



AGENDA
Planning & Zoning Commission

Monday, June 2, 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 Monday, June 2, 2025 at 6:00 PM, in the Anna Municipal Complex – Council Chambers, 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 May 5, 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 Rosamond Crossing Northeast Corner, Block A, Lot 8,
Site Plan (SP 25-0006)
Owner: Seitz Group, Inc.
9. Approve a Resolution regarding Century Farms, Phase 3, Final Plat (FP 25-0004)
Owner: RLS (Century) LLC
10. Approve a Resolution regarding The Woods at Lindsey Place, Phase 3, Final Plat (FP
25-0008)
Owner: D.R. Horton - Texas LTD
11. Approve a Resolution regarding Liberty Hills, Phases 3 & 4, Preliminary Plat (PP 25-
0011)
Owner: VC Liberty Hills LLC

Items for Individual Consideration

12. Conduct a Public Hearing/Consider/Discuss/Action regarding DHI Anna, Block A, Lots 2R & 3R; and The Woods at Lindsey Place, Block F, Lot 1XR, Replat (RP 25-0002)
Owner: D.R. Horton-Texas LTD
13. Conduct a Public Hearing/Consider/Discuss/Action regarding The Villages at Waters Creek Planned Development (PD 25-0002)
Owner: Anna 51 Joint Venture LP
14. Conduct a Public Hearing/Consider/Discuss/Action regarding 703 E. White Street Zoning (ZONE 25-0002)
Owner: White Street Investment LLC
15. Conduct a Public Hearing/Consider/Discuss/Action regarding The Post at Anna Zoning (PD 25-0003)
Owner: Dosti Partners

End of Meeting Items

16. **Adjourn.**

This is to certify that I, Lauren Mecke, Planning Manager, posted this Agenda on the City's website (www.annatexas.gov) and at the Anna Municipal Complex bulletin board at or before 5:00 p.m. on 05/30/2025.



Lauren Mecke, Planning Manager

In accordance with the Americans with Disabilities Act, it is the policy of the City of Anna to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format, or if you require any other accommodation, please contact the ADA Coordinator at least 48 working hours in advance of the event by emailing adacompliance@annatexas.gov. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.



Item No. 6.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 6/2/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve Minutes of the May 5, 2025, Planning & Zoning Commission Meeting.

SUMMARY:

x

STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

1. 2025-05-05 Minutes

MINUTES
PLANNING AND ZONING COMMISSION
May 5, 2025

The Planning and Zoning Commission of the City of Anna held a meeting at 6:00 p.m. on May 5, 2025, at the Municipal Complex located at 120 W. 7th Street, to consider the following items.

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

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

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

2. Invocation and Pledge of Allegiance.

Commissioner Martin gave the invocation and led the Pledge of Allegiance.

3. Neighbor Comments: At this time, any person may address the Planning & Zoning Commission regarding an item on this meeting Agenda that is not scheduled for Public Hearing. Also, at this time, any person may address the Commission regarding an item that is not on this meeting's Agenda. Each person will be allowed up to three (3) minutes to speak. No discussion or action may be taken at this meeting on items not listed on this Agenda, other than to make statements of specific factual information in response to a neighbor's inquiry or to recite existing policy in response to the inquiry.

There were no Neighbor comments.

4. Director's Report.

Ms. Scott-Sims informed the Commission that the CBD / Smoke Shop related ordinance was approved by the City Council on April 8, 2025, with an increased buffer around schools and churches to 2,000 feet from the 1,000 feet the Commission had proposed. The Council approved the rezoning of the Anna CDC property at 7th Street and Interurban Street and the Tree Preservation Permits.

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

A motion was made by Commissioner Walden to approve Items 6-13, seconded by Commissioner Martin to recommend approval. The vote was unanimously approved; the motion passed.

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

The applicant requested a 30-day extension. Staff asked the Chair to open a public hearing and leave it open until the next meeting on June 2, 2025.

The public hearing was opened at 6:05 p.m.

A motion was made by Commissioner Longmire to approve Item 14 and extend the open hearing until June 2, 2025, seconded by Commissioner Nylec to recommend approval. The vote was unanimously approved; the motion passed.

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

The applicant requested a waiver of the cul de sac minimum length regulation.

A motion was made by Commissioner Hermann to approve Item 15 and seconded by Commissioner Nylec. The vote was unanimously approved; the motion passed.

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

Ms. Mecke explained that because the property is land-locked, the applicant was requesting four waivers from the subdivision regulations.

The public hearing was opened at 6:12 p.m.

Property owner David Surdukan spoke of hoping to get a second access point granted by private property to the south.

The public hearing was closed at 6:16 p.m.

A motion was made by Commissioner Walden to deny Item 16 and seconded by Commissioner Longmire. The vote was unanimously approved; the motion passed and the request was denied.

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

The applicant wants to construct a 120-foot monopole, with full support of Urban Crossing HOA.

The public hearing was opened at 6:24 p.m.

Mike Archer and Kim Sweeney submitted opinion forms in favor of the tower but did not wish to speak.

The applicant Ralph Wyngarden from Hemphill LLC gave more information about the proposed monopole.

Stuart Brown, Ben Easaw, Steve Sweeney, Kylee Kelley, and Ashley Tharayil spoke in favor of the monopole.

Lynnsee Starr and Steven Dimitt spoke against the monopole.

The public hearing was closed at 6:54 p.m.

A motion was made by Commissioner Martin to approved Item 17 and seconded by Commissioner Nylec. The vote was six in favor and one abstention by Commissioner Longmire. Because no conflict of interest was stated or established, the abstention vote is changed to opposed. The motion passed with a vote of 6:1.

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.

There were no future agenda items.

19. Adjourn.

A motion was made by Commissioner Walden and seconded by Commissioner Hermann to adjourn the meeting. The vote was unanimous in favor. The meeting was adjourned by 6:58 p.m.

Chairwoman Jessica Walden

ATTEST:

Lauren Mecke, Planning Manager



Item No. 7.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 6/2/2025
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 Mixed Density Residential (MD) 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)

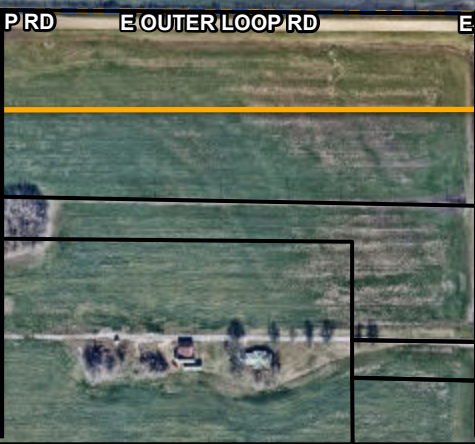
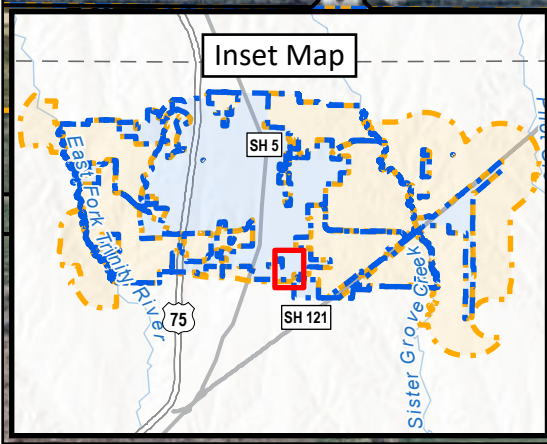
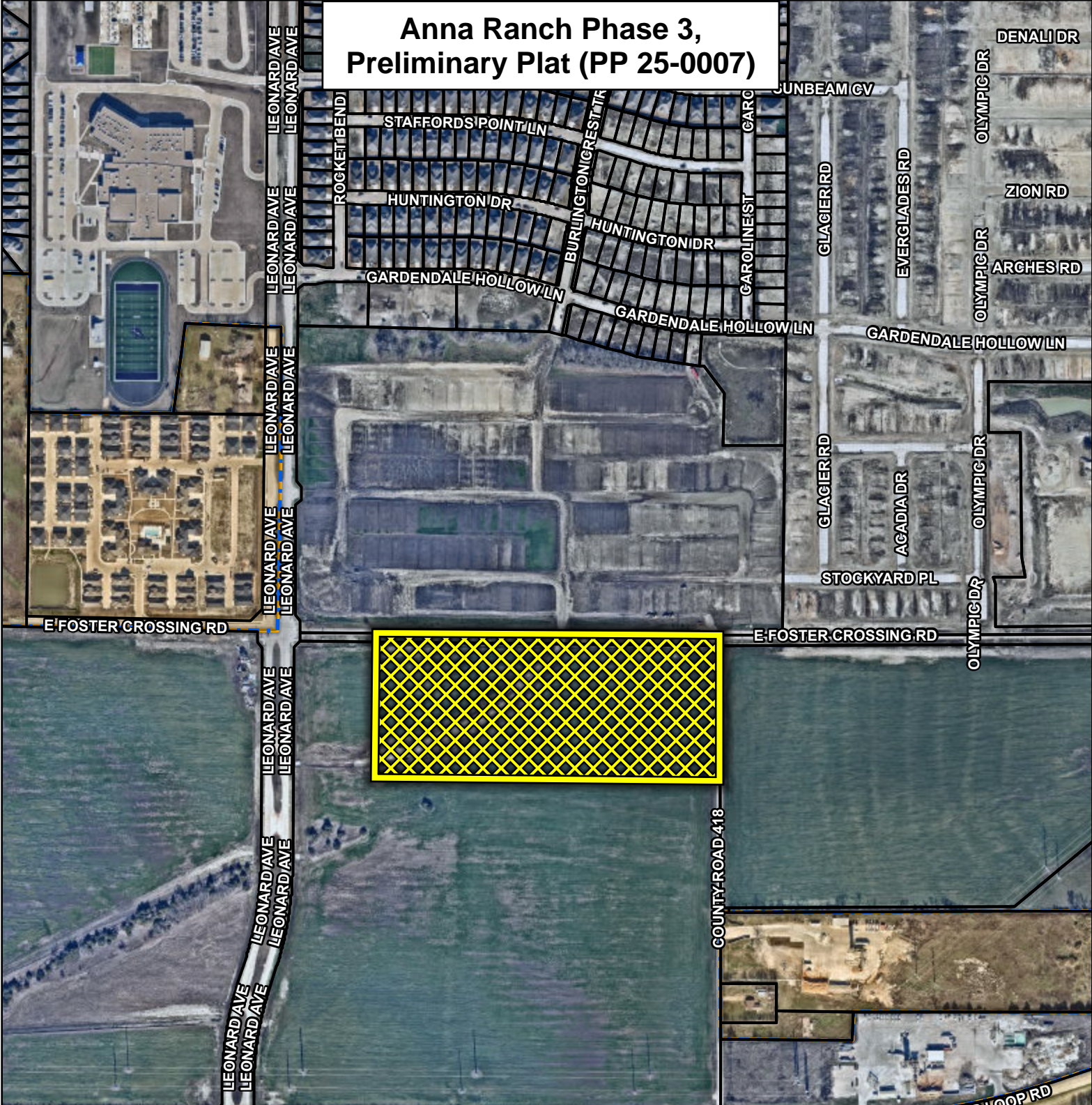
STAFF RECOMMENDATION:

Recommended for approval as submitted.





ATTACHMENTS:

1. Locator Map - Anna Ranch Phase 3, Preliminary Plat (PP 25-0007)
2. Resolution - Anna Ranch Phase 3, Preliminary Plat (PP 25-0007)
3. Exhibit A - Anna Ranch Phase 3, Preliminary Plat (PP 25-0007)

Anna Ranch Phase 3, Preliminary Plat (PP 25-0007)



THE CITY OF
Anna

 Subject Property
 City Limits
 ETJ
 Parcels

0 250 500 1,000 Feet

May 2025

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2025-06-

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING 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 Anna Ranch Phase 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 Anna Ranch Phase 3, Preliminary Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

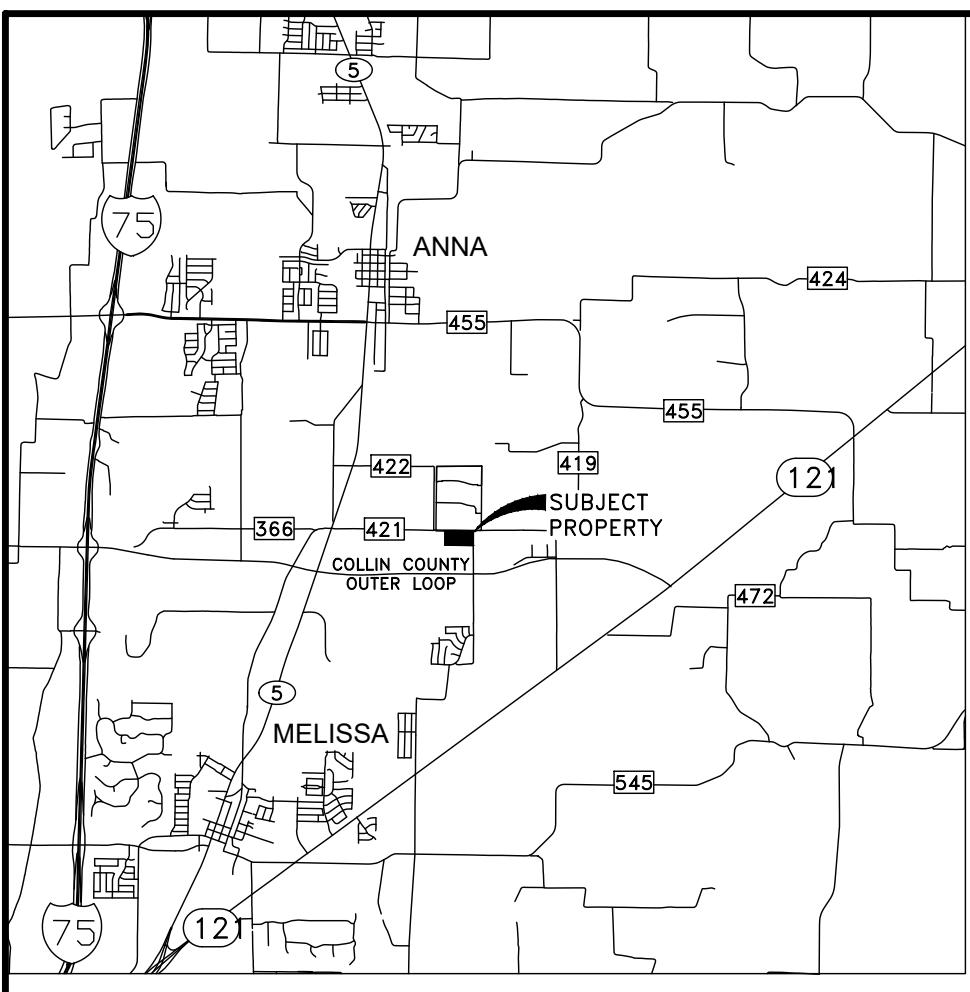
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 2nd day of June, 2025.

ATTEST:

APPROVED:

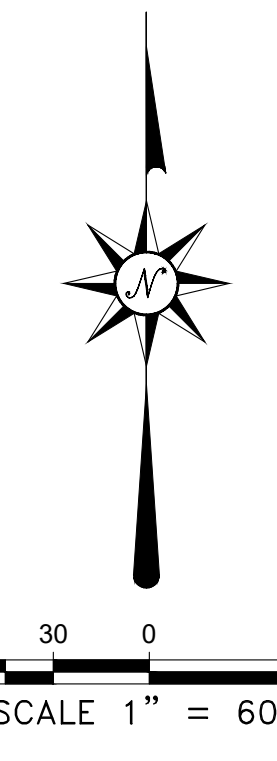
Director of Development Services,
Stephanie Scott-Sims, AICP

Planning & Zoning Commission, Chair
Jessica Walden



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N89°18'21"W	93.72'	L12	N00°41'39"E	90.00'	L23	N00°41'39"E	90.00'	L34	N00°41'39"E	170.00'
L2	S44°18'21"E	14.14'	L13	N00°41'39"E	90.00'	L24	N00°41'39"E	90.00'	L35	N00°41'39"E	170.00'
L3	N45°20'21"E	28.11'	L14	N00°41'39"E	90.00'	L25	N00°41'39"E	90.00'	L36	N00°41'39"E	170.00'
L4	N00°41'39"E	90.00'	L15	N00°41'39"E	90.00'	L26	N00°41'39"E	90.00'	L37	N00°41'39"E	170.00'
L5	N00°41'39"E	90.00'	L16	N00°41'39"E	90.00'	L27	N00°41'39"E	90.00'	L38	N00°41'39"E	170.00'
L6	N00°41'39"E	90.00'	L17	N00°41'39"E	90.00'	L28	N00°41'39"E	90.00'	L39	S44°18'21"E	14.14'
L7	N44°18'21"W	14.14'	L18	N00°41'39"E	90.00'	L29	N00°41'39"E	90.00'	L40	S00°41'39"W	150.00'
L8	N45°41'39"E	28.28'	L19	N00°41'39"E	90.00'	L30	N00°00'57"W	90.01'	L41	S45°41'39"W	14.14'
L9	S44°18'21"E	28.28'	L20	N00°41'39"E	90.00'	L31	S44°39'39"E	28.46'	L42	N89°18'21"W	80.00'
L10	S45°41'39"W	14.14'	L21	N00°41'39"E	90.00'	L32	N44°18'21"W	14.14'	L43	S45°36'49"W	28.24'
L11	N00°41'39"E	90.00'	L22	N00°41'39"E	90.00'	L33	N45°41'39"E	14.14'			

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	90°00'00"	50.00'	N44°18'21"W	70.71'	78.54'
C2	90°00'00"	50.00'	N45°41'39"E	70.71'	78.54'
C3	90°00'00"	50.00'	S44°18'21"E	70.71'	78.54'
C4	90°00'00"	35.00'	S44°18'21"E	49.50'	54.98'
C5	90°00'00"	35.00'	N45°41'39"E	49.50'	54.98'
C6	90°00'00"	35.00'	S44°18'21"E	49.50'	54.98'



VICINITY MAP NOT TO SCALE

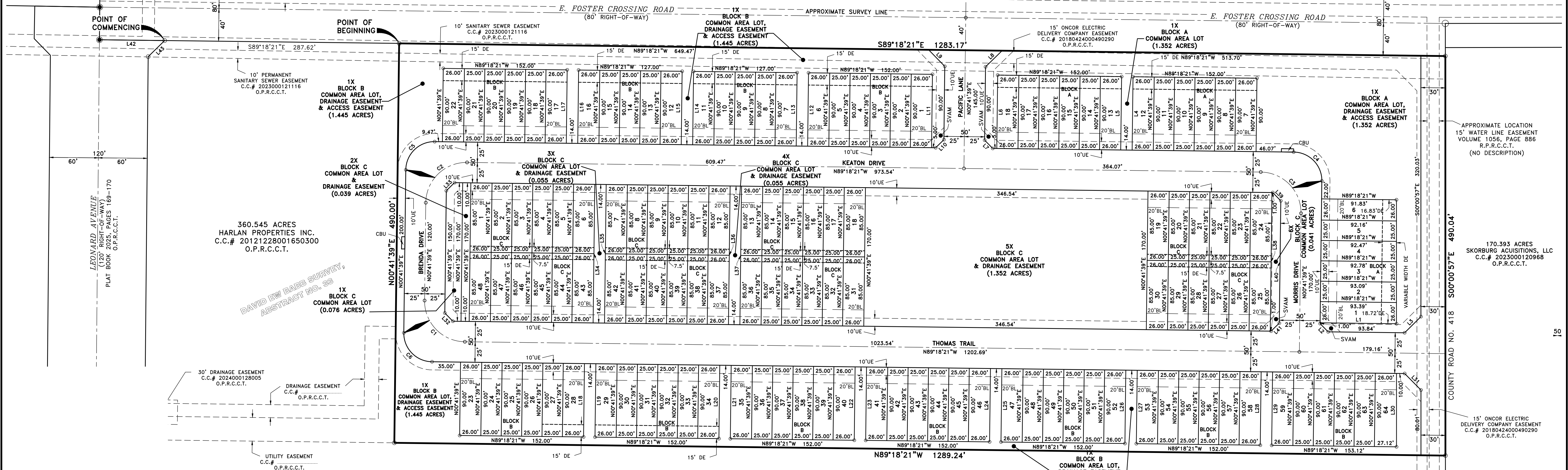
LOT 1, BLOCK A CANVAS AT ANNA C.C.# 202301000547 P.R.C.C.T.

APPROXIMATE LOCATION 15' WATER LINE EASEMENT VOLUME 1056, PAGE 886 O.P.R.C.C.T. (NO DESCRIPTION)

GRANDISON STARK SURVEY, ABSTRACT NO. 788

BORDER PACIFIC TRAIL (50' RIGHT-OF-WAY)

ANNA RANCH PHASE 2 C.C.# P.R.C.C.T.



360.545 ACRES HARLAN PROPERTIES INC. C.C.# 20121228001650300 O.P.R.C.C.T.

360.545 ACRES HARLAN PROPERTIES INC. C.C.# 20121228001650300 O.P.R.C.C.T.

PP 25-0007 A PRELIMINARY PLAT OF ANNA RANCH PHASE 3

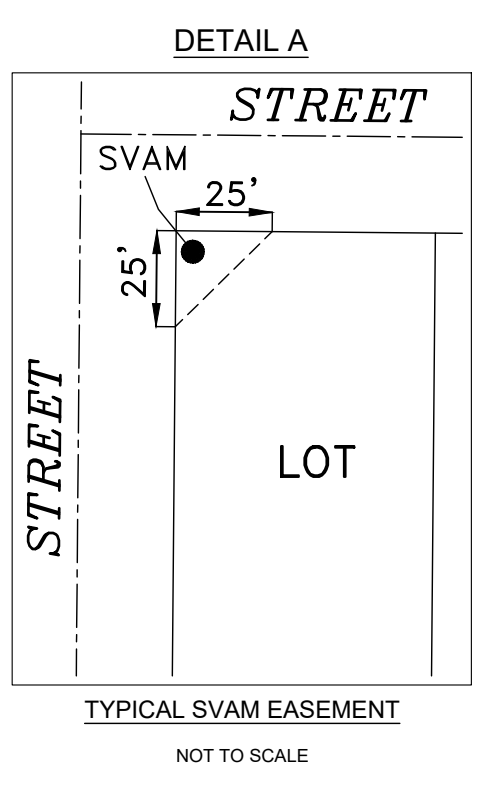
OWNER/DEVELOPER: HARLAN PROPERTIES, INC. 2404 TEXAS DRIVE SUITE 103 IRVING, TEXAS 75062 PHONE: (972) 874-6274

ENGINEER/SURVEYOR: LJA SURVEYING, INC. 6060 North Central Expressway Suite 400 Dallas, Texas 75206 Phone 469.621.0710 T.B.P.E.L.S. Firm No. 10194382

BLOCK A, LOTS 1-18 & 1X, BLOCK B, LOTS 1-64 & 1X, & BLOCK C, LOTS 1-48 & 1X-6X, SITUATED IN THE DAVID EW BABB SURVEY, ABSTRACT NO. 33 CITY OF ANNA, COLLIN COUNTY, TEXAS 14.468 ACRES/ 130 RESIDENTIAL LOTS (SF-TH) & 8 COMMON AREA LOTS ZONED PD ORDINANCE 1579-2023-12

Date: MAY 2025 JOB NO. 0020 SHEET 1 OF 2

- LEGEND**
- 5/8" IRON ROD WITH YELLOW CAP STAMPED "LJA SURVEYING" SET
 - MAG NAIL WITH WASHER STAMPED "LJA SURVEYING" SET
 - IRON ROD FOUND
 - HOME OWNER'S ASSOCIATION
 - BUILDING LINE
 - UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - SVAM 25' SIDEWALK, VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
 - VME WALL MAINTENANCE EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - SF SQUARE FEET
 - AC ACRES
 - P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
 - M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS
 - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 - CBU CLUSTER BOX UNITS
 - STREET NAME CHANGE LOCATION



- 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.
 - BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (2011) EPOCH 2010, DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982), AND DENTON CORS ARP (PID-DF8988).
 - ALL CORNERS ARE 5/8 INCH IRON RODS WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET UNLESS OTHERWISE NOTED.
 - THE HOMEOWNERS ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL COMMON OPEN SPACE (X) LOTS.
 - ALL EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED. WATER, SEWER, AND DRAINAGE EASEMENTS SHALL BE EXCLUSIVE OF FRANCHISE UTILITIES.
 - PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON FEMA MAP NUMBER 48085C0160J, DATED JUNE 2, 2009.
 - NO APURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLES.
 - CBU LOCATIONS ARE PRELIMINARY AND ARE TO BE FINALIZED DURING CONSTRUCTION PLANS.

EXHIBIT A

Lot No.	Block	Acres	Sq. Feet	Lot No.	Block	Acres	Sq. Feet	Lot No.	Block	Acres	Sq. Feet
1	A	0.056	2,432	1	B	0.054	2,340	1	C	0.051	2,210
2	A	0.054	2,331	2	B	0.052	2,250	2	C	0.049	2,125
3	A	0.053	2,323	3	B	0.052	2,250	3	C	0.049	2,125
4	A	0.053	2,315	4	B	0.052	2,250	4	C	0.049	2,125
5	A	0.053	2,307	5	B	0.052	2,250	5	C	0.049	2,125
6	A	0.053	2,299	6	B	0.054	2,340	6	C	0.051	2,210
7	A	0.054	2,340	7	B	0.054	2,340	7	C	0.051	2,210
8	A	0.052	2,250	8	B	0.052	2,250	8	C	0.049	2,125
9	A	0.052	2,250	9	B	0.052	2,250	9	C	0.049	2,125
10	A	0.052	2,250	10	B	0.052	2,250	10	C	0.049	2,125
11	A	0.052	2,250	11	B	0.054	2,340	11	C	0.049	2,125
12	A	0.054	2,340	12	B	0.054	2,340	12	C	0.051	2,210
13	A	0.054	2,340	13	B	0.052	2,250	13	C	0.051	2,210
14	A	0.052	2,250	14	B	0.052	2,250	14	C	0.049	2,125
15	A	0.052	2,250	15	B	0.052	2,250	15	C	0.049	2,125
16	A	0.052	2,250	16	B	0.054	2,340	16	C	0.049	2,125
17	A	0.052	2,250	17	B	0.054	2,340	17	C	0.049	2,125
18	A	0.054	2,340	18	B	0.052	2,250	18	C	0.051	2,210
1X	A	1.134	49,381	19	B	0.052	2,250	19	C	0.051	2,210
				20	B	0.052	2,250	20	C	0.049	2,125
				21	B	0.052	2,250	21	C	0.049	2,125
				22	B	0.054	2,340	22	C	0.049	2,125
				23	B	0.052	2,250	23	C	0.049	2,125
				24	B	0.052	2,250	24	C	0.051	2,210
				25	B	0.052	2,250	25	C	0.051	2,210
				26	B	0.052	2,250	26	C	0.049	2,125
				27	B	0.052	2,250	27	C	0.049	2,125
				28	B	0.054	2,340	28	C	0.049	2,125
				29	B	0.054	2,340	29	C	0.049	2,125
				30	B	0.052	2,250	30	C	0.051	2,210
				31	B	0.052	2,250	31	C	0.051	2,210
				32	B	0.052	2,250	32	C	0.049	2,125
				33	B	0.052	2,250	33	C	0.049	2,125
				34	B	0.054	2,340	34	C	0.049	2,125
				35	B	0.054	2,340	35	C	0.049	2,125
				36	B	0.052	2,250	36	C	0.051	2,210
				37	B	0.052	2,250	37	C	0.051	2,210
				38	B	0.052	2,250	38	C	0.049	2,125
				39	B	0.052	2,250	39	C	0.049	2,125
				40	B	0.054	2,340	40	C	0.049	2,125
				41	B	0.054	2,340	41	C	0.049	2,125
				42	B	0.052	2,250	42	C	0.051	2,210
				43	B	0.052	2,250	43	C	0.051	2,210
				44	B	0.052	2,250	44	C	0.049	2,125
				45	B	0.052	2,250	45	C	0.049	2,125
				46	B	0.054	2,340	46	C	0.049	2,125
				47	B	0.054	2,340	47	C	0.049	2,125
				48	B	0.052	2,250	48	C	0.051	2,210
				49	B	0.052	2,250	1X	C	0.076	3,300
				50	B	0.052	2,250	2X	C	0.039	1,700
				51	B	0.052	2,250	3X	C	0.055	2,380
				52	B	0.054	2,340	4X	C	0.055	2,380
				53	B	0.054	2,340	5X	C	1.352	58,912
				54	B	0.052	2,250	6x	C	0.041	1,770
				55	B	0.052	2,250				
				56	B	0.052	2,250				
				57	B	0.052	2,250				
				58	B	0.054	2,340				
				59	B	0.054	2,340				
				60	B	0.052	2,250				
				61	B	0.052	2,250				
				62	B	0.052	2,250				
				63	B	0.052	2,250				
				64	B	0.055	2,390				
				1X	B	1.445	62,945				

STREET ROW Acres Sq. Feet
STREETS 7.586 330,426

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF COLLIN)

WHEREAS HARLAN PROPERTIES, INC. IS THE SOLE OWNER OF A 14.468 ACRE TRACT OF LAND SITUATED IN THE DAVID EW BABB SURVEY, ABSTRACT NO. 33, IN THE CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING A PART OF THE REMAINDER OF A 360.545 ACRE TRACT OF LAND CONVEYED TO HARLAN PROPERTIES, INC., AS RECORDED IN COUNTY CLERK'S FILE NO. 20121228001650300, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID 14.468 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83) EPOCH 2010, DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORRS ARP (PID-DF8982) AND CENTON CORRS ARP (PID-DF8986), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AT THE NORTH END OF A CORNER CLIP AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF LEONARD AVENUE (120' RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF E. FOSTER CROSSING ROAD (80' RIGHT-OF-WAY), FROM WHICH A MAGNAIL WITH WASHER STAMPED "LJA SURVEYING" SET BEARS, NORTH 89 DEGREES 18 MINUTES 21 SECONDS WEST, A DISTANCE OF 80.00 FEET AND A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AT THE SOUTH END OF SAID CORNER CLIP BEARS, SOUTH 45 DEGREES 36 MINUTES 48 SECONDS WEST, A DISTANCE OF 28.24 FEET.

THENCE, SOUTH 89 DEGREES 18 MINUTES 21 SECONDS EAST, OVER AND ACROSS SAID 360.545 ACRE TRACT AND ALONG SAID SOUTH RIGHT-OF-WAY LINE OF E. FOSTER CROSSING ROAD, A DISTANCE OF 287.62 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE POINT OF BEGINNING.

THENCE, SOUTH 89 DEGREES 18 MINUTES 21 SECONDS EAST, CONTINUING OVER AND ACROSS SAID 360.545 ACRE TRACT AND SAID SOUTH RIGHT-OF-WAY LINE OF E. FOSTER CROSSING ROAD, A DISTANCE OF 1283.17 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE EAST LINE OF SAID 360.545 ACRE TRACT AND THE WEST LINE OF A 170.993 ACRE TRACT OF LAND CONVEYED TO SKORBURG ACQUISITIONS, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2023000120968, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS.

THENCE, SOUTH 00 DEGREES 00 MINUTES 57 SECONDS EAST, ALONG SAID EAST LINE OF 360.545 ACRE TRACT AND SAID WEST LINE OF 170.993 ACRE TRACT, A DISTANCE OF 490.04 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER.

THENCE, OVER AND ACROSS SAID 360.545 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 18 MINUTES 21 SECONDS WEST, A DISTANCE OF 1289.24 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER.

NORTH 00 DEGREES 41 MINUTES 39 SECONDS EAST, A DISTANCE OF 490.00 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 14.468 ACRES, OR 630,242 SQUARE FEET OF LAND.

SURVEYOR'S CERTIFICATE

I, MICHAEL J. BAITUP, 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 DIRECTION AND THE SUPERVISION IN _____, 20____, AND THAT ALL BOUNDARY CORNERS ARE AS SHOWN.

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



MICHAEL J. BAITUP
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4574

DATE: _____

STATE OF TEXAS)
COUNTY OF _____)

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, A.D. 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ID NUMBER: _____

MY COMMISSION EXPIRES: _____

OWNERS CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HARLAN PROPERTIES, INC., ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS ANNA RANCH, PHASE 3, AN ADDITION TO THE CITY OF ANNA, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF ANNA'S USE THEREOF. THE CITY OF ANNA AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF ANNA AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSES 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 _____, A.D. 2025.

HARLAN PROPERTIES, INC.

BY: _____
TITLE: _____

STATE OF TEXAS)
COUNTY OF _____)

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, A.D. 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ID NUMBER: _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL

APPROVED ON THIS ____ DAY OF _____, 2025, BY THE PLANNING AND ZONING COMMISSION, CITY OF ANNA, TEXAS.

PLANNING & ZONING COMMISSION CHAIR
CITY OF ANNA, TEXAS

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES
CITY OF ANNA, TEXAS

OWNER/DEVELOPER:
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE
SUITE 103
IRVING, TEXAS 75062
PHONE: (972) 874-6274

ENGINEER/SURVEYOR:
LJA SURVEYING, INC.
6060 North Central Expressway Suite 400 Dallas, Texas 75206 Phone 469.621.0710 T.B.P.E.L.S. Firm No. 10194382

PP 25-0007
A
PRELIMINARY PLAT
OF
ANNA RANCH
PHASE 3
OF
BLOCK A, LOTS 1-18 & 1X,
BLOCK B, LOTS 1-64 & 1X, &
BLOCK C, LOTS 1-48 & 1X-6X,
SITUATED IN
THE DAVID EW BABB SURVEY, ABSTRACT NO. 33
CITY OF ANNA, COLLIN COUNTY, TEXAS
14.468 ACRES/ 130 RESIDENTIAL LOTS (SF-TH)
& 7 COMMON AREA LOTS
ZONED PD ORDINANCE 1579-2023-12

Date: MAY 2025 JOB NO. 0020



Item No. 8.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 6/2/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding Rosamond Crossing Northeast Corner, Block A, Lot 8, Site Plan (SP 25-0006)
Owner: Seitz Group, Inc.

SUMMARY:

A Financial Institution on 1.2± acres on the east side of S. Central Expressway (US Highway 75), 1,750± feet North of W. Rosamond Parkway. Zoned Planned Development (Ord. No. 537-2011).

STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

1. Locator Map - Rosamond Crossing Northeast Corner, Block A, Lot 8, Site Plan (SP 25-0006)
2. Resolution - Rosamond Crossing Northeast Corner, Block A, Lot 8, Site Plan (SP 25-0006)
3. Exhibit A - Rosamond Crossing Northeast Corner, Block A, Lot 8, Site Plan (SP 25-0006)

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2025-06-

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ROSAMOND CROSSING
NORTHEAST CORNER, BLOCK A, LOT 8, SITE PLAN (SP 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, Seitz Group, Inc. has submitted an application for the approval of Rosamond Crossing Northeast Corner, Block A, Lot 8, 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 Rosamond Crossing Northeast Corner, Block A, Lot 8, Site Plan attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

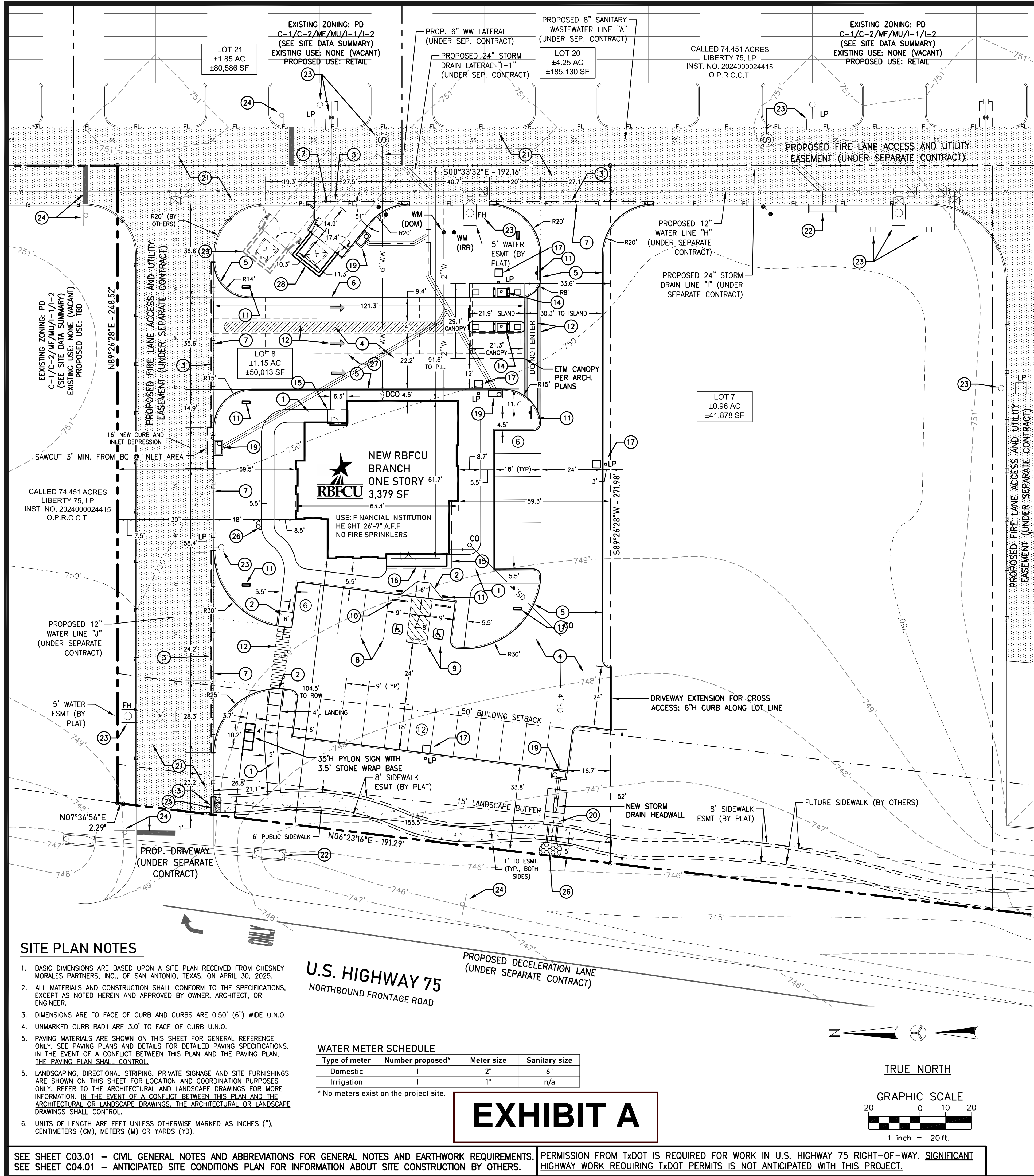
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 2nd day of June, 2025.

ATTEST:

APPROVED:

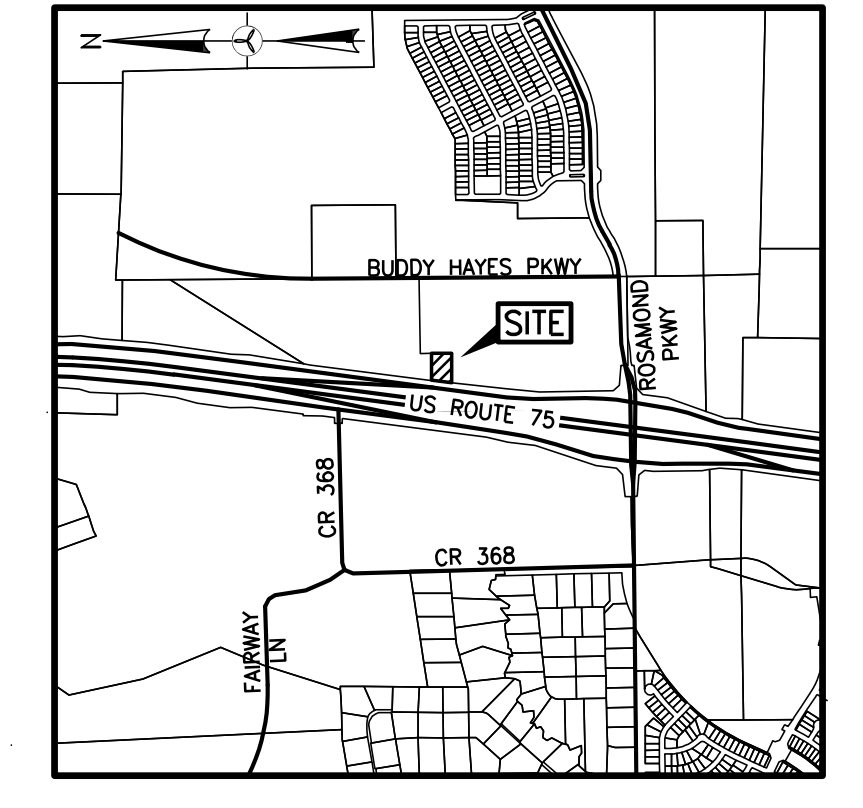
Director of Development Services,
Stephanie Scott-Sims, AICP

Planning & Zoning Commission, Chair
Jessica Walden



SITE DATA SUMMARY CHART

ITEM	General Site Data	PD 537-2011, 1111-2024-08
Zoning	Financial Institution	
Land Use (from zoning ordinance)	50013	1.15
Lot Area (square feet and acres)	3379	
Building Footprint Area (square feet)	3379	
Total Building Area (square feet)	1	
Building Height (# stories)	26'-7"	
Building Height (feet - distance to tallest building element)	6.8%	
Lot Coverage (percent - x.xx%)	2.5/1000 sf	
Parking	9	
Parking Ratio (from zoning ordinance)	24	
Required Parking (# spaces)	2	
Total Provided Parking (# spaces)	2	
Accessible Parking Required (# spaces)		
Accessible Parking Provided (# spaces)		



- KEY NOTES**
- NEW PRIVATE CONCRETE SIDEWALKS AND FLATWORK, TAS/ADA COMPLIANT, 2.0% MAXIMUM CROSS SLOPE, WIDTH AS NOTED; SEE SHEET C06.01 - PAVING PLAN AND C06.51 - PAVING DETAILS (2 OF 2)
 - NEW TYPE 1 BARRIER FREE RAMP (PRIVATE), CURBED OR FLARED AS GRAPHICALLY INDICATED ON PLAN; SEE SHEET C06.01 - PAVING PLAN AND C06.50 - PAVING DETAILS (1 OF 2)
 - FULL DEPTH SAWCUT 18" FROM BACK OF EX. CURB AND REMOVE EX. CURB (WHERE APPLICABLE), AND MATCH EXISTING CONCRETE PAVEMENT OR SIDEWALK, MAX 1/2" GRADE CHANGE (TYP); SEE SHEET C06.01 - PAVING PLAN AND C06.50 - PAVING DETAILS (1 OF 2)
 - NEW CONCRETE PAVEMENT (PRIVATE); SEE SHEET C06.01 - PAVING PLAN AND C06.50 - PAVING DETAILS (1 OF 2)
 - NEW 6"/0.5" WIDE, 6"/0.5" HIGH INTEGRAL CONCRETE CURB (PRIVATE, TYP); SEE SHEET C06.01 - PAVING PLAN AND C06.50 - PAVING DETAILS (1 OF 2)
 - NEW 2" WIDE, 6" HIGH METAL CURB PER ARCHITECTURAL PLANS
 - NEW FIRE LANE STRIPING PER CITY OF ANNA REQUIREMENTS
 - NEW PARKING STRIPES (TYP); SEE ARCHITECTURAL PLANS FOR REQUIREMENTS
 - NEW TAS/ADA ACCESSIBLE PARKING SPACES; SEE ARCHITECTURAL PLANS FOR DETAILS AND SPECIFICATIONS
 - NEW PARKING BUMPER (TYP); SEE SHEET C06.50 - PAVING DETAILS (1 OF 2)
 - NEW DIRECTIONAL OR ACCESSIBLE PARKING SIGNAGE PER ARCHITECTURAL PLANS (TYP)
 - NEW DIRECTIONAL AND CROSSWALK STRIPING AND SYMBOLS PER ARCHITECTURAL PLANS (TYP)
 - SITE FURNISHINGS PER ARCHITECTURAL PLANS (TYP)
 - NEW ETM PER ARCHITECTURAL AND MEP PLANS
 - BUILDING OVERHANG; SEE ARCHITECTURAL PLANS
 - EXTERIOR BUILDING SLAB; SEE ARCHITECTURAL AND STRUCTURAL PLANS
 - NEW LIGHT POLE PER MEP PLANS
 - 2" W GAP IN CURB AND 4"x4" CONCRETE PAD SLOPED AWAY FROM PARKING AND TOWARDS FRONTAGE ROAD AT 1.5%-2.0% (TYP).
 - NEW STORM DRAIN CURB INLET
 - 3'-F CONCRETE CURBED FLUME WITH SIDEWALK FLUME CROSSING; SEE SHEET C06.01 - PAVING PLAN AND C06.50 - PAVING DETAILS (1 OF 2)
 - EXISTING CONCRETE PAVEMENT TO REMAIN (TYP)
 - PROPOSED STORM DRAIN INLET, HEADWALL OR MANHOLE BY OTHERS (TO REMAIN)
 - PROPOSED UTILITY OR LIGHT POLE BY OTHERS (TO REMAIN)
 - EXISTING SIGNAGE AND STRIPING, OR PROPOSED SIGNAGE AND STRIPING BY OTHERS (TO REMAIN)
 - FLUSH BLENDED TRANSITION WITH 2'-LONG DETECTABLE WARNING SURFACE PER CITY OF ANNA STANDARD DETAIL PAV-11A (NOT A BER)
 - RIVER ROCK RIP-RAP PER LANDSCAPE PLANS; ADJUST PER FIELD CONDITIONS
 - 8'x20' VEHICLE STACK (TYPICAL)
 - NEW DUMPSTER ENCLOSURE; INTERIOR CLEAR 12'-0" X 9'-4" WITH MASONRY SCREENING WALL (8'-2") TO MATCH BUILDING WITH FRAMED METAL GATES (7'-10")
 - FUTURE DUMPSTER ENCLOSURE

SITE PLAN LEGEND

NOT TO SCALE
SOURCE: TXGIS GIS LAND PARCEL DATA

- OVERALL SITE BOUNDARY LINE
- PROPOSED LOT LINE (BY THIS PLAT)
- OTHER PROPERTY LINES
- PROPOSED EASEMENT LINE (BY THIS PLAT)
- NEW CURB AND GUTTER
- SAWCUT LINE (SCHEMATIC ILLUSTRATION ONLY; ADJUST PER FIELD CONDITIONS)
- PROPOSED FIRE LANE STRIPING (BY OTHERS); TO BE RESTRIPTED WHERE ELIMINATED OR OSCURED BY PROJECT
- BUILDING SETBACK OR LANDSCAPE BUFFER LINE
- FUTURE SIDEWALKS AND PAVING (BY OTHERS)
- KEY NOTES (SEE TABLE, THIS SHEET)
- PARKING COUNT
- NEW WATER METER WITH INTENDED PURPOSE (DOMESTIC SHOWN)
- PROPOSED FIRE LANES (BY OTHERS)
- NEW PUBLIC SIDEWALK: 4" MIN. THICKNESS, 4,000 PSI CONCRETE @ 28 DAYS, #3 BARS @ 18" OCEW, OVER 2" WASHED SAND CUSHION AND COMPACTED SUBGRADE
- RIVER ROCK RIP-RAP (SEE LANDSCAPE PLANS)
- NEW DETECTABLE WARNING SURFACE PER CITY OF ANNA STANDARD DETAIL PAV-11A

CAUTION! EXISTING UTILITIES
CONTRACTOR SHOULD CALL 1-800-DIG-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

- SITE PLAN NOTES**
- BASIC DIMENSIONS ARE BASED UPON A SITE PLAN RECEIVED FROM CHESNEY MORALES PARTNERS, INC., OF SAN ANTONIO, TEXAS, ON APRIL 30, 2025.
 - ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS, EXCEPT AS NOTED HEREIN AND APPROVED BY OWNER, ARCHITECT, OR ENGINEER.
 - DIMENSIONS ARE TO FACE OF CURB AND CURBS ARE 0.50" (6") WIDE U.N.O.
 - UNMARKED CURB RADII ARE 3.0' TO FACE OF CURB U.N.O.
 - PAVING MATERIALS ARE SHOWN ON THIS SHEET FOR GENERAL REFERENCE ONLY. SEE PAVING PLANS AND DETAILS FOR DETAILED PAVING SPECIFICATIONS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN AND THE PAVING PLAN, THE PAVING PLAN SHALL CONTROL.
 - LANDSCAPING, DIRECTIONAL STRIPING, PRIVATE SIGNAGE AND SITE FURNISHINGS ARE SHOWN ON THIS SHEET FOR LOCATION AND COORDINATION PURPOSES ONLY. REFER TO THE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR MORE INFORMATION. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN AND THE ARCHITECTURAL OR LANDSCAPE DRAWINGS, THE ARCHITECTURAL OR LANDSCAPE DRAWINGS SHALL CONTROL.
 - UNITS OF LENGTH ARE FEET UNLESS OTHERWISE MARKED AS INCHES ("), CENTIMETERS (CM), METERS (M) OR YARDS (YD).

U.S. HIGHWAY 75
NORTHBOUND FRONTAGE ROAD

PROPOSED DECELERATION LANE (UNDER SEPARATE CONTRACT)

WATER METER SCHEDULE

Type of meter	Number proposed*	Meter size	Sanitary size
Domestic	1	2"	6"
Irrigation	1	1"	n/a

* No meters exist on the project site.

EXHIBIT A

SEE SHEET C03.01 - CIVIL GENERAL NOTES AND ABBREVIATIONS FOR GENERAL NOTES AND EARTHWORK REQUIREMENTS.
SEE SHEET C04.01 - ANTICIPATED SITE CONDITIONS PLAN FOR INFORMATION ABOUT SITE CONSTRUCTION BY OTHERS.

PERMISSION FROM TxDOT IS REQUIRED FOR WORK IN U.S. HIGHWAY 75 RIGHT-OF-WAY. SIGNIFICANT HIGHWAY WORK REQUIRING TxDOT PERMITS IS NOT ANTICIPATED WITH THIS PROJECT.

OFF-SITE IMPROVEMENTS AND SITE IMPROVEMENTS DESIGNATED AS "NOT THIS CONTRACT" ARE BASED ON DESIGN FILES AND PLANS PROVIDED BY KIMLEY HORN AND ASSOCIATES, INC., OF RICHARDSON, TEXAS, ON APRIL 1, 2025. REGIONAL DETENTION OF STORM RUNOFF FROM THIS SITE HAS BEEN PROVIDED BY THE KIMLEY HORN DESIGN. EXISTING SITE CONTOURS AND UTILITY AND STORM DRAIN LOCATIONS AND FLOWLINES ARE BASED STRICTLY ON DESIGN INFORMATION AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

- SURVEY NOTES**
- All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
 - All bearings shown are based on grid north of the Texas Coordinate System, NAD83, North Central Zone 4202. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99984731332.

- BENCHMARKS**
- BM 150
BOX SET AT THE NORTHWEST CORNER OF A CURB INLET ON THE NORTH SIDE OF ROSAMOND PKWY., 205' EAST OF THE EAST CURB OF THE NORTHBOUND U.S. HIGHWAY 75 SERVICE ROAD.
ELEV. = 752.65'
 - BM 154
BOX SET ON THE CENTER EAST SIDE OF A CURB CUT ON THE EAST SIDE OF THE NORTHBOUND HIGHWAY 75 SERVICE ROAD, APPROX., 821' SOUTH OF ROSAMOND PKWY.
ELEV. = 735.04'
 - BM 164
BOX SET ON THE NORTHEAST CORNER OF A CURB INLET ON THE EAST SIDE OF BUDDY HAYES BLVD., 355' NORTH OF ROSAMOND PKWY.
ELEV. = 741.04'

NOT FOR CONSTRUCTION
PRIOR TO FORMAL APPROVAL
BY THE CITY OF ANNA

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APPROVAL STAMPS

CIVIL ENGINEER:
LAND SERVICES, LLC
P.O. BOX 836761, RICHARDSON, TX 75083
TX ENGINEERING FIRM NO. F-24852
(903) 647-6751 "DAUNTLESS"

SBD PROJECT NUMBER A52502

CITY CASE NO.: SP 25-0006

SITE PLAN

ROSAMOND CROSSING NORTHEAST CORNER
LOT 8, BLOCK A - 1.15 ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS
HENRY SMITH SURVEY, ABSTRACT 882
SUBMITTED: 05/07/25

PART OF PRELIMINARY SITE PLAN APPROVED 04/07/25

DEVELOPER:
RBFCU
1 IKEA-RBFCU Parkway
Live Oak, TX 78233
Contact: Eric Etzler
(210) 637-4250
etzler@rbfcu.org

OWNER:
LIBERTY 75, LP, ET AL
370 W Broadway St.
Prosper, TX 75078
Contact: Teague Griffin
(972) 347-9900
teague@bgrea.com



REVISIONS

NO.	DATE	DESCRIPTION

A NEW BRANCH OFFICE for
RANDOLPH BROOKS
Federal Credit Union
ANNA, TX 75409

RBFCU LOT 8

chesneymoralespartners, inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010

cmp

JOB NO: 0000
DATE: 05/22/25
DRAWN BY:
CHECKED BY:
SHEET

C05.01



Item No. 9.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 6/2/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding Century Farms, Phase 3, Final Plat (FP 25-0004)
Owner: RLS (Century) LLC

SUMMARY:

225 residential lots and seven Homeowners' Association lots on 49.7± acres on the south side of County Road 971, 2,100± feet east of Chambersville Road. Located in the ETJ.

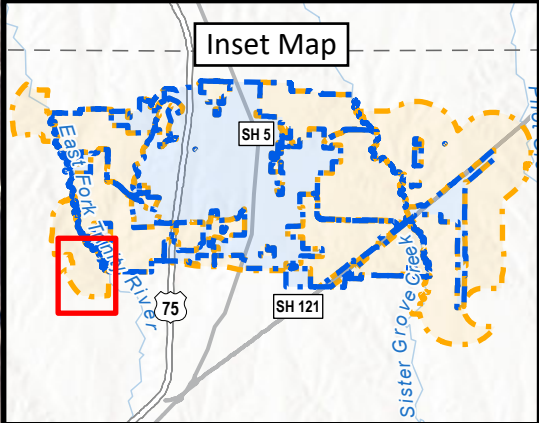
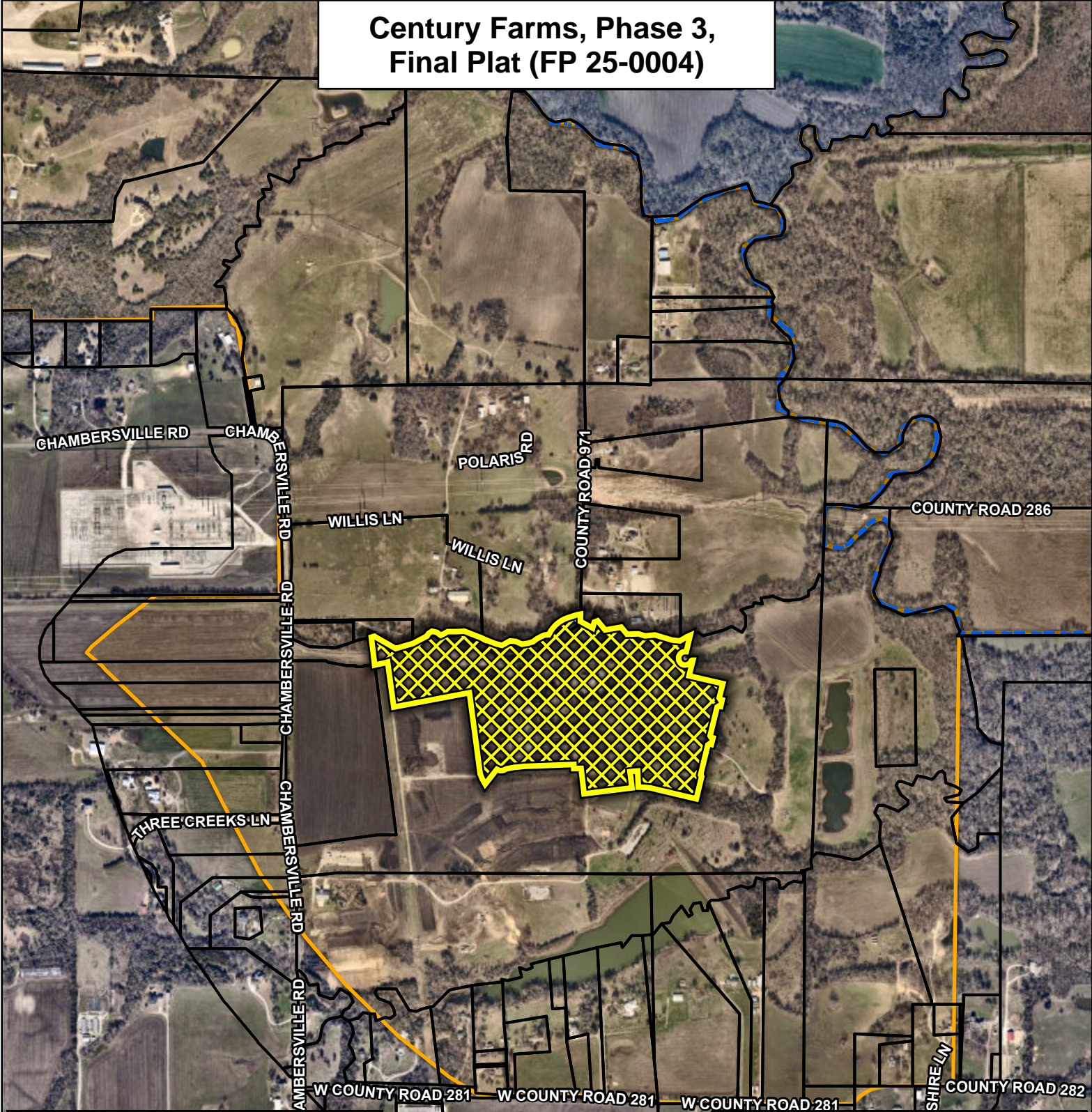
STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

1. Locator Map - Century Farms, Phase 3, Final Plat (FP 25-0004)
2. Resolution - Century Farms, Phase 3, Final Plat (FP 25-0004)
3. Exhibit A - Century Farms, Phase 3, Final Plat (FP 25-0004)

Century Farms, Phase 3, Final Plat (FP 25-0004)



THE CITY OF
Anna

0 500 1,000 2,000 Feet

May 2025

Legend:

- Subject Property (Yellow cross-hatch pattern)
- ETJ (Orange outline)
- City Limits (Blue dashed line)
- Parcels (Black outline)

N

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2025-06-

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING CENTURY FARMS, PHASE 3, FINAL PLAT (FP 25-0004)

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

WHEREAS, RLS (Century) LLC has submitted an application for the approval of Century Farms, Phase 3, 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 Century Farms, Phase 3, 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 2nd day of June, 2025.

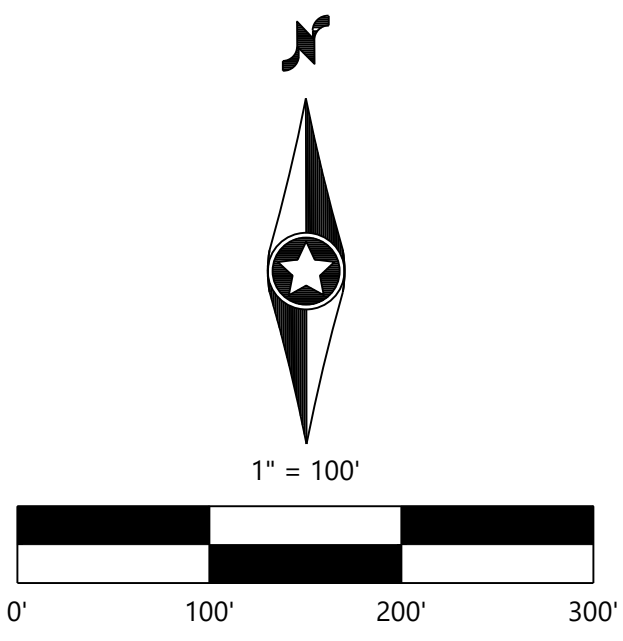
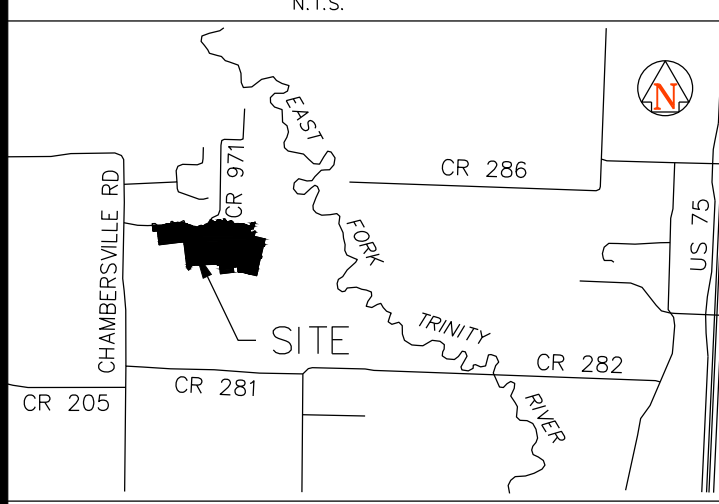
ATTEST:

APPROVED:

Director of Development Services,
Stephanie Scott-Sims, AICP

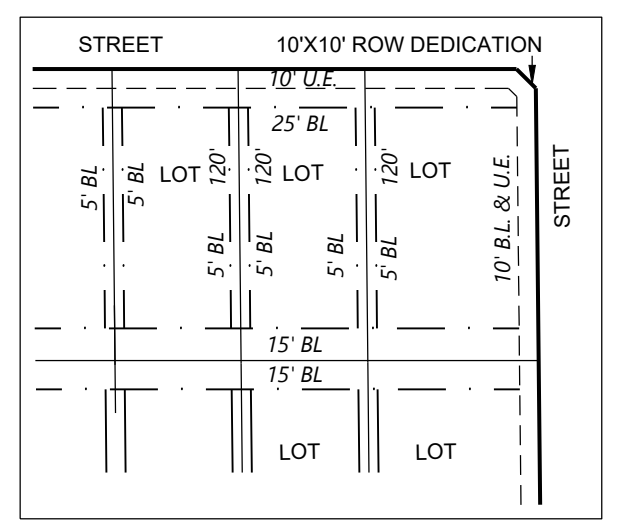
Planning & Zoning Commission, Chair
Jessica Walden

VICINITY MAP



LEGEND

○	1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD PS" SET (UNLESS OTHERWISE NOTED)
○	CAPPED IRON ROD FOUND
⊙	MAG NAIL SET
(C.M.)	POINT OF CURVATURE
D.E.	CONTROLLING MONUMENT
D.E.	DRAINAGE EASEMENT
VOL. PG.	VOLUME PAGE
C.C. NO.	COUNTY CLERK'S NUMBER
M.R.C.C.T.	MAP RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
B.L.	BUILDING LINE
D.U.E.	DRAINAGE & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.F.C.	POINT FOR CORNER
R.O.W.	RIGHT-OF-WAY
—	STREET NAME CHANGE
W.M.E.	WALL MAINTENANCE EASEMENT



- SURVEYOR NOTES:**
- 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.
 - ALL INTERIOR LOT CORNERS ARE MONUMENTED WITH A 1/2 INCH IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" UNLESS OTHERWISE NOTED.
 - BEARING SYSTEM FOR THIS SURVEY IS BASED ON GRID NORTH STATE PLANE COORDINATES OF THE TEXAS COORDINATE SYSTEM NAD83 (CORS96) TEXAS NORTH CENTRAL ZONE (4202), NAVD88.
 - 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 WITHDRAWING OF UTILITY AND BUILDING PERMITS.

EXHIBIT A

FP 25-0004
A Final Plat of Century Farms Phase 3

LOTS 32-52, BLOCK J; LOTS 13-22, BLOCK L;
 LOTS 1-17, LOT 12X, BLOCK M; LOTS 1-31, LOT 8X, BLOCK N;
 LOTS 1-26, BLOCK O; LOTS 1-38, 13X-14X, BLOCK P;
 AND LOTS 1-16, 8X, BLOCK X;
 225 RESIDENTIAL LOTS

7 OPEN SPACE/Common AREAS 7.655 ACRES
 AND RIGHT OF WAY DEDICATION 12.02 ACRES
 TOTALING 49.701 ACRES
 SITUATED IN THE
 PLEASANT WILSON SURVEY, ABSTRACT NO. 1020
 CITY OF ANNA ETJ
 COLLIN COUNTY, TEXAS
 49.701 ACRES MAY 2025 CENTURY FARMS PHASE 3

OWNER
 RL S CENTURY LLC
 14648 N. KIERLAND EBLVD, SUITE 290
 SCOTTSDALE, ARIZONA 85254
 PH. NO. 903-771-6349

ENGINEER / SURVEYOR
Westwood
 Phone (214) 473-4640 2901 DALLAS PKWY, STE 400
 Toll Free (888) 937-5150 PLANO, TX 75093
 westwoodps.com

Westwood Professional Services, Inc.
 TEXAS PROFESSIONAL SURVEYOR REGISTRATION NO. 11762
 19815 JACOBSON ROAD REGISTRATION NO. 101400

Line Table with columns: Line #, Length, Direction. Rows L1 through L38.

Line Table with columns: Line #, Length, Direction. Rows L39 through L76.

Line Table with columns: Line #, Length, Direction. Rows L77 through L114.

Line Table with columns: Line #, Length, Direction. Rows L115 through L178.

Curve Table with columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Length. Rows C1 through C20.

Curve Table with columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Length. Rows C21 through C47.

Curve Table with columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Length. Rows C48 through C57.

Lot Table with columns: Lot #, SF, Acre. Rows Block J Lot 32 through Block M Lot 9.

Lot Table with columns: Lot #, SF, Acre. Rows Block M Lot 10 through Block M Lot 17.

Lot Table with columns: Lot #, SF, Acre. Rows Block M Lot 18 through Block M Lot 25.

Lot Table with columns: Lot #, SF, Acre. Rows Block M Lot 26 through Block M Lot 33.

Lot Table with columns: Lot #, SF, Acre. Rows Block M Lot 34 through Block M Lot 41.

Lot Table with columns: Lot #, SF, Acre. Rows Block M Lot 42 through Block M Lot 49.

Lot Table with columns: Lot #, SF, Acre. Rows Block M Lot 50 through Block M Lot 57.

Lot Table with columns: Lot #, SF, Acre. Rows Block M Lot 58 through Block M Lot 65.

Lot Table with columns: Lot #, SF, Acre. Rows Block M Lot 66 through Block M Lot 73.

Lot Table with columns: Lot #, SF, Acre. Rows Block M Lot 74 through Block M Lot 81.

FP 25-0004 A Final Plat of Century Farms Phase 3

LOTS 32-52, BLOCK J; LOTS 13-22, BLOCK L; LOTS 1-47, LOT 12X, BLOCK M; LOTS 1-31, LOT SX, BLOCK N; LOTS 1-26, BLOCK O; LOTS 1-38, 13X-14X, BLOCK P; LOTS 6-18, 10X-11X, BLOCK Q; LOTS 1-23, BLOCK U; AND LOTS 1-16, SX, BLOCK X;

OWNER: RLS CENTURY, LLC 14648 N. KIERLAND BLVD., SUITE 290 SCOTTSDALE, ARIZONA 85254 PH. NO. 903-771-6349 ENGINEER / SURVEYOR Westwood 2901 DALLAS PKWY, STE 400 PLANO, TX 75093 westwoodps.com

7 OPEN SPACE/Common Areas 7.655 ACRES AND RIGHT OF WAY DEDICATION 12.02 ACRES TOTALING 49.701 ACRES SITUATED IN THE PLEASANT WILSON SURVEY, ABSTRACT NO. 1020 CITY OF ANNA ETJ COLLIN COUNTY, TEXAS 49.701 ACRES MAY 2025 CENTURY FARMS PHASE 3

EXHIBIT A

LAND DESCRIPTION

BEING a 49.701 acre tract of land located in the Pleasant Wilson Survey, Abstract No. 1020, Collin County, Texas, and being a part of a certain 266.500 acre tract described in the deed to RLS (CENTURY) LLC recorded in Instrument No. 2024000142895, of the Official Public Records of Collin County, Texas (O.P.R.C.T.), said 49.701 acre tract and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in Stone Branch, and being in the southerly line of a 1.86 acre tract of land conveyed to Betty Willis, by deed of record in Instrument No. 20220209000227060, of said Official Public Records, and being at a northwest corner of said 49.701 acre tract, at the southeast corner of an 11.000 acre tract of land conveyed to Raj Kakalapati, by deed of record in Instrument No. 20201113002020640, of said Official Public Records, being in the asphalt pavement of Chambersville Road, an undefined width right-of-way, being in the west line of :

THENCE along the said Stone Branch and along the common boundary line between said 1.86 acre tract, a 46.325 acre tract of land conveyed to Theodore R. Willis and wife, Betty Willis, by deed of record in Volume 915, Page 141, of said Official Public Records, a 197.683 acre tract of land conveyed to Anna 205, LLC, by deed of record in Instrument No. 2024000039397, of said Official Public Records, a 4.92 acre tract of land conveyed to Alan D. Robbins and Cathy L. Robbins, by deed of record in Instrument No. 20130905001255260, of said Official Public Records, the 67.70 acre tract of land conveyed to Warren W. Robbins and wife, Marye E. Robbins, by deed of record in Document No. 92-0078368, of said Official Public Records, and the said 49.701 acre tract, the following courses and distances:

- North 88 degrees 03 minutes 26 seconds East, a distance of 69.39 feet;
South 45 degrees 52 minutes 16 seconds East, a distance of 66.15 feet;
South 74 degrees 40 minutes 57 seconds East, a distance of 70.05 feet;
North 70 degrees 03 minutes 19 seconds East, a distance of 96.78 feet;
North 72 degrees 10 minutes 32 seconds East, a distance of 29.82 feet;
North 76 degrees 07 minutes 43 seconds East, a distance of 86.17 feet;
South 77 degrees 59 minutes 01 second East, a distance of 40.72 feet;
North 74 degrees 12 minutes 41 seconds East, a distance of 16.32 feet;
North 10 degrees 19 minutes 56 seconds West, a distance of 46.34 feet;
North 64 degrees 16 minutes 32 seconds East, a distance of 24.14 feet;
South 88 degrees 49 minutes 58 seconds East, a distance of 20.03 feet;
South 48 degrees 42 minutes 08 seconds East, a distance of 81.79 feet;
North 59 degrees 25 minutes 20 seconds East, a distance of 62.34 feet;
South 81 degrees 21 minutes 02 seconds East, a distance of 53.31 feet;
North 61 degrees 32 minutes 53 seconds East, a distance of 103.03 feet;
South 56 degrees 04 minutes 55 seconds East, a distance of 19.80 feet;
South 00 degrees 02 minutes 11 seconds East, a distance of 52.09 feet;
South 79 degrees 27 minutes 16 seconds East, a distance of 71.29 feet;
South 49 degrees 15 minutes 12 seconds East, a distance of 42.92 feet;
North 74 degrees 13 minutes 24 seconds East, a distance of 34.23 feet;
South 65 degrees 49 minutes 12 seconds East, a distance of 61.04 feet;
South 84 degrees 29 minutes 02 seconds East, a distance of 47.44 feet;
South 55 degrees 15 minutes 49 seconds East, a distance of 32.14 feet;
South 84 degrees 19 minutes 18 seconds East, a distance of 26.62 feet;
North 43 degrees 55 minutes 59 seconds East, a distance of 50.81 feet;
North 80 degrees 47 minutes 39 seconds East, a distance of 56.85 feet;
South 56 degrees 53 minutes 09 seconds East, a distance of 47.16 feet;
North 42 degrees 16 minutes 52 seconds East, a distance of 56.69 feet;
North 72 degrees 12 minutes 32 seconds East, a distance of 91.00 feet;
North 32 degrees 55 minutes 07 seconds East, a distance of 99.44 feet;
North 87 degrees 32 minutes 49 seconds East, a distance of 14.56 feet;
South 56 degrees 04 minutes 26 seconds East, a distance of 91.52 feet;
North 85 degrees 52 minutes 59 seconds East, a distance of 19.43 feet;
North 52 degrees 46 minutes 51 seconds East, a distance of 92.30 feet;
South 87 degrees 59 minutes 37 seconds East, a distance of 24.13 feet;
South 69 degrees 56 minutes 35 seconds East, a distance of 38.38 feet;
South 50 degrees 30 minutes 40 seconds East, a distance of 35.02 feet;
North 86 degrees 50 minutes 35 seconds East, a distance of 32.74 feet;
North 00 degrees 13 minutes 34 seconds West, a distance of 44.32 feet;
North 83 degrees 14 minutes 57 seconds East, a distance of 29.82 feet;
South 34 degrees 49 minutes 50 seconds East, a distance of 75.21 feet;
South 77 degrees 33 minutes 56 seconds East, a distance of 37.11 feet;
North 63 degrees 31 minutes 33 seconds East, a distance of 56.72 feet;
North 85 degrees 19 minutes 58 seconds East, a distance of 31.76 feet;
South 33 degrees 58 minutes 34 seconds East, a distance of 77.03 feet;
North 87 degrees 27 minutes 05 seconds East, a distance of 110.06 feet;
South 59 degrees 35 minutes 15 seconds East, a distance of 28.41 feet;
North 83 degrees 35 minutes 16 seconds East, a distance of 87.28 feet;
South 68 degrees 30 minutes 35 seconds East, a distance of 168.78 feet;
North 66 degrees 37 minutes 59 seconds East, a distance of 38.01 feet;
North 17 degrees 28 minutes 12 seconds West, a distance of 38.03 feet;
North 32 degrees 47 minutes 17 seconds East, a distance of 40.42 feet;
South 78 degrees 06 minutes 53 seconds East, a distance of 41.94 feet;
North 58 degrees 02 minutes 06 seconds East, a distance of 34.64 feet;

THENCE departing the said common line between the 1.86 acre tract, the 1.71 acre tract, the 197.683 acre tract, the 4.92 acre tract, the 67.70 acre tract and the 49.701 acre tract, along the said easterly, southerly and westerly lines of said 49.701 acre tract, the following course and distances:

South 09 degrees 42 minutes 41 seconds West, a distance of 35.14 feet, 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
South 13 degrees 35 minutes 36 seconds West, a distance of 120.16 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at the beginning of a non-tangent curve to the left;

Along said non-tangent curve to the left having a central angle of 255 degrees 24 minutes 42 seconds, a radius of 50.00 feet, and an arc length of 222.89 feet (chord bears South 28 degrees 42 minutes 22 seconds East, 79.12 feet) to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at the beginning of a tangent reverse curve to the right;

Along said reverse curve to the right having a central angle of 80 degrees 00 minutes 20 seconds, a radius of 10.50 feet, and an arc length of 14.66 feet

(chord bears North 63 degrees 35 minutes 26 seconds East, 13.50 feet) to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at the end of said curve;

- South 76 degrees 24 minutes 24 seconds East, a distance of 0.42 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
South 13 degrees 35 minutes 36 seconds West, a distance of 120.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
South 76 degrees 24 minutes 24 seconds East, a distance of 120.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
South 13 degrees 35 minutes 36 seconds West, a distance of 110.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
South 31 degrees 24 minutes 24 seconds East, a distance of 14.14 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
South 76 degrees 24 minutes 24 seconds East, a distance of 15.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
South 13 degrees 35 minutes 36 seconds West, a distance of 50.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
North 76 degrees 24 minutes 24 seconds West, a distance of 15.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
South 58 degrees 35 minutes 36 seconds West, a distance of 14.14 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
South 13 degrees 35 minutes 36 seconds West, a distance of 220.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
South 31 degrees 24 minutes 24 seconds East, a distance of 14.14 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
South 76 degrees 24 minutes 45 seconds East, a distance of 15.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
North 73 degrees 35 minutes 36 seconds West, a distance of 50.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
North 70 degrees 24 minutes 24 seconds West, a distance of 15.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
South 58 degrees 35 minutes 36 seconds West, a distance of 14.14 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
South 13 degrees 35 minutes 36 seconds West, a distance of 230.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
South 31 degrees 24 minutes 24 seconds East, a distance of 14.14 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
South 76 degrees 24 minutes 24 seconds East, a distance of 1.03 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
North 13 degrees 35 minutes 36 seconds West, a distance of 170.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
North 76 degrees 24 minutes 24 seconds West, a distance of 350.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
North 81 degrees 34 minutes 05 seconds West, a distance of 49.57 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
North 88 degrees 21 minutes 36 seconds West, a distance of 48.60 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
North 02 degrees 17 minutes 48 seconds West, a distance of 121.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at the beginning of a non-tangent curve to the left;

Along said non-tangent curve to the left having a central angle of 04 degrees 30 minutes 22 seconds, a radius of 475.00 feet, and an arc length of 37.36 feet (chord bears South 85 degrees 27 minutes 01 seconds West, 37.35 feet) to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at the end of said curve;

- South 83 degrees 11 minutes 50 seconds West, a distance of 20.31 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
South 06 degrees 48 minutes 10 seconds East, a distance of 120.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
South 83 degrees 11 minutes 50 seconds West, a distance of 359.87 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
North 07 degrees 10 minutes 49 seconds West, a distance of 110.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
North 07 degrees 01 minutes 17 seconds West, a distance of 60.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at the beginning of a non-tangent curve to the right;

Along said non-tangent curve to the right having a central angle of 04 degrees 28 minutes 32 seconds, a radius of 275.00 feet, and an arc length of 21.48 feet (chord bears North 04 degrees 18 minutes 20 seconds West, 21.48 feet) to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at the end of said curve;

- North 02 degrees 04 minutes 04 seconds West, a distance of 5.43 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
South 87 degrees 55 minutes 56 seconds West, a distance of 50.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
North 02 degrees 04 minutes 04 seconds West, a distance of 22.95 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
North 46 degrees 53 minutes 24 seconds West, a distance of 9.94 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
South 87 degrees 55 minutes 56 seconds West, a distance of 368.59 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at the beginning of a tangent curve to the left;

Along said tangent curve to the left having a central angle of 10 degrees 24 minutes 23 seconds, a radius of 760.00 feet, and an arc length of 138.03 feet (chord bears South 82 degrees 43 minutes 45 seconds West, 137.84 feet) to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at the beginning of a compound curve to the left;

Along said compound curve to the left having a central angle of 18 degrees 22 minutes 46 seconds, a radius of 50.00 feet, and an arc length of 16.04 feet (chord bears South 88 degrees 20 minutes 10 seconds West, 15.97 feet) to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at the beginning of a tangent reverse curve to the right;

Along said reverse curve to the right having a central angle of 69 degrees 49 minutes 41 seconds, a radius of 50.00 feet, and an arc length of 60.94 feet (chord bears North 85 degrees 56 minutes 22 seconds West, 57.23 feet) to a ; thence along a line non-tangent to said curve, South 39 degrees 31 minutes 03 seconds West, a distance of 142.39 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at the end of said curve;

- North 28 degrees 56 minutes 28 seconds West, a distance of 49.73 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
North 20 degrees 49 minutes 23 seconds West, a distance of 41.17 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
North 07 degrees 09 minutes 36 seconds West, a distance of 587.90 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
South 82 degrees 50 minutes 49 seconds West, a distance of 583.22 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
North 07 degrees 10 minutes 51 seconds West, a distance of 330.29 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
South 82 degrees 48 minutes 10 seconds West, a distance of 100.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set;
North 07 degrees 10 minutes 49 seconds West, a distance of 180.41 feet to the POINT-OF-BEGINNING, containing 2,164,976 square feet or 49.701 acres of land.

KNOW ALL MEN BY THESE PRESENTS:

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

*Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document" TAC 22.138.33e
Jason B. Armstrong, REPELS 5557
Date: 01/03/2025

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 THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES: _____

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT RLS (CENTURY) LLC, ACTING HEREIN BY AND THROUGH THEIR DULY AUTHORIZED OFFICERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS CENTURY FARMS PHASE 3, AN ADDITION TO COLLIN COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEES SHIRLE, THE STREETS, ALLEYS AND PUBLIC USE AREAS SHOWN HEREON, AND DO HEREBY DEDICATE THE EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSES AS INDICATED TO THE DISTRICTS EXCLUSIVE USE FOREVER, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREIN. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS OF SAID PLAT, AT THE SOLE AND EXCLUSIVE DISCRETION OF THE DISTRICTS AND SUBJECT TO THEIR WRITTEN APPROVAL. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE DISTRICTS USE THEREOF. ANY PUBLIC UTILITY GIVEN THE RIGHT BY THE DISTRICTS TO USE SAID EASEMENTS SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS. ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHTS OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME PROCURING THE PERMISSION OF ANYONE.

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

BY: RLS (CENTURY), LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____

NAME _____

TITLE _____

STATE OF TEXAS
COUNTY OF COLLIN

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES: _____

COUNTY OF COLLIN

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES: _____

NOTES

- 1. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 - NORTH CENTRAL ZONE NO. 4202 - NAD83.
2. ALL PERIMETER PROPERTY CORNERS ARE 1/2 INCH IRON RODS WITH CAP STAMPED "WESTWOOD PS" SET, UNLESS NOTED OTHERWISE, EXCEPT FOR IN STONE BRANCH.
3. SUBJECT TRACT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO FEM FIRM PANEL MAP NUMBER 48085C01351 EFFECTIVE DATE JUNE 6, 2009. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
4. NO APPURTENANCE BETWEEN THE HEIGHT OF 2.5 AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLES.
5. RETAINING WALLS SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY WHERE SUCH RETAINING WALLS ARE LOCATED. RETAINING WALLS OVER 4' WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL REQUIRED SCREENING WALLS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
6. 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.

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

FP 25-0004
A Final Plat of Century Farms Phase 3

LOTS 32-52, BLOCK J; LOTS 13-22, BLOCK L;
LOTS 1-17, LOT 12X, BLOCK M; LOTS 1-31, LOT SX, BLOCK N;
LOTS 1-26, BLOCK O; LOTS 1-38, 13X-14X, BLOCK P;
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AND LOTS 1-16, 8X, BLOCK X;
225 RESIDENTIAL LOTS

7 OPEN SPACE/COMMON AREAS 7.655 ACRES
AND RIGHT OF WAY DEDICATION 12.02 ACRES
TOTALING 49.701 ACRES

SITUATED IN THE
PLEASANT WILSON SURVEY, ABSTRACT NO. 1020
CITY OF ANNA, TEXAS
COLLIN COUNTY, TEXAS
49.701 ACRES MAY 2025 CENTURY FARMS PHASE 3

OWNER
RLS (CENTURY) LLC
14648 N. KIERLAND BLDV, SUITE 290
SCOTTSDALE, ARIZONA 85254
PH. NO. 903-771-6349
ENGINEER / SURVEYOR
Westwood
Phone (214) 473-4640 2901 DALLAS PKWY, STE 400
Toll Free (888) 937-5150 PLANO, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
THESE ENGINEERING FIRM REGISTRATION NO. 11762
THESE SURVEYING FIRM REGISTRATION NO. 16146

EXHIBIT A



Item No. 10.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 6/2/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding The Woods at Lindsey Place, Phase 3, Final Plat (FP 25-0008)

Owner: D.R. Horton - Texas LTD

SUMMARY:

118 Single-Family Zero Lot Line lots (SF-Z), 102 Single-Family-60 lots (SF-60), and four Homeowners' Association lots on 39.2± acres located 2,951± feet northeast of Rosamond Parkway and 664± feet east of Buddy Hayes Boulevard. Zoned Planned Development/Restricted Commercial (C-1)/General Commercial (C-2)/Multiple-Family Residential – High Density (MF-2)/Single-Family Residence-72 (SF-72)/Single-Family Residence-60 (SF-60)/Single-Family Residence - Zero Lot Line (SF-Z)/Townhome (SF-TH) Districts. (PD/C-1/C-2/MF-2/SF-72/SF-60/SF-Z/SF-TH) (Ord. 881-2020 as amended).

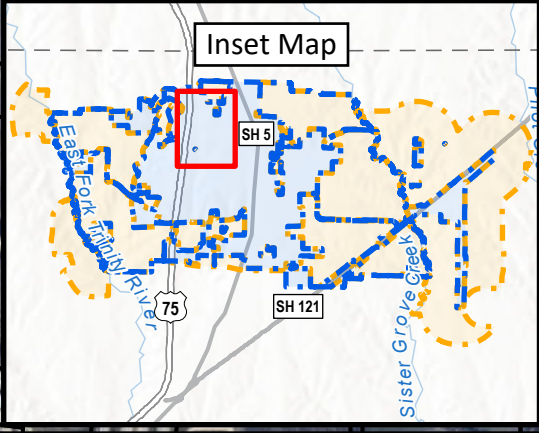
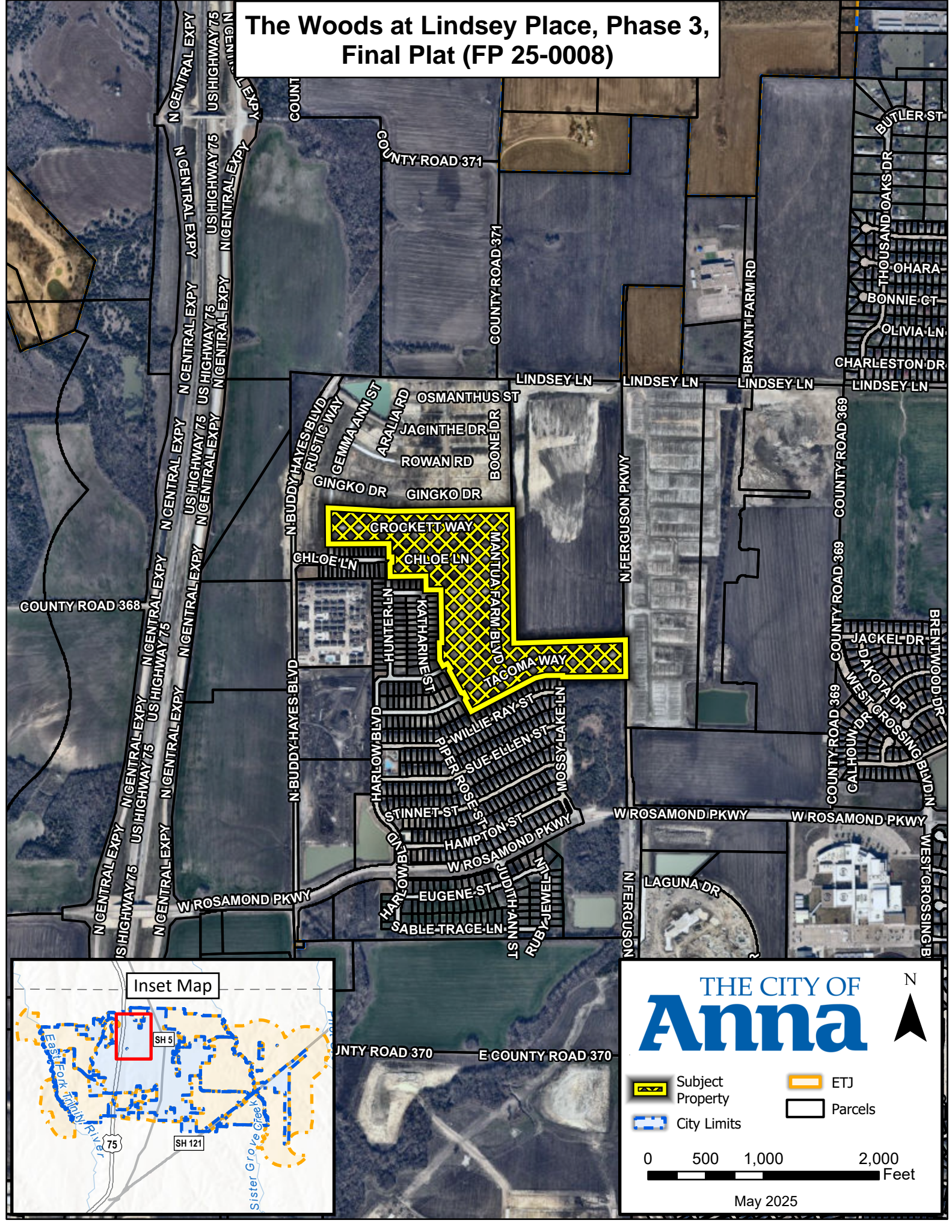
STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

1. Locator Map - The Woods at Lindsey Place, Phase 3, Final Plat (FP 25-0008)
2. Resolution - The Woods at Lindsey Place, Phase 3, Final Plat (FP 25-0008)
3. Exhibit A -The Woods at Lindsey Place, Phase 3, Final Plat (FP 25-0008)

The Woods at Lindsey Place, Phase 3, Final Plat (FP 25-0008)



THE CITY OF
Anna

N

- Subject Property
- ETJ
- City Limits
- Parcels

0 500 1,000 2,000 Feet

May 2025

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2025-06-

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING THE WOODS AT LINDSEY PLACE, PHASE 3, FINAL PLAT (FP 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, D.R. Horton - Texas LTD has submitted an application for the approval of The Woods at Lindsey Place, Phase 3, 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 Woods at Lindsey Place, Phase 3, Final Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

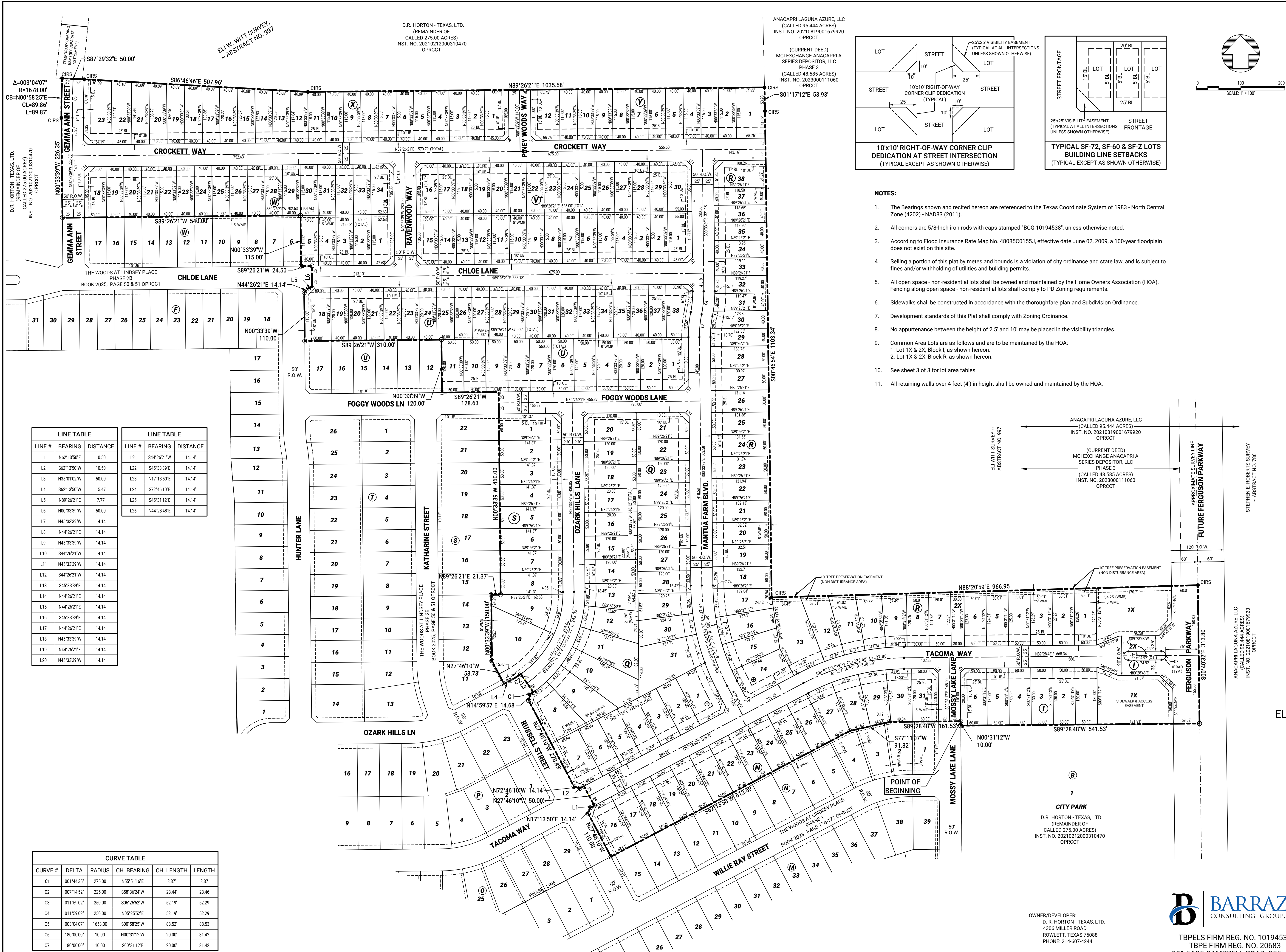
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 2nd day of June, 2025.

ATTEST:

APPROVED:

Director of Development Services,
Stephanie Scott-Sims, AICP

Planning & Zoning Commission, Chair
Jessica Walden



LINE #	BEARING	DISTANCE
L1	N62°13'50"E	10.50
L2	S62°13'50"W	10.50
L3	N35°01'02"W	50.00
L4	S62°13'50"W	15.47
L5	N89°26'21"E	7.77
L6	N00°33'39"W	50.00
L7	N45°33'39"W	14.14
L8	N44°26'21"E	14.14
L9	N45°33'39"W	14.14
L10	S44°26'21"W	14.14
L11	N45°33'39"W	14.14
L12	S44°26'21"W	14.14
L13	S45°33'39"E	14.14
L14	N44°26'21"E	14.14
L15	N44°26'21"E	14.14
L16	S45°33'39"E	14.14
L17	N44°26'21"E	14.14
L18	N45°33'39"W	14.14
L19	N44°26'21"E	14.14
L20	N45°33'39"W	14.14

LINE #	BEARING	DISTANCE
L21	S44°26'21"W	14.14
L22	S45°33'39"E	14.14
L23	N17°13'50"E	14.14
L24	S72°46'10"E	14.14
L25	S45°31'12"E	14.14
L26	N44°28'48"E	14.14

CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH	LENGTH
C1	001°44'35"	275.00	N55°51'16"E	8.37	8.37
C2	007°14'52"	225.00	S58°36'24"W	28.44	28.46
C3	011°59'02"	250.00	S05°25'52"W	52.19	52.29
C4	011°59'02"	250.00	N05°25'52"E	52.19	52.29
C5	003°04'07"	1653.00	S00°58'25"W	88.52	88.53
C6	180°00'00"	10.00	N00°31'12"W	20.00	31.42
C7	180°00'00"	10.00	S00°31'12"E	20.00	31.42

LINE #	BEARING	DISTANCE
L27	N00°33'39"W	110.00
L28	S89°26'21"W	540.00
L29	S89°26'21"W	24.50
L30	N44°26'21"E	14.14
L31	S89°26'21"W	310.00
L32	S89°26'21"W	128.63
L33	S89°26'21"W	460.00
L34	N00°33'39"W	150.00
L35	N72°46'10"W	58.73
L36	N17°13'50"E	14.14
L37	N72°46'10"W	14.14
L38	N17°13'50"E	14.14
L39	S77°11'07"W	91.82
L40	N00°31'12"W	10.00
L41	S89°28'48"W	541.53
L42	S89°28'48"W	161.53
L43	S89°28'48"W	541.53
L44	S89°28'48"W	161.53
L45	S89°28'48"W	541.53
L46	S89°28'48"W	161.53
L47	S89°28'48"W	541.53
L48	S89°28'48"W	161.53
L49	S89°28'48"W	541.53
L50	S89°28'48"W	161.53

LINE #	BEARING	DISTANCE
L51	N00°33'39"W	110.00
L52	S89°26'21"W	540.00
L53	S89°26'21"W	24.50
L54	N44°26'21"E	14.14
L55	S89°26'21"W	310.00
L56	S89°26'21"W	128.63
L57	S89°26'21"W	460.00
L58	N00°33'39"W	150.00
L59	N72°46'10"W	58.73
L60	N17°13'50"E	14.14
L61	N72°46'10"W	14.14
L62	N17°13'50"E	14.14
L63	S77°11'07"W	91.82
L64	N00°31'12"W	10.00
L65	S89°28'48"W	541.53
L66	S89°28'48"W	161.53
L67	S89°28'48"W	541.53
L68	S89°28'48"W	161.53
L69	S89°28'48"W	541.53
L70	S89°28'48"W	161.53

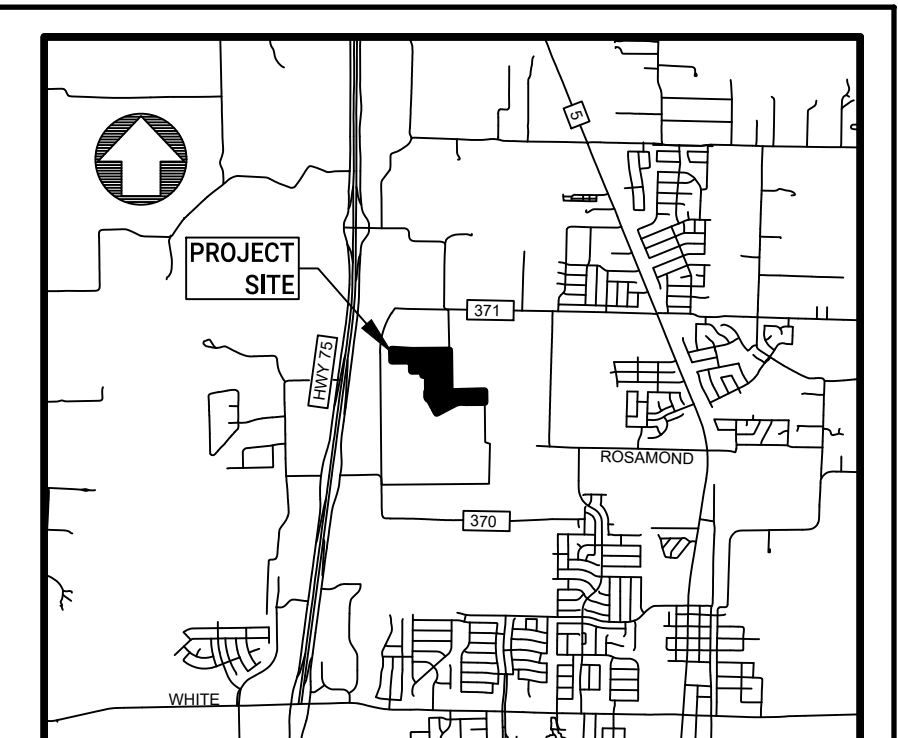
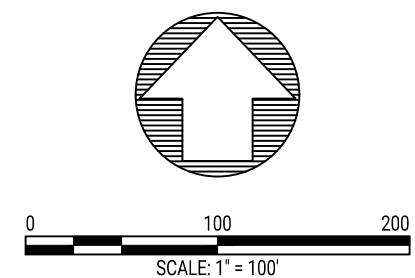
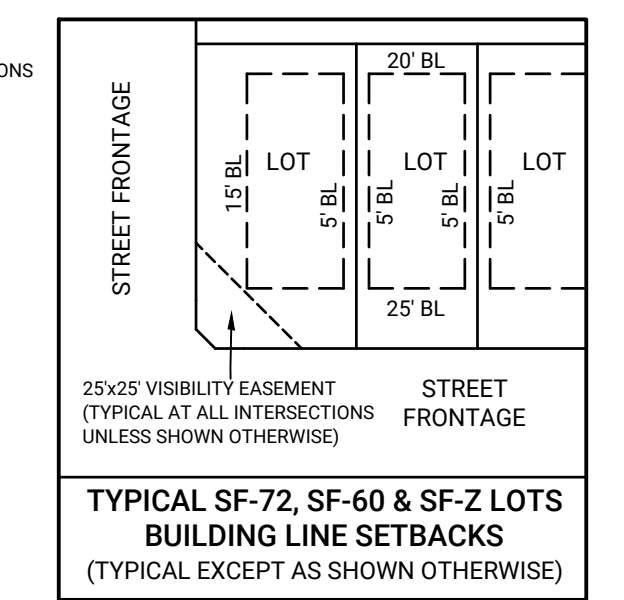
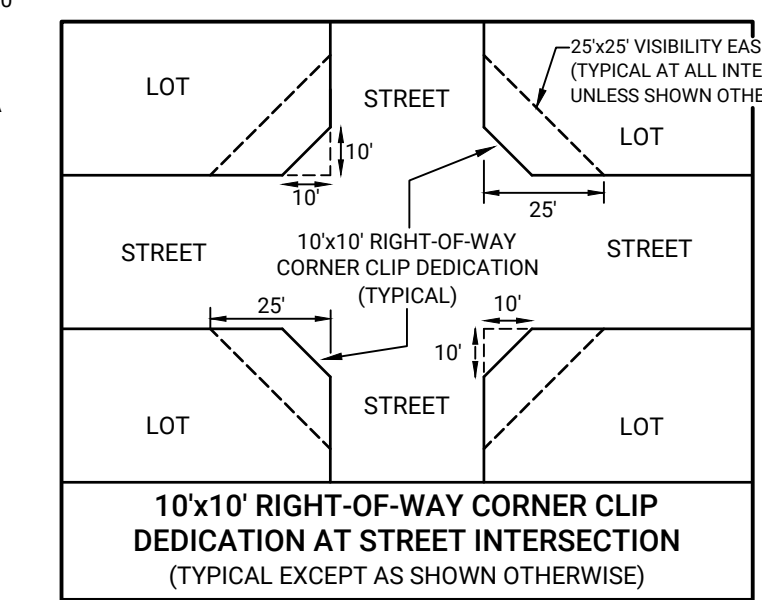
LINE #	BEARING	DISTANCE
L71	N00°33'39"W	110.00
L72	S89°26'21"W	540.00
L73	S89°26'21"W	24.50
L74	N44°26'21"E	14.14
L75	S89°26'21"W	310.00
L76	S89°26'21"W	128.63
L77	S89°26'21"W	460.00
L78	N00°33'39"W	150.00
L79	N72°46'10"W	58.73
L80	N17°13'50"E	14.14
L81	N72°46'10"W	14.14
L82	N17°13'50"E	14.14
L83	S77°11'07"W	91.82
L84	N00°31'12"W	10.00
L85	S89°28'48"W	541.53
L86	S89°28'48"W	161.53
L87	S89°28'48"W	541.53
L88	S89°28'48"W	161.53
L89	S89°28'48"W	541.53
L90	S89°28'48"W	161.53

ELI W. WITT SURVEY, ABSTRACT NO. 997

D.R. HORTON - TEXAS, LTD. (REMAINDER OF CALLED 275.00 ACRES) INST. NO. 20210212000310470 OPRCCT

ANACAPRI LAGUNA AZURE, LLC (CALLED 95.444 ACRES) INST. NO. 20210819001679920 OPRCCT

(CURRENT DEED) MCI EXCHANGE ANACAPRI A SERIES DEPOSITOR, LLC (CALLED 48.585 ACRES) INST. NO. 2023000111060 OPRCCT



NOTES:

- The Bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - North Central Zone (4202) - NAD83 (2011).
- All corners are 5/8-inch iron rods with caps stamped "BCG 10194538", unless otherwise noted.
- According to Flood Insurance Rate Map No. 48085C0155J, effective date June 02, 2009, a 100-year floodplain does not exist on this site.
- Selling a portion of this plat by metes and bounds is a violation of city ordinance and state law, and is subject to fines and/or withholding of utilities and building permits.
- All open space - non-residential lots shall be owned and maintained by the Home Owners Association (HOA). Fencing along open space - non-residential lots shall comply to PD Zoning requirements.
- Sidewalks shall be constructed in accordance with the thoroughfare plan and Subdivision Ordinance.
- Development standards of this Plat shall comply with Zoning Ordinance.
- No appurtenance between the height of 2.5' and 10' may be placed in the visibility triangles.
- Common Area Lots are as follows and are to be maintained by the HOA:
1. Lot 1X & 2X, Block I, as shown hereon.
2. Lot 1X & 2X, Block R, as shown hereon.
- See sheet 3 of 3 for lot area tables.
- All retaining walls over 4 feet (4') in height shall be owned and maintained by the HOA.

LEGEND	
IRF (IRF)	(CAPPED) IRON ROD FOUND
●	5/8" CAPPED IRON ROD STAMPED "BCG #10194538" SET
○	1/2" CAPPED IRON ROD STAMPED "BOHLER"
ESMT	EASEMENT
LS	LANDSCAPE EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
VE	VISIBILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
(A)	DENOTES SUBDIVISION BLOCK
LS&DE	LANDSCAPE & DRAINAGE EASEMENT
BL	BUILDING LINE
RP	RADIUS POINT
HOA	HOME OWNERS ASSOCIATION
ROW	RIGHT-OF-WAY
VOL., PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
INST. NO.	INSTRUMENT NUMBER
(E)	DENOTES KEY LOT
OPRCCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
DRCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PRCCT	PLAT RECORDS, COLLIN COUNTY, TEXAS
C.L.	CENTERLINE

**FP 25-0008
FINAL PLAT
THE WOODS AT LINDSEY PLACE
PHASE 3**

220 RESIDENTIAL LOTS (118 SF-Z, 102 SF-60)
4 OPEN SPACE/HOA LOTS

BEING 39.162 ACRES OF LAND
SITUATED IN THE
ELI W. WITT SURVEY, ABSTRACT NO. 997

BLOCK I, LOTS 1X & 2X, 1-6;
BLOCK N, LOTS 16-31;
BLOCK Q, LOTS 1-31;
BLOCK R, LOTS 1X & 2X, 1-38;
BLOCK S, LOTS 1-10,
BLOCK U, LOTS 1-11, 18-38;
BLOCK V, LOTS 1-30;
BLOCK W, LOTS 1-5 & 18-34;
BLOCK X, LOTS 1-23;
AND BLOCK Y, LOTS 1-12;

CITY OF ANNA,
COLLIN COUNTY, TEXAS

EXHIBIT A

OWNER/DEVELOPER:
D. R. HORTON - TEXAS, LTD.
4306 MILLER ROAD
ROWLETT, TEXAS 75088
PHONE: 214-607-4244



TBPES FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE: (214) 484-7055
PROJECT NO. 20230003-03
DATE: MAY 2025

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.

TECH=BAS
SCALE 1"=100'
PAGE 1 OF 3

Block I - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.149	6,500
2	0.149	6,500
3	0.149	6,500
4	0.149	6,500
5	0.149	6,500
6	0.178	7,750
100	0.435	18,936
200	0.042	1,813
Block I Total Area		
Area (AC)	Area (SF)	
0.042	1,813	
1.359	58,186	

Block N - Lot Area		
Block/Lot	Area (AC)	Area (SF)
16	0.174	7,584
17	0.138	6,000
18	0.138	6,000
19	0.138	6,000
20	0.138	6,000
21	0.138	6,000
22	0.138	6,000
23	0.138	6,000
24	0.138	6,000
25	0.138	6,000
26	0.138	6,000
27	0.154	6,689
28	0.152	6,623
29	0.152	6,638
30	0.147	6,407
31	0.164	7,150
Block N Total Area		
Area (AC)	Area (SF)	
2.321	101,091	

Block Q - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.195	8,496
2	0.138	6,000
3	0.138	6,000
4	0.138	6,000
5	0.138	6,000
6	0.138	6,000
7	0.187	8,165
8	0.212	9,240
9	0.210	9,164
10	0.262	11,400
11	0.218	9,489
12	0.179	7,812
13	0.158	6,871
14	0.148	6,456
15	0.148	6,456
16	0.148	6,456
17	0.148	6,456
18	0.148	6,456
19	0.148	6,456
20	0.175	7,606
21	0.164	7,150
22	0.138	6,000
23	0.138	6,000
24	0.138	6,000
25	0.138	6,000
26	0.138	6,000
27	0.138	6,000
28	0.138	6,001
29	0.152	6,625
30	0.159	6,925
31	0.300	13,057
Block Q Total Area		
Area (AC)	Area (SF)	
5.113	222,737	

Block R - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.148	6,438
2	0.147	6,388
3	0.146	6,339
4	0.144	6,290
5	0.143	6,240
6	0.142	6,191
7	0.140	6,112
8	0.139	6,063
9	0.146	6,373
10	0.152	6,631
11	0.164	7,163
12	0.185	8,062
13	0.298	12,968
14	0.198	8,607
15	0.158	6,871
16	0.165	7,171
17	0.168	7,307
18	0.152	6,640
19	0.152	6,630
20	0.152	6,621
21	0.152	6,611
22	0.152	6,602
23	0.151	6,592
24	0.151	6,582
25	0.151	6,573
26	0.151	6,563
27	0.150	6,553
28	0.150	6,544
29	0.120	5,223
30	0.117	5,078
31	0.111	4,836
32	0.110	4,774
33	0.109	4,768
34	0.109	4,761
35	0.109	4,755
36	0.109	4,749
37	0.109	4,743
38	0.165	7,209
106	0.437	19,014
108	0.085	3,691
Block R Total Area		
Area (AC)	Area (SF)	
6.137	267,326	

Block S - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.194	8,432
2	0.162	7,068
3	0.162	7,068
4	0.162	7,068
5	0.162	7,068
6	0.162	7,068
7	0.162	7,068
8	0.162	7,068
9	0.216	9,395
10	0.242	14,907
Block S Total Area		
Area (AC)	Area (SF)	
1.887	82,210	

Block U - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.164	7,150
2	0.138	6,000
3	0.138	6,000
4	0.138	6,000
5	0.138	6,000
6	0.138	6,000
7	0.138	6,000
8	0.138	6,000
9	0.138	6,000
10	0.138	6,000
11	0.138	6,000
18	0.164	7,150
19	0.110	4,800
20	0.110	4,800
21	0.110	4,800
22	0.110	4,800
23	0.110	4,800
24	0.110	4,800
25	0.110	4,800
26	0.110	4,800
27	0.110	4,800
28	0.110	4,800
29	0.110	4,800
30	0.110	4,800
31	0.110	4,800
32	0.110	4,800
33	0.110	4,800
34	0.110	4,800
35	0.110	4,800
36	0.110	4,800
37	0.110	4,800
38	0.153	6,673
Block U Total Area		
Area (AC)	Area (SF)	
3.953	172,173	

Block V - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.144	6,275
2	0.106	4,600
3	0.106	4,600
4	0.106	4,600
5	0.106	4,600
6	0.106	4,600
7	0.106	4,600
8	0.106	4,600
9	0.106	4,600
10	0.106	4,600
11	0.106	4,600
12	0.106	4,600
13	0.106	4,600
14	0.106	4,600
15	0.131	5,700
16	0.131	5,700
17	0.106	4,600
18	0.106	4,600
19	0.106	4,600
20	0.106	4,600
21	0.106	4,600
22	0.106	4,600
23	0.106	4,600
24	0.106	4,600
25	0.106	4,600
26	0.106	4,600
27	0.106	4,600
28	0.106	4,600
29	0.106	4,600
30	0.144	6,275
Block V Total Area		
Area (AC)	Area (SF)	
3.295	143,550	

Block W - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.138	6,002
2	0.106	4,600
3	0.106	4,600
4	0.106	4,600
5	0.106	4,600
18	0.131	5,700
19	0.106	4,600
20	0.106	4,600
21	0.106	4,600
22	0.106	4,600
23	0.106	4,600
24	0.106	4,600
25	0.106	4,600
26	0.106	4,600
27	0.106	4,600
28	0.106	4,600
29	0.106	4,600
30	0.106	4,600
31	0.106	4,600
32	0.106	4,600
33	0.106	4,600
34	0.138	6,002
Block W Total Area		
Area (AC)	Area (SF)	
2.413	105,104	

Block X - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.144	6,275
2	0.106	4,600
3	0.106	4,600
4	0.106	4,600
5	0.106	4,600
6	0.106	4,600
7	0.106	4,600
8	0.106	4,600
9	0.106	4,600
10	0.106	4,600
11	0.106	4,600
12	0.107	4,653
13	0.109	4,759
14	0.112	4,864
15	0.114	4,970
16	0.117	5,076
17	0.119	5,182
18	0.121	5,287
19	0.124	5,393
20	0.126	5,499
21	0.129	5,605
22	0.148	6,432
23	0.213	9,288
Block X Total Area		
Area (AC)	Area (SF)	
2.738	119,283	

Block Y - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.172	7,509
2	0.106	4,600
3	0.106	4,600
4	0.106	4,600
5	0.106	4,600
6	0.106	4,600
7	0.106	4,600
8	0.106	4,600
9	0.106	4,600
10	0.106	4,600
11	0.106	4,600
12	0.172	7,512
Block Y Total Area		
Area (AC)	Area (SF)	
1.401	61,021	

FP 25-0008
FINAL PLAT
**THE WOODS AT
LINDSEY PLACE
PHASE 3**

220 RESIDENTIAL LOTS (118 SF-Z, 102 SF-60)
4 OPEN SPACE/HOA LOTS

BEING 39.162 ACRES OF LAND
SITUATED IN THE
ELI W. WITT SURVEY, ABSTRACT NO. 997

- BLOCK I, LOTS 1X & 2X, 1-6;
- BLOCK N, LOTS 16-31;
- BLOCK Q, LOTS 1-31;
- BLOCK R, LOTS 1X & 2X, 1-38;
- BLOCK S, LOTS 1-10;
- BLOCK U, LOTS 1-11, 18-38;
- BLOCK V, LOTS 1-30 ;
- BLOCK W, LOTS 1-5 & 18-34;
- BLOCK X, LOTS 1-23;
- AND BLOCK Y, LOTS 1-12;

CITY OF ANNA,
COLLIN COUNTY, TEXAS

EXHIBIT A

OWNER/DEVELOPER:
D. R. HORTON - TEXAS, LTD.
4306 MILLER ROAD
ROWLETT, TEXAS 75088
PHONE: 214-607-4244

RPLS OF RECORD:
JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
TELEPHONE: (214) 484-7055
EMAIL: J.Nichols@Barraza-Group.com



TBPES FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE: (214) 484-7055
PROJECT NO. 2023003-03
DATE: MAY 2025

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.

TECH-BAS
SCALE 1"=100'
PAGE 3 OF 3



Item No. 11.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 6/2/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding Liberty Hills, Phases 3 & 4, Preliminary Plat (PP 25-0011)

Owner: VC Liberty Hills LLC

SUMMARY:

39 Mixed Density Residential (MD) lots, 125 Single-Family-6.0 lots (SF-6.0), 77 Single-Family-7.2 lots (SF-7.2) lots, three Single-Family-8.4 lots (SF-8.4) lots, and seven Homeowners' Association lots on 97.2± acres on the south side of County Road 290, 4,700± feet east of County Road 289. 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)

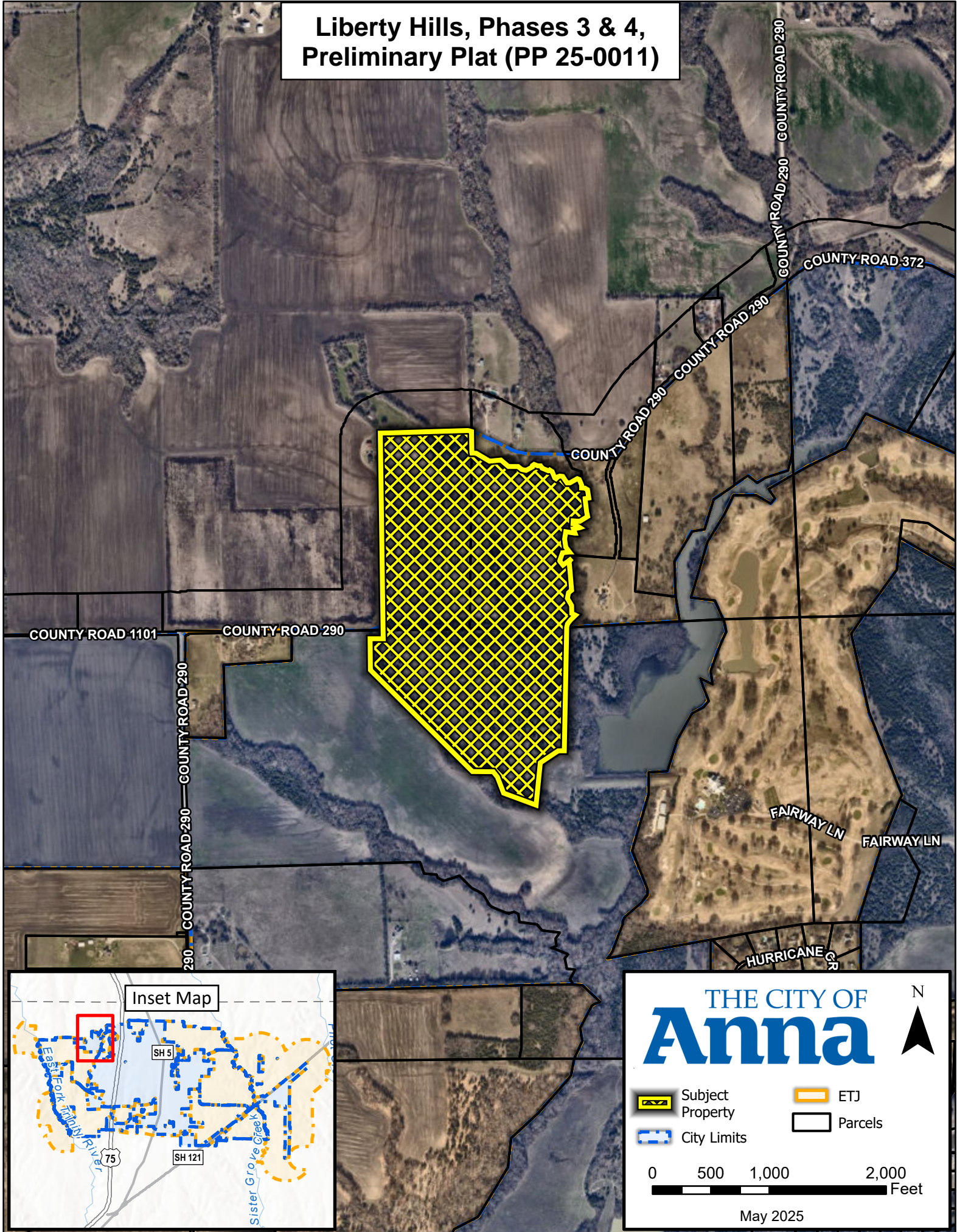
STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

1. Locator Map - Liberty Hills, Phases 3 & 4, Preliminary Plat (PP 25-0011)
2. Resolution - Liberty Hills, Phases 3 & 4, Preliminary Plat (PP 25-0011)
3. Exhibit A - Liberty Hills, Phases 3 & 4, Preliminary Plat (PP 25-0011)

Liberty Hills, Phases 3 & 4,
Preliminary Plat (PP 25-0011)



Inset Map

THE CITY OF
Anna

N



-  Subject Property
-  City Limits

-  ETJ
-  Parcels



May 2025

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2025-06-

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING LIBERTY HILLS, PHASES 3 & 4, PRELIMINARY PLAT (PP 25-0011)

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

WHEREAS, VC Liberty Hills LLC has submitted an application for the approval of Liberty Hills, Phases 3 & 4, 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 Liberty Hills, Phases 3 & 4, Preliminary Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

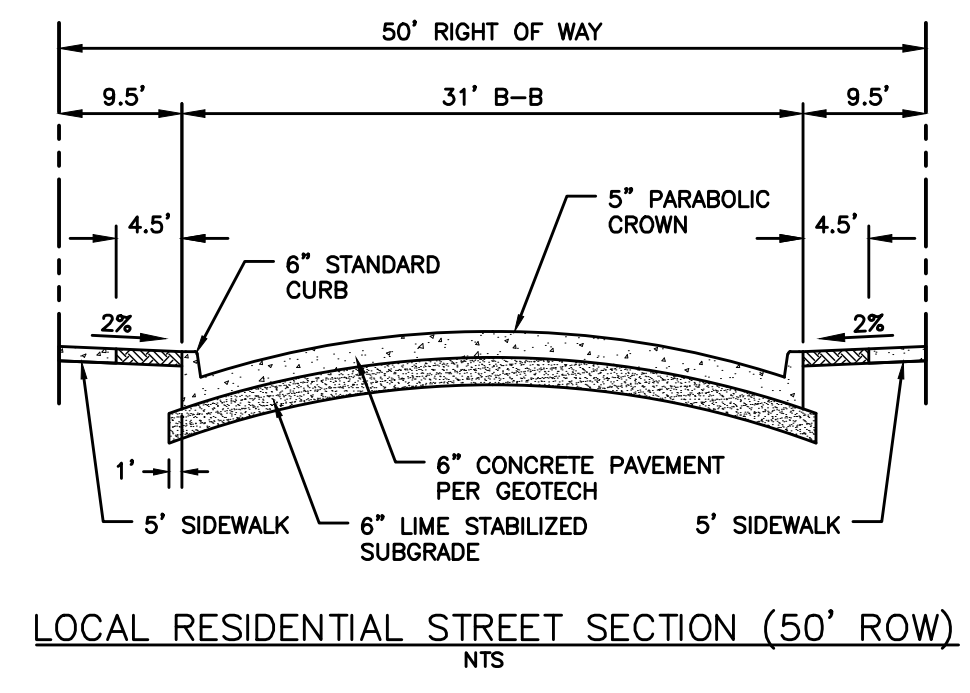
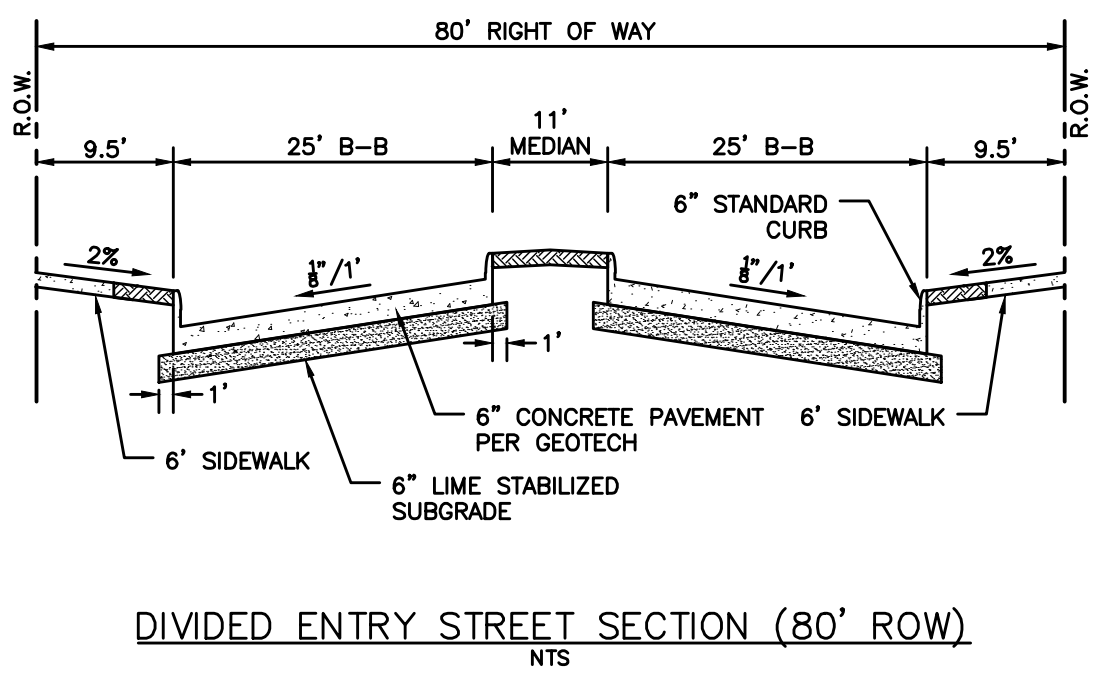
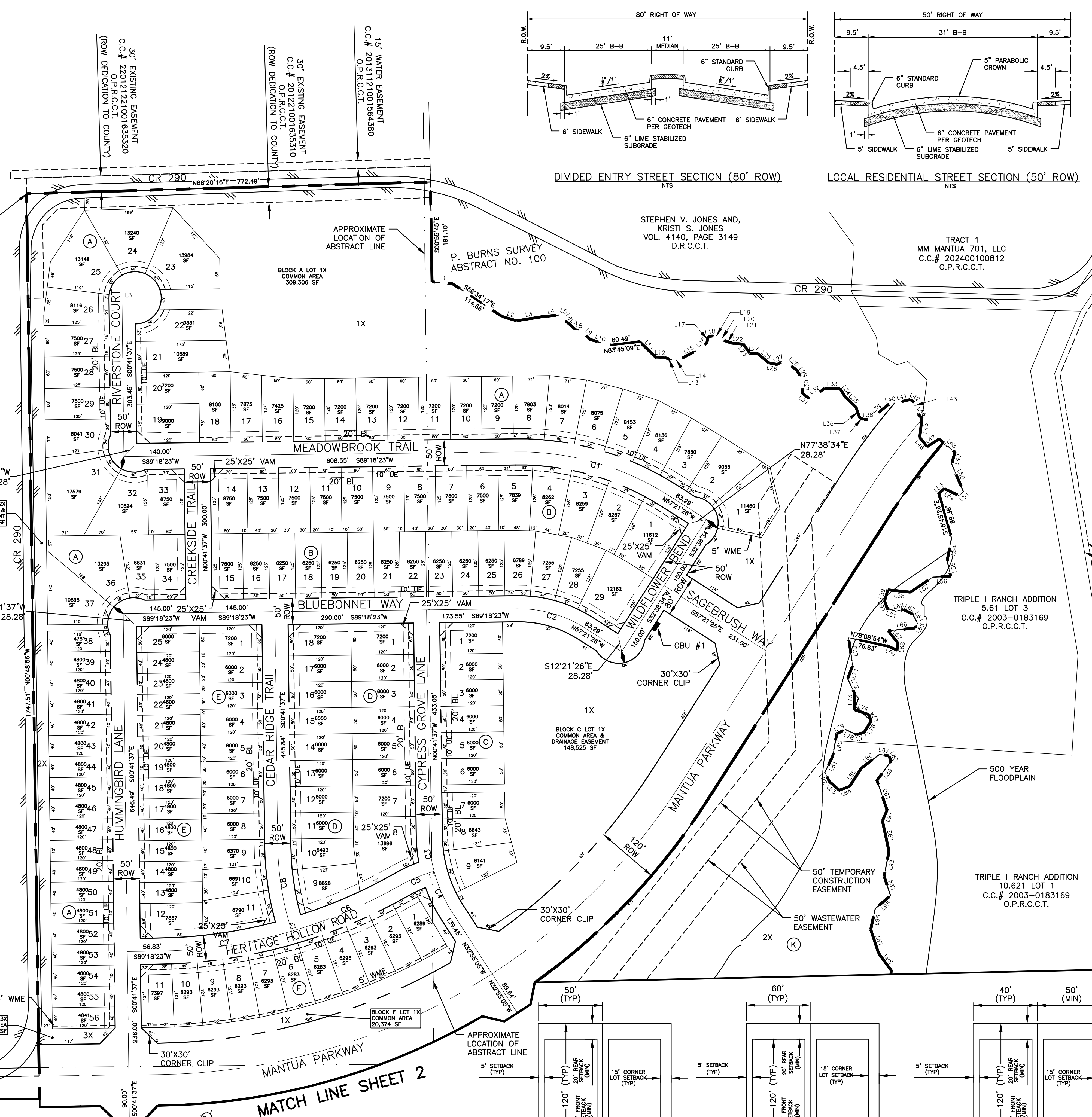
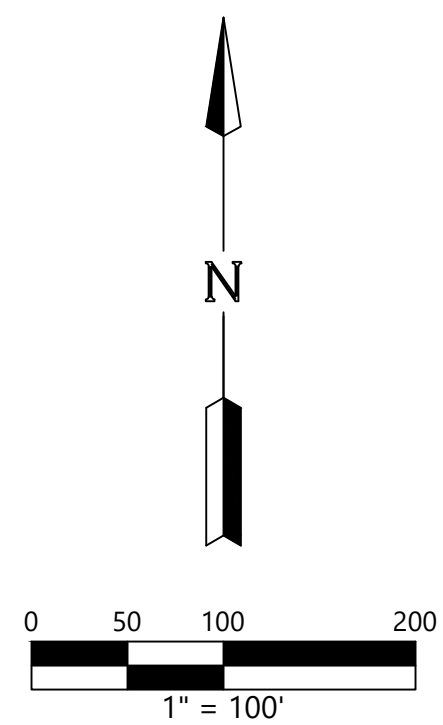
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 2nd day of June, 2025.

ATTEST:

APPROVED:

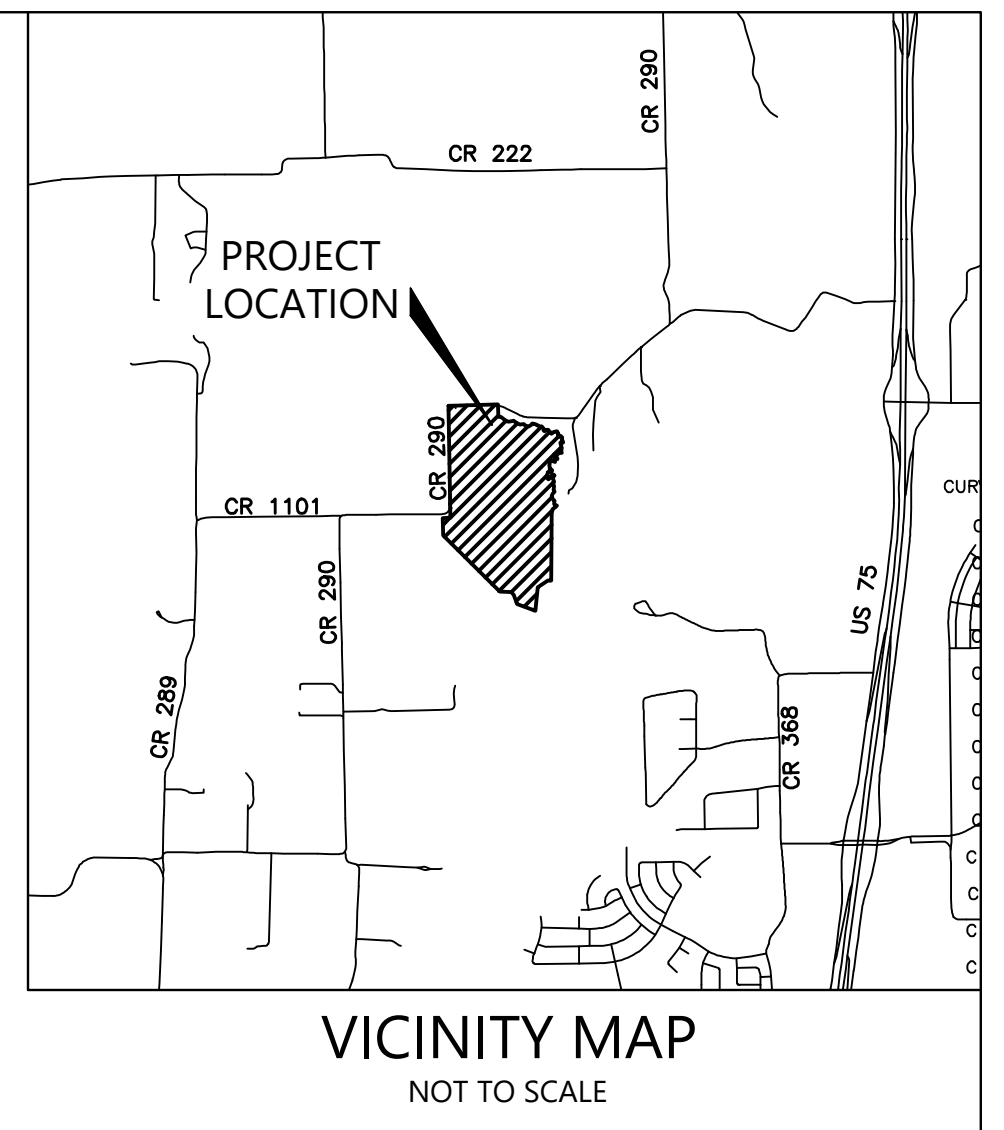
Director of Development Services,
Stephanie Scott-Sims, AICP

Planning & Zoning Commission, Chair
Jessica Walden



LEGEND

- PHASE BOUNDARY
- (AA) BLOCK NUMBER
- ROW RIGHT-OF-WAY
- B.L. BUILDING SETBACK LINE
- CBU CLUSTER BOX UNIT
- WME WALL MAINTENANCE EASEMENT
- VAM VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
- ◆ STREET NAME CHANGE



LAND USE DATA TABLE

AREA DESCRIPTION	# OF LOTS (PH 3)	AREA (PH 3)	# OF LOTS (PH 4)	AREA (PH 4)	# OF LOTS (PH 3 & 4)	AREA (PH 3 & 4)
SINGLE FAMILY LOTS	148	23,748 AC	96	16,379 AC	144	40,127 AC
MD	33	-	6	-	39	-
SF-6.0	66	-	59	-	125	-
SF-7.2	49	-	28	-	77	-
SF-8.4	-	-	3	-	3	-
OPEN SPACE LOTS	3	12.325 AC	4	25.945 AC	7	38.270 AC
ROW AREA	-	13,169 AC	-	5,715 AC	-	18,884 AC
TOTAL PH 3 = 49,242 AC		TOTAL PH 4 = 48,039 AC		TOTAL PH 3 & 4 = 97,281 AC		

- PRELIMINARY PLAT NOTES:**
- THE LAYOUT SHOWN IS PRELIMINARY IN NATURE AND SUBJECT TO MINOR CHANGE WITH THE APPROVAL OF THE PLANNING DIRECTOR AT THE TIME OF FINAL PLAT AND CONSTRUCTION PLAN DESIGN.
 - LOT DEPTHS AND WIDTHS ARE SUBJECT TO CHANGE WITH FINAL PLAT PROVIDED THEY MEET CURRENT ZONING REQUIREMENTS.
 - THE HOMEOWNERS ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL COMMON OPEN SPACE (X) LOTS.
 - ALL EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED. WATER, SEWER AND DRAINAGE EASEMENTS SHALL BE EXCLUSIVE OF FRANCHISE UTILITIES.
 - EASEMENT LOCATIONS ARE SUBJECT TO CHANGE WITH THE FINAL PLAT.
 - 10' UTILITY EASEMENTS ARE PROPOSED ADJACENT TO RIGHT OF WAY WITH LOT FRONTAGE.
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 - 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 WITHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
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TRIPLE I RANCH ADDITION
5.079 LOT 2
C.C.# 2003-0183169
O.P.R.C.C.T.

10' EXISTING UTILITY AND DRAINAGE EASEMENT
C.C.# 20030183169
O.P.R.C.C.T.

TRIPLE I RANCH ADDITION
5.61 LOT 3
C.C.# 2003-0183169
O.P.R.C.C.T.

PP 25-0011
PRELIMINARY PLAT
FOR
LIBERTY HILLS PHASE 3 & 4
BLOCK A, LOTS 1-56, 1X-3X; BLOCK B, LOTS 1-29; BLOCK C, LOTS 1-9, 1X; BLOCK D, LOTS 1-18; BLOCK E, LOTS 1-25; BLOCK F, LOTS 1-11; BLOCK G, LOTS 1-15, 1X; BLOCK H, LOTS 1-21, 1X; BLOCK I, LOTS 1-41; BLOCK J, LOTS 1-20; BLOCK K 1X-2X
OUT OF THE
W. BURNS SURVEY ABSTRACT NO. 100, J. BATTERTON NO.94, & Z. ROBERTS SURVEY ABSTRACT NO. 760;
AND IN
COLLIN COUNTY, TEXAS
244 RESIDENTIAL LOTS / 40.127 ACRES
(39 MD LOTS, 125 SF-6.0 LOTS, 77 SF-7.2 LOTS, 3 SF-8.4 LOTS)
7 COMMON AREA LOTS / 38.270 ACRES
GROSS AREA: 97.281 ACRES
ZONING: ORD. NO. 2024-05-1621

OWNER/DEVELOPER:
VC LIBERTY HILLS LLC
6060 N CENTRAL EXPY,
SUITE 400
DALLAS, TX 75206
CONTACT: MR. KEVIN LAZARES
408-348-2944

ENGINEER/SURVEYOR
LJA Engineering, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Contact: Ronald Salame
Phone 469.621.0710
FRN - F-1386
Office: 214-620-2800

PRELIMINARY
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF RONALD SALAMIE, TEXAS P.E.#82073 ON: 05/06/25
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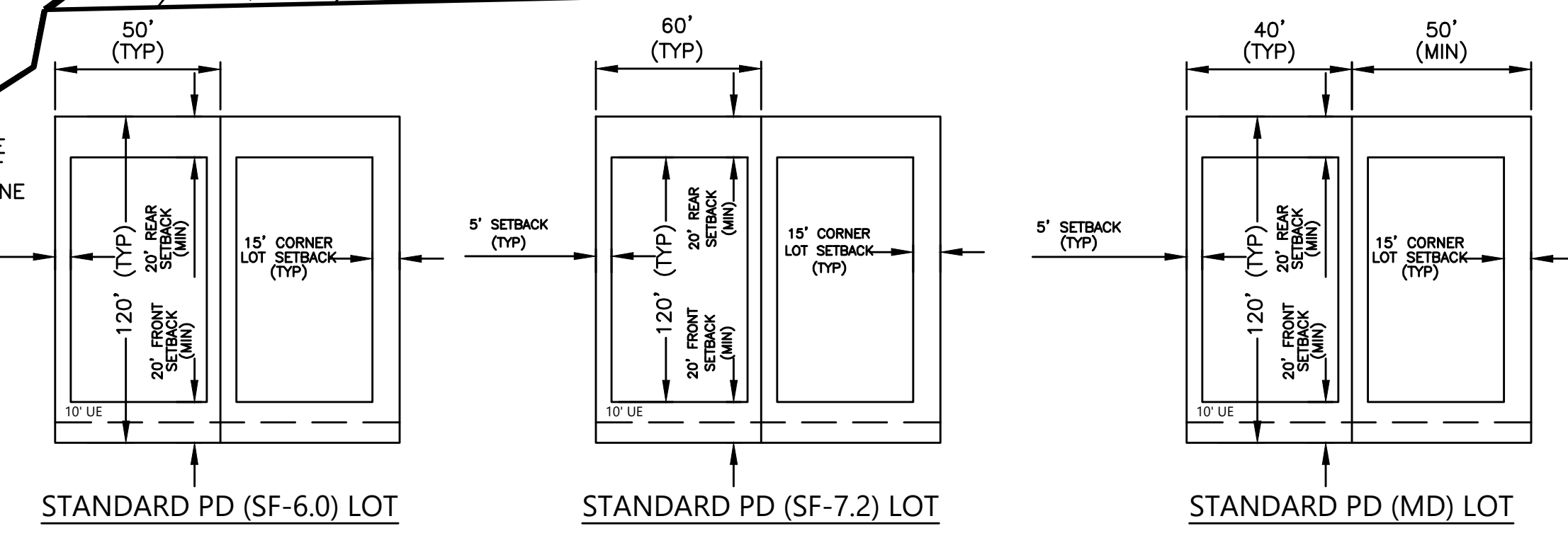
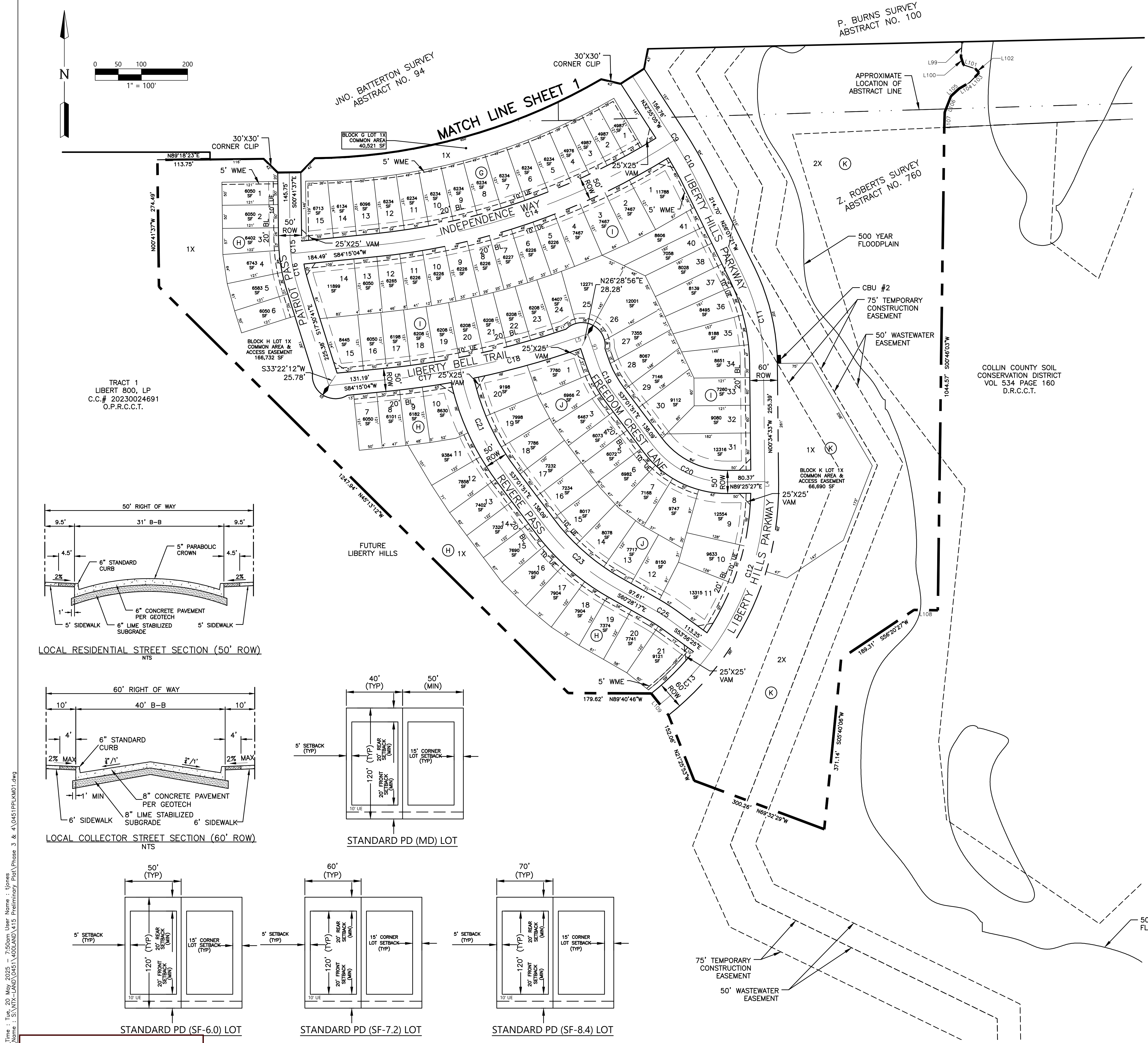


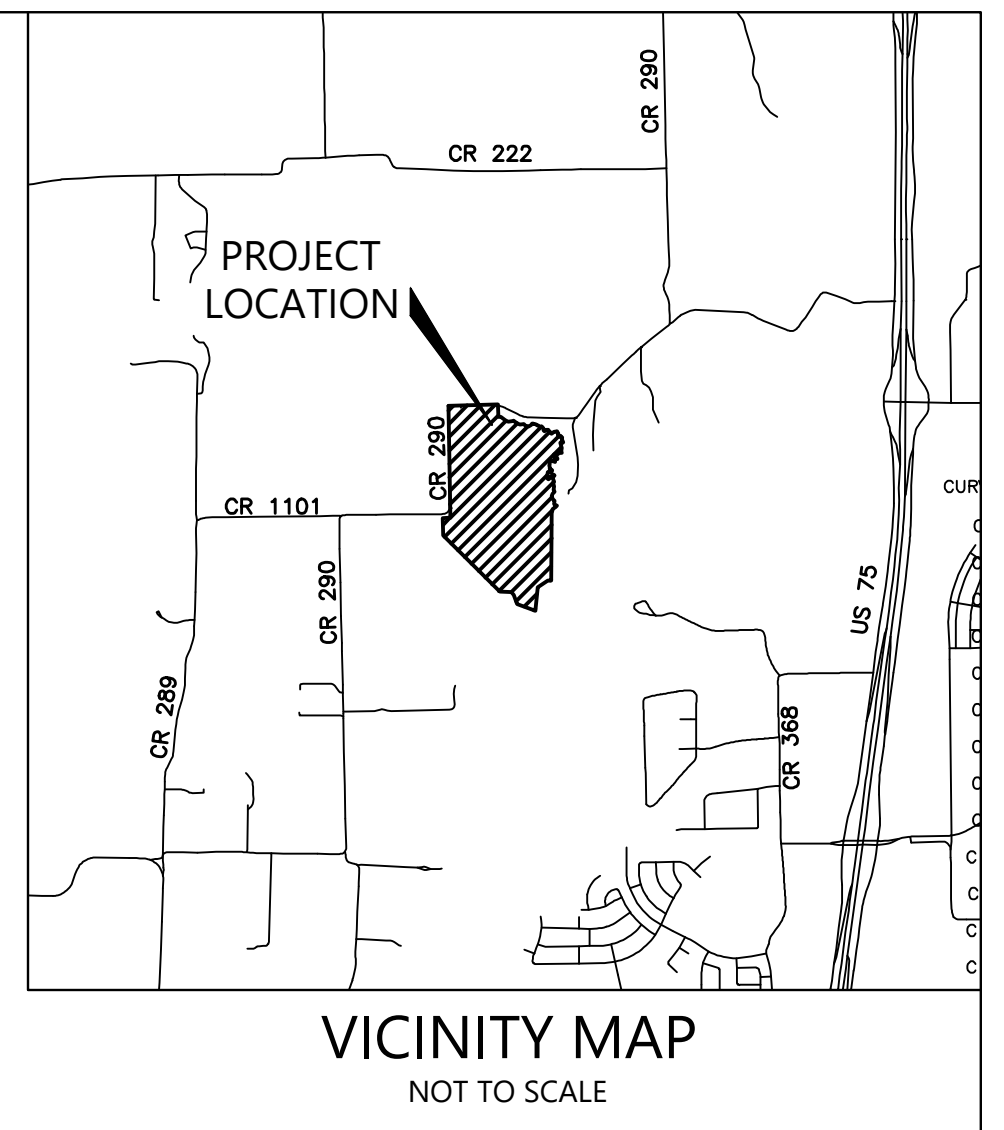
EXHIBIT A

Date/Time: Tue, 20 May 2025 9:01am User Name: jloner Plot Name: S:\MIX-LAND\GAST\400LAND\415 Preliminary Plat\Phase 3 & 4\4151PLPLM01.dwg



LEGEND

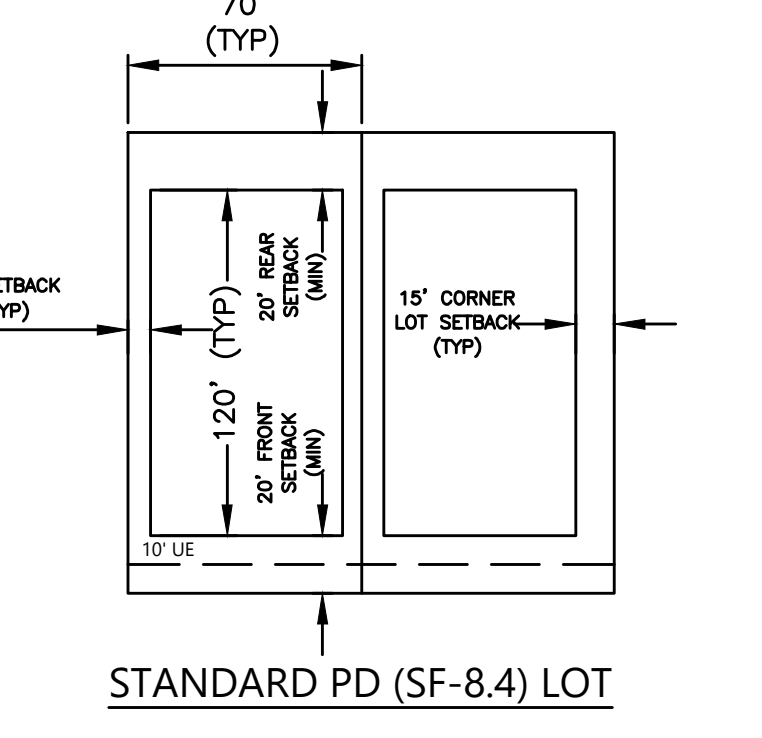
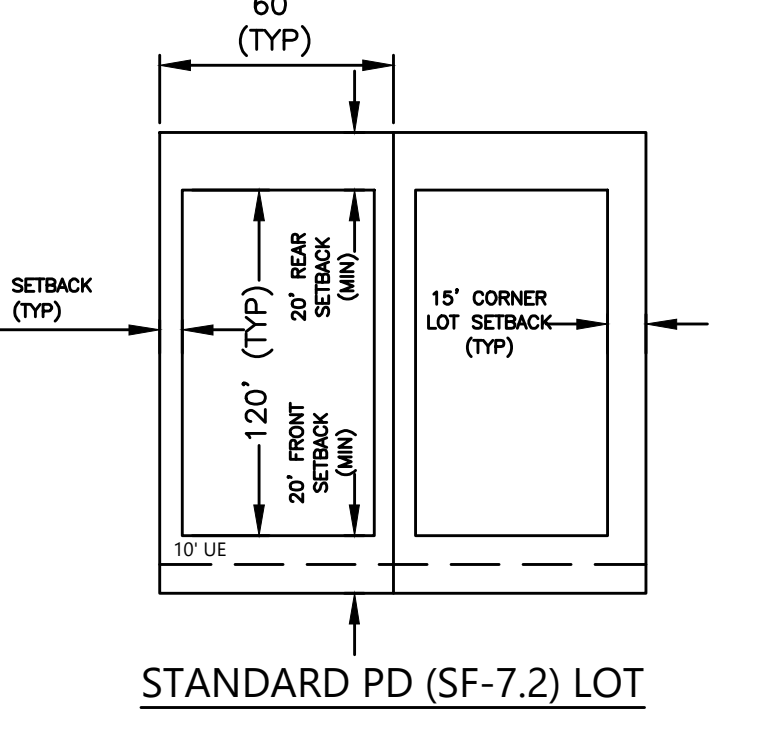
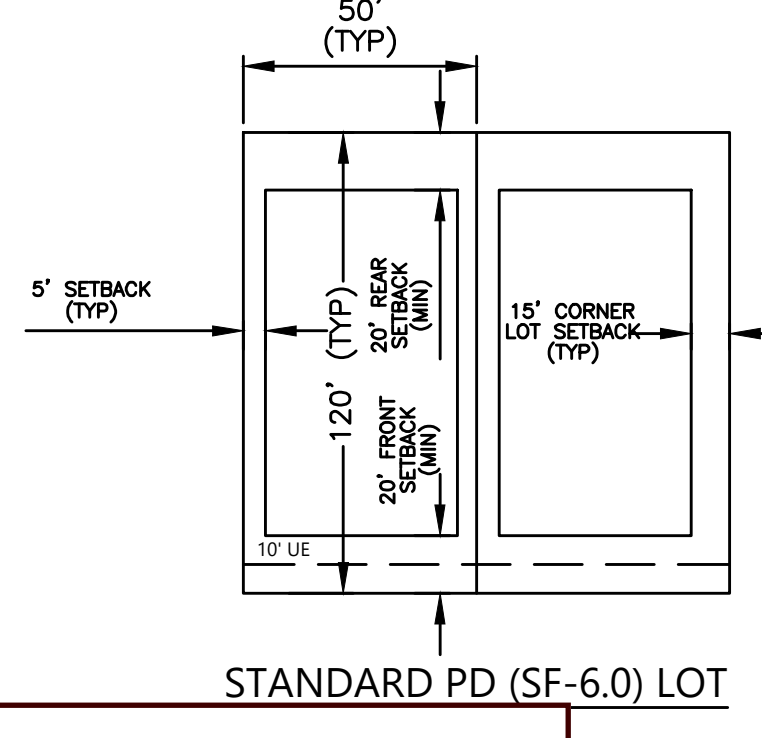
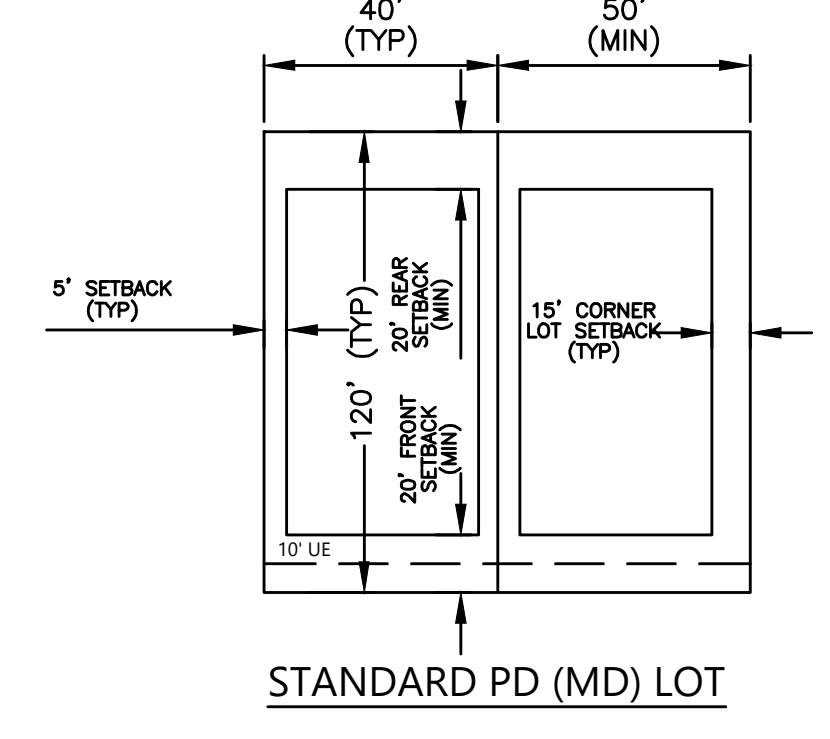
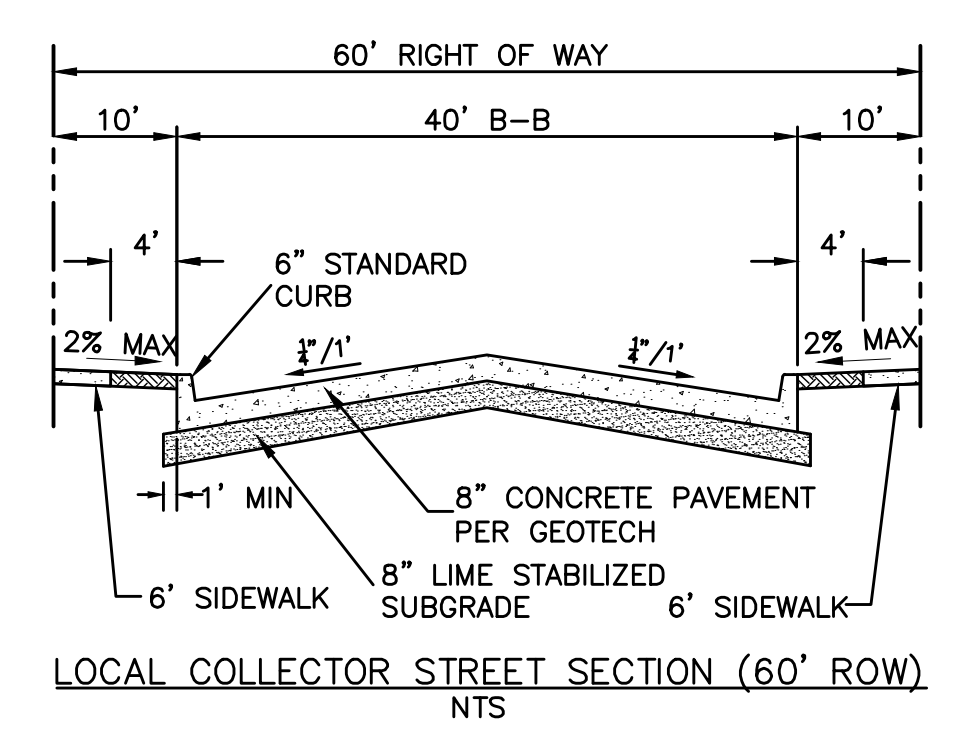
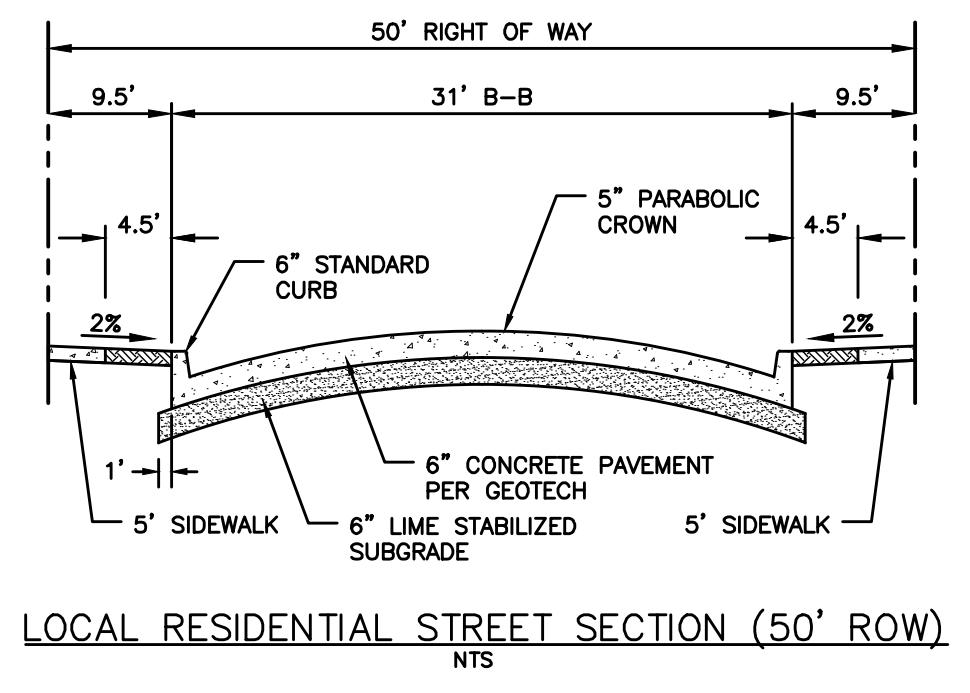
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EXHIBIT A

SINGLE FAMILY		
BLOCK & LOT NUMBERS	AREA	
BLOCK A LOT 1	11,450 SF	
BLOCK A LOT 2	9,055 SF	
BLOCK A LOT 3	7,850 SF	
BLOCK A LOT 4	8,136 SF	
BLOCK A LOT 5	8,153 SF	
BLOCK A LOT 6	8,075 SF	
BLOCK A LOT 7	8,014 SF	
BLOCK A LOT 8	7,803 SF	
BLOCK A LOT 9	7,200 SF	
BLOCK A LOT 10	7,200 SF	
BLOCK A LOT 11	7,200 SF	
BLOCK A LOT 12	7,200 SF	
BLOCK A LOT 13	7,200 SF	
BLOCK A LOT 14	7,200 SF	
BLOCK A LOT 15	7,200 SF	
BLOCK A LOT 16	7,425 SF	
BLOCK A LOT 17	7,875 SF	
BLOCK A LOT 18	8,100 SF	
BLOCK A LOT 19	9,000 SF	
BLOCK A LOT 20	7,200 SF	
BLOCK A LOT 21	10,589 SF	
BLOCK A LOT 22	9,331 SF	
BLOCK A LOT 23	13,984 SF	
BLOCK A LOT 24	13,240 SF	
BLOCK A LOT 25	13,148 SF	
BLOCK A LOT 26	8,116 SF	
BLOCK A LOT 27	7,500 SF	
BLOCK A LOT 28	7,500 SF	
BLOCK A LOT 29	7,500 SF	
BLOCK A LOT 30	8,041 SF	
BLOCK A LOT 31	17,579 SF	
BLOCK A LOT 32	10,824 SF	
BLOCK A LOT 33	8,750 SF	
BLOCK A LOT 34	7,500 SF	
BLOCK A LOT 35	6,831 SF	

SINGLE FAMILY		
BLOCK & LOT NUMBERS	AREA	
BLOCK A LOT 36	13,295 SF	
BLOCK A LOT 37	10,895 SF	
BLOCK A LOT 38	4,781 SF	
BLOCK A LOT 39	4,800 SF	
BLOCK A LOT 40	4,800 SF	
BLOCK A LOT 41	4,800 SF	
BLOCK A LOT 42	4,800 SF	
BLOCK A LOT 43	4,800 SF	
BLOCK A LOT 44	4,800 SF	
BLOCK A LOT 45	4,800 SF	
BLOCK A LOT 46	4,800 SF	
BLOCK A LOT 47	4,800 SF	
BLOCK A LOT 48	4,800 SF	
BLOCK A LOT 49	4,800 SF	
BLOCK A LOT 50	4,800 SF	
BLOCK A LOT 51	4,800 SF	
BLOCK A LOT 52	4,800 SF	
BLOCK A LOT 53	4,800 SF	
BLOCK A LOT 54	4,800 SF	
BLOCK A LOT 55	4,800 SF	
BLOCK A LOT 56	4,841 SF	
BLOCK B LOT 1	11,612 SF	
BLOCK B LOT 2	8,257 SF	
BLOCK B LOT 3	8,259 SF	
BLOCK B LOT 4	8,282 SF	
BLOCK B LOT 5	7,839 SF	
BLOCK B LOT 6	7,500 SF	
BLOCK B LOT 7	7,500 SF	
BLOCK B LOT 8	7,500 SF	
BLOCK B LOT 9	7,500 SF	
BLOCK B LOT 10	7,500 SF	
BLOCK B LOT 11	7,500 SF	
BLOCK B LOT 12	7,500 SF	
BLOCK B LOT 13	7,500 SF	
BLOCK B LOT 14	8,750 SF	

SINGLE FAMILY		
BLOCK & LOT NUMBERS	AREA	
BLOCK B LOT 15	7,500 SF	
BLOCK B LOT 16	6,250 SF	
BLOCK B LOT 17	6,250 SF	
BLOCK B LOT 18	6,250 SF	
BLOCK B LOT 19	6,250 SF	
BLOCK B LOT 20	6,250 SF	
BLOCK B LOT 21	6,250 SF	
BLOCK B LOT 22	6,250 SF	
BLOCK B LOT 23	6,250 SF	
BLOCK B LOT 24	6,250 SF	
BLOCK B LOT 25	6,250 SF	
BLOCK B LOT 26	6,789 SF	
BLOCK B LOT 27	7,255 SF	
BLOCK B LOT 28	7,255 SF	
BLOCK B LOT 29	12,182 SF	
BLOCK C LOT 1	7,200 SF	
BLOCK C LOT 2	6,000 SF	
BLOCK C LOT 3	6,000 SF	
BLOCK C LOT 4	6,000 SF	
BLOCK C LOT 5	6,000 SF	
BLOCK C LOT 6	6,000 SF	
BLOCK C LOT 7	6,000 SF	
BLOCK C LOT 8	6,843 SF	
BLOCK C LOT 9	8,141 SF	
BLOCK D LOT 1	7,200 SF	
BLOCK D LOT 2	6,000 SF	
BLOCK D LOT 3	6,000 SF	
BLOCK D LOT 4	6,000 SF	
BLOCK D LOT 5	6,000 SF	
BLOCK D LOT 6	6,000 SF	
BLOCK D LOT 7	7,200 SF	
BLOCK D LOT 8	7,500 SF	
BLOCK D LOT 9	8,828 SF	
BLOCK D LOT 10	6,493 SF	
BLOCK D LOT 11	6,000 SF	

SINGLE FAMILY		
BLOCK & LOT NUMBERS	AREA	
BLOCK D LOT 12	6,000 SF	
BLOCK D LOT 13	6,000 SF	
BLOCK D LOT 14	6,000 SF	
BLOCK D LOT 15	6,000 SF	
BLOCK D LOT 16	6,000 SF	
BLOCK D LOT 17	6,000 SF	
BLOCK D LOT 18	7,200 SF	
BLOCK E LOT 1	7,200 SF	
BLOCK E LOT 2	6,000 SF	
BLOCK E LOT 3	6,000 SF	
BLOCK E LOT 4	6,000 SF	
BLOCK E LOT 5	6,000 SF	
BLOCK E LOT 6	6,000 SF	
BLOCK E LOT 7	6,000 SF	
BLOCK E LOT 8	6,000 SF	
BLOCK E LOT 9	6,370 SF	
BLOCK E LOT 10	6,691 SF	
BLOCK E LOT 11	8,790 SF	
BLOCK E LOT 12	7,857 SF	
BLOCK E LOT 13	4,800 SF	
BLOCK E LOT 14	4,800 SF	
BLOCK E LOT 15	4,800 SF	
BLOCK E LOT 16	4,800 SF	
BLOCK E LOT 17	4,800 SF	
BLOCK E LOT 18	4,800 SF	
BLOCK E LOT 19	4,800 SF	
BLOCK E LOT 20	4,800 SF	
BLOCK E LOT 21	4,800 SF	
BLOCK E LOT 22	4,800 SF	
BLOCK E LOT 23	4,800 SF	
BLOCK E LOT 24	4,800 SF	
BLOCK E LOT 25	6,000 SF	
BLOCK F LOT 1	6,289 SF	
BLOCK F LOT 2	6,289 SF	
BLOCK F LOT 3	6,293 SF	

SINGLE FAMILY		
BLOCK & LOT NUMBERS	AREA	
BLOCK F LOT 4	6,293 SF	
BLOCK F LOT 5	6,293 SF	
BLOCK F LOT 6	6,293 SF	
BLOCK F LOT 7	6,293 SF	
BLOCK F LOT 8	6,293 SF	
BLOCK F LOT 9	6,293 SF	
BLOCK F LOT 10	6,293 SF	
BLOCK F LOT 11	7,397 SF	
BLOCK G LOT 1	4,987 SF	
BLOCK G LOT 2	4,987 SF	
BLOCK G LOT 3	4,987 SF	
BLOCK G LOT 4	4,976 SF	
BLOCK G LOT 5	6,234 SF	
BLOCK G LOT 6	6,234 SF	
BLOCK G LOT 7	6,234 SF	
BLOCK G LOT 8	6,234 SF	
BLOCK G LOT 9	6,234 SF	
BLOCK G LOT 10	6,234 SF	
BLOCK G LOT 11	6,234 SF	
BLOCK G LOT 12	6,234 SF	
BLOCK G LOT 13	6,096 SF	
BLOCK G LOT 14	6,134 SF	
BLOCK G LOT 15	6,713 SF	
BLOCK H LOT 1	6,050 SF	
BLOCK H LOT 2	6,050 SF	
BLOCK H LOT 3	6,402 SF	
BLOCK H LOT 4	6,743 SF	
BLOCK H LOT 5	6,583 SF	
BLOCK H LOT 6	6,050 SF	
BLOCK H LOT 7	6,050 SF	
BLOCK H LOT 8	6,101 SF	
BLOCK H LOT 9	6,182 SF	
BLOCK H LOT 10	8,630 SF	
BLOCK H LOT 11	9,384 SF	
BLOCK H LOT 12	7,858 SF	

SINGLE FAMILY		
BLOCK & LOT NUMBERS	AREA	
BLOCK H LOT 13	7,402 SF	
BLOCK H LOT 14	7,320 SF	
BLOCK H LOT 15	7,690 SF	
BLOCK H LOT 16	7,950 SF	
BLOCK H LOT 17	7,904 SF	
BLOCK H LOT 18	7,904 SF	
BLOCK H LOT 19	7,374 SF	
BLOCK H LOT 20	7,741 SF	
BLOCK H LOT 21	9,121 SF	
BLOCK I LOT 1	11,788 SF	
BLOCK I LOT 2	7,467 SF	
BLOCK I LOT 3	7,467 SF	
BLOCK I LOT 4	7,467 SF	
BLOCK I LOT 5	6,226 SF	
BLOCK I LOT 6	6,226 SF	
BLOCK I LOT 7	6,227 SF	
BLOCK I LOT 8	6,226 SF	
BLOCK I LOT 9	6,226 SF	
BLOCK I LOT 10	6,226 SF	
BLOCK I LOT 11	6,226 SF	
BLOCK I LOT 12	6,265 SF	
BLOCK I LOT 13	6,050 SF	
BLOCK I LOT 14	11,899 SF	
BLOCK I LOT 15	8,445 SF	
BLOCK I LOT 16	6,050 SF	
BLOCK I LOT 17	6,198 SF	
BLOCK I LOT 18	6,208 SF	
BLOCK I LOT 19	6,208 SF	
BLOCK I LOT 20	6,208 SF	
BLOCK I LOT 21	6,208 SF	
BLOCK I LOT 22	6,208 SF	
BLOCK I LOT 23	6,208 SF	
BLOCK I LOT 24	6,407 SF	
BLOCK I LOT 25	12,271 SF	
BLOCK I LOT 26	12,001 SF	

SINGLE FAMILY		
BLOCK & LOT NUMBERS	AREA	
BLOCK I LOT 27	7,355 SF	
BLOCK I LOT 28	8,067 SF	
BLOCK I LOT 29	7,146 SF	
BLOCK I LOT 30	9,112 SF	
BLOCK I LOT 31	12,316 SF	
BLOCK I LOT 32	9,080 SF	
BLOCK I LOT 33	7,260 SF	
BLOCK I LOT 34	8,651 SF	
BLOCK I LOT 35	8,188 SF	
BLOCK I LOT 36	8,495 SF	
BLOCK I LOT 37	8,139 SF	
BLOCK I LOT 38	8,028 SF	
BLOCK I LOT 40	7,058 SF	
BLOCK I LOT 41	8,606 SF	
BLOCK J LOT 1	7,760 SF	
BLOCK J LOT 2	6,966 SF	
BLOCK J LOT 3	6,467 SF	
BLOCK J LOT 4	6,073 SF	
BLOCK J LOT 5	6,072 SF	
BLOCK J LOT 6	6,982 SF	
BLOCK J LOT 7	11,750 SF	
BLOCK J LOT 8	9,747 SF	
BLOCK J LOT 9	12,554 SF	
BLOCK J LOT 10	9,633 SF	
BLOCK J LOT 11	13,319 SF	
BLOCK J LOT 12	6,150 SF	
BLOCK J LOT 13	7,717 SF	
BLOCK J LOT 14	6,078 SF	
BLOCK J LOT 15	8,017 SF	
BLOCK J LOT 16	7,234 SF	
BLOCK J LOT 17	7,232 SF	
BLOCK J LOT 18	7,786 SF	
BLOCK J LOT 19	7,998 SF	
BLOCK J LOT 20	9,198 SF	

OPEN SPACE			
BLOCK & LOT NUMBERS	AREA	AREA	
BLOCK A LOT 1X	309,306 SF	7,101 AC	
BLOCK A LOT 2X	54,692 SF	1,256 AC	
BLOCK A LOT 3X	3,947 SF	0,091 AC	
BLOCK C LOT 1X	148,525 SF	3,410 AC	
BLOCK F LOT 1X	20,374 SF	0,468 AC	
BLOCK G LOT 1X	40,521 SF	0,930 AC	
BLOCK K LOT 1X	66,690 SF	1,531 AC	

CENTERLINE CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD	C=L
C1	033° 30' 11.04"	536.00'	311.28'	N74° 01' 31.54"W	306.91'
C2	033° 30' 11.04"	235.00'	136.73'	N74° 01' 31.54"W	134.81'
C3	014° 08' 35.16"	275.00'	87.88'	N07° 45' 54.65"W	87.71'
C4	018° 04' 52.72"	275.00'	86.78'	N23° 52' 38.59"W	86.42'
C5	012° 38' 49.74"	285.00'	62.91'	S66° 45' 20.71"W	62.78'
C6	013° 22' 47.40"	964.00'	225.12'	S67° 07' 19.54"W	224.60'
C7	015° 29' 36.69"	964.00'	260.69'	S81° 33' 33.09"W	259.90'
C8	015° 00' 23.11"	565.00'	147.98'	S08° 11' 48.62"E	147.56'
C9	007° 32' 59.80"	1000.00'	9.60'	N32° 38' 35.05"W	9.60'
C10	006° 20' 44.38"	1000.00'	110.75'	N29° 11' 42.97"W	110.70'
C11	025° 26' 47.33"	450.00'	199.86'	N13° 17' 57.11"W	198.22'
C12	036° 38' 08.47"	600.00'	383.65'	N17° 44' 30.79"E	377.15'
C13	015° 28' 57.71"	600.00'	162.13'	N43° 48' 03.88"E	161.64'
C14	027° 10' 02.62"	1456.00'	690.38'	S70° 40' 02.88"W	683.93'
C15	005° 03' 18.74"	350.00'	30.88'	S03° 13' 16.44"E	30.87'
C16	011° 45' 45.06"	350.00'	71.85'	S11° 37' 48.34"E	71.73'
C17	005° 05' 05.38"	1748.00'	155.13'	S81° 42' 31.50"W	155.08'
C18	007° 41' 02.94"	1748.00'	234.43'	S75° 19' 27.34"W	234.26'
C19	018° 30' 46.99"	250.00'	80.78'	S27° 46' 27.62"E	80.43'
C20	053° 32' 42.33"	200.00'	186.91'	S83° 48' 12.28"E	180.18'
C21	026° 47' 56.13"	542.00'	253.51'	S23° 37' 53.05"E	251.20'
C22	023° 26' 25.51"	492.00'	201.28'	S48° 45' 03.87"E	199.88'
C25	006° 31' 51.60"	350.00'	39.90'	S57° 12' 20.80"E	39.87'

CENTERLINE LINE TABLE			
Line #	Length	Direction	
L1	8.350	S73° 04' 45.58"W	
L2	19.985	S15° 27' 04.77"E	
L3	25.000	S89° 18' 21.53"W	
L4	6.068	N00° 34' 33.44"W	
L5	52.614	S71° 28' 55.87"W	
L6	62.412	S16° 31' 04.13"E	

RIGHT-OF-WAY		
PHASE	AREA	AREA
PHASE 4 ROW	248,951 SF	5,715 AC

BOUNDARY LINE TABLE			
Line #	Length	Direction	
L1	38.170	S85° 33' 48.00"E	
L2	29.100	S73° 39' 14.00"E	
L3	49.800	N85° 55' 30.00"E	
L4	35.200	N84° 10' 17.00"E	
L5	6.410	S71° 30' 51.00"E	
L6	11.840	S23° 37' 31.00"E	
L7	22.310	S48° 57' 54.00"E	
L8	11.770	S78° 22' 44.00"W	
L9	23.990	S44° 57' 16.00"E	
L10	36.450	S72° 03' 20.00"E	
L11	42.030	S45° 51' 25.00"E	
L12	17.060	S88° 20' 49.00"E	
L13	17.710	S70° 55' 50.00"E	
L14	13.680	N79° 53' 05.00"E	
L15	46.400	N82° 26' 21.00"E	
L16	14.490	N43° 42' 20.00"E	
L17	11.480	N13° 18' 36.00"E	
L18	10.030	N82° 07' 05.00"E	
L19	11.230	S88° 09' 24.00"E	
L20	13.100	S49° 44' 51.00"E	
L21	13.520	S70° 30' 13.00"E	
L22	23.330	S84° 22' 03.00"E	
L23	20.910	S35° 35' 31.00"E	
L24	15.990	S84° 29' 02.00"E	
L25	15.140	N77° 40' 40.00"E	
L26	20.430	S63° 09' 50.00"E	
L27	16.620	S78° 55' 01.00"E	
L28	32.180	S49° 41' 08.00"E	
L29	14.800	S29° 08' 01.00"E	
L30	30.350	S05° 40' 16.00"E	
L31	16.840	S51° 27' 12.00"E	
L32	35.310	N55° 07' 54.00"E	
L33	29.080	N89° 52' 19.00"E	
L34	19.970	S31° 29' 55.00"E	
L35	27.660	S47° 09' 45.00"E	
L36	20.760	S18° 55' 35.00"E	
L37	9.330	S63° 16' 02.00"E	

PRELIMINARY PROPERTY DESCRIPTION

BEING A 97.281 ACRE TRACT OF LAND SITUATED IN THE W. BURNS SURVEY, ABSTRACT NO. 100, THE J. BATTERTON SURVEY, ABSTRACT NO. 94 AND THE Z. ROBERTS SURVEY, ABSTRACT NO. 760, COLLIN COUNTY, TEXAS, AND BEING PART OF A 694.344 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO LIBERTY 800, LP, AS RECORDED IN COUNTY CLERK'S FILE NO. 2023000025691, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 97.281 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED "RPLS 6578" FOUND A NORTHWEST CORNER OF SAID 694.344 ACRE TRACT AND A COMMON INTERIOR ELL CORNER OF A 666.61 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO MM MANTUA 701, LLC., AS RECORDED IN COUNTY CLERK'S FILE NO. 2024000100812, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 88 DEGREES 20 MINUTES 16 SECONDS EAST, ALONG A NORTH LINE OF SAID 694.344 ACRE TRACT AND A COMMON SOUTH LINE OF SAID 666.61 ACRE TRACT, A DISTANCE OF 772.49 FEET TO A PK NAIL FOUND FOR AN EXTERIOR ELL CORNER OF SAID 694.344 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF SAID 666.61 ACRE TRACT. SAID POINT BEING ON THE WEST LINE OF A 18.632 ACRE TRACT OF LAND CONVEYED TO STEPHEN V. JONES AND KRISTI S. JONES, AS RECORDED IN VOLUME 4140, PAGE 3149, DEED RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE, SOUTH 00 DEGREES 55 MINUTES 45 SECONDS EAST, ALONG AN EAST LINE OF SAID 694.344 ACRE TRACT AND THE COMMON WEST LINE OF SAID 18.32 ACRE TRACT, A DISTANCE OF 191.10 FEET TO A 5/8 INCH IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 694.344 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF SAID 18.632 ACRE TRACT. SAID POINT BEING IN THE APPROXIMATE CENTER OF A CREEK;

THENCE, ALONG A NORTH LINE OF SAID 694.344 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID 18.632 ACRE TRACT AND WITH SAID CREEK, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 85 DEGREES 33 MINUTES 48 SECONDS EAST, A DISTANCE OF 38.17 FEET TO A POINT FOR CORNER;

SOUTH 56 DEGREES 34 MINUTES 17 SECONDS EAST, A DISTANCE OF 114.66 FEET TO A POINT FOR CORNER;

SOUTH 73 DEGREES 39 MINUTES 14 SECONDS EAST, A DISTANCE OF 29.10 FEET TO A POINT FOR CORNER;

NORTH 80 DEGREES 55 MINUTES 30 SECONDS EAST, A DISTANCE OF 49.80 FEET TO A POINT FOR CORNER;

NORTH 84 DEGREES 10 MINUTES 17 SECONDS EAST, A DISTANCE OF 35.20 FEET TO A POINT FOR CORNER;

SOUTH 71 DEGREES 30 MINUTES 51 SECONDS EAST, A DISTANCE OF 6.41 FEET TO A POINT FOR CORNER;

SOUTH 23 DEGREES 37 MINUTES 31 SECONDS EAST, A DISTANCE OF 11.94 FEET TO A POINT FOR CORNER;

SOUTH 48 DEGREES 57 MINUTES 54 SECONDS EAST, A DISTANCE OF 22.31 FEET TO A POINT FOR CORNER;

SOUTH 78 DEGREES 22 MINUTES 44 SECONDS EAST, A DISTANCE OF 11.77 FEET TO A POINT FOR CORNER;

SOUTH 44 DEGREES 57 MINUTES 16 SECONDS EAST, A DISTANCE OF 23.99 FEET TO A POINT FOR CORNER;

SOUTH 72 DEGREES 03 MINUTES 20 SECONDS EAST, A DISTANCE OF 36.45 FEET TO A POINT FOR CORNER;

NORTH 83 DEGREES 45 MINUTES 09 SECONDS EAST, A DISTANCE OF 60.49 FEET TO A POINT FOR CORNER;

SOUTH 45 DEGREES 51 MINUTES 25 SECONDS EAST, A DISTANCE OF 42.03 FEET TO A POINT FOR CORNER;

SOUTH 88 DEGREES 20 MINUTES 49 SECONDS EAST, A DISTANCE OF 17.06 FEET TO A POINT FOR CORNER;

SOUTH 70 DEGREES 55 MINUTES 50 SECONDS EAST, A DISTANCE OF 17.71 FEET TO A POINT FOR CORNER;

NORTH 79 DEGREES 53 MINUTES 05 SECONDS EAST, A DISTANCE OF 13.68 FEET TO A POINT FOR CORNER;

NORTH 62 DEGREES 26 MINUTES 21 SECONDS EAST, A DISTANCE OF 46.40 FEET TO A POINT FOR CORNER;

NORTH 43 DEGREES 42 MINUTES 20 SECONDS EAST, A DISTANCE OF 14.49 FEET TO A POINT FOR CORNER;

NORTH 13 DEGREES 18 MINUTES 36 SECONDS EAST, A DISTANCE OF 11.48 FEET TO A POINT FOR CORNER;

NORTH 82 DEGREES 07 MINUTES 05 SECONDS EAST, A DISTANCE OF 10.03 FEET TO A POINT FOR CORNER;

SOUTH 86 DEGREES 09 MINUTES 24 SECONDS EAST, A DISTANCE OF 11.23 FEET TO A POINT FOR CORNER;

SOUTH 49 DEGREES 44 MINUTES 51 SECONDS EAST, A DISTANCE OF 13.10 FEET TO A POINT FOR CORNER;

SOUTH 70 DEGREES 30 MINUTES 13 SECONDS EAST, A DISTANCE OF

13.52 FEET TO A POINT FOR CORNER;

SOUTH 84 DEGREES 22 MINUTES 03 SECONDS EAST, A DISTANCE OF 23.33 FEET TO A POINT FOR CORNER;

SOUTH 35 DEGREES 35 MINUTES 31 SECONDS EAST, A DISTANCE OF 20.91 FEET TO A POINT FOR CORNER;

SOUTH 84 DEGREES 29 MINUTES 02 SECONDS EAST, A DISTANCE OF 15.59 FEET TO A POINT FOR CORNER;

SOUTH 51 DEGREES 00 MINUTES 33 SECONDS EAST, A DISTANCE OF 27.17 FEET TO A POINT FOR CORNER;

SOUTH 78 DEGREES 25 MINUTES 01 SECONDS EAST, A DISTANCE OF 15.92 FEET TO A POINT FOR CORNER;

NORTH 58 DEGREES 51 MINUTES 30 SECONDS EAST, A DISTANCE OF 16.62 FEET TO A POINT FOR CORNER;

SOUTH 49 DEGREES 41 MINUTES 08 SECONDS EAST, A DISTANCE OF 32.18 FEET TO A POINT FOR CORNER;

SOUTH 29 DEGREES 08 MINUTES 01 SECONDS EAST, A DISTANCE OF 14.80 FEET TO A POINT FOR CORNER;

SOUTH 05 DEGREES 40 MINUTES 16 SECONDS EAST, A DISTANCE OF 30.35 FEET TO A POINT FOR CORNER;

SOUTH 51 DEGREES 27 MINUTES 12 SECONDS EAST, A DISTANCE OF 16.84 FEET TO A POINT FOR CORNER;

NORTH 55 DEGREES 07 MINUTES 54 SECONDS EAST, A DISTANCE OF 35.31 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 52 MINUTES 19 SECONDS EAST, A DISTANCE OF 29.08 FEET TO A POINT FOR CORNER;

SOUTH 31 DEGREES 29 MINUTES 55 SECONDS EAST, A DISTANCE OF 19.97 FEET TO A POINT FOR CORNER;

SOUTH 47 DEGREES 09 MINUTES 08 SECONDS EAST, A DISTANCE OF 27.66 FEET TO A POINT FOR CORNER;

SOUTH 18 DEGREES 55 MINUTES 35 SECONDS EAST, A DISTANCE OF 20.76 FEET TO A POINT FOR CORNER;

SOUTH 63 DEGREES 16 MINUTES 02 SECONDS EAST, A DISTANCE OF 9.33 FEET TO A POINT FOR CORNER;

NORTH 87 DEGREES 41 MINUTES 54 SECONDS EAST, A DISTANCE OF 12.80 FEET TO A POINT FOR CORNER;

NORTH 49 DEGREES 59 MINUTES 39 SECONDS EAST, A DISTANCE OF 43.53 FEET TO A POINT FOR CORNER;

NORTH 77 DEGREES 10 MINUTES 32 SECONDS EAST, A DISTANCE OF 12.78 FEET TO A POINT FOR CORNER;

NORTH 77 DEGREES 10 MINUTES 32 SECONDS EAST, A DISTANCE OF 30.89 FEET TO A POINT FOR CORNER;

SOUTH 57 DEGREES 38 MINUTES 18 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER;

SOUTH 05 DEGREES 42 MINUTES 20 SECONDS EAST, A DISTANCE OF 16.81 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 42 DEGREES 16 MINUTES 02 SECONDS EAST, A DISTANCE OF 18.23 FEET TO A POINT FOR THE SOUTH CORNER OF SAID 18.632 ACRE TRACT. SAID POINT BEING ON THE WEST LINE OF TRIPLE I RANCH ADDITION, AN ADDITION TO THE COUNTY OF COLLIN, AS RECORDED IN COUNTY CLERK'S FILE NO. 2003-0183169, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG AN EASTERLY LINE OF SAID 694.344 ACRE TRACT AND THE COMMON WEST LINE OF SAID TRIPLE I RANCH ADDITION AND WITH SAID CREEK, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 06 DEGREES 44 MINUTES 28 SECONDS WEST, A DISTANCE OF 37.06 FEET TO A POINT FOR CORNER;

SOUTH 38 DEGREES 50 MINUTES 25 SECONDS EAST, A DISTANCE OF 22.72 FEET TO A POINT FOR CORNER;

NORTH 57 DEGREES 28 MINUTES 10 SECONDS EAST, A DISTANCE OF 27.21 FEET TO A POINT FOR CORNER;

SOUTH 50 DEGREES 28 MINUTES 32 SECONDS EAST, A DISTANCE OF 39.42 FEET TO A POINT FOR CORNER;

SOUTH 16 DEGREES 41 MINUTES 39 SECONDS WEST, A DISTANCE OF 23.29 FEET TO A POINT FOR CORNER;

SOUTH 23 DEGREES 04 MINUTES 58 SECONDS EAST, A DISTANCE OF 57.84 FEET TO A POINT FOR CORNER;

SOUTH 49 DEGREES 49 MINUTES 02 SECONDS WEST, A DISTANCE OF 11.63 FEET TO A POINT FOR CORNER;

NORTH 64 DEGREES 30 MINUTES 49 SECONDS WEST, A DISTANCE OF 30.50 FEET TO A POINT FOR CORNER;

SOUTH 50 DEGREES 42 MINUTES 11 SECONDS WEST, A DISTANCE OF 13.78 FEET TO A POINT FOR CORNER;

SOUTH 15 DEGREES 45 MINUTES 26 SECONDS EAST, A DISTANCE OF

89.36 FEET TO A POINT FOR CORNER;

SOUTH 10 DEGREES 53 MINUTES 35 SECONDS WEST, A DISTANCE OF 43.60 FEET TO A POINT FOR CORNER;

SOUTH 12 DEGREES 28 MINUTES 08 SECONDS EAST, A DISTANCE OF 31.05 FEET TO A POINT FOR CORNER;

SOUTH 88 DEGREES 00 MINUTES 34 SECONDS WEST, A DISTANCE OF 34.12 FEET TO A POINT FOR CORNER;

SOUTH 56 DEGREES 01 MINUTES 46 SECONDS WEST, A DISTANCE OF 51.74 FEET TO A POINT FOR CORNER;

NORTH 84 DEGREES 06 MINUTES 45 SECONDS WEST, A DISTANCE OF 43.29 FEET TO A POINT FOR CORNER;

SOUTH 16 DEGREES 45 MINUTES 37 SECONDS WEST, A DISTANCE OF 21.78 FEET TO A POINT FOR CORNER;

SOUTH 18 DEGREES 30 MINUTES 22 SECONDS EAST, A DISTANCE OF 15.05 FEET TO A POINT FOR CORNER;

SOUTH 70 DEGREES 51 MINUTES 54 SECONDS EAST, A DISTANCE OF 17.06 FEET TO A POINT FOR CORNER;

NORTH 77 DEGREES 40 MINUTES 40 SECONDS EAST, A DISTANCE OF 15.14 FEET TO A POINT FOR CORNER;

SOUTH 63 DEGREES 09 MINUTES 50 SECONDS EAST, A DISTANCE OF 20.43 FEET TO A POINT FOR CORNER;

SOUTH 27 DEGREES 41 MINUTES 10 SECONDS EAST, A DISTANCE OF 19.98 FEET TO A POINT FOR CORNER;

SOUTH 31 DEGREES 30 MINUTES 58 SECONDS WEST, A DISTANCE OF 9.86 FEET TO A POINT FOR CORNER;

SOUTH 83 DEGREES 47 MINUTES 46 SECONDS WEST, A DISTANCE OF 51.58 FEET TO A POINT FOR CORNER;

SOUTH 38 DEGREES 54 MINUTES 19 SECONDS EAST, A DISTANCE OF 29.87 FEET TO A POINT FOR CORNER;

SOUTH 07 DEGREES 53 MINUTES 15 SECONDS WEST, A DISTANCE OF 13.82 FEET TO A POINT FOR CORNER;

NORTH 65 DEGREES 47 MINUTES 39 SECONDS WEST, A DISTANCE OF 19.26 FEET TO A POINT FOR CORNER;

NORTH 78 DEGREES 08 MINUTES 54 SECONDS WEST, A DISTANCE OF 76.63 FEET TO A POINT FOR CORNER;

SOUTH 08 DEGREES 27 MINUTES 48 SECONDS EAST, A DISTANCE OF 53.59 FEET TO A POINT FOR CORNER;

SOUTH 20 DEGREES 42 MINUTES 26 SECONDS WEST, A DISTANCE OF 26.91 FEET TO A POINT FOR CORNER;

SOUTH 25 DEGREES 09 MINUTES 45 SECONDS EAST, A DISTANCE OF 31.09 FEET TO A POINT FOR CORNER;

SOUTH 00 DEGREES 12 MINUTES 02 SECONDS WEST, A DISTANCE OF 31.14 FEET TO A POINT FOR CORNER;

SOUTH 71 DEGREES 20 MINUTES 53 SECONDS EAST, A DISTANCE OF 29.06 FEET TO A POINT FOR CORNER;

SOUTH 18 DEGREES 54 MINUTES 03 SECONDS EAST, A DISTANCE OF 13.15 FEET TO A POINT FOR CORNER;

SOUTH 32 DEGREES 18 MINUTES 04 SECONDS WEST, A DISTANCE OF 25.49 FEET TO A POINT FOR CORNER;

SOUTH 72 DEGREES 43 MINUTES 07 SECONDS WEST, A DISTANCE OF 15.31 FEET TO A POINT FOR CORNER;

NORTH 64 DEGREES 42 MINUTES 33 SECONDS WEST, A DISTANCE OF 23.37 FEET TO A POINT FOR CORNER;

SOUTH 63 DEGREES 34 MINUTES 24 SECONDS WEST, A DISTANCE OF 18.33 FEET TO A POINT FOR CORNER;

SOUTH 10 DEGREES 14 MINUTES 08 SECONDS WEST, A DISTANCE OF 43.90 FEET TO A POINT FOR CORNER;

SOUTH 26 DEGREES 13 MINUTES 56 SECONDS WEST, A DISTANCE OF 34.33 FEET TO A POINT FOR CORNER;

SOUTH 27 DEGREES 13 MINUTES 02 SECONDS EAST, A DISTANCE OF 20.15 FEET TO A POINT FOR CORNER;

SOUTH 49 DEGREES 22 MINUTES 10 SECONDS EAST, A DISTANCE OF 24.64 FEET TO A POINT FOR CORNER;

NORTH 69 DEGREES 07 MINUTES 38 SECONDS EAST, A DISTANCE OF 21.11 FEET TO A POINT FOR CORNER;

NORTH 32 DEGREES 40 MINUTES 48 SECONDS EAST, A DISTANCE OF 40.78 FEET TO A POINT FOR CORNER;

NORTH 52 DEGREES 43 MINUTES 43 SECONDS EAST, A DISTANCE OF 44.54 FEET TO A POINT FOR CORNER;

SOUTH 79 DEGREES 02 MINUTES 31 SECONDS EAST, A DISTANCE OF 17.91 FEET TO A POINT FOR CORNER;

SOUTH 25 DEGREES 14 MINUTES 13 SECONDS EAST, A DISTANCE OF 10.50 FEET TO A POINT FOR CORNER;

SOUTH 36 DEGREES 33 MINUTES 49 SECONDS WEST, A DISTANCE OF 45.96 FEET TO A POINT FOR CORNER;

SOUTH 18 DEGREES 38 MINUTES 57 SECONDS EAST, A DISTANCE OF 60.30 FEET TO A POINT FOR CORNER;

SOUTH 23 DEGREES 11 MINUTES 17 SECONDS WEST, A DISTANCE OF 22.34 FEET TO A POINT FOR CORNER;

SOUTH 12 DEGREES 06 MINUTES 39 SECONDS EAST, A DISTANCE OF 59.69 FEET TO A POINT FOR CORNER;

SOUTH 10 DEGREES 53 MINUTES 13 SECONDS WEST, A DISTANCE OF 48.67 FEET TO A POINT FOR CORNER;

SOUTH 18 DEGREES 15 MINUTES 42 SECONDS EAST, A DISTANCE OF 38.78 FEET TO A POINT FOR CORNER;

SOUTH 49 DEGREES 42 MINUTES 55 SECONDS WEST, A DISTANCE OF 38.39 FEET TO A POINT FOR CORNER;

SOUTH 12 DEGREES 09 MINUTES 41 SECONDS WEST, A DISTANCE OF 41.04 FEET TO A POINT FOR CORNER;

SOUTH 18 DEGREES 18 MINUTES 43 SECONDS EAST, A DISTANCE OF 46.98 FEET TO A POINT FOR CORNER;

SOUTH 36 DEGREES 12 MINUTES 31 SECONDS EAST, A DISTANCE OF 41.45 FEET TO A POINT FOR CORNER;

SOUTH 04 DEGREES 18 MINUTES 51 SECONDS WEST, A DISTANCE OF 40.66 FEET TO A POINT FOR CORNER;

SOUTH 17 DEGREES 20 MINUTES 59 SECONDS EAST, A DISTANCE OF 18.23 FEET TO A POINT FOR CORNER;

SOUTH 71 DEGREES 38 MINUTES 45 SECONDS EAST, A DISTANCE OF 27.15 FEET TO A POINT FOR CORNER;

SOUTH 42 DEGREES 57 MINUTES 19 SECONDS EAST, A DISTANCE OF 11.61 FEET TO A POINT FOR CORNER;

SOUTH 44 DEGREES 03 MINUTES 41 SECONDS WEST, A DISTANCE OF 29.44 FEET TO A POINT FOR CORNER;

SOUTH 59 DEGREES 56 MINUTES 34 SECONDS WEST, A DISTANCE OF 26.44 FEET TO A POINT FOR CORNER;

SOUTH 47 DEGREES 10 MINUTES 58 SECONDS WEST, A DISTANCE OF 23.76 FEET TO A POINT FOR CORNER;

SOUTH 21 DEGREES 19 MINUTES 02 SECONDS WEST, A DISTANCE OF 37.17 FEET TO A POINT FOR CORNER;

SOUTH 01 DEGREES 44 MINUTES 52 SECONDS WEST, A DISTANCE OF 33.11 FEET TO A POINT FOR AN EXTERIOR ELL CORNER OF SAID 694.344 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF SAID TRIPLE I RANCH ADDITION;

THENCE, OVER AND ACROSS SAID 694.344 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 46 MINUTES 03 SECONDS WEST, A DISTANCE OF 1044.57 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 13 MINUTES 57 SECONDS WEST, A DISTANCE OF 51.51 FEET TO A POINT FOR CORNER;

SOUTH 56 DEGREES 20 MINUTES 27 SECONDS WEST, A DISTANCE OF 189.31 FEET TO A POINT FOR CORNER;

SOUTH 05 DEGREES 40 MINUTES 06 SECONDS WEST, A DISTANCE OF 371.14 FEET TO A POINT FOR CORNER;

NORTH 69 DEGREES 32 MINUTES 29 SECONDS WEST, A DISTANCE OF 300.26 FEET TO A POINT FOR CORNER;

NORTH 21 DEGREES 25 MINUTES 53 SECONDS WEST, A DISTANCE OF 152.06 FEET TO A POINT FOR CORNER;

NORTH 38 DEGREES 27 MINUTES 27 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 40 MINUTES 46 SECONDS WEST, A DISTANCE OF 179.62 FEET TO A POINT FOR CORNER;

NORTH 45 DEGREES 13 MINUTES 12 SECONDS WEST, A DISTANCE OF 1247.94 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 41 MINUTES 37 SECONDS WEST, A DISTANCE OF 274.49 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 18 MINUTES 23 SECONDS EAST, A DISTANCE OF 113.75 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 48 MINUTES 56 SECONDS WEST, PASSING AT A DISTANCE OF 60.00 FEET A 1/2 INCH IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 694.344 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF AFORESAID 666.61 ACRE TRACT AND CONTINUING ALONG A WEST LINE OF SAID 694.344 ACRE TRACT AND A COMMON EAST LINE OF SAID 666.61 ACRE TRACT IN ALL A TOTAL DISTANCE OF 1747.51 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 4,237,561 SQUARE FEET OR 97.281 ACRES OF LAND.

PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF RONALD SALAMIE, TEXAS P.E.#82073 ON: 05/06/25

THIS DOCUMENT IS NOT TO BE USED FOR THE PURPOSES OF CONSTRUCTION.

PP 25-0011
PRELIMINARY PLAT
FOR
LIBERTY HILLS PHASE 3 & 4

BLOCK A, LOTS 1-56, 1X-3X; BLOCK B, LOTS 1-29; BLOCK C, LOTS 1-9, 1X; BLOCK D, LOTS 1-18; BLOCK E, LOTS 1-25; BLOCK F, LOTS 1-11; BLOCK G, LOTS 1-15, 1X; BLOCK H, LOTS 1-21, 1X; BLOCK I, LOTS 1-41; BLOCK J, LOTS 1-20; BLOCK K 1X-2X

OUT OF THE
W. BURNS SURVEY ABSTRACT NO. 100, J. BATTERTON NO.94, & Z. ROBERTS SURVEY ABSTRACT NO. 760; AND IN COLLIN COUNTY, TEXAS
244 RESIDENTIAL LOTS / 40.127 ACRES
(39 MD LOTS, 125 SF-6.0 LOTS, 77 SF-7.2 LOTS, 3 SF-8.4 LOTS)
7 COMMON AREA LOTS / 38.270 ACRES
GROSS AREA: 97.281 ACRES
ZONING: ORD. NO. 2024-05-1621

OWNER/DEVELOPER:
VC LIBERTY HILLS LLC
6060 N CENTRAL EXPY,
SUITE 400
DALLAS, TX 75206
CONTACT: MR. KEVIN LAZARES
408-348-2944

ENGINEER/SURVEYOR
LJA Engineering, Inc.
6060 North Central Expressway Phone 469.621.0710
Suite 400
Dallas, Texas 75206 FRN - F-1386
Contact: Ronald Salamie Office: 214-620-2800



EXHIBIT A



Item No. 12.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 6/2/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

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

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

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 purpose of this replat is to remove the Homeowner's Association Lot containing a retention pond from the DHI Anna subdivision and add it to The Woods at Lindsey Place subdivision. Both subdivisions are owned by the applicant.

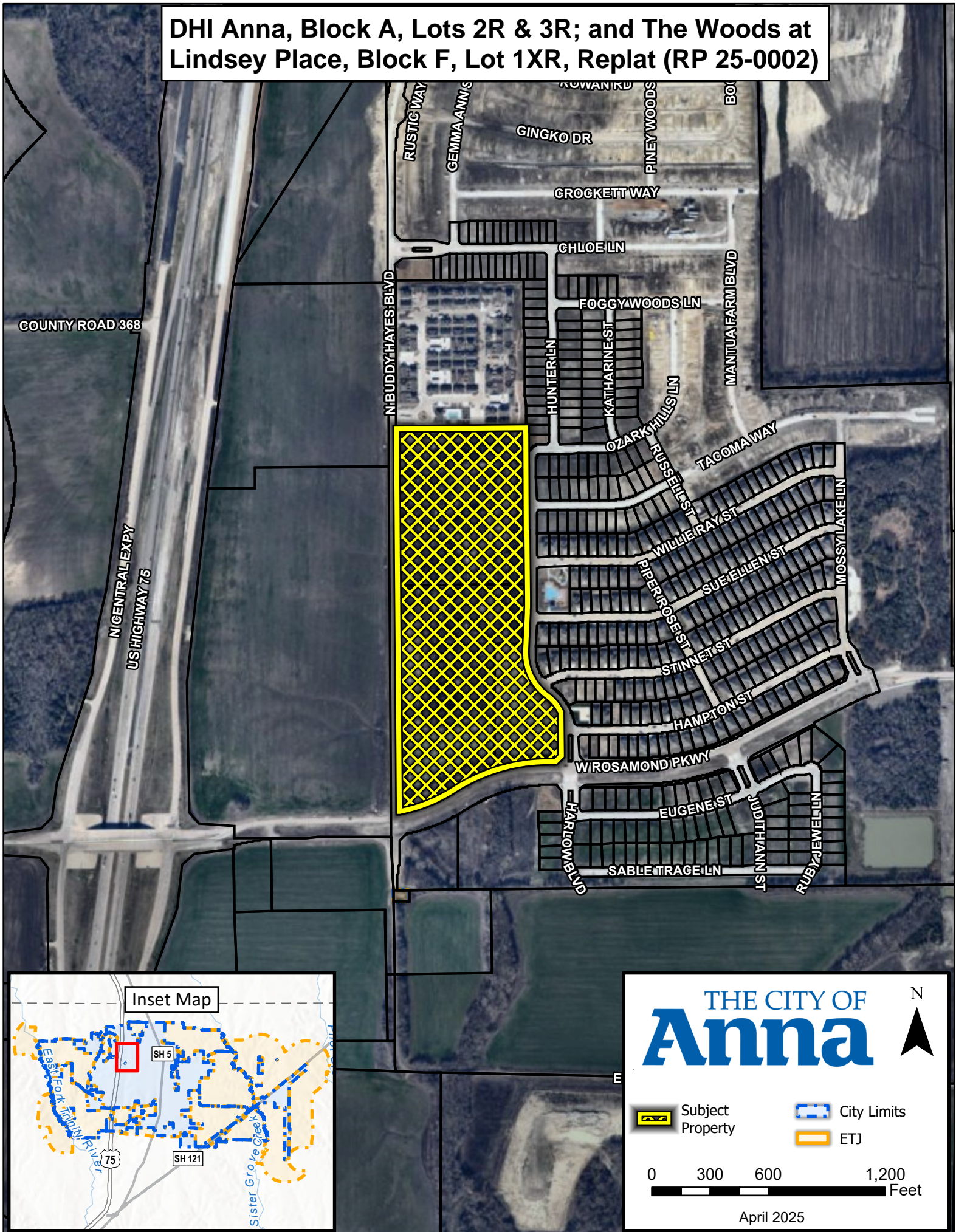
STAFF RECOMMENDATION:

Recommended for approval as submitted.

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. Exhibit A - 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)



Inset Map

THE CITY OF
Anna

0 300 600 1,200 Feet

April 2025

Legend:
Subject Property (Yellow cross-hatch)
City Limits (Blue dashed line)
ETJ (Orange dashed line)

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2025-06-

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING 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 DHI Anna, Block A, Lots 2R & 3R; and The Woods at Lindsey Place, Block F, Lot 1XR, Replat; and

WHEREAS, the Replat 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 Replat

The Planning & Zoning Commission hereby approves DHI Anna, Block A, Lots 2R & 3R; and The Woods at Lindsey Place, Block F, Lot 1XR, Replat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

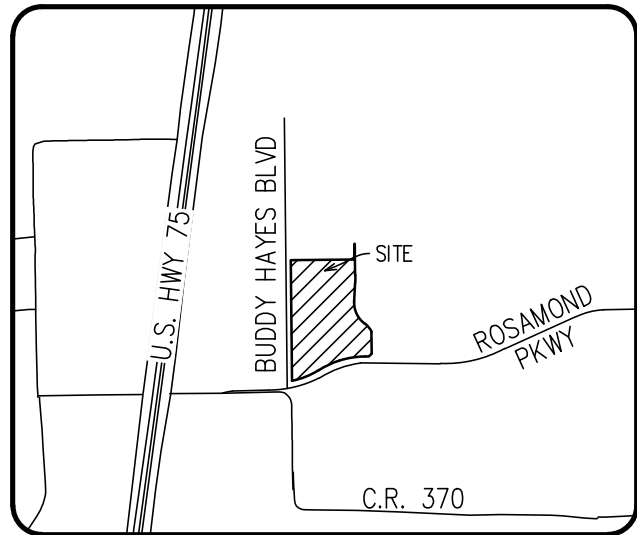
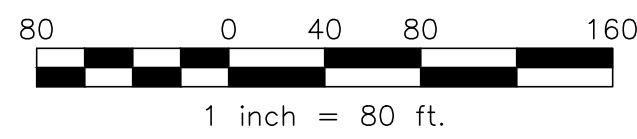
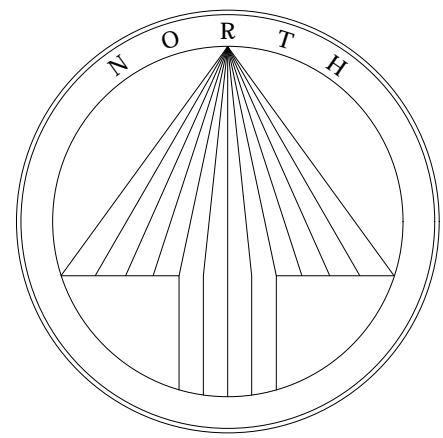
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 2nd day of June, 2025.

ATTEST:

APPROVED:

Director of Development Services,
Stephanie Scott-Sims, AICP

Planning & Zoning Commission, Chair
Jessica Walden



LOCATION MAP
1" = 2000'

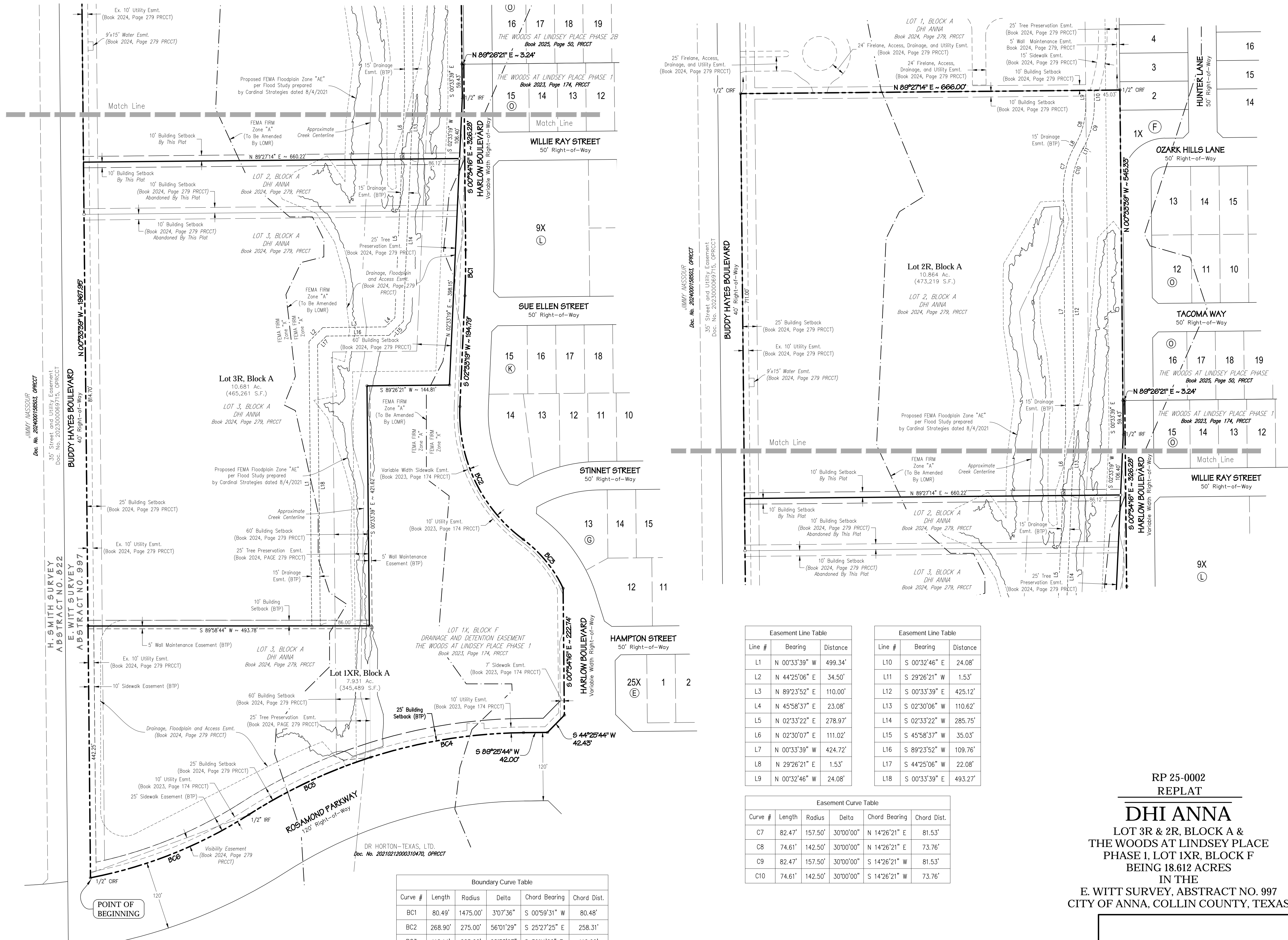
LEGEND

(Not all items may be applicable)

o	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSENC" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IRP	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
USE	UTILITY
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
(A)	BLOCK DESIGNATION
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PRCCT	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPRCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

NOTES:

- This Replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
- Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
- Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
- The existing tree line along the flood plain is to remain undisturbed. All trees located within the 25' Tree Preservation Easement are classified as protected.
- No appurtenance between the height of 2.5' and 10' may be placed in the visibility triangles.
- The subject property lies within a 100-year flood plain, Zone A, according to Community Panel No. 48085C0155J, dated 6/2/2009, of the National Flood Insurance Rate Maps for Collin County, Texas.
- The purpose of this revision is to create one lot for the developments retention pond.



Line #	Bearing	Distance
L1	N 00°33'39" W	499.34'
L2	N 44°25'06" E	34.50'
L3	N 89°23'52" E	110.00'
L4	N 45°58'37" E	23.08'
L5	N 02°33'22" E	278.97'
L6	N 02°30'07" E	111.02'
L7	N 00°33'39" W	424.72'
L8	N 29°26'21" E	1.53'
L9	N 00°32'46" W	24.08'

Line #	Bearing	Distance
L10	S 00°32'46" E	24.08'
L11	S 29°26'21" W	1.53'
L12	S 00°33'39" E	425.12'
L13	S 02°30'06" W	110.62'
L14	S 02°33'22" W	285.75'
L15	S 45°58'37" W	35.03'
L16	S 89°23'52" W	109.76'
L17	S 44°25'06" W	22.08'
L18	S 00°33'39" E	493.27'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C7	82.47'	157.50'	30°00'00"	N 14°26'21" E	81.53'
C8	74.61'	142.50'	30°00'00"	N 14°26'21" E	73.76'
C9	82.47'	157.50'	30°00'00"	S 14°26'21" W	81.53'
C10	74.61'	142.50'	30°00'00"	S 14°26'21" W	73.76'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
BC1	80.49'	1475.00'	3°07'36"	S 00°59'31" W	80.48'
BC2	268.90'	275.00'	56°01'29"	S 25°27'25" E	258.31'
BC3	112.14'	225.00'	28°33'27"	S 39°11'26" E	110.99'
BC4	272.93'	910.00'	17°11'04"	S 80°50'11" W	271.91'
BC5	236.99'	910.00'	14°55'17"	S 64°47'01" W	236.32'
BC6	301.05'	790.00'	21°50'03"	S 68°14'23" W	299.23'

RP 25-0002
REPLAT
DHI ANNA
LOT 3R & 2R, BLOCK A &
THE WOODS AT LINDSEY PLACE
PHASE 1, LOT 1XR, BLOCK F
BEING 18.612 ACRES
IN THE
E. WITT SURVEY, ABSTRACT NO. 997
CITY OF ANNA, COLLIN COUNTY, TEXAS

EXHIBIT A

OWNER
DR Horton-Texas Ltd
4302 Miller Road
Rowlett, TX 75088
Telephone: (469) 974-6540
Contact: David Booth

ENGINEER / SURVEYOR
Splars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Kevin Wier

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, DR HORTON-TEXAS LTD., acting herein by and through its duly authorized officer, do hereby adopt this plat designating the hereinabove described property as DHI ANNA ADDITION LOT 3R & 2R, BLOCK A AND THE WOODS AT LINDSEY PLACE, PHASE 1, LOT 1XR, BLOCK F, an addition to the City of Anna, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Anna. At no point shall any overhead utilities be installed on the subject property. The City of Anna and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the County of Collin, Texas.

Witness our hands at Collin County, Texas, this _____ day of _____, 2025.

By: _____
Name: _____
Title: _____

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 _____, 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

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, DR HORTON-TEXAS LTD., acting herein by and through its duly authorized officer, do hereby adopt this plat designating the hereinabove described property as DHI ANNA ADDITION LOT 3R & 2R, AND LOT 1XR, BLOCK A, an addition to the City of Anna, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Anna. At no point shall any overhead utilities be installed on the subject property. The City of Anna and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the County of Collin, Texas.

Witness our hands at Collin County, Texas, this _____ day of _____, 2025.

By: _____
Name: _____
Title: _____

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 _____, 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

SURVEYOR'S CERTIFICATE

That I, Scott F. Ammons, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Anna, Texas.

Dated this the ____ day of _____, 2025.

SCOTT F. AMMONS, R.P.L.S. NO. 6550

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 Scott F. Ammons, 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.

EXHIBIT A

Notary Public, State of Texas

FIRE LANE EASEMENT

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

TREE PRESERVATION & BERMING

Along the northern property boundary of Lot 3 and eastern property boundary of Lots 1, 2, & 3, a 25-foot Tree Preservation easement shall be established where the existing natural tree line shall be preserved and in areas where no trees existing a buffer shall be established consisting of 3-inch minimum caliber trees planted staggered at 25-foot centers with an undulating berm a minimum of three (3) feet in height up to six (6) feet in height.

ACCESS EASEMENT

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for Fire Department and emergency use, in, along, upon, and across said premises, with the right and privilege at all times of the City of Anna, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

VAM EASEMENT

The area or areas shown on the plat as "VAM" (Visibility, Access, and Maintenance) easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM easement. The city shall have the right, but not the obligation, to maintain any and all landscaping within the VAM easement. Should the city exercise this maintenance right, it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover, and fixtures. The city may withdraw maintenance of the VAM easement at any time. The ultimate maintenance responsibility for the VAM easement shall rest with the owners. No building, fence, shrub, tree, or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM easement. The city shall also have the right, but not the obligation, to add any landscape improvements to the VAM easement, to erect any traffic control devices or signs on the VAM easement, and to remove any obstruction thereon. The city, its successors, assigns, or agents, shall have the right and privilege at all times to enter upon the VAM easement or any part thereof for the purposes and with all rights and privileges set forth herein.

DRAINAGE AND RETENTION EASEMENT

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF ANNA

This plat is hereby adopted by the Owners and approved by the City of Anna (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and successors: The portion of Block A, Lot 3, as shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Detention Easement as hereinabove defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or construct any type of drainage structure in order to improve the storm drainage that may be occasioned by the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure, or structures, within the Easement.

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the E. Witt Survey, Abstract No. 997, City of Anna, Collin County, Texas, being all of Lot 2 and Lot 3, Block A, DHI Anna, an addition to the City of Anna, by the plat of record in Book 2024, Page 279, of the Plat Records of Collin County, Texas (PRCCT), and all of Lot 1X, Block F, The Woods at Lindsey Place Phase 1, by the plat of record in Book 2023, Page 174, PRCCT, with the subject tract being more particularly described as follows:

- BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" found for the southwest corner of said Lot 3;
- THENCE N 00°33'39" W, 1967.95 feet, with the west line of said DHI Anna, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the northwest corner of said Lot 2;
- THENCE N 89°27'14" E, 666.00 feet feet, with the north line of said Lot 2, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found in the common line between said DHI Anna and The Woods at Lindsey Place Phase 2, by the plat of record in Book 2025, Page 50, PRCCT, for the northeast corner of said Lot 2;
- THENCE S 00°33'39" E, 545.33 feet, with said common line, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the common west corner between Woods at Lindsey Place Phase 1 and Phase 2, and the northwest corner of said Lot 1X;
- THENCE N 89°26'21" E, 3.24 feet, with he north line of said Woods at Lindsey Place Phase 1, and said Lot 1X, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the northeast corner of said Lot 1X;
- THENCE with the east and south lines of said Lot 1X, the following:
 - S 00°34'16" E, 326.28 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for corner,
 - Around a tangent curve to the right having a central angle of 03°07'36", a radius of 1475.00 feet, a chord of S 00°59'31" W – 80.48 feet, an arc length of 80.49 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for corner,
 - S 02°33'19" W, 194.79 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for corner,
 - Around a tangent curve to the left having a central angle of 56°01'29", a radius of 275.00 feet, a chord of S 25°27'25" E – 258.31 feet, an arc length of 268.90 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for corner,
 - Around a reverse curve to the right having a central angle of 28°33'27", a radius of 225.00 feet, a chord of S 39°11'26" E – 110.99 feet, an arc length of 112.14 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for corner,
 - S 00°34'16" E, 222.74 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for corner,
 - S 44°25'44" W, 42.43 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for corner,
 - S 89°25'44" W, 42.00 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for corner, and
 - Around a tangent curve to the left having a central angle of 17°11'04", a radius of 910.00 feet, a chord of S 80°50'11" W – 271.91 feet, an arc length of 272.93 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the common south corner between said Lot 3 and said Lot 1X;
- THENCE with the south line of said Lot 3, around a compound curve to the left having a central angle of 14°55'17", a radius of 910.00 feet, a chord of S 64°47'01" W – 236.32 feet, an arc length of 236.99 feet, to a 1/2" iron rod found for corner;
- THENCE continuing with said south line, around a reverse curve to the right having a central angle of 21°50'03", a radius of 790.00 feet, a chord of S 68°14'23" W – 299.23 feet, an arc length of 301.05 feet, to the POINT OF BEGINNING with the subject tract containing 1,283,969 square feet or 29.476 acres of land.

**RP 25-0002
REPLAT**
DHI ANNA
**LOT 3R & 2R, BLOCK A &
THE WOODS AT LINDSEY PLACE
PHASE 1, LOT 1XR, BLOCK F
BEING 18.612 ACRES
IN THE
E. WITT SURVEY, ABSTRACT NO. 997
CITY OF ANNA, COLLIN COUNTY, 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

OWNER
DR Horton-Texas Ltd
4306 Miller Road
Rowlett, TX 75088
Telephone (214) 607-4244
Contact:
ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Kevin Wier

Drawing: C:\2023_0885\23-184 DHI Anna Phase 2\SUBTRACT\DWG\23-184 Lot 3R Replat.dwg Saved By: Vasil25 Show Time: 5/19/2025 4:19:46 PM Plotted by: vasil25 Plot Date: 5/19/2025 4:31 PM



Item No. 13.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 6/2/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action regarding The Villages at Waters Creek Planned Development (PD 25-0002)
Owner: Anna 51 Joint Venture LP

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.

Three Restaurants, one retail building, one Auto Repair, Light, one Child Care Facility, Daycare, four Office buildings, five flex space/office buildings, and 93 Single-Family Dwelling, Attached units on 65.4± acres on the southeast corner of W. White Street and Persimmon Drive. Zoned Planned Development/Restricted Business District/Multiple-Family - High Density/Single-Family 60(PD/C-1/MF-2/SF-60)

HISTORY

2020 - City Council approved a repeal of previous Planned Developments under Ordinance No. 129A-2004 and Ordinance No. 667-2014 and replaced them with the Villages of Waters Creek Planned Development (Ordinance No. 861-2020).

2022 - City Council approved an amendment to the Planned Development (Ordinance No. 978-2022) to increase the size of the MF-2 Multiple-Family - High Density (MF-2) tract.

2025 - City Council approved a Dedication and Park Fee Agreement for 12.6± acres within the Planned Development for parkland dedication of Carol Park.

CASE OVERVIEW

The property owner is requesting to amend the existing Planned Development zoning. A concept plan is associated with this request and is attached as Exhibit B.

Staff mailed public hearing notices to surrounding property owners in accordance with state law. To date, staff have not received responses to the notifications. Additionally,

the applicant contacted the neighbors prior to the staff notice. The applicant's letter to neighbors is attached.

Direction	Land Use	Zoning	Comprehensive Plan
North	Single-Family Residential Homes	R-1 (Ord. No. 2001-10)	Suburban Living
East	Single-Family Residential Homes, Auto Repair - Light, and Self-Storage (Mini-Warehouse)	SF-6.0/C-2 (Ord. No. 2000-15)(Ord. No. 547-2011)	Community Commercial, Manufacturing and Warehouse, and Suburban Living
South	Single-Family Residential Homes	SF-6.0 (Ord. No. 50-2003)	Suburban Living
West	Retail Store and Multifamily	C-2/MF-2 (Ord. No. 978-2022)	Urban Living and Community Commercial

COMPATIBILITY CONSIDERATIONS

Future Land Use Plan (FLUP): Community Commercial (CC) and Urban Living (UL)

Community Commercial development is typically characterized by small, freestanding buildings containing one or more businesses. Unlike larger shopping centers that may attract regional customers, Community Commercial developments primarily provide services for residents of surrounding neighborhoods. Business types may include restaurants, local retail, medical offices, banks and other retail and services.

Urban Living are high density neighborhoods that support a variety of different housing types in a walkable development pattern. Urban neighborhoods are composed of a relatively compact network of streets that are easy to navigate by car, bike or on foot. They may contain one or more of the following housing types: Small lot, single-family detached, townhomes, duplexes, condominiums or apartments. In an urban neighborhood, housing is located within proximity to local retail and services that serve residents and surrounding neighborhoods. This PlaceType typically includes a higher intensity of uses developed in an urbane style that are supported by nodes of activity

Thoroughfare Plan: Major Arterial (W. White Street)

Physical Features of the Site: The southeastern corner of the property contains a significant grade change between the site and Oak Hollow, Phase 4 to the east. A portion (12.6± acres) of the Planned Development on the west side of Persimmon Drive was deeded as parkland earlier this year. A Hike & Bike trail meanders through the park and will connect to the commercial tract along W. White Street.

AMENDMENT

The applicant is requesting the following:

- Rezone the frontage along W. White Street from Local Commercial (C-1) to Regional Commercial (C-2) to allow for three restaurant tracts and a tract with a retail building, a childcare building and an auto repair/oil change building.
- Maintain Tract 5 as Regional Commercial (C-2) to accommodate four office buildings;

The current planned development zoning allows 90 single-family detached dwellings on 6,000-square-foot lots on Tracts 6 and 7. This request modifies the existing concept plan by:

- Rezoning the northern part of the Single-Family Residential (SF-6.0) tract to Regional Commercial (C-2) to accommodate five, 1-story flex space/office buildings (shown as Tract 6 on the Concept Plan).
- Rezoning the southern part of the Single-Family Residential (SF-6.0) tract to Mixed Density Residential District (MD) to accommodate 93 two-story single-family attached dwelling units. (Shown as Tract 7 on the Concept Plan).

CONCLUSION

The request is in conformance with the Comprehensive Plan, increasing the commercial footprint of the site, and increasing the single-family residential component by three units.

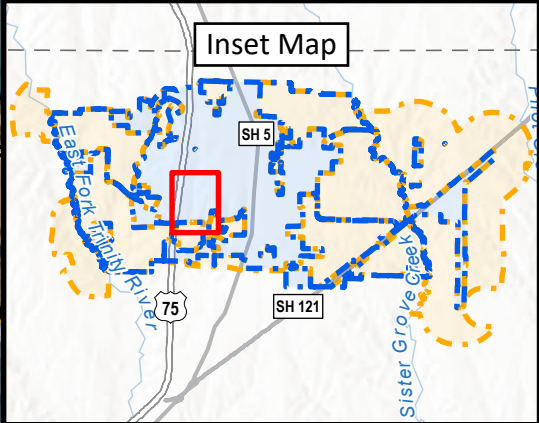
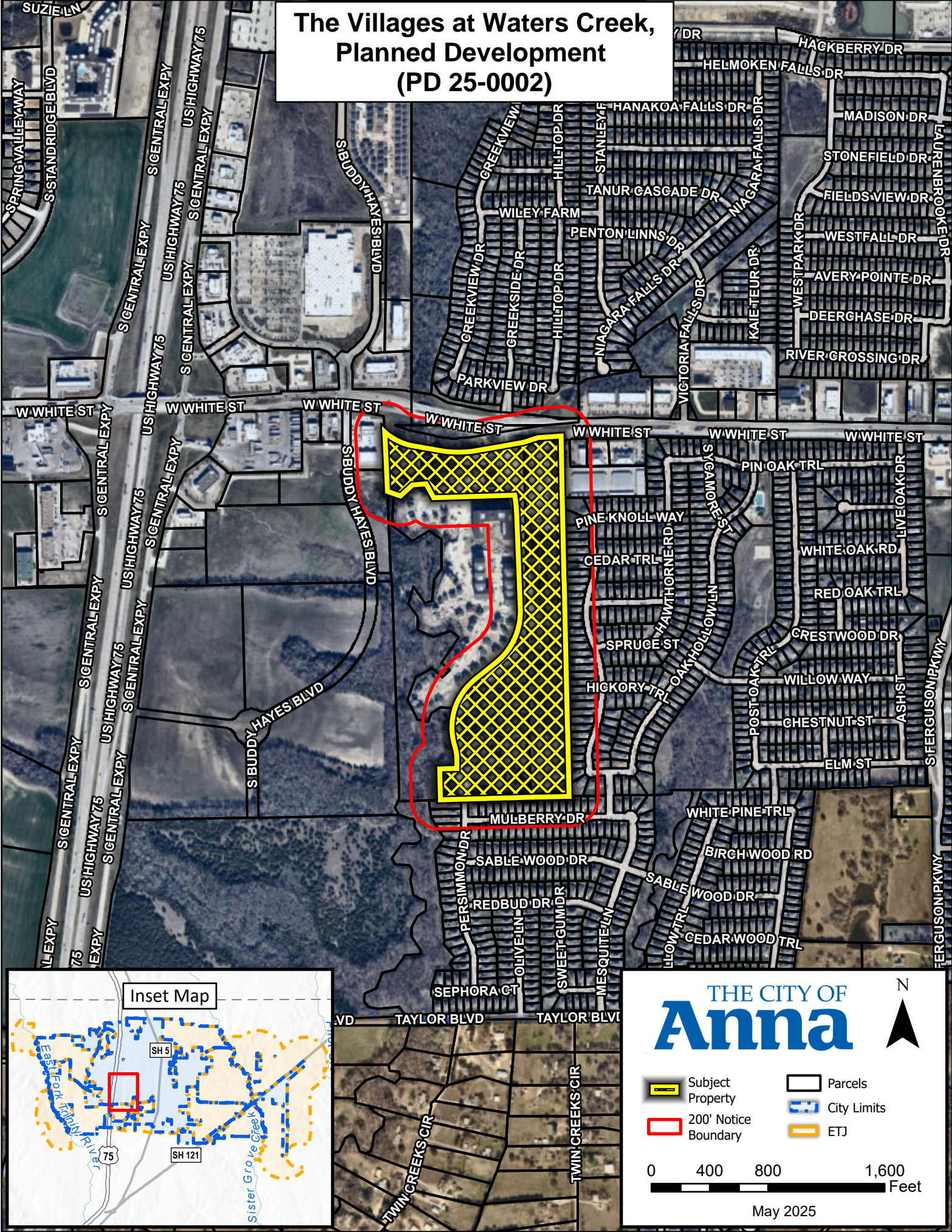
STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

1. Locator Map - The Villages at Waters Creek, Planned Development (PD 25-0002)
2. Ordinance - Villages of Waters Creek 2025 (PD 25-0002)
3. Exhibit A Legal Description - Villages of Waters Creek Amendment (PD 25-0002)
4. Exhibit B Concept Plan - Villages of Waters Creek 2025 (PD 25-0002)
5. Exhibit C Applicant's Letter to neighbors - Villages of Waters Creek 2025 (PD 25-0002)






The Villages at Waters Creek, Planned Development (PD 25-0002)



THE CITY OF
Anna

0 400 800 1,600 Feet

May 2025

	Subject Property		Parcels
	200' Notice Boundary		City Limits
			ETJ

CITY OF ANNA, TEXAS

(Villages of Waters Creek; located on the south side of W. White Street, 1,315± feet west of Oak Hollow Lane)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ANNA, TEXAS AMENDING THE CITY’S 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 has received a request to amend the zoning and development regulations in Ordinance No. 861-2020, as amended by Ordinance No. 978-2022, from Anna 51 Joint Venture LP as described and depicted in Exhibit A (the “Property”) attached hereto and incorporated herein for all purposes as if set forth in full; 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.

(Deletions of certain Zoning Ordinance provisions that are not applicable are indicated below in strikethrough text).

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 Ordinance Amended

Restrictions:

1. The location of the planned development zoning district shall be in substantial conformance as delineated on the Concept Plan (Exhibit B).

2. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the Regional Commercial (C-2) district, Mixed-Density (MD) district and the Planning and Development Regulations except as modified per Ord. No. 861-2020 and Ord. No. 978-2022 and as otherwise specified herein.

Regional Commercial (C-2):

i. Setbacks:

Minimum Front Yard: Twenty (20) feet adjacent to minor roadways, i.e. collector/local streets.

Minimum Rear Yard: Ten (10) feet, Twenty-Five (25) feet when adjacent to any residential zoned district.

Minimum Side Yard: Ten (10) feet, Twenty-five (25) feet when adjacent to any residential zoned district.

Landscape Buffer: The required landscape setback adjacent to a collector road shall be a minimum of ten (10) feet.

Bay doors: Garage bay doors may face a public right-of-way, provided the doors are setback a minimum of one hundred (100) feet from the right-of-way/property line.

ii. Maximum Height:

One (1) story or thirty (35) feet, whichever is greater (excluding chimneys and vent stacks, cupolas, entry features, skylights and other architectural features not intended for occupancy or storage) for Tract 5 and Tract 6. Tracts 1-4 within the C-2 district shall adhere to existing C-2 district dimensional standards.

iii. Access:

Due to topographic characteristics of the commercial tracts creating limited access directly to West White Street, particularly the restaurant pads illustrated on the Concept Plan, the two points of access requirement shall be permissible via access and fire lane easements.

iv. Additional Permitted Uses:

Artist Studio

Assisted Living Facility

Auto Repair-Light

Brewery

Child day care or Nursery/Montessori school

Commercial Cleaners

Commercial Kitchen

Contractor's Shop (With indoor storage)

Food Truck Park or Courtyard

Research & Development

Wholesale Showroom Facility

v. *Prohibited Uses:*

Auto Dealership – New & Used

Bed and Breakfast Facility

Boarding or Rooming House

Cemetery

Civic Center

Civic Club or Lodge

College or University

Commercial Amusement (Outdoor)

Electric Substation

Fuel Pump(s)

Gas Metering Station (With/without deodorizer)

Governmental Service Yard

Industrial and Manufacturing (Light and Heavy)

Industrial Park

Kennel (Outdoor)

Motor Hotel/Motor Lodge

Public Library, Museum, or art Gallery

Salvage Yard

Swimming Pool

Taxidermist

Wind Energy Conversion System

Mixed Density

i. Lot Dimensions:

Minimum Lot Area: 2,100 square feet.

Minimum Lot Width: Thirty (30) feet.

Minimum Lot Depth: Seventy (70) feet.

ii. Maximum Height:

Two and one-half (2 ½) stories or thirty-five (35) feet, whichever is greater (excluding chimneys and vent stacks, cupolas, entry features, skylights and other architectural features not intended for occupancy or storage).

iii. Maximum Lot Coverage:

Maximum lot coverage shall be sixty-five (65) percent. "Coverage" means the percentage of the lot area covered by a roof or other structure.

iv. General Conditions:

1. No dedicated open space or park land dedication shall be required.
2. Back yard fencing shall not be required. If it is provided, it shall be ornamental metal at a minimum height of forty-eight (48) inches.
3. Plats and/or site plans submitted for the development of the PD shall conform to the data presented and approved on the Conceptual Development plan. Non-substantial changes of detail on the final development plan(s) that differ from the Conceptual Development plan may be authorized by the City Council with the approval of the final development plan(s) and without public hearing.
4. The Conceptual Development Plan will expire after two (2) years of approval.

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. Notwithstanding any provision of this ordinance or the Anna Code, it is intended that this ordinance fully comply with Chapter 3000 of the Texas Government Code (“Chapter 3000”) and this ordinance shall and the City Code shall be interpreted in a manner to comply with Chapter 3000. For the purposes of this ordinance, any provision of the City Code that does not comply with Chapter 3000 shall be deemed to have been excluded and not a part of this ordinance.

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 24th day of June 2025.

ATTESTED:

APPROVED:

Carrie L. Land, City Secretary

Pete Cain, Mayor

LEGAL DESCRIPTION
WATERS CREEK ZONING EXHIBIT
31.460 ACRES
THOMAS RATTAN SURVEY, ABSTRACT NO. 782
CITY OF ANNA, COLLIN COUNTY, TEXAS

BEING a 31.460 acre tract of land situated in the Thomas Rattan Survey, Abstract No. 782, City of Anna, Collin County, Texas, and a part of the remainder of a 50.769 acre tract of land conveyed to Anna 51 Joint Venture, by deed of record in Instrument Number 20150120000064460 of the Official Public Records of Collin County, Texas, a part of a 12.642 acre tract of land conveyed to the City of Anna, by deed of record in Instrument Number 2025000030156 of said Official Public Records, and being all of a 14.629 acre tract of land conveyed to Anna 51 Joint Venture, by deed of record in Instrument Number 20200909001518080 of said Official Public Records; said 31.460 acre tract being more particularly described as follows:

BEGINNING at a point in the southerly right-of-way line of West White Street (variable width right-of-way) at the northeast corner of said 14.629 acre tract;

THENCE South 01 degrees 12 minutes 18 seconds East, along east line of said 14.629 acre tract., a distance of 420.64 feet to an angle point;

THENCE South 01 degree 15 minutes 13 seconds East, along the east line of said 14.629 acre tract, a distance of 2,046.15 feet to a point at the southeast corner of said 14.629 acre tract;

THENCE South 88 degrees 36 minutes 22 seconds West, along the south line of said 14.629 acre tract, a distance of 263.68 feet to a point at the southwest corner of said 14.629 acre tract and being at the southeast corner of said 50.769 acre tract;

THENCE South 88 degrees 45 minutes 26 seconds West, along the south line of said 50.769 acre tract, a distance of 176.39 feet to an angle point;

THENCE South 88 degrees 30 minutes 36 seconds West, continuing along said south line, a distance of 270.58 feet to an angle point in the north terminus of Persimmon Drive (50 foot width right-of-way);

THENCE South 88 degrees 32 minutes 08 seconds West, continuing along said south line, a distance of 2.07 feet to a point for corner;

THENCE departing said south line, over and across said 50.769 acre tract and said 12.642 acre tract, the following courses and distances:

North 01 degrees 13 minutes 03 seconds West, a distance of 9.03 feet to a point at the beginning of a tangent curve to the left;

Along said tangent curve to the left having a central angle of 16 degrees 32 minutes 04 seconds, a radius of 350.00 feet, and an arc length of 101.00 feet (chord bears North 09 degrees 29 minutes 05 seconds West, 100.65 feet) to a point at the beginning of a reverse curve to the right;

Westwood

Along said reverse curve to the right having a central angle of 17 degrees 22 minutes 43 seconds, a radius of 350.00 feet, and an arc length of 106.16 feet (chord bears North 09 degrees 03 minutes 46 seconds West, 105.75 feet) to a point at the end of said curve;

North 00 degrees 22 minutes 25 seconds West, a distance of 49.16 feet to a point at the beginning of a tangent curve to the left;

Along said tangent curve to the left having a central angle of 16 degrees 13 minutes 9 seconds, a radius of 400.00 feet, and an arc length of 113.23 feet (chord bears North 08 degrees 28 minutes 59 seconds West, 112.85 feet) to a point at the beginning of a reverse curve to the right;

Along said reverse curve to the right having a central angle of 67 degrees 45 minutes 27 seconds, a radius of 400.00 feet, and an arc length of 473.04 feet (chord bears North 17 degrees 17 minutes 10 seconds East, 445.95 feet) to a point at the end of said curve;

North 53 degrees 16 minutes 59 seconds East, a distance of 170.60 feet to a point at the beginning of a tangent curve to the left;

Along said tangent curve to the left having a central angle of 55 degrees 15 minutes 01 seconds, a radius of 475.00 feet, and an arc length of 458.04 feet (chord bears North 25 degrees 39 minutes 29 seconds East, 440.50 feet) to a point at the end of said curve;

North 01 degrees 58 minutes 02 seconds West, a distance of 657.77 feet to a point at the beginning of a tangent curve to the left;

Along said tangent curve to the left having a central angle of 07 degrees 48 minutes 05 seconds, a radius of 950.00 feet, and an arc length of 129.35 feet (chord bears North 05 degrees 52 minutes 04 seconds West, 129.25 feet) to a point at the end of said curve;

South 88 degrees 13 minutes 31 seconds West, a distance of 589.93 feet to an angle point;

North 28 degrees 35 minutes 15 seconds West, a distance of 108.57 feet to an angle point;

South 85 degrees 08 minutes 47 seconds West, a distance of 94.60 feet to an angle point;

South 47 degrees 14 minutes 17 seconds West, a distance of 111.12 feet to an angle point;

North 71 degrees 16 minutes 56 seconds West, a distance of 92.48 feet to a point for corner in the westerly line of said 50.769 acre tract;

North 02 degrees 44 minutes 57 seconds West, along the west line of said 50.769 acre tract, a distance of 381.69 feet to a point for corner in the proposed south right-of-way line of said West White Street; at the start of a non-tangent curve to the left;

THENCE along said proposed south right-of-way line, over and across said 50.769 acre tract and said 12.642 acre tract, the following courses and distances:

Along said non-tangent curve to the left having a central angle of 27 degrees 55 minutes 5 seconds, a radius of 418.10 feet, and an arc length of 203.72 feet (chord bears South 65 degrees 04 minutes 10 seconds East, 201.71 feet) to a point at the end of said curve;

Westwood

South 78 degrees 46 minutes 42 seconds East, a distance of 171.16 feet to a point at the beginning of a non-tangent curve to the left;

Along said non-tangent curve to the left having a central angle of 21 degrees 25 minutes 0 seconds, a radius of 776.20 feet, and an arc length of 290.14 feet (chord bears South 89 degrees 29 minutes 22 seconds East, 288.45 feet) to a point at the end of said curve;

North 79 degrees 48 minutes 10 seconds East, a distance of 318.34 feet to a point in the common line between said 14.629 acre tract and said remainder of 50.769 acre tract;

THENCE North 01 degrees 09 minutes 36 seconds West, departing said proposed south right-of-way line, along said common line, a distance of 20.25 feet to a point at the northwest corner of said 14.629 acre tract in the existing south right-of-way line of said West White Street; at the northwest corner of said 14.629 acre tract;

THENCE North 78 degrees 10 minutes 39 seconds East, along the said existing south line of West White Street, a distance of 75.59 feet to the beginning of a tangent curve to the right;

THENCE in an easterly direction, along said tangent curve to the right having a central angle of 5 degrees 38 minutes 04 seconds, a radius of 1,869.86 feet, and an arc length of 183.88 feet (chord bears North 82 degrees 39 minutes 48 seconds East, 183.81 feet) to the **POINT-OF-BEGINNING, containing 1,370,410 square feet or 31.460 acres of land.**

Bearings for this description cited are based on Grid North State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS 96).

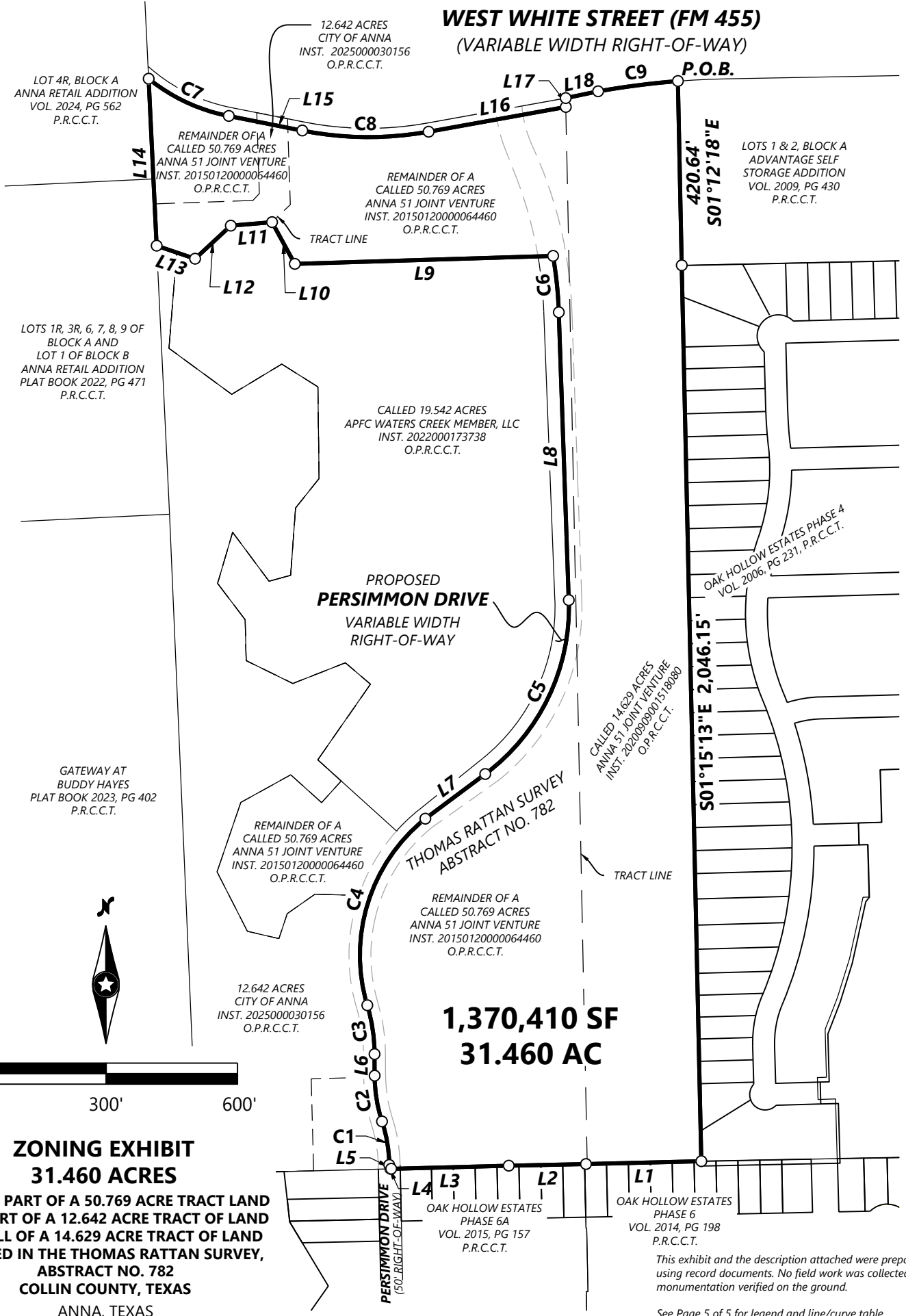
An exhibit of even date accompanies this description.

April 3, 2025

PRELIMINARY

Jason B. Armstrong
Registered Professional Land Surveyor
Texas Registration No. 5557

WEST WHITE STREET (FM 455)
(VARIABLE WIDTH RIGHT-OF-WAY)



LOT 4R, BLOCK A
ANNA RETAIL ADDITION
VOL. 2024, PG 562
P.R.C.C.T.

REMAINDER OF A
CALLED 50.769 ACRES
ANNA 51 JOINT VENTURE
INST. 20150120000064460
O.P.R.C.C.T.

REMAINDER OF A
CALLED 50.769 ACRES
ANNA 51 JOINT VENTURE
INST. 20150120000064460
O.P.R.C.C.T.

LOTS 1R, 3R, 6, 7, 8, 9 OF
BLOCK A AND
LOT 1 OF BLOCK B
ANNA RETAIL ADDITION
PLAT BOOK 2022, PG 471
P.R.C.C.T.

CALLED 19.542 ACRES
APFC WATERS CREEK MEMBER, LLC
INST. 2022000173738
O.P.R.C.C.T.

LOTS 1 & 2, BLOCK A
ADVANTAGE SELF
STORAGE ADDITION
VOL. 2009, PG 430
P.R.C.C.T.

OAK HOLLOW ESTATES PHASE 4
VOL. 2006, PG 231, P.R.C.C.T.

GATEWAY AT
BUDDY HAYES
PLAT BOOK 2023, PG 402
P.R.C.C.T.

REMAINDER OF A
CALLED 50.769 ACRES
ANNA 51 JOINT VENTURE
INST. 20150120000064460
O.P.R.C.C.T.

THOMAS RATTAN SURVEY
ABSTRACT NO. 782

REMAINDER OF A
CALLED 50.769 ACRES
ANNA 51 JOINT VENTURE
INST. 20150120000064460
O.P.R.C.C.T.

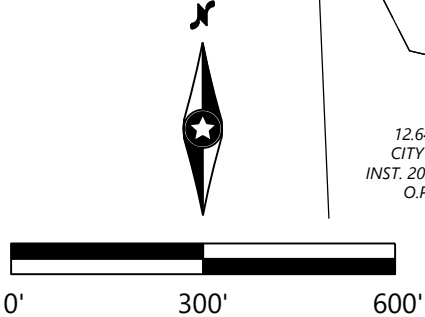
12.642 ACRES
CITY OF ANNA
INST. 2025000030156
O.P.R.C.C.T.

CALLLED 14.629 ACRES
ANNA 51 JOINT VENTURE
INST. 202009090015180880
O.P.R.C.C.T.

420.64'
S01°12'18"E

S01°15'13"E 2,046.15'

1,370,410 SF
31.460 AC



ZONING EXHIBIT
31.460 ACRES

BEING A PART OF A 50.769 ACRE TRACT LAND
AND PART OF A 12.642 ACRE TRACT OF LAND
AND ALL OF A 14.629 ACRE TRACT OF LAND
LOCATED IN THE THOMAS RATTAN SURVEY,
ABSTRACT NO. 782
COLLIN COUNTY, TEXAS
ANNA, TEXAS

This exhibit and the description attached were prepared using record documents. No field work was collected or monumentation verified on the ground.

See Page 5 of 5 for legend and line/curve table.

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ZONING EXHIBIT - CITY OF ANNA

Line Table			Curve Table					
Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
L1	263.68'	S88°36'22"W	C1	101.00'	350.00'	016°32'04"	N 9°29'05" W	100.65'
L2	176.39'	S88°45'26"W	C2	106.16'	350.00'	017°22'43"	N 9°03'46" W	105.75'
L3	270.58'	S88°30'36"W	C3	113.23'	400.00'	016°13'09"	N 8°28'59" W	112.85'
L4	2.07'	S88°32'08"W	C4	473.04'	400.00'	067°45'27"	N 17°17'10" E	445.95'
L5	9.03'	N01°13'03"W	C5	458.04'	475.00'	055°15'01"	N 25°39'29" E	440.50'
L6	49.16'	N00°22'25"W	C6	129.35'	950.00'	007°48'05"	N 5°52'04" W	129.25'
L7	170.60'	N53°16'59"E	C7	203.72'	418.10'	027°55'05"	S 65°04'10" E	201.71'
L8	657.77'	N01°58'02"W	C8	290.14'	776.20'	021°25'00"	S 89°29'22" E	288.45'
L9	589.93'	S88°13'31"W	C9	183.88'	1,869.86'	005°38'04"	N 82°39'48" E	183.81'
L10	108.57'	N28°35'15"W						
L11	94.60'	S85°08'47"W						
L12	111.12'	S47°14'17"W						
L13	92.48'	N71°16'56"W						
L14	381.69'	N02°44'57"W						
L15	171.16'	S78°46'42"E						
L16	318.34'	N79°48'10"E						
L17	20.25'	N01°09'36"W						
L18	75.59'	N78°10'39"E						

**ZONING EXHIBIT
31.460 ACRES**

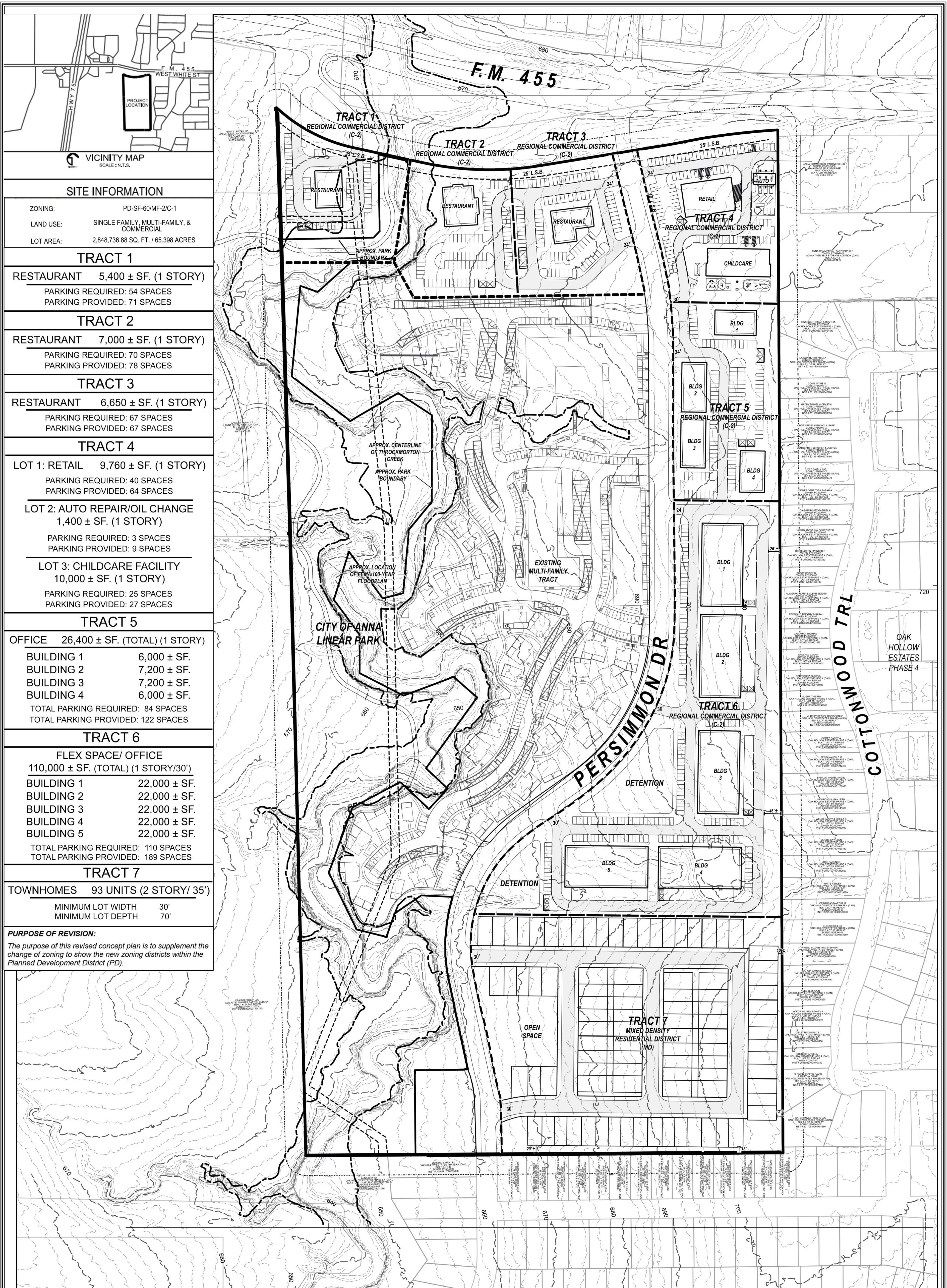
**BEING A PART OF A 50.769 ACRE TRACT LAND
AND PART OF A 12.642 ACRE TRACT OF LAND
AND ALL OF A 14.629 ACRE TRACT OF LAND
LOCATED IN THE THOMAS RATTAN SURVEY,
ABSTRACT NO. 782
COLLIN COUNTY, TEXAS
ANNA, TEXAS**

LEGEND

- O.P.R.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- INST. INSTRUMENT NUMBER
- CAB. PG. CABINET, PAGE
- M.D. MONUMENTS OF RECORD DIGNITY
- MON. FND. MONUMENT FOUND
- IRF IRON ROD FOUND
- P.O.B. POINT OF BEGINNING

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ZONING EXHIBIT - CITY OF ANNA



VICINITY MAP
SCALE: 1/4"=1/4"=1/4"=1/4"

SITE INFORMATION

ZONING: PD-SF-60/MF-2/C-1

LAND USE: SINGLE FAMILY, MULTI-FAMILY, & COMMERCIAL

LOT AREA: 2,848,736.88 SQ. FT. / 65.398 ACRES

TRACT 1
RESTAURANT 5,400 ± SF. (1 STORY)
PARKING REQUIRED: 54 SPACES
PARKING PROVIDED: 71 SPACES

TRACT 2
RESTAURANT 7,000 ± SF. (1 STORY)
PARKING REQUIRED: 70 SPACES
PARKING PROVIDED: 78 SPACES

TRACT 3
RESTAURANT 6,650 ± SF. (1 STORY)
PARKING REQUIRED: 67 SPACES
PARKING PROVIDED: 67 SPACES

TRACT 4
LOT 1: RETAIL 9,760 ± SF. (1 STORY)
PARKING REQUIRED: 40 SPACES
PARKING PROVIDED: 64 SPACES
LOT 2: AUTO REPAIR/OIL CHANGE 1,400 ± SF. (1 STORY)
PARKING REQUIRED: 3 SPACES
PARKING PROVIDED: 9 SPACES
LOT 3: CHILDCARE FACILITY 10,000 ± SF. (1 STORY)
PARKING REQUIRED: 25 SPACES
PARKING PROVIDED: 27 SPACES

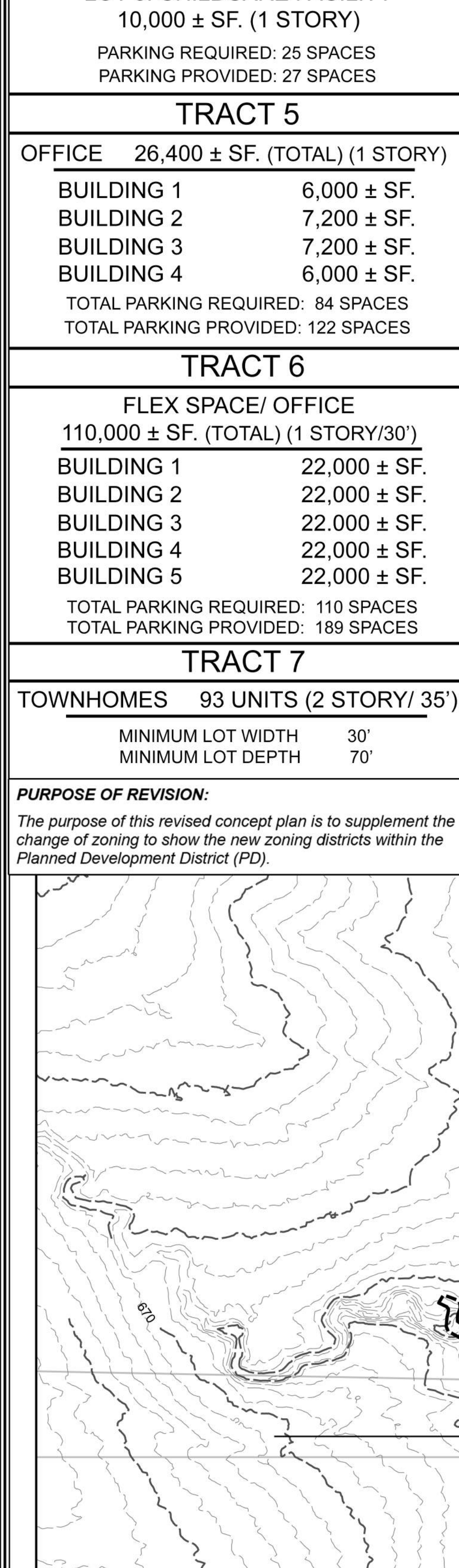
TRACT 5
OFFICE 26,400 ± SF. (TOTAL) (1 STORY)
BUILDING 1 6,000 ± SF.
BUILDING 2 7,200 ± SF.
BUILDING 3 7,200 ± SF.
BUILDING 4 6,000 ± SF.
TOTAL PARKING REQUIRED: 84 SPACES
TOTAL PARKING PROVIDED: 122 SPACES

TRACT 6
FLEX SPACE/ OFFICE 110,000 ± SF. (TOTAL) (1 STORY/30')
BUILDING 1 22,000 ± SF.
BUILDING 2 22,000 ± SF.
BUILDING 3 22,000 ± SF.
BUILDING 4 22,000 ± SF.
BUILDING 5 22,000 ± SF.
TOTAL PARKING REQUIRED: 110 SPACES
TOTAL PARKING PROVIDED: 189 SPACES

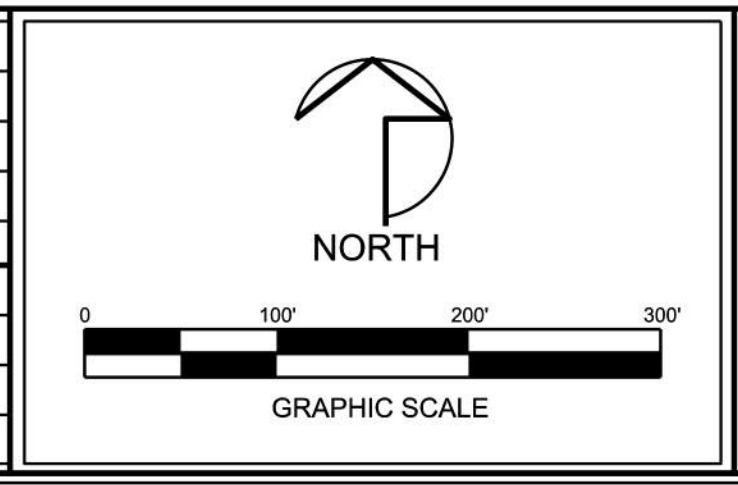
TRACT 7
TOWNHOMES 93 UNITS (2 STORY/ 35')
MINIMUM LOT WIDTH 30'
MINIMUM LOT DEPTH 70'

PURPOSE OF REVISION:

The purpose of this revised concept plan is to supplement the change of zoning to show the new zoning districts within the Planned Development District (PD).



PROJECT NO.	CCR20001
FILE PATH	\\s:\job\CCR20001_Villages at Water Creek_Anna_65_Ac\Master Dev\Planning\Bases\05-0515_VillagesOverall_Zoning_Layout.dgn
DRAWN BY	DAK
REVIEWED BY	DAK
DATE	MAY 20, 2025
DATE	REVISIONS



OWNER
ANNA 51 JOINT VENTURE LP
2705 CLUBLAKE TRAIL
MCKINNEY, TX 75072
CONTACT: DON COLLINS

PLANNER / ENGINEER
WESTWOOD PROFESSIONAL SERVICES, INC.
11000 FRISCO STREET
SUITE 400
FRISCO, TEXAS 75034
PHONE: 469-213-1800
CONTACT: DAVID KALHOEFER

THE VILLAGES AT WATERS CREEK
CONCEPT PLAN
BEING A 65.398 ACRE TRACT IN THE IN THE THOMAS RATTON SURVEY, A0782, SITUATED IN CITY OF ANNA, COLLIN COUNTY, TEXAS

Lauren Mecke

From: Don W. Collins
Sent: Thursday, April 24, 2025 3:00 PM
To: Lauren Mecke
Cc:
Subject: [EXTERNAL]: Letter to Oak Hollow Bordering Homeowners
Attachments: Letter Mailed to Oak Hollow Bordering Homeowners 4-24-2025.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are still unsure, please report this email via the PhishNotify button.

Lauren, Hope this finds you doing well. I wanted to send you a copy of the letter that I have sent to the bordering homeowner's located within Oak Hollow phase 4 and phase 6.

This letter was sent to 37 homeowners and 14 possible rental properties showing owners with remote addresses.

Please call regarding any questions.

Regards,
Don Collins
(214)802-8264

THE VILLAGES OF WATERS CREEK
AMENDED PLANNED DEVELOPMENT
STATEMENT OF INTENT

The intent of this planned development district is to amend the existing planned development and its development standards to adjust to current market trends. This amendment will retain the high quality of mixed uses while preserving the natural characteristics of the land, such as trees, topography, creeks and floodplain, while still providing the highest and best use for the property based on its location and access to major roadways. For all uses being proposed within the limits of this planned development district, flexibility regarding regulations specific to each use, will continue to promote a viable and sustainable development.

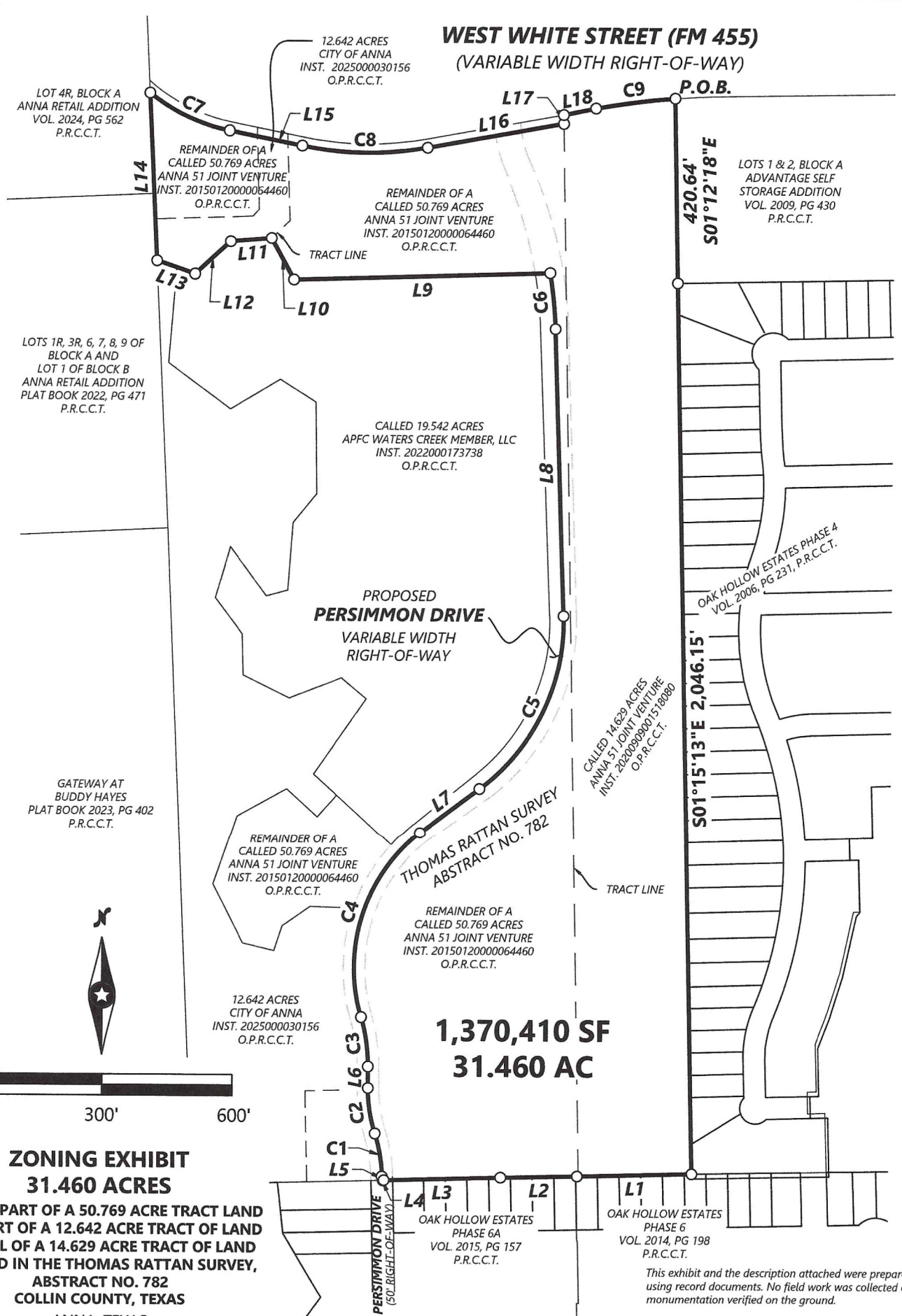
Anna 51 Joint Venture LP is the owner and requests the property described herein to be re-zoned to provide modifications to the Planned Development District (PD-SF-60/MF-2/C-1). The purpose of this request is to change the commercial zoning designation from Local Commercial (C-1) to Regional Commercial (C-2), to remove the single-family residential component, and to add a Mixed Density Residential (MD) designation for townhomes. The Planned Development District PD-SF-60/MF-2/C-1, as amended, shall conform to any and all applicable articles and sections of the Anna Zoning Ordinance, as it currently exists or may be amended.

Following your review of the information provided, if you have any questions, please feel free to reach out to the contact person below.

In addition, the City will also make available online additional information regarding this rezoning request.

Don W. Collins
Managing Partner
Anna 51 Joint Venture
Ph#(214)802-8264

WEST WHITE STREET (FM 455)
(VARIABLE WIDTH RIGHT-OF-WAY)



ZONING EXHIBIT
31.460 ACRES
BEING A PART OF A 50.769 ACRE TRACT LAND
AND PART OF A 12.642 ACRE TRACT OF LAND
AND ALL OF A 14.629 ACRE TRACT OF LAND
LOCATED IN THE THOMAS RATTAN SURVEY,
ABSTRACT NO. 782
COLLIN COUNTY, TEXAS
ANNA, TEXAS

1,370,410 SF
31.460 AC

This exhibit and the description attached were prepared using record documents. No field work was collected or monumentation verified on the ground.

See Page 5 of 5 for legend and line/curve table.

G:\JOB\CCR20001_VILLAGES AT WATER CREEK_ANNA_65_ACMMASTER DEV_SURVEY\CCR20001_ZN2.DWG

ZONING EXHIBIT - CITY OF ANNA



Item No. 14.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 6/2/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action regarding 703 E. White Street Zoning (ZONE 25-0002)
Owner: White Street Investment LLC

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.

A request to rezone one lot on 4.2± acres on the north side of E. White Street, 500± feet east of Smith Street, from Single-Family Estate (SF-E) to Regional Commercial (C-2).

CASE OVERVIEW

The property currently has a single-family detached dwelling on it. The property owner is requesting to rezone the property for commercial uses.

Staff mailed public hearing notices to surrounding property owners in accordance with state law. To date, staff have not received responses to the notifications.

Direction	Land Use	Zoning	Comprehensive Plan
North	Single-Family Home	AG	Suburban Living
East	Single-Family Home	SF-1	Suburban Living
South	Single-Family Homes and Vacant Commercial lot	SF-Z/SF-60/SF-72/C-2 (Ord. No. 1027-2023-01)	Urban Living
West	Single-Family Home	SF-1	Suburban Living

COMPATIBILITY CONSIDERATIONS

Future Land Use Plan (FLUP): Suburban Living (SL)
Suburban Living neighborhoods consist predominantly of single-family housing on detached lots. Home sites are in platted subdivisions with connections to public utilities, residential streets and sidewalks, open space, parks and amenities. This PlaceType is

found near neighborhood commercial and commercial centers. Suburban living provides the population necessary to support the nearby commercial and professional office uses within the surrounding corridors. Residential uses are typically self-contained with a buffer from non-residential developments through transitional uses and landscaped areas. Lot sizes in Suburban Living are typically less than 1 acre.

Primary Land Use: Single-family detached homes, parks and open spaces, neighborhood-serving amenities

Secondary Land Use: Civic and institutional uses

Downtown Master Plan: Transitional Development within the Downtown Neighborhood District

The following primary building types are appropriate in the Transitional Development areas: Mixed-use, office, storefront retail, restaurants, urban attached residential, detached residential, cottage residential.

Thoroughfare Plan: Major Arterial

E. White Street (Farm-to-Market 455) is a Texas Department of Transportation (TXDOT) right-of-way.

CONCLUSION

The purpose of the Regional Commercial (C-2) District zoning is for the development of larger retail and office uses along Major Arterials to service the greater region. Although C-2 District zoning would typically not be appropriate within the Suburban Living classification, the property's location is on the fringe of the Downtown Neighborhood District along a Major Arterial road and therefore conforms to the Comprehensive Plan.

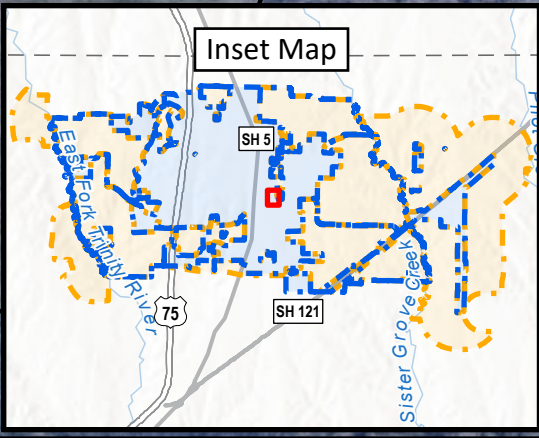
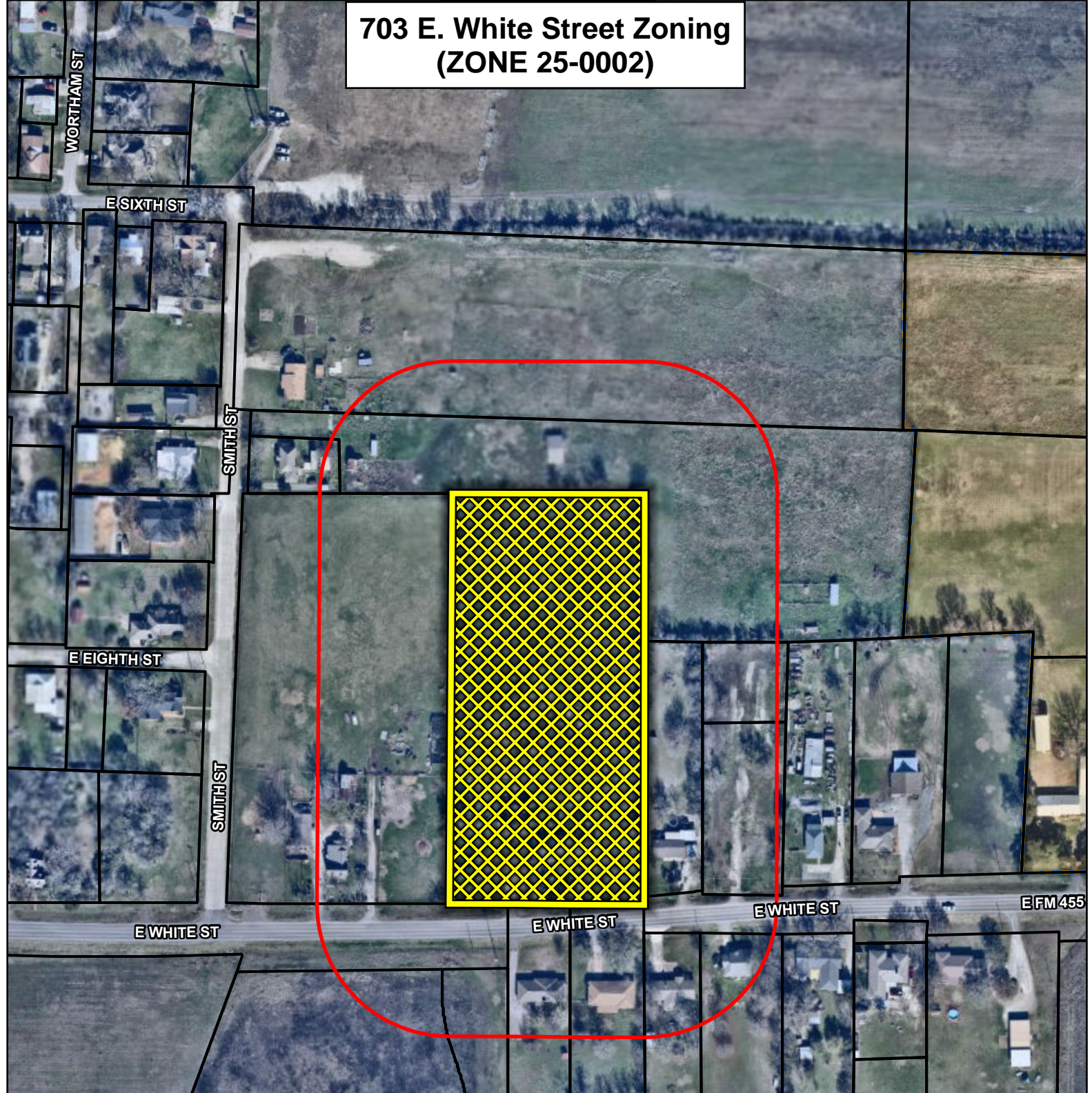
STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

1. Locator Map - 703 E. White Street Zoning (ZONE 25-0002)
2. Exhibit A Legal Description - 703 E. White Street (ZONE 25-0002)

703 E. White Street Zoning (ZONE 25-0002)



THE CITY OF Anna

Legend:

- Subject Property (Yellow hatched box)
- 200' Notice Boundary (Red outline)
- Parcels (Black outline)
- City Limits (Blue dashed line)
- ETJ (Orange dashed line)

Scale: 0 100 200 400 Feet

May 2025

EXHIBIT A

SITUATED in Collin County, Texas, being part of the Gwynn Morrison Survey, Abstract No. 559, being all of TRACT ONE and TRACT TWO as described in a deed to Harlow Land Co., LTD, recorded in volume 6021, page 3459, Deed Records of said county, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron rod found with a green cap stamped OWENS 5560 SURVEYING for the northeast corner of said TRACT TWO and being a inner corner of LOT IR, Block One, Re-Plat of Wiese Addition, an addition to the City of Anna, Texas, recorded in Plat Book 2022, pages 879-880, Plat Records of said county;

THENCE South 0 degrees 04 minutes 32 seconds West, at 221.16 feet passing a 1/2" Iron rod found for a southwest corner of said LOT IR, at 606.30 feet passing a 1/2" Iron rod found for the southwest corner of a called 0.7852 acre tract of land conveyed to Victor Rafael Gonzalez-Rosas and Catalina Torres Villanueva, recorded in document number 20190301000213820, Official Public Records of said county, in all a total distance of 619.86 feet to a point for the southeast corner of said TRACT TWO;

THENCE North 89 degrees 50 minutes 41 seconds West, at 206.52 feet passing a 5/8" Iron rod found with a pink TxDOT cap for a northeast corner of E. WHITE STREET/LEONARD TRAILS COMMERCIAL, an addition to the City of Anna, Texas, recorded in Plat Book 2023, pages 335-336, Plat Records of said county, in all a total distance of 294.22 feet to a point for the southwest corner of said TRACT TWO, whence a 1/2" Iron rod found with a yellow cap stamped RPLS 4613 bears south 0 deg. 24 min. 37 sec. west at 1.74 feet;

THENCE North 0 degrees 24 minutes 37 seconds East, with the west line of said TRACT TWO a distance of 620.07 feet to a 3' steel post for the northwest corner of said TRACT TWO and being in the south line of said LOT IR;

THENCE South 89 degrees 48 minutes 15 seconds East, with the north line of said TRACT TWO and south line of said LOT IR, a distance of 290.60 feet to the PLACE OF BEGINNING and containing 4.1617 acres of land.



Item No. 15.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 6/2/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action regarding The Post at Anna Zoning (PD 25-0003)
Owner: Dosti Partners

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.

A request to rezone two lots on 54.3± acres on the northeast corner of S. Central Expressway (US Highway 75) and W. Outer Loop Road. Zoned Planned Development/Planned Center (PD/C-3) (Ord. No. 1057-2023-06)

HISTORY

June 27, 2023 - The City Council approved the annexation and Planned Development with C-3 Planned Center District base zoning.

CASE OVERVIEW

The property is currently a vacant commercial tract with entitlements for a hotel, a banquet hall, and a maximum of 700 multifamily dwelling units. The property owner is requesting to repeal and replace the existing Planned Development zoning with a Planned Development that includes entitlements for a hotel, a sit-down restaurant, five Quick Service Restaurants ("QSRs"), a convenience store with gas pumps, and two 4-story multifamily buildings with a maximum of 363 total units. A concept plan is associated with this request and is attached as Exhibit C.

Staff mailed public hearing notices to surrounding property owners in accordance with state law. To date, Staff has received two responses in opposition (attached).

Direction	Land Use	Zoning	Comprehensive Plan
North	Vacant lot - Single Family Estate	SF-E/ETJ (Ord. No. 1132-2025-01)	Urban Living

East	Vacant lot - Multifamily	MF-2 (Ord. No. 2002-27A)	Regional Activity Center
South	Vacant lot	N/A (not in city limits)	N/A (not in city limits)
West	Wholesale Showroom Facility	C-2	Community Commercial

COMPATIBILITY CONSIDERATIONS

Future Land Use Plan (FLUP): Regional Activity Center (RAC)

A Regional Activity Center is characterized by big-box stores or multitenant commercial uses. They are typically located at high-volume intersections and sometimes along both sides of a highway or arterial. Regional Activity Centers are accessible primarily by one mode of travel – the automobile. Buildings are typically set back from the road behind large surface parking lots, with little or no connectivity between adjacent businesses. A small amount of multi-family residential development may occur in these areas.

Primary Land Use: Retail, commercial, offices, business park, hotels, entertainment centers, service and office uses;

Secondary Land Use: Civic and institutional uses, parks and open spaces, apartments and condominiums

Thoroughfare Plan: Major Arterials (U.S. Highway 75 and Collin County Outer Loop Road) and Major Collector (Foster Crossing Road)

Access: Access to the multifamily tract is provided from W. Foster Crossing and W. Outer Loop Road. Access to the commercial tracts is from S. Central Expressway.

Parks and Public Trails: A Hike & Bike Trail is required along Collin County Outer Loop

Physical Features of the Site: This property contains a dam on a Natural Resource Conservation Service (NRCS) pond. There are strict guidelines for how properties develop based on the distance from the dam and floodway, as illustrated by the blue and red lines on Exhibit C (Concept Plan).

CONCLUSION

This request conforms to the Comprehensive Plan and reduces the residential density of the site.

STAFF RECOMMENDATION:

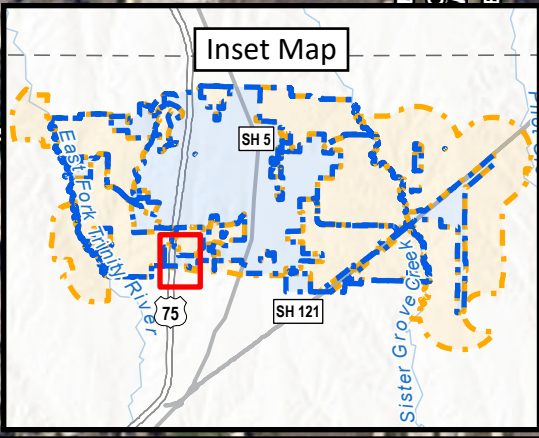
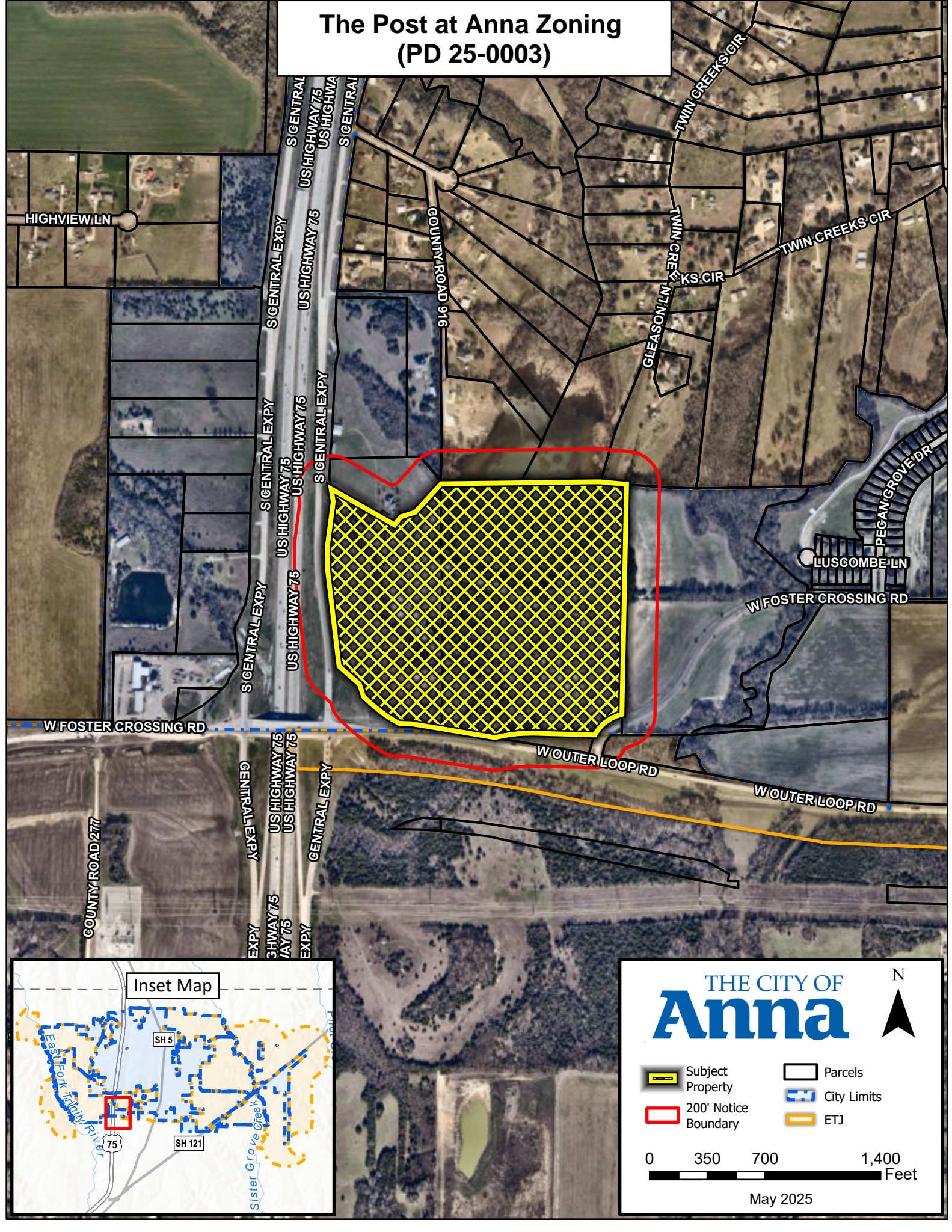
Recommended for approval as submitted.

ATTACHMENTS:

1. Locator Map - The Post at Anna Zoning (PD 25-0003)
2. Ordinance - The Post (PD 25-0003)
3. Exhibit A Legal Description - The Post (PD 25-0003)

4. Exhibit B Survey - The Post (PD 25-0003)
5. Exhibit C Site Boundary - The Post (PD 25-0003)
6. Exhibit D Concept Plan - The Post (PD 25-0003)
7. Exhibit E Development Phases - The Post (PD 25-0003)
8. PD Justification - The Post (PD 25-0003)
9. Responses - The Post (PD 25-0003)






The Post at Anna Zoning (PD 25-0003)



THE CITY OF Anna

0 350 700 1,400 Feet

May 2025

 Subject Property	 Parcels
 200' Notice Boundary	 City Limits
	 ETJ

CITY OF ANNA, TEXAS

(Property zoned under this ordinance is generally located at the northeast corner of U.S. Highway 75 and Collin County Outer Loop Road)

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 has received a requested zoning amendment from Bhadresh Trivedi / Dosti Partners, LLC. on Property described in Exhibit A (Legal Description) and depicted in Exhibit B (Survey), Exhibit C (Site Boundary), Exhibit D (Concept Plan), and Exhibit E (Development Phases) ("Property") attached hereto and incorporated herein for all purposes as if set forth in full; and

WHEREAS, said Property generally located at the northeast corner of U.S. Highway 75 and Collin County Outer Loop Road; 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 (the "Anna Code") are hereby amended by repealing Ordinance No. the zoning of the Property described in Exhibit A and as depicted in the attached Exhibit B, Exhibit C, Exhibit D, & Exhibit E.

1. Purpose.

The purpose of this Planned Development District is to facilitate the development of high-quality multiple-family residence development.

2. Definitions.

Except as otherwise provided herein, the definitions in Appendix 3 of the City's Zoning Ordinance shall apply.

3. Development Standards.

1. The location of the planned development zoning district shall be in substantial conformance with the conceptual development layout (Exhibit D) and Phases (Exhibit E).
2. Definitions: Except as otherwise provided herein, the definitions in Appendix 3 of Article 9.04 shall apply.
3. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the Local Commercial (C-1) district and Multi-family Residential (MF) district and the Planning and Development Regulations except as otherwise specified herein.

Multi-family Residential (MF) District – Phase 2

- a. Minimum landscaping: 5% of the lot
- b. Maximum Density: 30 units/acre
- c. Required Open Space: The required open space ratio shall be 450 square feet per 1 bedroom unit + 200 square feet for each additional bedroom.

Local Commercial (C-1) District – Phase 1, 3 and Undeveloped property

- a. Permitted Uses:
 - i. Hotel is an allowable use by right in substantial conformance with Exhibit D.
 - ii. Quick-Service Restaurants (QSR) with or without drive-through is an allowable use by right.
- b. Maximum building height: 70 feet

- c. Frontage on a public street: The Undeveloped property as shown on Exhibit E is exempt from street frontage requirements only when a fire lane & access easement provided.
4. As included with this Planned Development, the Concept Plan, herein Exhibit D, is conceptual in nature and the Final Site Plan shall be submitted to the City of Anna for review and approval at the time of development. Deviations from the exhibits shall be permissible, granted the deviations are within general conformance of this Planned Development's standards.
5. The Concept Plan will expire after two (2) years of approval.
6. Approvals by the City of Anna does not constitute approval of County, State, or Federal regulations.
7. Except as otherwise provided in this paragraph, minor and major amendments shall be processed and decided in accordance with the procedures set forth in the City of Anna zoning ordinance.

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. Notwithstanding any provision of this ordinance or the Anna Code, it is intended that this ordinance fully comply with Chapter 3000 of the Texas Government Code ("Chapter 3000") and this ordinance shall and the City Code shall be interpreted in a manner to comply with Chapter 3000. For the purposes of this ordinance, any provision of the City Code that

does not comply with Chapter 3000 shall be deemed to have been excluded and not a part of this ordinance.

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 24th day of June 2025.

ATTESTED:

APPROVED:

Carrie L. Land, City Secretary

Pete Cain, Mayor

DESCRIPTION 57.23 ACRES

BEING all of that certain tract of land situated in the W.E. Throckmorton Survey, Abstract No. 899 and William Kitchens Survey, Abstract No. 505, and being in Collin County, Texas, and being part of tract described from I.K. Kim to Titan Properties by deed recorded in County Clerks Number 03-0106753, Volume 5434, Page 3650, Deed Records, Collin County, Texas, and being part of a 36.770 acre tract described to Sidney L. Goldstein, Trustee by deed recorded in County Clerks Number 98-0121521, Volume 4292, Page 1921, Deed Records, Collin County, Texas, and all of a 3.273 acre tract described to Sidney L. Goldstein, Trustee by deed recorded in County Clerks Number 98-0126520, Volume 4292, Page 1917, Deed Record, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at an iron rod, said iron rod being the southwest corner of a tract of land described to Burl William Luscombe by deed recorded in Volume 2661, Page 402, Deed Records, Collin County, Texas, and being in the North line of a tract of land described to Verline McCoy (Stice) by deed recorded in Volume 419, Page 299, Deed Records, Collin County, Texas, said iron rod also being in Collin County Road Number 366 as described in Cause No. 002-1758-04 in the County Court at Law No. 2 Collin County, Texas;

THENCE N 01°40'50" E, along the East line of a tract of land described in Special Warranty Deed to the Luscombe Family Trust recorded in Instrument No. 2010227001420450 of the Official Public Records of Collin County, Texas, 117.67 feet to an iron rod, said iron rod being on the said new North Right-of-Way line of County Road 366 and being a point in a non—tangent curve to the right and being the PLACE OF BEGINNING;

THENCE along said north right of way line and non—tangent curve to the left, having a radius of 241.56 feet, a delta angle of 46° 14' 36", and whose long chord bears S 54°08'01"W a distance of 189.71 feet and an arc length of 194.96 feet to

an iron rod for corner ;

THENCE N 87°31'33" W a distance of 357.46 feet to an iron rod for corner;

THENCE along a curve to the left, having a radius of 945.00 feet, a delta angle of 14°23'00", and whose long chord bears S 84°45'49" W a distance of 236.85 feet and an arc length of 237.23 feet to an iron rod for corner;

THENCE N 80°20'28" W a distance of 624.37 feet to an iron rod for corner;

THENCE along a curve to the right, having a radius of 972.00 feet, a delta angle of 16°06'54", and whose long chord bears N 51°22'00" W a distance of 272.49 feet and an arc length of 273.39 feet to an iron rod for corner;

THENCE N 16°41'05" W a distance of 77.53 feet to an iron rod;

THENCE N 47°33'45" W a distance of 163.85 feet to an iron rod;

THENCE N 5°55'43" W a distance of 578.67 feet to an iron rod;

THENCE N 00°43'50" E a distance of 141.23 feet to an iron rod;

THENCE N 08°46'25" E a distance of 283.41 feet to an iron rod;

THENCE N 8°17'40" W a distance of 77.81 feet to an iron rod;

THENCE S 59°00'58" E, a distance of 427.14 feet to a found pipe for corner;

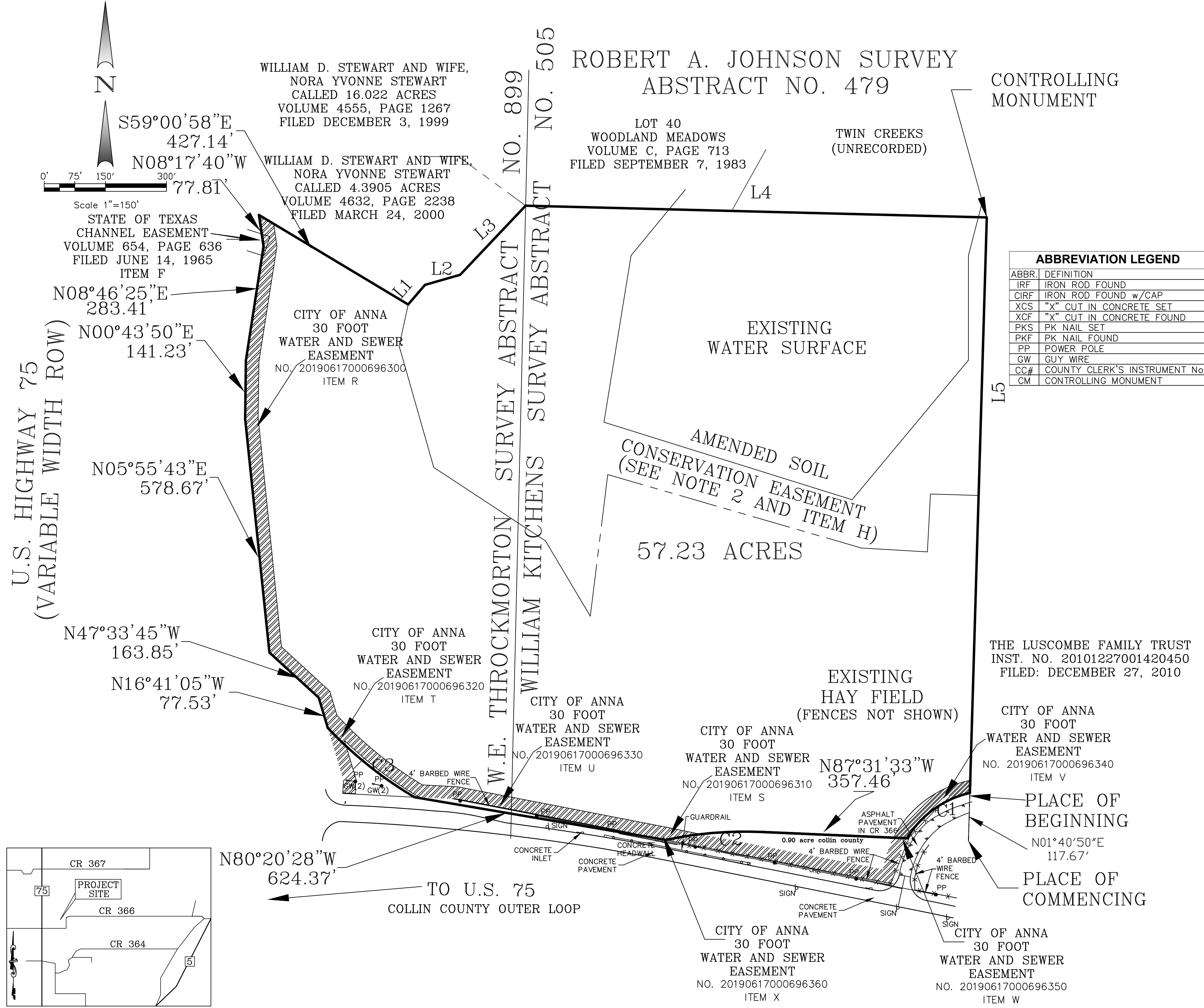
THENCE N40°40'32"E a distance of 63.48 feet to corner;

THENCE N74°00'54'E a distance of 89.68 feet to corner;

THENCE N43°25'47"E a distance of 233.63 feet to corner;

THENCE S88°32'38"E a distance of 1131.58 feet to northeast corner;

THENCE S01°40'50"W a distance of 1412.78 feet to the PLACE OF BEGINNING and containing 57.23 acres of land.



DESCRIPTION 57.23 ACRES

BEING all of that certain tract of land situated in the W.E. Throckmorton Survey, Abstract No. 899 and William Kitchens Survey, Abstract No. 505, and being in Collin County, Texas, and being part of tract described from I.K. Kim to Titan Properties by deed recorded in County Clerks Number 03-0106753, Volume 5434, Page 3650, Deed Records, Collin County, Texas, and being part of a 36.770 acre tract described to Sidney L. Goldstein, Trustee by deed recorded in County Clerks Number 98-0121521, Volume 4292, Page 1921, Deed Records, Collin County, Texas, and all of a 3.273 acre tract described to Sidney L. Goldstein, Trustee by deed recorded in County Clerks Number 98-0126520, Volume 4292, Page 1917, Deed Record, Collin County, Texas, and being more particularly described by metes and bounds as follows:
 COMMENCING at an iron rod, said iron rod being the southwest corner of a tract of land described to Burl William Luscombe by deed recorded in Volume 2661, Page 402, Deed Records, Collin County, Texas, and being in the North line of a tract of land described to Verlaine McCoy (Stice) by deed recorded in Volume 419, Page 299, Deed Records, Collin County, Texas, said iron rod also being in Collin County Road Number 366 as described in Cause No. 002-1758-04 in the County Court at Law No. 2 Collin County, Texas;
 THENCE N 01°40'50" E, along the East line of a tract of land described in Special Warranty Deed to the Luscombe Family Trust recorded in Instrument No. 2010227001420450 of the Official Public Records of Collin County, Texas, 117.67 feet to an iron rod, said iron rod being on the said new North Right-of-Way line of County Road 366 and being a point in a non-tangent curve to the right and being the PLACE OF BEGINNING;
 THENCE along said north right of way line and non-tangent curve to the left, having a radius of 241.56 feet, a delta angle of 46° 14' 36", and whose long chord bears S 54°08'01"W a distance of 189.71 feet and an arc length of 194.96 feet to an iron rod for corner ;
 THENCE N 87°31'33" W a distance of 357.46 feet to an iron rod for corner;
 THENCE along a curve to the left, having a radius of 945.00 feet, a delta angle of 14°23'00", and whose long chord bears S 84°45'49" W a distance of 236.85 feet and an arc length of 237.23 feet to an iron rod for corner;
 THENCE N 80°20'28" W a distance of 624.37 feet to an iron rod for corner;
 THENCE along a curve to the right, having a radius of 972.00 feet, a delta angle of 16°06'54", and whose long chord bears N 51°22'00" W a distance of 272.49 feet and an arc length of 273.39 feet to an iron rod for corner;
 THENCE N 16°41'05" W a distance of 77.53 feet to an iron rod;
 THENCE N 47°33'45" W a distance of 163.85 feet to an iron rod;
 THENCE N 5°55'43" W a distance of 578.67 feet to an iron rod;
 THENCE N 00°43'50" E a distance of 141.23 feet to an iron rod;
 THENCE N 08°46'25" E a distance of 283.41 feet to an iron rod;
 THENCE N 8°17'40" W a distance of 77.81 feet to an iron rod;
 THENCE S 59°00'58" E, a distance of 427.14 feet to a found pipe for corner;
 THENCE N40°40'32"E a distance of 63.48 feet to corner;
 THENCE N74°00'54"E a distance of 89.68 feet to corner;
 THENCE N43°25'47"E a distance of 233.63 feet to corner;
 THENCE S88°32'38"E a distance of 1131.58 feet to northeast corner;
 THENCE S01°40'50"W a distance of 1412.78 feet to the PLACE OF BEGINNING and containing 57.23 acres of land.

ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRF	IRON ROD FOUND w/CAP
XCS	"X" CUT IN CONCRETE SET
XCF	"X" CUT IN CONCRETE FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
PP	POWER POLE
GW	GUY WIRE
CC#	COUNTY CLERK'S INSTRUMENT NO.
CM	CONTROLLING MONUMENT

THE LUSCOMBE FAMILY TRUST
 INST. NO. 20101227001420450
 FILED: DECEMBER 27, 2010

CURVE TABLE

CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	194.96	241.56	S54°08'01"W	189.71
C2	237.23	945.00	S84°45'49"W	236.85
C3	273.39	972.00	N51°22'00"W	272.49

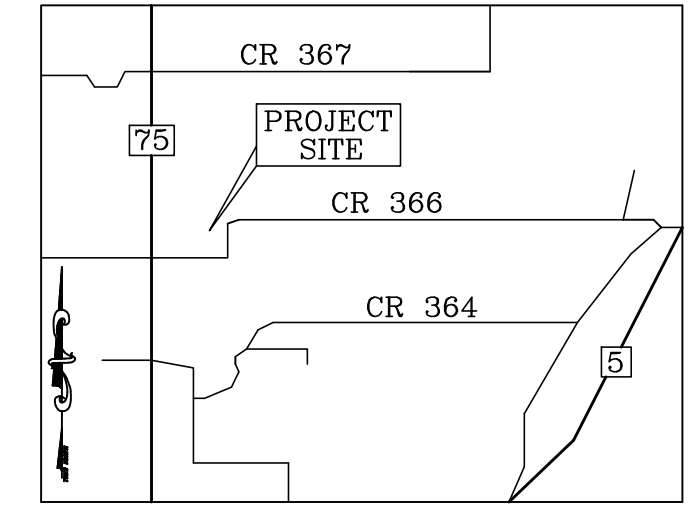
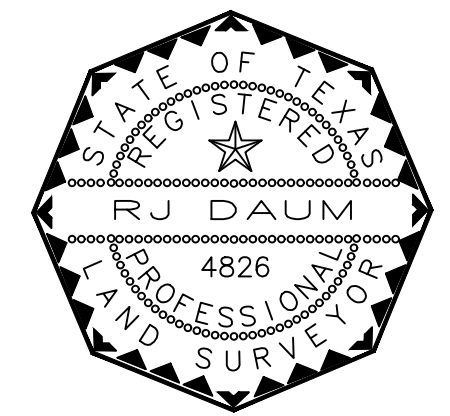
LINE	DIRECTION	DISTANCE
L1	N40°40'32"E	63.48'
L2	N74°00'54"E	89.68'
L3	N43°25'47"E	233.63'
L4	S88°32'38"E	1131.58'
L5	S01°40'50"W	1412.78'

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to FROSTFIRE CAPITAL, LLC ANNA OUTER LOOP, LTD.A TEXAS LIMITED PARTNERSHIP AND ALLEGIANCE TITLE COMPANY or assigned, that an on the ground survey was performed under my direct supervision
 THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.

R.J. Daum

R.J. DAUM
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 4826
 MARCH 1, 2022



NOTES:
 THIS SURVEY WAS PREPARED WITH BENEFIT OF STEWART TITLEGUARANTY COMPANY
 TITLE COMMITMENT OF NUMBER 1987306-ALTC, WITH AN EFFECTIVE DATE OF FEBRUARY 8, 2022.
 SCHEDULE B ITEMS AS FOLLOWS
 EASEMENT GRANTED BY EDWARD T. FARRIS AND WIFE, HELEN W. FARRIS TO THE STATE OF TEXAS, FILED JULY 28, 1958, RECORDED IN VOLUME 547, PAGE 636, AS AFFECTED BY VOLUME 5458, PAGE 3964 REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS.AFFECTS LOCATED AS SHOWN
 I. INTENTIONALLY DELETED
 J. INTENTIONALLY DELETED
 K. TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS CONTAINED IN CITY OF ANNA, TEXAS RESOLUTION NO. 2010-12-07, DATED DECEMBER 14, 2010, FILED APRIL 7, 2011, IN CLERK'S FILE NO. 20110407000364770, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS.
 L. TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS CONTAINED IN CITY OF ANNA, TEXAS RESOLUTION NO. 2018-05-441, DATED MAY 8, 2018, FILED MAY 25, 2018, IN CLERK'S FILE NO. 20180525000640310, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS.
 M. MINERAL RESERVATION AS SHOWN IN DEED FROM VETERAN'S LAND BOARD TO EDWARD T. FARRIS, DATED MAY 11, 1966, FILED MAY 31, 1966, RECORDED IN/UNDER VOLUME 674, PAGE 128, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. SAID MINERAL INTEREST HAS NOT BEEN RESEARCHED SINCE THE DATE OF SAID DEED.
 N. MINERAL LEASE, AND ALL RIGHTS INCIDENT THERETO, TO THE PURE OIL COMPANY DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 351, PAGE 251, REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO THE DATE THEREOF.
 O. MINERAL LEASE, AND ALL RIGHTS INCIDENT THERETO, TO THE PURE OIL COMPANY DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 351, PAGE 287, REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO THE DATE THEREOF.
 P. MINERAL LEASE, AND ALL RIGHTS INCIDENT THERETO, TO THE PURE OIL COMPANY DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 470, PAGE 466, REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO THE DATE THEREOF.
 Q. MINERAL ESTATE AND INTEREST, AND ALL RIGHTS INCIDENT THERETO, DESCRIBED IN INSTRUMENT FILED FEBRUARY 14, 1958, RECORDED IN VOLUME 536, PAGE 386, REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO THE DATE THEREOF.

NOTES:
 1. COURSES, DISTANCES AND COORDINATES SHOWN HEREON ARE LAMBERT GRID AND CONFORM TO THE "TEXAS COORDINATE SYSTEM", TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. ALL DISTANCES AND COORDINATES ARE SHOWN IN GRID FEET.
 2. AMENDED SOIL CONSERVATION EASEMENT, VOLUME 547, PAGE 71, AND VOLUME 5458, PAGE 3964, DEED RECORDS, COLLIN COUNTY, TEXAS. IS LOCATED ON THIS TRACT OF LAND.
 MONUMENTS ARE A 1/2" REINFORCING BAR SET UNLESS OTHERWISE NOTED.

RU DAUM
 TEXAS RPLS 4826
 TEXAS SURVEY FIRM NO.1094673
 PO BOX 210856
 DALLAS, TEXAS 75211
 972-849-0013
 flatwillow55@gmail.com

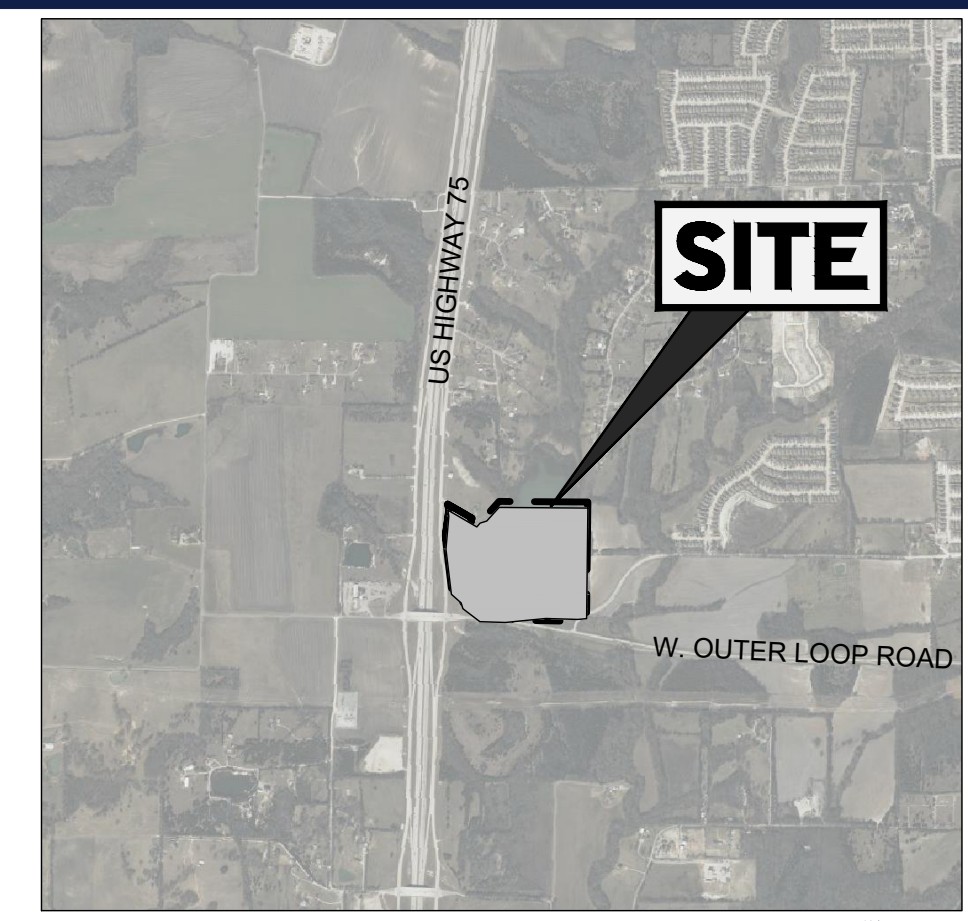
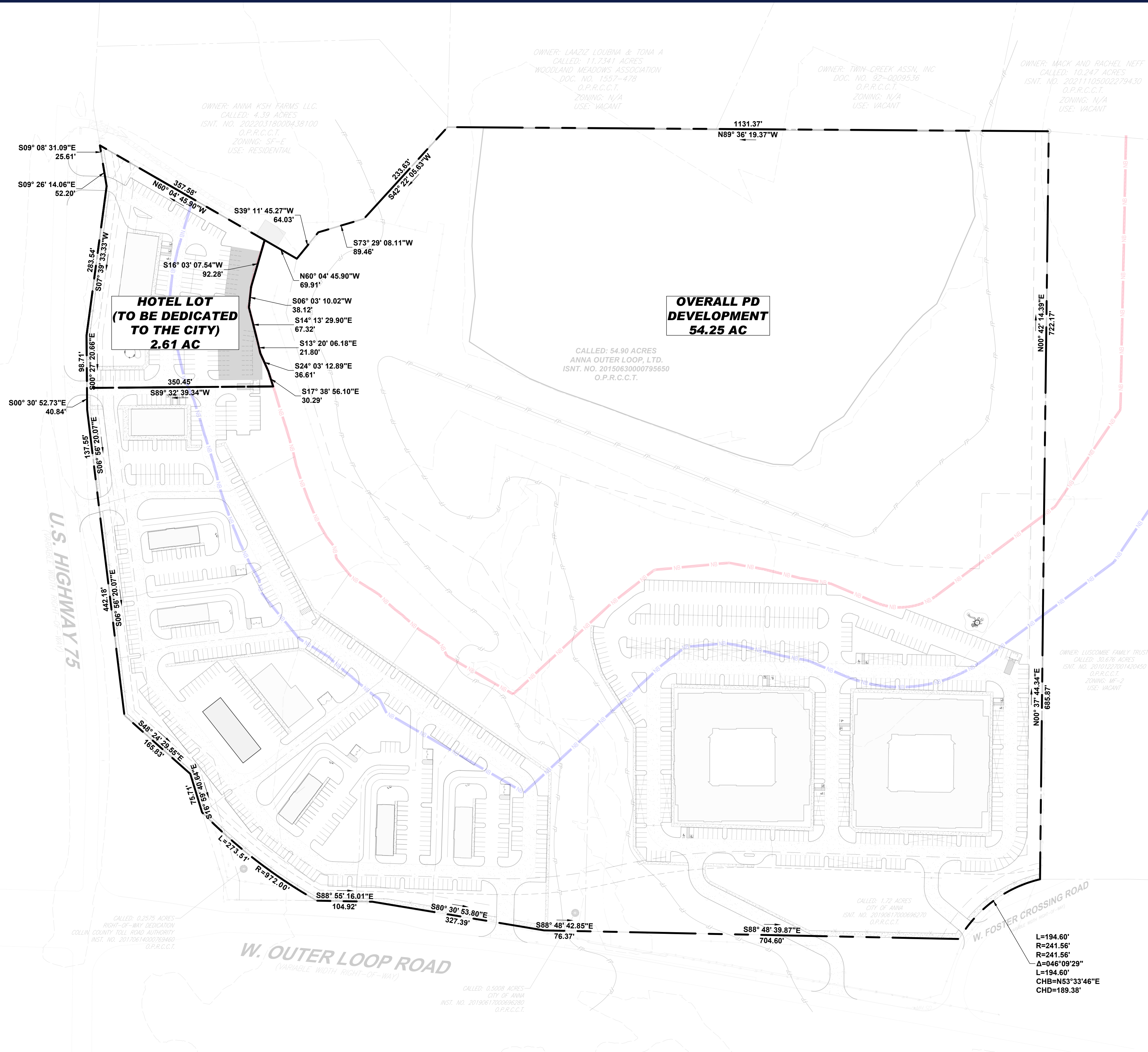
W.E. THROCKMORTON SURVEY, ABSTRACT NO. 899 & WILLIAM KITCHENS SURVEY, ABSTRACT NO. 505 COLLIN COUNTY, TEXAS

LAND SURVEY
57.23 ACRES

Date : 2/23/2022
 Scale : 1"=150'
 File : anna outer loop total REVISED 3-2-22
 Project No. : FM455 -SEMINOLE

SHEET 1 OF 1

APR 04, 2025 10:00 AM BOHLER ENGINEERING CONSTRUCTION PLANS PLAN SETS TXA220053.00 - BOUNDARY - LAYOUT BOUNDARY



LOCATION MAP
SCALE: N.T.S.



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT No.: TXA220053.00
DRAWN BY: MBS/GK
CHECKED BY: MUH
DATE: 02/19/2025
CAD ID:

PROJECT:
CONCEPT PLAN
FOR
THE POST AT ANNA
MIXED-USE DEVELOPMENT
W. OUTER LOOP RD & US-75 N
ANNA, TX 75409
ABS A0899 W E THROCKMORTON SURVEY, TRACT 4
&
ABS A0505 WILLIAM KITCHINGS SURVEY, TRACT 4

BOHLER
2600 NETWORK BLVD, SUITE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

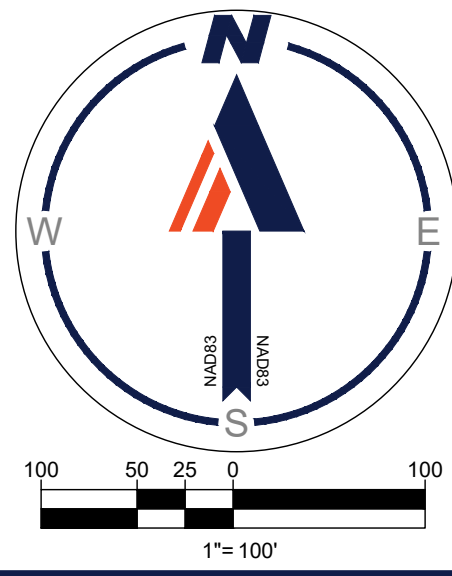
PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 13835

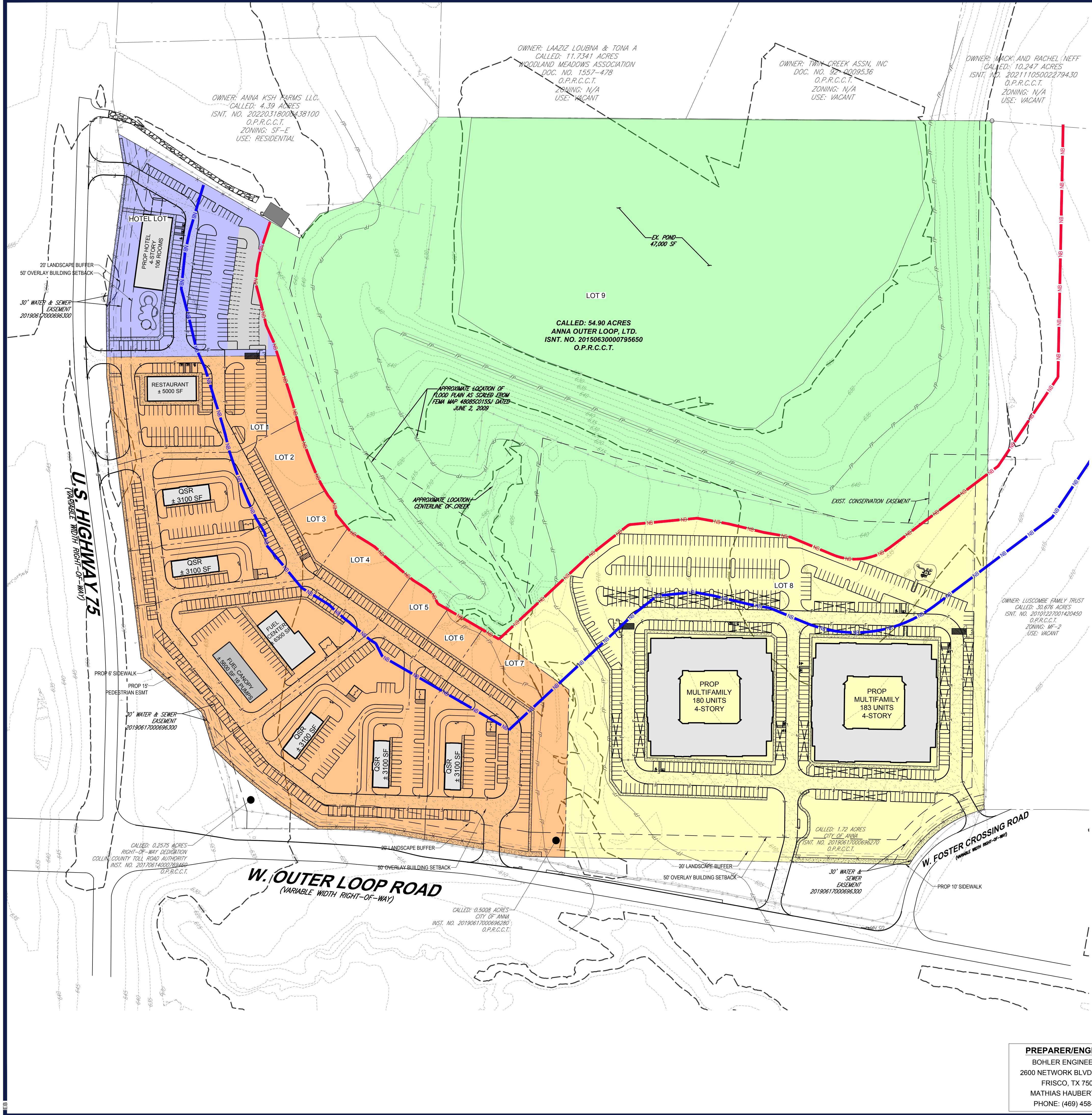
SHEET TITLE:
SITE BOUNDARY EXHIBIT
SHEET NUMBER:
C-303

PREPARER/ENGINEER
BOHLER ENGINEERING
2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
MATHIAS HAUBERT, P.E.
PHONE: (469) 458-7300

OWNER
DOSTI PARTNERS LLC
2504 LOFTMOOR LN.
PLANO, TX 75025
BHADRSH TRIVEDI
PHONE: (214) 208-5078

CONCEPT PLAN
THE PRESERVE
BLOCK A, LOT 1
54.90 ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS
ABS A0899 W E THROCKMORTON SURVEY, TRACT 4
ABS A0505 WILLIAM KITCHINGS SURVEY, TRACT 4
DATE OF PREPARATION: JANUARY 13, 2025





CONCEPT PLAN LEGEND

50' COUNTY DAM OFFSET	— NB — NB
200' TCEQ DAM OFFSET	— NB — NB
APPROXIMATE FLOODPLAIN LIMITS	— FP — FP
LAND TO BE DEDICATED TO THE CITY	— (Blue) —
QSR/RESTAURANT/CONVENIENCE STORE, FUEL PUMPS (C-1)	— (Orange) —
MULTIFAMILY (MF)	— (Yellow) —
UNDEVELOPED	— (Green) —



LOCATION MAP
SCALE: N.T.S.



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PROJECT No.: TXA220053.00
DRAWN BY: MBS/GK
CHECKED BY: MJH
DATE: 05/20/2025
CAD ID:

PROJECT: **CONCEPT PLAN**

FOR
THE POST AT ANNA
MIXED-USE DEVELOPMENT
W. OUTER LOOP RD & US-75 N
ANNA, TX 75409
ABS A0899 W E THROCKMORTON SURVEY, TRACT 4 & ABS A0505 WILLIAM KITCHINGS SURVEY, TRACT 4

BOHLER
2600 NETWORK BLVD, SUITE 310
FRISCO, TX 75034
Phone: (469) 458-7300
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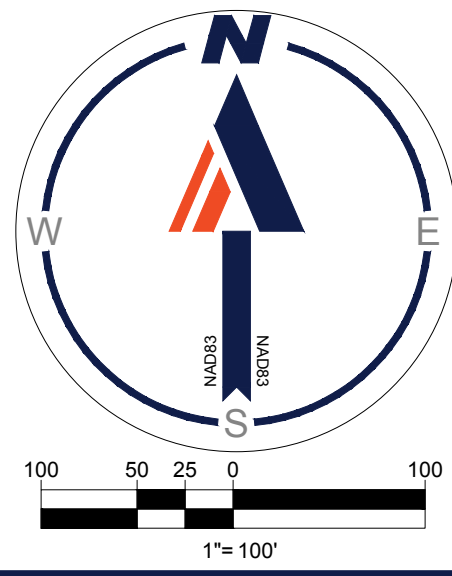
PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 13835

SHEET TITLE:
OVERALL CONCEPT PLAN
SHEET NUMBER:
C-300

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PLANO, TX 75025
BHADRESH TRIVEDI
PHONE: (214) 208-5078

PD 25-0003
CONCEPT PLAN
THE PRESERVE
BLOCK A, LOT 1
54.90 ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS
ABS A0899 W E THROCKMORTON SURVEY, TRACT 4
ABS A0505 WILLIAM KITCHINGS SURVEY, TRACT 4
DATE OF PREPARATION: MAY 20, 2025



May 20, 2025
 H:\2025\TXA220053_0070\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SET\TXA220053.00_ SITE - 0 --- JAVOUT: OVERALL SITE
 EEB

SITE DATA TABLE		
QSR + RESTAURANT + CONVENIENCE STORE, FUEL PUMPS + HOTEL		MULTIFAMILY
LOT		
ABS A0899 W E THROCKMORTON SURVEY, TRACT 4 & ABS 0505 WILLIAM KITCHINGS SURVEY, TRACT 4		
TOTAL LOT AREA	2.61 AC (±113,652 SF)	13.35 AC (±581,732 SF)
ZONING		
EXISTING ZONING	MF-2	
PROPOSED ZONING	PD (C-1)	PD (MF)
PROPOSED USE	QSR + RESTAURANT + CONVENIENCE STORE, FUEL PUMPS + HOTEL	

SITE DATA TABLE	
HOTEL LOT	
TOTAL LOT AREA	2.61 AC (113,652 SF)
BUILDING	
TOTAL BUILDING AREA	9,000 SF
ZONING MAX. BUILDING HEIGHT	25'
PD MAX. BUILDING HEIGHT	70'
PROP. BUILDING HEIGHT	4 STORIES
MAX. LOT COVERAGE	50%
PROP. LOT COVERAGE	7.92%
PARKING	
REQUIRED SPACES	1.25/GUESTROOM + 1/200 SF OF RESTAURANT, RETAIL, CONFERENCE, OR OFFICE AREA (133 SPACES REQUIRED)
PROPOSED SPACES	149 SPACES TOTAL (119 SPACES + 30 FUTURE OVERFLOW SPACES)
REQUIRED ADA-COMPLIANT PARKING SPACES	6 SPACES (INCLUDING 1 VAN SPACE)
PROPOSED ADA-COMPLIANT PARKING SPACES	-
PROPOSED PARKING RATIO	1.47 SPACES/ROOM
LANDSCAPE	
ZONING REQUIRED LANDSCAPE AREA (10%)	±11,365 SF
PD REQUIRED LANDSCAPE AREA (5%)	N/A
REQUIRED INTERIOR LANDSCAPE AREA (8 SF PER PARKING SPACE)	1,248 SF
PROPOSED LANDSCAPE AREA	±33,611 SF

SITE DATA TABLE	
LOT 1	
TOTAL LOT AREA	1.60 AC (69,691 SF)
BUILDING	
TOTAL BUILDING AREA	5,000 SF
ZONING MAX. BUILDING HEIGHT	25'
PD MAX. BUILDING HEIGHT	70'
PROP. BUILDING HEIGHT	1 STORY
MAX. LOT COVERAGE	50%
PROP. LOT COVERAGE	7.16%
PARKING	
REQUIRED SPACES	RESTAURANT > 2,500 SF = 10 SPACES / 1,000 SF (50 SPACES REQUIRED)
PROPOSED SPACES	83 SPACES
REQUIRED ADA-COMPLIANT PARKING SPACES	3 SPACES (INCLUDING 1 VAN SPACE)
PROPOSED ADA-COMPLIANT PARKING SPACES	3 SPACES (1 VAN SPACE)
PROPOSED PARKING RATIO	15.4 SPACES / 1,000 SF
LANDSCAPE	
ZONING REQUIRED LANDSCAPE AREA (10%)	±6,969 SF
PD REQUIRED LANDSCAPE AREA (5%)	N/A
REQUIRED INTERIOR LANDSCAPE AREA (8 SF PER PARKING SPACE)	616 SF
PROPOSED LANDSCAPE AREA	±20,107 SF

SITE DATA TABLE	
LOT 2	
TOTAL LOT AREA	1.58 AC (68,643 SF)
BUILDING	
TOTAL BUILDING AREA	3,100 SF
ZONING MAX. BUILDING HEIGHT	25'
PD MAX. BUILDING HEIGHT	70'
PROP. BUILDING HEIGHT	1 STORY
MAX. LOT COVERAGE	50%
PROP. LOT COVERAGE	4.53%
PARKING	
REQUIRED SPACES	RESTAURANT > 2,500 SF = 10 SPACES / 1,000 SF (31 SPACES REQUIRED)
PROPOSED SPACES	52 SPACES
REQUIRED ADA-COMPLIANT PARKING SPACES	2 SPACES (INCLUDING 1 VAN SPACE)
PROPOSED ADA-COMPLIANT PARKING SPACES	-
PROPOSED PARKING RATIO	17.7 SPACES / 1,000 SF
LANDSCAPE	
ZONING REQUIRED LANDSCAPE AREA (10%)	±6,861 SF
PD REQUIRED LANDSCAPE AREA (5%)	N/A
REQUIRED INTERIOR LANDSCAPE AREA (8 SF PER PARKING SPACE)	440 SF
PROPOSED LANDSCAPE AREA	±29,448 SF

SITE DATA TABLE	
LOT 3	
TOTAL LOT AREA	1.18 AC (51,535 SF)
BUILDING	
TOTAL BUILDING AREA	3,100 SF
ZONING MAX. BUILDING HEIGHT	25'
PD MAX. BUILDING HEIGHT	70'
PROP. BUILDING HEIGHT	1 STORY
MAX. LOT COVERAGE	50%
PROP. LOT COVERAGE	6.02%
PARKING	
REQUIRED SPACES	RESTAURANT > 2,500 SF = 10 SPACES / 1,000 SF (31 SPACES REQUIRED)
PROPOSED SPACES	39 SPACES
REQUIRED ADA-COMPLIANT PARKING SPACES	2 SPACES (INCLUDING 1 VAN SPACE)
PROPOSED ADA-COMPLIANT PARKING SPACES	-
PROPOSED PARKING RATIO	12.9 SPACES / 1,000 SF
LANDSCAPE	
ZONING REQUIRED LANDSCAPE AREA (10%)	±5,154 SF
PD REQUIRED LANDSCAPE AREA (5%)	N/A
REQUIRED INTERIOR LANDSCAPE AREA (8 SF PER PARKING SPACE)	320 SF
PROPOSED LANDSCAPE AREA	±21,647 SF

SITE DATA TABLE	
LOT 8	
TOTAL LOT AREA	13.35 AC (±581,732 SF)
BUILDING	
TOTAL BUILDING AREA	94,559 SF
ZONING MAX. BUILDING HEIGHT	70'
PD MAX. BUILDING HEIGHT	70'
PROP. BUILDING HEIGHT	4 STORIES
MAX. LOT COVERAGE	50%
PROP. LOT COVERAGE	16.3%
PROPOSED # OF UNITS	363
ZONING MAX. DENSITY	25 UNITS/ ACRE
PD MAX. DENSITY	30 UNITS/ ACRE
PROPOSED DENSITY	27.19 UNITS/ ACRE
UNIT MATRIX	
	1 BR - 270 UNITS
	2 BR - 93 UNITS
PARKING	
REQUIRED SPACES	1 SPACE / 1 BR UNIT 2 SPACES / 2 BR AND 3 BR UNIT + 0.25 SPACES PER UNIT (547 SPACES REQUIRED)
PROPOSED SPACES	563 SPACES
REQUIRED COVERED PARKING (EXCLUDING VISITOR PARKING)	50% OF REQUIRED PARKING (228 SPACES)
PROVIDED COVERED PARKING	200 SPACES
REQUIRED ADA-COMPLIANT PARKING SPACES	12 SPACES (INCLUDING 2 VAN SPACES)
PROPOSED ADA-COMPLIANT PARKING SPACES	12 VAN SPACES (INCLUDING 6 VAN SPACES)
PROPOSED PARKING RATIO	1.53 SPACES / UNIT
LANDSCAPE	
ZONING REQUIRED LANDSCAPE AREA (10%)	±58,173 SF
PD REQUIRED LANDSCAPE AREA (5%)	±29,087 SF
REQUIRED INTERIOR LANDSCAPE AREA (8 SF PER PARKING SPACE)	4,440 SF
PROPOSED LANDSCAPE AREA	±31,467 SF
REQUIRED OPEN SPACE RATIO	600 SF PER 1BR UNIT + 300 SF FOR EACH ADDITIONAL BEDROOM
PROVIDED OPEN SPACE AREA	±245,700 SF (5.64 AC)
PD REQUIRED OPEN SPACE RATIO	450 SF PER 1BR UNIT + 200 SF FOR EACH ADDITIONAL BEDROOM
PROVIDED OPEN SPACE AREA	±181,950 SF (4.18 AC)
PROVIDED OPEN SPACE AREA	±190,645 SF (4.38 AC)

SITE DATA TABLE	
LOT 4	
TOTAL LOT AREA	2.67 AC (116,288 SF)
BUILDING	
TOTAL BUILDING AREA	6,300 SF
ZONING MAX. BUILDING HEIGHT	25'
PD MAX. BUILDING HEIGHT	70'
PROP. BUILDING HEIGHT	1 STORY
MAX. LOT COVERAGE	50%
PROP. LOT COVERAGE	5.41%
PARKING	
REQUIRED SPACES	CONVENIENCE STORE, FUEL PUMPS = 4 SPACES / 1,000 SF (26 SPACES REQUIRED)
PROPOSED SPACES	105 SPACES
REQUIRED ADA-COMPLIANT PARKING SPACES	5 SPACES (INCLUDING 1 VAN SPACE)
PROPOSED ADA-COMPLIANT PARKING SPACES	-
PROPOSED PARKING RATIO	17.0 SPACES / 1,000 SF
LANDSCAPE	
ZONING REQUIRED LANDSCAPE AREA (10%)	±11,655 SF
PD REQUIRED LANDSCAPE AREA (5%)	N/A
REQUIRED INTERIOR LANDSCAPE AREA (8 SF PER PARKING SPACE)	848 SF
PROPOSED LANDSCAPE AREA	±43,577 SF

SITE DATA TABLE	
LOT 5	
TOTAL LOT AREA	2.11 AC (91,960 SF)
BUILDING	
TOTAL BUILDING AREA	3,100 SF
ZONING MAX. BUILDING HEIGHT	25'
PD MAX. BUILDING HEIGHT	70'
PROP. BUILDING HEIGHT	1 STORY
MAX. LOT COVERAGE	50%
PROP. LOT COVERAGE	3.38%
PARKING	
REQUIRED SPACES	RESTAURANT > 2,500 SF = 10 SPACES / 1,000 SF (31 SPACES REQUIRED)
PROPOSED SPACES	79 SPACES
REQUIRED ADA-COMPLIANT PARKING SPACES	4 SPACES (INCLUDING 1 VAN SPACE)
PROPOSED ADA-COMPLIANT PARKING SPACES	-
PROPOSED PARKING RATIO	25.2 SPACES / 1,000 SF
LANDSCAPE	
ZONING REQUIRED LANDSCAPE AREA (10%)	±9,196 SF
PD REQUIRED LANDSCAPE AREA (5%)	N/A
REQUIRED INTERIOR LANDSCAPE AREA (8 SF PER PARKING SPACE)	632 SF
PROPOSED LANDSCAPE AREA	±41,416 SF

SITE DATA TABLE	
LOT 6	
TOTAL LOT AREA	1.19 AC (51,942 SF)
BUILDING	
TOTAL BUILDING AREA	3,100 SF
ZONING MAX. BUILDING HEIGHT	25'
PD MAX. BUILDING HEIGHT	70'
PROP. BUILDING HEIGHT	1 STORY
MAX. LOT COVERAGE	50%
PROP. LOT COVERAGE	5.98%
PARKING	
REQUIRED SPACES	RESTAURANT > 2,500 SF = 10 SPACES / 1,000 SF (31 SPACES REQUIRED)
PROPOSED SPACES	56 SPACES
REQUIRED ADA-COMPLIANT PARKING SPACES	3 SPACES (INCLUDING 1 VAN SPACE)
PROPOSED ADA-COMPLIANT PARKING SPACES	-
PROPOSED PARKING RATIO	18.1 SPACES / 1,000 SF
LANDSCAPE	
ZONING REQUIRED LANDSCAPE AREA (10%)	±5,181 SF
PD REQUIRED LANDSCAPE AREA (5%)	N/A
REQUIRED INTERIOR LANDSCAPE AREA (8 SF PER PARKING SPACE)	448 SF
PROPOSED LANDSCAPE AREA	±18,494 SF

SITE DATA TABLE	
LOT 7	
TOTAL LOT AREA	2.52 AC (109,644 SF)
BUILDING	
TOTAL BUILDING AREA	3,100 SF
ZONING MAX. BUILDING HEIGHT	25'
PD MAX. BUILDING HEIGHT	70'
PROP. BUILDING HEIGHT	1 STORY
MAX. LOT COVERAGE	50%
PROP. LOT COVERAGE	2.83%
PARKING	
REQUIRED SPACES	RESTAURANT > 2,500 SF = 10 SPACES / 1,000 SF (31 SPACES REQUIRED)
PROPOSED SPACES	77 SPACES
REQUIRED ADA-COMPLIANT PARKING SPACES	4 SPACES (INCLUDING 1 VAN SPACE)
PROPOSED ADA-COMPLIANT PARKING SPACES	-
PROPOSED PARKING RATIO	25.8 SPACES / 1,000 SF
LANDSCAPE	
ZONING REQUIRED LANDSCAPE AREA (10%)	±10,964 SF
PD REQUIRED LANDSCAPE AREA (5%)	N/A
REQUIRED INTERIOR LANDSCAPE AREA (8 SF PER PARKING SPACE)	608 SF
PROPOSED LANDSCAPE AREA	±56,137 SF

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PROJECT No.: TXA220053.00
DRAWN BY: MBS/GK
CHECKED BY: MUH
DATE: 05/20/2025
CAD LD:

CONCEPT PLAN

FOR

THE POST AT ANNA

MIXED-USE DEVELOPMENT
W. OUTER LOOP RD & US-75 N
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ABS A0899 W E THROCKMORTON SURVEY, TRACT 4 & ABS A0505 WILLIAM KITCHINGS SURVEY, TRACT 4

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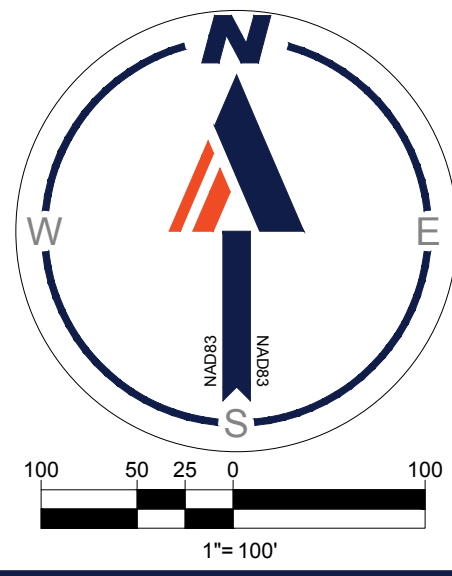
SHEET TITLE:
SITE DATA TABLES

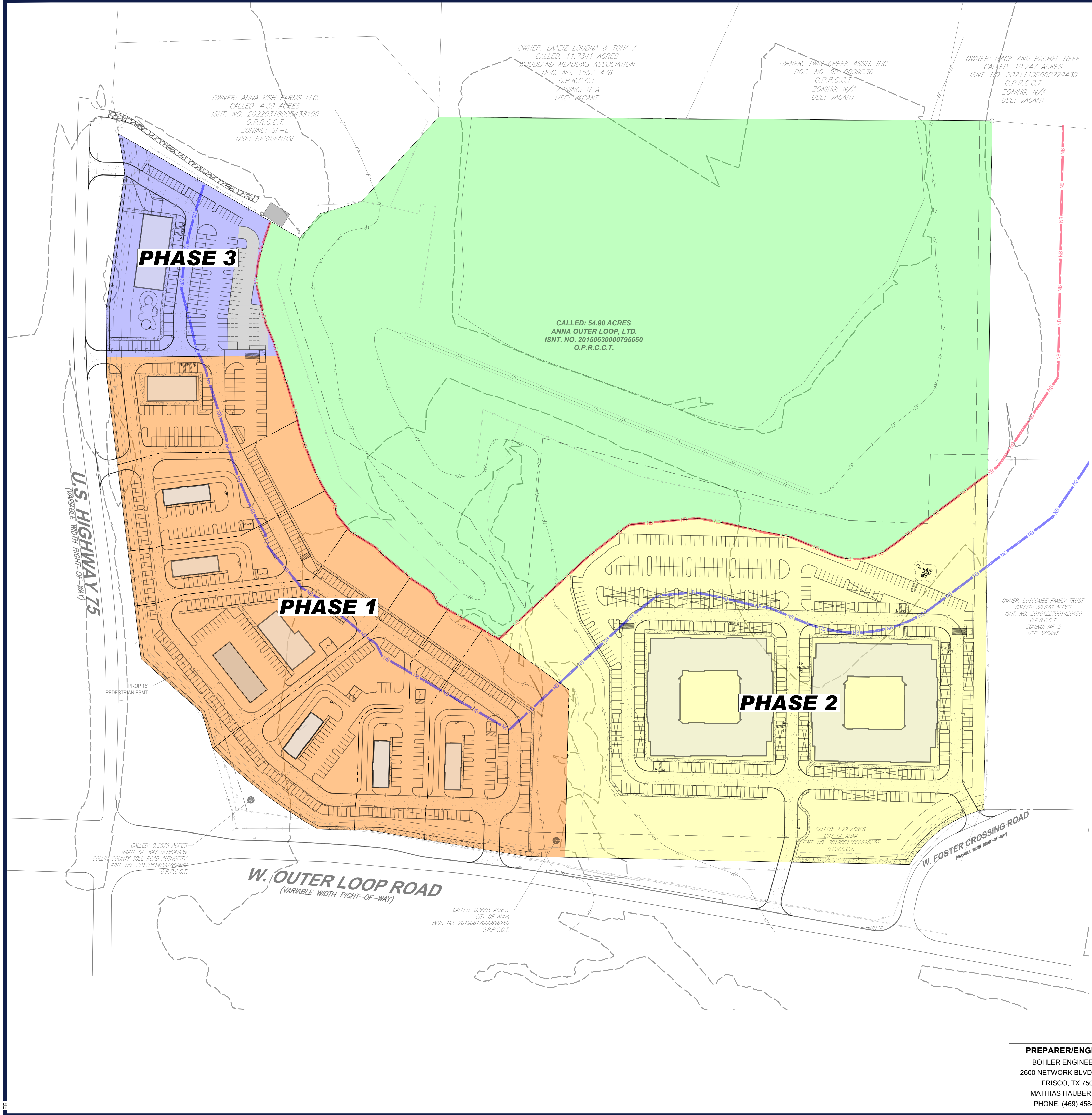
SHEET NUMBER:
C-301

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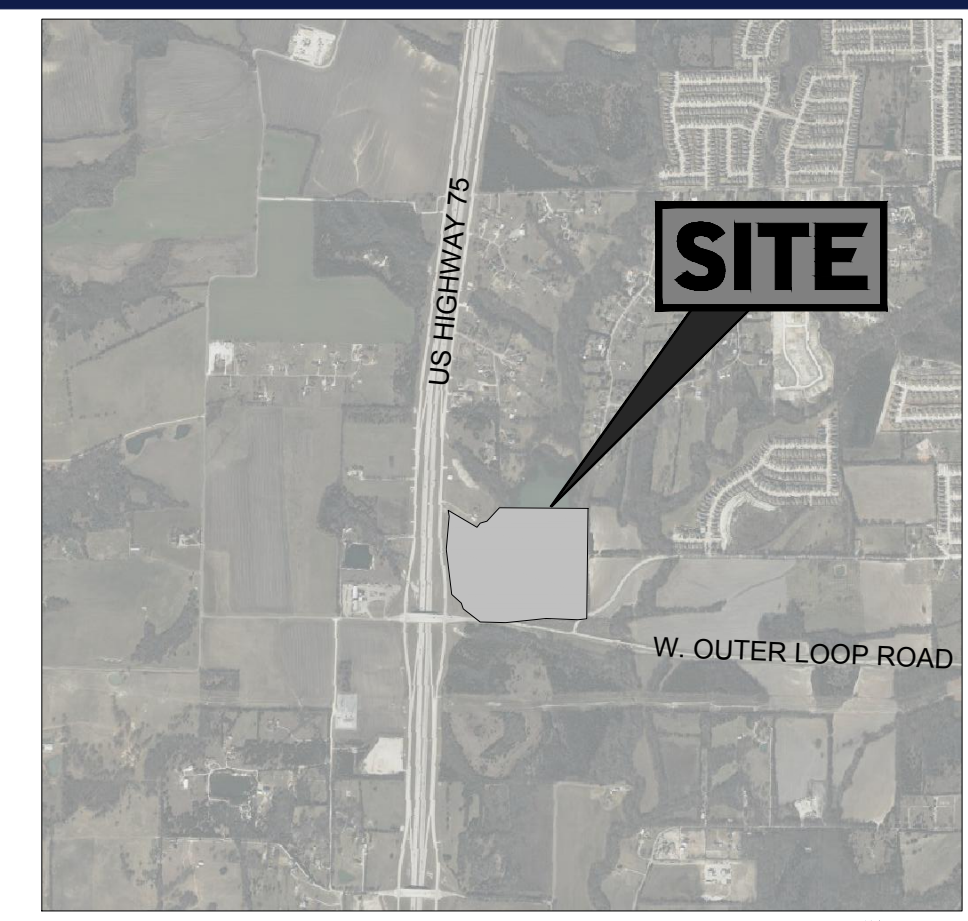
PD 25-0003
CONCEPT PLAN
THE PRESERVE
BLOCK A, LOT 1
54.90 ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS
ABS A0899 W E THROCKMORTON SURVEY, TRACT 4
ABS A0505 WILLIAM KITCHINGS SURVEY, TRACT 4
DATE OF PREPARATION: MAY 20, 2025





CONCEPT PLAN LEGEND

50' COUNTY DAM OFFSET	NB	NB
200' TCEQ DAM OFFSET	NB	NB
APPROXIMATE FLOODPLAIN LIMITS	FP	FP
PHASE 1	[Orange Box]	
PHASE 2	[Yellow Box]	
PHASE 3	[Blue Box]	
UNDEVELOPED	[Green Box]	



LOCATION MAP
SCALE: N.T.S.

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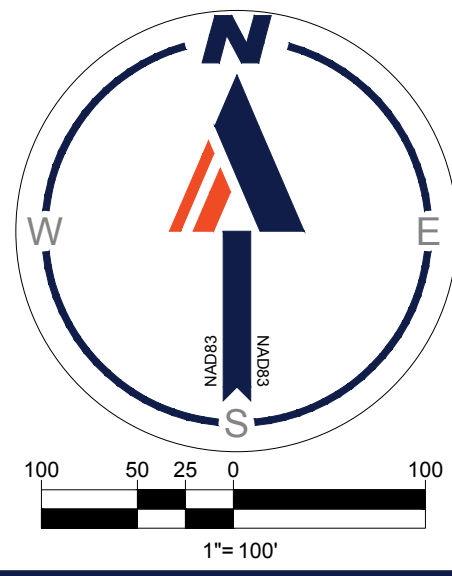
PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 13835

SHEET TITLE:
DEVELOPMENT PHASES EXHIBIT
SHEET NUMBER:
C-304

PREPARER/ENGINEER
BOHLER ENGINEERING
2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
MATHIAS HAUBERT, P.E.
PHONE: (469) 458-7300

OWNER
DOSTI PARTNERS LLC
2504 LOFSTMOOR LN.
PLANO, TX 75025
BHADRESH TRIVEDI
PHONE: (214) 208-5078

PD 25-0003
CONCEPT PLAN
THE PRESERVE
BLOCK A, LOT 1
54.90 ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS
ABS A0899 W E THROCKMORTON SURVEY, TRACT 4
ABS A0505 WILLIAM KITCHINGS SURVEY, TRACT 4
DATE OF PREPARATION: MAY 20, 2025



May 20, 2025
 H:\2025\TXA220053_0070\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SET\B1\TA220053.00 - SITE - 0 - JAYCUT PHASING
 EMB

TO: City of Anna Planning and Development
 120 West 7th Street, Suite #142
 Anna, TX 75409

RE: The Post, Block A Lot 1, herein referred to as “the Project”
 Request to rezone from PD (C-3) to PD (MF and C-1)
 Zoning Request Summary and Justification

Requested Zoning: PD (MF and C-1)

<i>Ordinance</i>	<i>MF Base</i>	<i>Requested PD (MF)</i>	<i>C-1 Base</i>	<i>Requested PD (C-1)</i>
<i>Max Height</i>	70 feet	<i>Unchanged</i>	25 feet	70 feet
<i>Side Yard, Interior</i>	10 feet	<i>Unchanged</i>	5 feet	<i>Unchanged</i>
<i>Rear Yard, Interior</i>	20 feet	<i>Unchanged</i>	10 feet	<i>Unchanged</i>
<i>Front Yard</i>	25 feet	<i>Unchanged</i>	25 feet	<i>Unchanged</i>
<i>Lot Area</i>	5,000 square feet	<i>Unchanged</i>	7,000 square feet	<i>Unchanged</i>
<i>Lot Width</i>	50 feet	<i>Unchanged</i>	50 feet	<i>Unchanged</i>
<i>Lot Depth</i>	120 feet	<i>Unchanged</i>	100 feet	<i>Unchanged</i>
<i>Maximum Lot Coverage</i>	50%	<i>Unchanged</i>	50%	<i>Unchanged</i>
<i>Density</i>	25 units/acre	30 units/acre	N/A	N/A
<i>Open Space</i>	600 SF/1BR unit + 300 SF/additional bedroom	450 SF/1 BR unit + 200 SF/additional bedroom	N/A	N/A
<i>Parking</i>	1/1 BRU; 2/2 & 3 BRU + 0.25/Unit for visitors	<i>Unchanged</i>	<i>Per use</i>	<i>Unchanged</i>
<i>Covered Parking</i>	50% of parking excluding visitor parking	<i>Unchanged</i>	N/A	N/A
<i>Landscaping</i>	10% of lot area	5% of lot area	10% of lot area	<i>Unchanged</i>
<i>Allowable Uses</i>	N/A	N/A	Hotels allowable by SUP Drive-through restaurants are not permitted	Hotels are an allowable use without SUP Drive-through restaurants are permitted

Allowable Uses

Proposed uses in the PD reflect the uses in the MF zoning district and the C-1 zoning district.

Request to change the C-1 zoning district to allow a Hotel without a Special Use Permit and to allow drive-through restaurants.

Justification: A hotel in this Project, at the intersection of two high trafficked roadways, US-75 Frontage and Outer Loop, is a valuable addition to the community and fits well within the PD. It is directly adjacent to the proposed restaurant, fuel stations, and quick serve restaurants. Removing the need for an SUP will also allow for easier reclamation of the property by the City.

Building Height

Request to change the C-1 zoning district maximum building height from 25 feet to 70 feet.

Justification: The increase in the building height is intended to accommodate the site and the surrounding area's topography constraints. The site's existing elevation sits approximately 35' below the intersection of the US-75 Frontage and Outer Loop. The site's topography allows for a four-story product without the towering presence.

Density

Request to change the MF zoning district density from 25 units/acre to 30 units/acre.

Justification: The increase in the Project's density is intended to match the requirements of similar cities. Plano, TX limits multifamily density to 40 units/acre. The Project's proposed density of approximately 25.14 units/acre is well in line with this and other similar cities' requirements.

Open Space

Request to change the MF zoning district minimum open space requirement from 600 SF per 1 bedroom unit plus 300 SF for each additional bedroom to 450 SF per 1 bedroom unit plus 200 SF for each additional bedroom.

Justification: The reduction in property open space is alleviated by the approximate 55-acre conservation site with earthen trail directly north, open space within the C-1 district directly west, and vacant ~31-acre lot directly east. The proposed ratio is in line with many other jurisdiction's requirements for multifamily open space. For example, the city of Frisco, TX requires 25% of property

area to be open space. This PD's proposed open space ratio yields an open space of 4.18 AC out of a total lot area of 13.93 AC, which is 30% of the lot's area.

Landscaping

Request to change the MF zoning district minimum landscaping requirement from 10% of the lot area to 5% of the lot area.

Justification: The reduction in property landscaping is more than compensated by the landscaping in the adjacent C-1 district as part of the same PD.

Lauren Mecke

From: Sharon Johnson
Sent: Tuesday, May 27, 2025 2:22 PM
To: Planning
Subject: [EXTERNAL]: The post at Anna - oppose

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are still unsure, please report this email via the PhishNotify button.

I Sharon Peoples at 917 Holly street Anna Texas oppose this project. Collin county outer loop is only a two lane road. To get to 75 in the morning is horrible already. We do not have the infrastructure for this project. Also we do not want more fast food.. we want sit down family and fine dining options in Anna. We also do not want more multi family as Anna has plenty of that already. We need more quality over quantity. We deserve better in Anna than more apartments and fast food.

Thanks,
Sharon Peoples
Sent from my iPhone

Lauren Mecke

From: Payge Wasikowski
Sent: Tuesday, May 27, 2025 1:39 PM
To: Planning
Subject: [EXTERNAL]: Opposition to Proposed Development at W Foster Crossing & Outer Loop-P&Z

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are still unsure, please report this email via the PhishNotify button.

To whom it may concern,

I am writing to express my strong opposition to the proposed development at the corner of West Foster Crossing and Outer Loop, which includes plans for a hotel, gas station, and multi-story apartment complex.

Anna's infrastructure is simply not built to support more high-density housing or additional commercial development at this time. Our roads are already overburdened—especially at that intersection—which sees consistent traffic congestion and frequent accidents. When incidents do occur, there are virtually no alternate routes to reroute traffic safely or efficiently.

We need to take a step back and evaluate the long-term impact of this kind of rapid growth. Cities like Princeton have recognized the strain on their infrastructure and paused development until road systems and city planning could catch up. Anna should seriously consider following suit.

In addition, we already have three gas stations just one exit away. Adding another so close not only feels unnecessary, but adds to the already chaotic traffic and safety concerns in that area.

Please reconsider approving this project. Our community deserves thoughtful, sustainable planning—not reactive growth that puts our families and daily lives at risk.

Sincerely,

Payge Wasikowski

