

The Board of Adjustment of the City of Anna will hold a meeting on Wednesday, November 1, 2023, at 5:30 p.m. in the Council Chambers at the City of Anna Municipal Complex located at 120 W. 7th Street, to consider the following items.

1. **Call to Order and Establishment of Quorum**
2. **Invocation and Pledge of Allegiance**
3. **Neighbor Comments:** At this time, any person may address the Board of Adjustment 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 3 minutes to speak. We are encouraging neighbors who wish to have their comments included, e-mail Lauren Mecke, Planning Manager (LMecke@annatexas.gov) by November 1, no later than 3:00 PM so it may be read into the record.


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.

Items for Individual Consideration

4. Consider/Discuss/Action to approve minutes from the September 14, 2022 Board of Adjustment meeting.
5. Conduct a Public Hearing/Consider/Discuss/Action on a variance request to the minimum setback requirements within the Single-Family Residential (SF-7.2) District of the Zoning Ordinance, for the property located at 229 E. 7th Street.
6. Conduct a public hearing/consider/discuss/action on a variance request regarding Cedar Ridge Estates, Phase 2, zoned Single-Family Residential (SF-7.2) District, for a variance pertaining to the lot depth and lot area of several lots within the development.

Adjourn

This is to certify that I, Lauren Mecke, Planning Manager, verify that this agenda was posted at a place readily accessible to the public at the Anna Municipal Complex bulletin board at or before 5:30 p.m. October 27, 2023.



Lauren Mecke
Planning Manager

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.



MINUTES

BOARD OF ADJUSTMENT

September 14, 2022

The Board of Adjustment of the City of Anna met September 14, 2022, at 6:30 p.m. at the Anna City Hall Development Services Conference Room, located at 120 W Seventh Street, to consider the following items.

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

The meeting was called to order at 6:33 p.m. by Chairman Jon Hendricks.

Members present:

Place 1 – Jon Hendricks – Chairman, Place 2 – Robert “Bob” Hallberg, Place 3 – Greg Williams, Place 4 – Choya Morrison, Place 5 – Tony Bellefond

Staff present:

Mr. Ross Altobelli, Director of Development Services

Mr. Nader Jeri, Building Official

Mrs. Salena Tittle, Planner II

Mr. Bret Wilkinson, Plans Examiner

Property Owners present:

Mrs. Tracy Jagersky and children

2. Invocation and Pledge of Allegiance

Mrs. Choya Morrison gave the invocation. All who were present gave the Pledge of Allegiance.

3. Neighbor Comments

Member Greg Williams asked if there were any neighbor comments. There were no comments received.

4. **Conduct Public** to consider a variance request at 205 Hardwood Trail (The Villages of Hurricane Creek, Phase I, Block C, Lot 14) for a variance pertaining to the required fence setback of the side yard along a street for a key lot.

Chairman Jon Hendricks opened public hearing at 6:39 p.m. Member Greg Williams read the reason for Board meeting.

Mr. Ross Altobelli, Director of Development Services, provided a brief description of the fence setback for key lots. The information provided explained how fences on corner lots with backyards which are adjacent to the next property's side yard require that fencing cannot exceed past the property setback boundary. Member Robert Hallberg asked how long the fence requirement had been part of the code, and Mr. Altobelli advised that the key lot fence ordinance has been in effect for three years. Mr. Altobelli stated that because the property owner was not the actual property owner at this time (pending completion of property construction by the builder), he advised that it was determined there is an unnecessary hardship and that due to the adjacent lot's driveway location which is not abutted to the 205 Hardwood Trail rear property boundary, the request would not affect the line of sight of the adjacent property.

The Board Members held a discussion and requested additional information from the Director of Development Services and Building Official regarding the following:

- 1) How long has the fence requirement for key lots been in the ordinance?
- 2) How were the fence plans approved if they were not in compliance with the ordinance?

Member Robert Hallberg advised he drove through The Villages of Hurricane Creek and found five key lots with only one in compliance, as well finding six key lots within West Crossing and none of them complying with the ordinance. Mr. Ross Altobelli explained that the ordinance had been in effect since he started with the City of Anna three years ago. Mr. Altobelli advised that West Crossing had requested through planned development for a standards modification regarding their key lots to not follow current key lot fence ordinance, but The Villages of Hurricane Creek did not.

Mr. Ross Altobelli advised that the plans were approved as the orientation of the adjacent lot was not known prior to approving the key lot fence permit. Mr. Altobelli advised that safeguards would be utilized in the future to make the builder aware of this issue reoccurring in future developments. Board Member Tony Bellefond questioned since the property owners did not currently own the property, that the builder be responsible for putting the fence in compliance. Mr. Altobelli stated that the home builder was awaiting the decision of the Board of Adjustments before relocating the fence.

Consider and act on variance request regarding 205 Hardwood Trail (The Villages of Hurricane Creek, Phase I, Block C, Lot 14) pertaining to the required fence setback of the side yard along a street for a key lot.

Mr. Jon Hendricks stated that the permit was already approved and that even though the fence was not currently in compliance, the builder is acting in good faith to relocate the fence is required based on the Board of Adjustment decision.

Board Actions:

A motion was made by Tony Bellefond to grant a variance and seconded by Choya Morrison.

Vote on Motion/Roll Call

Ayes:

Place 1 – Jon Hendricks – Chairman, Place 2 – Robert “Bob” Hallberg, Place 3 – Greg Williams, Place 4 – Choya Morrison, Place 5 – Tony Bellefond

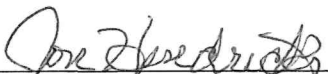
Nays:

None

Motion passed by a vote of 5 Ayes and 0 Nays.

5. Adjourn

A motion was made by Greg Williams to adjourn the meeting. The vote was unanimous. The Board of Adjustment meeting was adjourned at 6:56 p.m.



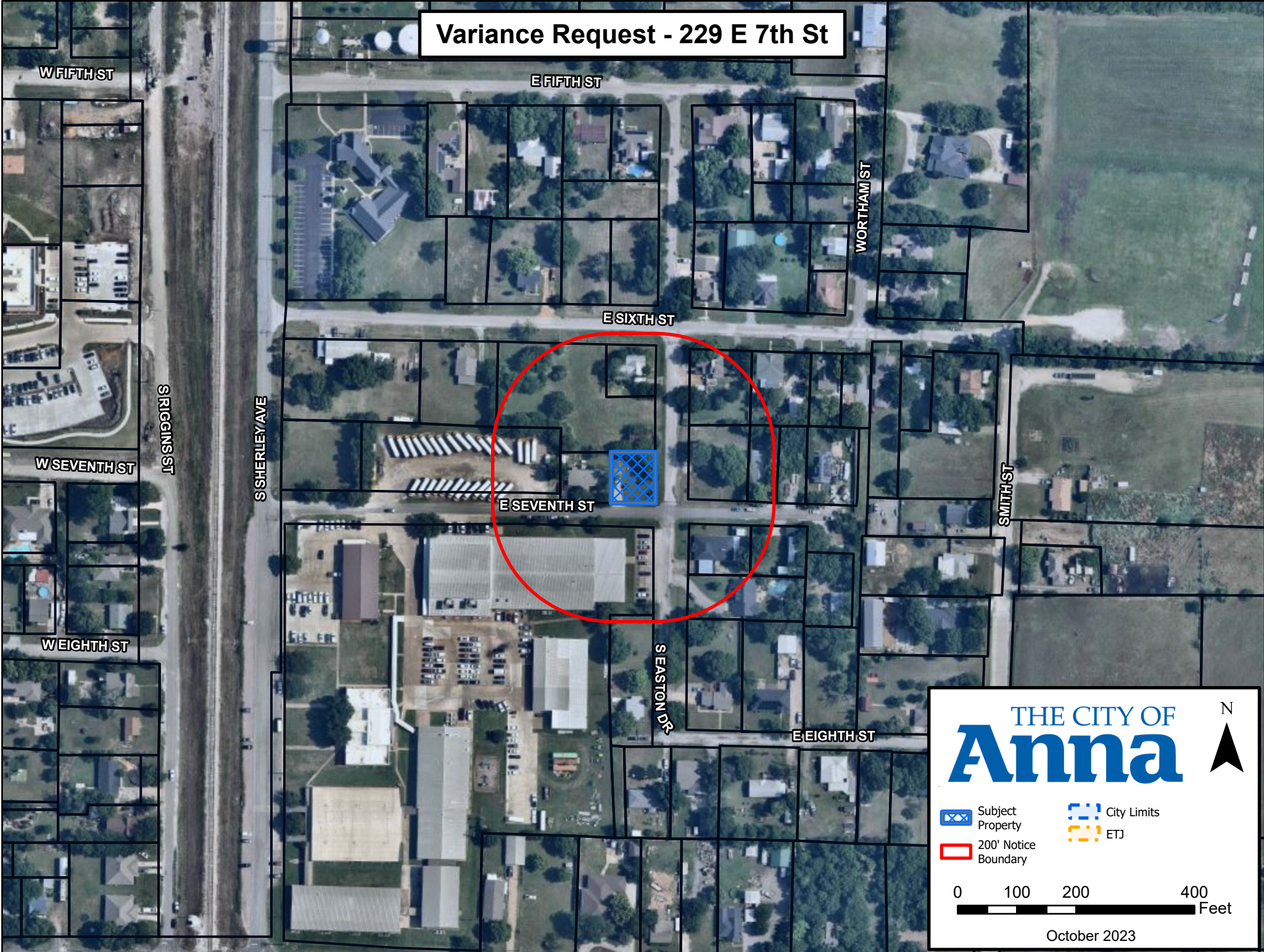
Jon Hendricks
Board of Adjustment Chairman

Attest:







Nader Jeri
Building Official

Variance Request - 229 E 7th St



THE CITY OF
Anna

N

-  Subject Property
-  City Limits
-  200' Notice Boundary
-  ETJ

0 100 200 400 Feet

October 2023

CITY OF ANNA

Board of Adjustment

November 1, 2023

Variance: 229 E. 7th Street

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a variance request to the minimum setback requirements within the Single-Family Residential (SF-7.2) District of the Zoning Ordinance, for the property located at 229 E. 7th Street.

REMARKS:

Within the Zoning Ordinance under Section 9.04.053 (Relief Procedures) it states that Board of Adjustment shall have the power to authorize upon appeal in specific cases such variance from the terms of this article as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this article will result in unnecessary hardship and so that the spirit of this article shall be observed and substantial justice done, including the following:

- (1) Permit a variance in the yard requirements of any district where there are unusual and practical difficulties or unnecessary hardships in the carrying out of the provisions due to an irregular shape of the lot or topographical or other conditions, provided such variance will not seriously affect any adjoining property or the general welfare.

SUMMARY:

Development Services was recently contacted by future neighbor Zeeshan Hameed who purchased the property at 229 E. 7th Street in hopes to have a home constructed within walkable distance to the downtown area. This particular property is zoned accordingly for the intended use; however, it is one of many lots within the downtown area that are much smaller in size that would not meet the minimum lot requirements set within the Single-Family Residential (SF-7.2) District.

§9.02.087 - *(a) Requirements of the zoning district if applicable. Lots shall conform to the minimum requirements of the established zoning district, if located within the city's corporate limits.*

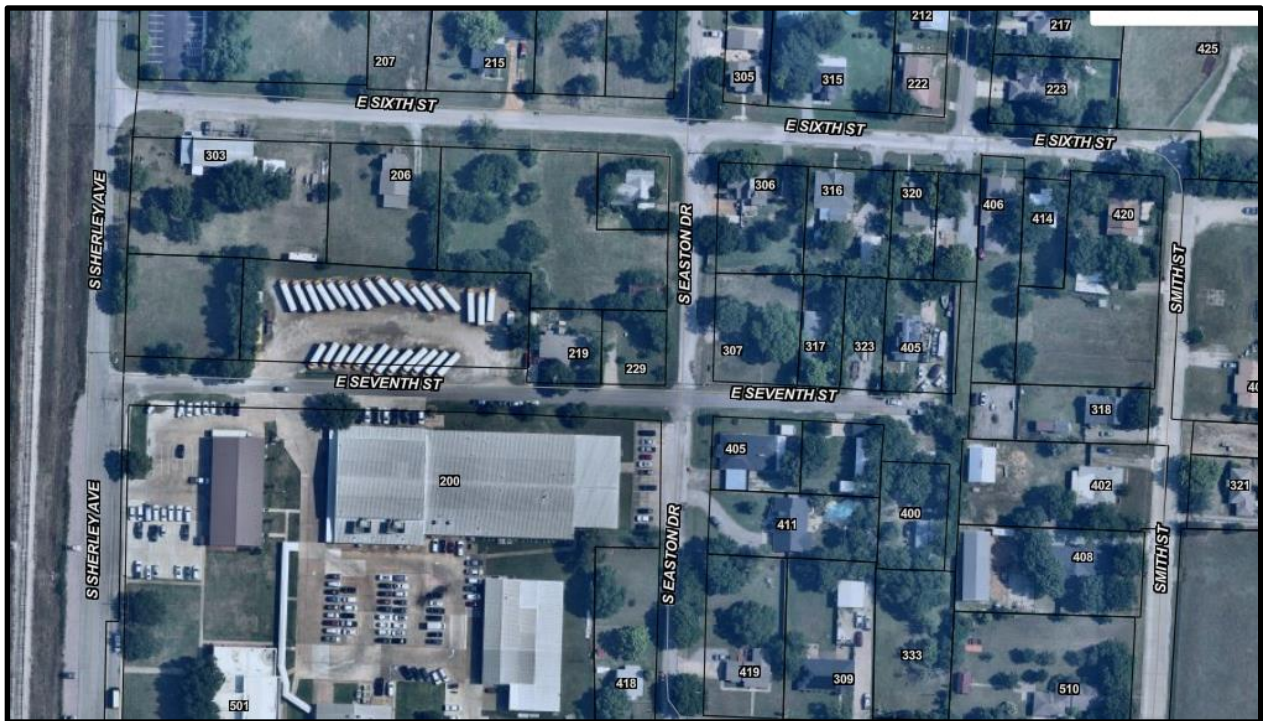
§9.04.015 – Single-Family Residential (SF-7.2) District

1. Minimum Front Yard Setback (feet): 20

2. Minimum Lot Depth (feet): 120
3. Lot area (feet): 7,200
 - The existing lot depth is 87± feet and lot area is 6,503 square feet.
 - After the required right-of-way dedication, the lot depth will be 76± feet and the lot area will be approximately 5,761± square feet.
 - Due to the requirement for right-of-way dedication, implementing a 20-foot setback from the new property line would make the buildable area even smaller. The applicant is requesting to reduce the front yard setback to 15 feet.

Most other lots within the downtown area have irregular shaped lots and/or certain conditions that would require variances, such as this (see Exhibit A).

EXHIBIT A



In June, Mr. Hameed submitted an application for approval of a Final Plat as part of the city's requirements to proceed forward with building plans for the construction of the home. On July 6, 2023, the Planning & Zoning Commission recommended to approve the Final Plat subject to the Board of Adjustment approval of the variance. On July 25, 2023,

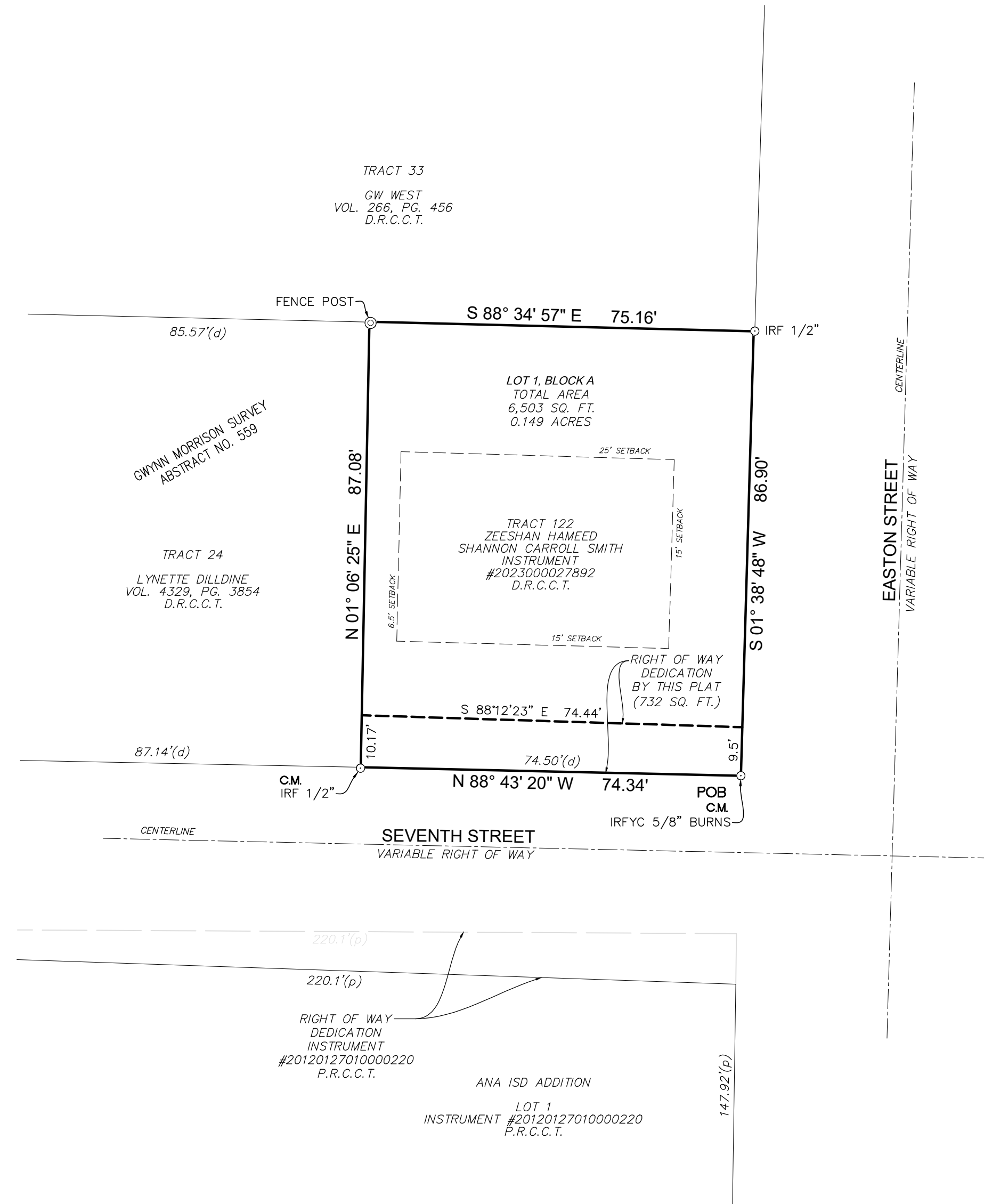
City Council accepted and approved the Commission's recommendation. If granted the variance it would not seriously affect the adjoining property or the general welfare.

The approved Final Plat, Zee Addition, Block A, Lot 1, accompanies this request.

RECOMMENDATION:

City staff has reviewed the variance request and determined that there would be neither an effect on any adjoining property or the general welfare.

Drawing: C:\N\Draw\Survey\23056-229 E Seventh St-Anna-Plat.dwg Saved By: eadl Save Time: 6/29/2023 12:34 PM
 Plotted by: eadl Plot Date: 6/29/2023 12:38 PM



GENERAL NOTES:

- All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011).
- The purpose of this plat is to create 1 lot.
- This property is located within Zone X, according to FEMA FIRM map # 48085C01604, dated June 2, 2009. It is defined as "areas determined to be outside the 0.2% annual chance floodplain".
- This plat was prepared without the benefit of a Title commitment. Easements may exist where none are shown.
- 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.
- The Single-Family Dwelling, detached home, when constructed, will be facing Seventh Street.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT:

I, Anel Rodriguez, do hereby certify that I prepared this plat from an actual survey on the ground and under my direct supervision. All the corner monuments shown hereon actually exist, and that their location is correctly shown.

Dated this the ____ day of _____, 2023.

 Anel Rodriguez
 Texas Registered Professional Land Surveyor No. 6671

**STATE OF TEXAS
 COUNTY OF COLLIN**

BEFORE ME, the undersigned authority, a Notary Public in and for the state, on this day personally appeared Anel Rodriguez, 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

**STATE OF TEXAS
 COUNTY OF COLLIN**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Zeeshan Hameed and Shannon Carroll Smith, do hereby adopt this plat designating the herein above described property as **LOT 1, BLOCK A, ZEE ADDITION**, 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 at _____ Texas, this ____ day of _____, 2023.

 Zeeshan Hameed
 Owner

 Shannon Carroll Smith
 Owner

**STATE OF TEXAS
 COUNTY OF COLLIN**

BEFORE ME, the undersigned authority, a Notary Public in and for the state, on this day personally appeared Zeeshan Hameed and Shannon Carroll Smith, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they 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

CERTIFICATE OF APPROVAL

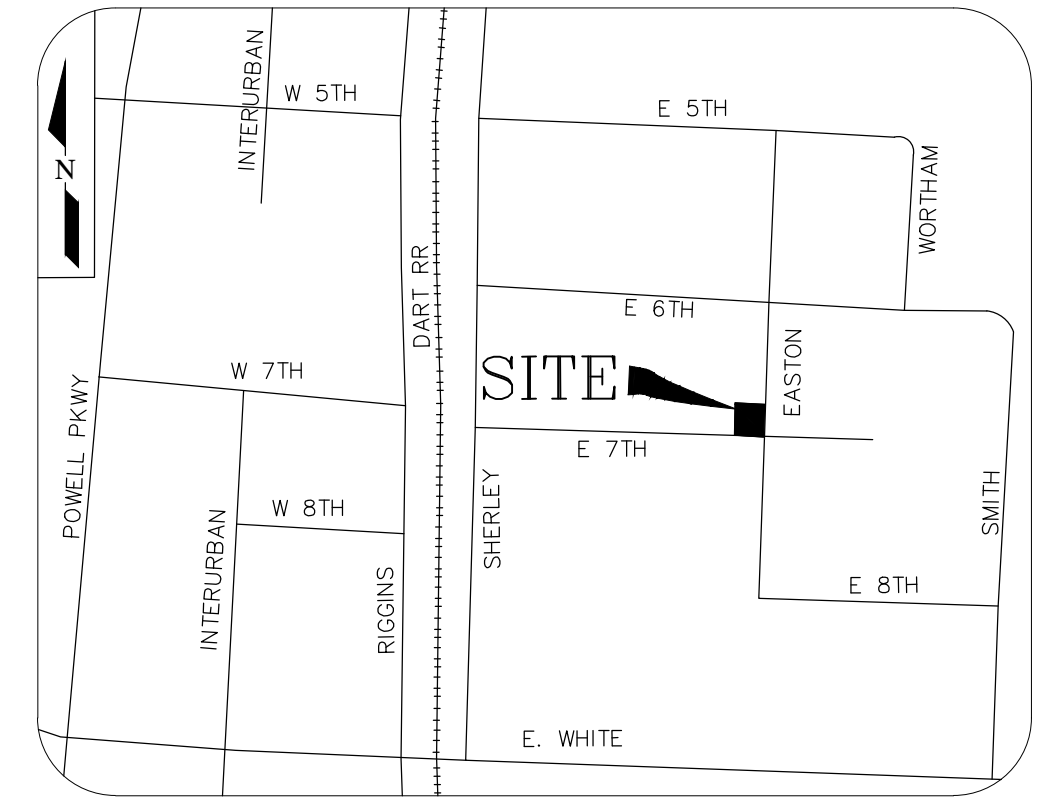
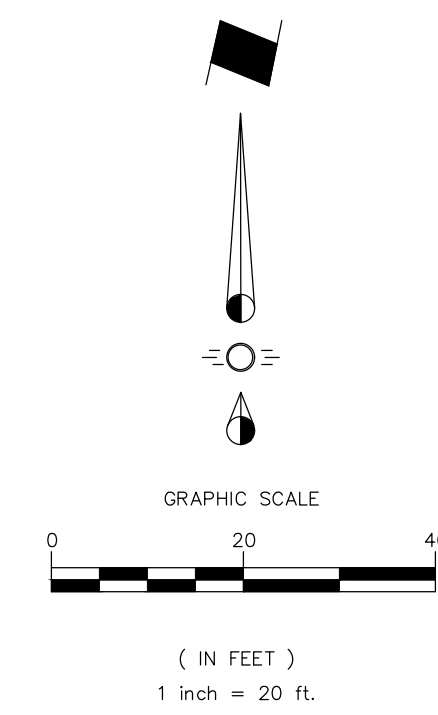
Approved this ____ day of _____, 2023,
 by the City Council, City of Anna, Texas.

 Mayor
 City of Anna, Texas

 City Secretary
 City of Anna, Texas

LEGEND

(C.M.)	CONTROLLING MONUMENT	⊕	UTILITY POLE
O.P.R.D.C.T.	OFFICIAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS	⊗	WATER VALVE
M.R.D.C.T.	MAP RECORDS OF COLLIN COUNTY, TEXAS	⊗	FIRE HYDRANT
D.R.D.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS	⊗	SANITARY SEWER MANHOLE
POB	POINT OF BEGINNING	—OHP—	OVERHEAD POWER LINE
p, d	PLATTED, DEED	—O—O—	CHAIN LINK FENCE
⊙ IRF	IRON ROD FOUND (AS NOTED)	—	SIGN



**VICINITY MAP
 (NOT TO SCALE)**

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF COLLIN §

BEING a 6,503 square foot or 0.149 acre tract of land, situated in the Gwynn Morrison Survey, Abstract Number 559, in the City of Anna, County of Collin, Texas, being all of the property described in a General Warranty Deed from Tomas Arredondo Jaramillo to Zeeshan Hameed and Shannon Carroll Smith, recorded in Instrument Number 2023000027892, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with yellow cap stamped "Burns" found (Controlling Monument) at the Southeast corner of said 0.149 acre tract, same being the intersection of the North right of way line of Seventh Street, a variable width right-of-way, with the West right of way line of Easton Street, a variable width right-of-way;

THENCE North 88 degrees 43 minutes 20 seconds West, with the North tight of way line of said Seventh Street, a distance of 74.34 feet to a 1/2 inch iron rod found (Controlling Monument), for the Southwest corner thereof, same being the Southeast corner of a tract of land described in a Deed to Lynette Dilldine, recorded in Volume 4329, page 3854, of the Deed Records of Collin County, Texas (D.R.C.C.T.);

THENCE North 01 degrees 06 minutes 25 seconds East, with the common line between said 0.149 acre tract and said Dilldine tract, a distance of 87.08 feet to a fence post found for corner, at the common North corner between said tracts, same being in the South line of a tract of land described in a Deed to GW West, recorded in Volume 266, Page 456 (D.R.C.C.T.);

THENCE South 88 degrees 34 minutes 57 seconds East, with the common line between said 0.149 acre tract and said GW West tract, a distance of 75.16 feet to a 1/2 inch iron rod found for the Northeast corner thereof, same being in the West right of way line of said Easton Street;

THENCE South 01 degrees 38 minutes 48 seconds West, with the West right of way line of said Easton Street, a distance of 86.90 feet to the **POINT OF BEGINNING**, containing 6,503 square feet or 0.149 acres of land more or less.

OWNER:
 ZEESHAN HAMEED
 SHANNON CARROLL SMITH
 229 E. SEVENTH STREET
 ANNA, TX 75409

EXHIBIT A

SURVEYOR
ARA
SURVEYING
 3615 KARNAGHAN LANE
 MELISSA, TEXAS 75454
 TEL: (972) 946-4172
 TBPELS NO. 10194713
 ANEL RODRIGUEZ, RPLS
 arodriquet@arasurveying.com

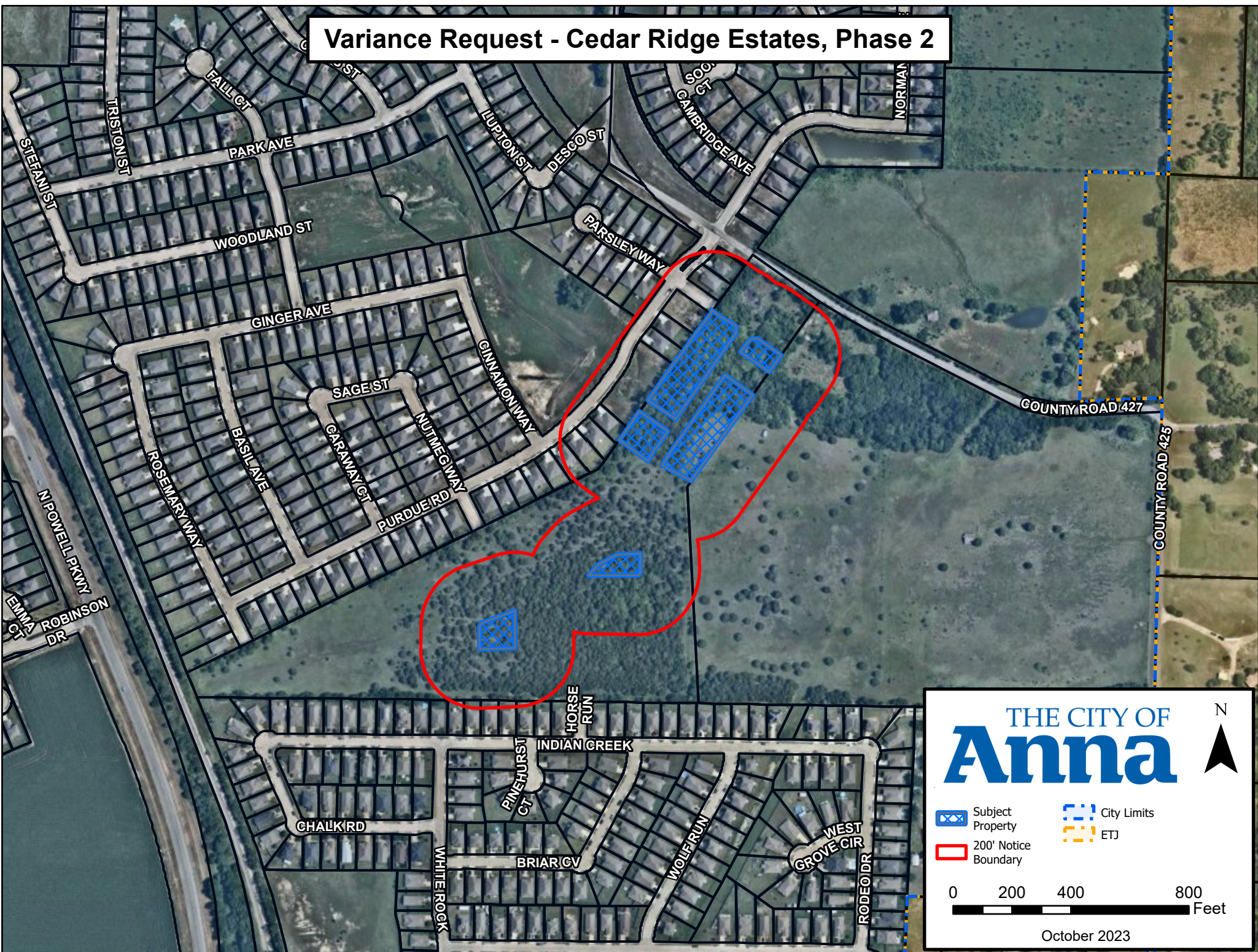
**APPROVED
 JULY 25, 2023
 CITY COUNCIL
 CITY OF ANNA**

**APPROVED
 JULY 6, 2023
 P&Z COMMISSION
 CITY OF ANNA**

**FINAL PLAT
 ZEE ADDITION
 LOT 1, BLOCK A**

0.149 ACRES SITUATED IN THE
 GWYNN MORRISON SURVEY, ABSTRACT NO. 559
 CITY OF ANNA, COLLIN COUNTY, TEXAS
 MAY 13, 2023

Variance Request - Cedar Ridge Estates, Phase 2



THE CITY OF
Anna



-  Subject Property
-  City Limits
-  200' Notice Boundary
-  ETJ



October 2023

CITY OF ANNA

Board of Adjustment

November 1, 2023

Variance: Cedar Ridge Estates, Phase 2

AGENDA ITEM:

Conduct a public hearing/consider/discuss/action on a variance request regarding Cedar Ridge Estates, Phase 2, zoned Single-Family Residential (SF-7.2) District, for a variance pertaining to the lot depth and lot area of several lots within the development.

REMARKS:

Within the Zoning Ordinance under Section 9.04.053 (Relief Procedures) it states that the Board of Adjustment shall have the power to authorize upon appeal in specific cases such variance from the terms of this article as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this article will result in unnecessary hardship and so that the spirit of this article shall be observed and substantial justice done, including the following:

- (1) Permit a variance in the yard requirements of any district where there are unusual and practical difficulties or unnecessary hardships in the carrying out of the provisions due to an irregular shape of the lot or topographical or other conditions, provided such variance will not seriously affect any adjoining property or the general welfare.

History

The property was subdivided before 1970 and then annexed and zoned in 2021. The property is a unique shape and must provide right-of-way connections to the Camden Parc in Anna, Sweetwater Crossing, and Cedar Ridge Estates, Phase 1 subdivisions (see Image 1). The surrounding subdivisions are also zoned SF-7.2.

Development Services received a Preliminary Plat application on October 6, 2023. Along with the plat application, the applicant, Saginaw 106 LTD, submitted a variance request pertaining to lot depth and lot area.

The applicant is requesting 17 lots to have a reduced lot depth of at least 110 feet. Of those, 13 lots are requesting a variance from the minimum lot area to a minimum of 6,600 square feet. The SF-7.2 zoning district requires a minimum 120-foot lot depth and minimum lot area of 7,200 square feet. All other requirements of the zoning district are being met. Staff has worked with the applicant to reduce the number of lots being requested for a variance.

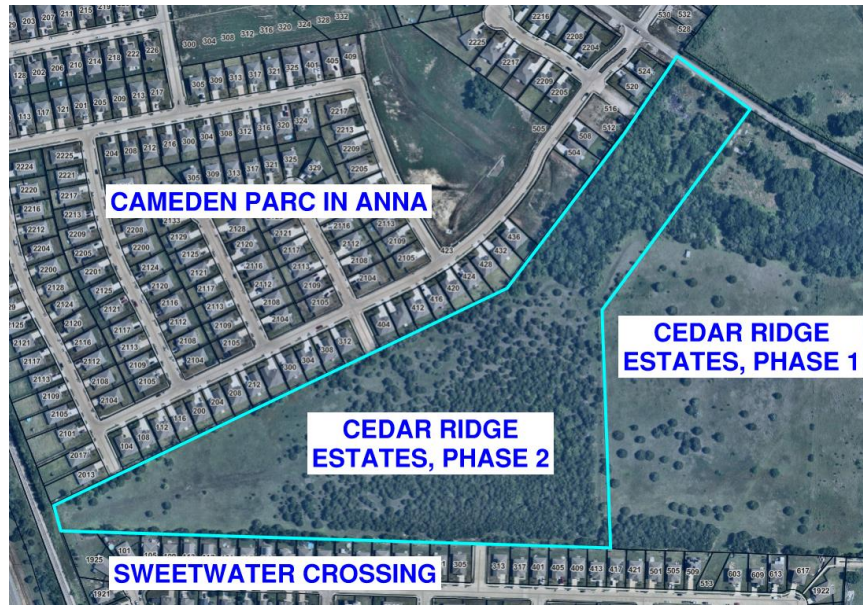


Image 1: Location of Cedar Ridge Estates, Phase 2.

SUMMARY:

A variance would not be contrary to the public interest and literal enforcement of the ordinance would result in unnecessary hardship. Additionally, if granted the variance it would not seriously affect the adjoining property or the general welfare.

§9.02.087 - (a) *Requirements of the zoning district if applicable. Lots shall conform to the minimum requirements of the established zoning district, if located within the city's corporate limits.*

§9.04.015 – Single-Family Residential (SF-7.2) District

1. Minimum Lot Depth (feet): 120
2. Lot area (feet): 7,200
 - The applicant is requesting a minimum lot depth of 110 feet due to the unique shape of the tract for 17 lots.
 - The applicant is requesting a minimum lot area of 6,600 square feet for 13 lots due to the reduction in lot depth.

RECOMMENDATION:

City staff has reviewed the variance request and determined that there would be neither an effect on any adjoining property nor the general welfare.

24.803 ACRE PROPERTY DESCRIPTION

BEING a tract of land situated in the Josiah C. Brantley Survey, Abstract Number 114, Collin County, Texas and being all of that certain called 24.82 acre tract of land described in Special Warranty Deed to Saginaw 106 LTD., as recorded in Instrument Number 20211202002450260, Official Public Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the northwest corner of the plat of Sweetwater Crossing, Phase 1, as recorded in Volume R, Page 197, (Instrument Number 19000101001038500), Official Public Records, Collin County, Texas, being in the east Right-of-Way line of the Dallas Area Rapid Transit tract as recorded in Volume 5443, Page 5532, Official Public Records, Collin County, Texas;

THENCE N 21°53'33"W, a distance of 93.18 feet to a 3/8 inch iron rod found for the northwest corner of said called 24.82 acre tract;

THENCE N 63°43'52"E, along the northerly line of said called 24.82 acre tract, at 2.56 feet pass a 1/2 inch iron rod found at the southwest corner of Camden Parc in Anna, Phase 4, as recorded in Instrument Number 2022022010000710, Official Public Records, Collin County, Texas, and then along the common line of said northerly line and the southeasterly line of said Camden Parc in Anna in all a total distance of 1558.89 feet to a 1/2 inch iron rod found at an angle point in said common line;

THENCE N 35°50'20"E, a distance of 868.35 feet continuing along said common line, passing the southeasterly corner of said Camden Parc in Anna to the most northerly corner of said called 24.82 acre tract, being in the existing southwesterly Right-of-Way line of County Road 427 (generally recognized as a variable width Right-of-Way, no recording documentation found);

THENCE S 58°35'33"E, a distance of 274.57 feet along said southwesterly Right-of-Way line to a 1/2 inch iron rod found for the most northeast corner of said called 24.82 acre tract and being the northwest corner of that certain called 39.747 acre tract of land described in Special Warranty Deed to Saginaw 106 Ltd., as recorded in Instrument Number 20211101002231410, Official Public Records, Collin County, Texas;

THENCE S 35°29'37"W, a distance of 771.75 feet along the common line of the easterly line of said called 24.82 acre tract and the westerly line of said called 39.747 acre tract to 3 inch steel fence post found at an angle in said common line;

THENCE S 02°58'58"E, a distance of 733.91 feet continuing along said common line to a 1/2 inch iron rod with cap stamped "1519 Surveying" found in the northerly line of Sweetwater Crossing, Phase 2, as recorded in Instrument Number 20200512010001640, Official Public Records, Collin County, Texas;

THENCE N 89°11'21"W, a distance of 1696.20 feet along the south line of said called 24.82 acre tract and the north line of said Sweetwater Crossing, Phase 2 and then along the north line of the aforementioned Sweetwater Crossing, Phase 1 returning to the Point of Beginning and containing 1,080,433 square feet or 24.803 acres of land, more or less.

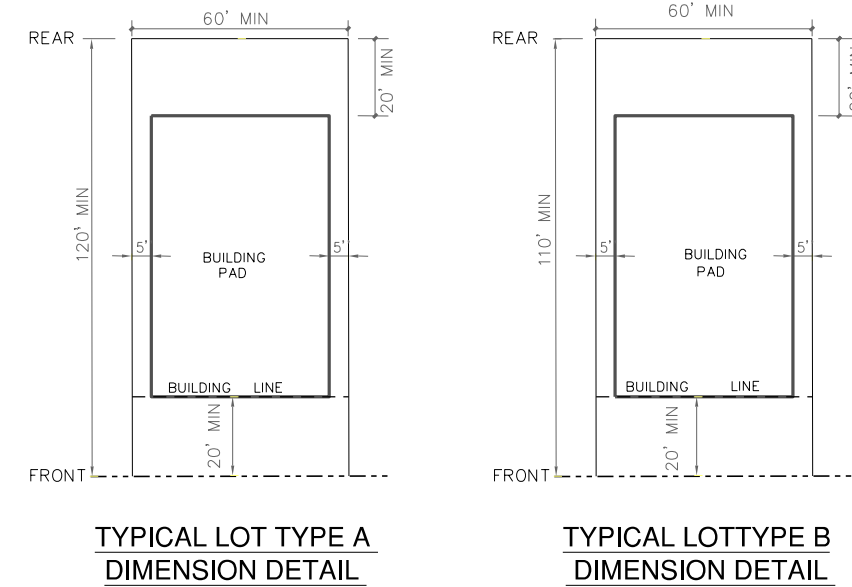
NOTES:

- THE PROPERTY IS IN THE CITY OF ANNA.
- EXISTING ZONING IS SF-72.
- ALL PARK AND PRIVATE OPEN SPACE WILL BE MAINTAINED BY THE HOA.
- BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 1983 (NAD2011) EPOCH 2010.00.
- THE SUBJECT PROPERTY IS LOCATED IN DESIGNATED ZONE X AS ILLUSTRATED PER PANEL 0160J WITH AN EFFECTIVE DATE OF JUNE 2, 2009.
- THE DEVELOPER SHALL DEDICATE ALL REQUIRED TRAIL EASEMENTS WITH THE FINAL PLAN.
- THE FINAL LOCATION AND NUMBER OF LOTS SHOWN HEREIN ARE CONTINGENT UPON APPROVAL OF A FLOODED STUDY AND DRAINAGE PLAN DEMONSTRATING NO ADVERSE IMPACT TO ADJACENT PROPERTIES.
- THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN FILE NO. 21-608869-AMM, SCHEDULE "B", ITEM 10 OF FIRST NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JUNE 30, 2021, ISSUED JULY 20, 2021.

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.

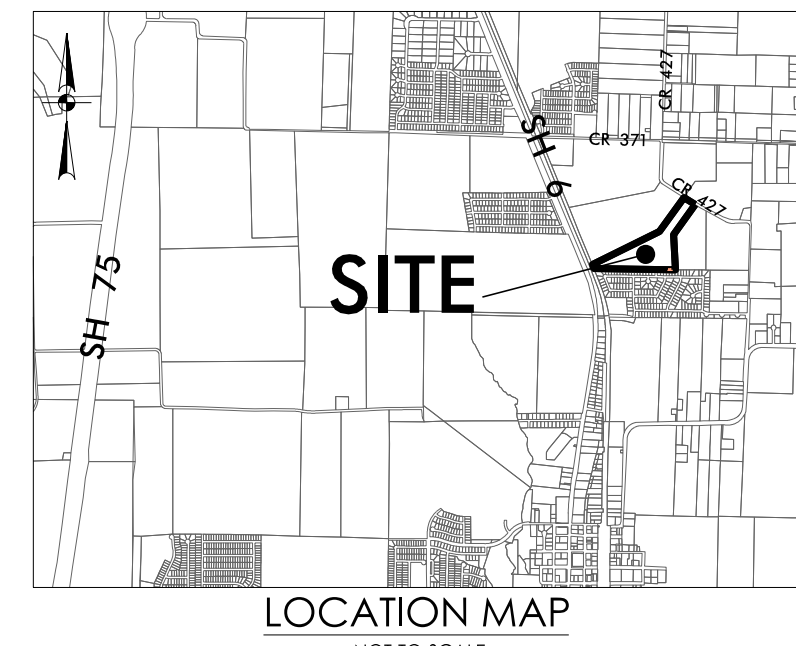


USES	LOT TYPE A	LOT TYPE B
MINIMUM LOT AREA	7,200 SF	6,600 SF
MINIMUM LOT WIDTH	60'	60'
MINIMUM LOT DEPTH	120'	110'
MINIMUM FRONT YARD	20'	20'
MINIMUM SIDE YARD	5'	5'
MINIMUM REAR YARD ADJACENT TO STREET	15'	15'
MINIMUM REAR YARD	20'	20'
MINIMUM LOT COVERAGE	50%	50%
DWELLING SIZE	3,250 SF	3,250 SF

* NOT STANDARD LOT PER 'SF-72' ZONING STANDARD, WAIVER REQUESTED.

LAND USE SUMMARY

USES	RESIDENTIAL UNITS	NON-RESIDENTIAL LOTS	=AC	DENSITY
DETACHED SINGLE FAMILY RESIDENTIAL	96		19.2	
R.O.W. DEDICATION			5.1	
PRIVATE OPEN SPACE		3	0.5	
TOTAL	96	3	24.8	3.9



OWNER'S CERTIFICATE:

STATE OF TEXAS)

COUNTY OF COLLIN)

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SAGINAW 106 LTD, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS CEDAR RIDGE ESTATES, PHASE 2, 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 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.

THIS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE CITY OF ANNA, TEXAS.

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

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/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

SURVEYOR'S CERTIFICATE:

I, TERENCE A. MURRAY, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN AUGUST 2020, AND THAT ALL CORNERS ARE AS SHOWN. THERE ARE NO ENCROACHMENTS, EASEMENTS, CONFLICTS, OR PROTRUSIONS APPARENT ON THE GROUND EXCEPT AS SHOWN.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

PIERCE - MURRAY LAND SOLUTIONS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6059
FIRM REGISTRATION NO. 10194437

CERTIFICATION DATE: AUGUST 29, 2023

OWNER / DEVELOPER:

SAGINAW 106 LTD
3045 LACKLAND ROAD,
FORT WORTH, TEXAS 76116
TEL: (817) 731-7595

ENGINEER:

PAPE-DAWSON ENGINEERS
201 MAIN STREET, SUITE 901
FORT WORTH, TEXAS 76102
TEL: (817) 870-3668
TBPLS FIRM NO. 470
CONTACT: MICHELLE LASA, P.E.
EMAIL: MLasa@PAPE-DAWSON.COM

SURVEYOR:

PIERCE - MURRAY LAND SOLUTIONS
800 TALLYHO CIRCLE,
TYLER, TEXAS 75703
TEL: (817) 239-5646
TEL: (903) 539-2256
TBPLS FIRM NO. 10194437
CONTACT: TERENCE A MURRAY
EMAIL: TERRY@PIERCEMURRAY.COM

CERTIFICATE OF APPROVAL

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

Mayor

City Secretary

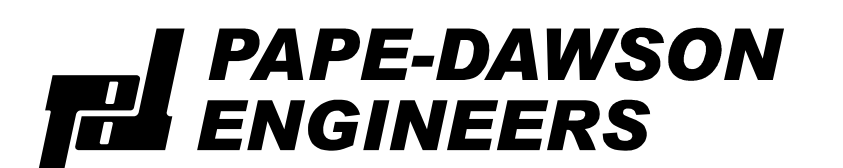
**PRELIMINARY PLAT
OF
CEDAR RIDGE ESTATES**

PHASE 2

LOT 27-32, BLK D; LOT 13-16, 16X, BLK E;
LOT 16-54, 53X, BLK G; LOT 1-17, 6X, BLK H;
LOT 1-14, BLK I; LOT 1-16, BLK J

BEING A 24.803 ACRES OF LAND SITUATED IN THE JOSIAH.C. BRANTLEY SURVEY, ABSTRACT NUMBER 114, IN COLLIN COUNTY, TEXAS.

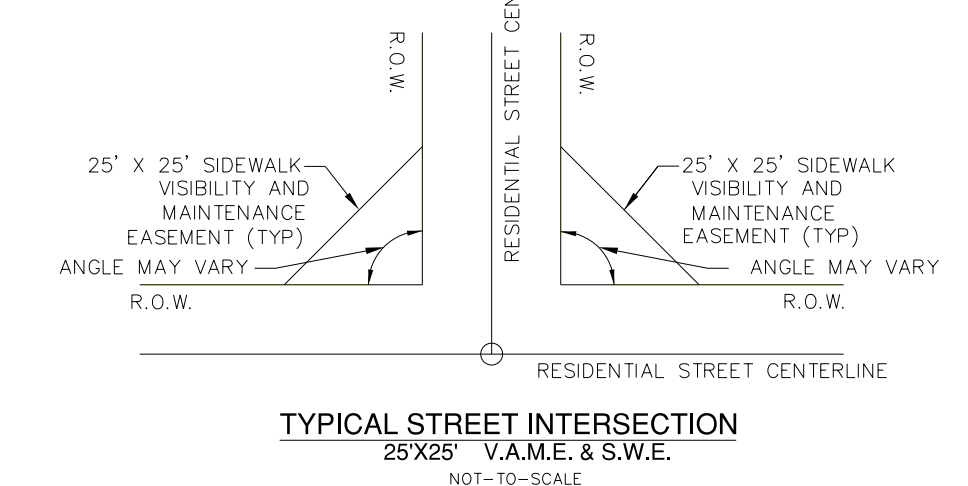
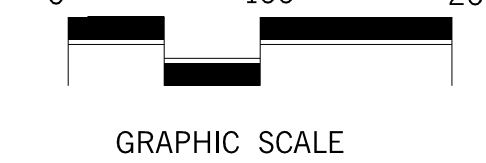
SF-72 ZONING



FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
201 MAIN STREET, STE 901, FORT WORTH, TX 76102 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF MICHELLE LASA

AUGUST 29, 2023.
IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.



STREET CENTERLINE CURVE TABLE																	
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH			
C1	500.00'	05°37'52"	N89°56'35"W	49.12'	49.14'	C9	50.00'	82°47'26"	N67°54'10"W	66.13'	72.25'	C17	300.00'	22°23'29"	N40°18'15"E	116.5'	117.24'
C2	1500.00'	02°04'22"	N88°9'50"W	54.26'	54.26'	C10	2000.00'	02°14'29"	N88°9'50"W	78.24'	78.24'	C18	250.00'	02°03'49"	N56°19'28"W	9.00'	9.00'
C3	5000.00'	00°40'59"	N89°32'31"W	59.61'	59.61'	C11	50.00'	62°48'55"	N32°5'5"E	52.11'	54.82'	C19	250.00'	09°57'18"	N62°11'8"W	43.38'	43.44'
C4	5000.00'	03°08'24"	S88°32'48"W	273.99'	274.03'	C12	800.00'	07°27'32"	N67°13'19"E	104.07'	104.15'	C20	250.00'	12°54'16"	N60°42'28"W	56.19'	56.31'
C5	1800.00'	05°56'31"	S89°56'51"W	186.59'	186.67'	C13	800.00'	07°27'32"	N22°46'41"W	104.07'	104.15'	C21	200.00'	35°31'05"	S20°44'28"E	122.01'	123.98'
C6	1800.00'	05°40'54"	N84°14'27"W	178.42'	178.49'	C14	800.00'	17°04'52"	N62°24'39"E	237.61'	238.50'	C22	300.00'	06°00'03"	N32°6'32"E	31.41'	31.42'
C7	200.00'	43°04'45"	S77°3'37"W	146.86'	150.37'	C15	200.00'	09°37'20"	N68°40'53"E	33.55'	33.59'	C23	300.00'	02°00'43"	S12°17'1"E	10.97'	10.97'
C8	300.00'	15°01'52"	S63°6'41"W	79.26'	79.49'	C16	300.00'	11°59'34"	N57°29'46"E	62.68'	62.79'	C24	300.00'	02°53'07"	S03°8'35"E	15.11'	15.11'