

## AGENDA



### PLANNING & ZONING COMMISSION

Monday, April 7, 2025 @ 6:00 PM

**Council Chambers at the Anna Municipal Complex, located at  
120 W. 7th Street, Anna, Texas 75409**

The Planning & Zoning Commission of the City of Anna will meet on 04/07/2025 at 6:00 PM in the Council Chambers at the Anna Municipal Complex, located at 120 W. 7th Street, 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. **Director's Report.**
5. **Overall Location Map.**

#### **Consent Items**

6. Approve Minutes of the March 3, 2025, Planning & Zoning Commission Meeting.
7. Approve Minutes of the March 18, 2025, Planning & Zoning Meeting.
8. Approve a Resolution regarding the Carol Park, Site Plan (SP 25-0003)  
Owner: City of Anna
9. Approve a Resolution regarding the Rosamond Crossing Northeast Corner, Block A, Lots 1-23, Preliminary Plat (PP 25-0006)  
Owner: Liberty 75, LP, ET AL.
10. Approve a Resolution regarding the Rosamond Crossing Northeast Corner, Block A, Lots 1-23, Preliminary Site Plan (PSP 25-0004)  
Owner: Liberty 75, LP, ET AL.
11. Approve a Resolution regarding the Somerset Farms, Final Plat (FP 25-0005)  
Owner: Grand Homes Development, LLC
12. Approve a Resolution regarding The Woods at Lindsey Place Phase 4, Final Plat (FP 25-0006)  
Owner: D.R. Horton - Texas, Ltd.
13. Approve a Resolution regarding Century Farms, Phase 1, Final Plat (FP 25-0002)  
Owner: Jabez Development

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.

14. Approve a Resolution regarding the Cottages at Chambers Grove, Block A, Lot 1, Final Plat (FP 25-0001)  
Owner: Jabez Development

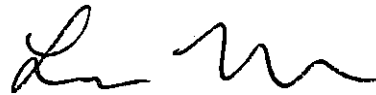
**Items for Individual Consideration**

15. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance regarding a request for a Specific Use Permit for a Commercial Radio, TV, or Microwave Operations (Telecommunications Tower) on Urban Crossing, Block A, Lot 19R (HOA Common Area Lot) (SUP 25-0003)  
Owner: Urban Crossing Homeowners Association
16. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone four lots on 2.5± acres at the southeast corner of S. Powell Parkway and W. Seventh Street from Commercial-1 (C-1)/Single-Family-1 (SF-1) to Downtown (DT).  
Owner: City of Anna
17. Conduct a Public Hearing and Consider/Discuss/Action on an Ordinance of the City of Anna, Texas amending Article 9.07 (Tree Preservation) of the Anna City Code of Ordinances.
18. Provide feedback on the Concept Plan for the Oak Ridge development.
19. Provide feedback on the Concept Plan for the Trinity Creek development.

**End of Meeting Items**

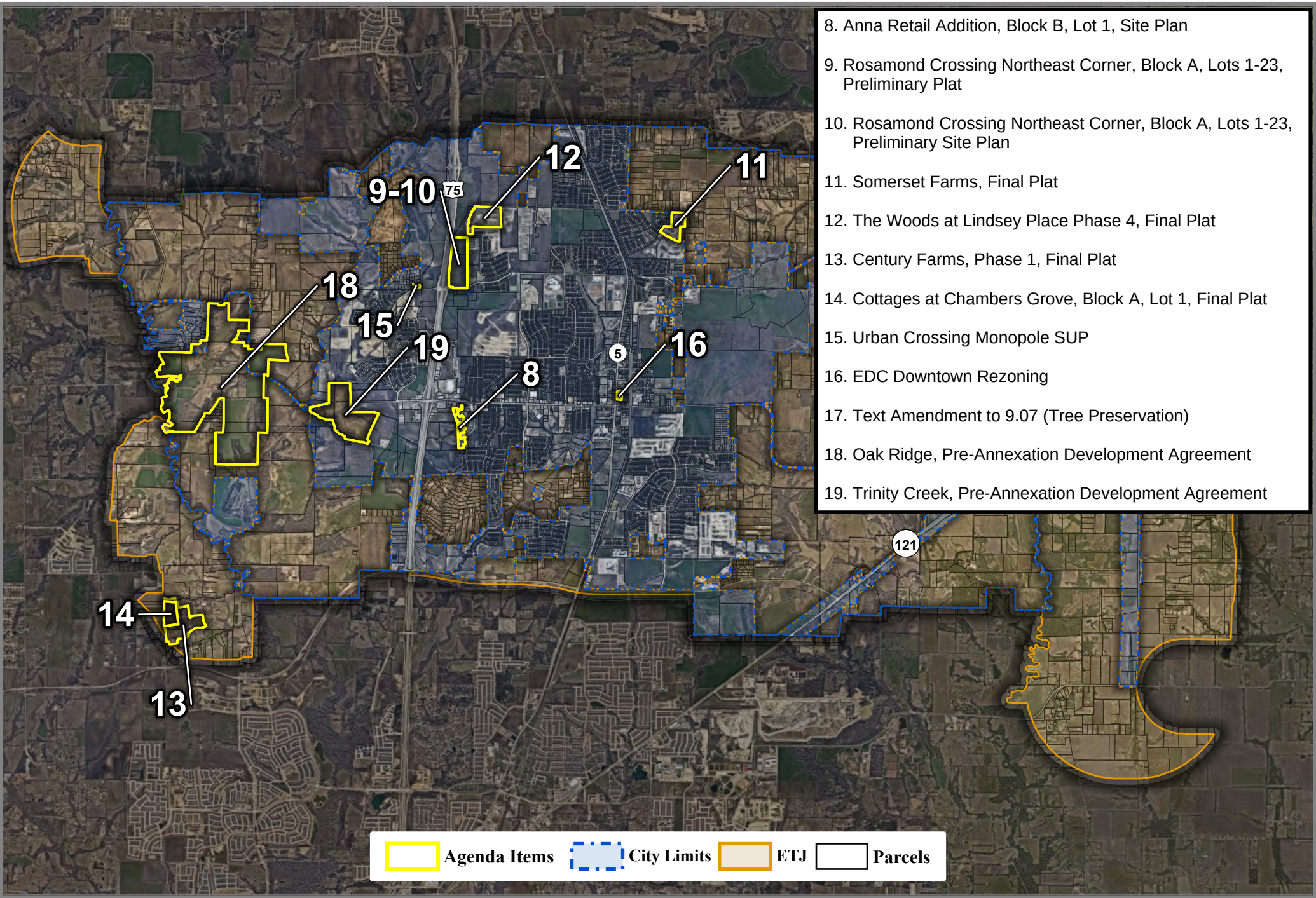
20. **Adjourn.**

This is to certify that I, Lauren Mecke, Planning Manager, verify that this agenda was posted on the City's website ([www.annatexas.gov](http://www.annatexas.gov)) and at the Anna Municipal Complex bulletin board at or before 6:00 PM 04/04/2025.



Lauren Mecke, Planning Manager





- 8. Anna Retail Addition, Block B, Lot 1, Site Plan
- 9. Rosamond Crossing Northeast Corner, Block A, Lots 1-23, Preliminary Plat
- 10. Rosamond Crossing Northeast Corner, Block A, Lots 1-23, Preliminary Site Plan
- 11. Somerset Farms, Final Plat
- 12. The Woods at Lindsey Place Phase 4, Final Plat
- 13. Century Farms, Phase 1, Final Plat
- 14. Cottages at Chambers Grove, Block A, Lot 1, Final Plat
- 15. Urban Crossing Monopole SUP
- 16. EDC Downtown Rezoning
- 17. Text Amendment to 9.07 (Tree Preservation)
- 18. Oak Ridge, Pre-Annexation Development Agreement
- 19. Trinity Creek, Pre-Annexation Development Agreement



Item No. 6.

Planning & Zoning Commission Agenda  
Staff Report

Meeting Date: 4/7/2025  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Approve Minutes of the March 3, 2025, Planning & Zoning Commission Meeting.

**SUMMARY:**

For Planning & Zoning Commission review and approval.

**STAFF RECOMMENDATION:**

Recommended for approval as submitted.

**ATTACHMENTS:**

1. 2025-03-03 Minutes



**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**March 3, 2025**

The Planning and Zoning Commission of the City of Anna held a meeting at 6:00 p.m. on March 3, 2025, at the Municipal Complex located at 120 W. 7th Street, to consider the following items.

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

*The meeting was called to order at 6:00 p.m.*

*Commissioners present were Staci Martin, Doug Hermann, Jessica Walden, Tom Longmire, Josh Vollmer, and Ashley Bergerson. Staff present were Everett Johnson, Lauren Mecke, Greg Peters, and Stephanie Scott-Sims.*

2. Invocation and Pledge of Allegiance.

*Commissioner Martin gave the invocation and led the 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's 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.

*There were no Neighbor comments.*

4. Director's Report.

*Ms. Scott-Sims informed the commissioners that there had been a regular City Council meeting on February 11, 2025 but there were no planning-related agenda items. On February 25, there was a joint meeting with the City Council. At the next meeting, the City Council approved the annexation and zoning for the Public Storage off of Buddy Hayes Blvd and Rosamond Pkwy, the annexation and zoning for the Sherley Farms development, and the SUP for light auto repair in the Victoria Fall Shopping Center. The Jefferson Foster Crossing application was withdrawn and will not go to Council for approval. She reminded the commissioners that there will be a special meeting on March 18, 2025 for them to review the draft Comprehensive Plan update and the smoking-related ordinance amendment.*

5. Overall Location Map.

**Consent Items**

6. Approve Minutes of the February 3, 2025, Planning & Zoning Commission Meeting

7. Approve a Resolution regarding Century Farms, Phase 1, Final Plat (FP 25-0002)

*This Item was pulled by Commissioner Vollmer.*

8. Approve a Resolution regarding the Cottages at Chambers Grove, Block A, Lot 1, Final Plat (FP 25-0001)

*This Item was pulled by Commissioner Vollmer.*

9. Approve a Resolution regarding the Shops at Foster Crossing, Block A, Lots 1-5, Conveyance Plat (CVP 25-0001)
10. Approve a Resolution regarding the Home Depot Anna, Block A, Lots 6R & 13-16, Replat (RP 25-0001)
11. Approve a Resolution regarding Cover2 Anna, Block A, Lot 1, Preliminary Plat (PP 25-0004)
12. Approve a Resolution regarding Cover2 Anna, Block A, Lot 1, Preliminary Site Plan (PSP 25-0003)
13. Approve a Resolution regarding the Lopez First Addition, Block A, Lot 1, Minor Plat (MP 25-0001)

*A motion was made by Commissioner Vollmer to approve Items 6 and 9-13, seconded by Commissioner Martin to recommend approval. The vote was unanimous. The motion passed.*

*Commissioner Vollmer asked if these items were previously approved by the Council. Ms. Mecke clarified that these were not a pre-annexation development agreement. The development is part of a Municipal Utility District (MUD). The preliminary plat was previously approved by the Commission. The applicant requested a 30-day extension for both Items 7 and 8.*

*A motion was made by Commissioner Vollmer to approve Items 7 and 8, seconded by Commissioner Hermann to recommend approval. The vote was unanimous. The motion passed.*

#### **Items for Individual Consideration**

14. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance regarding a request for a Specific Use Permit of a Commercial Radio, TV, or Microwave Operations (Telecommunications Tower) on Urban Crossing, Block A, Lot 19R (HOA Common Area Lot) (SUP 25-0003).

*A public hearing was opened at 6:08 p.m. There were no comments, and the public hearing was closed at 6:08.*

*The submitter asked that the Item be tabled until the next meeting.*

*A motion was made by Commissioner Hermann to table the Item, seconded by Commissioner. The vote was unanimous in favor.*

#### **End of Meeting Items**

15. Adjourn.

*A motion was made by Commissioner Walden and seconded by Commissioner Longmire to adjourn the meeting. The vote was unanimous in favor. The meeting was adjourned by 6:11 p.m.*

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Chairwoman Jessica Walden

ATTEST:

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Lauren Mecke, Planning Manager



Item No. 7.

Planning & Zoning Commission Agenda  
Staff Report

Meeting Date: 4/7/2025  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Approve Minutes of the March 18, 2025, Special Planning & Zoning Commission Meeting.

**SUMMARY:**

For Planning & Zoning review & approval.

**STAFF RECOMMENDATION:**

Recommended for approval as submitted.

**ATTACHMENTS:**

1. 2025-03-18 Minutes

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**March 18, 2025**

The Planning and Zoning Commission of the City of Anna held a meeting at 6:00 p.m. on March 18, 2025, at the Municipal Complex located at 120 W. 7th Street, to consider the following items.

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

*The meeting was called to order at 6:00 p.m.*

*Commissioners present were Staci Martin, David Nylec, Doug Hermann, Jessica Walden, Tom Longmire, Josh Vollmer, and Ashley Bergerson. Staff present were Everett Johnson, Lauren Mecke, Greg Peters, and Stephanie Scott-Sims.*

2. Invocation and Pledge of Allegiance.

*Commissioner Martin gave the invocation and led the 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's 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.

*There were no Neighbor Comments.*

4. Director's Report.

*There was no Director's Report.*

5. Overall Location Map.

**Consent Items**

*There were no Consent Items.*

**Items for Individual Consideration**

6. Zoning Ordinance Amendment - Cannabidiol (CBD) Shop and Smoking-Related Shops

*Chairwoman Walden opened the Public Hearing at 6:02 p.m.*

*Stephanie Scott-Sims explained that the current ordinance for smoke shops does not include any restrictions on location in relation to each other or schools. The proposed ordinance, at the request of the City Council, would provide for a 1,000-foot buffer between them. This change would not affect existing smoking-related shops within the city.*

*Commissioner Vollmer expressed that he did not see the need for the change and that commerce would take care of itself.*

*Chairwoman Walden asked if the new ordinance would include a 1,000-foot buffer from churches and schools. Stephanie Scott-Sims answered that the stipulation could be included in the motion.*

*Chairwoman Walden closed the Public Hearing at 6:16 p.m.*

*Neighbor John McGraw asked if this would affect existing smoking-related shops within the city.*

*Stephanie Scott-Sims reiterated that nothing changes for existing smoking-related shops within the city.*

*A motion was made by Chairwoman Walden to approve Item 6 with the addition of 1,000-foot buffer around schools and churches as well, seconded by Commissioner Longmire. The motion passed with a vote of 6-1 in favor.*

#### **7. Anna 2050 Comprehensive Plan Update**

*Reed Cleeter from Kimley-Horn presented the Anna 2050 Comprehensive Plan update. He explained that after receiving input from Neighbors and Staff they made changes to include more Rural and Estate Residential Living as well as more green space.*

*Betty Sharp spoke in favor of the updates and the need to keep green space.*

*Terrell Colbertson spoke in favor of the updates.*

*A motion was made by Commissioner Martin to approve Item 7, seconded by Commissioner Bergerson to recommend approval. The vote was unanimous in favor.*

#### **End of Meeting Items**

#### **8. Adjourn.**

*A motion was made by Chairwoman Walden and seconded by Commissioner Nylec to adjourn the meeting. The vote was unanimous in favor. The meeting was adjourned by 7:13 p.m.*

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Chairwoman Jessica Walden

ATTEST:

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Lauren Mecke, Planning Manager



Item No. 8.

Planning & Zoning Commission Agenda  
Staff Report

Meeting Date: 4/7/2025  
Staff Contact: Dalan Walker

**AGENDA ITEM:**

Approve a Resolution regarding the Carol Park, Anna Retail Addition, Block B, Lot 1, Site Plan (SP 25-0003)  
Owner: City of Anna

**SUMMARY:**

A City Park on one lot on 15.2± acres located on the east side of S. Buddy Hayes Boulevard, 550± feet south of W. White Street. Zoned Planned Development/Multiple-Family Residential - High Density/(PD/MF-2) and Planned Development/Restricted Business District/Multiple-family - High Density/Single-Family Residential District-60 (PD/C-1/MF-2/SF-60) (Ord. No. 972-2022 & 861-2020)

**STAFF RECOMMENDATION:**

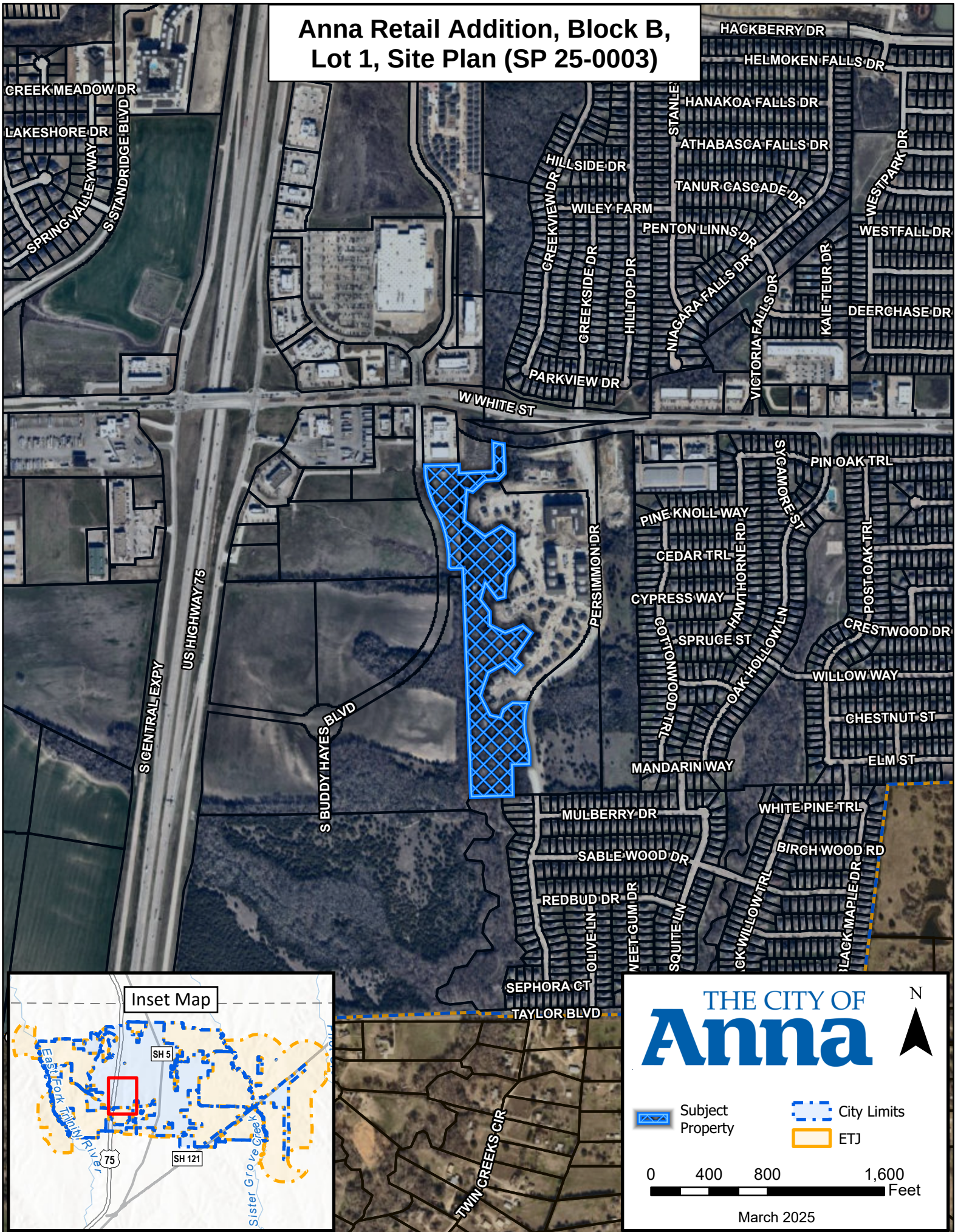
Recommended for approval as submitted.

**ATTACHMENTS:**

1. Locator Map - Anna Retail Addition, Block B, Lot 1, Site Plan (SP 25-0003)
2. Resolution - Carol Park, Anna Retail Addition, Block B, Lot 1, Site Plan (SP 25-0003)
3. Exhibit A - Anna Retail Addition, Block B, Lot 1, Site Plan (SP 25-0003)



# Anna Retail Addition, Block B, Lot 1, Site Plan (SP 25-0003)





**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2025-04-**

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING THE CAROL PARK, ANNA RETAIL ADDITION, BLOCK B, LOT 1, SITE PLAN (SP 25-0003)**

**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**, THE CITY OF ANNA has submitted an application for the approval of the Carol Park, Anna Retail Addition, Block B, Lot 1, Site Plan; and

**WHEREAS**, the Site Plan 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 Site Plan**

The Planning & Zoning Commission hereby approves the Carol Park Site Plan 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 7th day of April 2025.

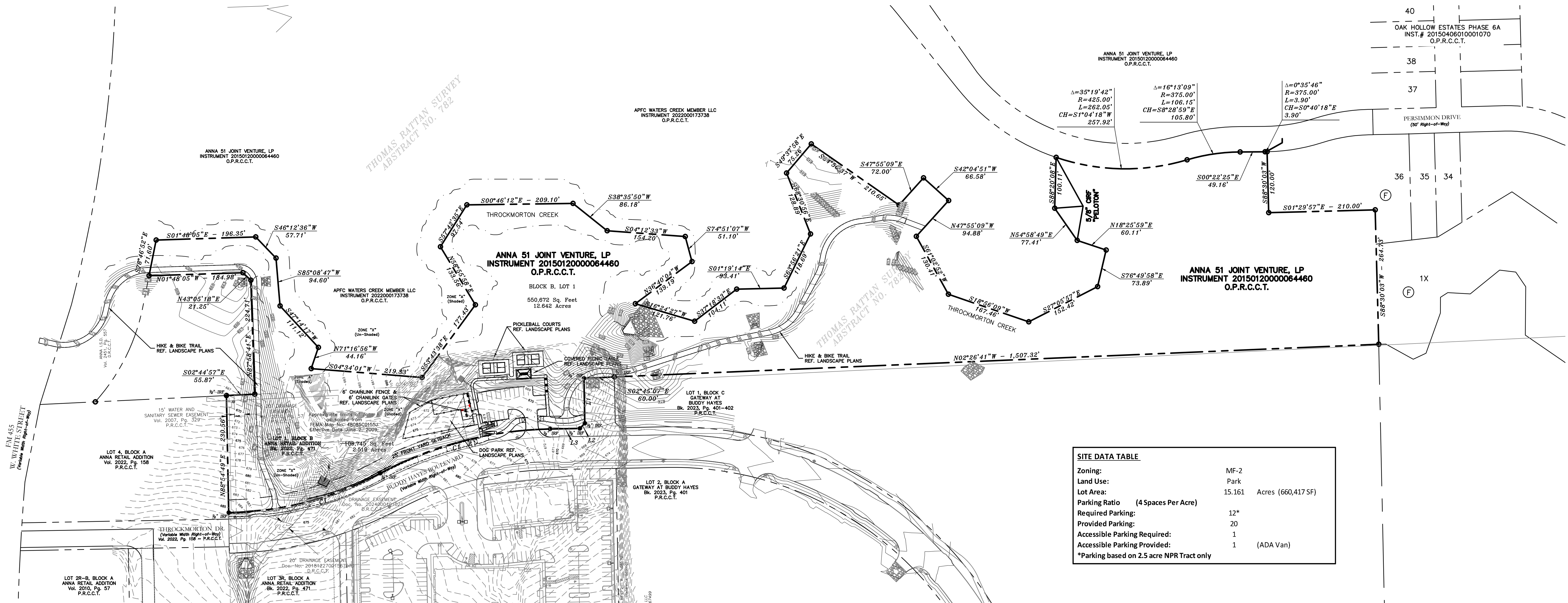
ATTEST:

APPROVED:

\_\_\_\_\_  
Director of Development Services,  
Stephanie Scott-Sims, AICP

\_\_\_\_\_  
Planning & Zoning Commission, Chair  
Jessica Walden

EXHIBIT A



| SITE DATA TABLE                           |                           |
|-------------------------------------------|---------------------------|
| Zoning:                                   | MF-2                      |
| Land Use:                                 | Park                      |
| Lot Area:                                 | 15.161 Acres (660,417 SF) |
| Parking Ratio (4 Spaces Per Acre)         |                           |
| Required Parking:                         | 12*                       |
| Provided Parking:                         | 20                        |
| Accessible Parking Required:              | 1                         |
| Accessible Parking Provided:              | 1 (ADA Van)               |
| *Parking based on 2.5 acre NPR Tract only |                           |

CONTACT CITY OF ANNA PUBLIC WORKS FOR CITY UTILITY LOCATES. 972-924-4510

SITE BENCHMARKS:

BM-1 = 'X' in southeast corner of the concrete driveway and on the east right-of-way of Throckmorton Drive, 62± southeast of the most northeast corner of Lot 3R, Block A, Anna Retail Addition. Elev. = 690.01

BM-2 = 'X' in southeast corner of the concrete driveway 64± southeast of the southeast corner of Lot 1, Block A, Love's Country Store Addition. Elev. = 694.16

BM-3 = 'X' in the center of a curve on top of a concrete curb at the southeast corner of the lot on the west adjoinder Lot 5, Block A, of Anna Retail Addition, 97± south of the most westerly northwest corner of the subject tract. Elev. = 714.63

PROJECT CONTROLLING BENCHMARK:

Obtained from Civil Construction Plans of Anna Retail Addition prepared by Westwood Professional Services, Inc., Project No. 0012918 and described as:

BENCHMARK #2 (PCBM) "PK" Nail 12' west from the end of the concrete drive south of Lot 1, Block A, Anna Retail Addition. Elevation = 708.69

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT. THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

| Issue Dates: | Revision & Date: |
|--------------|------------------|
| 1 3/25/2025  | 1                |
| 2            | 2                |
| 3            | 3                |
| 4            | 4                |
| 5            | 5                |
| 6            | 6                |

|                                               |             |
|-----------------------------------------------|-------------|
| <b>CROSS ENGINEERING CONSULTANTS</b>          |             |
| 1720 W. Virginia Street McKinney, Texas 75069 |             |
| 972.562.4409 Texas P.E. Firm No. F-3935       |             |
| Drawn By:                                     | Checked By: |
| C.E.C.I.                                      | C.E.C.I.    |
| Scale: 1"=50'                                 |             |

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 3/25/25. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SP 25-0003

PARK SITE PLAN

MERYL STREET - PARKLAND

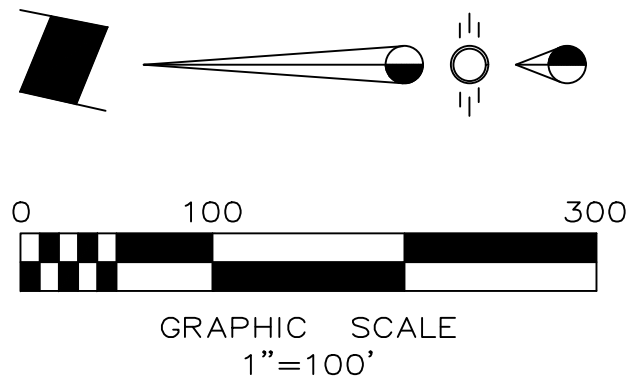
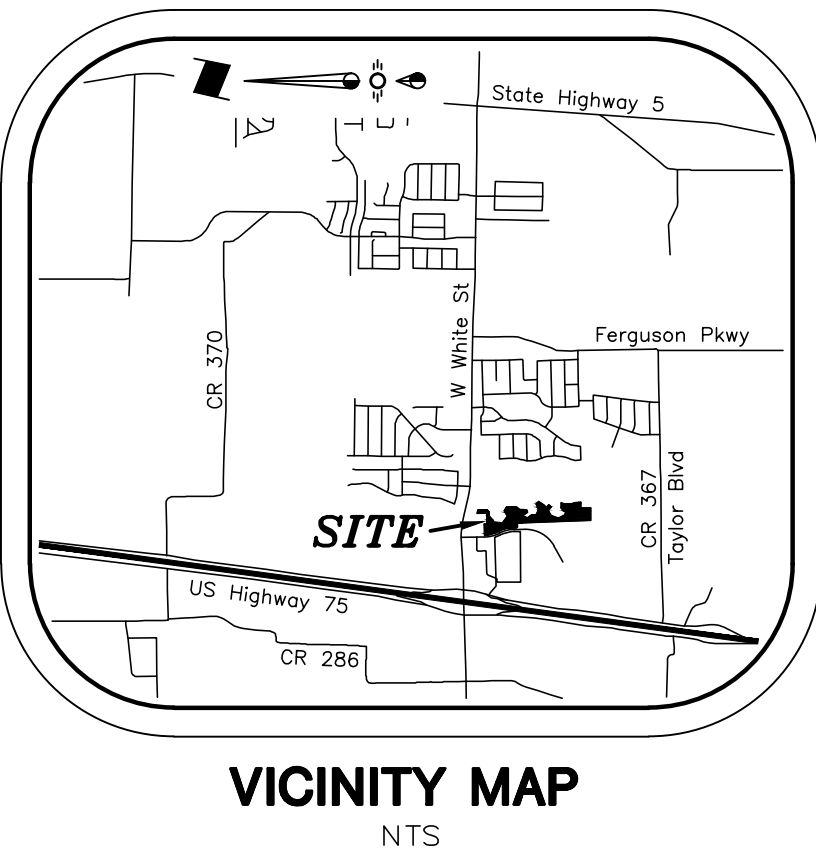
ANNA RETAIL ADDITION, BLOCK B, LOT 1

2.519 ACRES, ANNA, COLLIN COUNTY, TEXAS

THOMAS RATTON SURVEY, ABST 782

PREPARED DATE: 3/25/2025

|             |       |
|-------------|-------|
| Sheet No.   | SP    |
| Project No. | 23036 |







Item No. 9.

Planning & Zoning Commission Agenda  
Staff Report

Meeting Date: 4/7/2025  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Approve a Resolution regarding the Rosamond Crossing Northeast Corner, Block A, Lots 1-23, Preliminary Plat (PP 25-0006)  
Owner: Liberty 75, LP, ET AL.

**SUMMARY:**

Five retail/restaurant buildings, nine retail buildings, a grocery store, six vacant commercial lots, and two detention ponds on 23 lots on 63.4± acres located at the northeast corner of W. Rosamond Parkway and N. Central Expressway (U.S. Highway 75). Zoned Planned Development/Single-Family Residential 8.4 District, Single-Family Residential 7.2 District, Single-Family Residential 6.0 District, Mixed Density District, Multi-Family Residential District, Local Commercial District, Regional Commercial District, Mixed-Use District, Light Industrial District, and Heavy Industrial (PD/SF-8.4/SF-7.2/SF-6.0/MD/MF/C-1/C-2/MU/I-1) (Ord. 1111-2024-08).

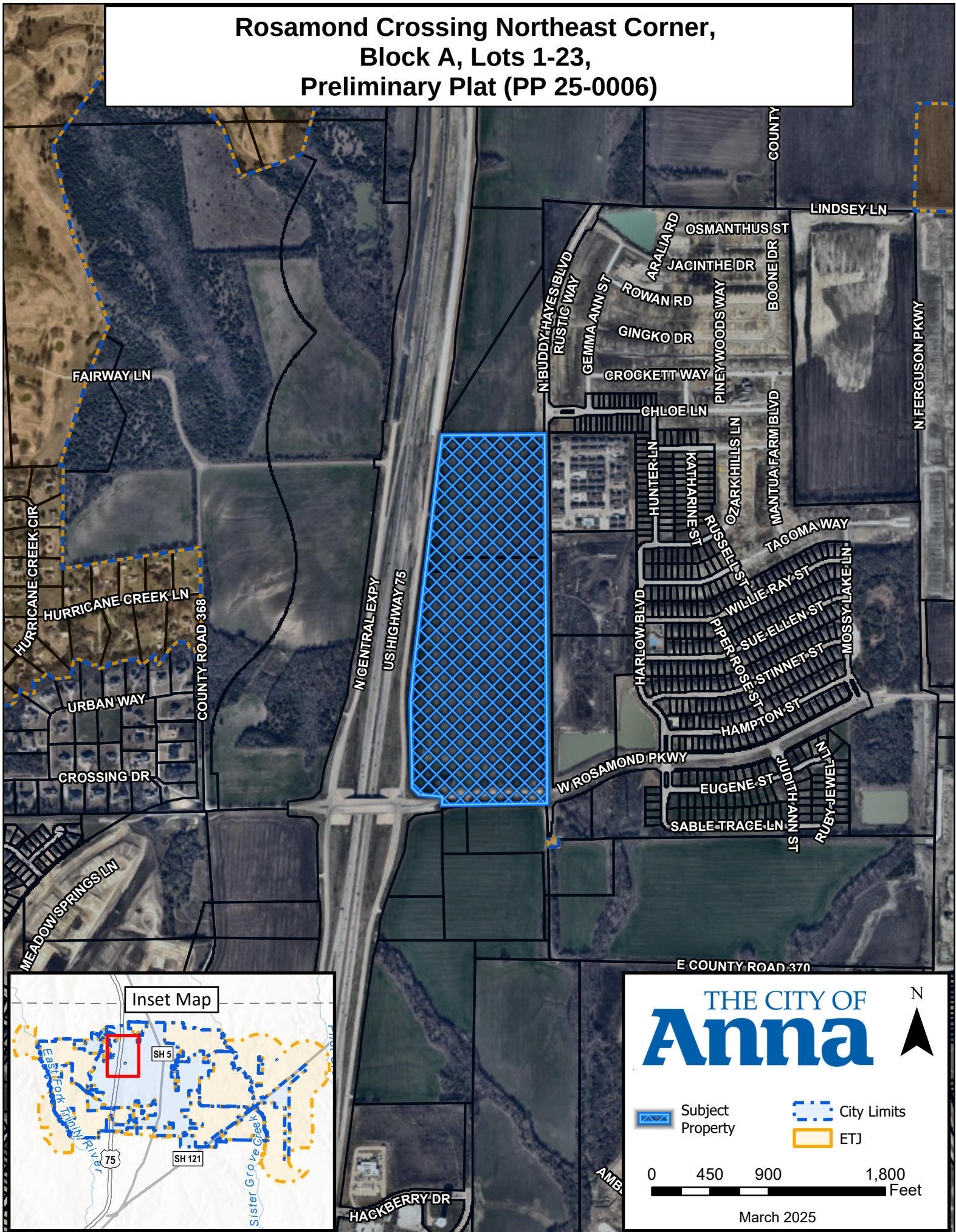
**STAFF RECOMMENDATION:**

Recommended for approval as submitted.

**ATTACHMENTS:**

1. Locator - Rosamond Crossing Northeast Corner, Block A, Lots 1-25 Preliminary Plat (PP 25-0006)
2. Resolution - Rosamond Crossing Northeast Corner, Block A, Lots 1-23, Preliminary Plat (PP 25-0006)
3. Exhibit A - Rosamond Crossing Northeast Corner, Block A, Lots 1-23, Preliminary Plat (PP 25-0006)

# Rosamond Crossing Northeast Corner, Block A, Lots 1-23, Preliminary Plat (PP 25-0006)





**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2025-04**

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ROSAMOND CROSSING  
NORTHEAST CORNER, BLOCK A, LOTS 1-23, PRELIMINARY PLAT (PP 25-0006)**

**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**, LIBERTY 75, LP, ET AL has submitted an application for the approval of Rosamond Crossing Northeast Corner, Block A, Lots 1-23, Preliminary Plat; and

**WHEREAS**, the Preliminary 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 Preliminary Plat**

The Planning & Zoning Commission hereby approves Rosamond Crossing Northeast Corner, Block A, Lots 1-23, 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 7th day of April, 2025.

ATTEST:

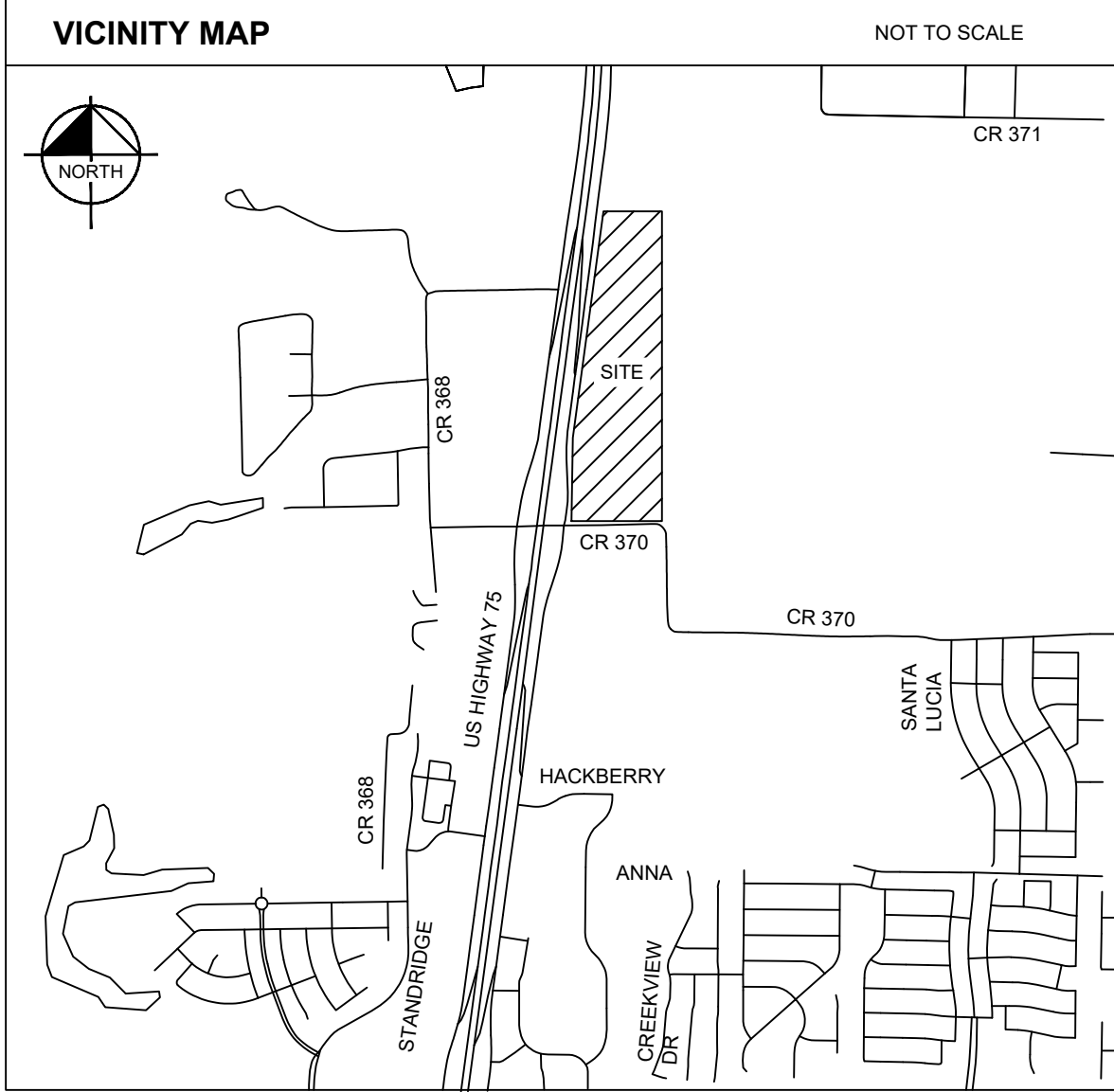
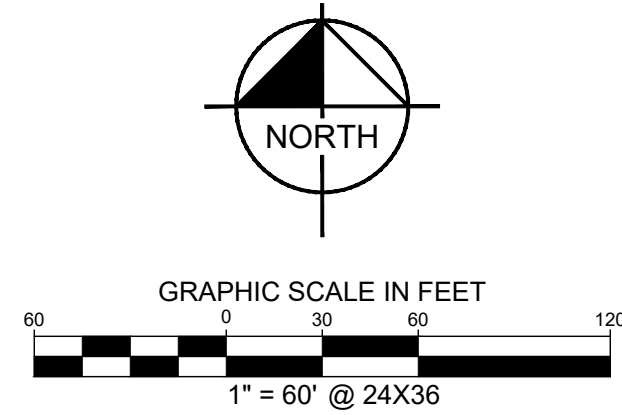
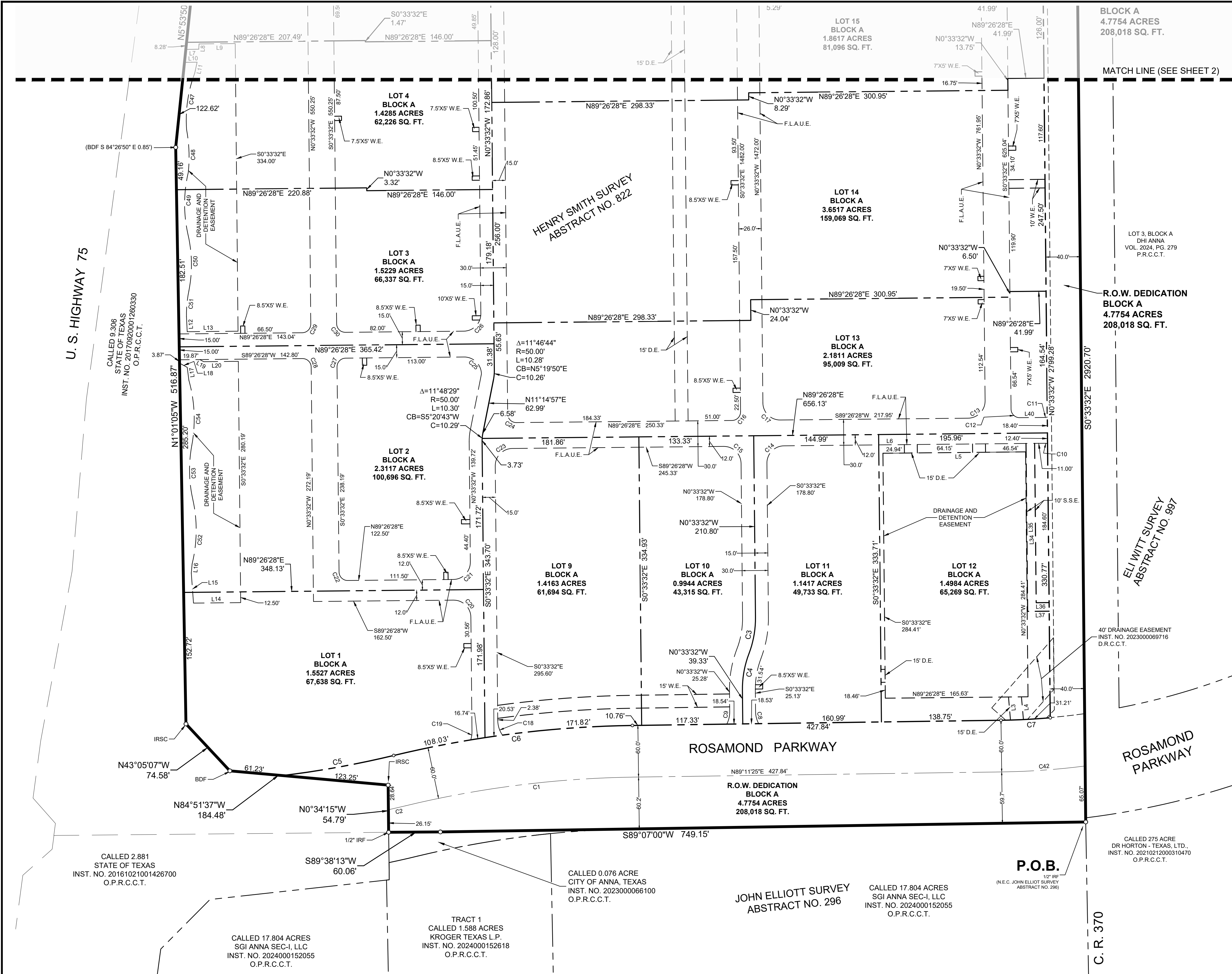
APPROVED:

\_\_\_\_\_  
Director of Development Services,  
Stephanie Scott-Sims, AICP

\_\_\_\_\_  
Planning & Zoning Commission, Chair  
Jessica Walden



EXHIBIT A



| LEGEND       |                                              |
|--------------|----------------------------------------------|
| IRF          | IRON ROD FOUND                               |
| IRSC         | 5/8" IRON ROD W/ "KHA" CAP SET               |
| IRWC         | IRON ROD WITH CAP FOUND                      |
| PNF          | PRINAIL FOUND                                |
| P.O.B.       | POINT OF BEGINNING                           |
| W            | "X" CUT IN CONCRETE FOUND                    |
| BL           | BUILDING SETBACK LINE                        |
| D.E.         | DRAINAGE EASEMENT                            |
| DET.E.       | DETENTION EASEMENT                           |
| F.L.A.U.E.   | FIRE LANE ACCESS & UTILITY EASEMENT          |
| G.E.         | GAS EASEMENT                                 |
| L.S.         | LANDSCAPE SETBACK                            |
| O.P.R.C.C.T. | OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS |
| P.R.C.C.T.   | PLAT RECORDS COLLIN COUNTY, TEXAS            |
| W.E.         | WATER EASEMENT                               |

- GENERAL NOTES:**
- All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
  - All bearings shown are based on grid north of the Texas Coordinate System, NAD83, North Central Zone 4202. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99984731332.
  - The purpose of this plat is to create 23 lots and dedicate easements and right-of-way.
  - Notice: Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.

**FLOOD STATEMENT:**

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0155J, for Collin County, Texas and incorporated areas, dated June 2, 2009, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

PP 25-0006  
PRELIMINARY PLAT

ROSAMOND CROSSING  
NORTHEAST CORNER  
BLOCK A, LOTS 1-23  
BEING 63.3938 ACRES SITUATED IN  
THE HENRY SMITH SURVEY, ABSTRACT NO. 882  
CITY OF ANNA, COLLIN COUNTY, TEXAS  
MARCH 2025

# Kimley»Horn

6160 Warren Parkway, Suite 210  
Frisco, Texas 75034

FIRM # 10193822

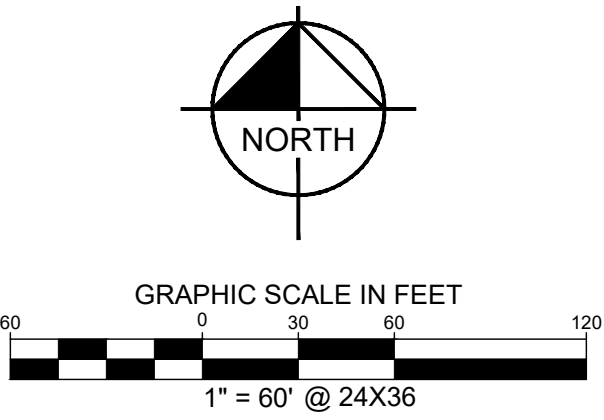
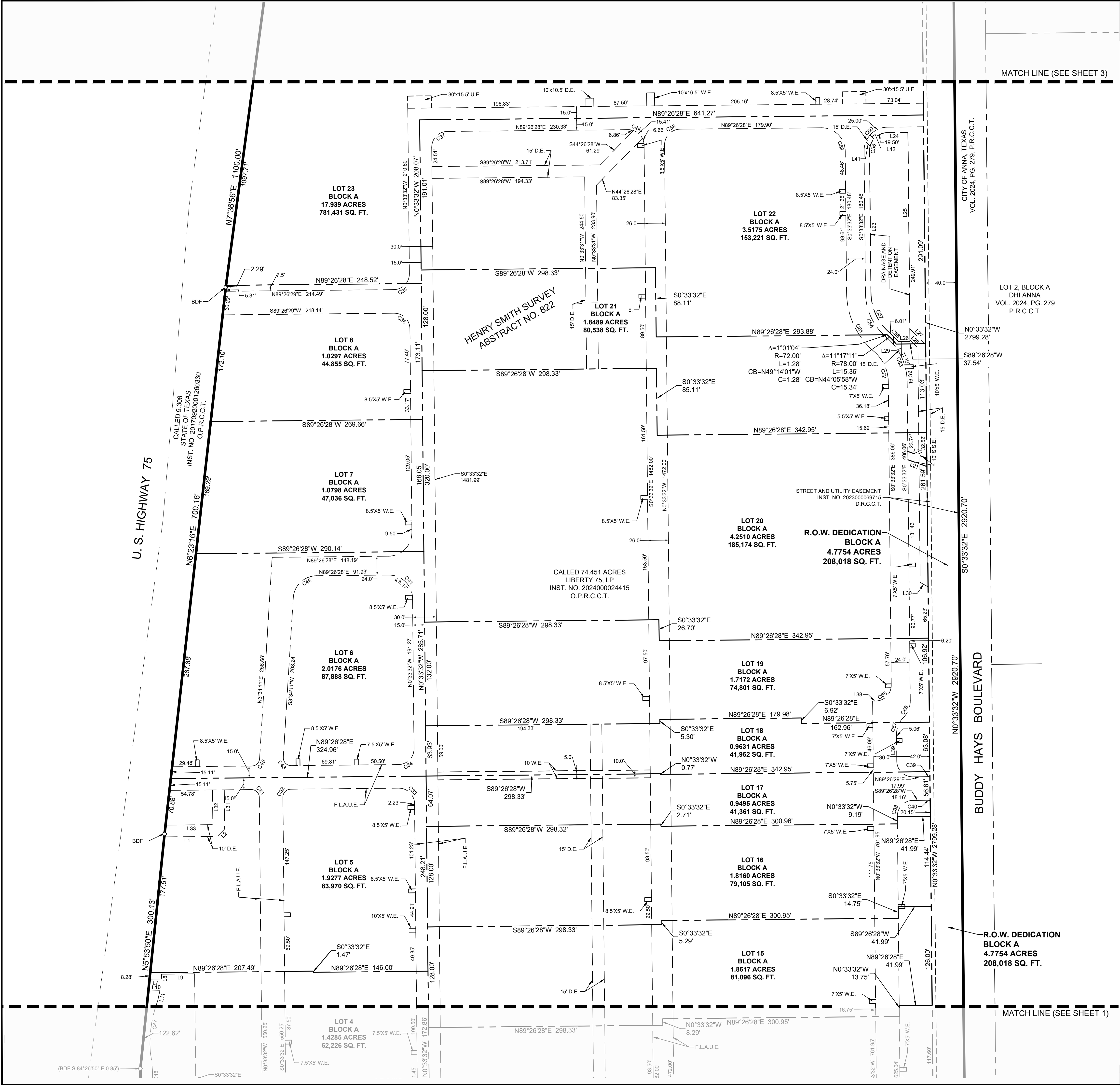
Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

| Scale    | Drawn by | Checked by | Date      | Project No. | Sheet No. |
|----------|----------|------------|-----------|-------------|-----------|
| 1" = 60' | SRD      | MBM        | Mar. 2025 | 063006060   | 1 OF 4    |

**OWNER:**  
Liberty 75, LP, et al  
370 W. Broadway  
Prosper, TX  
Email: teague@BGREA.com  
Contact: Teague Griffin  
Ph: 214-912-6159

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





| LEGEND       |                                              |
|--------------|----------------------------------------------|
| IRF          | IRON ROD FOUND                               |
| IRSC         | 5/8" IRON ROD W/ "KHA" CAP SET               |
| IRFC         | IRON ROD WITH CAP FOUND                      |
| IRF          | IR NAIL FOUND                                |
| P.O.B.       | POINT OF BEGINNING                           |
| XF           | "X" CUT IN CONCRETE FOUND                    |
| BL           | BUILDING SETBACK LINE                        |
| D.E          | DRAINAGE EASEMENT                            |
| DET.E        | DETENTION EASEMENT                           |
| F.L.A.U.E.   | FIRE LANE ACCESS & UTILITY EASEMENT          |
| G.E          | GAS EASEMENT                                 |
| L.S          | LANDSCAPE SETBACK                            |
| O.P.R.C.C.T. | OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS |
| P.R.C.C.T.   | PLAT RECORDS COLLIN COUNTY, TEXAS            |
| W.E          | WATER EASEMENT                               |

GENERAL NOTES:

- All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
- All bearings shown are based on grid north of the Texas Coordinate System, NAD83, North Central Zone 4202. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99984731332.
- The purpose of this plat is to create 23 lots and dedicate easements and right-of-way.
- Notice: Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0155J, for Collin County, Texas and incorporated areas, dated June 2, 2009, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

PP 25-0006  
PRELIMINARY PLAT

ROSAMOND CROSSING  
NORTHEAST CORNER  
BLOCK A, LOTS 1-23  
BEING 63.3938 ACRES SITUATED IN  
THE HENRY SMITH SURVEY, ABSTRACT NO. 882  
CITY OF ANNA, COLLIN COUNTY, TEXAS  
MARCH 2025

**Kimley»Horn**

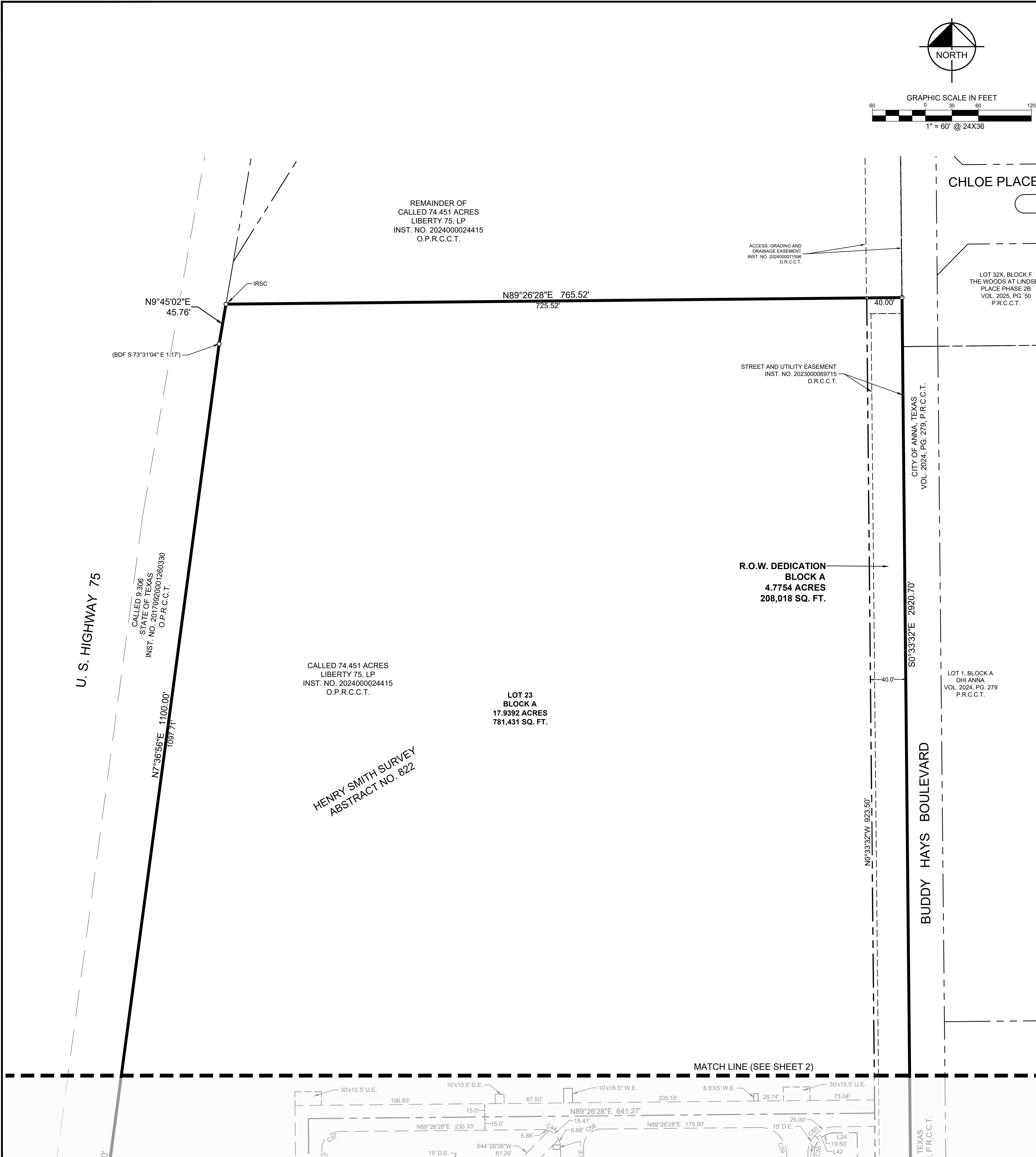
6160 Warren Parkway, Suite 210  
Frisco, Texas 75034  
FIRM # 10193822  
Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

| Scale    | Drawn by | Checked by | Date      | Project No. | Sheet No. |
|----------|----------|------------|-----------|-------------|-----------|
| 1" = 60' | SRD      | MBM        | Mar. 2025 | 063006060   | 2 OF 4    |

OWNER:  
Liberty 75, LP, et al  
370 W. Broadway  
Prosper, TX  
Email: teague@BGREA.com  
Contact: Teague Griffin  
Ph: 214-912-6159

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





| CURVE TABLE |           |          |         |               |         | LINE TABLE |             |         |
|-------------|-----------|----------|---------|---------------|---------|------------|-------------|---------|
| NO.         | DELTA     | RADIUS   | LENGTH  | CHORD BEARING | CHORD   | NO.        | BEARING     | LENGTH  |
| C1          | 12°43'32" | 1200.00' | 266.52' | S82°49'39"W   | 265.98' | L1         | S89°26'28"W | 67.55'  |
| C2          | 0°59'19"  | 1200.00' | 20.70'  | N76°57'32"E   | 20.70'  | L2         | S44°26'28"W | 13.28'  |
| C3          | 21°29'50" | 115.00'  | 43.15'  | N10°11'23"E   | 42.90'  | L3         | S04°54'41"E | 26.88'  |
| C4          | 21°29'50" | 115.00'  | 43.15'  | S10°11'23"W   | 42.90'  | L4         | S04°54'41"E | 26.46'  |
| C5          | 6°36'03"  | 1140.00' | 131.33' | N79°45'54"E   | 131.26' | L5         | S89°26'28"W | 165.63' |
| C6          | 12°43'32" | 1260.00' | 279.85' | S82°49'39"W   | 279.27' | L6         | S89°26'28"W | 301.94' |
| C7          | 4°09'11"  | 790.00'  | 57.28'  | N87°06'49"E   | 57.25'  | L7         | N88°58'55"E | 15.00'  |
| C8          | 28°04'51" | 30.00'   | 14.70'  | S14°35'57"E   | 14.56'  | L8         | S03°11'45"W | 6.12'   |
| C9          | 28°06'28" | 30.00'   | 14.72'  | N13°29'42"E   | 14.57'  | L9         | N89°26'28"E | 42.02'  |
| C10         | 11°32'22" | 20.00'   | 4.03'   | N84°47'21"W   | 4.02'   | L10        | S89°58'55"W | 14.65'  |
| C11         | 11°32'24" | 20.00'   | 4.03'   | N83°40'16"E   | 4.02'   | L11        | N12°15'37"E | 13.24'  |
| C12         | 90°00'00" | 10.00'   | 15.71'  | S45°33'32"E   | 14.14'  | L12        | N02°49'36"W | 17.51'  |
| C13         | 90°00'00" | 20.00'   | 31.42'  | N44°26'28"E   | 28.28'  | L13        | S89°26'28"W | 59.01'  |
| C14         | 90°00'00" | 20.00'   | 31.42'  | S44°26'28"W   | 28.28'  | L14        | S89°26'28"W | 54.78'  |
| C15         | 90°00'00" | 20.00'   | 31.42'  | N45°33'32"W   | 28.28'  | L15        | N04°09'24"W | 34.98'  |
| C16         | 90°00'00" | 10.00'   | 15.71'  | N44°26'28"E   | 14.14'  | L16        | S05°07'24"W | 10.55'  |
| C17         | 90°00'00" | 20.00'   | 31.42'  | S45°33'32"E   | 28.28'  | L17        | N07°10'24"W | 14.91'  |
| C18         | 34°45'30" | 30.00'   | 16.20'  | S17°56'17"E   | 17.92'  | L18        | N61°01'05"W | 10.24'  |
| C19         | 18°33'40" | 30.00'   | 9.72'   | N08°43'18"E   | 9.68'   | L19        | S61°01'05"E | 5.07'   |
| C20         | 90°00'00" | 20.00'   | 31.42'  | N45°33'32"W   | 28.28'  | L20        | N89°26'28"E | 40.27'  |
| C21         | 90°00'00" | 20.00'   | 31.42'  | N44°26'28"E   | 28.28'  | L21        | S70°31'49"E | 25.64'  |
| C22         | 90°00'00" | 10.00'   | 15.71'  | S45°33'32"E   | 14.14'  | L22        | S70°31'49"E | 25.64'  |
| C23         | 90°00'00" | 20.00'   | 31.42'  | S44°26'28"W   | 28.28'  | L23        | N00°33'32"W | 180.46' |
| C24         | 90°00'00" | 10.00'   | 15.71'  | S45°33'32"E   | 14.14'  | L24        | N89°26'28"E | 26.04'  |
| C25         | 90°00'00" | 20.00'   | 31.42'  | N45°33'32"W   | 28.28'  | L25        | S00°33'32"E | 266.14' |
| C26         | 90°00'00" | 20.00'   | 31.42'  | N44°26'28"E   | 28.28'  | L26        | S89°26'28"W | 14.76'  |
| C27         | 90°00'00" | 10.00'   | 15.71'  | S44°26'28"W   | 14.14'  | L27        | S45°33'32"E | 28.28'  |
| C28         | 90°00'00" | 10.00'   | 15.71'  | N45°33'32"W   | 14.14'  | L28        | S45°33'32"E | 14.14'  |
| C29         | 90°00'00" | 10.00'   | 15.71'  | N44°26'28"E   | 14.14'  | L29        | N00°33'32"W | 19.11'  |
| C30         | 90°00'00" | 10.00'   | 15.71'  | S45°33'32"E   | 14.14'  | L30        | S60°14'35"E | 11.58'  |
| C31         | 90°00'00" | 10.00'   | 15.71'  | N45°33'32"W   | 14.14'  | L31        | S00°33'32"E | 49.76'  |
| C32         | 90°00'00" | 10.00'   | 15.71'  | S44°26'28"W   | 14.14'  | L32        | S00°33'32"E | 43.54'  |
| C33         | 90°00'00" | 20.00'   | 31.42'  | N45°33'32"W   | 28.28'  | L33        | S89°26'28"W | 59.56'  |
| C34         | 90°00'00" | 20.00'   | 31.42'  | N44°26'28"E   | 28.28'  | L34        | N00°33'32"W | 185.00' |
| C35         | 90°00'01" | 20.00'   | 31.42'  | N44°26'28"E   | 28.28'  | L35        | S00°33'32"E | 195.00' |
| C36         | 89°59'59" | 20.00'   | 31.42'  | N45°33'32"W   | 28.28'  | L36        | S89°26'28"W | 15.00'  |
| C37         | 90°00'00" | 20.00'   | 31.42'  | S44°26'28"W   | 28.28'  | L37        | N89°26'28"E | 25.00'  |
| C38         | 89°59'43" | 20.00'   | 31.41'  | S44°26'37"W   | 28.28'  | L38        | S89°26'28"W | 3.90'   |
| C39         | 11°32'39" | 20.00'   | 4.03'   | N83°40'08"E   | 4.02'   | L39        | S00°33'32"E | 34.15'  |
| C40         | 11°32'13" | 20.00'   | 4.03'   | N84°47'26"W   | 4.02'   | L40        | N89°26'28"E | 27.99'  |
| C41         | 90°00'00" | 30.00'   | 47.12'  | N45°33'32"W   | 42.43'  | L41        | S45°33'32"E | 7.78'   |
| C42         | 6°33'02"  | 850.00'  | 97.18'  | N85°54'54"E   | 97.13'  | L42        | S45°33'32"E | 7.01'   |
| C43         | 93°22'10" | 10.00'   | 16.30'  | S43°07'11"E   | 14.55'  |            |             |         |
| C44         | 90°00'00" | 20.00'   | 31.42'  | N45°33'32"W   | 28.28'  |            |             |         |
| C45         | 85°52'17" | 10.00'   | 14.99'  | N46°30'20"E   | 13.62'  |            |             |         |
| C46         | 85°52'17" | 30.00'   | 44.96'  | S46°30'20"W   | 40.87'  |            |             |         |
| C47         | 24°46'51" | 153.97'  | 66.59'  | S08°09'25"W   | 66.08'  |            |             |         |
| C48         | 16°13'33" | 176.16'  | 49.89'  | N02°14'59"W   | 49.72'  |            |             |         |
| C49         | 25°51'04" | 160.11'  | 72.24'  | S00°21'07"W   | 71.63'  |            |             |         |
| C50         | 24°33'36" | 155.16'  | 66.51'  | N00°58'10"W   | 66.00'  |            |             |         |
| C51         | 12°19'31" | 139.71'  | 30.05'  | S05°21'07"W   | 29.99'  |            |             |         |
| C52         | 26°23'28" | 164.97'  | 75.99'  | N00°34'08"E   | 75.32'  |            |             |         |
| C53         | 23°09'58" | 155.00'  | 62.67'  | S01°02'37"E   | 62.24'  |            |             |         |
| C54         | 26°12'42" | 167.69'  | 76.72'  | N02°33'59"W   | 76.05'  |            |             |         |
| C55         | 90°00'00" | 23.00'   | 36.13'  | S44°26'28"W   | 32.53'  |            |             |         |
| C56         | 10°51'51" | 82.00'   | 15.55'  | N44°18'37"W   | 15.53'  |            |             |         |
| C57         | 49°11'01" | 68.00'   | 58.37'  | S25°09'02"E   | 56.60'  |            |             |         |
| C58         | 90°00'00" | 20.00'   | 31.42'  | S44°26'28"W   | 28.28'  |            |             |         |
| C59         | 90°00'00" | 30.00'   | 47.12'  | N45°33'32"W   | 42.43'  |            |             |         |
| C60         | 90°00'00" | 30.00'   | 47.12'  | S44°26'28"W   | 42.43'  |            |             |         |
| C61         | 49°11'01" | 99.00'   | 84.98'  | S25°09'02"E   | 82.40'  |            |             |         |
| C62         | 49°11'01" | 51.00'   | 43.78'  | N25°09'02"W   | 42.45'  |            |             |         |
| C63         | 49°11'01" | 75.00'   | 64.38'  | N25°09'02"W   | 62.42'  |            |             |         |
| C64         | 49°11'01" | 75.00'   | 64.38'  | S25°09'02"E   | 62.42'  |            |             |         |
| C65         | 90°00'00" | 20.00'   | 31.42'  | N44°26'28"E   | 28.28'  |            |             |         |
| C66         | 45°26'37" | 30.00'   | 23.79'  | N22°09'47"E   | 23.18'  |            |             |         |
| C67         | 45°26'37" | 30.00'   | 23.79'  | S22°09'47"W   | 23.18'  |            |             |         |

| LEGEND       |                                              |
|--------------|----------------------------------------------|
| IRF          | IRON ROD FOUND                               |
| IRSC         | 5/8" IRON ROD W/ "KHA" CAP SET               |
| IRFC         | IRON ROD WITH CAP FOUND                      |
| IRF          | IR NAIL FOUND                                |
| P.O.B.       | POINT OF BEGINNING                           |
| XF           | 7" CUT IN CONCRETE FOUND                     |
| BL           | BUILDING SETBACK LINE                        |
| D.E          | DRAINAGE EASEMENT                            |
| DET.E        | DETENTION EASEMENT                           |
| F.L.A.U.E.   | FIRE LANE ACCESS & UTILITY EASEMENT          |
| G.E          | GAS EASEMENT                                 |
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| O.P.R.C.C.T. | OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS |
| P.R.C.C.T.   | PLAT RECORDS COLLIN COUNTY, TEXAS            |
| W.E          | WATER EASEMENT                               |

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  - The purpose of this plat is to create 23 lots and dedicate easements and right-of-way.
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PP 25-0006  
PRELIMINARY PLAT

ROSAMOND CROSSING  
NORTHEAST CORNER  
BLOCK A, LOTS 1-23  
BEING 63.3938 ACRES SITUATED IN  
THE HENRY SMITH SURVEY, ABSTRACT NO. 882  
CITY OF ANNA, COLLIN COUNTY, TEXAS  
MARCH 2025

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. |
|----------|----------|------------|-----------|-------------|-----------|
| 1" = 60' | SRD      | MBM        | Mar. 2025 | 063006060   | 3 OF 4    |

OWNER:  
Liberty 75, LP, et al  
370 W. Broadway  
Prosper, TX  
Email: teague@BGREA.com  
Contact: Teague Griffin  
Ph: 214-912-6159

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



OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS \_\_\_\_\_ is the owner of a tract of land situated in the Henry Smith Survey, Abstract No. 822, City of Anna, Collin County, Texas, and being part of a called 74.451-acre tract of land described in the Special Warranty Deed to Liberty 75, LP, recorded in Instrument No. 2024000024415, 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 southeast corner of said 74.451-acre tract and the northeast corner 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, 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 89°07'00" West, with the south line of said 74.451-acre tract and the north line of said 17.863-acre tract, a distance of 749.15 feet to a point for corner in the north line of a called 0.076-acre tract of land described in the Special Warranty Deed for Right-Of-Way to the City of Anna, Texas, recorded in Instrument No. 2023000066100, Official Public Records of Collin County, Texas;

THENCE South 89°38'13" West, with the south line of said 74-451-acre tract and the north line of said 0.076-acre tract, a distance of 60.06 feet to a 1/2" iron rod found for corner in the east right-of-way line of U.S. Highway No. 75 (a variable width right-of-way), at the northwest corner of said 0.076-acre tract;

THENCE with said east right-of-way line, the following courses and distances:

- North 00°34'15" West, a distance of 54.79 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
- North 84°51'37" West, a distance of 184.48 feet to a brass disk stamped "TXDOT R.O.W. Marker" found for corner;
- North 43°05'07" West, a distance of 74.58 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
- North 01°01'05" West, a distance of 669.59 feet to a point for corner from which a brass disk stamped "TXDOT R.O.W. Marker" found bears South 84°26'50" East, a distance of 0.85 feet;
- North 05°53'50" East, a distance of 300.13 feet to a brass disk stamped "TXDOT R.O.W. Marker" found for corner;
- North 06°23'16" East, a distance of 700.16 feet to a brass disk stamped "TXDOT R.O.W. Marker" found for corner;
- North 07°36'56" East, a distance of 1,100.00 feet to a point for corner from which a brass disk stamped "TXDOT R.O.W. Marker" found bears South 73°31'04" East, a distance of 1.17 feet;
- North 09°45'02" East, a distance of 45.76 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 89°26'29" East, over and across said 74.451-acre tract, a distance of 765.52 feet to a point for corner in the west line of said 275-acre tract;

THENCE South 00°33'32" East, with the east line of said 74.451-acre tract, and the west line of said 275-acre tract, and the west right-of-way line of Buddy Hayes Boulevard (a 40-foot wide right-of-way) a distance of 2,920.70 feet to the POINT OF BEGINNING and containing 2,761,432 square feet or 63.3938 acres of land.

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.

Michael B. Marx 3/24/25  
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 \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

Printed Name

My Commission Expires

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 NORTHEAST 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 \_\_\_\_\_, 2025.

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 \_\_\_\_\_, 2025.

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.

CERTIFICATE OF APPROVAL

APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the Planning & Zoning Commission, City of Anna, Texas.

Planning & Zoning Commission Chair

Director of Development Services

PP 25-0006  
PRELIMINARY PLAT

ROSAMOND CROSSING  
NORTHEAST CORNER  
BLOCK A, LOTS 1-23  
BEING 63.3938 ACRES SITUATED IN  
THE HENRY SMITH SURVEY, ABSTRACT NO. 882  
CITY OF ANNA, COLLIN COUNTY, TEXAS  
MARCH 2025

|                                                                                                                                             |                 |                   |                                                                                                                                                              |                          |                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------------------------------|
| Kimley»Horn                                                                                                                                 |                 |                   |                                                                                                                                                              |                          |                                                   |
| 6160 Warren Parkway, Suite 210<br>Frisco, Texas 75034                                                                                       |                 |                   | FIRM # 10193822                                                                                                                                              |                          | Tel. No. (972) 335-3580<br>Fax No. (972) 335-3779 |
| Scale<br>N/A                                                                                                                                | Drawn by<br>SRD | Checked by<br>MBM | Date<br>Mar. 2025                                                                                                                                            | Project No.<br>063006060 | Sheet No.<br>4 OF 4                               |
| OWNER:<br>Liberty 75, LP, et al<br>370 W. Broadway<br>Prosper, TX<br>Email: teague@BGREA.com<br>Contact: Teague Griffin<br>Ph: 214-912-6159 |                 |                   | APPLICANT:<br>Kimley-Horn and Associates, Inc.<br>2600 N. Central Expressway, Suite 400<br>Richardson TX 75080<br>Ph: 972-776-7700<br>Contact: Rob Lewis, PE |                          |                                                   |



Item No. 10.

Planning & Zoning Commission Agenda  
Staff Report

Meeting Date: 4/7/2025  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Approve a Resolution regarding the Rosamond Crossing Northeast Corner, Block A, Lots 1-23, Preliminary Site Plan (PSP 25-0004)  
Owner: Liberty 75, LP, ET AL.

**SUMMARY:**

Five retail/restaurant buildings, nine retail buildings, a grocery store, six vacant commercial lots, and two detention ponds on 23 lots on 63.4± acres located at the northeast corner of W. Rosamond Parkway and N. Central Expressway (U.S. Highway 75). Zoned Planned Development/Single-Family Residential 8.4 District, Single-Family Residential 7.2 District, Single-Family Residential 6.0 District, Mixed Density District, Multi-Family Residential District, Local Commercial District, Regional Commercial District, Mixed-Use District, Light Industrial District, and Heavy Industrial (PD/SF-8.4/SF-7.2/SF-6.0/MD/MF/C-1/C-2/MU/I-1) (Ord. 1111-2024-08).

**STAFF RECOMMENDATION:**

Recommended for approval as submitted.

**ATTACHMENTS:**

1. Locator Map - Rosamond Crossing Northeast Corner, Block A, Lots 1-23, Preliminary Site Plan (PSP 25-0004)
2. Resolution - Rosamond Crossing Northeast Corner, Block A, Lots 1-23, Preliminary Site Plan (PSP 25-0004)
3. Exhibit A - Rosamond Crossing Northeast Corner, Block A, Lots 1-23, Preliminary Site Plan (PSP 25-0004)



# Rosamond Crossing Northeast Corner, Block A, Lots 1-25 Preliminary Site Plan (PSP 25-0004)





**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2024-04**

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ROSAMOND CROSSING  
NORTHEAST CORNER, BLOCK A, LOTS 1-23, PRELIMINARY SITE PLAN (PSP 25-0004)**

**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**, LIBERTY 75, LP, ET AL has submitted an application for the approval of Rosamond Crossing Northeast Corner, Block A, Lots 1-23, Preliminary Site Plan; and

**WHEREAS**, the Preliminary Site Plan 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 Preliminary Site Plan**

The Planning & Zoning Commission hereby approves Rosamond Crossing Northeast Corner, Block A, Lots 1-23, Preliminary Site Plan 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 7th day of April 2025.

ATTEST:

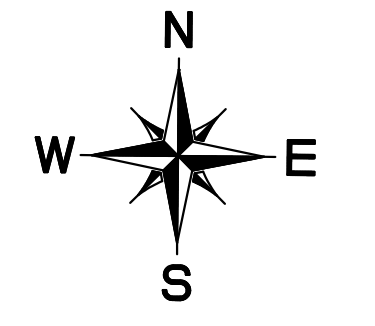
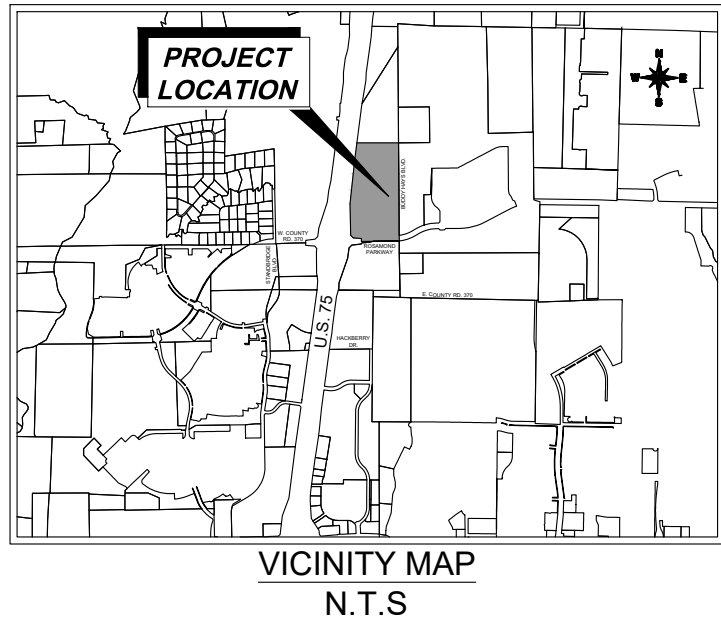
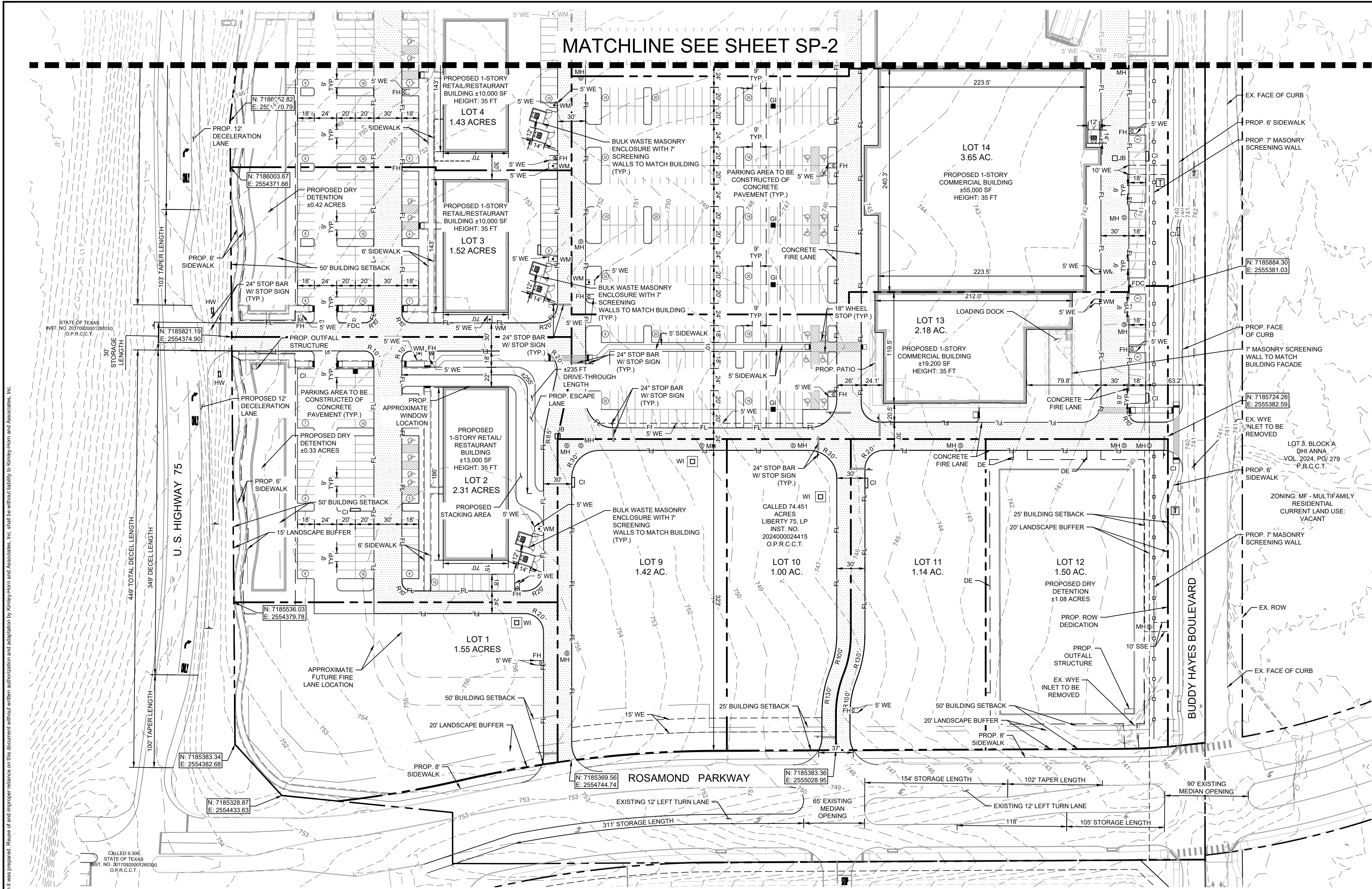
APPROVED:

\_\_\_\_\_  
Director of Development Services,  
Stephanie Scott-Sims, AICP

\_\_\_\_\_  
Planning & Zoning Commission, Chair  
Jessica Walden



3/24/2025 5:18 PM  
LAST SAVED  
DWG PATH  
K:\CH\2025\03\24\2025\19\PM  
PRELIMINARY SITE PLAN  
PSP 25-0004  
This document, together with the concepts and design presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Please do not use or rely on this document without written authorization and disclaimer by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- FL PROPOSED CONCRETE FIRE LANE
- PROPOSED BUILDING
- EXISTING CONTOUR LINE - MAJOR
- EXISTING CONTOUR LINE - MINOR
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- WM WATER METER (AND VAULT)
- FH FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- SM SANITARY SEWER MANHOLE
- TP TRANSFORMER PAD
- CI CURB INLET
- GI GRATE INLET
- JB JUNCTION BOX OR WYE INLET
- HD HEADWALL
- TYP. TYPICAL
- SSE SANITARY SEWER EASEMENT
- WE WATER EASEMENT
- DE DRAINAGE EASEMENT
- BFR BARRIER FREE RAMP
- SW SIDEWALK
- BL BUILDING LINE/SETBACK
- CI CURB INLET
- GI GRATE INLET
- WI WYE INLET
- JB JUNCTION BOX
- MH MANHOLE
- EX. EXISTING
- PROP. PROPOSED

REVISIONS

No.

DATE

BY

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|  |  |  |  |
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|  |  |  |  |

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
2600 N. CENTRAL EXPRESSWAY, RICHARDSON, TX 75080  
PHONE: (972) 770-1330  
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY

FOR REVIEW ONLY  
Not for construction or permit purposes.

Kimley»Horn

Engineer: ROBERT C. LEWIS  
P.E. No. 143058 Date: 03/24/2025

KHA PROJECT

06300060

DATE

MARCH 2025

SCALE

AS SHOWN

DESIGNED BY

LMW

DRAWN BY

RGD

CHECKED BY

RCL

ROSAMOND CROSSING  
NORTHEAST CORNER

CITY OF ANNA  
COLLIN COUNTY, TEXAS

PRELIMINARY SITE PLAN

SHEET NUMBER  
SP-1

| SITE DATA SUMMARY TABLE               |                                   |                      |                      |                      |                      |                      |           |             |           |           |           |           |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |           |
|---------------------------------------|-----------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|-----------|-------------|-----------|-----------|-----------|-----------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|-----------|
| GENERAL SITE DATA                     | LOT 1                             | LOT 2                | LOT 3                | LOT 4                | LOT 5                | LOT 6                | LOT 7     | LOT 8       | LOT 9     | LOT 10    | LOT 11    | LOT 12    | LOT 13              | LOT 14              | LOT 15              | LOT 16              | LOT 17              | LOT 18              | LOT 19              | LOT 20              | LOT 21              | LOT 22              | LOT 23    |
| PROPOSED ZONING                       | C-2                               | C-2                  | C-2                  | C-2                  | C-2                  | C-2                  | C-2       | C-2         | C-2       | C-2       | C-2       | C-2       | C-2                 | C-2                 | C-2                 | C-2                 | C-2                 | C-2                 | C-2                 | C-2                 | C-2                 | C-2                 | C-2       |
| PROPOSED USE                          | -                                 | RETAIL / RESTAURANT  | RETAIL / RESTAURANT  | RETAIL / RESTAURANT  | RETAIL / RESTAURANT  | RETAIL / RESTAURANT  | -         | -           | -         | -         | -         | DETENTION | GROCERY             | RETAIL              | RETAIL              | RETAIL              | RETAIL              | RETAIL              | RETAIL              | RETAIL              | RETAIL              | RETAIL              | DETENTION |
| GROSS SITE AREA (ACRES, SQ. FT.)      | 44.6065 ACRES / 1,943,060 SQ. FT. |                      |                      |                      |                      |                      |           |             |           |           |           |           |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |           |
| LOT AREA (SQ. FT.)                    | 67,638                            | 100,696              | 66,337               | 62,226               | 83,970               | 87,888               | 41,877.77 | 50,014      | 61,694    | 43,315    | 49,733    | 65,269    | 950,009             | 159,069             | 81,096              | 79,106              | 41,351              | 41,962              | 74,801              | 185,174             | 80,538              | 134,187             | 19,034    |
| LOT ACREAGE (ACRES)                   | 1.55                              | 2.31                 | 1.53                 | 1.43                 | 1.93                 | 2.02                 | 0.96      | 1.15        | 1.42      | 0.99      | 1.14      | 1.50      | 2.18                | 3.65                | 1.86                | 1.82                | 0.95                | 0.96                | 1.72                | 4.25                | 1.85                | 3.08                | 0.44      |
| LOT DIMENSIONS (FT.)                  | 348 X 172                         | 348 X 285            | 367 X 179            | 367 X 173            | 351 X 248            | 312 X 286            | 280 X 149 | 264 X 192.5 | 338 X 182 | 337 X 133 | 334 X 145 | 336 X 196 | 641 X 160           | 641 X 240           | 641 X 125           | 641 X 125           | 641 X 80            | 641 X 80            | 641 X 100           | 641 X 262           | 641 X 125           | 568 X 191           | 73 X 273  |
| BUILDING AREA (SQ. FT.)               | 13,000                            | 10,000               | 10,000               | 13,000               | 13,000               | 13,000               | -         | -           | -         | -         | -         | -         | 19,200              | 55,000              | 25,000              | 24,125              | 10,000              | 16,384              | 63,000              | 20,000              | 40,000              | -                   | -         |
| RESTAURANT/RETAIL SPLIT (SQ. FT.)     | -                                 | 7000 / 6000          | 4300 / 5700          | 5250 / 4750          | 6100 / 6900          | 7800 / 4200          | -         | -           | -         | -         | -         | -         | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -         |
| MAXIMUM BUILDING HEIGHT (FT.)         | 35 FT.                            | 35 FT.               | 35 FT.               | 35 FT.               | 35 FT.               | 35 FT.               | -         | -           | -         | -         | -         | -         | 35 FT.              | 35 FT.              | 35 FT.              | 35 FT.              | 35 FT.              | 35 FT.              | 35 FT.              | 35 FT.              | 35 FT.              | 35 FT.              | -         |
| FLOOR AREA RATIO                      | -                                 | 0.129                | 0.151                | 0.161                | 0.155                | 0.137                | -         | -           | -         | -         | -         | -         | 0.020               | 0.346               | 0.308               | 0.305               | 0.242               | 0.238               | 0.219               | 0.340               | 0.248               | 0.298               | -         |
| PERVIOUS AREA (%)                     | -                                 | 31.23%               | 33.15%               | 34.07%               | 25.81%               | 20.48%               | -         | -           | -         | -         | -         | -         | 0.74%               | 7.64%               | 7.56%               | 7.75%               | 5.08%               | 10.23%              | 7.02%               | 7.14%               | 6.21%               | 3.47%               | -         |
| IMPERVIOUS AREA (%)                   | -                                 | 68.77%               | 66.85%               | 65.93%               | 74.19%               | 79.52%               | -         | -           | -         | -         | -         | -         | 100.00%             | 99.26%              | 92.36%              | 92.44%              | 92.25%              | 94.92%              | 89.77%              | 92.98%              | 92.86%              | 93.79%              | 100.00%   |
| PARKING                               |                                   |                      |                      |                      |                      |                      |           |             |           |           |           |           |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |           |
| REQUIRED PARKING RATIO (RETAIL STORE) | -                                 | 4 SPACES / 1,000 SF  | 4 SPACES / 1,000 SF  | 4 SPACES / 1,000 SF  | 4 SPACES / 1,000 SF  | 4 SPACES / 1,000 SF  | -         | -           | -         | -         | -         | -         | 4 SPACES / 1,000 SF | 4 SPACES / 1,000 SF | 4 SPACES / 1,000 SF | 4 SPACES / 1,000 SF | 4 SPACES / 1,000 SF | 4 SPACES / 1,000 SF | 4 SPACES / 1,000 SF | 4 SPACES / 1,000 SF | 4 SPACES / 1,000 SF | 4 SPACES / 1,000 SF | -         |
| REQUIRED PARKING RATIO (RESTAURANT)   | -                                 | 10 SPACES / 1,000 SF | 10 SPACES / 1,000 SF | 10 SPACES / 1,000 SF | 10 SPACES / 1,000 SF | 10 SPACES / 1,000 SF | -         | -           | -         | -         | -         | -         | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -         |
| REQUIRED PARKING (RETAIL)             | -                                 | 24                   | 23                   | 19                   | 28                   | 17                   | -         | -           | -         | -         | -         | -         | 77                  | 220                 | 100                 | 97                  | 40                  | 40                  | 66                  | 252                 | 80                  | 160                 | -         |
| REQUIRED PARKING (RESTAURANT)         | -                                 | 70                   | 43                   | 53                   | 61                   | 78                   | -         | -           | -         | -         | -         | -         | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -         |
| PARKING PROVIDED                      | -                                 | 96                   | 67                   | 72                   | 89                   | 95                   | -         | -           | -         | -         | -         | -         | 105                 | 224                 | 111                 | 109                 | 46                  | 44                  | 98                  | 252                 | 100                 | 163                 | -         |
| ACCESSIBLE SPACES REQUIRED            | -                                 | 4                    | 3                    | 3                    | 4                    | 4                    | -         | -           | -         | -         | -         | -         | 5                   | 7                   | 5                   | 5                   | 2                   | 2                   | 4                   | 7                   | 4                   | 6                   | -         |
| ACCESSIBLE SPACES PROVIDED            | -                                 | 5                    | 3                    | 4                    | 4                    | 4                    | -         | -           | -         | -         | -         | -         | 6                   | 8                   | 6                   | 6                   | 4                   | 4                   | 6                   | 8                   | 4                   | 6                   | -         |
| LOADING SPACES REQUIRED               | -                                 | -                    | -                    | -                    | -                    | -                    | -         | -           | -         | -         | -         | -         | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -         |
| LOADING SPACES PROVIDED               | -                                 | -                    | -                    | -                    | -                    | -                    | -         | -           | -         | -         | -         | -         | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -         |

EXHIBIT A

PRELIMINARY SITE PLAN  
ROSAMOND CROSSING  
NORTHEAST CORNER  
(LOTS 1-23, BLOCK A) ±56.8979 ACRES  
(R.O.W. DEDICATION) ±6.4659 ACRES  
HENRY SMITH SURVEY, ABSTRACT NO. 822  
City of Anna, Collin County, Texas  
Submitted 03/24/2024

Owner: Liberty 75, LP, ET AL  
370 W. Broadway  
Prosper, TX 75078  
Contact: Treggie Griffin  
Phone: 214-912-6156

Developer: The Seitz Group, Inc.  
1110 Cowan road  
Celina, TX 75009  
Contact: Eric Seitz  
Phone: (214) 705-1078

Engineer: Kimley-Horn and Associates, Inc.  
2600 N Central Expressway, Ste 400  
Richardson, Texas 75080  
Contact: Jonathan Kerby, P.E.  
Phone: 972-770-1300









Item No. 11.

Planning & Zoning Commission Agenda  
Staff Report

Meeting Date: 4/7/2025  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Approve a Resolution regarding the Somerset Farms, Final Plat (FP 25-0005)  
Owner: Grand Homes Development, LLC

**SUMMARY:**

92 Single-Family Residential-72 lots and seven Homeowners' Association lots on 27.8± acres located on the south side of Lindsey Lane (County Road 426), 265± feet east of Chiswell Road. Zoned Planned Development/Single-Family Residential 72/(PD/SF-72). (Ord. No. 899-2021)

**STAFF RECOMMENDATION:**

Recommended for approval as submitted.

**ATTACHMENTS:**

1. Locator Map - Somerset Farms, Final Plat (FP 25-0005)
2. Resolution - Somerset Farms, Final Plat (FP 25-0005)
3. Exhibit A - Somerset Farms, Final Plat (FP 25-0005)



# Somerset Farms Final Plat (FP 25-0005)

COUNTY ROAD 426

LINDSEY LN

PRINCETON AVE

THACKERY ST

SWEET MEADOW LN

CAMBRIDGE AVE

CHISWELL RD

NORMANDY AVE

BUTTERFLY ST

SPEARMINT DR

NECTAR RD

SOONER CT

PURDUE RD

DAISY ST

DESCO ST

COUNTY ROAD 427

PARSLEY WAY

SAMANTHA ST

CLOVER LN

LANTANA DR

BLUEBIRD LN

MISTLETOE DR

CARDINAL LN

SAND PIPER LANE

STARDUST DR

Inset Map

SH 121

75

SH 121

THE CITY OF  
**Anna**



Subject  
Property



City Limits



ETJ

0 175 350 700  
Feet

April 2025



**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2025-04**

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING SOMERSET FARMS, FINAL PLAT (FP 25-0005)**

**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**, GRAND HOMES DEVELOPMENT, LLC has submitted an application for the approval of Somerset Farms, 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 Somerset Farms, 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 7th day of April, 2025.

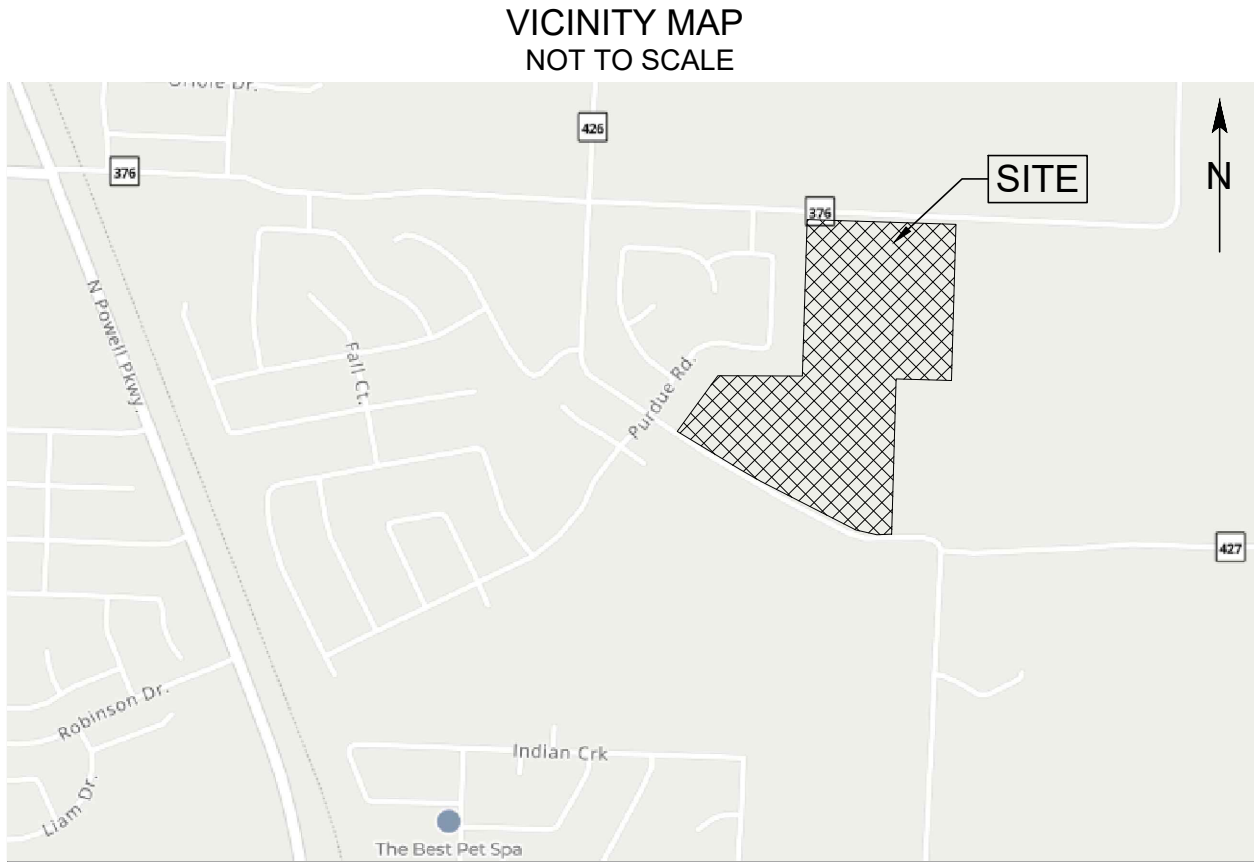
ATTEST:

APPROVED:

\_\_\_\_\_  
Director of Development Services,  
Stephanie Scott-Sims, AICP

\_\_\_\_\_  
Planning & Zoning Commission, Chair  
Jessica Walden





#### SURVEYOR'S NOTES:

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000152710.
- This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map No. 48085C0160J, dated June 02, 2009, via scaled map location and graphic plotting.
- Notice: 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 certificates.
- The purpose of this plat is to create 92 residential lots and 7 HOA lots.
- No appurtenance between the height of 2.5' and 10' may be placed in the visibility triangles.
- No Fencing to be allowed within the Atmos Gas Pipeline Easement

STATE OF TEXAS §  
COUNTY OF COLLIN §

This is to certify that I, Crystal Robertson, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

#### FOR REVIEW ONLY

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

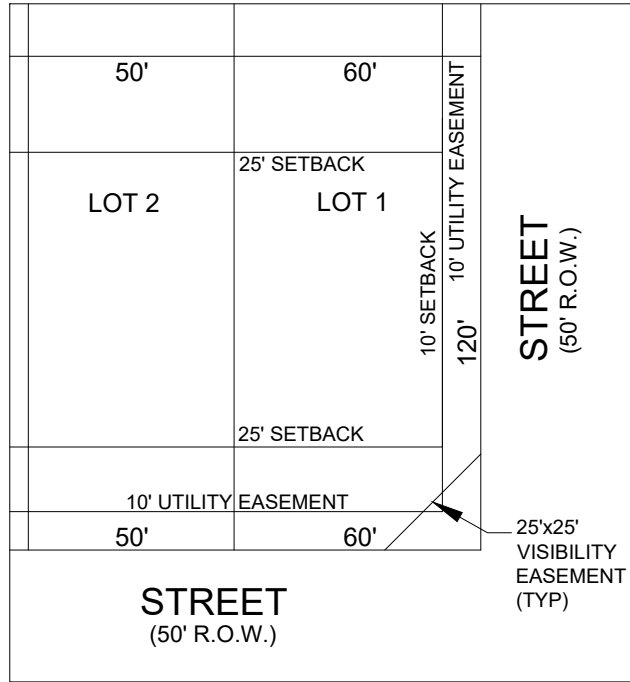
Crystal Robertson, R.P.L.S. No. 5447

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Crystal Robertson, known to me to be the person whose name subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

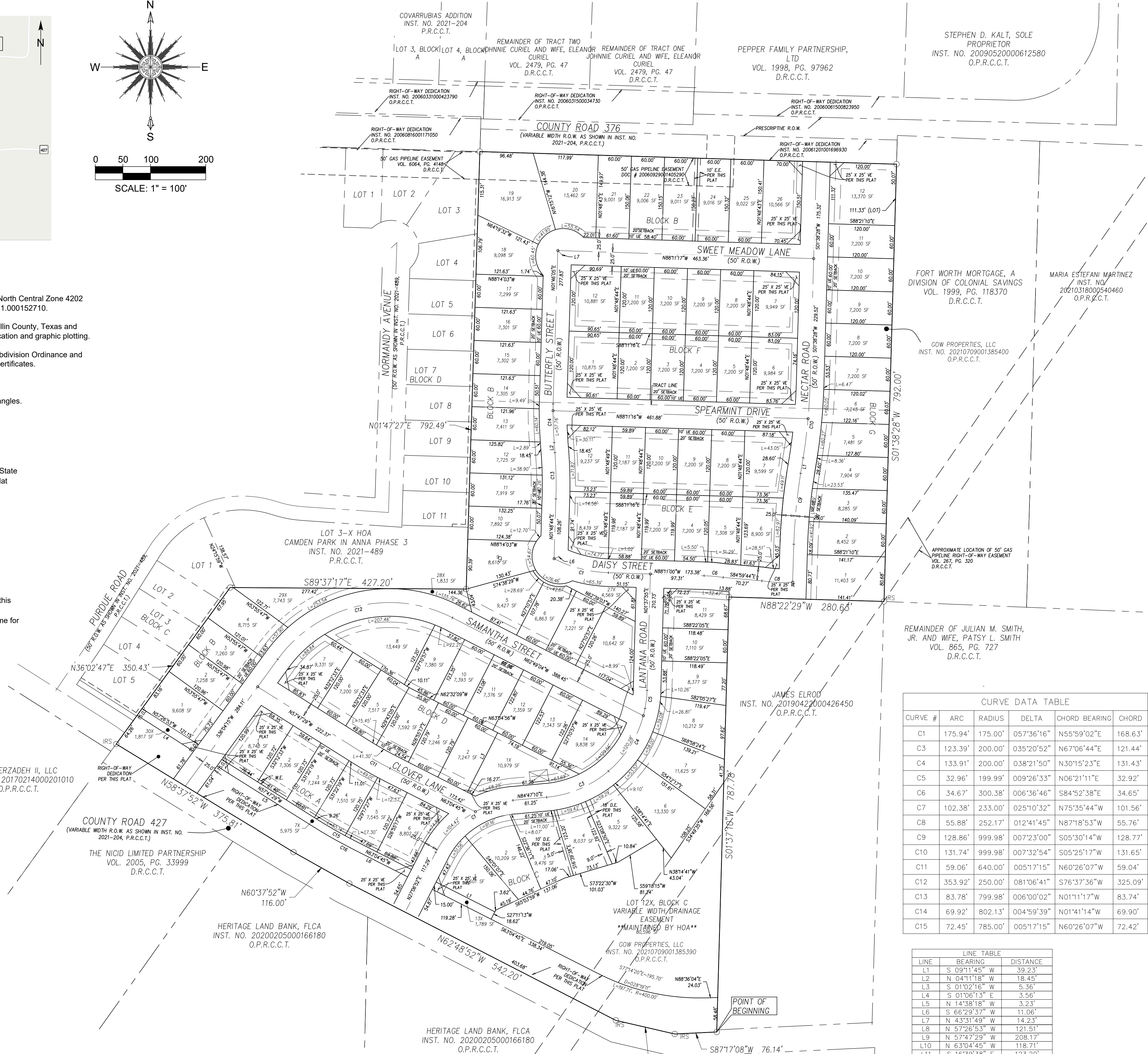


TYPICAL LOT SETBACK & DIMENSIONS  
N.T.S

#### LEGEND OF ABBREVIATIONS

D.R.C.C.T. DEED RECORDS, COLLIN, TEXAS  
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS  
P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS  
ROW RIGHT OF WAY  
IRS 1/2 INCH CAPPED REBAR STAMPED "CCM-ENG" SET  
C.M. CONTROLLING MONUMENT  
VE VISIBILITY AND SIDEWALK EASEMENT  
WE WALL EASEMENT  
E.E. SSE SANITARY SEWER EASEMENT  
ELECTRIC EASEMENT

EXHIBIT A

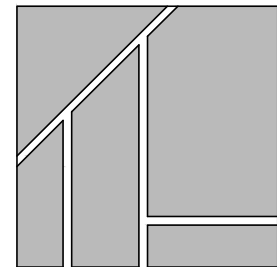


| CURVE DATA TABLE |         |         |            |                     |
|------------------|---------|---------|------------|---------------------|
| CURVE #          | ARC     | RADIUS  | DELTA      | CHORD BEARING       |
| C1               | 175.94' | 175.00' | 05°36'16"  | N55°59'02"E 168.63' |
| C3               | 123.39' | 200.00' | 035°20'52" | N67°06'44"E 121.44' |
| C4               | 133.91' | 200.00' | 038°21'50" | N301°5'23"E 131.43' |
| C5               | 32.96'  | 199.99' | 009°26'33" | N06°21'11"E 32.92'  |
| C6               | 34.67'  | 300.38' | 006°36'46" | S84°52'38"E 34.65'  |
| C7               | 102.38' | 233.00' | 025°10'32" | N75°35'44"W 101.56' |
| C8               | 55.88'  | 252.17' | 012°41'45" | N87°18'53"W 55.76'  |
| C9               | 128.86' | 999.98' | 007°23'00" | S05°30'14"W 128.77' |
| C10              | 131.74' | 999.98' | 007°32'54" | S05°25'17"W 131.65' |
| C11              | 59.06'  | 640.00' | 005°17'15" | N60°26'07"W 59.04'  |
| C12              | 353.92' | 250.00' | 081°06'41" | S76°37'36"W 325.09' |
| C13              | 83.78'  | 799.98' | 006°00'02" | N01°11'17"W 83.74'  |
| C14              | 69.92'  | 802.13' | 004°59'39" | N01°41'14"W 69.90'  |
| C15              | 72.45'  | 785.00' | 005°17'15" | N60°26'07"W 72.42'  |

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | S 09°11'45" W | 39.23'   |
| L2         | N 04°11'18" W | 18.45'   |
| L3         | S 01°02'18" W | 5.36'    |
| L4         | S 01°06'13" E | 3.56'    |
| L5         | N 14°38'18" W | 3.23'    |
| L6         | S 66°29'37" W | 11.06'   |
| L7         | N 43°31'49" W | 14.23'   |
| L8         | N 57°26'53" W | 121.51'  |
| L9         | N 57°47'23" W | 208.17'  |
| L10        | N 63°04'45" W | 118.71'  |
| L11        | S 16°39'38" E | 123.20'  |
| L12        | S 63°04'45" E | 119.29'  |

OWNER:  
GRAND HOMES DEVELOPMENT, LLC  
15455 DALLAS PARKWAY STE 1000  
ADDISON, TEXAS 75001-6772  
214-750-6528

SURVEYOR:  
CCM ENGINEERING  
CRYSTAL ROBERTSON, RPLS  
2570 JUSTIN ROAD #209  
HIGHLAND VILLAGE, TX 75077



CCM ENGINEERING  
2570 JUSTIN ROAD #209  
HIGHLAND VILLAGE, TX 75077  
(972) 691-6633  
TBPE FIRM # 605  
TBLS FIRM # 10194794

STATE OF TEXAS  
COUNTY OF COLLIN §  
WHEREAS Grand Homes Development, LLC are the owners of a 27.795 acre a tract of land situated in the J.C. Brantley Survey, Abstract Number 114 and being all of two tracts of land described in Special Warranty Deed recorded in Instrument Number 20210709001385390, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:  
BEGINNING at a 1/2 inch rebar found for the southwest corner of a tract of land described to James Elrod by Warranty Deed recorded in Instrument Number 20190422000426450, Official Public Records, Collin County, Texas and lying on the north right-of-way line of County Road 376 (Variable Width right-of-way);  
THENCE South 87 degrees 16 minutes 20 seconds West, with the north right-of-way line of said County Road 376 a distance of 76.14 feet to a 1/2 inch rebar capped "CCM-ENG" set for corner;  
THENCE the following courses and distances with the north right-of-way line of said County Road 376: North 62 degrees 49 minutes 40 seconds West, a distance of 542.20 feet to a 1/2 inch rebar in concrete found; North 60 degrees 38 minutes 40 seconds West, a distance of 116.00 feet to a 1/2 inch rebar in concrete found; North 58 degrees 38 minutes 40 seconds West, a distance of 375.44 feet to a 1/2 inch rebar capped "CCM-ENG" set for corner and lying on the southeast corner of a right-of-way referenced as Leonard Avenue as shown in Instrument Number 2021-489, Plat Records, Collin County, Texas;  
THENCE North 35 degrees 59 minutes 26 seconds East, with the southeast right-of-way line of said Leonard Avenue, with the southeast line of Block C of Camden Park in Anna, Phase 3, an addition to the City of Anna, as recorded in Instrument Number 2021-489, Plat Records, Collin County, Texas a distance of 349.52 feet to a point for corner from which a 1/2 inch rebar found in concrete bears North 54 degrees 29 minutes East, a distance of 1.2 feet;  
THENCE South 89 degrees 41 minutes 24 seconds East, with the easternmost southern line of Lot 1, Block C of said Camden Park in Anna, Phase 3, passing a 1/2 inch rebar found in concrete for the easternmost corner of said Lot 1, same being the southwest corner of Lot 3-X HOA of said Camden Park in Anna, Phase 3, and continuing with the south line of said Lot 3-X, a total distance of 427.66 feet to a 1/2 inch rebar found for the southeast corner of said Lot 3-X;  
THENCE North 01 degrees 47 minutes 14 seconds East, with the east line of said Lot 3-X, passing a 1/2 inch rebar capped "KAZ" fond for the northeast corner of said Lot 3-X, same being the southeast corner of Lot 11, Block D of said Camden Park in Anna, Phase 3 and continuing with the east line of said Block D, continuing a total distance of 792.74 feet to a point for the northeast corner of Lot 3, Block D of said Camden Park in Anna, Phase 3 and lying on the south right-of-way line of County Road 376 (Variable Width right-of-way) from which a 1/2 inch rebar found bears North 63 degrees 00 minutes West, a distance of 0.6 feet;  
THENCE South 88 degrees 17 minutes 32 seconds East, with the south right-of-way line of said County Road 376, a distance of 754.34 feet to a point lying on the west line of a tract of land described to Fort Worth Mortgage, a Division of Colonial Savings by deed recorded in Volume 1999, Page 118370, Deed Records, Collin County, Texas from which a 1/2 inch rebar found bears North 10 degrees 02 minutes East, a distance of 4.5 feet;  
THENCE South 01 degrees 37 minutes 40 seconds West, departing the south right-of-way line of said County Road 376, with the west line of said Fort Worth tract, a distance of 791.99 feet to a 1/2 inch rebar capped "CCM-ENG" set for the southwest corner of said Fort Worth tract and lying on the north line of the remainder of a tract of land described to Julian M. Smith, Jr. and wife, Patsy L. Smith by deed recorded in Volume 865, Page 727, Deed Records, Collin County, Texas;  
THENCE North 88 degrees 23 minutes 17 seconds West, with the northwest corner of said Smith remainder tract, passing at a distance of 0.32 feet a 1/2 inch rebar found for the northeast corner of a tract of said Elrod tract and continuing with the north line of said Elrod tract, a total distance of 280.62 feet to a 1/2 inch rebar found for the northwest corner of said Elrod tract;  
THENCE South 01 degrees 36 minutes 22 seconds West, with the west line of said Elrod tract, a distance of 787.78 feet to the POINT OF BEGINNING and containing 1,210,745 square feet or 27.795 acres of land.  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS  
THAT Grand Homes Development, LLC are the owners of the above described property and do hereby adopt this plat designating he hereinabove described property as Somerset Farms and do hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon; the easements, as shown, for mutual use and accommodation of the City of Anna shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on said easements; and the City of Anna and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of its respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of Anna.  
WITNESS MY HAND at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Grand Homes Development, LLC  
By: \_\_\_\_\_  
Authorized Representative Date  
Printed Name/Title  
STATE OF TEXAS §  
COUNTY OF COLLIN §  
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2025.  
Notary Public in and for the State of Texas  
CERTIFICATE OF APPROVAL  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the Planning & Zoning Commission, City of Anna, Texas.  
Planning & Zoning Commission Chair  
Director of Development Services  
FP-25-0005  
FINAL PLAT  
SOMERSET FARMS  
92 LOTS (SF-72)  
7 HOA LOTS  
27.795 ACRES  
SITUATED IN THE  
J.C. BRANTLEY SURVEY,  
ABSTRACT NUMBER 114  
IN THE  
CITY OF ANNA  
COLLIN COUNTY, TEXAS  
MARCH 2025





Item No. 12.

Planning & Zoning Commission Agenda  
Staff Report

Meeting Date: 4/7/2025  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Approve a Resolution regarding The Woods at Lindsey Place Phase 4, Final Plat (FP 25-0006)

Owner: D.R. Horton - Texas, Ltd.

**SUMMARY:**

222 Single-Family Zero Lot Line lots, 91 Single-Family Townhome lots, and eight Homeowners' Association lots on 47.8± acres located at the northeast corner of N. Buddy Hayes Boulevard and Chole Lane. Zoned Planned Development-Multi-Use/Restricted Commercial/General Commercial District/Multiple Family Residential - High Density/Single-Family Residential 72/Single-Family Residential 60/Single-Family Residential Zero Lot Line/Single-Family Residential Townhome/(PD/C-1/C-2/MF-2/SF-72/SF-60/SF-Z/SF-TH) (Ord. No. 881-2020)

**STAFF RECOMMENDATION:**

Recommended for approval as submitted.

**ATTACHMENTS:**

1. Locator Map - The Woods at Lindsey Place Phase 4, Final Plat (FP 25-0006)
2. Resolution - The Woods at Lindsey Place Phase 4, Final Plat (FP 25-0006)
3. Exhibit A - The Woods at Lindsey Place Phase 4, Final Plat (FP 25-0006)

# The Woods at Lindsey Place Phase 4 Final Plat (FP 25-0006)





**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2025-04**

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING THE WOODS AT LINDSEY PLACE PHASE 4, FINAL PLAT (FP 25-0006)**

**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**, D. R. HORTON - TEXAS, LTD, LLC has submitted an application for the approval of the Woods at Lindsey Place Phase 4, 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 the Woods at Lindsey Place Phase 4, 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 7th day of April, 2025.

ATTEST:

APPROVED:

\_\_\_\_\_  
Director of Development Services,  
Stephanie Scott-Sims, AICP

\_\_\_\_\_  
Planning & Zoning Commission, Chair  
Jessica Walden

**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2025-04**

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING THE WOODS AT LINDSEY PLACE PHASE 4, FINAL PLAT (FP 25-0006)**

**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**, D. R. HORTON - TEXAS, LTD, LLC has submitted an application for the approval of the Woods at Lindsey Place Phase 4, 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 The Woods at Lindsey Place Phase 4, 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 7th day of April, 2025.

ATTEST:

APPROVED:

\_\_\_\_\_  
Director of Development Services,  
Stephanie Scott-Sims, AICP

\_\_\_\_\_  
Planning & Zoning Commission, Chair  
Jessica Walden





Item No. 13.

Planning & Zoning Commission Agenda  
Staff Report

Meeting Date: 4/7/2025  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Approve a Resolution regarding Century Farms, Phase 1, Final Plat (FP 25-0002)  
Owner: Jabez Development

**SUMMARY:**

244 Detached Single-Family Residential lots and nine Homeowners' Association lots on 61.6± acres located on the east side of Chambersville Road (CR 206), 830± feet south of Willis Lane. Located in the ETJ.

**STAFF RECOMMENDATION:**

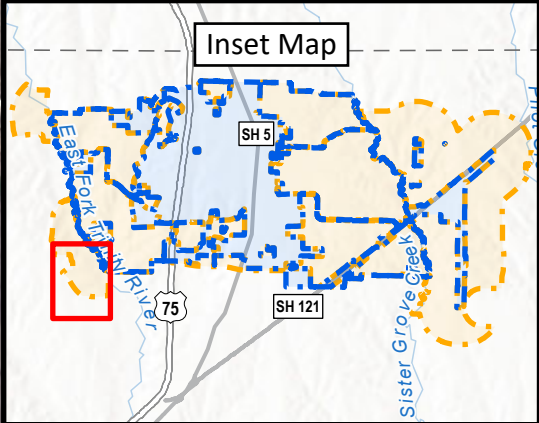
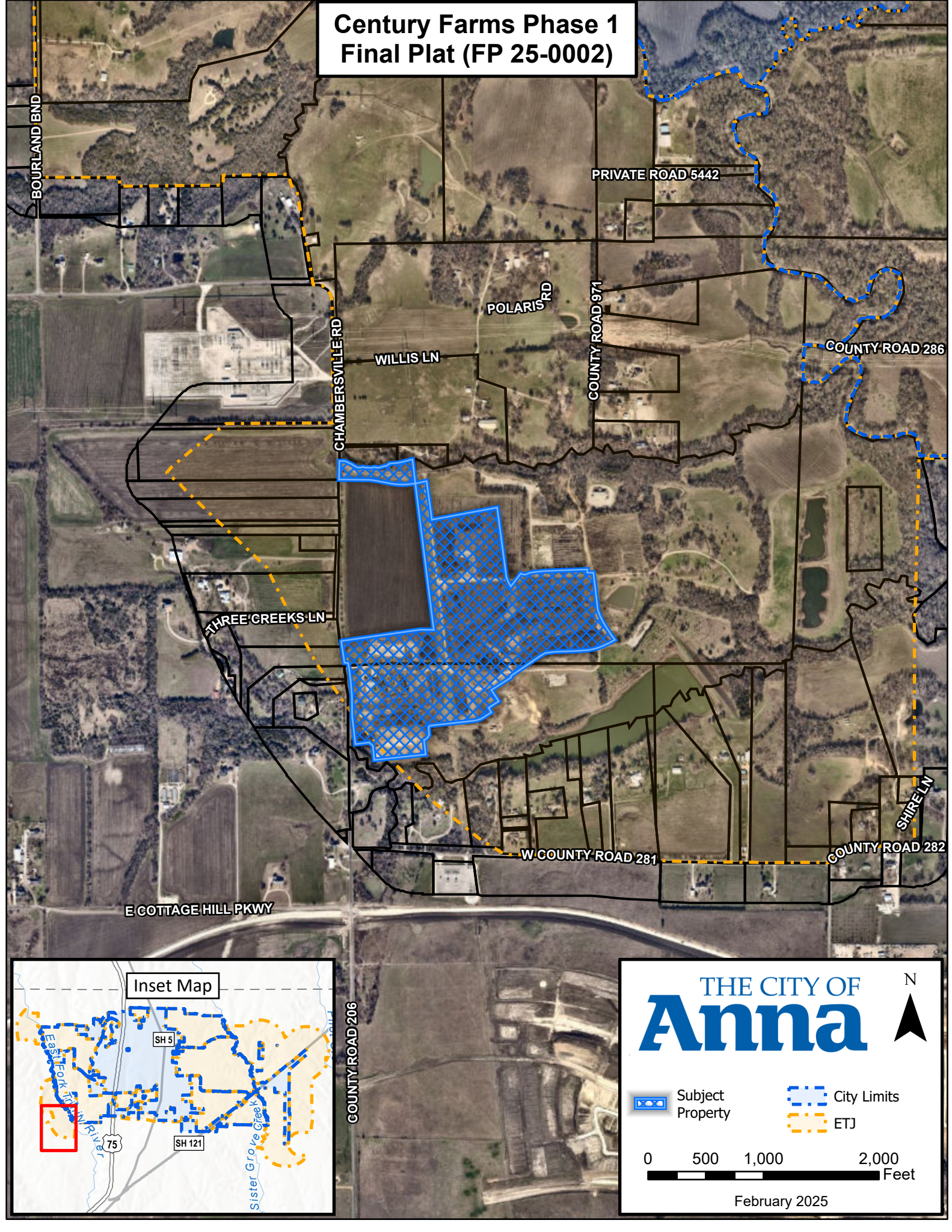
Recommended for approval as submitted.

**ATTACHMENTS:**

1. Locator Map - Century Farms, Phase 1, Final Plat (FP 25-0002)
2. Resolution - Century Farms, Phase 1, Final Plat (FP 25-0002)
3. Exhibit A - Century Farms, Phase 1, Final Plat (FP 25-0002)



# Century Farms Phase 1 Final Plat (FP 25-0002)



**THE CITY OF**  
**Anna**

N

Subject Property

City Limits

ETJ

0 500 1,000 2,000 Feet

February 2025



**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2025-04-**

**A RESOLUTION OF THE CITY OF ANNA, CENTURY FARMS, PHASE 1, FINAL PLAT (FP 25-0002)**

**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**, JABEZ DEVELOPMENT has submitted an application for the approval of Century Farms, Phase 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 Century Farms, Phase 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 7th day of April 2025.

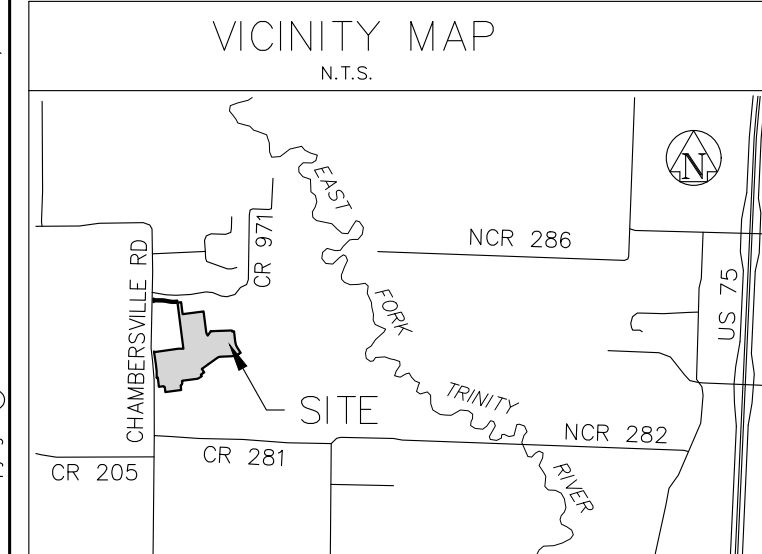
ATTEST:

APPROVED:

\_\_\_\_\_  
Director of Development Services,  
Stephanie Scott-Sims, AICP

\_\_\_\_\_  
Planning & Zoning Commission, Chair  
Jessica Walden



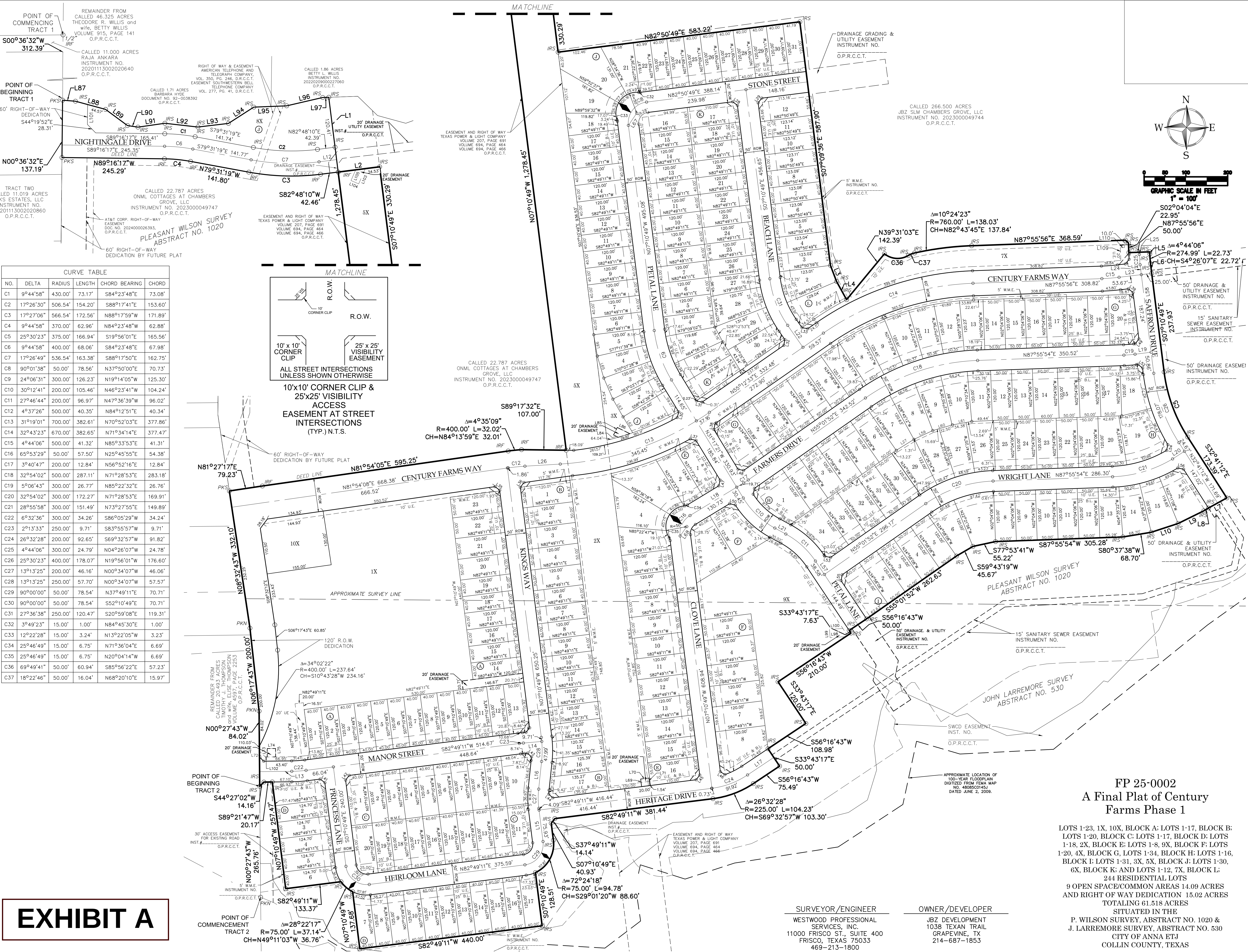


**LEGEND**

B.L. BUILDING LINE  
U.E. UTILITY EASEMENT  
VAM VISIBILITY ACCESS & MAINTENANCE EASEMENT  
PKS PK NAIL WITH SHINER STAMPED "WESTWOOD PS" SET  
IRF IRON ROD FOUND  
IRS 1/2" STAMPED "WESTWOOD PS" SET  
STREET NAME CHANGE

| LINE TABLE |             |         |
|------------|-------------|---------|
| NO.        | BEARING     | LENGTH  |
| L1         | S07°10'49"E | 120.41' |
| L2         | N82°48'10"E | 100.00' |
| L3         | S20°49'23"E | 41.17'  |
| L4         | S28°56'28"E | 49.73'  |
| L5         | S02°04'04"E | 5.43'   |
| L6         | S06°48'18"E | 23.76'  |
| L7         | S61°12'06"W | 50.12'  |
| L8         | S58°59'56"W | 13.10'  |
| L9         | S63°42'10"W | 68.37'  |
| L10        | S71°53'21"W | 67.84'  |
| L12        | N82°48'10"E | 42.43'  |
| L13        | S89°21'47"W | 77.03'  |
| L14        | S85°02'44"W | 44.26'  |
| L15        | N07°10'49"W | 80.01'  |
| L16        | N06°02'36"E | 66.62'  |
| L17        | S56°16'43"W | 75.49'  |
| L18        | N58°42'39"E | 150.45' |
| L19        | N82°49'11"E | 38.75'  |
| L20        | N57°18'48"E | 33.82'  |
| L21        | N61°30'01"W | 30.02'  |
| L22        | S34°47'27"E | 64.12'  |
| L23        | N83°11'50"E | 78.68'  |
| L24        | N06°48'14"W | 23.76'  |
| L25        | N02°04'04"W | 5.43'   |
| L26        | N86°31'33"E | 84.69'  |
| L27        | N58°09'03"E | 49.78'  |
| L28        | S52°10'00"E | 14.15'  |
| L29        | N37°50'00"E | 14.14'  |
| L30        | S14°45'12"W | 13.88'  |
| L31        | N77°36'35"W | 13.81'  |
| L32        | S10°12'33"W | 14.14'  |
| L33        | S79°47'27"E | 14.14'  |
| L34        | N39°11'19"E | 14.38'  |
| L35        | S52°38'21"E | 14.03'  |
| L36        | N37°21'28"E | 14.26'  |
| L37        | S75°19'57"E | 14.38'  |
| L38        | N12°18'45"E | 14.48'  |
| L39        | S51°59'30"E | 14.19'  |
| L40        | N38°55'57"E | 13.86'  |
| L41        | N52°10'49"W | 14.14'  |
| L42        | N37°49'11"E | 14.14'  |
| L43        | S46°07'42"E | 13.17'  |
| L44        | N47°55'47"W | 13.06'  |
| L45        | S37°49'11"W | 14.14'  |
| L46        | S57°13'35"E | 12.84'  |
| L47        | S13°42'39"W | 14.14'  |
| L48        | N77°50'21"W | 13.75'  |
| L49        | S37°49'11"W | 14.14'  |
| L50        | N76°25'16"W | 14.17'  |
| L51        | N12°14'25"E | 14.42'  |
| L52        | S52°10'49"E | 14.14'  |
| L53        | N79°20'42"W | 13.99'  |
| L54        | S13°44'27"W | 13.95'  |
| L55        | N10°39'18"E | 14.30'  |
| L56        | S77°37'04"E | 14.16'  |
| L57        | N33°43'17"W | 183.07' |
| L58        | N07°10'49"W | 238.10' |
| L59        | N64°57'33"E | 49.66'  |
| L60        | N73°48'27"E | 48.18'  |
| L61        | N79°53'05"E | 47.92'  |

| LINE TABLE |             |        |
|------------|-------------|--------|
| NO.        | BEARING     | LENGTH |
| L62        | N31°17'21"W | 44.44' |
| L63        | N29°47'43"W | 49.03' |
| L64        | N23°24'37"W | 54.87' |
| L65        | N16°20'26"W | 54.87' |
| L66        | N09°32'58"W | 51.85' |
| L67        | N34°20'57"E | 35.43' |
| L68        | N35°04'43"E | 27.56' |
| L69        | N07°10'49"W | 18.30' |
| L70        | N82°49'11"E | 20.00' |
| L71        | S07°10'49"E | 18.30' |
| L72        | N45°32'58"W | 14.12' |
| L73        | N00°10'28"W | 20.24' |
| L74        | S89°02'44"W | 20.00' |
| L75        | S00°10'28"E | 20.08' |
| L76        | N07°07'20"W | 25.85' |
| L77        | N89°21'47"E | 3.13'  |
| L78        | S00°10'28"E | 25.69' |
| L84        | S63°36'45"E | 12.57' |
| L85        | S26°23'15"W | 20.00' |
| L86        | N63°36'45"W | 33.58' |
| L87        | S85°30'21"E | 30.90' |
| L88        | S74°48'34"E | 44.57' |
| L89        | S53°34'42"E | 65.10' |
| L92        | S83°29'14"E | 79.60' |
| L93        | N83°13'08"E | 73.64' |
| L94        | N57°19'11"E | 72.09' |
| L95        | N87°42'24"E | 78.72' |
| L96        | N77°00'09"E | 88.74' |
| L97        | N88°03'26"E | 14.41' |
| L98        | N86°16'45"E | 37.39' |
| L99        | S03°43'15"E | 20.00' |
| L100       | S86°16'45"W | 32.05' |
| L101       | S00°36'32"W | 47.64' |
| L102       | N89°21'47"E | 4.48'  |
| L103       | S23°26'00"W | 39.80' |
| L104       | N66°33'58"W | 20.00' |
| L105       | N23°26'00"W | 27.96' |
| L109       | N02°24'02"W | 30.12' |
| L110       | N87°35'58"E | 9.94'  |



**Westwood**  
Professional Services, Inc.

11000 FRISCO STREET, SUITE 400 FRISCO, TEXAS 75033  
TBPELS # 10194468 PH # 469-213-1800  
JOB# HMH2006 March 23, 2025 PAGE 1 OF 3

**EXHIBIT A**

| SURVEYOR/ENGINEER                                                                                          | OWNER/DEVELOPER                                                      |
|------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| WESTWOOD PROFESSIONAL SERVICES, INC.<br>11000 FRISCO ST., SUITE 400<br>FRISCO, TEXAS 75033<br>469-213-1800 | JBZ DEVELOPMENT<br>1038 TEXAN TRAIL<br>GRAPEVINE, TX<br>214-687-1853 |

FP 25-0002  
A Final Plat of Century Farms Phase 1

LOTS 1-23, 1X, 10X, BLOCK A; LOTS 1-17, BLOCK B; LOTS 1-20, BLOCK C; LOTS 1-17, BLOCK D; LOTS 1-18, 2X, BLOCK E; LOTS 1-8, 9X, BLOCK F; LOTS 1-20, 4X, BLOCK G; LOTS 1-34, BLOCK H; LOTS 1-16, BLOCK I; LOTS 1-31, 3X, 5X, BLOCK J; LOTS 1-30, 6X, BLOCK K; AND LOTS 1-12, 7X, BLOCK L;

244 RESIDENTIAL LOTS  
9 OPEN SPACE/Common AREAS 14.09 ACRES  
AND RIGHT OF WAY DEDICATION 15.02 ACRES  
TOTALING 61.518 ACRES

SITUATED IN THE  
P. WILSON SURVEY, ABSTRACT NO. 1020 &  
J. LARREMORE SURVEY, ABSTRACT NO. 530  
CITY OF ANNA ETJ  
COLLIN COUNTY, TEXAS



| LOT AREA TABLE   |         |       |
|------------------|---------|-------|
| LOT #            | SQ. FT. | ACRES |
| Block A, Lot 1   | 4800    | 0.11  |
| Block A, Lot 2   | 4800    | 0.11  |
| Block A, Lot 3   | 4800    | 0.11  |
| Block A, Lot 4   | 4800    | 0.11  |
| Block A, Lot 5   | 4800    | 0.11  |
| Block A, Lot 6   | 4800    | 0.11  |
| Block A, Lot 7   | 4800    | 0.11  |
| Block A, Lot 8   | 4800    | 0.11  |
| Block A, Lot 9   | 4800    | 0.11  |
| Block A, Lot 10  | 4800    | 0.11  |
| Block A, Lot 10X | 19948   | 0.46  |
| Block A, Lot 11  | 4800    | 0.11  |
| Block A, Lot 12  | 4800    | 0.11  |
| Block A, Lot 13  | 5961    | 0.14  |
| Block A, Lot 14  | 4800    | 0.11  |
| Block A, Lot 15  | 4800    | 0.11  |
| Block A, Lot 16  | 4800    | 0.11  |
| Block A, Lot 17  | 4800    | 0.11  |
| Block A, Lot 18  | 4800    | 0.11  |
| Block A, Lot 19  | 4800    | 0.11  |
| Block A, Lot 20  | 6000    | 0.14  |
| Block A, Lot 21  | 6000    | 0.14  |
| Block A, Lot 22  | 6000    | 0.14  |
| Block A, Lot 23  | 6000    | 0.14  |
| Block B, Lot 1   | 6086    | 0.14  |
| Block B, Lot 2   | 6000    | 0.14  |
| Block B, Lot 2X  | 79313   | 1.82  |
| Block B, Lot 3   | 6000    | 0.14  |
| Block B, Lot 4   | 6000    | 0.14  |
| Block B, Lot 5   | 6000    | 0.14  |
| Block B, Lot 6   | 4800    | 0.11  |
| Block B, Lot 7   | 4800    | 0.11  |
| Block B, Lot 8   | 4800    | 0.11  |
| Block B, Lot 9   | 4800    | 0.11  |
| Block B, Lot 10  | 4800    | 0.11  |
| Block B, Lot 11  | 4889    | 0.11  |
| Block B, Lot 12  | 4920    | 0.11  |
| Block B, Lot 13  | 4957    | 0.11  |
| Block B, Lot 14  | 4884    | 0.11  |
| Block B, Lot 15  | 5016    | 0.12  |

| LOT AREA TABLE  |         |       |
|-----------------|---------|-------|
| LOT #           | SQ. FT. | ACRES |
| Block B, Lot 16 | 5560    | 0.13  |
| Block B, Lot 17 | 7000    | 0.16  |
| Block C, Lot 1  | 5950    | 0.14  |
| Block C, Lot 2  | 4872    | 0.11  |
| Block C, Lot 3  | 4872    | 0.11  |
| Block C, Lot 4  | 4872    | 0.11  |
| Block C, Lot 5  | 4872    | 0.11  |
| Block C, Lot 6  | 4872    | 0.11  |
| Block C, Lot 7  | 4872    | 0.11  |
| Block C, Lot 8  | 4872    | 0.11  |
| Block C, Lot 9  | 4967    | 0.11  |
| Block C, Lot 10 | 7352    | 0.17  |
| Block C, Lot 11 | 5868    | 0.13  |
| Block C, Lot 12 | 4967    | 0.11  |
| Block C, Lot 13 | 4872    | 0.11  |
| Block C, Lot 14 | 4872    | 0.11  |
| Block C, Lot 15 | 4872    | 0.11  |
| Block C, Lot 16 | 4872    | 0.11  |
| Block C, Lot 17 | 4872    | 0.11  |
| Block C, Lot 18 | 4872    | 0.11  |
| Block C, Lot 19 | 4872    | 0.11  |
| Block C, Lot 20 | 5866    | 0.13  |
| Block D, Lot 1  | 6434    | 0.15  |
| Block D, Lot 2  | 4988    | 0.11  |
| Block D, Lot 3  | 4988    | 0.11  |
| Block D, Lot 4  | 4988    | 0.11  |
| Block D, Lot 5  | 4988    | 0.11  |
| Block D, Lot 6  | 5087    | 0.12  |
| Block D, Lot 7  | 5170    | 0.12  |
| Block D, Lot 8  | 5000    | 0.11  |
| Block D, Lot 9  | 5000    | 0.11  |
| Block D, Lot 10 | 5000    | 0.11  |
| Block D, Lot 11 | 5000    | 0.11  |
| Block D, Lot 12 | 5000    | 0.11  |
| Block D, Lot 13 | 5000    | 0.11  |
| Block D, Lot 14 | 5000    | 0.11  |
| Block D, Lot 15 | 5000    | 0.11  |
| Block D, Lot 16 | 5000    | 0.11  |
| Block D, Lot 17 | 5026    | 0.12  |
| Block E, Lot 1  | 6686    | 0.15  |

| LOT AREA TABLE  |         |       |
|-----------------|---------|-------|
| LOT #           | SQ. FT. | ACRES |
| Block E, Lot 2  | 6539    | 0.15  |
| Block E, Lot 3  | 10676   | 0.25  |
| Block E, Lot 4  | 9451    | 0.22  |
| Block E, Lot 5  | 6775    | 0.16  |
| Block E, Lot 6  | 6000    | 0.14  |
| Block E, Lot 7  | 6000    | 0.14  |
| Block E, Lot 8  | 6000    | 0.14  |
| Block E, Lot 9  | 6000    | 0.14  |
| Block E, Lot 10 | 6000    | 0.14  |
| Block E, Lot 11 | 6000    | 0.14  |
| Block E, Lot 12 | 6000    | 0.14  |
| Block E, Lot 13 | 6000    | 0.14  |
| Block E, Lot 14 | 6000    | 0.14  |
| Block E, Lot 15 | 6000    | 0.14  |
| Block E, Lot 16 | 6550    | 0.15  |
| Block F, Lot 1  | 9127    | 0.21  |
| Block F, Lot 2  | 10080   | 0.23  |
| Block F, Lot 3  | 6000    | 0.14  |
| Block F, Lot 4  | 7244    | 0.17  |
| Block F, Lot 5  | 6000    | 0.14  |
| Block F, Lot 6  | 6000    | 0.14  |
| Block F, Lot 7  | 7156    | 0.16  |
| Block F, Lot 8  | 10071   | 0.23  |
| Block F, Lot 9X | 77170   | 1.77  |
| Block G, Lot 1  | 7810    | 0.18  |
| Block G, Lot 2  | 6040    | 0.14  |
| Block G, Lot 3  | 6033    | 0.14  |
| Block G, Lot 4  | 6025    | 0.14  |
| Block G, Lot 4X | 10930   | 0.25  |
| Block G, Lot 5  | 6017    | 0.14  |
| Block G, Lot 6  | 6009    | 0.14  |
| Block G, Lot 7  | 6208    | 0.14  |
| Block G, Lot 8  | 6572    | 0.15  |
| Block G, Lot 9  | 6769    | 0.16  |
| Block G, Lot 10 | 6774    | 0.16  |
| Block G, Lot 11 | 6770    | 0.16  |
| Block G, Lot 12 | 6756    | 0.16  |
| Block G, Lot 13 | 6356    | 0.15  |
| Block G, Lot 14 | 6000    | 0.14  |
| Block G, Lot 15 | 6000    | 0.14  |

| LOT AREA TABLE  |         |       |
|-----------------|---------|-------|
| LOT #           | SQ. FT. | ACRES |
| Block G, Lot 16 | 6000    | 0.14  |
| Block G, Lot 17 | 6000    | 0.14  |
| Block G, Lot 18 | 6000    | 0.14  |
| Block G, Lot 19 | 6000    | 0.14  |
| Block G, Lot 20 | 7762    | 0.18  |
| Block H, Lot 1  | 9778    | 0.22  |
| Block H, Lot 2  | 6000    | 0.14  |
| Block H, Lot 3  | 6000    | 0.14  |
| Block H, Lot 4  | 6000    | 0.14  |
| Block H, Lot 5  | 6000    | 0.14  |
| Block H, Lot 6  | 6000    | 0.14  |
| Block H, Lot 7  | 6804    | 0.16  |
| Block H, Lot 8  | 7034    | 0.16  |
| Block H, Lot 9  | 6834    | 0.16  |
| Block H Lot 10  | 6782    | 0.16  |
| Block H Lot 11  | 6333    | 0.15  |
| Block H Lot 12  | 6000    | 0.14  |
| Block H Lot 13  | 6000    | 0.14  |
| Block H Lot 14  | 7200    | 0.17  |
| Block H Lot 15  | 6000    | 0.14  |
| Block H Lot 16  | 6000    | 0.14  |
| Block H Lot 17  | 6000    | 0.14  |
| Block H Lot 18  | 6798    | 0.16  |
| Block H, Lot 19 | 10642   | 0.24  |
| Block H Lot 20  | 6903    | 0.16  |
| Block H Lot 21  | 6000    | 0.14  |
| Block H Lot 22  | 6000    | 0.14  |
| Block H Lot 23  | 6000    | 0.14  |
| Block H Lot 24  | 6000    | 0.14  |
| Block H Lot 25  | 6000    | 0.14  |
| Block H Lot 26  | 6948    | 0.16  |
| Block H Lot 27  | 7048    | 0.16  |
| Block H, Lot 28 | 6762    | 0.16  |
| Block H, Lot 29 | 6668    | 0.15  |
| Block H, Lot 30 | 6000    | 0.14  |
| Block H, Lot 31 | 6000    | 0.14  |
| Block H, Lot 32 | 7200    | 0.17  |
| Block H, Lot 33 | 6000    | 0.14  |
| Block H, Lot 34 | 8242    | 0.19  |
| Block I, Lot 1  | 7309    | 0.17  |

| LOT AREA TABLE  |         |       |
|-----------------|---------|-------|
| LOT #           | SQ. FT. | ACRES |
| Block I, Lot 2  | 6000    | 0.14  |
| Block I, Lot 3  | 6000    | 0.14  |
| Block I, Lot 4  | 6000    | 0.14  |
| Block I, Lot 5  | 6000    | 0.14  |
| Block I, Lot 6  | 7122    | 0.16  |
| Block I, Lot 7  | 9305    | 0.21  |
| Block I, Lot 8  | 6000    | 0.14  |
| Block I, Lot 9  | 6000    | 0.14  |
| Block I, Lot 10 | 6000    | 0.14  |
| Block I, Lot 11 | 6000    | 0.14  |
| Block I, Lot 12 | 6000    | 0.14  |
| Block I, Lot 13 | 6319    | 0.15  |
| Block I, Lot 14 | 7090    | 0.16  |
| Block I, Lot 15 | 6982    | 0.16  |
| Block I, Lot 16 | 8347    | 0.19  |
| Block J, Lot 1  | 6437    | 0.15  |
| Block J, Lot 2  | 5323    | 0.12  |
| Block J, Lot 3  | 5670    | 0.13  |
| Block J, Lot 3X | 5546    | 0.13  |
| Block J, Lot 4  | 5670    | 0.13  |
| Block J, Lot 5  | 5493    | 0.13  |
| Block J, Lot 5X | 129808  | 2.98  |
| Block J, Lot 6  | 4800    | 0.11  |
| Block J, Lot 7  | 4800    | 0.11  |
| Block J, Lot 8  | 4800    | 0.11  |
| Block J, Lot 8X | 35865   | 0.82  |
| Block J, Lot 9  | 4800    | 0.11  |
| Block J, Lot 10 | 4800    | 0.11  |
| Block J, Lot 11 | 4800    | 0.11  |
| Block J, Lot 12 | 4800    | 0.11  |
| Block J, Lot 13 | 4800    | 0.11  |
| Block J, Lot 14 | 4800    | 0.11  |
| Block J, Lot 15 | 4800    | 0.11  |
| Block J, Lot 16 | 4800    | 0.11  |
| Block J, Lot 17 | 4800    | 0.11  |
| Block J, Lot 18 | 5632    | 0.13  |
| Block J, Lot 19 | 8367    | 0.19  |
| Block J, Lot 20 | 11335   | 0.26  |
| Block J, Lot 21 | 6614    | 0.15  |
| Block J, Lot 22 | 4891    | 0.11  |

| LOT AREA TABLE  |         |       |
|-----------------|---------|-------|
| LOT #           | SQ. FT. | ACRES |
| Block J, Lot 23 | 4800    | 0.11  |
| Block J, Lot 24 | 4800    | 0.11  |
| Block J, Lot 25 | 4800    | 0.11  |
| Block J, Lot 26 | 4800    | 0.11  |
| Block J, Lot 27 | 4800    | 0.11  |
| Block J, Lot 28 | 4800    | 0.11  |
| Block J, Lot 29 | 4800    | 0.11  |
| Block J, Lot 30 | 4800    | 0.11  |
| Block J, Lot 31 | 4944    | 0.11  |
| Block K, Lot 1  | 6073    | 0.14  |
| Block K, Lot 2  | 5763    | 0.13  |
| Block K, Lot 3  | 6544    | 0.15  |
| Block K, Lot 4  | 5248    | 0.12  |
| Block K, Lot 5  | 4800    | 0.11  |
| Block K, Lot 6  | 4800    | 0.11  |
| Block K, Lot 6X | 2502    | 0.06  |
| Block K, Lot 7  | 4800    | 0.11  |
| Block K, Lot 8  | 4800    | 0.11  |
| Block K, Lot 9  | 4800    | 0.11  |
| Block K, Lot 10 | 4800    | 0.11  |
| Block K, Lot 11 | 4800    | 0.11  |
| Block K, Lot 12 | 4800    | 0.11  |
| Block K, Lot 13 | 4800    | 0.11  |
| Block K, Lot 14 | 4800    | 0.11  |
| Block K, Lot 15 | 4800    | 0.11  |
| Block K, Lot 16 | 5876    | 0.13  |
| Block K, Lot 17 | 5953    | 0.14  |
| Block K, Lot 18 | 4800    | 0.11  |
| Block K, Lot 19 | 4800    | 0.11  |
| Block K, Lot 20 | 4800    | 0.11  |
| Block K, Lot 21 | 4800    | 0.11  |
| Block K, Lot 22 | 4800    | 0.11  |
| Block K, Lot 23 | 4800    | 0.11  |
| Block K, Lot 24 | 4800    | 0.11  |
| Block K, Lot 25 | 4800    | 0.11  |
| Block K, Lot 26 | 4800    | 0.11  |
| Block K, Lot 27 | 5075    | 0.12  |
| Block K, Lot 28 | 7681    | 0.18  |
| Block K, Lot 29 | 6902    | 0.16  |
| Block K, Lot 30 | 6671    | 0.15  |

| LOT AREA TABLE  |         |       |
|-----------------|---------|-------|
| LOT #           | SQ. FT. | ACRES |
| Block L, Lot 1  | 7496    | 0.17  |
| Block L, Lot 2  | 7444    | 0.17  |
| Block L, Lot 3  | 5196    | 0.12  |
| Block L, Lot 4  | 4921    | 0.11  |
| Block L, Lot 5  | 4922    | 0.11  |
| Block L, Lot 6  | 4922    | 0.11  |
| Block L, Lot 7  | 4923    | 0.11  |
| Block L, Lot 7X | 40521   | 0.93  |
| Block L, Lot 8  | 4923    | 0.11  |
| Block L, Lot 9  | 4924    | 0.11  |
| Block L, Lot 10 | 4925    | 0.11  |
| Block L, Lot 11 | 4925    | 0.11  |
| Block L, Lot 12 | 6804    | 0.16  |
| Lots : 5        | 44291   | 1.02  |

FP 25-0002  
A Final Plat of Century  
Farms Phase 1

LOTS 1-23, 1X, 10X, BLOCK A: LOTS 1-17, BLOCK B:  
LOTS 1-20, BLOCK C: LOTS 1-17, BLOCK D: LOTS  
1-18, 2X, BLOCK E: LOTS 1-8, 9X, BLOCK F: LOTS  
1-20, 4X, BLOCK G, LOTS 1-34, BLOCK H: LOTS 1-16,  
BLOCK I: LOTS 1-31, 3X, 5X, BLOCK J: LOTS 1-30,  
6X, BLOCK K AND LOTS 1-12, 7X, BLOCK L:  
244 RESIDENTIAL LOTS  
9 OPEN SPACE/Common Areas 14.09 ACRES  
AND RIGHT OF WAY DEDICATION 15.02 ACRES  
TOTALING 61.518 ACRES  
SITUATED IN THE  
P. WILSON SURVEY, ABSTRACT NO. 1020 &  
J. LARREMORE SURVEY, ABSTRACT NO. 530  
CITY OF ANNA ETJ  
COLLIN COUNTY, TEXAS

OWNER/DEVELOPER

JBZ DEVELOPMENT  
1038 TEXAN TRAIL  
GRAPEVINE, TX  
214-687-1853

SURVEYOR/ENGINEER

WESTWOOD PROFESSIONAL  
SERVICES, INC.  
11000 FRISCO ST., SUITE 400  
FRISCO, TEXAS 75033  
469-213-1800



LAND DESCRIPTION

TRACT 1

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE PLEASANT WILSON SURVEY, ABSTRACT NUMBER 1020 COLLIN COUNTY, TEXAS DESCRIBED IN DEED(S) TO A 266.50 ACRE TRACT CONVEYED TO JBZ SLM CHAMBERS GROVE, LLC (A LIMITED LIABILITY COMPANY) RECORDED IN INSTRUMENT NUMBER 2023000049744 AND ONML COTTAGES AT CHAMBERS GROVE RECORDED INSTRUMENT NUMBER 2023000049747 OF THE OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF AN 11,000 ACRE TRACT OF LAND CONVEYED TO RAJ KAKARAPUDI, BY DEED OF RECORD IN INSTRUMENT NO. 2020113002020640, OF SAID OFFICIAL PUBLIC RECORDS, BEING IN THE ASPHALT PAVEMENT OF CHAMBERSVILLE ROAD, AN UNDEFINED WIDTH RIGHT-OF-WAY, BEING IN THE WEST LINE OF A 46.325 ACRE TRACT OF LAND CONVEYED TO THEODORE R. WILLIS AND WIFE, BETTY WILLIS, BY DEED OF RECORD IN VOLUME 915, PAGE 141, OF SAID OFFICIAL PUBLIC RECORDS; THENCE SOUTH 00 DEGREES 36 MINUTES 32 SECONDS EAST, ALONG SAID CHAMBERSVILLE ROAD AND THE SAID WEST LINE OF THE 46.325 ACRE TRACT, ALONG THE WEST LINE OF A 1.86 ACRE TRACT OF LAND CONVEYED TO BETTY WILLIS, BY DEED OF RECORD IN INSTRUMENT NO. 20220209000227060, OF SAID OFFICIAL PUBLIC RECORDS, AND ALONG A 1.71 ACRE TRACT OF LAND CONVEYED TO BARBARA HYDE, BY DEED OF RECORD IN DOCUMENT NO. 92-0038392, OF SAID OFFICIAL PUBLIC RECORDS, A DISTANCE OF 312.39 FEET TO A PK-NAIL FOUND AT THE NORTHWEST CORNER OF SAID 266.50 ACRE TRACT, SAID POINT BEING IN STONE BRANCH, AND BEING THE POINT OF BEGINNING; SAID POINT BEING NORTH 00 DEGREES 36 MINUTES 32 SECONDS EAST, A DISTANCE OF 654.02 FEET FROM A PK-NAIL FOUND AT A SOUTHEAST CORNER OF LOT 4R, BLOCK 1, THREE CREEKS RANCH ESTATES, AN ADDITION TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2022, PAGE 392, OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS;

THENCE DEPARTING THE SAID ASPHALT PAVEMENT OF CHAMBERSVILLE ROAD AND SAID WESTERLY LINE OF SAID 46.325 ACRE TRACT, THE 1.86 ACRE TRACT, AND THE 1.71 ACRE TRACT, ALONG THE SAID STONE BRANCH AND ALONG THE COMMON BOUNDARY LINE BETWEEN SAID 1.86 ACRE TRACT, THE 1.71 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 85 DEGREES 30 MINUTES 21 SECONDS EAST, A DISTANCE OF 30.90 FEET;  
SOUTH 74 DEGREES 48 MINUTES 34 SECONDS EAST, A DISTANCE OF 74.71 FEET;  
SOUTH 53 DEGREES 34 MINUTES 42 SECONDS EAST, A DISTANCE OF 65.10 FEET;  
SOUTH 81 DEGREES 18 MINUTES 29 SECONDS EAST, A DISTANCE OF 25.44 FEET;  
NORTH 81 DEGREES 47 MINUTES 36 SECONDS EAST, A DISTANCE OF 65.04 FEET;  
SOUTH 83 DEGREES 29 MINUTES 14 SECONDS EAST, A DISTANCE OF 79.60 FEET;  
NORTH 83 DEGREES 13 MINUTES 08 SECONDS EAST, A DISTANCE OF 73.64 FEET;  
NORTH 57 DEGREES 19 MINUTES 11 SECONDS EAST, A DISTANCE OF 72.09 FEET;  
NORTH 87 DEGREES 42 MINUTES 24 SECONDS EAST, A DISTANCE OF 78.72 FEET;  
NORTH 77 DEGREES 00 MINUTES 09 SECONDS EAST, A DISTANCE OF 88.74 FEET;

THENCE S 07° 10' 49" E, DEPARTING THE SAID COMMON LINE BETWEEN THE 1.86 ACRE TRACT, THE 1.71 ACRE TRACT, A DISTANCE OF 120.41 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" FOUND FOR THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ONML COTTAGES AT CHAMBERS GROVE RECORDED INSTRUMENT NUMBER 2023000049747, OF SAID OFFICIAL PUBLIC RECORDS;

THENCE FOLLOWING ALONG THE NORTH LINE OF SAID COTTAGES TRACT THE FOLLOWING BEARINGS AND DISTANCES:

S 82° 48' 10" W, 42.46 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;  
WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 172.56 FEET, THROUGH A CENTRAL ANGLE OF 17° 27' 06", HAVING A RADIUS OF 566.54 FEET, AND A LONG CHORD WHICH BEARS N 88° 17' 59" W, 171.89 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND;  
N 79° 31' 19" W, 141.80 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;  
WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 62.96 FEET, THROUGH A CENTRAL ANGLE OF 09° 44' 58", HAVING A RADIUS OF 370.00 FEET, AND A LONG CHORD WHICH BEARS N 84° 23' 48" W, 62.88 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND;  
N 89° 16' 17" W, 249.25 FEET TO A PK NAIL WITH SHINER STAMPED "WESTWOOD PS" SET AT THE NORTHWEST CORNER OF SAID ONML COTTAGES AT CHAMBERS GROVE TRACT, IN SAID CHAMBERSVILLE ROAD, AND BEING IN THE WEST LINE OF SAID 266.50 ACRE TRACT;  
THENCE N 00° 36' 32" E, ALONG THE SAID WEST LINE OF THE 266.50 ACRE TRACT, 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 80,156 SQUARE FEET OR 1.840 ACRES MORE OR LESS.

TRACT 2

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE PLEASANT WILSON SURVEY, ABSTRACT NUMBER 1020 AND JOHN LARREMORE SURVEY, ABSTRACT NUMBER 530 COLLIN COUNTY, TEXAS DESCRIBED IN DEED(S) TO JBZ SLM CHAMBERS GROVE, LLC (A LIMITED LIABILITY COMPANY) RECORDED IN INSTRUMENT NUMBER 2023000049744 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A PK NAIL WITH SHINER STAMPED "PELTON" FOUND FOR THE SOUTHWEST CORNER OF SAID JBZ TRACT, BEING THE SOUTHEAST CORNER OF A TRACT OF LAND TO TIMOTHY AND ELISE THOMPSON RECORDED IN VOLUME 4597, PAGE 2253 OF SAID O.P.R.C.C.T. AND BEING WITHIN THE MARGINS OF THE CENTERLINE OF CHAMBERSVILLE ROAD (A ASPHALT RIGHT-OF-WAY);

THENCE GENERALLY ALONG SAID CENTERLINE OF CHAMBERSVILLE ROAD THE FOLLOWING BEARINGS AND DISTANCES:

N 00° 27' 43" W, 256.76 FEET TO A PK NAIL WITH SHINER STAMPED "WESTWOOD PS" SET AND BEING THE POINT OF BEGINNING;  
N 00° 27' 43" W, 180.03 FEET TO A PK NAIL WITH SHINER STAMPED "PELTON" FOUND;  
N 06° 17' 43" W, 200.00 FEET TO A PK NAIL WITH SHINER STAMPED "PELTON" FOUND;  
N 08° 32' 43" W, 332.10 FEET TO A PK NAIL WITH SHINER STAMPED "WESTWOOD PS" SET AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ONML COTTAGES AT CHAMBERS GROVE RECORDED INSTRUMENT NUMBER 2023000049747, OF SAID OFFICIAL PUBLIC RECORDS;  
THENCE N 81° 27' 17" E, 79.23 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;  
THENCE N 81° 54' 05" E, 595.25 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;  
THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 32.02 FEET, THROUGH A CENTRAL ANGLE OF 04° 35' 09", HAVING A RADIUS OF 400.00 FEET, AND A LONG CHORD WHICH BEARS N 84° 13' 59" E, 32.01 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND;  
THENCE S 89° 17' 32" E, 107.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND FOR THE SOUTHEAST CORNER OF SAID COTTAGES TRACT;  
THENCE N 07° 10' 49" W, 1278.45 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND FOR THE NORTHEAST CORNER OF SAID COTTAGES TRACT AND BEING AN INTERIOR NORTHWEST CORNER OF SAID JBZ TRACT;  
THENCE DEPARTING SAID NORTHEAST CORNER OVER AND ACROSS SAID JBZ TRACT THE FOLLOWING BEARINGS AND DISTANCES:

N 82° 48' 10" E, 100.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;  
S 07° 10' 49" E, 330.29 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;  
N 82° 50' 49" E, 583.22 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;  
S 07° 09' 36" E, 587.90 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;  
S 20° 49' 23" E, 41.17 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;  
S 28° 56' 28" E, 49.73 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;  
N 39° 31' 03" E, 142.39 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;  
WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 60.84 FEET, THROUGH A CENTRAL ANGLE OF 69° 49' 41", HAVING A RADIUS OF 50.00 FEET, AND A LONG CHORD WHICH BEARS S 85° 56' 22" E, 57.23 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT A REVERSE CURVE TO THE RIGHT;  
WITH SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 16.04 FEET, THROUGH A CENTRAL ANGLE OF 18° 22' 46", HAVING A RADIUS OF 50.00 FEET, AND A LONG CHORD WHICH BEARS N 68° 20' 10" E, 15.97 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT A COMPOUND CURVE TO THE RIGHT;  
WITH SAID COMPOUND CURVE TO THE RIGHT, AN ARC DISTANCE OF 138.034 FEET, THROUGH A CENTRAL ANGLE OF 10° 24' 23", HAVING A RADIUS OF 760.00 FEET, AND A LONG CHORD WHICH BEARS N 82° 43' 45" E, 137.84 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT A COMPOUND CURVE TO THE RIGHT;  
CONTINUING

CONTINUED

N 87° 55' 56" E, 368.59 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;  
S 46° 53' 24" E, 9.94 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;  
S 02° 04' 04" E, 30.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;  
N 87° 55' 56" E, 50.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;  
S 02° 04' 04" E, 5.43 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AND THE BEGINNING OF A CURVE TO THE LEFT;  
WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 22.73 FEET, THROUGH A CENTRAL ANGLE OF 04° 44' 06", HAVING A RADIUS OF 274.99 FEET, AND A LONG CHORD WHICH BEARS S 04° 26' 07" E, 22.72 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;  
S 06° 48' 18" E, 23.76 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;  
S 07° 10' 49" E, 237.93 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AND THE BEGINNING OF A CURVE TO THE LEFT;  
WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 166.94 FEET, THROUGH A CENTRAL ANGLE OF 25° 30' 23", HAVING A RADIUS OF 375.00 FEET, AND A LONG CHORD WHICH BEARS S 19° 56' 01" E, 165.56 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;  
S 32° 41' 12" E, 173.39 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;  
S 61° 12' 06" W, 50.12 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;  
S 58° 59' 56" W, 13.10 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;  
S 63° 42' 10" W, 68.37 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;  
S 71° 53' 21" W, 67.84 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;  
S 80° 37' 38" W, 68.70 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;  
S 87° 55' 54" W, 305.28 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;  
S 77° 53' 41" W, 55.22 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;  
S 59° 43' 19" W, 45.67 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;  
S 55° 01' 52" W, 262.63 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;  
S 56° 16' 43" W, 50.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;  
S 33° 43' 17" E, 7.63 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;  
S 56° 16' 43" W, 210.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;  
S 33° 43' 17" E, 120.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;  
S 56° 16' 43" W, 108.98 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;  
S 33° 43' 17" E, 50.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;  
S 56° 16' 43" W, 75.49 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AND THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 104.23 FEET, THROUGH A CENTRAL ANGLE OF 26° 32' 28", HAVING A RADIUS OF 225.00 FEET, AND A LONG CHORD WHICH BEARS S 69° 32' 57" W, 103.30 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;

S 82° 49' 11" W, 381.44 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;  
S 37° 49' 11" W, 14.14 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;  
S 07° 10' 49" E, 40.93 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AND THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 94.78 FEET, THROUGH A CENTRAL ANGLE OF 72° 24' 18", HAVING A RADIUS OF 75.00 FEET, AND A LONG CHORD WHICH BEARS S 29° 01' 20" W, 88.60 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;

S 07° 10' 49" E, 128.51 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;  
S 82° 49' 11" W, 440.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;  
N 07° 10' 49" W, 137.68 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;  
WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 37.14 FEET, THROUGH A CENTRAL ANGLE OF 28° 22' 17", HAVING A RADIUS OF 75.00 FEET, AND A LONG CHORD WHICH BEARS N 49° 11' 03" W, 36.76 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;  
S 82° 49' 11" W, 133.37 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;  
N 07° 10' 49" W, 257.47 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;  
S 89° 21' 47" W, 20.17 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;

THENCE S 44° 27' 02" W, 14.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,599,586 SQUARE FEET OR 59.678 ACRES MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JABEZ DEVELOPMENT AND ONM LIVING L.P., ACTING HEREIN BY AND THROUGH THEIR DULY AUTHORIZED OFFICERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS CENTURY FARMS PHASE 1, AN ADDITION TO COLLIN COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, THE STREETS, ALLEYS AND PUBLIC USE AREAS SHOWN HEREON, AND DO HEREBY DEDICATE THE EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSES AS INDICATED TO THE DISTRICTS EXCLUSIVE USE FOREVER, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREIN. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS OF SAID PLAT. AT THE SOLE AND EXCLUSIVE DISCRETION OF THE DISTRICTS AND SUBJECT TO THEIR WRITTEN APPROVAL, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE DISTRICTS USE THEREOF. ANY PUBLIC UTILITY GIVEN THE RIGHT BY THE DISTRICTS TO USE SAID EASEMENTS SHALL HAVE HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS. ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHTS OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME PROCURING THE PERMISSION OF ANYONE.

THE AREA OR AREAS SHOWN ON THE PLAT AS "VA" (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 VA EASEMENT. THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY AND ALL LANDSCAPING WITHIN THE VA 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 VA EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE VA 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 VA EASEMENT. THE CITY SHALL ALSO HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ADD ANY LANDSCAPE IMPROVEMENTS TO THE VA EASEMENT, TO ERECT ANY TRAFFIC CONTROL DEVICES OR SIGNS ON THE VA 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 VA EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN.

BY: JBZ SLM CHAMBERS GROVE, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: JBZ DEVELOPMENT, L.P., A TEXAS LIMITED PARTNERSHIP, ITS MANAGING MEMBER

BY: BNMJR, INC., A TEXAS CORPORATION, ITS GENERAL PARTNER

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES: \_\_\_\_\_

BY: BNMJR, INC., A TEXAS CORPORATION, ITS MANAGER

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES: \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JASON B. ARMSTRONG, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF ANNA, TEXAS.

*Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document* IAC 22 138.33e  
Jason B. Armstrong, REPELS 5557  
Date: 3/25/2025

JASON B. ARMSTRONG  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5557

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 JASON B. ARMSTRONG, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES: \_\_\_\_\_

FP 25-0002  
A Final Plat of Century  
Farms Phase 1

LOTS 1-23, 1X, 10X, BLOCK A: LOTS 1-17, BLOCK B:  
LOTS 1-20, BLOCK C: LOTS 1-17, BLOCK D: LOTS  
1-18, 2X, BLOCK E: LOTS 1-8, 9X, BLOCK F: LOTS  
1-20, 4X, BLOCK G, LOTS 1-34, BLOCK H: LOTS 1-16,  
BLOCK I: LOTS 1-31, 3X, 5X, BLOCK J: LOTS 1-30,  
6X, BLOCK K: AND LOTS 1-12, 7X, BLOCK L:  
244 RESIDENTIAL LOTS  
9 OPEN SPACE/COMMON AREAS 14.09 ACRES  
AND RIGHT OF WAY DEDICATION 15.02 ACRES  
TOTALING 61.518 ACRES  
SITUATED IN THE  
P. WILSON SURVEY, ABSTRACT NO. 1020 & J.  
LARREMORE SURVEY, ABSTRACT NO. 530  
CITY OF ANNA ETJ  
COLLIN COUNTY, TEXAS

OWNER/DEVELOPER

JBZ DEVELOPMENT  
1038 TEXAN TRAIL  
GRAPEVINE, TX  
214-687-1853

SURVEYOR/ENGINEER

WESTWOOD PROFESSIONAL  
SERVICES, INC.  
11000 FRISCO ST., SUITE 400  
FRISCO, TEXAS 75033  
469-213-1800

Westwood  
Professional Services, Inc.

11000 FRISCO STREET, SUITE 400 FRISCO, TEXAS 75033

TBPELS # 10194468 PH # 469-213-1800

JOB# HMH22006 March 23, 2025 PAGE 3 OF 3

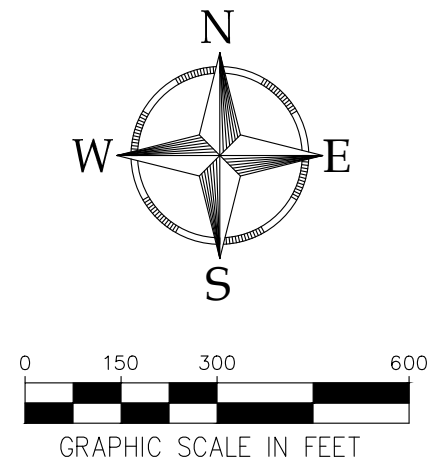
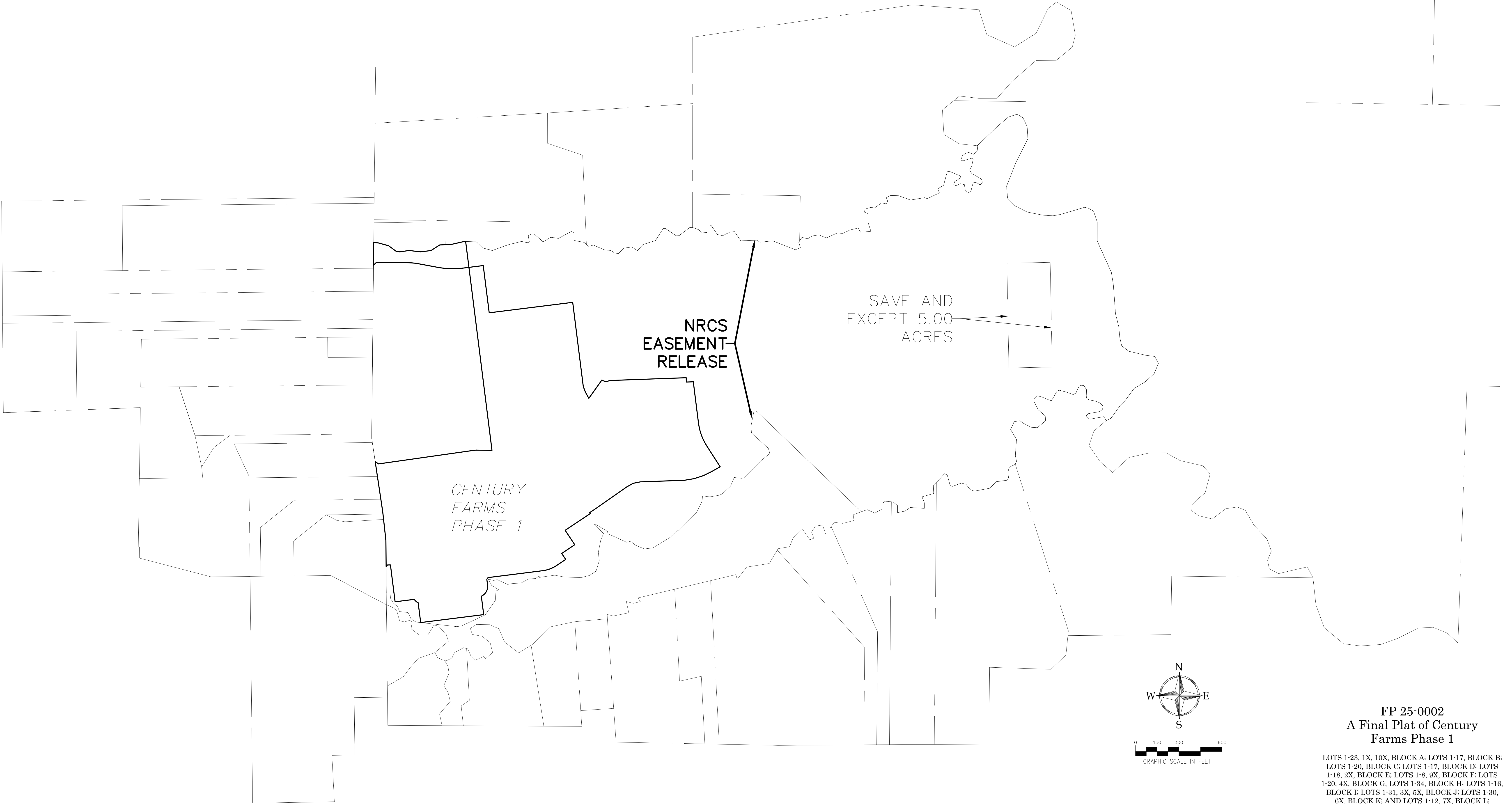


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DWG NAME: G:\08\STR22001\_Chambres Servo\2\_Srv\STR22001\_FPL.dwg

**Westwood**  
Professional Services, Inc.

11000 FRISCO STREET, SUITE 400 FRISCO, TEXAS 75033  
TBPCLS # 10194468 PH.# 469-213-1800  
JOB# HMH22006 March 23, 2025 PAGE 3 OF 4



**FP 25-0002**  
**A Final Plat of Century**  
**Farms Phase 1**

LOTS 1-23, 1X, 10X, BLOCK A; LOTS 1-17, BLOCK B;  
LOTS 1-20, BLOCK C; LOTS 1-17, BLOCK D; LOTS  
1-18, 2X, BLOCK E; LOTS 1-8, 9X, BLOCK F; LOTS  
1-20, 4X, BLOCK G, LOTS 1-34, BLOCK H; LOTS 1-16,  
BLOCK I; LOTS 1-31, 3X, 5X, BLOCK J; LOTS 1-30,  
6X, BLOCK K; AND LOTS 1-12, 7X, BLOCK L;  
244 RESIDENTIAL LOTS  
9 OPEN SPACE/Common AREAS 14.09 ACRES  
AND RIGHT OF WAY DEDICATION 15.02 ACRES  
TOTALING 61.518 ACRES  
SITUATED IN THE  
P. WILSON SURVEY, ABSTRACT NO. 1020 &  
J. LARREMORE SURVEY, ABSTRACT NO. 530  
CITY OF ANNA ETJ  
COLLIN COUNTY, TEXAS

**OWNER/DEVELOPER**

JBZ DEVELOPMENT  
1038 TEXAN TRAIL  
GRAPEVINE, TX  
214-687-1853

**SURVEYOR/ENGINEER**

WESTWOOD PROFESSIONAL  
SERVICES, INC.  
11000 FRISCO ST., SUITE 400  
FRISCO, TEXAS 75033  
469-213-1800



Item No. 14.

Planning & Zoning Commission Agenda  
Staff Report

Meeting Date: 4/7/2025  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Approve a Resolution regarding the Cottages at Chambers Grove, Block A, Lot 1, Final Plat (FP 25-0001)  
Owner: Jabez Development

**SUMMARY:**

A Single-Unit/Duplex-Unit Park on one lot on 22.7± acres located on the east side of Chambersville Road (CR 206), 1,005± feet south of Willis Lane. Located in the ETJ.

**STAFF RECOMMENDATION:**

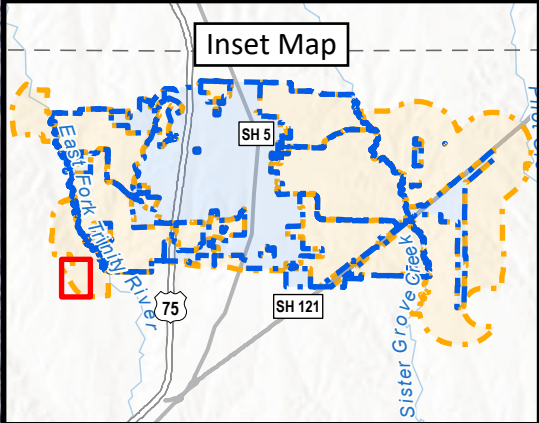
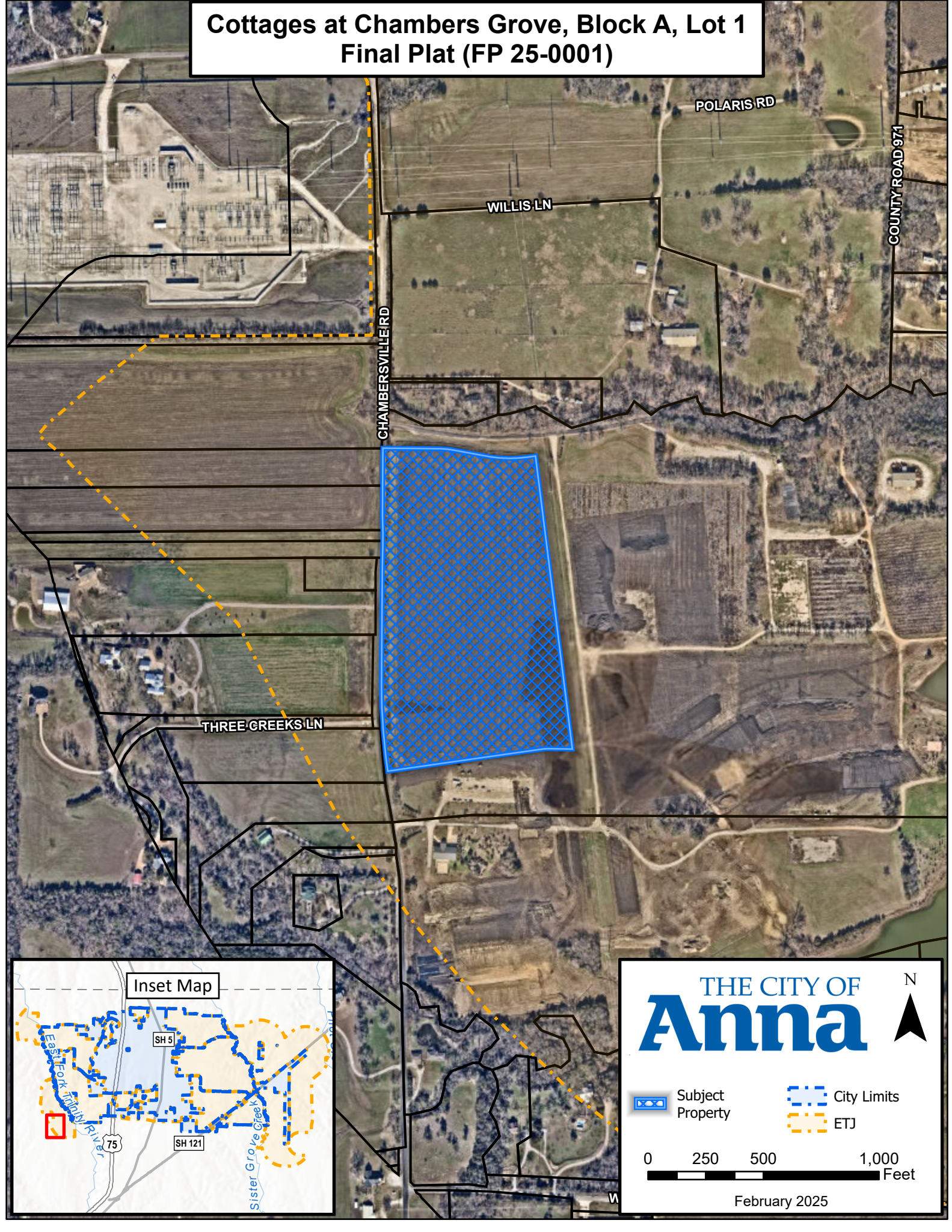
Recommended for approval as submitted.

**ATTACHMENTS:**

1. Locator Map - Cottages at Chambers Grove, Block A, Lot 1, Final Plat (FP 25-0001)
2. Resolution - Cottages at Chambers Grove, Block A, Lot 1, Final Plat (FP 25-0001)
3. Exhibit A - Cottages at Chambers Grove, Block A, Lot 1, Final Plat (FP 25-0001)



Cottages at Chambers Grove, Block A, Lot 1  
Final Plat (FP 25-0001)



THE CITY OF  
**Anna**

N

Subject Property

City Limits

ETJ

0 250 500 1,000 Feet

February 2025



**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2025-04-**

**A RESOLUTION OF THE CITY OF ANNA, COTTAGES AT CHAMBERS GROVE, BLOCK A, LOT 1, FINAL PLAT (FP 25-0001)**

**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**, JABEZ DEVELOPMENT has submitted an application for the approval of Cottages at Chambers Grove, 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 Cottages at Chambers Grove, 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 7th day of April 2025.

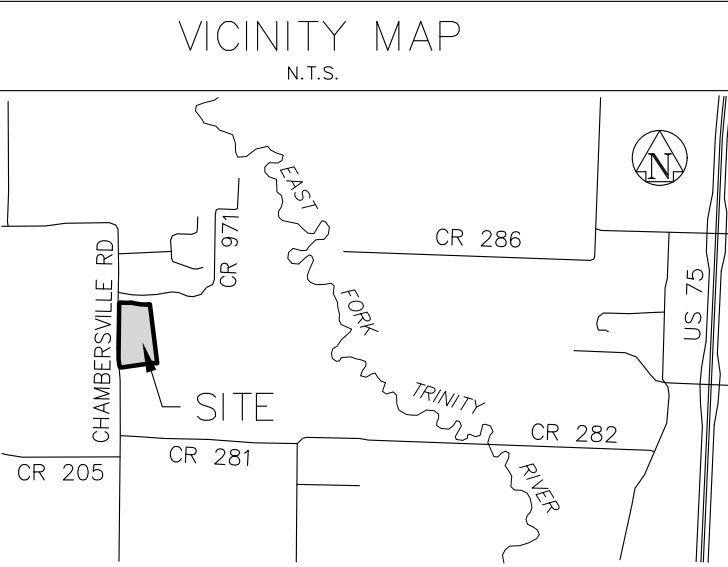
ATTEST:

APPROVED:

\_\_\_\_\_  
Director of Development Services,  
Stephanie Scott-Sims, AICP

\_\_\_\_\_  
Planning & Zoning Commission, Chair  
Jessica Walden





LEGEND

|              |                                                   |
|--------------|---------------------------------------------------|
| M.A.E.       | MASTER ACCESS EASEMENT                            |
| U.E.         | UTILITY EASEMENT                                  |
| F.L.         | FIRE LANE                                         |
| O.P.R.C.C.T. | OFFICIAL PROPERTY RECORDS<br>COLLIN COUNTY, TEXAS |
| P.R.C.C.T.   | PLAT RECORDS<br>COLLIN COUNTY, TEXAS              |
| —            | UTILITY/ EASEMENT                                 |

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ONML COTTAGES AT CHAMBERS GROVE, LLC, ACTING HEREIN BY AND THROUGH THEIR DULY AUTHORIZED OFFICERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS COTTAGES AT CHAMBERS GROVE, AN ADDITION TO COLLIN COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, THE STREETS, ALLEYS AND PUBLIC USE AREAS SHOWN HEREON, AND DO HEREBY DEDICATE THE EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSES AS INDICATED TO THE DISTRICTS EXCLUSIVE USE FOREVER, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS, AND ENCUMBRANCES EXCEPT AS SHOWN HEREIN, NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS OF SAID PLAT, AT THE SOLE AND EXCLUSIVE DISCRETION OF THE DISTRICTS AND SUBJECT TO THEIR WRITTEN APPROVAL, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE DISTRICTS USE THEREOF. ANY PUBLIC UTILITY GIVEN THE RIGHT BY THE DISTRICTS TO USE SAID EASEMENTS SHALL HAVE HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS. ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHTS OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME PROCURING THE PERMISSION OF ANYONE.

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

BY: ONML COTTAGES AT CHAMBERS GROVE, LLC

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF COLLIN

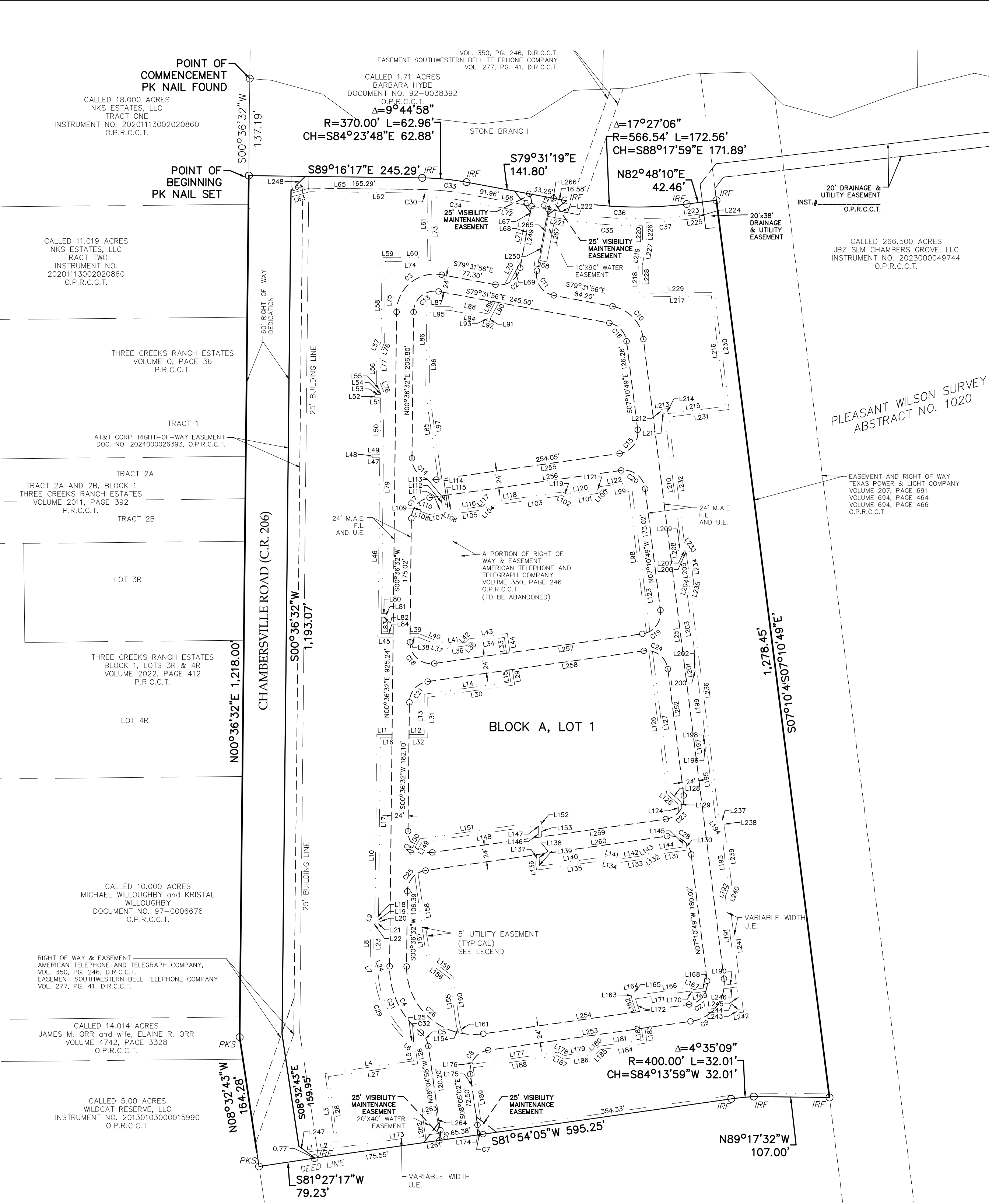
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES: \_\_\_\_\_



LAND DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE PLEASANT WILSON SURVEY, ABSTRACT NO. 1020, COLLIN COUNTY, TEXAS, AND BEING A PART OF A CALLED 22.787 ACRE TRACT OF LAND DESCRIBED BY DEED TO ONML COTTAGES AT CHAMBERS GROVE, LLC, RECORDED IN INSTRUMENT NUMBER 2023000049747 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A PK NAIL FOUND FOR THE NORTHERLY NORTHWEST CORNER OF SAID 266.500 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 1.71 ACRE TRACT DESCRIBED IN THE DEED TO BARBARA HYDE RECORDED IN DOCUMENT NO. 92-0038392 O.P.R.C.C.T., IN THE EAST LINE OF A CALLED 18.000 ACRE TRACT DESCRIBED AS "TRACT 1" IN THE DEED TO NKS ESTATES, LLC, RECORDED IN INSTRUMENT NO. 2020113002020860 O.P.R.C.C.T., WITHIN THE MARGINS OF CHAMBERSVILLE ROAD (COUNTY ROAD 206) AT STONE BRANCH;

THENCE S 00° 36' 32" W, ALONG THE NORTHERLY WEST LINE OF SAID 266.500 ACRE TRACT AND THE EAST LINE OF SAID 18.00 ACRE TRACT, WITHIN THE MARGINS OF CHAMBERSVILLE ROAD, 137.19 FEET TO A PK NAIL SET TO THE POINT OF BEGINNING;

THENCE S 89° 16' 17" E, 245.29 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" FOUND TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 62.96 FEET, THROUGH A CENTRAL ANGLE OF 08° 44' 58", HAVING A RADIUS OF 370.00 FEET, AND A LONG CHORD WHICH BEARS S 84° 23' 48" E, 62.88 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" FOUND;

THENCE S 79° 31' 19" E, 141.80 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" FOUND TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 172.56 FEET, THROUGH A CENTRAL ANGLE OF 17° 27' 06", HAVING A RADIUS OF 566.64 FEET, AND A LONG CHORD WHICH BEARS S 88° 17' 59" E, 171.89 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" FOUND;

THENCE N 82° 48' 10" E, 42.46 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" FOUND;

THENCE S 07° 10' 49" E, 1278.45 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" FOUND FOR THE SOUTHEAST CORNER OF SAID 22.787 ACRE TRACT;

THENCE N 89° 17' 32" W, 107.00 FEET WITH THE SOUTH LINE OF SAID 22.787 ACRE TRACT, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" FOUND TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE CONTINUING WITH THE SOUTH LINE OF SAID 22.787 ACRE TRACT AND WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 32.02 FEET, THROUGH A CENTRAL ANGLE OF 04° 35' 09", HAVING A RADIUS OF 400.00 FEET, AND A LONG CHORD WHICH BEARS S 84° 13' 59" W, 32.01 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" FOUND;

THENCE S 81° 54' 05" W, WITH SAID SOUTH LINE A DISTANCE OF 595.25 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" FOUND;

THENCE S 81° 27' 17" W, 79.23 FEET PK NAIL SET IN THE MARGINS OF SAID CHAMBERSVILLE ROAD, THE WEST LINE OF SAID 22.787 ACRE TRACT AND BEING THE EAST LINE OF A CALLED 5.00 ACRE TRACT TO WILDCAT RESERVE, LLC RECORDED IN DOCUMENT NO. 20130103000015990 O.P.R.C.C.T.;

THENCE N 08° 32' 43" W, 184.90 FEET WITH THE COMMON LINE BEING THE EAST LINES OF A CALLED 14.014 ACRE TRACT TO JAMES M. ORR AND WIFE, ELAINE R. ORR RECORDED IN VOLUME 4742, PAGE 3328 O.P.R.C.C.T., A CALLED 10.000 ACRE TRACT TO MICHAEL WILLOUGHBY AND KRISTAL WILLOUGHBY RECORDED IN DOCUMENT NO. 97-0006676 O.P.R.C.C.T., LOT 3R, 4R AS SHOWN BY THE THREE CREEKS RANCH ESTATES BLOCK 1, LOTS 3R & 4R, AN ADDITION TO THE CITY OF ANNA RECORDED IN VOLUME 2022, PAGE 412 PLAT RECORDS, COLLIN COUNTY, TEXAS (P.R.C.C.T.), TRACT 2A, 2B AS SHOWN BY TRACT 2A AND 2B, BLOCK 1

THREE CREEKS RANCH ESTATES, AN ADDITION TO THE CITY OF ANNA, P.R.C.C.T., THREE CREEKS RANCH ESTATES, AN ADDITION TO THE CITY OF ANNA RECORDED IN VOLUME 0, PAGE 36, P.R.C.C.T., A CALLED 18.000 ACRE TRACT DESCRIBED AS "TRACT 1" AND A CALLED 11.019 ACRE TRACT DESCRIBED AS "TRACT 2" TO NKS ESTATES, LLC RECORDED IN DOCUMENT NO. 2020113002020860 O.P.R.C.C.T., SAID 5.00 ACRE TRACT AND WITH THE MARGINS OF SAID CHAMBERSVILLE ROAD TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" FOUND;

THENCE N 00° 36' 32" E, 1,218.00 FEET CONTINUING WITH SAID COMMON LINE TO THE POINT OF BEGINNING AND CONTAINING 992,604 SQUARE FEET OR 22.787 ACRES MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JASON B. ARMSTRONG, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF ANNA, TEXAS.

*Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document* TAC 22 138.33e  
Adam T. Johnson, RPLS 6664  
Date: 3/25/2025

JASON B. ARMSTRONG  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5557

STATE OF TEXAS  
COUNTY OF COLLIN

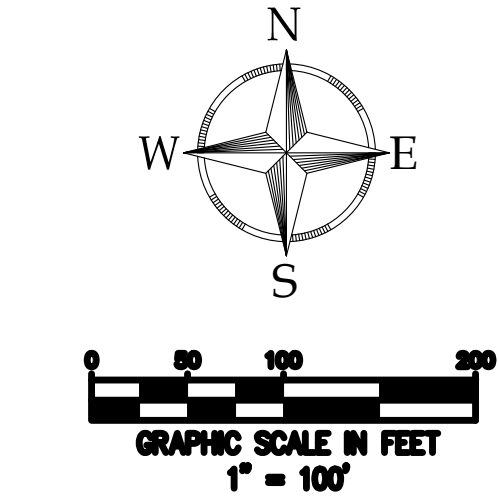
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JASON B. ARMSTRONG, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES: \_\_\_\_\_



SEE PAGE 2 FOR LINE AND CURVE TABLES

EXHIBIT A

Westwood  
Professional Services, Inc.

11000 FRISCO STREET, SUITE 400 FRISCO, TEXAS 75033  
TBPCLS # 10074301 PH.# 469-213-1800

JOB# STR22001 March 10, 2025 PAGE 1 OF 2

CERTIFICATE OF APPROVAL

APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025  
BY THE PLANNING & ZONING COMMISSION.  
CITY OF ANNA, TEXAS

PLANNING & ZONING COMMISSION  
CHAIR

DIRECTOR OF DEVELOPMENT SERVICES

NOTES

- THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 - NORTH CENTRAL ZONE NO. 4202 - NAD83.
- ALL PERIMETER PROPERTY CORNERS ARE 1/2 INCH IRON RODS WITH CAP STAMPED "WESTWOOD PS" SET, UNLESS NOTED OTHERWISE.
- SUBJECT TRACT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO FEMA FIRM PANEL MAP NUMBER 48085C0135J EFFECTIVE DATE JUNE 6, 2009 AND FEMA FIRM PANEL MAP NUMBER 48085C0145J EFFECTIVE DATE JUNE 6, 2009. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- NO APPURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLES.
- RETAINING WALLS SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY WHERE SUCH RETAINING WALLS ARE LOCATED. RETAINING WALLS OVER 4' WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL REQUIRED SCREENING WALLS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.

OWNER/DEVELOPER

ONML COTTAGES AT  
CHAMBERS GROVE, LLC  
1038 TEXAN TRAIL  
GRAPEVINE, TX 76051  
214-687-1853

SURVEYOR/ENGINEER

WESTWOOD PROFESSIONAL SERVICES, INC.  
11000 FRISCO ST., SUITE 400  
FRISCO, TEXAS 75033  
469-213-1800

FP 25-0001  
Cottages at  
Chambers Grove

BLOCK A LOT 1  
22.787 ACRES TOTAL  
SITUATED IN THE  
PLEASANT WILSON SURVEY, ABSTRACT NO. 1020  
CITY OF ANNA ETJ  
COLLIN COUNTY, TEXAS

Date of Preparation: March 2025



Copyright ©2024, Westwood Professional Services, Inc.

| LINE TABLE |             |         |
|------------|-------------|---------|
| NO.        | BEARING     | LENGTH  |
| L1         | N81°27'17"E | 9.20'   |
| L2         | N81°54'05"E | 31.70'  |
| L3         | N08°04'59"W | 106.45' |
| L4         | N81°54'59"E | 126.57' |
| L5         | N08°05'00"W | 23.26'  |
| L6         | S50°04'21"E | 5.05'   |
| L7         | S23°27'30"E | 15.58'  |
| L8         | S00°36'32"W | 54.74'  |
| L9         | S23°26'31"W | 15.46'  |
| L10        | S00°36'32"W | 254.54' |
| L11        | N89°55'41"W | 21.50'  |
| L12        | N89°55'41"W | 21.49'  |
| L13        | S00°00'00"E | 56.79'  |
| L14        | S81°54'05"W | 123.38' |
| L15        | S08°05'55"E | 17.00'  |
| L16        | S89°55'41"E | 16.50'  |
| L17        | N00°36'32"E | 250.59' |
| L18        | N23°26'31"E | 7.60'   |
| L19        | N89°23'28"W | 5.95'   |
| L20        | N00°36'32"E | 5.00'   |
| L21        | S89°23'28"E | 8.05'   |
| L22        | N23°26'31"E | 2.44'   |
| L23        | N00°36'32"E | 52.67'  |
| L24        | N23°27'30"W | 15.40'  |
| L25        | N50°04'21"W | 4.96'   |
| L26        | N08°05'00"W | 30.25'  |
| L27        | N81°54'59"E | 127.57' |
| L28        | N08°04'59"W | 101.45' |
| L29        | N08°05'55"W | 22.00'  |
| L30        | N81°54'05"E | 124.05' |
| L31        | N00°00'00"E | 57.46'  |
| L32        | S89°55'41"E | 26.54'  |
| L33        | S08°05'55"E | 22.50'  |
| L34        | N81°54'05"E | 48.49'  |
| L35        | N45°52'26"E | 6.80'   |
| L36        | N81°54'05"E | 28.38'  |
| L37        | S68°43'00"E | 43.96'  |
| L38        | N90°00'00"E | 11.29'  |
| L39        | N90°00'00"W | 12.18'  |
| L40        | N68°43'00"W | 43.59'  |
| L41        | S81°54'05"W | 25.44'  |
| L42        | S45°52'26"W | 6.80'   |
| L43        | S81°54'05"W | 55.11'  |
| L44        | N08°05'55"W | 27.50'  |
| L45        | N90°00'00"E | 21.50'  |

| LINE TABLE |             |         |
|------------|-------------|---------|
| NO.        | BEARING     | LENGTH  |
| L46        | S00°36'32"W | 253.63' |
| L47        | N89°23'28"W | 10.96'  |
| L48        | N00°36'32"E | 5.00'   |
| L49        | S89°23'28"E | 10.96'  |
| L50        | S00°36'32"W | 79.65'  |
| L51        | S89°23'28"E | 7.91'   |
| L52        | S00°36'32"W | 5.00'   |
| L53        | N89°23'28"W | 7.91'   |
| L54        | S00°36'32"W | 1.68'   |
| L55        | S22°13'29"E | 15.46'  |
| L56        | S00°36'32"W | 44.39'  |
| L57        | S23°26'34"W | 15.46'  |
| L58        | S00°36'32"W | 118.74' |
| L59        | N89°23'28"W | 21.50'  |
| L60        | S88°35'15"W | 42.53'  |
| L61        | S00°36'32"W | 90.28'  |
| L62        | S89°16'17"E | 158.30' |
| L63        | N74°17'58"E | 28.08'  |
| L64        | S74°17'58"W | 27.34'  |
| L65        | N89°16'17"W | 159.02' |
| L66        | N79°31'19"W | 96.54'  |
| L67        | N79°31'19"W | 0.50'   |
| L68        | S10°29'19"W | 69.23'  |
| L69        | S28°09'25"W | 33.97'  |
| L70        | S28°09'25"W | 39.15'  |
| L71        | S10°29'19"W | 68.45'  |
| L72        | S79°31'19"E | 91.11'  |
| L73        | N00°36'32"E | 90.09'  |
| L74        | N88°48'01"E | 47.52'  |
| L75        | N00°36'32"E | 114.75' |
| L76        | N23°26'34"E | 15.46'  |
| L77        | N00°36'32"E | 42.38'  |
| L78        | N22°13'29"W | 15.46'  |
| L79        | N00°36'32"E | 312.65' |
| L80        | S89°45'55"E | 6.05'   |
| L81        | S00°00'00"E | 5.00'   |
| L82        | N89°46'00"W | 6.10'   |
| L83        | N90°36'32"E | 23.27'  |
| L84        | N90°00'00"W | 16.50'  |
| L85        | S08°15'35"E | 123.05' |
| L86        | S00°36'32"W | 122.59' |
| L87        | N89°23'28"W | 31.91'  |
| L88        | N79°31'19"W | 56.77'  |
| L89        | S28°09'25"W | 19.39'  |
| L90        | S28°09'25"W | 24.64'  |

| LINE TABLE |             |         |
|------------|-------------|---------|
| NO.        | BEARING     | LENGTH  |
| L91        | S10°28'41"W | 5.00'   |
| L92        | N79°31'19"W | 5.00'   |
| L93        | N10°28'41"E | 5.00'   |
| L94        | N79°31'19"W | 54.99'  |
| L95        | N89°23'28"W | 26.48'  |
| L96        | S00°36'32"W | 117.21' |
| L97        | S08°15'35"E | 122.67' |
| L98        | S07°10'49"E | 185.03' |
| L99        | N81°54'05"E | 37.59'  |
| L100       | N45°52'26"E | 6.80'   |
| L101       | N81°54'05"E | 45.63'  |
| L102       | S62°04'17"E | 6.80'   |
| L103       | N81°54'05"E | 105.75' |
| L104       | N45°52'26"E | 6.80'   |
| L105       | N81°54'05"E | 45.63'  |
| L106       | S62°04'17"E | 6.80'   |
| L107       | N81°54'05"E | 27.37'  |
| L108       | S70°19'39"E | 13.79'  |
| L109       | S19°40'21"W | 5.00'   |
| L110       | N70°19'39"W | 12.55'  |
| L111       | S81°53'55"W | 18.55'  |
| L112       | S08°15'35"E | 18.50'  |
| L113       | S08°15'35"E | 18.50'  |
| L114       | N81°54'05"E | 4.22'   |
| L115       | S62°04'17"E | 6.80'   |
| L116       | N81°54'05"E | 42.38'  |
| L117       | N45°52'26"E | 6.80'   |
| L118       | N81°54'05"E | 109.00' |
| L119       | S62°04'17"E | 6.80'   |
| L120       | N81°54'05"E | 42.38'  |
| L121       | N45°52'26"E | 6.80'   |
| L122       | N81°54'05"E | 44.30'  |
| L123       | S07°10'49"E | 190.11' |
| L124       | S07°10'49"E | 12.05'  |
| L125       | S49°41'44"E | 20.13'  |
| L126       | S07°10'49"E | 183.50' |
| L127       | S07°10'49"E | 181.55' |
| L128       | S49°41'44"E | 20.13'  |
| L129       | S07°10'49"E | 8.15'   |
| L130       | S07°10'49"E | 9.47'   |
| L131       | S81°54'05"W | 48.34'  |
| L132       | S59°04'03"W | 10.31'  |
| L133       | S81°54'05"W | 44.39'  |
| L134       | N75°15'54"W | 15.46'  |
| L135       | S81°54'05"W | 98.24'  |

| LINE TABLE |             |         |
|------------|-------------|---------|
| NO.        | BEARING     | LENGTH  |
| L136       | N08°05'55"W | 8.00'   |
| L137       | N04°31'22"E | 13.83'  |
| L138       | N04°31'22"E | 13.83'  |
| L139       | N08°05'55"W | 3.00'   |
| L140       | S81°54'05"W | 94.25'  |
| L141       | N75°15'54"W | 15.46'  |
| L142       | S81°54'05"W | 42.38'  |
| L143       | S59°04'03"W | 10.31'  |
| L144       | S81°54'05"W | 44.43'  |
| L145       | S07°10'49"E | 10.40'  |
| L146       | N04°31'22"E | 13.83'  |
| L147       | N08°05'55"W | 3.00'   |
| L148       | S81°54'05"W | 166.16' |
| L149       | S29°48'33"W | 11.86'  |
| L150       | S29°48'33"W | 13.66'  |
| L151       | S81°54'05"W | 173.61' |
| L152       | N08°05'55"W | 3.00'   |
| L153       | N04°31'22"E | 13.83'  |
| L154       | S18°05'44"E | 10.34'  |
| L155       | S08°05'55"E | 67.64'  |
| L156       | S53°05'55"E | 40.09'  |
| L157       | S08°05'55"E | 122.79' |
| L158       | S08°05'55"E | 123.29' |
| L159       | S53°05'55"E | 40.09'  |
| L160       | S08°05'55"E | 69.71'  |
| L161       | S18°05'43"E | 12.24'  |
| L162       | N18°16'51"W | 18.80'  |
| L163       | N08°05'55"W | 12.58'  |
| L164       | N81°54'05"E | 5.00'   |
| L165       | S08°05'55"E | 7.58'   |
| L166       | N81°54'05"E | 77.91'  |
| L167       | S67°08'06"E | 6.80'   |
| L168       | N81°54'05"E | 18.50'  |
| L169       | S81°54'05"W | 17.59'  |
| L170       | N67°08'06"W | 6.80'   |
| L171       | S81°54'05"W | 76.45'  |
| L172       | S18°16'51"E | 18.80'  |
| L173       | S81°54'05"W | 145.80' |
| L174       | S81°54'05"W | 0.23'   |
| L175       | S08°05'02"E | 81.96'  |
| L176       | S18°05'43"E | 2.95'   |
| L177       | N81°54'05"E | 121.86' |
| L178       | S62°04'13"E | 10.20'  |
| L179       | N81°54'05"E | 42.38'  |
| L180       | N45°52'26"E | 10.20'  |

| LINE TABLE |             |         |
|------------|-------------|---------|
| NO.        | BEARING     | LENGTH  |
| L181       | N81°54'05"E | 62.75'  |
| L182       | N08°05'55"W | 16.50'  |
| L183       | S08°05'55"E | 21.95'  |
| L184       | S81°54'05"W | 66.12'  |
| L185       | S45°52'26"W | 10.20'  |
| L186       | S81°54'05"W | 45.63'  |
| L187       | N62°04'13"W | 10.20'  |
| L188       | S81°54'05"W | 120.13' |
| L189       | S08°05'02"E | 90.00'  |
| L190       | N81°54'05"E | 17.28'  |
| L191       | N07°10'49"W | 124.32' |
| L192       | N22°12'05"E | 12.23'  |
| L193       | N07°10'49"W | 83.54'  |
| L194       | N33°27'00"W | 13.56'  |
| L195       | N07°10'49"W | 106.45' |
| L196       | S82°49'11"W | 5.00'   |
| L197       | N07°10'49"W | 5.00'   |
| L198       | N82°49'11"E | 5.00'   |
| L199       | N07°10'49"W | 103.00' |
| L200       | S82°49'11"W | 5.00'   |
| L201       | N07°10'49"W | 5.00'   |
| L202       | N82°49'11"E | 5.00'   |
| L203       | N07°10'49"W | 105.75' |
| L204       | N15°39'12"E | 15.46'  |
| L205       | N07°10'49"W | 42.38'  |
| L206       | N30°00'50"W | 3.26'   |
| L207       | S82°49'11"W | 9.74'   |
| L208       | N07°10'49"W | 5.00'   |
| L209       | N82°49'11"E | 5.00'   |
| L210       | N07°10'49"W | 193.00' |
| L211       | S82°49'11"W | 5.00'   |
| L212       | N07°10'49"W | 5.00'   |
| L213       | N82°49'11"E | 10.00'  |
| L214       | S07°10'49"E | 7.16'   |
| L215       | N82°49'11"E | 81.42'  |
| L216       | N07°10'42"W | 157.52' |
| L217       | S89°13'17"W | 101.99' |
| L218       | N00°46'43"W | 44.72'  |
| L219       | N10°28'12"E | 30.54'  |
| L220       | N00°39'42"W | 25.74'  |
| L221       | N79°31'19"W | 21.23'  |
| L222       | N79°31'19"W | 21.17'  |
| L223       | N82°48'10"E | 15.69'  |
| L224       | S10°28'43"E | 5.01'   |
| L225       | S82°48'10"W | 15.99'  |

| LINE TABLE |             |         |
|------------|-------------|---------|
| NO.        | BEARING     | LENGTH  |
| L226       | S00°39'42"E | 31.25'  |
| L227       | S10°28'12"W | 30.53'  |
| L228       | S00°46'43"E | 39.23'  |
| L229       | N89°13'17"E | 101.46' |
| L230       | S07°10'42"E | 166.99' |
| L231       | S82°49'11"W | 86.42'  |
| L232       | S07°10'49"E | 178.58' |
| L233       | S30°00'50"E | 15.46'  |
| L234       | S07°10'49"E | 44.39'  |
| L235       | S15°39'12"W | 15.46'  |
| L236       | S07°10'49"E | 323.02' |
| L237       | N82°59'46"E | 9.19'   |
| L238       | S07°34'39"W | 12.54'  |
| L239       | S07°10'49"E | 86.02'  |
| L240       | S22°12'05"W | 12.23'  |
| L241       | S07°10'49"E | 164.64' |
| L242       | S82°49'11"W | 10.00'  |
| L243       | N07°10'49"W | 5.00'   |
| L244       | N82°49'11"E | 5.00'   |
| L245       | N07°10'49"W | 31.63'  |
| L246       | S81°54'05"W | 18.40'  |
| L247       | S53°19'19"E | 28.39'  |
| L248       | S45°40'08"W | 28.25'  |
| L249       | N10°29'19"E | 86.52'  |
| L250       | S10°27'46"W | 86.60'  |
| L251       | S07°10'49"E | 911.34' |
| L252       | N07°10'49"W | 180.02' |
| L253       | S81°54'05"W | 288.86' |
| L254       | N81°54'05"E | 293.94' |
| L255       | S81°54'05"W | 262.01' |
| L256       | S81°54'05"W | 273.53' |
| L257       | N81°54'05"E | 297.25' |
| L258       | S81°54'05"W | 308.77' |
| L259       | N81°54'05"E | 333.45' |
| L260       | S81°54'05"W | 344.83' |
| L261       | N81°55'01"E | 20.00'  |
| L262       | S08°04'59"E | 40.00'  |
| L263       | S81°55'01"W | 20.00'  |
| L264       | N08°04'59"W | 40.00'  |
| L265       | S10°28'04"W | 90.00'  |
| L266       | N79°31'56"W | 10.00'  |
| L267       | N10°28'04"E | 90.00'  |
| L268       | S79°31'56"E | 10.00'  |

| CURVE TABLE |           |         |         |               |         |
|-------------|-----------|---------|---------|---------------|---------|
| NO.         | DELTA     | RADIUS  | LENGTH  | CHORD BEARING | CHORD   |
| C1          | 38°05'13" | 30.00'  | 19.94'  | N08°33'18"W   | 19.58'  |
| C2          | 90°00'06" | 30.00'  | 47.12'  | N55°28'01"E   | 42.43'  |
| C3          | 99°51'32" | 54.00'  | 94.11'  | N50°32'18"E   | 82.65'  |
| C4          | 51°32'51" | 119.00' | 107.06' | N25°09'53"W   | 103.49' |
| C5          | 42°51'15" | 30.00'  | 22.44'  | N29°30'41"W   | 21.92'  |
| C6          | 27°46'24" | 30.00'  | 14.54'  | N05°48'17"E   | 14.40'  |
| C7          | 27°49'30" | 30.00'  | 14.57'  | S21°59'47"E   | 14.43'  |
| C8          | 89°59'04" | 30.00'  | 47.12'  | S36°54'33"W   | 42.42'  |
| C9          | 90°29'33" | 54.03'  | 85.33'  | S38°03'13"W   | 76.73'  |
| C10         | 72°21'07" | 54.00'  | 68.19'  | S43°21'23"E   | 63.75'  |
| C11         | 89°59'41" | 30.00'  | 47.12'  | S34°32'05"E   | 42.42'  |
| C12         | 37°45'20" | 30.12'  | 19.85'  | S29°34'43"W   | 19.49'  |
| C13         | 99°51'32" | 30.00'  | 52.29'  | N50°32'18"E   | 45.92'  |
| C14         | 98°42'28" | 30.00'  | 51.68'  | N48°44'42"W   | 45.52'  |
| C15         | 89°04'54" | 30.00'  | 46.64'  | S37°21'38"W   | 42.09'  |
| C16         | 72°21'07" | 30.00'  | 37.88'  | S43°21'23"E   | 35.42'  |
| C17         | 81°17'32" | 30.00'  | 42.56'  | S41°15'18"W   | 39.08'  |
| C18         | 98°42'28" | 30.00'  | 51.68'  | S48°44'42"E   | 45.52'  |
| C19         | 89°04'54" | 30.00'  | 46.64'  | N37°21'38"E   | 42.09'  |

| CURVE TABLE |           |         |         |               |         |
|-------------|-----------|---------|---------|---------------|---------|
| C NO.       | DELTA     | RADIUS  | LENGTH  | CHORD BEARING | CHORD   |
| C20         | 90°55'06" | 30.00'  | 47.60'  | N52°38'22"W   | 42.77'  |
| C21         | 81°17'32" | 30.00'  | 42.56'  | S41°15'18"W   | 39.08'  |
| C22         | 98°42'28" | 30.00'  | 51.68'  | S48°44'42"E   | 45.52'  |
| C23         | 89°04'54" | 30.00'  | 46.64'  | N37°21'38"E   | 42.09'  |
| C24         | 90°55'06" | 30.00'  | 47.60'  | N52°38'22"W   | 42.77'  |
| C25         | 81°17'32" | 30.00'  | 42.56'  | S41°15'18"W   | 39.08'  |
| C26         | 98°42'28" | 95.00'  | 163.66' | S48°44'42"E   | 144.16' |
| C27         | 89°04'54" | 30.00'  | 46.64'  | N37°21'38"E   | 42.09'  |
| C28         | 90°55'06" | 30.07'  | 47.72'  | N52°46'39"W   | 42.87'  |
| C29         | 45°35'14" | 140.50' | 111.79' | S26°14'53"E   | 108.86' |
| C30         | 1°21'27"  | 348.50' | 8.26'   | S88°35'24"E   | 8.26'   |
| C31         | 45°56'17" | 135.50' | 108.64' | N26°03'13"W   | 105.75' |
| C32         | 0°48'15"  | 135.50' | 1.90'   | N51°31'27"W   | 1.90'   |
| C33         | 94°44'58" | 353.50' | 60.15'  | N84°23'48"W   | 60.08'  |
| C34         | 7°32'10"  | 343.50' | 45.18'  | S84°17'24"E   | 45.15'  |
| C35         | 11°05'20" | 593.12' | 114.79' | N85°07'02"W   | 114.61' |
| C36         | 17°27'09" | 588.09' | 177.61' | N88°18'03"E   | 176.93' |
| C37         | 5°52'43"  | 581.02' | 60.34'  | S85°54'43"E   | 60.32'  |





Item No. 15.

Planning & Zoning Commission Agenda  
Staff Report

Meeting Date: 4/7/2025  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance regarding a request for a Specific Use Permit for a Commercial Radio, TV, or Microwave Operations (Telecommunications Tower) on Urban Crossing, Block A, Lot 19R (HOA Common Area Lot) (SUP 25-0003)

Owner: Urban Crossing Homeowners Association

**SUMMARY:**

A variance request must be heard by the Board of Adjustment for this project prior to the review of the Specific Use Permit by the Planning & Zoning Commission. The Specific Use Permit request should be tabled until the May 5, 2025, Planning & Zoning Commission meeting.

**This Item requires a Public Hearing to be held.**

***Public Hearing Note: At the time and place of the public hearing, all persons who desire will have an opportunity to be heard in opposition to or in favor of the ordinance, application, or other proposed item.***

**STAFF RECOMMENDATION:**

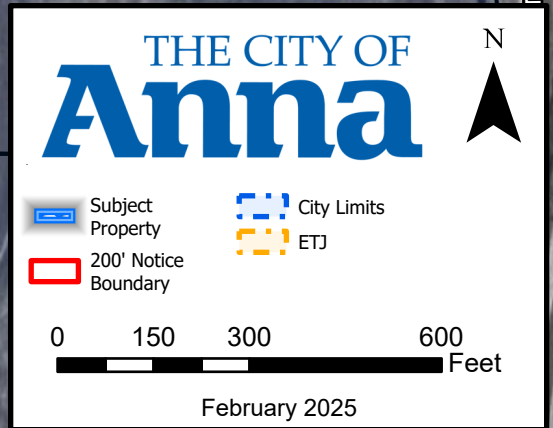
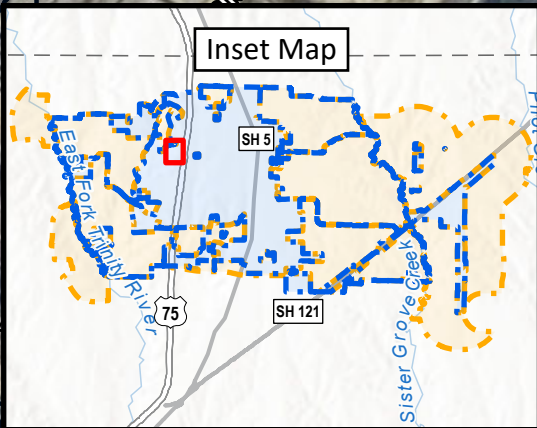
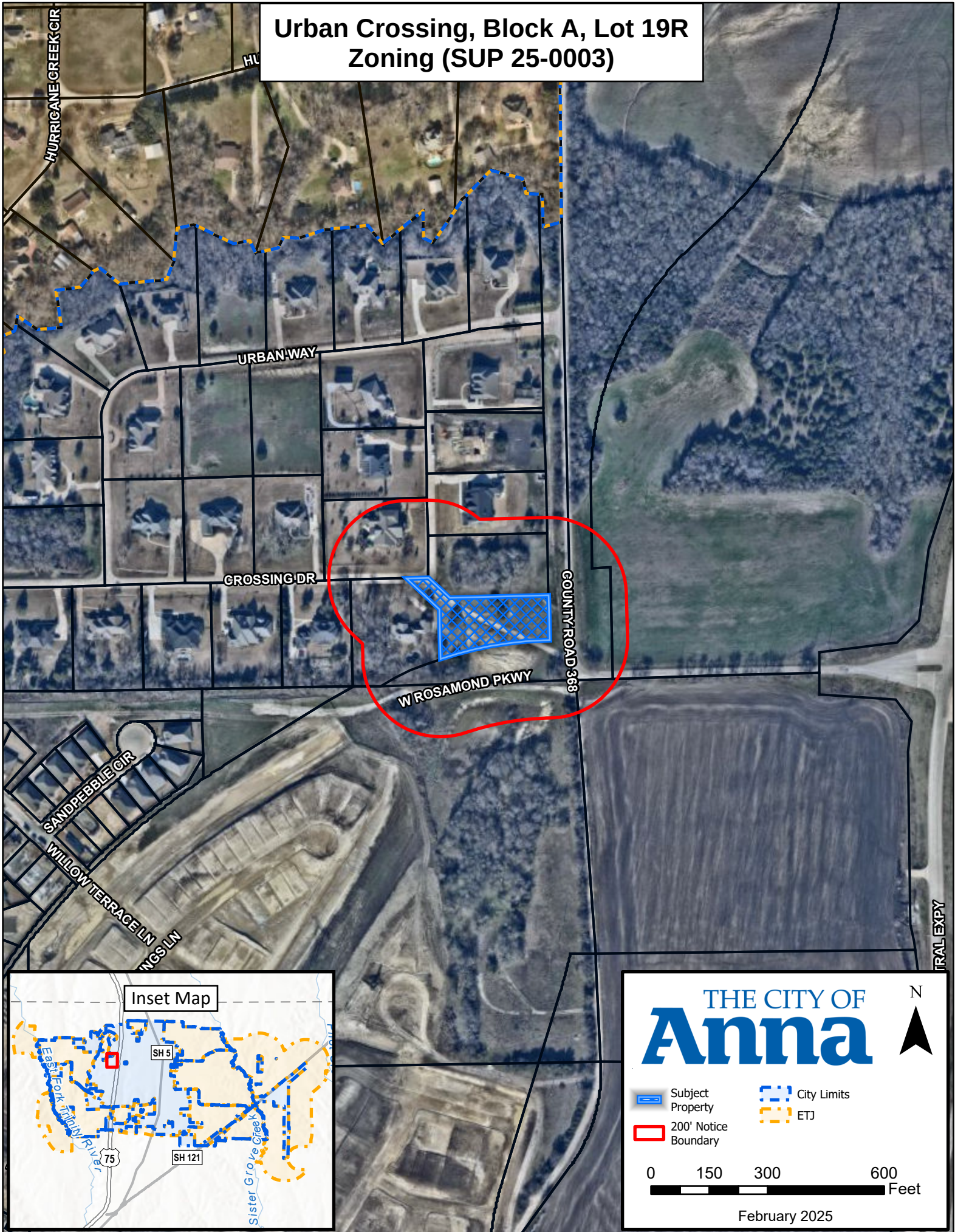
Open the public hearing and continue this item to the May 5, 2025, Planning & Zoning Commission, meeting within the Council Chamber of the City of Anna Municipal Complex located at 120 W. 7th Street at 6:00 p.m.

**ATTACHMENTS:**

1. Locator Map - Urban Crossing, Block A, Lot 19R (HOA Common Area Lot) (SUP 25-0003)



Urban Crossing, Block A, Lot 19R  
Zoning (SUP 25-0003)







Item No. 16.

Planning & Zoning Commission Agenda  
Staff Report

Meeting Date: 4/7/2025  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone four lots on 2.5± acres at the southeast corner of S. Powell Parkway and W. Seventh Street from Local Commercial (C-1) and Single-Family Residential (SF-1)/Single-Family Residential (SF-7.2) district to the Downtown – (DT) District zoning district.  
Owner: Anna Community Development Corporation

**SUMMARY:**

The owner is proposing to rezone the property from Local Commercial (C-1) and Single-Family Residential (SF-1)/Single-Family Residential (SF-7.2) district to the Downtown – (DT) District zoning district.

**This Item requires a Public Hearing to be held.**

***Public Hearing Note: At the time and place of the public hearing, all persons who desire will have an opportunity to be heard in opposition to or in favor of the ordinance, application, or other proposed item.***

**Surrounding Land Use and Zoning**

| Direction Land Use |                                                                                                 | Zoning                           | Comprehensive Plan: Downtown Downtown Master Plan Designation |
|--------------------|-------------------------------------------------------------------------------------------------|----------------------------------|---------------------------------------------------------------|
| North              | Civic Center (Anna Municipal Complex)                                                           | PD/CBRD (Ord. No. 1064-2023-07)  | Civic/Institutional                                           |
| East               | Three single-family dwellings, detached on three lots                                           | SF-1                             | Catalyst Area & Adaptive Reuse/Infill                         |
| South              | One single-family dwelling, detached on one lot                                                 | SF-1                             | Catalyst Area                                                 |
| West               | Three single-family dwellings, detached on three lots and vacant commercial building on one lot | C-1 & PD/C-1 (Ord. No. 542-2011) | Adaptive Reuse/Infill                                         |

**Future Land Use Plan**

The Anna 2050 Downtown Master Plan divides the Downtown area into two distinct sub-areas – the Downtown Core and the Downtown Neighborhood. The boundaries of

these areas reflect differences in the key attributes and potential future uses in each area.

According to the Plan, the Downtown Core is bounded by FM455/White Street on the south, Slayter Creek on the west, Hackberry Lane on the north and Easton Street and East Hackberry Lane on the east and is envisioned as the heart of the community, with the potential for outdoor recreation and entertainment, local boutiques and shops and restaurants. The property in question is located within the Downtown Core subarea.

The Downtown Neighborhood area surrounds the Downtown Core and is characterized by a different development pattern, with larger block sizes containing single-family residences and undeveloped land. This area feeds into the Core and provides the largest catalytic sites for Downtown development with the potential for mixed uses and urban living. The Downtown Neighborhood area is intended to provide a transition from the Downtown Core to the rest of the community.

### **Downtown Development Character Areas**

Within the Downtown Core and Downtown Neighborhood subareas, the Plan identifies future development patterns through five distinctive Character Areas: (1) Retail Center, (2) Catalyst Areas, (3) Adaptive Reuse/Infill, (4) Intown Residential, and (5) Transitional Development.

The property in question is identified as having the potential for Catalyst Area development. Catalyst Areas are key areas in Downtown identified for their size and potential to spur activity, contribute to the urban fabric and to serve as a unique Downtown anchor.

The property is owned by the Anna Community Development Corporation and will be used to attract commercial development opportunities to the Downtown in conformance with the Catalyst Area designation. Additionally, this request is in conformance with Action 9.1 of the Comprehensive Plan and Downtown Master Plan which calls for city-initiated rezoning of downtown properties.

### **STAFF RECOMMENDATION:**

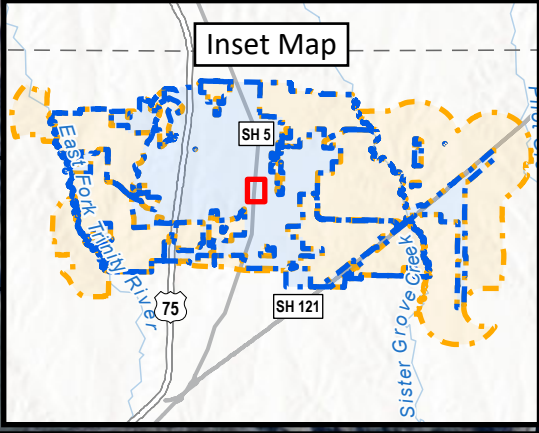
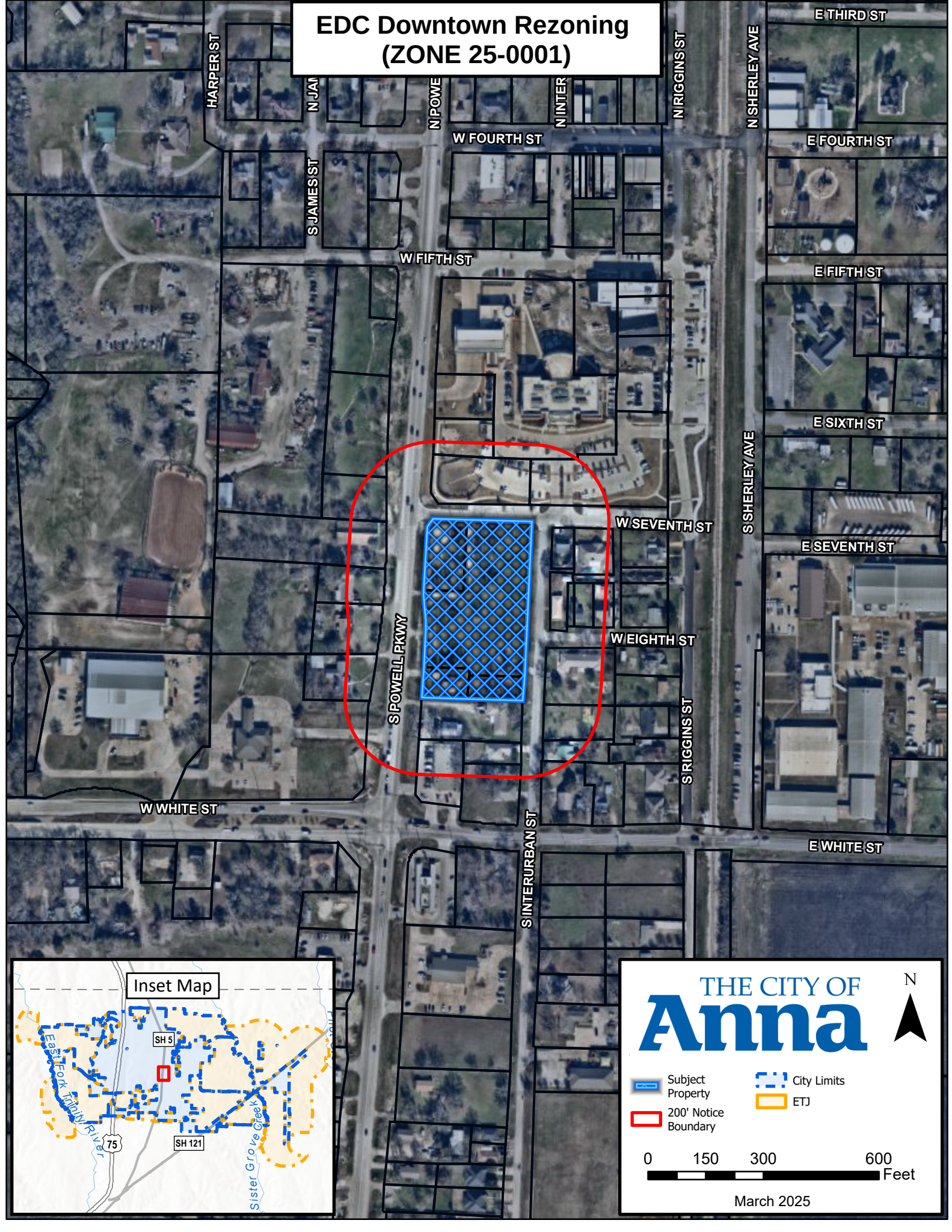
Recommended for approval as submitted.

### **ATTACHMENTS:**

1. Locator Map - EDC Downtown Rezoning
2. Ordinance - EDC Downtown Rezoning
3. Exhibit A (Zoning Exhibit) - EDC Downtown Rezoning



# EDC Downtown Rezoning (ZONE 25-0001)



**THE CITY OF Anna**

**Legend:**

- Subject Property (Blue hatched rectangle)
- City Limits (Blue dashed line)
- 200' Notice Boundary (Red outline)
- ETJ (Orange dashed line)

**Scale:** 0 150 300 600 Feet

**March 2025**

**CITY OF ANNA, TEXAS**  
**(Property rezoned under this ordinance is located at the southeast corner of S. Powell  
Parkway and W. Seventh Street)**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF ANNA, TEXAS AMENDING THE CITY'S COMPREHENSIVE PLAN, ZONING MAP, AND ZONING ORDINANCE AND CHANGING THE ZONING OF CERTAIN PROPERTY AS DESCRIBED HEREIN; PROVIDING FOR SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR A PENALTY CLAUSE NOT TO EXCEED \$2,000 OR THE HIGHEST PENALTY AMOUNT ALLOWED BY LAW, WHICHEVER IS LESS; AND, PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.**

**WHEREAS**, the City of Anna, Texas ("City") has previously adopted ordinances, rules and regulations governing the zoning in the City; and

**WHEREAS**, City Council approved Resolution No. 2025-03-1747 at their March 11, 2025 meeting to initiate a zoning change on Property described and depicted in Exhibit A (Zoning Exhibit) ("Property") attached hereto and incorporated herein for all purposes as if set forth in full; and

**WHEREAS**, said Property generally located on the southeast corner of S. Powell Parkway, and W. Seventh Street, being rezoned from Local Commercial (C-1) and Single-Family Residential (SF-1)/Single-Family Residential (SF-7.2) district to the Downtown – (DT) District zoning district; and

**WHEREAS**, the Planning and Zoning Commission of the City and the City Council of the City of Anna ("City Council") have given the requisite notices by publication and otherwise and have held the public hearings as required by law and afforded a full and fair hearing to all property owners and generally to all persons interested in and situated in the affected area and in the vicinity thereof, the City Council has concluded that the Zoning Ordinance of the City should be amended as set forth below.

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

**Section 1. Recitals Incorporated**

The above recitals are incorporated herein by reference for all purposes.

**Section 2. Zoning Change**

The Anna City Code of Ordinances are hereby amended by changing the zoning of the Property described and depicted in Exhibit A (Zoning Exhibit) from Local Commercial (C-1) and Single-Family Residential (SF-1)/Single-Family Residential (SF-7.2) district to the Downtown – (DT) District zoning district.



### Section 3. **Official Zoning Map**

The official Zoning Map of the City shall be corrected to reflect the change in zoning described herein.

### Section 4. **Savings, Repealing and Severability Clauses**

It is hereby declared to be the intention of the City Council that the words, sentences, paragraphs, subdivisions, clauses, phrases, and provisions of this ordinance are severable and, if any phrase, sentence, paragraph, subdivision, clause, or provision of this ordinance shall be declared unconstitutional or otherwise invalid or inapplicable by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality, invalidity or inapplicability shall not affect any of the remaining words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional, invalid or inapplicable words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions. Further, all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are consistent and do not conflict with the terms and provisions of this ordinance are hereby ratified to the extent of such consistency and lack of conflict, and all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are inconsistent or in conflict with the terms and provisions contained in this ordinance are hereby repealed only to the extent of any such conflict.

### Section 5. **Penalty**

Any violation of any of the terms of this ordinance, whether denominated in this ordinance as unlawful or not, shall be deemed a misdemeanor. Any person convicted of any such violation shall be fined in an amount not to exceed \$2,000 for each incidence of violation. Each day a violation exists is considered a separate offense and will be punished separately.

### Section 6. **Publication of the Caption and Effective Date**

This ordinance shall be effective upon its passage by the City Council, approval by the Mayor, and posting and/or publication, if required by law, of its caption. The City Secretary is hereby authorized and directed to implement such posting and/or publication.

**PASSED** by the City Council of the City of Anna, Texas this 22nd day of April, 2025.

ATTESTED:

APPROVED:

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Carrie L. Land, City Secretary

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Pete Cain, Mayor





Metes and Bounds Descriptions:

TRACT 1 (0.427 Acres)

Being a tract of land, situated in the Henry Brantley Survey, Abstract No. 71, in the City of Anna, Collin County, Texas, and being the remainder of a called 0.48 acre tract of land, described in deed to Scott Harkless, as recorded under Document No. 2023000046989, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described, as follows:

**BEGINNING** at a point for corner, being the northeasterly corner of said 0.48 acre tract, same being the northwesterly corner of a called 0.333 acre tract, described in deed to Jonic Investments, LLC, as recorded under Document No. 20210518001000670, O.P.R.C.C.T., said corner also being in the southerly monumented line of Seventh Street, from which a 1/2" iron rod found bears, South 09°59'50" West, a distance of 0.36';

**THENCE** South 01°51'41" West, along the common line between said 0.48 acre and 0.333 acre tracts, a distance of 186.48' to a 1/2" iron rod found for the southeasterly corner of said 0.48 acre tract, same being the southwesterly corner of said 0.333 acre tract, said corner also being in the northerly line of a called 0.3215 acre tract, described in deed to Jonic Investments, LLC, as recorded under Document No. 2022000142652, O.P.R.C.C.T., from which a 1/2" iron rod with plastic cap stamped "GEER" found bears, South 88°52'14" East, a distance of 22.71';

**THENCE** North 88°52'14" West, along the common line between said 0.48 acre and 0.3215 acre tracts, a distance of 103.91' to a 5/8" iron rod with a plastic cap stamped "NTS" found for the southwesterly corner of the herein described tract, same being the southeasterly corner of a tract of land, described in deed to the State of Texas, as recorded under Document No. 20190624000727000, O.P.R.C.C.T., same being the northeasterly corner of tract of land, described in deed to the State of Texas, as recorded under Document No. 20211213002513370, O.P.R.C.C.T., same being in the easterly monumented line of S. Powell Parkway (S.H. 5);

**THENCE** North 03°45'56" East, along the easterly monumented line of S. Powell Parkway, a distance of 164.66' to a 5/8" iron rod with a plastic cap stamped "NTS" set at the southwesterly end of a corner clip, at the intersection of S. Powell Parkway and Seventh Street;

**THENCE** North 35°49'11" East, along said corner clip, a distance of 25.98' to a 5/8" iron rod with a yellow plastic cap stamped "NTS" set at the northeasterly end of said corner clip, same being in the southerly monumented line of Seventh Street;

**THENCE** South 89°17'24" East, along the southerly monumented line of Seventh Street, a distance of 83.93' to the **POINT OF BEGINNING** and containing 18,616 square feet or 0.427 acres of land, more or less.

TRACT 2 (1.983 Acres)

Being a tract of land, situated in the Henry Brantley Survey, Abstract No. 71, in the City of Anna, Collin County, Texas, and being all of that called 0.333 acre tract of land, described in deed to Jonic Investments, LLC, as recorded under Document No. 20210518001000670, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and all of that called 0.36 acre tract of land, described in deed to Jonic Investments, LLC, as recorded under Document No. 202102000140290, O.P.R.C.C.T., and all of that called 0.095 tract of land, described in deed to Jonic Investments, LLC, as recorded under Document No. 20180423000476020, O.P.R.C.C.T., and being all of that called 0.3384 acre tract of land, described in deed to Jonic Investments, LLC, as recorded under Document No. 20131001001367540, O.P.R.C.C.T., and being all of that called 0.31 acre tract of land, described in deed to Jonic Investments, LLC, as recorded under Document No. 20171212001640310, O.P.R.C.C.T., and being the remainder of Tract 1 and 2, described in deed to Jonic Investments, LLC, as recorded under Document No. 2022000142652, O.P.R.C.C.T., said tract being more particularly described, as follows:

**BEGINNING** at a point for corner, being the northwesterly corner of said 0.333 acre tract, same being the northeasterly corner of a called 0.48 acre tract, described in deed to Jonic Investments, LLC, as recorded under Document No. 2023000046989, O.P.R.C.C.T., said corner also being in the southerly monumented line of Seventh Street, from which a 1/2" iron rod found bears, South 09°59'50" West, a distance of 0.36';

**THENCE** South 89°17'24" East, along the southerly monumented line of Seventh Street, same being along the northerly line of said 0.333 acre, 0.36 acre, and said 0.095 acre tracts, a distance of 169.84' to a mag nail set at the intersection of the southerly monumented line of Seventh Street and the westerly monumented line of Interurban Street;

**THENCE** South 02°46'21" West, along the westerly monumented line of said Interurban Street, same being the easterly line of said 0.095 acre, 0.3348 acre and 0.31 acre tracts, a distance of 404.26' to a 1/2" iron rod found for the southeasterly corner of said 0.31 acre tract, same being the northeasterly corner of a tract of land, described in deed to Kristen Harkless, as recorded under Document No. 20170530000693560, O.P.R.C.C.T.;

**THENCE** North 88°52'43" West, along the common line between said 0.31 acre tract and said Harkless tract, a distance of 143.34' to a 1/2" iron rod found for the northwesterly corner of said Kristen Harkless tract, same being the southwesterly corner of said 0.31 acre tract, said corner also being in the easterly line of a called 0.26 acre tract of land, described in deed to Scott Harkless, as recorded under Document No. 2016082400116750, O.P.R.C.C.T.;

**THENCE** North 03°36'27" East, along the common line between said 0.31 acre and 0.26 acre tract, a distance of 16.56' to a 1/2" iron rod found for corner, being the northeasterly corner of said 0.26 acre tract, same being an "el" corner of said 0.31 acre tract, same being in the southerly line of said Tract 2;

**THENCE** North 89°11'40" West, along the common line between said 0.26 acre tract and said Tract 2, a distance of 115.78' to a 1/2" iron rod with a plastic cap stamped "GEER" found in the easterly monumented line of S. Powell Parkway (S.H. 5), said corner being the northeasterly corner of a tract of land, described in deed to the State of Texas, as recorded under Document No. 20190827001050660, O.P.R.C.C.T., same being the southeasterly corner of a tract of land, described in deed to the State of Texas, as recorded under Document No. 20190812000964180, O.P.R.C.C.T.;

**THENCE** along the easterly monumented line of S. Powell Parkway, the following (4) four courses and distances:

- North 04°08'53" East, a distance of 28.45' to a 5/8" iron rod with a yellow plastic cap stamped "NTS" set for an angle point;
- North 00°35'18" East, a distance of 93.17' to a 5/8" iron rod with a plastic cap stamped "1xDo1" found for an angle point;
- North 05°03'36" West, a distance of 67.53' to a 5/8" iron rod with a plastic cap stamped "1xDo1" found for an angle point;
- North 03°45'56" East, a distance of 11.79' to a 5/8" iron rod with a yellow plastic cap stamped "NTS" set for the northeasterly corner of a tract of land, described in deed to the State of Texas, as recorded under Document No. 20211213002513370, O.P.R.C.C.T., same being in the northerly line of said Tract 1, same being in the southerly line of the aforementioned 0.48 acre tract;

**THENCE** South 88°52'14" East, along the common line between said Tract 1 and said 0.48 acre tract, a distance of 103.91' to a 1/2" iron rod found for the southwesterly of said 0.333 acre tract, same being the southeasterly corner of said 0.48 acre tract;

**THENCE** North 01°51'41" East, along the common line between said 0.48 acres and 0.333 acre tracts, a distance of 186.48' to the **POINT OF BEGINNING** and containing 86,365 square feet or 1.983 acres of land, more or less.

General Notes:

- According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0160J, Map Revised June 02, 2009, the herein described Property is located in "Zone X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain". This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor in any way.
- The surveyor has relied on the subject and adjoining deeds with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
- Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD83 (2011). Surface values shown can be converted to grid by dividing by the combined scale factor of 0.999847312, from base point 0,0.

**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**

Surveyor's Certification:

This survey was completed without the benefit of a current title commitment.  
I, Michael B. Arthur, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plat hereon represents an actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge. There were no visible conflicts found during the time of this survey, except as shown. This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition II, Survey.

TRACT 3 (0.208 Acres)

Being a tract of land, situated in the Henry Brantley Survey, Abstract No. 71, in the City of Anna, Collin County, Texas, and being the remainder of a called 0.26 acre tract of land, described in deed to Scott Harkless, as recorded under Document No. 2016082400116750, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described, as follows:

**BEGINNING** at a 5/8" iron rod with a yellow plastic cap stamped "NTS" set for the southwesterly corner of the remainder of said 0.26 acre tract, same being in the northerly line of Tract II, described in deed to Linda E. Street, Pattie McCartney, Donna E. Askew and Marsha E. Moring, as recorded under Document No. 2021118002361690, O.P.R.C.C.T., said corner also being the southeasterly corner of a tract of land, described in deed to the State of Texas, as recorded under Document No. 20190827001050660, O.P.R.C.C.T., same being the northeasterly corner of a tract of land, described in deed to the State of Texas, as recorded under Document No. 2019061700069380, O.P.R.C.C.T., being the easterly monumented line of S. Powell Parkway (S.H. 5);

**THENCE** North 04°08'53" East, along the easterly monumented line of S. Powell Parkway, a distance of 78.38' to a 1/2" iron rod with a plastic cap stamped "GEER" found for the northwesterly corner of the remainder of said 0.26 acre tract, same being the southeasterly corner of a tract of land, described in deed to the State of Texas, as recorded under Document No. 20190812000964180, O.P.R.C.C.T., said corner also being in the southerly line of Tract 2, to Jonic Investments, LLC, as recorded under Document No. 2022000142652, O.P.R.C.C.T.;

**THENCE** South 89°11'40" East, along the common line between said 0.26 acre tract and said Tract 2, a distance of 115.78' to a 1/2" iron rod found for the northeasterly corner of said 0.26 acre tract, same being the most westerly north-west corner of a called 0.31 acre tract of land, described in deed to Jonic Investments, LLC, as recorded under Document No. 20171212001640310, O.P.R.C.C.T., from which a 1/2" iron rod with plastic cap stamped "GEER" found bears, South 89°11'40" East, a distance of 27.43';

**THENCE** South 03°36'27" West, along the common line between said 0.26 acre and 0.31 acre tracts, a distance of 16.56' to a 1/2" iron rod found for the southwesterly corner of said 0.31 acre tract, same being the northwesterly corner of a tract of land, described in deed to Kristen Harkless, as recorded under Document No. 20170530000693560, O.P.R.C.C.T.;

**THENCE** South 04°07'35" West, along the common line between said 0.26 acre and Harkless tracts, a distance of 61.87' to a 1/2" iron rod found for the southeasterly corner of said 0.26 acre tract, same being the southwesterly corner of said Harkless tract, and also being in the northerly line of the aforementioned Tract II;

**THENCE** North 89°09'57" West, along the southerly line of said 0.26 acre tract, a distance of 115.96' to the **POINT OF BEGINNING** and containing 9,075 square feet or 0.208 acres of land, more or less.

TRACT 4 (0.205 Acres)

Being a tract of land, situated in the Henry Brantley Survey, Abstract No. 71, in the City of Anna, Collin County, Texas, and all of that tract of land, described in deed to Kristen Harkless, as recorded under Document No. 2017053, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described, as follows:

**BEGINNING** at a 5/8" iron rod with a yellow plastic cap stamped "NTS" set for the southeasterly corner of said Harkless Tract, same being the northeasterly corner of Tract II, as recorded under Document No. 2021118002361690, O.P.R.C.C.T., same being in the westerly monumented line of Interurban Street;

**THENCE** North 88°46'19" West, along the southerly line of said Harkless tract, a distance of 144.81' to a 1/2" iron rod found for the southwesterly corner of said Harkless tract, same being the southeasterly corner of a called 0.26 acre tract, described in deed to Scott Harkless, as recorded under Document No. 2016082400116750, O.P.R.C.C.T.;

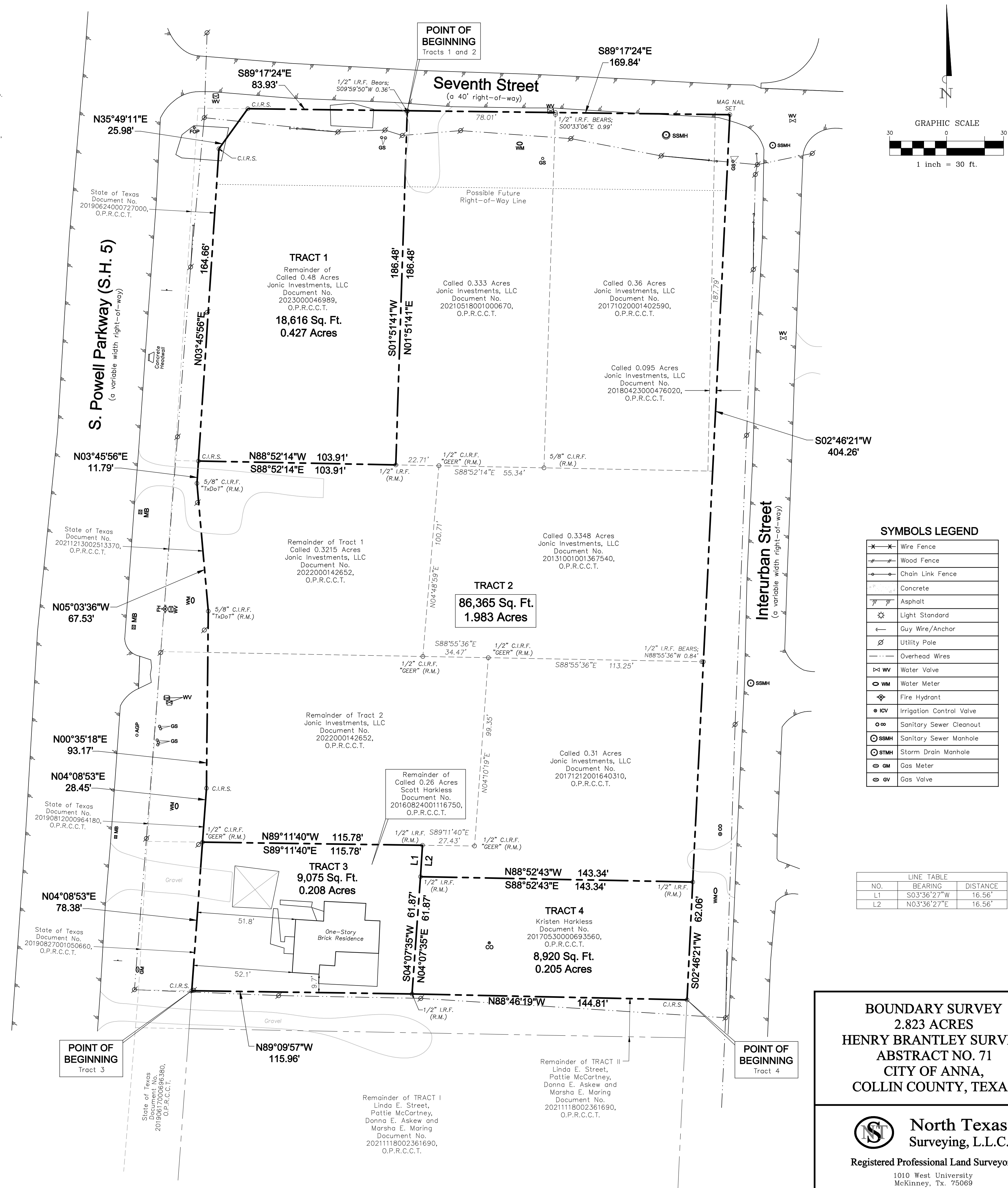
**THENCE** North 04°07'35" East, along the common line between said Kristen Harkless tract and Scott Harkless tract, a distance of 61.87' to a 1/2" iron rod found for the northwesterly corner of said Kristen Harkless tract, same being the southwesterly corner of a called 0.31 acre tract of land, described in deed to Jonic Investments, LLC, as recorded under Document No. 20171212001640310, O.P.R.C.C.T.;

**THENCE** South 88°52'43" East, along the common line between said Kristen Harkless tract and said 0.31 acre tract, a distance of 143.34' to a 1/2" iron rod found for the northeasterly corner of said Kristen Harkless tract, same being the southeasterly corner of said 0.31 acre tract, and being in the westerly monumented line of Interurban Street;

**THENCE** South 02°46'21" West, along said westerly monumented line of Interurban Street, a distance of 62.06' to the **POINT OF BEGINNING** and containing 8,920 square feet or 0.205 acres of land, more or less.

ABBREVIATIONS

|                                                                          |
|--------------------------------------------------------------------------|
| I.R.F. = Iron Rod Found                                                  |
| (R.M.) = Reference Monument                                              |
| C.I.R.F. = Capped Iron Rod Found                                         |
| C.I.R.S. = 1/2" iron rod with yellow plastic cap stamped "RPLS 5686" set |
| M.R.C.C.T. = Map Records, Collin County, Texas                           |
| D.R.C.C.T. = Deed Records, Collin County, Texas                          |
| O.P.R.C.C.T. = Official Public Records, Collin County, Texas             |



**BOUNDARY SURVEY**  
**2.823 ACRES**  
**HENRY BRANTLEY SURVEY**  
**ABSTRACT NO. 71**  
**CITY OF ANNA,**  
**COLLIN COUNTY, TEXAS**

**North Texas**  
**Surveying, L.L.C.**

Registered Professional Land Surveyors  
1010 West University  
McKinney, Tx. 75069  
Ph. (469) 424-2074 Fax: (469) 424-1997  
www.northtexassurveying.com  
Firm Registration No. 10074200



Item No. 17.

Planning & Zoning Commission Agenda  
Staff Report

Meeting Date: 4/7/2025  
Staff Contact: Gregory Peters

**AGENDA ITEM:**

Conduct a Public Hearing and Consider/Discuss/Action on an Ordinance of the City of Anna, Texas amending Article 9.07 (Tree Preservation) of the Anna City Code of Ordinances.

**SUMMARY:**

This item is for the Planning & Zoning Commission, to make a recommendation to the City Council regarding proposed ordinance changes to the list of quality trees in the City of Anna Code of Ordinances.

**This item requires a Public Hearing to be held.**

***Public Hearing Note: At the time and place of the public hearing, all persons who desire will have an opportunity to be heard in opposition to or in favor of the ordinance, application, or other proposed item.***

At the November 12, 2024 City Council Meeting, the City Council directed the City Manager to review the list of quality trees in the City of Anna Code of Ordinances and make changes to address concerns regarding the types of trees installed in new development projects. City staff worked with representatives of the Texas A&M Forestry Service to review our list of quality trees and seek opportunities to improve tree selection and tree diversity in our community.

Based on the discussion and recommendations provided by the Forestry Service staff, the attached ordinance has been prepared for review and consideration by the Planning & Zoning Commission and the City Council. The proposed changes include:

- Remove Ash trees from the quality tree list due to the Emerald Ash Borer parasite becoming more prevalent in Collin County. This invasive species is difficult to control, and kills ash trees within 2-5 years of infestation.
- Add language to highly encourage developers to select a range of quality trees to plant in new developments, to increase plant diversity and reduce tree monotony.
- Minor tree name changes to match Texas A&M Agriculture Extension terminology, which will improve clarity during the preparation and review of landscape plans.

The proposed changes are intended to improve our existing tree ordinances based on the recommendations of forestry professionals.

**STAFF RECOMMENDATION:**



Recommended for approval as submitted.

**ATTACHMENTS:**

1. Ordinance (9.07 Tree Preservation Amendment)
2. Exhibit A Appendix 1 Quality Trees (9.07 Tree Preservation Amendment)
3. Exhibit B Appendix 2 - Approved Plant List (9.07 Tree Preservation Amendment)

**CITY OF ANNA, TEXAS**  
**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF ANNA, TEXAS AMENDING APPENDIX 1 TO CHAPTER 9, ARTICLE 7 “TREE PRESERVATION” OF THE ANNA CITY CODE OF ORDINANCES REGARDING APPROVED QUALITY TREES; PROVIDING FOR SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION OF THE CAPTION HEREOF AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Anna, Texas (the “City”) has adopted regulations for tree preservation and replacement for property developed within its territorial limits, codified in Chapter 9, Article 9.07 “Tree Preservation” within the Anna City Code of Ordinances (“Anna Code”); and

**WHEREAS**, by its ordinances, including without limitation Ord. No. 796-2018 and Ord. No. 1066-2023-08, the City Council of the City of Anna, Texas (“City Council”) has previously adopted lists of approved quality tree species, designated as “Appendix 1” and “Appendix 2” to said Article 9.07; and

**WHEREAS**, in consultation with experts from the Texas A&M Forestry Service, the City has identified some tree species previously approved that are now recognized as being at a high risk of infestation with parasites, and the health and resilience of the local environment would likely be enhanced if developers were encouraged to use a wider range of tree species, and the aesthetics of developments would be enhanced by more variety; and

**WHEREAS**, the City Council has investigated and determined that it would be advantageous and beneficial to the City and its citizens to amend Appendix 1 and Appendix 2 of the Anna Code’s Tree Preservation ordinance to remove certain species, clarify or correct the names of certain others, and add language encouraging use of multiple species in a single development.

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

**Section 1. Recitals Incorporated.**

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

**Section 2. Amendment to Code.**

In accordance with Section 1.01.007 of the Anna City Code of Ordinances (the “Anna Code”), the City Council amends Appendix 1 and Appendix 2 of Chapter 9 “Planning and Development Regulations”, Article 9.07 “Tree Preservation”, to delete the existing version in its entirety and replace it with the updated and expanded list attached to this ordinance as its “Exhibit A” and “Exhibit B”, which is incorporated herein as if set forth in full for all purposes.

**Section 3. Savings, Severability and Repealing Clauses.**

All ordinances of the City in conflict with the provisions of this ordinance are repealed to the extent of that conflict. If any provision of this ordinance shall be held to be invalid or unconstitutional provision had never been a part hereof. The City declares that it would have passed this ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the



fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or invalid.

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

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

**PASSED** by the City Council of the City of Anna, Texas on this the 22nd day of April 2025.

APPROVED:

\_\_\_\_\_  
Mayor Pete Cain

ATTESTED:

\_\_\_\_\_  
City Secretary Carrie Land

## EXHIBIT A

### APPENDIX 1. LIST OF QUALITY TREES

“\*” indicates Texas native plants; information on “\*” trees may be found at:  
<http://aggie-horticulture.tamu.edu/ornamentals/natives/indexcommon.htm>

The list below is inclusive of all improved varieties of the listed trees. In addition, trees not listed may be approved as quality trees at the discretion of the landscape administrator or designee. For new construction projects, the City highly encourages planting multiple tree species throughout the development to increase plant diversity and minimize monotony.

|                         |                                                             |
|-------------------------|-------------------------------------------------------------|
| Austrian Pine           | <i>Pinus nigra</i> (up to 40 ft.)                           |
| Afghan (Eldarica) Pine  | <i>Pinus eldarica</i> (up to 40 ft.)                        |
| American Elm            | <i>Ulmus americana</i>                                      |
| *Bitternut Hickory      | <i>Carya cordiformis</i> (over 40 ft.)                      |
| *Black Hickory          | <i>Carya buehl</i> (over 40 ft.)                            |
| *Bald Cypress           | <i>Taxodium distichum</i> (over 40 ft.)                     |
| *Bur Oak                | <i>Quercus macrocarpa</i> (over 40 ft.)                     |
| *Blackjack Oak          | <i>Quercus marilandica</i> (over 40 ft.)                    |
| *Bigelow Oak            | <i>Quercus durandii</i> var <i>breviloba</i> (up to 40 ft.) |
| *Common Persimmon       | <i>Diospyros virginiana</i> (30–40 ft.)                     |
| *Chinquapin Oak         | <i>Quercus muhlenbergii</i> (50–90 ft.)                     |
| *Chittamwood            | <i>Sideroxylon lanuginose</i> (to 25 ft.)                   |
| *Cedar Elm              | <i>Ulmus crassifolia</i> (up to 90 ft.)                     |
| Chinese Pistachio       | <i>Pistacia chinensis</i> (30–40 ft.)                       |
| Chaste Tree             | <i>Vitex agnus-castus</i> (15 ft.)                          |
| Crepe Myrtle            | Multiple varieties (various heights)                        |
| *Desert Willow          | <i>Chilopsis linearis</i> (20 ft.)                          |
| *Dolan Falls White Oak  | <i>Quercus polymorpha</i>                                   |
| *Eve's Necklace         | <i>Sophora affinis</i> (15–35 ft.)                          |
| Goldenrain Tree         | <i>Koeleruteria paniculata</i> (30–40 ft.)                  |
| Japanese Maple          | <i>Acer palmatum</i> (6–25 ft.)                             |
| Lacebark (Drake) Elm    | <i>Ulmus parvifolia</i> 'Drake'                             |
| *Leland Cypress         | <i>Cupressocyparis leylandii</i> (30–40 ft.)                |
| *Lacey Oak              | <i>Quercus glaucoides</i> (35 ft.)                          |
| *Live Oak               | <i>Quercus virginiana</i> (20–50 ft.)                       |
| Mary Nell Holly         | <i>Ilex</i> x 'Mary Nell' (10–15 ft.)                       |
| Mexican Plum            | <i>Prunus mexicana</i> (up to 25 ft.)                       |
| *Mohr Oak               | <i>Quercus mohriana</i> (20 ft.)                            |
| *Nogalito               | <i>Juglans microcarpa</i> (20–30 ft.)                       |
| Nellie R. Stevens Holly | <i>Ilex</i> x 'Nellie R. Stevens' (20–30 ft.)               |
| *Post Oak               | <i>Quercus stellata</i> (to 80 ft.)                         |
| *Possum Haw Holly       | <i>Ilex decidua</i> (8–12 ft.)                              |
| *Pecan                  | <i>Carya illinoensis</i> (to 90 ft.)                        |
| *Eastern Redbud         | <i>Cercis canadensis</i> (15–20 ft.)                        |



|                    |                                            |
|--------------------|--------------------------------------------|
| *Shumard Red Oak   | Quercus shumardii (to 120 ft.)             |
| *Sawtooth Oak      | Quercus acutissima (50–60 ft.)             |
| Shangtung Maple    | Acer truncatum (25–30 ft.)                 |
| *Southern Magnolia | Magnolia grandiflora (to 40 ft.)           |
| Sweet Gum          | Liquidambar styraciflua (30–40 ft.)        |
| *Texas Madrone     | Arbutus xalapensis (to 40 ft.)             |
| *Texas Persimmon   | Diospyros texana (to 20 ft.)               |
| *Red Oak           | Quercus buckleyi (to 75 ft.)               |
| *Western Soapberry | Sapindus drummondii (to 30 ft.)            |
| *Yaupon Holly      | Ilex vomitoria (not dwarf form) (8–12 ft.) |

(Ordinance 220-2005 adopted 7/28/05; 2008 Code, pt. III-F, app. A; Ordinance 796-2018, app. A, adopted 12/11/18; Ordinance 1063-2023-07 adopted 7/25/2023; Ordinance \_\_\_\_\_, app. \_\_/\_\_/2025)

# PLANNING AND DEVELOPMENT REGULATIONS

## City of Anna

### APPENDIX 1. LIST OF QUALITY TREES

“\*” indicates Texas native plants; information on “\*” trees may be found at:

<http://aggie-horticulture.tamu.edu/ornamentals/natives/indexcommon.htm>

The list below is inclusive of all improved varieties of the listed trees. In addition, trees not listed may be approved as quality trees at the discretion of the landscape administrator or designee. **For new construction projects, the City highly encourages planting multiple tree species throughout the development to increase plant diversity and minimize monotony.**

|                                 |                                                        |
|---------------------------------|--------------------------------------------------------|
| Austrian Pine                   | Pinus nigra (up to 40 ft.)                             |
| Afghan (Eldarica) Pine          | Pinus eldarica (up to 40 ft.)                          |
| American Elm                    | Ulmus americana                                        |
| *Bitternut Hickory              | Carya cordiformis (over 40 ft.)                        |
| *Black Hickory                  | Carya buehl (over 40 ft.)                              |
| *Bald Cypress                   | Taxodium distichum (over 40 ft.)                       |
| *Bur Oak                        | Quercus macrocarpa (over 40 ft.)                       |
| *Blackjack Oak                  | Quercus marilandica (over 40 ft.)                      |
| *Bigelow Oak                    | Quercus durandii var breviloba (up to 40 ft.)          |
| *Common Persimmon               | Diospyros virginiana (30–40 ft.)                       |
| *Chinquapin Oak                 | Quercus muhlenbergii (50–90 ft.)                       |
| *Chittamwood                    | Sideroxylon lanuginose (to 25 ft.)                     |
| *Cedar Elm                      | Ulmus crassifolia (up to 90 ft.)                       |
| Chinese Pistachio               | Pistacia chinensis (30–40 ft.)                         |
| Chaste Tree                     | Vitex agnus-castus (15 ft.)                            |
| Crepe Myrtle                    | Multiple varieties (various heights)                   |
| *Desert Willow                  | Chilopsis linearis (20 ft.)                            |
| *Dolan Falls White Oak          | Quercus polymorpha                                     |
| *Eve's Necklace                 | Sophora affinis (15–35 ft.)                            |
| <del>Green Ash</del>            | <del>Fraxinus pennsylvanica</del>                      |
| <del>*Gregg's Ash</del>         | <del>Fraxinus greggii (20 ft.)</del>                   |
| Goldenrain Tree                 | Koelreuteria paniculata (30–40 ft.)                    |
| Japanese Maple                  | Acer palmatum (6–25 ft.)                               |
| Lacebark (Drake) Elm            | Ulmus parvifolia 'Drake'                               |
| <del>*Little Gem Magnolia</del> | <del>Magnolia grandiflora (15–30 ft.)</del>            |
| *Leland Cypress                 | Cupressocyparis leylandii (30–40 ft.)                  |
| *Lacey Oak                      | Quercus glaucoides (35 ft.)                            |
| *Live Oak                       | Quercus virginiana (20–50 ft.)                         |
| Mary Nell Holly                 | Ilex x 'Mary Nell' (10–15 ft.)                         |
| <del>*Mexican Redbud</del>      | <del>Cercis canadensis var. mexicana (10–15 ft.)</del> |
| Mexican Plum                    | Prunus mexicana (up to 25 ft.)                         |
| *Mohr Oak                       | Quercus mohriana (20 ft.)                              |
| *Nogalito                       | Juglans microcarpa (20–30 ft.)                         |
| Nellie R. Stevens Holly         | Ilex x 'Nellie R. Stevens' (20–30 ft.)                 |
| *Post Oak                       | Quercus stellata (to 80 ft.)                           |
| *Possum Haw Holly               | Ilex decidua (8–12 ft.)                                |



# ANNA CODE

|                           |                                                        |
|---------------------------|--------------------------------------------------------|
| *Pecan                    | Carya illinoensis (to 90 ft.)                          |
| *Redbud                   | Cercis canadensis (15–20 ft.)                          |
| *Shumard Red Oak          | Quercus shumardii (to 120 ft.)                         |
| *Sawtooth Oak             | Quercus acutissima (50–60 ft.)                         |
| Shangtung Maple           | Acer truncatum (25–30 ft.)                             |
| *Southern Magnolia        | Magnolia grandiflora (to 40 ft.)                       |
| Sweet Gum                 | Liquidambar styraciflua (30–40 ft.)                    |
| *Texas Madrone            | Arbutus xalapensis (to 40 ft.)                         |
| <del>*Texas Redbud</del>  | <del>Cercis canadensis var. texensis (to 20 ft.)</del> |
| *Texas Persimmon          | Diospyros texana (to 20 ft.)                           |
| <del>*Texas Ash</del>     | <del>Fraxinus texensis (to 50 ft.)</del>               |
| <del>*Texas Red Oak</del> | <del>Quercus texana (to 75 ft.)</del>                  |
| *Western Soapberry        | Sapindus drummondii (to 30 ft.)                        |
| *Yaupon Holly             | Ilex vomitoria (not dwarf form) (8–12 ft.)             |

Eastern

(Ordinance 220-2005 adopted 7/28/05; 2008 Code, pt. III-F, app. A; Ordinance 796-2018, app. A, adopted 12/11/18; Ordinance 1063-2023-07 adopted 7/25/2023)

buckleyi

## **Exhibit B**

### **TREE APPENDIX 2. APPROVED PLANT LIST**

#### **RECOMMENDED SPECIES FOR NEW PLANTINGS**

The following is a list of recommended high quality, long-living trees and shrubs which are considered suitable for local soil conditions and climate. Other species may be acceptable with approval from the city manager or his designee. For new construction projects, the City highly encourages planting multiple trees species throughout the development to increase plant diversity and minimize monotony.

#### **OVERSTORY (SHADE) TREES: HEIGHT RANGE - 30' - 60'**

|                          |                                                |
|--------------------------|------------------------------------------------|
| American Elm             | Ulmus americana                                |
| Bald Cypress             | Taxodium distichum                             |
| Bur Oak                  | Quercus macrocarpa                             |
| Cedar Elm                | Ulmus crassifolia                              |
| Chinese Pistache         | Pistacia chinensis                             |
| Chinquapin Oak           | Quercus muhlenbergii                           |
| <del>Green Ash</del>     | <del>Fraxinus pennsylvanica</del>              |
| Lacebark (Drake) Elm     | Ulmus parvifolia 'Drake'                       |
| Live Oak                 | Quercus virginiana                             |
| Pecan                    | Carya illinoensis                              |
| Shumard or Texas Red Oak | Quercus shumardii or texana <u>or buckleyi</u> |
| Sweet Gum                | Liquidambar styraciflua                        |
| Western Soapberry        | Sapindus drummondii                            |

The listed overstory trees are acceptable replacement trees.

#### **ACCENT (ORNAMENTAL) TREES: HEIGHT RANGE - 10' - 20'**

The following ornamental trees, with staff approval, may be substituted for the required shade trees. These ornamental trees shall have a minimum caliper of three inches.

|                          |                             |
|--------------------------|-----------------------------|
| Japanese Black Pine      | Pinus thunbergii            |
| Afghan (Eldarica) Pine   | Pinus eldarica              |
| <u>Eastern</u> Redbud    | Cercis canadensis           |
| Crape Myrtle             | Lagerstroemia indica        |
| Yaupon Holly             | Ilex vomitoria              |
| <del>Bradford Pear</del> | <del>Pyrus calleryana</del> |
| Eve's Necklace           | Sophora affinis             |
| Texas Sophora            | Sophora secundiflora        |
| Mexican Plum             | Prunus mexicana             |
| Purple-leaf Plum         | Prunus cerasifera           |
| Crabapple                | Malus angustifolia          |
| Deciduous Holly          | Ilex decidua                |
| Chaste Tree              | Vitex agnus-castus          |
| Mexican Buckeye          | Ungnadia speciosa           |
| Desert Willow            | Chilopsis linearis          |



## ANNA CODE

### EVERGREEN SHRUBS

Drought and freeze-resistant shrubs include, but are not limited to:

Burford Holly  
Chinese Holly  
Eleagnus  
Juniper (several varieties)  
Red Tip Photinia  
Wax Myrtles  
Yaupon Holly

Other plants may be used with approval of the city manager or his designee.

### GROUND COVER

Asian Jasmine  
Boston Ivy  
English Ivy  
Honeysuckle  
Liriope  
Monkey Grass  
Purple Wintercreeper  
Vinca  
Virginia Creeper

### UNPROTECTED TREES

|                       |                       |
|-----------------------|-----------------------|
| Arizona Ash           | Fraxinus velutina     |
| Bois D'Arc (native)   | Maclura pomifera      |
| Chinese Tallow        | Sapium sebiferum      |
| Cottonwood (native)   | Populus deltoides     |
| Hackberry             | Celtis occidentalis   |
| Honey Locust (native) | Gleditsia triacanthos |
| Lombardy Poplar       | Populus nigra italica |
| Mesquite              | Prosopis spp          |
| Mulberry              | Morus alba            |
| Siberian Elm          | Ulmus pumila          |
| Silver Maple          | Acer saccharinum      |
| Weeping Willow        | Salix babylonica      |

(Ordinance 220-2005 adopted 7/28/05; 2008 Code, pt. III-F, app. B; Ordinance 796-2018, app. B, adopted 12/11/18)



Item No. 18.

Planning & Zoning Commission Agenda  
Staff Report

Meeting Date: 4/7/2025  
Staff Contact: Stephanie Scott-Sims

**AGENDA ITEM:**

Provide feedback on the Concept Plan for the Oak Ridge development.

**SUMMARY:**

OPP- Oak Ridge, LP has requested to enter into a Pre-Annexation Development Agreement (PADA) with the City for the Oak Ridge development. Oak Ridge is a proposed 808-acre master-planned development located on the west side of the City of Anna. The developer is seeking feedback from the Planning & Zoning Commission on the Concept Plan for the project. The intent of this item is to provide the developer with direction on the proposed project design and layout prior to City Council review and action on the PADA. This is a non-voting item.

The Concept Plan is an exhibit within the PADA and provides a general layout of the project. Concept Plans focus on:

1. Vehicular access and circulation, including layout of arterial, collector and local streets,
2. Lot layout,
3. Open space location, and
4. Project phasing.

Once the PADA and the Concept Plan are approved by the City Council, minor changes may be made by the developer through the City Staff administrative review process. Any major changes that are not substantially consistent with the approved Concept Plan require Planning & Zoning Commission review and recommendation and City Council approval.

**STAFF RECOMMENDATION:**

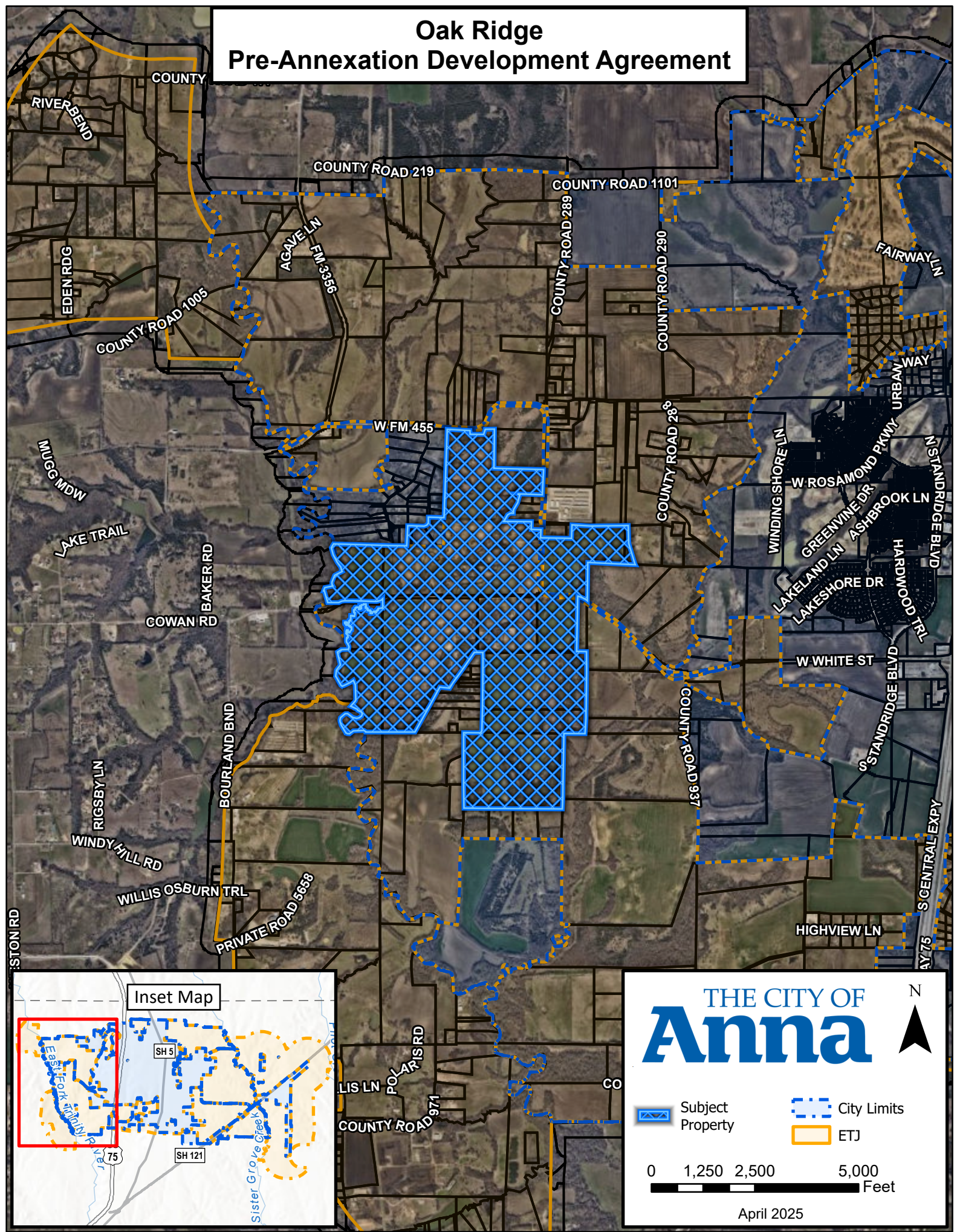
Provide feedback on the Concept Plan.

**ATTACHMENTS:**

1. Oak Ridge Pre-Annexation Development Agreement Locator Map



# Oak Ridge Pre-Annexation Development Agreement







Item No. 19.

Planning & Zoning Commission Agenda  
Staff Report

Meeting Date: 4/7/2025  
Staff Contact: Stephanie Scott-Sims

**AGENDA ITEM:**

Provide feedback on the Concept Plan for the Trinity Creek development.

**SUMMARY:**

Anna Group, LLC, has requested to enter into a Pre-Annexation Development Agreement (PADA) with the City for the Trinity Creek development. Trinity Creek is a proposed 136.7-acre master-planned development located on the west side of the City of Anna. The developer is seeking feedback from the Planning & Zoning Commission on the Concept Plan for the project. The intent of this item is to provide the developer with direction on the proposed project design and layout prior to City Council review and action on the PADA. This is a non-voting item.

The Concept Plan is an exhibit within the PADA and provides a general layout of the project. Concept Plans focus on:

1. Vehicular access and circulation, including layout of arterial, collector and local streets,
2. Lot layout,
3. Open space location, and
4. Project phasing.

Once the PADA and the Concept Plan are approved by the City Council, minor changes may be made by the developer through the City Staff administrative review process. Any major changes that are not substantially consistent with the approved Concept Plan require Planning & Zoning Commission review and recommendation and City Council approval.

**STAFF RECOMMENDATION:**

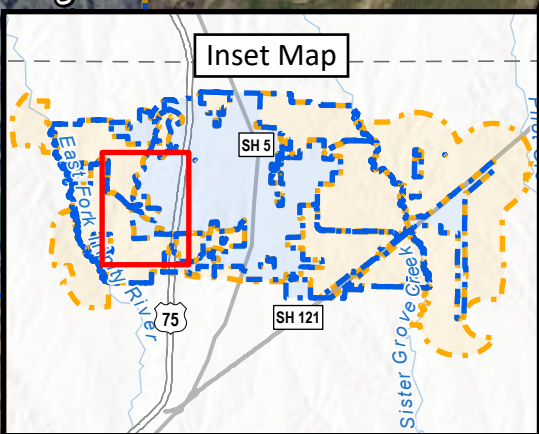
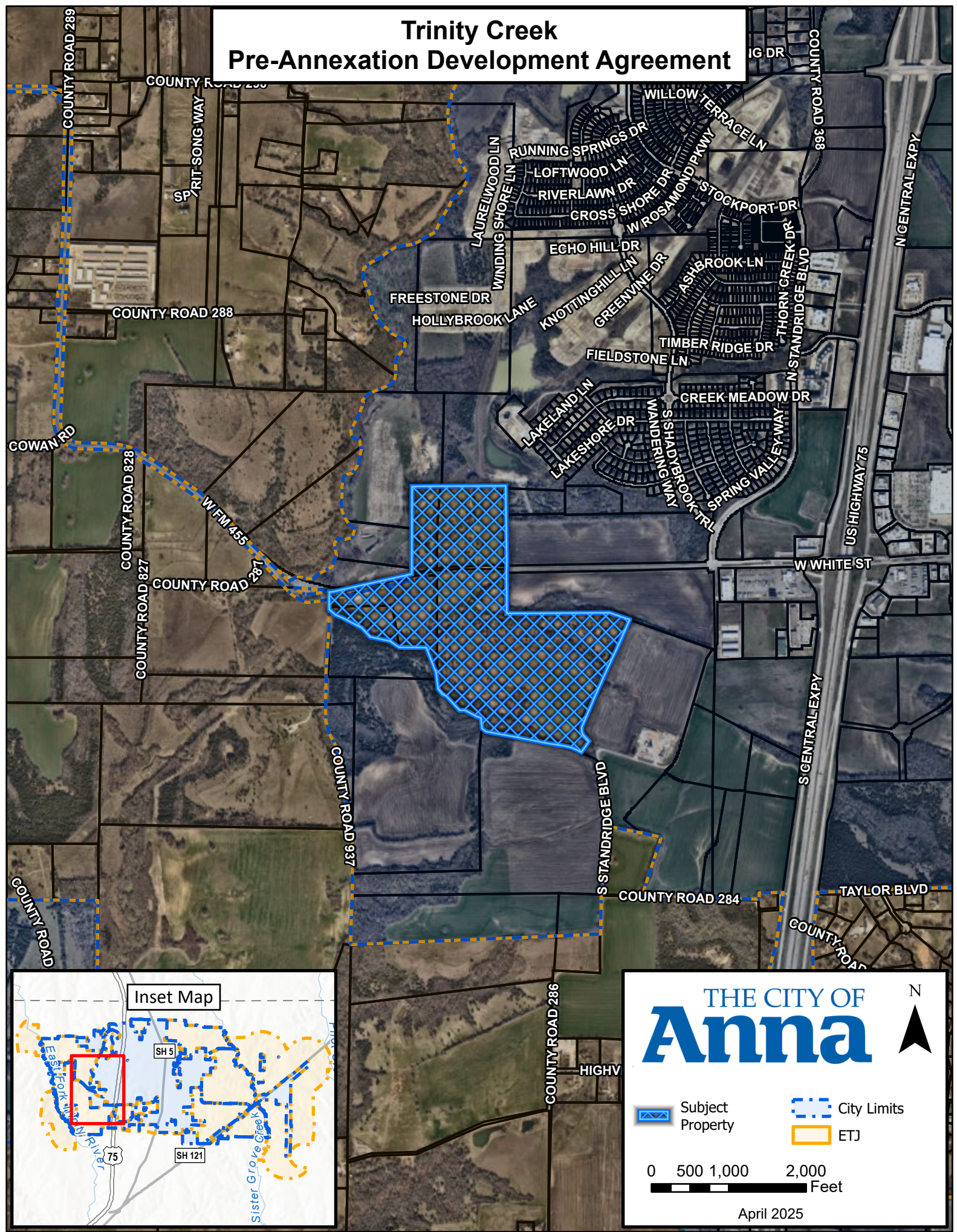
Provide feedback on the Concept Plan.

**ATTACHMENTS:**

1. Trinity Creek Pre-Annexation Development Agreement Locator Map



# Trinity Creek Pre-Annexation Development Agreement



THE CITY OF  
**Anna**

N

Subject Property

City Limits

ETJ

0 500 1,000 2,000 Feet

April 2025