMELA J. GLEASON, DATED JUNE 8, 2005, RECORDED IN VOLUME 5940, PAGE 2341 OF THE COLLIN COUNTY DEED RECORDS, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID 10,000 ACRE TRACT, IN THE SOUTH RIGHT-OF-WAY LINE OF TWIN CREEKS CIRCLE (ASPHALT ROAD);

THENCE SOUTH 07°39'47" WEST, WITH THE EAST LINE OF SAID 10,000 ACRE TRACT AND GENERALLY NEAR A FENCE, 1503.33 FEET TO A 3/4 -INCH IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID 10,000 ACRE TRACT;

THENCE WESTERLY WITH THE SOUTH LINE OF SAID 10,000 ACRE TRACT AS FOLLOWS:

NORTH 87°37'38" WEST, 265.97 FEET TO AN OLD FENCE POST FOUND;

SOUTH 89°53'54" WEST, 36.05 FEET TO A 3/4-INCH IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID 10,000 ACRE TRACT;

THENCE NORTH 07°40'11" EAST WITH THE WEST LINE OF SAID 10,000 ACRE TRACT AND GENERALLY NEAR A FENCE, 1390.28 FEET TO A 1/2-INCH IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID 10,000 ACRE TRACT, IN THE SOUTH RIGHT-OF-WAY LINE OF TWIN CREEKS CIRCLE;

THENCE EASTERLY WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID TWIN CREEKS CIRCLE AND WITH THE NORTH LINE OF SAID 10,000 ACRE TRACT AS FOLLOWS:

NORTH 62°30'00" EAST, 28.74 FEET TO A 1/2-INCH IRON PIN SET;

NORTH 73°12'50" EAST, 304.17 FEET TO THE PLACE OF BEGINNING AND CONTAINING 9.993 ACRES, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

THAT PETRONILO ZAPATA AND ALEJANDRIA ZAPATA ACTING HEREIN AND THROUGH ITS DULY AUTHORIZED OFFICERS, DO HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED AS TWIN CREEKS ADDITION, LOT 50R, BLOCK A, AN ADDITION OF COLLIN COUNTY AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THEIR STREET, AND EASEMENTS AS SHOWN.

PETRONILO ZAPATA

WITNESS, MY HAND, THIS _____ DAY OF _____, 20_____

BY:

AUTHORIZED SIGNATURE.
PRINTED NAME AND TITLE.
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20_____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

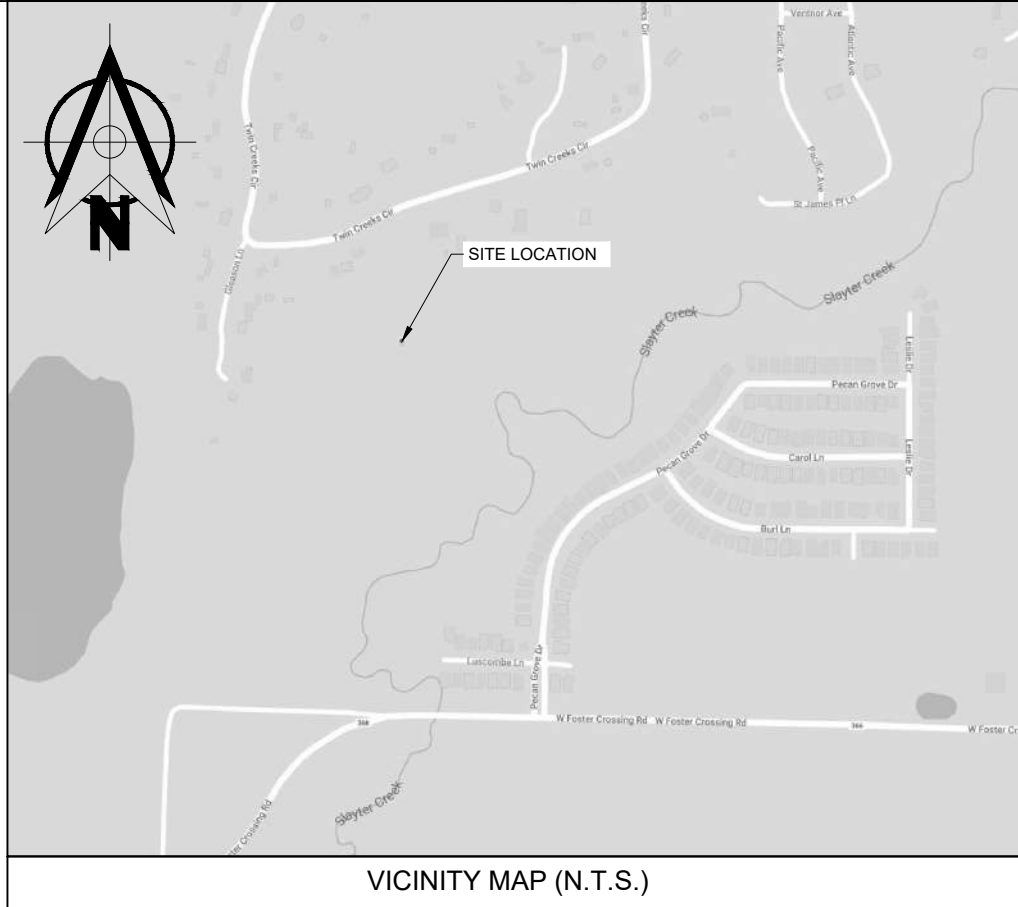
ALEJANDRIA ZAPATA

WITNESS, MY HAND, THIS _____ DAY OF _____, 20_____

BY:

AUTHORIZED SIGNATURE.
PRINTED NAME AND TITLE.
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20_____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____



VICINITY MAP (N.T.S.)

LESSEE'S PREMISES INFORMATION

LATITUDE	33.325814°
LONGITUDE	-96.580306°
ELEVATION	613.0' AMSL



SITE LOCATION INFORMATION:

PURPOSE: THE PURPOSE OF THIS REPLAT IS TO DEFINE THE ADDITION OF A CELL TOWER LEASE (PREMISES) AND EASEMENT FOR VERIZON WIRELESS LOCATED ON AN EXISTING PROPERTY.

PLAT/REPLAT TYPE: CELL TOWER LEASE (PREMISES) & EASEMENT ADDITION.

VERIZON PROJECT NAME: SLAYTER CREEK

GROSS ACREAGE: 9.993-ACRE TRACT

PROPOSED TOWER LEASE ACREAGE: 0.0574 ACRE (50'X50')

PROPOSED EASEMENT ACREAGE: 0.2389 ACRES (30' WIDE ACCESS, UTILITY & FIBER EASEMENT)

PROPERTY OWNER: PETRONILO ZAPATA
9609 TWIN CREEKS CIR
ANNA, TX 75409
469-939-2936

FINAL PLAT
TWIN CREEKS ADDITION
LOT 50R, BLOCK A
EZRA SHELBY SURVEY, ABSTRACT NO. 839
COLLIN COUNTY, TEXAS

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: TWIN CREEKS (UNRECORDED), LOT 50 Total Number of Acres: 10

Zoning Classification(s): ETJ RV7 Total Number of Lots: 1

Location: parcel # 1012451

Property Owner Information & Authorization

Name/Company: Petronilo Zapata

Address: 9898 TWIN CREEKS CIR

City: Anna State: TX Zip Code: 75409

Phone: 469-939-2936 Email: pzapata150@gmail.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
- ☒ I hereby designate Robert Holloway / B+T Engineering (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City of Anna.

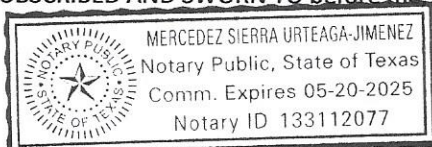
Property Owner's Signature: [Signature] Date: 13 Mar 2023

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Petronilo Zapata (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 13 day of March, 2023



[Signature]
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☒ Preparer ☐ Other (specify): _____

Name: Robert Holloway

Company: B+T Engineering Group

Address: 1717 S Boulder Ave Suite 300

City: Tulsa State: OK Zip Code: 74119

Phone: 936-331-2394 Email: rholloway@btgrp.com

Development Services

120 W Seventh Street • Anna, TX 75003 • 817.324.2615 • www.cityofanna.org

Submittal (Refer to pre-application notes)**Preliminary Step**

- ☒ Preliminary Plat/Replat
- ☐ Tree Preservation / Affidavit of no protected trees
- ☐ Conceptual Civils
- ☐ Neighborhood Design (Single-Family only)

Final Step

- ☐ Final Plat/Replat
- ☐ Civil Plans
- ☐ Site Plan/Revised Site Plan
- ☐ Landscape Plan
- ☐ Lighting (Photometric) Plan

Other

- ☐ Amended Plat
- ☐ Minor Plat/Replat (ETJ only)
- ☐ Development Plat (ETJ only)
- ☐ Concept Plan (W/ PD Zoning)
- ☐ Zoning Exhibit & Legal Description (W/ all Zoning)
- ☐ Substantially Conforming Site Plan
- ☐ Sign Coordination Plan/Unified Development Zone

Submittal Type (Plats and Plans only)

- ☒ Pre-Submittal: all required documents are present excluding fees. I understand that the project information presented to the City at this time is not filed, and therefore the City is not required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority. This Pre-Submittal will be changed to a Submittal following the receipt of written notice and payment of fees. I am requesting this of my own volition and not at the request of the City of Anna.
- ☐ Submittal: all required documents are present including fees. I understand that the project information presented to the City at this time is filed and therefore, the City is required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority.

Acreage / Lots for fee calculation

Round decimals up to the nearest whole number: 10 acre(s)

Total number of lots including Common Area Lots: 1 lot(s)

Fees (Separate check for Civil Plans)

Please see the [Development Services Planning Fee Schedule](#) and [Engineering Plan Submittal Checklist](#).

The application fee of \$ 510.00, to be paid to Development Services.

The application fee of \$ _____, to be paid to Public Works.

NOTE: Additional costs may accrue during review by City consultants of any facilities agreement and/or civil construction plans.



Item No. 17.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 5/1/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Action on the Waters Creek, Block B, Lot 1, Final Plat. Applicant: APFC Waters Creek Member LLC

SUMMARY:

Multiple-family residence on one lot on 19.5± acres located on the west side of future Persimmon Drive, 350± feet south of W. White Street. The property is currently zoned Planned Development-C-1 Restricted Commercial/MF-2 Multiple-Family Residential – High Density/SF-60 Single-Family Residence District (Ord. No. 978-2022 & 861-2020).

The purpose of the Final Plat is to dedicate lot and block boundaries, and easements necessary for the multiple-family residence development.

FINANCIAL IMPACT:

This item has no financial impact.

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

STAFF RECOMMENDATIONS:

The Final Plat is in conformance with the adopted Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

1. Waters Creek Lot 1 Block B Locator Map
2. Exhibit A (FP) Villages of Waters Creek, Block B, Lot 1
3. Application

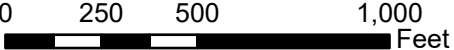
Final Plat - Waters Creek, Lot 1, Block B



THE CITY OF
Anna



- Subject Property
- City Limits
- ETJ



April 2023

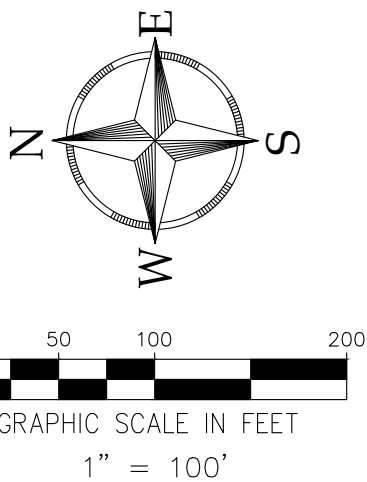
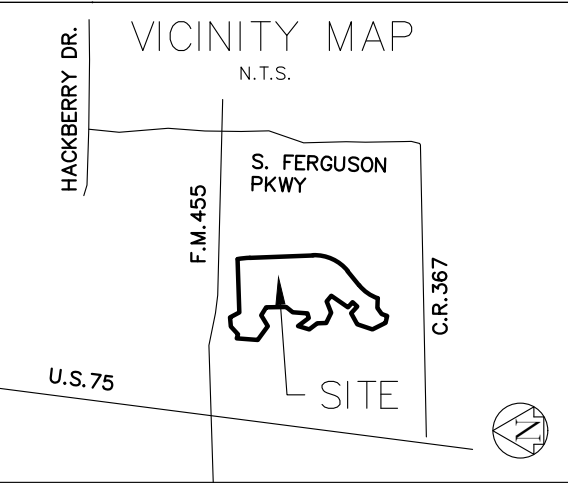
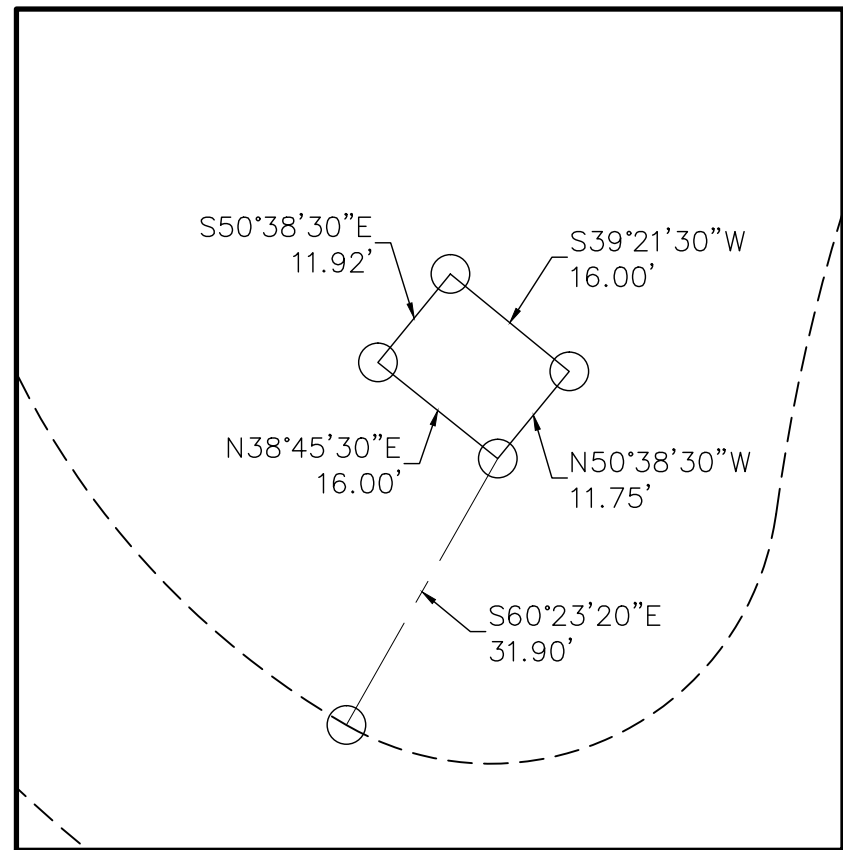


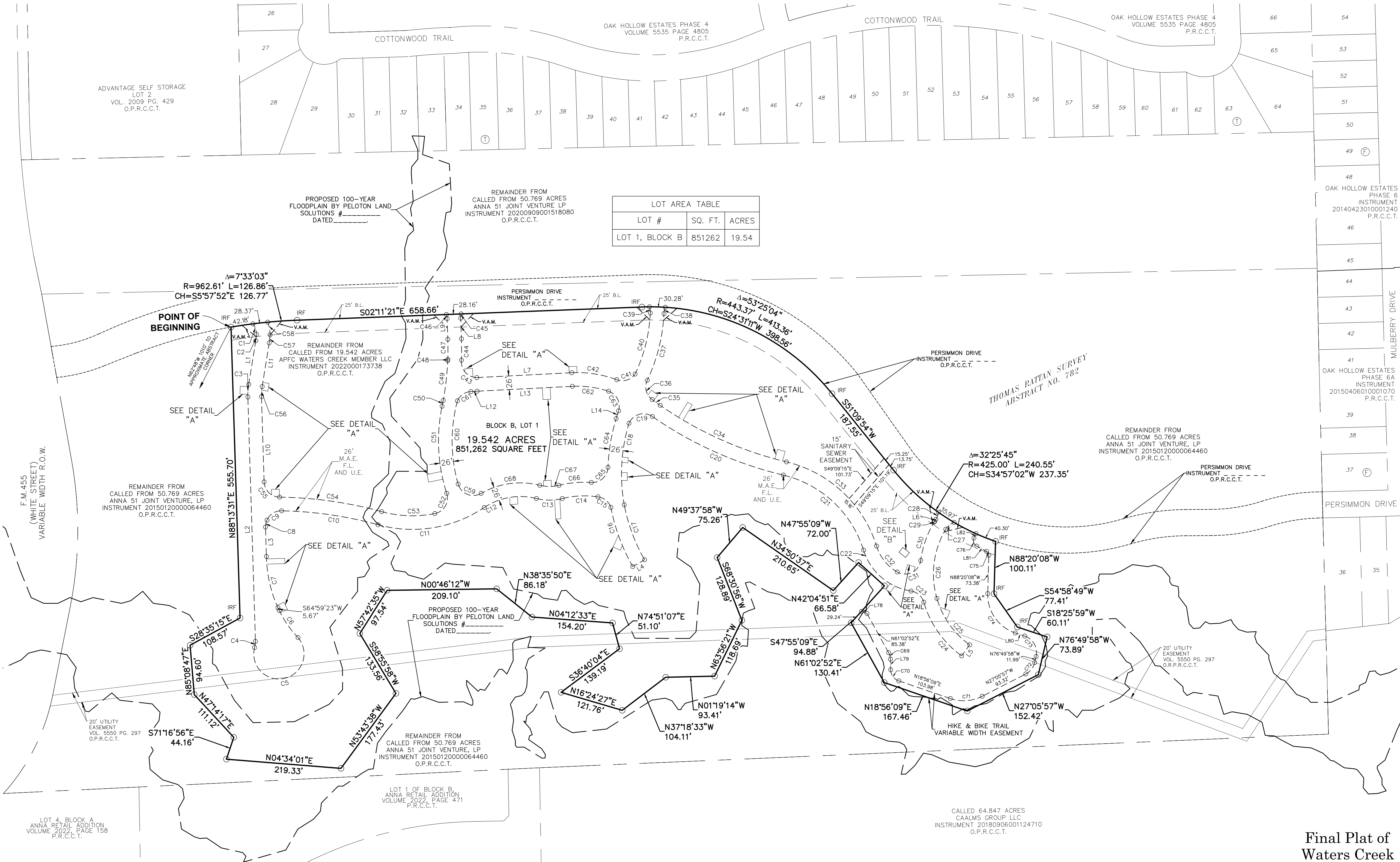
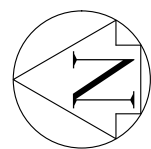
EXHIBIT A
PAGE 1 OF 3

LEGEND

- IRF 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND
IRS 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" SET
FL FIRE LANE
MAE MAINTENANCE ACCESS EASEMENT
UE UTILITY EASEMENT
VAM 25'x25' VISIBILITY ACCESS & MAINTENANCE EASEMENT
BL BUILDING LINE
O.P.R.C.C.T. OFFICIAL PROPERTY RECORDS COLLIN COUNTY, TEXAS
P.R.C.C.T. PLAT RECORDS COLLIN COUNTY, TEXAS



DETAIL "B"
MAILBOX EASEMENT
SCALE 1" = 20'

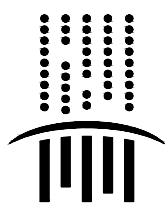


LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
LOT 1, BLOCK B	851262	19.54

Final Plat of
Waters Creek

LOT 1, BLOCK B
19.542 ACRES TOTAL
SITUATED IN THE
THOMAS RATTAN SURVEY, ABSTRACT NO. 782
CITY OF ANNA
COLLIN COUNTY, TEXAS

Date of Preparation: MARCH 2023



PELTON
LAND SOLUTIONS

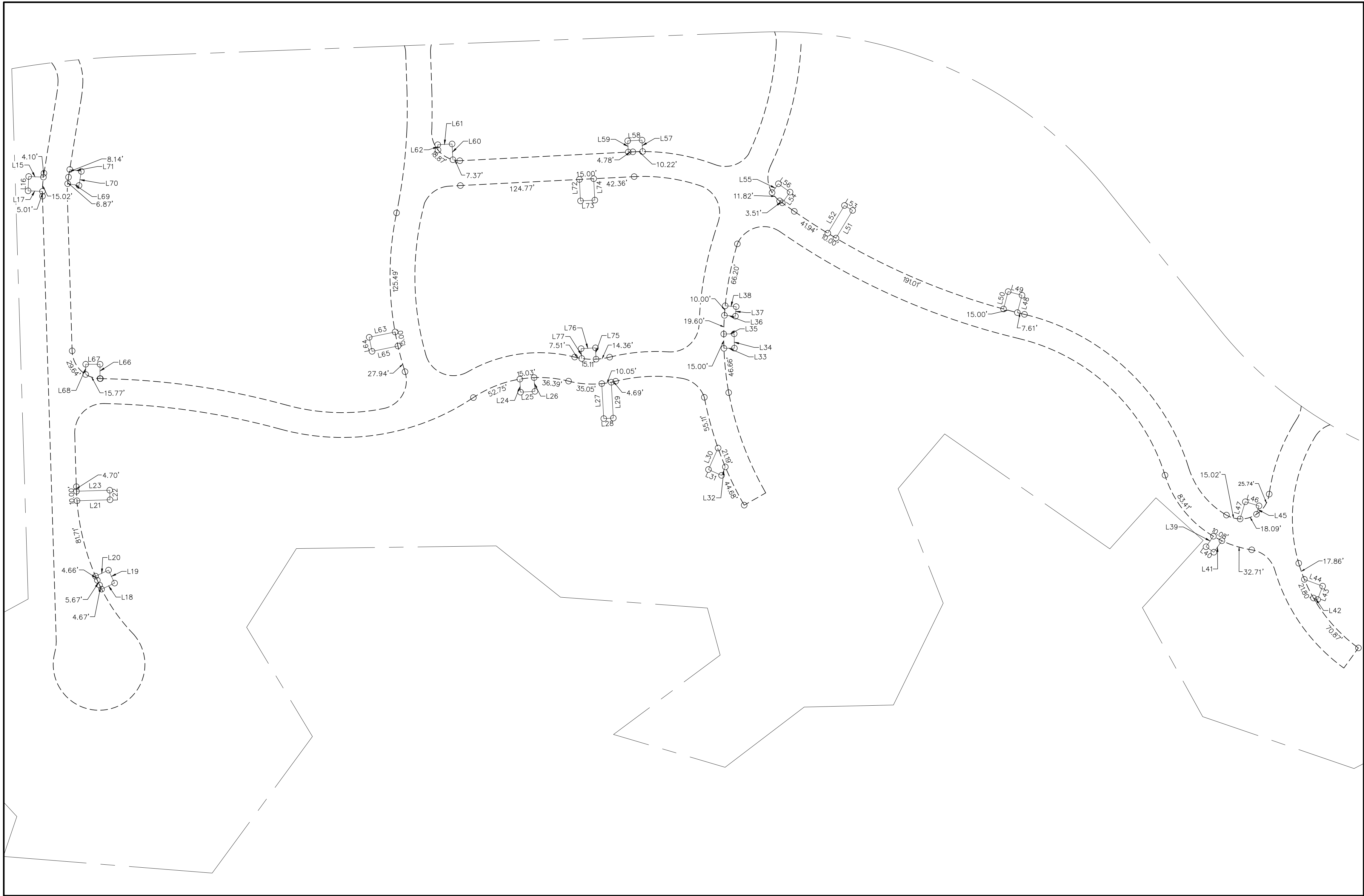
11000 FRISCO STREET, SUITE 400 FRISCO, TEXAS 75033

TBPELS # 10194468 PH.# 469-213-1800

JOB# CCR21001 April 17, 2023 PAGE 1 OF 3

Owner
APFC WATERS CREEK MEMBER LLC
600 LAS COLINAS BLVD E STE 1800
IRVING, TX 75039
214-802-8264

Developer
JPI COMPANIES
600 E. LAS COLINAS BLVD,
SUITE 1800
IRVING, TX 75039
972-556-3813



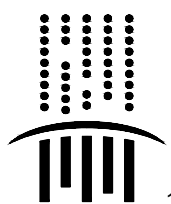
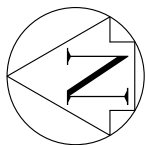
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	41°20'02"	30.00'	21.64'	S71°29'53"W	21.18'
C2	7°01'51"	100.00'	12.27'	N84°19'11"W	12.26'
C3	10°58'15"	126.00'	24.13'	N86°17'22"W	24.09'
C4	12°38'20"	54.29'	11.98'	N82°02'04"W	11.95'
C5	235°12'03"	48.00'	197.04'	S13°01'31"E	85.08'
C6	18°55'18"	191.53'	63.25'	N55°16'16"E	62.96'
C7	23°22'56"	247.68'	101.08'	N77°21'19"E	100.38'
C8	22°36'26"	34.68'	13.68'	S78°10'39"E	13.59'
C9	66°59'09"	30.00'	35.07'	S32°23'12"E	33.11'
C10	14°17'10"	747.59'	186.40'	S08°14'57"W	185.92'
C11	49°18'23"	246.00'	211.70'	S09°13'20"E	205.22'
C12	48°07'51"	124.00'	104.17'	S09°48'35"E	101.13'
C13	28°14'44"	101.00'	49.79'	S00°07'58"W	49.29'
C14	22°30'01"	175.03'	68.73'	S02°44'20"E	68.29'
C15	63°53'58"	30.00'	33.46'	S39°15'21"W	31.75'
C16	18°47'51"	368.78'	120.99'	S69°43'15"W	120.45'
C17	18°47'51"	342.78'	112.46'	N69°43'15"E	111.96'
C18	26°53'22"	335.53'	157.47'	S86°39'30"E	156.03'
C19	101°29'56"	30.00'	53.14'	S15°56'39"E	46.46'
C20	21°22'13"	738.00'	275.26'	S24°07'13"W	273.67'
C21	59°17'07"	212.00'	219.36'	S43°04'40"W	209.71'
C22	63°59'19"	113.00'	126.20'	S40°43'33"W	119.74'
C23	65°04'17"	30.00'	34.07'	S41°16'02"W	32.27'
C24	37°55'09"	193.00'	127.73'	S54°50'36"W	125.41'
C25	37°55'09"	167.00'	110.52'	N54°50'36"E	108.52'
C26	46°59'45"	167.00'	136.98'	S82°41'57"E	133.17'
C27	40°00'03"	30.00'	20.94'	S39°12'02"E	20.52'
C28	27°55'15"	30.00'	14.62'	S71°14'49"E	14.48'
C29	1°54'53"	56.00'	1.87'	S58°14'37"E	1.87'
C30	23°07'01"	193.00'	77.87'	S70°45'35"E	77.34'
C31	112°23'08"	30.00'	58.85'	S26°07'31"E	49.85'
C32	42°39'09"	87.00'	64.77'	S51°23'38"W	63.28'
C33	59°17'07"	238.00'	246.26'	S43°04'40"W	235.42'
C34	21°22'13"	712.00'	265.56'	S24°07'13"W	264.03'
C35	1°30'56"	712.00'	18.83'	S35°33'47"W	18.83'
C36	79°07'18"	30.00'	41.43'	S75°52'54"W	38.21'
C37	22°45'29"	331.79'	131.79'	N75°56'11"W	130.92'
C38	26°09'35"	27.55'	12.58'	S78°09'31"E	12.47'
C39	22°46'03"	30.00'	11.92'	S81°34'27"W	11.84'
C40	22°40'13"	305.80'	120.99'	N76°00'12"W	120.21'
C41	75°22'48"	30.00'	39.47'	N17°04'12"W	36.68'
C42	23°34'45"	213.00'	87.66'	N08°49'50"E	87.04'
C43	95°20'45"	30.00'	49.92'	N48°41'40"E	44.36'
C44	3°30'38"	663.45'	40.65'	N89°59'37"E	40.64'
C45	15°31'19"	30.00'	8.13'	S84°12'22"E	8.10'
C46	18°17'40"	25.13'	8.02'	N80°22'48"E	7.99'
C47	3°25'40"	637.45'	38.14'	N89°57'23"E	38.13'
C48	2°45'30"	56.00'	2.70'	S86°15'39"E	2.70'
C49	8°09'20"	536.99'	76.44'	S83°32'17"E	76.37'
C50	1°12'23"	537.00'	11.31'	S78°51'26"E	11.31'
C51	29°35'48"	326.06'	168.43'	N86°57'03"E	166.56'
C52	96°36'25"	30.00'	50.58'	S59°32'38"E	44.80'
C53	26°40'17"	220.00'	102.41'	S02°05'43"W	101.49'
C54	14°36'37"	773.59'	197.26'	S08°05'19"W	196.73'
C55	87°26'30"	30.00'	45.78'	S44°30'15"W	41.47'
C56	10°58'15"	100.00'	19.15'	N86°17'22"W	19.12'
C57	7°01'51"	126.00'	15.46'	N84°19'11"W	15.45'
C58	25°24'45"	56.00'	24.84'	S79°27'31"W	24.63'
C59	104°04'24"	30.00'	54.49'	S22°02'44"W	47.30'
C60	30°56'46"	298.30'	161.12'	S89°28'13"W	159.16'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C61	62°51'25"	30.00'	32.91'	N34°36'57"W	31.29'
C62	21°29'49"	187.00'	70.16'	N07°47'23"E	69.75'
C63	88°47'00"	30.00'	46.49'	N62°55'47"E	41.97'
C64	14°58'29"	361.53'	94.49'	S80°29'54"E	94.22'
C65	91°43'25"	30.00'	48.03'	S42°07'26"E	43.06'
C66	17°43'37"	201.03'	62.20'	S05°07'32"E	61.95'
C67	28°14'44"	75.00'	36.97'	S00°07'58"W	36.60'
C68	44°14'48"	150.00'	115.84'	S07°52'04"E	112.98'
C69	27°34'53"	27.00'	13.00'	N74°50'19"E	12.87'
C70	69°41'37"	23.00'	27.98'	N53°46'57"E	26.28'
C71	46°02'05"	78.00'	62.67'	N04°04'54"W	61.00'
C72	49°44'01"	33.00'	28.64'	N51°57'57"W	27.75'
C73	84°44'03"	33.00'	48.80'	S60°48'00"W	44.48'
C74	73°05'39"	77.00'	98.23'	S54°58'49"W	91.70'
C75	64°22'24"	8.00'	8.99'	S59°59'31"W	8.52'
C76	86°05'26"	12.00'	18.03'	S70°51'12"W	16.38'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N80°48'15"W	84.52'
L2	S88°13'31"W	466.73'
L3	N88°14'27"E	56.15'
L4	S29°40'41"E	26.00'
L5	S54°06'58"E	26.00'
L6	S58°14'33"E	4.58'
L7	N02°56'10"W	181.36'
L8	N88°01'58"E	39.54'
L9	N88°01'58"E	39.49'
L10	S88°13'31"W	162.91'
L11	N80°48'15"W	84.52'
L12	N03°11'14"W	11.78'
L13	N02°56'10"W	182.13'
L14	S72°40'42"E	15.60'
L15	S02°11'15"W	15.45'
L16	S87°48'45"E	15.00'
L17	N02°11'15"E	15.00'
L18	S25°02'10"E	15.03'
L19	N64°57'50"E	15.00'
L20	N25°02'10"W	15.01'
L21	N01°46'29"W	34.58'
L22	S88°13'31"W	10.00'
L23	S01°46'29"E	34.83'
L24	N86°44'03"E	13.70'
L25	N03°15'57"W	15.00'
L26	S86°44'03"W	14.42'
L27	S86°44'03"W	36.70'
L28	S03°15'57"E	10.00'
L29	N86°44'03"E	37.61'
L30	S65°59'58"E	24.67'
L31	N24°00'02"E	15.00'
L32	N65°59'58"W	9.70'
L33	S01°05'10"E	10.98'
L34	N88°54'50"E	15.00'
L35	N01°05'10"W	10.91'
L36	S04°27'16"W	11.56'
L37	S85°32'44"E	10.00'
L38	N04°27'16"E	11.53'
L39	S54°55'35"E	13.45'

LINE TABLE		
NO.	BEARING	LENGTH
L40	N35°04'25"E	10.00'
L41	N54°55'35"W	14.72'
L42	S20°25'10"W	4.60'
L43	S69°34'50"E	15.00'
L44	N20°25'10"E	20.39'
L45	S7°31'33"E	9.17'
L46	N16°46'27"E	15.00'
L47	N7°31'33"W	18.78'
L48	N75°04'34"W	18.80'
L49	S14°55'26"W	15.00'
L50	S75°04'34"E	18.87'
L51	S58°58'19"W	33.84'
L52	S58°58'19"E	33.84'
L53	S31°01'41"W	10.00'
L54	N54°09'44"W	13.83'
L55	S54°09'44"E	11.41'
L56	S35°50'16"W	15.00'
L57	N87°02'28"E	12.03'
L58	N02°57'32"W	15.00'
L59	S87°02'28"W	11.78'
L60	N87°02'28"E	16.52'
L61	N02°57'32"W	15.00'
L62	S87°02'28"W	5.60'
L63	S11°37'14"E	27.67'
L64	N78°22'46"E	15.00'
L65	N11°37'14"W	27.67'
L66	N89°48'05"W	15.00'
L67	S00°11'55"W	15.00'
L68	S89°48'05"E	10.70'
L69	S09°11'45"W	12.02'
L70	S80°48'15"E	15.00'
L71	N09°11'45"E	12.26'
L72	N87°02'28"E	22.47'
L73	N02°57'32"W	15.00'
L74	S87°02'28"W	22.47'
L75	N86°44'03"E	11.86'
L76	N03°15'57"W	15.00'
L77	S86°44'03"W	10.30'

DETAIL "A"
WATER EASEMENTS
SCALE 1" = 60'



PELOTON
LAND SOLUTIONS

11000 FRISCO STREET, SUITE 400 FRISCO, TEXAS 75033

TBPELS # 10194468 PH # 469-213-1800

JOB# CCR21001

April 17, 2023

PAGE 2 OF 3

Owner
APFC WATERS CREEK MEMBER LLC
600 E. LAS COLINAS BLVD E STE 1800
IRVING, TX 75039
214-802-8264

Developer
JPI COMPANIES
600 E. LAS COLINAS BLVD,
SUITE 1800
IRVING, TX 75039
972-556-3813

Final Plat of
Waters Creek
LOT 1, BLOCK B
19.542 ACRES TOTAL
SITUATED IN THE
THOMAS RATTAN SURVEY, ABSTRACT NO. 782
CITY OF ANNA
COLLIN COUNTY, TEXAS

Date of Preparation: MARCH 2023

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DWG NAME: E:\VDR\CG21001_Annex 1B_A4MasterDoc\A_Sur\CG21001_P&Z.dwg

STATE OF TEXAS
COUNTY OF COLLIN

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE THOMAS RATTAN SURVEY, ABSTRACT NUMBER 782, COLLIN COUNTY, BEING AII OF THAT TRACT OF LAND CONVEYED TO APFC WATERS CREEK MEMBER, LLC RECORDED IN INSTRUMENT NUMBER 2022000173738 OF THE OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" FOUND FOR THE NORTHEAST CORNER OF SAID WATERS CREEK TRACT;

THENCE WITH A CURVE TO THE RIGHT, AN ARC DISTANCE OF 126.86 FEET, THROUGH A CENTRAL ANGLE OF 07° 33' 03", HAVING A RADIUS OF 962.61 FEET, AND A LONG CHORD WHICH BEARS S 05° 57' 52" E, 126.77 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" FOUND;

THENCE S 02° 11' 21" E, 658.66 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" FOUND AND THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 413.36 FEET, THROUGH A CENTRAL ANGLE OF 53° 25' 04", HAVING A RADIUS OF 443.37 FEET, AND A LONG CHORD WHICH BEARS S 24° 31' 11" W, 398.56 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" FOUND;

THENCE S 51° 09' 54" W, 187.55 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" FOUND AND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 240.55 FEET, THROUGH A CENTRAL ANGLE OF 32° 25' 45", HAVING A RADIUS OF 425.00 FEET, AND A LONG CHORD WHICH BEARS S 34° 57' 02" W, 237.35 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" FOUND;

THENCE N 88° 20' 08" W, 100.11 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" FOUND;

THENCE S 54° 58' 49" W, 77.41 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" FOUND;

THENCE S 18° 25' 59" W, 60.11 FEET TO THE CENTERLINE OF A CREEK;

THENCE GENERALLY ALONG SAID CREEK CENTERLINE MEANDERS THE FOLLOWING BEARINGS AND DISTANCES:

N 76° 49' 58" W, 73.89 FEET;

N 27° 05' 57" W, 152.42 FEET;

N 18° 56' 09" E, 167.46 FEET;

N 61° 02' 52" E, 130.41 FEET;

S 47° 55' 09" E, 94.88 FEET;

N 42° 04' 51" E, 66.58 FEET;

N 47° 55' 09" W, 72.00 FEET;

N 34° 50' 37" E, 210.65 FEET;

N 49° 37' 58" W, 75.26 FEET;

S 68° 30' 56" W, 128.89 FEET;

N 63° 56' 21" W, 118.69 FEET;

N 01° 19' 14" W, 93.41 FEET;

N 37° 18' 33" W, 104.11 FEET;

N 16° 24' 27" E, 121.76 FEET;

S 36° 40' 04" E, 139.19 FEET;

N 74° 51' 07" E, 51.10 FEET;

N 04° 12' 33" E, 154.20 FEET;

N 38° 35' 50" E, 86.18 FEET;

N 00° 46' 12" W, 209.10 FEET;

N 57° 42' 35" W, 97.54 FEET;

S 58° 55' 58" W, 133.56 FEET;

N 53° 43' 38" W, 177.43 FEET;

N 04° 34' 01" E, 219.33 FEET;

S 71° 16' 56" E, 44.16 FEET;

N 47° 14' 17" E, 111.12 FEET;

N 85° 08' 47" E, 94.60 FEET;

THENCE S 28° 35' 15" E, 108.57 FEET DEPARTING SAID CREEK CENTERLINE MEANDERS TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" FOUND;

THENCE N 88° 13' 31" E, 555.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 851,262 SQUARE FEET OR 19.542 ACRES MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT APFC WATERS CREEK MEMBER, LLC, ACTING HEREIN BY AND THROUGH THEIR DULY AUTHORIZED OFFICERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS WATERS CREEK LOT 1, BLOCK B, AN ADDITION TO COLLIN COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, THE STREETS, ALLEYS AND PUBLIC USE AREAS SHOWN HEREON, AND DO HEREBY DEDICATE THE EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSES AS INDICATED TO THE DISTRICTS EXCLUSIVE USE FOREVER, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREIN. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS OF SAID PLAT. AT THE SOLE AND EXCLUSIVE DISCRETION OF THE DISTRICTS AND SUBJECT TO THEIR WRITTEN APPROVAL, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE DISTRICTS USE THEREOF. ANY PUBLIC UTILITY GIVEN THE RIGHT BY THE DISTRICTS TO USE SAID EASEMENTS SHALL HAVE HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS. ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHTS OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME PROCURING THE PERMISSION OF ANYONE.

BY: APFC WATERS CREEK MEMBER, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: ANNA PUBLIC FACILITY CORPORATION, A TEXAS PUBLIC FACILITY CORPORATION, ITS SOLE MEMBER

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES: _____

KNOW ALL MEN BY THESE PRESENTS:

THAT I, CHARLES STEPHEN RAMSEY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF ANNA, TEXAS.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document." 22 TAC 138.33e
Charles Stephen Ramsey, RPLS 6718
Date: 4/17/2023

CHARLES STEPHEN RAMSEY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6718

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CHARLES STEPHEN RAMSEY, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES: _____

ACCESS EASEMENT

THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE, IN, ALONG, UPON, AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF ANNA, ITS AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON, AND ACROSS SAID PREMISES.

VAM EASEMENTS

THE AREA OR AREAS SHOWN ON THE PLAT AS "VAM" (VISIBILITY , ACCESS, AND MAINTENANCE) EASEMENT(S) ARE HEREBY GIVEN AND GRANTED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO PROVIDE VISIBILITY, RIGHT OF ACCESS, AND MAINTENANCE UPON AND ACROSS SAID VAM EASEMENT. THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY AND ALL LANDSCAPING WITHIN THE VAM EASEMENT. SHOULD THE CITY EXERCISE THIS MAINTENANCE RIGHT, IT SHALL BE PERMITTED TO REMOVE AND DISPOSE OF ANY AND ALL LANDSCAPING IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ANY TREES, SHRUBS, FLOWERS, GROUND COVER, AND FIXTURES. THE CITY MAY WITHDRAW MAINTENANCE OF THE VAM EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE VAM EASEMENT SHALL REST WITH THE OWNERS. NO BUILDING, FENCE, SHRUB, TREE, OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE VISIBILITY, SHALL BE CONSTRUCTED IN, ON, OVER, OR ACROSS THE VAM EASEMENT. THE CITY SHALL ALSO HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ADD ANY LANDSCAPE IMPROVEMENTS TO THE VAM EASEMENT, TO ERECT ANY TRAFFIC CONTROL DEVICES OR SIGNS ON THE VAM EASEMENT, AND TO REMOVE ANY OBSTRUCTION THEREON. THE CITY, ITS SUCCESSORS, ASSIGNS, OR AGENTS, SHALL HAVE THE RIGHT AND PRIVILEGE AT ALL TIMES TO ENTER UPON THE VAM EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN.

FIRE LANE EASEMENT

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD SURFACE AND THAT HE (THEY) SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING." THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

HIKE & BIKE TRAIL EASEMENT

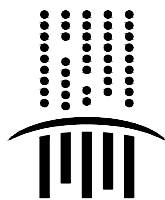
THIS PLAT IS HEREBY ADOPTED BY THE OWNERS (CALLED "OWNERS") AND APPROVED BY THE CITY OF ANNA (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSOR, AND ASSIGNS: LOT 1, BLOCK B, AS SHOWN ON THE PLAT IS CALLED "HIKE AND BIKE TRAIL EASEMENT. " THE HIKE AND BIKE TRAIL EASEMENT IS HEREBY DEDICATED TO THE PUBLICS USE FOREVER, AS INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN. THE CITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE TRAILS IN SAID EASEMENT. THE CITY SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS,AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE TRAILS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANY

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____, 2023
BY THE CITY COUNCIL OF ANNA, TEXAS.

MAYOR

CITY SECRETARY



PELOTON
LAND SOLUTIONS

11000 FRISCO STREET, SUITE 400 FRISCO, TEXAS 75033

TBPELS # 10194468 PH.# 469-213-1800

JOB# CCR21001 April 17, 2023 PAGE 3 OF 3

Final Plat of
Waters Creek

LOT 1, BLOCK B
19.542 ACRES TOTAL
SITUATED IN THE
THOMAS RATTAN SURVEY, ABSTRACT NO. 782
CITY OF ANNA
COLLIN COUNTY, TEXAS

Date of Preparation: MARCH 2023

Owner
APFC WATERS CREEK MEMBER LLC
600 LAS COLINAS BLVD E STE 1800
IRVING, TX 75039
214-802-8264

Developer
JPI COMPANIES
600 E. LAS COLINAS BLVD,
SUITE 1800
IRVING, TX 75039
972-556-3813

Plans & Plats Development Application



Submittal (Refer to pre-application notes)

Preliminary Step

- ☐ Preliminary Plat/Replat
- ☐ Tree Preservation / Affidavit of no protected trees
- ☐ Conceptual Civils
- ☐ Neighborhood Design (Single-Family only)

Final Step

- ☒ Final Plat/Replat
- ☐ Civil Plans
- ☐ Site Plan/Revised Site Plan
- ☐ Landscape Plan
- ☐ Lighting (Photometric) Plan

Other

- ☐ Amended Plat
- ☐ Minor Plat/Replat (ETJ only)
- ☐ Development Plat (ETJ only)
- ☐ Concept Plan (W/ PD Zoning)
- ☐ Zoning Exhibit & Legal Description (W/ all Zoning)
- ☐ Substantially Conforming Site Plan
- ☐ Sign Coordination Plan/Unified Development Zone

Submittal Type (Plats and Plans only)

- ☐ Pre-Submittal: all required documents are present excluding fees. I understand that the project information presented to the City at this time is not filed, and therefore the City is not required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority. This Pre-Submittal will be changed to a Submittal following the receipt of written notice and payment of fees. I am requesting this of my own volition and not at the request of the City of Anna.
- ☒ Submittal: all required documents are present including fees. I understand that the project information presented to the City at this time is filed and therefore, the City is required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority.

Acreage / Lots for fee calculation

Round decimals up to the nearest whole number: 19.54 acre(s)

Total number of lots including Common Area Lots: 1 lot(s)

Fees (Separate check for Civil Plans)

Please see the [Development Services Planning Fee Schedule](#) and [Engineering Plan Submittal Checklist](#).

The application fee of \$510, to be paid to Development Services.

The application fee of \$, to be paid to Public Works.

NOTE: Additional costs may accrue during review by City consultants of any facilities agreement and/or civil construction plans.

Development Services

120 W Seventh Street • Anna, TX 75049 • 972.924.2616 • www.annatexas.gov

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: THOMAS RATTON SURVEY Total Number of Acres: 19.54
Zoning Classification(s): MF-2, MULTIFAMILY Total Number of Lots: 1
Location: 600 Las Colinas Blvd E Ste 1800 Irving, TX 75039-5625

Property Owner Information & Authorization

Name/Company: APFC Waters Creek Member, LLC
Address: 120 W 7th Street P.O Box 776
City: Anna State: TX Zip Code: 75409
Phone: 214-831-5394 Email: jgrisham@annatexas.gov

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate James Yu (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City of Anna.

Property Owner's Signature: [Signature] Date: April 11, 2023

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Stan Carver (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 11th day of April, 2023

Lauretta Kay Blacketer

NOTARY PUBLIC in and for the State of Texas



Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): _____

Name: JAMES YU

Company: PELOTON LAND SOLUTIONS

Address: 11000 FRISCO ST SUITE 400

City: FRISCO State: TX Zip Code: 75033

Phone: 469-213-1800 Email: james.yu@pelotonland.com

Development Services

120 W Seventh Street • Anna, TX 75049 • 972.924.2616 • www.annatexas.gov



Item No. 18.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 5/1/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:

Consider/Discuss/Action on the Dreamville Anna, Block A, Lot 1, Final Plat. Applicant: Alvin Johnson / HHF Dreamville Anna, LLC.

SUMMARY:

Multiple-family residences on one lot on 11.0± acres located on the west side of S. Powell Parkway (State Highway 5), 2,050± feet south of W. White Street. Zoned Planned Development (Ord. No. 631-2013 as modified by Ord. No. 692-2015 & Ord. No. 975-2022).

The purpose of the Final Plat is to dedicate lot and block boundaries, and easements necessary for the multiple-family residence development.

The applicant has requested a 30-day extension as they continue to make alterations to the proposed Final Plat and work through staff's comments.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

Staff recommends that the Planning & Zoning Commission approve the applicant's request for a 30-day extension.

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

ATTACHMENTS:

1. Dreamville Anna, Block A, Lot 1 Final Plat Locator Map
2. 30 day waiver letter - Dreamville Anna (April 2023)

Final Plat - Dreamville Anna, Block A, Lot 1



THE CITY OF
Anna

N

Subject Property

City Limits

ETJ

0 150 300 600 Feet

April 2023

**ST. LOUIS**

Power House at Union Station
401 S. 18th Street, Suite 200
St. Louis, MO 63103
314.984.9887 tel

ST. CHARLES

1520 S. Fifth Street
Suite 307
St. Charles, MO 63303
636.978.7508 tel

DALLAS

7501 Lone Star Drive
Suite 250B
Plano, TX 75024
972.624.6000 tel

PHOENIX

2701 E. Camelback Road
Suite 175
Phoenix, AZ 85016
602.795.4111 tel

**RECEIVED
APRIL 24, 2023
PLANNING DEPT.
CITY OF ANNA**

April 24, 2023

City of Anna
Planning Department – Attention: Salena Tittle
3223 N. Powell Parkway
Anna, Texas 75049

Subject: 30-Day Waiver for Final Plat, and Site Plan
Dreamville Addition, Block A, Lot 1

Planning Department:

As the property owner owner's representative] we hereby request a 30-day extension of the above-referenced plat from the May 1, 2023 Planning & Zoning Commission agenda, and rescheduling this plat for a future Planning & Zoning Commission meeting date.

When we are ready for this plat to be considered for approval by the Planning & Zoning Commission, we will notify you, and will resubmit any required corrections to the plat, at least ten calendar days prior to the requested P&Z Commission meeting date.

Sincerely,

Donald F. Warnke, PE, Senior Project Manager
Cole & Associates



Item No. 19.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 5/1/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:

Consider/Discuss/Action on the Dreamville Anna, Block A, Lot 1, Site Plan. Applicant: Alvin Johnson / HHF Dreamville Anna, LLC.

SUMMARY:

Multiple-family residences on one lot on 11.0± acres located on the west side of S. Powell Parkway (State Highway 5), 2,050± feet south of W. White Street. Zoned Planned Development (Ord. No. 631-2013 as modified by Ord. No. 692-2015 & Ord. No. 975-2022).

The purpose of the Site Plan is to show the proposed multiple-family residence development and related site improvements.

The applicant has requested a 30-day extension as they continue to make alterations to the proposed site plan and work through staff's comments.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

Staff recommends that the Planning & Zoning Commission approve the applicant's request for a 30-day extension.

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

ATTACHMENTS:

1. Dreamville Anna, Block A, Lot 1 Site Plan Locator Map
2. 30 day waiver letter - Dreamville Anna (April 2023)

Site Plan - Dreamville Anna, Block A, Lot 1



THE CITY OF
Anna

N



 Subject Property

 City Limits
 ETJ

0 150 300 600
Feet

April 2023

**ST. LOUIS**

Power House at Union Station
401 S. 18th Street, Suite 200
St. Louis, MO 63103
314.984.9887 tel

ST. CHARLES

1520 S. Fifth Street
Suite 307
St. Charles, MO 63303
636.978.7508 tel

DALLAS

7501 Lone Star Drive
Suite 250B
Plano, TX 75024
972.624.6000 tel

PHOENIX

2701 E. Camelback Road
Suite 175
Phoenix, AZ 85016
602.795.4111 tel

**RECEIVED
APRIL 24, 2023
PLANNING DEPT.
CITY OF ANNA**

April 24, 2023

City of Anna
Planning Department – Attention: Salena Tittle
3223 N. Powell Parkway
Anna, Texas 75049

Subject: 30-Day Waiver for Final Plat, and Site Plan
Dreamville Addition, Block A, Lot 1

Planning Department:

As the property owner owner's representative] we hereby request a 30-day extension of the above-referenced plat from the May 1, 2023 Planning & Zoning Commission agenda, and rescheduling this plat for a future Planning & Zoning Commission meeting date.

When we are ready for this plat to be considered for approval by the Planning & Zoning Commission, we will notify you, and will resubmit any required corrections to the plat, at least ten calendar days prior to the requested P&Z Commission meeting date.

Sincerely,

Donald F. Warnke, PE, Senior Project Manager
Cole & Associates



Item No. 20.

Planning and Zoning Commission Agenda
Planning Staff Report

Meeting Date: 5/1/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Action on the Whiterock Subdivision, Block A, Lots 1-5, Final Plat.
Applicant: Sirvien, LLC.

SUMMARY:

Five lots on 5.5± acres located on the east side of White Rock Trail, 630± feet south of E. Farm-to-Market Road 455. Located in the Extraterritorial Jurisdiction (ETJ).

The purpose of the Final Plat is to dedicate lot and block boundaries, and easements necessary for future development.

The applicant has requested a 30-day extension as they wait for the county's on-site sewage facility review.

FINANCIAL IMPACT:

This item has no financial impact.

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique.

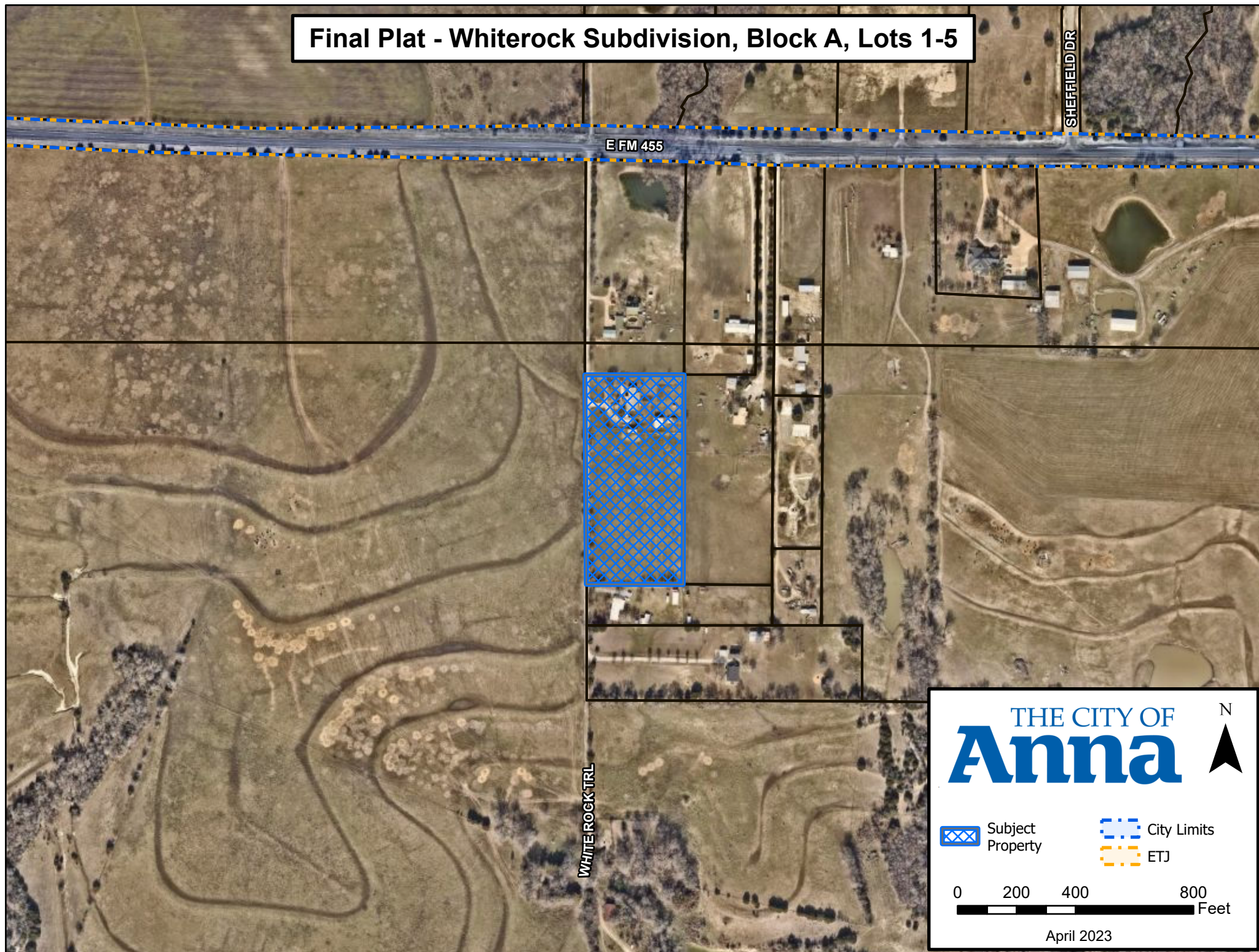
STAFF RECOMMENDATIONS:

Staff recommends that the Planning & Zoning Commission approve the applicant's request for a 30-day extension.

ATTACHMENTS:

1. Whiterock Subdivision, Block A, Lots 1-5 Locator Map
2. Extension Request

Final Plat - Whiterock Subdivision, Block A, Lots 1-5





2600 Network Blvd Ste 310
Frisco, TX 75034
469.458.7300

DEVELOPMENT SERVICES
RECEIVED
4/26/2023

April 26, 2022

Planning Department
City of Anna
120 W 7th Street
Anna, Texas 75409

Re: Extension Request – 30 day Waiver - Whiterock Subdivision Final Plat

Planning Department:

As the property owner's representative, we hereby request a 30-day extension of the above-referenced plat from the May 1, 2023 Planning and Zoning Commission agenda, and rescheduling this plat for a future Planning and Zoning Commission meeting date.

When we are ready for this plat to be considered for approval by the Planning and Zoning Commission, we will notify you, and will resubmit any required corrections to the plat, at least ten calendars days prior to the requested P&Z Commission meeting date.

Sincerely,

A handwritten signature in black ink, appearing to read "Mathias Haubert", with a long horizontal flourish extending to the right.

Mathias Haubert, PE



Item No. 21.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 5/1/2023
Staff Contact: Ross Altobelli

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 170± acres located on the north and south side of E. Foster Crossing Road, 1,645± feet east of future Leonard Avenue from Planned Development to Planned Development to allow for single-family residences and multiple-family residences built to SF-72 Single-Family Residence District, SF-60 Single-Family Residence District, & SF-Z Single-Family Residence District - Zero lot line homes, and MF-2 Multiple-Family Residential - High Density with modified development standards. Applicant: Lindo Apparel Incorporated 335 Valley-Two, Inc.

SUMMARY:

The applicant's request is to rezone 170 acres out of the original 737.3 acre Planned Development (Ord. No 323-2007). The existing zoning currently allows for SF-D (70' x 120') and SF-A (55' x 110') residential lots with modified development standards. The proposed zoning includes a mixture of single-family dwelling, detached zoning and multiple-family residence zoning. The proposed zoning includes the following district types:

- Multiple-Family Residential – High Density (MF-2): Maximum of 35.2± acres
- SF-72 Single-Family Residence District: Minimum 91 lots
- SF-60 Single-Family Residence District
- SF-Z Single-Family Residence District - Zero lot line homes: Maximum 316 lots

The zoning request proposes a development pattern that aligns with the Master Thoroughfare Plan and provides for a land use transition for development as it moves north of the Collin County Outer loop that is superior to the existing zoning.

History

The current zoning as adopted by Ordinance No. 323-2007 included 737± acres north and south of Collin County Outer Loop.

The images below, labeled Exhibit B Zoning Districts and Exhibit D Concept Plan and included within the original zoning for Anna Ranch, illustrate roadway layouts that don't align with the current Anna 2045 Master Thoroughfare Plan (Leonard Avenue and E. Foster Crossing Boulevard).

Conformance with the City of Anna Strategic Plan and Comprehensive Plan

Anna Vision 2036

- a. Principle 3: Beautiful Community
 - i. Design standards and development agreements that promote beautiful and “enduring” buildings.
 - ii. Preserved some natural areas/open space through the community.
- b. Principle 5: Great Housing Opportunities
 - i. Diverse housing choices for all family generations.
- c. Principle 7: Fun Community for all
 - ii. Connected trails linking Neighbors to parks and other community destinations.

City of Anna Goals for 2026

- a. Sustainable Anna Community Through Planned, Managed Growth
 - i. Manage residential growth.
 - ii. Have a diverse range of housing choices available in Anna.
- b. Convenient Mobility: Pedestrian-friendly neighborhoods and school routes with safe walkways.

CONCLUSION:

The applicant is requesting to amend the existing zoning that was established in 2007 to allow for a mixture of single-family dwelling, detached lot types north of E. Foster Crossing Boulevard and multiple-family residence south of E. Foster Crossing Boulevard. As part of the zoning request, the applicant is proposing to meet the Park Land Dedication requirement (1 acre of land for each 50 proposed dwelling units) by dedicating over 30 acres of land to the city to be used for Park, playground, or recreation center (public) and recreational and future Civic center uses. Additionally, the proposed zoning and concept plan are in conformance with elements of the City of Anna Strategic Plan and Comprehensive Plan. The proposal includes the following:

- Increased landscape buffer requirements that enhance the perimeters of the single-family residential and multiple-family residence developments adjacent to E. Foster

Crossing Boulevard.

- Identify areas to be preserved and dedicated for public parks and future municipal services.
- Allows for a development that proposes a diverse range of housing choices.
- Provides for enhanced sidewalks and hike and bike trail connections within the development and along E. Foster Crossing Boulevard.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

If the Commission decides to vote in favor of the requested zoning amendment, below are the recommended restrictions for approval.

Restrictions:

Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the SF-72 Single-Family Residence District (SF-72), SF-60 Single-Family Residence District (SF-60), SF-Z Single-Family Residence District - Zero lot line homes (SF-Z), MF-2 Multiple-Family Residential - High Density (MF-2), and the Planning and Development Regulations except as otherwise specified herein.

a. Additional permitted use

1. Civic center

b. SF-72 Single-Family Residence District

1. Side yard interior (feet): 5

2. Rear yard (feet): 15

3. Max. lot coverage (%): 50

4. Min number of SF-72 lots: 91

c. SF-60 Single-Family Residence District

1. Side yard interior (feet): 5
2. Rear yard (feet): 15
3. Max. lot coverage (%): 50
4. Building size (square feet): 1800

d. SF-Z Single-Family Residence District - Zero lot line homes

1. Side yard interior (feet): 5
2. Rear yard (feet): 15
3. Min. lot depth (feet): 115
4. Maximum number of SF-Z lots: 316

e. MF-2 Multiple-Family Residential - High Density

1. Maximum height (feet): 50 / 3 story

A. 3 story buildings shall be located no closer than 300 feet from any single-family residence zoning not included within this planned development district.

2. Max. lot coverage (%): 60%

3. Parking: A minimum of 1.5 parking spaces shall be provided per one-bedroom and studio units and two (2) spaces per two or more-bedroom units, plus 0.25 per dwelling unit for visitor parking.

A. Covered Parking: 50% of the required parking must be covered.

4. Screening Fence:

A. Boarder fencing on any perimeter not abutting a public right-of-way shall consist of;

i. a minimum ten (10) foot wide landscape buffer and six (6) foot tall ornamental metal fence, such as wrought iron or tubular steel, with masonry columns at no more than forty (40) foot intervals. The ten (10) foot-wide landscape buffer shall consist of a vegetative screen comprised of minimum 3" caliber trees planted staggered at twenty-five (25) foot centers; and/or

ii. Border fencing of masonry construction of not less than eight feet in height.

f. Additional Standards: The following items shall be implemented as part of the Planned Development zoning area;

1. Park land and public/private facility dedication/construction: In an effort to meet the required park land dedication requirement for both the single-family and multiple-family development area; dedication of Common Area tracts of land, as shown on the approved Concept Plan, for the purpose of a city park and land for future municipal offices/services subject to review by the city's parks advisory board and approval by the City Council prior to Preliminary Plat approval. Said dedication shall be credited toward the overall dedication requirement of one acre per 50 proposed dwelling units.

2. Landscape setbacks/buffer: Minimum 30-foot-wide landscape buffer/common areas lot shall be required adjacent to E. Foster Crossing Road. The landscape buffer/common area lots are to be owned and maintained by the single-family homeowners associated and multiple-family residential development.

3. Tree Plantings:

A. For all common area lots, developer shall be required to plant one large tree (minimum of three-inch caliper and seven feet high at the time of planting) per 40 linear feet, or portion thereof, of street frontage. Trees may be grouped or clustered to facilitate site design.

B. Requirements for single-family residential lots. Three-inch caliper trees selected from the large tree list shall be planted on all single-family residential lots in accordance with the corresponding zoning districts and the Planning and Development Regulations except as otherwise specified herein. The following minimum standards apply

Single-family residential – 72 (SF-72) 2 Trees

Single-family residential – zero lot line (SF-Z) 1 Tree

i. Trees for SF-Z lots shall be planted in either the front or rear yard at the builder's discretion.

4. Fencing:

A. Rear and/or side yards of single-family residential lots adjacent to the 30-foot common area lot along E. Foster Crossing Road shall have fencing consisting of an 8-foot-tall cedar fence of uniform design with masonry columns at no less than 50-foot intervals. The fence shall be owned and maintained by the single-family development HOA.

B. Adjacent to common area lots not referenced above: Ornamental metal fences, such as wrought iron or tubular steel shall be constructed along the rear yard of any

residential lot. Side yard fencing abutting and/or adjacent to common area lots may be wood. The fencing shall be owned and maintained by the individual lot owners.

C. All other fencing constructed between residences can be wood. All wood fencing shall be at least six feet in height. Wood fencing shall be stained and sealed. Plastic and chain link fencing is prohibited.

5. Streets:

A. Developer shall construct the section of E. Foster Crossing adjacent to the common area land as part of the Single-Family development.

B. Dead-end streets: In the case of dead-end streets which will eventually be extended into the adjacent subdivision, no more than three lots (per side) can front onto the dead-end street stub unless a temporary turnaround bulb (with the appropriate temporary street easement) is provided at the end.

C. Development is exempt from curvilinear street design requirements.

6. Sidewalks:

A. Construction of a 10-foot hike and bike trail along the north side of E. Foster Crossing Road for the entire limits of the Planned Development.

B. Construction of a 12-foot-wide hike and bike trail traversing east/west through the single family residential zoned property as shown on the approved Concept Plan.

C. The City of Anna will be responsible for maintaining hike and bike trails identified above.

7. Garages:

A. Garages for single-family residence lots may be over 60% of the total frontage width of a house whether or not swing drive ("J" drives) are used. For SF-Z lots, the face of the garage may extend more than ten feet but no more than fifteen feet beyond the remainder of the front elevation of the primary living area of a house but in no instance shall the garage face encroach within a required setback.

g. Plats and/or site plans submitted for the development of the PD shall conform to the data presented and approved on the Conceptual Development plan. Non-substantial changes of detail on the final development plan(s) that differ from the Conceptual Development plan may be authorized by the City Council with the approval of the final development plan(s) and without public hearing.

h. The Conceptual Development Plan will expire after two (2) years of approval.

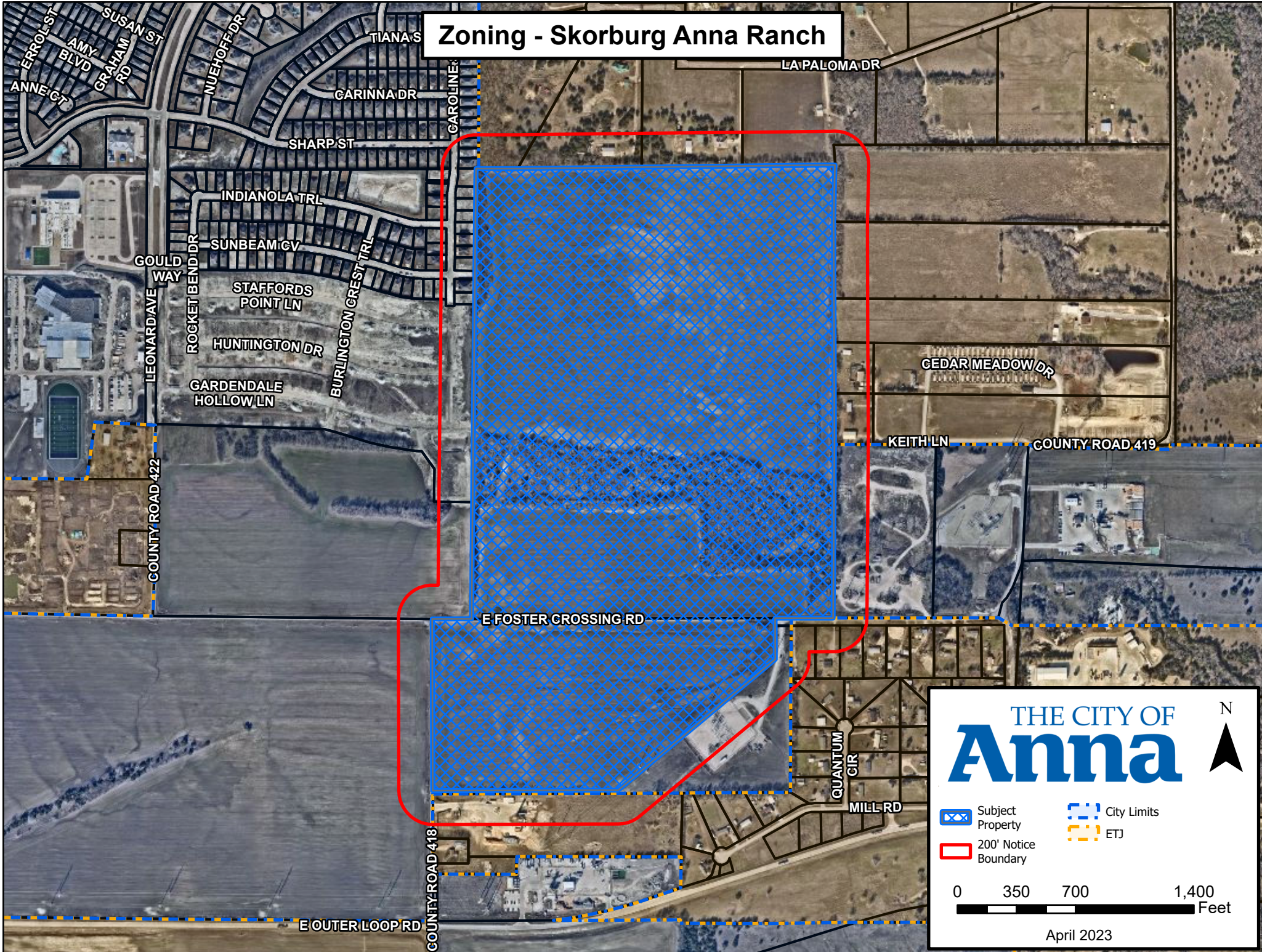
STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing the strategic outcome area: Unique, Active, and Safe.

ATTACHMENTS:

1. Skorburg Anna Ranch Locator Map
2. PZ - STAFF REPORT (ZC) Anna Ranch
3. EXHIBIT A - (CP) Skorburg Anna Ranch
4. In Favor letter - Anna-Skorberg rezoning
5. Application

Zoning - Skorburg Anna Ranch



THE CITY OF
Anna

Legend:

- Subject Property
- City Limits
- 200' Notice Boundary
- ETJ

0 350 700 1,400 Feet

April 2023

CITY OF ANNA

Planning & Zoning Commission

May 1, 2023

Zoning & Concept Plan: Skorborg Anna Ranch

Applicant: Lindo Apparel Incorporated 335 Valley-Two, Inc.

DESCRIPTION:

Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone 170± acres located on the north side of E. Foster Crossing Road, 1,645± feet east of future Leonard Avenue from Planned Development (Ord. No. 323-2007) to a new Planned Development to allow for single-family residences and multiple-family residences built to SF-72 Single-Family Residence District, SF-60 Single-Family Residence District, & SF-Z Single-Family Residence District – Zero lot line homes, and MF-2 Multiple-Family Residential – High Density (MF-2) with modified development standards.

REMARKS:

A Planned Development (PD) is intended to provide for combining and mixing of uses allowed in various districts with appropriate regulations and to permit flexibility in the use and design of land and buildings in situations where modification of specific provisions of this article is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the community. A PD district may be used to permit new and innovative concepts in land utilization. While great flexibility is given to provide special restrictions, which will allow development not otherwise permitted, procedures are established herein to insure against misuse of the increased flexibility.

The subject property is currently undeveloped. A concept plan, Skorborg Anna Ranch, accompanies this request as Exhibit A.

The applicant request is to rezone 170 acres out of the original 737.3 acre Planned Development (Ord. No 323-2007). The existing zoning currently allows for SF-D (70' x 120') and SF-A (55' x 110') residential lots with modified development standards. The proposed zoning includes a mixture of single-family dwelling, detached zoning and multiple family residence zoning. The proposed zoning includes the following district types:

- Multiple-Family Residential – High Density (MF-2): Maximum of 35.2± acres
- SF-72 Single-Family Residence District: Minimum 91 lots

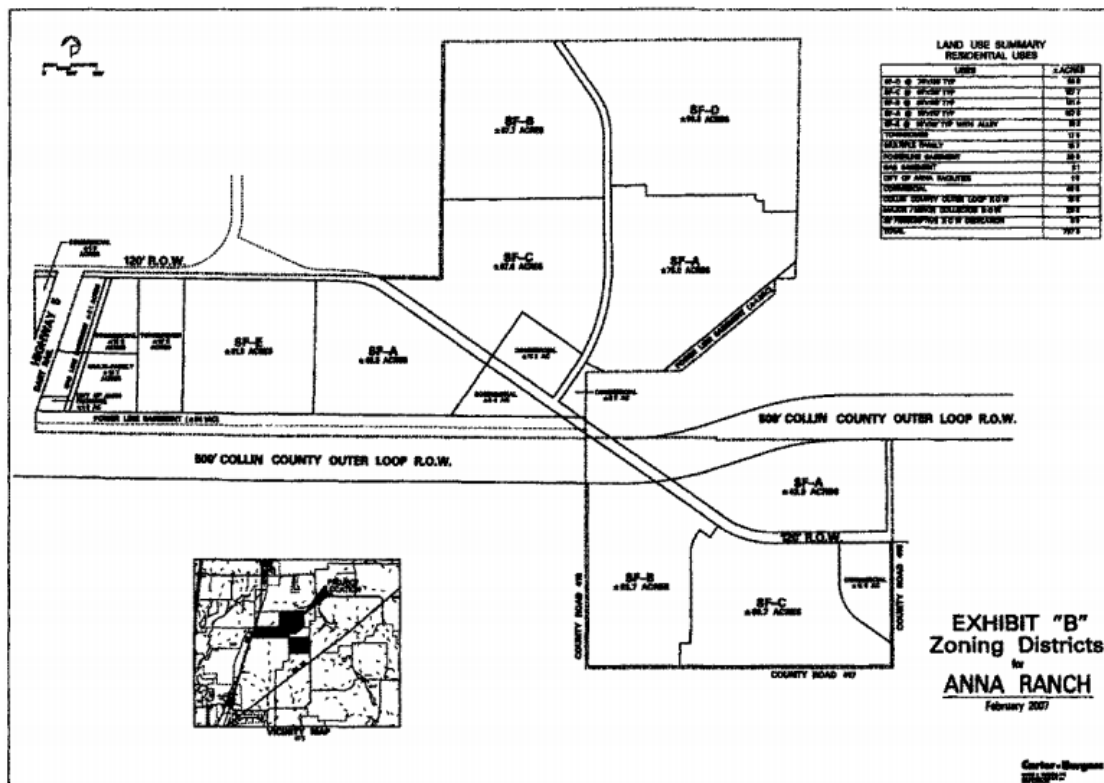
- SF-60 Single-Family Residence District
- SF-Z Single-Family Residence District - Zero lot line homes: Maximum 316 lots

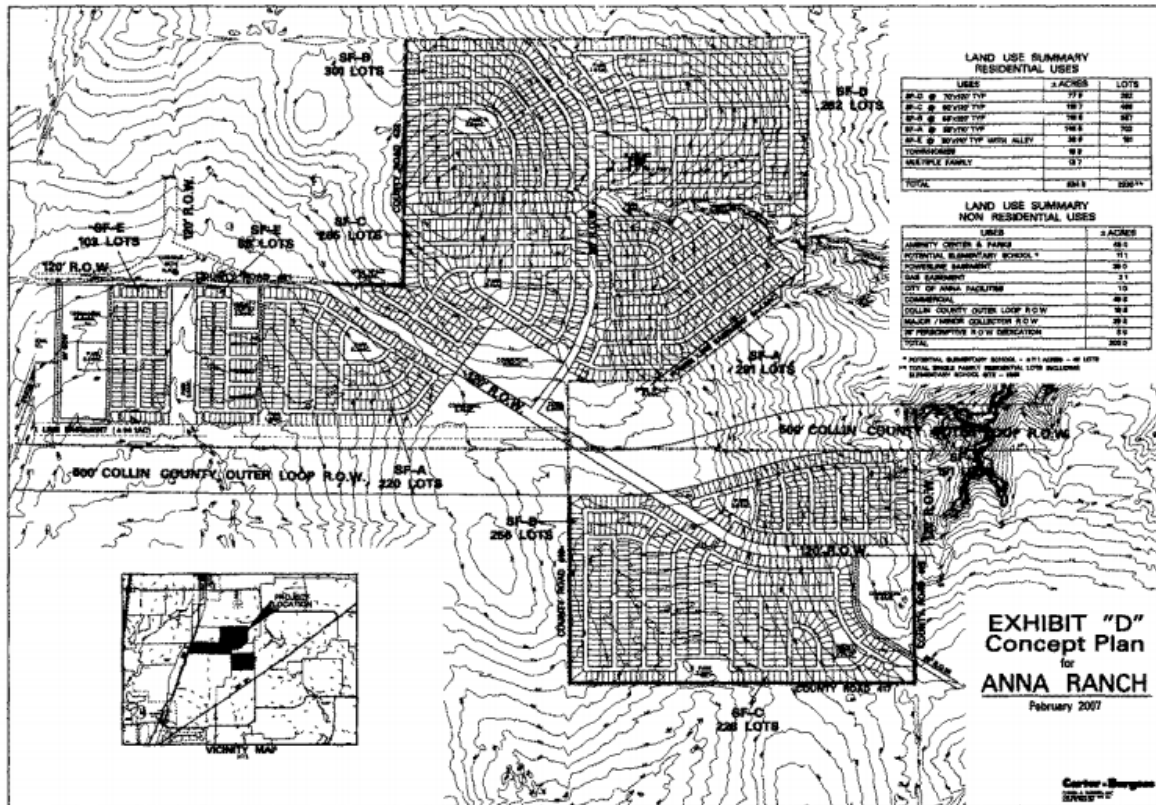
The zoning request proposes a development pattern that aligns with the Master Thoroughfare Plan and provides for a land use transition for development as it moves north of the Collin County Outer loop that is superior to the existing zoning.

History

The current zoning as adopted by Ordinance No. 323-2007 included 737± acres north and south of Collin County Outer Loop.

The images below, labeled Exhibit B Zoning Districts and Exhibit D Concept Plan and included within the original zoning for Anna Ranch, illustrate roadway layouts that don't align with the current Anna 2045 Master Thoroughfare Plan (Leonard Avenue and E. Foster Crossing Road).





Surrounding Land Uses and Zoning

North	Residential lots in the ETJ
East	Land developed as residential and commercial uses in the ETJ.
South	Batch plant and residential lots in the ETJ.
West	Vacant land zoned Planned Development (Anna Ranch Phases 2 & 3) that allows for SF-60 Single-Family Residence, SF-TH Townhome, and MF-2 Multiple-Family Residential - High Density developments with modified development standards

Conformance with the City of Anna Strategic Plan and Comprehensive Plan

Anna Vision 2036

- a. Principle 3: Beautiful Community
 - i. Design standards and development agreements that promote beautiful and "enduring" buildings.
 - ii. Preserved some natural areas/open space through the community.

- b. Principle 5: Great Housing Opportunities
 - i. Diverse housing choices for all family generations.
- c. Principle 7: Fun Community for all
 - ii. Connected trails linking Neighbors to parks and other community destinations.

City of Anna Goals for 2026

- a. Sustainable Anna Community Through Planned, Managed Growth
 - i. Manage residential growth.
 - ii. Have a diverse range of housing choices available in Anna.
- b. Convenient Mobility: Pedestrian-friendly neighborhoods and school routes with safe walkways.

SUMMARY:

The applicant is requesting to amend the existing zoning that was established in 2007 to allow for a mixture of single-family dwelling, detached lot types north of E. Foster Crossing Road and multiple-family residence south of E. Foster Crossing Road. As part of the zoning request that applicant is proposing to meet the Park Land Dedication requirement (1 acre of land for each 50 proposed dwelling units) by dedicating over 30 acres of land to the city to be used for Park, playground, or recreation center (public) and recreational and future Civic center uses. Additionally, the proposed zoning and concept plan are in conformance with elements of the City of Anna Strategic Plan and Comprehensive Plan. The proposal includes the following:

- Increased landscape buffer requirements that enhance the perimeters of the single-family residential and multiple-family residence developments adjacent to E. Foster Crossing Boulevard.
- Identify areas to be preserved and dedicated for public parks and future municipal services.
- Allows for a development that proposes a diverse range of housing choices.
- Provides for enhanced sidewalks and hike and bike trail connections within the development and along E. Foster Crossing Road.

RECOMMENDATION:

If the Commission decides to vote in favor of the requested zoning amendment below are the recommended restrictions for approval.

Restrictions:

Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the SF-72 Single-Family Residence District (SF-72), SF-60 Single-Family Residence District (SF-60), SF-Z Single-Family Residence District - Zero lot line homes (SF-Z), MF-2 Multiple-Family Residential - High Density (MF-2), and the Planning and Development Regulations except as otherwise specified herein.

a. Additional permitted use

1. Civic center

b. SF-72 Single-Family Residence District

1. Side yard interior (feet): 5
2. Rear yard (feet): 15
3. Max. lot coverage (%): 50
4. Min number of SF-72 lots: 91

c. SF-60 Single-Family Residence District

1. Side yard interior (feet): 5
2. Rear yard (feet): 15
3. Max. lot coverage (%): 50
4. Building size (square feet): 1800

d. SF-Z Single-Family Residence District - Zero lot line homes

1. Side yard interior (feet): 5

2. Rear yard (feet): 15
3. Min. lot depth (feet): 115
4. Maximum number of SF-Z lots: 316

e. MF-2 Multiple-Family Residential - High Density

1. Maximum height (feet): 50 / 3 story
 - A. 3 story buildings shall be located no closer than 300 feet from any single-family residence zoning not included within this planned development district.
2. Max. lot coverage (%): 60%
3. Parking: A minimum of 1.5 parking spaces shall be provided per one-bedroom and studio units and two (2) spaces per two or more-bedroom units, plus 0.25 per dwelling unit for visitor parking.
 - A. Covered Parking: 50% of the required parking must be covered.
4. Screening Fence:
 - A. Border fencing on any perimeter not abutting a public right-of-way shall consist of;
 - i. A minimum ten (10) foot wide landscape buffer and six (6) foot tall ornamental metal fence, such as wrought iron or tubular steel, with masonry columns at no more than forty (40) foot intervals. The ten (10) foot-wide landscape buffer shall consist of a vegetative screen comprised of minimum 3" caliber trees planted staggered at twenty-five (25) foot centers; and/or
 - ii. Border fencing of masonry construction of not less than eight feet in height.

f. Additional Standards: The following items shall be implemented as part of the Planned Development zoning area;

1. Park land and public/private facility dedication/construction: In an effort to meet the required park land dedication requirement for both the single-family and multiple family development area; dedication of

Common Area tracts of land, as shown on the approved Concept Plan, for the purpose of a city park and land for future municipal offices/services subject to review by the city's parks advisory board and approval by the City Council prior to Preliminary Plat approval. Said dedication shall be credited toward the overall dedication requirement of one acre per 50 proposed dwelling units.

2. Landscape setbacks/buffer: Minimum 30-foot-wide landscape buffer/common areas lots shall be required adjacent to E. Foster Crossing Road. The landscape buffer/common area lots are to be owned and maintained by the single-family homeowners associated and multiple-family residential development.

3. Tree Plantings:

- A. For all common area lots, developer shall be required to plant one large tree (minimum of three-inch caliper and seven feet high at the time of planting) per 40 linear feet, or portion thereof, of street frontage. Trees may be grouped or clustered to facilitate site design.
- B. Requirements for single-family residential lots. Three-inch caliper trees selected from the large tree list shall be planted on all single-family residential lots in accordance with the corresponding zoning districts and the Planning and Development Regulations except as otherwise specified herein. The following minimum standards apply

Single-family residential – 72 (SF-72)	2 Trees
Single-family residential – zero lot line (SF-Z)	1 Tree

- i. Trees for SF-Z lots shall be planted in either the front or rear yard at the builder's discretion.

4. Fencing:

- A. Rear and/or side yards of single-family residential lots adjacent to the 30-foot common area lot along E. Foster Crossing Road shall have fencing consisting of an 8-foot-tall cedar fence of uniform design with masonry columns at no less than 50-foot intervals. The fence shall be owned and maintained by the single-family development HOA.
- B. Adjacent to common area lots not referenced above: Ornamental metal fences, such as wrought iron or tubular steel shall be constructed along the rear yard of any residential lot. Side yard

fencing abutting and/or adjacent to common area lots may be wood. The fencing shall be owned and maintained by the individual lot owners.

- C. All other fencing constructed between residences can be wood. All wood fencing shall be at least six feet in height. Wood fencing shall be stained and sealed. Plastic and chain link fencing is prohibited.

5. Streets:

- A. Developer shall construct the section of E. Foster Crossing Road adjacent to the common area land as part of the Single-Family development.
- B. Dead-end streets: In the case of dead-end streets which will eventually be extended into the adjacent subdivision, no more than three lots (per side) can front onto the dead-end street stub unless a temporary turnaround bulb (with the appropriate temporary street easement) is provided at the end.
- C. Development is exempt from curvilinear street design requirements.

6. Sidewalks:

- A. Construction of a 10-foot hike and bike trail along the north side of E. Foster Crossing Road for the entire limits of the Planned Development.
- B. Construction of a 12-foot-wide hike and bike trail traversing east/west through the single family residential zoned property as shown on the approved Concept Plan.
- C. The City of Anna will be responsible for maintaining hike and bike trails identified above.

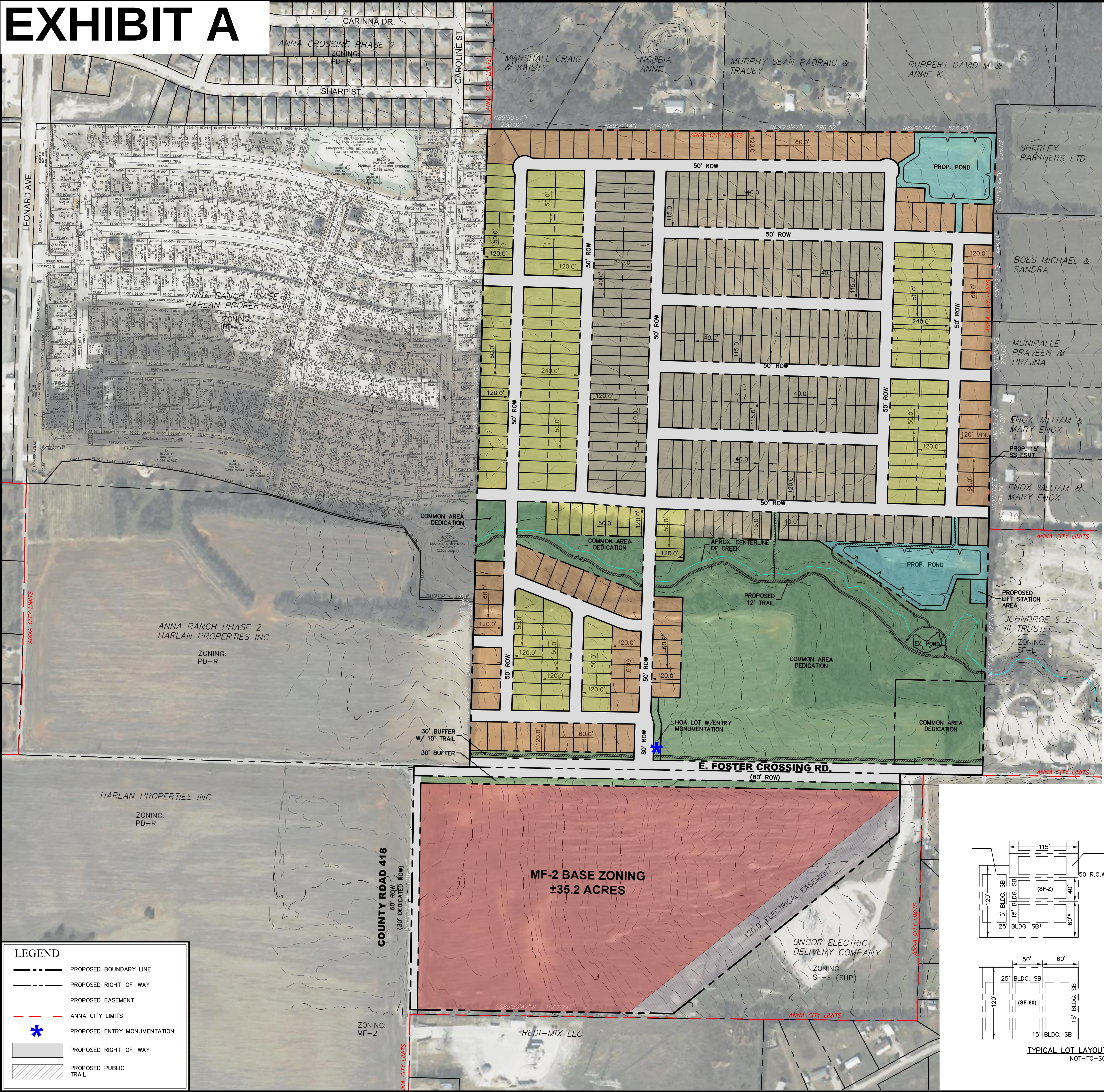
7. Garages:

- A. Garages for single-family residence lots may be over 60% of the total frontage width of a house whether or not swing drive ("J" drives) are used. For SF-Z lots, the face of the garage may extend more than ten feet but no more than fifteen feet beyond the remainder of the front elevation of the primary living area of a

house but in no instance shall the garage face encroach within a required setback.

- g. Plats and/or site plans submitted for the development of the PD shall conform to the data presented and approved on the Conceptual Development plan. Non-substantial changes of detail on the final development plan(s) that differ from the Conceptual Development plan may be authorized by the City Council with the approval of the final development plan(s) and without public hearing.
- h. The Conceptual Development Plan will expire after two (2) years of approval.

EXHIBIT A



LEGEND

PROPOSED BOUNDARY LINE

PROPOSED RIGHT-OF-WAY

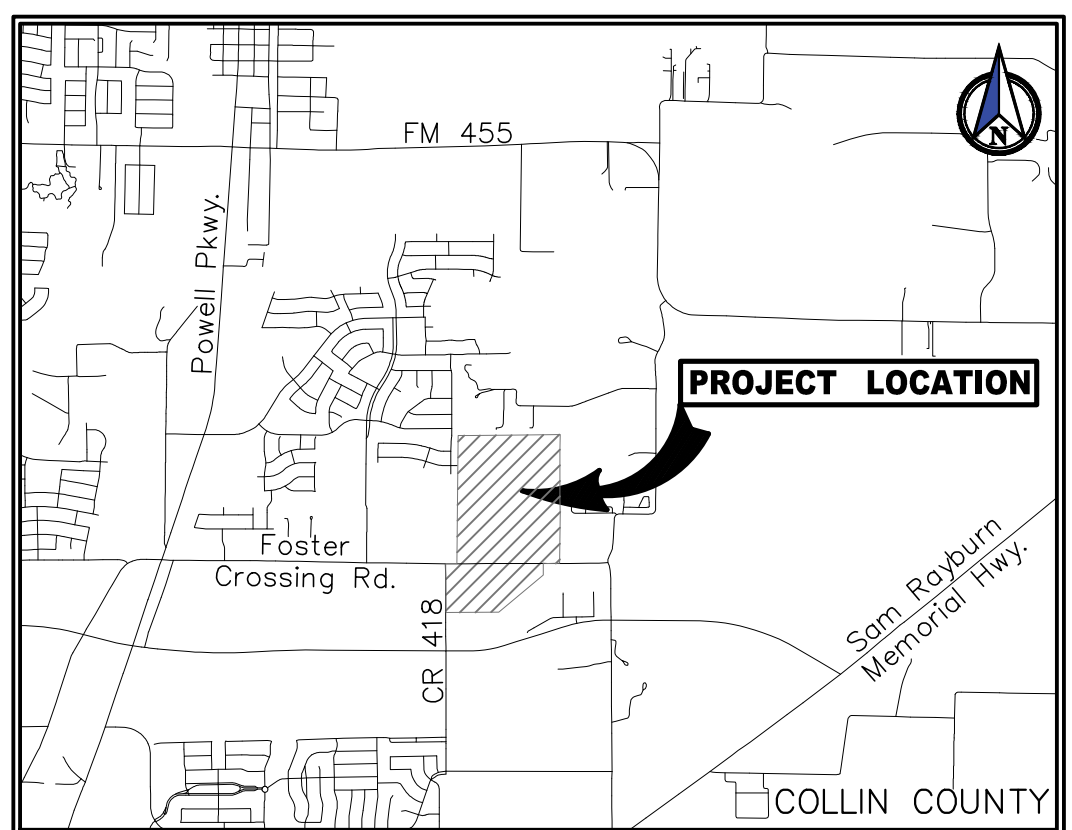
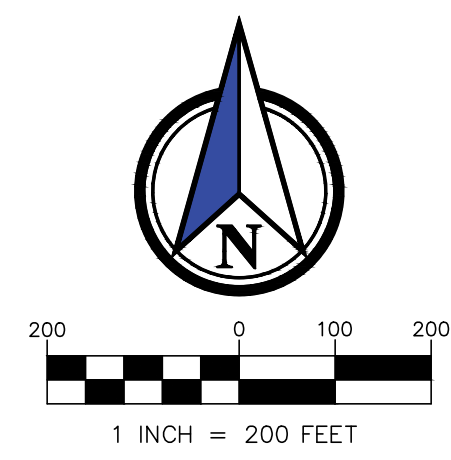
PROPOSED EASEMENT

ANNA CITY LIMITS

PROPOSED ENTRY MONUMENTATION

PROPOSED RIGHT-OF-WAY

PROPOSED PUBLIC TRAIL



VICINITY MAP
(NOT TO SCALE)

OWNER:
Lindo Apparel Inc & 335 Valley Two Inc
1770 Hornet Road
San Marino, CA 91108-1254

DEVELOPER:
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
Tel. No. (214) 888-8845
Contact: Adam Shiffer

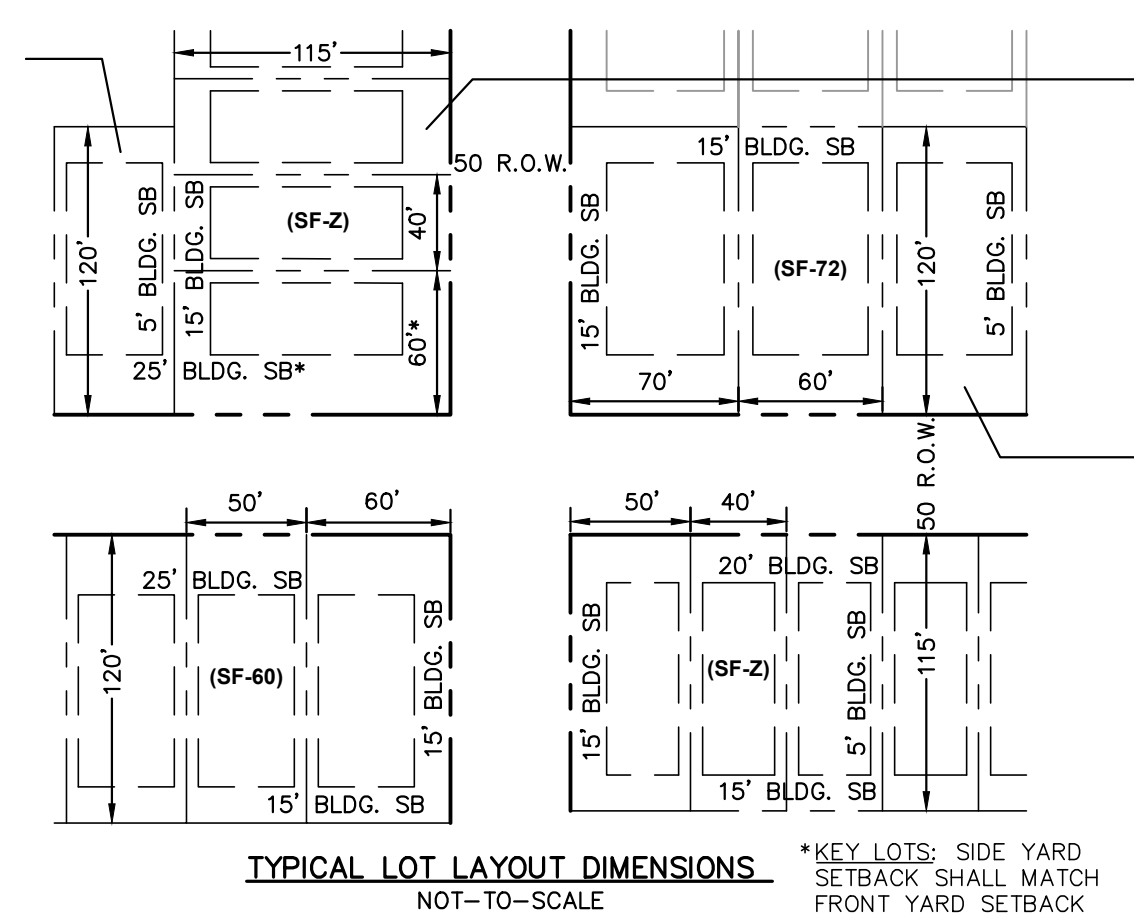
ENGINEER:
Lincoln Consulting & Engineering, inc.
P.O. Box 1176
Wylie, Texas 75098
Tel. No. (214) 673-8869
Contact: Eric M. Seeley, P.E.

ZONING DISTRICT AREA REGULATIONS				
	SF-72	SF-60	SF-Z	MF-2
MAXIMUM HEIGHT (FT)	35	35	35	50
SIDE YARD, INTERIOR (FT)	5	5	5	10
SIDE YARD, CORNER LOT, STREET SIDE (FT)	15	15	15	25
REAR YARD (FT)	15	15	15	25
FRONT YARD (FT)	25	25	20	25
LOT AREA (FT)	7,200	6,000	4,500	5,000
MIN. LOT WIDTH (Ft)	60	50	40	50
MIN. LOT DEPTH (FT)	120	120	115	120
MAX. LOT COVERAGE (%)	50%	50%	50%	60%
BUILDING SIZE (SF)	1,800	1,600	1,200	None
MASONRY (%)	80%	80%	80%	90%
MAXIMUM DENSITY	-	-	-	25 UNITS/AC

(B) 14 FEET BETWEEN ENDS OF BUILDINGS.
(D) THE REQUIRED REAR YARD SHALL BE OPEN AND UNOBSTRUCTED TO THE SKY FROM A POINT 30 INCHES ABOVE THE AVERAGE ELEVATION OF THE GRADED REAR YARD, EXCEPT AS PERMITTED IN SECTION 9.04.034 SUPPLEMENTARY DISTRICT REGULATIONS.

SITE DATA SUMMARY TABLE			
EXISTING ZONING:	PD-R (323-2007)		
PROPOSED ZONING:	PD		
EXISTING USE:	AGRICULTURE		
PROPOSED USE:	SINGLE FAMILY RESIDENCE DISTRICT		
PRELIMINARY LOT COUNT	NO. LOTS/ UNITS	ACRES	SQUARE FT
40' LOTS (SF-Z)	316	35.10	1,529,006
50' LOTS (SF-60)	149	21.80	949,650
60' LOTS (SF-72)	91	16.31	710,424
HOA / COMMON AREA DEDICATION	7	30.45	1,326,593
POND / LIFT STATION	3	5.39	234,830
MF-2: MULTIPLE-FAMILY RESIDENTIAL-HIGH DENSITY	** 880	35.18	1,532,507
RIGHT OF WAY		26.15	1,139,178
TOTALS	1446	170.39	7,422,188
OPEN SPACE/ PARKLAND		PARKLAND REQUIRED (ACRE)	
SF		*MAX 11.0	
MF-2		17.6	
		PARKLAND PROVIDED (ACRE)	
		30.5	

CITY OF ANNA REQUIREMENTS
*ONE ACRE OF LAND FOR EACH 50 PROPOSED MULTIFAMILY OR SINGLE FAMILY DWELLING UNITS
**UNITS BASED ON MAXIMUM DENSITY



CONCEPT PLAN
SKORBURG ANNA RANCH
±170.4 ACRES
(VACANT LAND)
ABS 798 G STARK SURVEY
CITY OF ANNA
COLLIN COUNTY, TEXAS
April 27, 2023

PRELIMINARY

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

LINCOLN CONSULTING & ENGINEERING

firm No. 2123

ERIC M. SEELEY

Engineer

10718

Date

7/8/2022

P.E. No.

ANNA RANCH
EAST FOSTER CROSSING
±170 ACRES
City of Anna, Collin County, Texas

CONCEPT PLAN

Scale: 1" = 200'

Designed by: AA

Drawn by: AA

Checked by: EMS

Date: April 27, 2023

Project No. 1058-001

CP

LINCOLN CONSULTING & ENGINEERING

phone (214) 673-8869

Eric@LincolnCE.com

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P.O. Box 1176

Wylie, Texas 75098

ANNA RANCH - City of Anna, Texas - LC&E PROJECT NO. 1058-001

THE CITY OF
Anna

RECEIVED
APRIL 21, 2023
PLANNING DEPT.
CITY OF ANNA

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

By signing this letter, I declare I am the owner or authorized agent of the property at the (Anna) address written below.

SURESH SHRIDHARANI

Name (Please Print)

Signature

Harlan Properties
2404 Texas Drive #103
Irving, TX 75062

Address

4-21-23

Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Development Services
City of Anna Municipal Complex
120 W. 7th Street
Anna, TX 75409

Or by e-mail to RALTOBELLI@annatexas.gov
Subject: Zoning Response

Application for Zoning Change



Project Type

- ☐ Change of zoning classification (*initial/straight re-zoning*) to: _____
- ☒ Planned Development using base zoning classification: SF-72, SF-60, SF-Z, MF-1, MF-2
- ☐ Specific Use Permit for: _____

NOTE: *Failure to obtain final approval on this case within six months may constitute denial or withdrawal of this case by Council or Staff without refund of fees. Fees required for this application established by the City of Anna must be submitted simultaneously with this application for acceptance.*

Existing Zoning

- | | |
|--|---|
| ☐ AG Agricultural District | ☐ C-1 Restricted Commercial |
| ☐ SF-E Single-Family Residential - Large Lot | ☐ C-2 General Commercial |
| ☐ SF-1 Single-Family Residential | ☐ NC Neighborhood Convenience District |
| ☐ SF-84 Single-Family Residential District - 84 | ☐ CBRD Central Business Redevelopment District |
| ☐ SF-72 Single-Family Residential District - 72 | ☐ C-3 Planned Center District |
| ☐ SF-60 Single-Family Residential District - 60 | ☐ O-1 Office District |
| ☐ SF-Z Single-Family Residential District - Zero Lot Line Homes | ☐ I-1 Light Industrial District |
| ☐ SF-TH Single-Family Residential District - Townhomes | ☐ I-2 Heavy Industrial District |
| ☐ MH-1 Manufactured Home District | ☒ PD Planned Development District |
| ☐ MH-2 Manufactured Home Park District | <u>Ordinance No. 323-2007</u> |
| ☐ TF Two-Family Residential | ☐ THOR Thoroughfare Overlay District |
| ☐ MF-1 Multiple-Family Residential - Low Density | ☐ F-B Food and Beverage Overlay District |
| ☐ MF-2 Multiple-Family Residential - High Density | |

Fees

See the [Fee Schedule](#) on our website.

Reason for Zoning Change

The purpose of this Planned Development District is to facilitate the development of a high-quality Single-Family community with a variety of lot sizes and Parkland on the north side of E. Foster Crossing Road, as well as Multiple-Family Residences to the south.

Planning & Development Department

3223 N. Powell Parkway • Anna, TX 75409 • 972.924.2616 • www.annatexas.gov

Plans & Plats Development Application



Submittal (Refer to pre-application notes)

Preliminary Step

- ☐ Preliminary Plat/Replat
- ☐ Tree Preservation / Affidavit of no protected trees
- ☐ Conceptual Civils
- ☐ Neighborhood Design (Single-Family only)

Final Step

- ☐ Final Plat/Replat
- ☐ Civil Plans
- ☐ Site Plan/Revised Site Plan
- ☐ Landscape Plan
- ☐ Lighting (Photometric) Plan

Other

- ☐ Amended Plat
- ☐ Minor Plat/Replat (ETJ only)
- ☐ Development Plat (ETJ only)
- ☒ Concept Plan (W/ PD Zoning)
- ☒ Zoning Exhibit & Legal Description (W/ all Zoning)

Submittal Type (Plats and Plans only)

- ☐ Pre-Submittal: all required documents are present excluding fees. I understand that the project information presented to the City at this time is not filed, and therefore the City is not required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority. This Pre-Submittal will be changed to a Submittal following the receipt of written notice and payment of fees. I am requesting this of my own volition and not at the request of the City of Anna.
- ☒ Submittal: all required documents are present including fees. I understand that the project information presented to the City at this time is filed and therefore, the City is required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority.

Acreage / Lots for fee calculation

Round decimals up to the nearest whole number:

172 acre(s)

Total number of lots including Common Area Lots:

1,127 lot(s)

Fees (Separate check for Civil Plans)

Please see the [Development Services Planning Fee Schedule](#) and [Engineering Plan Submittal Checklist](#).

The application fee of \$ _____, to be paid to Development Services.

The application fee of \$ _____, to be paid to Public Works.

NOTE: Additional costs may accrue during review by City consultants of any facilities agreement and/or civil construction plans.

Development Services

120 W Seventh Street • Anna, TX 75049 • 972.924.2616 • www.annatexas.gov

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision: G Stark Survey & D E W Babb Survey Total Number of Acres: +/-171
Zoning Classification(s): PD Total Number of Lots: 540
Location: Approximately 1-mile east of Hwy. 5. at the intersection of E. Foster Crossing Road and CR 418.

Property Owner Information & Authorization

Name/Company: Wayne S. Chan, LINDO APPAREL INCORPORATED 335 VALLEY-TWO, INC.
Address: 1770 Homet Dr.
City: San Marino State: CA Zip Code: 91108
Phone: (310) 213-5733 Email: wayneschan@gmail.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Skorburg Company (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City of Anna.

Property Owner's Signature: [Signature] Date: 1/5/2023

STATE OF: _____

COUNTY OF: _____

BEFORE ME, a Notary Public, on this day personally appeared _____ (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the _____ day of _____, 20____

PLEASE SEE ATTACHED
NOTARIAL CERTIFICATE

NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☒ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): _____
Name: Adam Shiffer
Company: Skorburg Company
Address: 8214 Westchester Dr. Ste. 900
City: Dallas State: TX Zip Code: 75225
Phone: 214-888-8845 Email: ashiffer@skorburgcompany.com

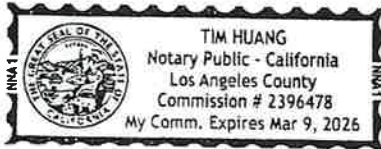
Development Services

120 W Seventh Street • Anna, TX 75049 • 972.924.2616 • www.annatexas.gov

California Jurat

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles



Place Notary Seal Above

Subscribed and sworn to (or affirmed) before me

on this 5th day of January, 2023,
by

Wayne S. Chan

proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.

Signature

Signature of Notary Public

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons on the attached document.

Description of Attached Document

Title or Type of Document

Owner Authorization and Representative Designation

Document Date

1/5/23

Number of Pages:

1