

AGENDA



PLANNING AND ZONING COMMISSION

Monday, August 5, 2024 @ 6:00 PM

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

The Planning & Zoning Commission of the City of Anna will meet on 08/05/2024 at 6:00 p.m. in the Council Chambers at the City of Anna Municipal Complex, to consider the following items.

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

1. **Call to Order, Roll Call, and Establishment of Quorum.**
2. **Invocation and Pledge of Allegiance.**
3. **Neighbor Comments:** At this time, any person may address the Planning & Zoning Commission regarding an item on this meeting Agenda that is not scheduled for public hearing. Also, at this time, any person may address the Commission regarding an item that is not on this meeting Agenda. Each person will be allowed up to three (3) minutes to speak. No discussion or action may be taken at this meeting on items not listed on this Agenda, other than to make statements of specific factual information in response to a neighbor's inquiry or to recite existing policy in response to the inquiry.
4. **Reports**
 - a. Director's Report on City Council actions
 - b. 2024 Elected & Appointed Official Workshop
 - c. Texas American Planning Association (APA) Conference
5. Location Map

Consent Items

6. Approve Minutes of the July 1, 2024, Planning & Zoning Commission Meeting
7. Approve a Resolution regarding the Arizmendi Addition, Block A, Lot 1, Final Plat, FP 24-0007.
Owner: Arizmendi Construction & Investments, LLC
8. Approve a Resolution regarding the City Park Heights, East, Phase 2, Preliminary Plat, PP 24-0011.
Owner: Anna 60 Partners, LP
9. Approve a Resolution regarding the Foster Crossing Addition, Block A, Lot 1, Final Plat, FP 24-0009.
Owner: APFC East Foster Holdings LLC
10. Approve a Resolution regarding the One Anna Two Addition, Block B, Lot 1 (Commercial) & Lot 2 (Residential), Final Plat, FP 24-0008
Owner: Anna Village Residential, LTD & Anna Village Commercial, LTD
11. Approve a Resolution regarding the Rosamond Crossing Southeast Corner Addition, Block A, Lots 1-11, Conveyance Plat, CVP 24-0003.

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.

Owner: MJLA Adams LTD & Anna 18 LLC

Items for Individual Consideration

Items for Future Discussion: At this time, Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.

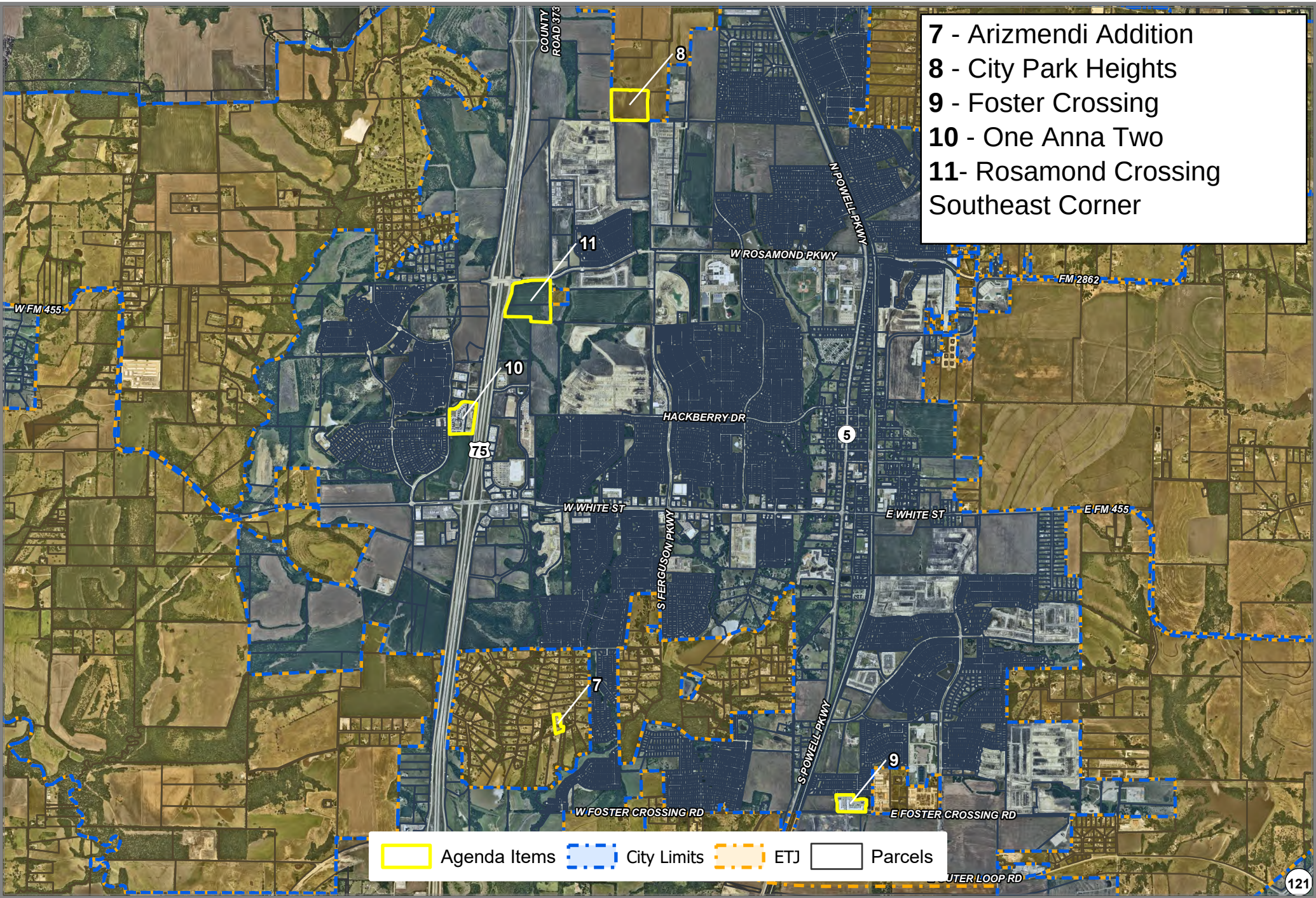
Adjourn

This is to certify that I, Lauren Mecke, Planning Manager, verify that this agenda was posted on the City's website (www.annatexas.gov) and at the Anna Municipal Complex bulletin board at or before 6:00 PM 08/02/2024.

A handwritten signature in black ink, appearing to read 'Lauren Mecke', written over a horizontal line.

Lauren Mecke
Planning Manager

- 7 - Arizmendi Addition
- 8 - City Park Heights
- 9 - Foster Crossing
- 10 - One Anna Two
- 11- Rosamond Crossing Southeast Corner



City of Anna, August 5, 2024 Planning & Zoning Meeting Map

Source: City of Anna GIS
Date: 7/31/2024

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



MINUTES
PLANNING AND ZONING COMMISSION
July 1, 2024

The Planning and Zoning Commission of the City of Anna held a meeting at 6:00 p.m. on July 1, 2024, 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 6:00 p.m.

Commissioners present were Jessica Walden, Matt Blanscet, Staci Martin, Douglas Hermann, Josh Vollmer, David Nylec. Staff present were Lauren Mecke, Everett Johnson, Stephanie Scott-Sims, and Assistant City Manager, Greg Peters. Also in attendance was Mayor Pete Cain, Councilwoman Kelly Patterson-Herndon, and Councilman Kevin Toten.

2. Invocation and Pledge of Allegiance

Commissioner Blanscet 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 a 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.

4. Location Map

Annual Review

5. Elect the Planning & Zoning Commission Chairperson

Commissioner Hermann began by expressing thanks and gratitude to Commissioner Herndon, now Councilwoman Herndon for her many years of service, he further went on to say she did great work and I think I speak for everyone when I say we loved serving her and these are big shoes to fill.

A motion was made by Commissioner Martin to nominate Jessica Walden, seconded by Commissioner Nylec. Motion Passed. The vote was 5 Yes and 1 Abstain.

6. Elect the Planning & Zoning Commission Vice-Chairman

Commissioner Blanscet made a motion to Nominate Commissioner Josh Vollmer as Vice Chair, seconded by Commissioner Nylec. The vote was 1 no, 1 abstain, 4 yes. Motion Passed.

7. Elect the Planning & Zoning Commission Secretary

Chairwoman Walden asked Ms. Mecke if this is city staff. Ms. Mecke confirmed historically, city staff has been appointed as Secretary.

Chairwoman Walden stated if all were in favor then it would be kept this way.

There were no objections.

8. Review/Discuss/Action on Planning & Zoning Commission Rules of Procedure

Ms. Mecke stated that the first topic she wanted to highlight is the Charter Attendance Policy to make the Commission aware that the City Council can choose to remove someone if they do not attend more than 25% of the meetings or three consecutive meetings in a row, including trainings or required workshops that are provided.

Ms. Mecke stated she also wanted to highlight the 2025 calendar that was provided and asked if anyone had any issues to please let staff know.

Chairwoman Walden asked if any of the Commissioners had any issues with the dates and all replied they did not; she further stated that she reviewed it and looks like everything was adjusted.

Ms. Mecke replied that the 2025 Calendar is a lot better than the 2024 calendar and Chairwoman Walden agreed.

9. Review/Discuss/Action on the Tree Board Rules of Procedure

Ms. Mecke stated she would like to highlight that the Planning & Zoning Commission serve as the Tree Board until such time that the City Council decides that we need to have a separate board.

Commissioner Vollmer asked if action was needed prior to moving on to Consent Item 10.

Ms. Mecke responded that no action is required.

Consent Items

A motion was made by Commissioner Hermann, seconded by Commissioner Martin to recommend approval of consent items # 10-13. Motion Passed. The vote was unanimous.

10. Approve Minutes of the July 1, 2024, Planning & Zoning Commission Meeting

11. Approve a Resolution regarding the Paramore- Anna, Block A, Lot 1, Final Plat. Applicant: Anna Town Center Mixed Use, LLC

12. Approve a Resolution regarding the Anna Retail Addition, Block A, Lot 8, Site Plan. Applicant: David Claassen-Anna 31 Retail LP

13. Approve a Resolution regarding the Westfield Addition, Block A, Lot 1 & 2, Replat. Applicant: Windmill Self Storage, LP

Items for Individual Consideration

14. Approve a Resolution regarding the Rosamond Crossing, Block A, Lots 1-11, Preliminary Site Plan. Applicant: MJLA Adams LTD, Anna 18 LLC

Ms. Mecke introduced the item. This property is located at the intersection of US Highway 75 & Rosamond. The purpose of it being an item for individual consideration is because the applicant is proposing three lots that would not have frontage along the frontage road of 75 and is not in conformance with our subdivision regulations, therefore, the applicant is requesting a waiver and Planning & Zoning Commission shall make a recommendation to City Council. Ms. Mecke further stated that lot 11 is proposed to be two ponds in front of the three lots that would not have the frontage. Otherwise, it meets all the zoning and subdivision regulations.

A motion was made by Commissioner Blanscet, seconded by Commissioner Nylec to recommend approval. Motion Passed. The vote was unanimous.

15. Continue the Public Hearing/Consider/Discuss/Action on a request to amend an existing Planned Development (Ord. No. 797-2018) on 5± acres located at the northwest corner of Rosamond Parkway and N. Powell Parkway to allow a self-storage (mini warehouse) and child-care center/nursery school, kindergarten by right. Applicant: Britton Church, Rosamond Powell Investment, LLC

The Public Hearing was opened at 6:09 P.M.

Ms. Mecke stated this item is continued from the June meeting and the applicant is here to answer the questions Commissioners have. Ms. Mecke stated to recap the proposal the applicant is proposing what is shown on tract 12 as a self-storage and daycare facility. Currently, self-storage and daycare facilities would not be allowed. I have provided the 2018 Land Use because this PD specifically calls for the land use at that time and not updated to our current zoning and I wanted to give you current zoning so you could see how it would look if it did follow current zoning. Additionally, for the self-storage, the C-1 District which is the base zoning of this Plan Development, restricts the building size to 15,000 square feet and this was one of the questions Commissioners had for the applicant, is the 15,000 square feet is sufficient.

Tommy Mann Addressed the Commissioners on behalf of the applicant. Mr. Mann began by stating that the proposed development takes up all the frontage for the retail and restaurant uses, he further explained that the shape of the site is such that there are only a few acres left on the interior to try and make good use of and this is when we found the two users, the self-storage and the childcare facilities who don't care as much about frontage and visibility and they both like the access and the proximity to others and serve as a nice buffer to the residential. The self-storage itself is two stores and will probably be less than 30 feet height when complete. Mr. Mann explained that 15,000 square feet is large enough for the buildings that the applicant has proposed to be placed here. Mr. Mann stated his client Bill Davis is present for any other questions you might have.

Commissioner Vollmer stated just to clarify you said it's under 15,000 square feet, but still two stories.

Mr. Mann replied that is correct.

Chairwoman Walden stated she had a question on the access easement, I see that it came in later than the packet we received last week. Can you explain the access easement and how that will function.

Mr. Davis replied that the access easement is where it is because the property only has two curb cuts on Rosamond with two flag lots, therefore, to allow retail and have accessibility we did the easement over the detention pond.

There were no speaker cards

The Public Hearing was closed at 6:13 P.M.

A motion was made by Commissioner Hermann, seconded by Commissioner Vollmer to recommend approval of item # 15. The vote was unanimous.

16. Consider/Discuss/Action regarding the Shadowbend Commercial, Block A, Lots 1 -14, Concept Plan.
Applicant: Britton Church, Rosamond Powell Investment, LLC

This item is contingent on Item number 15.

Chairwoman Walden stated she believed she saw a note on this one talking about the access easement, but the applicant turned that in later is that correct?

Ms. Mecke responded that was correct that staff received the updated Concept Plan on Friday and the staff report had already been written before the submittal. It is still required as part of the Concept Plan to acknowledge that it is a waiver of the subdivision regulations.

A motion was made by Commissioner Nylec, seconded by Commissioner Blanscet to recommend approval of item # 15. The vote was unanimous

17. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone and zone 1,035± acres generally located at the northwest and northeast corners of W. Rosamond Parkway and U.S. Highway 75 in accordance with Development Agreement (Res. No. 2024-05-1621). Zoned Planned Development (Ord. No. 537-2011) and located within the Extraterritorial Jurisdiction (ETJ). Applicant: The Thornton Family Trust, Liberty 800 LP, Liberty 75, Jay P and Irene C Janis, Janis Real Estate LLC

The Public Hearing opened at 6:16 P.M.

Ms. Mecke introduced the item; this property is located on the northernmost portion of the city limits as well as a portion of property that has submitted an annexation petition. You may recall that in 2011, the property along 75 was zoned for the Mantua Development, which was development between both Van Alstyne and the City of Anna. The developer has sold the property and under the new developer they are requesting to repeal and replace the old zoning. The old zoning had stipulations such as Buddy Hayes Boulevard needing to be 145 feet in width which just didn't make sense, especially when the property across the street didn't have to dedicate this much. Staff have been working with the applicant to amend. The Comprehensive Plan Census is such a large area, it covers several different place types, ranching, agriculture community, commercial, regional activity center, estate residential, parks and open space. I wanted to note that the ranching and agriculture does talk about cluster residential is appropriate when open space is preserved.

Ms. Mecke further explained that the proposed stipulation within this zoning is that it would still be a Plan Development. The applicant would be establishing minimum and maximum dwelling units, 3,000 for multifamily and mixed-use districts, 2,000 for single-family with minimum requirements for the SF 8.4 and SF 7.2, providing a fence exhibit. One of the challenges that we have sometimes with master plan communities is what areas have screening walls, what areas have iron rod fences and which areas are appropriate for wooden fences, so the applicant must come up with an exhibit to attach. Reducing the requirements of the thoroughfare overlay district along 75 is the only area this would apply to.

Ms. Mecke went on to say that the applicant is requesting reducing the minimum lot sizes from one acre to three quarters of an acre, reducing the minimum lot width from 100 feet to 60 feet wide and exempting the rear of the development from the front yard setbacks, allowing telecommunication towers by right, non-residential as well as Mixed Density, Multifamily, and Mixed-Use Districts. The applicant agrees to masonry

standards and multifamily amenity requirements. There is a reduction for covered parking from 50% to 20% for multifamily dwellings, changing the calculation of parking requirements for self-storage facilities from based off the number of units to the gross floor area, amending the subdivision entry sign regulations to allow for larger and alternative placement of signs, providing a tree preservation exhibit to illustrate trees being preserved, removed, and areas within floodplain.

Ms. Mecke stated that this is in conformance with the Resolution that was adopted recently, and it is in conformance with the Comprehensive Plan.

One letter in support and one neutral letter were received.

Chairwoman Walden asked if Commissioner had any questions.

Commissioner Vollmer stated he would like to reserve his questions until after the conversation.

The applicants representative Tom Koppen with Kimley-Horn addressed the Commissioners, that he would be happy to answer any questions. He stated that this project came before the City Council a month or so back and we are excited to see the project move forward. We believe it will bring a lot of value and diversity to the city.

Commissioner Vollmer asked Ms. Mecke if she could put the map back up showing where everything would be placed and the phases.

Commissioner Vollmer stated that phase 1 and phase 8 look like garden homes with detached garages according to the packet they received.

Tom Koppen responded that phase 1 and phase 2 the easternmost lots that you see on the page will consist of 40s-, 50s-, and 60-foot-wide lots, all single-family lots.

Commissioner Vollmer asked if these would back up to Urban Crossing.

Ms. Mecke responded that is Urban Creek Estates, which is a neighborhood outside of the city limits.

Commissioner Vollmer asked if the 3,000 multifamily that is going up along Highway 75 would cover all that front edge.

Mr. Koppen responded that is correct that phases 10 and 15 are currently proposed as multifamily.

Commissioner Vollmer asked if that includes phase 16 too on the west side.

Mr. Koppen replied that it could but at the current point in time it does not.

Commissioner Vollmer asked if the 60-foot lots were the biggest.

Mr. Koppen confirmed this to be correct.

Chairwoman Walden asked if the Mr. Koppen could speak about some of the hurdles or adversities that are faced as to why the original development that was proposed and approved by council will no longer work.

Mr. Koppen stated that the plan is very similar to what was originally proposed for the Mantua Development, he stated that the sale and separation of this half of the project from the others along with the financial obligations that go into developing this piece of property are significant. Most importantly you have Mantua Parkway, which runs along the north side of the development, and a proposed six lane divided arterial thoroughfare that connects east to west, which is an extremely expensive portion of roadway along with its accompanying utilities and storm drainage that would need to go. The developer is responsible for all three lanes of the south side of that road.

Commissioner Vollmer asked if there were going to be any 100-foot lots there.

Mr. Koppen responded that the lots are 60 foot and that phase 8 has a much larger product which are intended to be 70 foot or so wide. Trying to accommodate both the developers needs for density as well as the neighbors existing lot conditions.

Commissioner Vollmer mentioned there would be little to no yard on the back of the golf course or backing up to that and then a five-foot side yard.

Mr. Koppen responded that the development does have 5-foot side yards, 15 to 20-foot front yards, and typically 15-foot backyards.

Commissioner Hermann questioned some of the land use changes that the developer is asking for regarding the mini self-storage and the section where the multifamily, commercial, and industrial zoned spaces that a radio, tv, or microwave operations commercial would require a specific use permit but the developer wants this permitted by right here; he went on to ask the applicant if they could explain why they are trying to get this permitted by right here.

Mr. Koppen replied that he could not speak specifically to it, but the developer is trying to build diversity to be able to bring a diversified product and end users to the project that could provide internet and wi-fi service to communities.

Commissioner Hermann asked if there would be an issue with still needing a specific use permit, some people look at these towers as being an eyesore and to just permit it by right, I think we may have some issues with that, and would rather require it to come back for a specific use permit so that it is not allowed just anywhere.

Mr. Koppen responded that he understood but one of the things to consider is the applicant is proposing to do design standards throughout the community.

Commissioner Nylec asked Ms. Mecke if she could pull up page 176 of the agenda and had questions about Road E and how it appears to stop at US 75, how would someone get to phase 8, would they need to go all the way around to Mantua Park.

Ms. Mecke responded that we do need to work with the adjacent property developer on possibly getting connection to the Villages of Hurricane Creek, but otherwise that entrance to phase 8 has only one entrance.

Mr. Koppen stated that he wanted to add that on the current planning thoughts, the developer is contemplating an emergency access directly to the south.

Commissioner Vollmer asked what makes this area different than all the other single-family that is coming in; this project takes away good terrain and adds more of the same that we have throughout the entire city.

Mr. Koppen responded that the quality of the builders using high end products, in addition to this the design standards that are intended to ensure quality from start to finish and the diversity of the product and diversity of the uses.

Commissioner Nylec responded that he felt it was a good time to really do what Council Member Miller said at a previous P&Z Meeting and agreed we need bigger lots. I think we should have some bigger lots into the 60-foot lots or 40–60-foot lots.

Commissioner Vollmer thanked Mr. Koppin for his time and said if Mr. Koppin spoke to the developer to let him know, it just feels like more of the same; a lot of smaller lots, and it even goes smaller than some of the ones that we already have, that we talk about being too small.

There were 4 public speakers in opposition

Terrell Culbertson – 10429 County Road 289, Anna, Tx
Stephen Smith- 10973 County Road 290, Anna, Tx
Betty Sharp- 10282 County Road 288, Anna, Tx
Stuart Brown- 3027 Crossing Drive, Anna, Tx

The Public Hearing was closed at 6:45 P.M.

Commissioner Vollmer asked Mr. Koppen after hearing the comments and then what our questions centered around is their willingness or is there ability to back and talk to the landowners around there and at least on the far west side or backing up to the golf course, reconsider what that looks like.

Mr. Koppen confirmed that he would go back and have that discussion but wanted to add the financial burden that comes with development of this project is numerous and that just the Mantua project in and of itself are many millions of dollars just to get the utilities in the road for access.

Commissioner Vollmer stated that one other sticking point to the think about is there is already an apartment complex on US Hwy 75 just a little south of this, and this would be what people are going to see as they drive into Anna and even with Development standards it still may not be the best use of that frontage.

Mr. Koppen replied that the development plan does allow for flexible uses and what is currently planned is multifamily but that is not necessarily a guarantee that it must be multifamily and certainly your comment is valid to go back and discuss with the developers.

Chairwoman Walden asked Mr. Koppen if he could talk about the green spaces.

Mr. Koppen stated that the community is built around an existing golf course, The Hurricane Creek golf course. There have been discussions between the golf course owners and operators as well as Mr. Griffin as far as interaction between these two developments and a huge center part of this project is the golf course itself which is a separate property. He further stated that if go immediately to the west of the gold course itself, there is a large NCRS pond and that all that lake area, the pond area is part of the project footprint and obviously will stay the way it is.

Mr. Koppen continued that the intent is to bring amenities to that park space as best we can with fishing docks, things of that nature that allow people to access that open space that currently is not available today. There are also within the development themselves, pocket parks, several amenity centers and discussions with the city making several trails open public space to benefit all citizens of Anna.

Commissioner Martin Asked Mr. Koppen if there was going to be Light Industrial.

Mr. Koppen confirmed that there are areas on the east side of 75 that there is a potential for those use types.

Commissioner Martin asked if Mr. Koppen could give an example of this.

Mr. Koppen replied that the triangular space that you see between 75 and the power lines that run diagonal through the property is one of the areas intended for mini storage. Some of the other users more on a common commercial retail standpoint would be Costco and other retailers of that nature that are talking with Mr. Griffing about coming in.

A motion was made by Commissioner Vollmer, seconded by Commissioner Martin to recommend denial of item # 17. The vote was unanimous, Motion Passed.

Adjourn

A motion was made by Commissioner Blanscet, seconded by Chairwoman Walden, to adjourn the meeting. The vote was unanimous. The meeting was adjourned at 6:52 p.m.

Chairwoman Jessica Walden

ATTEST:

Lauren Mecke, Planning Manager



Item No. 7.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 8/5/2024
Staff Contact: Everett Johnson

AGENDA ITEM:

Approve a Resolution regarding the Arizmendi Addition, Block A, Lot 1, Final Plat, FP 24-0007.

Owner: Arizmendi Construction & Investments, LLC

SUMMARY:

One lot on 2.43± acres located on the north side of Twin Creeks Circle, 1,850± feet south of Taylor Boulevard. Located within the Extraterritorial Jurisdiction (ETJ).

The purpose of this plat is to dedicate lot and block boundaries, and easements necessary for future development.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

The Final Plat is in conformance with the City's Subdivision Regulations and is subject to additions and/or alterations to the engineering plans as required by the City Engineer.

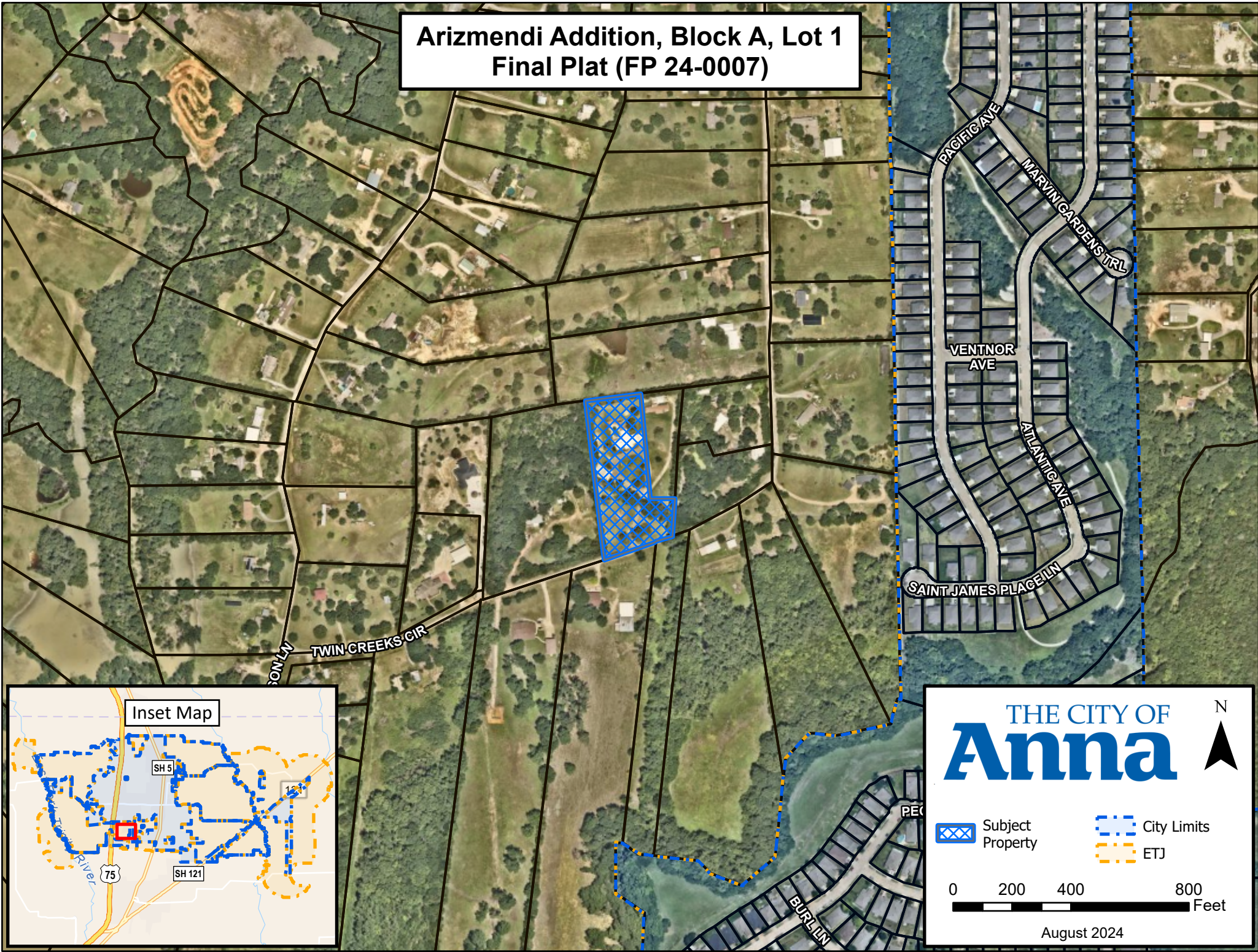
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Locator Map (FP) Arizmendi Addition, Block A, Lot 1
2. Resolution (FP) Arizmendi Addition, Block A, Lot 1
3. Exhibit A (FP) Arizmendi Addition, Block A, Lot 1
4. Application (FP) Arizmendi Addition, Block A, Lot 1

Arizmendi Addition, Block A, Lot 1
Final Plat (FP 24-0007)



Inset Map

THE CITY OF
Anna

Legend:
Subject Property (Blue cross-hatch)
City Limits (Dashed blue line)
ETJ (Dashed orange line)

Scale: 0 200 400 800 Feet

August 2024

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-08-0075

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ARIZMENDI ADDITION, BLOCK A, LOT 1, FINAL PLAT. (FP 24-0007)

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 has adopted Article 9.02 ("Subdivision Regulations") and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, Arizmendi Construction & Investments, LLC has submitted an application for the approval of Arizmendi Addition, Block A, Lot 1, Final Plat; and

WHEREAS, the Final Plat conforms to the City's Subdivision Regulations; and

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING & ZONING COMMISSION 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 Planning & Zoning Commission hereby approves Arizmendi 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 City Engineer

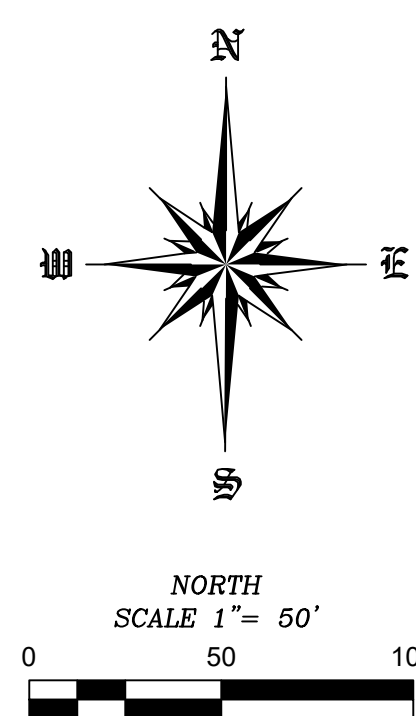
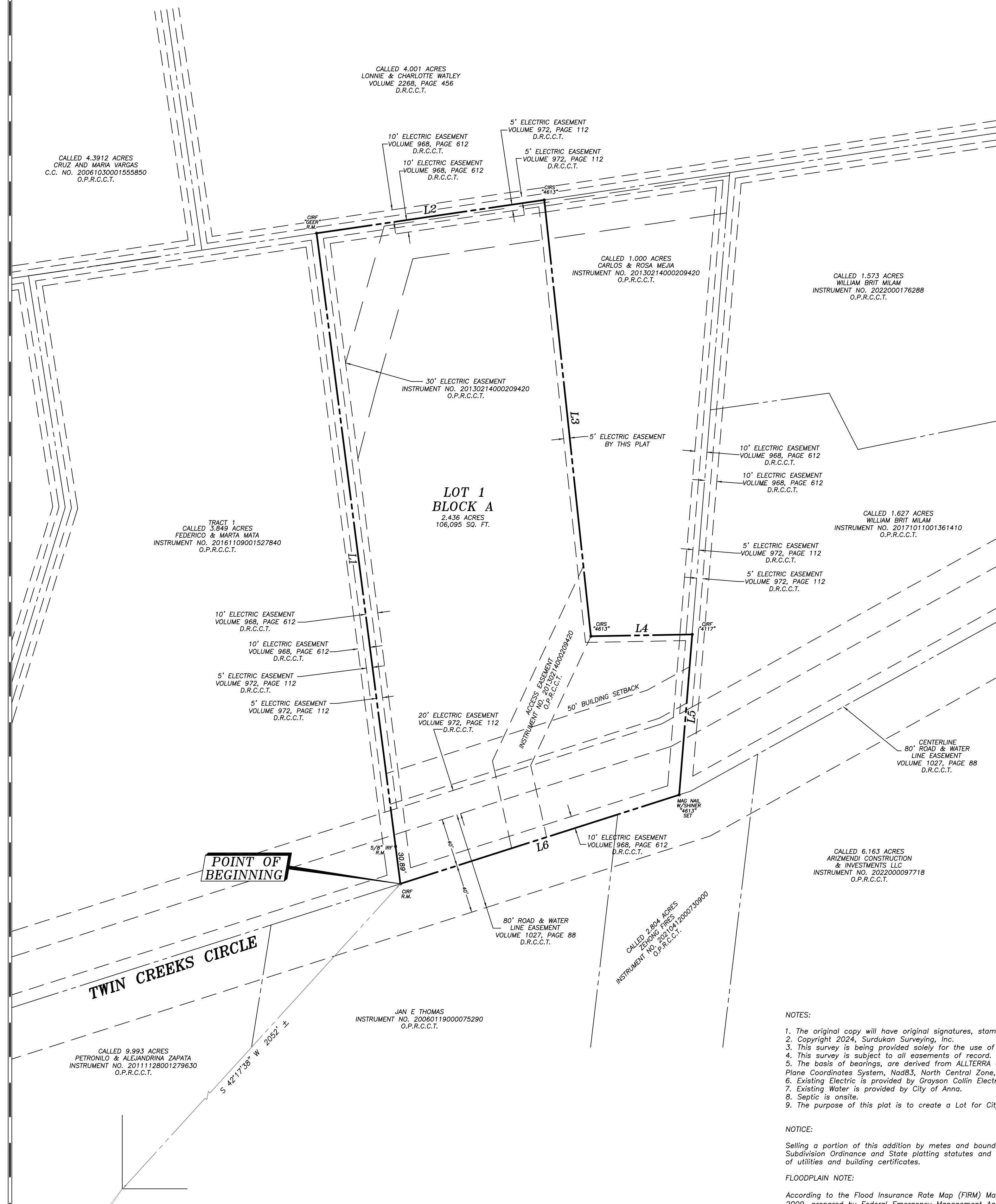
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 5th day of August 2024.

ATTEST:

APPROVED:

Director of Development Services,
Stephanie Scott-Sims, AICP

Planning & Zoning Commission, Chair
Jessica Walden



LEGEND

R.M. = REFERENCE MONUMENT
CIRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)
CIRF = CAPPED 1/2" IRON ROD FOUND
IRF = IRON ROD FOUND
D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 07°20'07" W	539.42'
L2	N 81°40'55" E	189.15'
L3	S 06°05'57" E	560.84'
L4	N 88°56'57" E	83.31'
L5	S 04°39'06" W	132.39'
L6	S 72°17'59" W	240.57'

COLLIN COUNTY NOTES:

All lots must utilize alternative type On-Site Sewage Facilities.

Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.

There is a 10' utility easement along each side and rear property line of lot 1 to which OSSF setbacks apply.

There are no easements other than those noted above.

There were several existing structures/dwelling and a single associated OSSF on Lot 1 at the time of approval.

1. The existing OSSF on Lot 1 is an alternative system, suitable for the site and existing structure. Any changes to the existing structure must be reviewed by CCDS prior to construction for compliance with OSSF regulations.

2. Following required repairs, the R.S. As-Built submitted with the plat shows all OSSF components for the platted Lot to be completely within the boundaries of the platted Lots. If any of the OSSF components are actually over any of the lot lines and continue onto another parcel, the entire systems must be replaced with an approved alternative system (after review and permitted through CCDS).

Tree removal and/or grading for OSSF may be required on individual lots.

There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.

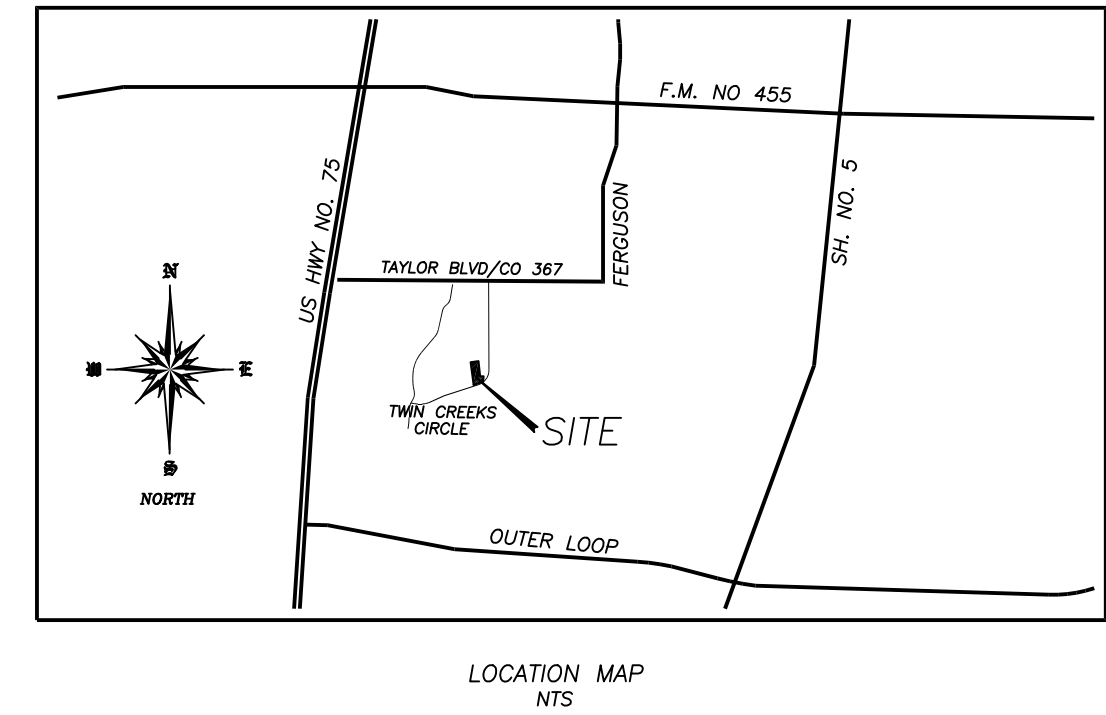
Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.

HEALTH DEPARTMENT CERTIFICATION

I hereby certify that the on-site sewer facilities described on this plat conform to applicable OSSF laws of the State of Texas, 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 or Designated Representative
Collin County Development Services

(TO BE REVISED PER COUNTY REVIEW COMMENTS)



OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF COLLIN:

WHEREAS, ARIZMENDI CONSTRUCTION & INVESTMENTS, LLC, are the owners of a tract of land situated in the Ezra Shelby Survey, Abstract No. 839, in the City of Anna ETJ, Collin County, Texas, being part of Lot 33 of an unrecorded plat known as Twin Creeks Anna which is filed for reference in Volume 333A, Page 2679 of the Plat Records of Collin County, Texas, also being all of a called 2.433 acre tract of land conveyed to Arizmendi Construction & Investments, LLC, as recorded in Instrument No. 2024000022776 of the Official Public Records of Collin County, Texas, and being more particularly described in metes and bounds as follows:

BEGINNING in Twin Creeks Circle at a capped iron rod found for corner at the southwest corner of the called 2.433 acre tract of land, said iron rod also being at the southeast corner of a called 3.849 acre tract of land conveyed to Federico and wife, Maria Mata as recorded in Instrument No. 20161109001527840 of the Official Public Records of Collin County, Texas, and from which the western most southwest corner of said Ezra Shelby Survey bears S 42°17'38" W a distance of 2052' more or less;

THENCE N 07°20'07" W passing a 5/8" iron rod found for reference at a distance of 30.89' and continuing for a total distance of 539.42' to an iron rod with plastic cap stamped "GEER" found for the northwest corner of said 2.433 acre tract of land;

THENCE N 81°40'55" E a distance of 189.15' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 06°05'57" E a distance of 360.84' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 88°56'57" E a distance of 83.31' to an iron rod with plastic cap stamped "4117" found for corner;

THENCE S 04°39'06" W a distance of 132.39' to a Mag nail with shiner stamped "4613" set for corner in Twin Creeks Circle;

THENCE S 72°17'59" W a distance of 240.57' to the POINT OF BEGINNING, and containing 106.095 Square Feet or 2.436 acres of land.

OWNER'S CERTIFICATIONS

STATE OF TEXAS:
COUNTY OF COLLIN:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Arizmendi Construction & Investments, LLC, do hereby adopt this plat designating the hereinabove described property as ARIZMENDI ADDITION, BLOCK A, LOT 1, an addition to Collin County, 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 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.

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

WITNESS my hand this the _____ day of _____, 2024.

Reynaldo Arizmendi — OWNER

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 Reynaldo Arizmendi, known to me to be the person or persons 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 _____, 2024.

Notary Public in and for Collin County, Texas

My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

I, DAVID J. SURDUKAN, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat 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.

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.

David J. Surdukan
Registered Professional Land Surveyor
Registration No. 4613

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared David J. Surdukan, known to me to be the person or persons 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 _____, 2024.

Notary Public in and for Collin County

My Commission Expires: _____

APPROVED
August 5, 2024
P&Z COMMISSION
CITY OF ANNA

FINAL PLAT
ARIZMENDI ADDITION
BLOCK A, LOT 1
BEING 2.436 ACRES IN THE
CITY OF ANNA ETJ, COLLIN COUNTY, TEXAS
EZRA SHELBY SURVEY, ABSTRACT NO. 839

OWNERS
ARIZMENDI CONSTRUCTION
& INVESTMENTS, LLC
10954 SHADY TRL #100
DALLAS, TX 75220-1308
(972) 525-9640

SURVEYOR
SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 824-8200
FIRM NO. 10069500

EXHIBIT A

Western most
Southwest corner
Ezra Shelby Survey
Abst. No. 839



Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: 2684683

Total Number of Acres: 2.436

Zoning Classification(s): ETJ

Total Number of Lots: 1

Location: 9931 TWIN CREEKS CIR ANNA, TX 75409

Property Owner Information & Authorization

Name/Company: ARIZMENDI CONSTRUCTION & INVESTMENTS, LLC

Address: 10954 SHADY TRL #100

City: Dallas

State: TX

Zip Code: 75220-1308

Phone: 972-525-9640

Email: admin@arizmendiconstructionllc.com

Project Representation (check one):

☐ I will represent the application myself; OR

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

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

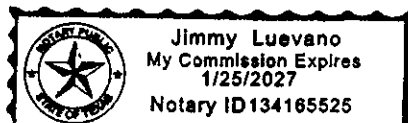
Property Owner's Signature: [Signature] Date: 6/28/24

STATE OF: Texas

COUNTY OF: Collin

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

SUBSCRIBED AND SWORN TO before me, this the 28th day of June, 20 24



[Signature]
Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: David Surdukan

Company: SURDUKAN SURVEYING, INC

Address: P.O. BOX 126

City: Anna

State: TX

Zip Code: 75409

Phone: 972-924-8200

Email: david@surdukansurveying.com

Planning & Development Department

120 W 7th Street • Anna, TX 75409 • 972.924.2616 • www.annatexas.gov



Item No. 8.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 8/5/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the City Park Heights, East, Phase 2, Preliminary Plat, PP 24-0011.

Owner: Anna 60 Partners, LP

SUMMARY:

167 Single-Family attached and detached lots and five Homeowner's Association lots on 20.66± acres located at the northwest corner of N. Ferguson Parkway and County Road 371. Located within the Extraterritorial Jurisdiction (ETJ) with a Pre-Annexation Development Agreement (Res. No. 2024-04-1614).

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

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

The Preliminary Plat is in conformance with the Pre-Annexation Development Agreement standards and the City's Subdivision Regulations and Zoning Ordinance and is subject to additions and/or alterations to the engineering plans as required by the City Engineer.

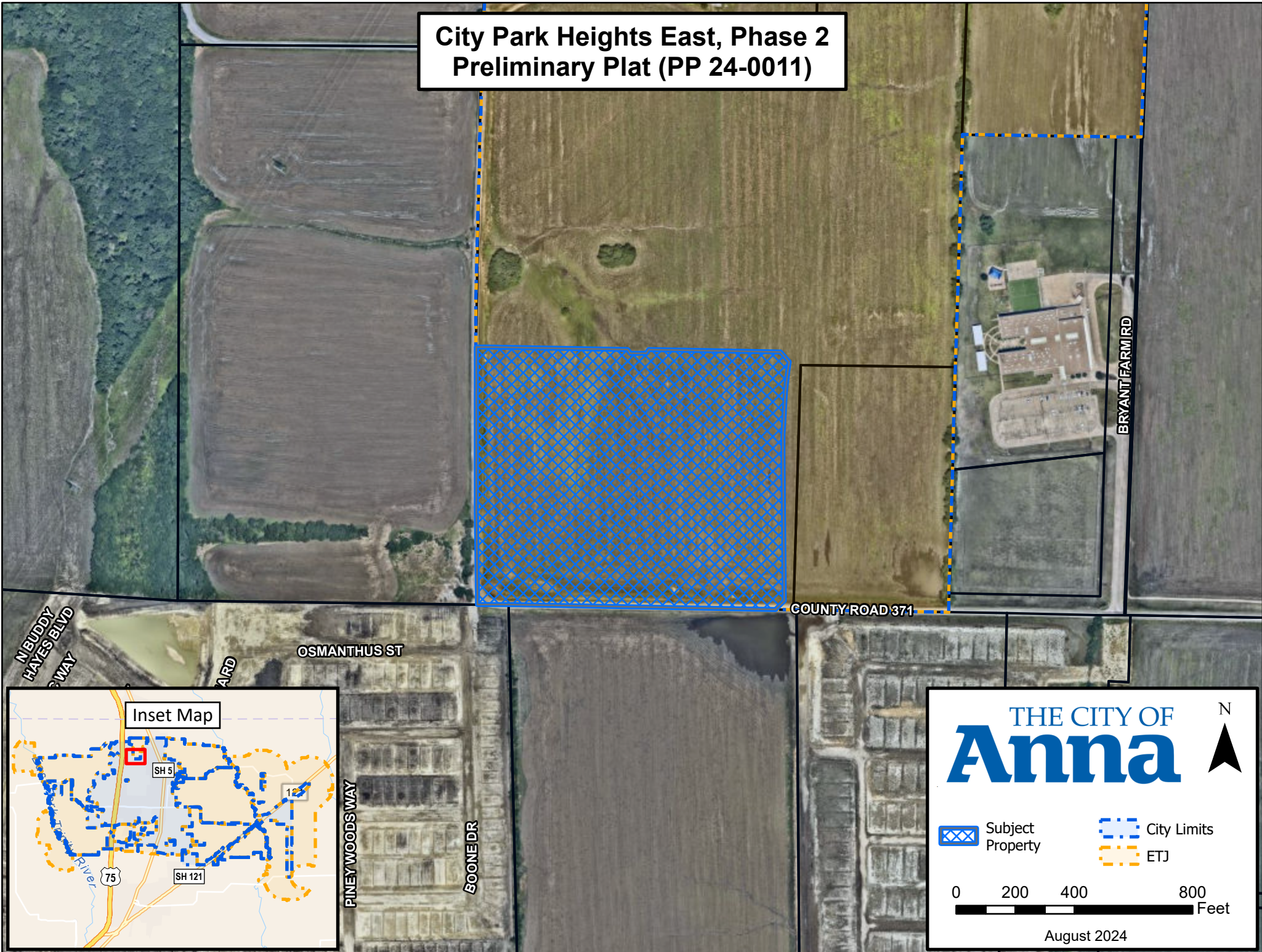
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Locator Map (PP) City Park Heights East, Phase 2
2. Resolution (PP) City Park Heights East, Phase 2
3. Exhibit A (PP) City Park Heights East, Phase 2
4. Application (PP) City Park Heights East, Phase 2

City Park Heights East, Phase 2
Preliminary Plat (PP 24-0011)



CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-08-0076

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING CITY PARK HEIGHTS EAST, PHASE 2, PRELIMINARY PLAT. (PP 24-0011)

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 has adopted Article 9.02 ("Subdivision Regulations") and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, Anna 60 Partners, LP has submitted an application for the approval of the City Park Heights East, Phase 2, Preliminary Plat; and

WHEREAS, the Preliminary Plat conforms to the Pre-Annexation Development Agreement (Res. No. 2024-04-1614) and the City's Subdivision Regulations and Zoning Ordinance; and

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING & ZONING COMMISSION 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 Planning & Zoning Commission hereby approves City Park Heights East, Phase 2, Preliminary Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

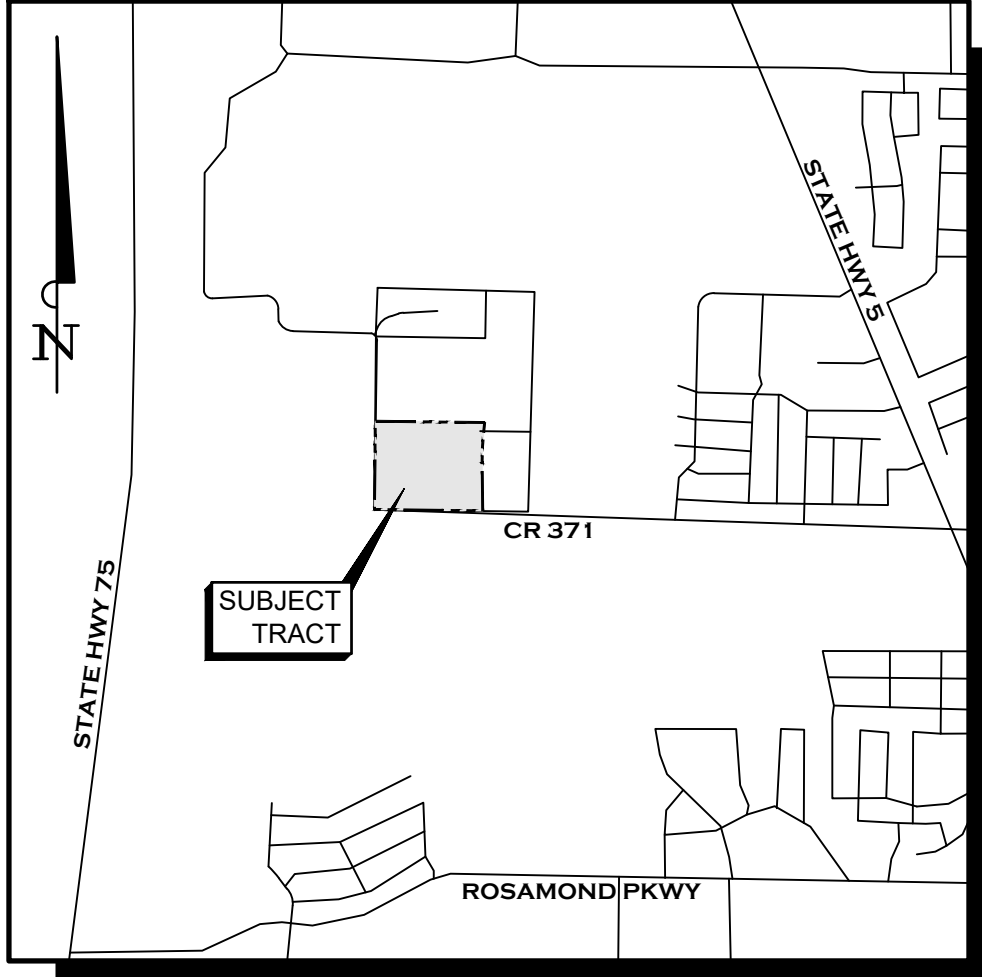
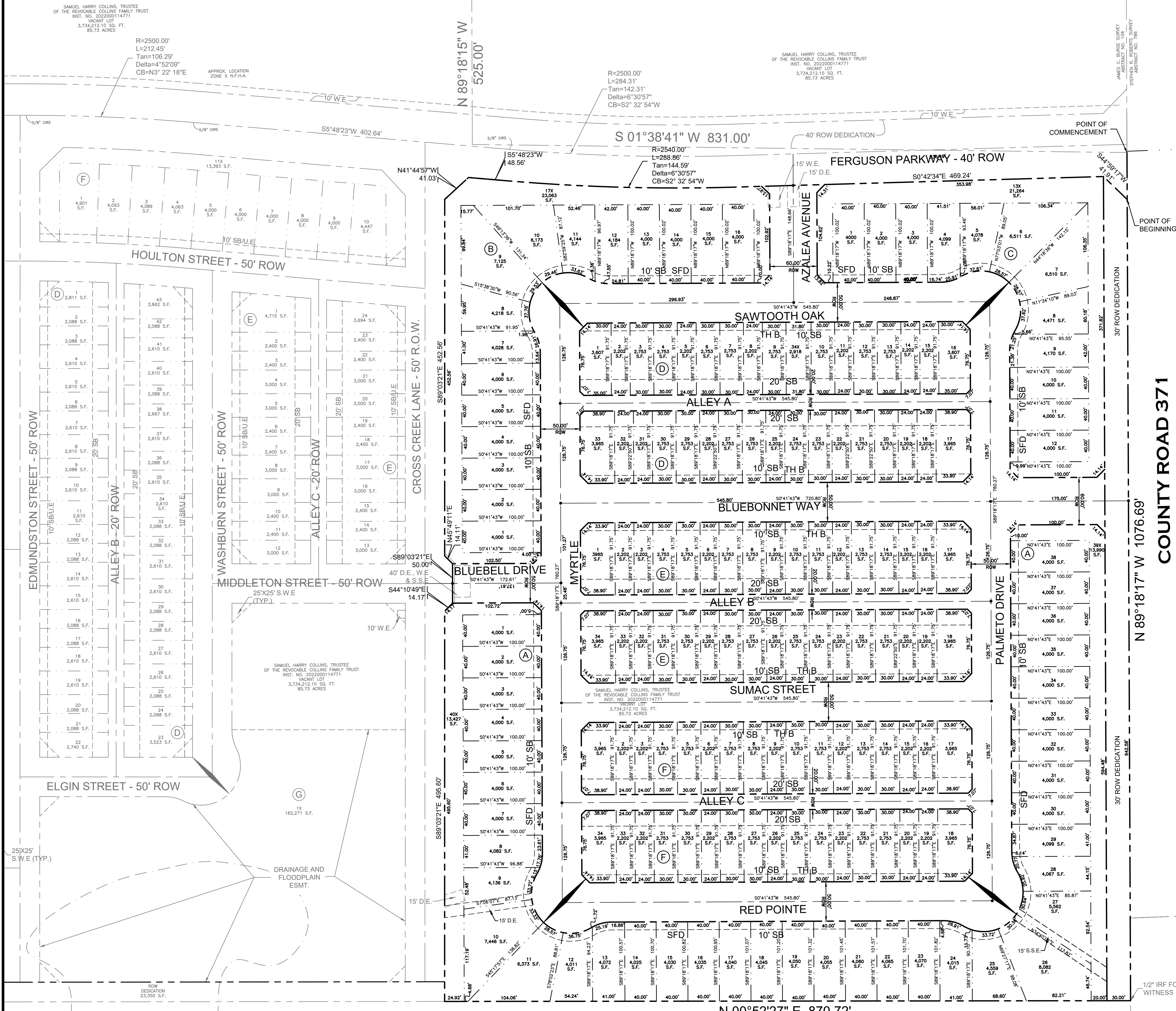
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 5th day of August 2024.

ATTEST:

APPROVED:

Director of Development Services,
Stephanie Scott-Sims, AICP

Planning & Zoning Commission, Chair
Jessica Walden



LOCATION MAP
SCALE: NTS

- LEGEND OF SYMBOLS & ABBREVIATIONS
- 5/8" CIRF = 5/8" CAPPED IRON ROD FOUND
 - 5/8" CRS = 5/8" CAPPED IRON ROD SET
 - 5/8" IRF = 5/8" IRON ROD FOUND
 - 1/2" IRF = 1/2" IRON ROD FOUND
 - D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
 - P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY TEXAS
 - C.C.F.# = COLLIN COUNTY FILING #
 - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
 - DE = DRAINAGE EASEMENT
 - S.E. = SANITARY SEWER EASEMENT
 - W.E. = WATER EASEMENT
 - V.E. = VISIBILITY EASEMENT
 - INS. NO. = INSTRUMENT NUMBER

APPROVED
August 5, 2024
P&Z COMMISSION
CITY OF ANNA

"PRELIMINARY PLAT
FOR REVIEW PURPOSES ONLY"

**PRELIMINARY PLAT
CITY PARK HEIGHTS EAST A60-B**

BLOCK A, LOTS 1-35, BLOCK B, LOTS 1-15
BLOCK C, LOTS 1-12, BLOCK D, LOTS 1-33
BLOCK E, LOTS 1-34, BLOCK F, LOTS 1-34
66 SFD, 101 TH B LOTS AND 5 COMMON AREAS BEING A 20.68 ACREA TRACT OF LAND OUT
OF THE 60 ACRES SITUATED CITY OF ANNA, COLLIN COUNTY, TEXAS IN THE JAMES C.
BURGE SURVEY, ABSTRACT NO. 106, COLLIN COUNTY TEXAS, SAME BEING THAT TRACT OF
LAND CONVEYED TO SAMUEL HARRY COLLINS, TRUSTEE OF THE REVOCABLE COLLINS
FAMILY TRUST.
INST. NO. 202200114771 O.P.R.C.C.T.
DATE: 7/29/2024

OWNER:
ANNA 60 PARTNERS, LP, a Delaware Entity
301 E. VIRGINIA STREET, SUITE 304
MCKINNEY, TEXAS 75069
(469) 714-0052
ATTN: CINDY McDONALD

ENGINEER:
SANCHEZ AND ASSOCIATES, LLC.
210 ADRIATIC PARKWAY, SUITE 200
MCKINNEY, TEXAS 75072
(469) 424-5900
ATTN: CASEY GREGORY, PE

APPLICANT:
SANCHEZ AND ASSOCIATES, LLC.
210 ADRIATIC PARKWAY, SUITE 200
MCKINNEY, TEXAS 75072
(469) 424-5900
ATTN: CASEY GREGORY, PE

EXHIBIT A

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

WITNESS UNDER MY HAND THIS THE _____ DAY OF _____, 2024 _____

ANNA 60 PARTNERS, LP, Owner-Christopher Zeppa Date

GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS _____ day of _____, 2024 ____.

Dated this the _____ day of _____, 2024.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2024.

SHEET 2 OF 2

Owner Authorization and Representative Designation



Property Description

Subdivision/Parcel ID: 2120445 Total Number of Acres: 20.68
Zoning Classification(s): _____ Total Number of Lots: 172
Location: North side of CR 371, west of Bryant Elementary School

Property Owner Information & Authorization

Name/Company: Anna 60 Partners, LP
Address: 301 E Virginia St., Suite 304
City: McKinney State: TX Zip Code: 75069
Phone: (469) 714-0052 Email: _____

Project Representation (check one):

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

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

Property Owner's Signature: [Signature] Date: 7/9/2024

STATE OF: TEXAS

COUNTY OF: COLLIN

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

SUBSCRIBED AND SWORN TO before me, this the 9 day of July, 2024



[Signature]
Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): _____
Name: Casey Gregory, P.E.
Company: Sanchez & Associates
Address: 210 Adriatic Parkway, Suite 200
City: McKinney State: _____ Zip Code: 75072
Phone: (469) 424-5900 Email: casey.gregory@thesanchezgroup.biz



Item No. 9.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 8/5/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Foster Crossing Addition, Block A, Lot 1, Final Plat, FP 24-0009.

Owner: APFC East Foster Holdings LLC

SUMMARY:

239 multi-family dwelling units on one lot on 8.25± acres located at the northeast corner of East Foster Crossing Road and Vail Lane. Zoned Planned Development (Ord. No. 941-2021 & Ord. No. 787-2018).

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

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

The Final Plat is in conformance with the Preliminary Plat approved by P&Z on January 11th, 2022, the adopted Planned Development standards, and the City's Subdivision Regulations and Zoning Ordinance and is subject to additions and/or alterations to the engineering plans as required by the City Engineer.

STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Locator Map (FP) Foster Crossing Addition, Block A, Lot 1
2. Resolution (FP) Foster Crossing Addition, Block A, Lot 1
3. Exhibit A (FP) Foster Crossing Addition, Block A, Lot 1
4. Application (FP) Foster Crossing Addition, Block A, Lot 1

Foster Crossing Addition, Block A, Lot 1
Final Plat (FP 24-0009)



THE CITY OF
Anna

N

Subject Property

City Limits

ETJ

0 150 300 600 Feet

August 2024

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-08-0077

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING FOSTER CROSSING ADDITION, BLOCK A, LOT 1, FINAL PLAT (FP 24-0009)

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 has adopted Article 9.02 ("Subdivision Regulations") and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, APFC East Foster Holdings LLC has submitted an application for the approval of the Foster Crossing Addition, Block A, Lot 1, Final Plat; and

WHEREAS, the Final Plat conforms to the City's Subdivision Regulations and Zoning Ordinance; and

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING & ZONING COMMISSION 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 Planning & Zoning Commission hereby approves Foster Crossing 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 City Engineer.

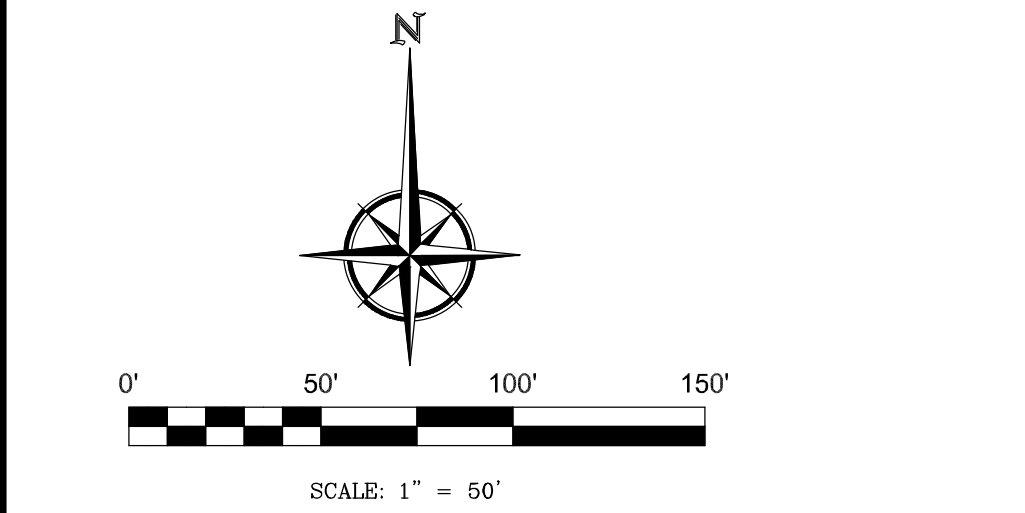
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 5th day of August 2024.

ATTEST:

APPROVED:

Director of Development Services,
Stephanie Scott-Sims, AICP

Planning & Zoning Commission, Chair
Jessica Walden



AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The bearings shown hereon are geodetic derived from GPS observations and measurements utilizing the Topcon TopNET RTK Network, NAD83, Texas State Plane Coordinates, North Central Zone (4202).

FLOOD_ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 4806C0160J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

MONUMENT NOTE:

All lot corner monuments are 1/2 inch diameter rebar, two feet long topped with a red plastic cap, stamped "RPLS 4701", unless otherwise noted.

PLAT NOTE:

Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificate.

VAM EASEMENT NOTE:

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.

ACCESS EASEMENT NOTE:

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.

FIRELANE EASEMENT:

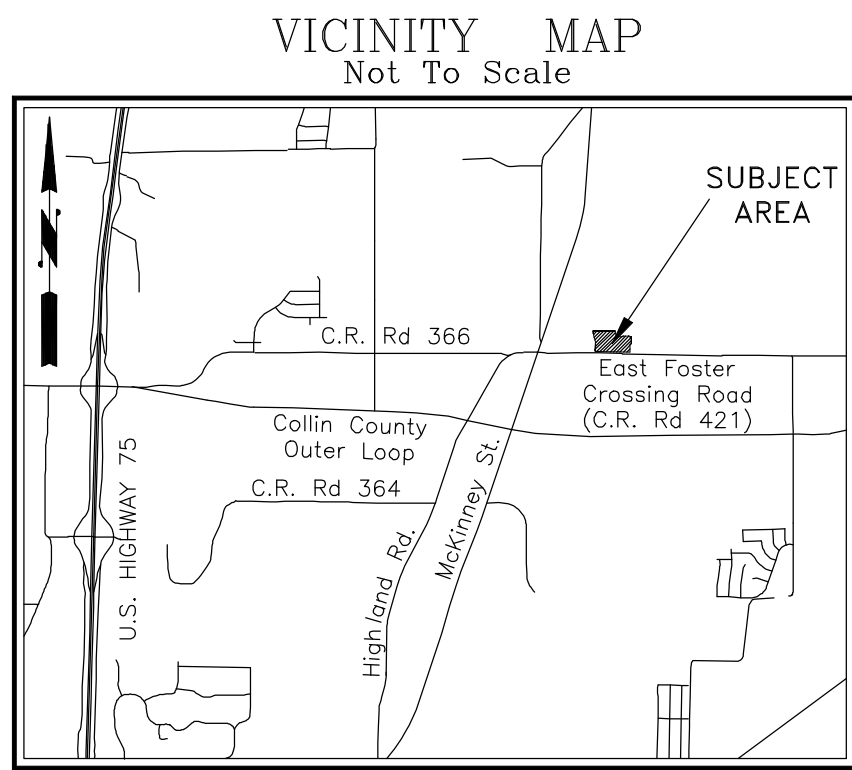
That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, 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.

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 flow of water, and the City shall have the right of ingress and egress and the right to enter upon the Drainage and Detention Easement for the purpose of maintenance work by the property owner to alleviate any natural drainage through the Drainage and Detention Easement, or for the control of erosion to the extent that natural bank erosion to an extent which cannot be definitely prevented by damages of any nature resulting from the occurrence of failure of any structure, or structures, within the Easement.

EXHIBIT A
Sheet 1 of 2



LEGEND

- PROPERTY CORNER
- BOUNDARY LINE
- - - ADJOINER BOUNDARY LINE
- - - EASEMENT LINE
- - - SANITARY SEWER EASEMENT LINE
- - - BUILDING SETBACK LINE

PENN STREET
(50' Wide Right-of-Way)
Vol. 2022, Pg. 78 ~ P.R.C.C.T.

ANNA CROSSING
PHASE 1C
Vol. 2022, Pg. 78
P.R.C.C.T.

LOT 1, BLOCK A
359,667 Sq. Feet
8.257 Acres

APFC EAST FOSTER HOLDINGS, LLC
Doc. No. 2022000098889
D.R.C.C.T.

EAST FOSTER CROSSING ROAD
(COUNTY ROAD 421 - Variable Width Right-of-way)

EAST FOSTER CROSSING ROAD
40' WIDE RIGHT-OF-WAY DEDICATION
Vol. 2022, Pg. 78 ~ P.R.C.C.T.

PC5 PROPERTIES, LLC
Doc. No. 2022000068698
D.R.C.C.T.

BOUNDARY CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	23°19'33"	325.00'	132.31'	N 10°50'50" W	131.40'
C2	22°19'56"	275.00'	107.19'	N 11°20'38" W	106.51'
C3	89°51°12"	11.00'	17.27'	S 45°13'48" E	15.95'
C4	38°48'49"	11.00'	7.45'	S 70°22'50" W	7.31'
C5	38°50'28"	4.00'	2.71'	N 70°25'33" E	2.66'
C6	44°58'38"	4.00'	3.14'	S 67°37'54" E	3.06'
C7	44°56'57"	11.00'	8.63'	S 67°32'18" E	8.41'
C8	89°51'40"	4.00'	6.27'	S 45°56'07" W	5.65'
C9	90°51°01"	15.00'	23.78'	S 45°24'20" W	21.37'

OWNER

APFC EAST FOSTER HOLDINGS, LLC
Thomas E. Huth, President & CEO
120 W. 7th Street
Anna, TX 75049-3308
972-774-4450

SURVEYOR

RINGLEY & ASSOCIATES, INC.
701 S. Tennessee Street
McKinney, Texas 75069
LHR@Ringley.com
972-542-1266

ROBERT W. PRICE
Called 6.00 Acres
Doc. No. 19930202000078430
D.R.C.C.T.

ROBERT W. PRICE
Called 1.00 Acre
Doc. No. 19970822000696750
D.R.C.C.T.

EXISTING
TEMPORARY GRADE TO
DRAIN EASEMENT
Doc. No. 20150514000562250
D.R.C.C.T.

EXISTING
SANITARY SEWER EASEMENT
Doc. No. 20150619000737770
D.R.C.C.T.

LOUIS C. MILLER
Called 2.95 Acres
Doc. No. 19930204000086770
D.R.C.C.T.

POINT OF
BEGINNING

CIRF (CM)
N:7,168,920.912
E:2,564,087.413
NAD-83
State Plane Coordinates
Texas North Central Zone

S 89°11'45" E - 189.29'
S 00°06'36" E - 39.65'
S 89°41'10" E - 5,934.8'
To SEC of Stark Survey, A-798

HARLAN PROPERTIES, INC.
Doc. No. 20121228001650300
D.R.C.C.T.

AREA FOR CITY STAMP

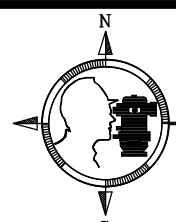
APPROVED
August 5, 2024
P&Z COMMISSION
CITY OF ANNA

FINAL PLAT

FOSTER CROSSING ADDITION
LOT 1, BLOCK A
8.257 ACRES

situated in the
City of Anna, Collin County, Texas
Granderson Stark Survey, Abstract No. 798

Date of Preparation: 12/06/2021



RINGLEY & ASSOCIATES, INC.

SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Stuck	12/06/21	1" = 50'	2021-045	2021-045-PP.DWG	1 of 3

Drawn by	Date	Scale	Job	Title	Sheet
Mark Gosh	12/06/31	1" = 30'	3021-045	3021-045-EP DWG	3 of 3

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, APFC EAST FOSTER HOLDINGS, LLC is the owner of that certain tract of land situated in the City of Anna, in the Granderson Stark Survey, Abstract No. 798 of Collin County, Texas and being all of that certain called 8.257 acre tract of land described in a Special Warranty Deed to APFC East Foster Holdings, LLC, dated June 23, 2022 and recorded in Document No. 2022000098889, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 5/8 inch iron rod, topped with a plastic cap, stamped "RPLS 4838" (hereinafter referred to as "with cap"), found at the southeast corner of the above described 8.257 acre tract and the southwest corner of Lot 11X (Drainage Easement) of Anna Crossing Phase 1C, an addition to the City of Anna, according to the Final Plat thereof, recorded in Volume 2022, Page 78, Plat Records, Collin County, Texas (P.R.C.C.T.) and said point being on north right-of-way line of East Foster Crossing Road (formerly known as County Road 421 - 40' wide public right-of-way dedicated by the above described Final Plat);

THENCE: North 89 deg. 11 min. 45 sec. West, along the north dedicated right-of-way line of said East Foster Crossing Road, a distance of 789.33 feet to a 5/8 inch iron rod with cap, found for the southwest corner of said 8.257 acre tract, at the intersection of the north right-of-way line of East Foster Crossing Road and the east right-of-way line of Vail Lane (50' wide public right-of-way dedicated by the above described Final Plat);

THENCE: Departing from East Foster Crossing Road, along the west line of said 8.257 acre tract and the east right-of-way line of said Vale Lane as follows:

North 44 deg. 11 min. 45 sec. West, a distance of 27.38 feet to a 5/8 inch iron rod with cap, found for corner;

North 00 deg. 48 min. 56 sec. East, a distance of 168.85 feet to a 5/8 inch iron rod with cap, found at the beginning of a curve to the left, having a radius of 325.00 feet, a central angle of 23 deg. 19 min. 32 sec. and a chord that bears North 10 deg. 50 min. 50 sec. West - 131.40 feet;

Northwesterly, along said curve to the left, an arc distance of 132.31 feet to a 5/8 inch iron rod with cap, found at the end of said curve and the beginning of a reverse curve to the right, having a radius of 275.00 feet, a central angle of 22 deg. 19 min. 55 sec. and a chord that bears North 11 deg. 20 min. 38 sec. West - 106.51 feet;

Northwesterly, along said curve to the right, an arc distance of 107.19 feet to a 5/8 inch iron rod with cap, found for corner at the end of said curve;

North 00 deg. 10 min. 41 sec. West, a distance of 58.30 feet to a 5/8 inch iron rod with cap, found for the northwest corner of said 8.257 acre tract, on the south line of Block B of the above described Anna Crossing Phase 1C addition;

THENCE: North 89 deg. 49 min. 19 sec. East, departing from said Vail Lane, along the common line of said 8.257 acre tract and Block B of Anna Crossing Phase 1C, a distance of 514.65 feet to a 5/8 inch iron rod with cap, found for the most northerly northeast corner of said 8.257 acre tract and same being the northwest corner of the above described Lot 11X;

THENCE: Departing from said Block B, along the common line of said 8.257 acre tract and said Lot 11X as follows:

South 02 deg. 07 min. 59 sec. West, a distance of 64.76 feet to a 5/8 inch iron rod with cap, found for an angle corner;

South 30 deg. 39 min. 41 sec. East, a distance of 47.85 feet to a 5/8 inch iron rod with cap, found for an angle corner;

South 00 deg. 14 min. 58 sec. East, a distance of 23.04 feet to a 5/8 inch iron rod with cap, found for corner at the beginning of a curve to the left, having a radius of 11.00 feet, a central angle of 89 deg. 57 min. 12 sec. and a chord that bears South 45 deg. 13 min. 48 sec. East - 15.55 feet;

Southeasterly, along said curve to the left, an arc distance of 17.27 feet to a 5/8 inch iron rod with cap, found for corner at the end of said curve;

North 89 deg. 47 min. 21 sec. East, a distance of 117.40 feet to a 5/8 inch iron rod with cap, found for corner at the beginning of a curve to the left, having a radius of 11.00 feet, a central angle of 38 deg. 48 min. 49 sec. and a chord that bears North 70 deg. 22 min. 50 sec. East - 7.31 feet;

Northeasterly, along said curve to the left, an arc distance of 7.45 feet to a 5/8 inch iron rod with cap, found for corner at the end of said curve;

North 50 deg. 58 min. 19 sec. East, a distance of 20.10 feet to a 5/8 inch iron rod with cap, found for corner at the beginning of a curve to the right, having a radius of 4.00 feet, a central angle of 38 deg. 50 min. 28 sec. and a chord that bears North 70 deg. 25 min. 33 sec. East - 2.66 feet;

Northeasterly, along said curve to the right, an arc distance of 2.71 feet to a 5/8 inch iron rod with cap, found for corner:

North 89 deg. 52 min. 47 sec. East, a distance of 131.51 feet to a 5/8 inch iron rod with cap, found for corner at the beginning of a curve to the right, having a radius of 4.00 feet, a central angle of 44 deg. 58 min. 38 sec. and a chord that bears South 67 deg. 37 min. 54 sec. East - 3.06 feet;

Southeasterly, along said curve to the right, an arc distance of 3.14 feet to a 5/8 inch iron rod with cap, found for corner at the end of said curve;

South 45 deg. 04 min. 23 sec. East, a distance of 21.74 feet to a 5/8 inch iron rod with cap, found for corner at the beginning of a curve to the left, having a radius of 11.00 feet, a central angle of 44 deg. 56 min. 57 sec. and a chord that bears South 67 deg. 32 min. 18 sec. East - 8.41 feet;

Southeasterly, along said curve to the left, an arc distance of 8.63 feet to a 5/8 inch iron rod with cap, found for corner at the end of said curve;

North 89 deg. 59 min. 46 sec. East, a distance of 34.13 feet to a 5/8 inch iron rod with cap, found for the northeast corner of said 8.257 acre tract and the inside ell corner of said Lot 11X;

South 01 deg. 02 min. 28 sec. West, a distance of 157.49 feet to a point for corner from which a found 5/8 inch iron rod with cap bears South 77 deg. 19 min.00 sec. East - 1.41 feet and said point for corner being at the beginning of a curve to the right, having a radius of 4.00 feet, a central angle of 89 deg. 51 min. 40 sec. and a chord that bears South 45 deg. 56 min. 07 sec. West - 5.65 feet;

Southwesterly, along said curve to the right, an arc distance of 6.27 feet to a 5/8 inch iron rod with cap, found for corner at the end of said curve;

North 89 deg. 10 min. 14 sec. West, a distance of 7.92 feet to a 5/8 inch iron rod with cap, found for corner at the beginning of a curve to the left, having a radius of 15.00 feet, a central angle of 90 deg. 51 min. 01 sec. and a chord that bears South 45 deg. 24 min. 20 sec. West - 21.37 feet;

Southwesterly, along said curve to the left, an arc distance of 23.78 feet to a 5/8 inch iron rod with cap, found for corner at the end of said curve;

THENCE: South 00 deg. 01 min. 06 sec. East, continuing along said common line, a distance of 171.75 feet to the POINT OF BEGINNING and containing 359,667 square feet or 8.257 acres of land.

AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The bearings shown hereon are geodetic derived from GPS observations and measurements utilizing the Topcon TopNET RTK Network, NAD83, Texas State Plane Coordinates, North Central Zone (4202).

FLOOD_ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 4508C0160J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

MONUMENT NOTE:

All lot corner monuments are 1/2 inch diameter rebar, two feet long topped with a red plastic cap, stamped "RPLS 4701", unless otherwise noted.

PLAT NOTE:

Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificate.

VAM EASEMENT NOTE:

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; it is intended 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.

ACCESS EASEMENT NOTE:

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.

FIRELANE 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.

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.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, **APFC EAST FOSTER HOLDINGS, LLC**, acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **FOSTER CROSSING ADDITION, LOT 1, BLOCK A**, 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 in COLLIN COUNTY, TEXAS, this the _____ day of _____, 2024.

THOMAS E. HUTH, President and CEO
APFC East Foster Holdings, LLC

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 **Thomas E. Huth**, 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 therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

Notary Public, State of Texas

SURVEYORS' CERTIFICATE

That I, **Lawrence H. Ringley**, do hereby certify that I have prepared this plat and the field notes shown hereon from an on the ground survey of the land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of Anna, Texas.

DATED this the _____ day of _____, 2024.

Lawrence H. Ringley, R.P.L.S.
State of Texas, No. 4701

Approved on this the _____ day of _____, 2024, by the City Council,
City of Anna, Texas.

Mayor, City of Anna, Texas

City Secretary, City of Anna, Texas



FINAL PLAT

FOSTER CROSSING ADDITION
LOT 1, BLOCK A
8.257 ACRES
situated in the
City of Anna, Collin County, Texas
Granderson Stark Survey, Abstract No. 798

Date of Preparation: 12/06/2021

 AREA FOR CITY STAMP APPROVED August 5, 2024 P&Z COMMISSION CITY OF ANNA					
 RINGLEY & ASSOCIATES, INC. SURVEYING • MAPPING • PLANNING Texas Firm Registration No. 10081300 701 S. Tennessee - McKinney, Texas 75069 (972) 542-1266					
Drawn by	Date	Scale	Job	Title	Sheet
Mark Huth	12/06/21	N.T.S.	2021-045	2021-045-PP.DWG	3 of 3

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: 2857607 Total Number of Acres: 8.257
Zoning Classification(s): PD Total Number of Lots: 1
Location: 425 E. Foster Crossing Road

Property Owner Information & Authorization

Name/Company: APFC East Foster Holdings LLC
Address: 120 W. 7th Street
City: Anna State: Texas Zip Code: 75409-3308
Phone: _____ Email: _____

Project Representation (check one):

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

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

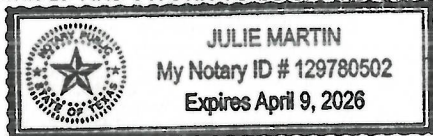
Property Owner's Signature: [Signature] Date: 7.7.2024

STATE OF: Texas

COUNTY OF: Dallas

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

SUBSCRIBED AND SWORN TO before me, this the 9th day of July, 2024



[Signature]
Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): _____
Name: Jonathan Hake
Company: Cross Engineering Consultants, Inc.
Address: 1720 W. Virginia St
City: McKinney State: TX Zip Code: 75069
Phone: 972-957-5132 Email: jhake@crossengineering.biz

Planning & Development Department

120 W 7th Street • Anna, TX 75409 • 972.924.2616 • www.annatexas.gov



Item No. 10.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 8/5/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the One Anna Two Addition, Block B, Lot 1 (Commercial) & Lot 2 (Residential), Final Plat, FP 24-0008
Owner: Anna Village Residential, LTD & Anna Village Commercial, LTD

SUMMARY:

350 multi-family dwelling units on one lot and a vacant commercial lot on 13.84± acres located at the southwest corner of S. Central Expressway & Suzie Lane. Zoned Planned Development (Ord. No. 846-2020)

The purpose of the Final Plat is to dedicate right-of-way, lot and block boundaries, and easements necessary for the multi-family dwelling development.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

The Final Plat is in conformance with the Preliminary Plat approved by P&Z on February 9th, 2021, the adopted Planned Development standards, and City's Subdivision Regulations and Zoning Ordinances and is subject to additions and/or alterations to the engineering plans as required by the City Engineer.

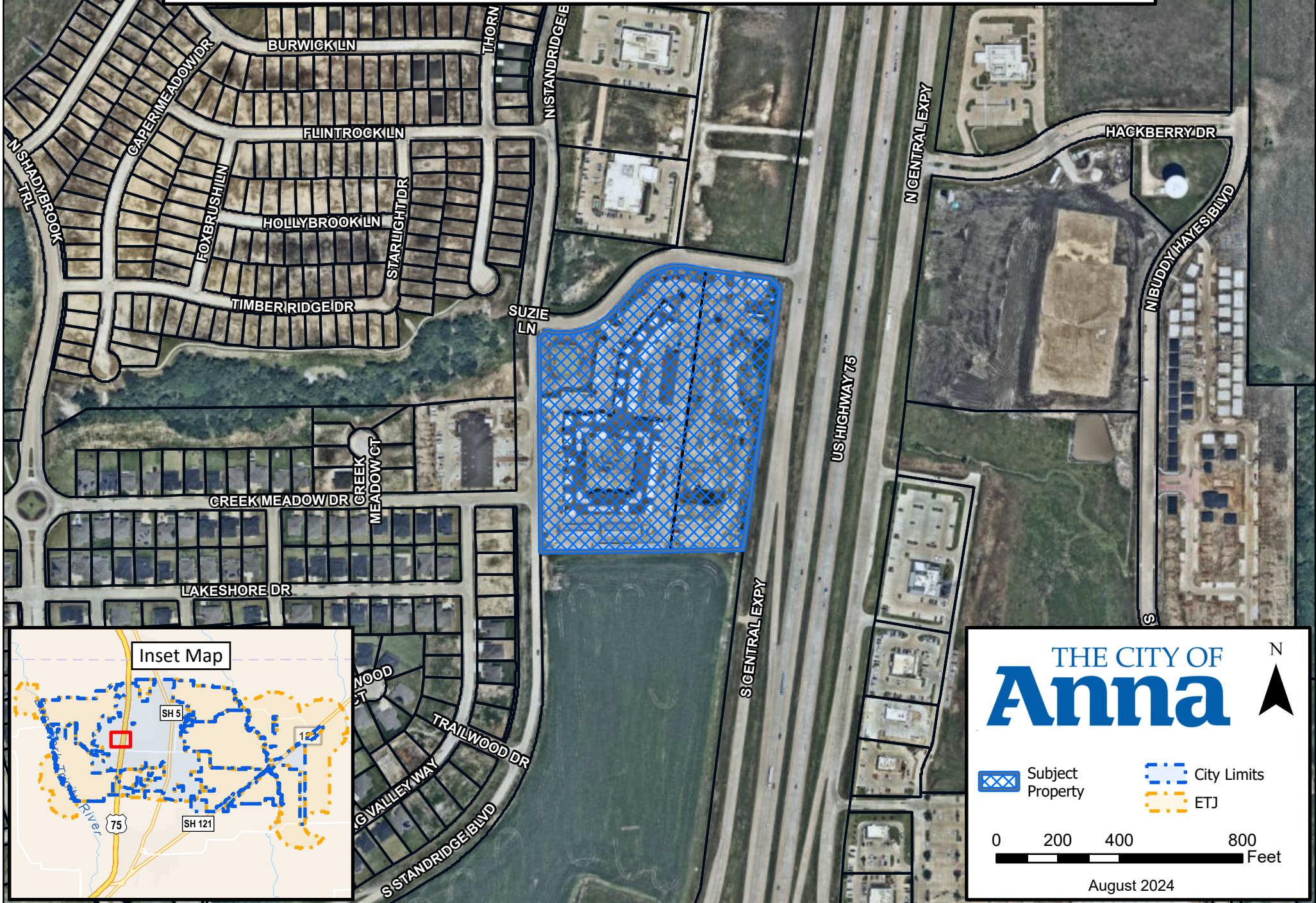
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. One Anna Two Addition, Block B, Lot 1 (Commercial) & Lot 2 (Residential) Final Plat Locator Map
2. Resolution
3. Exhibit A - One Anna Two
4. Anna Village - Final Plat Application page

One Anna Two Addition, Block B, Lot 1 (Commercial) & Lot 2 (Residential)
Final Plat (FP 24-0008)



CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-08-0078

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ONE ANNA TWO ADDITION, BLOCK B, LOT 1 AND LOT 2, FINAL PLAT, (FP 24-0008)

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 has adopted Article 9.02 ("Subdivision Regulations") and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, Anna Village Residential, LTD & Anna Village Commercial, LTD have submitted an application for the approval of One Anna Two Addition, Block B, Lot 1 and Lot 2, Final Plat; and

WHEREAS, the Final Plat conforms to the Planned Development and City's Subdivision Regulations and Zoning Ordinance; and

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING & ZONING COMMISSION 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 Planning & Zoning Commission hereby approves One Anna Two Addition, Block B, Lot 1 and Lot 2, Final Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 5th day of August 2024.

ATTEST:

APPROVED:

Director of Development Services,
Stephanie Scott-Sims, AICP

Planning & Zoning Commission, Chair
Jessica Walden

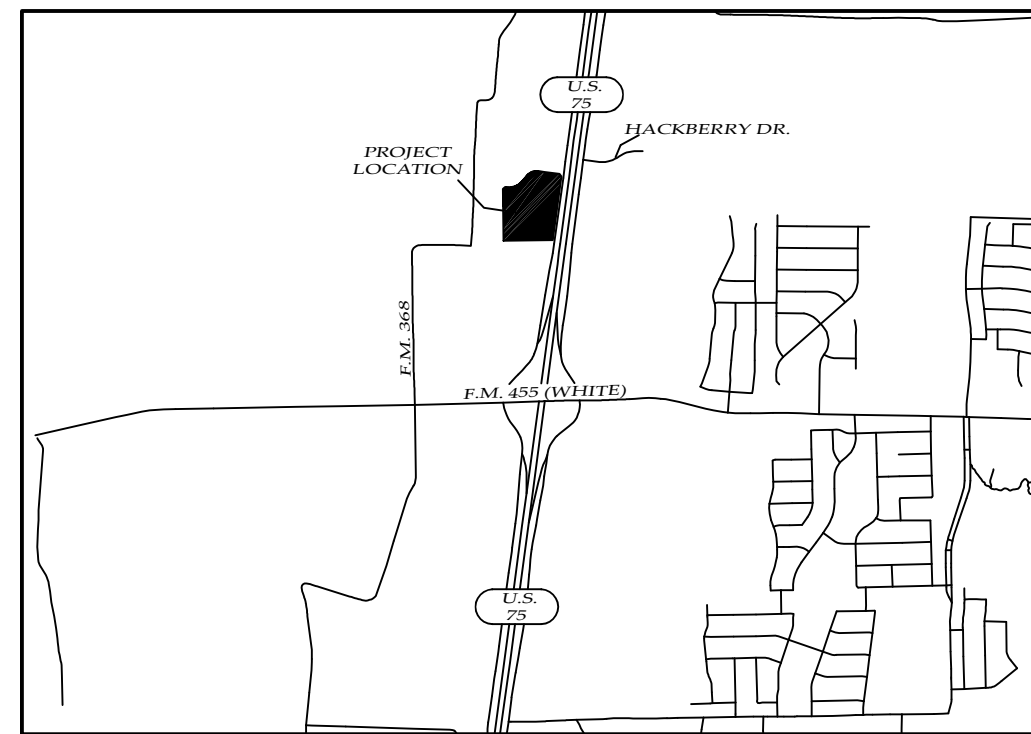
GENERAL NOTES

- ALL SET PROPERTY CORNER ARE 1/2" STEEL RODS WITH YELLOW PLASTIC CAP STAMPED RPLS 4709.
- BASIS OF BEARINGS GRID NORTH, NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE

FLOOD STATEMENT

According to flood map 48085C0155J, effective June 2, 2009 of the Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is in Zone X.

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, ANNA VILLAGE RESIDENTIAL, LTD. & ANNA VILLAGE COMMERCIAL, LTD acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as ONE ANNA TWO ADDITION, LOTS 1 AND 2 BLOCK B, 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 hereon. 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, 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 or 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 ____ day of _____, 2024.

LOGAN BEALL
ANNA VILLAGE RESIDENTIAL, LTD
ANNA VILLAGE COMMERCIAL, LTD

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 LOGAN BEALL, 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 therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2024.

Notary Public in and for
the State of Texas

APPROVED
August 5, 2024
P&Z COMMISSION
CITY OF ANNA

FINAL PLAT OF ONE ANNA TWO ADDITION

CREATING BLOCK B
LOT 1 (COMMERCIAL) AND 2 (RESIDENTIAL)

CONTAINING 13.849 GROSS ACRES.

CITY OF ANNA, COLLIN COUNTY, TEXAS

BEING PART OF THE W.S. RATTAN SURVEY, ABST. NO. 152

07/02/24

SURVEYOR

DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS
903-465-2151

ENGINEER

KIMLEY HORN
400 N. OKLAHOMA DR. SUITE 105
CELINA, TEXAS 75009
TEL: 469-501-2200

OWNERS/DEVELOPER

ANNA VILLAGE RESIDENTIAL, LTD
ANNA VILLAGE COMMERCIAL, LTD
5712 COLLEYVILLE BOULEVARD,
SUITE 200
COLLEYVILLE, TEXAS 76034
TEL: 817-399-1100
CONTACT: LOGAN BEALL

Date 07/02/24
Dwn. By BNH
Apprd. By DWU
Dwg. No. 24070717
Scale 1" = 100'

NOTES:

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
(903)465-2151

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 persons 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.

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.

CERTIFICATE OF APPROVAL

APPROVED ON THIS THE ____ DAY OF _____, 2024, BY THE CITY COUNCIL, CITY OF ANNA, TEXAS.

PLANNING & ZONING COMMISSION CHAIR

DIRECTOR OF DEVELOPMENT SERVICES

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

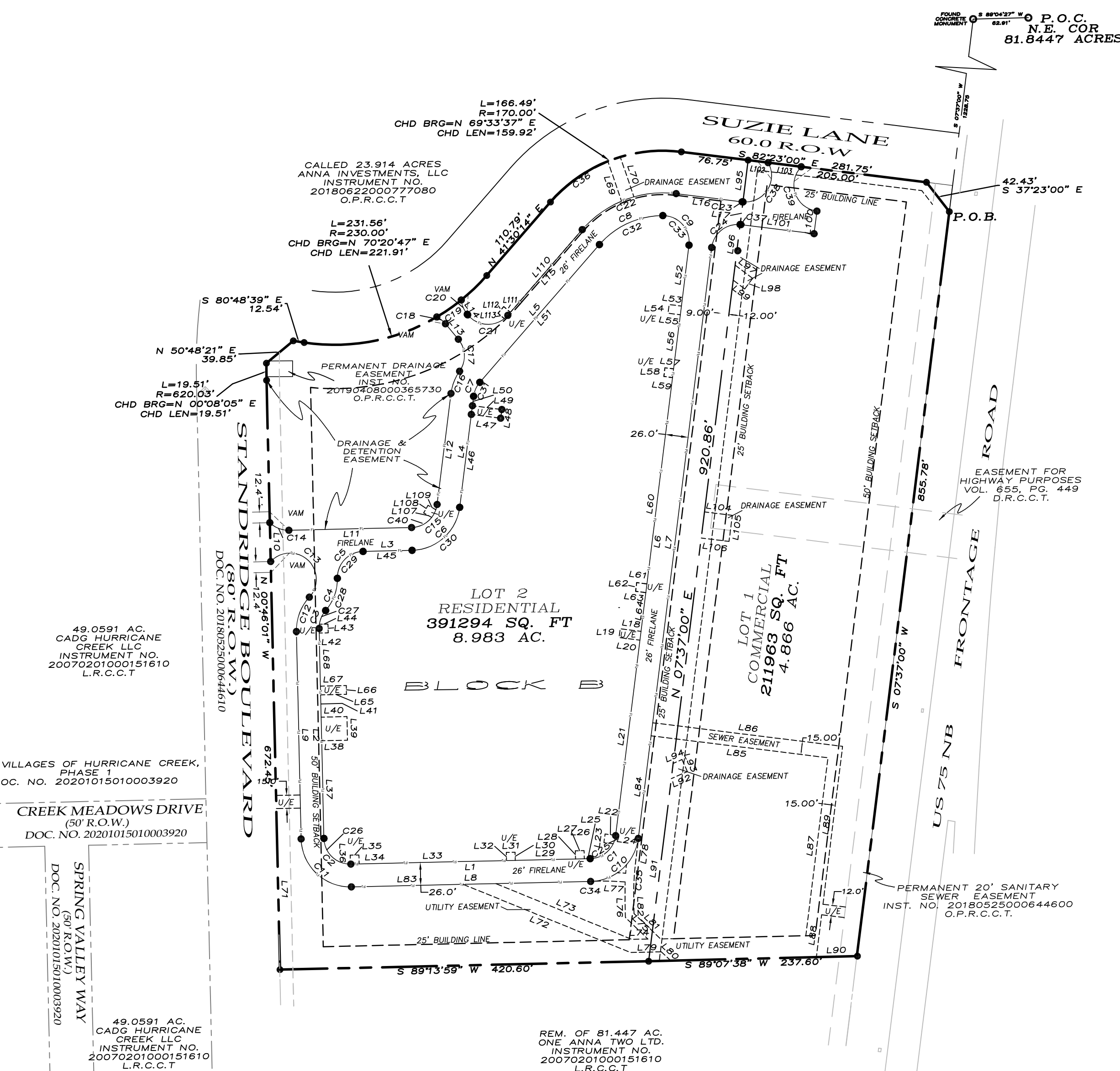
That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon where properly placed, under my personal supervision, in accordance with the subdivision regulations of Grayson County, Texas.

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709

Date

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

EXHIBIT A



CURVE/RADIUS	CHORD	BEARING	CHORD
C1 30.00	42.73	S 48°25'50" W	39.21
C2 30.00	47.12	N 45°45'01" W	42.43
C3 30.00	22.26	N 20°29'52" E	21.76
C4 30.00	40.28	N 20°30'08" E	39.14
C5 30.00	47.12	N 44°15'11" E	42.43
C6 30.00	49.24	N 63°51'01" E	45.17
C7 30.00	17.92	N 24°55'09" E	17.46
C8 30.00	41.39	N 63°51'01" E	39.14
C9 30.00	50.88	S 40°58'19" E	45.00
C10 30.00	49.24	S 45°25'50" W	45.00
C11 30.00	47.12	S 45°25'50" W	42.43
C12 30.00	42.96	S 21°15'34" E	41.91
C13 30.00	46.62	N 45°17'56" E	43.00
C14 30.00	24.08	S 69°44'53" E	23.44
C15 30.00	46.62	N 45°17'56" E	43.00
C16 30.00	47.58	N 21°43'41" E	42.21
C17 30.00	49.24	N 63°51'01" E	45.17
C18 30.00	12.68	N 51°19'59" W	12.58
C19 30.00	43.99	N 54°49'24" E	41.91
C20 30.00	17.92	S 22°09'24" E	17.65
C21 30.00	51.98	S 69°44'53" E	45.99
C22 125.00	119.48	N 69°31'31" E	114.76
C23 30.00	1.00	S 83°20'15" E	1.00
C24 30.00	46.12	S 83°08'44" E	41.91
C25 30.00	32.91	S 52°48'15" W	31.29
C26 30.00	46.62	N 45°17'56" E	43.00
C27 30.00	17.57	N 25°01'51" E	17.24
C28 30.00	40.03	N 20°30'08" E	39.14
C29 30.00	47.12	N 44°15'11" E	42.43
C30 30.00	49.24	N 63°51'01" E	45.17
C31 30.00	17.92	N 24°55'09" E	17.46
C32 30.00	50.88	S 40°58'19" E	45.00
C33 30.00	49.24	S 45°25'50" W	45.00
C34 30.00	47.12	S 45°25'50" W	42.43
C35 30.00	46.62	N 45°17'56" E	43.00
C36 30.00	47.58	N 21°43'41" E	42.21
C37 30.00	49.24	N 63°51'01" E	45.17
C38 30.00	12.68	N 51°19'59" W	12.58
C39 30.00	43.99	N 54°49'24" E	41.91
C40 30.00	17.92	S 22°09'24" E	17.65

LINE	LINE TABLE	DISTANCE	LINE	LINE TABLE	DISTANCE
L1	N 89°15'12" E	139.85	L2	S 89°15'15" W	29.48
L2	S 89°15'15" W	29.48	L3	N 89°15'12" E	139.85
L3	N 89°15'12" E	139.85	L4	S 89°15'15" W	29.48
L4	S 89°15'15" W	29.48	L5	N 89°15'12" E	139.85
L5	N 89°15'12" E	139.85	L6	S 89°15'15" W	29.48
L6	S 89°15'15" W	29.48	L7	N 89°15'12" E	139.85
L7	N 89°15'12" E	139.85	L8	S 89°15'15" W	29.48
L8	S 89°15'15" W	29.48	L9	N 89°15'12" E	139.85
L9	N 89°15'12" E	139.85	L10	S 89°15'15" W	29.48
L10	S 89°15'15" W	29.48	L11	N 89°15'12" E	139.85
L11	N 89°15'12" E	139.85	L12	S 89°15'15" W	29.48
L12	S 89°15'15" W	29.48	L13	N 89°15'12" E	139.85
L13	N 89°15'12" E	139.85	L14	S 89°15'15" W	29.48
L14	S 89°15'15" W	29.48	L15	N 89°15'12" E	139.85
L15	N 89°15'12" E	139.85	L16	S 89°15'15" W	29.48
L16	S 89°15'15" W	29.48	L17	N 89°15'12" E	139.85
L17	N 89°15'12" E	139.85	L18	S 89°15'15" W	29.48
L18	S 89°15'15" W	29.48	L19	N 89°15'12" E	139.85
L19	N 89°15'12" E	139.85	L20	S 89°15'15" W	29.48
L20	S 89°15'15" W	29.48	L21	N 89°15'12" E	139.85
L21	N 89°15'12" E	139.85	L22	S 89°15'15" W	29.48
L22	S 89°15'15" W	29.48	L23	N 89°15'12" E	139.85
L23	N 89°15'12" E	139.85	L24	S 89°15'15" W	29.48
L24	S 89°15'15" W	29.48	L25	N 89°15'12" E	139.85
L25	N 89°15'12" E	139.85	L26	S 89°15'15" W	29.48
L26	S 89°15'15" W	29.48	L27	N 89°15'12" E	139.85
L27	N 89°15'12" E	139.85	L28	S 89°15'15" W	29.48
L28	S 89°15'15" W	29.48	L29	N 89°15'12" E	139.85
L29	N 89°15'12" E	139.85	L30	S 89°15'15" W	29.48
L30	S 89°15'15" W	29.48	L31	N 89°15'12" E	139.85
L31	N 89°15'12" E	139.85	L32	S 89°15'15" W	29.48
L32	S 89°15'15" W	29.48	L33	N 89°15'12" E	139.85
L33	N 89°15'12" E	139.85	L34	S 89°15'15" W	29.48
L34	S 89°15'15" W	29.48	L35	N 89°15'12" E	139.85
L35	N 89°15'12" E	139.85	L36	S 89°15'15" W	29.48
L36	S 89°15'15" W	29.48	L37	N 89°15'12" E	139.85
L37	N 89°15'12" E	139.85	L38	S 89°15'15" W	29.48
L38	S 89°15'15" W	29.48	L39	N 89°15'12" E	139.85
L39	N 89°15'12" E	139.85	L40	S 89°15'15" W	29.48
L40	S 89°15'15" W	29.48	L41	N 89°15'12" E	139.85
L41	N 89°15'12" E	139.85	L42	S 89°15'15" W	29.48
L42	S 89°15'15" W	29.48	L43	N 89°15'12" E	139.85
L43	N 89°15'12" E	139.85	L44	S 89°15'15" W	29.48
L44	S 89°15'15" W	29.48	L45	N 89°15'12" E	139.85
L45	N 89°15'12" E	139.85	L46	S 89°15'15" W	29.48
L46	S 89°15'15" W	29.48	L47	N 89°15'12" E	139.85
L47	N 89°15'12" E	139.85	L48	S 89°15'15" W	29.48
L48	S 89°15'15" W	29.48	L49	N 89°15'12" E	139.85
L49	N 89°15'12" E	139.85	L50	S 89°15'15" W	29.48
L50	S 89°15'15" W	29.48	L51	N 89°15'12" E	139.85
L51	N 89°15'12" E	139.85	L52	S 89°15'15" W	29.48
L52	S 89°15'15" W	29.48	L53	N 89°15'12" E	139.85
L53	N 89°15'12" E	139.85	L54	S 89°15'15" W	29.48
L54	S 89°15'15" W	29.48	L55	N 89°15'12" E	139.85
L55	N 89°15'12" E	139.85	L56	S 89°15'15" W	29.48
L56	S 89°15'15" W	29.48	L57	N 89°15'12" E	139.85
L57	N 89°15'12" E	139.85	L58	S 89°15'15" W	29.48
L58	S 89°15'15" W	29.48	L59	N 89°15'12" E	139.85
L59	N 89°15'12" E	139.85	L60	S 89°15'15" W	29.48
L60	S 89°15'15" W	29.48	L61	N 89°15'12" E	139.85
L61	N 89°15'12" E	139.85	L62	S 89°15'15" W	29.48
L62	S 89°15'15" W	29.48	L63	N 89°15'12" E	139.85
L63	N 89°15'12" E	139.85	L64	S 89°15'15" W	29.48
L64	S 89°15'15" W	29.48	L65	N 89°15'12" E	139.85
L65	N 89°15'12" E	139.85	L66	S 89°15'15" W	29.48
L66	S 89°15'15" W	29.48	L67	N 89°15'12" E	139.85
L67	N 89°15'12" E	139.85	L68	S 89°15'15" W	29.48
L68	S 89°15'15" W	29.48	L69	N 89°15'12" E	139.85
L69	N 89°15'12" E	139.85	L70	S 89°15'15" W	29.48
L70	S 89°15'15" W	29.48	L71	N 89°15'12" E	139.85
L71	N 89°15'12" E	139.85	L72	S 89°15'15" W	29.48
L72	S 89°15'15" W	29.48	L73	N 89°15'12" E	139.85
L73	N 89°15'12" E	139.85	L74	S 89°15'15" W	29.48
L74	S 89°15'15" W	29.48	L75	N 89°15'12" E	139.85
L75	N 89°15'12" E	139.85	L76	S 89°15'15" W	29.48
L76	S 89°15'15" W	29.48	L77	N 89°15'12" E	139.85
L77	N 89°15'12" E	139.85	L78	S 89°15'15" W	29.48
L78	S 89°15'15" W	29.48	L79	N 89°15'12" E	139.85
L79	N 89°15'12" E	139.85	L80	S 89°15'15" W	29.48
L80	S 89°15'15" W	29.48	L81	N 89°15'12" E	139.85
L81	N 89°15'12" E	139.85	L82	S 89°15'15" W	29.48
L82	S 89°15'15" W	29.48	L83	N 89°15'12" E	139.85
L83	N 89°15'12" E	139.85	L84	S 89°15'15" W	29.48
L84	S 89°15'15" W	29.48	L85	N 89°15'12" E	139.85
L85	N 89°15'12" E	139.85	L86	S 89°15'15" W	29.48
L86	S 89°15'15" W	29.48	L87	N 89°15'12" E	139.85
L87	N 89°15'12" E	139.85	L88	S 89°15'15" W	29.48
L88	S 89°15'15" W	29.48	L89	N 89°15'12" E	139.85
L89	N 89°15'12" E	139.85	L90	S 89°15'15" W	29.48
L90	S 89°15'15" W	29.48	L91	N 89°15'12" E	139.85
L91	N 89°15'12" E	139.85	L92	S 89°15'15" W	29.48
L92	S 89°15'15" W	29.48	L93	N 89°15'12" E	139.85
L93	N 89°15'12" E	139.85	L94	S 89°15'15" W	29.48
L94	S 89°15'15" W	29.48	L95	N 89°15'12" E	139.85
L95	N 89°15'12" E	139.85	L96	S 89°15'15" W	29.48
L96	S 89°15'15" W	29.48	L97	N 89°15'12" E	139.85
L97	N 89°15'12" E	139.85	L98	S 89°15'15" W	29.48
L98	S 89°15'15" W	29.48	L99	N 89°15'12" E	139.85
L99	N 89°15'12" E	139.85	L100	S 89°15'15" W	29.48
L100	S 89°15'15" W	29.48	L101	N 89°15'12" E	139.85
L101	N 89°15'12" E	139.85	L102	S 89°15'15" W	29.48
L102	S 89°15'15" W	29.48	L103	N 89°15'12" E	139.85
L103	N 89°15'12" E	139.85	L104	S 89°15'15" W	29.48
L104	S 89°15'15" W	29.48	L105	N 89°15'12" E	139.85
L105	N 89°15'12" E	139.85	L106	S 89°15'15" W	29.48
L106	S 89°15'15" W	29.48	L107	N 89°15'12" E	139.85
L107	N 89°15'12" E	139.85	L108	S 89°15'15" W	29.48
L108	S 89°15'15" W	29.48	L109	N 89°15'12" E	139.85
L109	N 89°15'12" E	139.85	L110	S 89°15'15" W	29.48
L110	S 89°15'15" W	29.48	L111	N 89°15'12" E	139.85
L111	N 89°15'12" E	139.85	L112	S 89°15'15" W	29.48
L112	S 89°15'15" W	29.48	L113	N 89°15'12" E	139.85
L113	N 89°15'12" E	139.85	L114	S 89°15'15" W	29.48
L114	S 89°15'15" W	29.48	L115	N 89°15'12" E	139.85
L115	N 89°15'12" E	139.85	L116	S 89°15'15" W	29.48
L116	S 89°15'15" W	29.48	L117	N 89°15'12" E	139.85
L117	N 89°15'12" E	139.85	L118	S 89°15'15" W	29.48
L118	S 89°15'15" W	29.48	L119	N 89°15'12" E	139.85
L119	N 89°15'12" E	139.85	L120	S 89°15'15" W	29.48
L120	S 89°15'15" W	29.48	L121	N 89°15'12" E	139.85
L121	N 89°15'12" E	139.85	L122	S 89°15'15" W	29.48
L122	S 89°15'15" W	29.48	L123	N 89°15'12" E	139.85
L123	N 89°15'12" E	139.85	L124	S 89°15'15" W	29.48
L124	S 89°15'15" W	29.48	L125	N 89°15'12" E	139.85
L125	N 89°15'12" E	139.85	L126	S 89°15'15" W	29.48
L126	S 89°15'15" W	29.48	L127	N 89°15'12" E	139.85
L127	N 89°15'12" E	139.85	L128	S 89°15'15" W	29.48
L128	S 89°15'15" W	29.48	L129	N 89°15'12" E	139.85
L129	N 89°15'12" E	139.85	L130	S 89°15'15" W	29.48
L130	S 89°15'15" W	29.48	L131	N 89°15'12" E	139.85
L131	N 89°15'12" E	139.85	L132	S 89°15'15" W	29.48
L132	S 89°15'15" W	29.48	L133	N 89°15'12" E	139.85
L133	N 89°15'12" E	139.85	L134	S 89°15'15" W	29.48
L134	S 89°15'15" W	29.48	L135	N 89°15'12" E	139.85
L135	N 89°15'12" E	139.85	L136	S 89°15'15" W	29.48
L136	S 89°15'15" W	29.48	L137	N 89°15'12" E	139.85
L137	N 89°15'12" E	139.85	L138	S 89°15'15" W	29.48
L138	S 89°15'15" W	29.48	L139	N 89°15'12" E	139.85
L139	N 89°15'12" E	139.85	L140	S 89°15'15" W	29.48
L140	S 89°15'15" W	29.48	L141	N 89°15'12" E	139.85
L141	N 89°15'12" E	139.85	L142	S 89°15'15" W	29.48
L142	S 89°15'15" W	29.48	L143	N 89°15'12" E	139.85
L143	N 89°15'12" E	139.85	L144	S 89°15'15" W	29.48
L144	S 89°15'15" W	29.48	L145	N 89°15'12" E	139.85
L145	N 89°15'12" E	139.85	L146	S 89°15'15" W	29.48
L146	S 89°15'15" W	29.48	L147	N 89°15'12" E	139.85
L147	N 89°15'12" E	139.85	L148	S 89°15'15" W	29.48
L148	S 89°15'15" W	29.48	L149	N 89°15'12" E	139.85
L149	N 89°15'12" E	139.85	L150	S 89°15'15" W	29.48
L150	S 89°15'15" W	29.48	L151	N 89°15'12" E	139.85
L151	N 89°15'12" E	139.85	L152	S 89°15'15" W	29.48
L152	S 89°15'15" W	29.48	L153	N 89°15'12" E	139.85
L153	N 89°15'12" E	139.85	L154	S 89°15'15" W	29.48
L154	S 89°15'15" W	29.48	L155	N 89°15'12" E	139.85
L155	N 89°15'12" E	139.85	L156	S 89°15'15" W	29.48
L156	S 89°15'15" W	29.48	L157	N 89°15'12" E	139.85
L157	N 89°15'12" E	139.85	L158	S 89°15'15" W	29.48
L158	S 89°15'15" W	29.48	L159	N 89°15'12" E	139.85
L159	N 89°15'12" E	139.85	L160	S 89°15'15" W	29.48
L160	S 89°15'15" W	29.48	L161	N 89°15'12" E	139.85
L161	N 89°15'12" E	139.85	L162	S 89°15'15" W	29.48
L162	S 89°15'15" W	29.48	L163	N 89°15'12" E	139.85
L163	N 89°15'12" E	139.85	L164	S 89°15'15" W	29.48
L164	S 89°15'15" W	29.48	L165	N 89°15'12" E	139.85
L165	N 89°15'12" E	139.85	L166	S 89°15'15" W	29.48
L166	S 89°15'15" W	29.48	L167	N 89°15'12" E	139.85
L167	N 89°15'12" E	139.85	L168	S 89°15'15" W	29.48
L168	S 89°15'15" W	29.48	L169	N 89°15'12" E	139.85
L169	N 89°15'12" E	139.85	L170	S 89°15'15" W	29.48
L170	S 89°15'15" W	29.48	L171	N 89°15'12" E	139.85
L171	N 89°15'12" E	139.85	L172	S 89°15'15" W	29.48
L172	S 89°15'15" W	29.48	L173	N 89°15'12" E	139.85</

LEGEND

● 5/8" STEEL ROD SET	---	BOUNDARY LINE
○ 1/2" STEEL ROD FOUND	---	PROPERTY LINE
--- VISIBILITY ACCESS MAINTENANCE	---	EASEMENT LINE
P.O.C. POINT-OF-BEGINNING	---	BUILDING LINE
U/E UTILITY EASEMENT	---	FIRELANE
D/E DRAINAGE EASEMENT	---	

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: 2829341 & 2829343 Total Number of Acres: 13.849
Zoning Classification(s): PD: 846-2020 Total Number of Lots: 2
Location: SW CORNER OF US 75 SB FRONTAGE RD & SUZIE LANE

Property Owner Information & Authorization

Name/Company: ANNA VILLAGE RESIDENTIAL, LTD & ANNA VILLAGE COMMERCIAL, LTD
Address: 5712 COLLEYVILLE BLVD, SUITE 200
City: COLLEYVILLE State: TX Zip Code: 76034
Phone: 817-399-1100 Email: logan@beallinvest.com

Project Representation (check one):

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

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

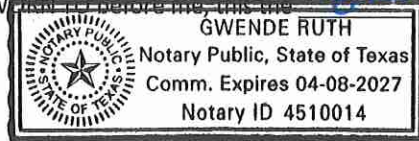
Property Owner's Signature: [Signature] Date: 7/8/2024

STATE OF: Texas

COUNTY OF: Tarrant

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

SUBSCRIBED AND SWORN to before me, this 8th day of July, 2024



Gwendolyn Ruth
Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: ANTHONY LOEFFEL, PE
Company: KIMLEY-HORN
Address: 400 N. OKLAHOMA, SUITE 105
City: CELINA State: TX Zip Code: 75009
Phone: 469-301-2581 Email: ANTHONY.LOEFFEL@KIMLEY-HORN.COM



Item No. 11.

Planning and Zoning Commission Agenda
Staff Report

Meeting Date: 8/5/2024
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding the Rosamond Crossing Southeast Corner Addition, Block A, Lots 1-11, Conveyance Plat, CVP 24-0003.

Owner: MJLA Adams LTD & Anna 18 LLC

SUMMARY:

11 lots on 29.74± acres located on the southeast corner of W. Rosamond Parkway and N. Central Expressway. Zoned SF-E (Single-Family Residential - Large Lot).

The purpose of this Conveyance Plat is to create 11 lots and dedicate easements and right-of-way.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

The Conveyance Plat is in conformance with the City's Subdivision Regulations and Zoning Ordinances.

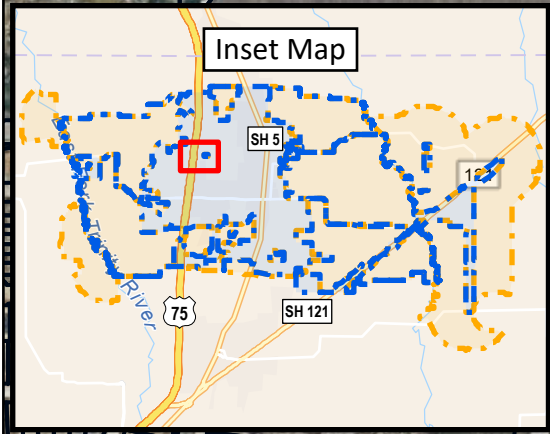
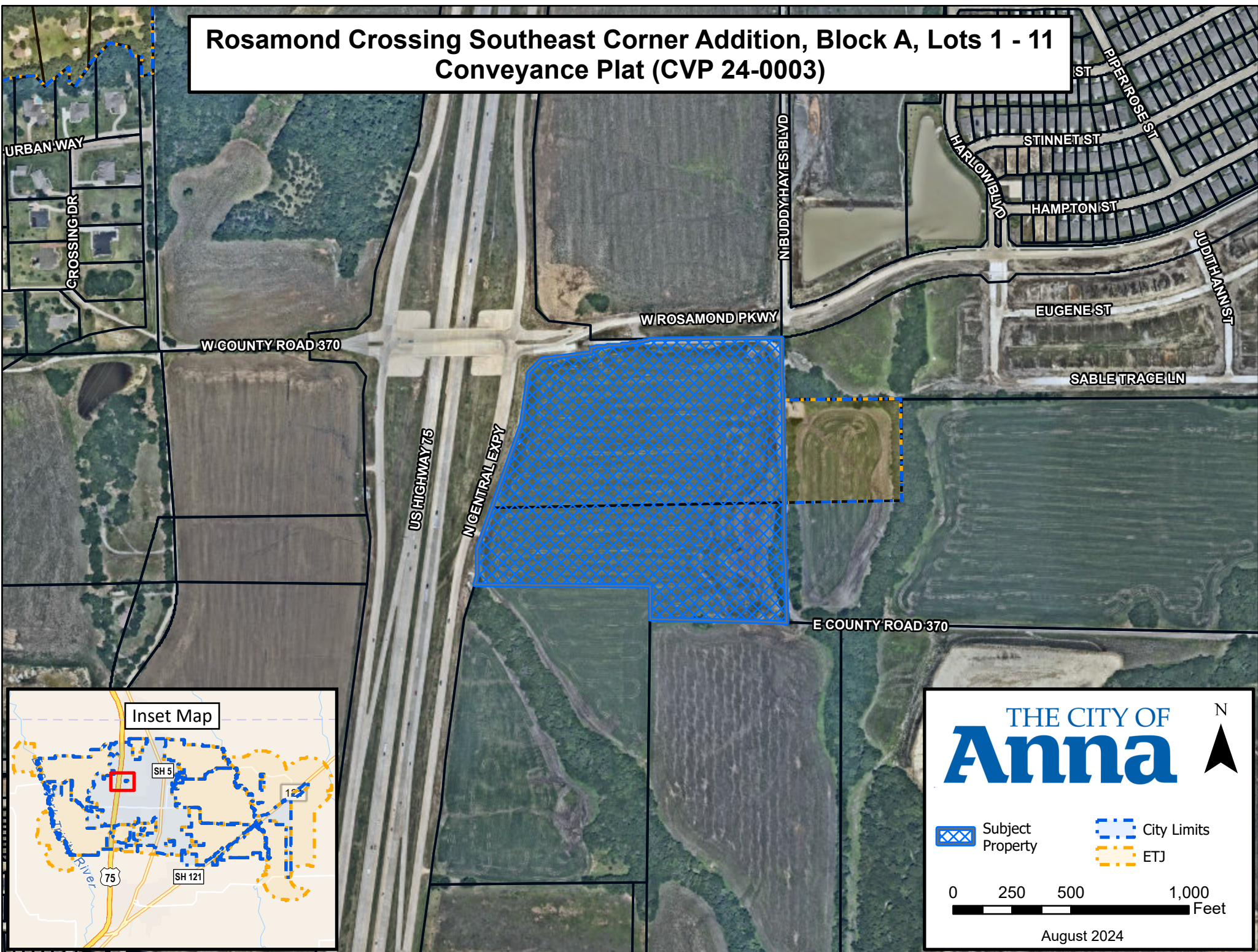
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Locator Map (CVP) Rosamond Crossing Southeast Corner Addition, Block A, Lots 1 - 11
2. Resolution (CVP) Rosamond Crossing Southeast Corner Addition, Block A, Lots 1 - 11
3. Exhibit A (CVP) Rosamond Crossing Southeast Corner Addition, Block A, Lots 1 - 11
4. Application (CVP) Rosamond Crossing Southeast Corner Addition, Block A, Lots 1 - 11

Rosamond Crossing Southeast Corner Addition, Block A, Lots 1 - 11
Conveyance Plat (CVP 24-0003)



THE CITY OF
Anna

Legend:
Subject Property (Blue cross-hatched box)
City Limits (Blue dashed line)
ETJ (Orange dashed line)

Scale: 0 250 500 1,000 Feet

August 2024

North Arrow (N)

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2024-08-0080

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ROSAMOND CROSSING SOUTHEAST CORNER ADDITION, BLOCK A, LOTS 1-11, CONVEYANCE PLAT, (CVP 24-0003)

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 has adopted Article 9.02 ("Subdivision Regulations") and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, MJLA Adams LTD has submitted an application for the approval of Rosamond Crossing Southeast Corner Addition, Block A, Lots 1-11, Conveyance Plat; and

WHEREAS, the Conveyance Plat conforms to the City's Subdivision Regulations and Zoning Ordinance; and

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING & ZONING COMMISSION 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 Conveyance Plat

The Planning & Zoning Commission hereby approves Rosamond Crossing Southeast Corner Addition, Block A, Lots 1-11, Conveyance Plat attached hereto as Exhibit A.

PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 5th day of August 2024.

ATTEST:

APPROVED:

Director of Development Services,
Stephanie Scott-Sims, AICP

Planning & Zoning Commission, Chair
Jessica Walden

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS _____ is the owner of a tract of land situated in the John Elliott Survey, Abstract No. 296, City of Anna, Collin County, Texas, and being a portion of a called 17.863-acre tract of land, described in a Special Warranty Deed to Anna 18, LLC, as recorded in Instrument No. 20161020001423440 of the Official Public Records of Collin County, Texas, and part of a called 38.15-acre tract of land, described in a Special Warranty Deed to MJLA Adams, Ltd., as recorded in Instrument No. 20110505000452590 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the northeast corner of said 17.863-acre tract and the southeast corner of a called 74.451-acre tract of land, described in a Special Warranty Deed to Liberty 75, LP, as recorded in Instrument No. 2024000024415 of the Official Public Records of Collin County, Texas, same also being on the westerly line of a called 275-acre tract of land, described in a deed to DR Horton-Texas, Ltd., as recorded in Instrument No. 20210212000310470 of the Official Public Records of Collin County, Texas;

THENCE South 01°03'26" East, along the easterly line of said 17.863-acre tract and the westerly line of said 275-acre tract, a distance of 272.50 feet to a PK nail found in an asphalt road, known as County Road 370, an apparent public use right of way, no record found, for the southwest corner of said 275-acre tract, same being the northwest corner of a called 64.50-acre tract of land, described in a deed to QJR Partnership, Ltd., as recorded in Volume 5106, Page 2380 of the Official Public Records of Collin County, Texas;

THENCE South 01°08'29" East, continuing along the easterly line of said 17.863-acre tract, the westerly line of said 64.50-acre tract and along said County Road 370, a distance of 433.10 feet to a PK Nail found for the southeast corner of said 17.863-acre tract and the northeast corner of said 38.15-acre tract, same being a northwest corner of a called 61.905-acre tract of land, described in a deed to Bloomfield Homes, LP, as recorded in Instrument No. 20211220002555410 of the Official Public Records of Collin County, Texas;

THENCE South 01°37'57" East, with the east line of said 38.15-acre tract, a distance of 501.53 feet to a 1/2" iron rod with illegible plastic cap found at the southeast corner of said 38.15-acre tract;

THENCE North 89°55'38" West, with a southerly line of said 38-15-acre tract, a distance of 599.34 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at an interior corner of said 38.15-acre tract;

THENCE over and across said 38.15-acre tract, the following courses and distances:

North 0°16'44" East, a distance of 169.72 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 89°07'26" West, a distance of 731.23 feet to a 5/8" iron rod with plastic cap stamped "KHA" set on the easterly right of way line of U. S. Highway 75 as described In a called 2.881-acre tract of land, described In a deed to the State of Texas, as recorded in Instrument No. 20161021001426700 of the Official Public Records of Collin County, Texas, from which, a found 1/2-inch iron rod bears North 11°01' East, 1.32 feet;

THENCE in a northerly direction, along the easterly right of way line of U. S. Highway 75 as described in said 2.881-acre tract, the following:

North 15°52'21" East, a distance of 35.52 feet to a brass disk TXDOT right of way monument found for corner;

North 00°52'01" East, a distance of 112.89 feet to a brass disk TXDOT right of way monument found for corner;

North 19°25'33" East, a distance of 561.90 feet to a to a brass disk TXDOT right of way monument found for corner;

North 07°36'56" East, a distance of 225.00 feet to a brass disk TXDOT right of way monument found for corner;

North 44°48'43" East, a distance of 81.08 feet to a brass disk TXDOT right of way monument found for corner;

North 83°43'06" East, a distance of 209.31 feet to a PK Nail found on the east side of a brass disk TXDOT right of way monument for corner;

North 00°34'15" West, a distance of 19.96 feet to a 1/2-inch iron rod with an eligible red plastic cap found for the southwest corner of a called 0.076-acre tract of land, described In a deed to the City of Anna, Texas, as recorded in Instrument No. 2023000066100 of the Official Public Records of Collin County, Texas, and being the beginning of a non-tangent curve to the left with a radius of 1,260.00 feet, a central angle of 01°33'01", and a chord bearing and distance of North 77°12'56" East, 34.09 feet;

THENCE in an easterly direction, departing the easterly right of way line of said U. S. Highway 75, along the southerly line of said 0.076-acre tract, with said non-tangent curve to the left, an arc distance of 34.09 feet to a point for beginning of a reverse curve to the right with a radius of 1,140.00 feet, a central angle of 11°44'31", and a chord bearing and distance of North 82°18'42" East, 233.22 feet;

THENCE in an easterly direction, continuing along the southerly line of said 0.076-acre tract, with said reverse curve to the right, an arc distance of 233.63 feet the northeasterly corner of said 0.076-acre tract, same being on the northerly line of aforesaid 17.863-acre tract and the southerly line of aforesaid 74.451-acre tract;

THENCE North 89°07'00" East, along the northerly line of aforesaid 17.863-acre tract and the southerly line of aforesaid 74.451-acre tract, a distance of 544.30 feet to the **POINT OF BEGINNING** and containing 29.7464 acres (1,295,755 square feet) of land, more or less.

OWNER'S CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____; acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as **ROSAMOND CROSSING SOUTHEAST CORNER 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. 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.

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 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.

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.

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

WITNESS, my hand at _____, _____, this the _____ day of _____, 2024.

By: _____

(Printed Name)

(Title)

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 _____ of _____, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2024.

Notary Public in and for the State of Texas

Printed Name

My Commission Expires

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 A, 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.

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.

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.

STATE OF TEXAS §

COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

That I, Michael B. Marx, 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 supervision.

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

Michael B. Marx
Registered Professional Land Surveyor
Texas Registration No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, TX 75034
(972) 335-3580
michael.marx@kimley-horn.com

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 Michael B. Marx, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2024.

Notary Public in and for the State of Texas

Printed Name

My Commission Expires

Approved this _____ day of _____, 2024, by the City Council, City of Anna, Texas.

Mayor

City Secretary

EXHIBIT A

Sheet 2 of 2

CONVEYANCE PLAT

ROSAMOND CROSSING
SOUTHEAST CORNER ADDITION
BLOCK A, LOTS 1-11

BEING 29.7464 ACRES SITUATED IN
THE JOHN ELLIOTT SURVEY, ABSTRACT NO. 296
CITY OF ANNA, COLLIN COUNTY, TEXAS
JULY 2024

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SRD	MBM	July 2024	063006061	2 OF 2

OWNER:

Ph:
Contact:

APPLICANT:
Kimley-Horn and Associates, Inc.
2600 N. Central Expressway, Suite 400
Richardson TX 75080
Ph: 972-776-1700
Contact: Rob Lewis, PE

APPROVED
August 5, 2024
P&Z COMMISSION
CITY OF ANNA

DWG NAME: K:\FPM_SURVEY\063006061\SEC US 75 AND ROSAMOND - ANNA\DWG\063006061\SEC US 75 AND ROSAMOND - ANNA.DWG PLOTTED BY: DUNN, STACY 7/30/2024 4:59 PM LAST SAVED: 7/30/2024 1:29 PM Copyright © 2024 Kimley-Horn and Associates, Inc. All rights reserved.

Owner Authorization and Representative Designation

THE CITY OF
Anna

Property Description

Subdivision/Parcel ID: 1003078 Total Number of Acres: 9.444
Zoning Classification(s): SF-E (AG) Total Number of Lots: 1
Location: SOUTH-EAST CORNER OF ROSAMOND PKWY AND US 75

Property Owner Information & Authorization

Name/Company: MJLA ADAMS LTD
Address: 5090 COUNTY ROAD 429
City: VAN ALSTYNE State: TEXAS Zip Code: 75495
Phone: 972-924-3616 Email: _____

Project Representation (check one):

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

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

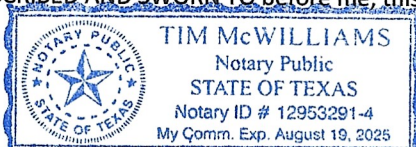
Property Owner's Signature: _____ Date: 4/18/24

STATE OF: Texas

COUNTY OF: Gall

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

SUBSCRIBED AND SWORN TO before me, this the 18 day of April, 2024



Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: ROBERT C. LEWIS

Company: KIMLEY-HORN AND ASSOCIATES INC.

Address: 2600 N CENTRAL EXPRESSWAY, SUITE 400

City: RICHARDSON State: TEXAS Zip Code: 75080

Phone: (972) 776-1701 Email: Rob.Lewis@kimley-horn.com

Planning & Development Department

120 W 7th Street • Anna, TX 75409 • 972.924.2616 • www.annatexas.gov

Owner Authorization and Representative Designation



Property Description

Subdivision/Parcel ID: 2745487 Total Number of Acres: 17.86
Zoning Classification(s): SF-E (AG) Total Number of Lots: 1
Location: SOUTH-EAST CORNER OF ROSAMOND PKWY AND US 75

Property Owner Information & Authorization

Name/Company: ANNA 18 LLC
Address: 2705 CLUBLAKE TRAIL
City: McKINNEY State: TEXAS Zip Code: 75072
Phone: 972-924-3616 Email: _____

Project Representation (check one):

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

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

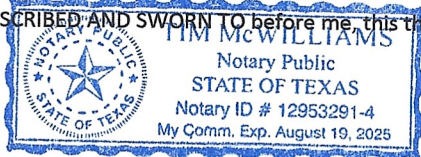
Property Owner's Signature: [Signature] Date: 4/18/24

STATE OF: Texas

COUNTY OF: Collin

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

SUBSCRIBED AND SWORN TO before me, this the 18 day of April, 2024



Notary Public in and for the State of Texas

Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other (specify): _____
Name: ROBERT C. LEWIS
Company: KIMLEY-HORN AND ASSOCIATES INC.
Address: 2600 N CENTRAL EXPRESSWAY, SUITE 400
City: RICHARDSON State: TEXAS Zip Code: 75080
Phone: (972) 776-1701 Email: Rob.Lewis@kimley-horn.com

Planning & Development Department

120 W 7th Street • Anna, TX 75409 • 972.924.2616 • www.annatexas.gov