

AGENDA



City Council Meeting

Tuesday, May 9, 2023 at 6:00 PM

**Anna Municipal Complex - Council Chambers
120 W. 7th Street, Anna, Texas 75409**

The City Council of the City of Anna will meet on 05/09/2023 at 6:00 PM in the Anna Municipal Complex-Council Chambers, located at 120 W. 7th Street, to consider the following items.

Welcome to the City Council meeting. If you wish to speak on an Open Session agenda item, please fill out the Opinion/Speaker Registration Form and turn it in to the City Secretary 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 City Council regarding an item on this meeting Agenda that is not scheduled for public hearing. Also, at this time, any person may address the City Council 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 information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.

4. Reports.

Receive reports from Staff or the City Council about items of community interest.

Items of community interest include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen (but not including a change in status of a person's public office or public employment); a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and announcements involving an imminent threat to

the public health and safety of people in the municipality that has arisen after the posting of the Agenda.

- a. Recognition of Leadership Anna Class IV (Interim City Manager Ryan Henderson)
- b. Recognize February, March, and April We Notice! Recognition Designees. (Community Enhancement Coordinator Olivia Demings)

5. Consent Items.

These items consist of non-controversial or "housekeeping" items required by law. Items may be considered individually by any Council Member making such request prior to a motion and vote on the Consent Items.

- a. Approve the City Council Meeting Minutes for April 25, 2023. (City Secretary Carrie Land)
- b. Review minutes of the April 3, 2023 Planning & Zoning Commission Meeting. (Planning Manager Lauren Mecke)
- c. Approve a Resolution regarding the Affi Addition, Block A, Lot 2-R, Replat. (Planning Manager Lauren Mecke)
- d. Approve a Resolution regarding the Affi Addition, Block A, Lot 2-R, Site Plan. (Planning Manager Lauren Mecke)
- e. Approve a Resolution regarding the Anna Christian Fellowship Addition, Block A, Lot 1, Final Plat. (Planning Manager Lauren Mecke)
- f. Approve a Resolution regarding the Anna Municipal Complex Addition, Block A, Lot 1, Replat. (Planning Manager Lauren Mecke)
- g. Approve a Resolution regarding the Arden Park Phase I, Final Plat. (Planning Manager Lauren Mecke)
- h. Approve a Resolution regarding the Arden Park Phase I, Site Plan. (Planning Manager Lauren Mecke)
- i. Approve a Resolution regarding the Goolsby Addition, Block A, Lot 1, Final Plat. (Planning Manager Lauren Mecke)
- j. Approve a Resolution regarding the Leonard Trails Phase 1, Preliminary Plat. (Planning Manager Lauren Mecke)
- k. Approve a Resolution regarding the Parks at Hurricane Creek, Preliminary Plat. (Planning Manager Lauren Mecke)
- l. Approve a Resolution regarding the DP McKinney RV Park Addition, Block A, Lot 1, Development Plat. (Planning Manager Lauren Mecke)
- m. Approve a Resolution regarding the Twin Creeks Addition, Block A, Lot 50R, Final Plat. (Planning Manager Lauren Mecke)
- n. Approve a Resolution regarding the Waters Creek, Block B, Lot 1, Final Plat. (Planning Manager Lauren Mecke)

6. Items For Individual Consideration.

- a. Consider/Discuss/Action on adding local option property tax exemptions for FY2024. (Budget Manager Terri Doby)
- b. Hackberry Drive (Interim City Manager Ryan Henderson)
 - I. Consider/Discuss/Action on an Ordinance Amending the FY2023 Roadway Impact Fees Fund and Water Impact Fees Fund budgets.
 - II. Consider/Discuss/Action to approve a Resolution for the City Manager to execute a contract with 308 Construction to construct Hackberry Lane between Highway 5 and Bamborough Dr.
- c. Consider/Discuss/Action Approve Resolution for the City Manager to sign an agreement with Grantham & Associates approving the design for the Slater Creek Water line. (CIP Manager Justin Clay)
- d. Consider/Discuss/Action to enter into an Agreement with Birkhoff, Hendricks, and Carter, LLC for the engineering design of the Twin Creek Circle Water Main Rehabilitation project. (CIP Manager Justin Clay)
- e. Consider/Discuss/Action to enter into an Agreement with Grantham & Associates for the Engineering and Design of the Quail Creek Run Water Main Rehabilitation. (CIP Manager Justin Clay)
- f. Acting as the Anna Public Facility Corporation Board of Directors, Consider/Discuss/Action on approving a Memorandum of Understanding with JPI Real Estate Acquisition II, LLC for a multifamily project. (Director of Economic Development Joey Grisham)

7. Future Agenda Items.

- a. Consider/Discuss/Action on a Work Session Item for Future Agenda: Senior Transit (Councilman Lee Miller)

8. Closed Session (Exceptions).

Under Tex. Gov't Code Chapter 551, the City Council may enter into Closed Session to discuss any items listed or referenced on this Agenda under the following exceptions:

- a. Consult with legal counsel regarding pending or contemplated litigation and/or on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code (Tex. Gov't Code §551.071). Utilities Facilities.
- b. Discuss or deliberate the purchase, exchange, lease, or value of real property (Tex. Gov't Code §551.072).
- c. Discuss or deliberate Economic Development Negotiations: (1) To discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City of Anna and with which the City

is conducting economic development negotiations; or (2) To deliberate the offer of a financial or other incentive to a business prospect described by subdivision (1). (Tex. Gov't Code §551.087).

- d. Discuss or deliberate personnel matters (Tex. Gov't Code §551.074).
Boards and Commissions

The Council further reserves the right to enter into Executive Session at any time throughout any duly noticed meeting under any applicable exception to the Open Meetings Act.

- 8. Consider/Discuss/Action on any items listed on any agenda - work session, regular meeting, or closed session - that is duly posted by the City of Anna for any City Council meeting occurring on the same date as the meeting noticed in this agenda.

9. Adjourn.

This is to certify that I, Jeovanna Rubio, Deputy City Secretary, posted this Agenda on the City's website (www.annatexas.gov) and at the Anna Municipal Complex bulletin board at or before 5:00 p.m. on 05/05/2023.

Jeovanna Rubio, Deputy City Secretary

- 1. The Council may vote and/or act upon each of the items listed in this agenda. Notwithstanding the foregoing or any other statement in this Agenda, the Council shall not take action on any item until after providing opportunity for public testimony under the "Neighbor Comments" item or after any public hearing held under applicable law.
- 2. The Council reserves the right to retire into closed executive session concerning any of the items listed on this agenda, whenever it is considered necessary and legally justified under the Open Meeting Act.
- 3. 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.



Item No. 4.a.

City Council Agenda
Staff Report

Meeting Date: 5/9/2023
Staff Contact: Carrie Land

AGENDA ITEM:

Recognition of Leadership Anna Class IV (Interim City Manager Ryan Henderson)

SUMMARY:

Leadership Anna is a, Six-week program presented by the Greater Anna Chamber of Commerce, held once a year. Community focused sessions are 3 hours long, once a week ending with a graduation. Each session explores leadership dynamics, social service organizations, economic development, educational, leisure, public safety, Anna's government, and health services. Each member will work with their class building on and using their leadership skills to complete a class project that will benefit the Anna Community.

Leadership Anna is offered to any interested citizen who lives or works in Anna, or is a member of the Greater Anna Chamber. The purpose of Leadership Anna is to bring together emerging community and business leaders to encourage them to learn about, to question, to dream about, and to care for their community. Applications are being accepted through Feb. 17, 2023 and the sessions run March 2nd - April 13th.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

Class IV will have completed their session and as part of their graduation we would like to request that their certificate/plaques be presented to them at a council meeting, following their final session on April 13th.

STRATEGIC CONNECTIONS:

This item has no strategic connection.

ATTACHMENTS:



Item No. 4.b.

City Council Agenda
Staff Report

Meeting Date: 5/9/2023
Staff Contact: Olivia Demings

AGENDA ITEM:

Recognize February, March, and April We Notice! Recognition Designees. (Community Enhancement Coordinator Olivia Demings)

SUMMARY:

Staff will recognize February, March, and April. We Notice! Property of the Month Designees

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

This program began in 2022 as a way to highlight property owners who have gone the extra mile to show pride in their property and in turn create a more beautiful community.

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:



Item No. 5.a.

City Council Agenda
Staff Report

Meeting Date: 5/9/2023
Staff Contact: Carrie Land

AGENDA ITEM:

Approve the City Council Meeting Minutes for April 25, 2023. (City Secretary Carrie Land)

SUMMARY:

Approval of the City Council Meeting Minutes for April 25, 2023.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

Approval of the City Council Meeting Minutes for April 25, 2023.

STRATEGIC CONNECTIONS:

This item has no strategic connection.

ATTACHMENTS:

1. CCmin2023-04-25

**Regular City Council Meeting
Meeting Minutes**



Tuesday, April 25, 2023 @ 6:00 PM

**Anna Municipal Complex - Council Chambers
120 W. 7th Street, Anna, Texas 75409**

The City Council of the City of Anna met on 04/25/2023 at 6:00 PM in the Anna Municipal Complex-Council Chambers, located at 120 W. 7th Street, to consider the following items.

1. Call to Order, Roll Call, and Establishment of Quorum.

Mayor Pike called the meeting to order at 6:00 PM.

Members Present:

Mayor Nate Pike

Mayor Pro Tem Lee Miller

Deputy Mayor Pro Tem Randy Atchley

Council Member Kevin Toten

Council Member Stan Carver

Council Member Danny Ussery

Council Member Pete Cain

Members Absent:

None

2. Invocation and Pledge of Allegiance.

Council Member Carver led the Invocation and Mayor Pike led the Pledge of Allegiance.

3. Neighbor Comments.

Justin Inesta spoke in support of Officer Community Engagement.

4. Reports.

- a. Recognition of Anna Police Explorer Post #8200 (Police Lieutenant Josh Devore)

On Saturday, March 25, the Anna Police Explorers traveled to Houston to compete in the 3rd Annual Houston Police Department Space City Explorer Competition. Anna Explorer Post #8200 took two teams of Explorers to the competition.

Both Anna teams competed in four different scenarios, meaning that Anna PD competed in a total of eight different scenarios. Anna PD competed in the following scenarios:

1. Active Shooter
2. Burglary in Progress
3. Traffic Accident Investigation
4. Bomb Threat
5. Felony Traffic Stop
6. Domestic Disturbance
7. APOWW- Mentally Unstable Person
8. Intoxicated Driver

Each team placed in three of the four scenarios they competed in, meaning Anna placed six out of eight total scenarios:

- 1st place in Burglary in Progress
- 2nd place in Active Shooter
- 2nd place in Bomb Threat
- 2nd place in Intoxicated Driver
- 2nd place in Mentally Unstable Person

3rd place in Domestic Violence (This was a three-way tie for 1st place with the deciding factor being the overall time it took the teams to complete the scenario)

5. Work Session.

- a. Discuss Property Tax Exemptions. (Budget Manager Terri Doby)

Prior to FY2023, the City of Anna offered a \$30,000 exemption in the Over 65 category. In June of 2022, a 1% (\$5,000 minimum) Homestead Exemption was added.

All real and tangible personal property located in the state is taxable unless an exemption is required or permitted by the Texas Constitution. Local taxing units can offer a variety of partial or total exemptions from property appraised values. Local option exemptions are one way for cities to lower the property tax bill of their residents.

6. Consent Items.

MOTION: Council Member Toten moved to approve Items 6.a.-d. Council Member Ussery seconded. Motion carried 7-0.

- a. Approve the City Council Meeting Minutes for April 11, 2023. (City Secretary Carrie Land)
- b. Review Minutes of the March 8, 2023, Joint Community Development Corporation and Economic Development Corporation Board Meetings. (Director of Economic Development Joey Grisham)
- c. Review Minutes for the March 20, 2023 Parks Advisory Board Meeting. (Assistant Director of Neighborhood Services Jeff Freeth)
- d. Review Monthly Financial Report for the Month Ending March 31, 2023. (Budget Manager Terri Doby)

The City of Anna's financial policies require the publication of a financial report monthly. This report covers the financial performance for Fiscal Year 2023 through March 31, 2023. Enclosed in the report is an executive dashboard that provides a high level look at major funds along with detailed reporting of sales tax collections.

The financial condition of the City remains strong and the reported funds adhere to fund balance requirements.

7. Items For Individual Consideration.

- a. 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). (Director of Development Services Ross Altobelli)

At their March 14, 2023 meeting, City Council voted to call a public hearing to consider an amendment to either uphold, amend, supplement, change, modify or repeal a Specific Use Permit granted under Ord. No. 1014-2022 to allow a Metering Station. Zoned: Planned Development (Ord. No. 932-2021).

The purpose of the metering station is a facility at which natural gas flows are regulated and recorded and/or modified. This location is along an existing Atmos-owned gas line/facilities easement.

At the April 3, 2023 Planning and Zoning Commission meeting the Commission voted unanimously (6-0) to recommend repeal of the Specific Use Permit.

Mayor Pike opened the public hearing at 6:27 PM.

Kylee Kelley, Jeff Beckham, Ryan Teichman, Kelly Teichman, Richard Espinoza, Ted Hout, Mike Archer, Tom Longmire, Sydney Beckham, Blake Branson, Stuart Brown, and Jennifer Richardson spoke in opposition to the atmos metering station.

Phileman Walker, Brian Marinas, Abannaya Inyama, Charles Yakum, Ted and Kim Hoyt also sent in their opposition to the atmos metering station.

Mayor Pike closed the public hearing at 7:42 PM.

MOTION: Council Member Toten moved to take no action. Council Member Cain seconded. Motion carried 3-4. Motion Failed. Council Member Carver, Mayor Pro Tem Miller, Council Member Atchley, and Council Member Ussery opposed.

Mayor Pike recessed at 8:23 PM.

Mayor Pike reconvened at 8:35 PM.

MOTION: Mayor Pro Tem Miller moved to amend Ordinance No 1014-2022 to state that notwithstanding any provision of the ordinance or any

attachments to the ordinance, the ordinance and SUP will only allow a metering station, and not include an odorizer or associated gas storage tank. Council Member Atchley seconded. Motion carried 4-3. Council Member Toten, Mayor Pike, and Council Member Cain opposed.

- b. Acting as the Anna Public Facility Corporation Board of Directors, Consider/Discuss/Act on approving: (a) Memorandum of Understanding with Liberty Multifamily, Inc. for a Senior Living Multifamily Project; and, (b) Resolutions approving the formation of entities--along with corresponding LLC Agreements--to serve in the following capacities in connection with the project: (i) APFC Reserve at Anna GP, LLC, to serve as general partner of a to-be formed partnership that will own and develop the Project; (ii) APFC Reserve at Anna Holdings, LLC, to acquire and hold fee title to the land upon which the Project will be constructed and to enter into a ground lease with the Partnership; and (iii) APFC Reserve at Anna Development, LLC, to serve as co-developer on the Project. (Director of Economic Development Joey Grisham)

Liberty Multifamily approached staff in 2022 to discuss the development of a 200-unit Senior Living project and the PFC Board approved a Resolution declaring the intent to issue bonds for the project. Liberty has secured their bond allocation and is ready to move forward on the project.

Staff recommends approval of the MOU and corresponding Resolutions. The Anna PFC Board approved a Resolution in October 2022 to declare the intent to issue Multifamily Mortgage Revenue Bonds or Notes with respect to The Reserve Senior Living in an amount not to exceed \$32,000,000. The next step in the process is approval of the attached MOU and other resolutions for the formation of entities. These are very similar to those approved for the Palladium East Foster Crossing and Parmore Anna Senior Living projects. Liberty will also be seeking to annex the property located at the intersection of SH 121 and FM 2862 into the city and zone accordingly.

MOTION: Mayor Pro Tem Miller moved to approve. Council Member Carver seconded. Motion carried 6-0-1. Mayor Pike abstained.

RESOLUTION AUTHORIZING THE FORMATION OF APFC RESERVE AT ANNA GP, LLC, AS GENERAL PARTNER (THE "COMPANY") TO , IN CONNECTION WITH THE ANNA PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (THE RESERVE AT ANNA), SERIES 2023; AUTHORIZING THE DESIGNATION OF THE CORPORATION AS THE SOLE MEMBER OF THE COMPANY; APPROVING THE FORM AND SUBSTANCE OF A LIMITED LIABILITY COMPANY AGREEMENT AND THE EXECUTION THEREOF; RATIFYING CERTAIN ACTIONS HERETOFORE TAKEN IN CONNECTION WITH THE

COMPANY; AUTHORIZING THE EXECUTION OF DOCUMENTS AND INSTRUMENTS NECESSARY OR CONVENIENT TO CARRY OUT THE PURPOSES OF THIS RESOLUTION; AND CONTAINING OTHER PROVISIONS RELATING THERETO

RESOLUTION AUTHORIZING THE FORMATION OF APFC RESERVE AT ANNA HOLDINGS, LLC (THE "GROUND LESSOR") IN CONNECTION WITH THE ANNA PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (THE RESERVE AT ANNA), SERIES 2023; AUTHORIZING THE DESIGNATION OF THE ANNA PUBLIC FACILITY CORPORATION (THE "CORPORATION") AS THE SOLE MEMBER OF THE GROUND LESSOR; APPROVING THE FORM AND SUBSTANCE OF A LIMITED LIABILITY COMPANY AGREEMENT AND THE EXECUTION THEREOF; RATIFYING CERTAIN ACTIONS HERETOFORE TAKEN IN CONNECTION WITH THE GROUND LESSOR; AUTHORIZING THE EXECUTION OF DOCUMENTS AND INSTRUMENTS NECESSARY OR CONVENIENT TO CARRY OUT THE PURPOSES OF THIS RESOLUTION; AND CONTAINING OTHER PROVISIONS RELATING THERETO

RESOLUTION AUTHORIZING THE FORMATION OF APFC RESERVE AT ANNA DEVELOPMENT, LLC (THE "CO-DEVELOPER") IN CONNECTION WITH THE ANNA PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (THE RESERVE AT ANNA), SERIES 2023; AUTHORIZING THE DESIGNATION OF THE ANNA PUBLIC FACILITY CORPORATION AS THE SOLE MEMBER OF THE CO-DEVELOPER; APPROVING THE FORM AND SUBSTANCE OF A LIMITED LIABILITY COMPANY AGREEMENT AND THE EXECUTION THEREOF; RATIFYING CERTAIN ACTIONS HERETOFORE TAKEN IN CONNECTION WITH THE CO-DEVELOPER; AUTHORIZING THE EXECUTION OF DOCUMENTS AND INSTRUMENTS NECESSARY OR CONVENIENT TO CARRY OUT THE PURPOSES OF THIS RESOLUTION; AND CONTAINING OTHER PROVISIONS RELATING THERETO

- c. Consider/Discuss/Action on a Resolution authorizing the City Manager to execute Purchase Orders not to exceed \$345,000 to Wopac Construction under the Collin County Purchasing Cooperative contract. (Interim Director of Public Works Steven Smith)

Anna Neighbors approved the implementation of a Street Maintenance Sales Tax, which makes up a quarter percent of the sales tax rate. These funds are dedicated to street maintenance projects. Projects are completed annually based on street conditions and available funding. The majority of the funding is used to rehabilitate aging asphalt roadways in downtown

Anna and on County Roads, which become the responsibility of the City to maintain.

This item is for the City of Anna's annual Street Maintenance Sales Tax projects. This fiscal year project list includes the following streets:

- Easton (Full Depth Reclamation)
- West 5th Street (Full Depth Reclamation)
- East 6th Street (Full Depth Reclamation)

As a member of the Collin County Purchasing Cooperative, the City of Anna is able to receive contract pricing through the existing County contract, resulting in better unit prices and cost savings. The City is utilizing the existing contract by and between Wopac Construction, Incorporated and Collin County for General Road Maintenance.

Staff included \$24,000 in contingency funds in the proposed project budget, for a total project budget of \$345,000. Remaining funds will be allocated to future Street Maintenance Tax projects.

MOTION: Council Member Toten moved to approve. Mayor Pro Tem Miller seconded. Motion carried 7-0.

A RESOLUTION OF THE CITY OF ANNA, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE PURCHASE ORDERS FOR THE RECONSTRUCTION OF EASTON, W. FIFTH STREET, AND E. SIXTH STREET TO WOPAC CONSTRUCTION, INCORPORATED IN THE AMOUNT NOT TO EXCEED THREE HUNDRED FORTYFIVE THOUSAND DOLLARS (\$345,000); AND PROVIDING FOR AN EFFECTIVE DATE.

d. Finley Boulevard (Interim City Manager Ryan Henderson)

I. Consider/Discuss/Action on an Ordinance Amending the FY2023 Roadway Impact Fees Fund Budget.

II. Consider/Discuss/Action a Resolution authorizing the City Manager to execute a project-specific Purchase Order with HALFF Associates in an amount not exceeding \$90,000 for the Design of Finley Blvd. from Sharp Street to the DART Rail line.

The item for this roadway improvement comes from a recommendation from staff to help alleviate the backup and constraints experienced by the neighbors in Anna Town Square. With regards to the budget amendment, the FY2023 Budget was adopted by the City Council on September 13,

2022. According to the City Charter, the City Council may, by the affirmative vote of a majority of the full membership of the City Council, amend or change the budget to provide for any additional expense in which the general welfare of the citizenry is involved.

Halff & Associates have put together a proposal for the design of East Finley Blvd. The design includes two extra lanes approximately 250 feet east of Powell Pkwy to the intersection of Sharp St. Improvements include roadway paving, drainage, sidewalks, pedestrian ramps, signage in pavement markings. A budget amendment would need to be approved to fund the design work for the following purposes:

Finley Blvd (Design) (\$90,000): This amendment will provide funding for the design of Finley Blvd. Construction costs will be budgeted in the FY2024 Community Investment Program budget.

MOTION: Council Member Cain moved to approve Item 7.d.I. Council Member Toten seconded. Motion carried 7-0.

AN ORDINANCE AMENDING ORDINANCE NO. 1002-2022 ADOPTING THE BUDGET FOR THE 2022-2023 FISCAL YEAR; PROVIDING FOR SAVINGS, SEVERABILITY, AND REPEALING CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

MOTION: Mayor Pike moved to approve Item 7.d.II. Council Member Toten seconded. Motion carried 7-0.

A RESOLUTION OF THE CITY OF ANNA, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT FOR PROFESSIONAL SERVICES, IN A FORM APPROVED BY THE CITY ATTORNEY WITH HALFF & ASSOCIATES INCORPORATED, FOR THE ENGINEERING DESIGN OF FINLEY BLVD IN THE AMOUNT NOT TO EXCEED NINETY THOUSAND DOLLARS AND ZERO CENT (\$90,000.00); AND PROVIDING FOR AN EFFECTIVE DATE

- e. Consider/Discuss/Action on a Resolution accepting the FY 2022 Audit Report. (Finance Director Alan Guard)

The City is required by the Charter to complete an annual independent audit of all accounts by an outside certified public accountant. The City Council has retained Weaver and Tidwell, LLP for that purpose.

This item is a resolution to take action to accept the audit report completed by the accounting firm Weaver and Tidwell, LLP. The City is currently in the fourth year of a contract with Weaver and Tidwell to prepare the audit and Annual Comprehensive Financial Report (the Annual Report).

MOTION: Mayor Pro Tem Miller moved to approve. Council Member Atchley seconded. Motion carried 7-0.

A RESOLUTION ACCEPTING THE FISCAL YEAR 2022 FINANCIAL AUDIT OF THE CITY OF ANNA.

- f. Consider/Discuss/Action on an Ordinance Permitting and Regulating the use of Golf Carts within the City of Anna. (Police Chief Dean Habel)

Council expressed their desire to have an ordinance brought before them allowing for the operation, registration, and permitting of golf carts within the City of Anna.

The proposed ordinance outlines driver, operation, and equipment requirements for golf cart usage within the city. It requires the owner of the golf cart to apply for a one-time, non-transferable, registration through the police department and display an issued set of decals to be in compliance. There is no associated fee in the current draft of the ordinance.

MOTION: Council Member Toten moved to approve. Council Member Atchley seconded. Motion carried 7-0.

AN ORDINANCE OF THE CITY OF ANNA, TEXAS, AMENDING THE CODE OF ORDINANCES, CITY OF ANNA, TEXAS BY AMENDING CHAPTER 11 "TRAFFIC AND VEHICLES," ARTICLE 11.02 BY ADDING A NEW ARTICLE 11.04, "GOLF CARTS"; ALLOWING GOLF CART USE ON CERTAIN PUBLIC STREETS, ESTABLISHING PERMITTING AND SAFETY REQUIREMENTS FOR GOLF CARTS, PROVIDING FOR CERTAIN EXCEPTIONS APPLICABLE TO PUBLIC SAFETY PERSONNEL, PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

8. Closed Session (Exceptions).

Under Tex. Gov't Code Chapter 551, the City Council may enter into Closed Session to discuss any items listed or referenced on this Agenda under the following exceptions:

- a. Consult with legal counsel regarding pending or contemplated litigation and/or on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code (Tex. Gov't Code §551.071).
- b. Discuss or deliberate the purchase, exchange, lease, or value of real property (Tex. Gov't Code §551.072).
- c. Discuss or deliberate Economic Development Negotiations: (1) To discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City of Anna and with which the City is conducting economic development negotiations; or (2) To deliberate the offer of a financial or other incentive to a business prospect described by subdivision (1). (Tex. Gov't Code §551.087).
- d. Discuss or deliberate personnel matters (Tex. Gov't Code §551.074).
Boards and Commissions

The Council further reserves the right to enter into Executive Session at any time throughout any duly noticed meeting under any applicable exception to the Open Meetings Act.

- 9. Consider/Discuss/Action on any items listed on any agenda - work session, regular meeting, or closed session - that is duly posted by the City of Anna for any City Council meeting occurring on the same date as the meeting noticed in this agenda.

10. Adjourn.

Approved on the 9th day of May 2023

ATTEST:

Mayor Nate Pike

City Secretary Carrie L. Land



Item No. 5.b.

City Council Agenda
Staff Report

Meeting Date: 5/9/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:

Review minutes of the April 3, 2023 Planning & Zoning Commission Meeting. (Planning Manager Lauren Mecke)

SUMMARY:

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

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

The Planning & Zoning Commission approved the minutes at the May 1, 2023 Planning & Zoning Commission meeting.

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. 04-03-2023 PZ Minutes (Signed)

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.

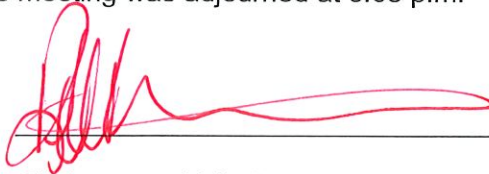
Mr. Peters explained that with any new ordinance, certain stipulations could be made. However, the Commission needs to focus on this specific site with this specific ordinance.

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. 5.c.

City Council Agenda
Staff Report

Meeting Date: 5/9/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Affi Addition, Block A, Lot 2-R, Replat. (Planning Manager Lauren Mecke)

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.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

The Replat is in conformance with the city's Subdivision Regulations and Zoning Ordinances.

The Planning and Zoning Commission recommended approval 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. Affi Addition, Block A, Lot 2-R Replat Locator Map
2. RESOLUTION - (R) AFFI ADDITION, BLOCK A, LOT 2-R
3. Exhibit A (STAMPED) - (RP) Affi Addition, Block A, Lot 2-R

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



CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING AFFI ADDITION, BLOCK A, LOT 2-R, REPLAT.

WHEREAS, in order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the "City Council") has adopted Article 9.02 of the Anna City Code of Ordinances ("Subdivision Regulations"); and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, VRD at Anna, LLC has submitted an application for the approval of Affi Addition, Block A, Lot 2-R, Replat;

WHEREAS, Affi Addition, Block A, Lot 2-R, Replat conforms to the existing zoning;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS, THAT:

Section 1. Recitals Incorporated

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Replat

The City Council hereby approves Affi Addition, Block A, Lot 2-R, Replat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

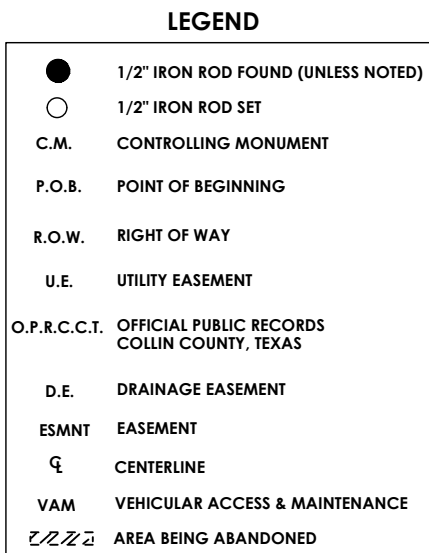
PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 9th day of May, 2023.

ATTEST:

APPROVED:

City Secretary, Carrie L. Land

Mayor, Nate Pike



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

VAM EASEMENTS
THE EASEMENTS 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 PERMITTED TO REMOVE AND DISPOSE OF ANY AND ALL LANDSCAPING IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ANY TREES, SHRUBS, FLOWERS, GRASS COVER, OR ANY OTHER LANDSCAPING IMPROVEMENTS, WITHOUT NOTICE TO THE ADJACENT PROPERTY OWNERS. THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO 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 TO THE VAM EASEMENT, TO ERECT ANY TRAFFIC CONTROL DEVICES OR SIGNS ON THE VAM EASEMENT AND TO REMOVE ANY OBSTRUCTION THEREON, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO EXERCISE ANY AND ALL RIGHTS AND PRIVILEGE AT ALL TIMES TO ENTER UPON THE VAM EASEMENT OR 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 ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST THE FIRE LANE EASEMENTS WITH CONSPICUOUS FIRE LANCES, STARTING FROM THE LANE, NO PARKING, NO STOPPING, NO TURNING, NO TRUCKS, NO TRAILERS, NO OBSTRUCTION. REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANCES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT VRD ANA, LLC ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS REPLANT OF AFFL, AN ADDITION TO THE CITY OF ANNA, TEXAS, AND DOES HEREBY DEDICATE IN FEE SIMPLE, TO THE PUBLIC AT LARGE, THE LANDS AND UTILITIES SHOWN ON THIS PLAT, NO BURDEN, EASEMENTS, OR PLACED IN THE LANDS AND UTILITIES SHOWN ON THIS PLAT SHALL BE CONSTRUED OR PLACED UPON, EITHER BY OR ACCORD TO, EASEMENTS AS SHOWN, OR PLACED IN THE LANDS AND UTILITIES SHOWN ON THIS PLAT. 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 PURPOSE OF THE ACTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY, SAID USES SHALL BE PUBLIC UTILITIES BEING WATER, GAS, ELECTRICITY, AND TELEPHONE. ANNA AND ANNA PUBLIC UTILITY ENTITIES SHALL NOT BE REQUIRED TO REMOVE OR KNOCK DOWN ANY PARTS OF ANY BUILDING, FENCE, TREE, SHRUB, OR OTHER IMPROVEMENTS OR GROWTHS, WHICH 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 FREEDOM OF ACCESS, EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, MAINTENANCE, INSPECTION, PATROL, AND EGRESS TO OR FROM ANY PARTS OF ANY BUILDING, FENCE, TREE, SHRUB, OR OTHER IMPROVEMENTS OR GROWTHS, 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____.

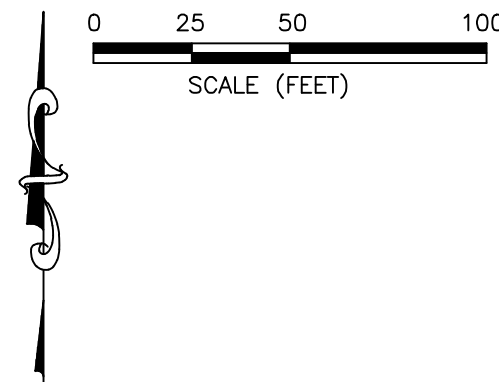
RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069

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 (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°01'52"	S 85°55'05" E	9.44'
C2	63.29'	30.00'	120°52'30"	N 38°39'37" E	52.19'
C3	19.65'	54.00'	20°50'55"	N 11°21'10" W	19.54'
C4	51.42'	59.50'	49°30'45"	N 23°49'40" E	49.83'
C5	25.97'	30.00'	49°35'48"	N 23°47'08" E	25.17'
C6	11.98'	30.00'	22°32'15"	N 12°16'53" W	11.72'
C7	30.00'	30.00'	205°12'04"	N 10°28'04" E	10.91'
C8	45.07'	55.00'	46°57'15"	S 22°27'52" W	43.82'
C9	24.54'	30.00'	46°52'12"	S 22°30'23" W	23.86'
C10	94.27'	54.00'	100°01'34"	S 49°05'04" W	82.75'
C11	5.25'	30.00'	10°01'52"	N 85°55'05" W	5.25'



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:

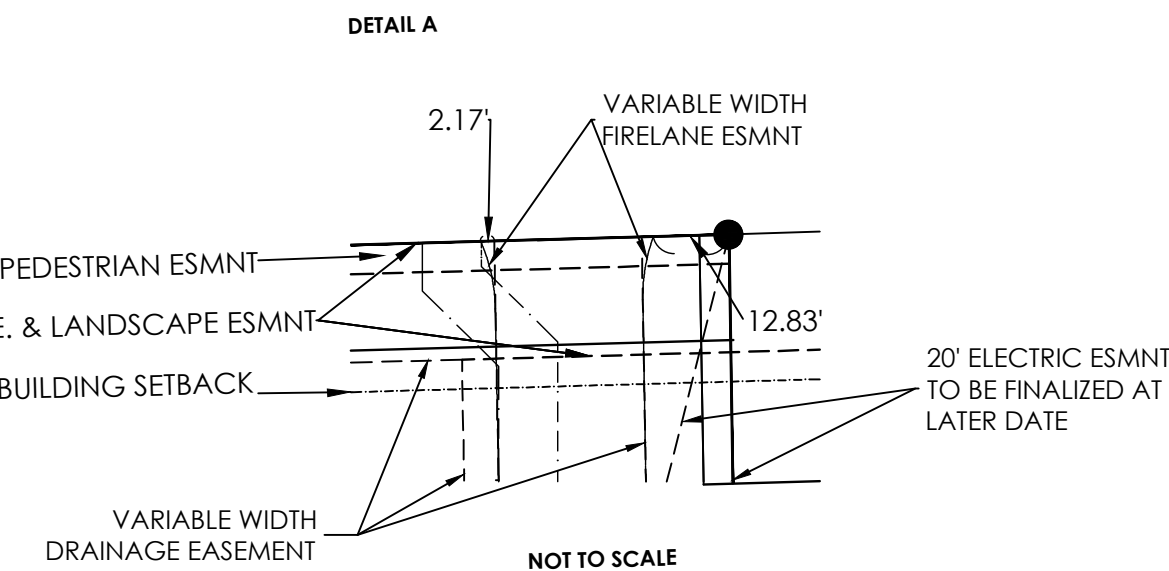
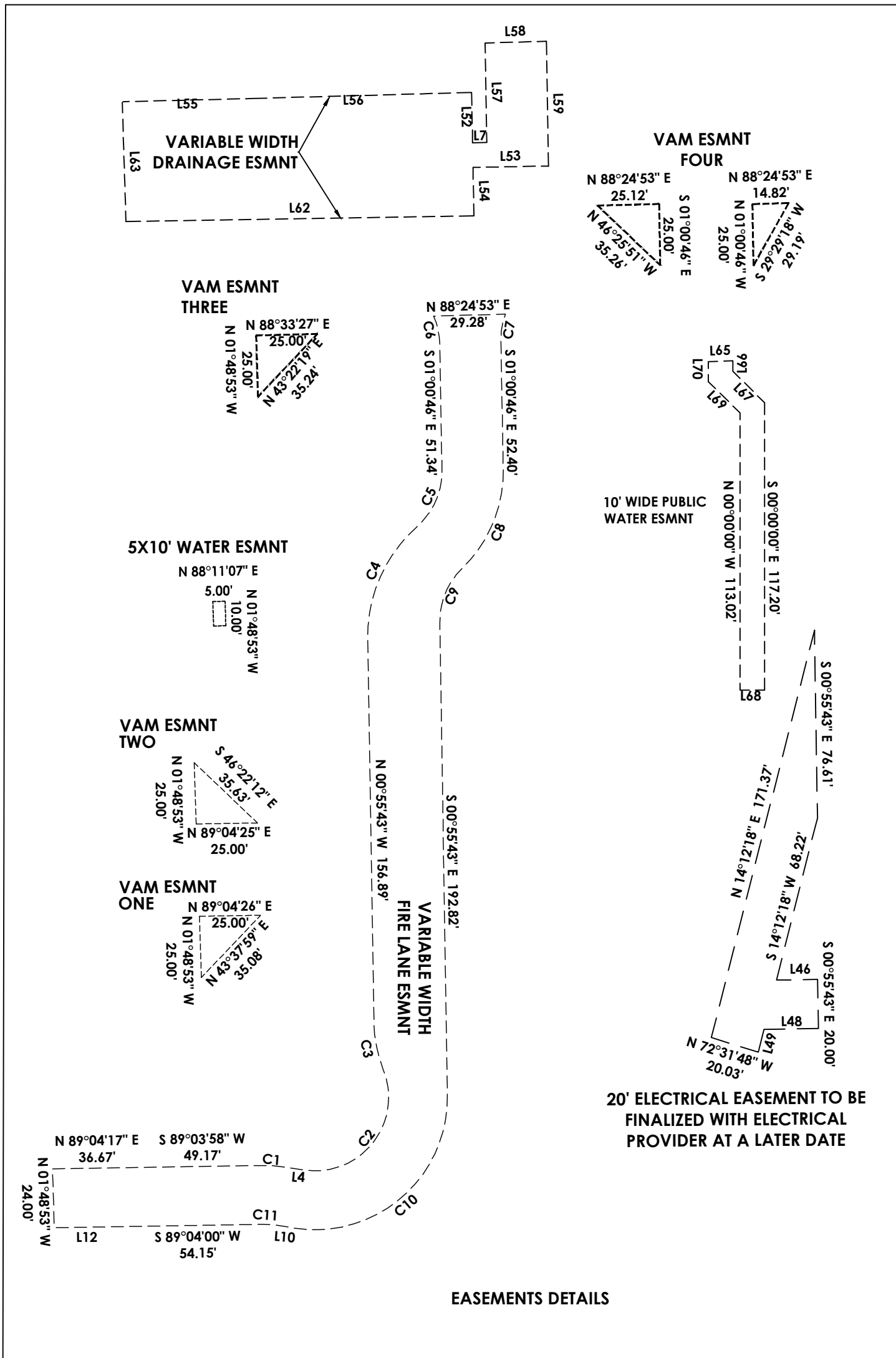
N 88° 33' 27" E, A DISTANCE OF 73.09 FEET TO A FOUND CAPPED 1/2 INCH IRON ROD

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 436.63 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 SOUTHEASTERLY 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**

APPROVED
MAY 9, 2023
CITY COUNCIL
CITY OF ANNA

APPROVED
MAY 1, 2023
P&Z COMMISSION
CITY OF ANNA

EXHIBIT A

DATE OF PREPARATION: FEBRUARY 22, 202



Item No. 5.d.

City Council Agenda
Staff Report

Meeting Date: 5/9/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Affi Addition, Block A, Lot 2-R, Site Plan. (Planning Manager Lauren Mecke)

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.

BACKGROUND:

The Site Plan is in conformance with the city's Subdivision Regulations and Zoning Ordinances.

The Planning and Zoning Commission recommended approval 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. Affi Addition, Block A, Lot 2-R Site Plan Locator Map
2. RESOLUTION - (SP) Affi Addition, Block A, Lot 2-R
3. Exhibit A (STAMPED) - (SP) Affi Addition, Block A, Lot 2-R

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

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING AFFI ADDITION, BLOCK A, LOT 2-R, SITE PLAN.

WHEREAS, In order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the "City Council") has adopted Article 9.02 ("Subdivision Regulation") and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, VRD at Anna, LLC has submitted an application for the approval of Affi Addition, Block A, Lot 2-R, Site Plan; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS, THAT:

Section 1. Recitals Incorporated

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Site Plan

The City Council hereby approves Affi Addition, Block A, Lot 2-R, Site Plan attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

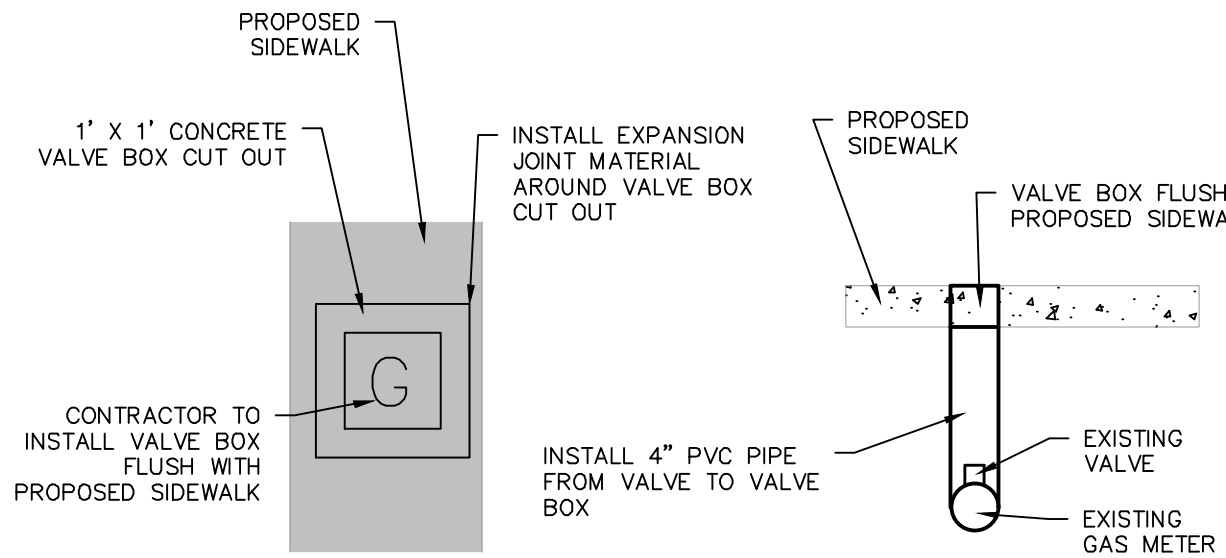
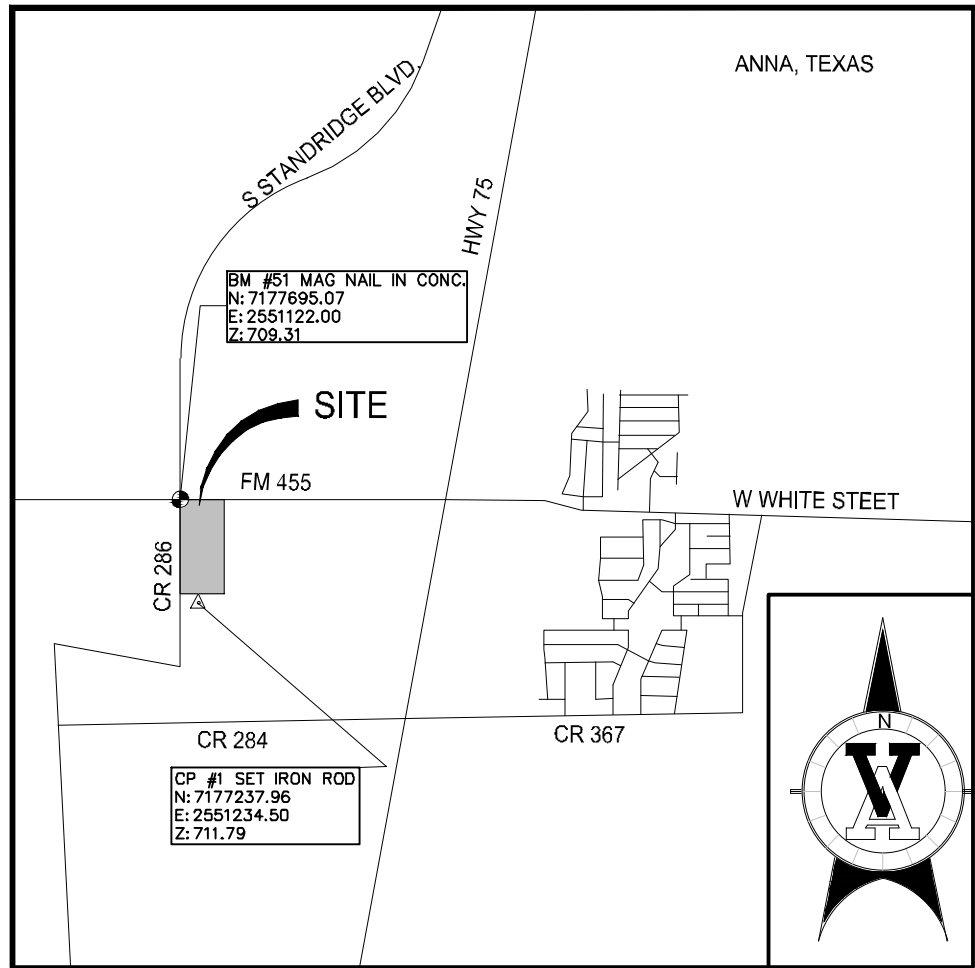
PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 9th day of May, 2023.

ATTEST:

APPROVED:

City Secretary, Carrie L. Land

Mayor, Nate Pike

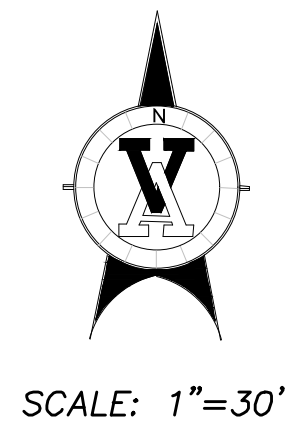
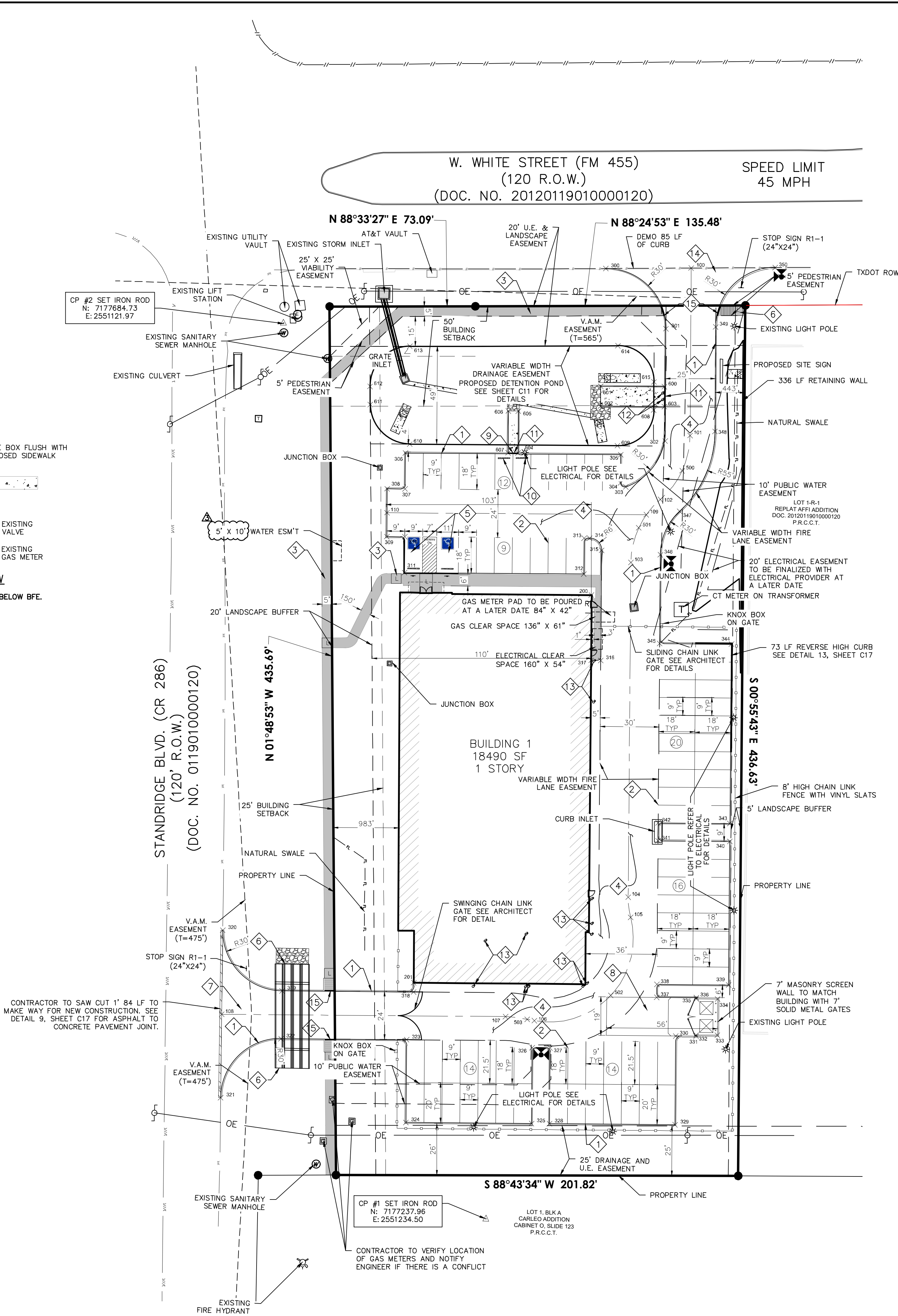


DETAIL A

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



SCALE: 1"=30'

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
- SD STORM DRAIN
- FIRE LANE- FIRE LANE STRIPPING
- EXISTING FIRE HYDRANT
- WTR LIGHT POLE
- H/C CURB RAMP
- ELECTRIC BOX
- GROUND LIGHT
- GRASSED DRAINAGE FLOW
- PAVEMENT DRAINAGE FLOW
- HP HIGH POINT
- LP LOW POINT
- COMPACT SPACE
- FIRE DEPARTMENT CONNECTION
- LANDING
- HANDRAIL
- OVERHEAD ELECTRIC
- OVERHEAD UTILITIES
- ROOF DOWNSPOUT
- EDGE OF CONCRETE
- EDGE OF ASPHALT
- TXDOT ROW
- BOLLARD
- CONSTRUCTION EXIT
- SILT FENCE
- DRAINAGE FLOW
- FLOW LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- HANDICAP PARKING
- 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
- RISER POLE
- ELECTRIC PULL BOX
- STORM GRATE INLET
- RISER 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:

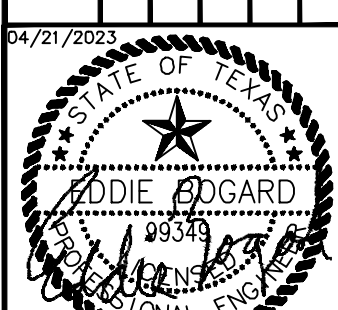
- ALL SIDEWALKS ARE TO BE 5' AND ADA ACCESSIBLE UNLESS OTHERWISE NOTED. A MINIMUM UNOBSTRUCTED CLEARANCE OF 4' IS TO BE MAINTAINED AROUND POWER POLE ENCROACHMENTS. ALL SIDEWALKS TO HAVE A MAXIMUM 5% RUN-SLOPE AND A MAXIMUM 2% CROSS-SLOPE.
- ALL BUILDINGS SHALL HAVE A MAXIMUM 1/2" DROP FROM FINISHED FLOOR 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 WEERHOLES 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.
- 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, STONE 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.

APPROVED
MAY 9, 2023
CITY COUNCIL
CITY OF ANNA

APPROVED
MAY 1, 2023
P&Z COMMISSION
CITY OF ANNA

SITE PLAN
AFFIDAVIT
LOT 24, BLOCK A
GROSS 2.054 ACRES
RECORDED IN DOCUMENT
#2022041900629790
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		



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



Item No. 5.e.

City Council Agenda
Staff Report

Meeting Date: 5/9/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Anna Christian Fellowship Addition, Block A, Lot 1, Final Plat. (Planning Manager Lauren Mecke)

SUMMARY:

Religious facility and two accessory structures on 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, and easements necessary for the development of a religious facility.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

The Final Plat is in conformance with the city's Subdivision Regulations.

The Planning & Zoning Commission recommended approval 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.

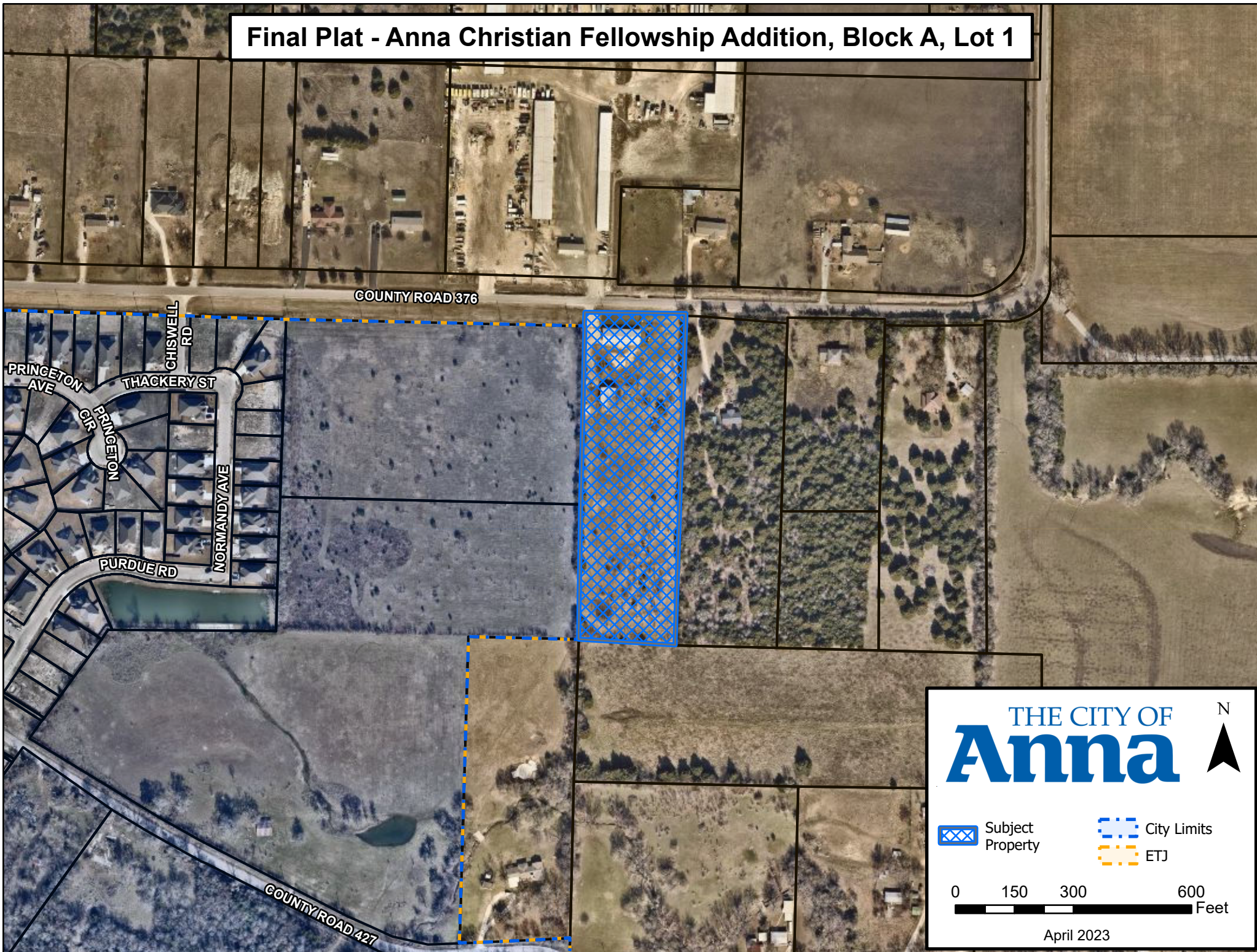
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

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

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



CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA CHRISTIAN FELLOWSHIP ADDITION, BLOCK A, LOT 1, FINAL PLAT

WHEREAS, In order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the "City Council") has adopted Article 9.02 of the Anna City Code of Ordinances ("Subdivision Regulations"); and

WHEREAS, Anna Christian Fellowship, Inc. has submitted an application for the approval of the Anna Christian Fellowship Addition, Block A, Lot 1, Final Plat; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS THAT:

Section 1. Recitals Incorporated

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Final Plat

The City Council hereby approves the Anna Christian Fellowship Addition, Block A, Lot 1, Final Plat attached hereto as Exhibit A, 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.

PASSED AND APPROVED by the City Council of the City of Anna, Texas on this 9th day of May, 2023.

ATTEST:

APPROVED:

City Secretary, Carrie L. Land

Mayor, Nate Pike

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
DIRECTORCOUNTY 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.

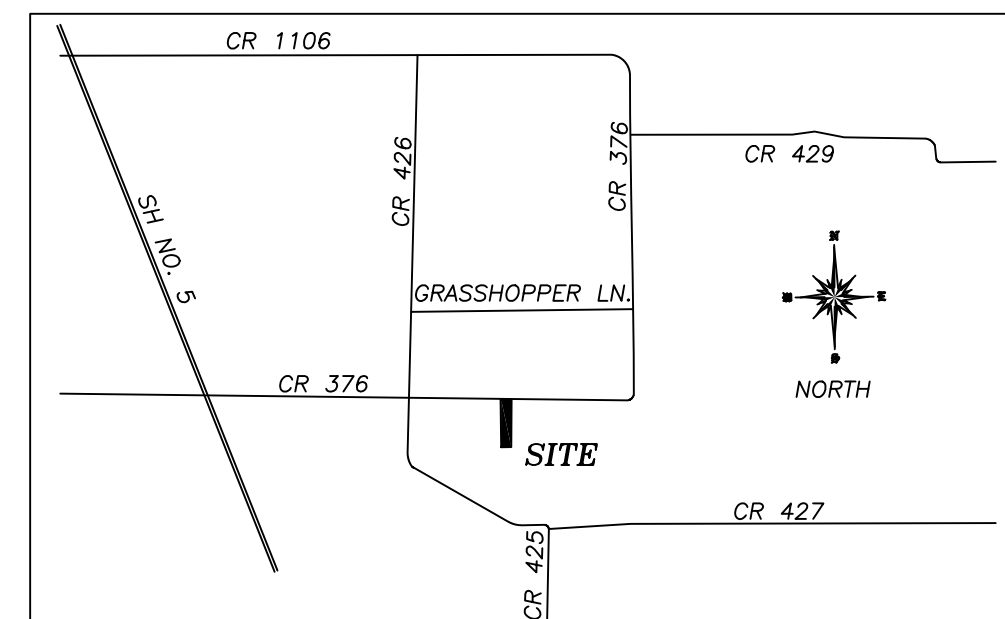
DAVID J. SURDUKAN R.P.L.S. NO. 4613

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

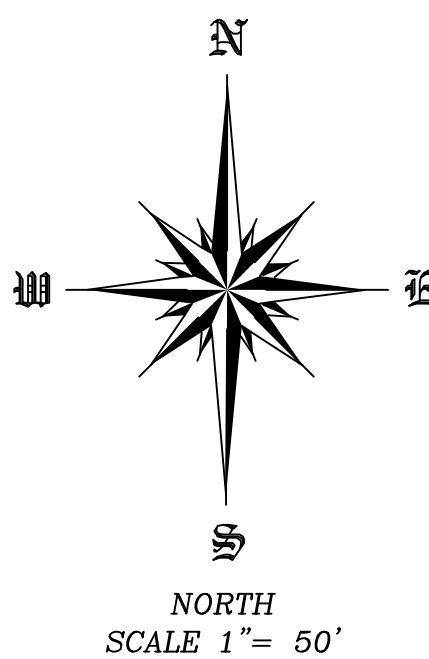
FINAL PLAT
ANNA CHRISTIAN FELLOWSHIP ADDITION
BLOCK A, LOT 1
BEING 5,000 ACRES OUT OF THE
GWYN MORRISON SURVEY
ABSTRACT NO. 559
COLLIN COUNTY, TEXAS

APPROVED
MAY 9, 2023CITY COUNCIL
CITY OF ANNA**APPROVED**
MAY 1, 2023
P&Z COMMISSION
CITY OF ANNAANNA CHRISTIAN FELLOWSHIP, INC.
2504 CR 376
ANNA, TEXAS 75409
(242) 878-7107
ATT'N: WILLIAM CHINNERSSURDUKAN 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

Pepper Family Partnership, LTD. as recorded in Volume 4577, Page 3016
C.C. NO. 20090520000612580
O.P.R.C.C.T.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.CALLED 0.060 ACRES
COLLIN COUNTY
C.C. NO. 20060315000347360
O.P.R.C.C.T.CALLED 0.621 ACRES
COLLIN COUNTY
C.C. NO. 20060615000824000
O.P.R.C.C.T.MOST NORTHERLY NORTHWEST
CORNER GWYN MORRISON
SURVEY, ABSTRACT NO. 559

COUNTY ROAD 376

ROW TO COLLIN COUNTY
C.C. NO. 20061201001696930
O.P.R.C.C.T.

S 89°03'04" E 754.52'

25' BUILDING SETBACK LINE

15' WATER LINE

EASEMENT

BY THIS PLAT

24' FIRE LANE

EASEMENT

BY THIS PLAT

LOT 1, BLOCK A
4.955 ACRESCALLED 7.843 ACRES
GOW PROPERTIES, LLC
C.C. NO. 20210709001385400
O.P.R.C.C.T.

S 89°26'10" E 755.72'

N 00°49'23" E 844.01'

CALLED 7.843 ACRES
MARIA ESTEFANI MARTINEZ
C.C. NO. 20210318000540460
O.P.R.C.C.T.CALLED 19.963 ACRES
GOW PROPERTIES, LLC
C.C. NO. 20210709001385390
O.P.R.C.C.T.CALLED 5.00 ACRES
JAMES ELROD
C.C. NO. 20190422000426450
O.P.R.C.C.T.CALLED 51.208 ACRES
JULIAN & PATSY SMITH
VOLUME 865, PAGE 727
O.P.R.C.C.T.



Item No. 5.f.

City Council Agenda
Staff Report

Meeting Date: 5/9/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Anna Municipal Complex Addition, Block A, Lot 1, Replat. (Planning Manager Lauren Mecke)

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.

BACKGROUND:

The Replat is in conformance with the adopted Planned Development standards and city's Subdivision Regulations and Zoning Ordinances.

The Planning and Zoning Commission recommended approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

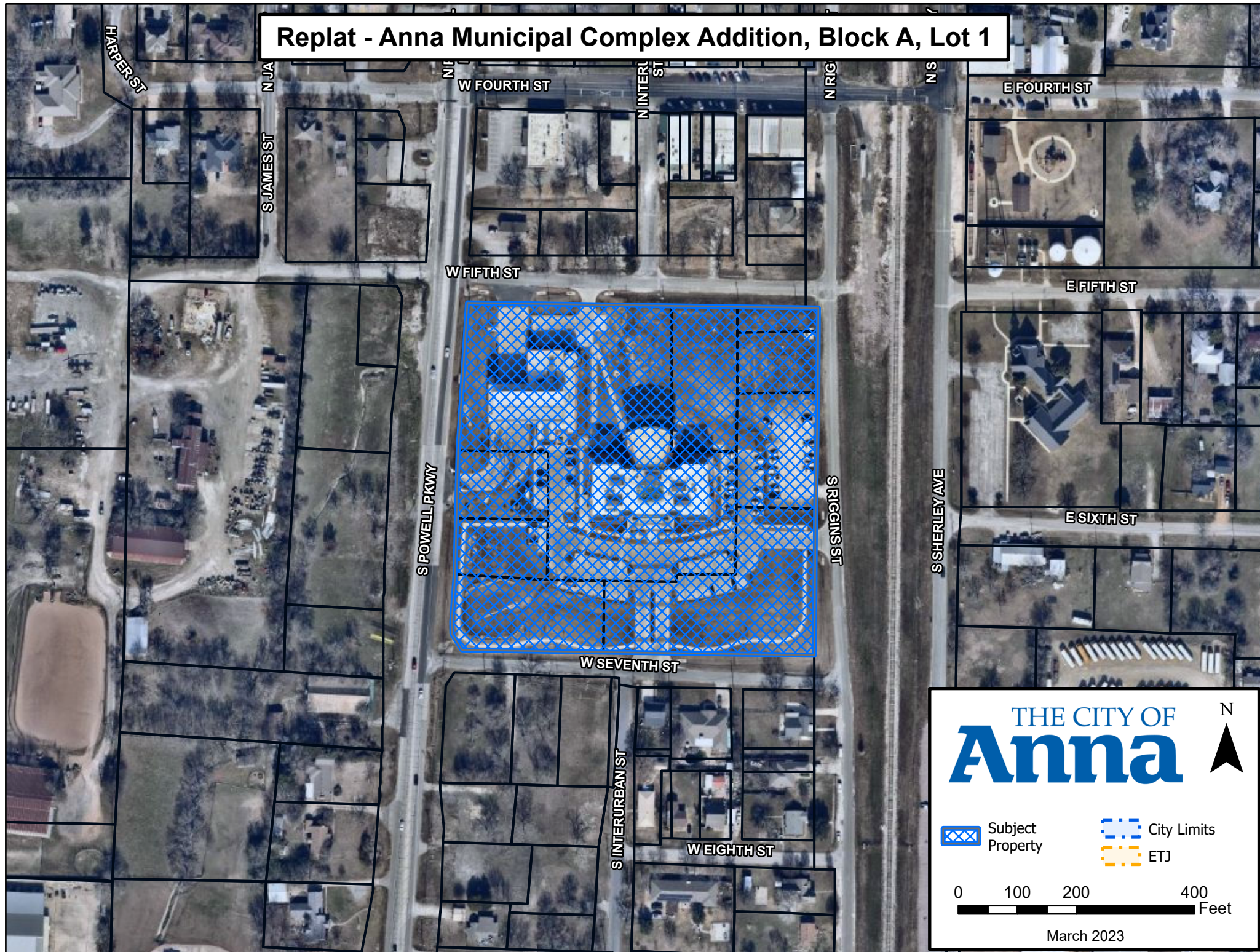
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Locator Map
2. RESOLUTION - (R) Anna Municipal Complex Addition, Block A, Lot 1
3. Stamped EXHIBIT A - (R) Anna Municipal Complex Addn, Bl A, Lt 1

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



CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA MUNICIPAL COMPLEX ADDITION, BLOCK A, LOT 1, REPLAT

WHEREAS, in order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the "City Council") has adopted Article 9.02 of the Anna City Code of Ordinances ("Subdivision Regulations"); and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, The City of Anna, has submitted an application for the approval of the Anna Municipal Complex Addition, Block A, Lot 1, Replat; and

WHEREAS, Anna Municipal Complex Addition, Block A, Lot 1, Replat conforms to the existing zoning; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS THAT:

Section 1. Recitals Incorporated

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Replat

The City Council hereby approves the Anna Municipal Complex Addition, Block A, Lot 1, Replat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

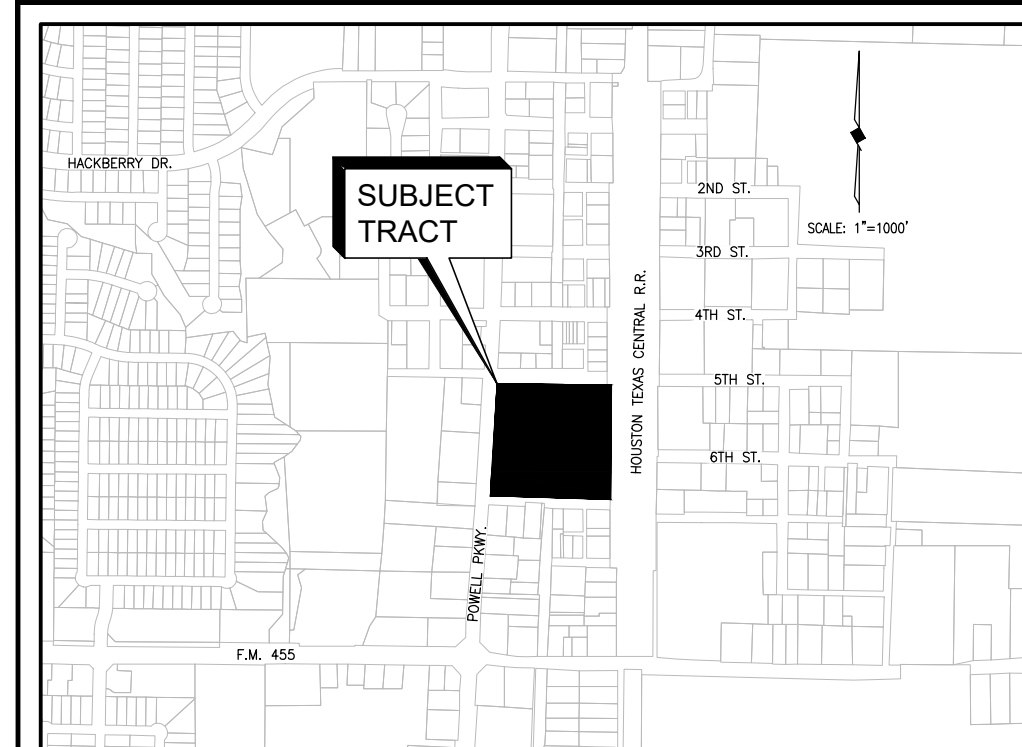
PASSED AND APPROVED by the City Council of the City of Anna, Texas on this 9th day of May, 2023.

ATTEST:

APPROVED:

City Secretary, Carrie L. Land

Mayor, Nate Pike



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°44'52"W
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"E
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°44'26"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
L31	126.33'	N00°15'43"E
L32	73.60'	N79°29'45"W
L33	27.52'	S24°33'20"W
L34	24.00'	N72°12'15"W
L35	188.96'	N02°20'49"E
L36	82.38'	N00°12'31"W
L37	81.88'	S00°07'36"W
L38	86.49'	N02°13'47"E
L39	307.53'	N78°27'40"E
L40	235.44'	N11°58'53"E
L41	152.41'	N00°19'22"E
L42	279.52'	N88°44'57"W
L43	61.82'	N02°48'30"E
L44	15.01'	S89°13'03"E
L45	50.38'	S02°48'30"W
L46	278.98'	S89°36'16"E
L47	169.42'	S00°19'29"W
L48	246.81'	S11°58'53"W
L49	305.59'	S78°27'40"W
L50	74.33'	S02°13'47"W
L51	15.01'	S89°15'08"E
L52	9.80'	S33°18'43"E
L53	122.76'	N04°36'16"E
L54	134.22'	N86°59'33"W
L55	80.44'	S04°40'24"E
L56	49.71'	S89°13'34"E
L57	140.04'	S00°00'47"W
L58	100.21'	S01°00'54"E
L59	64.81'	N89°49'43"W
L60	103.71'	N07°32'50"E
L61	137.90'	N00°06'17"W
L62	26.45'	N87°37'57"E
L63	5.26'	N07°03'38"E
L64	65.01'	S89°49'57"E
L65	6.74'	S06°11'50"W
L66	61.53'	S88°53'05"W
L67	29.46'	N04°36'16"E

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 (DRCCT) 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 herein by 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 is 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, 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

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.

DRAINAGE AND DETENTION EASEMENT
STATE OF TEXAS
COUNTY OF COLLIN
CITY OF ANNA

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.

APPROVED
May 1, 2023
P&Z COMMISSION
CITY OF ANNA

APPROVED
May 9, 2023
CITY COUNCIL
CITY OF ANNA

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



Item No. 5.g.

City Council Agenda
Staff Report

Meeting Date: 5/9/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Arden Park Phase I, Final Plat. (Planning Manager Lauren Mecke)

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 & Ord. No. 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.

BACKGROUND:

The Final Plat is in conformance with the adopted Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances.

The Planning and Zoning Commission recommended approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

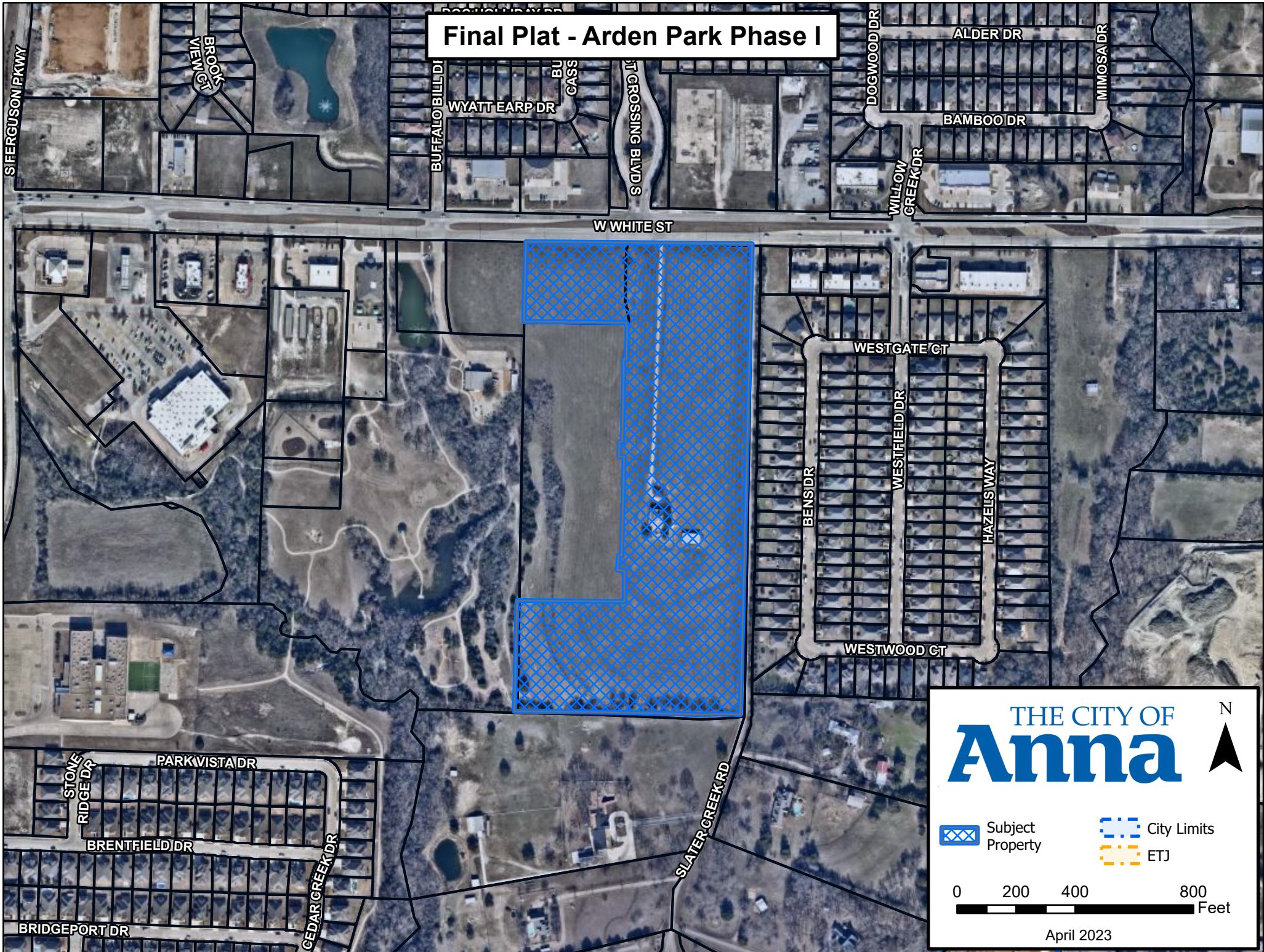
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Arden Park Phase I Final Plat Locator Map
2. RESOLUTION - (FP) Arden Park Phase I
3. Exhibit A (STAMPED) - (FP) Arden Park Phase I

Final Plat - Arden Park Phase I



CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ARDEN PARK PHASE I, FINAL PLAT.

WHEREAS, In order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the "City Council") has adopted Article 9.02 ("Subdivision Regulation") and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, Arden Park Owner TX, LLC, a Delaware Limited Liability Company has submitted an application for the approval of Arden Park Phase I, Final Plat; and

WHEREAS, Arden Park Phase I, Final Plat conforms to the existing zoning; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS, THAT:

Section 1. Recitals Incorporated

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Final Plat

The City Council hereby approves the Arden Park Phase I, Final Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

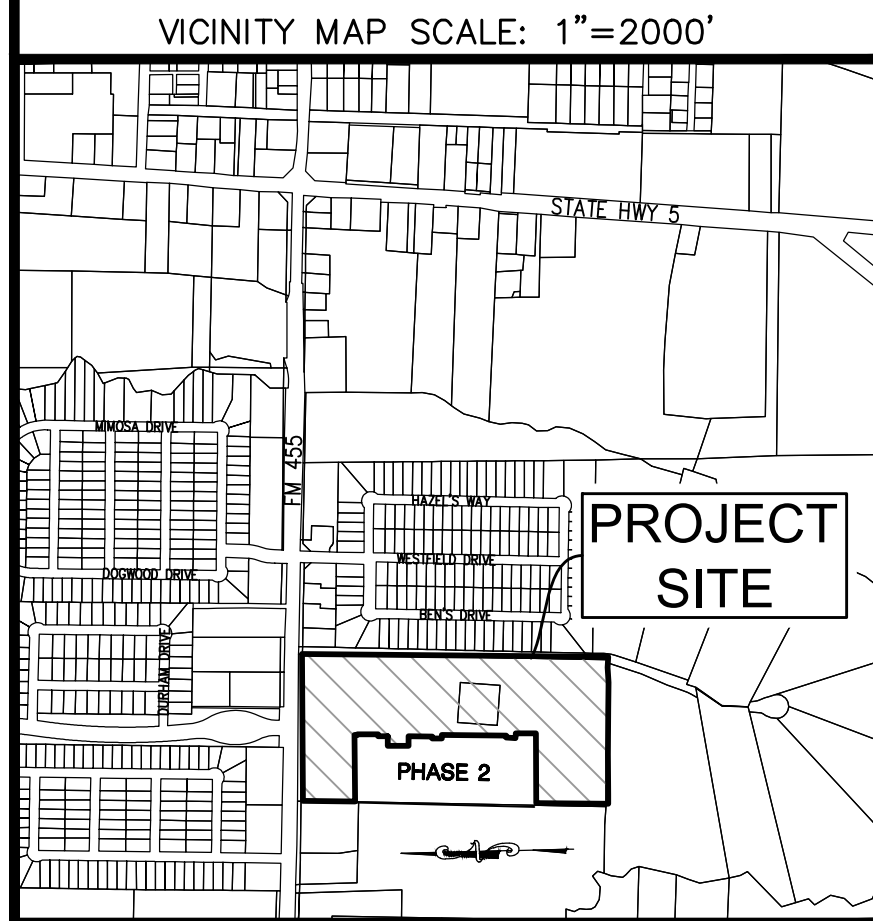
PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 9th day of May, 2023.

ATTEST:

APPROVED:

City Secretary, Carrie L. Land

Mayor, Nate Pike



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
SVPAE	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
VAM	VISIBILITY, ACCESS, AND MAINTENANCE EASEMENT
SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT
MAR	MUTUAL ACCESS EASEMENT
SF-Z	SF-Z
SF-TH	SF-TH
C-1	C-1

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.

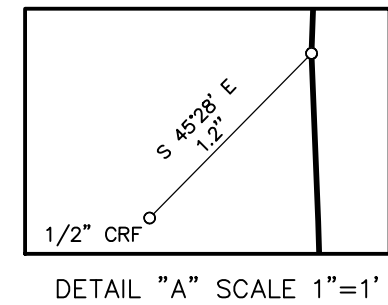
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

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

APPROVED
MAY 9, 2023
CITY COUNCIL
CITY OF ANNA

APPROVED
MAY 1, 2023
P&Z COMMISSION
CITY OF ANNA

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 2010721000760500, 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 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 _____, 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
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Page 2 of 2



The John R. McAdams
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201 Country View Drive
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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

APPROVED
MAY 9, 2023
CITY COUNCIL
CITY OF ANNA

APPROVED
MAY 1, 2023
P&Z COMMISSION
CITY OF ANNA



Item No. 5.h.

City Council Agenda
Staff Report

Meeting Date: 5/9/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Arden Park Phase I, Site Plan. (Planning Manager Lauren Mecke)

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.

BACKGROUND:

The Site Plan is in conformance with the adopted Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances.

The Planning and Zoning Commission recommended approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

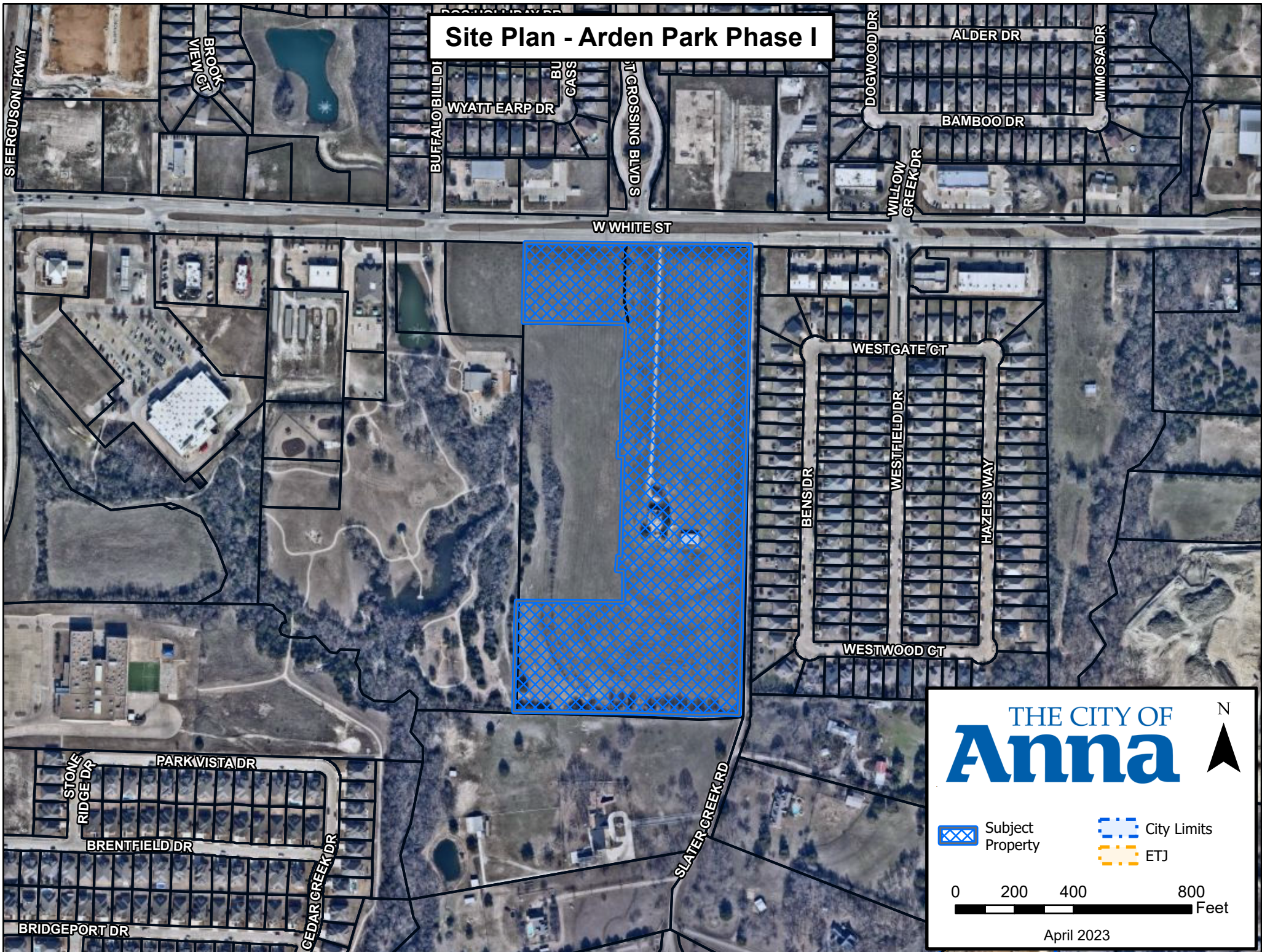
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Arden Park Phase I Site Plan Locator Map
2. RESOLUTION - (SP) Arden Park Phase I
3. Exhibit A (STAMPED) - (SP) Arden Park Phase I

Site Plan - Arden Park Phase I



CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ARDEN PARK PHASE I, SITE PLAN.

WHEREAS, In order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the "City Council") has adopted Article 9.02 ("Subdivision Regulation") and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, Arden Park Owner TX, LLC, a Delaware Limited Liability Company has submitted an application for the approval of Arden Park Phase I, Site Plan; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS, THAT:

Section 1. Recitals Incorporated

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Site Plan

The City Council hereby approves Arden Park Phase I, Site Plan attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 9th day of May, 2023.

ATTEST:

APPROVED:

City Secretary, Carrie L. Land

Mayor, Nate Pike



Item No. 5.i.

City Council Agenda
Staff Report

Meeting Date: 5/9/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Goolsby Addition, Block A, Lot 1, Final Plat.
(Planning Manager Lauren Mecke)

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.

The Planning & Zoning Commission recommended approval 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.

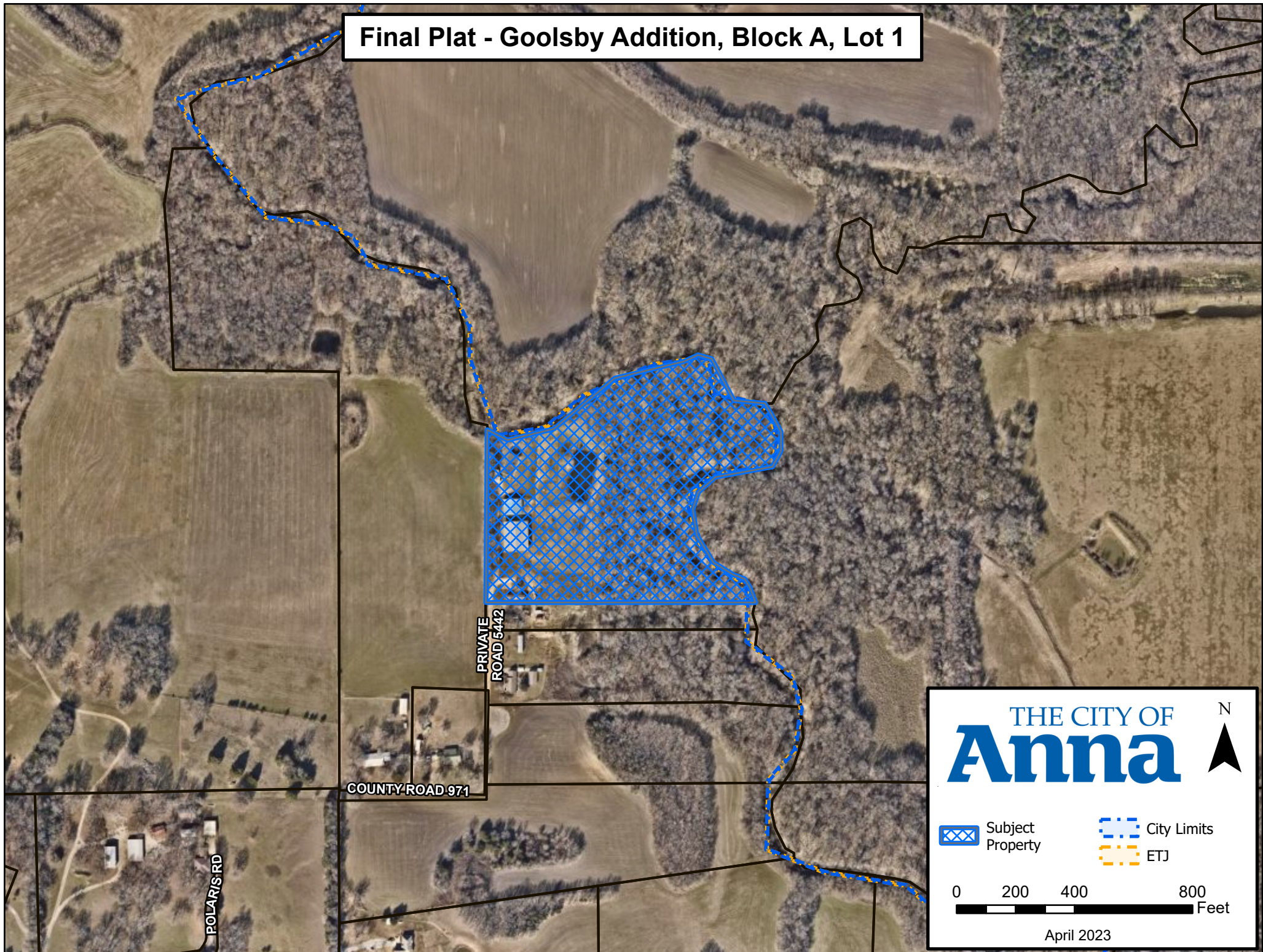
STRATEGIC CONNECTIONS:

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. RESOLUTION (FP) Goolsby Addition, Block A, Lot 1
3. Exhibit A (FP) Goolsby Addn, BL A, Lt 1

Final Plat - Goolsby Addition, Block A, Lot 1



CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING GOOLSBY ADDITION, BLOCK A, LOT 1, FINAL PLAT

WHEREAS, In order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the "City Council") has adopted Article 9.02 of the Anna City Code of Ordinances ("Subdivision Regulations"); and

WHEREAS, Rayburn Electric Cooperative, Inc. has submitted an application for the approval of the Goolsby Addition, Block A, Lot 1, Final Plat; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS THAT:

Section 1. Recitals Incorporated

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Final Plat

The City Council hereby approves the Goolsby Addition, Block A, Lot 1, Final Plat attached hereto as Exhibit A, 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.

PASSED AND APPROVED by the City Council of the City of Anna, Texas on this 9th day of May, 2023.

ATTEST:

APPROVED:

City Secretary, Carrie L. Land

Mayor, Nate Pike

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 ABSTRACTOR'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 48065C01351, EFFECTIVE 08/02/2009 (COLLIN COUNTY, TEXAS).
- ACCESS EASEMENT TO MEET FIRE LANE STANDARDS, MINIMUM 24'.

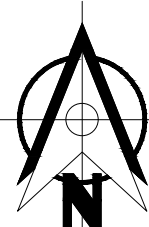
EXCEPTIONS:

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

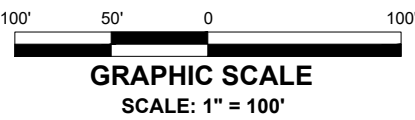
- EASEMENT AND RIGHT OF WAY DATED JUNE 20, 1994 AND FILED JUNE 16, 1995 TO GRAYSON-COLLIN ELECTRIC COOPERATIVE, INC. AND RECORDED IN FILE NUMBER 95-0041123 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS. (THE EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS LOCATION)
- ACCESS EASEMENT DATED MAY 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 2022032000337702 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.	BUILDING LINE
B.W.	BARBED WIRE
S.V.	CHARLUM
CE	DRAINAGE EASEMENT
EX	EXISTING
FN	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
SH	SHORELINE
S.M.	STORM SEWER EASEMENT
S.E.	SANITARY 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

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:

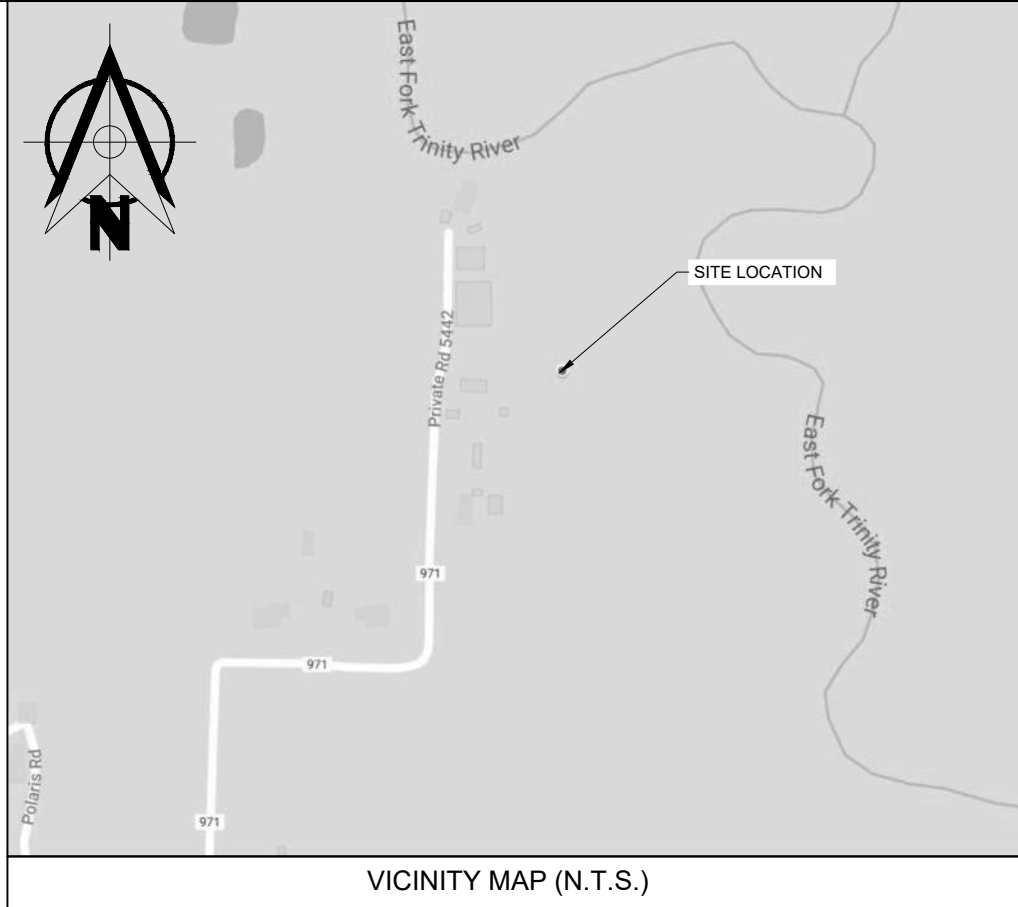
AUTHORIZED SIGNATURE.

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

APPROVED
MAY 9, 2023
CITY COUNCIL
CITY OF ANNA

APPROVED
MAY 1, 2023
P&Z COMMISSION
CITY OF ANNA

verizon

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

3DD&E

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



Item No. 5.j.

City Council Agenda
Staff Report

Meeting Date: 5/9/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Leonard Trails Phase 1, Preliminary Plat. (Planning Manager Lauren Mecke)

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.

The Planning and Zoning Commission recommended approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

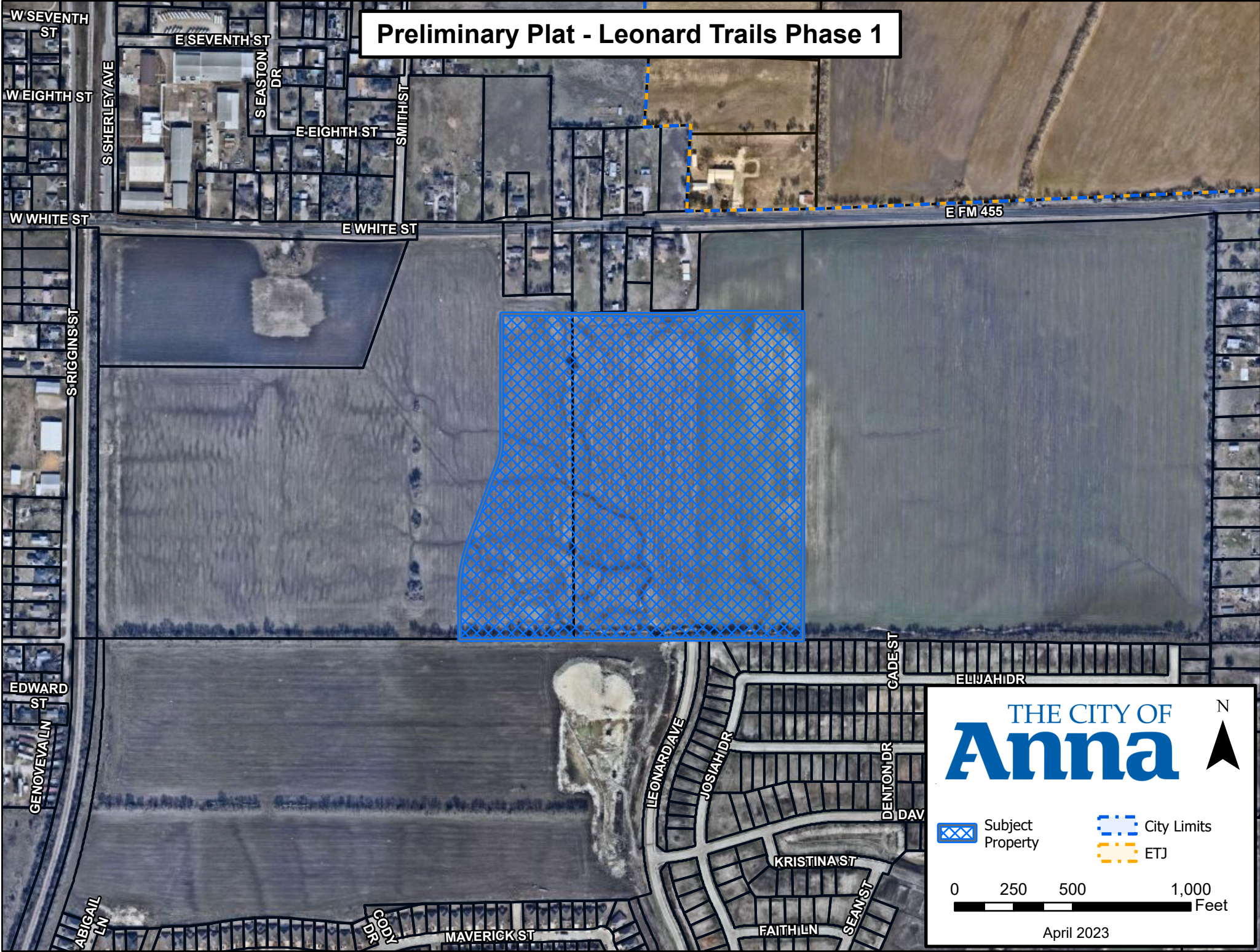
STRATEGIC CONNECTIONS:

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. RESOLUTION (PP) Leonard Trails Phase 1
3. Stamped EXHIBIT A - PP (Leonard Trails, Ph 1)

Preliminary Plat - Leonard Trails Phase 1



CITY OF ANNA, TEXAS

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING LEONARD TRAILS,
PHASE 1, PRELIMINARY PLAT**

WHEREAS, In order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the "City Council") has adopted Article 9.02 ("Subdivision Regulations") and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, Rising Waukulla Investment, L.P. has submitted an application for approval of the Leonard Trails Phase 1, Preliminary Plat; and

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANNA,
TEXAS, THAT:**

Section 1. Recitals Incorporated.

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Preliminary Plat

The City Council hereby approves the Leonard Trails Phase 1, Preliminary Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 9th day of May, 2023.

ATTEST:

APPROVED:

City Secretary, Carrie L. Land

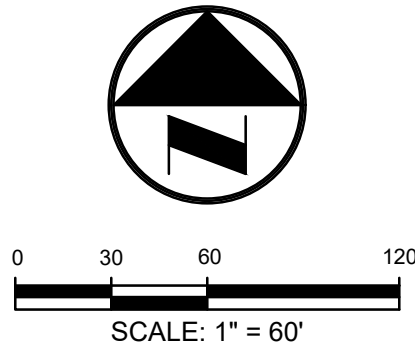
Mayor, Nate Pike

GENERAL NOTES:

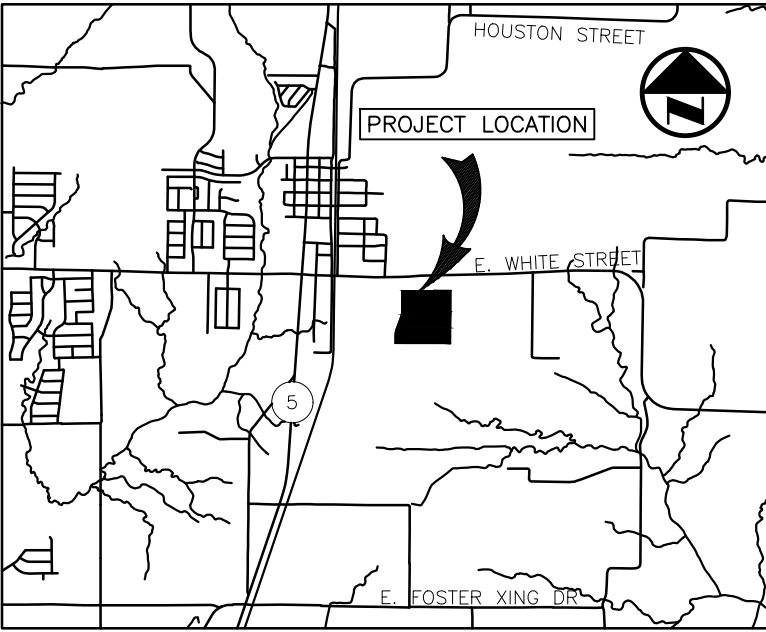
1. Bearing system for this survey is based on the North American Datum of 1983, NA2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00015271. Distances and areas shown are surface values in U.S. Survey Feet.
2. The floodplain 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.



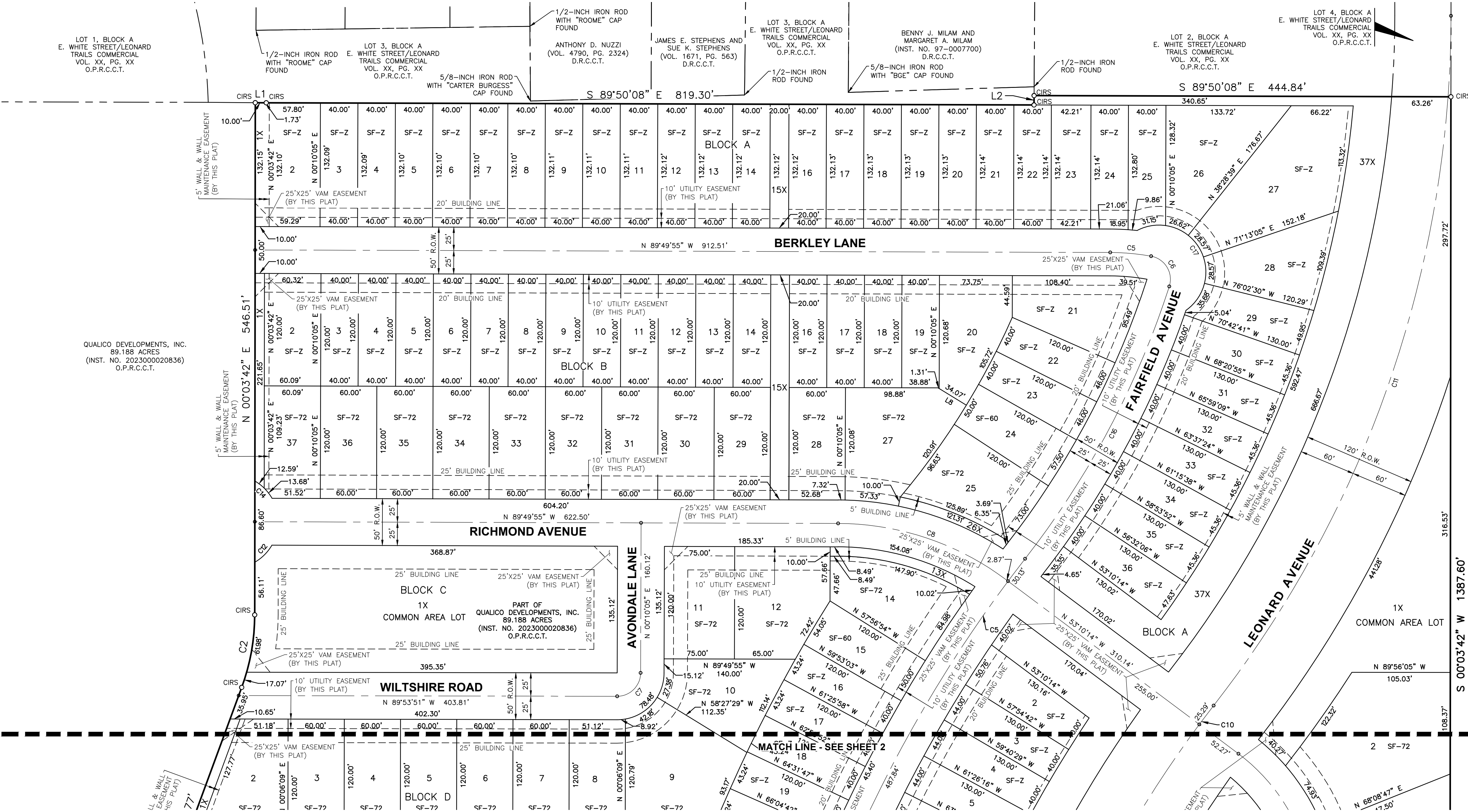
LEGEND	
CIRS	5/8" IRON ROD SET WITH "BGE" CAP
MONUMENT	MONUMENT OF RECORD DIGNITY
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY TEXAS
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY TEXAS
P.O.B.	POINT OF BEGINNING
INST.	INSTRUMENT
NO.	NUMBER
VAM	VISIBILITY,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



APPROVED
May 1, 2023
P&Z COMMISSION
CITY OF ANNA

APPROVED
May 9, 2023
CITY COUNCIL
CITY OF ANNA

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

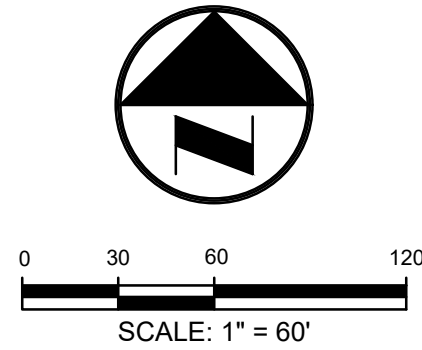
OWNER
RIISING WAUKULLA INVESTMENT, L.P.
1 Fox Hollow Lane
Melissa, Texas 75454
Contact: Mr. Doug Zadow
Phone: 469-667-8760

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

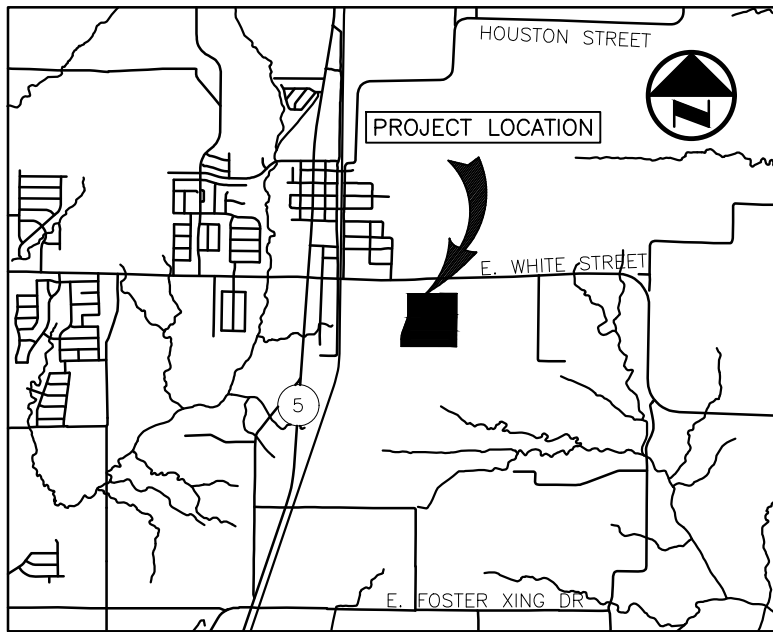
GENERAL NOTES:

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

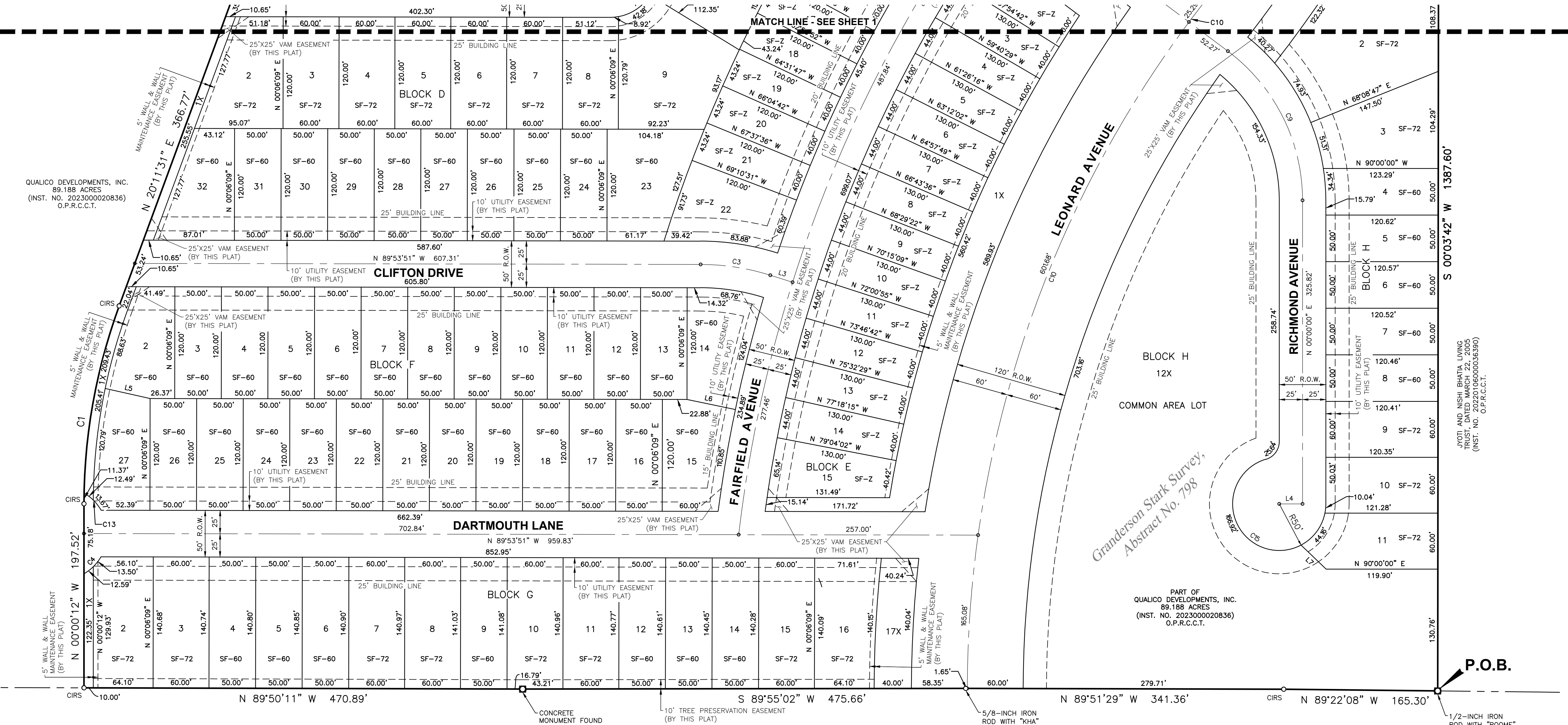


LEGEND	
CIRS	5/8" IRON ROD SET WITH "BGE" CAP
MONUMENT OF RECORD DIGNITY	
O.P.R.C.C.T. COLLIN COUNTY TEXAS	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY TEXAS
P.R.C.C.T. COUNTY TEXAS	PLAT RECORDS OF COLLIN COUNTY TEXAS
D.R.C.C.T. COUNTY TEXAS	DEED RECORDS OF COLLIN COUNTY TEXAS
P.O.B.	POINT OF BEGINNING
INST.	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'

APPROVED
May 1, 2023
P&Z COMMISSION
CITY OF ANNA

APPROVED
May 9, 2023
CITY COUNCIL
CITY OF ANNA

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.
777 Main Street, Suite 1900, Fort Worth, TX 76102
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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

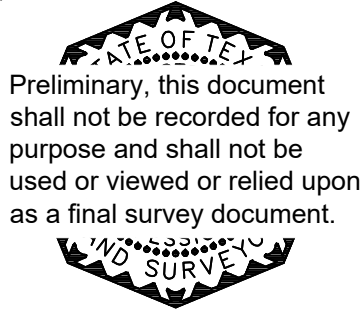
STATE OF TEXAS ~

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

APPROVED
May 1, 2023
P&Z COMMISSION
CITY OF ANNA

APPROVED
May 9, 2023
CITY COUNCIL
CITY OF ANNA

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
Copyright 2023
Contact: René Silvas, R.P.L.S.
Telephone: 817-752-4183 • Email: rsilvas@bgeinc.com



Item No. 5.k.

City Council Agenda
Staff Report

Meeting Date: 5/9/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Parks at Hurricane Creek, Preliminary Plat.
(Planning Manager Lauren Mecke)

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 the city's Subdivision Regulations and Zoning Ordinances.

The Planning & Zoning Commission recommended approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

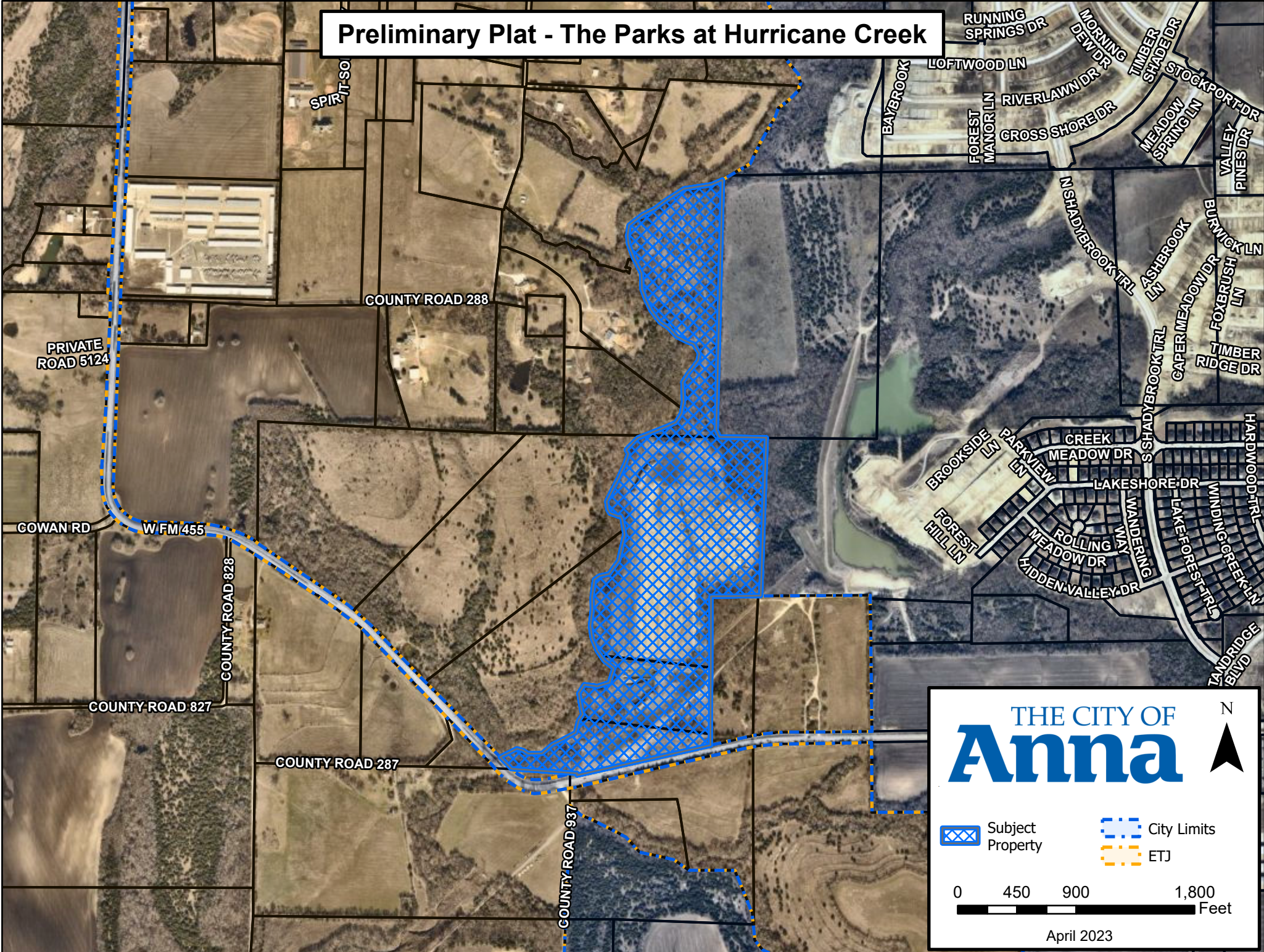
STRATEGIC CONNECTIONS:

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. RESOLUTION (PP) Parks at Hurricane Creek
3. Exhibit A (PP) 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

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING THE PARKS AT HURRICANE CREEK, PRELIMINARY PLAT.

WHEREAS, In order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the “City Council”) has adopted Article 9.02 (Subdivision Regulations”) and Article 9.04 (Zoning Ordinance) of the Anna City Code of Ordinances; and

WHEREAS, Charles Covey – LandVest Development, has submitted an application for the approval of The Parks at Hurricane Creek, Preliminary Plat; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS, THAT:

Section 1. Recitals Incorporated.

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Preliminary Plat

The City Council hereby approves The Parks at Hurricane Creek, Preliminary Plat attached hereto as Exhibit A.

PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 9th day of May, 2023.

ATTEST:

APPROVED:

City Secretary, Carrie L. Land

Mayor, Nate Pike

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

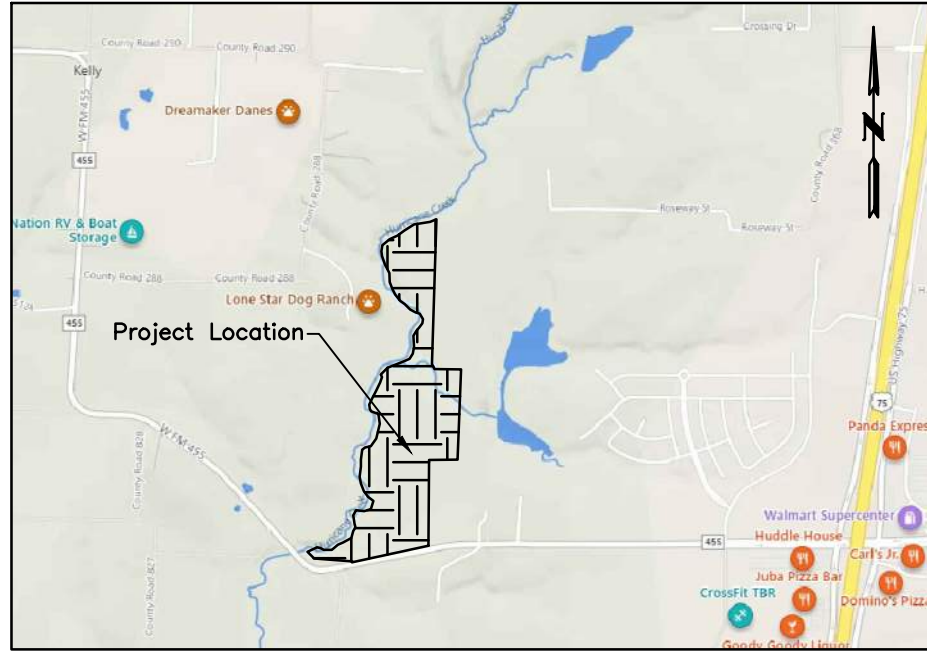
± 262.04 Acres
Unsubdivided
CAGD Hurricane Creek LLC
CCFN: 20150529000631020

± 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 TABLE		
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 6°45'42" 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°55'59" 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 26°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 36°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°59'41" 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 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 to a 1/2 Inch Iron Rod Found for a Corner in the North line of a 21.008 Acre tract of land 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 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 Southeastmost 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. 20180925001201240, Official Public 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°55'59" 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°59'41" 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

APPROVED
MAY 9, 2023
CITY COUNCIL
CITY OF ANNA

APPROVED
MAY 1, 2023
P&Z COMMISSION
CITY OF ANNA

Page 1 of 5

Preliminary Plat

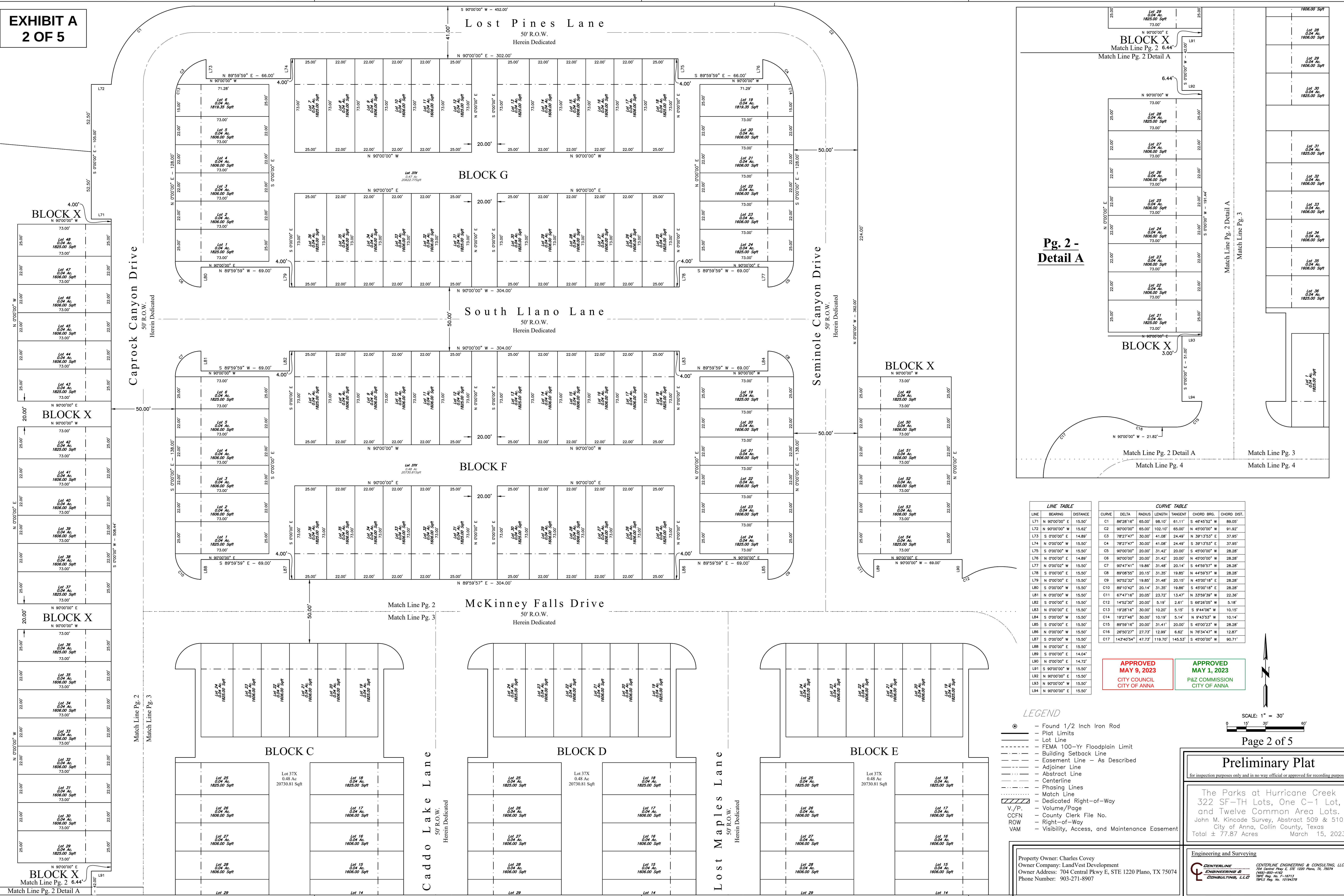
for inspection purposes only and in no way official or approved for recording purposes

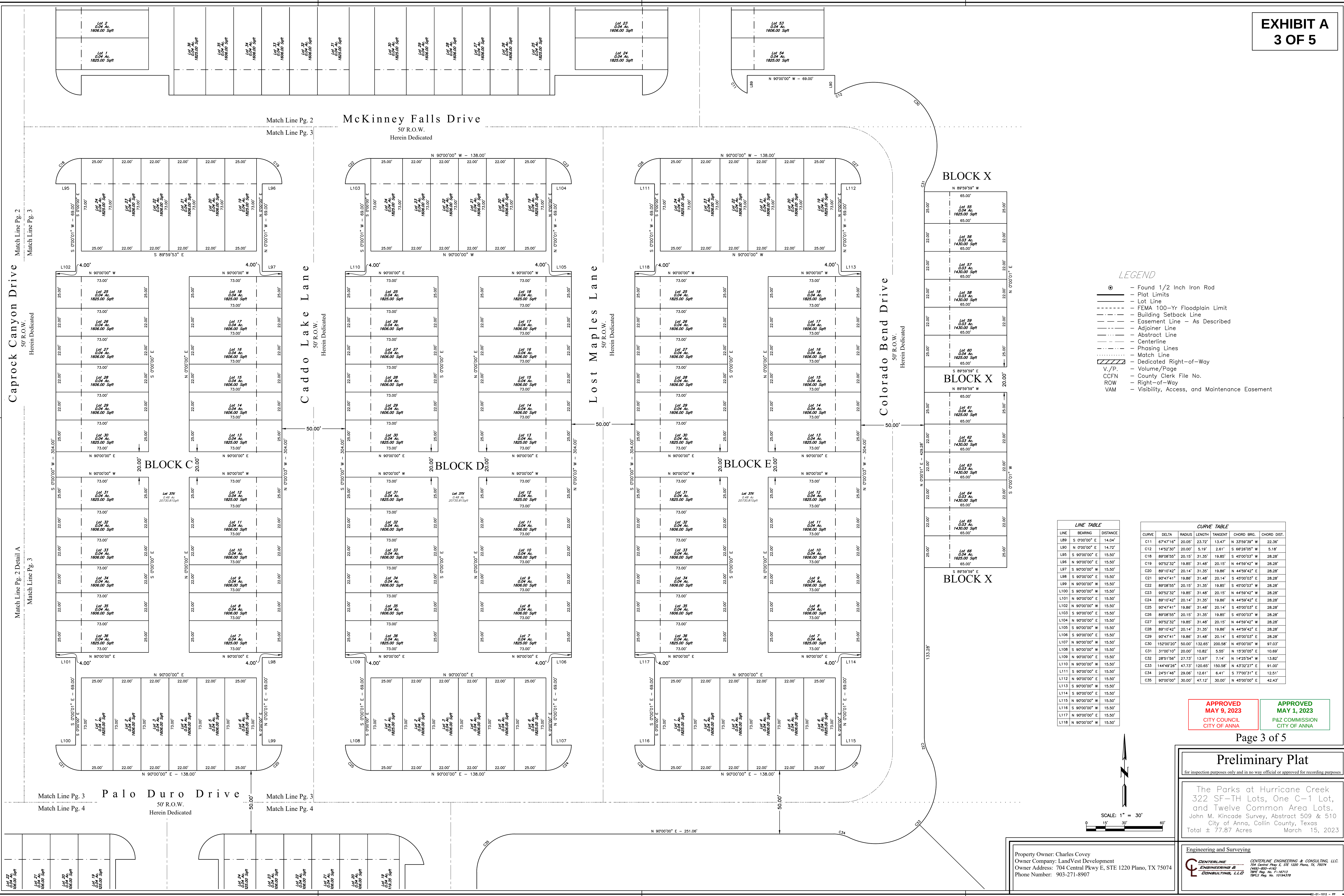
The Parks at Hurricane Creek
322 SF—TH Lots, One C—1 Lot,
and Twelve Common Area Lots.
John M. Kincaid Survey, Abstract 509 & 510
City of Anna, Collin County, Texas
Total ± 77.87 Acres March 15, 2023

Engineering and Surveying

CENTERLINE
ENGINEERING & CONSULTING, L.L.C.
704 Central Pkwy E, STE 1220 Plano, TX 75074
(469) 455-4162
TXPE Reg. No. F-16713
TXPS Reg. No. 1078478

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
 - Easement Line - As Described
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 - Volume/Page
 - County Clerk File No.
 - 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" W	15.50'	
L114	N 90°00'00" W	15.50'	
L115	S 90°00'00" W	15.50'	
L116	N 90°00'00" W	15.50'	
L117	S 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" E
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" E
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

APPROVED
MAY 9, 2023
CITY COUNCIL
CITY OF ANNA

APPROVED
MAY 1, 2023
P&Z COMMISSION
CITY OF ANNA

Preliminary Plat

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

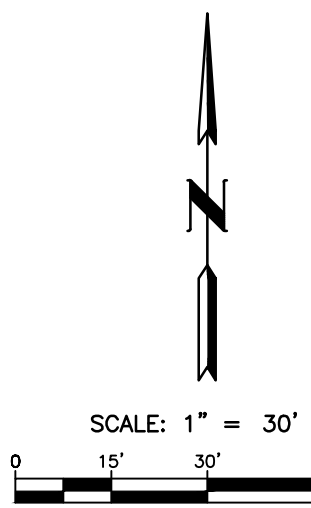
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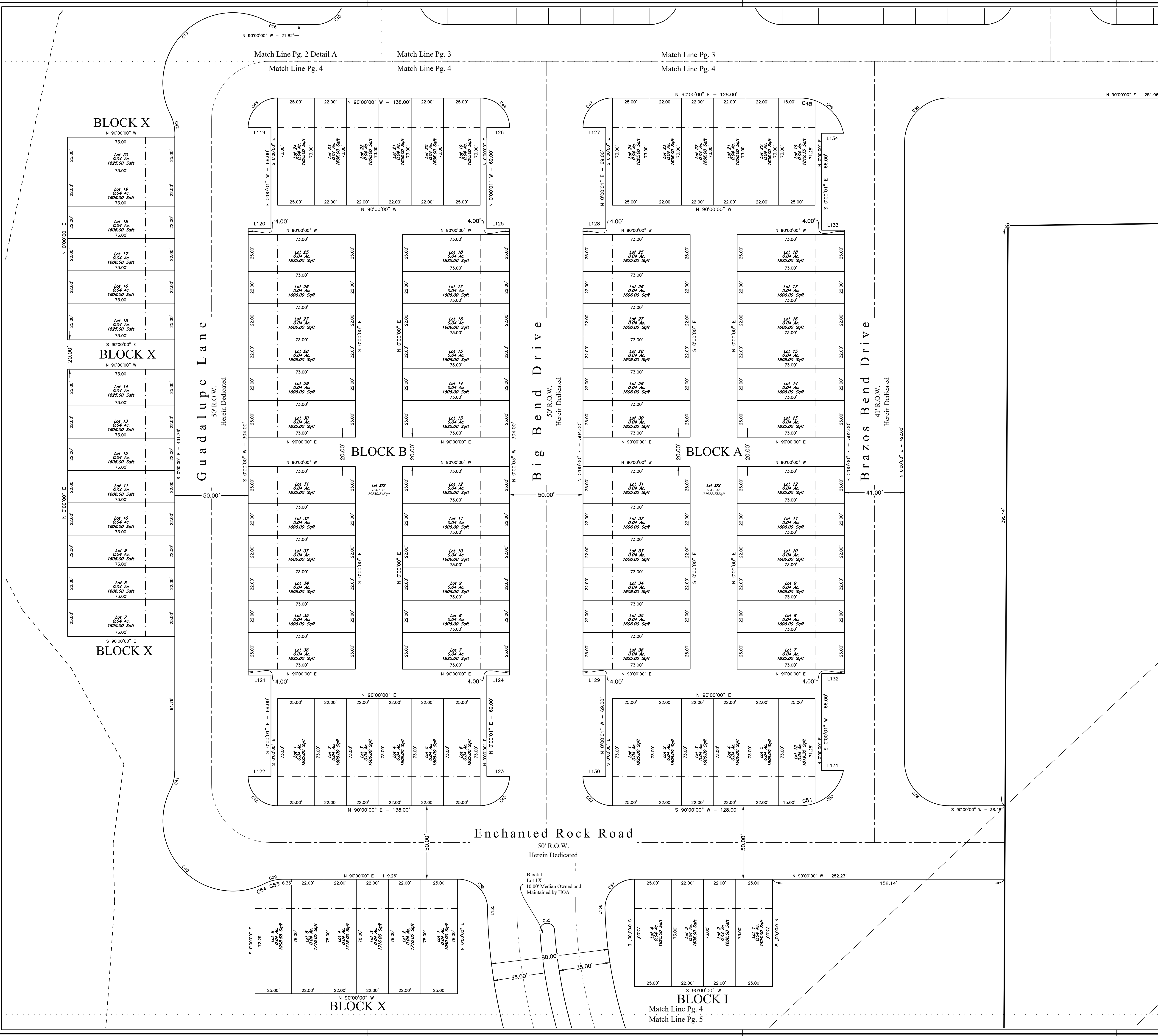
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CENTERLINE ENGINEERING & CONSULTING, L.L.C.
704 Central Pkwy E, STE 1220 Plano, TX, 75074
(972) 850-4162
TX Reg. No. F-16713
NRELS Reg. No. 10184578

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





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

- 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
 - ROW
 - VAM

APPROVED
MAY 9, 2023
CITY COUNCIL
CITY OF ANNA

APPROVED
MAY 1, 2023
P&Z COMMISSION
CITY OF ANNA

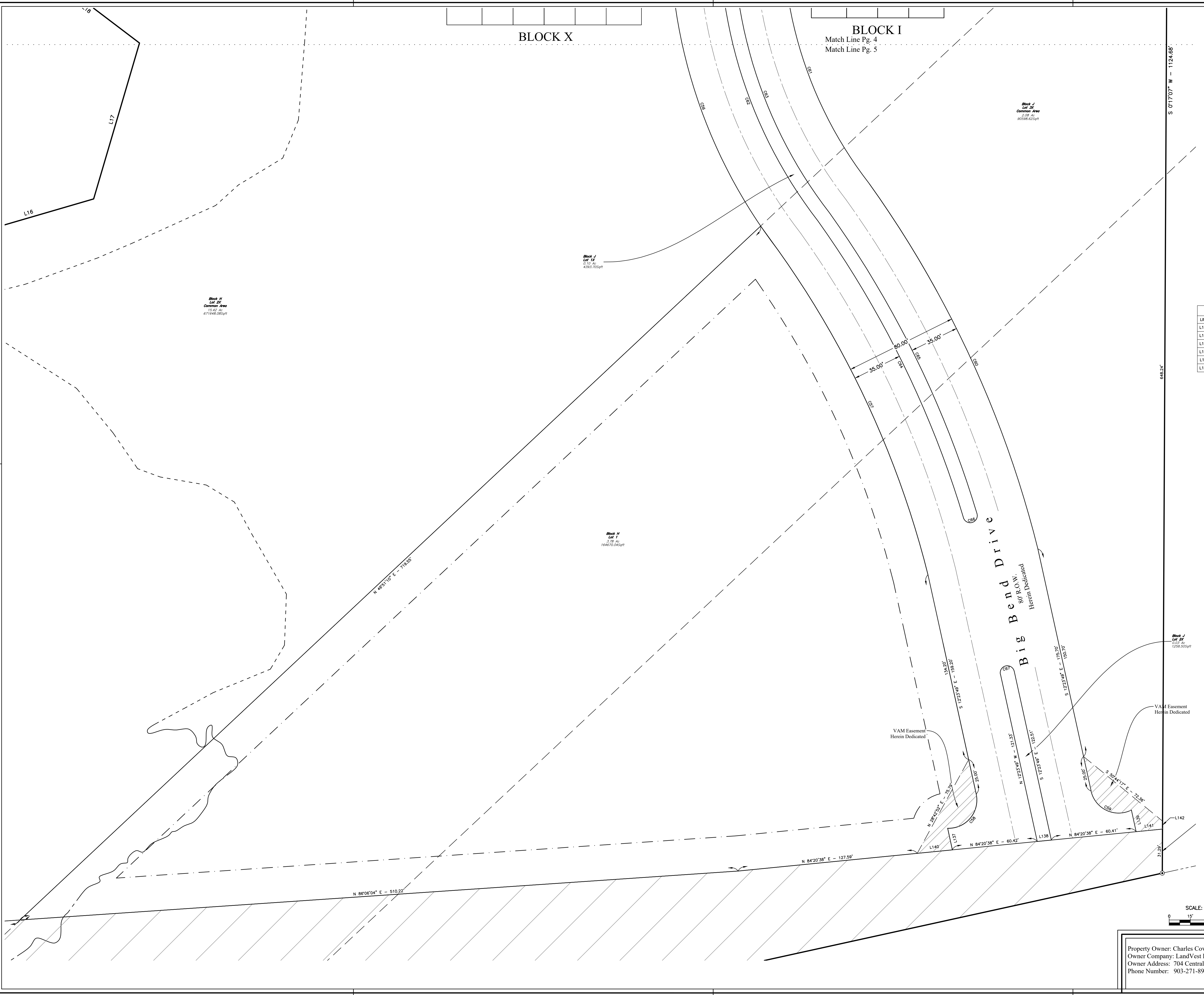
Preliminary Plat

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

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
1660-850-4162
T&E Reg. No. F-16713
T&E Reg. No. 1018478



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
- 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
- VAM Easement
- V/P.
- CCFN
- ROW
- VAM
- Volume/Page
- County Clerk File No.
- Right-of-Way
- Visibility, Access, and Maintenance Easement

APPROVED
MAY 9, 2023
CITY COUNCIL
CITY OF ANNA

APPROVED
MAY 1, 2023
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Preliminary Plat

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(972) 450-4162
TIFB Reg. No. F-16713
TIFB Reg. No. 10184378



Item No. 5.I.

City Council Agenda
Staff Report

Meeting Date: 5/9/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the DP McKinney RV Park Addition, Block A, Lot 1, Development Plat. (Planning Manager Lauren Mecke)

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).

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

The Development Plat is in conformance with the city's Subdivision Regulations.

The Planning & Zoning Commission recommended approval 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.

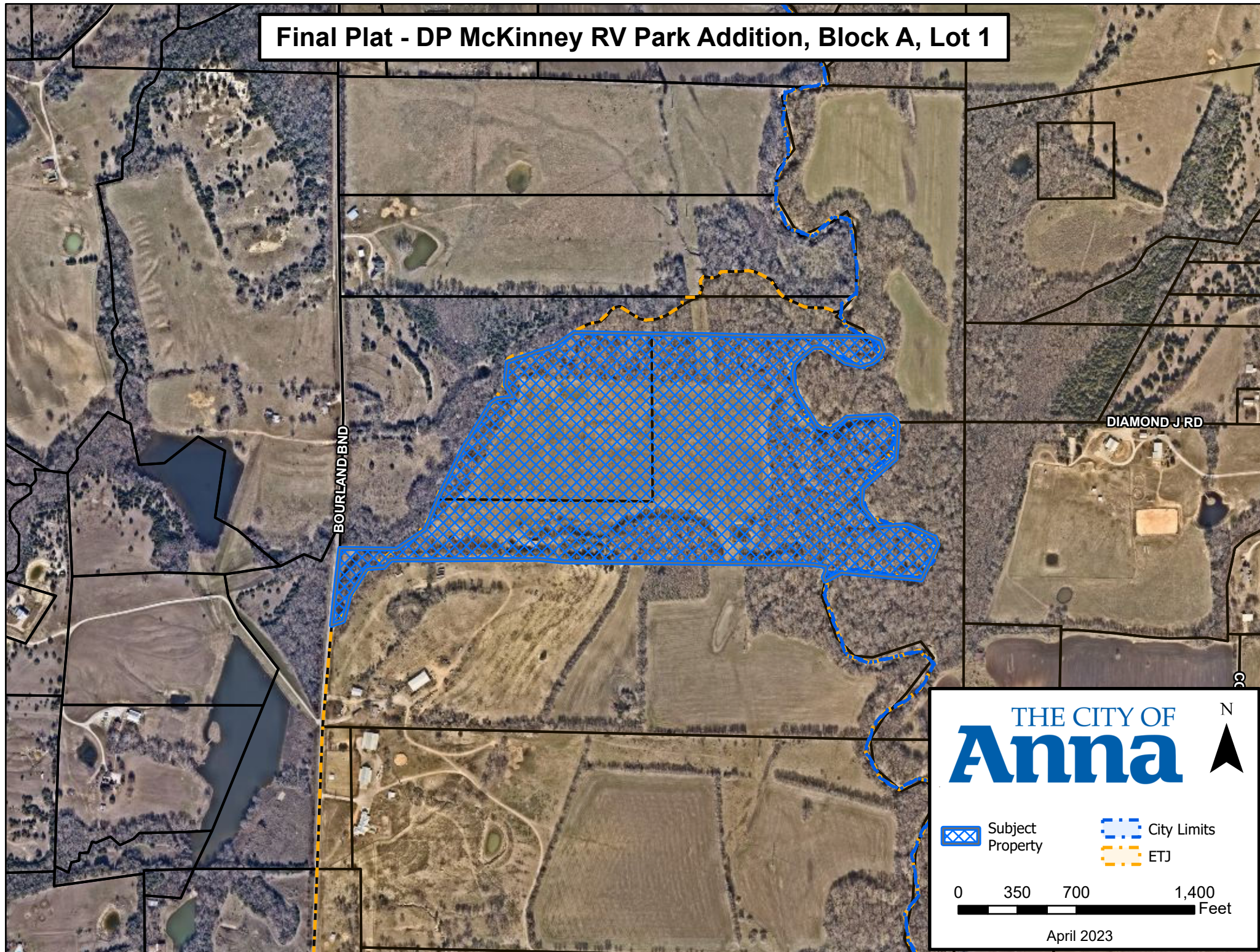
STRATEGIC CONNECTIONS:

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. RESOLUTION (FP) DP McKinney RV Park Addition, Block A, Block 1
3. Exhibit A (FP) DP McKinney RV Park Addn, BL A, Lt 1

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

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING DP MCKINNEY RV PARK ADDITION, BLOCK A, LOT 1, FINAL PLAT.

WHEREAS, in order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the "City Council") has adopted Article 9.02 of the Anna City Code of Ordinances ("Subdivision Regulations"); and

WHEREAS, DP McKinney TV LP has submitted an application for the approval of the DP McKinney RV Park Addition, Block A, Lot 1, Final Plat; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS THAT:

Section 1. Recitals Incorporated

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Final Plat.

The City Council hereby approves the DP McKinney RV Park Addition, Block A, Lot 1, Final Plat attached hereto as Exhibit A 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.

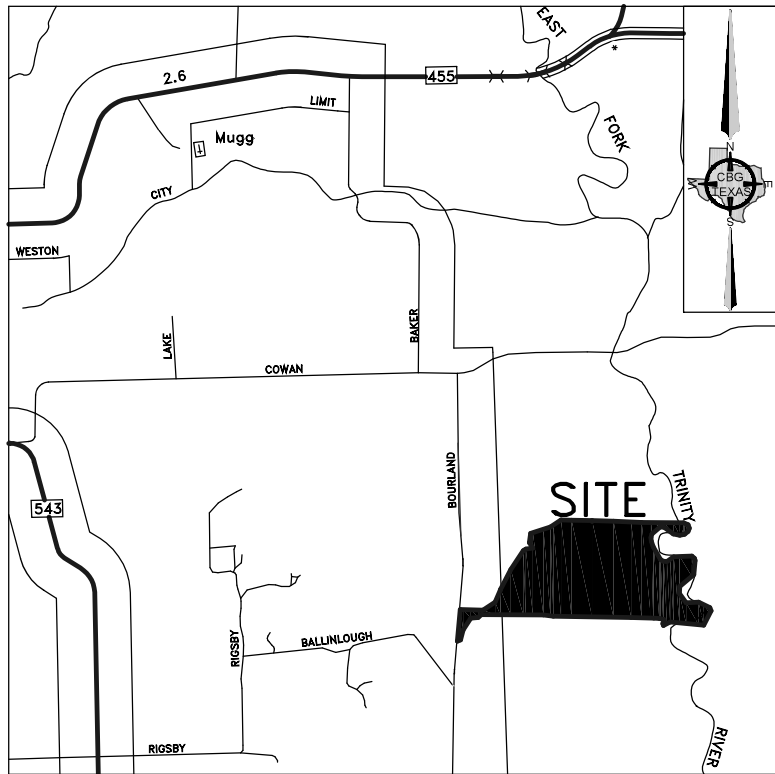
PASSED AND APPROVED by the City Council of the City of Anna, Texas on this 9th day of May, 2023.

ATTEST:

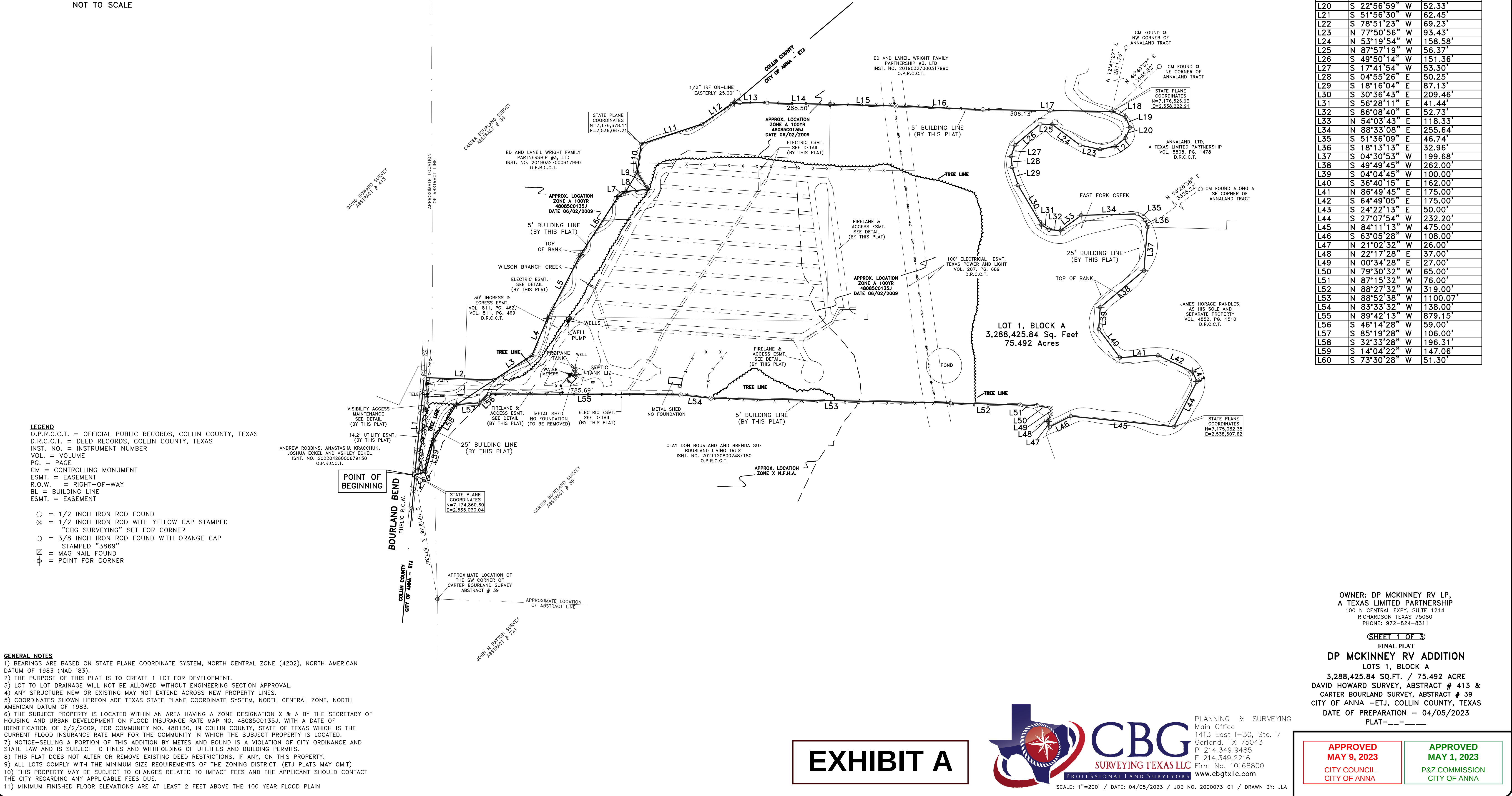
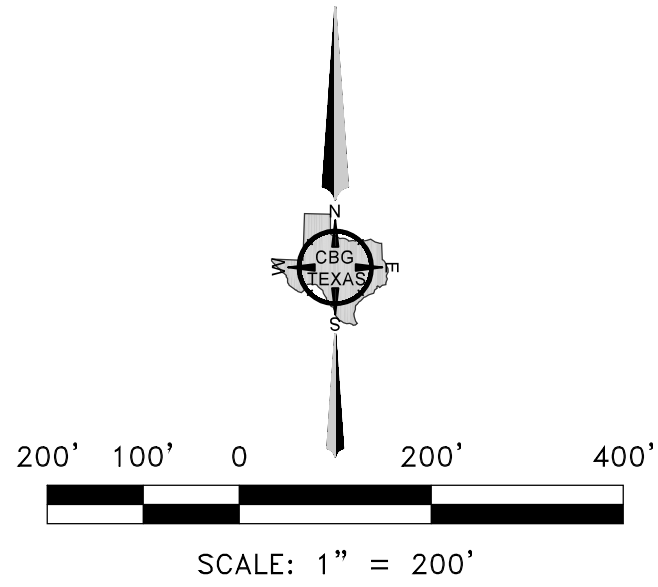
APPROVED:

City Secretary, Carrie L. Land

Mayor, Nate Pike



VICINITY MAP
NOT TO SCALE



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'

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

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 &
CARTER BOURLAND SURVEY, ABSTRACT # 39
CITY OF ANNA -ETJ, COLLIN COUNTY, TEXAS
DATE OF PREPARATION - 04/05/2023
PLAT-----

EXHIBIT A

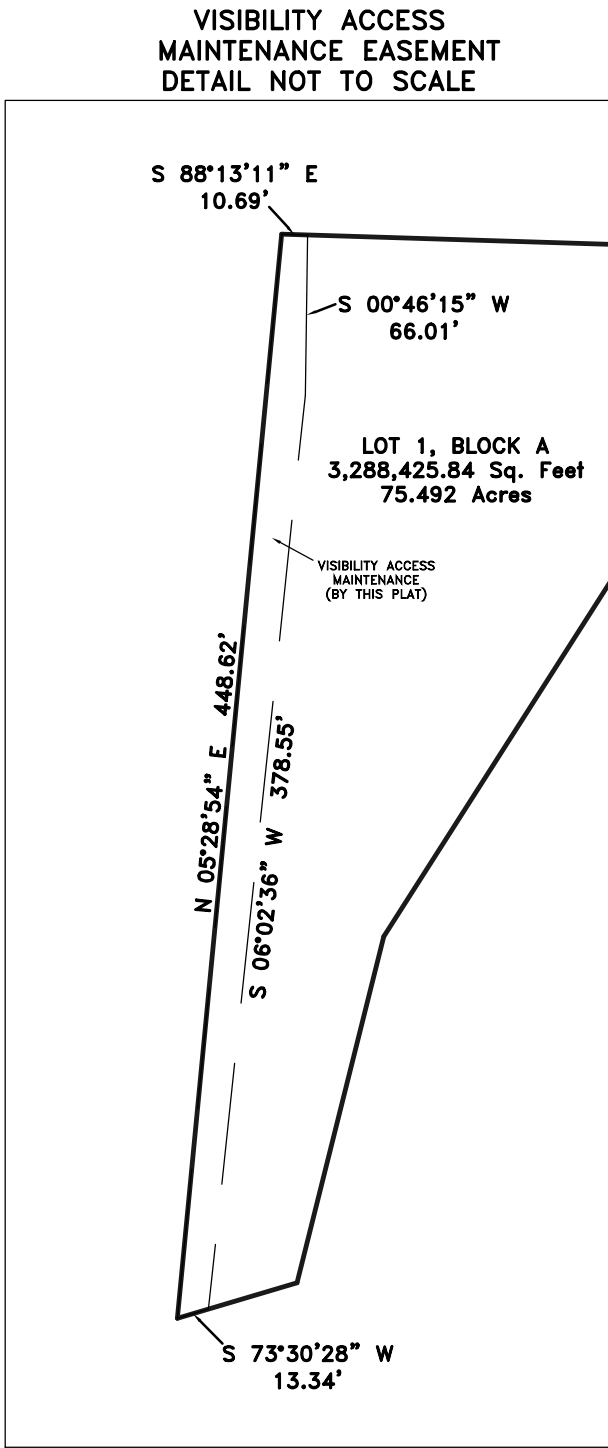
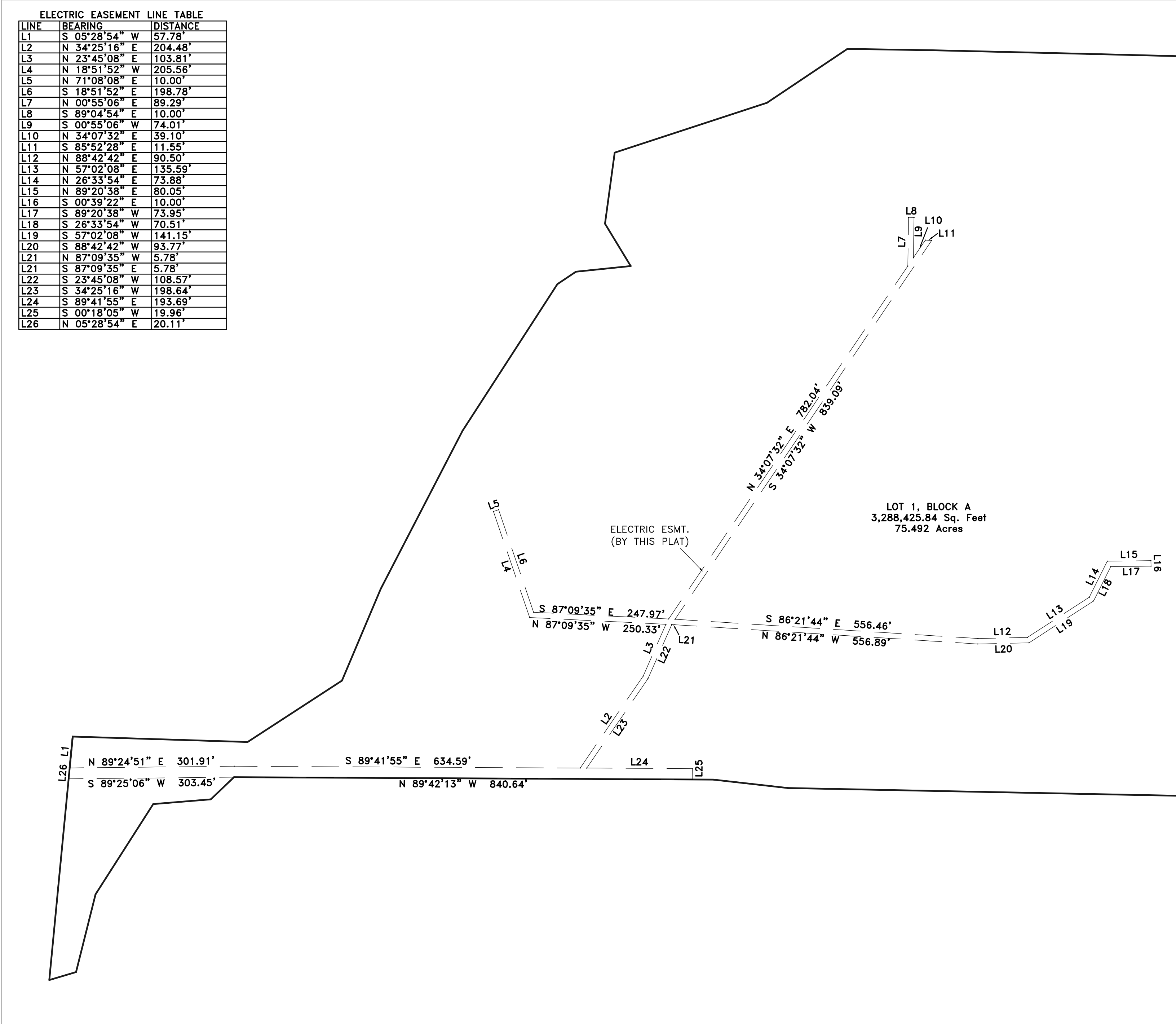


PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

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

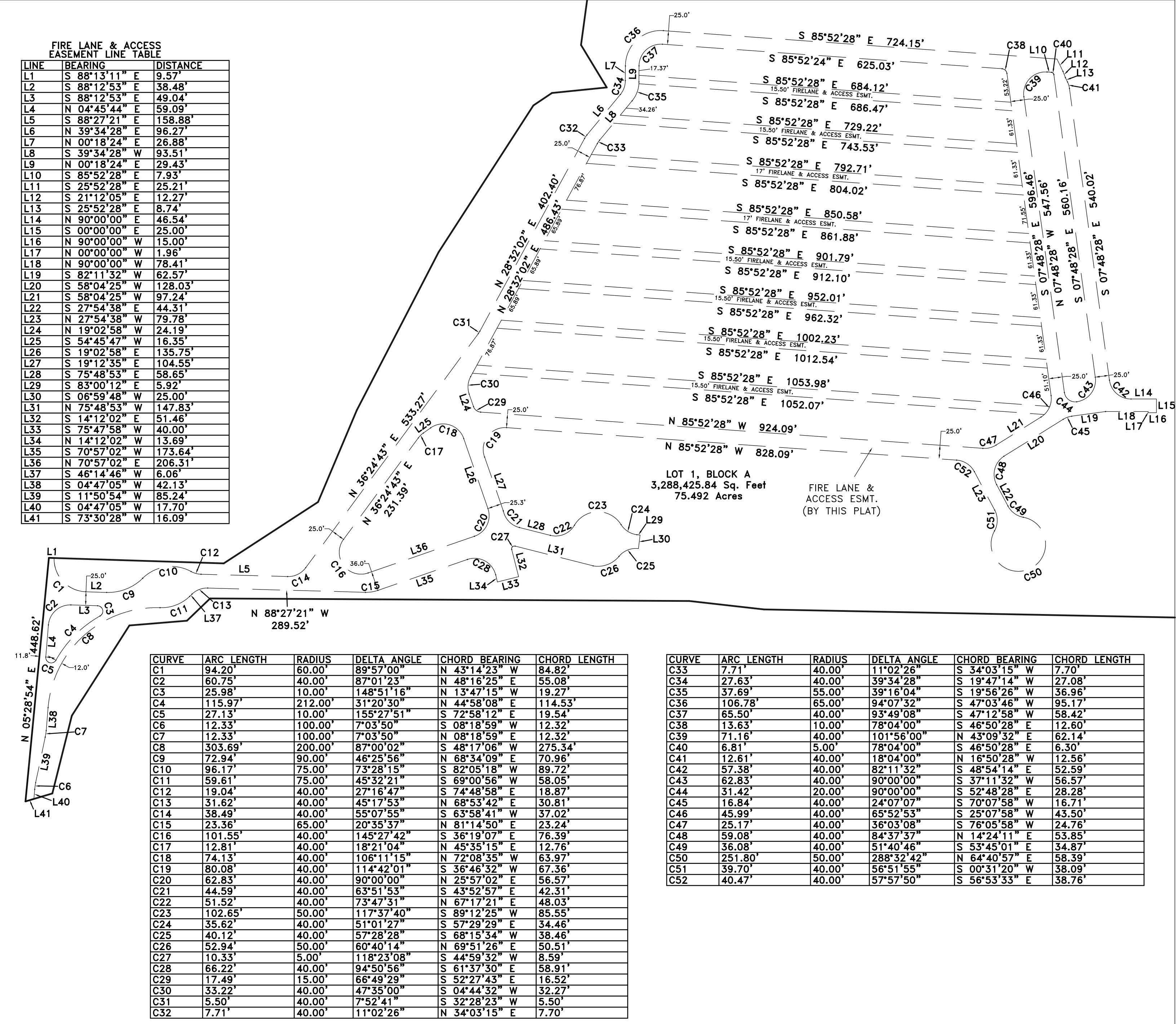
APPROVED
MAY 9, 2023
CITY COUNCIL
CITY OF ANNA

APPROVED
MAY 1, 2023
P&Z COMMISSION
CITY OF ANNA



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- 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°40'53" 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 &
CARTER BOURLAND SURVEY, ABSTRACT # 39
CITY OF ANNA -ETJ, COLLIN COUNTY, TEXAS
DATE OF PREPARATION - 04/05/2023
PLAT-_____-

EXHIBIT A



PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

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

APPROVED
MAY 9, 2023
CITY COUNCIL
CITY OF ANNA

APPROVED
MAY 1, 2023
P&Z COMMISSION
CITY OF ANNA

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

- 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. 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 WITHOLDING 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

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
PLAT-_-_-_-

APPROVED
MAY 9, 2023
CITY COUNCIL
CITY OF ANNA

APPROVED
MAY 1, 2023
P&Z COMMISSION
CITY OF ANNA



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

EXHIBIT A



Item No. 5.m.

City Council Agenda
Staff Report

Meeting Date: 5/9/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Twin Creeks Addition, Block A, Lot 50R, Final Plat.
(Planning Manager Lauren Mecke)

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.

The Planning & Zoning Commission recommended approval 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.

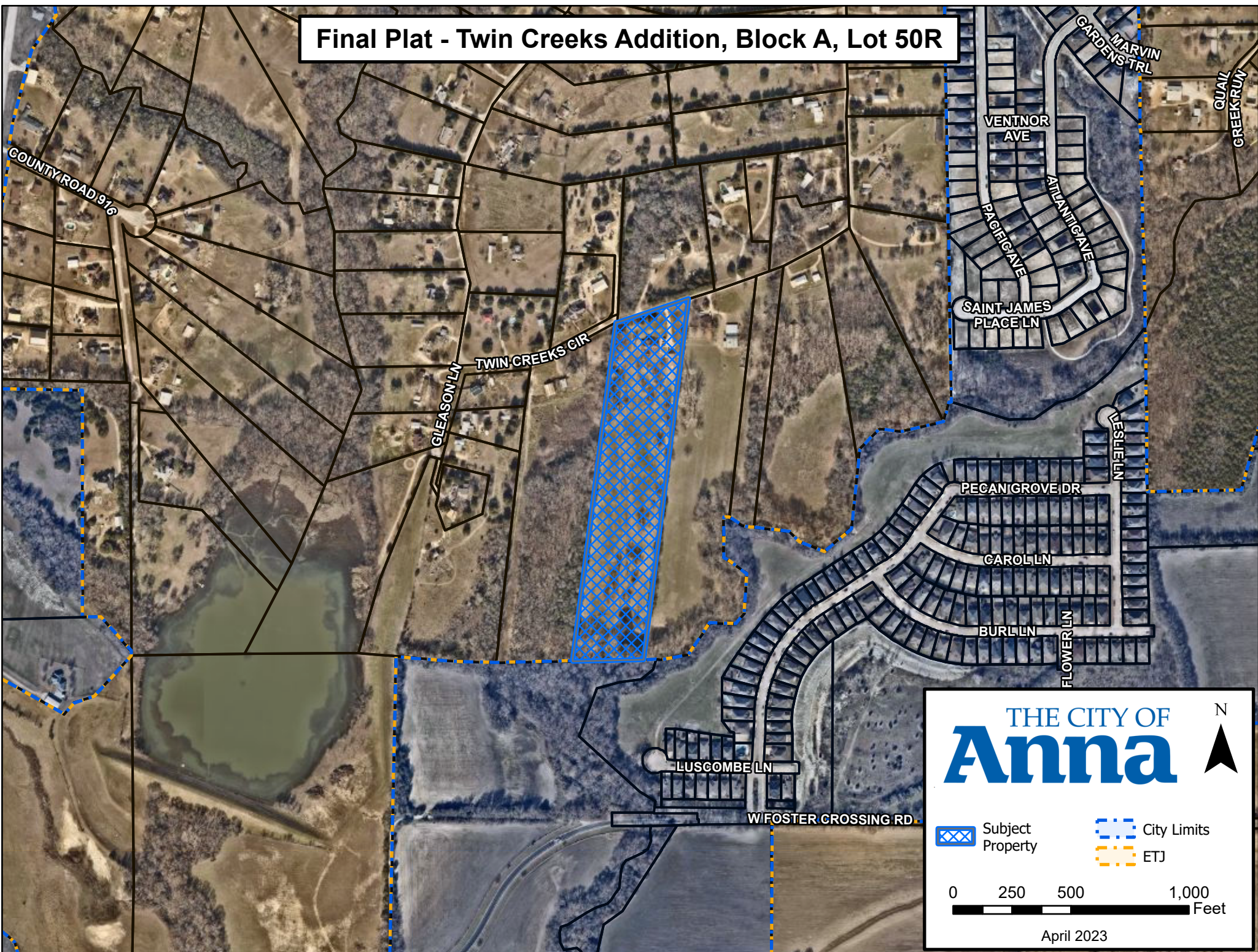
STRATEGIC CONNECTIONS:

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. RESOLUTION (FP) Twin Creeks Addition, Block A, Lot 50R
3. Exhibit A (FP) TWIN CREEKS ADDITION, BLOCK A, LOT 50R

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

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING TWIN CREEKS ADDITION, BLOCK A, LOT 50R, FINAL PLAT

WHEREAS, In order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the "City Council") has adopted Article 9.02 of the Anna City Code of Ordinances ("Subdivision Regulations"); and

WHEREAS, Petronilo Zapata has submitted an application for the approval of the Twin Creeks Addition, Block A, Lot 50R, Final Plat; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS THAT:

Section 1. Recitals Incorporated

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Final Plat

The City Council hereby approves the Twin Creeks Addition, Block A, Lot 50R, Final Plat attached hereto as Exhibit A, 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.

PASSED AND APPROVED by the City Council of the City of Anna, Texas on this 9th day of May, 2023.

ATTEST:

APPROVED:

City Secretary, Carrie L. Land

Mayor, Nate Pike

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.

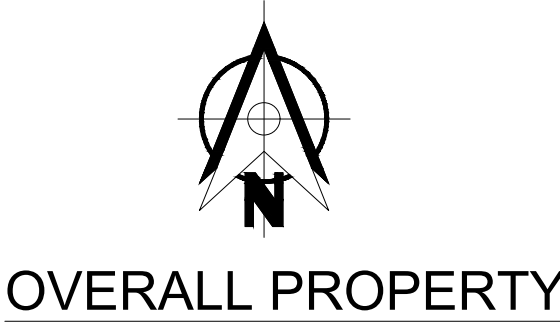
GENERAL NOTES:

- 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

ANRL	AVERAGE NEAR SEA LEVEL
B.L.	BUILDING LINE
B.W.	BARRIAGE WALL
C.L.	CHARLUM
EX	ORANGE EASEMENT
EX	EXISTING
EX	FILE NUMBER
EX	IRON PIPE
EX	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:

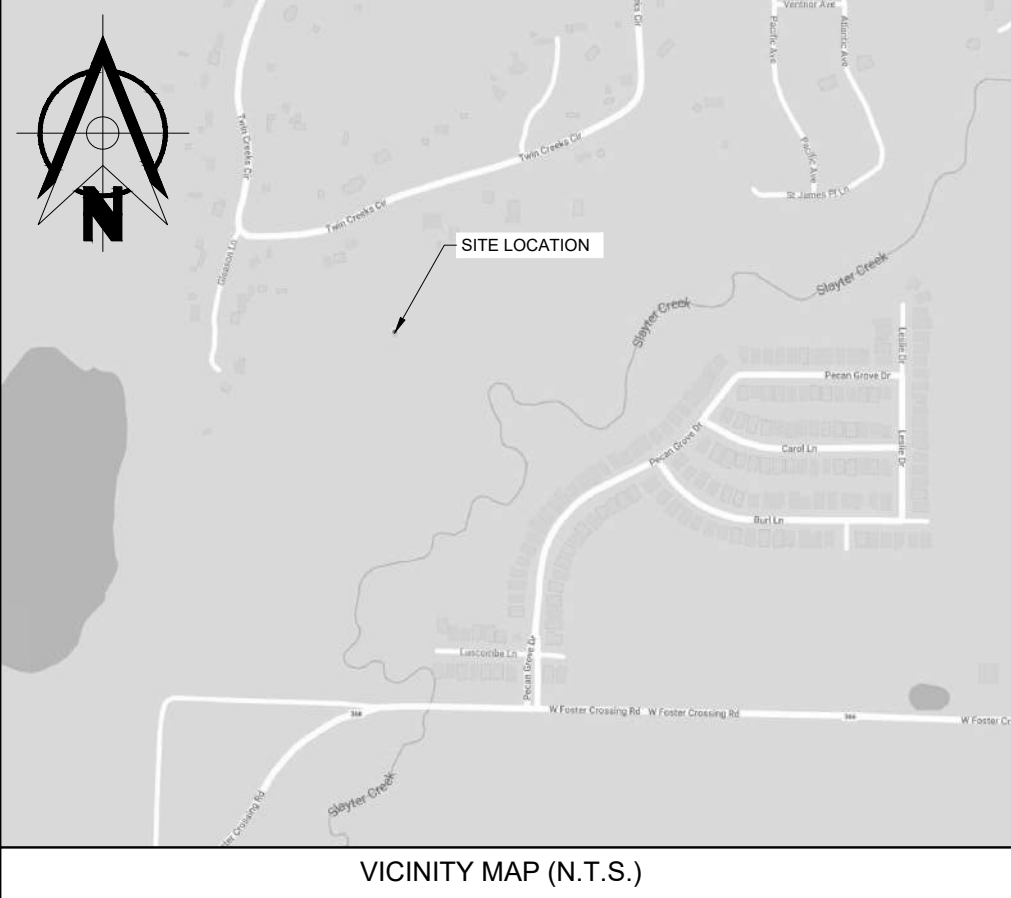
AUTHORIZED SIGNATURE.

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

APPROVED
MAY 9, 2023

CITY COUNCIL
CITY OF ANNA

APPROVED
MAY 1, 2023

P&Z COMMISSION
CITY OF ANNA



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 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



Item No. 5.n.

City Council Agenda
Staff Report

Meeting Date: 5/9/2023
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Waters Creek, Block B, Lot 1, Final Plat. (Planning Manager Lauren Mecke)

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.

BACKGROUND:

The Final Plat is in conformance with the adopted Planned Development standards and with the city's Subdivision Regulations and Zoning Ordinances.

The Planning & Zoning Commission recommended approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

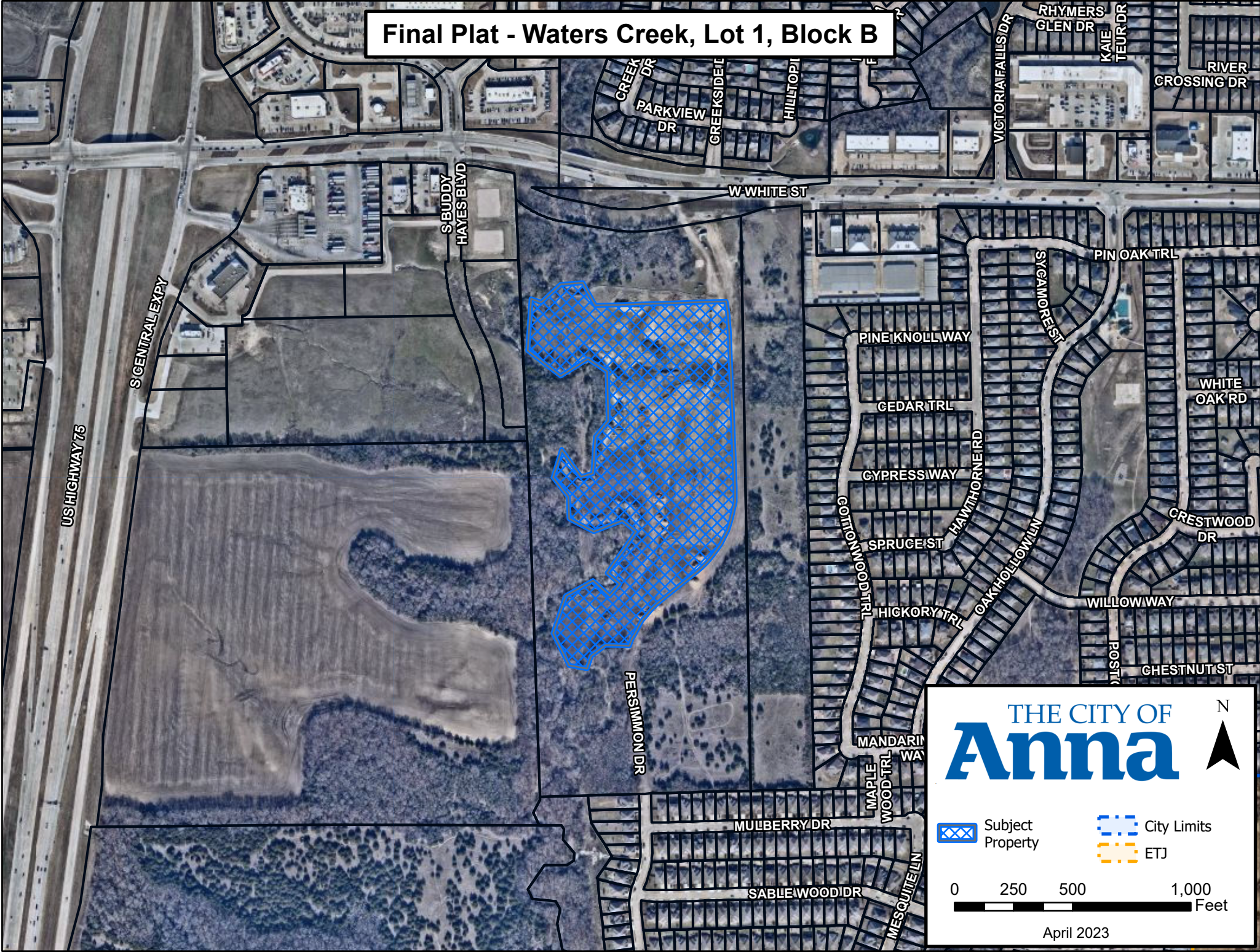
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Waters Creek Lot 1 Block B Locator Map
2. RESOLUTION - (FP) Waters Creek, Block B, Lot 1
3. Exhibit A (FP) Villages of Waters Creek, Block B, Lot 1

Final Plat - Waters Creek, Lot 1, Block B



THE CITY OF
Anna

Subject Property
City Limits
ETJ

0 250 500 1,000 Feet

April 2023

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A FINAL PLAT OF WATERS CREEK, BLOCK B, LOT 1.

WHEREAS, in order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the "City Council") has adopted Article 9.02 ("Subdivision Regulations") and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, APFC Waters Creek Member, LLC, has submitted an application for approval of a Final Plat of Waters Creek, Block B, Lot 1;

WHEREAS, The Final Plat of Waters Creek, Block B, Lot 1 conforms to the existing zoning;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS, THAT:

Section 1. Recitals Incorporated

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Final Plat

The City Council hereby approves the final plat of Waters Creek, Block B, Lot 1 attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 9th day of May 2023.

ATTEST:

APPROVED:

City Secretary, Carrie L. Land

Mayor, Nate Pike

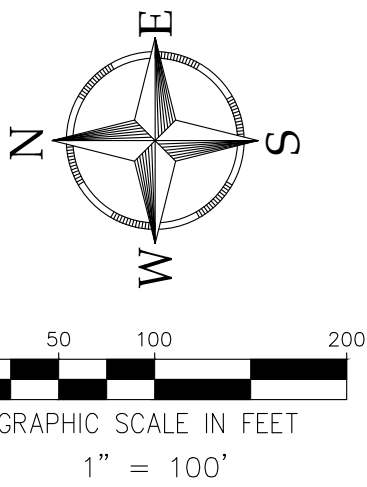
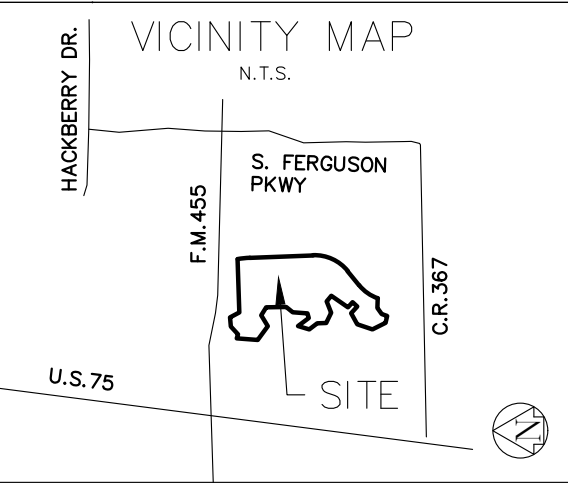
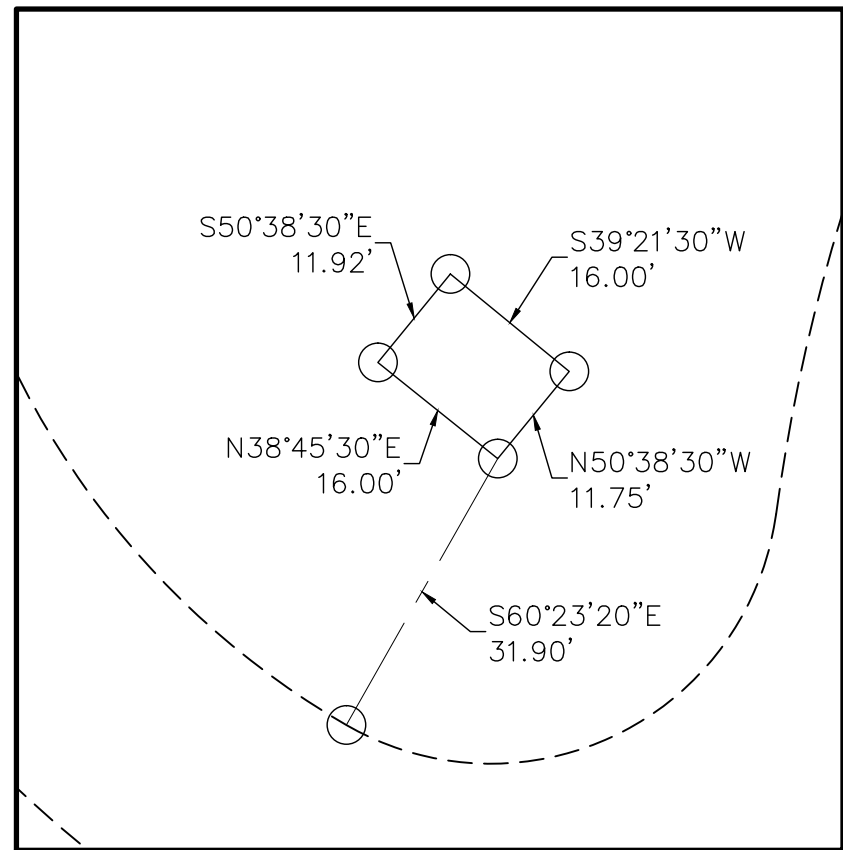


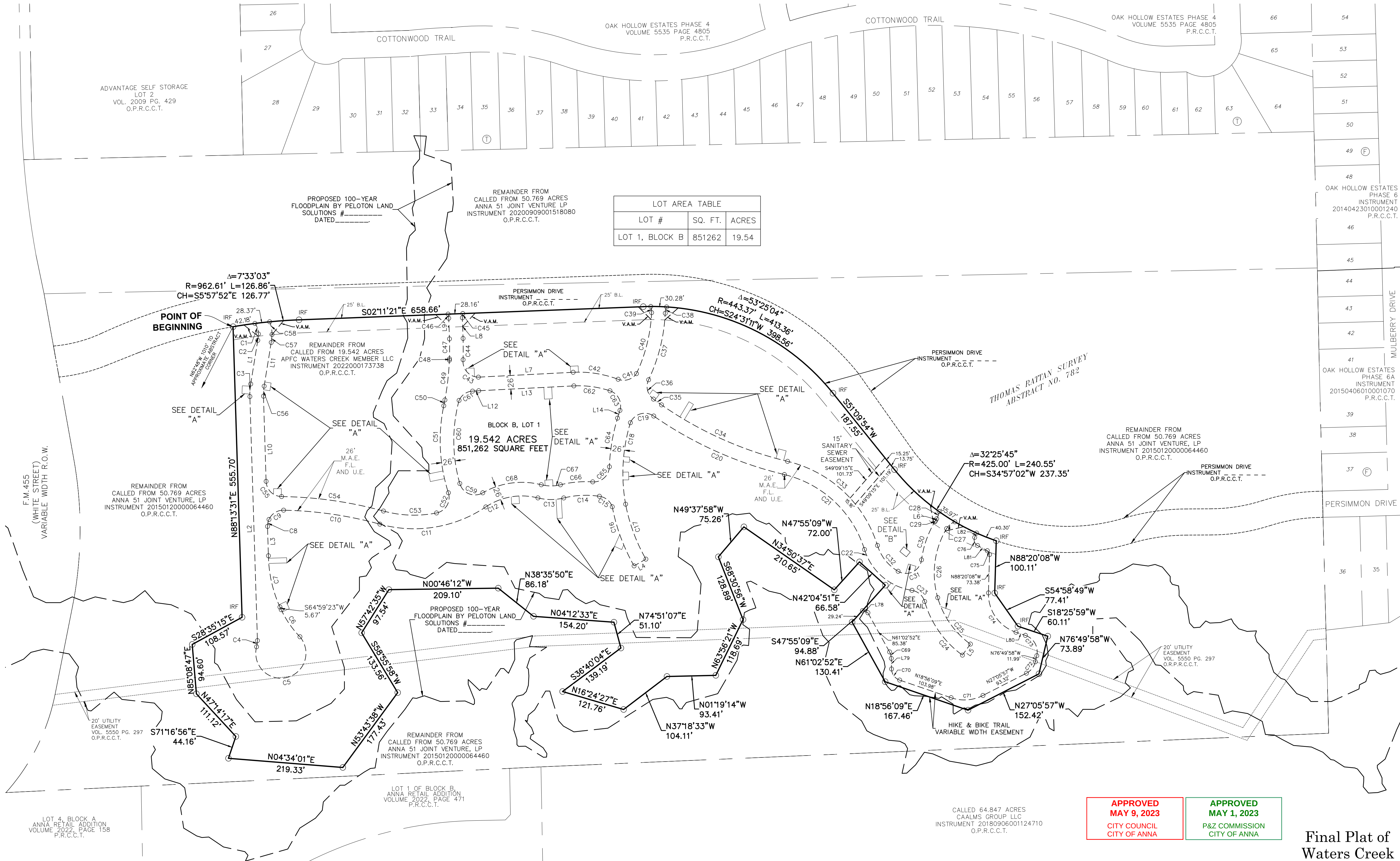
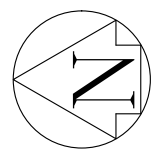
EXHIBIT A
PAGE 1 OF 3

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'



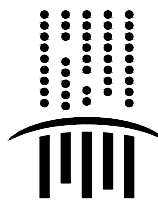
APPROVED
MAY 9, 2023
CITY COUNCIL
CITY OF ANNA

APPROVED
MAY 1, 2023
P&Z COMMISSION
CITY OF ANNA

**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

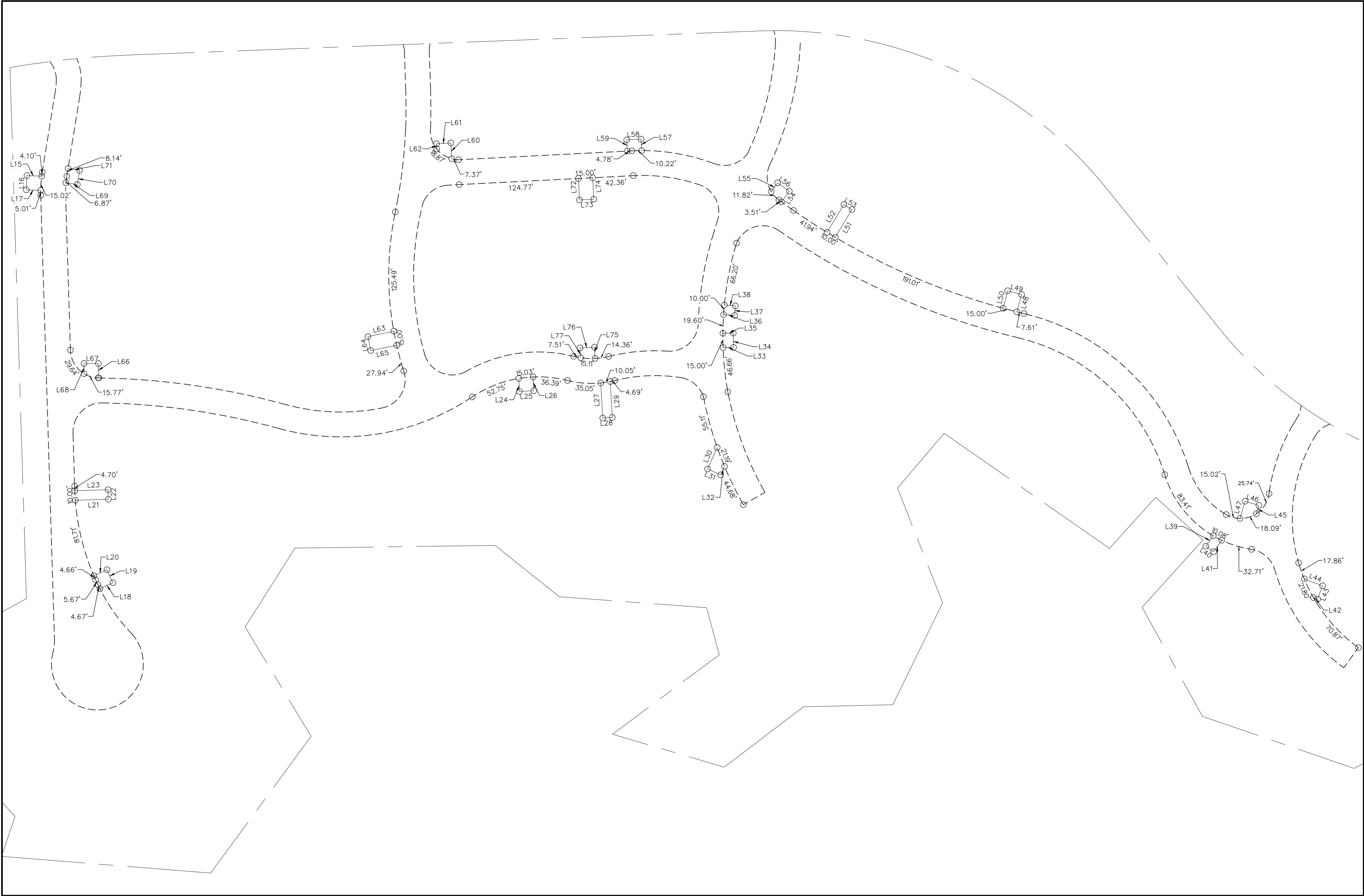
11000 FRISCO STREET, SUITE 400 FRISCO, TEXAS 75033

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



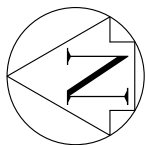
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	41°20'02"	30.00'	21.64'	S71°29'53"W	21.18'
C2	7°01'51"	100.00'	12.27'	N84°19'11"W	12.26'
C3	10°58'15"	126.00'	24.13'	N86°17'22"W	24.09'
C4	12°38'20"	54.29'	11.98'	N82°02'04"W	11.95'
C5	235°12'03"	48.00'	197.04'	S13°01'31"E	85.08'
C6	18°55'18"	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'



APPROVED
MAY 9, 2023
CITY COUNCIL
CITY OF ANNA

APPROVED
MAY 1, 2023
P&Z COMMISSION
CITY OF ANNA

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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

NOTES

- THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 – NORTH CENTRAL ZONE NO. 4202 – NAD83.
- ALL PERIMETER PROPERTY CORNERS ARE 5/8 INCH IRON RODS WITH CAP STAMPED "PELOTON" SET, UNLESS NOTED OTHERWISE.
- SUBJECT TRACT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND IN ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO FEMA FIRM PANEL MAP NUMBER 48085C0155J EFFECTIVE DATE JUNE 6, 2009. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 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.
- NO APPURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLES.
- RETAINING WALLS SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY WHERE SUCH RETAINING WALLS ARE LOCATED. RETAINING WALLS OVER 4' WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL REQUIRED SCREENING WALLS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LOCATIONS WHERE THE SANITARY SEWER EASEMENT CROSSES THE PROPERTY PERIMETER FENCE WILL HAVE A GATE THE WIDTH OF THE EASEMENT. ACCESS IS TO BE PROVIDED TO THE CITY FOR MAINTENANCE OF THE SANITARY SEWER LINE AT THE 4 LOCATIONS THIS OCCURS.

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____, 2023
BY THE CITY COUNCIL OF ANNA, TEXAS.

MAYOR

CITY SECRETARY

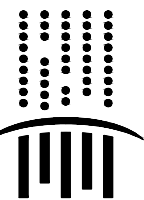
APPROVED
MAY 9, 2023
CITY COUNCIL
CITY OF ANNA

APPROVED
MAY 1, 2023
P&Z COMMISSION
CITY OF ANNA

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



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

DWG NAME: E:\JOB\CCR21001_Annex 1B_A\Main\Doc\A_Sur\CCR21001_P&Z.dwg



Item No. 6.a.

City Council Agenda
Staff Report

Meeting Date: 5/9/2023
Staff Contact: Terri Doby

AGENDA ITEM:

Consider/Discuss/Action on adding local option property tax exemptions for FY2024.
(Budget Manager Terri Doby)

SUMMARY:

All real and tangible personal property located in the state is taxable unless an exemption is required or permitted by the Texas Constitution. Local taxing units can offer a variety of partial or total exemptions from property appraised values. Local option exemptions are one way for cities to lower the property tax bill of their residents. Tonight staff is asking for the City Council to set local option property tax exemptions for FY2024.

Homestead Exemption of:	Number of Properties with \$5,000 min Exemption	Properties exceeding \$5,000 Exemption	Average reduction per homeowner	Estimated Revenue Reduction to City
1%	3,791	40	\$27.05	\$103,644
2%	1,294	2,537	\$31.83	\$121,955
5%	55	3,776	\$75.88	\$290,691
10%	10	3,821	\$151.54	\$580,550
20%	4	3,827	\$303.03	\$1,160,913

FINANCIAL IMPACT:

The property tax exemptions offered by the City of Anna will lower the amount of property tax revenues collected. The choice of what exemptions to offer will determine the impact on revenues.

BACKGROUND:

Prior to FY2023, the City of Anna offered a \$30,000 exemption in the Over 65 category. In June of 2022, a 1% (\$5,000 minimum) General Homestead Exemption was added.

In a workshop at the April 25th City Council meeting, Council was presented the choices that the City of Anna has regarding the structure of local property taxes. At that time, City Council was told that an item to establish those exemptions would be presented at a future meeting. The Texas Property Tax Code requires that all decisions regarding exemptions for the upcoming year be adopted by the taxing unit by July 1st.

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Tax Exemption Ordinance
2. Property Tax Exemption presentation for May 9

CITY OF ANNA, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ANNA, TEXAS, AMENDING ARTICLE 2.03 OF THE ANNA CITY CODE OF ORDINANCES TO ADOPT A PARTIAL EXEMPTION FROM AD VALOREM TAXES FOR RESIDENTIAL HOMESTEADS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City of Anna, Texas is a duly formed home-rule municipality; and

WHEREAS, Texas Tax Code § 11.13(n) allows a municipality to adopt an exemption for residential homesteads that is in addition to the residential homestead exemption set forth in other subsections of said statute; and

WHEREAS, under the City of Anna Home Rule Charter § 7.19(b), the City has the power to grant tax exemptions in accordance with the laws of the State of Texas; and

WHEREAS, this exemption shall apply in all subsequent tax years unless and until the City repeals the exemption; and

WHEREAS, the City Council of the City of Anna, Texas finds that the exemption adopted under this ordinance is in the best interest of the citizens of the City of Anna, Texas;

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

Section 1. Recitals Incorporated.

The above-referenced recitals are incorporated herein as the findings of the City Council as if set forth in full.

Section 2. Code amended; exemption adopted.

2.01 The Anna City Code of Ordinances is hereby amended to add a new Section 2.03.032 to read as follows:

Article 3.02 TAXATION

[. . .]

Division 2. Property Tax

[. . .]

Sec. 2.03.032 Residential Homestead Exemption

(a) Homestead exemption granted. Upon compliance with all requirements of this section and all other applicable laws and resolutions, ____% of the assessed value of residence homestead of an individual shall be exempt from ad valorem taxes levied by the city. If the percentage set herein produces an exemption in a tax year of less than five thousand dollars (\$5,000.00) when applied to a particular residence homestead, the individual is entitled to an exemption of five thousand dollars (\$5,000.00) of appraised value.

(b) Effective date; duration. The exemption granted by this section shall be effective as to such residence homesteads as may qualify hereunder commencing with the 2023 tax year. The exemption shall remain in effect from year to year unless and until it is repealed by ordinance adopted by the City Council.

(c) Limitations of exemption. The exemption authorized hereby shall extend only to a residential homestead as same may be defined by the laws of the state. Such exemptions shall be allowed only if the property in question is in fact a residential homestead of the individual during the tax year and the individual has otherwise complied with all applicable laws and regulations.

Sec. 2.03.033 Age 65 or Older or Disabled Residential Homestead Exemption

(a) Age 65 or Older or Disabled Homestead exemption granted. Upon compliance with all requirements of this section and all other applicable laws and resolutions, thirty thousand dollars (\$30,000) of the assessed value of residence homestead of persons age 65 or older or disabled shall be exempt

from ad valorem taxes levied by the city.

(c) Effective date; duration. The exemption granted by this section shall be effective as to such residence homesteads as may qualify hereunder commencing with the 2023 tax year. The exemption shall remain in effect from year to year unless and until it is repealed by ordinance adopted by the City Council.

(d) Limitations of exemption. The exemption authorized hereby shall extend only to a residential homestead as same may be defined by the laws of the state. "Disabled" has the same meaning as set forth in the Texas Tax Code Section 11.13(d), as it currently exists or may be amended. Such exemptions shall be allowed only if the property in question is in fact a residential homestead of the individual during the tax year and the individual has otherwise complied with all applicable laws and regulations.

Section 3. Savings, Severability and Repealing Clauses.

All ordinances of the City in conflict with the provisions of this ordinance are repealed to the extent of that conflict. If any provision of this ordinance shall be held to be invalid or unconstitutional, the remainder of such ordinance shall continue in full force and effect the same as if such invalid or unconstitutional provision had never been a part hereof. The City declares that it would have passed this ordinance, and each section, subsection, clause, or phrase thereof irrespective of the fact that any one or more section, subsection, sentence, clause, and phrase be declared unconstitutional or invalid.

Section 4. Publication of the Caption Hereof and Effective Date.

This ordinance shall be in full force and effective from and after its passage and upon the posting and/or publication, if required by law, of its caption and the City Secretary is hereby directed to implement such posting and/or publication.

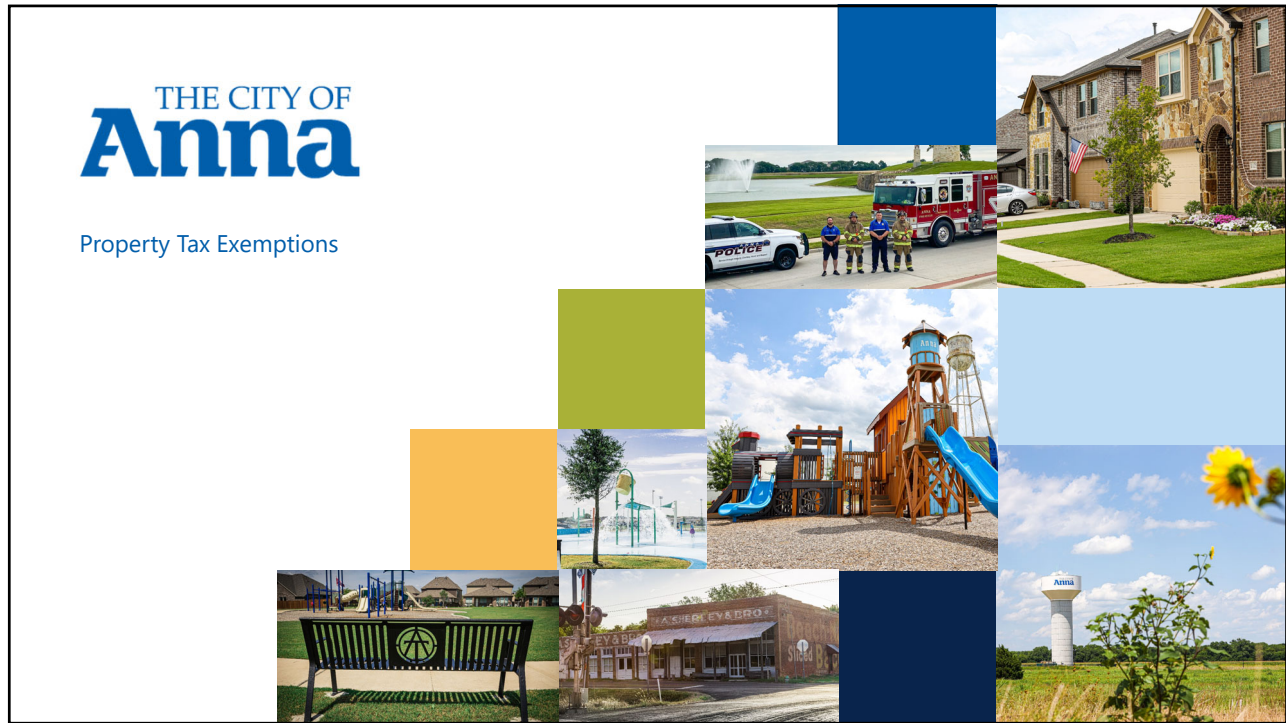
PASSED, ADOPTED AND APPROVED by the City Council of the City of Anna, Texas, this 9th day of May 2023.

ATTESTED:

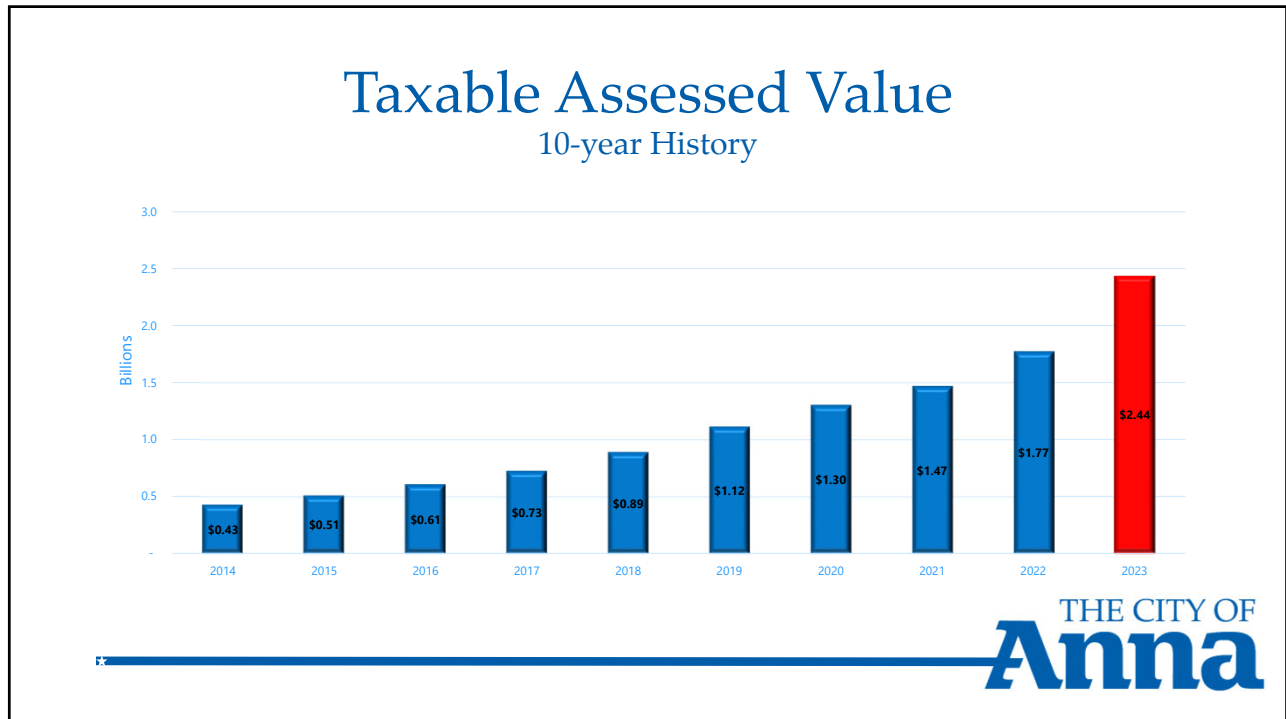
APPROVED:

City Secretary, Carrie L. Land

Mayor, Nate Pike



1



2

Property Tax Exemptions

- All real and tangible personal property located in the state is taxable unless an exemption is required or permitted by the Texas Constitution.
- Local taxing units can offer a variety of partial or total exemptions from property appraised values.
- Local option exemptions are one way for cities to lower the property tax bill of their residents.



3

Property Tax Exemption Types

- Residence Homestead (Tax Code Section 11.13)
 - Cities have option of offering up to 20% but not less than \$5,000
 - Owner must have ownership interest in property and occupy as principal residence
- Age 65 or Older or Disabled
 - Cities have option of offering in an amount not less than \$3,000
 - Disabled person must meet definition of disabled under Federal Old-Age, Survivors and Disability Insurance Act (Social Security)
 - Eligible disabled person age 65 or older may receive both but not from the same taxing unit



4

City of Anna FY2023 Tax Structure

Homestead Exemption	Over Age 65 Exemption	Disabled Person Exemption	Total Tax Rate
1%, \$5,000 min	30,000	-	0.539750



5

Property Tax Reductions

	FY2023 Total Revenue Reduction	Number of properties	Average Savings Per Home
Homestead Exemptions	\$103,725	3,835	\$27.05
Over 65 Exemptions	\$117,558	726	\$161.93
TOTAL	\$221,283	4,561	



6

FY2024 Potential Changes

Homestead Exemption of:	Number of Properties with \$5,000 min Exemption	Properties exceeding \$5,000 Exemption	Average reduction per homeowner	Estimated Revenue Reduction to City
1%	3,791	40	\$27.05	\$103,644
2%	1,294	2,537	\$31.83	\$121,955
5%	55	3,776	\$75.88	\$290,691
10%	10	3,821	\$151.54	\$580,550
20%	4	3,827	\$303.03	\$1,160,913



7

July 1 Adoption Deadline

- Section 11.13 (n). Residence Homestead
 - In addition to any other exemptions provided by this section, an individual is entitled to an exemption from taxation by a taxing unit of a percentage of the appraised value of his residence homestead if the exemption is adopted by the governing body of the taxing unit before July 1 in the manner provided by law for official action by the body.



8

Questions?

THE CITY OF
Anna



Item No. 6.b.

City Council Agenda
Staff Report

Meeting Date: 5/9/2023
Staff Contact: Justin Clay

AGENDA ITEM:

Hackberry Drive (Interim City Manager Ryan Henderson)

Consider/Discuss/Action on an Ordinance Amending the FY2023 Roadway Impact Fees Fund and Water Impact Fees Fund budgets.

Consider/Discuss/Action to approve a Resolution for the City Manager to execute a contract with 308 Construction to construct Hackberry Lane between Highway 5 and Bamborough Dr.

SUMMARY:

The project includes approximately 1,015 linear feet of paving, drainage improvements, and water improvements on Hackberry Drive from Bamborough Drive to State Highway 5.

Hackberry Drive and associated water main (**\$1,126,000**): The City of Anna already has an active CIP project for improving Hackberry Drive from State Highway 5 to Bamborough Drive. This amendment will provide funding for two additional scope items: replacement of the existing six-inch water main underneath the road with a new eight-inch PVC water main; and replacement of an existing section of Hackberry west of the project where the southern lane has failed and broken away from the rest of the pavement.

FINANCIAL IMPACT:

Funding for the Hackberry Drive Roadway Improvement project is being fully funded through an amendment to the FY2023 Community Investment Program budget in the amount of \$1,126,000 million from the Roadway Impact Fees and Water Impact Fees. The total estimated cost of the Hackberry Drive project is \$2,546,279.

BACKGROUND:

This is a major connection for the West Crossing neighborhood to HWY 5. This road is also on the master thoroughfare plan. With regards to the budget amendment, the FY2023 Budget was adopted by the City Council on September 13, 2022. According to the City Charter, the City Council may, by the affirmative vote of a majority of the full membership of the City Council, amend or change the budget to provide for any additional expense in which the general welfare of the citizenry is involved.

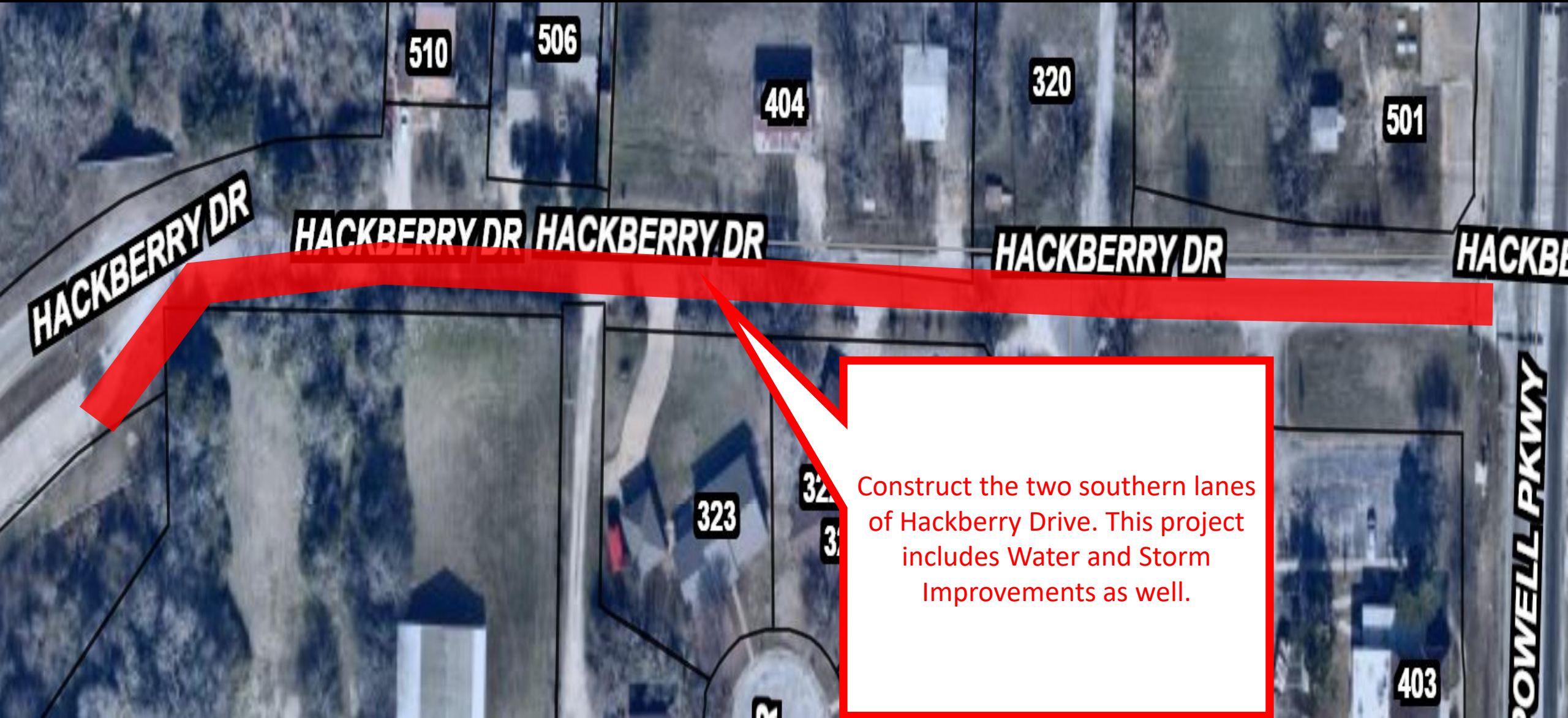
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Presentation
2. May 9 Hackberry Budget Amendment Ordinance
3. May 9 Hackberry Budget Amendment Exhibit
4. Resolution and Bid Results - Hackberry Drive

Hackberry Drive



Construct the two southern lanes of Hackberry Drive. This project includes Water and Storm Improvements as well.

CITY OF ANNA

ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 1002-2022 ADOPTING THE BUDGET FOR THE 2022-2023 FISCAL YEAR; PROVIDING FOR SAVINGS, SEVERABILITY, AND REPEALING CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, on September 13, 2022, the City Council of the City of Anna, Texas ("City Council"), after a duly noticed public hearing as required under Texas Local Gov't Code §102.106, and in accordance with applicable provisions of the City of Anna, Texas Home-Rule Charter ("Charter"), adopted a budget of all municipal appropriations and expenditures for the 2022-2023 fiscal year; and

WHEREAS, the City is authorized to make this budget amendment by majority vote of the City Council under Section 7.09 of the Charter;

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

SECTION 1. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this ordinance for all purposes and are adopted as a part of the judgment and findings of the City Council with respect to the budget amendments described herein.

SECTION 2. The City Council of the City officially finds, determines, and declares that the City of Anna 2022-2023 fiscal year budget is hereby amended with respect to its Roadway Impact Fees Fund and Water Impact Fee Fund as set forth in the original budget adopted under Ordinance No. 1002-2022 by replacing the information regarding said funds with the information relating to said funds set forth in the attached Exhibit A, incorporated herein for all purposes.

SECTION 4. Upon adoption and execution of this ordinance, the City Secretary is directed to attach same and its exhibits to the original City of Anna 2022-2023 fiscal year budget in all places where said budget is filed as of public record or posted for public inspection.

SECTION 5. If any provision of this ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this ordinance would have been enacted without such invalid provision.

SECTION 6. It is officially found, determined, and declared that the meeting at which this ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this

ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

PASSED, APPROVED, AND ADOPTED on first and final reading on this 9th day of May, 2023.

ATTESTED:

APPROVED:

City Secretary, Carrie Land

Mayor, Nate Pike

CITY OF ANNA
DETAIL OF RECOMMENDED FY2022-23 BUDGET AMENDMENTS

Expense:

Project No.	Project Name	Budget	Change	Revised Budget
202X-0324	Hackberry Drive - Capital Non-Bond Fund	\$ 1,420,279	\$ -	\$ 1,420,279
202X-0324	Hackberry Drive - Roadway Impact Fees	\$ -	\$ 961,000	\$ 961,000
202X-0324	Hackberry Drive - Water Impact Fees	\$ -	\$ 165,000	\$ 165,000
TOTAL		\$ 1,420,279	\$ 1,126,000	\$ 2,546,279

Justification:

The City of Anna has an active CIP project for improving Hackberry Drive from State Highway 5 to Bambrough Drive. The project has been bid and it will be moving into the construction phase soon. This amendment will provide funding for two additional scope items: replacement of the existing six-inch water main underneath the road with a new eight-inch PVC water main and replacement of an existing section of Hackberry west of the project where the southern lane has failed and broken away from the rest of the pavement.

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS, AWARDDING THE HACKBERRY DRIVE ROADWAY IMPROVEMENT PROJECT LOCATED BETWEEN BAMBOROUGH DRIVE AND STATE HIGHWAY 5 TO 308 CONSTRUCTION, LLC, IN THE AMOUNT NOT TO EXCEED TWO MILLION TWO HUNDRED AND THREE THOUSAND FOUR HUNDRED AND SIXTY-EIGHT DOLLARS AND EIGHT TEEN CENTS (\$2,203,468.18) THIS MONEY DOES INCLUDE TWO HUNDRED THOUSAND THREE HUNDRED AND FIFTEEN DOLLARS AND THIRTY-ONE CENTS (200,315.31) FOR CONTINGENCY MONEY.

WHEREAS, the Hackberry Drive project is identified as a capital roadway improvement project in the City of Anna's Capital Improvement Plan and is shown on the City's Master Thoroughfare Plan,

WHEREAS, the proposed paving and drainage improvements will help improve traffic concerns on Hackberry Drive between Bamborough Drive and State Highway 5; and

WHEREAS, the proposed water main improvements will replace an undersized 6-inch water main with a new 8-inch water main in accordance with the City of Anna Water Master Plan; and

WHEREAS, the City has publicly bid on the construction project in accordance with Texas Local Government Code and,

WHEREAS, the lowest qualified bid was received from 308 Construction, LLC, for the amount of \$2,003,153.18 as shown in Exhibit B attached hereto.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS, THAT:

Section 1. Recitals Incorporated

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Authorization of Payment and Funding.

That the City Council of the City of Anna hereby authorizes the City Manager to execute a contract in an amount not to exceed \$2,203,468.18 to 308 Construction, LLC for the reconstruction of the Street, Water, and drainage improvements on Hackberry Drive between Slayter Creek and State Highway 5.

That funding for the project shall come from Capital Non-bond fund, Roadway Impact Fees, and Water Impact Fees in accordance with the budget amendment exhibit attached hereto as Exhibit A.

PASSED AND APPROVED by the City Council of the City of Anna, Texas on this ____ day of April 2023.

ATTEST:

APPROVED:

City Secretary, Carrie Land

Mayor, Nate Pike

Exhibit A – Budget Amendment Detail

CITY OF ANNA DETAIL OF RECOMMENDED FY2022-23 BUDGET AMENDMENTS

Expense:				
Project No.	Project Name	Budget	Change	Revised Budget
202X-0324	Hackberry Drive - Capital Non-Bond Fund	\$ 1,420,279	\$ -	\$ 1,420,279
202X-0324	Hackberry Drive - Roadway Impact Fees	\$ -	\$ 961,000	\$ 961,000
202X-0324	Hackberry Drive - Water Impact Fees	\$ -	\$ 165,000	\$ 165,000
TOTAL		\$ 1,420,279	\$ 1,126,000	\$ 2,546,279
Justification:				
The City of Anna has an active CIP project for improving Hackberry Drive from State Highway 5 to Bambrough Drive. The project has been bid and it will be moving into the construction phase soon. This amendment will provide funding for two additional scope items: replacement of the existing six-inch water main underneath the road with a new eight-inch PVC water main and replacement of an existing section of Hackberry west of the project where the southern lane has failed and broken away from the rest of the pavement.				

Exhibit B – Bid Tabulation

City of Anna
Hackberry Drive Paving

BID TABULATION

Bids Received Until 2:00 p.m., Thursday, April 6, 2023

<u>Registered Contractor Holding Plans</u>		<u>Total Amount Bid</u>	<u>Bid Bond</u>	<u>Acknowledged Add #1</u>
1	308 Construction, LLC	\$ 1,830,432.54	✓	172,720.64
2	Quality Excavation <i>no show</i>	\$		
3		\$		
4		\$		
5		\$		
6		\$		
7		\$		
8		\$		
9		\$		
10		\$		
11		\$		
12		\$		
13		\$		
14		\$		
15		\$		
16		\$		
17		\$		
18		\$		
19		\$		



Item No. 6.c.

City Council Agenda
Staff Report

Meeting Date: 5/9/2023
Staff Contact: Justin Clay

AGENDA ITEM:

Consider/Discuss/Action Approve Resolution for the City Manager to sign an agreement with Grantham & Associates approving the design for the Slater Creek Water line. (CIP Manager Justin Clay)

SUMMARY:

This item is for consideration to authorize the City Manager to sign an agreement for the design of public water system improvements along Slater Creek Road.

Slater Creek Road is a private road with a utility easement which contains a dead-end 1-1/2-inch water main serving 10 properties located in the Extraterritorial Jurisdiction of the City of Anna. The water main is owned and operated by the City of Anna. The road is located on the south side of FM 455 between Westfield Drive and West Crossing Boulevard.

The 1-1/2-inch water main is undersized and in poor condition. It does not provide adequate flow for firefighting activities. Due to the geometry of the road, the furthest distance from an existing home on Slater Creek Road to a fire hydrant on an adequate water main at FM 455 is over 3,000 feet. In addition, the water main is below the minimum allowable size for a public water main as determined by the Texas Commission on Environmental Quality's rules in the Texas Administrative Code, 30 TAC §290.44(c). No new connections can be made to the water main until it is increased in size.

Staff recommends that this project move forward in order to improve the level of service and meet the future needs of the area. If approved, construction funding will be considered in the FY2023-2024 Budget as a Capital Improvement Plan project.

FINANCIAL IMPACT:

Funding for this contract was appropriated in the FY2023 Utility Department budget in the amount of \$_____.

BACKGROUND:

The existing water main is below the minimum required public main size of 2-inches as determined by the Texas Commission on Environmental Quality's rules in the Texas Administrative Code, 30 TAC §290.44(c). No new connections can be made to the water main until it is increased in size.

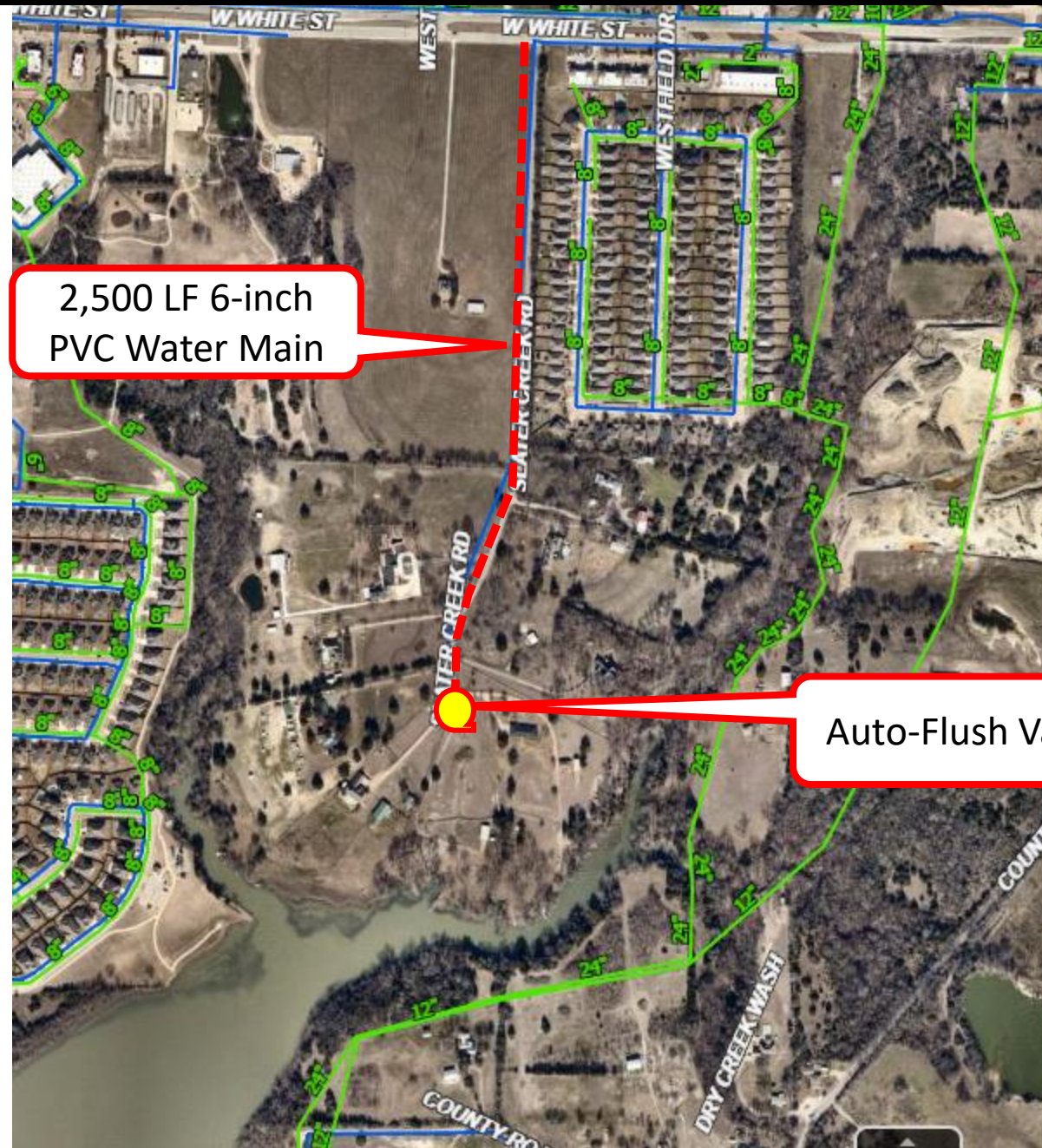
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Water Rehabilitation Project Map - Project2023-003
2. Resolution and proposal - Professional Services - Grantham - Slater Creek

Water System Rehabilitation Project 2023-003



**CITY OF ANNA, TEXAS
RESOLUTION NO. _____**

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A PROJECT SPECIFIC PURCHASE ORDER FOR PROFESSIONAL SERVICES BY AND BETWEEN THE CITY OF ANNA, TEXAS AND GRANTHAM & ASSOCIATES, INCORPORATED FOR ENGINEERING DESIGN SERVICES RELATED TO THE SLATER CREEK ROAD WATER IMPROVEMENT PROJECT, IN A FORM APPROVED BY THE CITY ATTORNEY, PER THE PROPOSAL SHOWN IN EXHIBIT “A” ATTACHED HERETO, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Anna is the owner and operator of an undersized water main located in a utility easement along Slater Creek Road; and,

WHEREAS, the undersized water main is in poor condition and must be replaced; and,

WHEREAS, the services provided by Grantham & Associates, Incorporated will be funded through the Utility Department Funds in the Fiscal Year 2022-2023 Budget; and,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS, THAT:

Section 1. Recitals Incorporated.

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Authorization.

- A. That the funding shall be \$90,115 in Utility Department Funds.
- B. That the City Council hereby approves entering into and authorizes the City Manager to execute a professional services agreement with Grantham & Associates, Incorporated for the scope of services identified in Exhibit “A” attached hereto.

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

ATTEST:

APPROVED:

City Secretary, Carrie L. Land

Mayor Nate Pike

EXHIBIT "A"



April 12, 2023

Mr. Justin Clay, CPM
CIP Manager
City of Anna
3223 N. Powell Pkwy
Anna, TX 75409

Re: Slater Creek Road Water Improvements
Proposal for Engineering and Surveying Services

Dear Justin:

Pursuant to your request, Grantham & Associates, Inc. (G&A) has prepared this proposal for engineering and surveying services associated with approximately 2,500 linear feet of water line replacement in Slater Creek Road.

Scope of Services

The scope of services for this project has been separated into Basic and Special Services as summarized below.

Basic Services

- Perform a topographic survey and property line survey of the corridor.
- Plot plats and deeds along the project corridor.
- Prepare 30%, 90%, and 100% plans for the improvements.
- Prepare a quantity take-off and Opinion of Probable Construction Cost (OPCC) with each submittal.
- Prepare bid documents and assist the City in bidding the project.
- Provide construction support services to the City and prepare Record Drawings.

Special Services

- Prepare up to five (5) water easements.
- An unforeseen items allowance is provided for additional services that may be required, such as subsurface utility engineering (SUE) potholes and TxDOT coordination.

Assumptions

- No field surveying will be performed in order to prepare Record Drawings; City and Contractor plan markups will be used exclusively.
- G&A will prepare an Erosion Control Plan but the contractor will prepare a SWPPP.

Fee

The sheet count provided as Exhibit A was used to determine the design fee. The manhour estimate provided in Exhibit B was used to determine the fees for all phases except the engineering phase. The Opinion of Probable Construction Cost is included in Exhibit C.

Mr. Justin Clay, CPM
April 12, 2023
Page 2

Lump Sum (LS) fees are proposed except as noted as a Cost Plus (C+) reimbursable fee. The Cost-Plus fees provided shall not be exceeded without prior written approval of the City.

Basic Services

• Engineering	\$ 44,000 (LS)
• Set Survey Control Points	\$ 2,205 (LS)
• ROW & Property Survey	\$ 9,455 (LS)
• Topographic Survey	\$ 9,135 (LS)
• Bidding Services	\$ 3,895 (LS)
• Construction Services	\$ 7,425 (C+)
• Reimbursables	<u>\$ 1,000 (LS)</u>
<i>Total Basic Services</i>	<i>\$ 77,115</i>

Special Services

• Easement Preparation (5 @ \$1,000 ea.)	\$ 5,000 (per each)
• Unforeseen Items Allowance	<u>\$ 8,000 (C+)</u>
<i>Total Special Services</i>	<i>\$ 13,000</i>

Total Fee **\$ 90,115**

Please contact me if you have any questions regarding this Task Authorization #1.

Very truly yours,



Bruce Grantham, P.E.

Attachments

H:\WPDOCS\PROPOSAL\ANNA\SLATER CREEK & QUAIL CREEK RUN WATER\TA FY23-GA-01 SLATER CREEK PROPOSAL.DOCX

EXHIBIT A - ENGINEERING COST

CITY OF ANNA - SLATER CREEK ROAD WATER LINE IMPROVEMENTS
TASK AUTHORIZATION #1

April 12, 2023

Summary of Sheets & Bid Documents

Sheet Index	No. Sheets	Cost per Sheet	Sheet Cost
Cover	1	\$1,000	\$1,000
R.O.W. & Dimensional Control Plan (1" = 40' scale)	2	\$2,000	\$4,000
Quantities & Project Notes	1	\$4,500	\$4,500
Erosion Control (1" = 40' scale)	2	\$2,500	\$5,000
Water Plan (6") Plan	3	\$6,500	\$19,500
Utility Crossing Profiles	1	\$6,500	\$6,500
Subtotal Plan Cost	10		\$40,500
Bid Documents & OPCC's			\$3,500
Total Engineering Cost			\$44,000

Note: All sheets are 1" = 20' scale unless otherwise noted.

EXHIBIT B - MANHOUR PROJECTION

CITY OF ANNA - SLATER CREEK ROAD WATER IMPROVEMENTS

TASK AUTHORIZATION #1

4/12/2023

ESTIMATED MANHOURS

	Project Principal	Project Manager	Design Tech	CADD Tech	Admin	Survey Manager	Survey Tech	1 Man Survey	TOTAL
	\$265	\$170	\$140	\$90	\$105	\$210	\$110	\$155	
BASIC SERVICES - TASK DESCRIPTION									
SET SURVEY CONTROL POINTS									
TIE INTO CITY SURVEY CONTROL						1		1	2
SET PROJECT SURVEY CONTROL		1				1	2	8	12
SUTOTAL CONTROL HOURS	0	1	0	0	0	2	2	9	14
SUTOTAL CONTROL COST	\$0	\$170	\$0	\$0	\$0	\$420	\$220	\$1,395	\$2,205
ROW AND PROPERTY SURVEY									
OBTAIN & REVIEW PLATS AND DEEDS		1				2	6		9
LOCATE PROPERTY CORNERS						2	4	24	30
SET DOWN PROPERTIES IN CADD FILE		1				2	10		13
ADD OWNERSHIP INFORMATION AND ADDRESSES IN CAD FILE		1		2			1		4
PREPARE ROW AND PROPERTY STRIP MAP	1	1		8		1	1		12
SUTOTAL PROPERTY SURVEY HOURS	1	4	0	10	0	7	22	24	59
SUTOTAL PROPERTY SURVEY COST	\$265	\$680	\$0	\$900	\$0	\$1,470	\$2,420	\$3,720	\$9,455
TOPOGRAPHIC SURVEY									
CONTACT TEXAS811 AND SURVEY UTILITY MARKERS						1		3	4
TOPOGRAPHIC SURVEY	1	1				4		27	33
PROCESS SURVEY DATA						1	2		3
PREPARE PLAN BASE SHEETS		1		8		8			17
SUTOTAL TOPOGRAPHIC SURVEY HOURS	1	2	0	8	0	14	2	30	57
SUTOTAL TOPOGRAPHIC SURVEY COST	\$265	\$340	\$0	\$720	\$0	\$2,940	\$220	\$4,650	\$9,135
BIDDING SERVICES									
FURNISH PLANS AND BID DOCUMENTS TO CITY & PLAN ROOMS		1		1	1				3
ATTEND PRE-BID CONFERENCE		4							4
RESPOND TO CONTRACTOR BID QUESTIONS		2							2
PREPARE ADDENDA	1	2		4	2				9
TABULATE BIDS AND PREPARE CONTRACTOR RECOMMENDATION		4			1				5
PREPARE CONFORMED PROJECT MANUAL		2			2				4
SUBTOTAL BIDDING PHASE HOURS	1	15	0	5	6	0	0	0	27
SUBTOTAL BIDDING PHASE COST	\$265	\$2,550	\$0	\$450	\$630	\$0	\$0	\$0	\$3,895

ESTIMATED MANHOURS

Project Principal	Project Manager	Design Tech	CADD Tech	Admin	Survey Manager	Survey Tech	1 Man Survey	TOTAL
\$265	\$170	\$140	\$90	\$105	\$210	\$110	\$155	

CONSTRUCTION SERVICES

PREPARE FOR-CONSTRUCTION PLANS		1	1	4				6
PRECONSTRUCTION MEETING (1)		4						4
REVIEW SHOP DRAWING SUBMITTALS		8						8
REVIEW CHANGE ORDERS & RFI'S	1	2	6		2			11
TRACK & LOG CHANGE ORDERS & SUBMITTALS		1						1
CONSTRUCTION SITE VISIT (1)		4						4
FINAL WALK-THROUGH		4						4
RECORD DRAWINGS		1	2	12				15
SUBTOTAL CONSTRUCTION HOURS	1	25	9	16	2	0	0	53
SUBTOTAL CONSTRUCTION COST	\$265	\$4,250	\$1,260	\$1,440	\$210	\$0	\$0	\$7,425

Basic Services Fee Summary

ENGINEERING	\$	44,000
SET SURVEY CONTROL POINTS	\$	2,205
ROW AND PROPERTY SURVEY	\$	9,455
TOPOGRAPHIC SURVEY	\$	9,135
BIDDING SERVICES	\$	3,895
CONSTRUCTION SERVICES	\$	7,425
REIMBURSABLES	\$	1,000
Subtotal Basic Services	\$	77,115

Special Services Fee Summary

EASEMENTS (5 @ \$1,000 EA.)	\$	5,000
UNFORESEEN ITEM ALLOWANCE	\$	8,000
Subtotal Special Services	\$	13,000

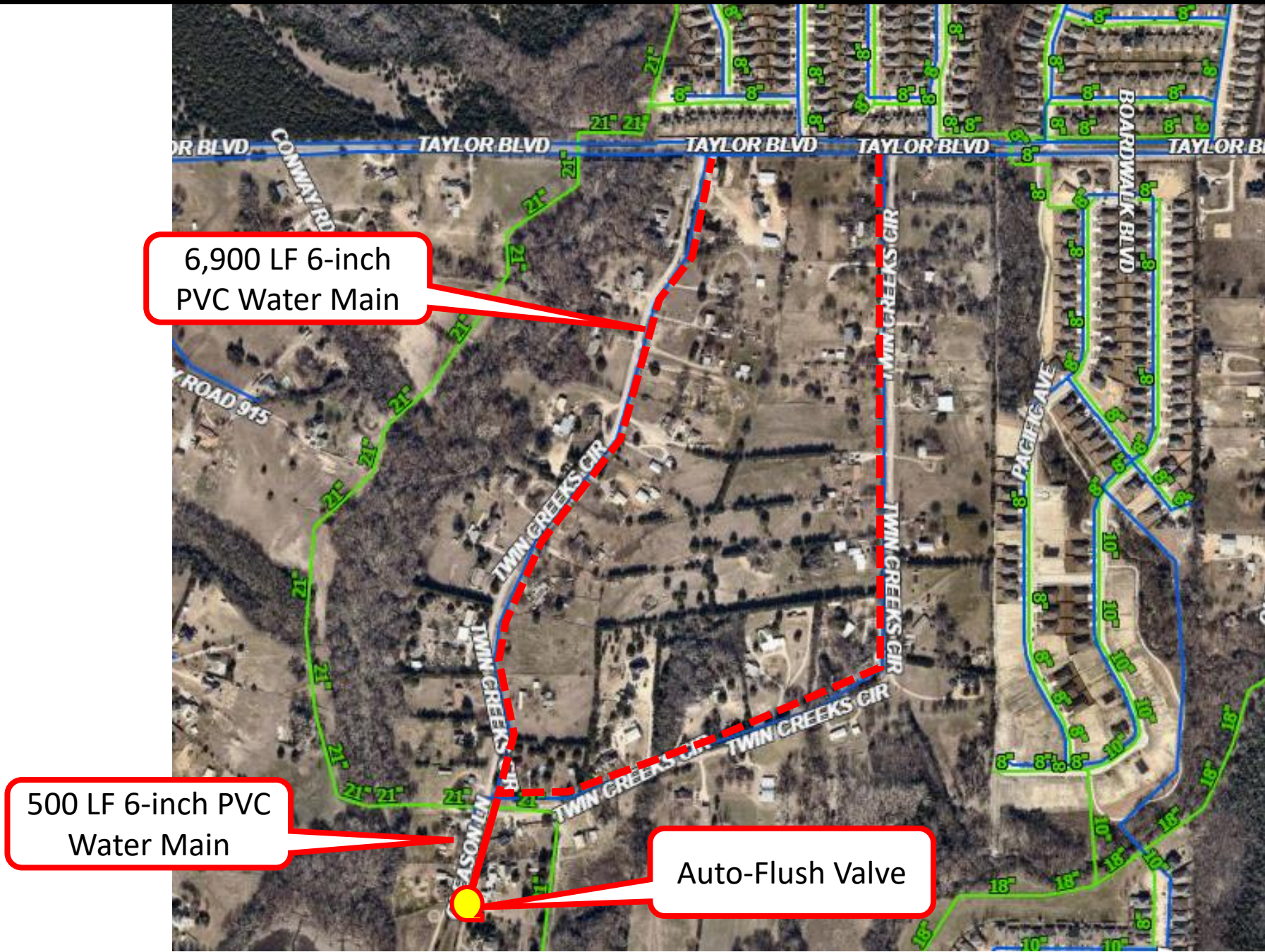
Total \$ 90,115

EXHIBIT C
SLATER CREEK ROAD WATER IMPROVEMENTS
OPINION OF PROBABLE CONSTRUCTION COST

April 12, 2023

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
1	SAWCUT, REMOVE & DISPOSE CONCRETE PAVEMENT	SY	25	\$75.00	\$1,875.00
2	REMOVE & DISPOSE GRAVEL STREET	SY	150	\$55.00	\$8,250.00
3	FURNISH & INSTALL 6" CONCRETE PAVEMENT (4,000 PSI)	SY	25	\$90.00	\$2,250.00
4	FURNISH & INSTALL GRAVEL STREET	SY	150	\$40.00	\$6,000.00
5	REMOVE & REPLACE BARRIER-FREE RAMP	EA	1	\$2,500.00	\$2,500.00
6	FURNISH & INSTALL WATER 6" DR-18 PVC	LF	2,500	\$75.00	\$187,500.00
7	FURNISH & INSTALL DUCTILE IRON FITTINGS	TN	1	\$15,000.00	\$15,000.00
8	FURNISH AND INSTALL 6" GATE VALVE	EA	7	\$3,500.00	\$24,500.00
9	FURNISH AND INSTALL 8" GATE VALVE	EA	1	\$4,000.00	\$4,000.00
10	FURNISH AND INSTALL AUTOMATIC FLUSHING DEVICE	EA	1	\$10,000.00	\$10,000.00
11	FURNISH & INSTALL FIRE HYDRANT WITH 6" VALVE & 6" LEAD	EA	6	\$8,500.00	\$51,000.00
12	FURNISH & INSTALL 1" WATER SERVICE	EA	10	\$2,200.00	\$22,000.00
13	TRENCH SAFETY (FOR WATER)	LF	2,500	\$2.00	\$5,000.00
14	SODDING	SY	2,750	\$10.00	\$27,500.00
15	EROSION CONTROL	LS	1	\$5,000.00	\$5,000.00
16	MOBILIZATION	LS	1	\$15,000.00	\$15,000.00
17	FURNISH & INSTALL TRAFFIC CONTROL	LS	1	\$7,500.00	\$7,500.00
18	FURNISH AND INSTALL TEMPORARY CONSTRUCTION FENCE	LF	500	\$20.00	\$10,000.00
19	MATERIALS TESTING	LS	1	\$5,000.00	\$5,000.00
				SUBTOTAL:	\$409,875.00
				CONTINGENCY (20%):	\$81,975.00
				TOTAL:	\$491,850.00

Water System Rehabilitation Project 2023-004



6,900 LF 6-inch
PVC Water Main

500 LF 6-inch PVC
Water Main

Auto-Flush Valve

**CITY OF ANNA, TEXAS
RESOLUTION NO. _____**

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A PROJECT SPECIFIC PURCHASE ORDER FOR PROFESSIONAL SERVICES BY AND BETWEEN THE CITY OF ANNA, TEXAS AND BIRKHOFF, HENDRICKS, & CARTER, L.L.C., FOR ENGINEERING DESIGN SERVICES RELATED TO THE TWIN CREEK CIRCLE WATER IMPROVEMENT PROJECT, IN A FORM APPROVED BY THE CITY ATTORNEY, PER THE PROPOSAL SHOWN IN EXHIBIT “A” ATTACHED HERETO, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Anna is the owner and operator of an undersized water main located in a utility easement along Twin Creek Circle; and,

WHEREAS, the undersized water main is in poor condition and must be replaced; and,

WHEREAS, the services provided by Birkhoff, Hendricks, & Carter, LLC, will be funded through the Utility Department Funds in the Fiscal Year 2022-2023 Budget; and,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS, THAT:

Section 1. Recitals Incorporated.

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Authorization.

- A. That the funding shall be \$118,606 in Utility Department Funds.
- B. That the City Council hereby approves entering into and authorizes the City Manager to execute a professional services agreement with Birkhoff, Hendricks, & Carter, LLC for the scope of services identified in Exhibit “A” attached hereto.

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

ATTEST:

APPROVED:

City Secretary, Carrie L. Land

Mayor Nate Pike

EXHIBIT "A"

PROFESSIONAL ENGINEERING SERVICES AGREEMENT

THIS AGREEMENT is made and entered into by and between the **City of Anna, Texas**, hereinafter referred to as "City", and **Birkhoff, Hendricks & Carter, L.L.P.**, hereinafter referred to as "Engineer", to be effective from and after the date as provided herein.

The City desires to engage the services of the Engineer to complete engineering design provide bidding and construction administration services and provide surveying services for the ***Twin Creeks Water Line*** hereinafter referred to as the "Project"; and the Engineer desires to render such engineering design services for the City under the terms and conditions provided herein. That for and in consideration of the covenants contained herein, and for the mutual benefits to be obtained hereby, the parties hereto agree as follows:

I. Employment of the Engineer

The City hereby agrees to retain the Engineer to perform professional engineering services in connection with the Project; Engineer agrees to perform such services in accordance with the terms and condition of this Agreement.

II. Scope of Services

The parties agree that Engineer shall perform such services as expressly set forth and described in Exhibit "A", which is attached hereto and thereby made a part of this Agreement. The parties understand and agree that deviations or modifications, in the form of written changes may be authorized from time to time by the City. Engineer shall have no further obligations or responsibilities for the project except as agreed to in writing. Engineer's services and work product are intended for the sole use and benefit of Client and are not intended to create any third party rights or benefits, or for any use by any other entity or person for any other purpose.

Engineer shall perform the professional engineering services with the professional skill and care ordinarily provided by competent engineers practicing in North Central Texas and under the same or similar circumstances and professional license. Professional services shall be performed as expeditiously as is prudent, considering the ordinary professional skill and care of a competent engineer.

III. Schedule of Work

The Engineer agrees to commence services immediately upon execution of this Agreement, and to proceed diligently with said service, except for delays beyond the reasonable control of Engineer.

IV. Compensation and Method of Payment

The parties agree that Engineer shall be compensated for all services provided pursuant to this Agreement in the amount and manner described and set forth in the Payment Schedule attached hereto as Exhibit "B" and thereby made a part of this Agreement. City agrees to pay invoices upon receipt. Statement for services shall include a line for previous payments, contract amount, and amount due current invoice.

V. Information To Be Provided By The City

The City agrees to furnish, prior to commencement of work, all information requested by Engineer that is available to the City.

VI. Insurance

Engineer agrees to procure and maintain for the duration of the contract Professional Liability Insurance (\$3,000,000), Worker's Compensation, General Liability and Automobile Insurance.

VII. Assignment and Subletting

The Engineer agrees that neither this Agreement nor the services to be performed hereunder will be assigned or sublet without the prior written consent of the City. The Engineer further agrees that the assignment or subletting of any portion or feature of the work or materials required in the performance of this Agreement shall not relieve the Engineer from its full obligations to the City as provided by this Agreement.

VIII. Contract Termination

The parties agree that City or the Engineer shall have the right to terminate this Agreement without cause upon thirty (30) days written notice to the other. In the event of such termination without cause, Engineer shall deliver to City all finished or unfinished documents, data, studies, surveys, drawings, maps, models, reports, photographs or other items prepared by Engineer in connection with this Agreement. Engineer

shall be entitled to compensation for any and all services completed in accordance with the provisions of this Agreement prior to termination.

IX. Engineer's Opinion of Cost

The parties recognize and agree that any and all opinions of cost prepared by Engineer in connection with the Project represent the best judgment of Engineer as a design professional familiar with the construction industry, but that the Engineer does not guarantee that bids solicited or received in connection with the Project will not vary from the opinion by the Engineer.

X. Construction

On projects that include construction, the Owner recognizes that the Contractor and Subcontractors will be solely in control of the Project site and exclusively responsible for construction means, methods, scheduling, sequencing, jobsite safety, safety programs, and compliance with all construction documents and directions from Owner or Building Officials. Construction contracts are between the Client and the Construction Contractor. Consultant shall not be responsible for construction related damages, losses, costs, or claims; except only to the extent caused by Consultant's sole negligence.

XI. Ownership of Documents

Original drawings, specifications and reports are the property of the Engineer; however, the Project is the property of the City. City shall be furnished with such reproductions of drawings, specifications and reports. Upon completion of the services or any earlier termination of this Agreement under Article VIII, Engineer will revise drawings to reflect changes made during construction as reported by the City and contractor, and will furnish the City with one set of construction record drawings in accordance with terms provided in Exhibit "A" – Engineering Services.

All deliverables shall be furnished, as an additional service, at any other time requested by the City when such deliverables are available in the Engineer's record keeping system.

XII. Complete Contract

This Agreement, including the exhibits hereto numbered "A" through "E" constitutes the entire agreement by and between the parties regarding the subject matter hereof, and supersedes all prior or contemporaneous written or oral understanding. This agreement may only be amended, supplemented, modified or canceled by a duly executed written agreement.

XIII. Mailing of Notices

Unless instructed otherwise in writing, Engineer agrees that all notices or communications to City permitted or required under this Agreement shall be addressed to City at the following address:

Mr. Ryan Henderson
Interim City Manager
City of Anna
120 W. 7th Street
Anna, Texas 75409

City agrees that all notices or communications to Engineer permitted or required under this Agreement shall be addressed to Engineer at the following address:

Mr. Craig M. Kerkhoff, P.E., C.F.M.
Birkhoff, Hendricks & Carter, L.L.P.
11910 Greenville Ave., #600
Dallas, Texas 75243
Phone: (214) 361-7900
ckerkhoff@bhcllp.com

All notices or communications required to be given in writing by one party or the other shall be considered as having been given to the addressee on the date such notice or communication is posted by the sending party.

XIV. Texas Board of Professional Engineers & Land Surveying Contact Information

Recipients of professional land surveying services under this agreement may direct complaints regarding such services to the Texas Board of Professional Engineers & Land Surveyors, 1917 South Interstate 35, Austin, Texas 78741, Phone (512) 440-7723.

XV. Contract Amendments

This Agreement may be amended only by the mutual agreement of the parties expressed in writing.

XVI. Effective Date

This Agreement shall be effective from and after execution by both parties hereto, with originals in the hand of both parties.

WITNESS OUR HANDS AND SEALS on the date indicated below.

CITY OF ANNA, TEXAS

A Texas Home-Rule Municipal Corporation

By: _____

Date: _____

ATTEST

By: _____

BIRKHOFF, HENDRICKS & CARTER, L.L.P.

A Texas Limited Liability Partnership

Texas Board of Professional Engineers & Land Surveyors

Engineering Firm No. 526

Land Surveying Firm No. 100318-06

By:  _____
Craig M. Kerkhoff, P.E., C.F.M.

Date: 4/14/23 _____

EXHIBIT “A”

ENGINEERING SERVICES

Twin Creeks Circle Water Line

The project generally consists of the design, bidding and construction administration of a 6-inch water line, replacing an existing 2-inch water line, along Twin Creeks Circle. A stub-out will be designed to connect the proposed 6-inch water line line with an existing 8-inch water line within the Park Place subdivision to the east. The proposed 6-inch water line will connect to an existing 8-inch water line at each intersection with Taylor Blvd on the south side Taylor Blvd. Land Rights for the water line along Taylor Blvd are assumed to be in place and are not included in this scope. The proposed water line is intended to be placed on the inside portion of the roadway of the Twin Creek Circles loop. The proposed water line size being designed and constructed was provided by the City.

Existing land rights along Twin Creeks Circle will be evaluated with this project to determine if right-of-way (ROW) for Twin Creeks Circle or an existing easement can be utilized for the proposed water line. Property deeds, title and other publicly available documents will be researched with the results being presented to the City. Direction from the City will be required in order to utilize any existing Land Rights or to proceed with obtaining a water line easement and/or temporary access easements. Roadway crossings for the water line will be by open cut. The proposed water line will be designed to be buried at a depth of 5-ft of cover.

For budgeting purposes, we assume the existing Twin Creeks Circle roadway will have to be repaired after the construction of the water line due to the existing condition of the roadway and the construction equipment that will be required for this project. For budgetary purposes, we have included in the Opinion of Probable Project Cost (OPC) to scarify and compact the existing roadway material and overlay with a 2-inch asphalt surface within the current limits of the existing roadway. Water services will be transferred to the proposed water line by open cut across the existing roadway.

Due to the varying land rights acquisition possibilities with this project, the fees associated with deed research, plat and field notes, permission to survey requests, title research and easement acquisition have been separated. In the occurrence of the full land rights for the project not being required, the associated tasks for those efforts will not be utilized or billed to the City. If land rights direction from the City and access allow, DAS Geospatial may be used to supplement the field survey task.

Part I: Design

1. Prepare Plan Sheets at a scale of not less than 1"=20' for the approximate 8,114 linear foot 6-inch water line from the existing 8-inch water line connection points along Taylor Blvd, as well as the stub-out connection to the Park Place subdivision.
2. Prepare standard construction details.
3. Prepare Coordinate Control Plans with benchmarks
4. Prepare Cover Sheet, Location Map and Sheet Index.
5. Attend two design review meeting with City Staff.
6. Submit sets of 30%, 60% and 90% review plans for City review. All submittals shall be via electronic file format (Adobe Acrobat file format or equal)
7. Prepare Opinion of Probable Construction Estimate at 60% and 90% plan submittals
8. Prepare Bid schedule, specifications and contract documents using NCTCOG Standard Specifications as the base.
9. Submittals to State Regulatory Agencies, as required
10. Prepare Signed and Sealed Construction Plans.
11. Prepare final bid documents including bid proposal forms, construction contract documents, construction plans and technical specifications.

Part II: Bidding Phase:

1. The City will publish notices in the newspaper recognized by the City Council as the official newspaper for the City of Anna. BHC will post the plans for bid advertisement on Civcast.
2. The Engineer will answer online questions in order submitted, in addition the Engineer will prepare addenda to modify the plans and specifications. Questions must be submitted by potential bidders a minimum of 72-hours before the bid opening. All addenda shall be posted a minimum of 24-hours before the bid opening.
3. Assist during opening of bids and provide bid tabulation sheets.
4. Complete cursory review of bid documents to determine that the bid includes all sheets of the Engineer's office original file set.
5. Obtain experience record and references from the apparent low bidder. Check references of apparent low bidder.

6. Formulate opinion from information received and provide a letter of recommendation for award of a construction contract. Bid tabulation summary sheets will also be sent to the City.

Part III: Construction Phase

1. After award of contract, furnish six (6) sets of 11" x 17" final plans, specifications and contract documents to the City for construction use by the City and Contractor.
2. Attend the Pre-Construction Conference, including preparing an agenda.
3. Attend coordination meetings with contractor, quality control personnel, and City representatives as required to discuss strategy, problem areas, progress, and other coordination matters (3 meetings are included).
4. Review shop drawings and other submittal information which the Contractor submits. This review is for the benefit of the Owner and covers only general conformance with information stated by the Contract Documents. The contractor is to review and stamp their approval on submittals prior to submitting to the Engineer. Review by the Engineer does not relieve the Contractor of any responsibilities, safety measures or the necessity to construct a complete and workable facility in accordance with the Contract Documents. Review of shop drawings will be completed by review of electronic PDF files provided by the Contractor.
5. Provide written responses to requests for information or clarification to City or Contractor. Responses will be in electronic format.
6. Prepare and process routine change orders for this project as they pertain to the original scope of work. Transmittal will be electronically and will include construction plan sheet changes.
7. Make periodic site visits during construction as the project requirements dictate. Minimum of one project site visit per month.
8. Prepare monthly pay request from information obtained from Contractor and/or City Inspector, and prepare pay request along with letter of recommendation for payment. Pay requests will be transmitted electronically.
9. Accompany the City during their final inspection of the project. Prepare City's punch list and transmit it electronically.
10. Prepare Record drawing utilizing information from the contractor and on-site representative. Record drawings will be transmitted electronically in PDF format.

Part IV: Additional Services

1. Field survey to locate existing facilities and topographic information for proposed facilities. Boundary survey for any proposed easement acquisition.
2. Preparation of Plat and Field Note Descriptions for easements required. Thirty-six (36) easement descriptions are included for the purpose of establishing a budget for this work
3. Coordination meetings with parties other than the City of Anna
4. Deed research
5. Permission to Survey utilizing the Land Rights agent to make contact with each property owner
6. Title Research by Land Rights agent
7. Easement acquisition by Land Rights agent (does not include cost for easement paid to property owner or appraisal costs)
8. Printing of three (3) sets of final plans and specifications for distribution to the successful contractor.

Part V: Terms and Conditions For Electronic File Transfers

Electronic files are transmitted on the terms and conditions below:

By opening, accessing, copying or otherwise using the transmitted electronic files, these terms and conditions are accepted by the user.

- A. The electronic files are compatible with the following software packages operating on a PC using Windows operating systems:
 - Autocad Civil 3D 2022 , Civil 3D 2017
 - Innovyse InfoWater Pro 3.0 with ESRI Arc Pro 2.7
 - Innovyze InfoSewer Pro 7.6 with ESRI Arc Map 10.4
 - ESRI 10.4
 - MS Office 365
 - Bluebeam Revu (PDF) Ver 10 - Ver 2020
- B. Birkhoff, Hendricks & Carter, L.L.P. makes no warranty as to the compatibility of these files beyond the specified release of the above stated software.

- C. Because data stored on electronic media can deteriorate undetected or be modified, Birkhoff, Hendricks & Carter, L.L.P. will not be held liable for completeness or correctness of electronic media.
- D. The electronic files are instruments of our service. Where there is a conflict between the hard copy drawings and the electronic files, Birkhoff, Hendricks & Carter, L.L.P.'s hard copy file will govern in all cases.
- E. Electronic files may only be modified in accordance with the Texas Engineering Practice Act for modifying another Engineer's design.

Part VI: Exclusions

The intent of this scope of services is to include only the services specifically listed herein and none others. Services specifically excluded from this scope of services include, but are not necessarily limited to the following:

- A. Certification that work is in accordance with plans and specifications.
- B. Consulting services by others not included in Scope of Services.
- C. Contractor's means and methods.
- D. Environmental cleanup.
- E. Environmental impact statements and assessments.
- F. Fees for permits.
- G. Fees for publicly advertising the construction project.
- H. Fiduciary responsibility to the Client.
- I. On-site construction safety precautions, programs and responsibility (Contractor's responsibility).
- J. Phasing of Contractor's work.
- K. Quality control and testing services during construction.
- L. Revisions and/or change orders as a result of revisions after completion of original design (unless to correct error on plans).
- M. Services in connection with condemnation hearings.
- N. Traffic engineering study or reports.
- O. Trench safety designs.
- P. Utility relocations or extensions
- Q. Wetlands determination

EXHIBIT “B”

COMPLETION SCHEDULE

Notice to Proceed	May 1, 2023
Permission to Survey Requests (PTS)	May 15, 2023*
Begin Field Surveys	June 15, 2023
Complete Field Surveys	August 9, 2023
Submit Preliminary Plans to City for Review	September 29, 2023
Receive Review Comments from City	October 13, 2023
Plat and Field Notes completed (if required)	November 10, 2023
Complete Final Plans	November 17, 2023
Advertise Project	pending easement acquisition
Construction	3 Months

***All dates following Permission to Survey date listed are based on the assumption that all permission to surveys can be obtained in 30 days.**

EXHIBIT “C”
PAYMENT SCHEDULE

Payment for engineering services described under Parts I, II, and III shall be based on a lump sum amount of \$118,606.

The following is a summary of the estimated charges for the lump sum elements of the proposed services:

Engineering Design	\$88,955
Bidding Services	\$6,523
Construction Administration	\$23,128

Payment for Additional Services described under Part IV shall be on the basis of salary cost times a multiplier of 2.45 for time expended on the task. Field survey crew shall be based on \$185.00 per hour, inclusive of all equipment rentals and software licensing; plus mileage charge at the IRS established rate. Expenses shall be at invoice cost times a multiplier of 1.15. We recommend a budget of \$330,946 be established for the hourly or as needed services.

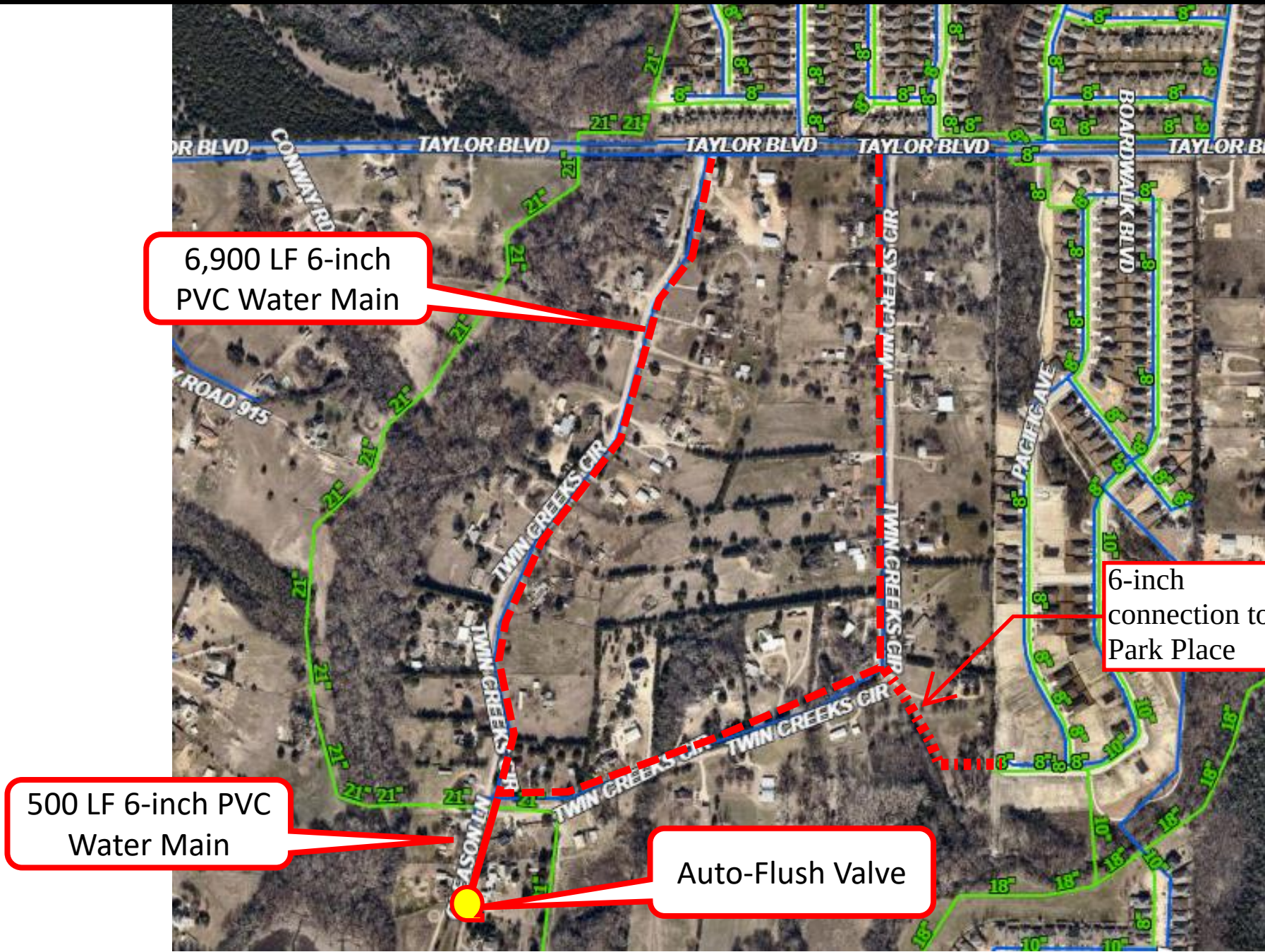
The following is a summary of the estimated charges for the as-incurred elements of the proposed services:

Field and Boundary Survey	\$32,180
Plats and Field Notes (36)	\$90,000
Coordination.....	\$1,500
Deed Research.....	\$36,000
Permission to Survey	\$16,920
Title Research.....	\$20,853
Land Rights Agent for Easement Acquisition	\$132,993
Printing of plans and specs	\$500

The maximum overall fee of \$449,552 established herein shall not be exceeded without written authorization from the City, based on increased scope of services. Itemized invoices for services shall be submitted not more than once per month and will (include) be accompanied by a monthly progress report.

Payment shall be due upon receipt of the invoice.

Water System Rehabilitation Project 2023-004



BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
Texas Firm F526

Project No. Busdev-Anna

Client: City of Anna

Date: 14-Apr-23

Project: Twin Creeks Circle Water Line

By: CMK

ENGINEER'S OPINION OF CONSTRUCTION COST

Item No.	Description	Quantity	Unit	Price	Amount
1	Clearing and Grubbing	81	Sta	\$ 300.00	\$ 24,432.00
2	Furnish & Install 6-Inch (DR-18) Water Line	8,144	L.F.	\$ 75.00	\$ 610,800.00
3	Furnish & Install 6-Inch R. S. Gate Valve	37	Ea	\$ 4,500.00	\$ 164,592.00
4	Furnish & Install Fire Hydrant	17	Ea	\$ 5,000.00	\$ 86,440.00
5	Connect to 8-Inch Water Line, including Dewatering	3	Ea	\$ 4,000.00	\$ 12,000.00
6	Transfer Water Service	67	Ea	\$ 1,500.00	\$ 100,500.00
7	Automatic Flush Valve	1	Ea	\$ 8,500.00	\$ 8,500.00
8	Remove & Replace Asphalt Driveway	50	S.Y.	\$ 100.00	\$ 5,000.00
9	Remove & Replace Fence	360	L.F.	\$ 40.00	\$ 14,400.00
10	Remove & Replace Concrete Pavement Including Full Depth Sawcut	44.44	S.Y.	\$ 125.00	\$ 5,555.56
11	Remove & Replace Gravel Driveway	575	S.Y.	\$ 25.00	\$ 14,375.00
12	Scarify, Remix, Reshape and Compact Existing Pavement and Base Material (6-inch thick)	14,800	S.Y.	\$ 5.00	\$ 74,000.00
13	Furnish and Install 2-inch HMAC Type "D" Surface	1,628	Tons	\$ 125.00	\$ 203,500.00
14	Storm Water Pollution Prevention Plan	1	Ea	\$ 2,500.00	\$ 2,500.00
15	Implementation of Storm Water Pollution Prevention Plan	1	Ea	\$ 5,000.00	\$ 5,000.00
16	Preparation and Submitting to the City a Trench Safety Plan that is in accordance with latest OSHA Standards	1	Ea	\$ 2,500.00	\$ 2,500.00
17	Furnish & Install a Complete Excavation Safety & Support System in Full Accordance with latest OSHA Standards	1	Ea	\$ 10,000.00	\$ 10,000.00
18	Furnish Traffic Control Plan	1	Ea	\$ 2,000.00	\$ 2,000.00

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
Texas Firm F526

Project No. Busdev-Anna

Client: City of Anna

Date: 14-Apr-23

Project: Twin Creeks Circle Water Line

By: CMK

ENGINEER'S OPINION OF CONSTRUCTION COST

Item No.	Description	Quantity	Unit	Price	Amount
19	Furnish, Install, Maintain & Remove Traffic Control Devices in accordance with MUTCD	1	Ea	\$ 2,500.00	\$ 2,500.00
20	Project Sign	1	Ea	\$ 1,000.00	\$ 1,000.00
21	Furnish, Install and Maintain Hydromulch Seeding	122,160	S.F.	\$ 0.50	\$ 61,080.00
	Construction Subtotal:				\$ 1,309,662.56
	Contingencies and Miscellaneous Items	15%			\$ 196,450.00
	Total:				\$ 1,506,112.56
	Easement Acquisition	122,160	S.F.	\$ 0.75	\$ 91,620.00
	Engineering, Surveying, Construction Admin.***				\$449,552
	Quality Control & Material Testing***	2.5%			\$ 37,652.81
	Project Total:				\$ 2,084,937.37
***	<i>Budgeted amounts, this contract is just for design</i>			USE:	\$ 2,085,000.00

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Birkhoff, Hendricks & Carter
Dallas, TX United States

Certificate Number:
2023-1007314

Date Filed:
04/14/2023

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Anna

Date Acknowledged:

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

Twin Creeks Water Line
Professional Engineering Services

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Kerkhoff, Craig	Dallas, TX United States	X	
	Mata, Andrew	Dallas, TX United States	X	
	Chaney, Derek	Dallas, TX United States	X	
	Birkhoff, John	Dallas, TX United States	X	
	Hendricks, Gary	Dallas, TX United States	X	

5 Check only if there is NO Interested Party.

☐

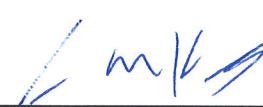
6 UNSWORN DECLARATION

My name is Craig M. Kerkhoff, and my date of birth is October 10, 1982.

My address is 11910 Greenville Ave, Suite 600, Dallas, Texas, 75243, USA.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Dallas County, State of Texas, on the 14th day of April, 20 23.
(month) (year)



Signature of authorized agent of contracting business entity
(Declarant)



Item No. 6.e.

City Council Agenda
Staff Report

Meeting Date: 5/9/2023
Staff Contact: Justin Clay

AGENDA ITEM:

Consider/Discuss/Action to enter into an Agreement with Grantham & Associates for the Engineering and Design of the Quail Creek Run Water Main Rehabilitation. (CIP Manager Justin Clay)

SUMMARY:

This item is for consideration to authorize the City Manager to sign an agreement for the design of public water system improvements along Quail Creek Run. The existing water line on Quail Creek Run is an undersized two-inch water main in poor condition. It does not provide enough volume and pressure to fight a fire in this area. The City has also received multiple requests for new water meters on Quail Creek run for the addition of new homes. In addition, the water main has 16 existing connections, which exceeds the maximum allowable number of connections to a public water main, which is 10, as determined by the Texas Commission on Environmental Quality's rules in the Texas Administrative Code, 30 TAC §290.44(c). No new connections can be made to the water main until it is increased in size.

Staff recommends that this project move forward in order to improve the level of service and meet the future needs of the area. If approved, construction funding will be considered in the FY2023-2024 Budget as a Capital Improvement Plan project.

FINANCIAL IMPACT:

Funding for this agreement is available in the Fiscal Year 2022-2023 Utility Department budget in the amount of \$103,000.

BACKGROUND:

The existing water main is at the maximum number of connections to a public water main, which is 10, as determined by the Texas Commission on Environmental Quality's rules in the Texas Administrative Code, 30 TAC §290.44(c). No new connections can be made to the water main until it is increased in size.

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Water Rehabilitation Project Map - Project2023-002

2. Resolution and Proposal - Professional Services - Grantham - Quail Creek Run

**CITY OF ANNA, TEXAS
RESOLUTION NO. _____**

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A PROJECT SPECIFIC PURCHASE ORDER FOR PROFESSIONAL SERVICES BY AND BETWEEN THE CITY OF ANNA, TEXAS AND GRANTHAM & ASSOCIATES, INCORPORATED FOR ENGINEERING DESIGN SERVICES RELATED TO THE QUAIL CREEK RUN WATER IMPROVEMENT PROJECT, IN A FORM APPROVED BY THE CITY ATTORNEY, PER THE PROPOSAL SHOWN IN EXHIBIT “A” ATTACHED HERETO, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Anna is the owner and operator of an undersized water main located in a utility easement along Quail Creek Run; and,

WHEREAS, the undersized water main is in poor condition and must be replaced; and,

WHEREAS, the services provided by Grantham & Associates, Incorporated will be funded through the Utility Department Funds in the Fiscal Year 2022-2023 Budget; and,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS, THAT:

Section 1. Recitals Incorporated.

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Authorization.

- A. That the funding shall be \$92,920 in Utility Department Funds.
- B. That the City Council hereby approves entering into and authorizes the City Manager to execute a professional services agreement with Grantham & Associates, Incorporated for the scope of services identified in Exhibit “A” attached hereto.

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

ATTEST:

APPROVED:

City Secretary, Carrie L. Land

Mayor Nate Pike

EXHIBIT "A"



April 12, 2023

Mr. Justin Clay, CPM
CIP Manager
City of Anna
3223 N. Powell Pkwy
Anna, TX 75409

Re: Quail Creek Run Water Improvements
Proposal for Engineering and Surveying Services

Dear Justin:

Pursuant to your request, Grantham & Associates, Inc. (G&A) has prepared this proposal for engineering and surveying services associated with approximately 2,250 linear feet of water line replacement in Quail Creek Run.

Scope of Services

The scope of services for this project has been separated into Basic and Special Services as summarized below.

Basic Services

- Perform a topographic survey and property line survey of the corridor.
- Plot plats and deeds along the project corridor.
- Prepare 30%, 90%, and 100% plans for the improvements.
- Prepare a quantity take-off and Opinion of Probable Construction Cost (OPCC) with each submittal.
- Prepare bid documents and assist the City in bidding the project.
- Provide construction support services to the City and prepare Record Drawings.

Special Services

- Prepare up to seven (7) water easements.
- An unforeseen items allowance is provided for additional services that may be required, such as subsurface utility engineering (SUE) potholes and TxDOT coordination.

Assumptions

- No field surveying will be performed in order to prepare Record Drawings; City and Contractor plan markups will be used exclusively.
- G&A will prepare an Erosion Control Plan but the contractor will prepare a SWPPP.

Fee

The sheet count provided as Exhibit A was used to determine the design fee. The manhour estimate provided in Exhibit B was used to determine the fees for all phases except the engineering phase. The Opinion of Probable Construction Cost is included in Exhibit C.

Mr. Justin Clay, CPM
April 12, 2023
Page 2

Lump Sum (LS) fees are proposed except as noted as a Cost Plus (C+) reimbursable fee. The Cost-Plus fees provided shall not be exceeded without prior written approval of the City.

Basic Services

• Engineering	\$ 44,000 (LS)
• Set Survey Control Points	\$ 2,205 (LS)
• ROW & Property Survey	\$ 10,515 (LS)
• Topographic Survey	\$ 8,880 (LS)
• Bidding Services	\$ 3,895 (LS)
• Construction Services	\$ 7,425 (C+)
• Reimbursables	<u>\$ 1,000 (LS)</u>
<i>Total Basic Services</i>	<i>\$ 77,920</i>

Special Services

• Easement Preparation (7 @ \$1,000 ea.)	\$ 7,000 (per each)
• Unforeseen Items Allowance	<u>\$ 8,000 (C+)</u>
<i>Total Special Services</i>	<i>\$ 15,000</i>

Total Fee **\$ 92,920**

Please contact me if you have any questions regarding this Task Authorization #2.

Very truly yours,



Bruce Grantham, P.E.

Attachments

H:\WPDOCS\PROPOSAL\ANNA\SLATER CREEK & QUAIL CREEK RUN WATER\TA FY23-GA-02 QUAIL CREEK RUN PROPOSAL.DOCX

EXHIBIT A - ENGINEERING COST

CITY OF ANNA - QUAIL CREEK RUN WATER LINE IMPROVEMENTS TASK AUTHORIZATION #1

April 12, 2023

Summary of Sheets & Bid Documents

Sheet Index	No. Sheets	Cost per Sheet	Sheet Cost
Cover	1	\$1,000	\$1,000
R.O.W. & Dimensional Control Plan (1" = 40' scale)	2	\$2,000	\$4,000
Quantities & Project Notes	1	\$4,500	\$4,500
Erosion Control (1" = 40' scale)	2	\$2,500	\$5,000
Water Plan (6") Plan	3	\$6,500	\$19,500
Utility Crossing Profiles	1	\$6,500	\$6,500
Subtotal Plan Cost	10		\$40,500
Bid Documents & OPCC's			\$3,500
Total Engineering Cost			\$44,000

Note: All sheets are 1" = 20' scale unless otherwise noted.

EXHIBIT B - MANHOUR PROJECTION

CITY OF ANNA - QUAIL CREEK RUN WATER LINE IMPROVEMENTS

TASK AUTHORIZATION #2

4/12/2023

ESTIMATED MANHOURS

	Project Principal	Project Manager	Design Tech	CADD Tech	Admin	Survey Manager	Survey Tech	1 Man Survey	TOTAL
	\$265	\$170	\$140	\$90	\$105	\$210	\$110	\$155	
BASIC SERVICES - TASK DESCRIPTION									
SET SURVEY CONTROL POINTS									
TIE INTO CITY SURVEY CONTROL						1		1	2
SET PROJECT SURVEY CONTROL		1				1	2	8	12
SUTOTAL CONTROL HOURS	0	1	0	0	0	2	2	9	14
SUTOTAL CONTROL COST	\$0	\$170	\$0	\$0	\$0	\$420	\$220	\$1,395	\$2,205
ROW AND PROPERTY SURVEY									
OBTAIN & REVIEW PLATS AND DEEDS	1	1				2	6		10
LOCATE PROPERTY CORNERS						2	4	27	33
SET DOWN PROPERTIES IN CADD FILE		1				2	12		15
ADD OWNERSHIP INFORMATION AND ADDRESSES IN CAD FILE		1		2			1		4
PREPARE ROW AND PROPERTY STRIP MAP	1	1		8		1	2		13
SUTOTAL PROPERTY SURVEY HOURS	2	4	0	10	0	7	25	27	65
SUTOTAL PROPERTY SURVEY COST	\$530	\$680	\$0	\$900	\$0	\$1,470	\$2,750	\$4,185	\$10,515
TOPOGRAPHIC SURVEY									
CONTACT TEXAS811 AND SURVEY UTILITY MARKERS						1		3	4
TOPOGRAPHIC SURVEY	1	1				4		24	30
PROCESS SURVEY DATA						2	2		4
PREPARE PLAN BASE SHEETS		1		8		8			17
SUTOTAL TOPOGRAPHIC SURVEY HOURS	1	2	0	8	0	15	2	27	55
SUTOTAL TOPOGRAPHIC SURVEY COST	\$265	\$340	\$0	\$720	\$0	\$3,150	\$220	\$4,185	\$8,880
BIDDING SERVICES									
FURNISH PLANS AND BID DOCUMENTS TO CITY & PLAN ROOMS		1		1	1				3
ATTEND PRE-BID CONFERENCE		4							4
RESPOND TO CONTRACTOR BID QUESTIONS		2							2
PREPARE ADDENDA	1	2		4	2				9
TABULATE BIDS AND PREPARE CONTRACTOR RECOMMENDATION		4			1				5
PREPARE CONFORMED PROJECT MANUAL		2			2				4
SUBTOTAL BIDDING PHASE HOURS	1	15	0	5	6	0	0	0	27
SUBTOTAL BIDDING PHASE COST	\$265	\$2,550	\$0	\$450	\$630	\$0	\$0	\$0	\$3,895

ESTIMATED MANHOURS

	Project Principal	Project Manager	Design Tech	CADD Tech	Admin	Survey Manager	Survey Tech	1 Man Survey	TOTAL
	\$265	\$170	\$140	\$90	\$105	\$210	\$110	\$155	
CONSTRUCTION SERVICES									
PREPARE FOR-CONSTRUCTION PLANS		1	1	4					6
PRECONSTRUCTION MEETING (1)		4							4
REVIEW SHOP DRAWING SUBMITTALS		8							8
REVIEW CHANGE ORDERS & RFI'S	1	2	6		2				11
TRACK & LOG CHANGE ORDERS & SUBMITTALS		1							1
CONSTRUCTION SITE VISIT (1)		4							4
FINAL WALK-THROUGH		4							4
RECORD DRAWINGS		1	2	12					15
SUBTOTAL CONSTRUCTION HOURS	1	25	9	16	2	0	0	0	53
SUBTOTAL CONSTRUCTION COST	\$265	\$4,250	\$1,260	\$1,440	\$210	\$0	\$0	\$0	\$7,425

Basic Services Fee Summary

ENGINEERING	\$	44,000
SET SURVEY CONTROL POINTS	\$	2,205
ROW AND PROPERTY SURVEY	\$	10,515
TOPOGRAPHIC SURVEY	\$	8,880
BIDDING SERVICES	\$	3,895
CONSTRUCTION SERVICES	\$	7,425
REIMBURSABLES	\$	1,000
Subtotal Basic Services	\$	77,920

Special Services Fee Summary

EASEMENTS (7 @ \$1,000 EA.)	\$	7,000
UNFORESEEN ITEM ALLOWANCE	\$	8,000
Subtotal Special Services	\$	15,000

Total \$ 92,920

EXHIBIT C
QUAIL CREEK RUN WATER IMPROVEMENTS
OPINION OF PROBABLE CONSTRUCTION COST

April 12, 2023

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
1	SAWCUT, REMOVE & DISPOSE ASPHALT PAVEMENT	SY	35	\$75.00	\$2,625.00
2	REMOVE & DISPOSE GRAVEL STREET/DRIVEWAY	SY	150	\$55.00	\$8,250.00
3	FURNISH & INSTALL 6" ASPHALT PAVEMENT	SY	35	\$90.00	\$3,150.00
4	FURNISH & INSTALL GRAVEL STREET/DRIVEWAY	SY	150	\$40.00	\$6,000.00
6	FURNISH & INSTALL WATER 8" DR-18 PVC	LF	2,250	\$85.00	\$191,250.00
7	FURNISH & INSTALL DUCTILE IRON FITTINGS	TN	1	\$15,000.00	\$15,000.00
9	FURNISH AND INSTALL 8" GATE VALVE	EA	7	\$4,000.00	\$28,000.00
10	FURNISH & INSTALL 8"x8" TAPPING SLEEVE & VALVE	EA	1	\$7,000.00	\$7,000.00
11	FURNISH & INSTALL FIRE HYDRANT WITH 6" VALVE & 6" LEAD	EA	5	\$8,500.00	\$42,500.00
12	FURNISH & INSTALL 1" WATER SERVICE	EA	16	\$2,200.00	\$35,200.00
13	TRENCH SAFETY (FOR WATER)	LF	2,250	\$2.00	\$4,500.00
14	SODDING	SY	2,500	\$10.00	\$25,000.00
15	EROSION CONTROL	LS	1	\$5,000.00	\$5,000.00
16	MOBILIZATION	LS	1	\$15,000.00	\$15,000.00
17	FURNISH & INSTALL TRAFFIC CONTROL	LS	1	\$7,500.00	\$7,500.00
18	FURNISH AND INSTALL TEMPORARY CONSTRUCTION FENCE	LF	500	\$20.00	\$10,000.00
19	MATERIALS TESTING	LS	1	\$5,000.00	\$5,000.00
SUBTOTAL:					\$410,975.00
CONTINGENCY (20%):					\$82,195.00
TOTAL:					\$493,170.00



Item No. 6.f.

City Council Agenda
Staff Report

Meeting Date: 5/9/2023
Staff Contact: Joey Grisham

AGENDA ITEM:

Acting as the Anna Public Facility Corporation Board of Directors,
Consider/Discuss/Action on approving a Memorandum of Understanding with JPI Real Estate Acquisition II, LLC for a multifamily project. (Director of Economic Development Joey Grisham)

SUMMARY:

The Anna Public Facility Corporation was approached by JPI in pursuit of a partnership related to the Serenity on the Square project in Anna Town Square. Serenity on the Square is owned by GB Partners, LLC and JPI is in negotiations with them for the purchase of the property. The Anna PFC has entered into agreements on two other projects with JPI—Parmore Anna Senior Living and The Villages of Waters Creek. JPI is one of the largest multifamily builders in Texas. JPI is proposing a 320-unit project that includes commitments to all the stipulations laid out in the zoning. Below is a summary of the unit breakdown/cost and term summary included in their Memorandum of Understanding that is currently being reviewed by staff. For reference, the current Area Median Income (AMI) for Collin County is just over \$102,000 and \$71,186 for the U.S.

Type	# of Units	% Mix	NRSF / Unit	Total NRSF
Market-Rate Units	157	49.1%	919	144,295
70% AMI Units	107	33.4%	919	98,364
80% AMI Units	56	17.5%	937	52,460

Affordability Summary			
	Units	Avg. Rent	Affordable Discount to Market
Total Market Rate	157	\$1,747	
Total Affordable	163	\$1,485	-15.0%

FINANCIAL IMPACT:

The PFC is estimated to receive approximately \$2,000,000 over the first 10 years of the project, of which \$1,000,000 will be paid at closing. The city will also receive all impact fees, permit fees, and any other applicable city fees.

BACKGROUND:

Serenity on the Square is located at the intersection of Sharp Street and Finley Blvd . Last May, the site's zoning was updated to MF-2 with several stipulations including a minimum of 5,000 square feet of commercial space, a maximum of 3-stories or 50 feet (4-stories or 65 feet when commercial uses are on the first floor), a maximum of 320 units, 50% covered parking, perimeter fencing, a minimum of seven (7) live/work units, and landscape buffers. .

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Memorandum of Understanding - Sharp & Finley

MEMORANDUM OF UNDERSTANDING
BETWEEN
ANNA PUBLIC FACILITY CORPORATION
AND
JPI REAL ESTATE ACQUISITION II, LLC
“[SHARP & FINLEY]”

THIS NON-BINDING MEMORANDUM OF UNDERSTANDING (this “MOU”) is between the ANNA PUBLIC FACILITY CORPORATION (the “Anna PFC”), a nonprofit public facility corporation organized under Chapter 303 of the Texas Local Government Code, and JPI REAL ESTATE ACQUISITION II, LLC (the “Developer”), a Texas limited liability company and is dated and effective as of _____, 2023.

The Developer is a developer of low and moderate income housing in the State of Texas. The Anna PFC is a nonprofit public facility corporation whose mission is to finance or to provide for the acquisition, construction, rehabilitation, renovation, repair, equipping, furnishing and placement in service of public facilities. The Developer and the Anna PFC hereby agree to negotiate in good faith to potentially finance and develop an approximately 320-unit multifamily housing development to be located at the intersection of Sharp Road and Finley Road in the City of Anna, Collin County, Texas (the “Project”), which, if an agreement is reached, would be accomplished generally in accordance with the terms of this MOU.

TERMS

A. OWNERSHIP STRUCTURE

1. The Developer will form a Delaware limited liability company (the “Company”) for the purpose of owning the Project. A single-purpose entity that is wholly-owned by the Anna PFC or a nonprofit affiliate of the Anna PFC will be admitted into the Company as the sole Special Member (the “Special Member”).

2. The Developer may designate an affiliate to serve as a managing member of the Company (the “Managing Member”), with certain oversight and approval rights. Any such rights must be agreed to by the Anna PFC and may not, in the opinion of Company Counsel (as hereinafter defined), result in the Managing Member being deemed a Special Member for exercising its rights under the Company Agreement (as hereinafter defined).

3. The duties of the Special Member and the Managing Member shall be set forth in a Company agreement (the “Company Agreement”) to be entered into among the Special Member, the Managing Member, and an equity investor as the investor member (the “Investor Member”).

The Special Member's execution of the Company Agreement shall be subject to the following terms:

(i) The Special Member's representations shall be limited to those within the Special Member's actual knowledge and in no case shall due inquiry be required, it being understood and agreed that the Special Member will not be looked upon by the Managing Member or the Investor Member to conduct Project-related diligence, and any such diligence conducted by the Anna PFC is solely for its own benefit;

(ii) The Special Member shall be indemnified by Managing Member for any liabilities incurred under the Company Agreement or in connection with the Project, except for liabilities incurred as a result of the Special Member's gross negligence or willful misconduct, and in no event shall such indemnification be contingent upon a ruling of a court of law;

(iii) The Special Member shall not be required to covenant to undertake actions or obligations that the Managing Member will be required to take under the Company Agreement; and

(iv) The Company Agreement shall contain a provision wherein the Managing Member and Investor Member acknowledge that the obligations of the Special Member under the Company Agreement are obligations solely of the Special Member and not the owner of the Special Member.

The Developer agrees that it will provide an executed copy of this MOU to the Investor Member prior to executing an equity letter of intent or similar document (an "LOI") and, as set forth in Paragraph C.2. below, agrees to provide the LOI to the Anna PFC for review and comment prior to execution.

4. Title to the land for the Project shall be taken in the name of a subsidiary of the Anna PFC (the "Ground Lessor"), and the Ground Lessor shall then enter into a 99-year ground lease (the "Ground Lease") with the Company, as tenant, holding an interest in the improvements that constitute the Project. Upon termination of the Ground Lease, ownership of the improvements constituting the Project shall revert to the Anna PFC. In the event that the Project is sold, the Ground Lease shall provide for a transfer of title to the land to a purchaser upon payment of a nominal cost.

5. The Managing Member will have the right to assign its direct or indirect interests in the Company with the prior written consent of the Special Member, which consent shall not be unreasonably withheld, conditioned or delayed; provided, however that Managing Member will have the right to assign its direct or indirect interests in the Company without the prior written consent of the Special Member: (i) by a permitted lender, (ii) pursuant to a foreclosure or deed-in-lieu thereof of a permitted lender, (iv) in connection with a permitted ownership transfer, (v) a sale of the Ground Lease, (vi) to an affiliate of the Company or (vii) as otherwise permitted by the Lease or the Company Agreement.

6. It is currently anticipated that an affiliate[s] of Developer may act as both Managing Member and Investor Member (although, at Developer's option, the Investor Member may be a third-party investor selected by Developer). Notwithstanding anything to the contrary herein,

Investor Member will have unrestricted transfer rights on its membership interests in Investor Member and/or its interests in the Company (whether direct or indirect) and no consent shall be required from any party with respect thereto (and no right of first offer or right of first refusal or option in favor of the Special Member will be applicable with respect thereto).

B. DUE DILIGENCE

As a condition to the Anna PFC's participation in the financing and ownership of the Project, the Anna PFC requires the Developer to provide due diligence information on the Project and its proposed financing and operations pursuant to the due diligence checklist (the "Checklist") attached hereto as Exhibit A. The Developer shall deliver the due diligence items on the Checklist at the times that will be stated on the Checklist. Failure of the Developer to deliver to the Anna PFC due diligence items acceptable to the Anna PFC shall be grounds for the Anna PFC to terminate the negotiations under this MOU in the Anna PFC's discretion.

C. FINANCING

1. The Developer will apply for construction and permanent financing (the "Loan") on behalf of the Company. The Developer shall be responsible for selecting the lender and negotiating the loan terms on behalf of the Company; provided, that the Anna PFC shall have the right to review and approve the financing arrangements and the terms and conditions of any Loan documents.

2. On behalf of the Company, the Developer will facilitate and negotiate the terms of an equity investment in the Project (the "Equity"); provided, that the Anna PFC shall have the right to review and reasonably approve the identity of the Investor Member. The Equity financing documents are expected to include the Company Agreement.

3. The Developer shall pay all costs and fees associated with applying for the Loan and facilitating the Equity investment, which costs, along with all other pre-development costs incurred by the Developer (to the extent included within the approved budget), may be reimbursed at Closing (as defined herein) from the proceeds of the Loan and Equity. In the event this MOU is terminated or the transaction fails to close as contemplated herein, the Developer shall be solely responsible for all costs described above and the Anna PFC and its affiliates shall have no responsibility for payment or reimbursement of such costs.

4. The Developer and its affiliates shall provide any guarantees of construction completion, operating expenses, return on Equity investment, and the like that may be required in conjunction with the Loan or the Equity financing. NEITHER THE ANNA PFC, THE SPECIAL MEMBER NOR ANY OF THEIR AFFILIATES WILL PROVIDE ANY GUARANTEES OR INDEMNITIES IN CONNECTION WITH THE FINANCING OF THE PROJECT.

D. DESIGN AND CONSTRUCTION

1. The Developer shall provide comprehensive development services to the Company pursuant to a Development Agreement to be entered into by the Company and Developer.

2. The Developer shall prepare and promptly provide the Anna PFC a detailed development budget for the Project.

3. The Developer shall be responsible for obtaining the services of design professionals for the design of the site plan and design of the Project. The Anna PFC will be provided copies of the final plans and specifications for the Project, including all construction contracts. The Anna PFC will have the right to review, comment and approve such plans, specifications and contracts at least five (5) business days prior to the execution of the contracts.

4. In order to secure an exemption from state sales tax for the acquisition of building materials, a limited liability company wholly-owned by the Anna PFC (the "Contractor"), shall serve as the general contractor in connection with the construction of the Project. In connection with the participation of the Contractor as described in the previous sentence, the Contractor shall be entitled to a fee equal to 1% of construction hard costs, 50% of which fee shall be payable at Closing and the remaining 50% of such fee shall be payable upon completion of construction of the Project. Developer's affiliate, JPI Construction, LLC, shall serve as the prime subcontractor for the Project and shall receive a fee equal to 5.25% of total cost of the Project.

5. The Developer shall be responsible for obtaining all governmental approvals and permits needed in order to construct and operate the Project.

6. The Project shall be constructed so as to comply with ADA and Section 504 requirements, as applicable under federal and state law.

7. The Construction Contract used with regards to the Project will not be on an AIA form, rather the Construction Contract will be JPI's standard form of construction management agreement, to be negotiated and agreed upon by Developer and Contractor.

E. MANAGEMENT AND OPERATION

1. ZRS Management Company or such other Developer designated affiliate shall serve as the property manager (the "Manager") for the Project, which will be memorialized in a management agreement (the "Management Agreement") in form and substance acceptable to the Anna PFC. Developer reserves the right to replace the Manager as it deems necessary, subject to Anna PFC's prior approval, which shall not be unreasonably withheld, delayed, or conditioned.

2. Notwithstanding anything to the contrary, the Management Agreement will automatically renew upon its scheduled termination unless either party gives ninety (90) days' notice to renegotiate the terms or terminate the Management Agreement.

F. COMMUNITY SUPPORT

The Anna PFC and the Developer shall be jointly responsible for interfacing with the local governmental officials in connection with support for the Project. The parties will consult with each other and coordinate the response to any media inquiries and/or public opposition to the Project that may arise.

G. AD VALOREM PROPERTY TAX EXEMPTION

The ownership structure contemplated herein is expected to generate ad valorem tax exemption for the Project. The Anna PFC, on behalf of the Company, shall work with the Collin County appraisal district to obtain confirmation of the availability of such exemption in the form of a pre-determination letter. At Closing, the Developer shall cause an opinion of counsel to be delivered, in form and substance acceptable to the Anna PFC, with respect to the ad valorem tax exemption, which opinion will also cover the exemption from state sales taxation.

H. RENT, FEES, AND EXPENSES

1. The Developer shall be entitled to receive a development fee (the "Development Fee") equal to 5% of the total cost of the Project for its services in developing the Project. In addition, at the Closing, Anna PFC shall be paid a separate upfront development fee in an amount equal to 20% of the Development Fee.

2. The Company shall pay to Anna PFC an annual lease payment under the Ground Lease initially in the amount of \$27,500 (the "Lease Rent"), which payment shall be increased annually by 3% so long as the Ground Lease is in effect. The rent commencement date for the Lease Rent shall be the date that is 6 months after completion of construction of the Project. Further, the Lease Rent shall be paid by the Company in 12 equal installments each year and shall be payable monthly as an operating expense.

3. The Special Member shall be entitled to receive a share equal to 1% of the gross sales price for a sale of the Project to a third party (the "Sale Fee"). The Sale Fee shall be paid to the Special Member after repayment of the Loan but prior to any payment to Equity. In the event of a refinancing of the Loan on the Project to a new lender, the Special Member shall be entitled to receive a share equal to 10% of net cash flow generated from the refinancing, subordinate to Investor Member first receiving a return of all capital and a preferred return of 8%. All other fees, distributions or sale or refinancing proceeds payable to the Special Member pursuant to the terms of the Company Agreement, shall be retained by the Special Member and the Special Member shall not be required, under any circumstance, to share any such fees, distributions or sale or refinancing proceeds with the Developer.

4. The Special Member and Managing Member shall each be entitled to receive a Company management fee in the amount of \$10,000 per year for its services in connection with management of the Company, which fee shall increase by 3% annually and accrue without interest if cash flow is insufficient to pay such fee in any year. Developer or its affiliate will provide asset management services to the Company, and Developer shall be paid a maximum of 35 basis points of project cost per annum, paid monthly through stabilization, and \$150,000 per year after stabilization.

5. Neither party shall enter into any contractual relationship or agreement relating to the Project that would cause either financial or legal liability to the other, without the other party's prior written consent.

6. All expenses incurred by the City of Anna and Anna PFC in connection with this MOU and the Project, including but not limited to costs for staff time to review the proposed

Project, third-party reports, the Anna PFC's legal counsel, the City of Anna's legal counsel, counsel to the Special Member and the Company, special real estate counsel, financial advisor and other expenses incurred by the Anna PFC in connection with the proposed Project (the "Costs"), shall be included in the Project's development budget and reimbursed by the Company to the Anna PFC concurrently with the closing on the Loan (the "Closing"). Anna PFC expects to incur costs for its counsel in the amount of \$100,000 and for its financial advisor in the amount of \$100,000, which fees are in addition to fees set forth in the immediately succeeding paragraph.

In addition to the fees set forth above and as a precondition for the Anna PFC proceeding with the financing of the Project, upon execution and delivery of this MOU, the Developer shall pay the amount of \$25,000 to each of Hilltop Securities Inc. and Chapman and Cutler LLP. Such fees are nonrefundable.

I. REGULATORY RESTRICTIONS

The Developer and the Anna PFC agree that (i) at least 33% of the units in the Project will be restricted for rent to individuals and families earning no more than 70% of the area median income (as published from time to time by the Department of Housing and Urban Development pursuant to Section 8 of the United States Housing Act of 1937, as amended and referred to herein as "AMI"); (ii) at least 17% of the units in the Project will be restricted for rent to individuals and families earning no more than 80% AMI; and (iii) the remainder of the units in the Project will be at market rents determined by Developer. Further, the Project will be subject to any such other restrictions as shall be required by the Anna PFC. Income shall be verified by the Developer pursuant to a review of the tenants' federal income tax returns or other commercially reasonable method acceptable to the Anna PFC. The Developer and the Anna PFC will enter into a Regulatory Agreement at Closing to be recorded in the applicable county land records that will set forth the income restrictions and describe the methodology for income verification and reporting.

J. SALE AND TERMINATION RIGHTS

1. Managing Member may elect to transfer, sell, and assign its interest in the Ground Lease to a third party at any time following the thirtieth (30th) day after completion of construction so long as Special Member consents to the identity of such third party via Special Member's customary "know your customer" practices, such consent not to be unreasonably withheld, conditioned, or delayed.

2. Managing Member may elect to terminate the Ground Lease at any time following the thirtieth (30th) day after completion of construction so long as Managing Member pays to Special Member an Early Termination Fee on the actual date of termination (the "Early Termination Date"). As used herein, "Early Termination Fee" means (a) in the case of an Early Termination Date which occurs on or before the tenth (10th) anniversary of the Ground Lease effective date, \$1,000,000, (b) in the case of an Early Termination Date which occurs after the tenth (10th) anniversary of the Ground Lease effective date but on or before the fifteenth (15th) anniversary of the Ground Lease effective date, \$750,000, (c) in the case of an Early Termination Date which occurs after the fifteenth (15th) anniversary of the Ground Lease effective date but on or before the twentieth (20th) anniversary of the Ground Lease effective date, \$500,000, (d) in the

case of an Early Termination Date which occurs after the twentieth (20th) anniversary of the Ground Lease effective date but on or before the twenty-fifth (25th) anniversary of the Ground Lease effective date, \$250,000, (e) in the case of an Early Termination Date which occurs after the twenty-fifth (25th) anniversary of the Ground Lease effective date but on or before the thirtieth (30th) anniversary of the Ground Lease effective date, \$100,000, or (f) in the case of an Early Termination Date which occurs at any time after the thirtieth (30th) anniversary of the Ground Lease effective date, \$0.

K. MISCELLANEOUS

1. This MOU is a letter of intent only. The parties contemplate entering into the Company Agreement that will fully set forth their respective rights, duties, and obligations. This MOU will have no binding effect and may be terminated at any time by either party for any reason. Upon termination of this MOU for any of the reasons cited above, neither party shall have any ongoing obligation to the other with respect to this MOU or the Project.

2. The parties acknowledge that the Company, the Special Member, the Anna PFC and its affiliates will be represented in this transaction by Chapman and Cutler LLP ("Company Counsel") in a legal capacity and Hilltop Securities Inc. in a financial advisory capacity ("Hilltop Securities"). The Developer, the Managing Member and their affiliates will be represented by separate counsel and will not be entitled to rely on Company Counsel for representation in this matter and acknowledges that no financial advisory relationship will exist among the Developer, the Managing Member and their affiliates and Hilltop Securities.

[Remainder of Page Intentionally Left Blank]

EXECUTED to be effective as of the date above shown.

ANNA PUBLIC FACILITY CORPORATION

By: _____

Name: _____

Title: _____

JPI REAL ESTATE ACQUISITION II, LLC, A
TEXAS LIMITED LIABILITY COMPANY

By: _____

Name: _____

Title: _____

EXHIBIT A

ANNA PUBLIC FACILITY CORPORATION
CHECKLIST OF DUE DILIGENCE

EXHIBIT A
ANNA PUBLIC FACILITY CORPORATION
CHECKLIST OF DUE DILIGENCE

PROPERTY ITEMS			
RECEIVED	ITEM	DEADLINE	NOTES
	Project Description, including number of units, unit sizes, and amenities.		
	Site Location information, with map.		
	Proposed Rent Schedule, with tenant income restrictions.		
	Site Plan		
	Market Study		
	Appraisal		
	Phase I Environmental		
	Soils Report		
	Evidence of site control		
	Evidence of zoning		
	Title Commitment with all exceptions		
	Survey		
	Physical needs analysis (for rehabilitation projects)		
DEVELOPMENT ITEMS			
RECEIVED	ITEM	DEADLINE	NOTES
	Detailed Development Budget		
	Sources and Users		
	Statement of Developer's experience, including evidence of newt worth.		
	Resume of Master Subcontractor, with evidence of experience		
	Plans and Specifications		
	Resume of Architect, with evidence of experience.		

FINANCING ITEMS			
RECEIVED	ITEM	DEADLINE	NOTES
	15-year Pro Forma		
	Debt financing commitment		
	Equity financing commitment		
	Description of all other sources of financing		
	Application for debt financing		
OPERATIONAL ITEMS			
RECEIVED	ITEM	DEADLINE	NOTES
	Resume of property management company, with evidence of experience.		
	Description of social services to be provided and information regarding social services provider		
	Proposed Rent Schedule, with tenant income restrictions		
	Current rent roll (if applicable)		
ORGANIZATIONAL ITEMS			
RECEIVED	ITEM	DEADLINE	NOTES
	Organizational documents for limited Company		



Item No. 7.d.

City Council Agenda
Staff Report

Meeting Date: 5/9/2023
Staff Contact: Ryan Henderson

AGENDA ITEM:

Discuss or deliberate personnel matters (Tex. Gov't Code §551.074). Boards and Commissions

SUMMARY:

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FINANCIAL IMPACT:

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BACKGROUND:

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STRATEGIC CONNECTIONS:

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ATTACHMENTS: