AGENDA

THE CITY OF Anna

PLANNING & ZONING COMMISSION
Monday, May 5, 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 May 5, 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 April 7, 2025, Planning & Zoning Commission Meeting.
7. Approve a Resolution regarding Anna Ranch Phase 3, Preliminary Plat (PP 25-0007)
   Owner: Harlan Properties, Inc.
8. Approve a Resolution regarding One Community Church - Anna, Block A, Lot 1, Preliminary Plat (PP 25-0010)
   Owner: One Community Church
9. Approve a Resolution regarding One Community Church - Anna, Block A, Lot 1, Preliminary Site Plan (PSP 25-0006)
   Owner: One Community Church
10. Approve a Resolution regarding RCI Anna 30 Addition, Block B, Lots 1-3, Preliminary Plat (PP 25-0009)
    Owner: Crowell Family Shire Investment LLC
11. Approve a Resolution regarding RCI Anna 30 Addition, Block B, Lots 1-3, Preliminary Site Plan (PSP 25-0005)
    Owner: Crowell Family Shire Investment LLC
12. Approve a Resolution regarding The Parks at Foster Crossing, Phase 1, Block E, Lot 36X, Site Plan (SP 24-0009)
    Owner: Meritage Homes of Texas, LLC

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.

13. Approve a resolution approving Sherley Avenue Addition, Block A, Lot 1, Final Plat (FP 25-0007)
Owner: Marquin J. Hunn & Mendel G. Kunkle

Items for Individual Consideration

14. Conduct a Public Hearing/Consider/Discuss/Action regarding the DHI Anna, Block A, Lots 2R & 3R; and The Woods at Lindsey Place, Block F, Lot 1XR, Replat (RP 25-0002)
Owner: DR Horton-Texas LTD

15. Approve a Resolution regarding Liberty Hills, Phases 1 and 2, Preliminary Plat (PP 25-0008)
Owner: PH Land Holdings, LLC

16. Conduct a Public Hearing/Consider/Discuss/Action on a Resolution regarding Surdukan City, Block A, Lot 1, Development Plat (DP 25-0002)
Owner: David and Karen Surdukan

17. 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

End of Meeting Items

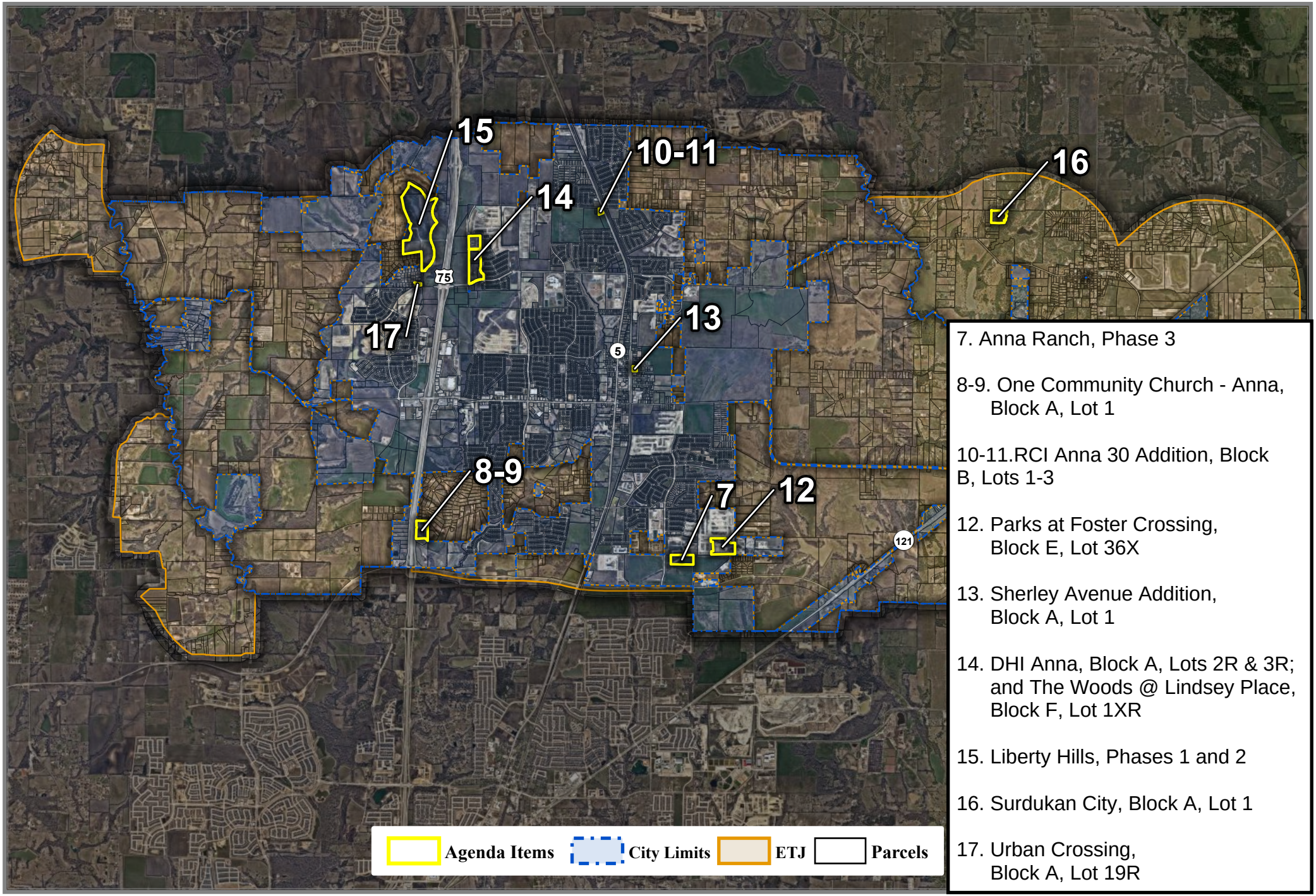
18. **Future Agenda Items:** At this time, the Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.

19. **Adjourn.**

This is to certify that I, Lauren Mecke, Planning Manager, verify that this agenda was posted on the City's website (www.annatexas.gov) and at the Anna Municipal Complex bulletin board at or before 6:00 PM May 2, 2025.

Lauren Mecke, Planning Manager

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



7. Anna Ranch, Phase 3

8-9. One Community Church - Anna, Block A, Lot 1

10-11.RCI Anna 30 Addition, Block B, Lots 1-3

12. Parks at Foster Crossing, Block E, Lot 36X

13. Sherley Avenue Addition, Block A, Lot 1

14. DHI Anna, Block A, Lots 2R & 3R; and The Woods @ Lindsey Place, Block F, Lot 1XR

15. Liberty Hills, Phases 1 and 2

16. Surdukan City, Block A, Lot 1

17. Urban Crossing, Block A, Lot 19R

N

0 1 2 Miles

1:83,000

May 5, 2025
Planning & Zoning Meeting Map

Source: City of Anna GIS
Date: 4/29/2025

Document Path: <LINK>C:\Users\cbrooks\OneDrive</LINK> - City of Anna\GIS\Notification Maps\P&Z Overview Maps\P&Z Overview Maps.aprx

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

THE CITY OF Anna

Item No. 6.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 5/5/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:
Approve Minutes of the April 7, 2025, Planning & Zoning Commission Meeting.

SUMMARY:
For Planning & Zoning Commission review and approval.

STAFF RECOMMENDATION:
Recommended for approval as submitted.

ATTACHMENTS:
1. 2025-04-07 Minutes

MINUTES

PLANNING AND ZONING COMMISSION

April 7, 2025

The Planning and Zoning Commission of the City of Anna held a meeting at 6:00 p.m. on April 7, 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 6:05 p.m.

Commissioners present were Staci Martin, Jessica Walden, Tom Longmire, and Josh Vollmer. 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.

Mr. Culbertson spoke to encourage Oak Ridge developers to include larger lot sizes because the some of the land falls in the Suburban area which could have up to half-acre lots.

Ms. Sharp also wanted the developers to include larger lots and houses on acreage. She spoke of Anna becoming a destination by being "extraordinary not ordinary" with an emphasis on equestrian/western district.

4. Director's Report.

Mrs. Scott-Sims informed the Commission that the Anna 2050 Comprehensive Plan update that the Planning and Zoning Commission approved at the last meeting was approved by the City Council at their March 25 meeting.

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)

10. Approve a Resolution regarding the Rosamond Crossing Northeast Corner, Block A, Lots 1-23, Preliminary Site Plan (PSP 25-0004)

11. Approve a Resolution regarding the Somerset Farms, Final Plat (FP 25-0005)

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

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

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

A motion was made by Commissioner Martin to approve all Consent Items, seconded by Commissioner Longmire to recommend approval. The vote was unanimously approved.

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)

Ms. Mecke reminded the Commission that this item had previously been tabled at last month's meeting. However after reviewing the request, staff realized that it required a variance from the Board of Adjustments, and the request needed to be tabled until after the Board of Adjustments determines whether or not the variance is granted.

A public hearing was opened at 6:19 and closed at 6:19.

A motion was made by Commissioner Walden to approve tabling the Item, seconded by Commissioner Vollmer. The vote was unanimously approved.

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).

Ms. Mecke informed the Commission that the Anna Community Development Corporation, the owner of the property, requested to change the zoning to Downtown which is in compliance with the Anna 2050 Comprehensive Plan.

A public hearing was opened at 6:21 and closed at 6:21.

A motion was made by Commissioner Martin to approve the Item, seconded by Commissioner Walden. The vote was unanimously approved.

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.

Mr. Peters informed the Commission that after consulting with staff from Texas A&M Forestry Division, the Development Department was recommending removing the ash tree due to increasing parasitic issues and Bradford pear trees due to loss during storms and an unpleasant odor. The City "highly encourages" developers to plant multiples tree species to promote plant diversity. Although the caliper of the tree was discussed, no changes were made to address this. Texas A&M Forestry Division encouraged planting smaller caliper trees because they transplant better than larger trees. Ms. Mecke informed the Commission that property developers must choose trees from the approved list but may plant any tree once those requirements are met. Staff utilized a tree selection tool on the Texas A&M Forestry Division website to determine the list of trees from which developers may choose.

A public hearing was opened at 6:33.

Mr. Culbertson wanted developers to consider keeping existing trees instead of bulldozing through all of the trees currently on the property.

A public hearing was closed at 6:36.

A motion was made by Commissioner Martin to approve the Item, seconded by Commissioner Martin. The vote was unanimously approved.

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

Bruce French of Tri Pointe of Plano presented the concept plan for the Oak Ridge development. Commissioners reiterated what Mr. Culbertson and Ms. Sharp had said about green space and lot sizes.

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

Ron Ramirez of Evolving Texas presented the concept plan for the Trinity Creek development. Commissioner Walden repeated what Mrs. Sharp had said about making Anna unique.

20. Adjourn.

Commissioner Walden adjourned the meeting at 7:13 p.m.

_____

Chairwoman Jessica Walden

ATTEST:

_____

Lauren Mecke, Planning Manager

Item No. 7.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 5/5/2025
Staff Contact: Everett Johnson

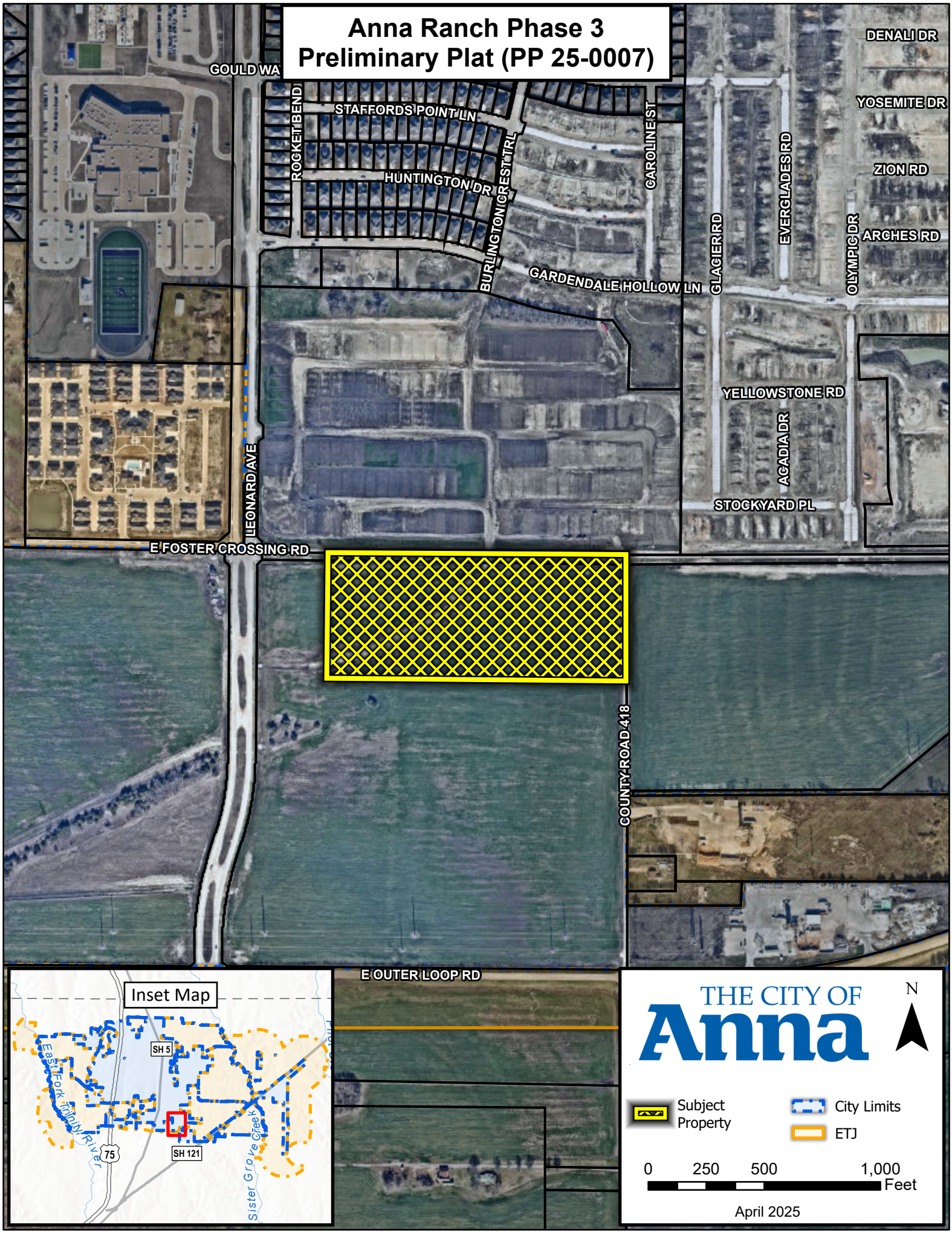
AGENDA ITEM:
Approve a Resolution regarding Anna Ranch Phase 3, Preliminary Plat (PP 25-0007)
Owner: Harlan Properties, Inc.

SUMMARY:
130 Single-Family Townhome lots and eight Homeowners' Association lots on 14.5± acres on the south side of E. Foster Crossing Road, 1,000± feet east of Leonard Avenue. Zoned Planned Development/ Single-Family Residential 6.0/Mixed-Density Residential/Multi-Family Residential/Regional Commercial/Light Industrial/(PD/SF-6.0/MD/MF/C-2/I-1) (Ord. No. 1088-2023-12)

The applicant is requesting a 30-Day Extension in accordance with Texas Local Government Code Sec. 212.009. The applicant's written request is attached.

STAFF RECOMMENDATION:
Accept the applicant's 30-Day Extension request and place this item on the agenda for the June 2, 2025, Planning & Zoning Commission meeting, to take place in 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 - Anna Ranch Phase 3, Preliminary Plat (PP 25-0007)
2. 30-day extension request - Anna Ranch Phase 3, Preliminary Plat (PP 25-0007)
3. Resolution - Anna Ranch Phase 3, Preliminary Plat


Anna Ranch Phase 3
Preliminary Plat (PP 25-0007)
GOULD WA
ROCKET BEND
STAFFORDS POINT LN
HUNTINGTON DR
BURLINGTON CREST TRL
CAROLINE ST
GARDENDALE HOLLOW LN
DENALI DR
YOSEMITE DR
ZION RD
ARCHES RD
EVERGLADES RD
GLACIER RD
OLYMPIC DR
YELLOWSTONE RD
ACADIA DR
STOCKYARD PL
LEONARD AVE
E FOSTER CROSSING RD
COUNTY ROAD 418
E OUTER LOOP RD
Inset Map
SH 5
SH 121
75
East Fork Trinity River
Sister Grove Creek
THE CITY OF
Anna
N
Subject Property
City Limits
ETJ
0
250
500
1,000
Feet
April 2025

469.621.0710
TBPELS F-1386
TBPELS 10110501
www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

April 24, 2025

ATTN: Planning & Development
City of Anna
Municipal Complex
120 W. 7th St, Ste # 142
Anna, TX 75409

Subject: 30-day extension request of the application for the Anna Ranch Phase 3, Preliminary Plat.

To whom it may concern,

As the Property Owner's Representative of the subject property, we hereby request a 30-day extension of the above-referenced application from the May 5th, 2025 Planning & Zoning Commission agenda in accordance with Sec. 212.009 of the Texas Local Government Code.

We will have this application for the Planning & Zoning Commission's consideration for approval at the next meeting. We will resubmit any required corrections of the application to city staff at least ten calendar days prior to the next Planning & Zoning Commission meeting date

Sincerely,

J Gonzalez

Joseph Gonzalez, PE
Project Engineer
LJA Engineering, Inc.

JG/

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2025-05-_____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A 30-DAY EXTENSION FOR ANNA RANCH PHASE 3, PRELIMINARY PLAT (PP 25-0007)

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

WHEREAS, Harlan Properties, INC. has submitted an application for the approval of the Anna Ranch Phase 3, Preliminary Plat; and

WHEREAS, the Project Representative has submitted a 30-day extension in accordance with Sec. 212.009 of the Texas Local Government Code attached hereto as Exhibit 1; 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 30-Day Extension

The Planning & Zoning Commission hereby approves the 30-day extension of the Anna Ranch Phase 3, Preliminary Plat.

PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 5th day of May, 2025.

ATTEST:

_____
Director of Development Services,
Stephanie Scott-Sims, AICP

APPROVED:

_____
Planning & Zoning Commission, Chair
Jessica Walden

Item No. 8.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 5/5/2025
Staff Contact: Everett Johnson

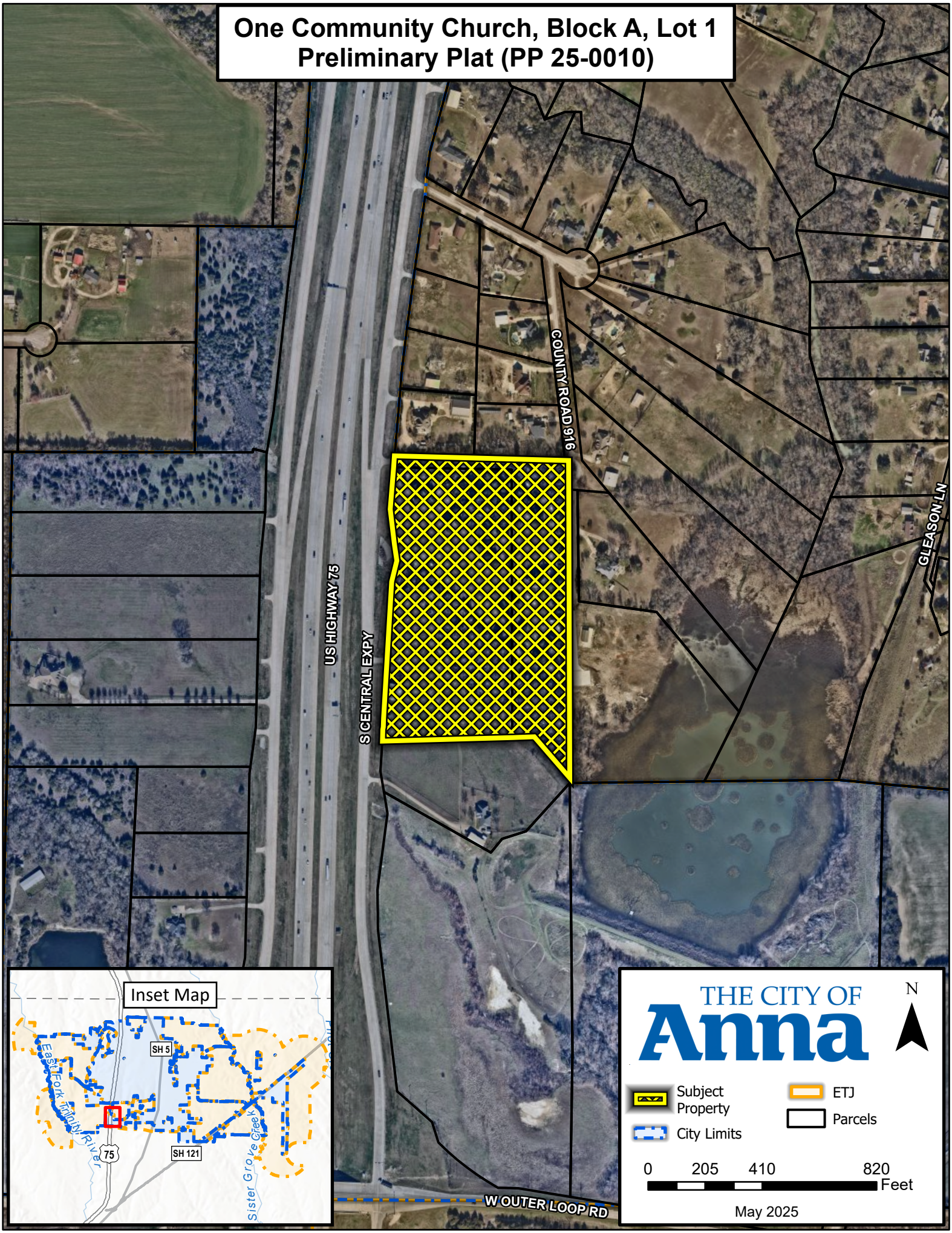
AGENDA ITEM:
Approve a Resolution regarding One Community Church - Anna, Block A, Lot 1, Preliminary Plat (PP 25-0010)
Owner: One Community Church

SUMMARY:
A Religious Facility on one lot on 14.7± acres on the east side of S. Central Expressway (US Highway 75), 2,100± feet north of Outer Loop Road. Zoned Single-Family Residential 20.0 (SF-20.0) (Ord. No. 1132-2025-01)

STAFF RECOMMENDATION:
Recommended for approval as submitted.

ATTACHMENTS:
1. Locator Map - One Community Church - Anna, Block A, Lot 1, Preliminary Plat (PP 25-0010)
2. Resolution - One Community Church - Anna, Block A, Lot 1, Preliminary Plat (PP 25-0010)
3. Exhibit A - One Community Church - Anna, Block A, Lot 1, Preliminary Plat (PP 25-0010)

One Community Church, Block A, Lot 1
Preliminary Plat (PP 25-0010)



CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2025-05-_____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ONE COMMUNITY CHURCH - ANNA, BLOCK A, LOT 1, PRELIMINARY PLAT (PP 25-0010)

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, One Community Church has submitted an application for the approval of One Community Church - Anna, Block A, Lot 1, Preliminary Plat; and

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

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ANNA, TEXAS, THAT:

Section 1. Recitals Incorporated

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

Section 2. Approval of Preliminary Plat

The Planning & Zoning Commission hereby approves One Community Church - Anna, Block A, Lot 1, Preliminary Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 5th day of May 2025.

ATTEST:

_____
Director of Development Services,
Stephanie Scott-Sims, AICP

APPROVED:

_____
Planning & Zoning Commission, Chair
Jessica Walden

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ONE COMMUNITY CHURCH

P.O.B. CIRS — S 21°09' E 858.22' TO NORTHEAST CORNER OF WILLIAM THROCKMORTON SURVEY ABSTRACT NO. 898

U.S. HIGHWAY 75
(VARIABLE WIDTH RIGHT-OF-WAY)

N04°52'22"E 189.93'
149.91'

N06°42'26"W 1,140.98'

POINT FROM WHICH A TX-DOT ROW MONUMENT FOUND BEARS S 15°27' W 1.3'

POINT FROM WHICH A TX-DOT ROW MONUMENT FOUND BEARS S 72°14' W 1.4'

N08°47'57"W 45.96'

TX-DOT ROW MONUMENT FOUND (M.D.)

N13°31'58"E 76.76'

TX-DOT ROW MONUMENT FOUND

S50°02'29"E 53.31'

N03°25'05"E 568.66'

261.15'

LOT 38

272.30'

WOODLAND MEADOWS CAB. C, PG. 713 M.R.C.C.T.

S88°59'00"E 608.29'

598.23'

LOT 31

CITY OF ANNA, ETJ

CITY LIMITS LINE

3/8"IRF

30'

30'

LOT 30 WOODLAND MEADOWS CAB. C, PG. 713, M.R.C.C.T.

COUNTY ROAD 916
(VARIABLE WIDTH RIGHT-OF-WAY)

S00°19'30"E 108.12'

1/2" CIRF CBG

S00°20'19"E 1,030.95'

CITY OF ANNA, ETJ

LOT 39 WOODLAND MEADOWS CAB. C, PG. 713 M.R.C.C.T.

10'X10' WATER EASEMENT

0.30'

N88°59'00"W 184.00'

30.07'

30.07'

60'

FIRE LANE, ACCESS AND UTILITY EASEMENT

N88°59'00"W 90.26'

5/8"IRF

CITY OF ANNA

50' BUILDING SETBACK

S04°52'22"W 46.42'

S04°52'22"W 53.65'

24'

ONE COMMUNITY CHURCH A CALLED 9.81 ACRES INST. NO. 20240000066066 O.P.R.C.C.T.

ONE COMMUNITY CHURCH A CALLED 4.90 ACRES INST. NO. 20240000046807 O.P.R.C.C.T.

30'

10'X10' WATER EASEMENT

N05°12'19"W 288.32'

FIRE LANE, ACCESS AND UTILITY EASEMENT

N05°12'19"W 302.72'

TRACT LINE

CITY LIMITS LINE

LOT 40 WOODLAND MEADOWS CAB. C, PG. 713 M.R.C.C.T.

CITY OF ANNA

137.08'

25'X20' WATER EASEMENT

43.98'

LOT 1 BLOCK A
640,740 SF
14.709 AC
MIN. FF = 654.90

10'X10' WATER EASEMENT

S35°12'19"E 341.99'

FIRE LANE, ACCESS AND UTILITY EASEMENT

S35°12'19"E 341.99'

180.00'

24'

C19

C18

C6

24'

N64°47'41"E 180.51'

FIRE LANE, ACCESS AND UTILITY EASEMENT

111.96'

10'X10' WATER EASEMENT

DRAINAGE EASEMENT FOR HIGHWAY PURPOSES
INST. NO. 20150310000260060
O.P.R.C.C.T.

N39°19'28"E 100.00'
59.35'

25.03'

N53°46'48"W 231.50'

25' DRAINAGE EASEMENT

S53°46'48"E 224.36'

10'X10' WATER EASEMENT

98.09'

S54°47'41"W 309.97'

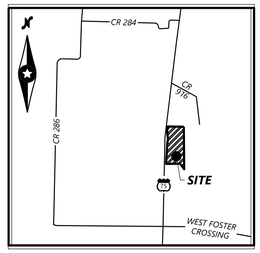
N64°47'41"E 380.67'

TRACT LINE

MATCH LINE SHEET 1 OF 2

MATCH LINE SHEET 2 OF 2

VICINITY MAP
(NOT TO SCALE)



1" = 30'

0' 30' 60' 90'

LEGEND

IRF	IRON ROD FOUND
CIRS	1/2 "IRON ROD WITH PLASTIC CAP FOUND STAMPED "WESTWOOD PS"
CIRF	CAPPED IRON ROD FOUND
CAB. VOL / PG.	CABINET VOLUME PAGE
M.R.C.C.T.	MAP RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS
C.C. NO.	COUNT CLERK'S NUMBER
INST. NO.	INSTRUMENT NUMBER
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
(M.D.)	MONUMENT OF RECORD DIGNITY
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING

GENERAL NOTES:

1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 TEXAS NORTH CENTRAL ZONE (4202) (2011). COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
2. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

OWNER
ONE COMMUNITY CHURCH
2525 S CENTRAL EXPY ANNA, TX 75409
PLANO, TX 75024
(469) 854-1280
ENGINEER / SURVEYOR
Westwood
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. F-10074301
PREPARER: JASON ARMSTRONG

PP 25-0010

PRELIMINARY PLAT

ONE COMMUNITY CHURCH - ANNA
BLOCK A, LOT 1
14.709 ACRES OF LAND
BEING OUT OF THE
ROBERT A. JOHNSON SURVEY, ABSTRACT NO. 479
AND WILLIAM E. THROCKMORTON SURVEY,
ABSTRACT No. 898
CITY OF ANNA, COLLIN COUNTY, TEXAS
DATE OF PREPARATION APRIL 23, 2025

1/3

EXHIBIT A

N:\00958479.00\06 CAD\DWG\SURVEY C3D\00958479.00_PP.DWG

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ONE COMMUNITY CHURCH

MATCH LINE SHEET 1 OF 2

MATCH LINE SHEET 2 OF 2

U.S. HIGHWAY 75
(VARIABLE WIDTH RIGHT-OF-WAY)

261.15'

N03°25'05"E 568.66'

40.02'

40'

L5

L4

C8

C9

C10

C7

24'

FIRE LANE, ACCESS AND UTILITY EASEMENT

S34°47'41"W 309.97'

24'

ROBERT A. JOHNSON
SURVEY ABSTRACT NO. 479

L32

L31

L27

L30

L29

S05°19'49"E 87.68'

S46°17'40"E 167.35'

N52°12'13"W 188.16'

EROSION HAZARD SETBACK EASEMENT

APPROXIMATE LOCATION OF SURVEY ABSTRACT LINE

CITY LIMITS LINE

CITY OF ANNA

CITY OF ANNA, ETJ

S00°20'19"E 1,030.95'

LOT 40
WOODLAND MEADOWS
CAB. C, PG. 713
M.R.C.C.T.

L33

L34

C31

L28

LOT 1 BLOCK A
640,740 SF
14.709 AC

ONE COMMUNITY CHURCH
A CALLED 9.81 ACRES
INST. NO. 20240000066066
O.P.R.C.C.T.

ONE COMMUNITY CHURCH
A CALLED 4.90 ACRES
INST. NO. 20240000046807
O.P.R.C.C.T.

MIN. FF = 654.90

N83°28'27"W 138.27'

S49°32'29"E 169.89'

TRACT LINE

N46°29'47"W 220.10'

265.86'

N03°25'05"E 232.81'

FIRE LANE, ACCESS AND UTILITY EASEMENT

50' BUILDING SETBACK

N03°25'05"E 295.60'

40.14'

24.08'

S88°37'56"W 472.31'

58.40'
S88°35'38"W

1/2"IRF

5/8"CIRF CLSC

93.72'

82.79'

N41°30'28"W 194.42'

5/8"CIRF "CLSC" (M.D.)

POINT FROM WHICH A
TX-DOT ROW MONUMENT FOUND
BEARS S 66°00' W 0.5'

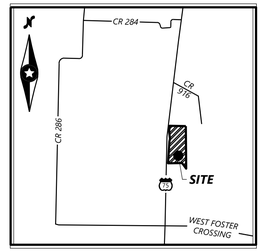
TX-DOT ROW MONUMENT FOUND

WILLIAM E. THROCKMORTON
SURVEY ABSTRACT NO. 898

ANNA KSH FARMS LLC (80% OWNERSHIP INTEREST)
PRASHANTHI KOWKUTLA (10% OWNERSHIP INTEREST)
PAWAN CHENNAMANENI (10% OWNERSHIP INTEREST)
A CALLED 4.3905 ACRES
INST. NO. 20220318000438100
O.P.R.C.C.T.

EXHIBIT A

VICINITY MAP
(NOT TO SCALE)



1" = 30'

0' 30' 60' 90'

LEGEND

IRF	IRON ROD FOUND
CIRS	1/2 "IRON ROD WITH PLASTIC CAP FOUND STAMPED "WESTWOOD PS"
CIRF	CAPPED IRON ROD FOUND
CAB. VOL. / PG.	CABINET VOLUME PAGE
M.R.C.C.T.	MAP RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS
C.C. NO.	COUNT CLERK'S NUMBER
INST. NO.	INSTRUMENT NUMBER
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
(M.D.)	MONUMENT OF RECORD DIGNITY
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING

GENERAL NOTES:

1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 TEXAS NORTH CENTRAL ZONE (4202) (2011). COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

2. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

OWNER
ONE COMMUNITY CHURCH
2525 S CENTRAL EXPY ANNA, TX 75409
PLANO, TX 75024
(469) 854-1280
ENGINEER / SURVEYOR
Westwood

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO: F-11756
TBPLS FIRM REGISTRATION NO: F-10074301
PREPARER: JASON ARMSTRONG

PP 25-0010

PRELIMINARY PLAT

ONE COMMUNITY CHURCH - ANNA
BLOCK A, LOT 1
14.709 ACRES OF LAND
BEING OUT OF THE
ROBERT A. JOHNSON SURVEY, ABSTRACT NO. 479
AND WILLIAM E. THROCKMORTON SURVEY,
ABSTRACT No. 898
CITY OF ANNA, COLLIN COUNTY, TEXAS
DATE OF PREPARATION APRIL 23, 2025

N:\00584790\06 CAD\DWG\SURVEY C3D\00584790_PP.DWG

© 2025 Westwood Professional Services, Inc.

STATE OF TEXAS §
COUNTY OF COLLIN §

OWNER'S CERTIFICATE

WHEREAS One Community Church is the sole owner of a 14.708 acre tract of land situated in the Robert A. Johnson Survey, Abstract No. 479 & the William E. Throckmorton Survey, Abstract No. 898, Collin County, Texas, and being all of a 9.81 acre tract of land conveyed to One Community Church, by deed of record in Document Number 2024000066066 of the Official Public Records of Collin County, Texas, and being all of a 4.90 acre tract of land conveyed to One Community Church, by deed of record in Document Number 2024000046807 of the Official Public Records of Collin County, Texas; said 14.708 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set for corner in the present east right-of-way line of US Highway 75, a variable width right-of-way, and being in the south line of Lot 38, Woodland Meadows, an addition to Collin County, Texas, according to the plat thereof recorded in the Map Records of Collin County, Texas, and being at the northwest corner of said 4.9 acre tract;

THENCE South 88 degrees 59 minutes 00 seconds East, along the common line between said Lot 38, Woodland Meadows and said 4.90 acre tract, at a distance of 272.30' passing the southeast corner of said Lot 38 and the southwest corner of said Lot 39, continuing along the common line between said Lot 39 and said 4.90 acre tract, at a distance of 598.23 feet passing a 3/8" iron rod found at an angle point in the westerly right-of-way line of County Road 916, continuing along the said westerly line of County Road 916 and said 4.90 acre tract, a distance of 608.29 feet to a 3/8" iron rod found at a re-entrant corner in the westerly right-of-way line of County Road 916, a variable width right-of-way, at the northeast corner of said 4.90 acre tract;

THENCE South 00 degrees 19 minutes 30 seconds East, along the said westerly line of County Road 916 and being the east line of said 4.90 acre tract, a distance of 108.12 feet to a 1/2" capped iron rod "CBG" found at the west end of the south terminus of said County Road 916, and being at the northwest corner of Lot 40, of said Woodland Meadows;

THENCE South 00 degrees 20 minutes 19 seconds East, along the common line between said 4.90 acre tract and said Lot 40, a distance of 1,030.95 feet to a 5/8" capped iron rod "CLSC" found at a northeast corner of a called 4.3905 acre tract of land conveyed to Anna KSH Farms LLC, Prashanthi Kowkutla and Pawan Chennamaneni, by deed of record in Instrument No. 20220318000438100, of said Official Public Records;

THENCE North 41 degrees 30 minutes 28 seconds West, departing the said common line between Lot 40, Woodland Meadows and the 4.90 acre tract, along the common line between said 4.3905 acre tract and said 4.90 acre tract, a distance of 194.42 feet to a 5/8" capped iron rod "CLSC" found at an angle point;

THENCE South 88 degrees 35 minutes 38 seconds West, continuing along said common line between the 4.3905 acre tract and said 4.90 acre tract, a distance of 58.40 feet to a 1/2" iron rod found at a southwest corner of said 4.90 acre tract and being at the southeast corner of said 9.81 acre tract;

THENCE South 88 degrees 37 minutes 56 seconds West, along the common line between said 4.9305 acre tract and said 9.81 acre tract, a distance of 472.31 feet to a point for corner in the said east line of U. S. Highway 75, from which a TX-DOT right-of-way monument found bears South 66 degrees 00 minutes West, a distance of 0.5'; said point being at the northwest corner 4.3905 acre tract, and being at the southwest corner of said 9.81 acre tract;

THENCE departing the said common line between the 9.81 acre tract and the 4.9305 acre tract, along said east right-of-way line of U.S. Highway 75 and the west line of said 9.81 acre tract, the following courses and distances:

North 03 degrees 25 minutes 05 seconds East, a distance of 568.66 feet to an angle point from which a TX-DOT right-of-way monument bears South 66 degrees 00 minutes West, a distance of 0.5';

North 13 degrees 31 minutes 56 seconds East, a distance of 76.76 feet to a TX-DOT right-of-way monument found at an angle point;

North 08 degrees 47 minutes 57 seconds West, a distance of 45.96 feet to an angle point from which a TX-DOT right-of-way monument found bears South 72 degrees 14 minutes West, a distance of 1.4';

North 06 degrees 42 minutes 26 seconds West, a distance of 140.98 feet to an angle point from which a TX-DOT right-of-way monument found bears South 15 degrees 27 minutes West, a distance of 1.3' at an angle point;

North 04 degrees 52 minutes 22 seconds East, at a distance of 149.91 passing the northwest corner of said 9.81 acre tract and a southwest corner of said 4.90 acre tract, continuing along the said east line of U.S. Highway 75 and the west line of said 4.90 acre trat, a distance of 189.93 feet to the **POINT-OF-BEGINNING**, containing **640,740 square feet or 14.709 acres of land.**

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jason B. Armstrong, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Anna.

"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
Jason B. Armstrong, RPLS 5557
Date: 04/08/2025

_____
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 _____ day of _____, 2025.

_____
Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS)(
COUNTY OF COLLIN)(

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

Witness our hands at Anna, Texas, this _____ day of _____, 20____.

ONE COMMUNITY CHURCH

_____
NAME: CRYSTAL GILPIN
TITLE: CORPORATE ADMINISTRATOR

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared CRYSTAL GILPIN, Owner, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

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

_____
Notary Public in and for the State of Texas

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	20.53'	54.00'	021°47'12"	N 78°05'23" W	20.41'
C2	11.41'	30.00'	021°47'12"	N 78°05'23" W	11.34'
C3	18.97'	30.00'	036°13'19"	S 72°54'21" W	18.65'
C4	34.14'	54.00'	036°13'19"	S 72°54'21" W	33.57'
C5	50.68'	54.00'	053°46'41"	N 62°05'39" W	48.84'
C6	84.82'	54.00'	090°00'00"	N 9°47'41" E	76.37'
C7	26.90'	30.00'	051°22'37"	N 29°06'23" E	26.01'
C8	48.09'	30.00'	091°50'35"	N 42°30'13" W	43.10'
C9	33.82'	30.00'	064°35'49"	S 59°16'35" W	32.06'
C10	26.22'	54.00'	027°49'01"	S 40°53'11" W	25.96'
C11	47.12'	30.00'	090°00'00"	S 9°47'41" W	42.43'
C12	37.77'	54.00'	040°04'40"	S 15°09'58" E	37.01'
C13	49.14'	30.00'	093°51'21"	S 42°03'19" E	43.83'
C14	45.10'	30.00'	086°08'39"	S 47°56'41" W	40.98'
C15	34.14'	54.00'	036°13'19"	S 72°54'21" W	33.57'
C16	18.97'	30.00'	036°13'19"	S 72°54'21" W	18.65'
C17	28.16'	30.00'	053°46'41"	N 62°05'39" W	27.14'
C18	47.12'	30.00'	090°00'00"	N 9°47'41" E	42.43'
C19	47.12'	30.00'	090°00'00"	S 80°12'19" E	42.43'
C20	20.98'	30.00'	040°04'40"	S 15°09'58" E	20.56'
C21	36.91'	62.50'	033°50'15"	N 18°17'11" W	36.38'

Line Table		
Line #	Length	Direction
L1	29.40'	N88°59'00"W
L2	10.60'	S54°47'41"W
L3	24.28'	N88°59'00"W
L4	9.04'	N88°25'31"W
L5	20.47'	N88°25'31"W
L6	72.15'	S88°59'00"E
L7	10.60'	S54°47'41"W
L8	16.84'	N88°59'00"W
L9	10.00'	N35°12'19"W
L10	10.00'	N54°47'41"E
L11	10.00'	S35°12'19"E
L12	10.00'	S54°47'41"W
L13	10.00'	N35°12'19"W
L14	10.00'	N54°47'41"E
L15	10.00'	N35°12'19"W
L16	10.00'	N54°47'41"E
L17	10.00'	S35°12'19"E
L18	10.00'	N54°47'41"E
L19	10.00'	S35°12'19"E
L20	10.00'	S54°47'41"W

Line Table		
Line #	Length	Direction
L21	20.00'	S54°47'41"W
L22	25.00'	S35°12'19"E
L23	20.00'	N54°47'41"E
L24	10.00'	N35°12'19"W
L25	10.00'	S54°47'41"W
L26	10.00'	S35°12'19"E
L27	26.37'	N54°47'41"E
L28	19.67'	N01°22'04"W
L29	46.47'	N01°33'05"W
L30	48.54'	N12°08'38"E
L31	33.24'	N54°47'41"E
L32	65.99'	N89°21'39"E
L33	24.88'	S20°20'06"E
L34	75.69'	S39°03'25"E

EXHIBIT A

CERTIFICATE OF APPROVAL

APPROVED on this the _____day of _____, 20___, by the Planning & Zoning Commission, City of Anna, Texas.

_____
Planning & Zoning Commission Chair

_____
Director of Development Services

OWNER
ONE COMMUNITY CHURCH
2525 S CENTRAL EXPY ANNA, TX 75409
PLANO, TX 75024
(469) 854-1280
ENGINEER / SURVEYOR
Westwood
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. F-10074301
PREPARER: JASON ARMSTRONG

PP 25-0010

PRELIMINARY PLAT

ONE COMMUNITY CHURCH - ANNA
BLOCK A, LOT 1

14.709 ACRES OF LAND
BEING OUT OF THE
ROBERT A. JOHNSON SURVEY, ABSTRACT NO. 479
AND WILLIAM E. THROCKMORTON SURVEY,
ABSTRACT No. 898
CITY OF ANNA, COLLIN COUNTY, TEXAS
DATE OF PREPARATION APRIL 23, 2025

N:\005847900\06 CAD\DWGS\SURVEY C3D\005847900_PP.DWG

Item No. 9.

Planning & Zoning Commission Agenda
Staff Report

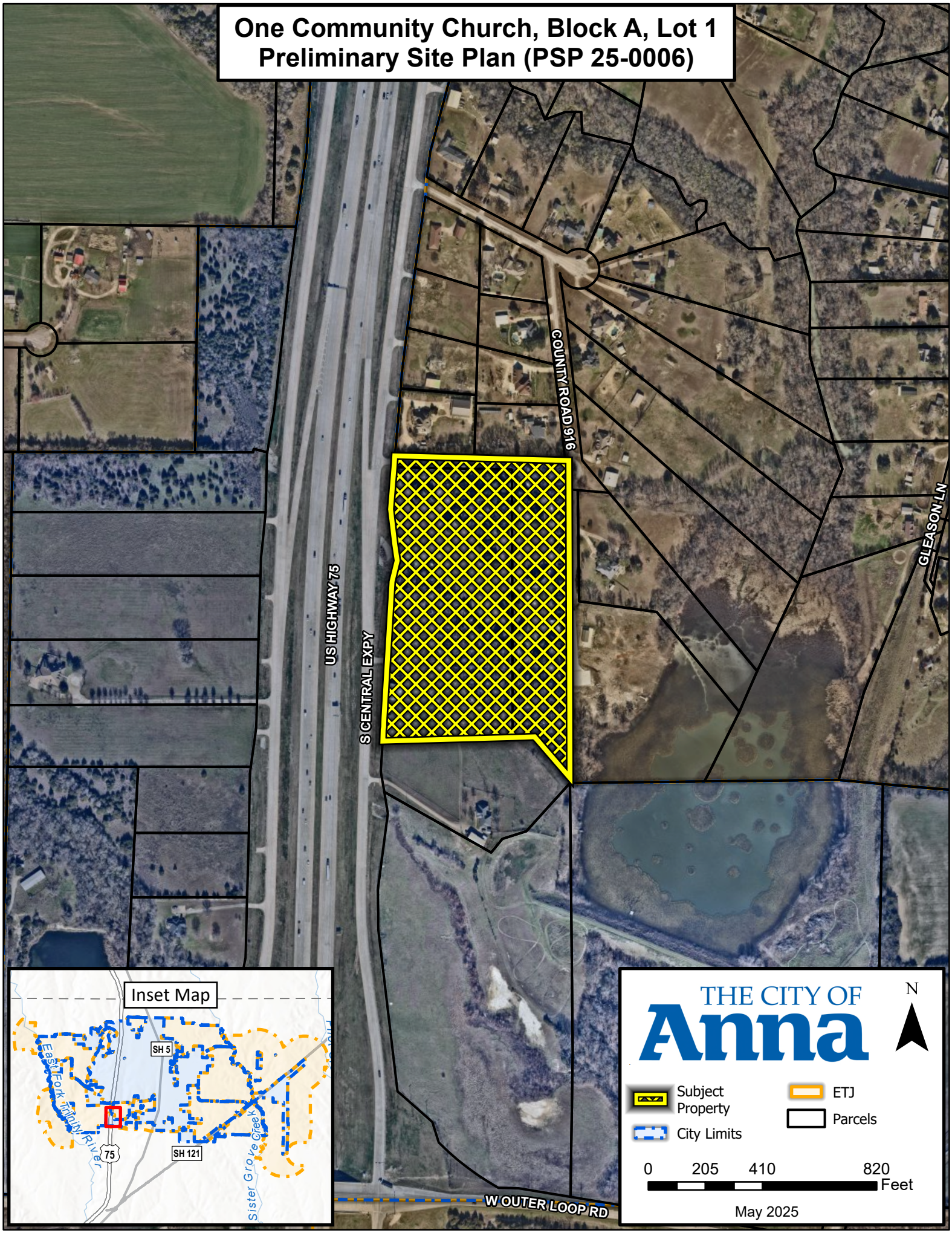
Meeting Date: 5/5/2025
Staff Contact: Everett Johnson

AGENDA ITEM:
Approve a Resolution regarding One Community Church - Anna, Block A, Lot 1, Preliminary Site Plan (PSP 25-0006)
Owner: One Community Church

SUMMARY:
A Religious Facility on one lot on 14.7± acres on the east side of S. Central Expressway (US Highway 75), 2,100± feet north of Outer Loop Road. Zoned Single-Family Residential 20.0 (SF-20.0) (Ord. No. 1132-2025-01)

STAFF RECOMMENDATION:
Recommended for approval as submitted.

ATTACHMENTS:
1. Locator Map - One Community Church - Anna, Block A, Lot 1, Preliminary Site Plan (PP 25-0010)
2. Resolution - One Community Church - Anna, Block A, Lot 1, Preliminary Site Plan (PSP 25-0006)
3. Exhibit A - One Community Church - Anna, Block A, Lot 1, Preliminary Site Plan (PSP 25-0006)


One Community Church, Block A, Lot 1
Preliminary Site Plan (PSP 25-0006)
COUNTY ROAD 916
US HIGHWAY 75
S CENTRAL EXPY
GLEASON LN
W OUTER LOOP RD
Inset Map
SH 5
SH 121
75
East Fork Trinity River
Sister Grove Creek
THE CITY OF
Anna
N
Subject Property
ETJ
Parcels
City Limits
0
205
410
820
Feet
May 2025

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2025-05-_____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING THE ONE COMMUNITY CHURCH - ANNA, BLOCK A, LOT 1, PRELIMINARY SITE PLAN (PSP 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, One Community Church has submitted an application for the approval of The One Community Church - Anna, Block A, Lot 1, Preliminary Site Plan; and

WHEREAS, the Preliminary Site Plan conforms to the City's Subdivision Regulations; and

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ANNA, TEXAS, THAT:

Section 1. Recitals Incorporated

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

Section 2. Approval of Preliminary Site Plan

The Planning & Zoning Commission hereby approves One Community Church - Anna, Block A, Lot 1, Preliminary Site Plan attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

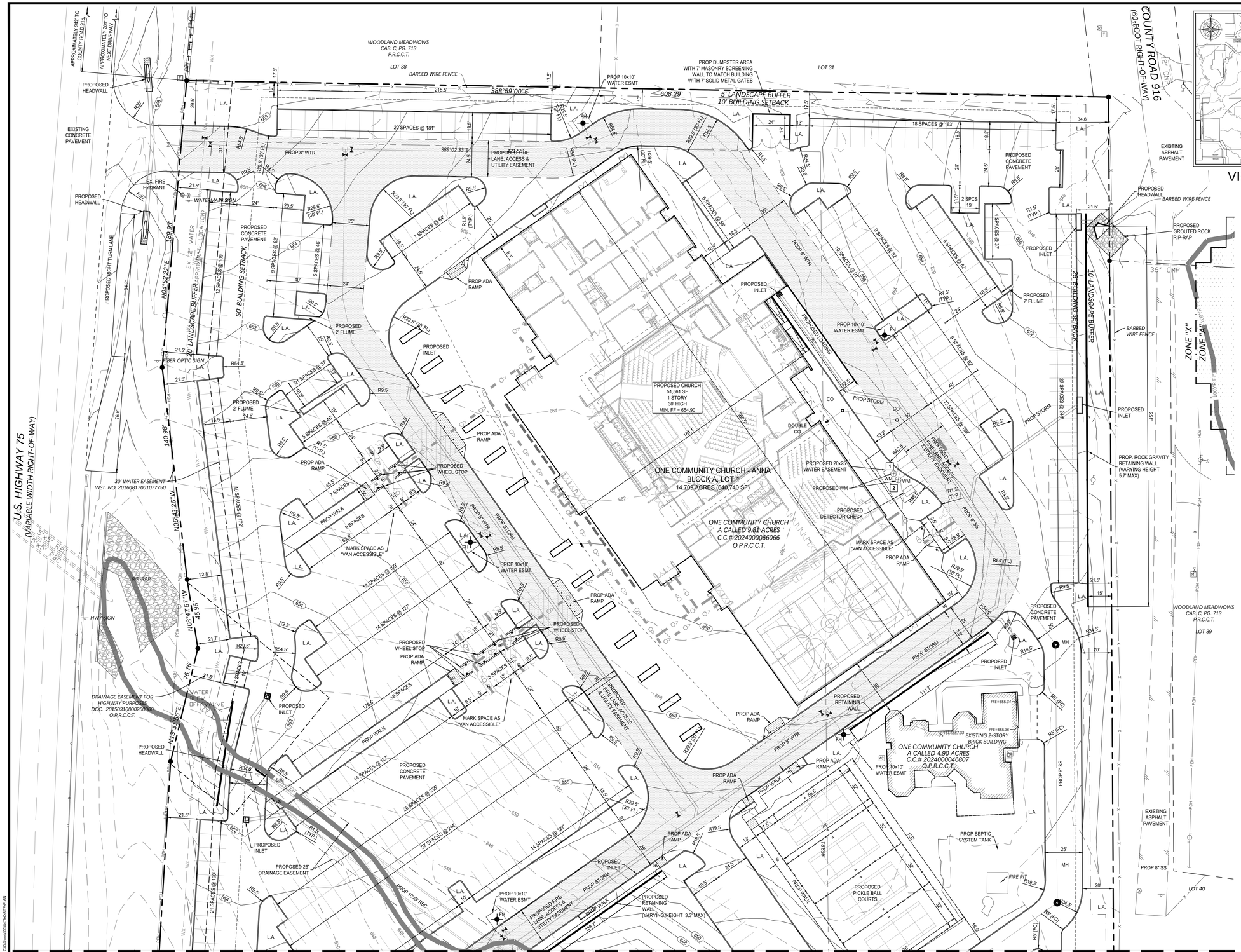
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 5th day of May, 2025.

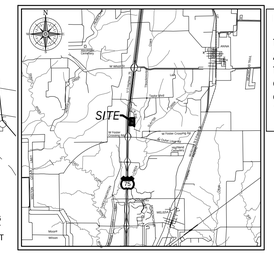
ATTEST:

_____
Director of Development Services,
Stephanie Scott-Sims, AICP

APPROVED:

_____
Planning & Zoning Commission, Chair
Jessica Walden





VICINITY MAP
(NOT TO SCALE)

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF _____	XXX-XXX-XXXX
CITY OF _____ WATER DEPT.	XXX-XXX-XXXX

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

N

0 15 30 60 90

GRAPHIC SCALE IN FEET
1" = 30'

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- ROAD CENTER LINE
- BUILDING SETBACK LINE
- BACK OF CURB LINE
- PROPOSED FIRELANE
- ACCESSIBLE CROSSWALK
- EDGE OF PAVEMENT LINE
- EX EDGE OF PAVEMENT LINE
- PROP. ACCESSIBLE ROUTE
- L.A. PROP. LANDSCAPE AREA

NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF WALL, FACE OF BUILDING, CENTER OF STRIPING, OR PROPERTY LINE UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING AND DUMPSTER ENCLOSURE LAYOUT AND DESIGN.
3. REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.
4. ALL MECHANICAL EQUIPMENT, DUMPSTERS, ROOFTOP UNITS, ETC SHALL BE SCREENED IN COMPLIANCE WITH THE ZONING ORDINANCE.
5. ALL LIGHTING SHALL COMPLY WITH THE ZONING ORDINANCE.
6. ALL PROPOSED RAMPS TO FOLLOW THE ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS (TAS).

SITE DATA SUMMARY TABLE

Item	Lot 1
General Site Data	
Zoning (from zoning map)	SF-20.0
Land use (from Zoning Ordinance)	Religious Land Use
Lot Area (square feet & acres)	640,740 sf - 14.709 acres
Building Footprint (square feet)	51,561
Building Height (# stories)	1
Building Height	30 FT. *
Lot Coverage (percent-x.xx%)	8%
Parking	
Parking Ratio (from Zoning Ordinance)	3 / 1000 sf
Required Parking (# spaces)	155
Total Provided Parking (# spaces)	616
Accessible Provided Parking (# spaces)	14

* HT. OF TALLEST PARAPET WALL - PEAK OF GABLE ROOF IS AT 40'-5" (EXEMPT FROM HEIGHT RESTRICTION PER SEC. 9.04.041 (g)(2), ZONING ORDINANCE

BENCHMARKS

BENCHMARK #1 - X-CUT ON A HEADWALL APPROXIMATELY 1200' SOUTH OF THE INTERSECTION OF COUNTY ROAD 916 AND NORTH CENTRAL EXPRESSWAY.

ELEVATION = 667.02

BENCHMARK #2 - X-CUT ON A HEADWALL APPROXIMATELY 11536' NORTH OF THE INTERSECTION OF WEST FOSTER CROSSING ROAD AND NORTH CENTRAL EXPRESSWAY.

ELEVATION = 647.09

BENCHMARK #3 - MAG NAIL IN ASPHALT ON THE EAST SIDE OF COUNTY ROAD 916 APPROXIMATELY 747' SOUTH OF THE POINT WHICH EAST-WEST BOUND COUNTY ROAD TURNS NORTH-SOUTH BOUND.

ELEVATION = 660.22

WATER METER SCHEDULE

NUMBER	SIZE	TYPE	EXISTING	PROPOSED	SEWER SIZE
1	2"	DOMESTIC	N.A.	1	6"
2	2"	IRRIGATION	N.A.	1	N.A.

EXHIBIT A

PRELIMINARY
FOR INTERIM REVIEW ONLY
NOT TO BE USED FOR:
CONSTRUCTION OR
BIDDING PURPOSES.
Engineer: ARLYN W. SAMUELSON, P.E.
P.E. No.: 95877
Date: 04-23-2025
Westwood

NO.	DATE	REVISION

Westwood
Westwood Professional Services, Inc.
2901 DALLAS PARKWAY, STE 400
PLANO, TX 75093
T:214.473.4640
westwodps.com

ONE COMMUNITY CHURCH - ANNA
BLOCK A, LOT 1

14.709 ACRES (640,740 SF)
LOCATED IN THE JOHNSON SURVEY ABSTRACT #479
& THE W.E. THROCKMORTON SURVEY ABSTRACT #898

PSP 25-0006
SITE PLAN (1 OF 2)

CITY OF ANNA, COLLIN COUNTY, TEXAS

DESIGN	DRAWN	REVIEWER	SCALE	DATE	FILE	SHEET No.
AWS	WTW	AWS	1"=30'	MARCH 2025		C1.03

OWNER:
ONE COMMUNITY CHURCH
MATT ANDERSON
2400 STATE HIGHWAY 121
PLANO, TEXAS 75025
(469) 854-1280

ARCHITECT:
HALL ARCHITECTURE STUDIO
SCOTT HALL
5307 E. MOCKINGBIRD LANE, SUITE 660
DALLAS, TEXAS 75206
(214) 662-5413

LANDSCAPE ARCHITECT:
WESTWOOD PROFESSIONAL SERVICES
STEPHANIE ROTHWELL
118 N. OHIO STREET
CELINA, TEXAS 75093
(214) 451-2765

ENGINEER / SURVEY:
WESTWOOD PROFESSIONAL SERVICES
ARLYN W. SAMUELSON, P.E.
2901 DALLAS PARKWAY, SUITE 400
PLANO, TEXAS 75093
(214) 473-4640

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

ONE COMMUNITY CHURCH

Last Saved By: AWSamuelson
File Name: N:\000681\700\01077750.dwg
Plot Date: 4/24/2025 5:44 PM
Drawing: N:\000681\700\CAD\PSP\Site Design (CB3D)\new\000681PSPC1SITE01.DWG

MATCHLINE - SHEET C1.03

U.S. HIGHWAY 75
(VARIABLE WIDTH RIGHT-OF-WAY)

EXISTING CONCRETE PAVEMENT

PROPOSED RIGHT TURN LANE

141.8'

251.2'

568.66'

N03°25'05"E

78'

APPROXIMATELY 1598' TO WEST OUTER ROAD

APPROXIMATELY 134' TO NEXT DRIVEWAY

WATERMAIN SIGN

A-479
JOHNSON
A-898
THROCKMORTON

20' LANDSCAPE BUFFER

50' BUILDING SETBACK

PROPOSED CONCRETE PAVEMENT

PROPOSED FIRE LANE ACCESS & UTILITY EASEMENT

PROP 8" WTR

PROP WALK

PROPOSED HEADWALL

PROPOSED EROSION HAZARD SETBACK

ONE COMMUNITY CHURCH
A CALLED 9.81 ACRES
C.C.# 20240000660665
O.P.R.C.C.T.

PROPOSED WHEEL STOP

PROPOSED CONCRETE PAVEMENT

EXISTING 1-STORY METAL WORKSHOP

S12°34'20"E

100YR FP

ZONE "X"
ZONE "A"

100 YR FLOODPLAIN (PER FLOOD STUDY BY WESTWOOD PS)

L=36.91, R=62.50
Δ=33°50'15"

PROPOSED HEADWALL

PROPOSED EROSION HAZARD SETBACK

PROPOSED RETAINING WALL

PROP STORM

5' LANDSCAPE BUFFER

10' BUILDING SETBACK

S88°37'56"W 472.31'

S88°35'38"W 58.40'

N41°39'28"W 194.42'

30' WATER EASEMENT
INST. NO. 20160817001077750

EX. 12" WATER (APPROXIMATE LOCATION)

ANNA KSH FARMS LLC (80% OWNERSHIP INTEREST)
PRASHANTHI KOWKUTLA (10% OWNERSHIP INTEREST)
PAWAN CHENNAMANENI (10% OWNERSHIP INTEREST)
A CALLED 4.3905 ACRES
C.C.# 20220318000438100
O.P.R.C.C.T.

A-898
THROCKMORTON
A-479
JOHNSON

THROCKMORTON CREEK

LOT 40

18 SPACES @ 145'
21 SPACES @ 159'
7 SPACES @ 64'
14 SPACES @ 127'
15 SPACES @ 136'
19 SPACES @ 172'
20 SPACES @ 181'
11 SPACES @ 100'
13 SPACES @ 118'
26 SPACES @ 235'
13 SPACES @ 118'
16 SPACES @ 145'

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF _____	XXX-XXX-XXXX
CITY OF _____ WATER DEPT.	XXX-XXX-XXXX

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

N

0 15 30 60 90

GRAPHIC SCALE IN FEET
1" = 30'

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- ROAD CENTER LINE
- BUILDING SETBACK LINE
- BACK OF CURB LINE
- PROPOSED FIRELANE
- ACCESSIBLE CROSSWALK
- EDGE OF PAVEMENT LINE
- EX EDGE OF PAVEMENT LINE
- PROP. ACCESSIBLE ROUTE
- L.A. PROP. LANDSCAPE AREA

NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF WALL, FACE OF BUILDING, CENTER OF STRIPING, OR PROPERTY LINE UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING AND DUMPSTER ENCLOSURE LAYOUT AND DESIGN.
3. REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.
4. ALL MECHANICAL EQUIPMENT, DUMPSTERS, ROOFTOP UNITS, ETC SHALL BE SCREENED IN COMPLIANCE WITH THE ZONING ORDINANCE.
5. ALL LIGHTING SHALL COMPLY WITH THE ZONING ORDINANCE.
6. ALL PROPOSED RAMPS TO FOLLOW THE ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS (TAS).

BENCHMARKS

BENCHMARK #1 - X-CUT ON A HEADWALL APPROXIMATELY 1200' SOUTH OF THE INTERSECTION OF COUNTY ROAD 916 AND NORTH CENTRAL EXPRESSWAY.

ELEVATION = 667.02

BENCHMARK #2 - X-CUT ON A HEADWALL APPROXIMATELY 1153' NORTH OF THE INTERSECTION OF WEST FOSTER CROSSING ROAD AND NORTH CENTRAL EXPRESSWAY.

ELEVATION = 647.09

BENCHMARK #3 - MAG NAIL IN ASPHALT ON THE EAST SIDE OF COUNTY ROAD 916 APPROXIMATELY 747' SOUTH OF THE POINT WHICH EAST-WEST BOUND COUNTY ROAD TURNS NORTH-SOUTH BOUND.

ELEVATION = 660.22

PRELIMINARY
FOR INTERIM REVIEW ONLY
NOT TO BE USED FOR:
CONSTRUCTION OR
BIDDING PURPOSES.
Engineer: ARLYN W. SAMUELSON, P.E.
P.E. No.: 95877
Date: 04-23-2025
Westwood

NO.	DATE	REVISION

Westwood
Westwood Professional Services, Inc.
2901 DALLAS PARKWAY, STE 400
PLANO, TX 75093
T:214.473.4640
westwoodps.com

ONE COMMUNITY CHURCH - ANNA
BLOCK A, LOT 1

14.709 ACRES (640,740 SF)
LOCATED IN THE JOHNSON SURVEY ABSTRACT #479
& THE W.E. THROCKMORTON SURVEY ABSTRACT #898

PSP 25-0006
SITE PLAN (2 OF 2)

CITY OF ANNA, COLLIN COUNTY, TEXAS

DESIGN	DRAWN	REVIEWER	SCALE	DATE	FILE	SHEET No.
AWS	WTW	AWS	1"=30'	MARCH 2025		C1.04

ONE COMMUNITY CHURCH

EXHIBIT A

OWNER:
ONE COMMUNITY CHURCH
MATT ANDERSON
2400 STATE HIGHWAY 121
PLANO, TEXAS 75025
(469) 854-1280

ARCHITECT:
HALL ARCHITECTURE STUDIO
SCOTT HALL
5307 E. MOCKINGBIRD LANE, SUITE 660
DALLAS, TEXAS 75206
(214) 662-5413

LANDSCAPE ARCHITECT:
WESTWOOD PROFESSIONAL SERVICES
STEPHANIE ROTHWELL
118 N. OHIO STREET
CELINA, TEXAS 75093
(214) 451-2765

ENGINEER / SURVEY:
WESTWOOD PROFESSIONAL SERVICES
ARLYN W. SAMUELSON, P.E.
2901 DALLAS PARKWAY, SUITE 400
PLANO, TEXAS 75093
(214) 473-4640

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

Last Saved by AWSamuelson
Last Saved on 4/22/2025 4:44 PM
Plot Date: 4/22/2025 4:44 PM
Drawing: N:\0094\01\0000\CAD\WORK\Site Design\C03\Master\0094Mas-SITE1.dwg

Item No. 10.

Planning & Zoning Commission Agenda
Staff Report

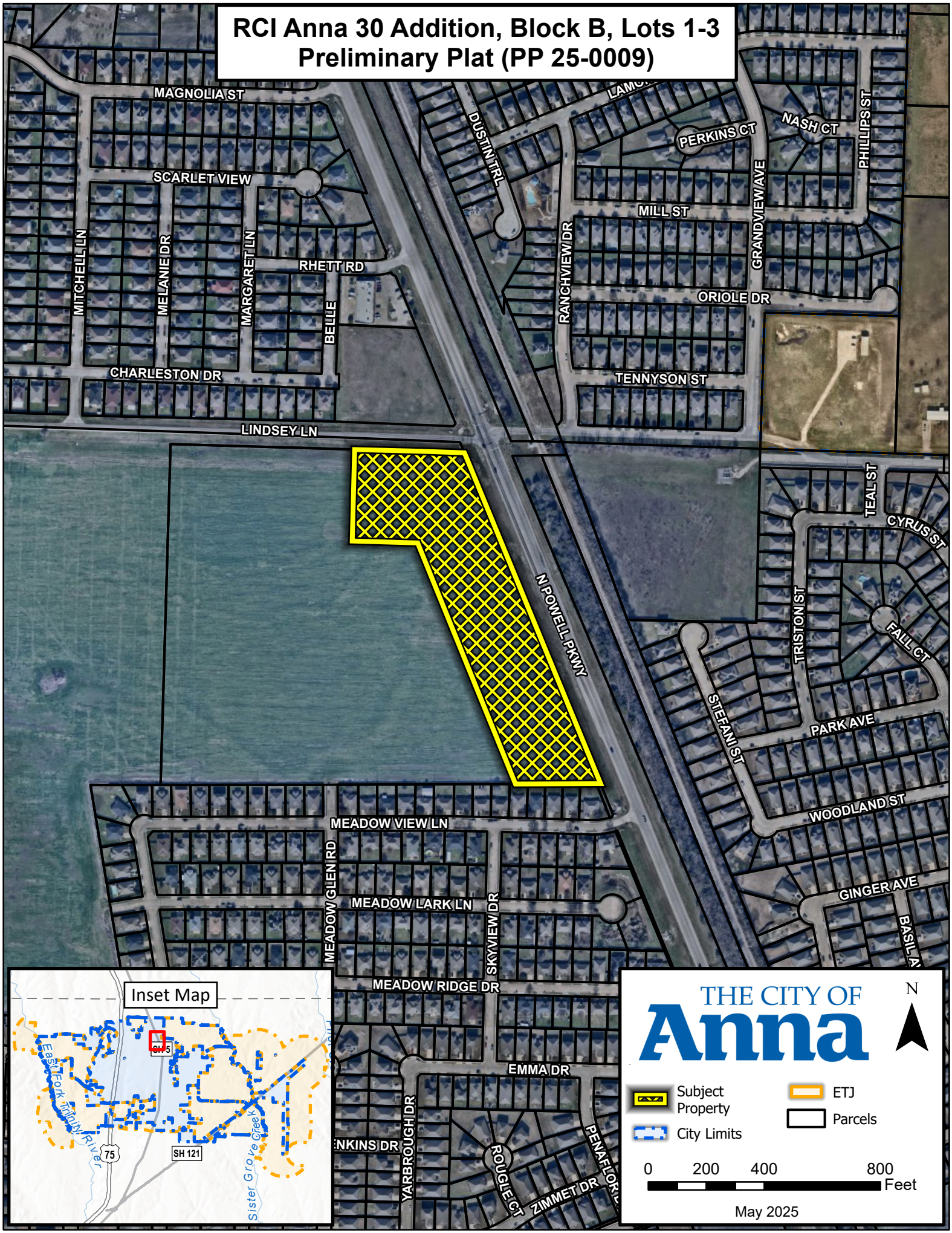
Meeting Date: 5/5/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:
Approve a Resolution regarding RCI Anna 30 Addition, Block B, Lots 1-3, Preliminary Plat (PP 25-0009)
Owner: Crowell Family Shire Investment LLC

SUMMARY:
A Convenience Store with Fuel Pumps on 1.5± acres on the southwest corner of N. Powell Parkway (N. State Highway 5) and Lindsey Lane. Zoned Regional Commercial (C-2) (Ord. No. 1096-2024-03)

STAFF RECOMMENDATION:
Recommended for approval as submitted.

ATTACHMENTS:
1. Locator Map - RCI Anna 30 Addition, Block B, Lots 1-3, Preliminary Plat (PP 25-0009)
2. Resolution - RCI Anna 30 Addition, Block B, Lots 1-3, Preliminary Plat (PP 25-0009)
3. Exhibit A - RCI Anna 30 Addition, Block B, Lots 1-3, Preliminary Plat (PP 25-0009)


RCI Anna 30 Addition, Block B, Lots 1-3
Preliminary Plat (PP 25-0009)
MAGNOLIA ST
SCARLET VIEW
MITCHELL LN
MELANIE DR
MARGARET LN
RHETT RD
BELLE
CHARLESTON DR
LINDSEY LN
DUSTIN TRL
PERKINS CT
NASH CT
PHILLIPS ST
MILL ST
GRANDVIEW AVE
RANCHVIEW DR
ORIOLE DR
TENNYSON ST
N POWELL PKWY
TEAL ST
CYRUS ST
TRISTON ST
FALL CT
STEFANI ST
PARK AVE
WOODLAND ST
GINGER AVE
BASIL A
MEADOW VIEW LN
MEADOW GLEN RD
MEADOW LARK LN
SKYVIEW DR
MEADOW RIDGE DR
EMMA DR
YARBROUGH DR
ROUGLE CT
ZIMMET DR
PENAFLOR
Inset Map
SH 5
75
SH 121
East Fork Trinity River
Sister Grove Creek
THE CITY OF Anna
N
Subject Property
City Limits
ETJ
Parcels
0 200 400 800
Feet
May 2025

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2025-05-_____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING RCI ANNA 30 ADDITION, BLOCK B, LOTS 1-3, PRELIMINARY PLAT (PP 25-0009)

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

WHEREAS, Crowell Family Shire Investment LLC, has submitted an application for the approval of RCI Anna 30 Addition, Block B, Lots 1-3, Preliminary Plat; and

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

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ANNA, TEXAS, THAT:

Section 1. Recitals Incorporated

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

Section 2. Approval of Preliminary Plat

The Planning & Zoning Commission hereby approves RCI Anna 30 Addition, Block B, Lots 1-3, Preliminary Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

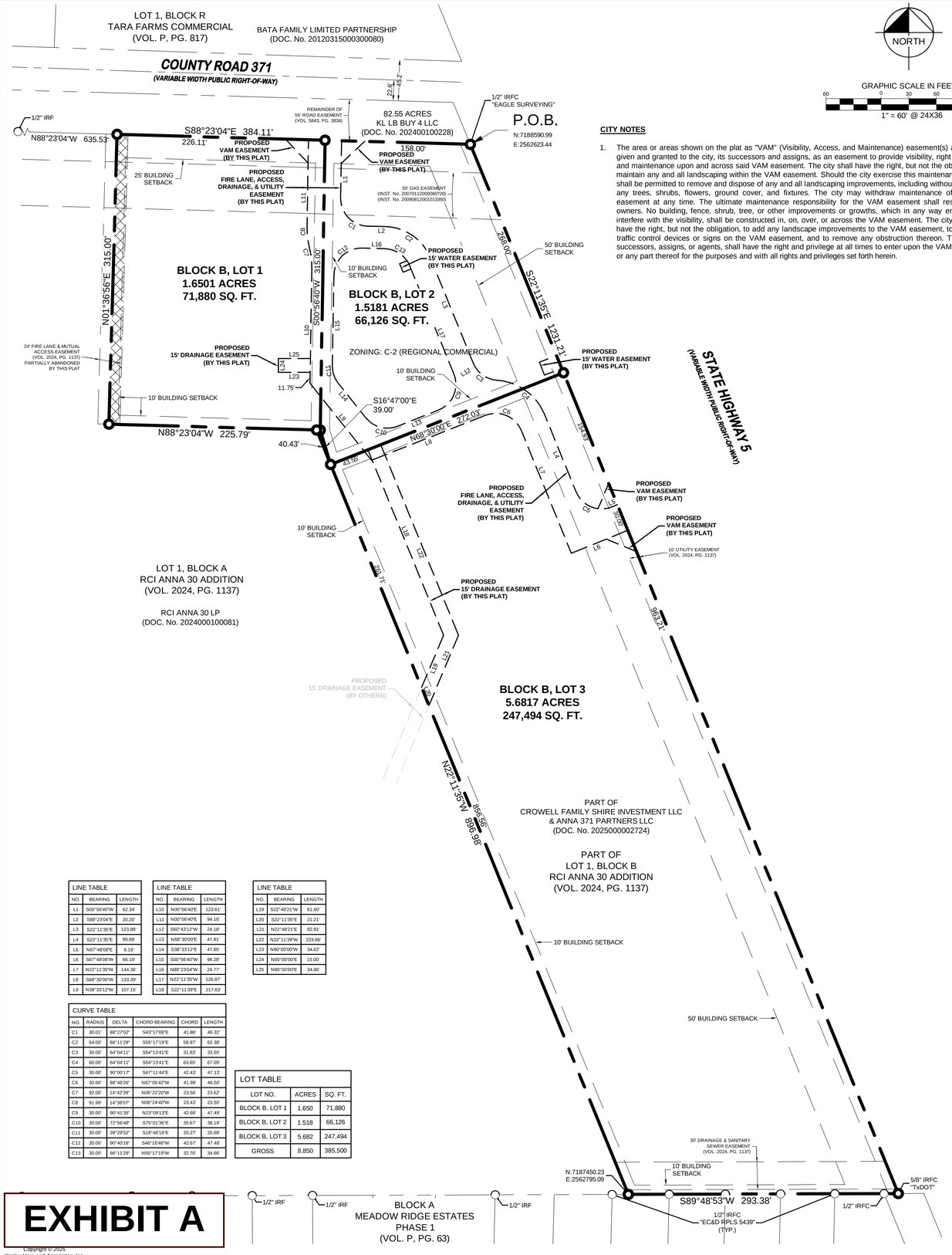
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 5th day of May 2025.

ATTEST:

_____
Director of Development Services,
Stephanie Scott-Sims, AICP

APPROVED:

_____
Planning & Zoning Commission, Chair
Jessica Walden



CITY NOTES

1. 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.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°56'40"W	62.34'
L2	S88°23'04"E	20.20'
L3	S22°11'35"E	123.88'
L4	S22°11'35"E	90.68'
L5	N67°48'08"E	6.19'
L6	S67°48'08"W	66.19'
L7	N22°11'35"W	144.36'
L8	S68°30'00"W	133.39'
L9	N38°33'12"W	107.15'

LINE TABLE		
NO.	BEARING	LENGTH
L10	N00°56'40"E	123.61'
L11	N00°56'40"E	94.16'
L12	S60°43'12"W	24.18'
L13	N68°30'00"E	47.81'
L14	S38°33'12"E	47.85'
L15	S00°56'40"W	98.28'
L16	N88°23'04"W	24.77'
L17	N22°11'35"W	126.87'
L18	S22°11'39"E	217.63'

LINE TABLE		
NO.	BEARING	LENGTH
L19	S22°48'21"W	61.60'
L20	S22°11'35"E	21.21'
L21	N22°48'21"E	82.81'
L22	N22°11'39"W	223.66'
L23	N90°00'00"W	34.62'
L24	N00°00'00"E	15.00'
L25	N90°00'00"E	34.86'

CURVE TABLE					
NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	30.01'	88°27'02"	S43°17'08"E	41.86'	46.32'
C2	54.00'	66°11'29"	S55°17'19"E	58.97'	62.38'
C3	30.00'	64°04'11"	S54°13'41"E	31.83'	33.55'
C4	60.00'	64°04'11"	S54°13'41"E	63.65'	67.09'
C5	30.00'	90°00'17"	S67°11'44"E	42.43'	47.13'
C6	30.00'	88°48'26"	N67°05'42"W	41.99'	46.50'
C7	92.00'	14°42'39"	N06°22'20"W	23.56'	23.62'
C8	91.99'	14°38'07"	N06°24'40"W	23.43'	23.50'
C9	30.00'	90°41'35"	N23°09'13"E	42.68'	47.49'
C10	30.00'	72°56'48"	S75°01'36"E	35.67'	38.19'
C11	30.00'	39°29'52"	S18°48'16"E	20.27'	20.68'
C12	30.00'	90°40'16"	S46°16'48"W	42.67'	47.48'
C13	30.00'	66°11'29"	N55°17'19"W	32.76'	34.66'

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK B, LOT 1	1.650	71,880
BLOCK B, LOT 2	1.518	66,126
BLOCK B, LOT 3	5.682	247,494
GROSS	8.850	385,500

EXHIBIT A

Copyright © 2025
Kimley-Horn and Associates, Inc.
All rights reserved

LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	DENIAL OF ACCESS LINE

LAND USE
3 COMMERCIAL LOTS
GROSS AREA = 8.8499 ACRES
RIGHT-OF-WAY DEDICATION AREA = 0.0000 ACRES
NET AREA = 8.8499 ACRES

OWNER'S CERTIFICATION

WHEREAS Crowell Family Shire Investment LLC & Anna 371 Partners LLC are the owners of a a 8.8499 acre (385,500 square foot) tract of land situated in the Josiah C. Brantley Survey, Abstract No. 114, City of Anna, Collin County, Texas; said tract being a portion of a called 116.18 acre tract of land described in General Warranty Deed with Vendor's Lien to RCI Anna 30 LP recorded in Instrument Number 20240000100081, Official Public Records, Collin County, Texas (O.P.R.C.C.T.) said tract also being all of Lot 1, Block B, RCI Anna 30 Addition, an addition to the City of Anna according to the plat recorded in Volume 2024, Page 1137, Plat Records, Collin County, Texas (P.R.C.C.T.); and said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found with a cap stamped "EAGLE SURVEYING" in the southwest right-of-way line of State Highway 5 (a variable width right-of-way), said iron rod being the northeast corner of said Lot 1, Block B;

THENCE South 22°11'35" East, along the said southwest right-of-way line of State Highway 5 and the east line of said Lot 1, Block B, a distance of 1,231.21 feet to a 5/8" iron rod found with a cap stamped "TxDOT" in the north line of Block A, Meadow Ridge Estates Phase 1, an addition to the City of Anna according to the plat recorded in Volume P, Page 63, P.R.C.C.T., said iron rod being the southeast corner of said Lot 1, Block B;

THENCE South 89°48'53" West, along the south line of said Lot 1, Block B and the said north line of Block A, a distance of 293.38 feet to a point for corner being the southwest corner of said Lot 1, Block B and the southeast corner of Lot 1, Block A of said RCI Anna 30 Addition;

THENCE North 22°11'35" West, along the west line of said Lot 1, Block B and the east line of said Lot 1, Block A, a distance of 896.98 feet to a point for corner;

THENCE North 88°23'04" West, continuing along the said west line of Lot 1, Block B and the said east line of Lot 1, Block A, a distance of 225.79 feet to a point for corner;

THENCE North 01°36'56" East, continuing along the said west line of Lot 1, Block B and the said east line of Lot 1, Block A, a distance of 315.00 feet to a point for corner being the northwest corner of said Lot 1, Block B and the northeast corner of said Lot 1, Block A;

THENCE South 88°23'04" East, along the north line of said Lot 1, Block B, a distance of 384.11 feet to the **POINT OF BEGINNING** and containing 385,500 square feet or 8.8499 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Crowell Family Shire Investment LLC & Anna 371 Partners LLC, acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as **Lot 1, Lot 2, & Lot 3, Block B, RCI Anna 30 Addition**, an addition to the City of Anna, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Anna. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

Executed this the _____ day of _____, 2025.
BY: Crowell Family Shire Investment LLC

_____
Authorized Signature

_____
Printed Name and Title

Executed this the _____ day of _____, 2025.
BY: Anna 371 Partners LLC

_____
Authorized Signature

_____
Printed Name and Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025.

_____
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

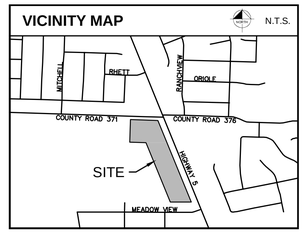
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025.

_____
Notary Public, State of Texas

LEGEND

P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD FOUND CAPPED
IRF = IRON ROD FOUND
IRSC = 5/8" IRON ROD SET WITH A CAP STAMPED "KHA"

VICINITY MAP N.T.S.



NOTES

1. The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), Texas North Central 4202 based on observations made on November 21, 2024 with an applied combined scale factor of 1.00015271.
2. The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, Texas North Central 4202, no scale and no projection.
3. All corners hereon are 5/8" iron rod set with a cap stamped "KHA" unless noted otherwise.
4. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0160J. 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.
5. The purpose of this plat is to create three commercial lots.
6. Notice: Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utility services and building permits.
7. All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirement of the governing zoning district.
8. All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.

SURVEYOR'S CERTIFICATION

I, Stanley Crawford Russell, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my supervision on 11/21/2024 and that all corners are shown hereon.

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

_____
Stanley Crawford Russell
Registered Professional Land Surveyor
No. 7080

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025.

_____
Notary Public, State of Texas

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

PRELIMINARY PLAT
RCI ANNA 30 ADDITION
BLOCK B, LOTS 1-3
8.8499 ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS
JOSIAH C. BRANTLEY SURVEY, ABSTRACT No. 114
04/22/2025

SURVEYOR
KIMLEY-HORN AND ASSOC. INC.
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
STANLEY CRAWFORD RUSSELL, RPLS
TEL. NO. 817-335-6511
StanC.Russell@Kimley-Horn.com

OWNER
CROWELL FAMILY SHIRE INVESTMENT LLC
15640 QUORUM DRIVE
ADDISON, TEXAS 75001
TOMMY CROWELL
TEL. NO. 214-363-1998

OWNER
ANNA 371 PARTNERS LLC
15640 QUORUM DRIVE
ADDISON, TEXAS 75001
TOMMY CROWELL
TEL. NO. 214-363-1998

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
Tel. No. (817) 335-6511
FIRM # 10194040
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MKK	SCR	04/15/2025	060007504	1 OF 1

DWG NAME: I:\KIMLEY-HORN\CN_FTW\FTW_SURVEY\060007504-CASEY'S ANNA\DWG\060007504-CASEYS ANNA_PP.DWG PLOTTED BY RUSSELL, STAN C 4/23/2025 1:44 PM LAST SAVED 4/23/2025 1:31 PM

Item No. 11.

Planning & Zoning Commission Agenda
Staff Report

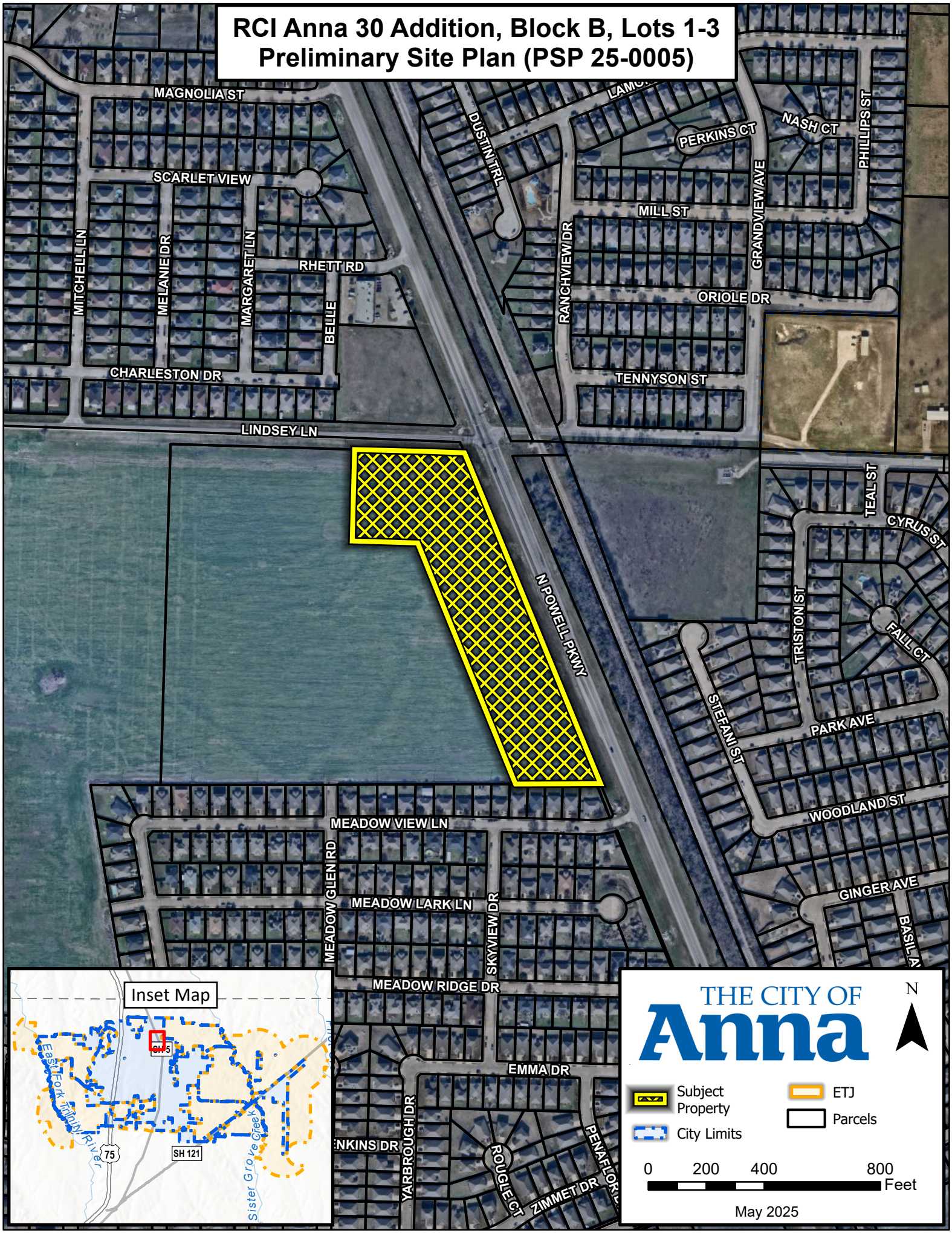
Meeting Date: 5/5/2025
Staff Contact: Lauren Mecke

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Approve a Resolution regarding RCI Anna 30 Addition, Block B, Lots 1-3, Preliminary Site Plan (PSP 25-0005)
Owner: Crowell Family Shire Investment LLC

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STAFF RECOMMENDATION:
Recommended for approval as submitted.

ATTACHMENTS:
1. Locator Map - RCI Anna 30 Addition, Block B, Lots 1-3, Preliminary Site Plan (PSP 25-0005)
2. Resolution - RCI Anna 30 Addition, Block B, Lots 1-3, Preliminary Site Plan (PSP 25-0005)
3. Exhibit A - RCI Anna 30 Addition, Block B, Lots 1-3, Preliminary Site Plan (PSP 25-0005)


RCI Anna 30 Addition, Block B, Lots 1-3
Preliminary Site Plan (PSP 25-0005)
MAGNOLIA ST
SCARLET VIEW
MITCHELL LN
MELANIE DR
MARGARET LN
RHETT RD
BELLE
CHARLESTON DR
LINDSEY LN
DUSTIN TRL
PERKINS CT
NASH CT
PHILLIPS ST
MILL ST
GRANDVIEW AVE
RANCHVIEW DR
ORIOLE DR
TENNYSON ST
N POWELL PKWY
TEAL ST
CYRUS ST
TRISTON ST
FALL CT
STEFANI ST
PARK AVE
WOODLAND ST
GINGER AVE
BASIL A
MEADOW VIEW LN
MEADOW GLEN RD
MEADOW LARK LN
SKYVIEW DR
MEADOW RIDGE DR
EMMA DR
YARBROUGH DR
ROUGLE CT
ZIMMET DR
PENAFLOR
NKINS DR
Inset Map
East Fork Trinity River
Sister Grove Creek
75
SH 5
SH 121
THE CITY OF Anna
N
Subject Property
City Limits
ETJ
Parcels
0 200 400 800
Feet
May 2025

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2025-05-_____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING THE RCI ANNA 30 ADDITION, BLOCK B, LOTS 1-3, PRELIMINARY SITE PLAN (PSP 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, Crowell Family Shire Investment LLC has submitted an application for the approval of the RCI Anna 30 Addition, Block B, Lots 1-3, Preliminary Site Plan; and

WHEREAS, the Preliminary Site Plan conforms to the City's Subdivision Regulations; and

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ANNA, TEXAS, THAT:

Section 1. Recitals Incorporated

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

Section 2. Approval of Preliminary Site Plan

The Planning & Zoning Commission hereby approves the RCI Anna 30 Addition, Block B, Lots 1-3, Preliminary Site Plan attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

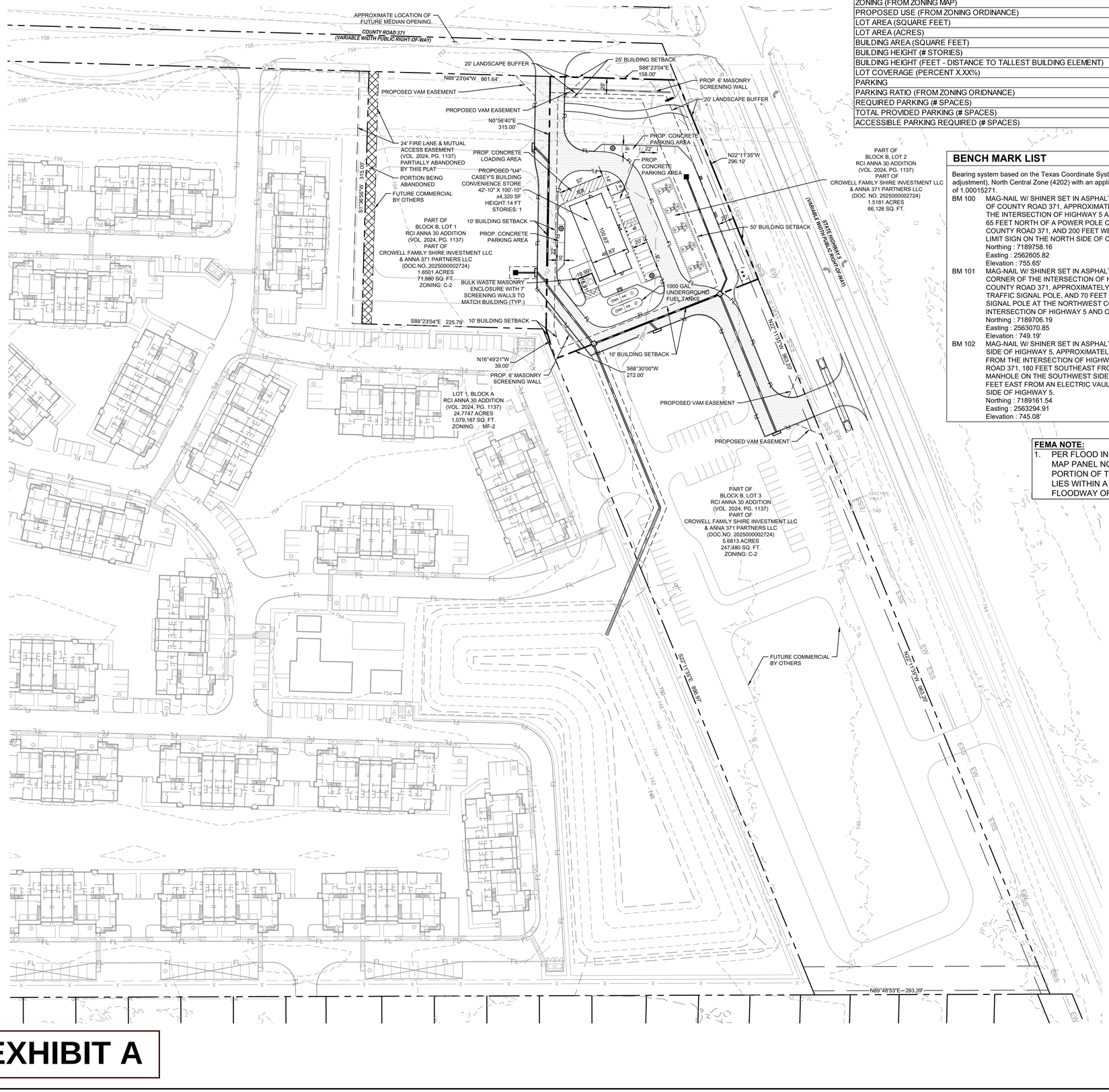
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 5th day of May, 2025.

ATTEST:

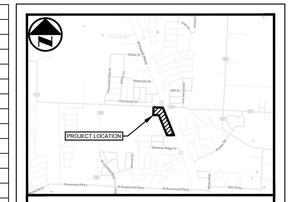
_____
Director of Development Services,
Stephanie Scott-Sims, AICP

APPROVED:

_____
Planning & Zoning Commission, Chair
Jessica Walden



SITE DATA SUMMARY TABLE	
ZONING (FROM ZONING MAP)	C-2
PROPOSED USE (FROM ZONING ORDINANCE)	CONVENIENCE STORE WITH GAS PUMPS
LOT AREA (SQUARE FEET)	66,126 SQ. FT.
LOT AREA (ACRES)	1.518 ACRES
BUILDING AREA (SQUARE FEET)	4,200 SQ. FT.
BUILDING HEIGHT (# STORIES)	1 STORY
BUILDING HEIGHT (FEET - DISTANCE TO TALLEST BUILDING ELEMENT)	14 FT
LOT COVERAGE (PERCENT X.XX%)	6.35%
PARKING	
PARKING RATIO (FROM ZONING ORIDNANCE)	4 SPOTS PER 1,000 SF
REQUIRED PARKING (# SPACES)	18 SPACES
TOTAL PROVIDED PARKING (# SPACES)	18 SPACES
ACCESSIBLE PARKING REQUIRED (# SPACES)	1 SPACE



BENCH MARK LIST

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202) with an applied combined scale factor of 1.00015271.

BM 100 MAG-NAIL W/ SHINER SET IN ASPHALT ON THE NORTH SIDE OF COUNTY ROAD 371, APPROXIMATELY 480 FEET WEST OF THE INTERSECTION OF HIGHWAY 5 AND COUNTY ROAD 371, 65 FEET NORTH OF A POWER POLE ON THE SOUTH SIDE OF COUNTY ROAD 371, AND 200 FEET WEST FROM A SPEED LIMIT SIGN ON THE NORTH SIDE OF COUNTY ROAD 371.
Northing : 7189758.16
Easting : 2562605.82
Elevation : 755.65'

BM 101 MAG-NAIL W/ SHINER SET IN ASPHALT ON THE SOUTHWEST CORNER OF THE INTERSECTION OF HIGHWAY 5 AND COUNTY ROAD 371, APPROXIMATELY 20 FEET NORTH OF A TRAFFIC SIGNAL POLE, AND 70 FEET SOUTH OF A TRAFFIC SIGNAL POLE AT THE NORTHWEST CORNER OF THE INTERSECTION OF HIGHWAY 5 AND COUNTY ROAD 371.
Northing : 7189706.19
Easting : 2563070.85
Elevation : 749.19'

BM 102 MAG-NAIL W/ SHINER SET IN ASPHALT ON THE SOUTHWEST SIDE OF HIGHWAY 5, APPROXIMATELY 610 FEET SOUTHEAST FROM THE INTERSECTION OF HIGHWAY 5 AND COUNTY ROAD 371, 180 FEET SOUTHEAST FROM A SANITARY SEWER MANHOLE ON THE SOUTHWEST SIDE OF HIGHWAY 5, AND 60 FEET EAST FROM AN ELECTRIC VAULT ON THE SOUTHWEST SIDE OF HIGHWAY 5.
Northing : 7189161.54
Easting : 2563294.91
Elevation : 745.08'

FEMA NOTE:

1. PER FLOOD INSURANCE RATE MAP PANEL NO. 48085C0160J, NO PORTION OF THE SUBJECT SITE LIES WITHIN A MAPPED FEMA FLOODWAY OR FLOOD PLAIN

N

W E

S

0 60' 120'

GRAPHIC SCALE 1" = 60'

LEGEND

- PROPERTY LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GASLINE
- EXISTING UNDERGROUND FIBER OPTIC LINE
- EXISTING UNDERGROUND COMMUNICATION LINE
- PROPOSED STORM LINE
- PROPOSED CONCRETE FIRELANE
- PROPOSED HEADWALL
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- EX. EXISTING
- PROP. PROPOSED
- LA LANDSCAPE AREA
- FIRE HYDRANT
- WATER METER
- GREASE TRAP
- CURB INLET
- GRATE INLET
- JUNCTION BOX OR WYE INLET

GENERAL NOTES

1. ALL CURB RADII ARE 5 FEET UNLESS DIMENSIONED OTHERWISE.
2. REVIEW PRELIMINARY GRADING AND DRAINAGE PLAN FOR OFFSITE STORM

811 Know what's below. Call before you dig.

EXHIBIT A

PRELIMINARY SITE PLAN
RCI ANNA 30 ADDITION
BLOCK B, LOTS 1–3
±1.518 ACRES

JOSIAH C. BRANTLEY SURVEY, ABSTRACT NO. 114
City of Anna, Collin County, Texas
Submitted 04/09/2025

Owner:	*Developer:*	*Engineer:*
Crowell Family Shire Investment LLC & Anna 371 partners LLC 15640 Quorum Dr Addison, Texas 75001 Contact: Thomas Crowell Phone: 214-363-1988	Odyssey Services Group, LLC 9540 Garland Rd, Suite 381-188 Dallas, Texas 75218 Phone: (214) 705-1078 Contact: Narciso Lira	Kimley-Horn and Associates, Inc. 2600 N Central Expressway, Ste 400 Richardson, Texas 75080 Contact: Stephanie Tutt, P.E. Phone: 469-301-2586

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
2600 N. CENTRAL EXPY., SUITE 400 RICHARDSON, TX 75080
PHONE: 214-417-0535
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction, bidding, or permit purposes.
Kimley»Horn
STEPHANIE TUTT
Engineer _____ P.E. No. 145394 Date MARCH 2025

KHA PROJECT 060007504
DATE MARCH 2025
SCALE AS SHOWN
DESIGNED BY ST
DRAWN BY IC
CHECKED BY ST

CASEY'S ANNA
THE CITY OF Anna
CITY OF ANNA, COLLIN COUNTY, TEXAS

PRELIMINARY SITE PLAN

SHEET NUMBER
SP-1

IMAGES xlimit= xfac= xlay= xfac= xlay= xfac= xlay

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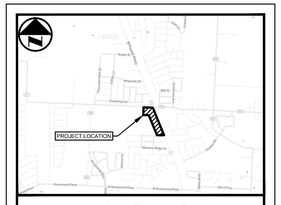
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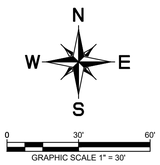
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1. ALL CURB RADII ARE 5 FEET UNLESS DIMENSIONED OTHERWISE.
2. REVIEW PRELIMINARY GRADING AND DRAINAGE PLAN FOR OFFSITE STORM

Know what's below. Call before you dig.

EXHIBIT A

PRELIMINARY SITE PLAN
RCI ANNA 30 ADDITION
BLOCK B, LOT 2
±1.518 ACRES

JOSIAH C. BRANTLEY SURVEY, ABSTRACT NO. 114
City of Anna, Collin County, Texas
Submitted 04/09/2025

Owner:	*Developer:*	*Engineer:*
Crowell Family Shire Investment LLC & Anna 371 partners LLC 15640 Quorum Dr Addison, Texas 75001 Contact: Thomas Crowell Phone: 214-363-1998	Odyssey Services Group, LLC 9540 Garland Rd, Suite 381-188 Dallas, Texas 75218 Phone: (214) 705-1078 Contact: Narciso Lira	Kimley-Horn and Associates, Inc. 2600 N Central Expressway, Ste 400 Richardson, Texas 75080 Contact: Stephanie Tutt, P.E. Phone: 469-301-2586

No.	REVISIONS	DATE	BY

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PRELIMINARY
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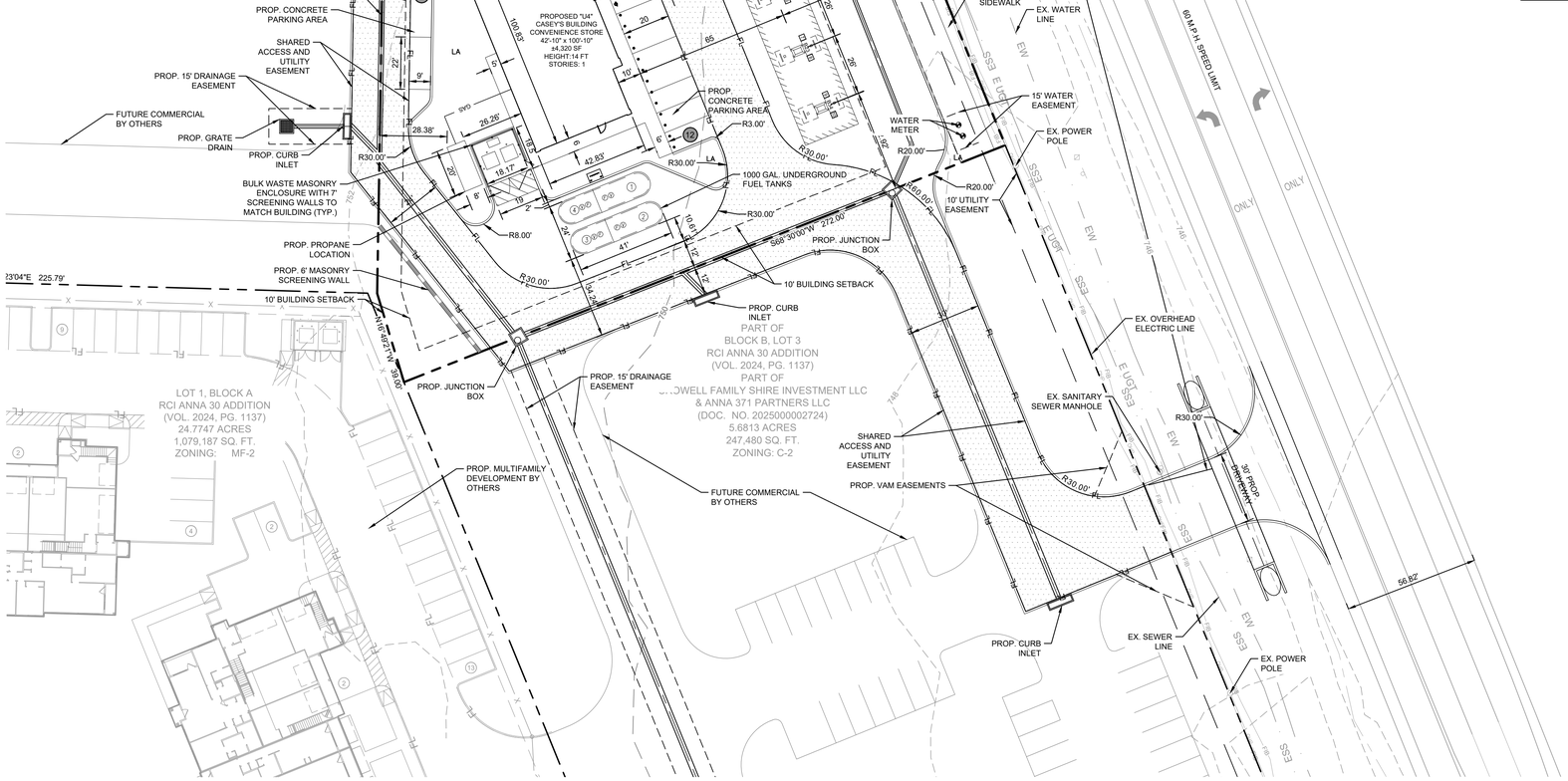
CASEY'S ANNA
THE CITY OF Anna
CITY OF ANNA
COLLIN COUNTY, TEXAS

PRELIMINARY SITE PLAN

SHEET NUMBER
SP-2

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES
XREFS
PLOT STYLE BY
PLOTTED BY
DWG NAME
LAYOUT NAME



Item No. 12.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 5/5/2025
Staff Contact: Everett Johnson

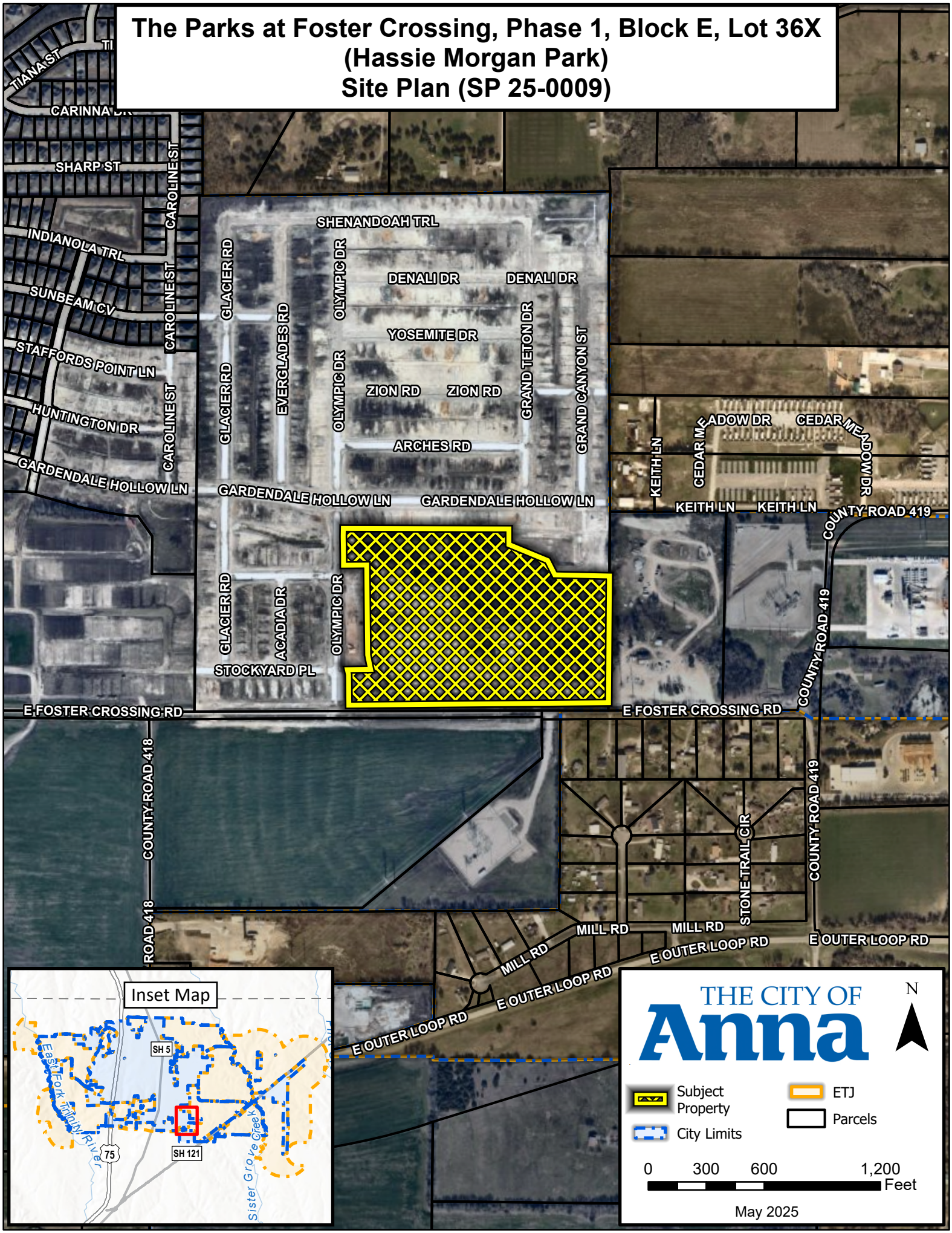
AGENDA ITEM:
Approve a Resolution regarding The Parks at Foster Crossing, Phase 1, Block E, Lot 36X, Site Plan (SP 24-0009)
Owner: Meritage Homes of Texas, LLC

SUMMARY:
A public park with four athletic fields on 20.5± acres on the northeast corner of E. Foster Crossing Road and Olympic Drive. Zoned Planned Development/Single-Family Residential-72/Single-Family Residential-60/Single-Family Residential-Zero Lot Line/Multiple-Family Residential-High Density (PD/SF-72/SF-60/SF-Z/MF-2). (Ord. 1054-2023-06)

STAFF RECOMMENDATION:
Recommended for approval as submitted.

ATTACHMENTS:
1. Locator - Parks at Foster Crossing, Phase 1, Block E, Lot 36X, Site Plan (SP 24-0009)
2. Resolution - Parks at Foster Crossing, Phase 1, Block E, Lot 36X, Site Plan (SP 24-0009)
3. Exhibit A - Parks at Foster Crossing, Phase 1, Block E, Lot 36X, Site Plan (SP 24-0009)

The Parks at Foster Crossing, Phase 1, Block E, Lot 36X
(Hassie Morgan Park)
Site Plan (SP 25-0009)



CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2025-05-_____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING THE PARKS AT FOSTER CROSSING, PHASE 1, BLOCK E, LOT 36X, SITE PLAN (SP 24-0009)

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

WHEREAS, Meritage Homes of Texas, LLC has submitted an application for the approval of The Parks at Foster Crossing, Phase 1, Block E, Lot 36X, Site Plan; and

WHEREAS, the Site Plan conforms to the City's Subdivision Regulations; and

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ANNA, TEXAS, THAT:

Section 1. Recitals Incorporated

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

Section 2. Approval of Site Plan

The Planning & Zoning Commission hereby approves The Parks at Foster Crossing, Phase 1, Block E, Lot 36X, 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 5th day of May 2025.

ATTEST:

_____
Director of Development Services,
Stephanie Scott-Sims, AICP

APPROVED:

_____
Planning & Zoning Commission, Chair
Jessica Walden

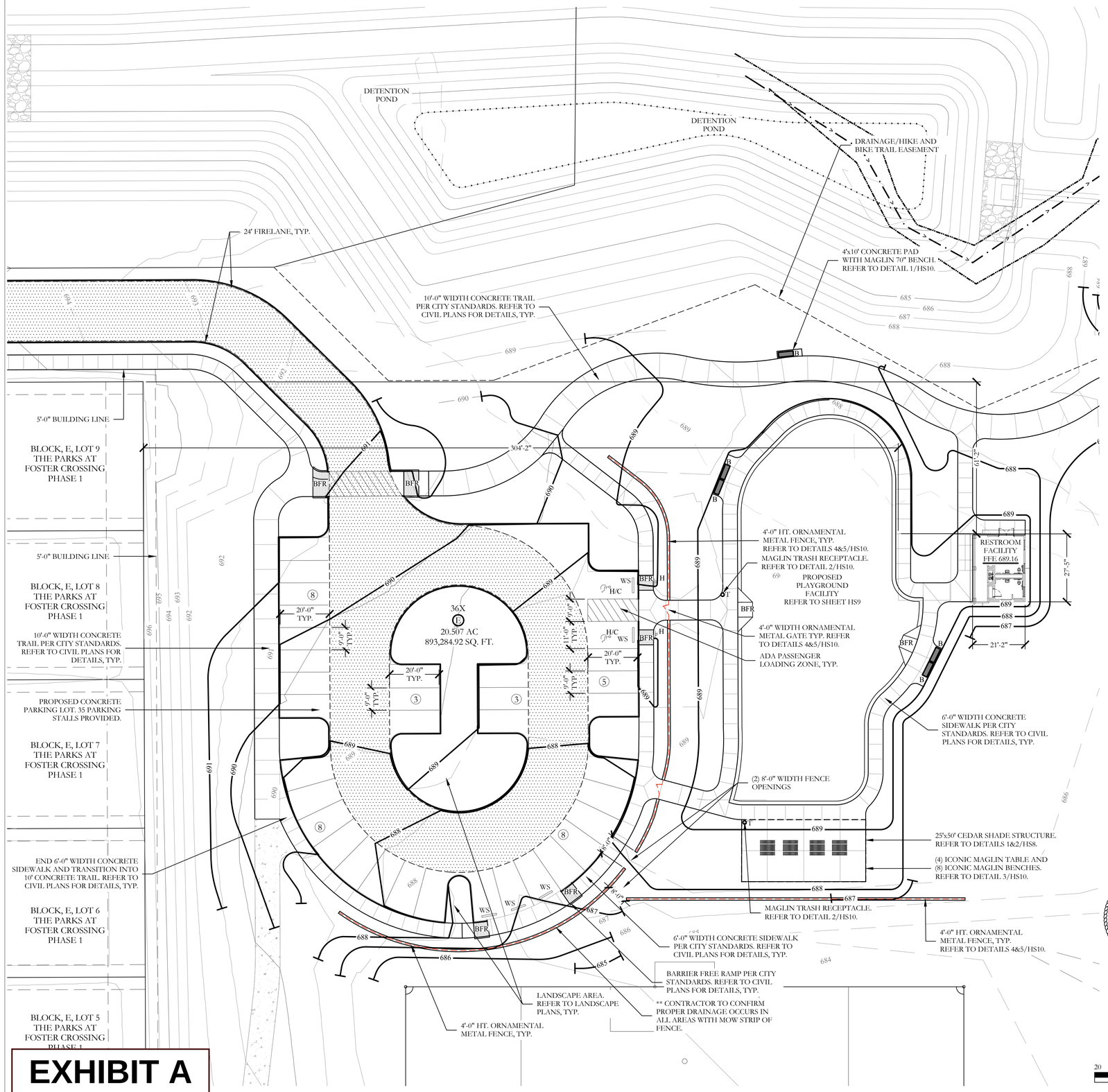


EXHIBIT A

LOT 36X, BLOCK E SITE INFORMATION

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

TOTAL IMPERVIOUS SURFACE: 55,022.00 SF, 6.15%
INTERIOR LANDSCAPE REQUIRED: (893,284.92 X 10%)= 89,328.49 SF
INTERIOR LANDSCAPE PROVIDED: 593,287 SF

SITE PLAN NOTES:

- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
- NO PROTECTED TREES EXIST ON DEVELOPMENT SITE.
- LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF ANNA CODE OF ORDINANCES.
- FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF ANNA STANDARD CONSTRUCTION DETAILS.
- ALL SIDEWALKS IN FRONT OF HEAD-IN PARKING SHALL BE 6'-0" WIDTH.

SITE DATA SUMMARY TABLE

GENERAL SITE DATA (LOT 36X, BLOCK E)	
ZONING (FROM ZONING MAP)	SINGLE FAMILY RESIDENTIAL
LAND USE (FROM ZONING & ORDINANCE)	COMMUNITY CENTER, PRIVATE
LOT AREA (SQUARE FEET & ACRES)	893,284.92 SF/20.507 AC
BUILDING FOOTPRINT AREA (SQUARE FEET)	569.00 SF
TOTAL BUILDING AREA (SQUARE FEET)	569.00 SF
BUILDING HEIGHT (# STORIES)	1 STORY
BUILDING HEIGHT (FEET - DISTANCE TO TALLEST BUILDING ELEMENT)	22'-7" HT.
LOT COVERAGE (PERCENT - X.XX%)	0%
PARKING	
PARKING RATIO (FROM ZONING ORDINANCE)	MINIMUM 35 SPACES PER SUBDIVISION REGULATIONS
REQUIRED PARKING (# SPACES)	35 REQUIRED
PROVIDED PARKING SPACES (# SPACES)	35
ACCESSIBLE PARKING PROVIDED (# SPACES)	2 PROVIDED
LANDSCAPE AREA (INCLUDING TURF AREAS)	
REQUIRED INTERNAL LANDSCAPE AREA (SQUARE FEET - 8 SQUARE FEET PER PARKING SPACE)	280 S.F. REQUIRED
ADDITIONAL INTERIOR LANDSCAPE AREA PROVIDED (SQUARE FEET)	593,007
TOTAL LANDSCAPE AREA (SQUARE FEET)	593,287

NOTE: ALL ROUTES ARE ADA ACCESSIBLE.

NOTE: REFER TO SP2 FOR THE OVERALL SITE PLAN

LEGEND

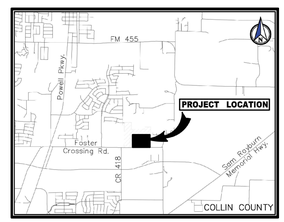
(8)	PROPOSED PARKING COUNT
BFR	PROPOSED BARRIER FREE RAMP
H/C	PROPOSED HANDICAP PARKING SPACE
FH	EXISTING FIRE HYDRANT
MH	EXISTING SANITARY SEWER MANHOLE
	EXISTING WATER MAIN W/ VALVE
	EXISTING SANITARY SEWER
	EXISTING STORM
	EXISTING CURB INLET
	RIGHT-OF-WAY
FFE 689.16	FINISHED FLOOR ELEVATION
H	HANDICAP PARKING SIGN
WS	PROPOSED CONCRETE WHEEL STOP
L	5'x5' SIDEWALK PASSING LANE AND/OR RAMP LANDING
	ICONIC MAGLIN TABLE AND BENCHES
T	MAGLIN TRASH RECEPTACLE
B	MAGLIN 70" BENCH
	FIRELANE PAVING PER CITY STANDARD DETAILS
	4'-0" HT. ORNAMENTAL METAL FENCE
	4'-0" WIDTH SELF LATCHING GATE

UTILITY NOTES

1. SANITARY SEWER LATERALS ARE SHOWN ON PLAN TO BE LOCATED WITHIN 5'-0' FROM THE BUILDING PAD. MEP PLANS WILL BE PROVIDED IN A SEPARATE SUBMITTAL THAT SHOWS THE CONNECTION OF THE PROPOSED PLUMBING FIXTURES TO THIS LATERAL LINE. A TWO-WAY CLEAN OUT WILL BE PROVIDED AT THIS CONNECTION AS WELL AT THE PROPERTY LINE.
2. WATER LATERAL LINES ARE SHOWN ON PLAN TO BE LOCATED 5'-0" FROM THE BUILDING PAD. MEP PLANS WILL BE PROVIDED IN A SEPARATE SUBMITTAL THAT SHOWS THE CONNECTION OF THE PROPOSED PLUMBING FIXTURES TO THIS LATERAL LINE. A CUT-OFF DRAIN VALVE WILL BE PROVIDED INSIDE A WATER CUT-OFF BOX WITH A LOCKABLE COVER AT THIS CONNECTION.
3. ANY EXISTING SERVICE TAP TO BE ABANDONED SHALL BE ABANDONED BY PLUG LOCATED 2'-0" FROM BACK OF CURB.

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM.	METER IRR.	SAN. SERVICE SIZE
◇	1"	1"	X		4"
◇	2"	2"		X	



LOCATION MAP
NOT TO SCALE

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

April 29, 2025

N

20 10 0 20
SCALE 1" = 20'

OWNER / DEVELOPER:
MERITAGE HOMES OF TEXAS, LLC
8840 CYPRESS WATERS BOULEVARD
SUITE 100
COPPELL, TEXAS 75019
PH. 972-580-6366
CONTACT: MICAH LANCE

LANDSCAPE ARCHITECT:
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY, SUITE 1200
PLANO, TEXAS 75074
PH. (972) 201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LI

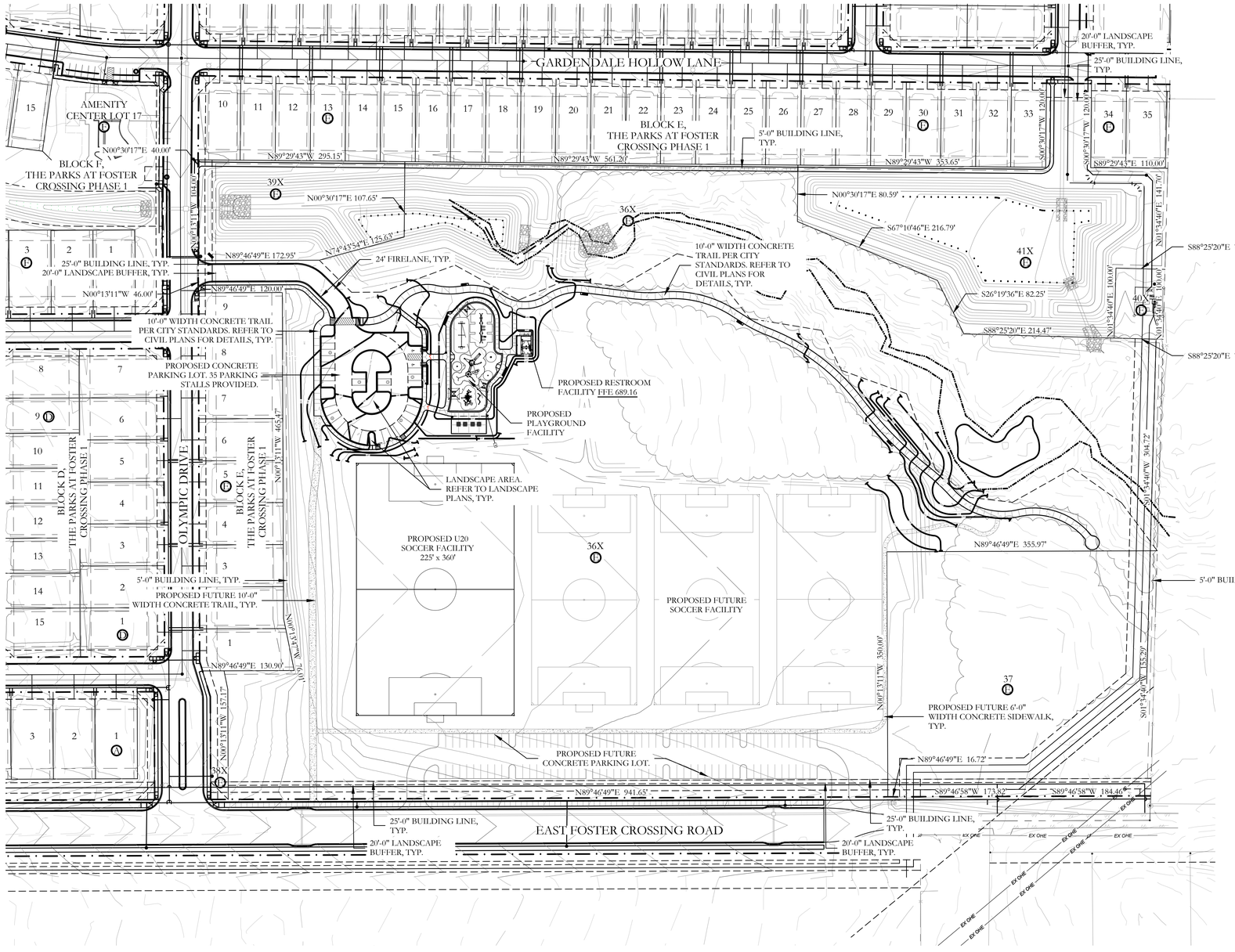
SITE PLAN
THE PARKS AT FOSTER CROSSING PHASE I
BLOCK E, LOT 36X

BEING 20.507 ACRES
SITUATED IN THE
DAVID E.W. BABB SURVEY, ABSTRACT NO. 33
G. STARK SURVEY ABSTRACT NO. 798
IN THE
CITY OF ANNA, COLLIN COUNTY, TEXAS

Preparation: April 29, 2025

SP1

CITY PROJECT NO.: SP 24-0009



LOT 36X, BLOCK E SITE INFORMATION

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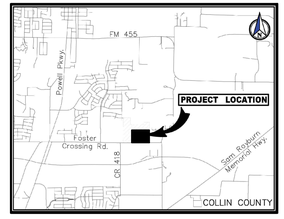
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ZONING (FROM ZONING MAP)	SINGLE FAMILY RESIDENTIAL
LAND USE (FROM ZONING & ORDINANCE)	COMMUNITY CENTER, PRIVATE
LOT AREA (SQUARE FEET & ACRES)	893,284.92 SF/20.507 AC
BUILDING FOOTPRINT AREA (SQUARE FEET)	569.00 SF
TOTAL BUILDING AREA (SQUARE FEET)	569.00 SF
BUILDING HEIGHT (# STORIES)	1 STORY
BUILDING HEIGHT (FEET - DISTANCE TO TALLEST BUILDING ELEMENT)	22'-7" HT.
LOT COVERAGE (PERCENT - X.XX%)	0.00%
PARKING	
PARKING RATIO (FROM ZONING ORDINANCE)	MINIMUM 35 SPACES PER SUBDIVISION REGULATIONS
REQUIRED PARKING (# SPACES)	35 REQUIRED
PROVIDED PARKING SPACES (# SPACES)	35
ACCESSIBLE PARKING PROVIDED (# SPACES)	2 PROVIDED
LANDSCAPE AREA (INCLUDING TURF AREAS)	
REQUIRED INTERNAL LANDSCAPE AREA (SQUARE FEET - 8 SQUARE FEET PER PARKING SPACE)	280 S.F. REQUIRED
ADDITIONAL INTERIOR LANDSCAPE AREA PROVIDED (SQUARE FEET)	593,007
TOTAL LANDSCAPE AREA (SQUARE FEET)	593,287

NOTE: ALL ROUTES ARE ADA ACCESSIBLE.



LOCATION MAP
NOT TO SCALE

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

April 29, 2025

80 40 0 80
SCALE 1" = 80'

OWNER / DEVELOPER:

MERITAGE HOMES OF TEXAS, LLC
8840 CYPRESS WATERS BOULEVARD
SUITE 100
COPPELL, TEXAS 75019
PH. 972-580-6366
CONTACT: MICAH LANCE

LANDSCAPE ARCHITECT:

JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY, SUITE 1200
PLANO, TEXAS 75074
PH. (972) 201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LI

OVERALL SITE PLAN
THE PARKS AT FOSTER CROSSING PHASE I
BLOCK E, LOT 36X

BEING 20.507 ACRES
SITUATED IN THE
DAVID E.W. BABB SURVEY, ABSTRACT NO. 33
G. STARK SURVEY ABSTRACT NO. 798
IN THE
CITY OF ANNA, COLLIN COUNTY, TEXAS

Preparation: April 29, 2025

SP2

EXHIBIT A

CITY PROJECT NO.: SP 24-0009

Item No. 13.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 5/5/2025
Staff Contact: Lauren Mecke

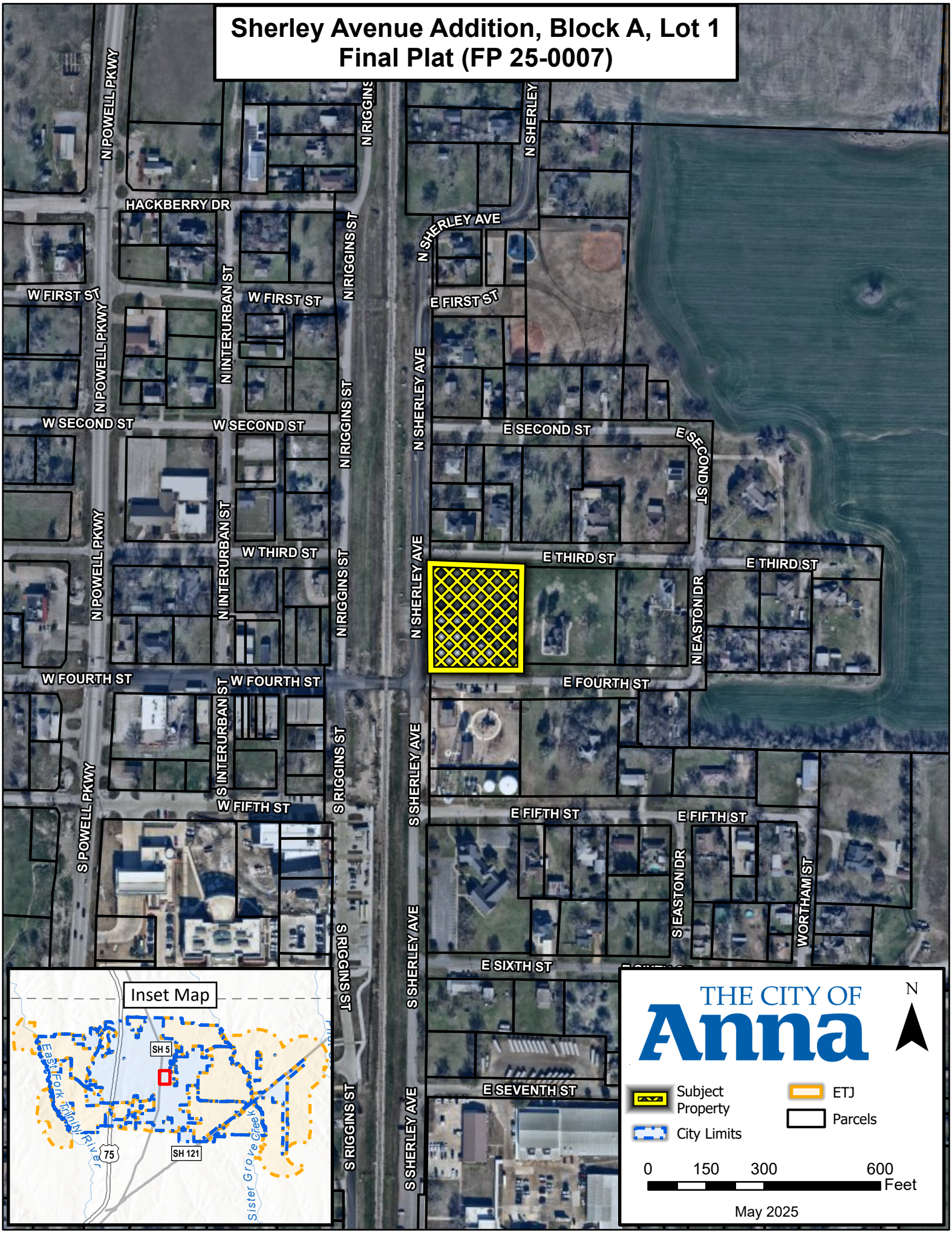
AGENDA ITEM:
Approve a resolution approving Sherley Avenue Addition, Block A, Lot 1, Final Plat (FP 25-0007)
Owner: Marquin J. Hunn & Mendel G. Kunkle

SUMMARY:
16 Original Donation lots combined into one lot on 1.3± acres on the northeast corner of Sherley Avenue (FM 2862) and Fourth Street. Zoned Downtown Core (DT-CE) (Ord. No. 1100-2024-05)

STAFF RECOMMENDATION:
Recommended for approval as submitted.

ATTACHMENTS:
1. Locator Map - Sherley Avenue Addition, Block A, Lot 1, Final Plat (FP 25-0007)
2. Resolution - Sherley Avenue Addition, Block A, Lot 1, Final Plat (FP 25-0007)
3. Exhibit A - Sherley Avenue Addition, Block A, Lot 1, Final Plat (FP 25-0007)

Sherley Avenue Addition, Block A, Lot 1
Final Plat (FP 25-0007)



CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2025-05-_____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING SHERLEY AVENUE ADDITION, BLOCK A, LOT 1, FINAL PLAT (FP 25-0007)

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

WHEREAS, Marquin J. Hunn & Mendel G. Kunkle have submitted an application for the approval of the Sherley Avenue Addition, Block A, Lot 1, Final Plat; and

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

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ANNA, TEXAS, THAT:

Section 1. Recitals Incorporated

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

Section 2. Approval of Final Plat

The Planning & Zoning Commission hereby approves the Sherley Avenue Addition, Block A, Lot 1, Final Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

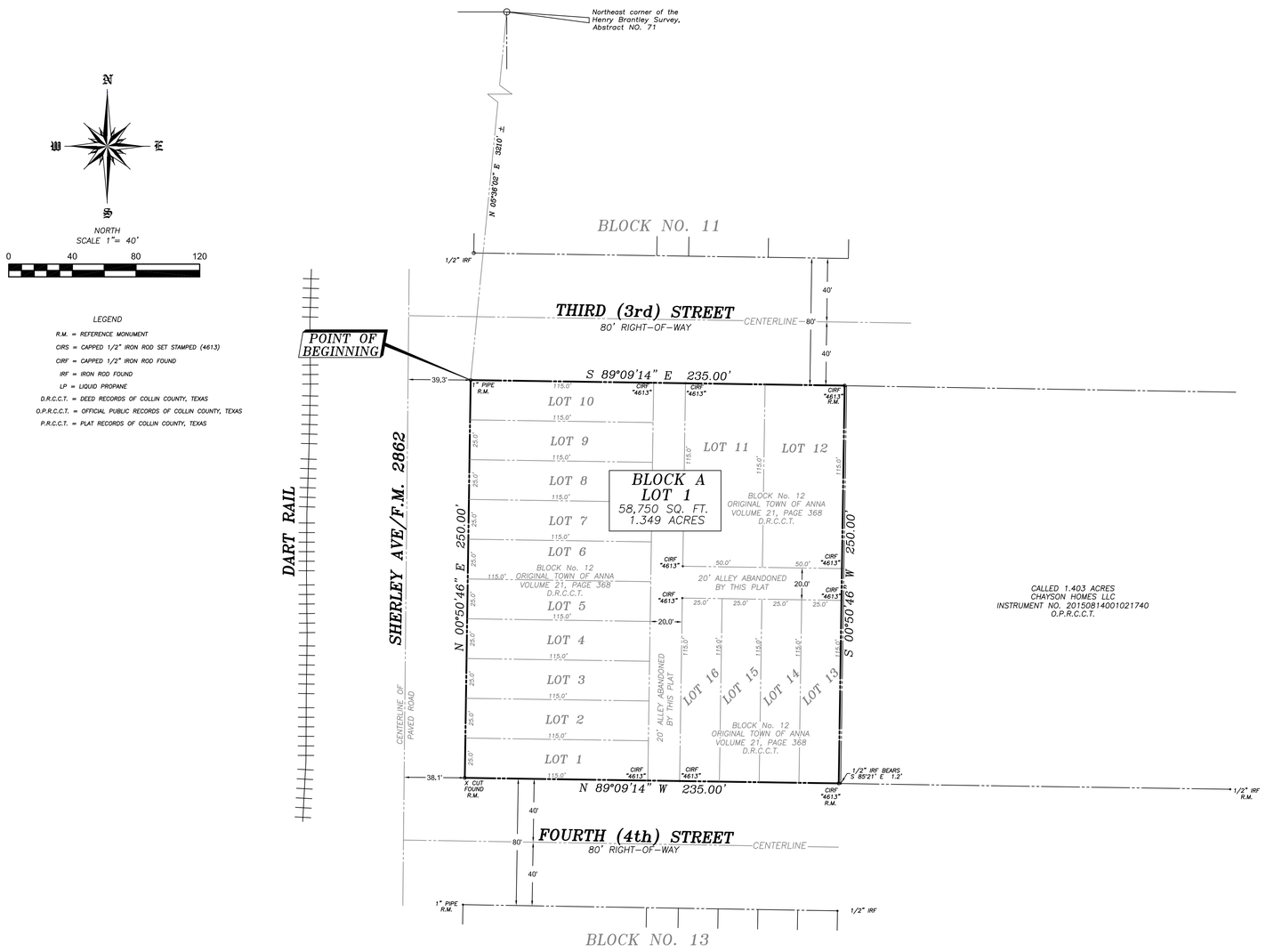
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 5th day of May 2025.

ATTEST:

_____
Director of Development Services,
Stephanie Scott-Sims, AICP

APPROVED:

_____
Planning & Zoning Commission, Chair
Jessica Walden



N
NORTH
SCALE 1"= 40'
0 40 80 120

LEGEND

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

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF COLLIN:

WHEREAS, MARQUIN J. HUNN, and MENDEL KUNKLE, are the owners of a tract of land situated in the Henry Brantley Survey, Abstract No. 71, in the City of Anna, Collin County, Texas, being all of Lots 1–16 of Block No. 12, and all 20' Alleys encompassed by Block No. 12, Original Town of Anna, an addition to the City of Anna as shown on the map or plat thereof recorded in Volume 21, Page 368 of the Deed Records of Collin County, Texas, said Lots 1–16 being conveyed to Marquin J. Hunn and Mendel Kunkle in Instrument No. 20240001023988 of the Official Public Records of Collin County, Texas, and being more particularly described in metes and bounds as follows;

BEGINNING at the southeast intersection of Sherley Avenue and 3rd Street at a 1" pipe found for the northwest corner of said Lot 10;

THENCE S 89°09'14" E with the south Right-of-Way (ROW) line of 3rd Street a distance of 235.00' to a 1/2" iron rod with plastic cap stamped "4613" found for the northeast corner of said Lot 12;

THENCE S 00°50'46" W a distance of 250.00' to a 1/2" iron rod with plastic cap stamped "4613" found in the north ROW line of 4th Street for the southeast corner of said Lot 13;

THENCE N 89°09'14" W with north ROW line of 4th Street a distance of 235.00' to an "X" Cut found in east ROW line of Sherley Avenue for the southwest corner of said Lot 1;

THENCE N 00°50'46" E with the east ROW line of Sherley Avenue a distance of 250.00' to the POINT OF BEGINNING, and containing 58,750 Square Feet or 1.349 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS:
COUNTY OF COLLIN:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Marquin J. Hunn and Mendel Kunkle, do hereby adopt this plat designating the hereinabove described property as SHERLEY AVENUE ADDITION, BLOCK A, LOT 1, an addition to the City of Anna, Collin County, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

WITNESS my hand this the _____ day of _____, 2025.

_____
Marquin J. Hunn — OWNER

_____
Mendel Kunkle — OWNER

STATE OF TEXAS:
COUNTY OF COLLIN:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Marquin J. Hunn, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

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

_____
Notary Public in and for Collin County, Texas

My Commission Expires: _____

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 Mendel Kunkle, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

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

_____
Notary Public in and for Collin County, Texas

My Commission Expires: _____

NOTES:

1. The original copy will have original signatures, stamp seal and an impression seal.
2. Copyright 2025, Surdukan Surveying, Inc.
3. This survey is being provided solely for the use of the current parties.
4. This survey is subject to all easements of record.
5. The basis of bearings, are derived from ALLTERRA CENTRAL RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0.
6. Existing Electric is provided by Grayson Collin Electris Cooperative.
7. Existing Water is provided by City of Anna.
8. Existing Sanitary Sewer is provided by City of Anna.
9. The purpose of this plat is to turn Block No. 12 into 1 Lot.

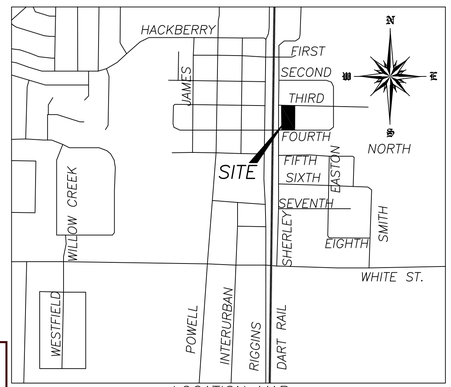
NOTICE:

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.

FLOODPLAIN NOTE:

According to the Flood Insurance Rate Map (FIRM) Map No. 48085C0160 J, dated June 2, 2009, prepared by Federal Emergency Management Agency (FEMA) for Collin County, Texas, this tract lies with in Zone X (Unshaded).

EXHIBIT A



LOCATION MAP
NTS

STATE OF TEXAS §
COUNTY OF COLLIN §

I, DAVID J. SURDUKAN, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Anna, Texas.

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

STATE OF TEXAS
REGISTERED
DAVID J. SURDUKAN
4613
PROFESSIONAL
LAND SURVEYOR

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared David J. Surdukan, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

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

_____
Notary Public in and for Collin County

My Commission Expires: _____

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

FINAL PLAT

SHERLEY AVENUE ADDITION

BLOCK A, LOT 1

BEING A 1.349 ACRE REPLAT OF
BLOCK 12, LOTS 1–16
ORIGINAL TOWN OF ANNA
CITY OF ANNA, COLLIN COUNTY, TEXAS
HENRY BRANTLEY SURVEY, ABSTRACT NO. 71

OWNERS
MARQUIN J. HUNN & MENDEL G. KUNKLE
P.O. BOX 637
ANNA, TEXAS 75409
(903) 327-2631

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

SCALE 1" = 40' DATE: APRIL 8, 2025 JOB No. 2021-111

Item No. 14.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 5/5/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:
Conduct a Public Hearing/Consider/Discuss/Action regarding the DHI Anna, Block A, Lots 2R & 3R; and The Woods at Lindsey Place, Block F, Lot 1XR, Replat (RP 25-0002) Owner: DR Horton-Texas LTD

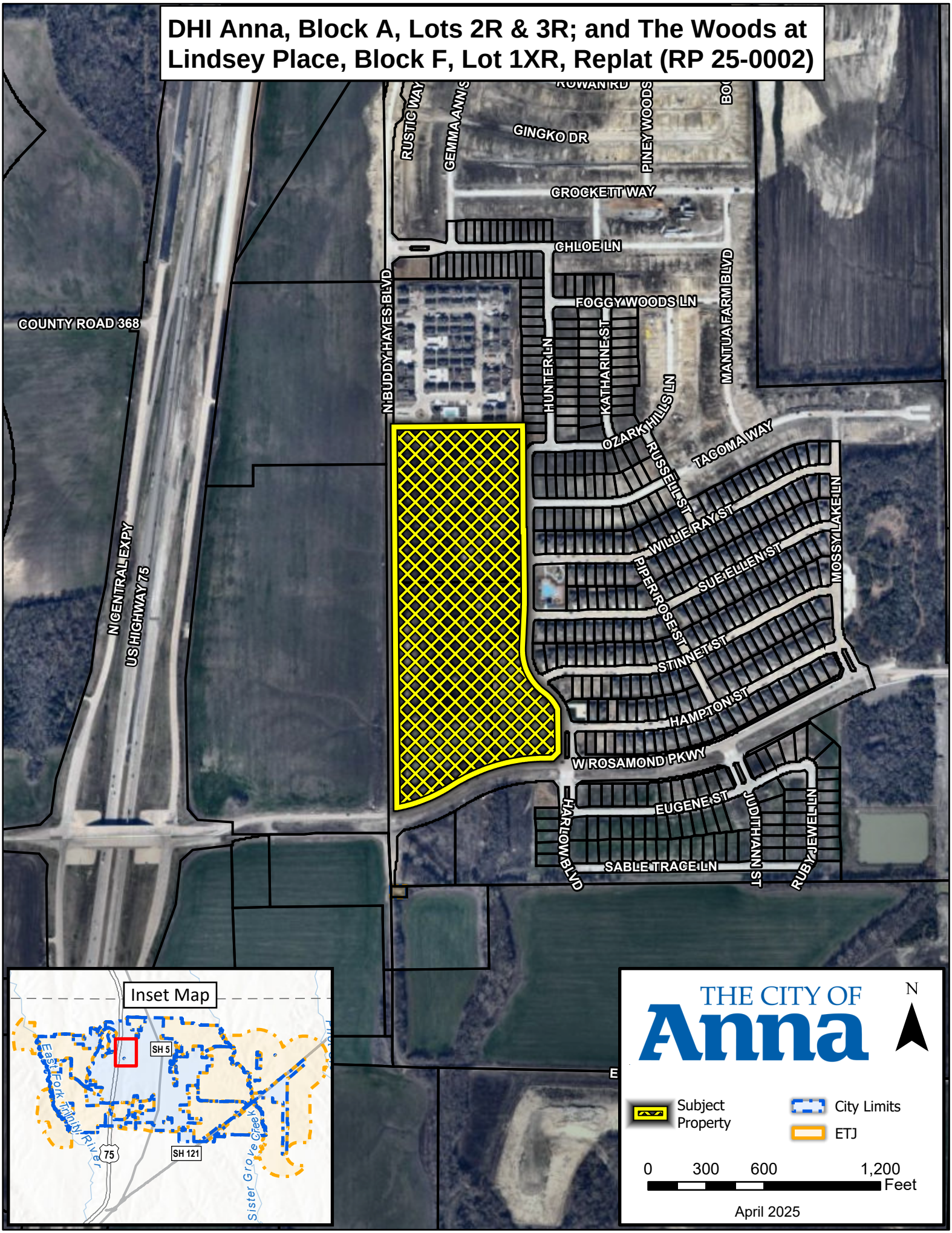
SUMMARY:
A replat of 18.6± acres on the northeast corner of N. Buddy Hayes Boulevard and W. Rosamond Parkway for two multi-family lots and a Homeowner's Association lot (retention pond). Zoned Planned Development/Restricted Commercial/General Commercial/Multiple-Family Residential – High Density/Single-Family 60/Single-Family - Zero lot line homes/Single-Family Townhome/(PD/C-1/C-2/MF-2/SF-60/SF-Z/SF-TH) (Ord. No. 881-2020)

The applicant is requesting a 30-Day Extension in accordance with Texas Local Government Code Sec. 212.009. The applicant's written request is attached.

STAFF RECOMMENDATION:
Open the public hearing, approve the applicant's request for extension prior to reaching a decision on the replat, and continue the public hearing at the Planning & Zoning Commission meeting to be held on June 2, 2025 in 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 - DHI Anna, Block A, Lots 2R & 3R; and The Woods at Lindsey Place, Block F, Lot 1XR, Replat (RP 25-0002)
2. Resolution - DHI Anna, Block A, Lots 2R & 3R; and The Woods at Lindsey Place, Block F, Lot 1XR, Replat (RP 25-0002)
3. 30-day Extension Request - DHI Anna, Block A, Lots 2R & 3R; and The Woods at Lindsey Place, Block F, Lot 1XR, Replat (RP 25-0002)

DHI Anna, Block A, Lots 2R & 3R; and The Woods at Lindsey Place, Block F, Lot 1XR, Replat (RP 25-0002)



THE CITY OF Anna

N

Subject Property

City Limits

ETJ

0 300 600 1,200 Feet

April 2025

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2025-05-_____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A 30-DAY EXTENSION OF DHI ANNA, BLOCK A, LOTS 2R & 3R; AND THE WOODS AT LINDSEY PLACE, BLOCK F, LOT 1XR, REPLAT (RP 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, DR Horton-Texas LTD has submitted an application for the approval of the DHI Anna, Block A, Lots 2R & 3R; and The Woods at Lindsey Place, Block F, Lot 1XR, Replat; and

WHEREAS, the Project Representative has submitted a 30-day extension in accordance with Sec. 212.009 of the Texas Local Government Code attached hereto as Exhibit 1; 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 30-Day Extension

The Planning & Zoning Commission hereby approves the 30-day extension of the DHI Anna, Block A, Lots 2R & 3R; and The Woods at Lindsey Place, Block F, Lot 1XR, Replat.

PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 5th day of May, 2025.

ATTEST:

_____
Director of Development Services,
Stephanie Scott-Sims, AICP

APPROVED:

_____
Planning & Zoning Commission, Chair
Jessica Walden

SPIARS ENGINEERING & SURVEYING
a Christian-led & employee-owned company

501 W President George Bush Hwy, Suite 200| Richardson, TX 75080
Main 972.422.0077 | www.spiarseng.com
TBPE Np. F-2121 | TBPLS No. F-10043100

April 23, 2025

ATTN: Planning & Development
City of Anna
Municipal Complex
120 W. 7th St, Ste # 142
Anna, TX 75409

Subject: 30-day extension request of the application for the DHI Anna, Block A, Lots 2R & 3R AND The Woods at Lindsey Place, Block F, Lot 1XR Replat (RP25-0002)

To whom it may concern,

As the Property Owner's Representative of the subject property, we hereby request a 30-day extension of the above-referenced application from the May 5th, 2025 Planning & Zoning Commission agenda in accordance with Sec. 212.009 of the Texas Local Government Code.

We will have this application for the Planning & Zoning Commission's consideration for approval at the next meeting, scheduled for June 2nd, 2025. We will resubmit any required corrections of the application to city staff at least ten calendar days prior to the next Planning & Zoning Commission meeting date.

Sincerely,

Blake C. Beeson, P.E.
Project Engineer
SPIARS Engineering Inc.

Item No. 15.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 5/5/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:
Approve a Resolution regarding Liberty Hills, Phases 1 and 2, Preliminary Plat (PP 25-0008)
Owner: PH Land Holdings, LLC

SUMMARY:
33 Mixed Density lots, 215 Single-Family-6.0 lots, 147 Single-Family-7.2 lots, 59 Single-Family-8.4 lots, and 24 Homeowners' Association lots on 140± acres on the north side of County Road 368, 1,700± feet west of S. Central Expressway (US Highway 75). Zoned Planned Development/Single Family Residential 8.4/ Single Family Residential 7.2/ Single Family Residential 6.0/Mixed Density/Multi-Family Residential/Local Commercial/Regional Commercial/Mixed Use/Light Industrial/Heavy Industrial/(PD/SF-8.4/SF-7.2/SF-6.0/MD/MF/C-1/C-2/I-1/I-2) (Ord. No. 1111-2024-08)

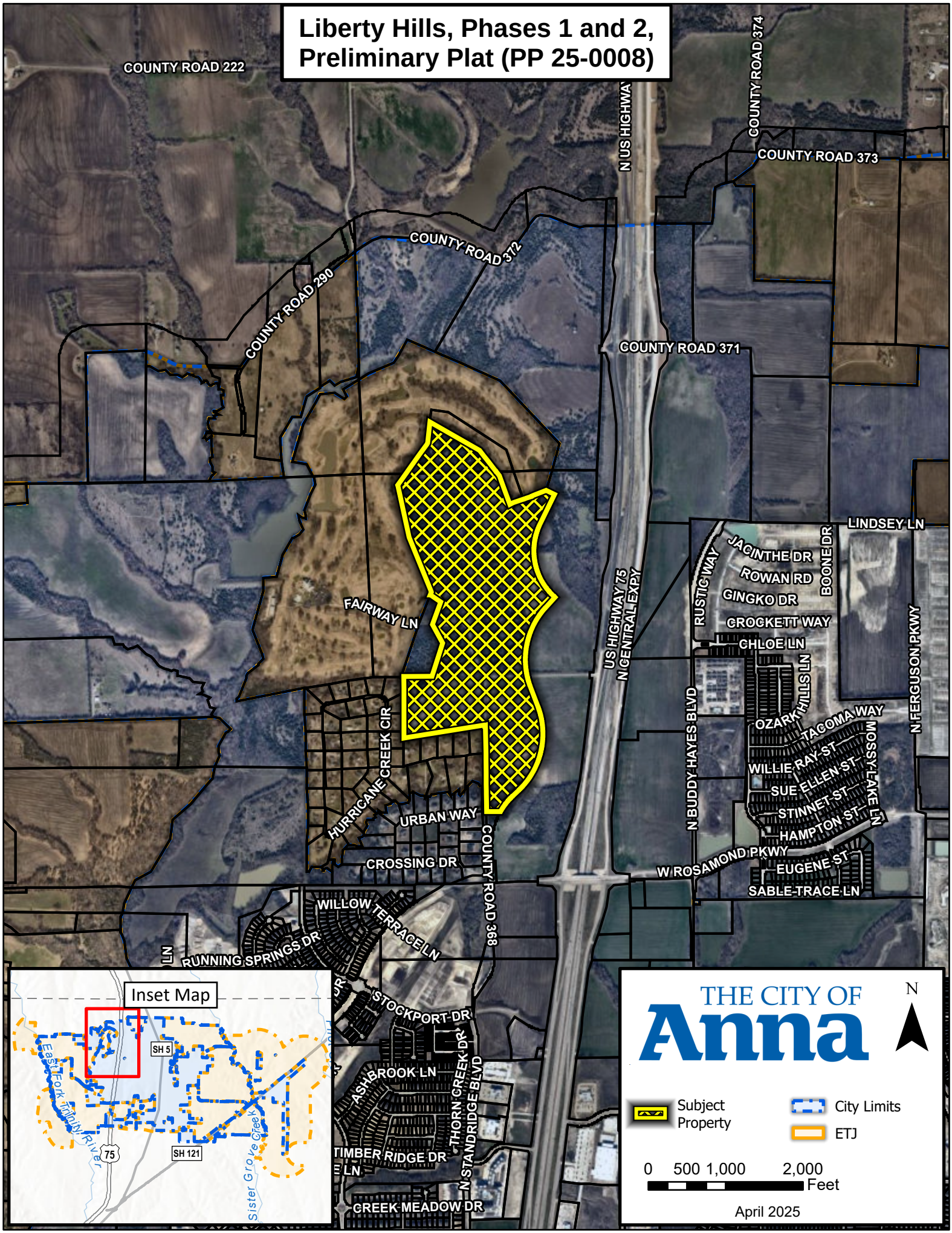
The applicant is requesting a waiver from:

Sec. 9.02.081 (p) Maximum and Minimum Length of Cul-De-Sac Streets -
A cul-de-sac street shall not be longer than 600 feet and be a minimum of 400 feet, and at the closed end a cul-de-sac shall have a turnaround bulb with an outside pavement diameter of at least 80 feet and a right-of-way diameter of at least 100 feet. The length of a cul-de-sac shall be measured from the centerline of the intersecting street to the center point of the cul-de-sac bulb.

The proposed cul-de-sacs comply with the approved Liberty Hills concept plan.

STAFF RECOMMENDATION:
Recommended for approval subject to approval of a waiver from Sec. 9.02.081(p) Maximum and Minimum Length of Cul-De-Sac Streets

ATTACHMENTS:
1. Locator Map - Liberty Hills, Phases 1 and 2, Preliminary Plat (PP 25-0008)
2. Resolution - Liberty Hills, Phases 1 and 2, Preliminary Plat (PP 25-0008)
3. Exhibit A - Liberty Hills, Phases 1 and 2, Preliminary Plat (PP 25-0008)
4. Waiver Request - Liberty Hills, Phases 1 and 2, Preliminary Plat (PP 25-0008)


Liberty Hills, Phases 1 and 2,
Preliminary Plat (PP 25-0008)
COUNTY ROAD 222
COUNTY ROAD 374
N US HIGHWAY
COUNTY ROAD 373
COUNTY ROAD 372
COUNTY ROAD 290
COUNTY ROAD 371
FAIRWAY LN
US HIGHWAY 75
N CENTRAL EXPY
LINDSEY LN
JACINTHE DR
ROWAN RD
GINGKO DR
CROCKETT WAY
CHLOE LN
RUSTIC WAY
BOONE DR
N FERGUSON PKWY
OZARK HILLS LN
TACOMA WAY
WILLIE RAY ST
SUE ELLEN ST
STINNET ST
HAMPTON ST
MOSSY LAKE LN
N BUDDY HAYES BLVD
W ROSAMOND PKWY
EUGENE ST
SABLE TRACE LN
HURRICANE CREEK CIR
URBAN WAY
CROSSING DR
COUNTY ROAD 368
WILLOW TERRACE LN
RUNNING SPRINGS DR
STOCKPORT DR
ASHBROOK LN
THORN CREEK DR
N STANDRIDGE BLVD
TIMBER RIDGE DR
CREEK MEADOW DR
Inset Map
SH 5
SH 121
75
East Fork Trinity River
Sister Grove Creek
THE CITY OF
Anna
N
Subject Property
City Limits
ETJ
0 500 1,000 2,000
Feet
April 2025

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING LIBERTY HILLS, PHASES 1 AND 2, PRELIMINARY PLAT (PP 25-0008)

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

WHEREAS, PH Land Holdings, LLC has submitted an application for the approval of Liberty Hills, Phases 1 and 2, Preliminary Plat; and

WHEREAS, the applicant requests a waiver from Article 9.02 (Subdivision Regulations) Maximum and Minimum Length of Cul-De-Sac Streets; and

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

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

Section 1. Recitals Incorporated

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

Section 2. Approval of Preliminary Plat

The Planning & Zoning Commission hereby approves the Liberty Hills, Phases 1 and 2, Preliminary Plat attached hereto as Exhibit A subject to City Council approval of a waiver of Maximum and Minimum Length of Cul-De-Sac Streets and additions and/or alterations to the engineering plans as required by the City Engineer.

PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 27th day of May, 2025.

ATTEST:

_____
City Secretary, Carrie Land

APPROVED:

_____
Mayor, Pete Cain

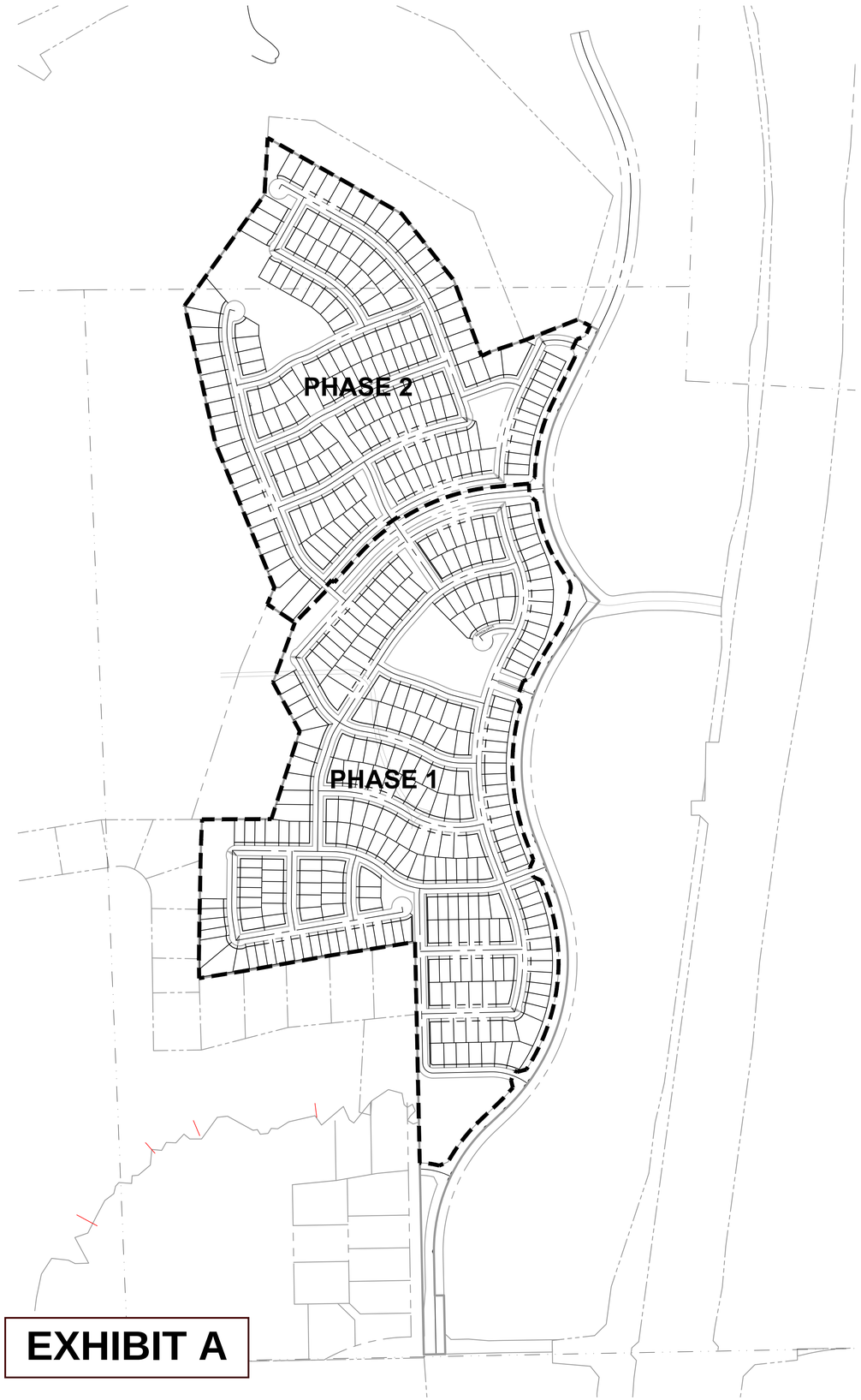
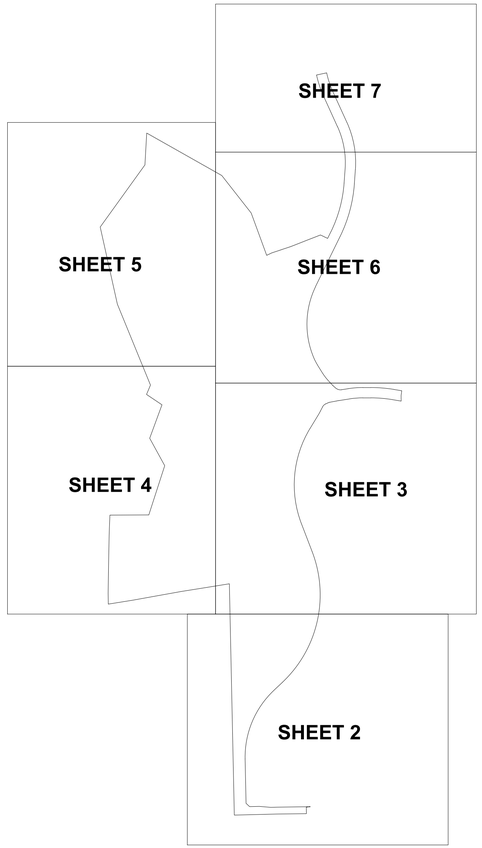
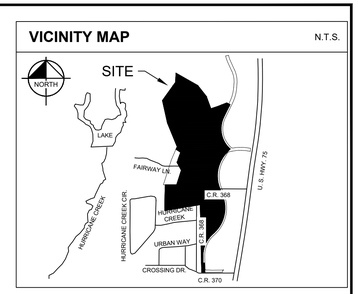
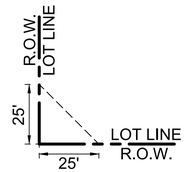


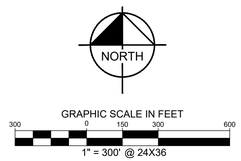
EXHIBIT A







DETAIL
VISIBILITY, ACCESS, MAINTENANCE EASEMENT (V.A.M.)



LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
NTS	NOT TO SCALE
FND.	FOUND
B.L.	BUILDING LINE
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING

NOTES:

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.

Line & curve table on sheet 8.

Trees within Lot 1X, Block A are subject to tree preservation in accordance with the Liberty Hills Development Agreement

FLOOD STATEMENT:

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PP 25-0008
PRELIMINARY PLAT

LIBERTY HILLS, PHASES 1 AND 2

33 RESIDENTIAL LOTS - MD
215 RESIDENTIAL LOTS - SF 6.0
147 RESIDENTIAL LOTS - SF 7.2
59 RESIDENTIAL LOTS - SF 8.4
24 HOA LOTS

139.983 ACRES
OUT OF THE
HENRY SMITH SURVEY,
ABSTRACT NO. 822 &
JONAS WHITAKER SURVEY,
ABSTRACT NO. 981
CITY OF ANNA, COLLIN COUNTY, TEXAS
APRIL 2025

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	JCC	KHA	APRIL 2025	068517166	1 OF 9

APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
Ph: (972) 731-3814
Contact: Thomas G. Coppin, P.E.

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2400 Dallas Parkway, Suite 460,
Plano, Texas 75093

DWG NAME: K:\FRI_SURVEY\091315006-LIBERTY HILLS-PERRY HOMES - ANNA\DWG\091315006 LIBERTY HILLS PHASES 1 AND 2 PP.DWG PLOTTED BY: DUNN, STACY 4/23/2025 3:29 PM LAST SAVED 4/23/2025 3:28 PM

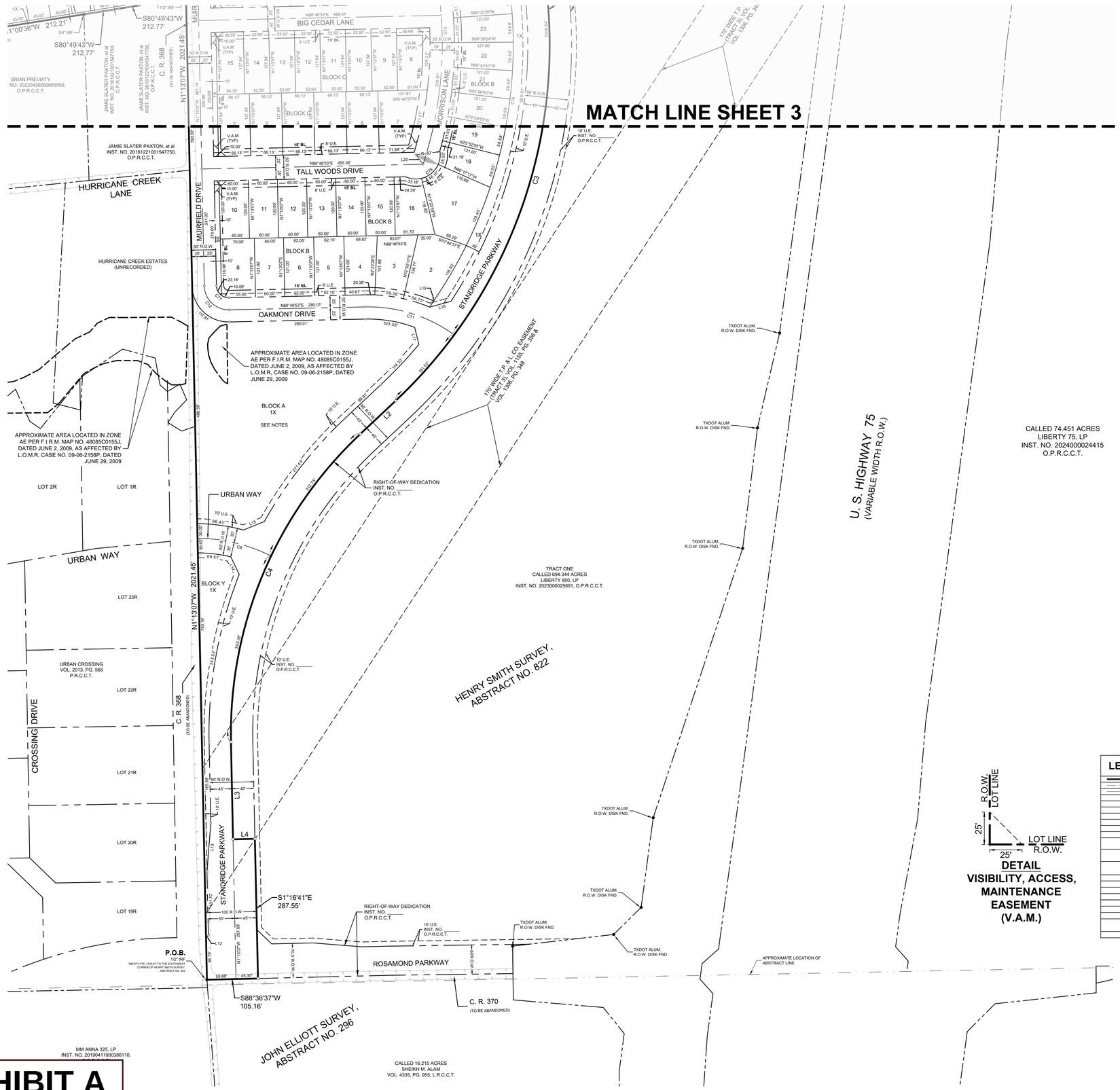
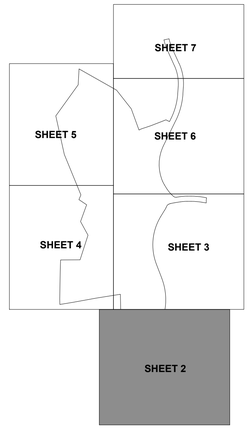
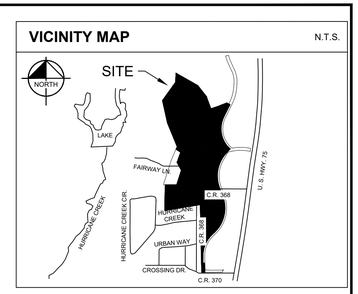


EXHIBIT A





NORTH

GRAPHIC SCALE IN FEET
100 0 50 100 200
1" = 100' @ 24X36

LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
NTS	NOT TO SCALE
FND.	FOUND
B.L.	BUILDING LINE
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
L.R.C.C.T.	LAND RECORDS OF COLLIN COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
IPF	IRON PIPE FOUND
P.O.B.	POINT OF BEGINNING
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
V.A.M.	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
R.O.W.	RIGHT-OF-WAY

NOTES:

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PP 25-0008

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APRIL 2025

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JCC	KHA	APRIL 2025	06135006	2 OF 9

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OWNER:
SH Dev Liberty Hills Anna, LLC
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Plano, Texas 75093

DWG NAME: K:\FRI_SURVEY\06135006-LIBERTY HILLS\PERRY HOMES - ANNA\DWG\06135006 LIBERTY HILLS PHASES 1 AND 2 PP.DWG PLOTTED BY DUNN, STACY 4/23/2025 3:29 PM LAST SAVED 4/23/2025 3:28 PM

MATCH LINE SHEET 6

MATCH LINE SHEET 4

MATCH LINE SHEET 2

EXHIBIT A

HENRY SMITH SURVEY, ABSTRACT NO. 822

U. S. HIGHWAY 75 (VARIABLE WIDTH R.O.W.)

STANDRIDGE PARKWAY

TRACT ONE
CALLED 694.344 ACRES
LIBERTY 800, LP
INST. NO. 20230000025691, O.P.R.C.C.T.

CALLED 74.451 ACRES
LIBERTY 75, LP
INST. NO. 20240000024415
O.P.R.C.C.T.

C. R. 368
(TO BE ABANDONED)

RIGHT-OF-WAY DEDICATION
INST. NO. ____
O.P.R.C.C.T.

10' U.E.
INST. NO. ____
O.P.R.C.C.T.

STREET AH

TXDOT ALUM. R.O.W. DISK FND.

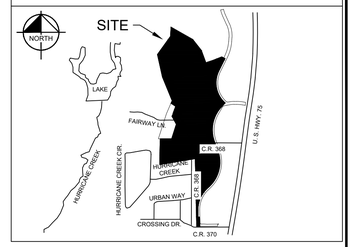
170' WIDE T.P. & L.CO. EASEMENT
(TRACT 3), VOL. 1160, PG. 366 &
VOL. 1390, PG. 349

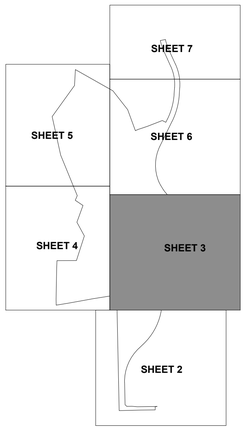
BRIAN PREVIATY
INST. NO. 20220426000665550, O.P.R.C.C.T.

JAMIE SLATER PAXTON, et al
INST. NO. 20181221001547750, O.P.R.C.C.T.

VICINITY MAP

N.T.S.





NORTH

GRAPHIC SCALE IN FEET
100 0 50 100 200
1" = 100' @ 24X36

LEGEND

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	BUILDING LINE
IRF	IRON ROD FOUND
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P.O.B.	POINT OF BEGINNING
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
V.A.M.	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
R.O.W.	RIGHT-OF-WAY

R.O.W. LOT LINE
25'
LOT LINE R.O.W.
25'

DETAIL
VISIBILITY, ACCESS, MAINTENANCE EASEMENT (V.A.M.)

NOTES:

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Line & curve table on sheet 8.

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JCC	KHA	APRIL 2025	061315006	3 OF 9

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DWG NAME: K:\FRI_SURVEY\061315006-LIBERTY HILLS-PERRY HOMES - ANNA\DWG\061315006 LIBERTY HILLS PHASES 1 AND 2 PP.DWG PLOTTED BY: DUNN, STACY 4/23/2025 3:29 PM LAST SAVED 4/23/2025 3:28 PM

MATCH LINE SHEET 4

MATCH LINE SHEET 6

MATCH LINE SHEET 3

CALLED 179.55 ACRES
GRAYSON-COLLIN RECREATIONAL ASSOCIATION, INC.
VOL. 705, PG. 90, L.R.C.C.T.

HENRY SMITH SURVEY, ABSTRACT NO. 822

APPROXIMATE LOCATION OF ABSTRACT LINE

50' PRIVATE ROAD EASEMENT
VOL. 753, PG. 387, L.R.C.C.T.
(TO BE ABANDONED BY SEPARATE INSTRUMENT)

TRACT ONE
CALLED 694.344 ACRES
LIBERTY 800, LP
INST. NO. 2023000025691, O.P.R.C.C.T.

N22°16'10"W 763.64'

N22°57'03"E 88.61'

N55°59'25"W 162.63'

N20°09'05"E 311.17'

N29°38'55"W 272.63'

N17°53'59"E 452.04'

N89°45'34"E – 339.45'

N2°27'54"E 99.20'

N1°48'05"E 76.54'

N1°07'11"E 284.57'

N0°53'28"E 242.29'

N0°47'59"W 95.58'

S80°49'08"W 220.18'

S79°47'48"W 211.79'

S79°47'15"W 215.44'

S81°00'36"W 212.21'

S80°49'43"W 212.77'

S80°49'43"W 212.77'

N1°13'07"W 2021.45'

FAIRWAY LANE
(TO BE ABANDONED)

SAWGRASS DRIVE

HEATHLAND DRIVE

FAIRWAY LANE

SOMERSET DRIVE

BANDON TRAIL

GLENVIEW DRIVE

SIX CREEKS DRIVE

WILDERNESS TRAIL

BAY HILL DRIVE

SHORTGRASS LANE

BERMUDA DRIVE

RED FEATHER DRIVE

VALHALLA LANE

HOGAN LANE

MUIRFIELD DRIVE

BLOCK E

BLOCK O

BLOCK K

BLOCK J

BLOCK H

BLOCK G

BLOCK F

BLOCK L

BLOCK N

12X BLOCK O

5X BLOCK L

1X BLOCK E

47X BLOCK E

60' TEMPORARY CONSTRUCTION EASEMENT INST. NO. ____ O.P.R.C.C.T.

30' SANITARY SEWER EASEMENT INST. NO. ____ O.P.R.C.C.T.

1/2" IRFC "RPLS 6578"

1.5" IPF

3/4" IRF (SMOOTH)

2" IRF (IN CONC.)

GEORGIA E. CURRY
INST. NO. 2300002478, O.P.R.C.C.T.

MICHAEL AND JAMIE MAY
C.C.F.# 94-0027890, L.R.C.C.T.

TONY AND VIRGINIA FRENCH
C.C.F.# 93-0072679, L.R.C.C.T.

PETER C. & KATHRYN A. SEARS
VOL. 3066, PG. 705, L.R.C.C.T.

HURRICANE CREEK ESTATES (UNRECORDED)

JAYME & TODD R. HAWTHORNE
VOL. 5697, PG. 1310 L.R.C.C.T.

CHRISTOPHER SCOTT COOPER, et ux
INST. NO. 20151015001306200, O.P.R.C.C.T.

JERRY & GAIL PURKAPLE REVOCABLE TRUST
INST. NO. 20150409000396420, O.P.R.C.C.T.

RONALD R. BROWN II, et al
INST. NO. 20160307000268360, O.P.R.C.C.T.

BILL L. MILLER, SR., et ux
C.C.F.# 97-0050914, L.R.C.C.T.

PATRICK & CATHY MALONE
INST. NO. 20180405000421810, O.P.R.C.C.T.

HURRICANE CREEK ESTATES (UNRECORDED)

BRIAN PREVIATY
INST. NO. 20220428000665550, O.P.R.C.C.T.

JAMES SLATER PAXTON, et al
INST. NO. 20181221001547750, O.P.R.C.C.T.

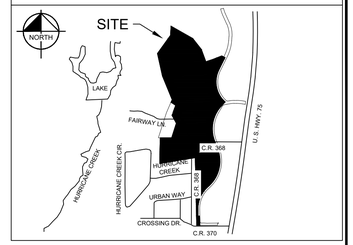
JAMIE SLATER PAXTON, et al
INST. NO. 20181221001547750, O.P.R.C.C.T.
(TO BE ABANDONED)

C. R. 368

SHEET 7
SHEET 5
SHEET 6
SHEET 4
SHEET 3
SHEET 2

VICINITY MAP

N.T.S.



NORTH

GRAPHIC SCALE IN FEET
100 0 50 100 200
1" = 100' @ 24X36

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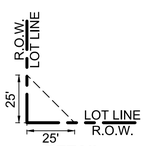
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DETAIL VISIBILITY, ACCESS, MAINTENANCE EASEMENT (V.A.M.)

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1" = 100'	JCC	KHA	APRIL 2025	061315006	4 OF 9

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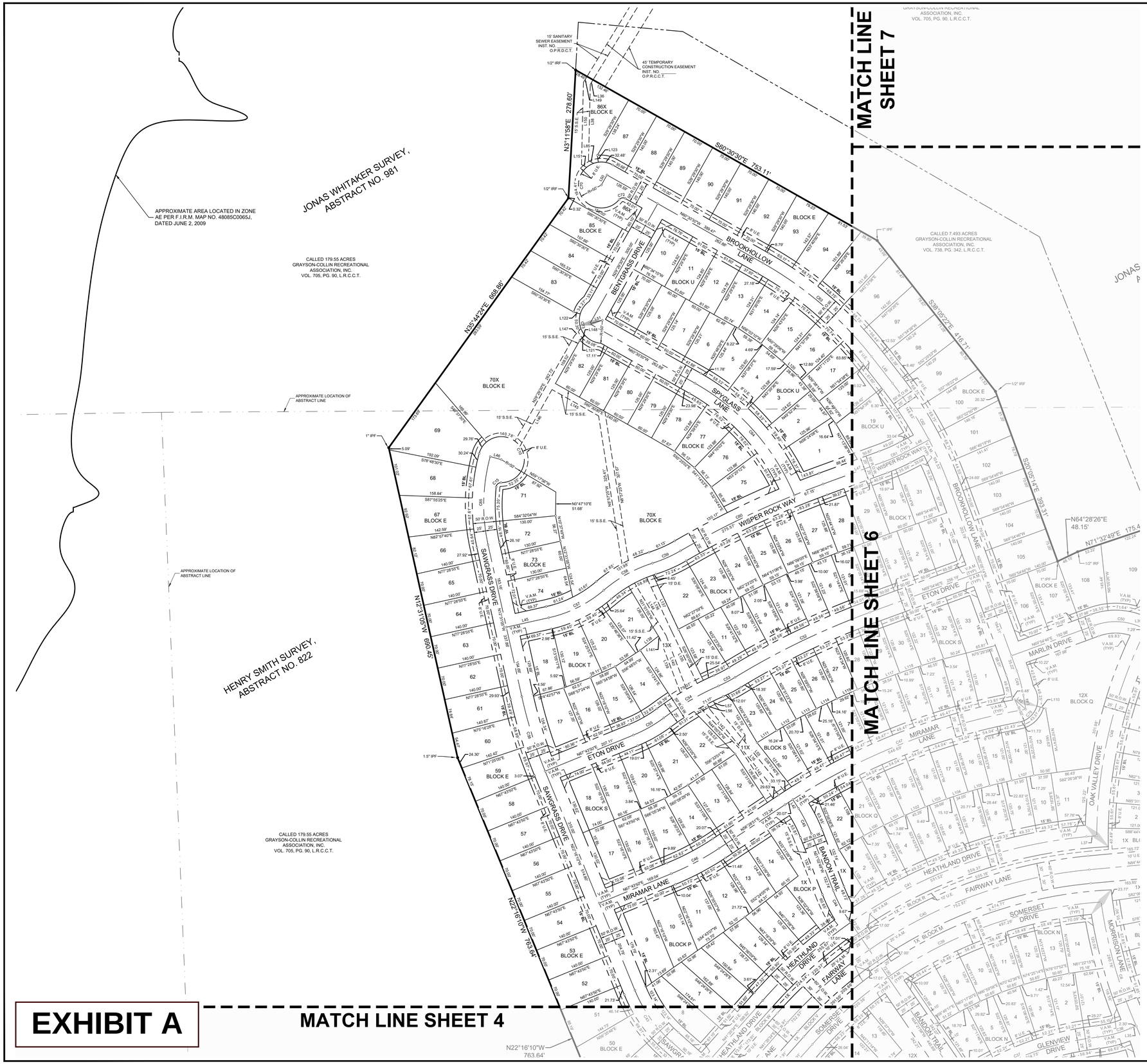
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Contact: Kyle Kooda

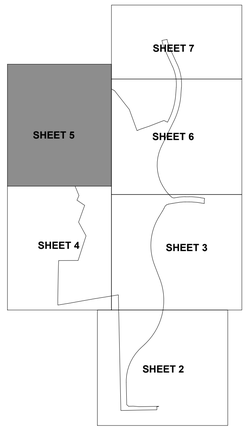
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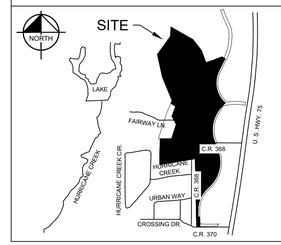
DWG NAME: K:\FRI_SURVEY\061315006-LIBERTY HILLS-FERRY HOMES\ - ANNA\DWG\061315006 LIBERTY HILLS PHASES 1 AND 2 PP.DWG PLOTTED BY: DUNN, STACY 4/23/2025 3:29 PM LAST SAVED:4/23/2025 3:28 PM





VICINITY MAP

N.T.S.



NORTH

GRAPHIC SCALE IN FEET

100 0 50 100 200

1" = 100' @ 24X36

NOTES:

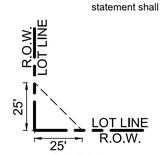
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If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur 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.



DETAIL
VISIBILITY, ACCESS, MAINTENANCE EASEMENT (V.A.M.)

LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
NTS	NOT TO SCALE
FND.	FOUND
B.L.	BUILDING LINE
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
L.R.C.C.T.	LAND RECORDS OF COLLIN COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
IPF	IRON PIPE FOUND
P.O.B.	POINT OF BEGINNING
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
V.A.M.	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
R.O.W.	RIGHT-OF-WAY

PP 25-0008

PRELIMINARY PLAT

LIBERTY HILLS, PHASES 1 AND 2

33 RESIDENTIAL LOTS - MD
215 RESIDENTIAL LOTS - SF 6.0
147 RESIDENTIAL LOTS - SF 7.2
59 RESIDENTIAL LOTS - SF 8.4
24 HOA LOTS

139.983 ACRES

OUT OF THE
HENRY SMITH SURVEY,
ABSTRACT NO. 822 &
JONAS WHITAKER SURVEY,
ABSTRACT NO. 981
CITY OF ANNA, COLLIN COUNTY, TEXAS
APRIL 2025

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JCC	KHA	APRIL 2025	061315006	5 OF 9

APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
Ph: (972) 731-3814
Contact: Thomas G. Coppin, P.E.

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
Ph: (972) 335-3580
Contact: Michael Marx, RPLS

OWNER:
PH Land Holdings, LLC
3200 Southwest Freeway, Suite 2800,
Houston, Texas 77027
Ph: (972) 629-3881
Contact: Kyle Kooda

OWNER:
LH Residential Development, LLC
15455 Dallas Parkway, Suite 1000,
Addison, Texas 75001

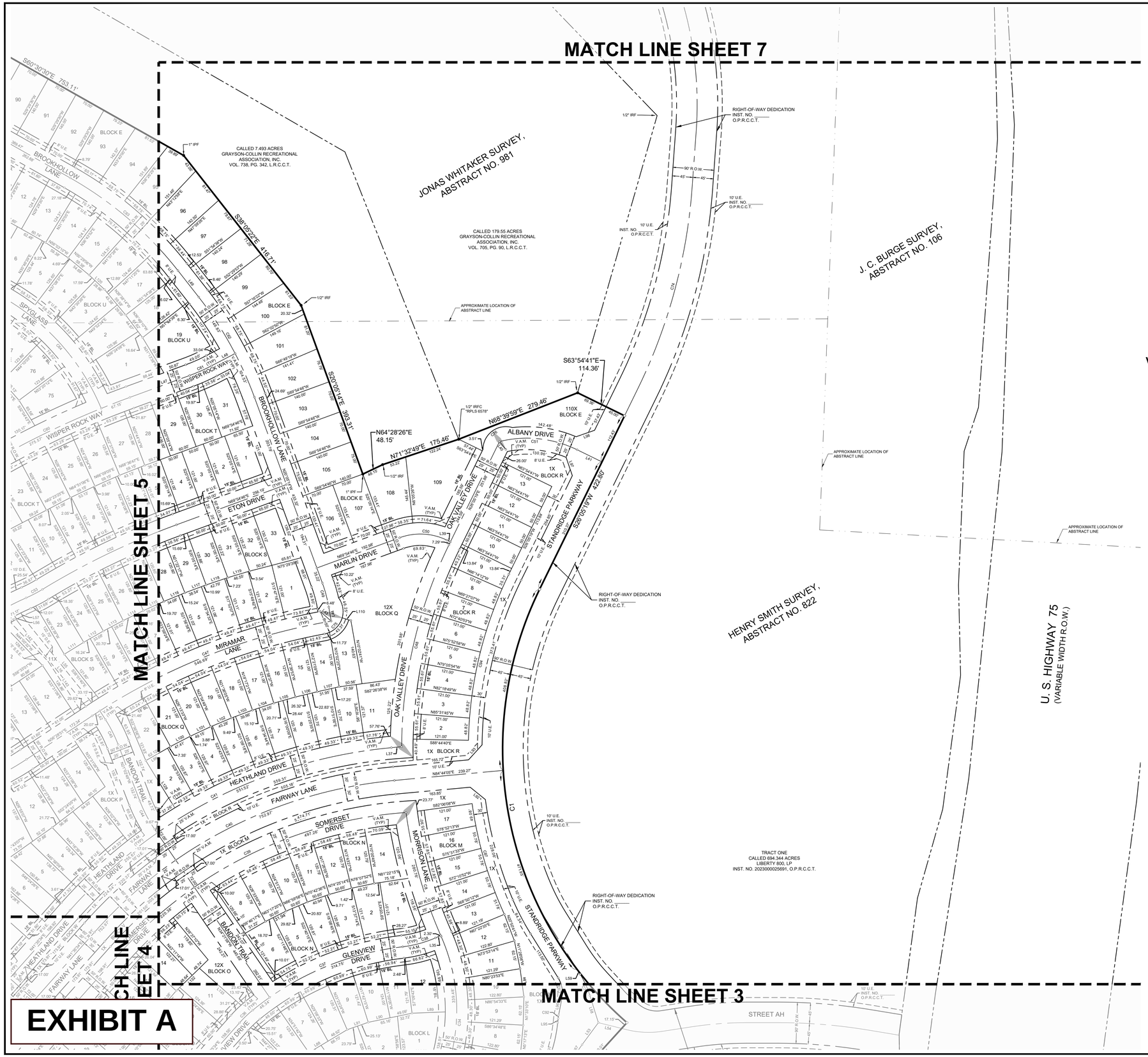
OWNER:
SH Dev Liberty Hills Anna, LLC
2400 Dallas Parkway, Suite 460,
Plano, Texas 75093

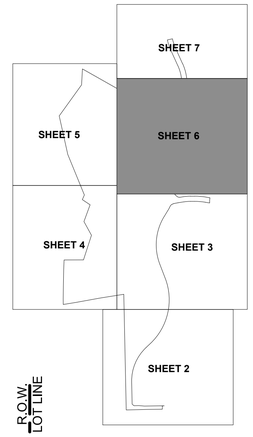
EXHIBIT A

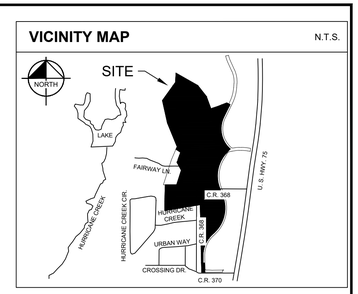
MATCH LINE SHEET 4

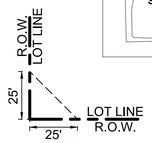
DWG NAME: K:\FRI_SURVEY\061315006-LIBERTY HILLS-PERRY HOMES - ANNA\DWG\061315006 LIBERTY HILLS PHASES 1 AND 2.PP.DWG PLOTTED BY DUNN, STACY 4/23/2025 3:29 PM LAST SAVED 4/23/2025 3:28 PM

MATCH LINE SHEET 7









DETAIL
VISIBILITY, ACCESS, MAINTENANCE EASEMENT (V.A.M.)

NORTH

GRAPHIC SCALE IN FEET
100 0 50 100 200
1" = 100' @ 24X36

NOTES:

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.

Line & curve table on sheet 8.

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, as affected by Letter of Map Revision, Case No. 09-06-2158P, dated June 29, 2009, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)"

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PP 25-0008
PRELIMINARY PLAT

LIBERTY HILLS, PHASES 1 AND 2

33 RESIDENTIAL LOTS - MD
215 RESIDENTIAL LOTS - SF 6.0
147 RESIDENTIAL LOTS - SF 7.2
59 RESIDENTIAL LOTS - SF 8.4
24 HOA LOTS

139.983 ACRES
OUT OF THE
HENRY SMITH SURVEY,
ABSTRACT NO. 822 &
JONAS WHITAKER SURVEY,
ABSTRACT NO. 981
CITY OF ANNA, COLLIN COUNTY, TEXAS
APRIL 2025

LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
NTS	NOT TO SCALE
FND.	FOUND
B.L.	BUILDING LINE
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
L.R.C.C.T.	LAND RECORDS OF COLLIN COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
IPF	IRON PIPE FOUND
P.O.B.	POINT OF BEGINNING
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
V.A.M.	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
R.O.W.	RIGHT-OF-WAY

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JCC	KHA	APRIL 2025	061315006	6 OF 9

APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
Ph: (972) 731-3814
Contact: Thomas G. Coppin, P.E.

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
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Contact: Michael Marx, RPLS

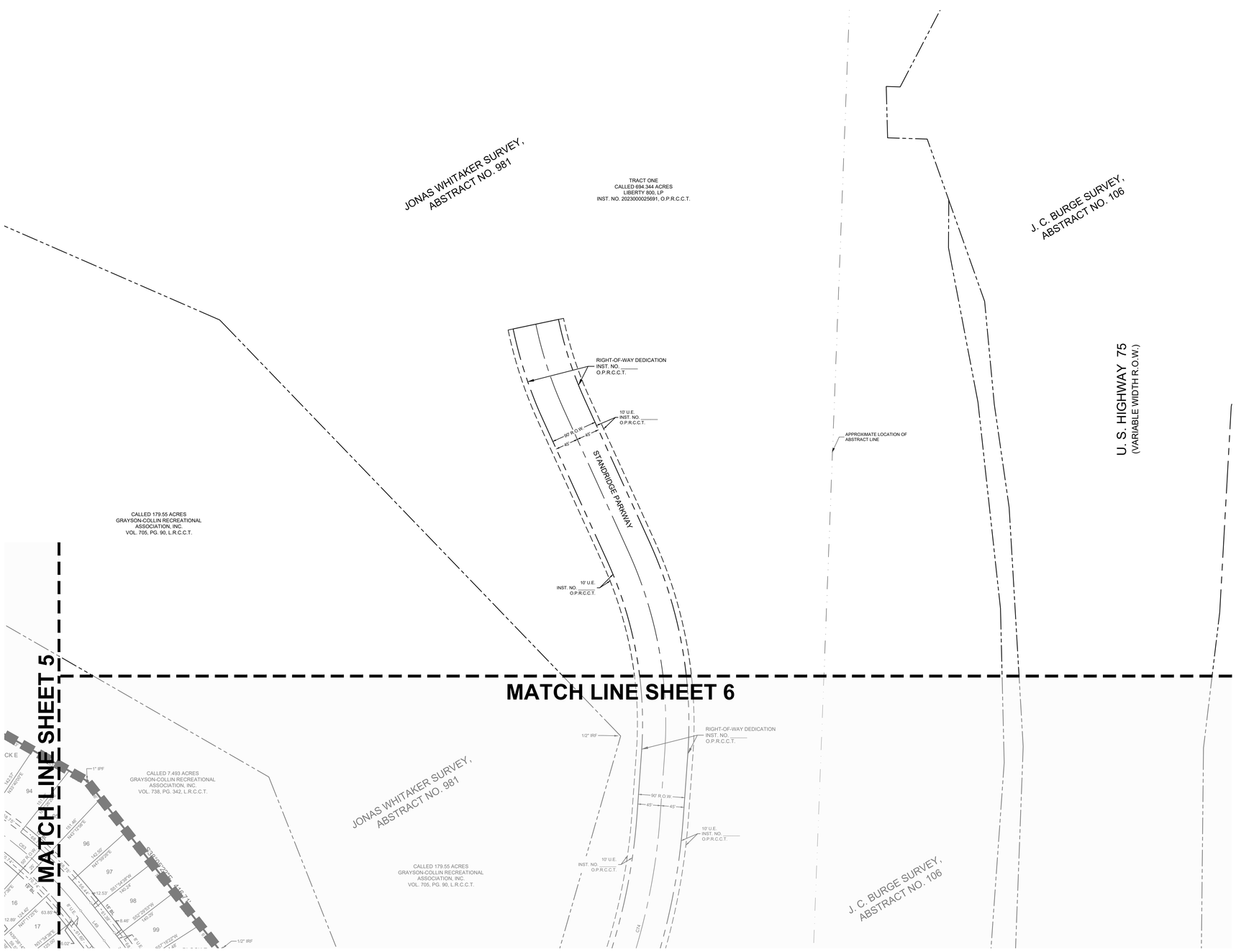
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15455 Dallas Parkway, Suite 1000,
Addison, Texas 75001

OWNER:
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2400 Dallas Parkway, Suite 460,
Plano, Texas 75093

EXHIBIT A

DWG NAME: K:\FRI_SURVEY\061315006-LIBERTY HILLS-PERRY HOMES - ANNA\DWG\061315006 LIBERTY HILLS PHASES 1 AND 2 PP.DWG PLOTTED BY DUNN, STACY 4/23/2025 3:29 PM LAST SAVED 4/23/2025 3:28 PM


JONAS WHITAKER SURVEY,
ABSTRACT NO. 981
TRACT ONE
CALLED 694.344 ACRES
LIBERTY 800, LP
INST. NO. 20230000025691, O.P.R.C.C.T.
J. C. BURGE SURVEY,
ABSTRACT NO. 106
U. S. HIGHWAY 75
(VARIABLE WIDTH R.O.W.)
APPROXIMATE LOCATION OF
ABSTRACT LINE
RIGHT-OF-WAY DEDICATION
INST. NO. _____
O.P.R.C.C.T.
10' U.E.
INST. NO. _____
O.P.R.C.C.T.
90' R.O.W.
45'
45'
STANDRIDGE PARKWAY
CALLED 179.55 ACRES
GRAYSON-COLLIN RECREATIONAL
ASSOCIATION, INC.
VOL. 705, PG. 90, L.R.C.C.T.
MATCH LINE SHEET 5
MATCH LINE SHEET 6
CALLED 7.493 ACRES
GRAYSON-COLLIN RECREATIONAL
ASSOCIATION, INC.
VOL. 738, PG. 342, L.R.C.C.T.
1/2" IRF
1" IPF
94
96
97
98
99
16
17
S 27°32'27" W
445.77'
N 27°32'27" E
445.77'
S 27°32'27" W
1445.77'
N 27°32'27" E
1445.77'
S 62°27'33" E
125.00'
N 62°27'33" W
125.00'
S 27°32'27" W
180.00'
S 62°27'33" E
63.85'
N 62°27'33" W
63.85'
S 27°32'27" W
180.00'
S 62°27'33" E
125.00'
N 62°27'33" W
125.00'
S 27°32'27" W
445.77'
N 27°32'27" E
445.77'
S 27°32'27" W
1445.77'
N 27°32'27" E
1445.77

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	ZONING
BLOCK A LOT 1X	2.970	129,363	SF 7.2
BLOCK B LOT 1X	0.735	31,997	SF 6.0
BLOCK B LOT 2	0.266	11,575	SF 7.2
BLOCK B LOT 3	0.207	9,013	SF 7.2
BLOCK B LOT 4	0.181	7,871	SF 7.2
BLOCK B LOT 5	0.173	7,520	SF 7.2
BLOCK B LOT 6	0.172	7,508	SF 7.2
BLOCK B LOT 7	0.167	7,260	SF 7.2
BLOCK B LOT 8	0.194	8,446	SF 7.2
BLOCK B LOT 9X	0.053	2,300	SF 7.2
BLOCK B LOT 10	0.165	7,200	SF 7.2
BLOCK B LOT 11	0.165	7,200	SF 7.2
BLOCK B LOT 12	0.165	7,200	SF 7.2
BLOCK B LOT 13	0.165	7,200	SF 7.2
BLOCK B LOT 14	0.165	7,200	SF 7.2
BLOCK B LOT 15	0.165	7,200	SF 7.2
BLOCK B LOT 16	0.187	8,129	SF 7.2
BLOCK B LOT 17	0.337	14,683	SF 7.2
BLOCK B LOT 18	0.161	7,025	SF 6.0
BLOCK B LOT 19	0.152	6,639	SF 6.0
BLOCK B LOT 20	0.152	6,639	SF 6.0
BLOCK B LOT 21	0.152	6,639	SF 6.0
BLOCK B LOT 22	0.152	6,639	SF 6.0
BLOCK B LOT 23	0.152	6,639	SF 6.0
BLOCK B LOT 24	0.152	6,639	SF 6.0
BLOCK B LOT 25	0.152	6,639	SF 6.0
BLOCK B LOT 26	0.152	6,639	SF 6.0
BLOCK B LOT 27	0.152	6,639	SF 6.0
BLOCK B LOT 28	0.150	6,533	SF 6.0
BLOCK B LOT 29	0.144	6,292	SF 6.0
BLOCK C LOT 1X	0.059	2,557	SF 6.0
BLOCK C LOT 2	0.194	8,453	SF 7.2
BLOCK C LOT 3	0.194	8,453	SF 7.2
BLOCK C LOT 4	0.194	8,453	SF 7.2
BLOCK C LOT 5	0.194	8,453	SF 7.2
BLOCK C LOT 6	0.194	8,453	SF 7.2
BLOCK C LOT 7	0.261	11,349	SF 7.2
BLOCK C LOT 8	0.196	8,524	SF 6.0
BLOCK C LOT 9	0.154	6,712	SF 6.0
BLOCK C LOT 10	0.154	6,712	SF 6.0
BLOCK C LOT 11	0.154	6,712	SF 6.0
BLOCK C LOT 12	0.154	6,712	SF 6.0
BLOCK C LOT 13	0.154	6,712	SF 6.0
BLOCK C LOT 14	0.154	6,712	SF 6.0

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	ZONING
BLOCK C LOT 15	0.165	7,204	SF 6.0
BLOCK D LOT 1X	0.059	2,562	SF 6.0
BLOCK D LOT 2	0.163	7,095	SF 6.0
BLOCK D LOT 3	0.147	6,392	SF 6.0
BLOCK D LOT 4	0.147	6,392	SF 6.0
BLOCK D LOT 5	0.147	6,392	SF 6.0
BLOCK D LOT 6	0.147	6,392	SF 6.0
BLOCK D LOT 7	0.147	6,392	SF 6.0
BLOCK D LOT 8	0.147	6,392	SF 6.0
BLOCK D LOT 9	0.211	9,210	SF 6.0
BLOCK D LOT 10	0.254	11,069	SF 6.0
BLOCK D LOT 11	0.162	7,069	SF 6.0
BLOCK D LOT 12	0.147	6,392	SF 6.0
BLOCK D LOT 13	0.147	6,392	SF 6.0
BLOCK D LOT 14	0.147	6,392	SF 6.0
BLOCK D LOT 15	0.147	6,392	SF 6.0
BLOCK D LOT 16	0.163	7,091	SF 6.0
BLOCK E LOT 1X	1.777	77,387	MD
BLOCK E LOT 2	0.259	11,271	SF 6.0
BLOCK E LOT 3	0.149	6,474	SF 6.0
BLOCK E LOT 4	0.206	8,994	SF 6.0
BLOCK E LOT 5	0.152	6,611	MD
BLOCK E LOT 6	0.130	5,684	MD
BLOCK E LOT 7	0.130	5,666	MD
BLOCK E LOT 8	0.130	5,649	MD
BLOCK E LOT 9	0.130	5,665	MD
BLOCK E LOT 10	0.126	5,485	MD
BLOCK E LOT 11	0.125	5,462	MD
BLOCK E LOT 12	0.125	5,439	MD
BLOCK E LOT 13	0.124	5,416	MD
BLOCK E LOT 14	0.124	5,407	MD
BLOCK E LOT 15	0.125	5,426	MD
BLOCK E LOT 16	0.125	5,446	MD
BLOCK E LOT 17	0.125	5,466	MD
BLOCK E LOT 18	0.126	5,486	MD
BLOCK E LOT 19	0.126	5,506	MD
BLOCK E LOT 20	0.127	5,526	MD
BLOCK E LOT 21	0.127	5,546	MD
BLOCK E LOT 22	0.128	5,566	MD
BLOCK E LOT 23	0.170	7,411	MD
BLOCK E LOT 24	0.387	16,861	MD
BLOCK E LOT 25	0.305	13,299	MD
BLOCK E LOT 26	0.151	6,582	MD
BLOCK E LOT 27	0.151	6,589	MD

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	ZONING
BLOCK E LOT 28	0.144	6,265	MD
BLOCK E LOT 29	0.137	5,952	MD
BLOCK E LOT 30	0.147	6,398	SF 6.0
BLOCK E LOT 31	0.148	6,435	SF 6.0
BLOCK E LOT 32	0.149	6,477	SF 6.0
BLOCK E LOT 33	0.201	8,743	SF 6.0
BLOCK E LOT 34	0.142	6,185	SF 6.0
BLOCK E LOT 35	0.139	6,050	SF 6.0
BLOCK E LOT 36	0.182	7,926	SF 6.0
BLOCK E LOT 37	0.356	15,493	SF-8.4
BLOCK E LOT 38	0.273	11,887	SF-8.4
BLOCK E LOT 39	0.263	11,475	SF-8.4
BLOCK E LOT 40	0.238	10,351	SF-8.4
BLOCK E LOT 41	0.211	9,170	SF-8.4
BLOCK E LOT 42	0.281	12,250	SF-8.4
BLOCK E LOT 43	0.271	11,802	SF-8.4
BLOCK E LOT 44	0.211	9,178	SF-8.4
BLOCK E LOT 45	0.211	9,170	SF-8.4
BLOCK E LOT 46	0.211	9,170	SF-8.4
BLOCK E LOT 47X	0.902	39,288	SF-8.4
BLOCK E LOT 48	0.366	15,928	SF-8.4
BLOCK E LOT 49	0.449	19,538	SF-8.4
BLOCK E LOT 50	0.290	12,640	SF-8.4
BLOCK E LOT 51	0.252	10,997	SF-8.4
BLOCK E LOT 52	0.225	9,800	SF-8.4
BLOCK E LOT 53	0.225	9,800	SF-8.4
BLOCK E LOT 54	0.225	9,800	SF-8.4
BLOCK E LOT 55	0.225	9,800	SF-8.4
BLOCK E LOT 56	0.225	9,800	SF-8.4
BLOCK E LOT 57	0.225	9,800	SF-8.4
BLOCK E LOT 58	0.225	9,800	SF-8.4
BLOCK E LOT 59	0.238	10,356	SF-8.4
BLOCK E LOT 60	0.242	10,525	SF-8.4
BLOCK E LOT 61	0.232	10,110	SF-8.4
BLOCK E LOT 62	0.225	9,800	SF-8.4
BLOCK E LOT 63	0.225	9,800	SF-8.4
BLOCK E LOT 64	0.225	9,800	SF-8.4
BLOCK E LOT 65	0.225	9,800	SF-8.4
BLOCK E LOT 66	0.243	10,583	SF-8.4
BLOCK E LOT 67	0.273	11,881	SF-8.4
BLOCK E LOT 68	0.325	14,170	SF-8.4
BLOCK E LOT 69	0.464	20,215	SF-8.4
BLOCK E LOT 70X	3.953	172,196	SF 7.2
BLOCK E LOT 71	0.245	10,678	SF 7.2

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	ZONING
BLOCK E LOT 72	0.193	8,395	SF 7.2
BLOCK E LOT 73	0.179	7,800	SF 7.2
BLOCK E LOT 74	0.211	9,211	SF 7.2
BLOCK E LOT 75	0.223	9,698	SF 7.2
BLOCK E LOT 76	0.189	8,231	SF 7.2
BLOCK E LOT 77	0.189	8,231	SF 7.2
BLOCK E LOT 78	0.182	7,948	SF 7.2
BLOCK E LOT 79	0.172	7,500	SF 7.2
BLOCK E LOT 80	0.172	7,500	SF 7.2
BLOCK E LOT 81	0.172	7,500	SF 7.2
BLOCK E LOT 82	0.168	7,314	SF 7.2
BLOCK E LOT 83	0.268	11,677	SF-8.4
BLOCK E LOT 84	0.260	11,305	SF-8.4
BLOCK E LOT 85	0.247	10,768	SF-8.4
BLOCK E LOT 86X	0.507	22,066	SF-8.4
BLOCK E LOT 87	0.228	9,936	SF-8.4
BLOCK E LOT 88	0.225	9,800	SF-8.4
BLOCK E LOT 89	0.225	9,800	SF-8.4
BLOCK E LOT 90	0.225	9,800	SF-8.4
BLOCK E LOT 91	0.225	9,800	SF-8.4
BLOCK E LOT 92	0.225	9,800	SF-8.4
BLOCK E LOT 93	0.239	10,421	SF-8.4
BLOCK E LOT 94	0.252	10,979	SF-8.4
BLOCK E LOT 95	0.268	11,668	SF-8.4
BLOCK E LOT 96	0.252	10,959	SF-8.4
BLOCK E LOT 97	0.239	10,395	SF-8.4
BLOCK E LOT 98	0.227	9,896	SF-8.4
BLOCK E LOT 99	0.243	10,588	SF-8.4
BLOCK E LOT 100	0.256	11,140	SF-8.4
BLOCK E LOT 101	0.248	10,822	SF-8.4
BLOCK E LOT 102	0.235	10,240	SF-8.4
BLOCK E LOT 103	0.225	9,800	SF-8.4
BLOCK E LOT 104	0.225	9,800	SF-8.4
BLOCK E LOT 105	0.241	10,500	SF-8.4
BLOCK E LOT 106	0.214	9,339	SF 7.2
BLOCK E LOT 107	0.214	9,339	SF-8.4
BLOCK E LOT 108	0.265	11,545	SF-8.4
BLOCK E LOT 109	0.476	20,715	SF-8.4
BLOCK E LOT 110X	0.307	13,388	SF-8.4
BLOCK F LOT 1	0.211	9,200	SF 6.0
BLOCK F LOT 2	0.152	6,634	SF 6.0
BLOCK F LOT 3	0.139	6,050	SF 6.0
BLOCK F LOT 4	0.147	6,388	SF 6.0
BLOCK F LOT 5	0.201	8,740	SF 6.0

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	ZONING
BLOCK F LOT 6	0.206	8,967	SF 6.0
BLOCK F LOT 7	0.173	7,531	SF 6.0
BLOCK F LOT 8	0.164	7,139	SF 6.0
BLOCK F LOT 9	0.164	7,139	SF 6.0
BLOCK F LOT 10	0.195	8,476	SF 6.0
BLOCK G LOT 1	0.191	8,328	SF 6.0
BLOCK G LOT 2	0.156	6,811	SF 6.0
BLOCK G LOT 3	0.156	6,811	SF 6.0
BLOCK G LOT 4	0.139	6,049	SF 6.0
BLOCK G LOT 5	0.156	6,817	SF 6.0
BLOCK G LOT 6	0.186	8,122	SF 6.0
BLOCK G LOT 7	0.196	8,536	MD
BLOCK G LOT 8	0.146	6,355	MD
BLOCK G LOT 9	0.139	6,065	MD
BLOCK G LOT 10	0.134	5,858	MD
BLOCK G LOT 11	0.134	5,858	MD
BLOCK G LOT 12	0.134	5,858	MD
BLOCK G LOT 13	0.164	7,135	MD
BLOCK H LOT 1	0.188	8,183	SF 6.0
BLOCK H LOT 2	0.160	6,990	SF 6.0
BLOCK H LOT 3	0.162	7,054	SF 6.0
BLOCK H LOT 4	0.162	7,050	SF 6.0
BLOCK H LOT 5	0.162	7,038	SF 6.0
BLOCK H LOT 6	0.163	7,120	SF 6.0
BLOCK H LOT 7	0.170	7,423	SF 6.0
BLOCK H LOT 8	0.191	8,300	SF 6.0
BLOCK H LOT 9	0.192	8,354	SF 6.0
BLOCK H LOT 10	0.168	7,328	SF 6.0
BLOCK H LOT 11	0.152	6,600	SF 6.0
BLOCK H LOT 12	0.146	6,362	SF 6.0
BLOCK H LOT 13	0.144	6,256	SF 6.0
BLOCK H LOT 14	0.145	6,327	SF 6.0
BLOCK H LOT 15	0.213	9,268	SF 6.0
BLOCK H LOT 16	0.242	10,552	SF 7.2
BLOCK H LOT 17	0.192	8,343	SF 7.2
BLOCK H LOT 18	0.191	8,335	SF 7.2
BLOCK H LOT 19	0.200	8,726	SF 7.2
BLOCK H LOT 20	0.207	9,016	SF 7.2
BLOCK H LOT 21	0.196	8,556	SF 7.2
BLOCK H LOT 22	0.189	8,227	SF 7.2
BLOCK H LOT 23	0.202	8,779	SF 7.2
BLOCK H LOT 24	0.202	8,786	SF 7.2
BLOCK H LOT 25	0.201	8,751	SF 7.2
BLOCK H LOT 26	0.199	8,680	SF 7.2

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	ZONING
BLOCK H LOT 27	0.212	9,251	SF 7.2
BLOCK I LOT 1X	0.682	29,728	SF 6.0
BLOCK I LOT 2	0.149	6,474	SF 6.0
BLOCK I LOT 3	0.149	6,474	SF 6.0
BLOCK I LOT 4	0.149	6,474	SF 6.0
BLOCK I LOT 5	0.149	6,474	SF 6.0
BLOCK I LOT 6	0.149	6,474	SF 6.0
BLOCK I LOT 7	0.149	6,474	SF 6.0
BLOCK I LOT 8	0.149	6,474	SF 6.0
BLOCK I LOT 9	0.149	6,474	SF 6.0
BLOCK I LOT 10	0.149	6,474	SF 6.0
BLOCK I LOT 11	0.149	6,474	SF 6.0
BLOCK I LOT 12	0.149	6,474	SF 6.0
BLOCK I LOT 13	0.149	6,479	SF 6.0
BLOCK I LOT 14	0.149	6,479	SF 6.0
BLOCK I LOT 15	0.148	6,460	SF 6.0
BLOCK I LOT 16	0.143	6,244	SF 6.0
BLOCK I LOT 17	0.143	6,244	SF 6.0
BLOCK J LOT 1	0.264	11,485	SF 7.2
BLOCK J LOT 2	0.197	8,582	SF 7.2
BLOCK J LOT 3	0.196	8,551	SF 7.2
BLOCK J LOT 4	0.196	8,554	SF 7.2
BLOCK J LOT 5	0.196	8,551	SF 7.2
BLOCK J LOT 6	0.197	8,569	SF 7.2
BLOCK J LOT 7	0.189	8,213	SF 7.2
BLOCK J LOT 8	0.200	8,691	SF 7.2
BLOCK J LOT 9	0.200	8,731	SF 7.2
BLOCK J LOT 10	0.202	8,790	SF 7.2
BLOCK J LOT 11	0.224	9,750	SF 7.2
BLOCK J LOT 12	0.241	10,515	SF 7.2
BLOCK J LOT 13	0.222	9,686	SF 7.2
BLOCK J LOT 14	0.213	9,282	SF 7.2
BLOCK J LOT 15	0.188	8,179	SF 7.2
BLOCK J LOT 16	0.191	8,330	SF 7.2
BLOCK J LOT 17	0.191	8,330	SF 7.2
BLOCK J LOT 18	0.191	8,330	SF 7.2
BLOCK J LOT 19	0.191	8,330	SF 7.2
BLOCK J LOT 20	0.199	8,671	SF 7.2
BLOCK J LOT 21	0.263	11,466	SF 7.2
BLOCK K LOT 1	0.339	14,750	SF 7.2
BLOCK K LOT 2	0.203	8,827	SF 7.2
BLOCK K LOT 3	0.196	8,544	SF 7.2
BLOCK K LOT 4	0.196	8,556	SF 7.2
BLOCK K LOT 5	0.196	8,540	SF 7.2

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	ZONING
BLOCK K LOT 6	0.198	8,625	SF 7.2
BLOCK K LOT 7	0.235	10,240	SF 7.2
BLOCK K LOT 8	0.240	10,457	SF 7.2
BLOCK K LOT 9	0.262	11,407	SF-8.4
BLOCK K LOT 10	0.233	10,152	SF-8.4
BLOCK K LOT 11	0.193	8,404	SF 7.2
BLOCK K LOT 12	0.185	8,063	SF 7.2
BLOCK K LOT 13	0.185	8,079	SF 7.2
BLOCK K LOT 14	0.151	6,594	SF 6.0
BLOCK K LOT 15	0.165	7,209	SF 6.0
BLOCK K LOT 16	0.258	11,245	MD
BLOCK L LOT 1	0.267	11,638	SF 7.2
BLOCK L LOT 2	0.209	9,097	SF 7.2
BLOCK L LOT 3	0.210	9,151	SF 7.2
BLOCK L LOT 4	0.200	8,721	SF 7.2
BLOCK L LOT 5X	3.133	136,462	SF 6.0
BLOCK L LOT 6	0.160	6,960	SF 6.0
BLOCK L LOT 7	0.156	6,805	SF 6.0
BLOCK L LOT 8	0.155	6,732	SF 6.0
BLOCK L LOT 9	0.153	6,662	SF 6.0
BLOCK L LOT 10	0.155	6,754	SF 6.0
BLOCK L LOT 11	0.154	6,688	SF 6.0
BLOCK L LOT 12	0.216	9,413	SF 6.0
BLOCK M LOT 1X	1.333	58,064	SF 6.0
BLOCK M LOT 2	0.146	6,343	SF 6.0
BLOCK M LOT 3	0.144	6,269	SF 6.0
BLOCK M LOT 4	0.143	6,245	SF 6.0
BLOCK M LOT 5	0.154	6,704	SF 6.0
BLOCK M LOT 6	0.154	6,704	SF 6.0
BLOCK M LOT 7	0.154	6,704	SF 6.0
BLOCK M LOT 8	0.154	6,704	SF 6.0
BLOCK M LOT 9	0.154	6,704	SF 6.0
BLOCK M LOT 10	0.154	6,704	SF 6.0
BLOCK M LOT 11	0.154	6,704	SF 6.0
BLOCK M LOT 12	0.154	6,701	SF 6.0
BLOCK M LOT 13	0.148	6,452	SF 6.0
BLOCK M LOT 14	0.151	6,572	SF 6.0
BLOCK M LOT 15	0.151	6,572	SF 6.0
BLOCK M LOT 16	0.151	6,572	SF 6.0
BLOCK M LOT 17	0.146	6,351	SF 6.0
BLOCK N LOT 1	0.199	8,682	SF 6.0
BLOCK N LOT 2	0.158	6,893	SF 6.0
BLOCK N LOT 3	0.158	6,893	SF 6.0
BLOCK N LOT 4	0.158	6,891	SF 6.0

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	ZONING
BLOCK N LOT 5	0.158	6,890	SF 6.0
BLOCK N LOT 6	0.173	7,542	SF 6.0
BLOCK N LOT 7X	0.056	2,421	SF 6.0
BLOCK N LOT 8	0.159	6,934	SF 6.0
BLOCK N LOT 9	0.152	6,605	SF 6.0
BLOCK N LOT 10	0.152	6,605	SF 6.0
BLOCK N LOT 11	0.152	6,605	SF 6.0
BLOCK N LOT 12	0.152	6,605	SF 6.0
BLOCK N LOT 13	0.152	6,605	SF 6.0
BLOCK N LOT 14	0.198	8,622	SF 6.0
BLOCK O LOT 1	0.400	17,403	SF 7.2
BLOCK O LOT 2	0.211	9,184	SF 7.2
BLOCK O LOT 3	0.203	8,861	SF 7.2
BLOCK O LOT 4	0.196	8,538	SF 7.2
BLOCK O LOT 5	0.189	8,216	SF 7.2
BLOCK O LOT 6	0.188	8,205	SF 7.2
BLOCK O LOT 7	0.181	7,868	SF 7.2
BLOCK O LOT 8	0.177	7,711	SF 7.2
BLOCK O LOT 9	0.171	7,454	SF 7.2
BLOCK O LOT 10	0.172	7,490	SF 7.2
BLOCK O LOT 11	0.169	7,347	SF 7.2
BLOCK O LOT 12X	0.269	11,699	SF 6.0
BLOCK O LOT 13	0.146	6,362	SF 6.0
BLOCK O LOT 14	0.147	6,403	SF 6.0
BLOCK O LOT 15	0.143	6,242	SF 6.0
BLOCK O LOT 16	0.141	6,135	SF 6.0
BLOCK O LOT 17	0.142	6,164	SF 6.0
BLOCK O LOT 18	0.142	6,192	SF 6.0
BLOCK O LOT 19	0.153	6,677	SF 6.0
BLOCK O LOT 20	0.158	6,873	SF 6.0
BLOCK O LOT 21	0.162	7,070	SF 6.0
BLOCK O LOT 22	0.167	7,266	SF 6.0
BLOCK O LOT 23	0.171	7,462	SF 6.0
BLOCK O LOT 24	0.166	7,220	SF 6.0
BLOCK O LOT 25	0.298	12,974	SF 6.0
BLOCK P LOT 1X	0.280	12,218	SF 6.0
BLOCK P LOT 2	0.148	6,461	SF 6.0
BLOCK P LOT 3	0.157	6,836	SF 6.0
BLOCK P LOT 4	0.166	7,226	SF 6.0
BLOCK P LOT 5	0.179	7,813	SF 6.0
BLOCK P LOT 6	0.186	8,094	SF 6.0
BLOCK P LOT 7	0.200	8,715	SF 6.0
BLOCK P LOT 8	0.255	11,122	SF 6.0
BLOCK P LOT 9	0.287	12,513	SF 7.2

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	ZONING
BLOCK P LOT 10	0.225	9,815	SF 7.2
BLOCK P LOT 11	0.219	9,557	SF 7.2
BLOCK P LOT 12	0.204	8,885	SF 7.2
BLOCK P LOT 13	0.183	7,967	SF 7.2
BLOCK P LOT 14	0.168	7,328	SF 7.2
BLOCK Q LOT 1X	0.134	5,830	SF 6.0
BLOCK Q LOT 2	0.144	6,291	SF 6.0
BLOCK Q LOT 3	0.144	6,289	SF 6.0
BLOCK Q LOT 4	0.144	6,289	SF 6.0
BLOCK Q LOT 5	0.144	6,289	SF 6.0
BLOCK Q LOT 6	0.144	6,288	SF 6.0
BLOCK Q LOT 7	0.144	6,288	SF 6.0
BLOCK Q LOT 8	0.144	6,288	SF 6.0
BLOCK Q LOT 9	0.145	6,303	SF 6.0
BLOCK Q LOT 10	0.146	6,345	SF 6.0
BLOCK Q LOT 11	0.198	8,611	SF 6.0
BLOCK Q LOT 12X	0.867	37,753	SF 6.0
BLOCK Q LOT 13	0.157	6,854	SF 6.0
BLOCK Q LOT 14	0.143	6,222	SF 6.0
BLOCK Q LOT 15	0.144	6,251	SF 6.0
BLOCK Q LOT 16	0.144	6,251	SF 6.0
BLOCK Q LOT 17	0.144	6,251	SF 6.0
BLOCK Q LOT 18	0.144	6,251	SF 6.0
BLOCK Q LOT 19	0.144	6,251	SF 6.0
BLOCK Q LOT 20	0.144	6,251	SF 6.0
BLOCK Q LOT 21	0.144	6,251	SF 6.0
BLOCK Q LOT 22	0.156	6,807	SF 6.0
BLOCK R LOT 1X	0.967	42,106	SF 6.0
BLOCK R LOT 2	0.145	6,319	SF 6.0
BLOCK R LOT 3	0.145	6,319	SF 6.0
BLOCK R LOT 4	0.145	6,319	SF 6.0
BLOCK R LOT 5	0.145	6,319	SF 6.0
BLOCK R LOT 6	0.145	6,319	SF 6.0
BLOCK R LOT 7	0.145	6,319	SF 6.0
BLOCK R LOT 8	0.145	6,319	SF 6.0
BLOCK R LOT 9	0.143	6,244	SF 6.0
BLOCK R LOT 10	0.139	6,050	SF 6.0
BLOCK R LOT 11	0.139	6,050	SF 6.0
BLOCK R LOT 12	0.139	6,050	SF 6.0
BLOCK R LOT 13	0.139	6,050	SF 6.0
BLOCK S LOT 1	0.201	8,760	SF 6.0
BLOCK S LOT 2	0.143	6,245	SF 6.0
BLOCK S LOT 3	0.143	6,250	SF 6.0
BLOCK S LOT 4	0.143	6,250	SF 6.0

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	ZONING
BLOCK S LOT 5	0.143	6,250	SF 6.0
BLOCK S LOT 6	0.143	6,249	SF 6.0
BLOCK S LOT 7	0.143	6,249	SF 6.0
BLOCK S LOT 8	0.143	6,249	SF 6.0
BLOCK S LOT 9	0.143	6,249	SF 6.0
BLOCK S LOT 10	0.161	7,004	SF 6.0
BLOCK S LOT 11X	0.359	15,627	SF 6.0
BLOCK S LOT 12	0.178	7,747	SF 7.2
BLOCK S LOT 13	0.180	7,822	SF 7.2
BLOCK S LOT 14	0.191	8,318	SF 7.2
BLOCK S LOT 15	0.195	8,513	SF 7.2
BLOCK S LOT 16	0.185	8,072	SF 7.2
BLOCK S LOT 17	0.215	9,372	SF 7.2
BLOCK S LOT 18	0.221	9,622	SF 7.2
BLOCK S LOT 19	0.191	8,321	SF 7.2
BLOCK S LOT 20	0.198	8,615	SF 7.2
BLOCK S LOT 21	0.211	9,171	SF 7.2
BLOCK S LOT 22	0.210	9,162	SF 7.2
BLOCK S LOT 23	0.139	6,067	SF 6.0
BLOCK S LOT 24	0.142	6,203	SF 6.0
BLOCK S LOT 25	0.142	6,203	SF 6.0
BLOCK S LOT 26	0.142	6,203	SF 6.0
BLOCK S LOT 27	0.142	6,203	SF 6.0
BLOCK S LOT 28	0.142	6,203	SF 6.0
BLOCK S LOT 29	0.141	6,154	SF 6.0
BLOCK S LOT 30	0.140	6,077	SF 6.0
BLOCK S LOT 31	0.142	6,186	SF 6.0
BLOCK S LOT 32	0.147	6,384	SF 6.0
BLOCK S LOT 33	0.200	8,732	SF 6.0
BLOCK T LOT 1	0.182	7,926	SF 6.0
BLOCK T LOT 2	0.139	6,050	SF 6.0
BLOCK T LOT 3	0.139	6,050	SF 6.0
BLOCK T LOT 4	0.139	6,050	SF 6.0
BLOCK T LOT 5	0.141	6,163	SF 6.0
BLOCK T LOT 6	0.143	6,221	SF 6.0
BLOCK T LOT 7	0.143	6,216	SF 6.0
BLOCK T LOT 8	0.143	6,217	SF 6.0
BLOCK T LOT 9	0.143	6,219	SF 6.0
BLOCK T LOT 10	0.143	6,239	SF 6.0
BLOCK T LOT 11	0.148	6,451	SF 6.0
BLOCK T LOT 12	0.159	6,923	SF 6.0
BLOCK T LOT 13X	0.408	17,782	SF 6.0
BLOCK T LOT 14	0.198	8,634	SF 7.2
BLOCK T LOT 15	0.196	8,549	SF 7.2

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	ZONING
BLOCK T LOT 16	0.182	7,918	SF 7.2
BLOCK T LOT 17	0.229	9,954	SF 7.2
BLOCK T LOT 18	0.222	9,670	SF 7.2
BLOCK T LOT 19	0.209	9,121	SF 7.2
BLOCK T LOT 20	0.207	9,019	SF 7.2
BLOCK T LOT 21	0.194	8,

OWNERS' CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF ANNA §

WHEREAS PH LAND HOLDINGS, LLC (an undivided 53.498% interest), SH DEV LIBERTY HILLS ANNA, LLC (an undivided 25.456% interest), and LH RESIDENTIAL DEVELOPMENT, LLC (an undivided 21.046% interest), are the sole owners of a tract of land situated in the Henry Smith Survey, Abstract No. 822 and the Honas Whitaker Survey, Abstract No. 981, City of Anna, Collin County, Texas, and being a portion of a called 139.983 acre tract of land described in, a Special Warranty Deed to PH Land Holdings, LLC, (an undivided 53.498% interest), recorded in Instrument No. 2024000150141, a Special warranty Deed to SH Dev Liberty Hills Anna, LLC, (an undivided 25.456% interest), recorded in Instrument No. 2024000151576, and a Special Warranty Deed to LH Residential Development, LLC (an undivided 21.046% interest), recorded in Instrument No. 2024000160359, all of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the intersection of County Road 370, an apparent public use right of way, no record found, with County Road 368, an apparent public use right of way, no record found, same being the southwest corner of said 139.983-acre tract, and the northwest corner of a tract of land, described in a deed to Sheikh M. Alam, as recorded in Volume 4335, Page 955 of the Land Records of Collin County, Texas;

THENCE North 01°13'07" West, along a westerly line of said 139.983-acre tract and generally along said County Road 368, a distance of 2,021.45 feet to a 1/2-inch iron rod found for the northeast corner of a tract of land, described in a deed to Jamie Slater Paxton, et al, as recorded in Instrument No. 20181222100154750 of the Official Public Records of Collin County, Texas;

THENCE South 80°49'43" West, along a southerly line of said 139.983-acre tract and the north line of said Paxton tract, a distance of 212.77 feet to a 3/4-inch iron rod found for the northwest corner of said Paxton tract and the northeast corner of a tract of land, described in a deed to Brian Previaty, as recorded in Instrument No. 20220426000665550 of the Official Public Records of Collin County, Texas;

THENCE South 81°00'36" West, continuing along a southerly line of said 139.983-acre tract and along the north line of said Previaty tract, a distance of 212.21 feet to a 3/4-inch iron rod found for the northwest corner of said Previaty tract and the northeast corner of a tract of land, described in a deed to Patrick and Cathy Malone, as recorded in Instrument No. 20180405000421810 of the Official Public Records of Collin County, Texas;

THENCE South 79°47'15" West, continuing along a southerly line of said 139.983-acre tract and along the north line of said Malone tract, a distance of 215.44 feet to a 3/4-inch iron rod found for the northwest corner of said Malone tract and the northeast corner of a tract of land, described in a deed to Bill L. Miller, et ux, as recorded in County Clerk's File No. 97-0050914 of the Land Records of Collin County, Texas;

THENCE South 79°47'48" West, continuing along a southerly line of said 139.983-acre tract and along the north line of said Miller, Sr., tract, a distance of 211.79 feet to a 2-inch iron pipe found in concrete for the northwest corner of said Miller, Sr., tract and the northeast corner of a tract of land, described in a deed to Ronald R. Brown II, et al, as recorded in Instrument No. 20160307000268360 of the Official Public Records of Collin County, Texas;

THENCE South 80°49'08" West, continuing along a southerly line of said 139.983-acre tract and along the north line of said Brown II, tract, a distance of 220.18 feet to a 3/4-inch smooth iron rod found for a southwest corner of said 139.983-acre tract and the northwest corner of said Brown II, tract, same being on the east line of a tract of land, described in a deed to the Jerry & Gail Purkapile Revocable Trust, as recorded in Instrument No. 20150409000396420 of the Official Public Records of Collin County, Texas;

THENCE North 00°47'59" West, along a westerly line of said 139.983-acre tract and the east line of said Jerry & Gail Purkapile Revocable Trust tract, a distance of 95.58 feet to a 3/4-inch smooth iron rod found for the northeast corner of said Jerry & Gail Purkapile Revocable Trust tract and the southeast corner of a tract of land, described in a deed to Christopher Scott Cooper, et ux, as recorded in Instrument No. 20151015001306200 of the Official Public Records of Collin County, Texas;

THENCE North 00°53'28" East, continuing along a westerly line of said Tract One 139.983-acre tract and along the east line of said Cooper tract, a distance of 242.29 feet to a 3/4-inch smooth iron rod found for the northeast corner of said Cooper tract and the southeast corner of a tract of land, described in a deed to Jayme & Todd R. Hawthorne, as recorded in Volume 5697, Page 1310 of the Land Records of Collin County, Texas;

THENCE North 01°07'11" East, continuing along a westerly line of said 139.983-acre tract and along the east line of said Hawthorne tract, passing the northeast corner of said Hawthorne tract and the southeast corner of a tract of land, described in a deed to Michael and Jamie May, as recorded in County Clerk's File No. 94-0027890 of the Land Records of Collin County, Texas, continuing along the easterly line of said May tract, a total distance of 264.57 feet to a 1/2-inch iron rod with a plastic cap, stamped "RPLS 6578" found for corner;

THENCE North 01°48'05" East, continuing along a westerly line of said 139.983-acre tract and the east line of said May tract, a distance of 76.54 feet to a 1/2-inch iron rod with a plastic cap, stamped "RPLS 6578" found for corner;

THENCE North 02°27'54" East, continuing along a westerly line of said 139.983-acre tract and the east line of said May tract, a distance of 99.20 feet to a 1/2-inch iron rod with a plastic cap, stamped "RPLS 6578" found for the northeast corner of said May tract, common to an angle point in the westerly line of said 139.983-acre tract;

THENCE North 89°45'34" East, continuing along the westerly line of said 139.983-acre tract, a distance of 339.45 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE North 17°53'59" East, continuing along the westerly line of said 139.983-acre tract, a distance of 452.04 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE North 28°38'55" West, continuing along the westerly line of said 139.983-acre tract, a distance of 272.83 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE North 20°05'05" East, continuing along the westerly line of said 139.983-acre tract, a distance of 311.17 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE North 55°59'25" West, continuing along the westerly line of said 139.983-acre tract, a distance of 162.63 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set on the easterly line of a called 179.55-acre tract of land, described in a Warranty Deed to Grayson-Collin Recreational Association, Inc., as recorded in Volume 705, Page 90 of the Land Records of Collin County, Texas;

THENCE North 22°16'10" West, continuing along the westerly line of said 139.983-acre tract and along the easterly line of said 179.55-acre tract, a distance of 763.64 feet to a 1.5-inch iron pipe found for corner;

THENCE North 12°31'05" West, continuing along the easterly line of said 179.55-acre tract and the westerly line of said 139.983-acre tract, a distance of 690.45 feet to a 1-inch iron pipe found for corner;

THENCE North 35°44'24" East, continuing along the easterly line of said 179.55-acre tract and the westerly line of said 139.983-acre tract, a distance of 668.86 feet to a 1/2-inch iron rod found for corner;

THENCE North 03°11'58" East, continuing along the easterly line of said 179.55-acre tract and the westerly line of said 139.983-acre tract, a distance of 278.60 feet to a 1/2-inch iron rod found for westerly, southwest corner of a called 7.493-acre tract of land, described in a deed to Grayson-Collin Recreational Association, Inc., as recorded in Volume 738, Page 342 of the Land Records of Collin County, Texas;

THENCE South 60°30'30" East, along a southwesterly line of said 7.493-acre tract and a northerly line of said 139.983-acre tract, a distance of 753.11 feet to a 1-inch iron pipe found for corner;

THENCE South 38°05'22" East, continuing along a southwesterly line of said 7.493-acre tract and a northerly line of said 139.983-acre tract, a distance of 416.71 feet to a 1/2-inch iron rod found for corner;

THENCE South 20°05'14" East, continuing along a southwesterly line of said 7.493-acre tract and a northerly line of said 139.983-acre tract, a distance of 393.31 feet to a 1-inch iron pipe found for southerly, southwest corner of said 7.493-acre tract;

THENCE North 64°28'26" East, along a southerly line of said 7.493-acre tract and a northerly line of said 139.983-acre tract, a distance of 48.15 feet to a 1/2-inch iron rod found for corner;

THENCE North 71°32'49" East, continuing along a southerly line of said 7.493-acre tract and a northerly line of said 139.983-acre tract, a distance of 175.46 feet to a 1/2-inch iron rod with a plastic cap, stamped "RPLS 6578" found for the southeast corner of said 7.493-acre tract and a southwest corner of aforesaid 179.55-acre tract;

THENCE North 68°39'59" East along a southerly line of said 179.55-acre tract and a northerly line of said 139.983-acre tract, a distance of 279.46 feet to a 1/2-inch iron rod found for corner;

THENCE South 63°54'41" East, departing the southerly line of said 179.55-acre tract and continuing along a northerly line of said 139.983-acre tract, a distance of 114.36 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the northeast corner of said 139.983 acre tract;

THENCE South 26°05'19" West, along the easterly line of said 139.983-acre tract, a distance of 422.80 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the beginning of a tangent curve to the left with a radius of 795.00 feet, a central angle of 74°57'53", and a chord bearing and distance of South 11°23'38" East, 967.55 feet;

THENCE in a southerly direction, continuing along the easterly line of said 139.983-acre tract, with said tangent curve to the left, an arc distance of 1,040.17 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE South 42°16'53" West, continuing along the easterly line of said 139.983-acre tract, a distance of 183.16 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the beginning of a tangent curve to the left with a radius of 995.00 feet, a central angle of 63°14'10", and a chord bearing and distance of South 10°39'48" West, 1,043.26 feet;

THENCE in a southerly direction, continuing along the easterly line of said 139.983-acre tract, with said tangent curve to the left, an arc distance of 1,098.16 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE South 20°57'17" East, continuing along the easterly line of said 139.983-acre tract, a distance of 263.09 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the beginning of a tangent curve to the right with a radius of 1,005.00 feet, a central angle of 67°44'16", and a chord bearing and distance of South 12°54'51" West, 1,120.16 feet;

THENCE in a southerly direction, continuing along the easterly line of said 139.983-acre tract, with said tangent curve to the right, an arc distance of 1,188.16 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE South 46°46'59" West, continuing along the easterly line of said 139.983-acre tract, a distance of 99.91 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the beginning of a tangent curve to the left with a radius of 845.00 feet, a central angle of 48°00'06", and a chord bearing and distance of South 22°46'56" West, 687.41 feet;

THENCE in a southerly direction, continuing along the easterly line of said 139.983-acre tract, with said tangent curve to the left, an arc distance of 707.93 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE South 01°13'07" East, continuing along the easterly line of said 139.983-acre tract, a distance of 200.49 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE North 88°46'53" East, continuing along the easterly line of said 139.983-acre tract, a distance of 45.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE South 01°16'41" East, continuing along the easterly line of said 139.983-acre tract, a distance of 287.55 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set in aforesaid County Road 370, for the southeast corner of said 139.983 acre tract, same being the northerly line of aforesaid Sheikh M. Alam tract;

THENCE South 88°36'37" West, along the southerly line of said 139.983-acre tract, the north line of said Alam tract and generally along the centerline of said County Road 370, a distance of 105.16 feet to the **POINT OF BEGINNING** and containing 139.983 acres (6,097,664 square feet) of land, more or less.

VAM EASEMENTS:

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

EXHIBIT A

OWNER'S CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

WITNESS, my hand at _____, _____, this the _____ day of _____, 20_____.

PH LAND HOLDINGS, LLC.

By: _____

_____
(Print Name and 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 Q Seminole Anna Town Center, L.P., 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 _____, 20_____.

_____
Notary Public in and for the State of Texas

_____
Printed Name

_____
My Commission Expires

WITNESS, my hand at _____, _____, this the _____ day of _____, 20_____.

SH DEV LIBERTY HILLS ANNA, LLC.

By: _____

_____
(Print Name and 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 Q Seminole Anna Town Center, L.P., 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 _____, 20_____.

_____
Notary Public in and for the State of Texas

_____
Printed Name

_____
My Commission Expires

WITNESS, my hand at _____, _____, this the _____ day of _____, 20_____.

LH RESIDENTIAL DEVELOPMENT, LLC.

By: _____

_____
(Print Name and 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 Q Seminole Anna Town Center, L.P., 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 _____, 20_____.

_____
Notary Public in and for the State of Texas

_____
Printed Name

_____
My Commission Expires

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this subdivision is true and correct; was prepared from an actual and accurate survey of the land, according to the standards of practice of the Texas Board of Professional Surveyors; and that all previously existing property monuments are sufficiently described on this document as found and all set monuments meets or exceeds the requirements of Section 137.87, The State of Texas, Texas Engineering and Land Surveying Practice Acts and Rules concerning Practice and Licensure.

_____
Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, Texas 75034
Phone 972-335-3580

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

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 Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025.

_____
Notary Public, State of Texas

My Commission Expires: _____

CERTIFICATE OF APPROVAL

APPROVED on this the _____day of _____, 20____, by the Planning & Zoning Commission, City of Anna, Texas.

_____
Planning & Zoning Commission Chair

_____
Director of Development Services

PP 25-0008
PRELIMINARY PLAT
LIBERTY HILLS, PHASES 1 AND 2
33 RESIDENTIAL LOTS - MD
215 RESIDENTIAL LOTS - SF 6.0
147 RESIDENTIAL LOTS - SF 7.2
59 RESIDENTIAL LOTS - SF 8.4
24 HOA LOTS

139.983 ACRES
OUT OF THE
HENRY SMITH SURVEY,
ABSTRACT NO. 822 &
JONAS WHITAKER SURVEY,
ABSTRACT NO. 981
CITY OF ANNA, COLLIN COUNTY, TEXAS
APRIL 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.
N/A	JCC	KHA	APRIL 2025	061315006	9 OF 9

APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
Ph: (972) 731-3814
Contact: Thomas G. Coppin, P.E.

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
Ph: (972) 335-3580
Contact: Michael Marx, RPLS

OWNER:
PH Land Holdings, LLC
3200 Southwest Freeway, Suite 2800,
Houston, Texas 77027
Ph: (972) 629-3881
Contact: Kyle Kooda

OWNER:
LH Residential Development, LLC
15455 Dallas Parkway, Suite 1000,
Addison, Texas 75001

OWNER:
SH Dev Liberty Hills Anna, LLC
2400 Dallas Parkway, Suite 460,
Plano, Texas 75093

DWG NAME: K:\FRI_SURVEY\061315006-LIBERTY HILLS-PERRY HOMES - ANNA\DWG\061315006 LIBERTY HILLS PHASES 1 AND 2 PP.DWG PLOTTED BY DUNN, STACY 4/23/2025 3:29 PM LAST SAVED 4/23/2025 3:28 PM

Kimley»Horn

Planning & Zoning Commission and City Council
City of Anna
120 W. 7th Street
Anna, Texas 75409

Re: Waiver Request – Liberty Hills Phases 1 & 2 Preliminary Plat

Commission and Council Members:

As the applicant, I have submitted the preliminary plat on behalf of my client, Perry Homes, for consideration by the City of Anna Planning & Zoning Commission and City Council at upcoming hearings. I respectfully request that the Liberty Hills Phases 1 and 2 preliminary plat be approved with a waiver to the following requirement:

- **9.02.081 (p) Minimum length of cul-de-sac streets**. A cul-de-sac street shall be a minimum of 400 feet.

I am requesting that this requirement be modified to allow the use of shorter cul-de-sacs. This waiver is requested for the following reasons:

A. Due to the unique shape and configuration of our property, the cul-de-sacs allow us to access and utilize the available property for development.

B. The topographic constraints of the property, as well as limitations placed on our development by the adjacent Hurricane Creek golf course require a land planning solution that places detention basins and open spaces at historical outfall locations and necessitates the need for shorter cul-de-sacs to access and develop the remaining portions of the property.

C. The proposed cul-de-sac lengths are consistent with the proposed concept plan for the Liberty Hills project.

D. The proposed cul-de-sac lengths are consistent with cul-de-sacs currently in use in adjacent developments within the City of Anna (Hurricane Creek Subdivision) which are also shorter than 400'.

I appreciate your consideration of this waiver request and approval of the preliminary plat.

Sincerely:
KIMLEY-HORN AND ASSOCIATES, INC.

Thomas G. Coppin, P.E.

Item No. 16.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 5/5/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:
Conduct a Public Hearing/Consider/Discuss/Action on a Resolution regarding Surdukan City, Block A, Lot 1, Development Plat (DP 25-0002)
Owner: David and Karen Surdukan

SUMMARY:
One residential lot located on 13.5± acres, 460± feet east of County Road 480, 1,500± feet north of W. Houston Street (FM 2862). Located in the ETJ.

The applicant is requesting a waiver from:

Sec. 9.02.081(c) Adequacy of Streets and Thoroughfares -
(1) Responsibility for the adequacy of streets and thoroughfares.
The property owner shall ensure that the subdivision is served by adequate streets and thoroughfares, and shall be responsible for the costs of rights-of-way and street improvements, in accordance with the following policies and standards, and subject to the City's cost participation policies on oversized facilities.

Sec. 9.02.081(c)(6) Street Dedications -
(A) Dedication of Right-of-Way
The developer shall dedicate all rights-of-way required for existing or future streets, and for all required street improvements, including perimeter streets and approach streets, as shown in the comprehensive plan and as required by the design standards or by other valid development plans approved by City Council.

Sec. 9.02.081(o) Maximum and Minimum Length of Block or Street Segments -
The maximum length of any block or street segment, including a looped street, shall be 1,200 feet and the minimum length of any block or street segment shall be 400 feet, as measured along the street centerline and between the point(s) of intersection with other through streets. A cul-de-sac or dead-end street shall not be considered a through street. The block length is not measured along the side of a block that does not include the front of any lot.

Sec. 9.02.087(b) Lots -
(b) Minimum frontage on a public street. Each lot on a subdivision plat shall front onto a dedicated, improved public street, unless platted as an approved private street subdivision in accordance with these subdivision regulations. All lots shall have a minimum of 40 feet of frontage along the property line of a dedicated, improved street unless other provisions have been authorized under article 9.04 or an approved planned development district.

STAFF RECOMMENDATION:

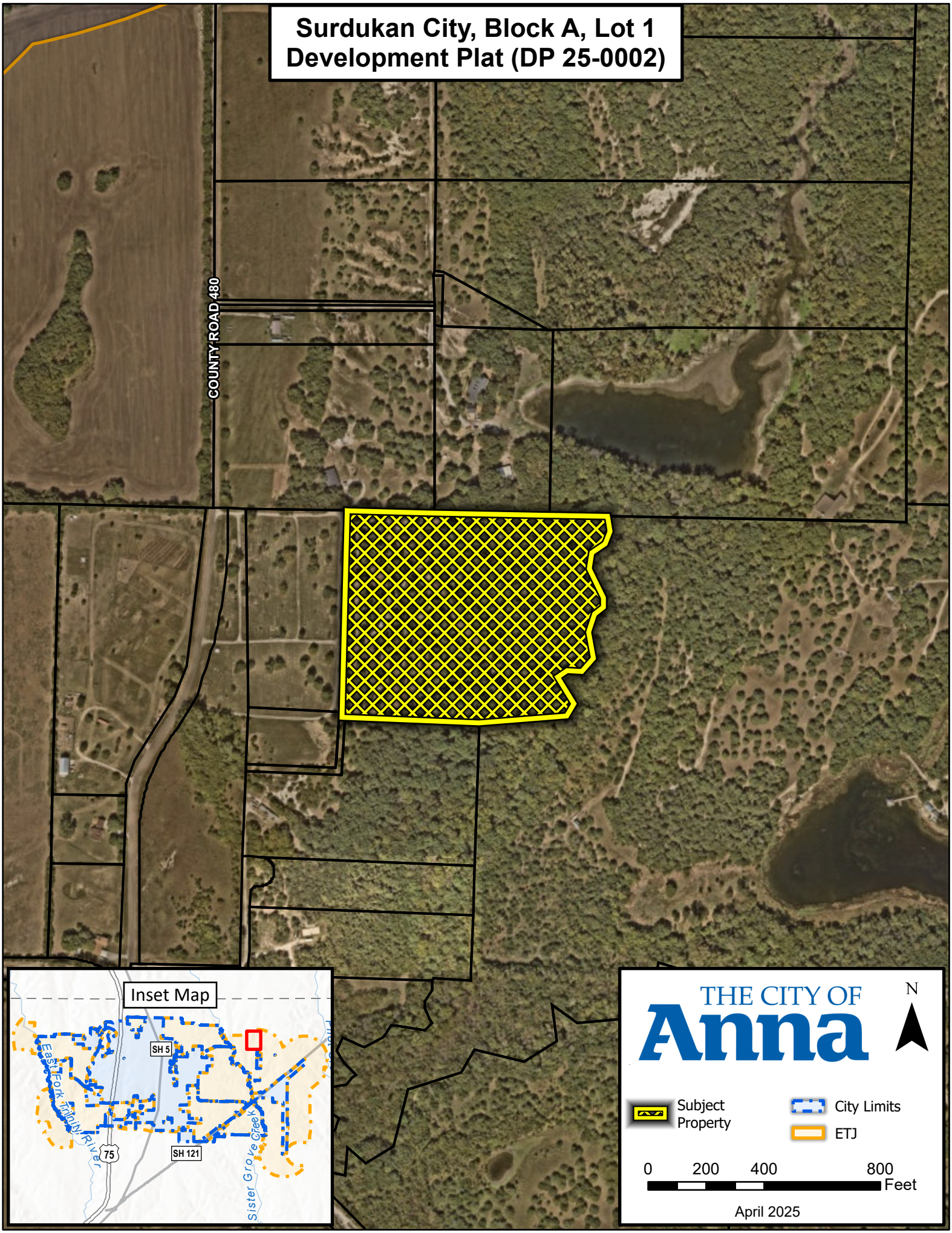
Staff recommends denial of the requested waivers due to the number of buildings on the property and lack of access to them.

Staff recommends denial of the plat as it is in violation of Sec. 9.02.087(b), Sec. 9.02.081(c)(1), Sec. 9.02.081(c)(6), and Sec. 9.02.081(o).

ATTACHMENTS:

1. Locator Map - Surdukan City, Block A, Lot 1, Development Plat (DP 25-0002)
2. Resolution - Surdukan City, Block A, Lot 1, Development Plat (DP 25-0002)
3. Exhibit A - Surdukan City, Block A, Lot 1, Development Plat (DP 25-0002)
4. Waiver Request - Surdukan City, Block A, Lot 1, Development Plat (DP 25-0002)

Surdukan City, Block A, Lot 1
Development Plat (DP 25-0002)



CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS DENYING SURDUKAN CITY, BLOCK A, LOT 1, DEVELOPMENT PLAT (DP 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 of the Anna City Code of Ordinances; and

WHEREAS, David and Karen Surdukan have submitted an application for the approval of Surdukan City, Block A, Lot 1, Development Plat; and

WHEREAS, the applicant requests a waiver from Article 9.02 (Subdivision Regulations) regarding the Adequacy of Streets and Thoroughfares, Street Dedications, and Maximum and Minimum Length of Block or Street Segments; and

WHEREAS, at their May 5, 2025 meeting, the Planning & Zoning Commission provided City Council a recommendation for denial based on violations of § 9.02.081 & § 9.02.087 of the Subdivision Regulations; and

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

Section 1. Recitals Incorporated

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

Section 2. Basis for Denial

The application is denied based on the conclusion that the Applicant is not dedicating right-of-way, is not improving the existing access easement to city standards, the Property is on a street that exceeds the maximum block length, does not have frontage along a public street, and the Applicant has not provided proof of adequate wastewater service, this application does not comply with § 9.02.081 & § 9.02.087 of the Subdivision Regulations, specifically the following subsections:

§ 9.02.081 Streets

(c) Adequacy of streets and thoroughfares

(1) Responsibility for adequacy of streets and thoroughfares. The property owner shall ensure that the subdivision is served by adequate streets and thoroughfares, and shall be responsible for the costs of rights-of-way and street improvements, in accordance with the following policies and standards, and subject to the city's cost participation policies on oversized facilities.

(6) Street dedications.

(A) Dedication of right-of-way. The developer shall dedicate all rights-of-way required for existing or future streets, and for all required street improvements, including perimeter streets and approach streets, as shown in the comprehensive plan and as required by the design standards or by other valid development plans approved by city council.

(o) Maximum and minimum length of block or street segments. The maximum length of any block or street segment, including a looped street, shall be 1,200 feet and the minimum length of any block or street segment shall be 400 feet, as measured along the street centerline and between the point(s) of intersection with other through streets. A cul-de-sac or dead-end street shall not be considered a through street. The block length is not measured along the side of a block that does not include the front of any lot.

§ 9.02.087 Lots

(b) Minimum frontage on a public street. Each lot on a subdivision plat shall front onto a dedicated, improved public street, unless platted as an approved private street subdivision in accordance with these subdivision regulations. All lots shall have a minimum of 40 feet of frontage along the property line of a dedicated, improved street unless other provisions have been authorized under article 9.04 or an approved planned development district.

Section 4. Denial of Final Plat.

The City Council hereby denies the application for Surdukan City, Block A, Lot 1, Development Plat.

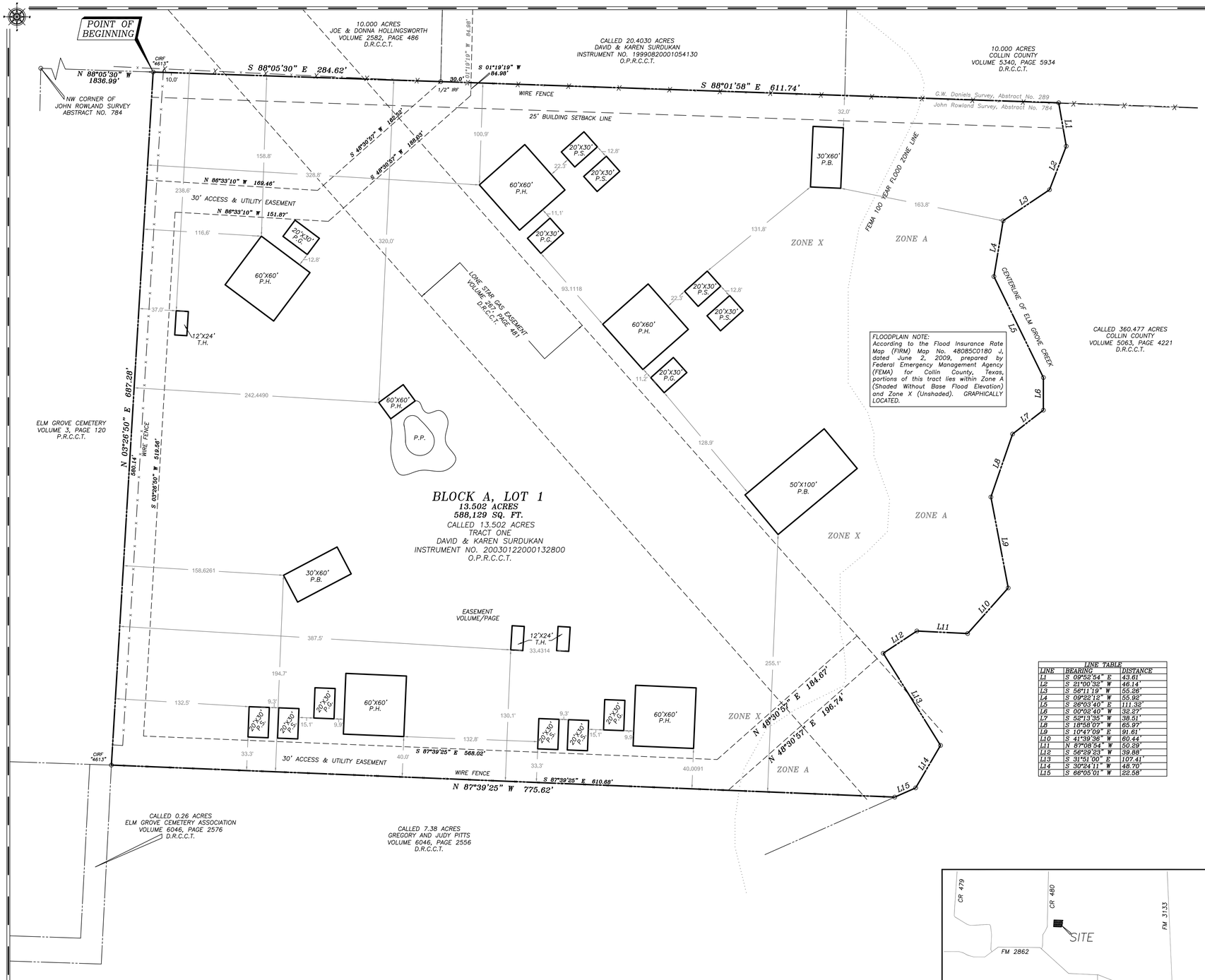
PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 27th day of May, 2025.

ATTEST:

_____
City Secretary, Carrie Land

APPROVED:

_____
Mayor, Pete Cain



BLOCK A, LOT 1

13.502 ACRES
588,129 SQ. FT.
CALLED 13.502 ACRES
TRACT ONE
DAVID & KAREN SURDUKAN
INSTRUMENT NO. 20030122000132800
O.P.R.C.C.T.

FLOODPLAIN NOTE:
According to the Flood Insurance Rate Map (FIRM) Map No. 48085C0180 J, dated June 2, 2009, prepared by Federal Emergency Management Agency (FEMA) for Collin County, Texas, portions of this tract lies within Zone A (Shaded Without Base Flood Elevation) and Zone X (Unshaded). GRAPHICALLY LOCATED.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 09°52'54" E	43.61'
L2	S 21°00'32" W	46.14'
L3	S 56°11'19" W	55.26'
L4	S 09°22'12" W	55.92'
L5	S 26°03'40" E	111.32'
L6	S 00°02'40" W	32.27'
L7	S 52°13'35" W	38.51'
L8	S 18°58'07" W	65.97'
L9	S 10°47'09" E	91.61'
L10	S 41°39'36" W	60.44'
L11	N 87°08'54" W	50.29'
L12	S 56°29'23" W	39.88'
L13	S 31°51'00" E	107.41'
L14	S 30°24'11" W	48.70'
L15	S 66°05'01" W	22.58'

N
W E
S
NORTH
SCALE 1"= 50'
0 50 100 150

LEGEND

CIRF = CAPPED 1/2" IRON ROD FOUND
IRF = IRON ROD FOUND
P.B. = PROPOSED BARN
P.G. = PROPOSED GARAGE
P.H. = PROPOSED HOUSE
P.P. = PROPOSED POOL
P.S. = PROPOSED SHED
T.H. = PROPOSED TINY HOME
D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS

LEGAL DESCRIPTION

BEING a tract of land situated in the John Rowland Survey, Abstract No. 784, Collin County, Texas, being all of a called 13.502 acre tract of land conveyed to David and wife, Karen Surdukan as recorded in Instrument No. 20030122000132800 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described in metes and bounds as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "4613" found at the northwest corner of the called 13.502 acre tract of land and from which the northwest corner of the John Rowland Survey, Abstract No. 784 bears N 88°05'30" W a distance of 1836.99', said iron rod found being at the northeast corner of Elm Grove Cemetery as recorded in Volume 3, Page 120 of the Plat Records of Collin County, Texas (P.R.C.C.T.), and said iron rod found being in the south line of a called 10.000 acre tract of land conveyed to Joe and wife, Donna Hollingsworth as recorded in Volume 2582, Page 486 of the Deed Records of Collin County, Texas (D.R.C.C.T.);

THENCE S 88°05'30" E with the south line of the called 10.000 acre tract of land for a distance of 284.62' to a 1/2" iron rod found for the southeast corner of the called 10.000 acre tract of land and said iron rod found being the southwest corner of a called 20.4030 acre tract of land conveyed to David and wife, Karen Surdukan as recorded in Instrument No. 19990820001054130 of the O.P.R.C.C.T.;

THENCE S 88°01'58" E with the north line of the called 13.502 acre tract of land a distance of 611.74' to a point in the centerline of Elm Grove Creek;

THENCE with the centerline of Elm Grove Creek for the following (15) fifteen calls;

THENCE S 09°52'54" E a distance of 43.61' to a point for corner;
THENCE S 21°00'32" W a distance of 46.14' to a point for corner;
THENCE S 56°11'19" W a distance of 55.26' to a point for corner;
THENCE S 09°22'12" W a distance of 55.92' to a point for corner;
THENCE S 26°03'40" E a distance of 111.32' to a point for corner;
THENCE S 00°02'40" W a distance of 32.27' to a point for corner;
THENCE S 52°13'35" W a distance of 38.51' to a point for corner;
THENCE S 18°58'07" W a distance of 65.97' to a point for corner;
THENCE S 10°47'09" E a distance of 91.61' to a point for corner;
THENCE S 41°39'36" W a distance of 60.44' to a point for corner;
THENCE N 87°08'54" W a distance of 50.29' to a point for corner;
THENCE S 56°29'23" W a distance of 39.88' to a point for corner;
THENCE S 31°51'00" E a distance of 107.41' to a point for corner;
THENCE S 30°24'11" W a distance of 48.70' to a point for corner;
THENCE S 66°05'01" W a distance of 22.58' to a point for corner;

THENCE N 87°39'25" W departing Elm Grove Creek and with the south line of the called 13.502 acre tract of land for a distance of 775.62' to a 1/2" iron rod with yellow plastic cap stamped "4613" found at the southwest corner of the called 13.502 acre tract of land and said iron rod being the southeast corner of said Elm Grove Cemetery;

THENCE N 03°26'50" E with the west line of Elm Grove Cemetery a distance of 687.28' to the POINT OF BEGINNING, and containing 588,129 Square Feet or 13.502 acres of land.

CERTIFICATE OF APPROVAL

APPROVED THIS DAY _____ OF _____, 2025.
BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS.

_____
MAYOR

_____
CITY SECRETARY

GENERAL NOTES;

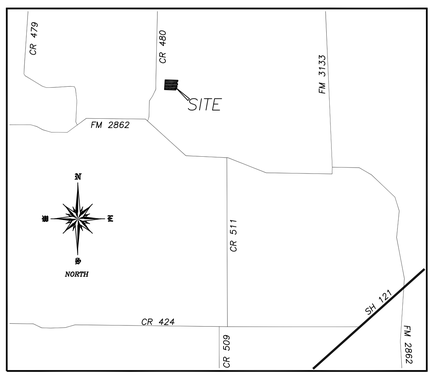
1. The surveyor has not abstracted subject property.
2. This survey is subject to all easements of record.
3. Copyright 2025, Surdukan Surveying, Inc.
4. The survey is being provided solely for the use of the current parties and that no licenses has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction which shall take place within 3 months of the date of this survey.
5. The basis of bearings, horizontal position are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0.
7. Existing water service to this site is provided by **the Westminster Water Supply Corp.**
8. Sanitary Sewer will be provided by **OSSF.**
9. Existing electric is provided by **Grayson-Collin Electric Company.**
10. Solid waste will be provided through the **Local Service.**
11. Selling any portion of this addition by metes and bounds is a violation of City Ordinance and State laws, and is subject to fines and withholding of utilities and building permits.

SURVEYOR'S CERTIFICATE

The survey shown hereon is a true representation of the property as determined by a survey made on the ground and under my personal supervision. All visible improvements are as shown. There are no visible encroachments, conflicts, or protrusions, except as shown. This survey conforms to the Texas Engineering and Land Surveying Practice Acts and Rules Concerning Practice and Licensure, as adopted by the Texas Board of Professional Engineers and Land Surveyors effective July 3, 2022. The property is subject to all easements of record.

David J. Surdukan R.P.L.S. No. 4613

STATE OF TEXAS REGISTERED DAVID J. SURDUKAN 4613 PROFESSIONAL LAND SURVEYOR



LOCATION MAP
NTS

DEVELOPMENT PLAT
SURDUKAN CITY
BLOCK A, LOT 1
BEING 13.502 ACRES OUT OF THE JOHN ROWLAND SURVEY
ABSTRACT NO. 784
CITY OF ANNA, ETJ
COLLIN COUNTY, TEXAS

OWNERS
DAVID & KAREN SURDUKAN
13970 COUNTY ROAD 480
ANNA, TEXAS 75409
(214) 557-6772

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

SCALE 1" = 50' DATE: SEPTEMBER 7, 2022 JOB No. 2022-171

EXHIBIT A

Planning & Zoning Commission and City Council
City of Anna
120 W 7th Street
Anna, Texas 75409

Re: Waiver Request – Surdukan City Development Plat

Date: April 21, 2025

Commission and Council Members:

As an applicant, I have submitted a Development Plat for consideration by the City Planning & Zoning Commission and City Council at upcoming hearings. I respectfully request that this Development Plat be approved with a waiver to the following requirement(s):

§ 9.02.087 (b) Minimum frontage on a public street. Each lot on a subdivision plat shall front onto a dedicated, improved public street, unless platted as an approved private street subdivision in accordance with these subdivision regulations. All lots shall have a minimum of 40 feet of frontage along the property line of a dedicated, improved street unless other provisions have been authorized under article 9.04 or an approved planned development district.

§ 9.02.081
(c) Adequacy of streets and thoroughfares.
(1) Responsibility for adequacy of streets and thoroughfares. The property owner shall ensure that the subdivision is served by adequate streets and thoroughfares, and shall be responsible for the costs of rights-of-way and street improvements, in accordance with the following policies and standards, and subject to the city's cost participation policies on oversized facilities.
(6) Street dedications.
(A) Dedication of right-of-way. The developer shall dedicate all rights-of-way required for existing or future streets, and for all required street improvements, including perimeter streets and approach streets, as shown in the comprehensive plan and as required by the design standards or by other valid development plans approved by city council.
(o) Maximum and minimum length of block or street segments. The maximum length of any block or street segment, including a looped street, shall be 1,200 feet and the minimum length of any block or street segment shall be 400 feet, as measured along the street centerline and between the point(s) of intersection with other through streets. A cul-de-sac or dead-end street shall not be considered a through street. The block length is not measured along the side of a block that does not include the front of any lot.

This waiver is requested based on the following:

When we purchased our original property (Outlined in blue) our access was a 60' Access and Utility Easement (Outlined in green) that connected our 20 acre parcel to County Road 480. We purchase a 30' strip on the north side of Ms. Davis tract making all of our property having direct access to CR 480.

When Collin County purchased the property north, east and south of our property and they came to us for our property we worked out a deal to trade property we owned east of Willow Lake for the Surdukan City Parcel (Outlined in yellow). The Surdukan City Parcel joins and is contiguous with the remaining parcels which has frontage on County Road 480. I've included a map of the parcels owned by David and Karen Surdukan (Outlined in red).

We appreciate your consideration of this waiver request and approval of theDevelopment Plat.

Sincerely,

David Surdukan
Applicant and Owner

Item No. 17.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 5/5/2025
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:
This Item requires a Public Hearing.

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 items.

This item was previously tabled at the March 3, 2025, and April 7, 2025, Planning & Zoning Commission meetings.

HISTORY

2007 - Property annexed

2008 - Original subdivision plat recorded

2013 - Entire subdivision replatted to amend the front building line

April 23, 2025 - A variance request was approved by the Board of Adjustment regarding the distance the support structure is required to be from the right-of-way on Rosamond Parkway.

CASE OVERVIEW

The property is a common area lot within the Urban Crossing subdivision. The applicant is proposing to construct a Commercial Radio, TV, or Microwave Operations (Telecommunications) Tower designed as a 120-foot monopole. The property currently has a 60-foot tall, self-supporting lattice tower.

Staff mailed public hearing notices to surrounding property owners in accordance with state law. To date, Staff has not received a response on this case.

Surrounding Land Use and Zoning

Direction	Land Use	Zoning	Comprehensive Plan

North	Vacant	SF-E	Estate Residential
East	Vacant	Planned Development (Liberty Hills)	Regional Activity Center
South	Vacant	Planned Development (Villages of Hurricane Creek - North)	Suburban Living
West	Single-family detached dwelling	SF-E	Estate Residential

A site plan (Exhibit B) has been submitted with this application. The applicant has also provided a SUP justification letter, full plan set and a fall radius letter.

An additional exhibit is attached to illustrate the developable area within the lot (exclusive of easements and building setbacks).

COMPATIBILITY CONSIDERATIONS

Specific Use Permit
When considering an application for a Specific Use Permit, the Planning & Zoning Commission may recommend, and the City Council may establish, conditions and regulations necessary to protect the health, safety, morals, and general welfare of the neighborhood and/or the city. In addition, the use shall be in general conformance with the Comprehensive Plan and general objectives of the city. Use-specific Standards are provided in Section 9.04.037(b) of the Zoning Ordinance.

CONCLUSION

This property is located within an existing single-family subdivision. The associated Site Plan is in conformance with the SF-E district.

STAFF RECOMMENDATION:

The Commercial Radio, TV, or Microwave Operations (Telecommunications) Tower is recommended for approval subject to the following conditions:

1. Site Shall develop in accordance with the Site Plan shown in Exhibit B.
2. The tower shall be a monopole design with a maximum support structure height of 120'.
3. The tower shall be designed to accommodate at least four (4) providers.
4. There shall be no lighting installed on the tower.
5. The site shall be constructed and operated in accordance with the approved drawings.
6. The antennas from the internet service provider currently operating on this parcel shall be accommodated on this tower only after removal their existing 60’ self-supporting lattice tower.

ATTACHMENTS:

1. Locator Map - Urban Crossing, Block A, Lot 19R (HOA Common Area Lot) (SUP 25-0003)
2. Ordinance - Urban Crossing, Block A, Lot 19R (SUP 25-0003)
3. Exhibit A (Metes & Bounds Legal Description) - Urban Crossing, Block A, Lot 19R (SUP 25-003)
4. Exhibit B (Site Plan) - Urban Crossing, Block A, Lot 19R (SUP 25-0003)
5. SUP Justification - Urban Crossing, Block A, Lot 19R (SUP 25-0003)
6. Full Plan Set - Urban Crossing, Block A, Lot 19R (SUP 25-0003)
7. Fall Radius Letter - Urban Crossing, Block A, Lot 19R (SUP 25-0003)
8. Developable Area - Urban Crossing, Block A, Lot 19R (SUP 25-003)


Urban Crossing, Block A, Lot 19R
Zoning (SUP 25-0003)
HURRICANE CREEK CIR
URBAN WAY
CROSSING DR
COUNTY ROAD 368
W ROSAMOND PKWY
SANDPEBBLE CIR
WILLOW TERRACE LN
Inset Map
SH 5
SH 121
75
East Fork Trinity River
Sister Grove Creek
THE CITY OF
Anna
N
Subject Property
200' Notice Boundary
City Limits
ETJ
0 150 300 600
Feet
February 2025

CITY OF ANNA, TEXAS
(Property rezoned under this ordinance is generally located at the northwest corner of Rosamond Parkway & County Road 368 [future Standridge Blvd])

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, the City Council received an annexation petition and requested a Specific Use Permit on Property described in Exhibit A ("Property") and depicted in Exhibit B ("Site Plan") attached hereto and incorporated herein for all purposes as if set forth in full; and

WHEREAS, said Property is zoned SF-E Single-Family Residential – Large Lot and is generally located at the northwest corner of Rosamond Parkway & County Road 368 (future Standridge Blvd); 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 approving a Specific Use Permit for Commercial Radio, TV, or Microwave Operations (Telecommunications) Tower for the property described as Urban Crossing, Block A, Lot 19R, and described in Exhibit A and depicted in Exhibit B with the additional restrictions as follows:

1. Site Shall develop in accordance with the Site Plan shown in Exhibit B.

2. The tower shall be a monopole design with a maximum support structure height of 120'.

3. The tower shall be designed to accommodate at least four (4) providers.

4. There shall be no lighting installed on the tower.

5. The site shall be constructed and operated in accordance with the approved drawings.

6. The antennas from the internet service provider currently operating on this parcel shall be accommodated on this tower only after removal their existing 60’ self-supporting lattice tower.

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 27th day of May 2025.

ATTESTED:	APPROVED:
_____	_____
Carrie L. Land, City Secretary	Pete Cain, Mayor

METES & BOUNDS LEGAL DESCRIPTION

LEASE AREA

All that tract or parcel of land lying and being in the Henry Smith Survey, Abstract 822, City of Anna, Collin County, Texas, and being a portion of the lands of Hurricane Manor, Inc, as recorded in Instrument 20070329000424310, Collin County records, and being more particularly described as follows:

To find the point of beginning, COMMENCE at a 12-inch open top pipe found at the southwest corner of said Hurricane lands, and a point on the western right-of way line of County Road 368 and the northern right-of-way line of County Road 370; having a variable width right of way, said pipe having a Texas Grid North (NAD83) North Central zone value of N=7184220.94233 E=2552337.1322;

thence running along said right-of-way line, South 88°53'38" West, 14.78 feet to a point;

thence, along the arc of a curve to the left, having a radius of 860.00 feet and being scribed by a chord bearing, South 87°44'01" West, 35.83 feet to a point and the true POINT OF BEGINNING;

thence, North 65°47'18" West, 165.62 feet to a point;

thence, North 24°12'42" East, 15.00 feet to a point on the Lease Area;

thence running along the Lease Area, North 65°47'18" West, 15.00 feet to a point and the true POINT OF BEGINNING;

Thence running, North 88°48'14" East, 60.00 feet to a point;

Thence, South 01°11'46" East, 55.00 feet to a point;

Thence, North 65°47'18" West, 66.42 feet to a point;

Thence, North 01°11'46" West, 26.50 feet to a point and the POINT OF BEGINNING.

Bearings based on Texas Grid North, NAD83, North Central Zone.

Said tract contains 0.0561 acres (2,445 square feet), more or less, as shown in a survey prepared for Hemphill, LLC by POINT TO POINT LAND SURVEYORS, INC. dated May 3, 2024, last revised May 8, 2024.

30’ INGRESS-EGRESS & UTILITY EASEMENT

Together with a 30 foot wide Ingress-Egress and Utility Easement (lying 15 feet each side of centerline) lying and being in the Henry Smith Survey, Abstract 822, City of Anna, Collin County, Texas, and being a portion of the lands of Hurricane Manor, Inc, as recorded in Instrument 20070329000424310, Collin County records, and being more particularly described by the following centerline data:

To find the point of beginning, COMMENCE at a 12-inch open top pipe found at the southwest corner of said Hurricane lands, and a point on the western right-of way line of County Road 368 and the northern right-of-way line of County Road 370; having a variable width right of way, said pipe having a Texas Grid North (NAD83) North Central zone value of N=7184220.9423 E=2552337.1322;

thence running along said County Road 370 right-of-way line, South 88°53'38" West, 14.78 feet to a point;

thence, along the arc of a curve to the left, having a radius of 860.00 feet and being scribed by a chord bearing, South 87°44'01" West, 35.83 feet to a point and the true POINT OF BEGINNING;

Thence, North 65°47'18" West, 165.62 feet to a point;

Thence, North 24°12'42" East, 15.00 feet to the ENDING at a point on the Lease Area;

Bearings based on Texas Grid North, NAD83, North Central Zone.

As shown in a survey prepared for Hemphill, LLC by POINT TO POINT LAND SURVEYORS, INC. dated May 3, 2024, last revised May 8, 2024.

NOTES:

1. SEE SHEET L1-1 FOR LANDSCAPING PLAN
2. SEE SHEET 5-1 FOR PRE AND POST DEVELOPMENT TOPOGRAPHY

SITE DATA SUMMARY TABLE

LAND USE	T.B.D.
AREA(SQ.FT)/ACREAGE	39117/0.898
LOT AND BLOCK DATA	LOT 19R, BLOCK A

N/F
NICOLE HENDRICKS
& JON HENDRICKS
(PER TAX ASSESSOR)
PARCEL #: 2700414

CROSSING DRIVE (CONCRETE)

20' UTILITY AND DRAINAGE EASEMENT

N/F
NILOOFAR
KAYMARAM
(PER TAX ASSESSOR)
PARCEL #: 2700408

25'

56'-9"

25' PRIVATE ACCESS EASEMENT

PROPERTY LINE

PROPOSED 6'-0" STRONGHOLD IRON FENCE

PROPOSED 120' MONOPOLE TOWER

PROPOSED 3' LANDSCAPE BUFFER (SEE SHEET L1-1 FOR DETAILS)

74'-3"

247'-6"

60'

147'-4"

PROPERTY LINE

35' UTILITY AND DRAINAGE EASEMENT

PROPERTY LINE

116'

175'-4"

26'-5"

66'-6"

99'-5"

32'-7"

55'

EXISTING 80' TOWER TO BE REMOVED BY OWNER. RELOCATE EXISTING ANTENNAS AND EQUIPMENT TO NEW TOWER

EXISTING TRANSMISSION TOWER

10'-6"

PROPOSED LEASE AREA

65' BUILDING SETBACK LINE

66'-4"

117'-2"

75' BUILDING SETBACK LINE

N/F
PARENT PARCEL
HURRICANE MANOR, INC.
PARCEL #: 2700407
INST 20070329000424310

104'-3"

91'-5"

±13'-9"

127'-3"

PROPERTY LINE

PROPERTY LINE

COUNTY ROAD 368 (ASPHALT)

N/F
CHRIS & BETH SCHLICHT
(PER TAX ASSESSOR)
PARCEL #: 2700406

30' INGRESS-EGRESS & UTILITY EASEMENT

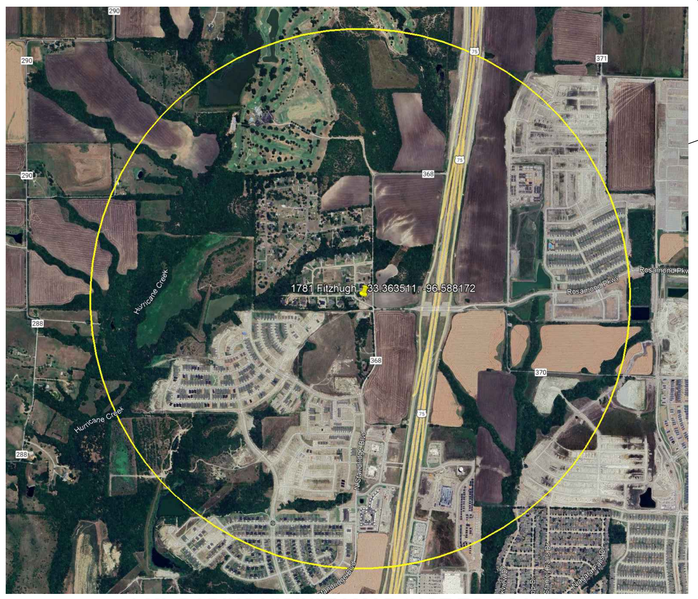
EXISTING PRIVATE GRAVEL DRIVEWAY

20'

25' BUILDING SETBACK LINE

RIGHT-OF-WAY LINE

279'-1"



1 MI. RADIUS VICINITY MAP (NOT TO SCALE)

0 20' 40'

SCALE: 1"=20'

OVERALL SITE PLAN
SP 25-001
URBAN CROSSING
LOT 19R, BLOCK A.

0.898 ACRES
CITY OF ANNA,
COLLIN COUNTY,
TEXAS.
SURVEY BY POINT TO POINT LAND
SURVEYORS DATED 05/08/25

ABSTRACT NAME: URBAN CROSSING

EXHIBIT B

HEMPHILL®
1305 NORTH LOUISVILLE AVE
TULSA, OK 74115
(918) 834-2200

SPECIALTY TELECOMUNICATIONS SERVICES, LLC
13431 BROADWAY EXT., SUITE 120. OKLAHOMA CITY. OK 73114
405-753-7167

PROJECT NO:	1781
PROJECT NAME:	FITZHUGH
911 ADDRESS:	TBD CR 368, ANNA, TX 75409
DRAWN BY:	RS
CHECKED BY:	RGH/MK/SLT

PROPERTY OWNER	URBAN CROSSING HOA
OWNER ADDRESS	PO BOX 384 ANNA, TX 75409-00384
OWNER CONTACT NAME	STEVE S.
OWNER PHONE #	214-244-1541

ISSUED FOR:
APPROVAL

REV	DATE	DESCRIPTION
0	03/13/25	FOR APPROVAL

ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870
FIRM NO.: F-16740

SCALE
1"=20'

OVERALL SITE PLAN

SHEET NUMBER:	REVISION:
C1-4	0

SPECIFIC USE PERMIT JUSTIFICATION

Application: Specific Use Permit
Applicant: Hemphill, LLC
Hemphill Site Name: 1781 Fitzhugh
Project: 120' monopole commercial antenna support structure
SUP Project Area: A 2,445 sq ft (.0561 acre) leased portion of Lot 19, Block A of the Urban Crossing Plat
Property Address: 3019 Crossing Drive, Anna, TX 75409
Property ID: 2700407
Geographic ID: R-9650-00A-019R-1
Property Owner: Urban Crossing Homeowners Association

Introduction

Hemphill, LLC is proposing a 120' monopole commercial antenna support structure that will accommodate Verizon Wireless and 3 additional providers on a portion of Lot 19, Block A of the Urban Crossing Plat leased from the Urban Crossing Homeowners Association ("HOA"). The leased project area is 2,445 sq ft (.0561 acre). This parcel is addressed as 3019 Crossing Drive, Anna, TX 75409. The Property ID is 2700407 and the Geographic ID is R-9650-00A-019R-1. Lot 19, Block A is designated on the plat as a Common Area dedicated to and maintained by the HOA (See Exhibit C). Section 5.17 of the Urban Crossing "Declaration of Covenants, Conditions and Restrictions" dated September 5, 2022 specifically allows for HOA approval of a tower on the HOA lot (See Exhibit D). The HOA voted 25-2 to approve this project on the parcel at an HOA meeting on February 20, 2024 (See Exhibit E).

The only current uses of the parcel are utility and communications uses. There is a Texas Power & Light Company (TXU Energy) utility easement with a transmission tower and lines on the parcel. There is also a high-speed internet provider serving the Urban Crossing neighborhood from an existing 60' lattice tower on the parcel. Please see the Google Street View provided as Exhibit A.

This parcel is zoned SF-E Single-Family Residential Estate – Large Lot under the previous zoning ordinance. City of Anna Code of Ordinances Section 9.04.03(b)(4)(E) indicates that "commercial antennas and antenna support structures are prohibited in residential districts on lots used or platted for single-family, two-family, or single-family attached dwelling purposes". On November 13, 2024, the City of Anna Board of Adjustment found that this prohibition did not apply to the subject parcel because the lot is not used or platted for residential purposes and that the applicant is not prohibited from seeking this SUP. Board of Adjustment Order 2024-002 is provided as Exhibit F.

Need for Site

This site is needed to address urgent community need for better service from both coverage and capacity standpoints. Residents of the Urban Crossing subdivision testified to the Board of Adjustment regarding the poor service in their homes and the difficulties in personal and business communication as well as their concern for their safety in emergency situations. This concern is backed up by information provided by Verizon Wireless. Plots form Verizon's Radiofrequency Engineer Steve Nies are provided as Exhibit G. The following plots are included:

Coverage Plots

- Current coverage without site
- Coverage @ proposed 120' antenna centerline

- Coverage @ 55’ antenna centerline

Best Server Plots

- Current best server without site
- Best server @ proposed 120’ antenna centerline
- Best server @ 55’ antenna centerline

The 55’ antenna centerline was chosen for comparison because a 60’ tower height is the dividing line between height allowed by right and height requiring a Specific Use Permit under the current ordinance.

The coverage plots show the signal strength with and without the site. The first coverage plot showing “Current coverage without site” clearly depicts the gap in signal strength in this area. By comparison, the next coverage plot “Coverage at proposed 120’ RAD center” clearly shows how the proposed site filles in the signal gap. By comparison, the third coverage plot, “Coverage at 55’ RAD center” is insufficient to fill the signal gap and will leave many parts of this area uncovered.

The best-server plots show the service footprint of each location. The first best-server plot “Current best server without site” shows how the target area is currently served by adjacent sites to the east and west. Those sites are too far away to provide strong enough signal for in-building coverage in the target area. They are also handling growing amounts of traffic and, when they are unable to handle the traffic load, users not in the immediate site area will be dropped or unable to access the system because of overcapacity.

The second best-server plot “Best server at proposed 120’ RAD center” shows the new footprint served by each sector of the proposed new site. Within this new footprint, users previously served by adjacent sites will have strong signal from the new site and because they are no longer overloading the adjacent sites, those sites will also have additional capacity freed up to handle future growth. The third best-server plot “Best server at 55’ RAD center” shows how small the service footprint would be at a 55’ antenna centerline. It would not have the necessary footprint to adequately serve this area or provide significant capacity relief to adjacent sites.

Also, keep in mind that the proposed site will not just address Verizon’s service to this community, it will also be essential infrastructure for future providers to serve this community as well. As shown on Sheet C3-1 of the drawings provided, the proposed tower is designed to accommodate three additional future providers at centerlines of 108’, 96’, and 84’.

Site Details

The lease area for the proposed site is situated on the parcel to avoid the Texas Power & Light Company (TXU Energy) utility easement to the east and the future extension of Rosamond Parkway (see Sheets C1-1 of the drawings provided). The proposed facility includes a 120’ monopole with 10’ lightning rod. As shown in the elevation view on Sheet C3-1 of the drawings provided, the proposed tower is designed to accommodate three additional future providers at centerlines of 108’, 96’, and 84’ as well as antennas from the nearby internet service provider tower to be removed.

Details regarding the tower location, the removal of the existing tower, and measurements to property lines are on Sheet C1-4 of the drawings provided. The closest property line is to the north with a measurement from tower center of 26’6”. To ensure no impact across property lines, the tower will be designed so that, in the unlikely event of failure, it will buckle on itself and have a 0’ engineered fall radius as detailed in the fall radius letter provided as Exhibit H.

No lighting is proposed (not required by the FAA and taller transmission towers are already in the vicinity). The base of the tower will be surrounded by an iron fence as detailed on Sheet C6-1 as well as landscaping screening with Nellie R. Stevens Holly spaced 5.5 feet apart and at least 5 feet tall at planting as shown on Sheets L1-1 and L1-2 of the drawings provided.

Community Benefit

As pointed out in the above section regarding the need for the site, there is a current need for better coverage and additional capacity in this area. Residents in the neighborhood are unable to get the service they need for daily communication needs as well as for working or learning at home. Improved wireless service in this area is not just a matter of convenience, it is critical to public health, safety, and general welfare. The service provided by this facility will provide emergency information such as amber alerts, weather alerts, radar information and other information and instructions during emergencies. It will support 911 calls (most of which are made from wireless devices) in the event of accident, health crisis, fire, natural disaster, or other emergency.

Compatibility

This project is actively supported by the neighborhood in which it is located. The parcel, Lot 19, Block A, is designated as a "Common Area" on the Urban Crossing Plat (See Exhibit C). Note 5 on the Plat states:

"5. Lot 19, Block A is dedicated to and maintained by the homeowners association."

Section 5.17 of the Urban Crossing "Declaration of Covenants, Conditions and Restrictions" dated September 5, 2022 specifically allows for HOA approval of a tower on the HOA lot (See Exhibit D). The HOA voted 25-2 to approve this project on the parcel at an HOA meeting on February 20, 2024 (See Exhibit E). This project also received active support from nearby property owners at the Board of Adjustment meeting interpreting the ordinance to allow a Specific Use Permit application to move forward.

The proposed use is consistent with current uses of the parcel for utility and communications uses. A Texas Power & Light Company (TXU Energy) utility easement with a transmission tower and lines and a high-speed internet provider 60' lattice tower are already on this parcel (See Exhibit A). The internet service provider will remove its tower and its antennas will be accommodated on the proposed tower, consolidating the communication use into a single structure.

During the day, the proposed monopole will not significantly increase the visual impact from the transmission towers and lines already present. The site will be dark at night. The FAA does not require lighting on this monopole and no lighting is proposed.

Consistent with the wishes of the Urban Crossing HOA, the base of the tower will be surrounded by an iron fence as detailed on Sheet C6-1 as well as landscaping screening with Nellie R. Stevens Holly spaced 5.5 feet apart and at least 5 feet tall at planting as shown on Sheets L1-1 and L1-2 of the drawings provided.

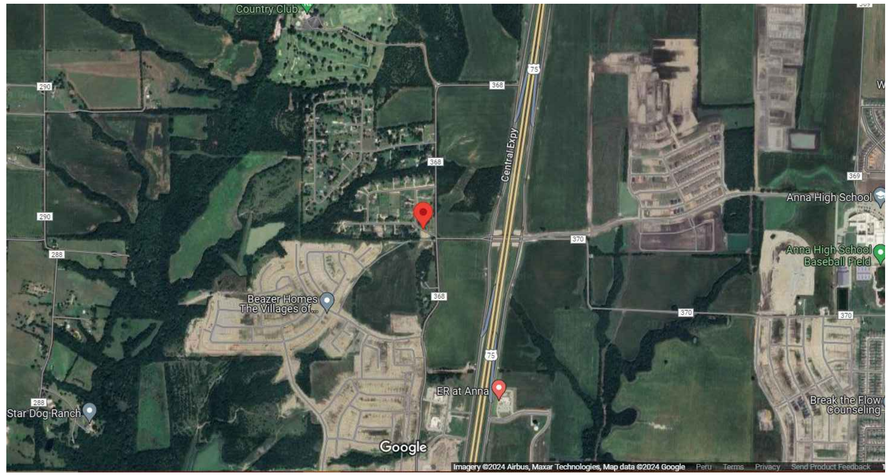
Conclusion
Based on the information above, the supporting exhibits provided, and the support from the neighborhood this site will serve, applicant respectfully requests approval of a Specific Use Permit for this project.

Respectfully submitted,

_____ Date: 2/4/2025
Faulk & Foster, by Ralph Wyngarden, for Applicant Hemphill, LLC

FITZHUGH
SITE: 1781
120' MONOPOLE TOWER
FOR MULTIPLE WIRELESS CARRIERS

VICINITY MAP



CONSULTING ENGINEER

SPECIALTY TELECOMUNICATIONS SERVICES, LLC
FIRM NO.: F-16740
13431 BROADWAY EXT., SUITE 120.
OKLAHOMA CITY. OK 73114
405-753-7167

PROJECT DATA

SITE NUMBER	1781
SITE NAME	FITZHUGH
SITE ADDRESS	TBD CR 368, ANNA, TX 75409
COUNTY	COLLIN
ZONING CLASS	
POWER COMPANY	GRAYSON/COLLIN ELECTRIC
CONTACT NAME	
TELEPHONE	903-482-5231
TELCO COMPANY	AT&T
CONTACT NAME	
TELEPHONE	800-331-05-00
PROPERTY OWNER	URBAN CROSSING HOA (STEVE S)
TELEPHONE	214-244-1541
HEMPHILL CONTACT	MATT KLINE
TELEPHONE	918-884-7756
SURVEY CONTACT	POINT TO POINT LAND SURVEYORS
TELEPHONE	678-565-4440

2C COORDINATES

LAT: 33° 21' 48.68" LONG: -96° 35' 17.42"
(DEC. DEG.: 33.363511, -96.588172)

SURVEY AND 2C PROVIDED BY POINT TO POINT LAND SURVEYORS AND INCLUDED IN THIS SET OF DRAWINGS FOR REFERENCE ONLY.

DIRECTIONS

FROM TULSA, OKLAHOMA. DRIVE WEST I-244W. KEEP LEFT TO CONTINUE ON US-75 S, FOLLOW SING FOR GLENPOOL/OKMUGLGEE, IN 48.1MI. KEEP LEFT TO CONTINUE ON OK-375, IN 11.6MI. KEEP LEFT TO STAY ON OK-375, IN 29.8MI. USE THE RIGHT LANE TO MERGE ONTO US-69 S VIA THE RAMP TO ATOKA/DALLAS, IN 86.4MI. CONTINUE ONTO US-75 S, IN 32.7MI. TAKE THE 48 EXIT, IN 0.2MI. MERGE ONTO CENTRAL EXPY/N US HWY 75, IN 0.4MI. TURN RIGHT ONTO W COUNTY RD 370, IN 0.2MI. TURN RIGHT ONTO CO RD 368, IN 36FT. TURN LEFT, IN 276FT. SIDE WILL BE ON THE RIGHT.

PROJECT NOTES

HEMPHILL TOWER SITE DEVELOPMENT SPECIFICATIONS SUPPLEMENT THE CONSTRUCTION DRAWINGS. FACILITY IS NOT STAFFED AND NORMALLY NOT OCCUPIED.

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODE ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THE FOLLOWING CODES:

- 2018 INTERNATIONAL BUILDING CODE
- 2017 NATIONAL ELECTRIC CODE
- 2018 INTERNATIONAL FIRE CODE

DRAWING INDEX

SHEET	SHEET TITLE	REV.
TS	TITLE SHEET	0
C1-1	SITE SURVEY	0
C1-2	SITE SURVEY	0
C1-3	SITE SURVEY	0
C1-4	OVERALL SITE PLAN	0
C1-5	PLAT MAP	0
C2-1	COMPOUND LAYOUT	0
C3-1	TOWER ELEVATION	0
C3-3	GROUND EQUIPMENT DETAILS	0
C3-6	TRENCHING DETAILS	0
C4-1	ROADWAY AND COMPOUND DETAILS	0
C5-1	GRADING PLAN	0
C6-1	COMPOUND FENCE DETAILS	0
E1-1	ELECTRIC, LIGHTING, AND TELCO PLAN	0
E2-1	ELECTRICAL DETAILS	0
E3-1	GROUNDING PLAN	0
E4-1	GROUNDING DETAILS	0
G1-1	GENERAL NOTES	0
G1-2	GENERAL NOTES	0
L1-1	LANDSCAPING PLAN	0
L1-2	TREE PLANTING DETAIL	0

ONE CALL SYSTEM

Texas 811 — Know what's below. Call before you dig.

BEFORE YOU DIG, CALL TEXAS LINE LOCATION FOR LOCATION OF UNDERGROUND UTILITIES. CALL 811

TITLE SHEET
SP 25-0001
URBAN CROSSING
LOT 19R, BLOCK A.

0.898 ACRES
CITY OF ANNA,
COLLIN COUNTY,
TEXAS.
SURVEY BY POINT TO POINT LAND SURVEYORS DATED 05/08/25

ABSTRACT NAME: URBAN CROSSING

HEMPHILL®
1305 NORTH LOUISVILLE AVE
TULSA, OK 74115
(918) 834-2200

REECO
DRAFTING SERVICES
9 E 4TH ST. SUITE C-4
TULSA, OK 74103
918-215-7575

PROJECT NO:	1781
PROJECT NAME:	FITZHUGH
911 ADDRESS:	TBD CR 368, ANNA, TX 75409
DRAWN BY:	RS
CHECKED BY:	RGH/MK/SLT

PROPERTY OWNER	URBAN CROSSING HOA
OWNER ADDRESS	PO BOX 384 ANNA, TX 75409-00384
OWNER CONTACT NAME	STEVE S.
OWNER PHONE #	214-244-1541

ISSUED FOR:
APPROVAL

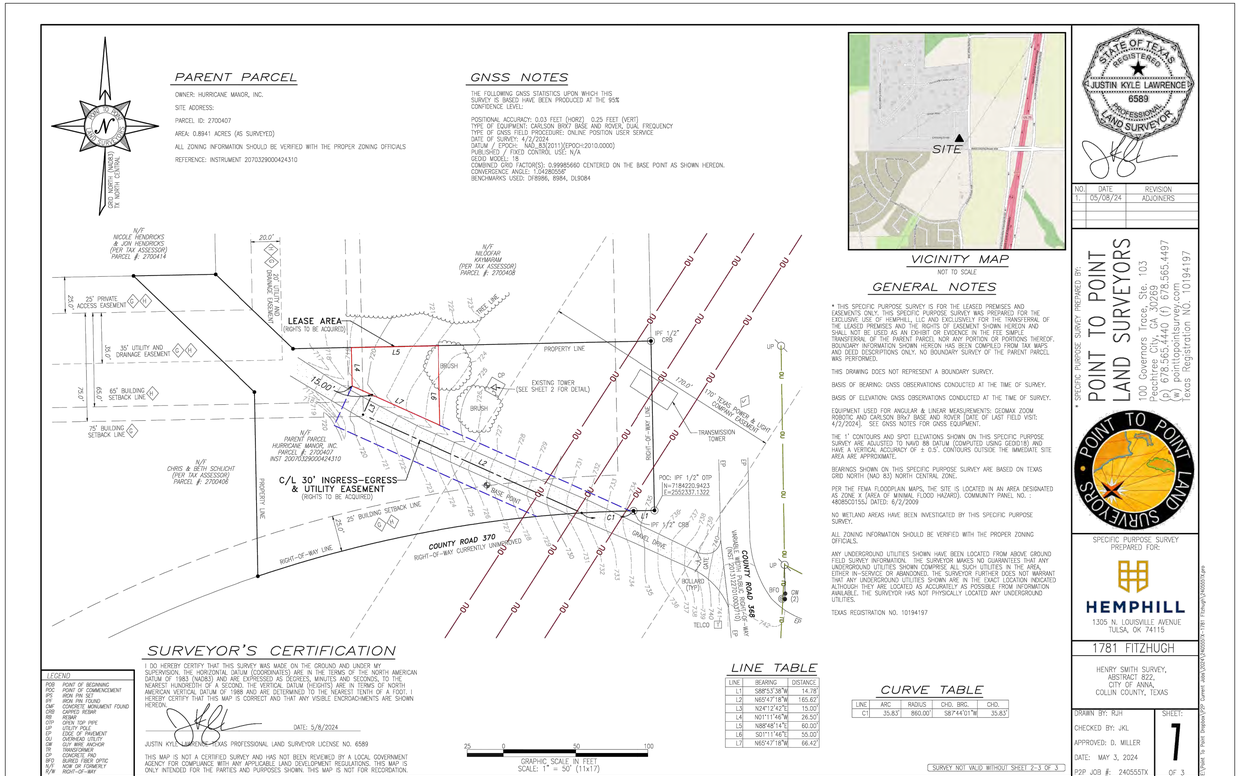
REV	DATE	DESCRIPTION
0	03/13/25	FOR APPROVAL

ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870
FIRM NO.: F-16740

SCALE
N.T.S.

TITLE SHEET

SHEET NUMBER:	REVISION:
TS	0



HEMPHILL®
1305 NORTH LOUISVILLE AVE
TULSA, OK 74115
(918) 834-2200

POINT TO POINT LAND SURVEYORS
100 GOVERNORS TRACE,
STE. 103 PEACHTREE
CITY, GA 30269
678-565-4440

PROJECT NO:	1781
PROJECT NAME:	FITZHUGH
911 ADDRESS:	TBD CR 368, ANNA, TX 75409
DRAWN BY:	RS
CHECKED BY:	RGH/MK/SLT

PROPERTY OWNER	URBAN CROSSING HOA
OWNER ADDRESS PO BOX 384 ANNA, TX 75409-00384	
OWNER CONTACT NAME	STEVE S.
OWNER PHONE #	214-244-1541

ISSUED FOR:
APPROVAL

REV	DATE	DESCRIPTION
0	03/13/25	FOR APPROVAL

SCALE
1"=50'

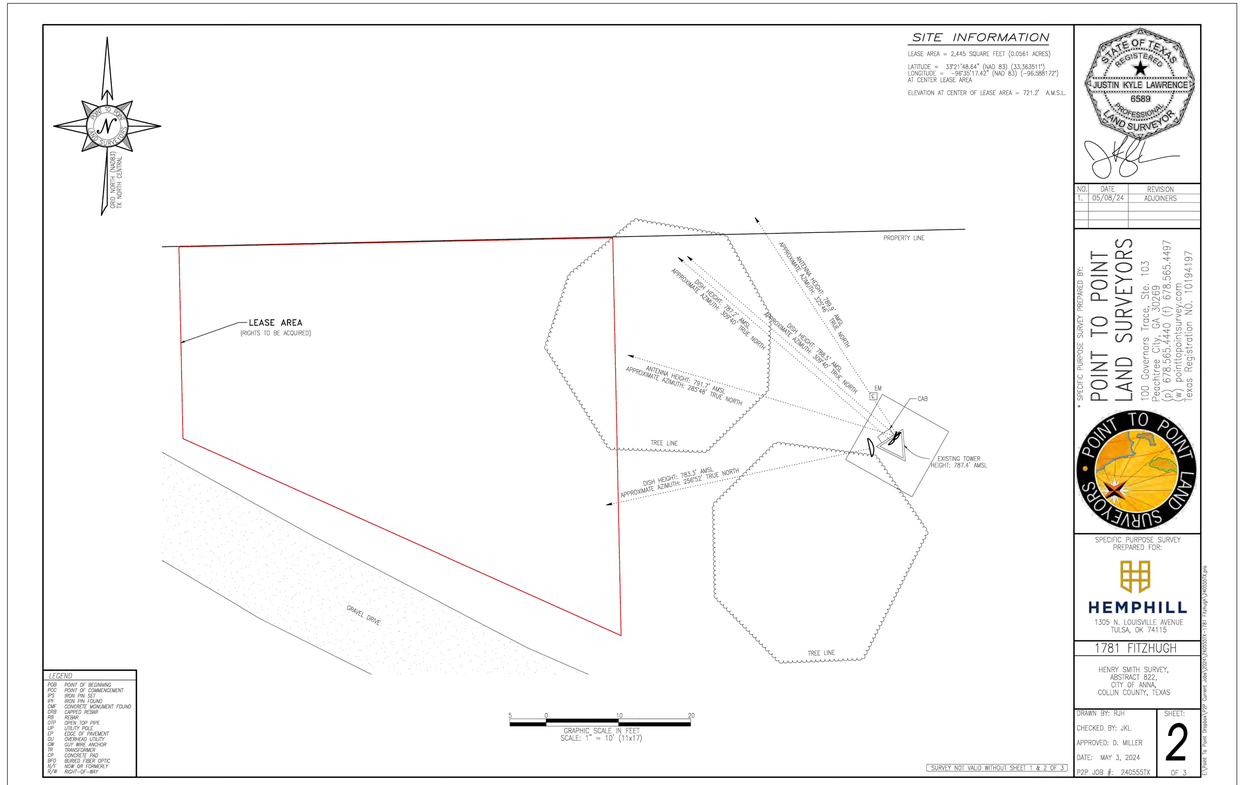
SITE SURVEY

SHEET NUMBER:	REVISION:
C1-1	0

SITE SURVEY
SP 25-001
URBAN CROSSING
LOT 19R, BLOCK A.

0.898 ACRES
CITY OF ANNA,
COLLIN COUNTY,
TEXAS.
SURVEY BY POINT TO POINT LAND
SURVEYORS DATED 05/08/25

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SITE SURVEY
SP 25-001
URBAN CROSSING
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PROPERTY OWNER	URBAN CROSSING HOA
OWNER ADDRESS	PO BOX 384 ANNA, TX 75409-00384
OWNER CONTACT NAME	STEVE S.
OWNER PHONE #	214-244-1541

ISSUED FOR:

APPROVAL

REV	DATE	DESCRIPTION
0	03/13/25	FOR APPROVAL

SCALE

1"=10'

SITE SURVEY

SHEET NUMBER:	REVISION:
C1-2	0

LEGAL DESCRIPTION SHEET

PARENT PARCEL

PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 01-24013940

BEING LOT 19R, BLOCK A, REPLAT/AMENDED PLAT OF URBAN CROSSING, AN ADDITION TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2013, PAGE 568, OF THE MAP RECORDS OF COFFIN COUNTY, TEXAS.

30' INGRESS-EGRESS & UTILITY EASEMENT

TOGETHER WITH A 30 FOOT WIDE INGRESS-EGRESS AND UTILITY EASEMENT (LYING 15 FEET EACH SIDE OF CENTERLINE) LYING AND BEING IN THE HENRY SMITH SURVEY, ABSTRACT 822, CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF THE LANDS OF HURRICANE MANOR, INC, AS RECORDED IN INSTRUMENT 20070329000424310, COLLIN COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA;

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 12-INCH OPEN TOP PIPE FOUND AT THE SOUTHWEST CORNER OF SAID HURRICANE LANDS, AND A POINT ON THE WESTERN RIGHT-OF WAY LINE OF COUNTY ROAD 368 AND THE NORTHERN RIGHT-OF-WAY LINE OF COUNTY ROAD 370; HAVING A VARIABLE WIDTH RIGHT OF WAY, SAID PIPE HAVING A TEXAS GRID NORTH (NAD83) NORTH CENTRAL ZONE VALUE OF N=7184220.94233 E=2552337.1322;

THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 88°53'38" WEST, 14.78 FEET TO A POINT;

THENCE, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 860.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 87°44'01" WEST, 35.83 FEET TO A POINT AND THE TRUE POINT OF BEGINNING;

THENCE, NORTH 65°47'18" WEST, 165.62 FEET TO A POINT;

THENCE, NORTH 24°12'42" EAST, 15.00 FEET TO THE ENDING AT A POINT ON THE LEASE AREA;

BEARINGS BASED ON TEXAS GRID NORTH, NAD83, NORTH CENTRAL ZONE.

LEASE AREA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE HENRY SMITH SURVEY, ABSTRACT 822, CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF THE LANDS OF HURRICANE MANOR, INC, AS RECORDED IN INSTRUMENT 20070329000424310, COLLIN COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 12-INCH OPEN TOP PIPE FOUND AT THE SOUTHWEST CORNER OF SAID HURRICANE LANDS, AND A POINT ON THE WESTERN RIGHT-OF WAY LINE OF COUNTY ROAD 368 AND THE NORTHERN RIGHT-OF-WAY LINE OF COUNTY ROAD 370; HAVING A VARIABLE WIDTH RIGHT OF WAY, SAID PIPE HAVING A TEXAS GRID NORTH (NAD83) NORTH CENTRAL ZONE VALUE OF N=7184220.94233 E=2552337.1322;

THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 88°53'38" WEST, 14.78 FEET TO A POINT;

THENCE, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 860.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 87°44'01" WEST, 35.83 FEET TO A POINT AND THE TRUE POINT OF BEGINNING;

THENCE, NORTH 65°47'18" WEST, 165.62 FEET TO A POINT;

THENCE, NORTH 24°12'42" EAST, 15.00 FEET TO A POINT ON THE LEASE AREA;

THENCE RUNNING ALONG THE LEASE AREA, NORTH 65°47'18" WEST, 15.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING;

THENCE RUNNING, NORTH 88°48'14" EAST, 60.00 FEET TO A POINT;

THENCE, SOUTH 01°11'46" EAST, 55.00 FEET TO A POINT;

THENCE, NORTH 65°47'18" WEST, 66.42 FEET TO A POINT;

THENCE, NORTH 01°11'46" WEST, 26.50 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON TEXAS GRID NORTH, NAD83, NORTH CENTRAL ZONE.

SAID TRACT CONTAINS 0.0561 ACRES (2,445 SQUARE FEET), MORE OR LESS.

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY OLD REPUBLIC NATIONAL TITLE COMPANY, EFFECTIVE DATE OF MARCH 21, 2024, BEING G.F. NO. 01-24013940, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

G. THE FOLLOWING, ALL ACCORDING TO PLAT RECORDED IN VOL 2008 PAGE 501, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS:

- 25 FOOT BUILDING LINE EASEMENT ALONG THE EASTERN AND SOUTHERN PROPERTY LINE(S).
- 75 FOOT BUILDING LINE EASEMENT ALONG A PORTION OF NORTHWEST PROPERTY PORTION OF THE PROPERTY.
- 35 FOOT UTILITY AND DRAINAGE EASEMENT ALONG A PORTION OF NORTHWEST PROPERTY PORTION OF THE PROPERTY.
- 25 FOOT PRIVATE ACCESS EASEMENT ALONG THE A PORTION OF NORTHWEST PROPERTY PORTION OF THE PROPERTY.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, LEASE AREA, AND ACCESS EASEMENT AND IS PLOTTED HEREON.]

H. THE FOLLOWING, ALL ACCORDING TO PLAT RECORDED IN VOL 2013 PAGE 568, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS:

- 25 FOOT BUILDING LINE EASEMENT ALONG THE EASTERN AND SOUTHERN PROPERTY LINE(S).
- 65 FOOT BUILDING LINE EASEMENT ALONG A PORTION OF NORTHWEST PROPERTY PORTION OF THE PROPERTY.
- 35 FOOT UTILITY AND DRAINAGE EASEMENT ALONG A PORTION OF NORTHWEST PROPERTY PORTION OF THE PROPERTY.
- 25 FOOT PRIVATE ACCESS EASEMENT ALONG THE A PORTION OF NORTHWEST PROPERTY PORTION OF THE PROPERTY.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, LEASE AREA, AND ACCESS EASEMENT, AND IS PLOTTED HEREON.]

I. EASEMENT EXECUTED BY W.B. LUSCUMB AND AUDREY LUSCOMB, TO COLLIN COUNTY SOIL CONSERVATION DISTRICT OF COLLIN COUNTY, TEXAS, DATED JANUARY 12, 1957, FILED SEPTEMBER 12, 1957, RECORDED IN/UNDER VOL 532 PAGE 390, OF THE REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS.

[THIS ITEM CANNOT BE DETERMINED IF IT IS APPLICABLE TO THE PARENT PARCEL BECAUSE THE DESCRIPTION OF THE EASEMENT IS ILLEGIBLE AND THEREFORE, WE ARE NOT ABLE TO ASCERTAIN THE EXACT LOCATION THEREOF.]

J. GRANT OF EASEMENT EXECUTED BY LOUIS L. ROBERTS, TO TEXAS POWER & LIGHT COMPANY, DATED MARCH 17, 1970, FILED APRIL 1, 1970, RECORDED IN/UNDER VOL 754 PAGE 253, OF THE REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL AND ACCESS EASEMENT, AND IS PLOTTED HEREON.]

K. EASEMENT FOR EQUIPMENT STATION EXECUTED BY HURRICANE MANOR, INC., TO SOUTHWESTERN BELL TELEPHONE, L.P., D/B/A AT&T TEXAS, DATED AUGUST 28, 2008, FILED AUGUST 28, 2008, RECORDED IN/UNDER 20080828001042190, OF THE REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS.

[THIS ITEM NOT APPLICABLE TO THE PARENT PARCEL BECAUSE IT IS LOCATED ON AN ADJACENT PROPERTY.]

SURVEY NOT VALID WITHOUT SHEET 1 OF 3

STATE OF TEXAS REGISTERED JUSTIN KYLE LAWRENCE 6589 PROFESSIONAL LAND SURVEYOR

NO	DATE	REVISION
1	05/08/24	ADJOINERS

* SPECIFIC PURPOSE SURVEY PREPARED BY:

POINT TO POINT LAND SURVEYORS
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497
(e) pointtopointland@gmail.com
Texas Registration NO. 10194197

SPECIFIC PURPOSE SURVEY PREPARED FOR:

HEMPHILL
1305 N. LOUISVILLE AVENUE
TULSA, OK 74115

1781 FITZHUGH

HENRY SMITH SURVEY,
ABSTRACT 822,
CITY OF ANNA,
COLLIN COUNTY, TEXAS

DRAWN BY: RJH
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: MAY 3, 2024
P2P JOB #: 240555TX

SHEET: 3 OF 3

C:\Work In Point Drawings\2024 Drawings\240555TX Fitzhugh\240555TX.dwg

HEMPHILL®
1305 NORTH LOUISVILLE AVE
TULSA, OK 74115
(918) 834-2200

SURVEY PROVIDED BY:

POINT TO POINT LAND SURVEYORS
100 GOVERNORS TRACE,
STE. 103 PEACHTREE
CITY, GA 30269
678-565-4440

PROJECT NO:	1781
PROJECT NAME:	FITZHUGH
911 ADDRESS:	TBD CR 368, ANNA, TX 75409
DRAWN BY:	RS
CHECKED BY:	RGH/MK/SLT

PROPERTY OWNER	URBAN CROSSING HOA
OWNER ADDRESS	PO BOX 384 ANNA, TX 75409-00384
OWNER CONTACT NAME	STEVE S.
OWNER PHONE #	214-244-1541

ISSUED FOR:

APPROVAL

REV	DATE	DESCRIPTION
0	03/13/25	FOR APPROVAL

SCALE
N.T.S.

SITE SURVEY
SP 25-001
URBAN CROSSING
LOT 19R, BLOCK A.

0.898 ACRES
CITY OF ANNA,
COLLIN COUNTY,
TEXAS.
SURVEY BY POINT TO POINT LAND
SURVEYORS DATED 05/08/25

ABSTRACT NAME: URBAN CROSSING

SITE SURVEY

SHEET NUMBER:	REVISION:
C1-3	0

NOTES:

1. SEE SHEET L1-1 FOR LANDSCAPING PLAN
2. SEE SHEET 5-1 FOR PRE AND POST DEVELOPMENT TOPOGRAPHY

SITE DATA SUMMARY TABLE

LAND USE	T.B.D.
AREA(SQ.FT)/ACREAGE	39117/0.898
LOT AND BLOCK DATA	LOT 19R, BLOCK A

N/F
NICOLE HENDRICKS
& JON HENDRICKS
(PER TAX ASSESSOR)
PARCEL #: 2700414

CROSSING DRIVE (CONCRETE)

20' UTILITY AND DRAINAGE EASEMENT

N/F
NILOOFAR
KAYMARAM
(PER TAX ASSESSOR)
PARCEL #: 2700408

25'

56'-9"

25' PRIVATE ACCESS EASEMENT

PROPERTY LINE

PROPOSED 6'-0" STRONGHOLD IRON FENCE

PROPOSED 120' MONOPOLE TOWER

PROPOSED 3' LANDSCAPE BUFFER (SEE SHEET L1-1 FOR DETAILS)

74'-3"

247'-6"

60'

147'-4"

PROPERTY LINE

35' UTILITY AND DRAINAGE EASEMENT

PROPERTY LINE

116'

175'-4"

26'-5"

66'-6"

99'-5"

32'-7"

55'

EXISTING 80' TOWER TO BE REMOVED BY OWNER. RELOCATE EXISTING ANTENNAS AND EQUIPMENT TO NEW TOWER

EXISTING TRANSMISSION TOWER

10'-6"

PROPOSED LEASE AREA

117'-2"

65' BUILDING SETBACK LINE

66'-4"

75' BUILDING SETBACK LINE

N/F
PARENT PARCEL
HURRICANE MANOR, INC.
PARCEL #: 2700407
INST 20070329000424310

104'-3"

91'-5"

127'-3"

PROPERTY LINE

30' INGRESS-EGRESS & UTILITY EASEMENT

±13'-9"

PROPERTY LINE

COUNTY ROAD 368 (ASPHALT)

N/F
CHRIS & BETH SCHLICHT
(PER TAX ASSESSOR)
PARCEL #: 2700406

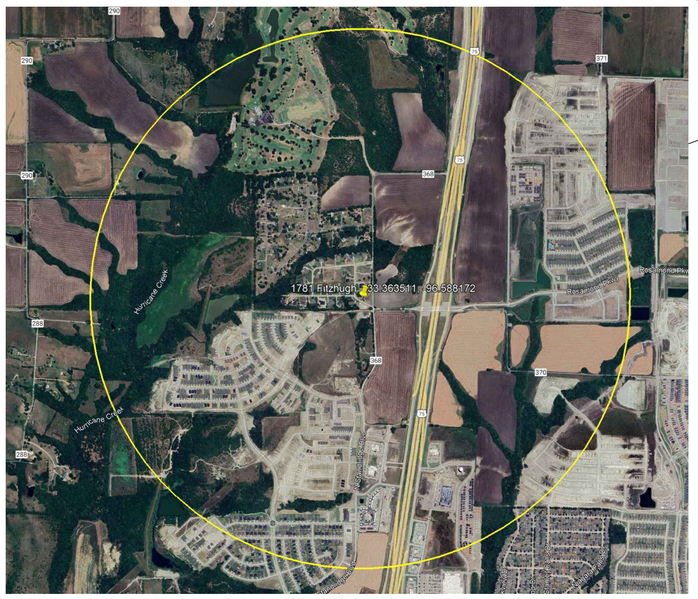
EXISTING PRIVATE GRAVEL DRIVEWAY

20'

25' BUILDING SETBACK LINE

RIGHT-OF-WAY LINE

279'-1"



1 MI. RADIUS VICINITY MAP (NOT TO SCALE)

0 20' 40'

SCALE: 1"=20'

OVERALL SITE PLAN
SP 25-001
URBAN CROSSING
LOT 19R, BLOCK A.

0.898 ACRES
CITY OF ANNA,
COLLIN COUNTY,
TEXAS.
SURVEY BY POINT TO POINT LAND
SURVEYORS DATED 05/08/25

ABSTRACT NAME: URBAN CROSSING

HEMPHILL®
1305 NORTH LOUISVILLE AVE
TULSA, OK 74115
(918) 834-2200

SPECIALTY TELECOMUNICATIONS SERVICES, LLC
13431 BROADWAY EXT., SUITE 120. OKLAHOMA CITY. OK 73114
405-753-7167

PROJECT NO:	1781
PROJECT NAME:	FITZHUGH
911 ADDRESS:	TBD CR 368, ANNA, TX 75409
DRAWN BY:	RS
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OWNER CONTACT NAME	STEVE S.
OWNER PHONE #	214-244-1541

ISSUED FOR:
APPROVAL

REV	DATE	DESCRIPTION
0	03/13/25	FOR APPROVAL

ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870
FIRM NO.: F-16740

SCALE
1"=20'

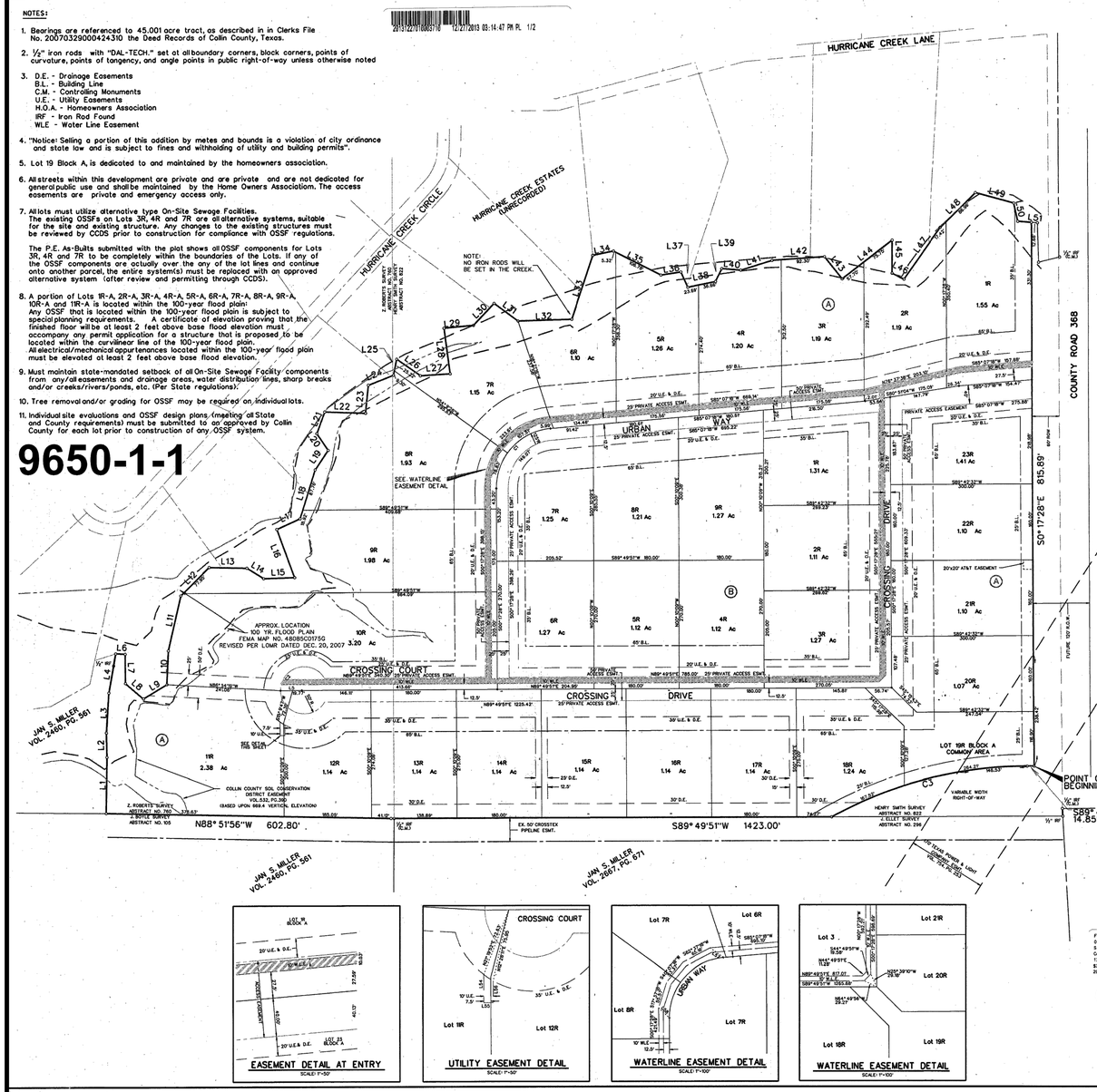
OVERALL SITE PLAN

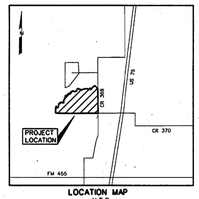
SHEET NUMBER:	REVISION:
C1-4	0

NOTES:

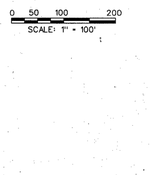
1. Bearings are referenced to 45.001 acre tract, as described in in Clerks File No. 20070329000424310 the Deed Records of Collin County, Texas.
2. ½" iron rods with "DAL-TECH." set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted
3. D.E. - Drainage Easements
   B.L. - Building Line
   C.M. - Controlling Monuments
   U.E. - Utility Easements
   H.O.A. - Homeowners Association
   IRF - Iron Rod Found
   WLE - Water Line Easement
4. "Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utility and building permits".
5. Lot 19 Block A, is dedicated to and maintained by the homeowners association.
6. All streets within this development are private and are private and are not dedicated for general public use and shall be maintained by the Home Owners Association. The access easements are private and emergency access only.
7. All lots must utilize alternative type On-Site Sewage Facilities.
   The existing OSSFs on Lots 3R, 4R and 7R are all alternative systems, suitable for the site and existing structure. Any changes to the existing structures must be reviewed by CCDS prior to construction for compliance with OSSF regulations.
   The P.E. As-Builts submitted with the plat shows all OSSF components for Lots 3R, 4R and 7R to be completely within the boundaries of the Lots. If any of the OSSF components are actually over the any of the lot lines and continue onto another parcel, the entire system(s) must be replaced with an approved alternative system (after review and permitting through CCDS).
8. A portion of Lots 1R-A, 2R-A, 3R-A, 4R-A, 5R-A, 6R-A, 7R-A, 8R-A, 9R-A, 10R-A and 11R-A is located within the 100-year flood plain:
   Any OSSF that is located within the 100-year flood plain is subject to special planning requirements. A certificate of elevation proving that the finished floor will be at least 2 feet above base flood elevation must accompany any permit application for a structure that is proposed to be located within the curvilinear line of the 100-year flood plain.
   All electrical/mechanical appurtenances located within the 100-year flood plain must be elevated at least 2 feet above base flood elevation.
9. Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations).
10. Tree removal and/or grading for OSSF may be required on individual lots.
11. Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to an approved by Collin County for each lot prior to construction of any OSSF system.

9650-1-1





LOCATION MAP
N.T.S.



0 50 100 200
SCALE: 1" = 100'

FROM:

R-9650-00A-0010-1
R-9650-00A-0020-1
R-9650-00A-0030-1
R-9650-00A-0040-1
R-9650-00A-0050-1
R-9650-00A-0060-1
R-9650-00A-0070-1
R-9650-00A-0080-1
R-9650-00A-0090-1
R-9650-00A-0100-1
R-9650-00A-0110-1
R-9650-00A-0120-1
R-9650-00A-0130-1
R-9650-00A-0140-1
R-9650-00A-0150-1
R-9650-00A-0160-1
R-9650-00A-0170-1
R-9650-00A-0180-1
R-9650-00A-0190-1
R-9650-00A-0200-1
R-9650-00A-0210-1
R-9650-00A-0220-1
R-9650-00A-0230-1
R-9650-00B-0010-1
R-9650-00B-0020-1
R-9650-00B-0030-1
R-9650-00B-0040-1
R-9650-00B-0050-1
R-9650-00B-0060-1
R-9650-00B-0070-1
R-9650-00B-0080-1
R-9650-00B-0090-1

FOR TAX YEAR 2014

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 00°50'59" E	118.62'
2.	N 01°11'00" W	52.66'
3.	N 03°46'36" E	86.46'
4.	N 09°59'07" E	83.99'
5.	N 89°28'04" E	45.00'
6.	S 87°24'50" E	20.06'
7.	S 00°29'11" E	61.69'
8.	S 49°30'21" E	49.91'
9.	N 58°53'43" E	57.81'
10.	N 02°29'27" E	70.98'
11.	N 12°49'38" E	18.95'
12.	N 44°53'48" E	84.68'
13.	S 88°47'24" E	80.28'
14.	S 57°53'29" E	41.96'
15.	N 88°12'19" E	65.53'
16.	N 20°18'44" W	108.54'
17.	N 65°20'15" E	54.21'
18.	N 17°15'58" E	106.68'
19.	N 34°03'08" E	49.38'
20.	N 34°29'24" W	42.48'
21.	N 20°00'59" E	48.50'
22.	S 88°00'07" E	86.61'
23.	N 05°43'50" E	59.19'
24.	N 68°19'39" E	57.00'
25.	N 11°08'48" E	34.52'
26.	S 54°48'52" E	61.05'
27.	N 86°24'52" E	62.96'
28.	S 07°46'37" W	97.00'
29.	N 84°36'01" E	62.89'
30.	N 43°26'25" E	63.19'
31.	S 53°53'43" E	63.07'
32.	N 88°10'36" E	113.32'
33.	N 18°37'26" E	141.56'
34.	N 78°31'09" E	44.63'
35.	S 63°14'39" E	112.10'
36.	N 81°23'03" E	42.64'
37.	S 24°34'27" E	35.19'
38.	N 76°32'17" E	60.35'
39.	N 26°02'10" E	30.00'
40.	S 85°22'57" E	40.23'
41.	N 72°37'22" E	69.15'
42.	N 85°57'59" E	111.89'
43.	S 38°31'29" E	59.93'
44.	N 52°15'30" E	133.45'
45.	S 00°06'42" E	69.85'
46.	S 63°24'50" E	28.00'
47.	N 35°05'02" E	134.08'
48.	N 45°29'31" E	104.38'
49.	S 74°53'41" E	83.89'
50.	S 12°00'57" E	39.56'
51.	S 85°40'20" E	28.85'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	85°24'46"	125.00'	186.34'	115.37'	169.56'	S42°24'55"W
2.	60°00'00"	50.00'	261.80'	---- '	50.00'	S00°09'30"E
3.	28°45'48"	860.00'	431.73'	220.52'	427.21'	S75°26'04"W

S9650

RE-PLAT / AMENDING PLAT
OF
URBAN CROSSING
TO CHANGE FRONT BUILDING LINES FROM 75' TO 65'
OUT OF THE
HENRY SMITH SURVEY ABSTRACT NO. 822
Z. ROBERTS SURVEY ABSTRACT NO. 760
IN THE
CITY OF ANNA
COLLIN COUNTY, TEXAS

OWNER
HURRICANE MANOR, INC.
115 RICHARDSON COURT
ALLEN, TEXAS 75002
214-495-8100

PREPARED BY
DAL-TECH ENGINEERING, INC.
17400 DALLAS PARKWAY, SUITE 110
DALLAS, TEXAS 75287
972-250-2727

MAY 2013

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
12/27/2013 03:14:47 PM
$31.00 DF#5218
20131227000003710

2013-548

COUNTY CLERK OF COLLIN COUNTY, TEXAS

TOTAL ACRES 42.684
TOTAL LOTS 31

SHEET 1 OF 2

EASEMENT DETAIL AT ENTRY
SCALE: 1"=20'

UTILITY EASEMENT DETAIL
SCALE: 1"=50'

WATERLINE EASEMENT DETAIL
SCALE: 1"=100'

WATERLINE EASEMENT DETAIL
SCALE: 1"=100'

HEMPHILL®
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TULSA, OK 74115
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SPECIALTY TELECOMUNICATIONS SERVICES, LLC
13431 BROADWAY EXT., SUITE 120. OKLAHOMA CITY. OK 73114
405-753-7167

PROJECT NO:	1781
PROJECT NAME:	FITZHUGH
911 ADDRESS:	TBD CR 368, ANNA, TX 75409
DRAWN BY:	RS
CHECKED BY:	RGH/MK/SLT

PROPERTY OWNER	URBAN CROSSING HOA
OWNER ADDRESS PO BOX 384 ANNA, TX 75409-00384	
OWNER CONTACT NAME	STEVE S.
OWNER PHONE #	214-244-1541

ISSUED FOR:
APPROVAL

REV	DATE	DESCRIPTION
0	03/13/25	FOR APPROVAL

SCALE
N.T.S.

PLAT MAP

PLAT MAP
SP 25-001
URBAN CROSSING
LOT 19R, BLOCK A.

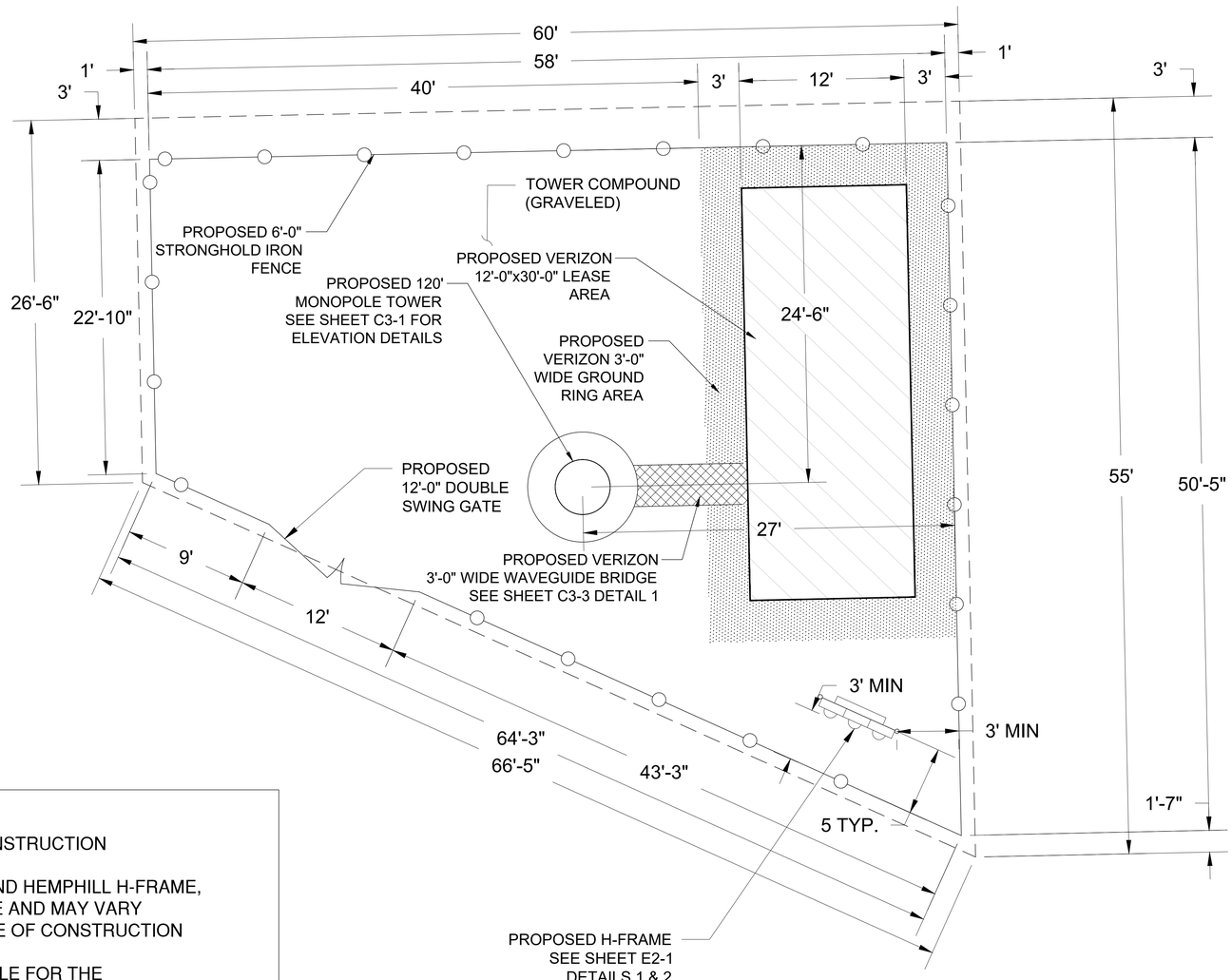
0.898 ACRES
CITY OF ANNA,
COLLIN COUNTY,
TEXAS.
SURVEY BY POINT TO POINT LAND SURVEYORS DATED 05/08/25

ABSTRACT NAME: URBAN CROSSING

SHEET NUMBER:	REVISION:
C1-5	0

0 5' 10'

SCALE: 1"=5'



NOTES:

1. ALL COMPONENTS SHOWN ARE NEW CONSTRUCTION
2. PLACEMENT OF VERIZON LEASE AREA, AND HEMPHILL H-FRAME, WITHIN THE COMPOUND IS APPROXIMATE AND MAY VARY DEPENDING ON SITE CONDITIONS AT TIME OF CONSTRUCTION
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF APPROPRIATE EROSION CONTROL MEASURES, INCLUDING SILT FENCES, ON THE DOWN SLOPE SIDES OF ALL SOIL DISTURBING ACTIVITIES. SEE SHEET C4-1 DETAIL 3
4. (SELF SUPPORT TOWERS ONLY): TOWER TO BE CONSTRUCTED WITH ONE FACE PARALLEL TO COMPOUND FENCE / LEASE AREA

COMPOUND LAYOUT
SP 25-001
URBAN CROSSING
LOT 19R, BLOCK A.

0.898 ACRES
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SURVEYORS DATED 05/08/25

ABSTRACT NAME: URBAN CROSSING

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405-753-7167

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OWNER CONTACT NAME	STEVE S.
OWNER PHONE #	214-244-1541

ISSUED FOR:

APPROVAL

REV	DATE	DESCRIPTION
0	03/13/25	FOR APPROVAL

ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870
FIRM NO.: F-16740

SCALE

1'=5'

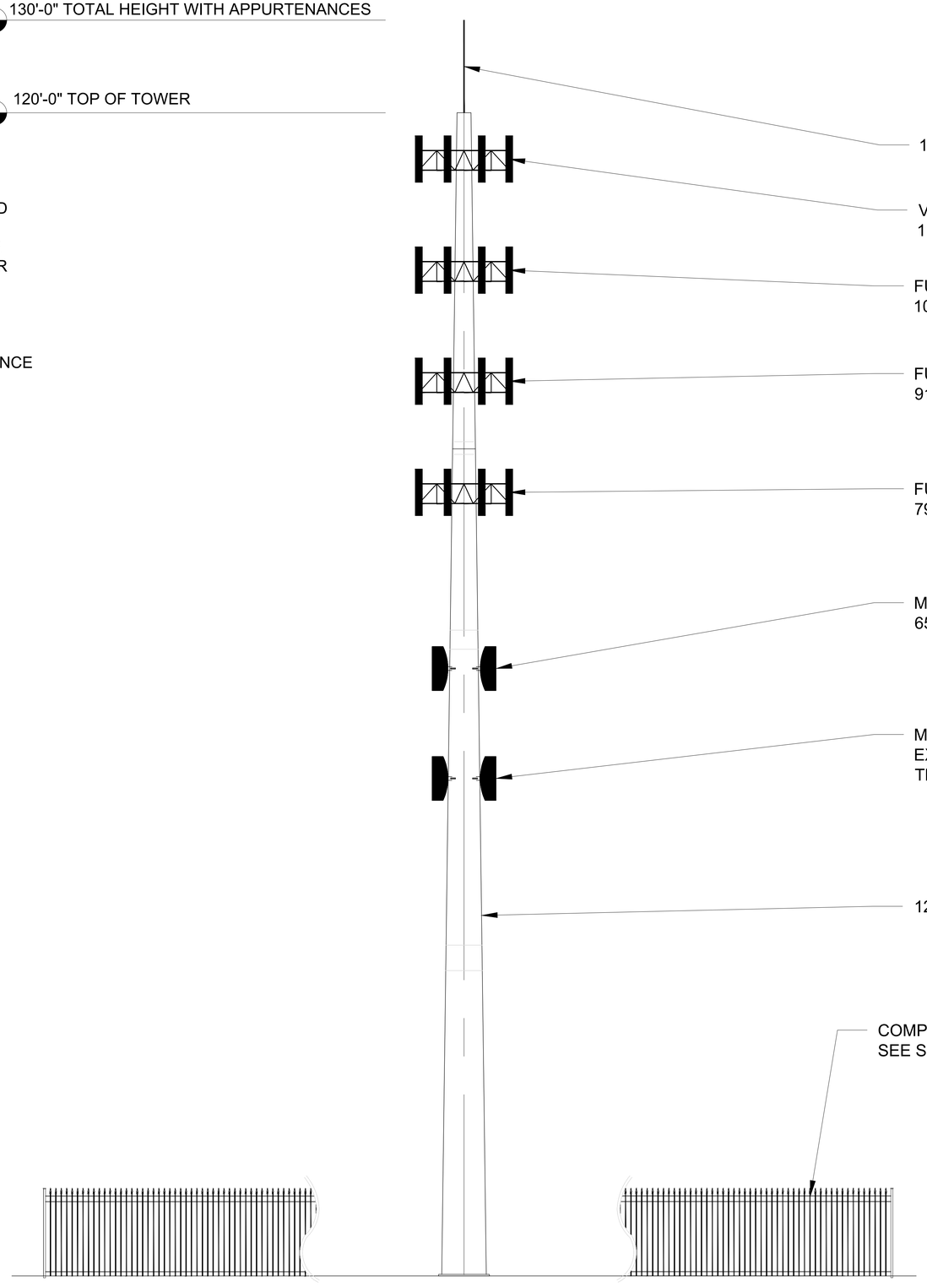
COMPOUND LAYOUT

SHEET NUMBER:	REVISION:
C2-1	0

130'-0" TOTAL HEIGHT WITH APPURTENANCES

120'-0" TOP OF TOWER

THESE DRAWINGS ARE NOT INTENDED TO REFLECT THE STRUCTURAL INTEGRITY OF THE TOWER. THE PROPOSED ANTENNAS AND TRANSMISSION LINES SHOWN ARE REPRESENTATIVE IN NATURE AND DO NOT REFLECT THE ACTUAL CONFIGURATIONS REQUIRED. THE CONTRACTOR SHALL REFER TO THE STRUCTURAL ANALYSIS OF THIS TOWER SITE FOR THE APPROVED LOCATION AND CONFIGURATION OF ALL ANTENNAS AND TRANSMISSION LINES. ALL ANTENNAS MUST BE MOUNTED AND THE TRANSMISSION LINES CONFIGURED IN STRICT ACCORDANCE WITH THE STRUCTURAL ANALYSIS.



TOWER ELEVATION
SP 25-001
URBAN CROSSING
LOT 19R, BLOCK A.

0.898 ACRES
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SURVEYORS DATED 05/08/25

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OWNER PHONE #	214-244-1541

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APPROVAL

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PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870
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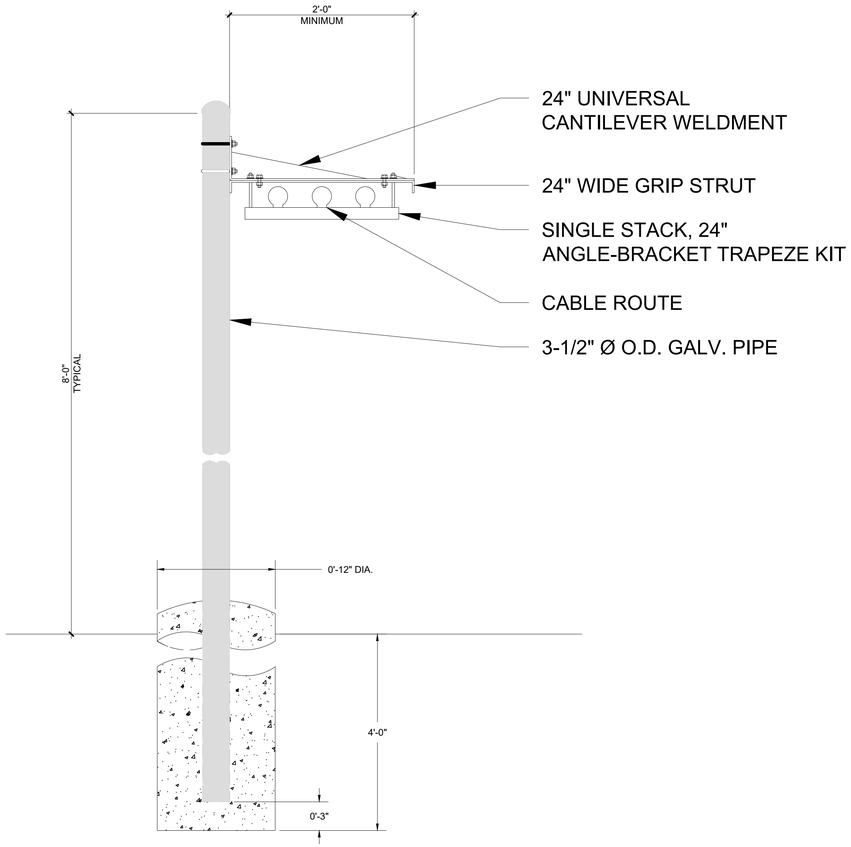
SCALE

N.T.S.

TOWER ELEVATION

SHEET NUMBER:	REVISION:
C3-1	0

POSTS TO BE SPACED MINIMUM 4'-0" O.C. AND MAXIMUM 10'-0" O.C.



WAVEGUIDE BRIDGE DETAIL

SCALE: N.T.S.

1
C3-3

GROUND EQUIPMENT DETAILS
SP 25-001
URBAN CROSSING
LOT 19R, BLOCK A.

0.898 ACRES
CITY OF ANNA,
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TEXAS.
SURVEY BY POINT TO POINT LAND
SURVEYORS DATED 05/08/25

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PROPERTY OWNER	URBAN CROSSING HOA
OWNER ADDRESS	PO BOX 384 ANNA, TX 75409-00384
OWNER CONTACT NAME	STEVE S.
OWNER PHONE #	214-244-1541

ISSUED FOR:

APPROVAL

REV	DATE	DESCRIPTION
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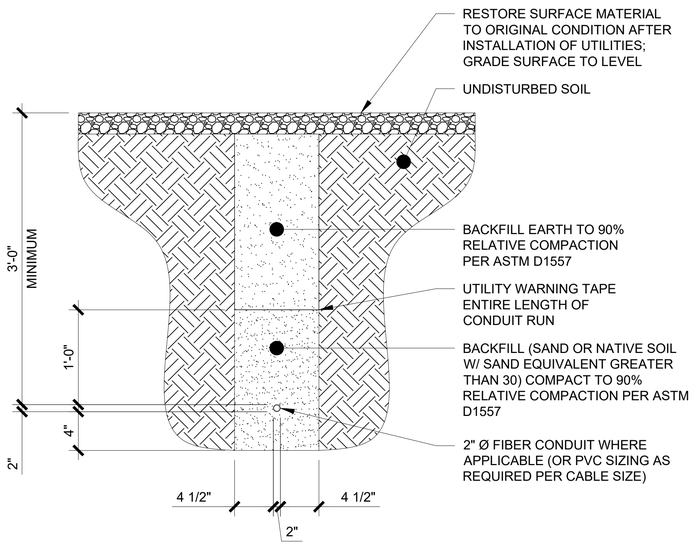
ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870
FIRM NO.: F-16740

SCALE

N.T.S.

GROUND EQUIPMENT DETAILS

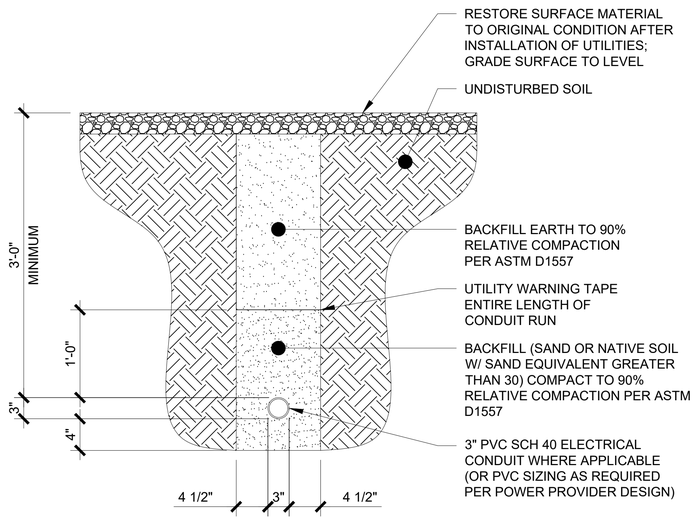
SHEET NUMBER:	REVISION:
C3-3	0



FIBER TRENCH DETAIL

SCALE: N.T.S.

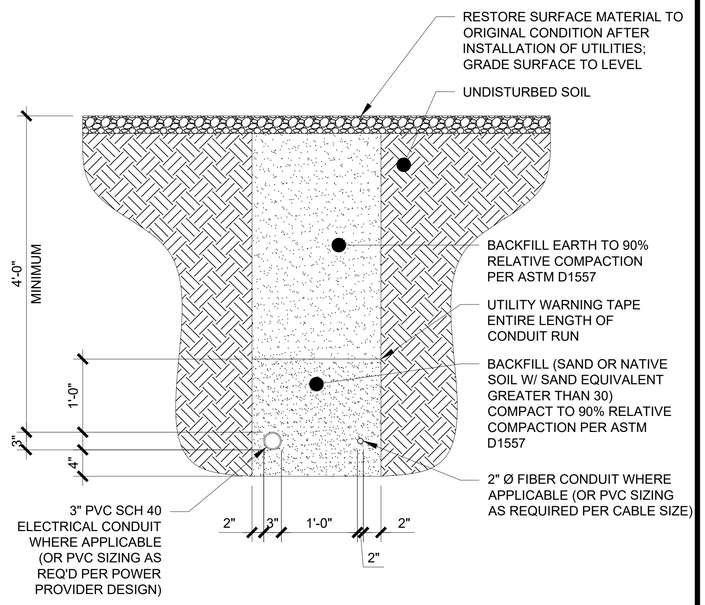
1 / C3-6



ELECTRICAL TRENCH DETAIL

SCALE: N.T.S.

2 / C3-6



DUAL TRENCH DETAIL

SCALE: N.T.S.

3 / C3-6

TRENCHING DETAILS
SP 25-001
URBAN CROSSING
LOT 19R, BLOCK A.

0.898 ACRES
CITY OF ANNA,
COLLIN COUNTY,
TEXAS.
SURVEY BY POINT TO POINT LAND SURVEYORS DATED 05/08/25

ABSTRACT NAME: URBAN CROSSING

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SPECIALTY TELECOMUNICATIONS SERVICES, LLC
13431 BROADWAY EXT., SUITE 120. OKLAHOMA CITY. OK 73114
405-753-7167

PROJECT NO:	1781
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PROPERTY OWNER	URBAN CROSSING HOA
OWNER ADDRESS	PO BOX 384 ANNA, TX 75409-00384
OWNER CONTACT NAME	STEVE S.
OWNER PHONE #	214-244-1541

ISSUED FOR:

APPROVAL

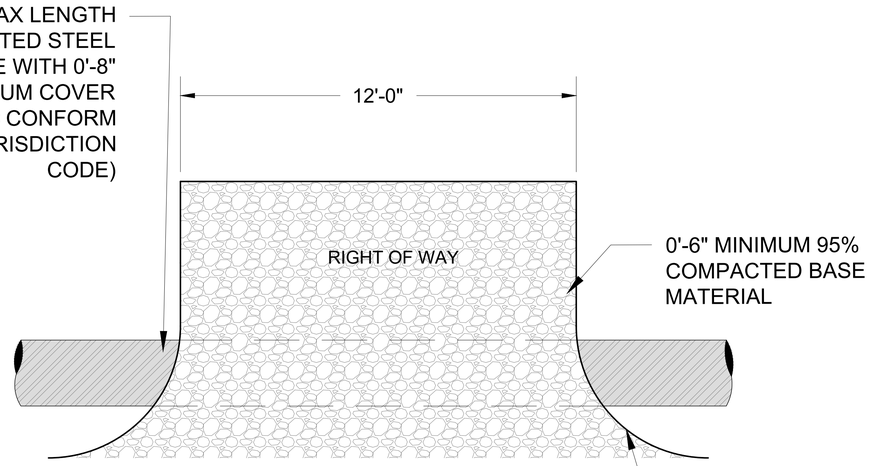
REV	DATE	DESCRIPTION
0	03/13/25	FOR APPROVAL

ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870
FIRM NO.: F-16740

SCALE
N.T.S.

TRENCHING DETAILS

SHEET NUMBER:	REVISION:
C3-6	0

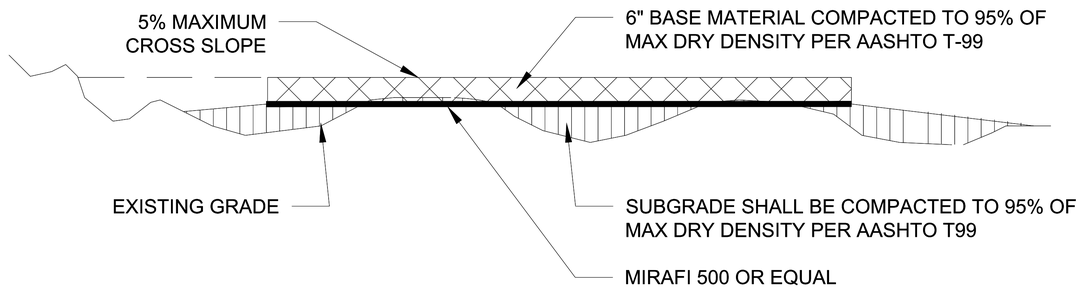


ENTRANCE DETAIL

SCALE: N.T.S.

1 / C4-1

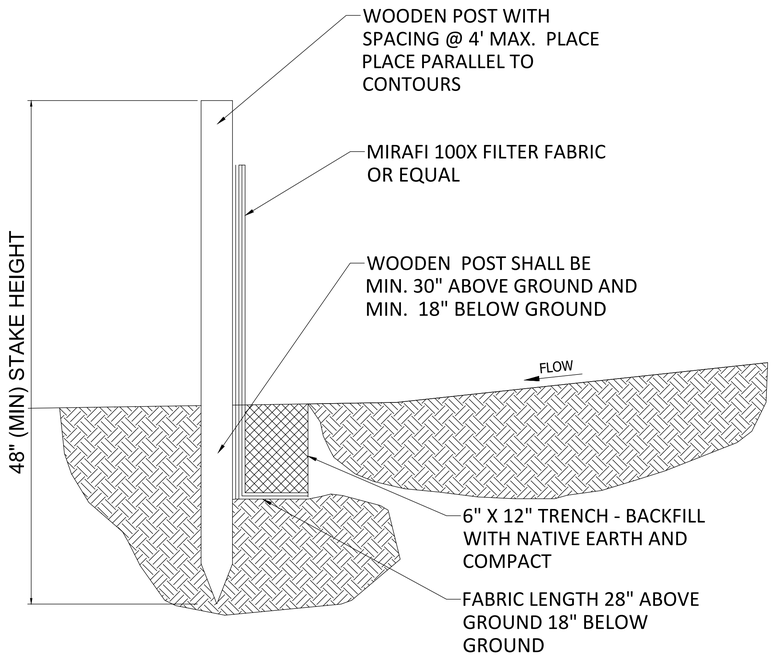
NOTE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS TO ENSURE THAT THE ENTRANCE MEETS ALL GOVERNING SPECIFICATIONS.



COMPOUND DETAIL

SCALE: N.T.S.

2 / C4-1

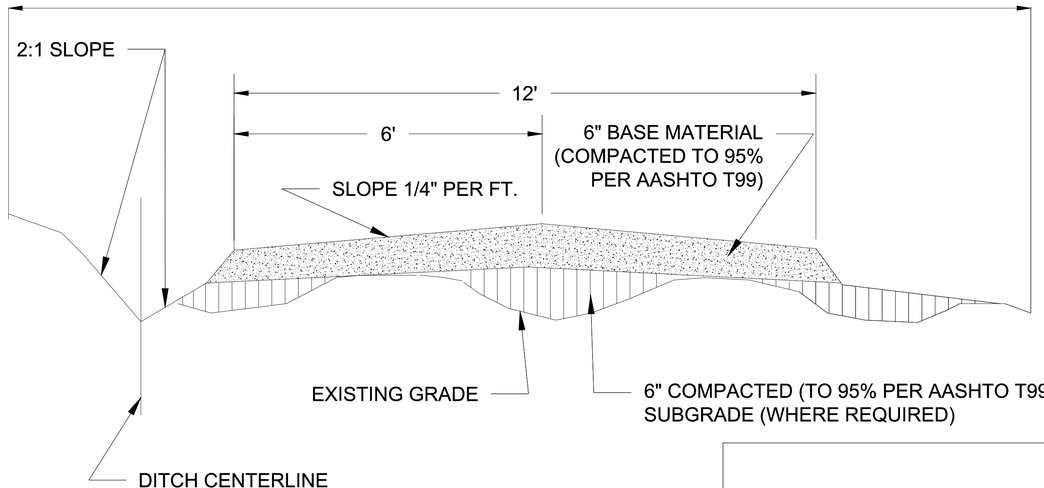


SILT FENCE DETAIL

SCALE: N.T.S.

3 / C4-1

ROADWAY EASEMENT



ROADWAY DETAIL

SCALE: N.T.S.

4 / C4-1

CONSTRUCTION SEQUENCE

1- INSTALLATION OF SILT FENCE - PRIOR TO ANY EARTH MOVING OPERATIONS, AS REQUIRED.
2- INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE.
3- STRIPPING AND STOCK PILING OF TOPSOIL AND ROUGH GRADING. TEMPORARY STABILIZATION WITHIN 15 DAYS.
4- CONSTRUCTION OF UNDERGROUND IMPROVEMENTS.

ROADWAY AND
COMPOUND DETAILS
SP 25-001
URBAN CROSSING
LOT 19R, BLOCK A.

0.898 ACRES
CITY OF ANNA,
COLLIN COUNTY,
TEXAS.
SURVEY BY POINT TO POINT LAND
SURVEYORS DATED 05/08/25
ABSTRACT NAME: URBAN CROSSING

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(918) 834-2200

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13431 BROADWAY EXT., SUITE 120. OKLAHOMA CITY. OK 73114
405-753-7167

PROJECT NO:	1781
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PROPERTY OWNER	URBAN CROSSING HOA
OWNER ADDRESS	PO BOX 384 ANNA, TX 75409-00384
OWNER CONTACT NAME	STEVE S.
OWNER PHONE #	214-244-1541

ISSUED FOR:
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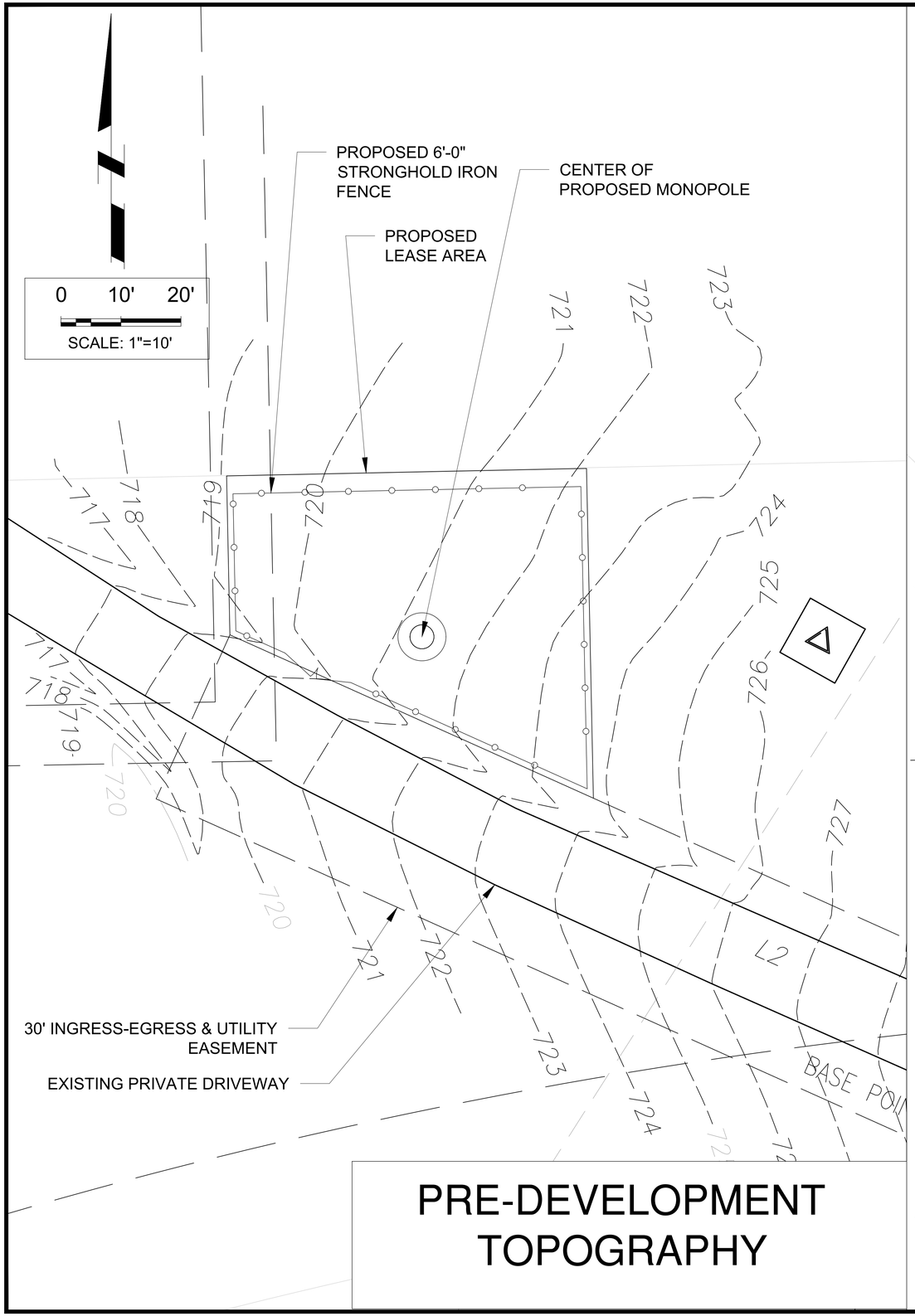
REV	DATE	DESCRIPTION
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ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870
FIRM NO.: F-16740

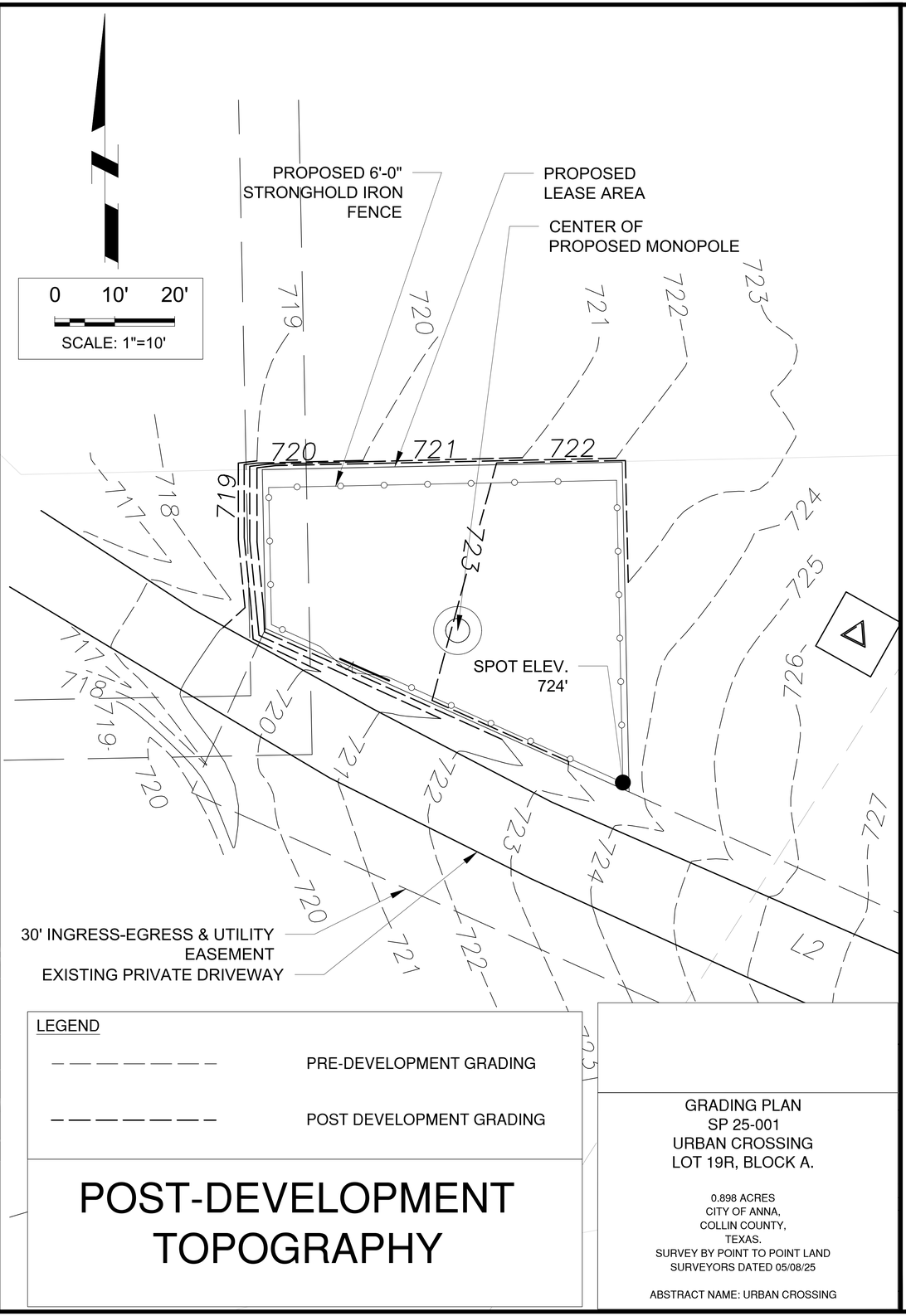
SCALE
N.T.S.

ROADWAY AND COMPOUND DETAILS

SHEET NUMBER:	REVISION:
C4-1	0



PRE-DEVELOPMENT TOPOGRAPHY



LEGEND

PRE-DEVELOPMENT GRADING

POST DEVELOPMENT GRADING

POST-DEVELOPMENT TOPOGRAPHY

GRADING PLAN
SP 25-001
URBAN CROSSING
LOT 19R, BLOCK A.

0.898 ACRES
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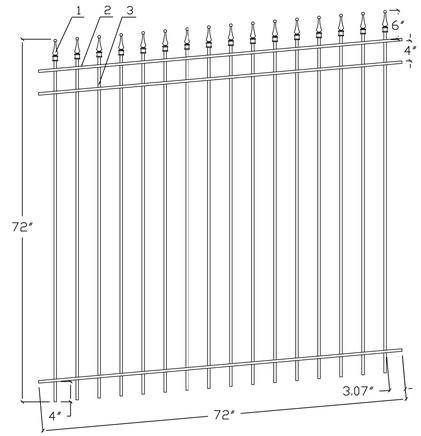
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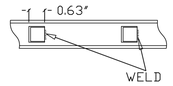
GRADING PLAN

SHEET NUMBER:	REVISION:
C5-1	0

6'H X 6'W STRONGHOLD IRON RACKABLE FENCE PANEL
TRADITIONAL GRADE - STYLE #1: CLASSIC

IRON•FENCE SHOP — PERIMETER FENCING & ESTATE GATES
www.IronFenceShop.com
(800) 261-2729



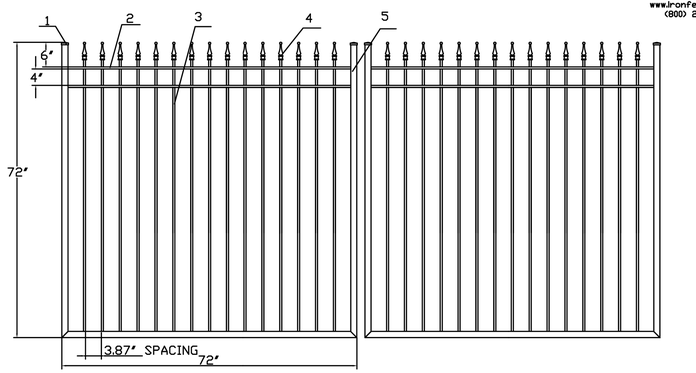


NO.	MATERIAL	QTY
1	CAST IRON FINIAL	16
2	1"X½"X⅛"	3
3	½"X½"X18ga	16

TP0606BI-3R

6'H X 12'W STRONGHOLD IRON DOUBLE WALK GATE
TRADITIONAL GRADE - STYLE #1: CLASSIC

IRON•FENCE SHOP — PERIMETER FENCING & ESTATE GATES
www.IronFenceShop.com
(800) 261-2729



NO.	MATERIAL	QTY
1	CAST IRON CAP	4
2	1"X1/2"X1/8"	4
3	1/2"X1/2"X18ga	30
4	CAST IRON FINIAL	30
5	1-1/2"X1-1/2"X14ga	6

TP0606-RGD

- STRONGHOLD IRON FENCE PARTS AND MATERIALS SPECIFICATIONS -

PART 1.01: MATERIALS

- **STEEL:** All steel material for the fence and gate system shall conform to the requirements of ASTM A-787 and ASTM A653 with minimum yield strength of 50,000 psi. All components are galvanized inside and out for superior rust protection.
- **CAST IRON:** All iron components are made of ductile iron for superior strength (versus standard grey iron) and are galvanized prior to powder coating for extra rust protection. All iron pieces will be sand-cast.

PART 1.02: FENCE PANELS

1.02A – SIGNATURE GRADE FENCE PANELS

- **HORIZONTAL RAILS** - Rail members will be constructed of 1 ½" x ½" x 1/8" (11 gauge) cold rolled bar channel. Number of rails per piece will vary by panel style. Rails will be punched for picket pass-through and welding from underneath.
- **PICKETS:** Material for the pickets will be ¾" x ¾" x 16 gauge square tubing.
- **PICKET SPACING**: Standard pickets will have a 3.875" air gap in-between. Double or puppy pickets will have a 1.56" to 1.69" air gap.
- **FINIALS:** Finial tips will be 6" tall x 2" wide and are sand-cast from ductile iron with a safety ball top as part of the casting. All cast iron finial tips will be welded to the picket.

PART 1.04A: SIGNATURE GRADE ESTATE DRIVEWAY GATES

- **FRAME:** All estate gates will match fence panel styles and be framed with 2" x 2" x 11 gauge square tubing mitered and welded.
- **HORIZONTAL RAILS** - Rail members will be constructed of 1 ½" x ½" x 1/8" (11 gauge) cold rolled bar channel. Rails will be punched for picket pass-through and welding. Center horizontal rail provided for extra strength and easy automatic closer installation.
- **PICKETS:** Material for the pickets will be ¾" x ¾" x 16 gauge square tubing.
- **PICKET SPACING**: Standard pickets will have a 3.875" air gap in-between. Double or puppy pickets will have a 1.56" to 1.69" air gap.
- **FINIALS:** Finial tips will be 6" tall x 2" wide and are sand-cast from ductile iron with a safety ball top as part of the casting. All cast iron finial tips will be welded to the picket.

PART 1.05: POSTS AND STANDARD HARDWARE

- **STANDARD STEEL POSTS**: All posts used for hanging fence panels and walks gates will be 14 gauge and offered in a 2", 2.5", 3" and 4" square tube size. Lengths include 5', 6', 7', 8', and 9' with availability varying by post diameter.
- **STEEL FLANGE POSTS**: Posts with a welded foot for mounting to surfaces will be 14 gauge and offered in a 2.5" square tube size. Lengths offered are 3', 4', 5 and 6'. Welded flange foot will be 5" square with a ½" hole in each corner for hardware.
- **ESTATE GATE POSTS**: All heavy-duty estate gate posts will be 3/16" thick (7 gauge) and offered in a 4" and 6" square tube size. Available in 8' and 9' lengths.
- **POST CAPS**: All post caps are comprised of sand-cast ductile iron. Offered in standard and ball style to match all available post sizes.
- **SIGNATURE GRADE FENCE PANEL BRACKET**: Brackets are comprised of sand cast ductile iron. The bracket has a 1.5" wide x 1/2" tall x 1" deep inner diameter (ID) and a 1.875" wide x 1" tall x 1" deep outer diameter (OD). A 3/4" tab with opening for a #14 hex head screw hangs below the bottom.

STRONGHOLD IRON FENCE FABRICATION

PART 2.01 – ASSEMBLY

- **RAILS**: All horizontal rails will be cold rolled and punched at approximately 4 ½" on center to provide an air gap of 3.875".
- **PICKET TO RAIL WELDING:** All items will be firmly positioned square in a jig fixture and MIG welded with the use of an inert shielding gas to reduce splatter and insure good penetration. Each picket will be welded on at least two sides at the juncture of every rail. All weld spots are then coated in a zinc rich primer for extra rust protection.
- **PICKET SPACING**: Standard pickets will have a 3.875" air gap in-between. Double or puppy pickets will have a 1.56" to 1.69" air gap.
- **FINIAL TO PICKET WELDING**: Finials will be placed on top of pickets and then MIG welded on all four sides with the use of an inert shielding gas to reduce splatter and insure good penetration. All welds are then cleaned for appearance and coated in a zinc rich primer for extra rust protection.
- **WALK AND DRIVE GATES**: All Gate frames are miter cut in the corners and MIG welded with the use of an inert shielding gas to reduce splatter and insure good penetration. Using gate jigs, the picket and rail components are then MIG welded to the frame. All welds are then cleaned for appearance and coated in a zinc rich primer for extra rust protection.

STRONGHOLD IRON FENCE FINISHING

PART 3.01 – FINISHING

- **CLEANING**: All finished pieces are inspected for weld spatter and wire brushed accordingly. The inspected pieces then go through a 4-stage pretreatment and wash cycle to remove any impurities from handling and the manufacturing process.
- **POWDER COATING** – A satin black polyester-based TGIC powder coating is electrostatically applied to a minimum 2.5 mils to all finished pieces. The powder contains a UV fade inhibitor to help resist fading of the finish.

COMPOUND FENCE DETAILS
SP 25-001
URBAN CROSSING
LOT 19R, BLOCK A.

0.898 ACRES
CITY OF ANNA,
COLLIN COUNTY,
TEXAS.
SURVEY BY POINT TO POINT LAND
SURVEYORS DATED 05/08/25

ABSTRACT NAME: URBAN CROSSING

HEMPHILL®
1305 NORTH LOUISVILLE AVE
TULSA, OK 74115
(918) 834-2200

SPECIALTY TELECOMUNICATIONS SERVICES, LLC
13431 BROADWAY EXT., SUITE 120. OKLAHOMA CITY. OK 73114
405-753-7167

PROJECT NO:	1781
PROJECT NAME:	FITZHUGH
911 ADDRESS:	TBD CR 368, ANNA, TX 75409
DRAWN BY:	RS
CHECKED BY:	RGH/MK/SLT

PROPERTY OWNER	URBAN CROSSING HOA
OWNER ADDRESS	PO BOX 384 ANNA, TX 75409-00384
OWNER CONTACT NAME	STEVE S.
OWNER PHONE #	214-244-1541

ISSUED FOR:
APPROVAL

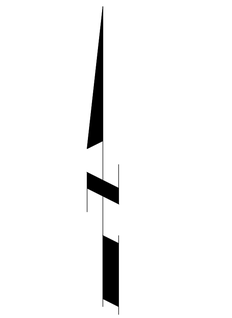
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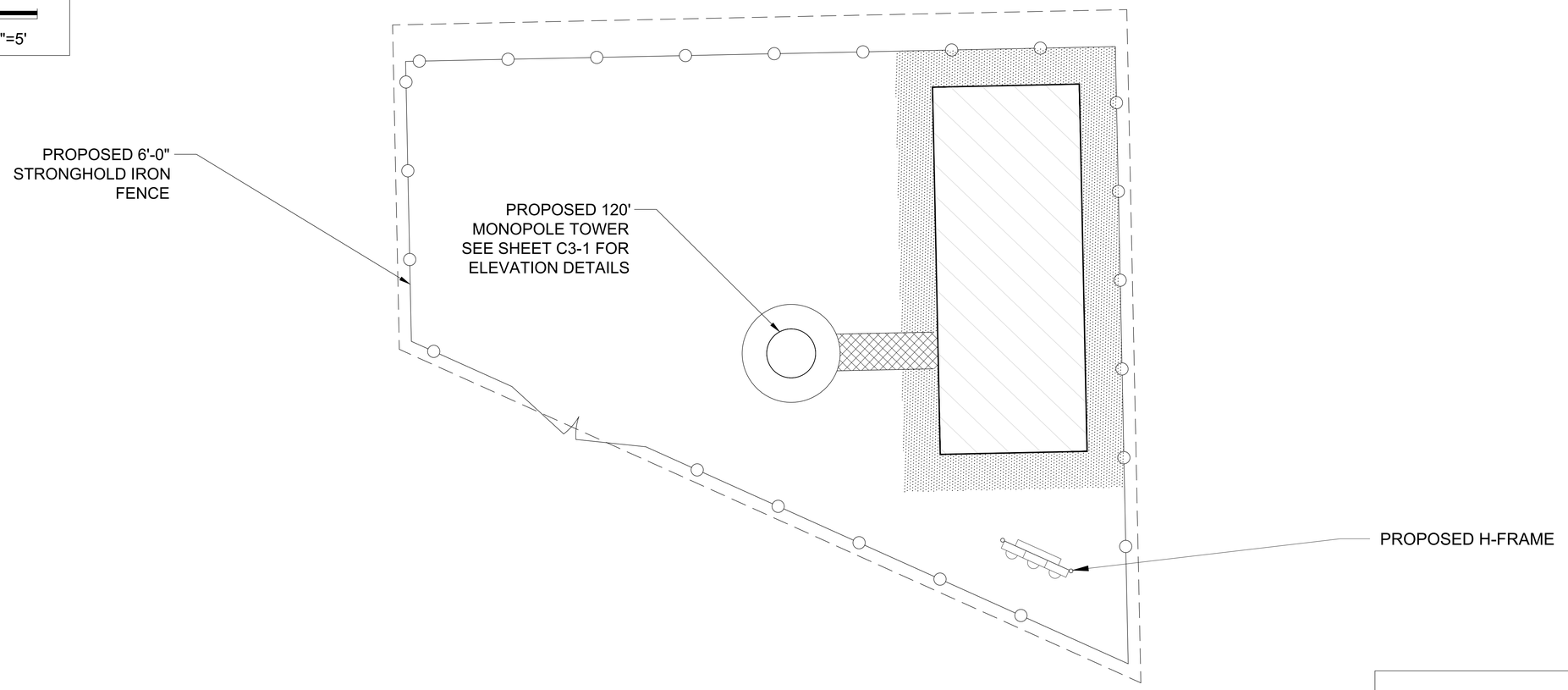
ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870
FIRM NO.: F-16740

SCALE
N.T.S.

COMPOUND FENCE DETAILS

SHEET NUMBER:	REVISION:
C6-1	0





NOTES:

1. FOR ADDITIONAL INFORMATION REFERENCE C2-1

2. COMPLETION OF ELECTRICAL SERVICE SHALL BE PERFORMED BY LICENSED ELECTRICAL CONTRACTOR

ELECTRIC, LIGHTNING
SP 25-001
AND TELCO PLAN
URBAN CROSSING
LOT 19R, BLOCK A.

0.898 ACRES
CITY OF ANNA,
COLLIN COUNTY,
TEXAS.
SURVEY BY POINT TO POINT LAND SURVEYORS DATED 05/08/25
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ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870
FIRM NO.: F-16740

SCALE
1"=5'

ELECTRIC, LIGHTNING AND TELCO PLAN

SHEET NUMBER:	REVISION:
E1-1	0

NOTES

1 CONTRACTOR SHALL PROVIDE AND INSTALL MODULAR METERING MAIN, 120/240V, 400A, NEMA 3R WITH FOUR METER SOCKETS. METER CENTER SHALL BE FURNISHED WITH 200A METER AND 200A CIRCUIT BREAKER. CIRCUIT BREAKERS SHALL BE COVERED WITH LEXAN METER COVER.

2 SHOULD CLIENT REQUEST A TELCO DEMARCATION BOX, CONTRACTOR SHALL PROVIDE AND INSTALL TELCO DEMARCATION BOX TO INCLUDE 48" X 48" X 12" NEMA 3R ENCLOSURE WITH BACKPLATE AND GFI RECEPTACLE (120V, 5A).

3 TOWER LIGHTING SHALL BE REQUIRED ON ALL TOWERS EXCEEDING 200' IN HEIGHT OR AS OTHERWISE REQUIRED BY FAA.

4 DIMENSIONS SHOWN ARE APPROXIMATE AND MAY BE ALTERED IN THE FIELD TO BETTER SUIT ACTUAL CONDITIONS OR EQUIPMENT RECEIVED.

5 ALL CONDUIT SHALL BE SCH. 40 PVC UNDERGROUND.

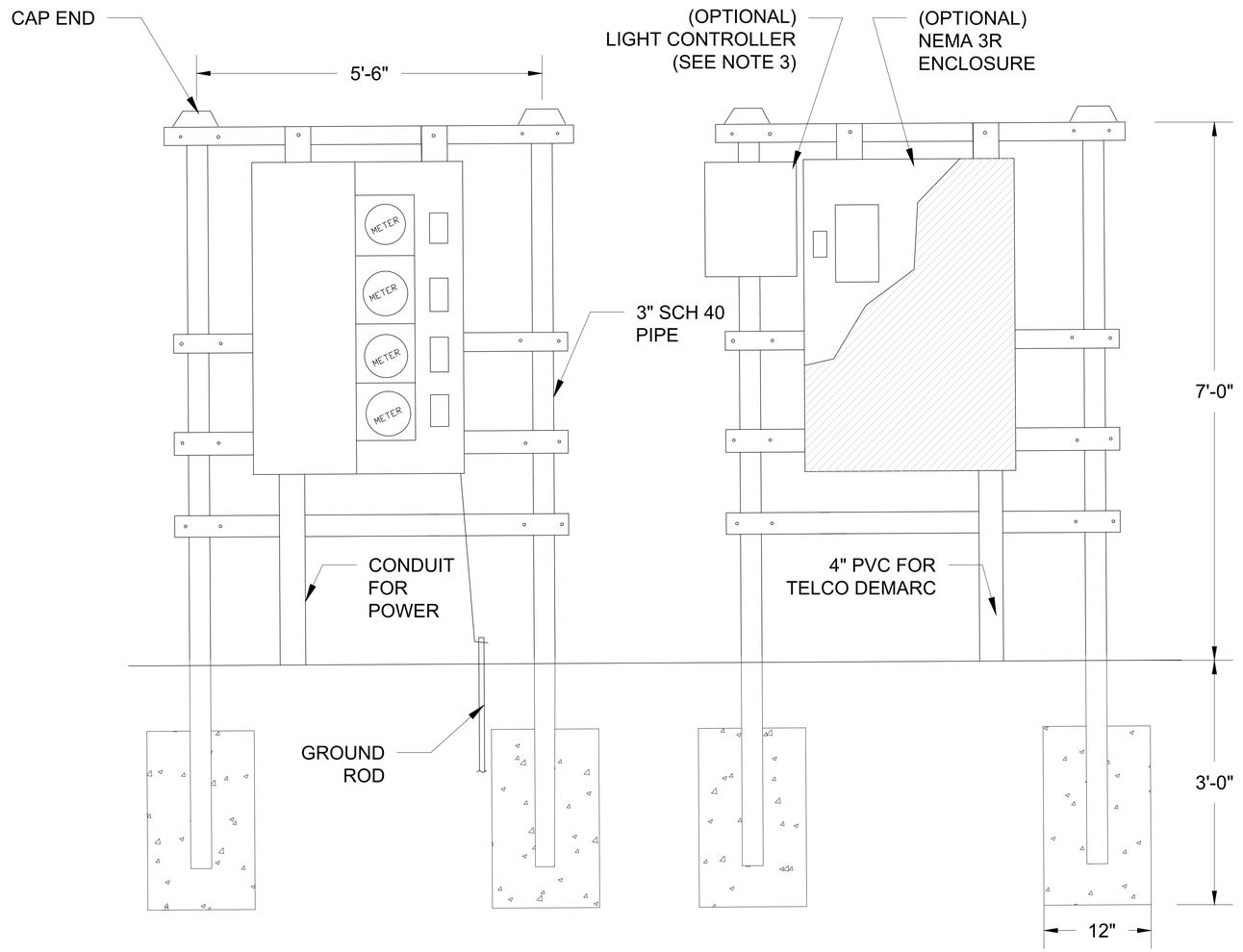
6 ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN GOOD WORKING CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND BY THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING ENTITIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS AS ESTABLISHED BY ANSI, NEMA, NSFU, AND "UL" LISTED.

7 ALL CONDUIT SHALL HAVE A PULL STRING.

8 THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY IBC, NEC, AND APPLICABLE CODES.

9 UNDERGROUND AND/OR OVERHEAD LINES SHALL BE OF THE SIZE AND MATERIAL NECESSARY TO MEET THE LOCAL CODE REQUIREMENTS.

10 ALL FRAME MEMBERS TO BE 1-5/8" X 1-5/8" P1000 UNISTRUT (EXCEPT FOR LEGS). CONNECT TO LEGS WITH U BOLTS



FRONT VIEW
SCALE: N.T.S.
1
E2-1

REAR VIEW
SCALE: N.T.S.
2
E2-1

COMPOUND LAYOUT
SP 25-001
URBAN CROSSING
LOT 19R, BLOCK A.

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REGISTRATION NO.: 149870
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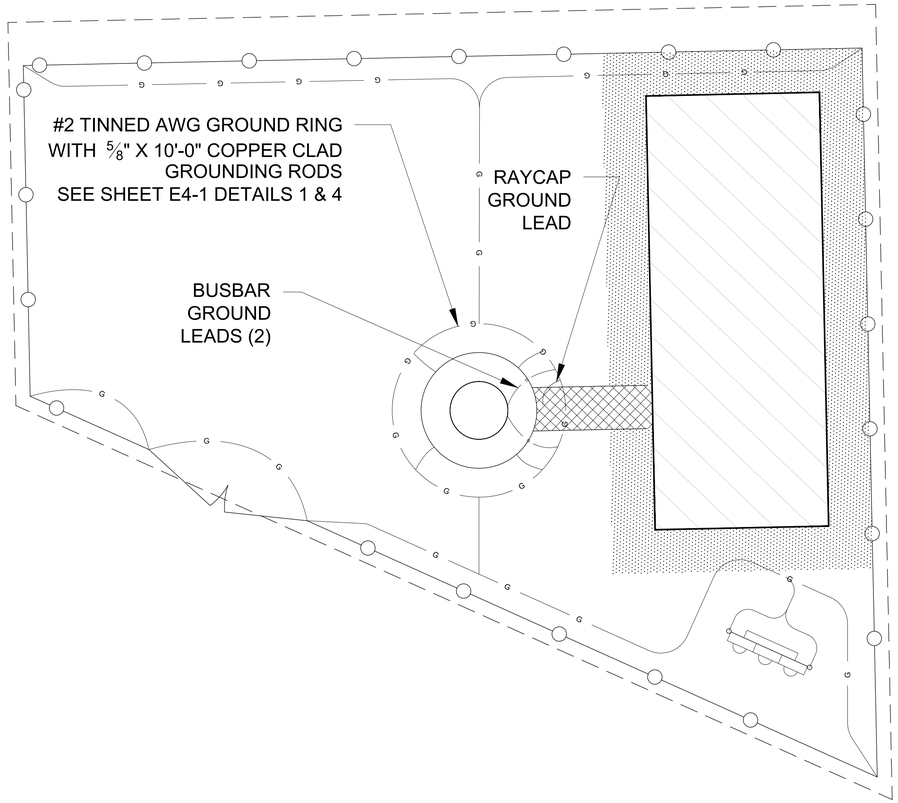
SCALE
N.T.S.

ELECTRICAL DETAILS

SHEET NUMBER:	REVISION:
E2-1	0

0 5' 10'

SCALE: 1"=5'



NOTES:

1. INFORMATION SHOWN IS FOR INFORMATION PURPOSES ONLY. DESIGN AND FINAL CONFIGURATION OF GROUNDING SYSTEM MAY VARY DEPENDING ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION.

2. GROUND RODS SHOULD BE NO CLOSER THAN 2FT TO TOWER FOUNDATION

3. TOWER GROUND RODS SHALL BE PLACED 20FT APART AT MINIMUM FOR TOWER GROUND RING, AND 8FT APART AT MINIMUM FOR ALL OTHER GROUND LEADS

4. REFERENCE SHEET C2-1 FOR ADDITIONAL INFORMATION

THIS PLAN IS PROPOSED CONSTRUCTION FOR THE SUBJECT SITE.

GROUNDING PLAN
SP 25-001
URBAN CROSSING
LOT 19R, BLOCK A.

0.898 ACRES
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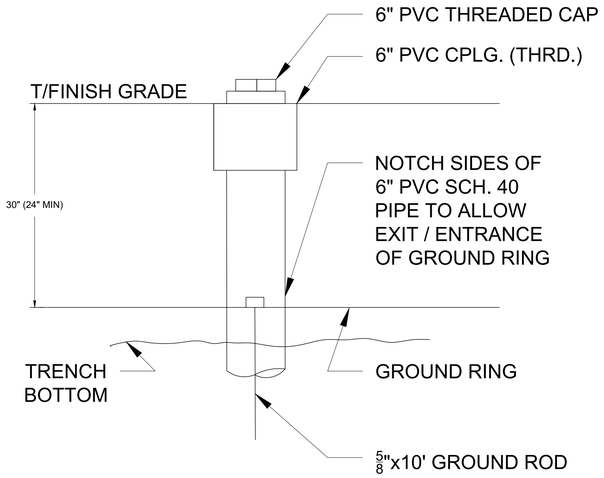
REV	DATE	DESCRIPTION
0	03/13/25	FOR APPROVAL

ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870
FIRM NO.: F-16740

SCALE
1"=5'

GROUNDING PLAN

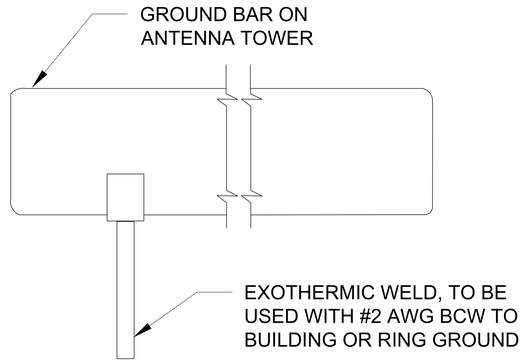
SHEET NUMBER:	REVISION:
E3-1	0



GROUNDING WELL

SCALE: N.T.S.

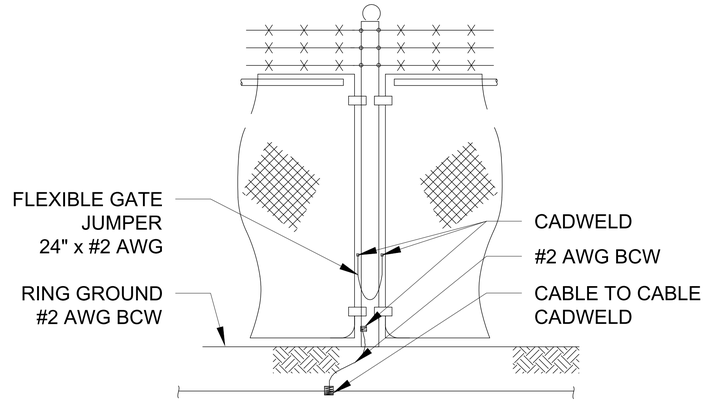
1 E4-1



INSTALLATION OF GROUND WIRE TO GROUND BAR

SCALE: N.T.S.

2 E4-1

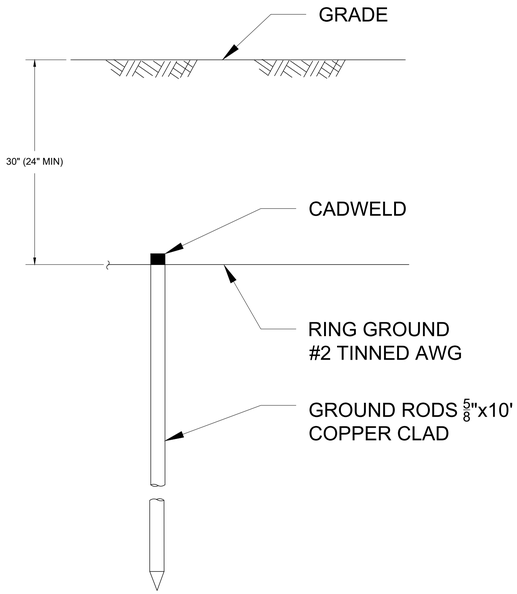


1. THE #2 AWG, BCW, FROM THE RING GROUND SHALL BE CADWELDED TO THE POST, ABOVE GRADE
2. VERTICAL POST SHALL BE BONDED TO THE RING AT EACH CORNER AND AT EACH GATE POST. AS A MINIMUM, ONE VERTICAL POST SHALL BE BONDED TO THE GROUND RING IN EVERY 100 FEET
3. INSTALLATION OF FLEXIBLE GATE JUMPERS IS REQUIRED FOR ALL COMPOUND ACCESS GATES

FENCE GROUNDING

SCALE: N.T.S.

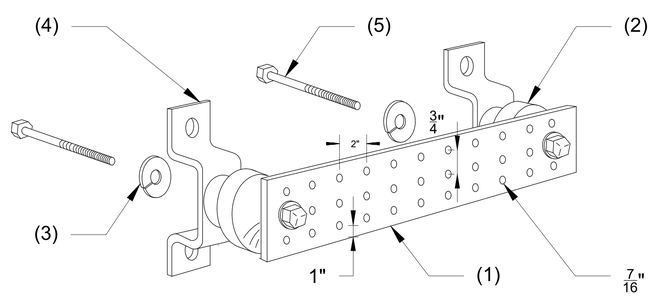
3 E4-1



ROD AND RING GROUNDING

SCALE: N.T.S.

4 E4-1



LEGEND

(1) COPPER GROUND BAR, 1/4"x4"x20". HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION
(2) INSULATORS
(3) 5/8" LOCKWASHERS
(4) WALL MOUNTING BRACKET
(5) 5/8-11x1" H.H.C.S. BOLTS

GROUND BAR DETAIL

SCALE: N.T.S.

5 E4-1

COMPOUND LAYOUT
SP 25-001
URBAN CROSSING
LOT 19R, BLOCK A.

0.898 ACRES
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SURVEY BY POINT TO POINT LAND SURVEYORS DATED 05/08/25

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ISSUED FOR:

APPROVAL

REV	DATE	DESCRIPTION
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ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870
FIRM NO.: F-16740

SCALE
N.T.S.

GROUNDING DETAILS

SHEET NUMBER:	REVISION:
E4-1	0

CONSTRUCTION

GENERAL

General construction, electrical, tower and foundation drawings are interrelated. In performance of the work each contractor must refer to all drawings. Coordination is the responsibility of the general contractor.

SITE WORK

PART 1 - GENERAL

1. Work included: See Site Plan

2. Access road, turnaround areas and sites are constructed to provide a well-drained, easily maintained, even surface for material and equipment deliveries and maintenance personnel access.

3. SEQUENCING

A. Confirm survey stakes and set elevation stakes prior to any construction.
B. Grub the complete road (if applicable) and site area prior to foundation construction or placement of backfill or subbase materials.
C. Construct temporary construction zone along access drive.
D. Bring the site area to subbase course elevation and bring the access road to base course elevation prior to forming foundation.
E. Soil stabilizer shall be Mirafi - 500X or equal.
F. Grade, seed, fertilize and mulch disturbed areas immediately after bringing site and access road to base course elevation.
G. Remove gravel from temporary construction zone to an authorized area or as directed by the owner's representative.

4. SUBMITTALS

A. Before construction:
   i. If landscaping is applicable to contract, submit two copies of the landscape plan under nursery letterhead. If a landscape allowance was included in the contract, provide an itemized listing of proposed costs on nursery letterhead (refer to plans for landscaping requirements).

5. WARRANTY

A. In addition to the warranty on all construction covered in the contract documents, the contractor shall repair all damage and restore area as close to original condition as possible at site and surroundings.
B. Disturbed area will reflect growth of new grass cover prior to final inspection.

PART 2 - PRODUCTS

1. MATERIALS

A. Road and site materials shall conform to DOT specifications fill material - acceptable select fill shall be in accordance with State Department of Highway and Transportation standard specifications and approved by the owner's representative.
B. Soil stabilizer shall be Mirafi - 500X or equal.

PART 3 - EXECUTION

1. INSPECTIONS

Local building inspectors shall be notified no less than 24 hours in advance of concrete pours, unless otherwise specified by jurisdiction.

2. PREPARATION

A. Clear trees, brush and debris from site area and access road right-of-way.
B. Prior to other excavation and construction, grub organic material to a minimum of six (6) inches below grade.
C. Prior to placement of fill or base materials, roll the soil.
D. Where unstable soil conditions are encountered, line the areas with stabilizer mat prior to placement of fill or base material.

3. INSTALLATION

A. The site and turnaround areas shall be at the subbase course elevation prior to forming foundation. Grade or fill the site and access road as required in order that upon distribution of spoils resulting from foundation excavations, the resulting grade will correspond with said subbase course, elevations are to be calculated from finished grades or slopes indicated.
B. Clear excess spoils, if any, from job site and do not spread beyond the limits of project area unless authorized by the owner's representative and agreed to by landowner.
C. Bring the access road to base course elevations prior to use to permit construction and observation during construction of the site.
D. Avoid creating depressions where water may pond.
E. The contract shall include grading, banking and ditching, unless otherwise indicated.
F. When improving an existing access road, grade the existing road to remove any organic matter and smooth the surface before placing fill or stone.
G. Place fill or stone in six inch maximum lifts and compact before placing next lift.
H. The top surface course shall extend a minimum of six inches beyond the site fence and shall cover the area as indicated.
I. Apply riprap gravel to the slopes of all fenced areas and parking areas and all other slopes greater than 2:1.
J. Apply seed, fertilizer and straw cover to all other disturbed areas, ditches, drainage and swales not otherwise riprapped.
K. Apply seed and fertilizer to surface conditions which will encourage rooting. Rake areas to be seeded to even the surface and loosen the soil.
L. Sow seed in two directions to twice the quantity recommended by the seed producer.

4. PROTECTION

A. Protect seeded areas from erosion by spreading straw to a uniform loose depth of 1 - 2 inches, stake and tie down as required. Use of erosion control mesh or mulch net will be an acceptable alternate.

B. Protect all exposed areas against washouts and soil erosion, place straw bales at the inlet approaches to all new or existing culverts. Where the site or road areas have been elevated immediately adjacent to the rail line, stake erosion control fabric full length in the swale to prevent contamination of the rail ballast.

5. The required structural fill operation to the grades indicated for PCS equipment shelters shall be performed as follows:
A. The structural fill material shall be placed in lifts not exceeding six inches in loose thickness.
B. Each layer of structural fill material placed shall be compacted to a minimum of 95° of maximum density obtainable by ASTM compaction test designation D-337-66T for cohesive fill or 75% relative as determined by ASTM D-2049-64T for cohesionless fill, whichever is greater.
C. The final grade of structural fill for all footings shall be capable of supporting the design soil bearing pressure load of 3,000 lbs. per square foot minimum.

FENCING AND GATE(S)

PART 1 - GENERAL

1. Work included: See plan for location of fence and gate(s).

2. QUALITY ASSURANCE

All steel materials utilized in conjunction with this specification will be galvanized or stainless steel. Weight of zinc coating of the fabric shall not be less than 12 ounces per square foot of material covered. Posts shall be hot-dipped galvanized.

3. SEQUENCING

If the site has been brought up to surface course elevation prior to the fence construction, fence post excavation spoils must be controlled to preclude contamination of said surface course.

4. SUBMITTALS

A. Manufacturer's descriptive literature.
B. Certificate or statement of compliance with the specifications.

PART 2 - PRODUCTS

1. FENCE MATERIAL

A. All fabric wire, rails, hardware and other steel materials shall be hot-dipped galvanized.
B. Fabric shall be six-foot height two-inch chain link mesh of No. 9 gauge wire. The fabric shall have a knuckled finish for the top selvages. Fabric shall conform to the specifications of ASTM A-392 Class 1.
C. Barbed wire shall be double-strand, 12-1/2 gauge twisted wire strand with 14-gauge, 4-point round barbs spaced on five-inch centers, conforming to ASTM A121 Design # 12-4-5-14R Type 2.
D. All posts shall be mechanical service pipe and shall be Type 1 ASTM F1083, High Strength (50 Ksi) Schedule 40 pipe, ASTM F1043 Group 1A, and of the following diameter (I.D. per fence industry standards).
   Line 2 inches
   Corner 3 inches
   Gate 4 inches
E. Gate posts shall be extended 12 inches, including dome cap, to provide for attachment of barbed wire.
F. All top and brace rails shall be 1-1/2" diameter mechanical service pipe. Frames shall have welded corners.
G. Gate frame and braces shall be 1-5/8" diameter Schedule 40 mechanical service pipe. Frames shall have welded corners.
H. Gate frame shall have a full height vertical brace and a full width horizontal brace, secured in place by use of gate brace clamps.
I. Gate hinges shall be Merchants Metal Model 6-4386-hinge adapter with Model 6-409, 188 degree attachment.
J. The quide (latch assembly) shall be heavy industrial gate latch. Master Halco #17221.
K. Latches and stops shall be provided for all gates.
L. All stops shall have keepers capable of holding the gate leaf in the open position.
M. A No. 7 gauge zinc coated tension wire shall be used at the bottom of the fabric terminated with bank clips at corner and gateposts, conforming to ASTM A824 Type II.
N. A six-inch by 1/2-inch diameter eyebolt to hold tension wire shall be placed at the line posts.
O. Stretcher bars shall be 3/16-inch by 3/4-inch or have equivalent cross-sectional area, and conform to ASTM F626, having a minimum zinc coating of 1.2oz/sq-ft.
P. All corner gate and panels shall have a 3/8-inch truss rod with turnbuckles.
Q. All posts except gateposts shall have a combination cap and barbed wire supporting arm. Gateposts shall have a dome cap.
R. Other hardware includes but may not be limited to the clips, band clips and tension band clips.
S. Barbed wire gate guards shall be fitted with dome caps.
T. Barbed wire support arms shall be cast iron with set bolt and lock wire in the arm.
U. All caps shall be cast steel.
V. Where the use of concertina has been specified, 24-inch diameter coil barbed tape, stainless steel, cyclone fence model gap to Type III shall be furnished. It shall be supported above the top rail by use of six wire barbed wire arms positioned atop each line/corner post.

GENERAL NOTES
SP 25-001
URBAN CROSSING
LOT 19R, BLOCK A.

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ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870
FIRM NO.: F-16740

SCALE
N.T.S.

GENERAL NOTES

SHEET NUMBER:	REVISION:
G1-1	0

PART 3 - EXECUTION

1. **INSPECTION**
To confirm proper depth and diameter of post hole excavations, all post holes will be excavated as per construction documents.

2. **INSTALLATION**
A. Foundations shall have a minimum six-inch concrete cover under post.
B. All fence posts shall be vertically plumb plus/minus one-quarter inch.
C. At corner posts, gateposts and sides of gate frame, fabric shall be attached with stretcher and tension band-clips at fifteen inch intervals.
D. At line posts, fabric shall be attached with band-clips at fifteen inch intervals.
E. Fabric shall be attached to brace rails, tension wire and truss rods with tie clips at two foot intervals.
F. A maximum gap of two inches will be permitted between the chain link fabric and the final grade.
G. Gate shall be installed so locks are accessible from both sides.
H. Gate hinge bolts shall have their threads peened or welded to prevent unauthorized removal.
I. Concrete to be a minimum of 3,000 psi.

3. **PROTECTION**
Upon completion of erection, inspect fence material and paint field cuts or galvanizing breaks with zinc-based paint, color to match the galvanized metal.

Applicable Standards:
ASTM-A120 Specification for pipe, steel black and hot-dipped, zinc coated (galvanized) welded and seamless.
ASTM-A123 Zinc (hot-dipped galvanized) coated steel chain link fence fabric.
ASTM-A153 Specification for zinc coating (hot-dip) on iron and steel hardware.
ASTM-A392 Specification for zinc-coated steel chain link fence fabric.
ASTM-A431 Specification for aluminum-coated steel chain link fence fabric.
ASTM-A525 Standard specification for steel sheet zinc coated (galvanized) by the hot-dipped process.
ASTM-A535 Specification for aluminum coated steel barbed wire.
ASTM-A570 Specification for hot-rolled carbon steel sheet and strip, structural quality.
Federal Specification RR-F-191 Fencing Wire and Post Metal (and Gates, Chain Link Fence Fabric and Accessories)

ELECTRICAL
1. Contractor shall review the contract documents prior to the ordering of the electrical equipment and starting the actual construction. Contractor shall issue a written notice of all findings to the architect listing any discrepancies or conflicting information.

2. Verify exact locations and mounting heights of electrical equipment with owner prior to installation.

3. All materials and equipment shall be new and in good working condition when installed and shall be of the best grade and of the same manufacturer throughout for each class or group of equipment. Materials shall be listed "J" where applicable. Materials shall meet with approval of all governing bodies having jurisdiction. Materials shall be manufactured in accordance with applicable standards established by ANSI, NEMA, NSFU and "UL" listed.

4. All conduit shall have a pull string.

5. Provide Project Manager with one set of complete electrical "As Installed" drawings at the completion of the job showing actual dimensions, routing and circuits.

6. The entire electrical installation shall be grounded as required by IBC, NEC and all applicable codes.

7. Patch, repair and paint any area that has been damaged in the course of the electrical work.

8. Wire and cable conductors shall be copper 600 amp, type THHN or THWN with a minimum size of #2 AWG color-coded. All rectifier drops shall be stranded to accept crimp connectors.

9. All chemical ground rods shall be "UL" approved.

10. Meter socket amperes, voltage, number of phases shall be as noted on the drawings, manufactured by Milbank or approved equal and shall be utility company approved.

11. **CONDUIT**
A. Electrical metallic tubing shall have UL label; fitting shall be gland ring compression type.
B. Flexible metallic conduit shall have UL listed label and may be used where permitted by code. Fittings shall be "Jake" or "Squeeze" type. All flexible conduits shall have full length ground wire.
C. All underground conduit shall be PVC Schedule 40 with UV protection (unless noted otherwise) at a minimum depth of 24" below grade.

12. Contractor to coordinate with utility company for connection of temporary and permanent power to the site. The temporary power and all hookup costs are to be paid by the contractor.

13. All electrical equipment shall be labeled with permanent engraved plastic labels with white on blue background lettering (minimum letter height shall be 1/4"). Nameplates shall be fastened with stainless steel screws, not adhesive.

14. **GROUNDING ELECTRODE SYSTEM**
A. PREPARATION
i. Surface Preparation:
All connections shall be made to bare metal. All painted surfaces shall be field inspected and modified to ensure proper contact. No washers are allowed between the items being grounded. All connections are to have a non-oxidizing agent applied prior to installation.
ii. Ground Bar Preparation:
All copper ground bars shall be cleaned, polished and a non-oxidizing agent applied. No fingerprints or discolored copper will be permitted.
iii. All grounding conductors shall run through seal tight wherever conductors run through walls, floors or ceilings. If conductors
must run through EMT, both ends of conduit shall be grounded. Seal both ends of conduit with silicone caulk.
B. GROUND BARS
i. All ground bars shall be 1/4" thick copper and of size indicated on drawings.
C. EXTERNAL CONNECTIONS
i. All grounding connections shall be made by the exothermic weld process. Connections shall include all cable, splices, tee's, x's, etc. All cable to ground rods, ground rod splices and lightning protection systems are to be as indicated. All materials used (molds, welding metal, tools, etc.) shall be cadweld and installed per manufacturer's recommended procedures.
D. GROUND RODS
i. All ground rods shall be 5/8" diameter by 10'-0" long "copperweld" or approved equal of the number and locations indicated.
Ground rods shall be driven full length vertically in undisturbed earth.
E. GROUND CONDUCTORS
i. All ground conductors shall be standard tinned, solid bare copper, annealed and size indicated on drawings.
F. GROUND RING
i. The external ground ring encircling the tower (if applicable) and future carrier shall be minimum size of No. 2 AWG solid tinned, bare copper conductor in direct contact with the earth at a depth specified on plan sheets and details. Conductor bends shall have a minimum bending radius of eight inches.
ii. All external ground rings are to be joined together and all connections must be cadwelded. No lugs or clamps will be accepted.
G. FENCE / GATE
i. Ground each gatepost, corner post and gate as indicated on drawing. Ground connections to fence posts and all other connections for the ground grid system shall be made by exothermic weld process and installed per manufacturer's recommendations and procedures and sprayed and cold-galvanized paint.

GENERAL NOTES
SP 25-001
URBAN CROSSING
LOT 19R, BLOCK A.

0.898 ACRES
CITY OF ANNA,
COLLIN COUNTY,
TEXAS.
SURVEY BY POINT TO POINT LAND
SURVEYORS DATED 05/08/25

ABSTRACT NAME: URBAN CROSSING

HEMPHILL®
1305 NORTH LOUISVILLE AVE
TULSA, OK 74115
(918) 834-2200

SPECIALTY TELECOMUNICATIONS SERVICES, LLC
13431 BROADWAY EXT., SUITE 120. OKLAHOMA CITY. OK 73114
405-753-7167

PROJECT NO:	1781
PROJECT NAME:	FITZHUGH
911 ADDRESS:	TBD CR 368, ANNA, TX 75409
DRAWN BY:	RS
CHECKED BY:	RGH/MK/SLT

PROPERTY OWNER	URBAN CROSSING HOA
OWNER ADDRESS	PO BOX 384 ANNA, TX 75409-00384
OWNER CONTACT NAME	STEVE S.
OWNER PHONE #	214-244-1541

ISSUED FOR:
APPROVAL

REV	DATE	DESCRIPTION
0	03/13/25	FOR APPROVAL

ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870
FIRM NO.: F-16740

SCALE
N.T.S.

GENERAL NOTES

SHEET NUMBER:	REVISION:
G1-2	0



NOTES:

(A) PROPERTY LINE (HOA)
(B) PROPOSED 6'-0" STRONGHOLD IRON FENCE
(C) PROPOSED 120' MONOPOLE TOWER
(D) EXISTING TREE (TO REMOVE)
(E) EXISTING TREE (TO REMAIN)
(F) PROPOSED TOWER COMPOUND (GRAVELED)
(G) PROPOSED LANDSCAPING NELLIE R STEVENS HOLLY
(H) PROPOSED 12' DOUBLE SWING GATE
(I) PROPOSED SITE ENTRANCE (GRAVELED)
(J) PROPOSED 3'-0"x5'-0" WIDE LANDSCAPE SCREEN BUFFER

LANDSCAPING PLAN
SP 25-001
URBAN CROSSING
LOT 19R, BLOCK A.

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PROPERTY OWNER	URBAN CROSSING HOA
OWNER ADDRESS	PO BOX 384 ANNA, TX 75409-00384
OWNER CONTACT NAME	STEVE S.
OWNER PHONE #	214-244-1541

ISSUED FOR:
APPROVAL

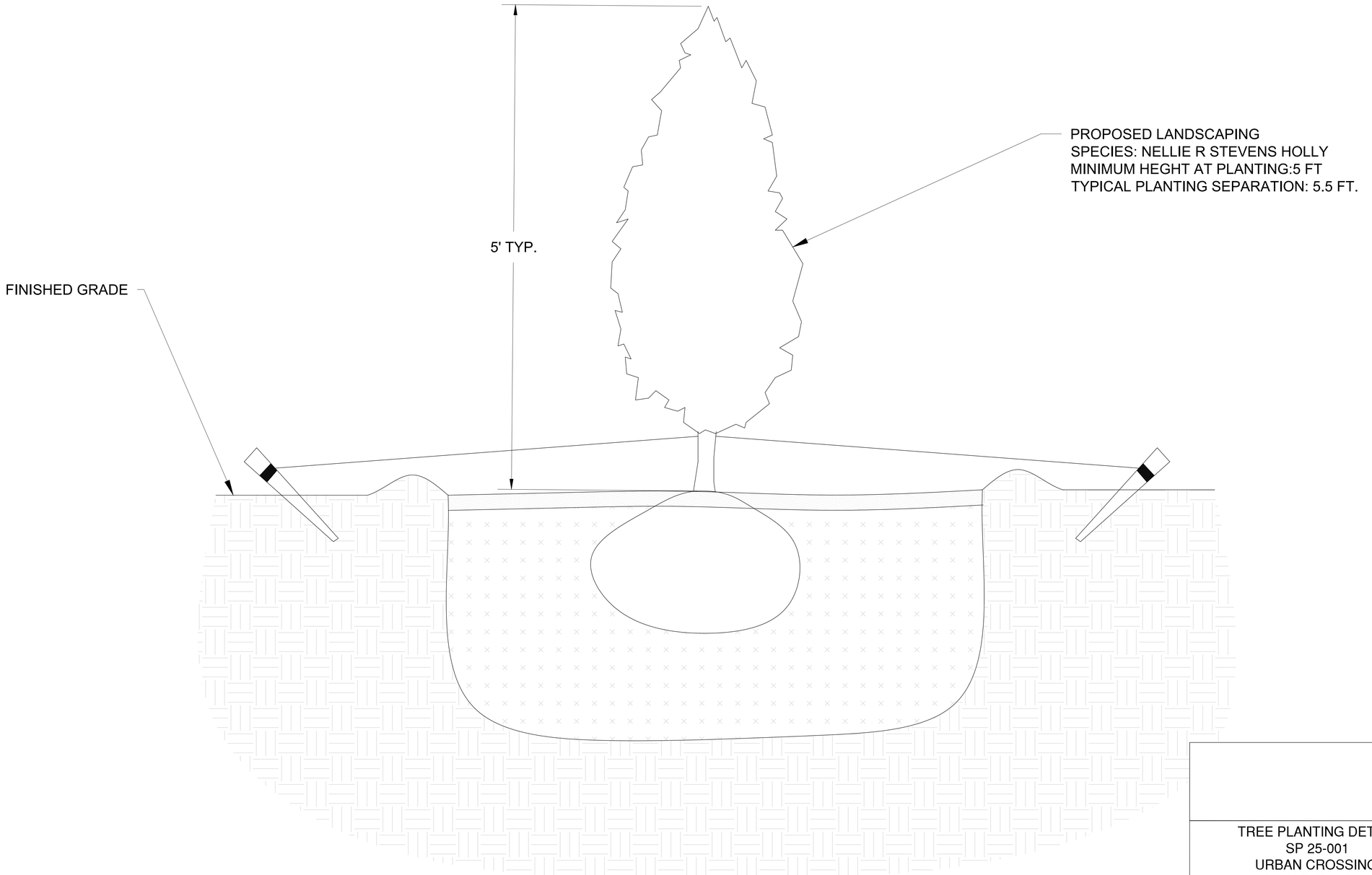
REV	DATE	DESCRIPTION
0	03/13/25	FOR APPROVAL

ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870
FIRM NO.: F-16740

SCALE
1"=20'

LANDSCAPING PLAN

SHEET NUMBER:	REVISION:
L1-1	0



TYPICAL PLANTING DETAIL

SCALE: N.T.S.

1
L1-2

TREE PLANTING DETAIL
SP 25-001
URBAN CROSSING
LOT 19R, BLOCK A.

0.898 ACRES
CITY OF ANNA,
COLLIN COUNTY,
TEXAS.
SURVEY BY POINT TO POINT LAND
SURVEYORS DATED 05/08/25

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OWNER ADDRESS	PO BOX 384 ANNA, TX 75409-00384
OWNER CONTACT NAME	STEVE S.
OWNER PHONE #	214-244-1541

ISSUED FOR:
APPROVAL

REV	DATE	DESCRIPTION
0	03/13/25	FOR APPROVAL

ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870
FIRM NO.: F-16740

SCALE
N.T.S.

TREE PLANTING DETAIL

SHEET NUMBER:	REVISION:
L1-2	1

1 Fairholm Avenue
Peoria, IL 61603 USA
Phone: (309)-566-3000
Fax: (309)-566-3079

March 18, 2025

Hemphill, LLC
1305 N. Louisville Ave.
Tulsa, OK 74115

Attn: Matt Kline

Reference: 120 FT Tapered Steel Pole
Fitzhugh, TX
Q25-10290-1

To Whom It May Concern,

The referenced Pole will be designed to meet the specified loading requirements in accordance with ANSI/TIA-222-H for a 106 mph 7-16 Ultimate Wind Speed with no ice and a 30 mph 3-second gust wind speed with 1.50 inches radial ice, Risk Category II, Exposure Category C, and Topographic Category 1.

It is our understanding that the design of the referenced Pole requires consideration of a contained fall radius in the event that a catastrophic wind speed would result in collapse. Although the Pole will not be designed to fail, stronger sections where required by analysis will be provided in the lower sections of the Pole. This will result in an increased safety factor in the lower sections of the Pole. This design will enable the Pole to fail through a combination of bending and buckling in the upper portion of the Pole under a catastrophic wind loading. Failure in this manner would result in the upper portion of the Pole folding over the lower portion, resulting in a fall radius no greater than 0 feet.

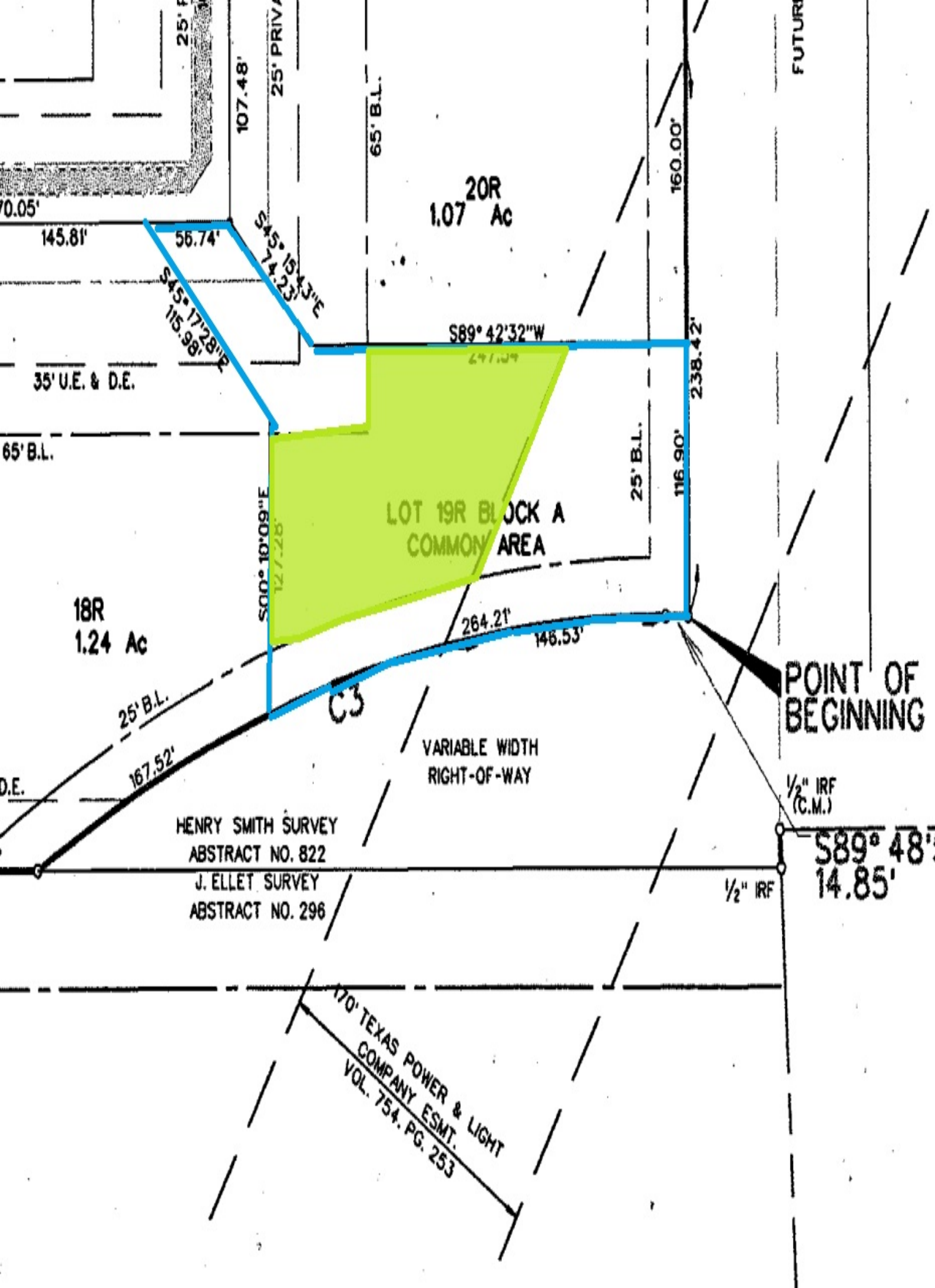
Please contact us at your convenience should you have further questions concerning the safety of Pole structures or other aspects of Pole design.

Sincerely,

Allen Schneider
03/18/2025

STATE OF TEXAS
ALLEN BURTON SCHNEIDER
145040
LICENSED
PROFESSIONAL ENGINEER

Allen Schneider, P.E.
Senior Design Engineer


107.48'
25' PRIVA
65' B.L.
20R
1.07 Ac
160.00'
FUTURE
70.05'
145.81'
56.74'
S45° 15'43"E
14.23'
S45° 17'28"E
115.98'
S89° 42'32"W
247.39'
238.42'
35' U.E. & D.E.
65' B.L.
25' B.L.
116.90'
LOT 19R BLOCK A
COMMON AREA
S00° 19'09"E
127.28'
18R
1.24 Ac
264.21'
146.53'
POINT OF
BEGINNING
25' B.L.
C3
167.52'
VARIABLE WIDTH
RIGHT-OF-WAY
D.E.
½" IRF
(C.M.)
HENRY SMITH SURVEY
ABSTRACT NO. 822
J. ELLET SURVEY
ABSTRACT NO. 296
½" IRF
S89° 48'
14.85'
170' TEXAS POWER & LIGHT
COMPANY ESMT.
VOL. 754, PG. 253