



**AGENDA**  
**Planning & Zoning Commission**  
**Monday, July 7, 2025 @ 6:00 PM**

**Anna Municipal Complex - Council Chambers**  
**120 W. 7th Street, Anna, Texas 75409**

The Planning & Zoning Commission of the City of Anna will meet on Monday, July 7, 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.**
6. **Consent Items.**
  - a. Approve Minutes of the June 2, 2025, Planning & Zoning Commission Meeting.
  - b. Approve a Resolution regarding Crystal Park Phase 2, Preliminary Plat (PP 25-0012)  
Owner: Bloomfield Homes, LP
  - c. Approve a Resolution regarding McDonald's Anna, Block A, Lot 8, Preliminary Site Plan (PSP 25-0007)  
Owner: SGI Anna SEC-I, LLC.
  - d. Approve a Resolution regarding Meadow Vista Phase 3, Preliminary Plat (PP 25-0013)  
Owner: Bloomfield Homes, LP

- e. Approve a Resolution regarding The Parks at Foster Crossing, Phase 1, Final Plat (FP 25-0009)  
Owner: Meritage Homes of Texas, LLC
- f. Approve a Resolution regarding Shops at Avery Pointe, Block A, Lots 1 & 2, Final Plat (FP 25-0010)  
Owner: Novus NDT Realty, LLC
- g. Approve a Resolution regarding Victoria Falls Center Addition, Block A, Lots 2R & 3R, Replat (RP 25-0003)  
Owner: Texas Bank
- h. Approve a Resolution regarding Rosamond Crossing Southeast Corner Addition, Block A, Lot 4, Site Plan (SP 25-0007)  
Owner: Seitz Group, Inc.

7. **Items For Individual Consideration and Public Hearings.**

*At the time and place of any public hearing held during this meeting, all persons who desire will have an opportunity to be heard in opposition to or in favor of the ordinance, application, or other proposed item.*

- a. Conduct a Public Hearing/Consider/Discuss/Action regarding a request to rezone 0.149± acre at the northwest corner of E. Seventh Street and S. Easton Drive from SF-1 Single-Family Residential (SF-1) to Downtown-Neighborhood (DT-ND) with a Specific Use Permit for a Multi-Family Dwelling. (SUP 25-0004)  
Owner: Hameed Zeeshan

8. **Adjourn.**

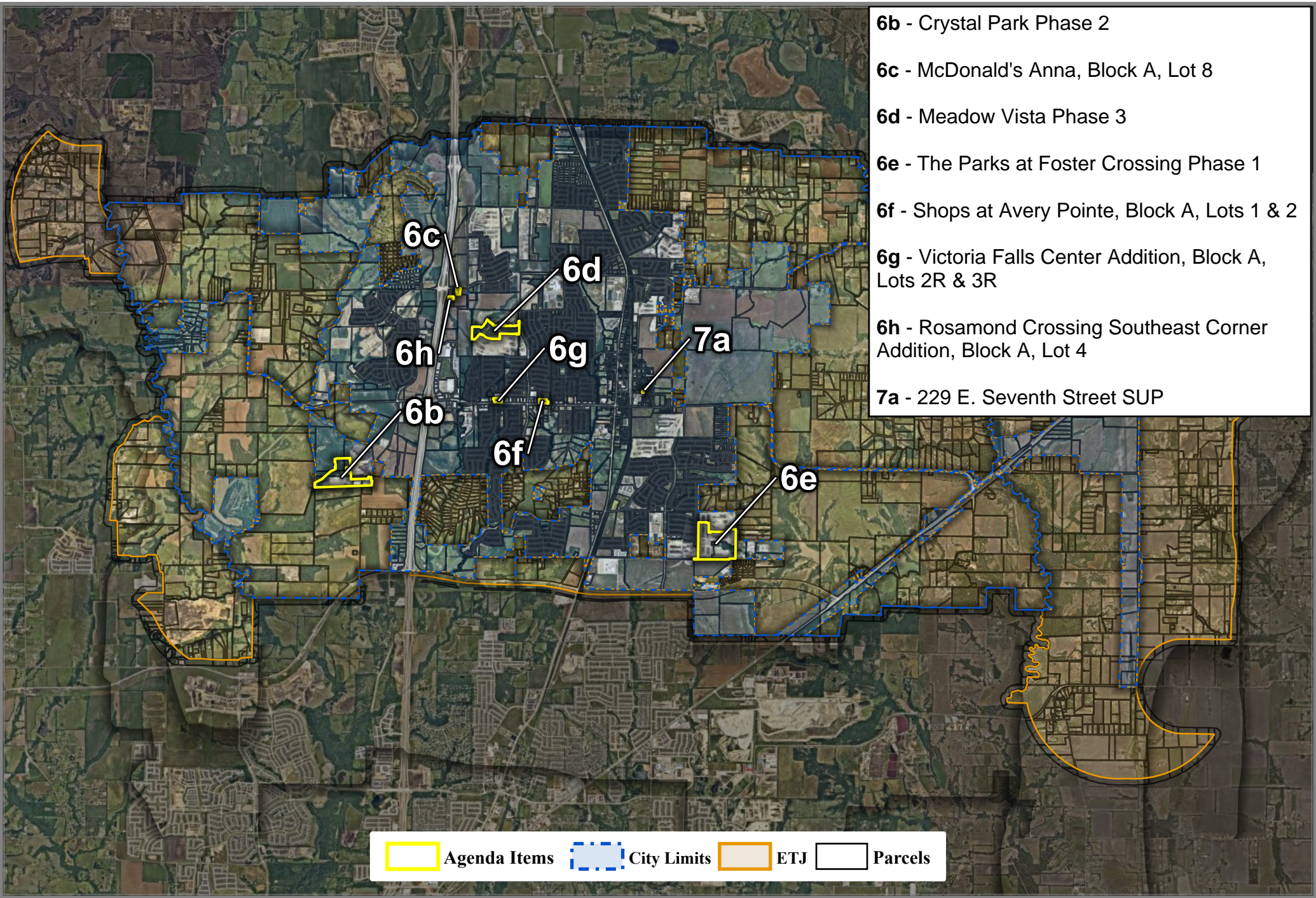
This is to certify that I, Lauren Mecke, Planning Manager, posted this Agenda on the City's website ([www.annatexas.gov](http://www.annatexas.gov)) and at the Anna Municipal Complex bulletin board at or before 5:00 p.m. on 07/04/2025.



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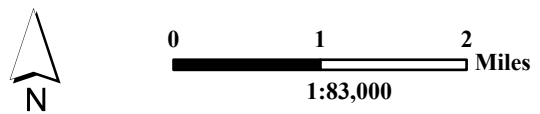
Lauren Mecke, Planning Manager

*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 hours in advance of the event. Email [adacompliance@annatexas.gov](mailto:adacompliance@annatexas.gov). Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <https://annatexas.gov/ada>*



- 6b** - Crystal Park Phase 2
- 6c** - McDonald's Anna, Block A, Lot 8
- 6d** - Meadow Vista Phase 3
- 6e** - The Parks at Foster Crossing Phase 1
- 6f** - Shops at Avery Pointe, Block A, Lots 1 & 2
- 6g** - Victoria Falls Center Addition, Block A, Lots 2R & 3R
- 6h** - Rosamond Crossing Southeast Corner Addition, Block A, Lot 4
- 7a** - 229 E. Seventh Street SUP

Agenda Items
  City Limits
  ETJ
  Parcels



## June 2025 Planning & Zoning Meeting Map

Source: City of Anna GIS  
Date: 6/25/2025

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





Item No. 6.a.

Planning & Zoning Commission Agenda  
Staff Report

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

**AGENDA ITEM:**

Approve Minutes of the June 2, 2025, Planning & Zoning Commission Meeting.

**SUMMARY:**

Minutes from the previous Planning & Zoning Commission meeting for the Commission's review and approval.

**FINANCIAL IMPACT:**

This item has no financial impact.

**BACKGROUND:**

Recommended for approval as submitted.

**STRATEGIC CONNECTIONS:**

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

**ATTACHMENTS:**

1. 2025-06-02 Minutes

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Monday, June 2, 2025**

The Planning and Zoning Commission of the City of Anna held a meeting at 6:00 p.m. on June 2, 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 6:04 p.m.*

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

2. Invocation and Pledge of Allegiance.

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

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

*Terrell Culbertson expressed his frustration with not having an easier, more direct route to communicate with the board members.*

4. Director's Report.

*Mrs. Scott-Sims reported that the City Council recognized outgoing Councilman Lee Miller and administered the oath of office to the newly elected members Kelly Herndon and Manny Singh. The City Council approved the alley abandonment for the Sherley building, the Liberty Hills Phases 1 and 2 preliminary plat, and the SUP for telecommunications tower in Urban Crossing, and tabled the Surdukan City development plat.*

5. Overall Location Map.

**Consent Items**

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

*Commissioner Longmire asked why his abstention for vote on the telecommunications tower was changed to a negative vote. David Overcash, council for the City, explained that abstentions are always counted as negative votes to determine whether or not the thresholds for the number of necessary positive votes are truly met.*

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

*Commissioner Longmire asked why this item was repeated from the previous month. Ms. Mecke explained that the applicant had previously requested a 30-day extension.*

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

*A motion was made by Commissioner Walden to approve Items 6-11, seconded by Commissioner Vollmer to recommend approval. The vote was unanimous in favor. The motion passed.*

### **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

*Ms. Mecke explained that sister companies DR Horton and DHI were requesting to move lot lines so that the entire pond would now be owned by the single-family HOA.*

*The public hearing was opened at 6:16 p.m.*

*Blake Beeson from Spiars Engineering explained that the pond was there to account for the 100-year floodplain and that the only thing changing would be the lot line for the property.*

*Melanie Hofton expressed that homeowners were concerned that apartments might be moved closer to the pond causing more issues with the use and cleanliness of the pond that their HOA would be responsible for maintaining.*

*The public hearing was closed at 6:20 p.m.*

*A motion was made by Commissioner Hermann to approve Items 12, seconded by Commissioner Martin to recommend approval. The vote was unanimous in favor. The motion passed.*

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

*Ms. Mecke explained that applicant was requesting to change from Local Commercial (C-1) to Regional Commercial (C-2) zoning to allow for restaurants tracts, and a tract with a retail building, a childcare building and an auto repair/oil change building.*

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

*David Kalhoefer from Westwood Professional Services said that they have addressed the issue of only one drive into the neighborhood with TXDoT. He also discussed their use of the current vegetation as a living screen between homes and proposed commercial buildings.*

*Don Collins with JPI stated that they were willing to participate with TXDoT in the construction of a street light. He stated that he'd notified affected homeowners but only received one response that he addressed the homeowner's concern with the homeowner.*

*Mr. Peters verified that the City of Anna and JPI have partnered to create the trails on the property.*

*The public hearing was closed at 6:44 p.m.*

*The public hearing was reopened at 6:46 p.m.*

*A female resident on Mulberry Drive was concerned that their subdivision street would become more of a thoroughfare during and after construction.*

*A male resident in Oak Hollow was concerned about saving existing trees and animal life in the area.*

*The public hearing was closed at 6:50 p.m.*

*Mr. Peters explained that TXDoT will most likely not install a traffic light until the traffic is already in place whereas the city determines the anticipated need for light.*

*A motion was made by Commissioner Longmire to approve Item 13, seconded by Commissioner Hermann to recommend approval. The vote was unanimous in favor. The motion passed.*

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

*Ms. Mecke explained that the applicant was requesting to rezone the property as C-2 Commercial from suburban living/downtown. Staff is recommending approval as presented.*

*The public hearing was opened at 7:01 p.m.*

*The applicant informed the commission that they had not determined exactly what type of businesses would be developed on the property.*

*The public hearing was closed at 7:04 p.m.*

*Commissioners discussed that everything around the property was Single Family, and some were concerned that the applicant was jumping straight to C-2 instead of C-1. Others didn't want to limit the growth on a street that was anticipated to become a major thoroughfare.*

*A motion was made by Commissioner Martin to approve Item 14, seconded by Commissioner Vollmer to recommend approval. The vote was 3 to 2 in favor. The Item passed.*

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

*Ms. Mecke explained that the applicant was requesting to rezone the property from C-3, a zoning district no longer available, to C-1 on the west side of the property and MF on the east side. The staff is recommending the rezoning as submitted.*

*The public hearing was opened at 7:13 p.m.*

*Jim Luscombe was very opposed to the addition of more apartments in the city because of traffic concerns.*

*Commissioner Walden asked that the commissioners read the emails from several neighbors living in the Pecan Grove neighborhood or those that travel through the area who also expressed concerns over the increased traffic that apartments would bring.*

*The public hearing was closed at 7:23 p.m.*

*Commissioner Walden expressed disappointment that the applicant was not there to answer questions about things that were originally proposed, like the convention center and sit-down restaurants, that are no longer in the plans. She would also prefer to see the second access point from W Outer Loop Rd instead of W Foster Crossing Rd.*

*Commissioner Vollmer was pleased that the density decreased with new plan, even if the traffic may have increased.*

*A motion was made by Commissioner Vollmer to approve Item 15, seconded by Commissioner Hermann to recommend approval with the following conditions:*

- allow C-1 maximum height of 70 ft for hotel,*
- restrict max height to 25 ft for quick service restaurants and commercial, and*
- multifamily must meet the zoning requirements for open space.*

*The vote was 4 in favor and 1 opposed. The motion passed.*

## **End of Meeting Items**

16. Adjourn.

*A motion was made by Commissioner Walden and seconded by Commissioner Longmire to adjourn the meeting. The meeting was adjourned by 7:44 p.m.*

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Chairwoman Jessica Walden

ATTEST:

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Lauren Mecke, Planning Manager



Item No. 6.b.

Planning & Zoning Commission Agenda  
Staff Report

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

**AGENDA ITEM:**

Approve a Resolution regarding Crystal Park Phase 2, Preliminary Plat (PP 25-0012)  
Owner: Bloomfield Homes, LP

**SUMMARY:**

65 Single-Family Residential (SF-6.0) lots, 104 Single-Family Residential (SF-7.2) lots, and eight Homeowners' Association lots on 55.9± acres, 1,500± feet west of the intersection of County Road 284 and S. Standridge Boulevard. Zoned Planned Development/Single-Family Townhome District/Single-Family Residence District - Zero Lot Line Homes/SF-60 Single-Family Residence District/SF-72 Single-Family Residence District/SF-84 Single-Family Residence District/SF-10.5 Single-Family Residence District/Multiple-Family Residential - High Density/C-2 General Commercial District (PD/SF-TH/SF-Z/SF-60/SF-72/SF-84/SF-10.5/MF-2/C-2) (Ord. No. 969-2022)

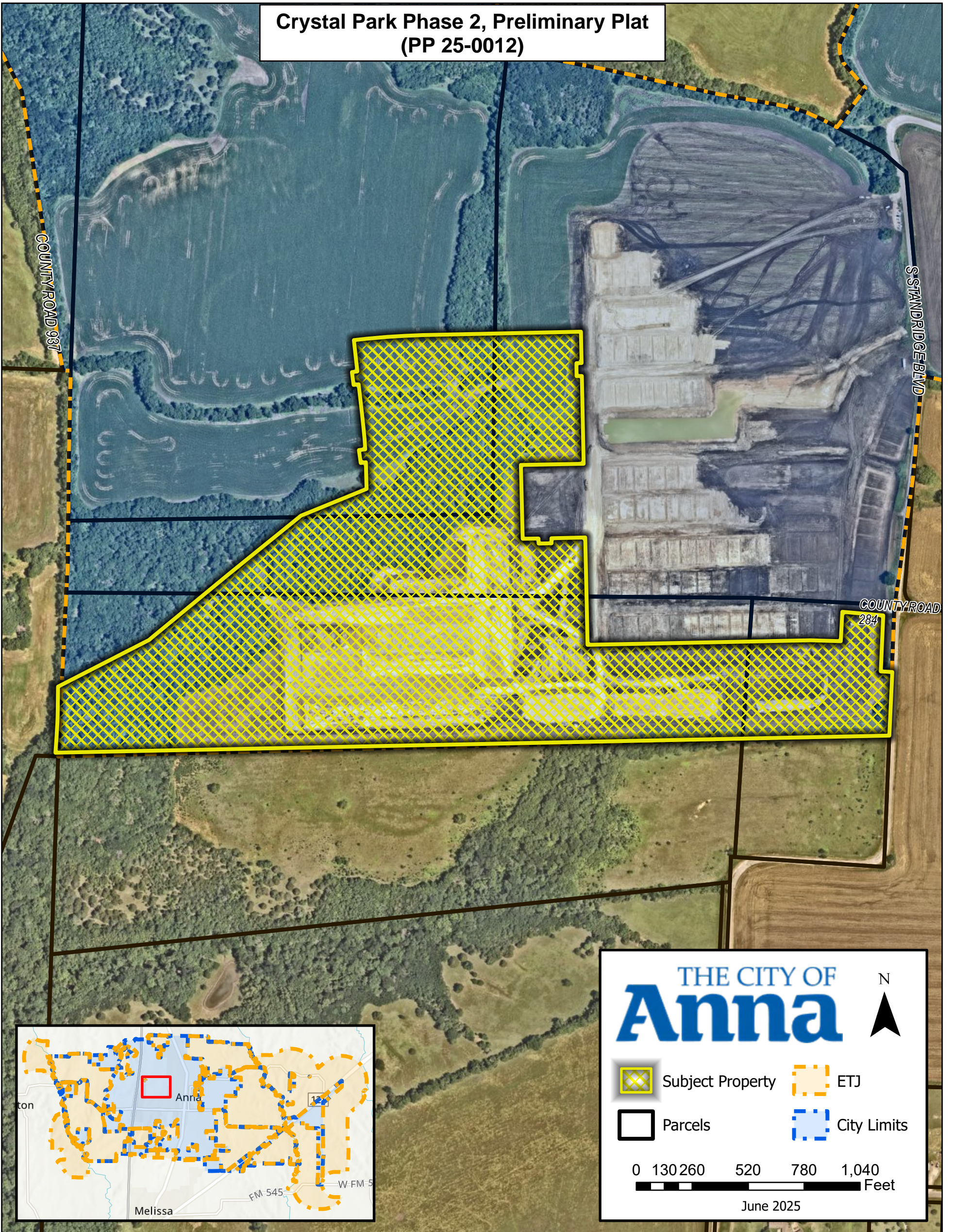
**STAFF RECOMMENDATION:**

Recommended for approval as submitted.

**ATTACHMENTS:**

1. Locator Map - Crystal Park Phase 2, Preliminary Plat (PP 25-0012)
2. Resolution - Crystal Park Phase 2, Preliminary Plat (PP 25-0012)
3. Exhibit A - Crystal Park Phase 2, Preliminary Plat (PP 25-0012)

Crystal Park Phase 2, Preliminary Plat  
(PP 25-0012)



THE CITY OF  
**Anna**

N



Subject Property



ETJ



Parcels



City Limits

0 130 260 520 780 1,040  
Feet

June 2025

**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2025-07-**

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING CRYSTAL PARK PHASE 2, PRELIMINARY PLAT (PP 25-0012)**

**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**, Bloomfield Homes, LP has submitted an application for the approval of Crystal Park Phase 2, 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 Crystal Park Phase 2, Preliminary Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

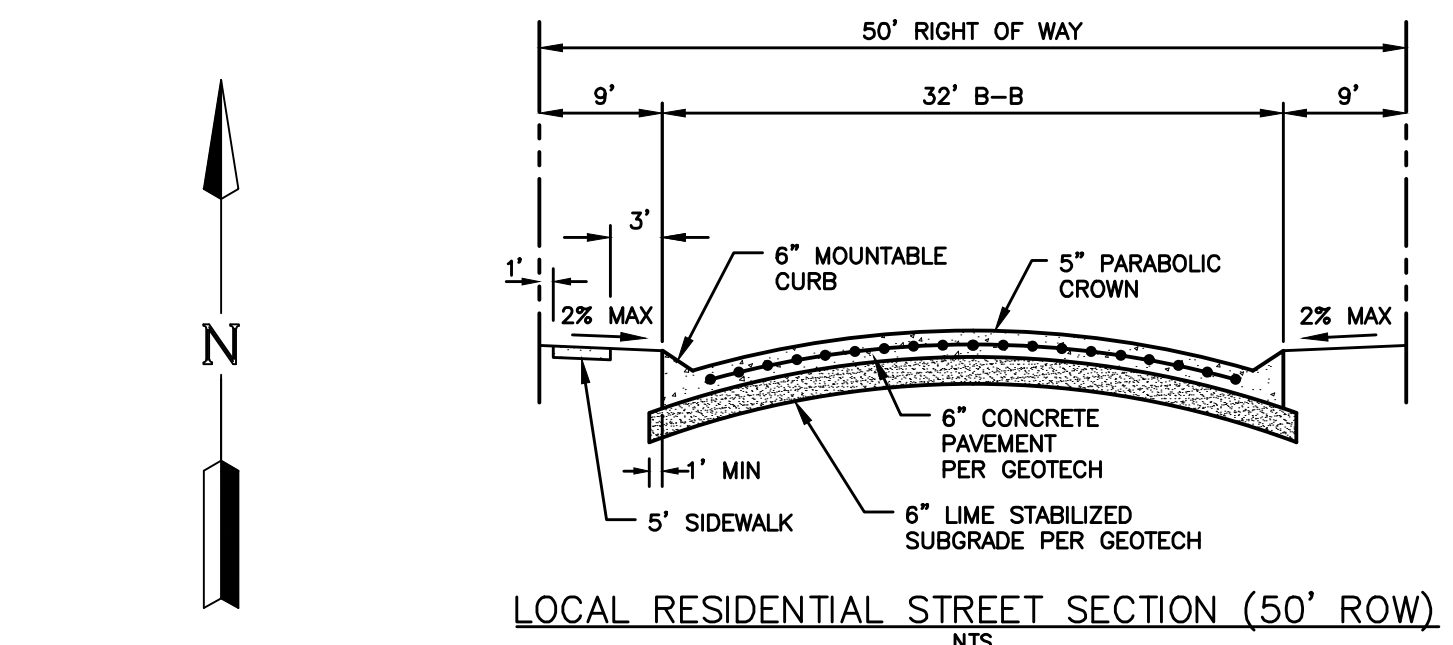
**PASSED AND APPROVED** by the Planning & Zoning Commission of the City of Anna, Texas, on this 7th day of July, 2025.

ATTEST:

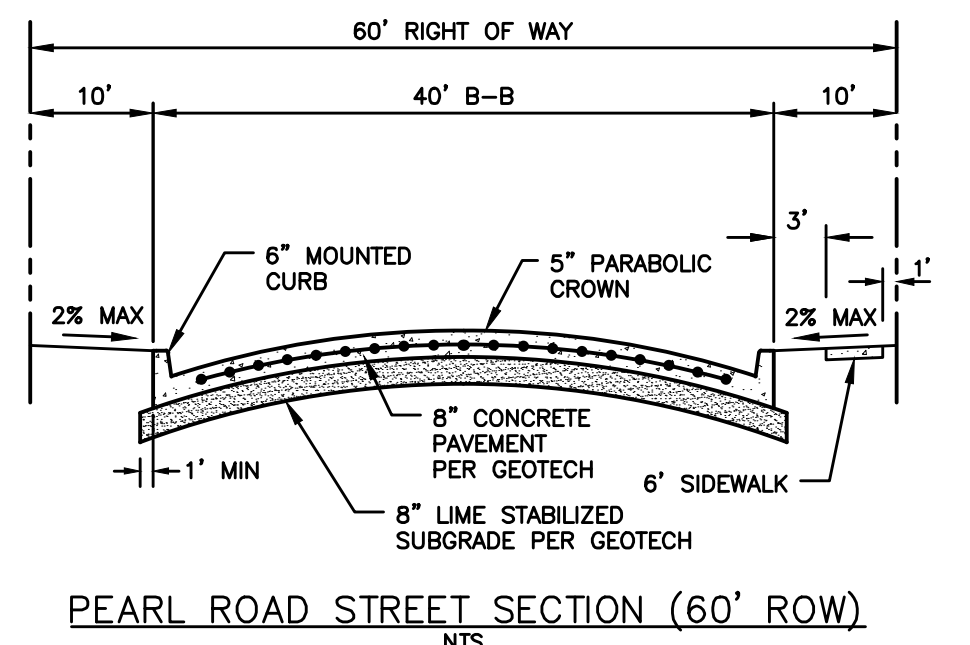
APPROVED:

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

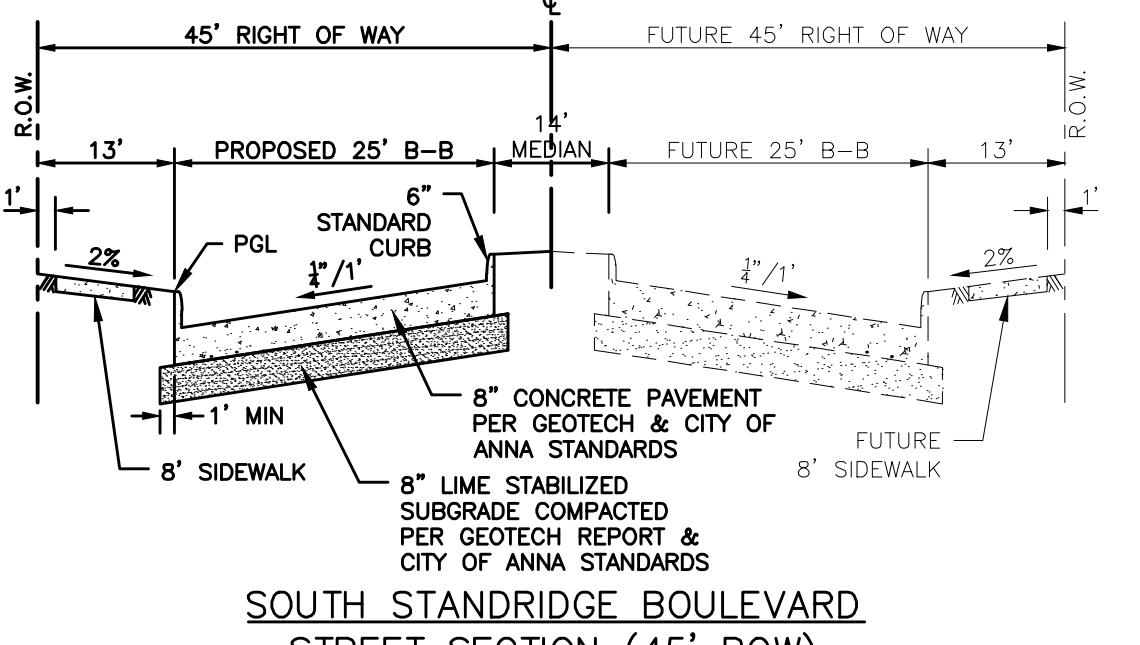
\_\_\_\_\_  
Planning & Zoning Commission, Chair  
Jessica Walden



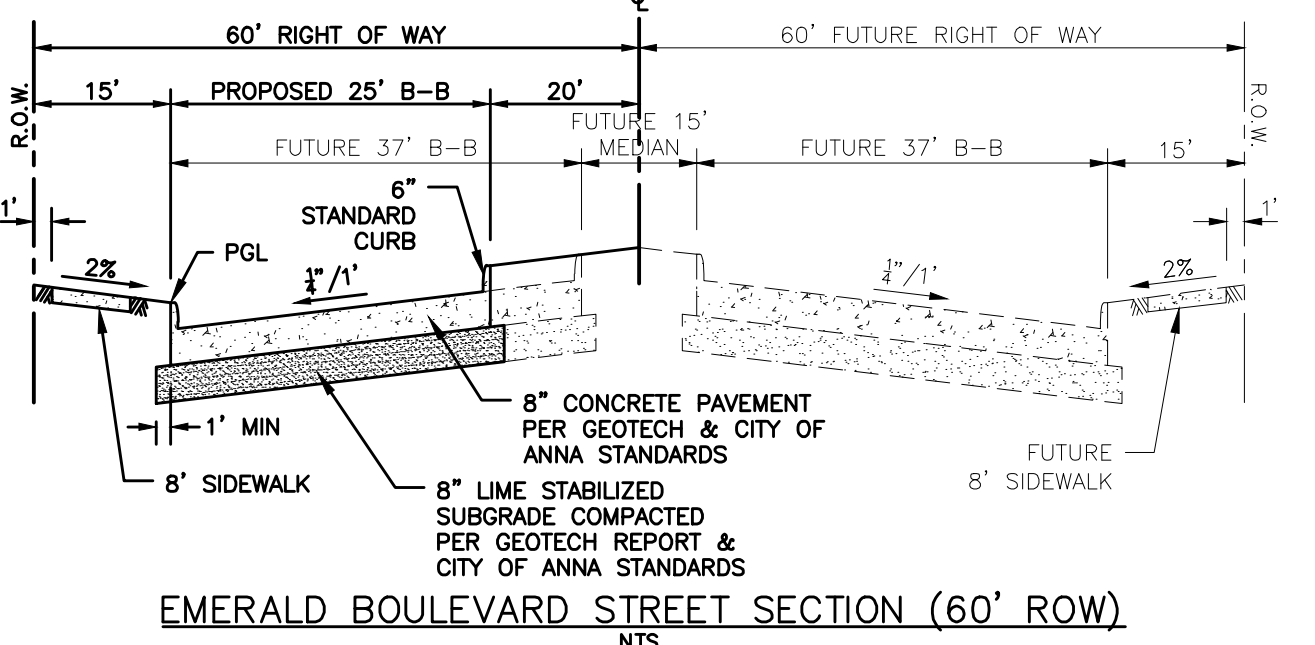
LOCAL RESIDENTIAL STREET SECTION (50' ROW) NTS



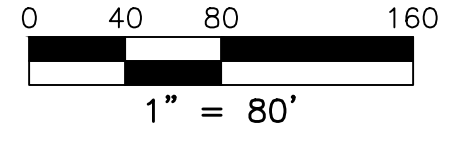
PEARL ROAD STREET SECTION (60' ROW) NTS



SOUTH STANDRIDGE BOULEVARD STREET SECTION (45' ROW) NTS

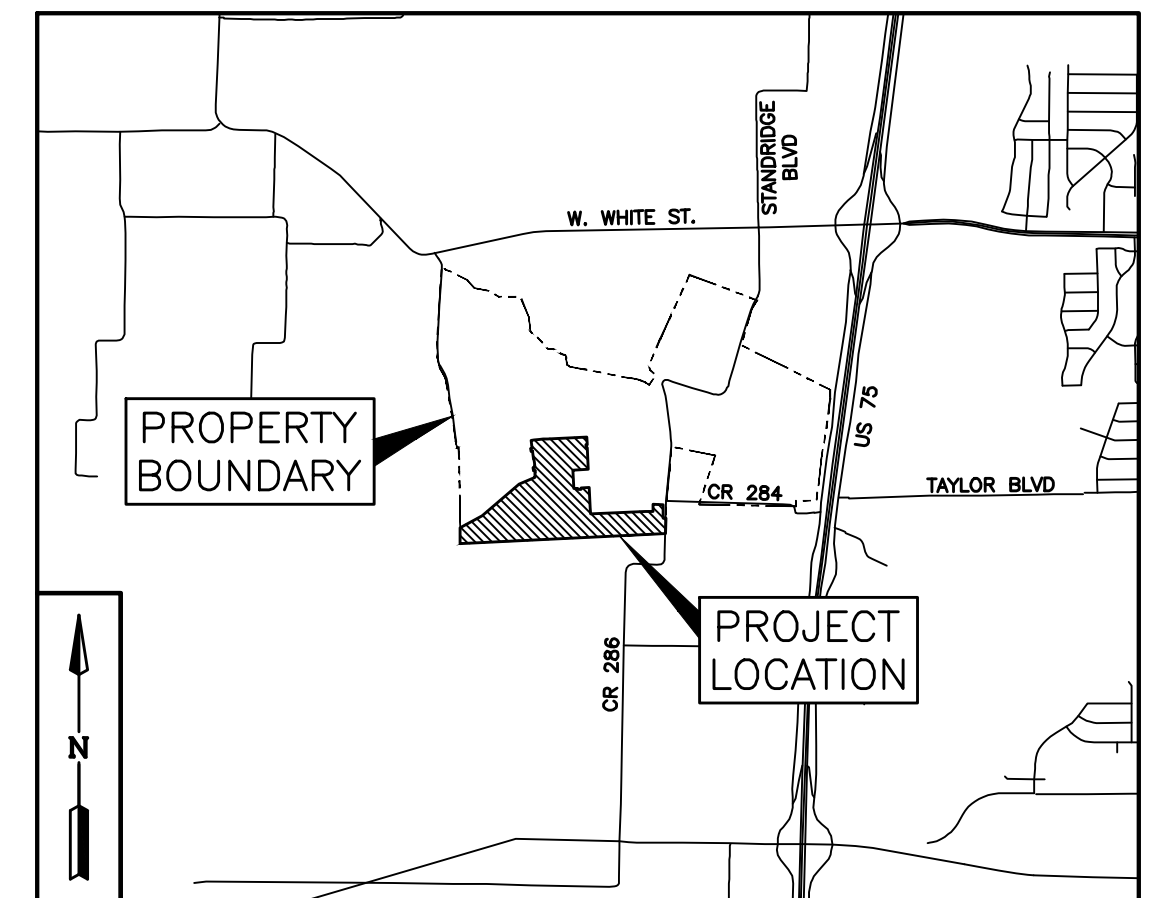


EMERALD BOULEVARD STREET SECTION (60' ROW) NTS



- NOTES:
- A 5' SIDEWALK SHALL BE PROVIDED ALONG ONE SIDE OF LOCAL RESIDENTIAL STREETS.
  - ROLLOVER CURB SHALL BE PROVIDED ON RESIDENTIAL STREETS WHEN THERE IS LOT FRONTAGE.
  - THE PAVEMENT WIDTH SHALL BE REDUCED TO 31' B-B AND STANDARD CURB TO BE INSTALLED WHEN THERE IS NO LOT FRONTAGE.

- NOTES:
- A 6' WIDE SIDEWALK SHALL BE PROVIDED ALONG ONE SIDE OF THE LOCAL COLLECTOR STREET SECTION.



VICINITY MAP 1" = 3000'

LAND USE DATA TABLE

AREA DESCRIPTION	# OF LOTS (PH 2)	# OF LOTS (OVERALL)	AREA (PH 2)
SINGLE FAMILY LOTS	169	950*	28,953 AC
SF-6.0	65	419	-
SF-7.2	104	285	-
SF-8.4	-	151	-
SF-10.5	-	95	-
OPEN SPACE LOTS	8	-	13,380 AC
ROW AREA	-	-	13,574 AC
			TOTAL PH 2 = 55,907 AC

NOTE: CRYSTAL PARK OVERALL LOT TOTALS ARE SUBJECT TO CHANGE AT TIME OF PRELIMINARY PLAT/FINAL PLAT FOR FUTURE PHASES. OVERALL LOT TOTALS SHALL MEET THE MINIMUM AND MAXIMUM LOT TOTALS BY PHASE SET FORTH BY THE CRYSTAL PARK DEVELOPMENT AGREEMENT.

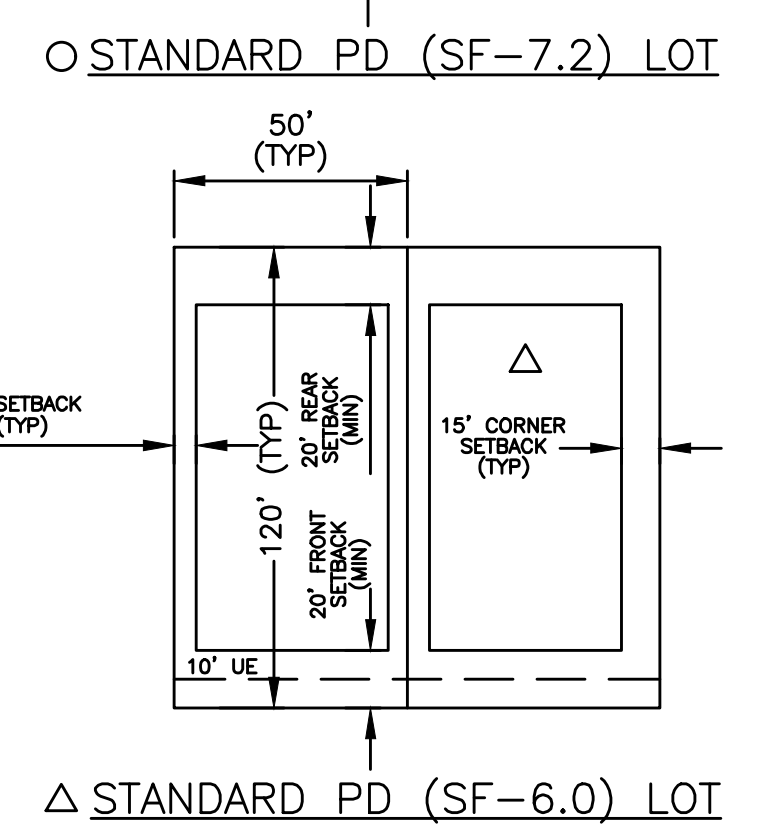
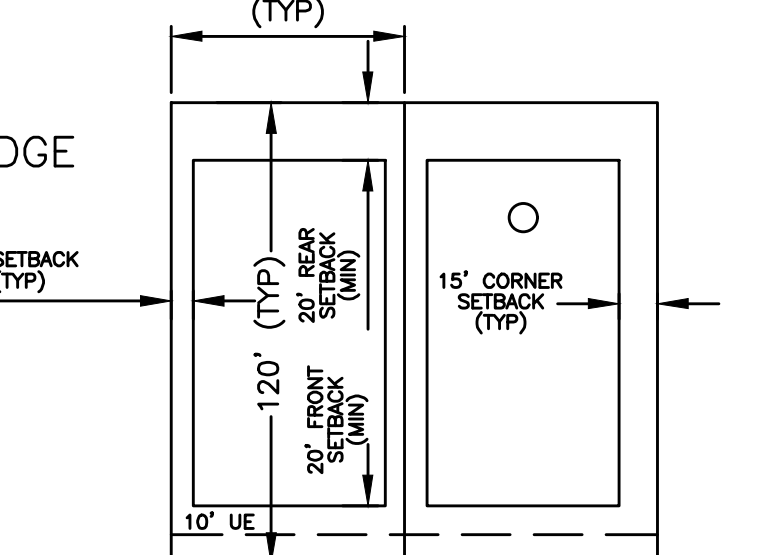
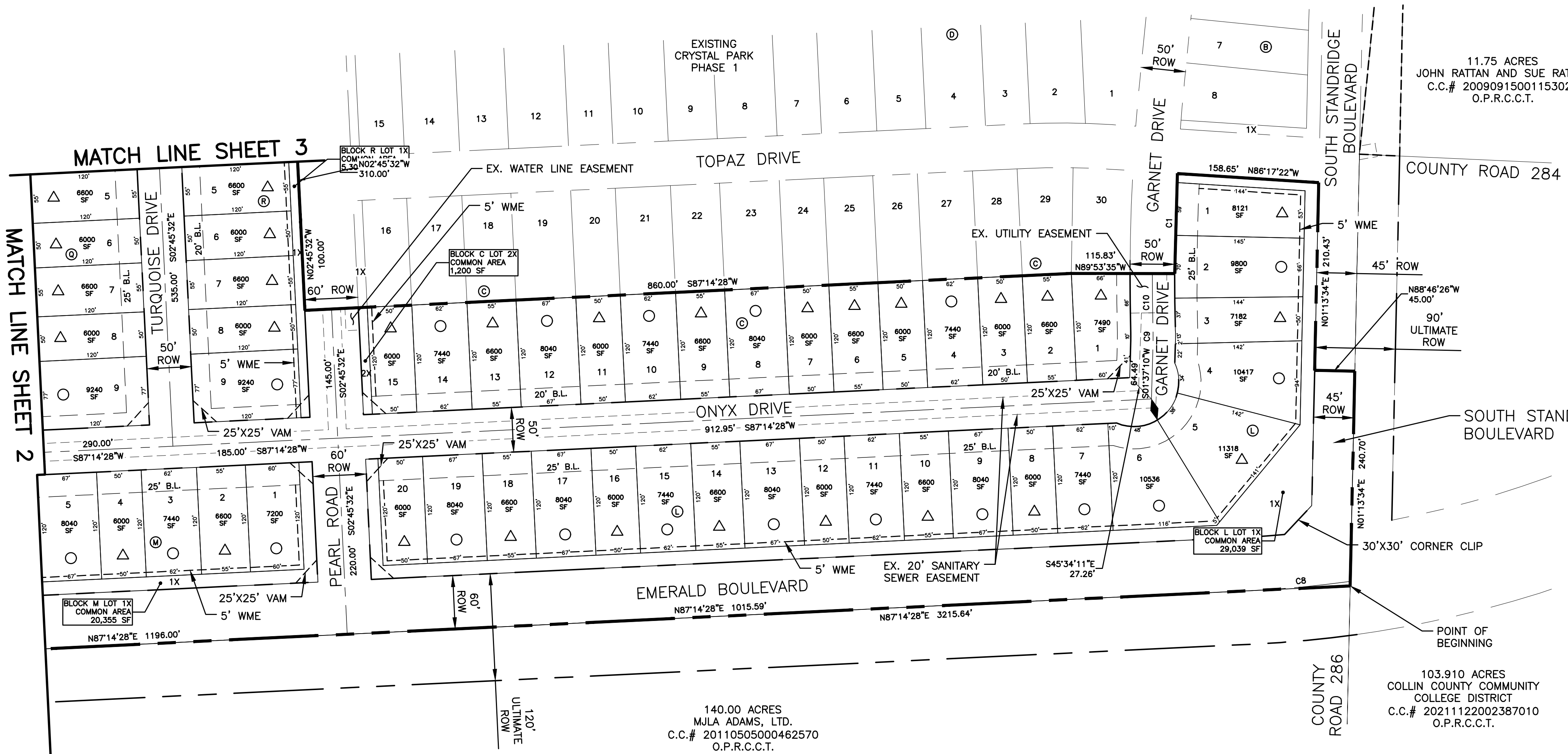
- PRELIMINARY PLAT NOTES:
- THE LAYOUT SHOWN IS PRELIMINARY IN NATURE AND SUBJECT TO MINOR CHANGE WITH THE APPROVAL OF THE PLANNING DIRECTOR AT THE TIME OF FINAL PLAT AND CONSTRUCTION PLAN DESIGN.
  - LOT DEPTHS AND WIDTHS ARE SUBJECT TO CHANGE WITH FINAL PLAT PROVIDED THEY MEET CURRENT ZONING REQUIREMENTS.
  - PHASING IS SUBJECT TO CHANGE AT THE TIME OF FINAL PLAT AND CONSTRUCTION PLAN DESIGN. EACH PHASE SHALL BE ABLE TO PROVIDE SAFE ACCESS AND CITY SERVICES.
  - 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.
  - SCREENING WALLS AND IRON FENCING IS TO BE OWNED AND MAINTAINED BY THE HOA. WOOD FENCING ADJACENT TO COMMON AREA LOTS SHALL BE OWNED AND MAINTAINED BY HOA.
  - FRONT BUILDING SETBACKS SHALL BE A MINIMUM OF 20 FEET WHERE NO SIDEWALK IS PROVIDED BETWEEN BUILDING FACE AND STREET CURB. FRONT BUILDING SETBACKS SHALL BE A MINIMUM OF 25 FEET WHERE A SIDEWALK IS PROVIDED BETWEEN BUILDING FACE AND STREET CURB.
  - 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.

**LEGEND**

- PHASE BOUNDARY
- (A) BLOCK NUMBER
- ROW RIGHT-OF-WAY
- B.L. BUILDING SETBACK LINE
- VAM VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
- WME WALL MAINTENANCE EASEMENT
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
- ◆ STREET NAME CHANGE
- SF-7.2 LOT
- △ SF-6.0 LOT

**CURVE TABLE**

CURVE #	DELTA	RADIUS	LENGTH	CHORD	C-L
C1	002° 56' 48.24"	2181.00'	112.17'	501' 34" 49.22"W	112.16'
C2	000° 23' 35.31"	3025.00'	20.76'	S81° 32' 41.76"W	20.76'
C3	000° 23' 05.99"	2975.00'	19.99'	N81° 32' 27.10"E	19.99'
C4	003° 35' 08.33"	2094.29'	131.08'	S06° 51' 53.62"E	131.04'
C5	000° 30' 09.24"	2723.00'	23.88'	S81° 23' 36.33"W	23.88'
C6	000° 25' 43.32"	2673.00'	20.00'	N81° 21' 23.37"E	20.00'
C7	000° 52' 26.63"	2094.30'	31.95'	S03° 13' 20.58"E	31.95'
C8	005° 15' 52.35"	1200.00'	110.26'	N84° 36' 31.60"E	110.22'
C9	003° 12' 06.26"	2000.00'	11.18'	S00° 01' 07.34"W	11.17'
C10	001° 41' 20.90"	2286.00'	65.04'	S00° 44' 15.35"E	65.03'
C11	000° 01' 33.67"	3000.00'	263.16'	S84° 43' 49.94"W	263.08'
C12	000° 51' 59.96"	3000.00'	45.38'	S81° 46' 54.11"W	45.38'
C13	003° 19' 31.27"	2000.00'	116.08'	N06° 07' 20.26"E	116.08'
C14	001° 42' 02.40"	2000.00'	59.36'	N03° 36' 33.42"W	59.36'
C15	001° 00' 04.95"	2698.00'	47.15'	N81° 38' 34.18"E	47.15'



PP 25-0012  
**PRELIMINARY PLAT**  
FOR  
**CRYSTAL PARK PHASE 2**

BLOCK C, LOTS 1-15, 2X; BLOCK K, LOTS 1-19, 2X;  
BLOCK L, LOTS 1-20, 1X; BLOCK M, LOTS 1-19, 1X;  
BLOCK N, LOTS 1-25, 1X; BLOCK O, LOTS 1-22, 1X;  
BLOCK P, LOTS 1-10; BLOCK Q, LOTS 1-18;  
BLOCK R, LOTS 1-9, 1X; BLOCK S, LOTS 1-12, 1X;  
OUT OF THE  
T. RATTAN SURVEY, ABSTRACT NO. 782, J. COFFMAN  
SURVEY, ABSTRACT NO. 197, W. KITCHINGS SURVEY,  
ABSTRACT NO. 504, J. ELLETT SURVEY, ABSTRACT NO. 295  
AND IN THE  
CITY OF ANNA, COLLIN COUNTY, TEXAS  
169 RESIDENTIAL LOTS / 28,953 ACRES  
(65 SF-6.0 LOTS, 104 SF-7.2 LOTS)  
8 COMMON AREA LOTS / 13,380 ACRES  
GROSS AREA: 55,907 ACRES  
ZONING: ORD. NO. 969-2022

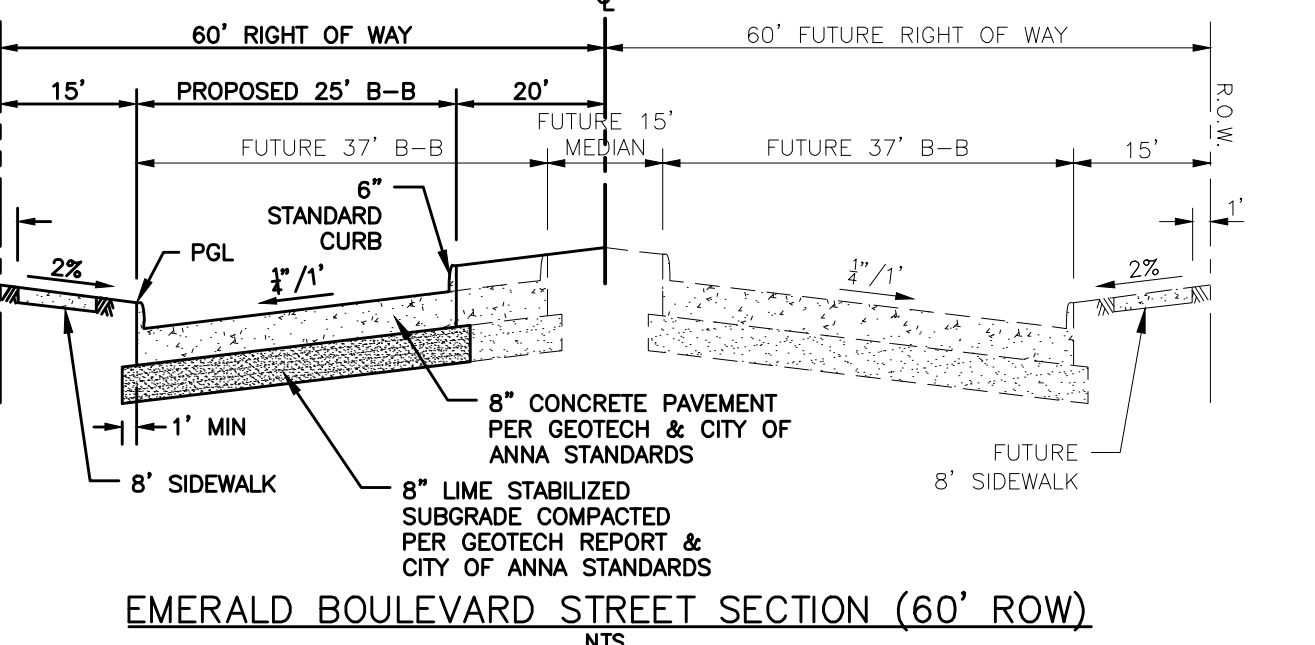
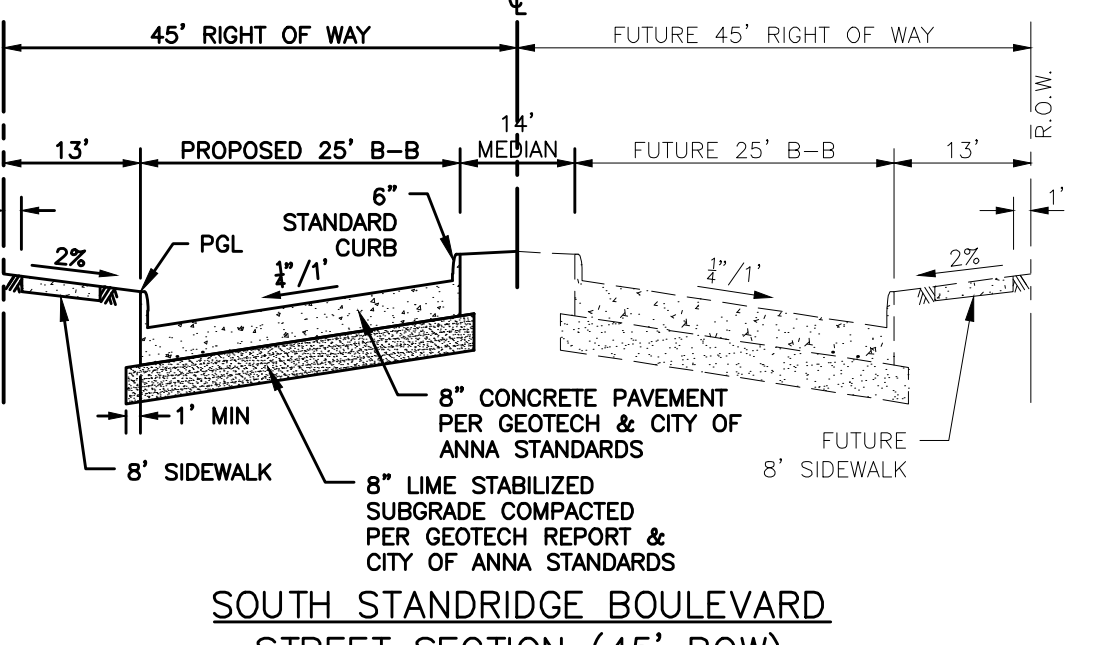
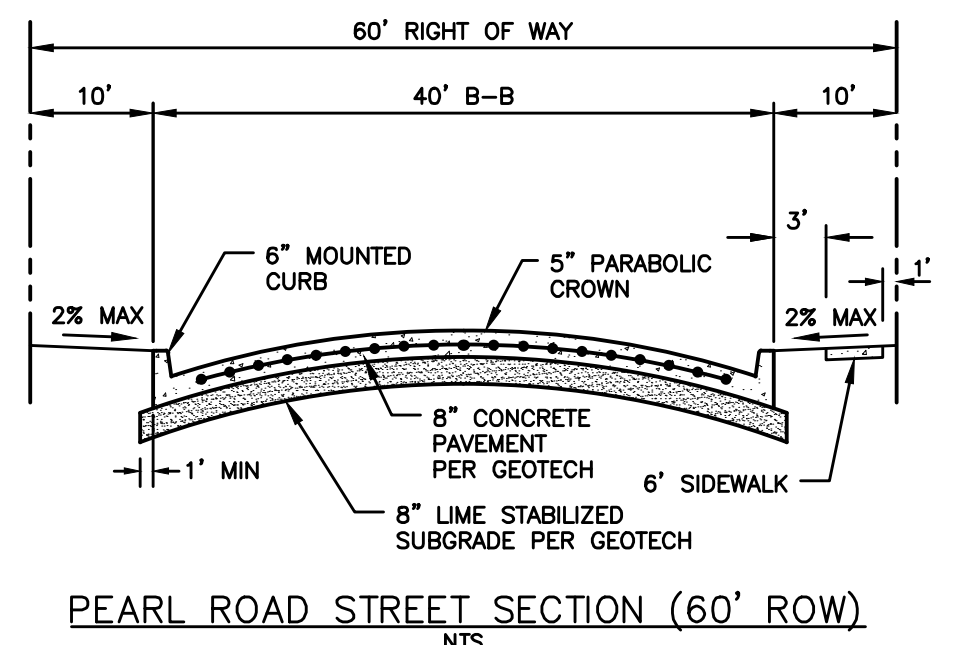
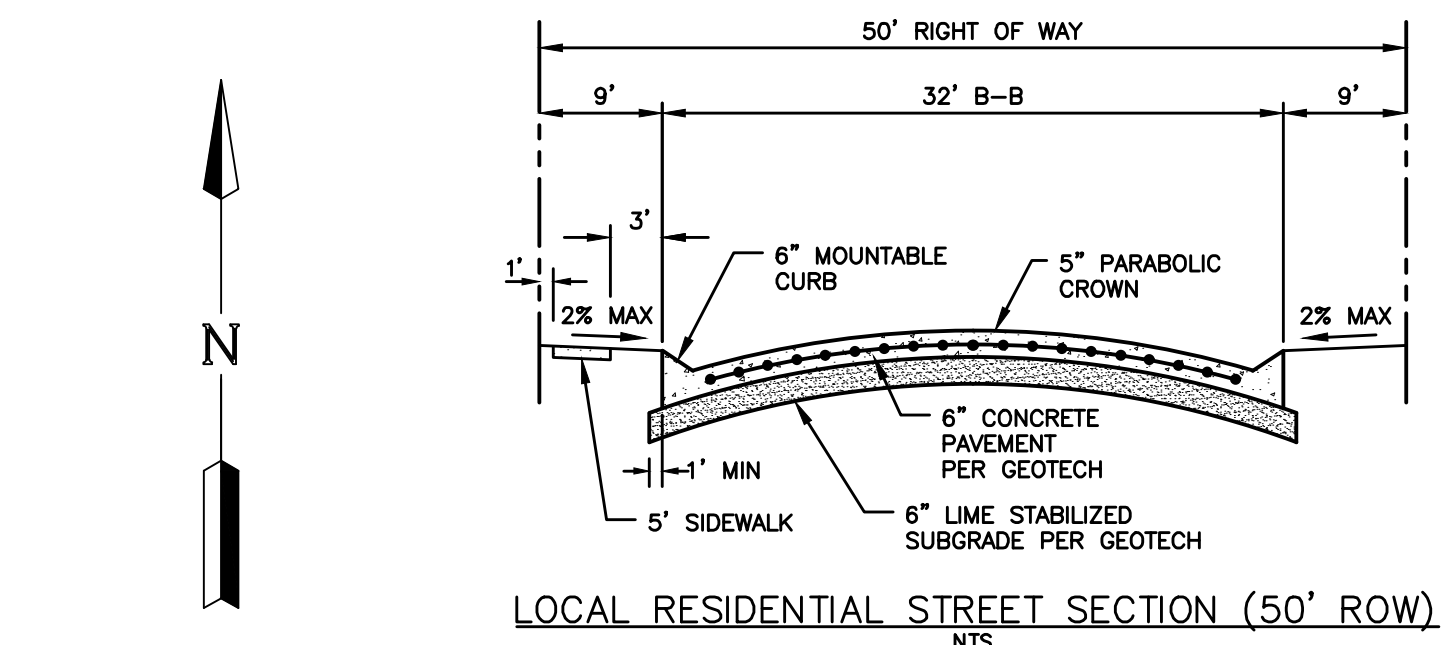
DEVELOPER: DOUGLAS PROPERTIES 2309 K. AVENUE, SUITE 100 PLANO, TX 75074 OFFICE: (972)-422-1658  
OWNER: BLOOMFIELD HOMES, LP 1050 E. SH. 114, SUITE 210 SOUTHLAKE, TX 76092 OFFICE: (817)-416-1572

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

**PRELIMINARY**  
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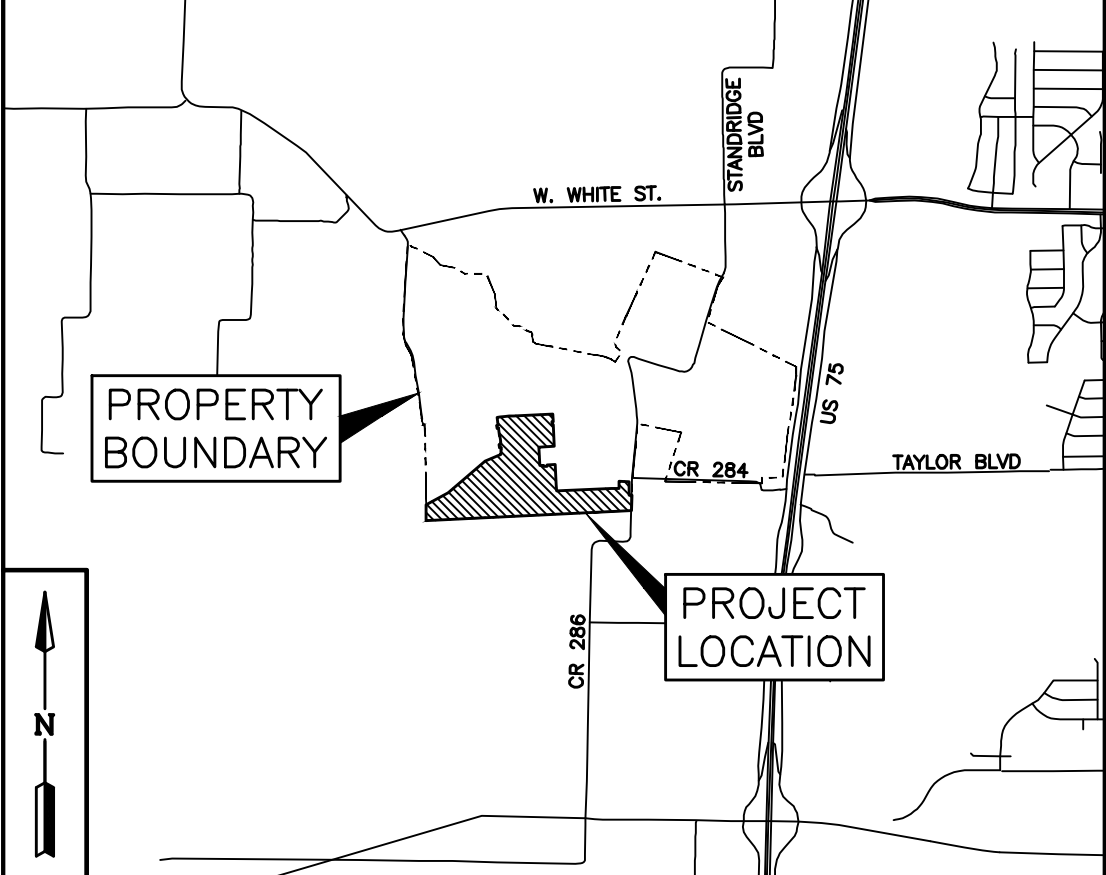
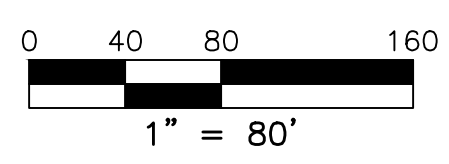
**EXHIBIT A**

Data\Time: Tue, 17 Jun 2025 - 12:26pm User Name: sashochch Path\Name: S:\MIX-LAND\0186\4000\ADD\415 Preliminary Plat\Phase 2\0186PP2\MO1.dwg



- NOTES:
- A 5' SIDEWALK SHALL BE PROVIDED ALONG ONE SIDE OF LOCAL RESIDENTIAL STREETS.
  - ROLLOVER CURB SHALL BE PROVIDED ON RESIDENTIAL STREETS WHEN THERE IS LOT FRONTAGE.
  - THE PAVEMENT WIDTH SHALL BE REDUCED TO 31' B-B AND STANDARD CURB TO BE INSTALLED WHEN THERE IS NO LOT FRONTAGE.

- NOTES:
- A 6' WIDE SIDEWALK SHALL BE PROVIDED ALONG ONE SIDE OF THE LOCAL COLLECTOR STREET SECTION.



VICINITY MAP  
1" = 3000'

LAND USE DATA TABLE

AREA DESCRIPTION	# OF LOTS (PH 2)	# OF LOTS (OVERALL)	AREA (PH 2)
SINGLE FAMILY LOTS	169	950*	28.953 AC
SF-6.0	65	419	-
SF-7.2	104	285	-
SF-8.4	-	151	-
SF-10.5	-	95	-
OPEN SPACE LOTS	8	-	13.380 AC
ROW AREA	-	-	13.574 AC
			TOTAL PH 2 = 55.907 AC

NOTE: CRYSTAL PARK OVERALL LOT TOTALS ARE SUBJECT TO CHANGE AT TIME OF PRELIMINARY PLAT/FINAL PLAT FOR FUTURE PHASES. OVERALL LOT TOTALS SHALL MEET THE MINIMUM AND MAXIMUM LOT TOTALS BY PHASE SET FORTH BY THE CRYSTAL PARK DEVELOPMENT AGREEMENT.

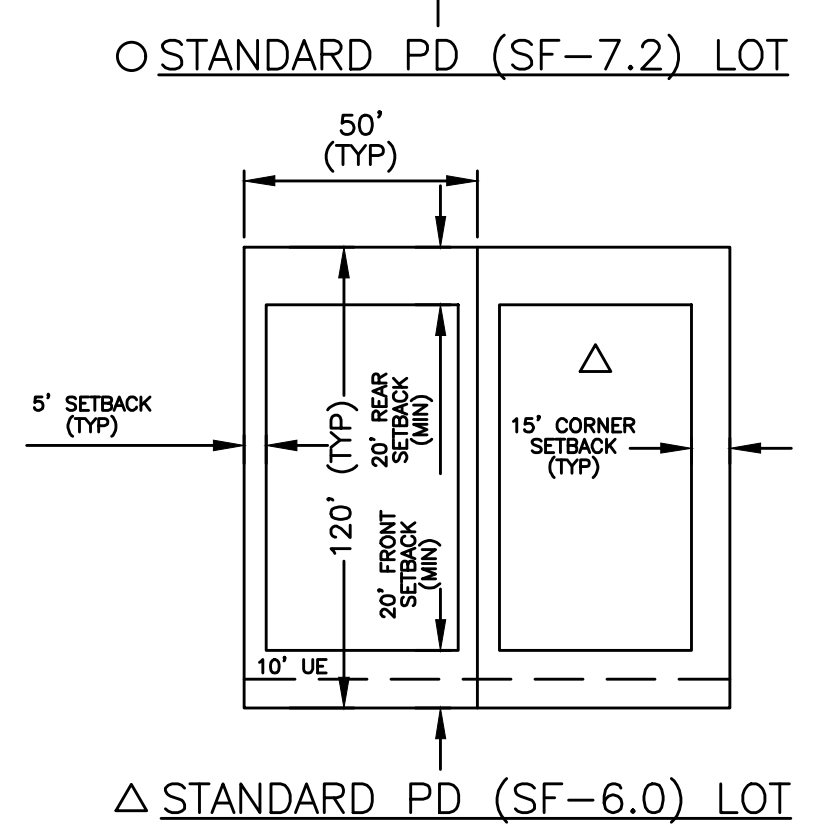
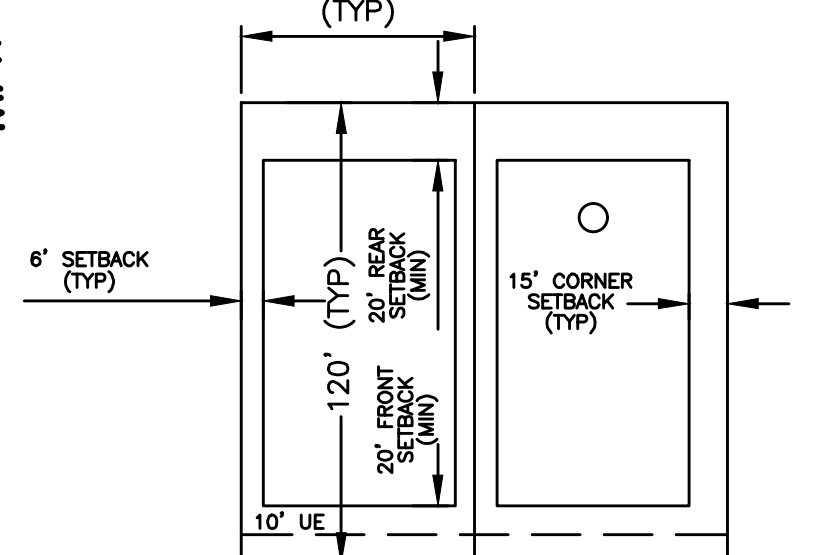
- PRELIMINARY PLAT NOTES:
- THE LAYOUT SHOWN IS PRELIMINARY IN NATURE AND SUBJECT TO MINOR CHANGE WITH THE APPROVAL OF THE PLANNING DIRECTOR AT THE TIME OF FINAL PLAT AND CONSTRUCTION PLAN DESIGN.
  - LOT DEPTHS AND WIDTHS ARE SUBJECT TO CHANGE WITH FINAL PLAT PROVIDED THEY MEET CURRENT ZONING REQUIREMENTS.
  - PHASING IS SUBJECT TO CHANGE AT THE TIME OF FINAL PLAT AND CONSTRUCTION PLAN DESIGN. EACH PHASE SHALL BE ABLE TO PROVIDE SAFE ACCESS AND CITY SERVICES.
  - 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.
  - SCREENING WALLS AND IRON FENCING IS TO BE OWNED AND MAINTAINED BY THE HOA. WOOD FENCING ADJACENT TO COMMON AREA LOTS SHALL BE OWNED AND MAINTAINED BY HOA.
  - FRONT BUILDING SETBACKS SHALL BE A MINIMUM OF 20 FEET WHERE NO SIDEWALK IS PROVIDED BETWEEN BUILDING FACE AND STREET CURB. FRONT BUILDING SETBACKS SHALL BE A MINIMUM OF 25 FEET WHERE A SIDEWALK IS PROVIDED BETWEEN BUILDING FACE AND STREET CURB.
  - 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.

**LEGEND**

- PHASE BOUNDARY
- (A) BLOCK NUMBER
- ROW RIGHT-OF-WAY
- B.L. BUILDING SETBACK LINE
- VAM VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
- WME WALL MAINTENANCE EASEMENT
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
- ◆ STREET NAME CHANGE
- SF-7.2 LOT
- △ SF-6.0 LOT

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD	C-L
C1	002° 56' 48.24"	2181.00'	112.17'	501' 34" 49.22"	112.16'
C2	000° 23' 35.31"	3025.00'	20.76'	S81° 32' 41.76"	20.76'
C3	000° 23' 05.99"	2975.00'	19.99'	N81° 32' 27.10"	19.99'
C4	003° 35' 08.33"	2094.29'	131.08'	S06° 51' 53.62"	131.04'
C5	000° 30' 09.24"	2723.00'	23.88'	S81° 23' 36.33"	23.88'
C6	000° 25' 43.32"	2673.00'	20.00'	N81° 21' 23.37"	20.00'
C7	000° 52' 26.63"	2094.30'	31.95'	S03° 13' 20.58"	31.95'
C8	005° 15' 52.35"	1200.00'	110.26'	N84° 36' 31.60"	110.22'
C9	003° 12' 06.26"	2000.00'	11.18'	S00° 01' 07.34"	11.17'
C10	001° 41' 20.90"	2206.00'	65.04'	S00° 44' 15.35"	65.03'
C11	000° 01' 33.67"	3000.00'	263.16'	S84° 43' 49.94"	263.08'
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C13	003° 19' 31.27"	2000.00'	116.08'	N06° 07' 20.26"	116.08'
C14	001° 42' 02.40"	2000.00'	59.36'	N03° 36' 33.42"	59.36'
C15	001° 00' 04.95"	2698.00'	47.15'	N81° 38' 34.18"	47.15'



PP 25-0012  
**PRELIMINARY PLAT**  
FOR  
**CRYSTAL PARK PHASE 2**  
BLOCK C, LOTS 1-15, 2X; BLOCK K, LOTS 1-19, 2X;  
BLOCK L, LOTS 1-20, 1X; BLOCK M, LOTS 1-19, 1X;  
BLOCK N, LOTS 1-25, 1X; BLOCK O, LOTS 1-22, 1X;  
BLOCK P, LOTS 1-10; BLOCK Q, LOTS 1-18;  
BLOCK R, LOTS 1-9, 1X; BLOCK S, LOTS 1-12, 1X;  
OUT OF THE  
T. RATTAN SURVEY, ABSTRACT NO. 782, J. COFFMAN  
SURVEY, ABSTRACT NO. 197, W. KITCHINGS SURVEY,  
ABSTRACT NO. 504, J. ELLETT SURVEY, ABSTRACT NO. 295  
AND IN THE  
CITY OF ANNA, COLLIN COUNTY, TEXAS  
169 RESIDENTIAL LOTS / 28.953 ACRES  
(65 SF-6.0 LOTS, 104 SF-7.2 LOTS)  
8 COMMON AREA LOTS / 13.380 ACRES  
GROSS AREA: 55.907 ACRES  
ZONING: ORD. NO. 969-2022

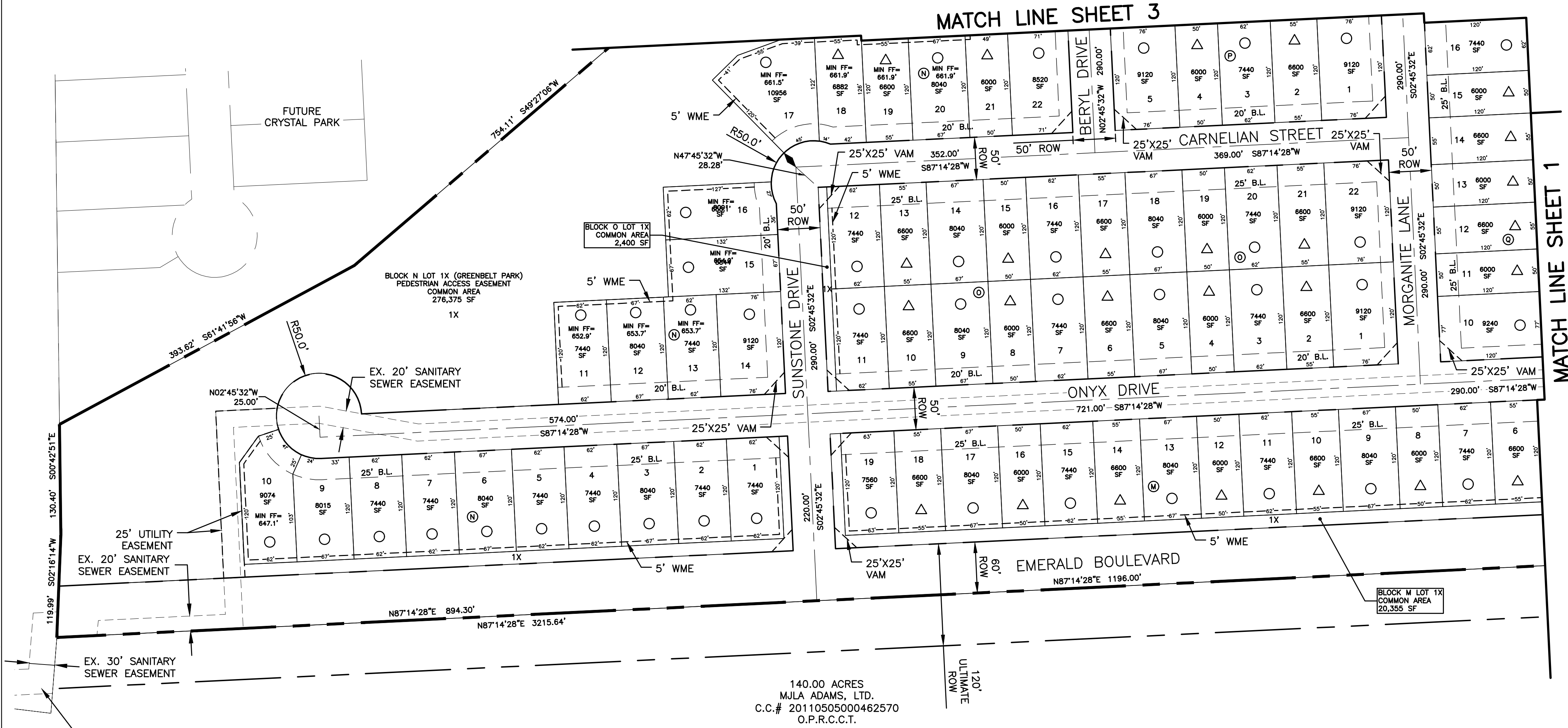
DEVELOPER: DOUGLAS PROPERTIES 2309 K. AVENUE, SUITE 100 PLANO, TX 75074 OFFICE: (972)-422-1658

OWNER: BLOOMFIELD HOMES, LP 1050 E. SH. 114, SUITE 210 SOUTHLAKE, TX 76092 OFFICE: (817)-416-1572

**LJA Engineering, Inc.**  
6060 North Central Expressway Suite 400 Dallas, Texas 75206 Contact: Ronald Salame

**LJA**  
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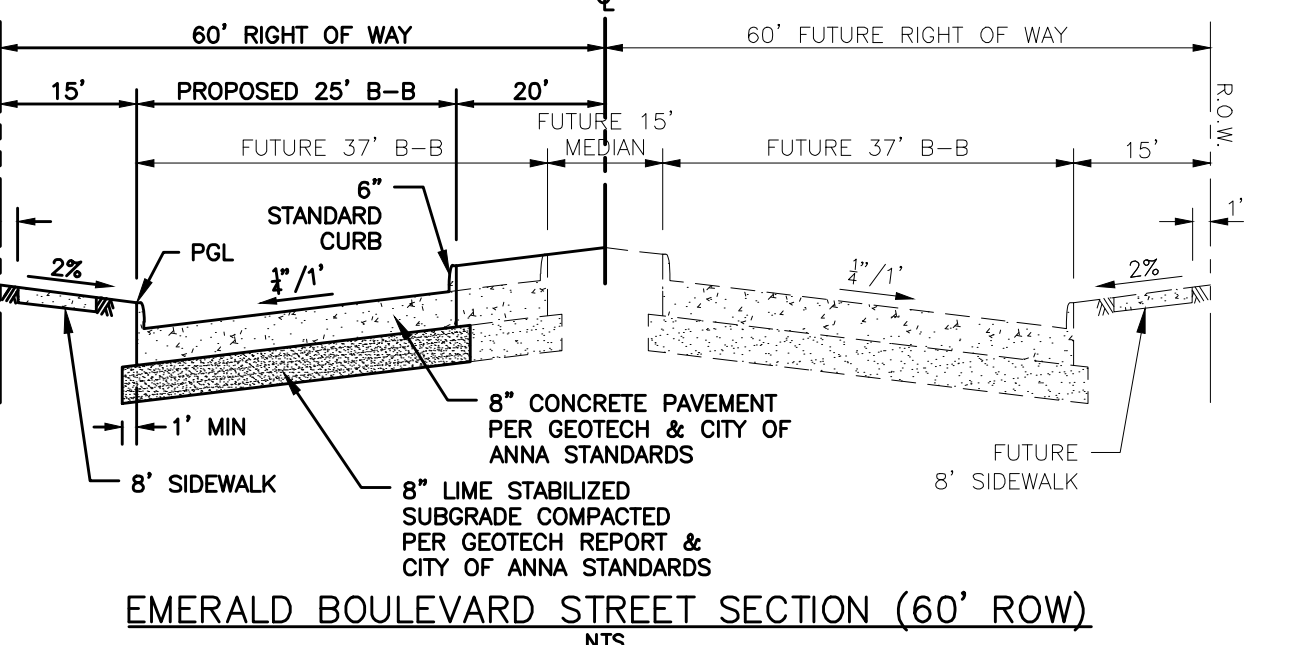
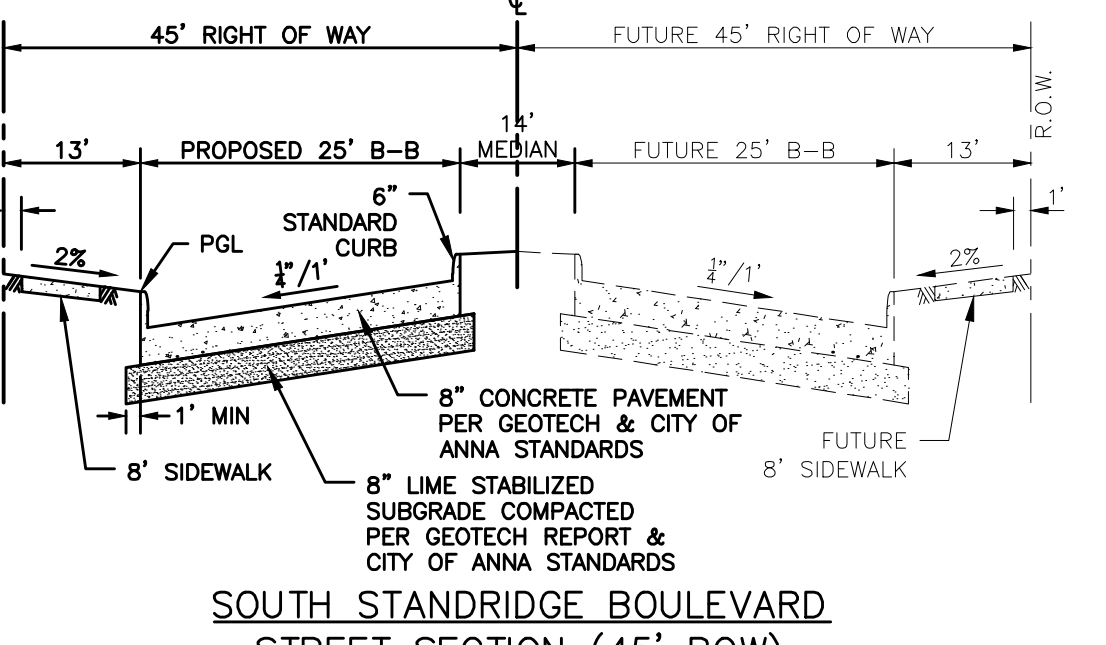
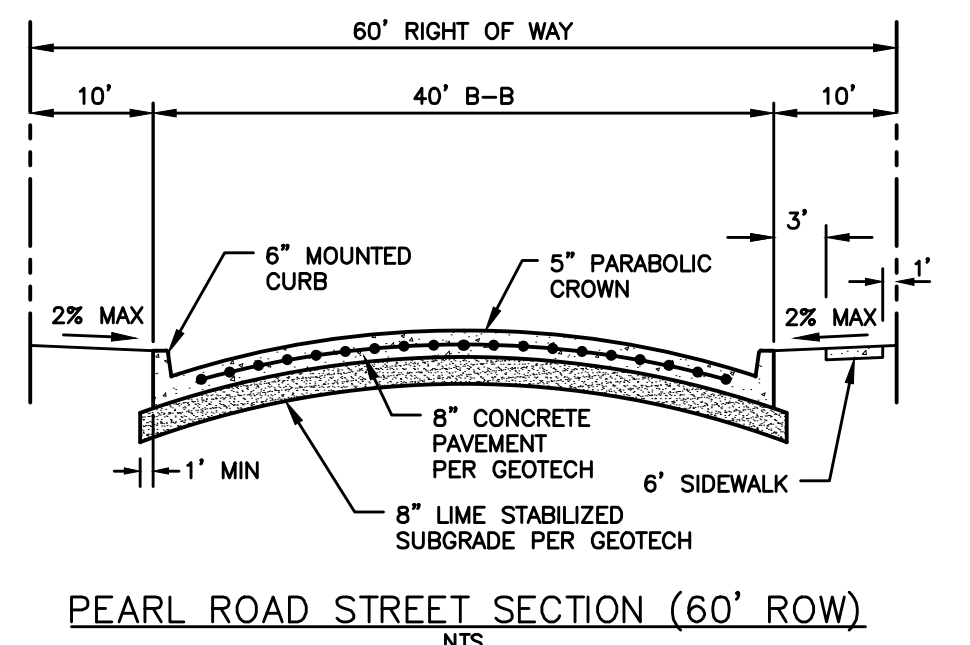
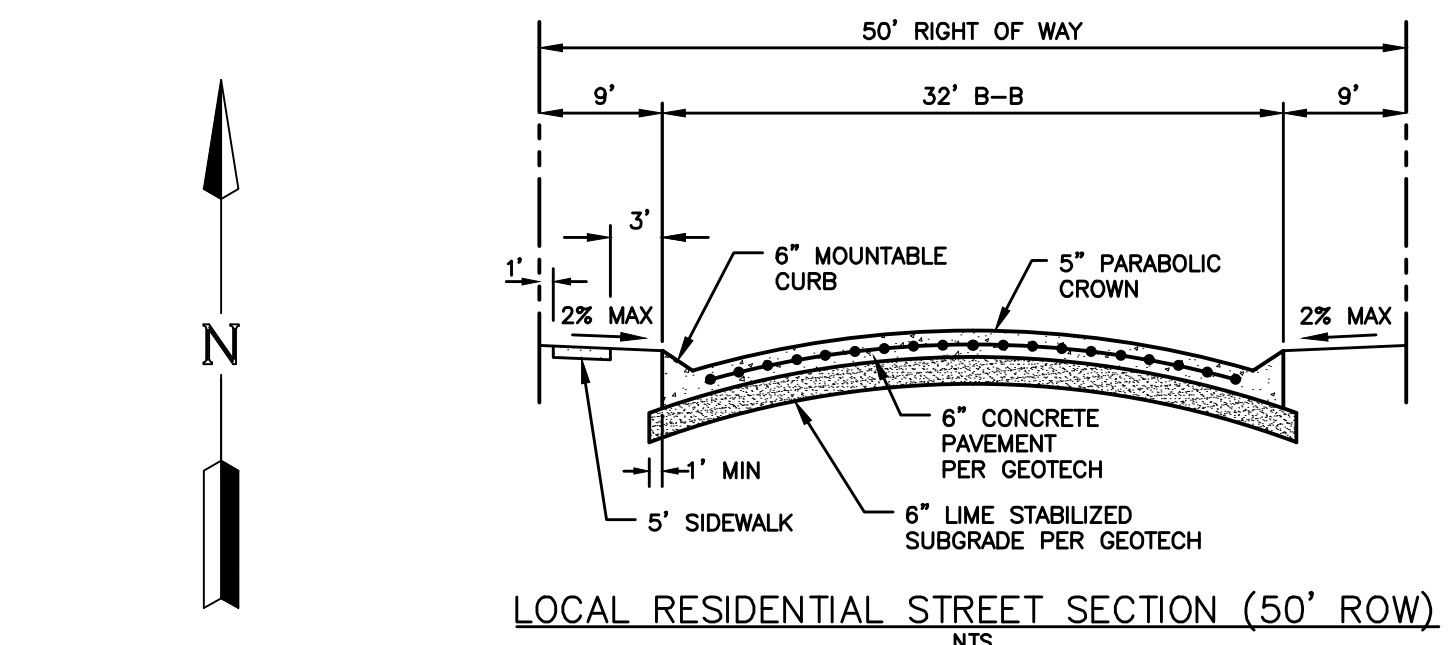


216.801 ACRES  
VERLA SUE HOLLAND  
AND MAURINE DICKEY  
C.C.# 95-0011069  
O.P.R.C.C.T.

140.00 ACRES  
MILA ADAMS, LTD.  
C.C.# 20110505000462570  
O.P.R.C.C.T.

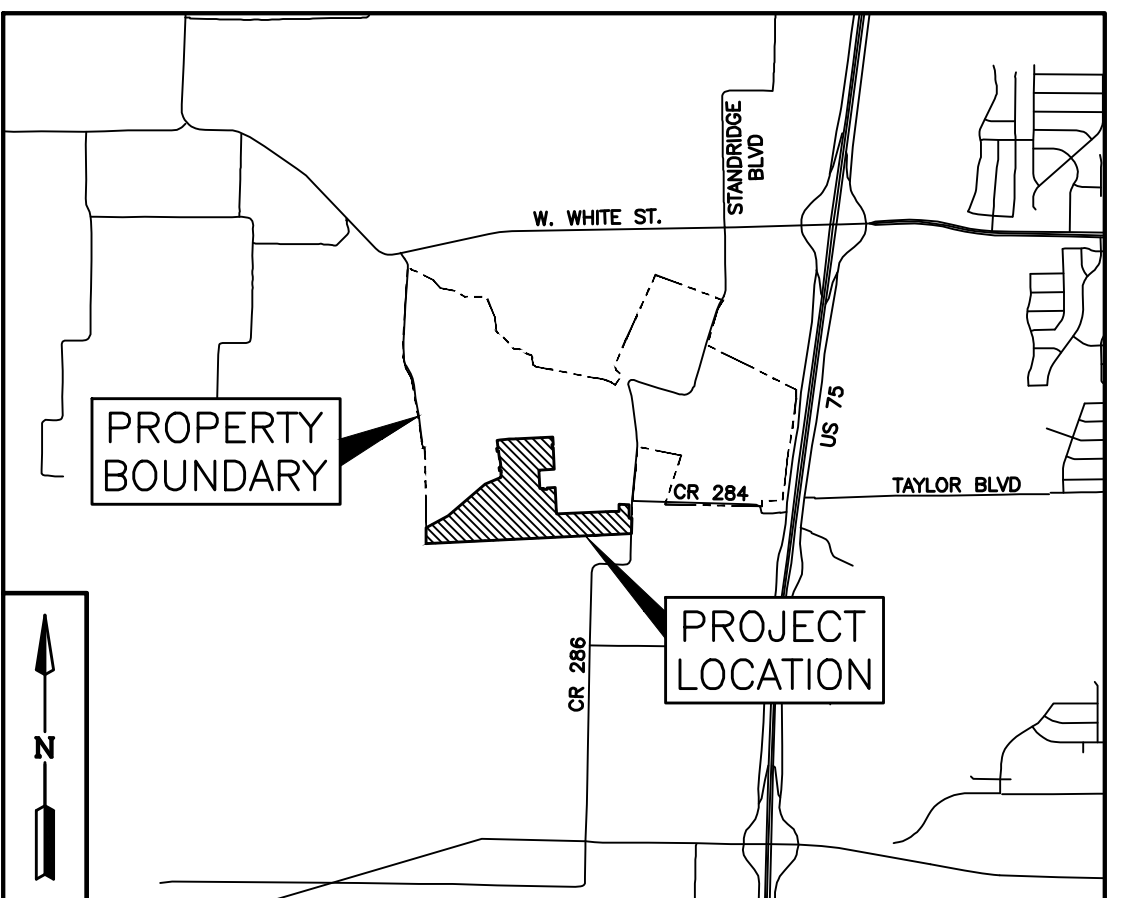
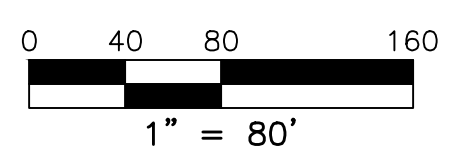
**EXHIBIT A**

Date: Tue, 17 Jun 2025 12:26pm User Name: sashochch Path: S:\MIX-LAND\0186\4000\AD\415 Preliminary Plat\Phase 2\0186P2\M01.dwg



NOTES:  
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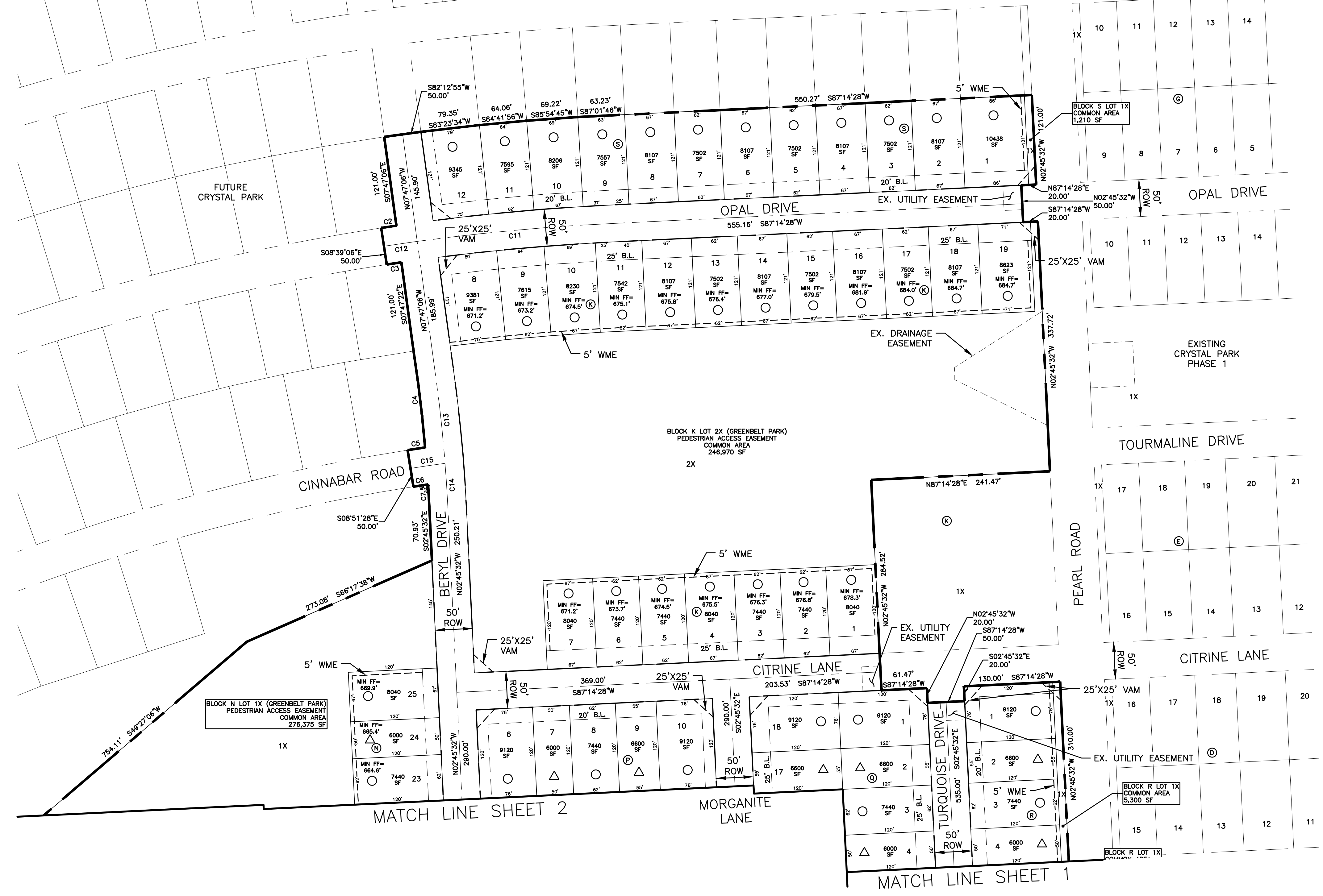


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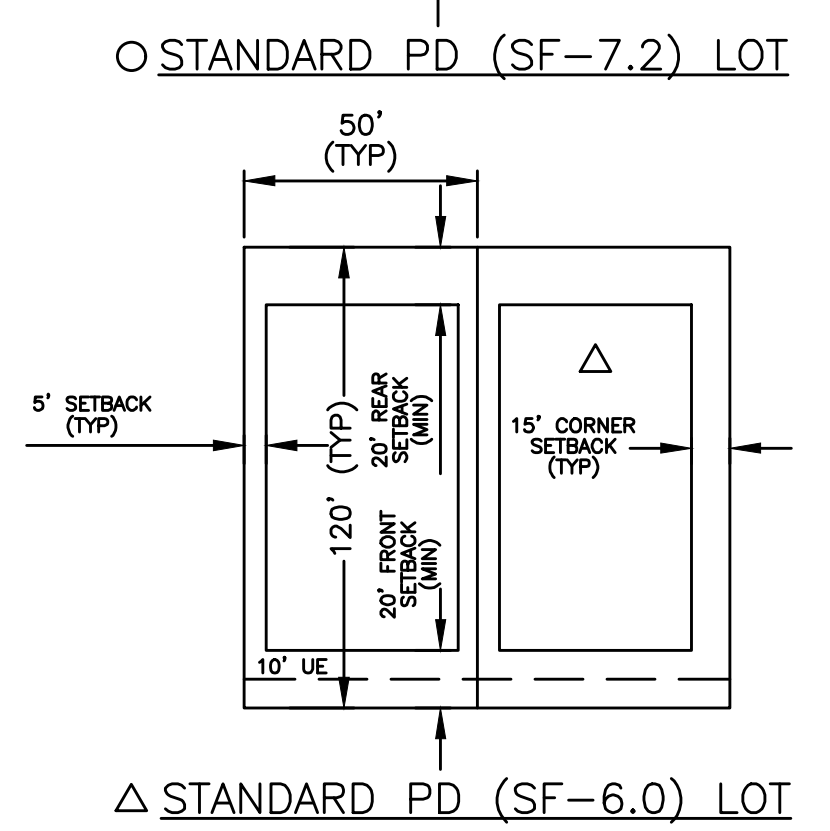
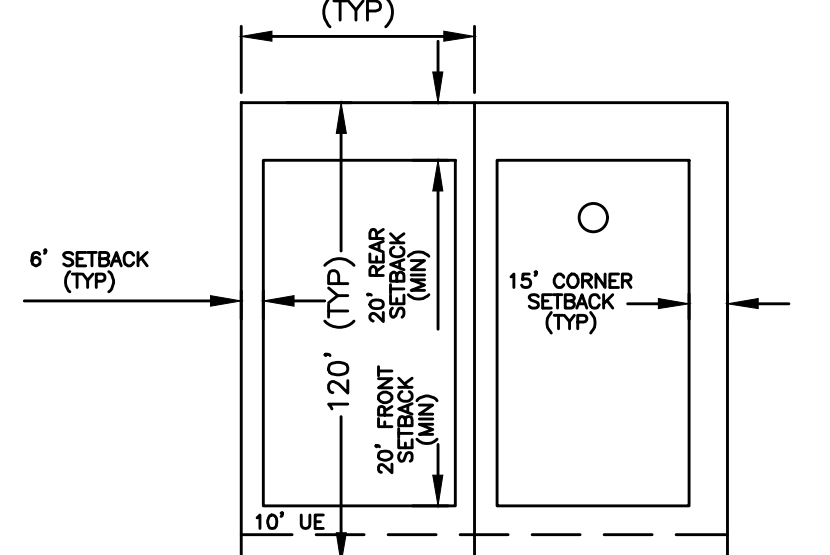
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PP 25-0012  
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 FOR  
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 OUT OF THE  
 T. RATTAN SURVEY, ABSTRACT NO. 782, J. COFFMAN  
 SURVEY, ABSTRACT NO. 197, W. KITCHINGS SURVEY,  
 ABSTRACT NO. 504, J. ELLETT SURVEY, ABSTRACT NO. 295  
 AND IN THE  
 CITY OF ANNA, COLLIN COUNTY, TEXAS  
 169 RESIDENTIAL LOTS / 28,953 ACRES  
 (65 SF-6.0 LOTS, 104 SF-7.2 LOTS)  
 8 COMMON AREA LOTS / 13,380 ACRES  
 GROSS AREA: 55,907 ACRES  
 ZONING: ORD. NO. 969-2022

DEVELOPER: DOUGLAS PROPERTIES, 2309 K. AVENUE, SUITE 100 PLANO, TX 75074  
 OWNER: BLOOMFIELD HOMES, LP, 1050 E. SH. 114, SUITE 210 SOUTHLAKE, TX 76092  
 OFFICE: (972)-422-1658 OFFICE: (817)-416-1572

**LJA Engineering, Inc.**  
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Date/Time: Tue, 17 Jun 2025 11:26:00 AM User Name: ssschoch Path Name: S:\MIX-LAND\0186\4000\LAND\415 Preliminary Plat\Phase 2\0186PP2\MO1.dwg

**LEGAL DESCRIPTION  
55.906 ACRES**

BEING A 55.906 ACRE TRACT OF LAND SITUATED IN THE W. KITCHINGS SURVEY, ABSTRACT NO. 504, THE J. ELLETT SURVEY, ABSTRACT NO. 295 AND THE J. COFFMAN SURVEY, ABSTRACT NO. 197, CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING PART OF A 243.477 ACRE TRACT OF LAND CONVEYED TO BLOOMFIELD HOMES, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 20211220002575780, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 55.906 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982), AND DENTON CORS ARP (PID-DF8986), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 243.477 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF A 140.00 ACRE TRACT OF LAND CONVEYED TO JOHN ANDREW ADAMS AND LESLIE JANE BOX, AS RECORDED IN VOLUME 5389, PAGE 3671, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING IN THE APPROXIMATE CENTER OF COUNTY ROAD NO. 286 (A PRESCRIPTIVE RIGHT-OF-WAY BY USE AND OCCUPATION);

THENCE, SOUTH 87 DEGREES 14 MINUTES 28 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 243.477 ACRE TRACT AND THE COMMON NORTH LINE OF SAID 140.00 ACRE TRACT, A DISTANCE OF 3215.64 FEET TO A 60D NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID 243.477 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF SAID 140.00 ACRE TRACT, SAID POINT BEING ON THE EAST LINE OF A 216.801 ACRE TRACT OF LAND CONVEYED TO VERLA SUE HOLLAND AND MAURINE DICKEY, AS RECORDED IN COUNTY CLERK'S FILE NO. 95-0011069, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE, ALONG THE WEST LINE OF SAID 243.477 ACRE TRACT AND THE COMMON EAST LINE OF SAID 216.801 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 02 DEGREES 16 MINUTES 14 SECONDS EAST, A DISTANCE OF 119.99 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 42 MINUTES 51 SECONDS WEST, A DISTANCE OF 130.40 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 243.477 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 61 DEGREES 41 MINUTES 56 SECONDS EAST, A DISTANCE OF 393.62 FEET TO A POINT FOR CORNER;

NORTH 49 DEGREES 27 MINUTES 06 SECONDS EAST, A DISTANCE OF 754.11 FEET TO A POINT FOR CORNER;

NORTH 66 DEGREES 17 MINUTES 38 SECONDS EAST, A DISTANCE OF 273.08 FEET TO A POINT FOR CORNER;

NORTH 02 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 70.93 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 55 MINUTES 37 SECONDS, A RADIUS OF 1975.00 FEET, AND A LONG CHORD THAT BEARS NORTH 03 DEGREES 13 MINUTES 21 SECONDS WEST, A DISTANCE OF 31.95 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 31.95 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 25 MINUTES 43 SECONDS, A RADIUS OF 2673.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 81 DEGREES 21 MINUTES 23 SECONDS WEST, A DISTANCE OF 20.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

NORTH 08 DEGREES 51 MINUTES 28 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 30 MINUTES 09 SECONDS, A RADIUS OF 2723.00 FEET, AND A LONG CHORD THAT BEARS NORTH 81 DEGREES 23 MINUTES 36 SECONDS EAST, A DISTANCE OF 23.88 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 23.88 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 38 MINUTES 42 SECONDS, A RADIUS OF 1975.00 FEET, AND A LONG CHORD THAT BEARS NORTH 06 DEGREES 27 MINUTES 45 SECONDS WEST, A DISTANCE OF 91.17 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 91.18 FEET TO A POINT FOR CORNER;  
NORTH 07 DEGREES 47 MINUTES 22 SECONDS WEST, A DISTANCE OF 160.89 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 23 MINUTES 06 SECONDS, A RADIUS OF 2975.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 81 DEGREES 32 MINUTES 27 SECONDS WEST, A DISTANCE OF 19.99 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 19.99 FEET TO A POINT FOR CORNER;

NORTH 08 DEGREES 39 MINUTES 06 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 23 MINUTES 35 SECONDS, A RADIUS OF 3025.00 FEET, AND A LONG CHORD THAT BEARS NORTH 81 DEGREES 32 MINUTES 42 SECONDS EAST, A DISTANCE OF 20.76 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 20.76 FEET TO A POINT FOR CORNER;

NORTH 07 DEGREES 47 MINUTES 06 SECONDS WEST, A DISTANCE OF 121.00 FEET TO A POINT FOR CORNER;

NORTH 82 DEGREES 12 MINUTES 55 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

NORTH 83 DEGREES 23 MINUTES 34 SECONDS EAST, A DISTANCE OF 79.35 FEET TO A POINT FOR CORNER;

NORTH 84 DEGREES 41 MINUTES 56 SECONDS EAST, A DISTANCE OF 64.06 FEET TO A POINT FOR CORNER;

NORTH 85 DEGREES 54 MINUTES 45 SECONDS EAST, A DISTANCE OF 69.22 FEET TO A POINT FOR CORNER;

NORTH 87 DEGREES 13 MINUTES 09 SECONDS EAST, A DISTANCE OF 613.50 FEET TO A POINT FOR CORNER;

SOUTH 02 DEGREES 45 MINUTES 32 SECONDS EAST, A DISTANCE OF 121.00 FEET TO A POINT FOR CORNER;

SOUTH 87 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

SOUTH 02 DEGREES 45 MINUTES 32 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

NORTH 87 DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

SOUTH 02 DEGREES 45 MINUTES 32 SECONDS EAST, A DISTANCE OF 337.72 FEET TO A POINT FOR CORNER;

SOUTH 87 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 241.47 FEET TO A POINT FOR CORNER;

SOUTH 02 DEGREES 45 MINUTES 32 SECONDS EAST, A DISTANCE OF 284.52 FEET TO A POINT FOR CORNER;

NORTH 87 DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 61.47 FEET TO A POINT FOR CORNER;

SOUTH 02 DEGREES 45 MINUTES 32 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

NORTH 87 DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

NORTH 02 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

NORTH 87 DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 130.00 FEET TO A POINT FOR CORNER;

SOUTH 02 DEGREES 45 MINUTES 32 SECONDS EAST, A DISTANCE OF 410.00 FEET TO A POINT FOR CORNER;

NORTH 87 DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 860.00 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 53 MINUTES 35 SECONDS EAST, A DISTANCE OF 115.83 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 56 MINUTES 48 SECONDS, A RADIUS OF 2181.00 FEET, AND A LONG CHORD THAT BEARS NORTH 01 DEGREES 34 MINUTES 49 SECONDS EAST, A DISTANCE OF 112.16 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 112.17 FEET TO A POINT FOR CORNER;

SOUTH 86 DEGREES 17 MINUTES 22 SECONDS EAST, A DISTANCE OF 158.65 FEET TO A POINT FOR CORNER;

SOUTH 01 DEGREES 13 MINUTES 34 SECONDS WEST, A DISTANCE OF 210.43 FEET TO A POINT FOR CORNER;

SOUTH 88 DEGREES 46 MINUTES 26 SECONDS EAST, A DISTANCE OF 45.00 FEET TO A POINT FOR CORNER. SAID POINT BEING ON THE EAST LINE OF SAID 243.477 ACRE TRACT, THE COMMON WEST LINE OF AFORESAID 97.682 ACRE TRACT AND BEING WITHIN AFORESAID COUNTY ROAD NO. 286;

THENCE, SOUTH 01 DEGREES 13 MINUTES 34 SECONDS WEST, ALONG SAID COMMON LINES AND WITH SAID COUNTY ROAD NO. 286, A DISTANCE OF 240.70 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 2,435,304 SQUARE FEET OR 55.906 ACRES OF LAND.

SINGLE FAMILY		
BLOCK & LOT NUMBERS	AREA	
BLOCK C LOT 1	7,490 SF	
BLOCK C LOT 2	6,600 SF	
BLOCK C LOT 3	6,000 SF	
BLOCK C LOT 4	7,440 SF	
BLOCK C LOT 5	6,000 SF	
BLOCK C LOT 6	6,600 SF	
BLOCK C LOT 7	6,000 SF	
BLOCK C LOT 8	8,040 SF	
BLOCK C LOT 9	6,600 SF	
BLOCK C LOT 10	7,440 SF	
BLOCK C LOT 11	6,000 SF	
BLOCK C LOT 12	8,040 SF	
BLOCK C LOT 13	6,600 SF	
BLOCK C LOT 14	7,440 SF	
BLOCK C LOT 15	6,000 SF	
BLOCK K LOT 1	8,040 SF	
BLOCK K LOT 2	7,440 SF	
BLOCK K LOT 3	7,440 SF	
BLOCK K LOT 4	8,040 SF	
BLOCK K LOT 5	7,440 SF	
BLOCK K LOT 6	7,440 SF	
BLOCK K LOT 7	8,040 SF	
BLOCK K LOT 8	9,381 SF	
BLOCK K LOT 9	7,615 SF	
BLOCK K LOT 10	8,230 SF	
BLOCK K LOT 11	7,542 SF	
BLOCK K LOT 12	8,107 SF	
BLOCK K LOT 13	7,502 SF	
BLOCK K LOT 14	8,107 SF	
BLOCK K LOT 15	7,502 SF	
BLOCK K LOT 16	8,107 SF	
BLOCK K LOT 17	7,502 SF	
BLOCK K LOT 18	8,107 SF	
BLOCK K LOT 19	8,623 SF	

SINGLE FAMILY		
BLOCK & LOT NUMBERS	AREA	
BLOCK L LOT 1	8,121 SF	
BLOCK L LOT 2	9,800 SF	
BLOCK L LOT 3	7,182 SF	
BLOCK L LOT 4	10,417 SF	
BLOCK L LOT 5	11,318 SF	
BLOCK L LOT 6	10,536 SF	
BLOCK L LOT 7	7,440 SF	
BLOCK L LOT 8	6,000 SF	
BLOCK L LOT 9	8,040 SF	
BLOCK L LOT 10	6,600 SF	
BLOCK L LOT 11	7,440 SF	
BLOCK L LOT 12	6,000 SF	
BLOCK L LOT 13	8,040 SF	
BLOCK L LOT 14	6,600 SF	
BLOCK L LOT 15	7,440 SF	
BLOCK L LOT 16	6,000 SF	
BLOCK L LOT 17	8,040 SF	
BLOCK L LOT 18	6,600 SF	
BLOCK L LOT 19	8,040 SF	
BLOCK L LOT 20	6,000 SF	
BLOCK M LOT 1	7,200 SF	
BLOCK M LOT 2	6,600 SF	
BLOCK M LOT 3	7,440 SF	
BLOCK M LOT 4	6,000 SF	
BLOCK M LOT 5	8,040 SF	
BLOCK M LOT 6	6,600 SF	
BLOCK M LOT 7	7,440 SF	
BLOCK M LOT 8	6,000 SF	
BLOCK M LOT 9	8,040 SF	
BLOCK M LOT 10	6,600 SF	
BLOCK M LOT 11	7,440 SF	
BLOCK M LOT 12	6,000 SF	
BLOCK M LOT 13	8,040 SF	
BLOCK M LOT 14	6,600 SF	

SINGLE FAMILY		
BLOCK & LOT NUMBERS	AREA	
BLOCK M LOT 15	7,440 SF	
BLOCK M LOT 16	6,000 SF	
BLOCK M LOT 17	8,040 SF	
BLOCK M LOT 18	6,600 SF	
BLOCK M LOT 19	7,560 SF	
BLOCK N LOT 1	7,440 SF	
BLOCK N LOT 2	7,440 SF	
BLOCK N LOT 3	8,040 SF	
BLOCK N LOT 4	7,440 SF	
BLOCK N LOT 5	7,440 SF	
BLOCK N LOT 6	8,040 SF	
BLOCK N LOT 7	7,440 SF	
BLOCK N LOT 8	7,440 SF	
BLOCK N LOT 9	8,015 SF	
BLOCK N LOT 10	9,074 SF	
BLOCK N LOT 11	7,440 SF	
BLOCK N LOT 12	8,040 SF	
BLOCK N LOT 13	7,440 SF	
BLOCK N LOT 14	9,120 SF	
BLOCK N LOT 15	8,844 SF	
BLOCK N LOT 16	8,091 SF	
BLOCK N LOT 17	10,956 SF	
BLOCK N LOT 18	6,882 SF	
BLOCK N LOT 19	6,600 SF	
BLOCK N LOT 20	8,040 SF	
BLOCK N LOT 21	6,600 SF	
BLOCK N LOT 22	8,520 SF	
BLOCK N LOT 23	7,440 SF	
BLOCK N LOT 24	6,000 SF	
BLOCK N LOT 25	8,040 SF	
BLOCK O LOT 1	9,120 SF	
BLOCK O LOT 2	6,600 SF	
BLOCK O LOT 3	7,440 SF	
BLOCK O LOT 4	6,000 SF	

SINGLE FAMILY		
BLOCK & LOT NUMBERS	AREA	
BLOCK O LOT 5	8,040 SF	
BLOCK O LOT 6	6,600 SF	
BLOCK O LOT 7	7,440 SF	
BLOCK O LOT 8	6,000 SF	
BLOCK O LOT 9	8,040 SF	
BLOCK O LOT 10	6,600 SF	
BLOCK O LOT 11	7,440 SF	
BLOCK O LOT 12	7,440 SF	
BLOCK O LOT 13	6,600 SF	
BLOCK O LOT 14	8,040 SF	
BLOCK O LOT 15	6,000 SF	
BLOCK O LOT 16	7,440 SF	
BLOCK O LOT 17	6,600 SF	
BLOCK O LOT 18	8,040 SF	
BLOCK O LOT 19	6,000 SF	
BLOCK O LOT 20	7,440 SF	
BLOCK O LOT 21	6,600 SF	
BLOCK O LOT 22	9,120 SF	
BLOCK P LOT 1	9,120 SF	
BLOCK P LOT 2	6,600 SF	
BLOCK P LOT 3	7,440 SF	
BLOCK P LOT 4	6,000 SF	
BLOCK P LOT 5	9,120 SF	
BLOCK P LOT 6	9,120 SF	
BLOCK P LOT 7	6,000 SF	
BLOCK P LOT 8	7,440 SF	
BLOCK P LOT 9	6,600 SF	
BLOCK P LOT 10	9,120 SF	
BLOCK Q LOT 1	9,120 SF	
BLOCK Q LOT 2	6,600 SF	
BLOCK Q LOT 3	7,440 SF	
BLOCK Q LOT 4	6,000 SF	
BLOCK Q LOT 5	6,600 SF	
BLOCK Q LOT 6	6,000 SF	

SINGLE FAMILY		
BLOCK & LOT NUMBERS	AREA	
BLOCK Q LOT 7	6,600 SF	
BLOCK Q LOT 8	6,000 SF	
BLOCK Q LOT 9	9,240 SF	
BLOCK Q LOT 10	9,240 SF	
BLOCK Q LOT 11	6,000 SF	
BLOCK Q LOT 12	6,600 SF	
BLOCK Q LOT 13	6,000 SF	
BLOCK Q LOT 14	6,600 SF	
BLOCK Q LOT 15	6,000 SF	
BLOCK Q LOT 16	7,440 SF	
BLOCK Q LOT 17	6,600 SF	
BLOCK Q LOT 18	9,120 SF	
BLOCK R LOT 1	9,120 SF	
BLOCK R LOT 2	6,600 SF	
BLOCK R LOT 3	7,440 SF	
BLOCK R LOT 4	6,000 SF	
BLOCK R LOT 5	6,600 SF	
BLOCK R LOT 6	6,000 SF	
BLOCK R LOT 7	6,600 SF	
BLOCK R LOT 8	6,000 SF	
BLOCK R LOT 9	9,240 SF	
BLOCK S LOT 1	10,438 SF	
BLOCK S LOT 2	8,107 SF	
BLOCK S LOT 3	7,502 SF	
BLOCK S LOT 4	8,107 SF	
BLOCK S LOT 5	7,502 SF	
BLOCK S LOT 6	8,107 SF	
BLOCK S LOT 7	7,502 SF	
BLOCK S LOT 8	8,107 SF	
BLOCK S LOT 9	7,557 SF	
BLOCK S LOT 10	8,206 SF	
BLOCK S LOT 11	7,595 SF	
BLOCK S LOT 12	9,345 SF	

OPEN SPACE		
BLOCK & LOT NUMBERS	AREA	AREA
BLOCK C LOT 2X	1,200 SF	0.03 AC
BLOCK K LOT 2X (GREENBELT PARK)	246,970 SF	5.67 AC
BLOCK L LOT 1X	29,039 SF	0.67 AC
BLOCK M LOT 1X	20,355 SF	0.47 AC
BLOCK N LOT 1X (GREENBELT PARK)	276,375 SF	6.34 AC
BLOCK O LOT 1X	2,400 SF	0.06 AC
BLOCK R LOT 1X	5,300 SF	0.12 AC
BLOCK S LOT 1X	1,210 SF	0.03 AC

RIGHT-OF-WAY		
BLOCK & LOT NUMBERS	AREA	AREA
ROW	591,305 SF	13.57 AC

**SURVEYOR'S CERTIFICATION**

I, \_\_\_\_\_, 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 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.**

REGISTERED PROFESSIONAL LAND SURVEYOR

TEXAS REGISTRATION NO. \_\_\_\_\_

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 \_\_\_\_\_ 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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_ BY THE PLANNING & ZONING COMMISSION, CITY OF ANNA, TEXAS.

PLANNING & ZONING COMMISSION CHAIR \_\_\_\_\_

DIRECTOR OF DEVELOPMENT SERVICES \_\_\_\_\_

**OWNERS CERTIFICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **BLOOMFIELD HOMES, L.P.**, ACTING HEREIN BY AND THROUGH IT'S DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS **CRYSTAL PARK, PHASE 2**, AN ADDITION TO THE CITY OF ANNA, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES



Item No. 6.c.

Planning & Zoning Commission Agenda  
Staff Report

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

**AGENDA ITEM:**

Approve a Resolution regarding McDonald's Anna, Block A, Lot 8, Preliminary Site Plan (PSP 25-0007)  
Owner: SGI Anna SEC-I, LLC.

**SUMMARY:**

A Restaurant with drive-through on one lot on 1.7± acres on the south side of W. Rosamond Parkway, 500± feet west of N. Buddy Hayes Boulevard. Zoned Regional Commercial (C-2) (Ord. No. 1103-2024-06)

**STAFF RECOMMENDATION:**

Recommended for approval as submitted.

**ATTACHMENTS:**

1. Locator Map - McDonald's Anna, Block A, Lot 8, Preliminary Site Plan (PSP 25-0007)
2. Resolution - McDonald's Anna, Block A, Lot 8, Preliminary Site Plan (PSP 25-0007)
3. Exhibit A - McDonald's Anna, Block A, Lot 8, Preliminary Site Plan (PSP 25-0007)

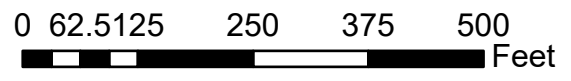
**McDonald's Anna, Block A, Lot 8,  
Preliminary Site Plan (PSP 25-0007)**



THE CITY OF  
**Anna**



-  Subject Property
-  ETJ
-  Parcels
-  City Limits



June 2025

**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2025-07-**

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING MCDONALD'S ANNA, BLOCK A, LOT 8, PRELIMINARY SITE PLAN (PSP 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**, SGI Anna SEC-I, LLC. has submitted an application for the approval of McDonald's Anna, Block A, Lot 8, Preliminary Site Plan; and

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

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

**Section 1. Recitals Incorporated**

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

**Section 2. Approval of Preliminary Site Plan**

The Planning & Zoning Commission hereby approves McDonald's Anna, Block A, Lot 8, Preliminary Site Plan attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

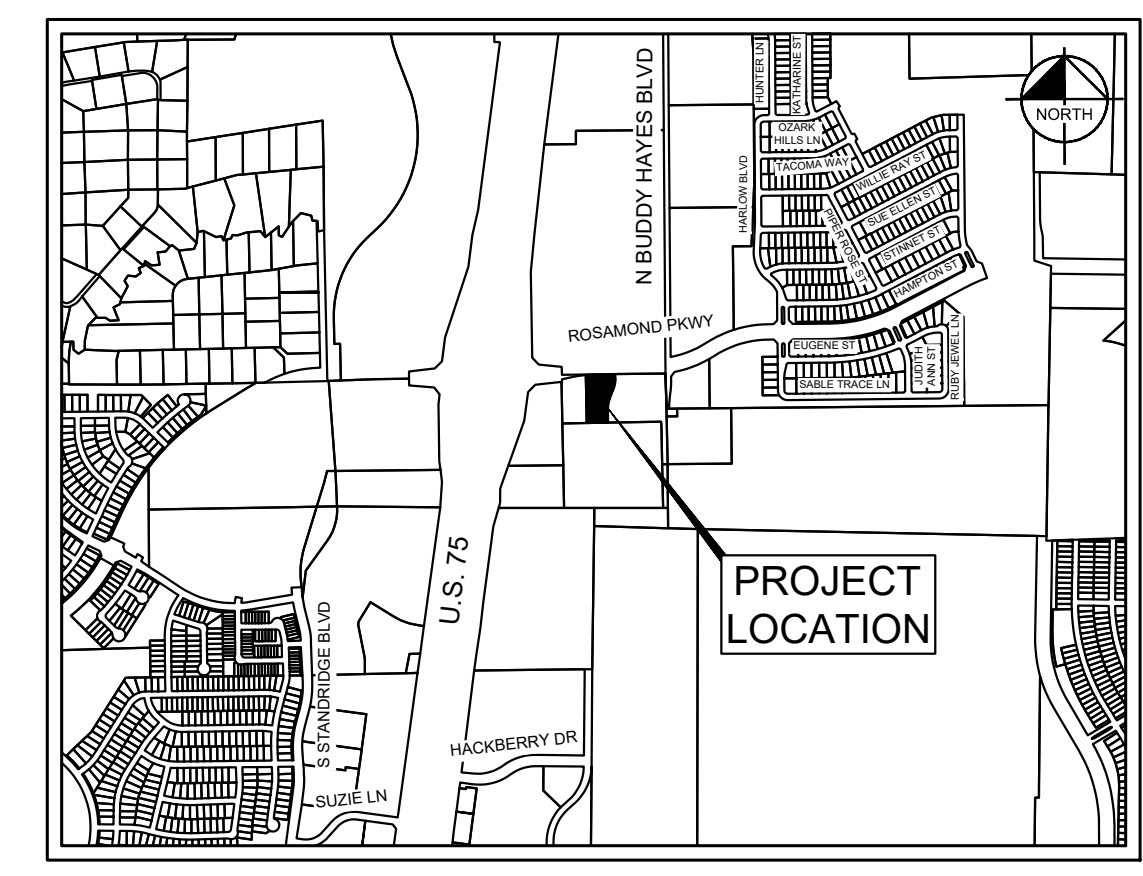
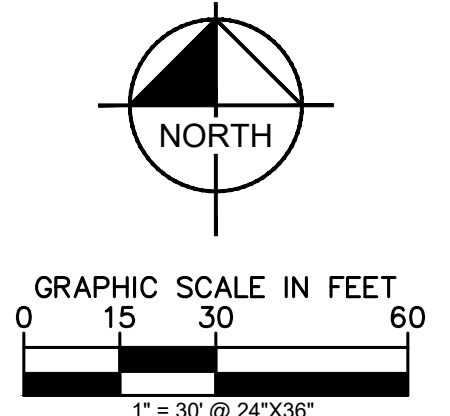
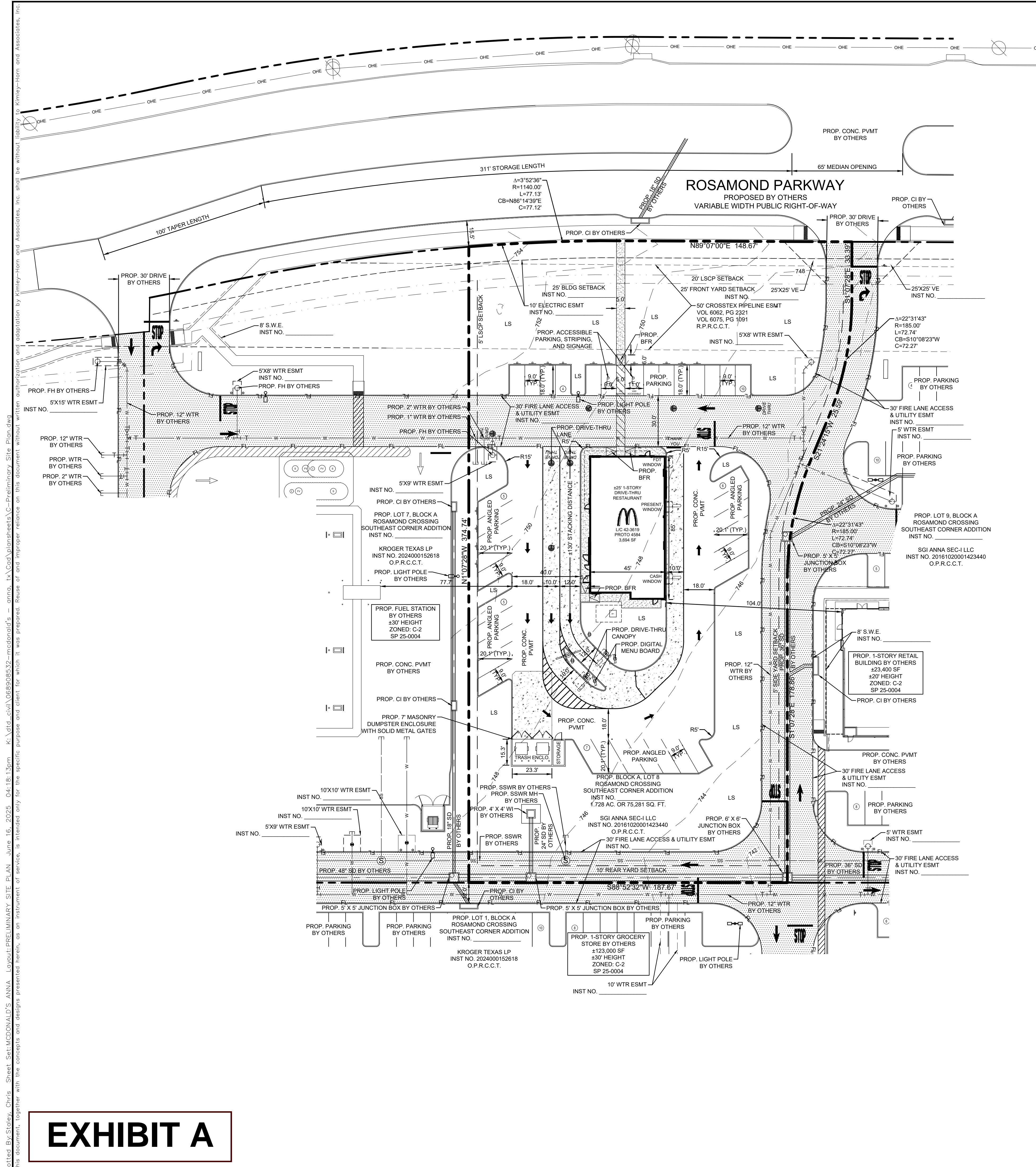
**PASSED AND APPROVED** by the Planning & Zoning Commission of the City of Anna, Texas, on this 7th day of July, 2025.

ATTEST:

APPROVED:

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

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



- NOTES**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  2. ALL CURB RADI ARE 2' UNLESS DIMENSIONED OTHERWISE.
  3. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.

**LEGEND**

PROPOSED CONCRETE FIRE LANE BY OTHERS	FL
EXISTING CONTOUR	744
PROPERTY LINE	---
BUILDING SETBACK	---
PROPOSED CURB INLET BY OTHERS	CI
PROPOSED WYE INLET BY OTHERS	WI
PROPOSED CURB RAMP	▽
PARKING COUNT	③

**Site Data Summary Table**

Item	
<b>General Site Data</b>	
Zoning	C-2
Land Use	Restaurant
Lot Area (square feet)	75,281
Lot Area (acres)	1.73
Building Footprint Area (square feet)	3,694
Total Building Area (square feet)	3,694
Building Height (# stories)	1
Building Height (feet - distance to tallest building element)	25
Lot Coverage (percent - x.xx%)	4.91%
<b>Parking</b>	
Parking Ratio	10/1,000 sf
Required Parking (# spaces)	37
Total Provided Parking (# spaces)	37
Accessible Parking Required (# spaces)	2
Accessible Parking Provided (# spaces)	2

**BENCHMARKS**

**BENCHMARK #1:**  
ELEVATION = 752.44  
X-CUT ON THE BACK OF CURB FOUND APPROXIMATELY 50 FEET NORTHWEST OF A POWER POLE AND APPROXIMATELY 20 FEET NORTH OF ANOTHER POWER POLE.

**BENCHMARK #2:**  
ELEVATION = 745.69  
IRON ROD SET APPROXIMATELY 135 FEET WEST OF A POWER POLE AND APPROXIMATELY 119 FEET SOUTH OF ANOTHER POWER POLE.

**CAUTION!**  
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

**EXHIBIT A**



**CITY PROJECT NUMBER: PSP25-0007**

**PRELIMINARY SITE PLAN**  
MCDONALD'S ANNA  
BLOCK A, LOT 8  
1.728 ACRES  
THE JOHN ELLIOTT (ELLETT) SURVEY, ABSTRACT NO. 296  
CITY OF ANNA, COLLIN COUNTY, TEXAS  
DATE: JUNE 17, 2025

<b>OWNER</b> SCI ANNA SEC-1, LLC 1110 Cowan Road Celina, TX 75009 Tel: (214) 223-9077 Contact: Eric Seitz	<b>DEVELOPER</b> McDonald's USA, LLC 511 E John Carpenter Freeway Suite 375 Irving, TX 75062 Tel: (702) 788-8993 Contact: Jim Lyon	<b>ENGINEER</b> <b>Kimley»Horn</b> 2500 Pacific Ave., Suite 1100 Dallas, TX 75226 Tel: (972) 239-3820 Contact: Callie R. Aaker, P.E.
--	--	---

**Kimley»Horn**  
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
2500 PACIFIC AVE., SUITE 1100  
DALLAS, TEXAS 75226  
PHONE: 469-718-8849  
WWW.KIMLEY-HORN.COM FIRM NO. F-628

**PRELIMINARY SITE PLAN**

**MCDONALD'S ANNA 42-3619 PREPARED FOR MCDONALD'S USA LLC**

**TEXAS**

KHA PROJECT	068908532
DATE	06/17/2025
SCALE	AS SHOWN
DESIGNED BY	JDH
DRAWN BY	CCS
CHECKED BY	CRA

**REVISIONS**

No.	DATE	BY

**SHEET NUMBER**  
**PSP-1**



Item No. 6.d.

Planning & Zoning Commission Agenda  
Staff Report

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

**AGENDA ITEM:**

Approve a Resolution regarding Meadow Vista Phase 3, Preliminary Plat (PP 25-0013)  
Owner: Bloomfield Homes, LP

**SUMMARY:**

91 Single-Family Residential (SF-6.0) lots, 39 Single-Family Residential (SF-7.2) lots, and two Homeowners' Association lots on 37.7± acres on the west side of N. Ferguson Parkway, 1150± feet south of E. County Road 370. Zoned Planned Development/ Single-Family Residential 60/Restricted Commercial (PD/SF-60/C-1) (Ord. No. 839-2019).

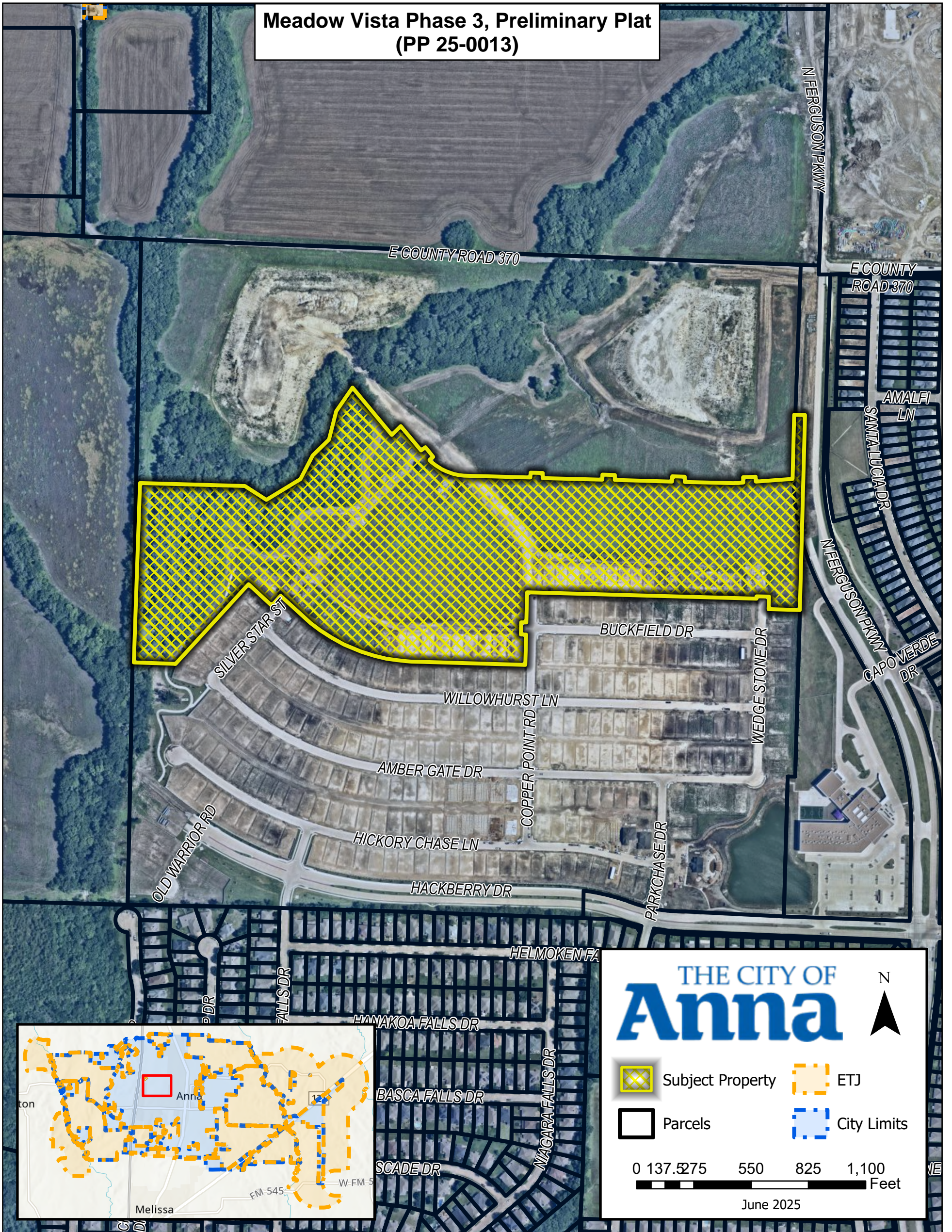
**STAFF RECOMMENDATION:**

Recommended for approval as submitted.

**ATTACHMENTS:**

1. Locator Map - Meadow Vista Phase 3, Preliminary Plat (PP 25-0013)
2. Resolution - Meadow Vista Phase 3, Preliminary Plat (PP 25-0013)
3. Exhibit A - Meadow Vista Phase 3, Preliminary Plat (PP 25-0013)

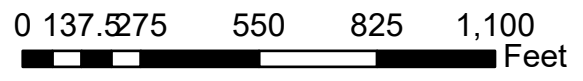
**Meadow Vista Phase 3, Preliminary Plat  
(PP 25-0013)**



THE CITY OF  
**Anna**



-  Subject Property
-  ETJ
-  Parcels
-  City Limits



June 2025

**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2025-07-**

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING MEADOW VISTA PHASE 3, PRELIMINARY PLAT (PP 25-0013)**

**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**, Bloomfield Homes, LP has submitted an application for the approval of Meadow Vista 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 Meadow Vista 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.

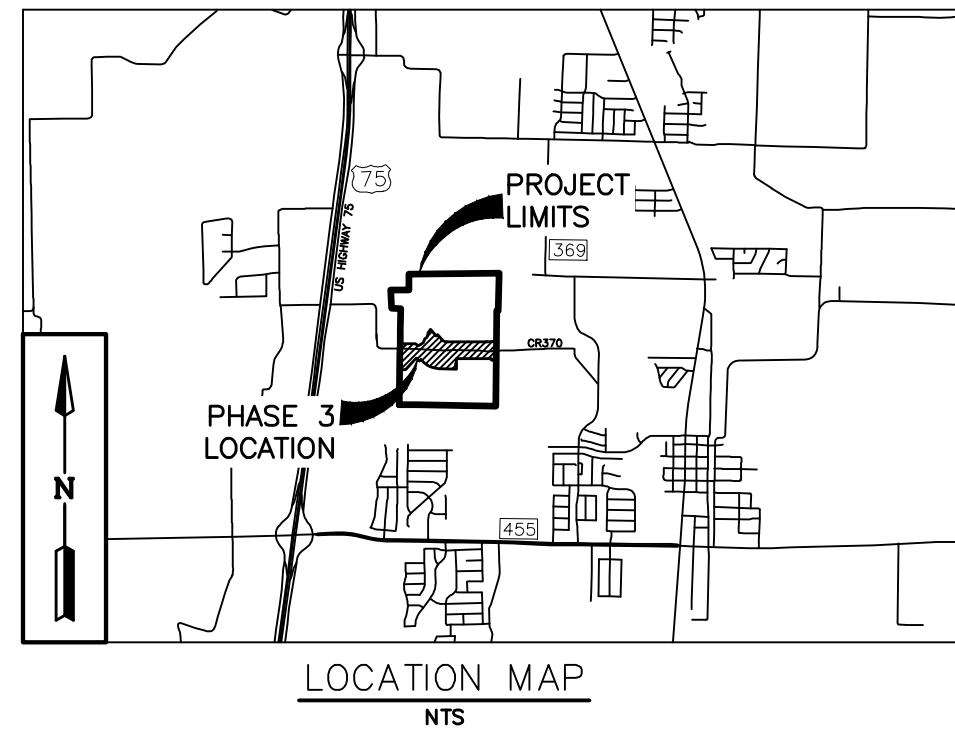
**PASSED AND APPROVED** by the Planning & Zoning Commission of the City of Anna, Texas, on this 7th day of July, 2025.

ATTEST:

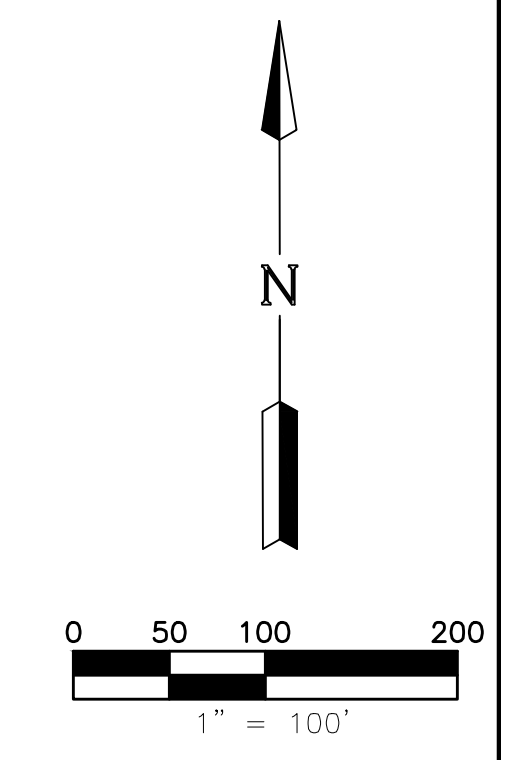
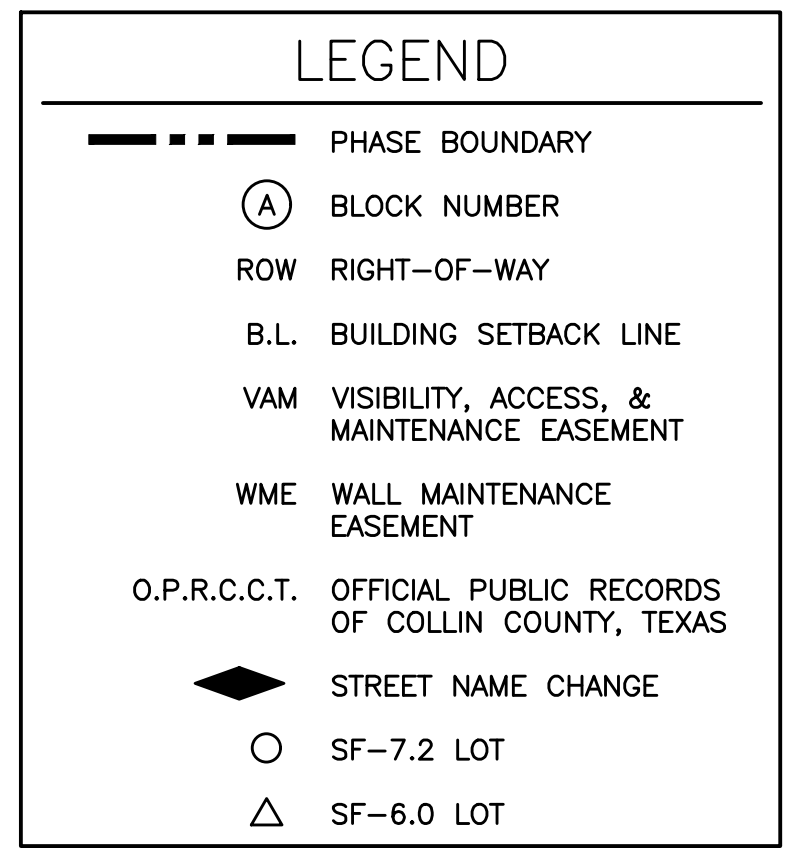
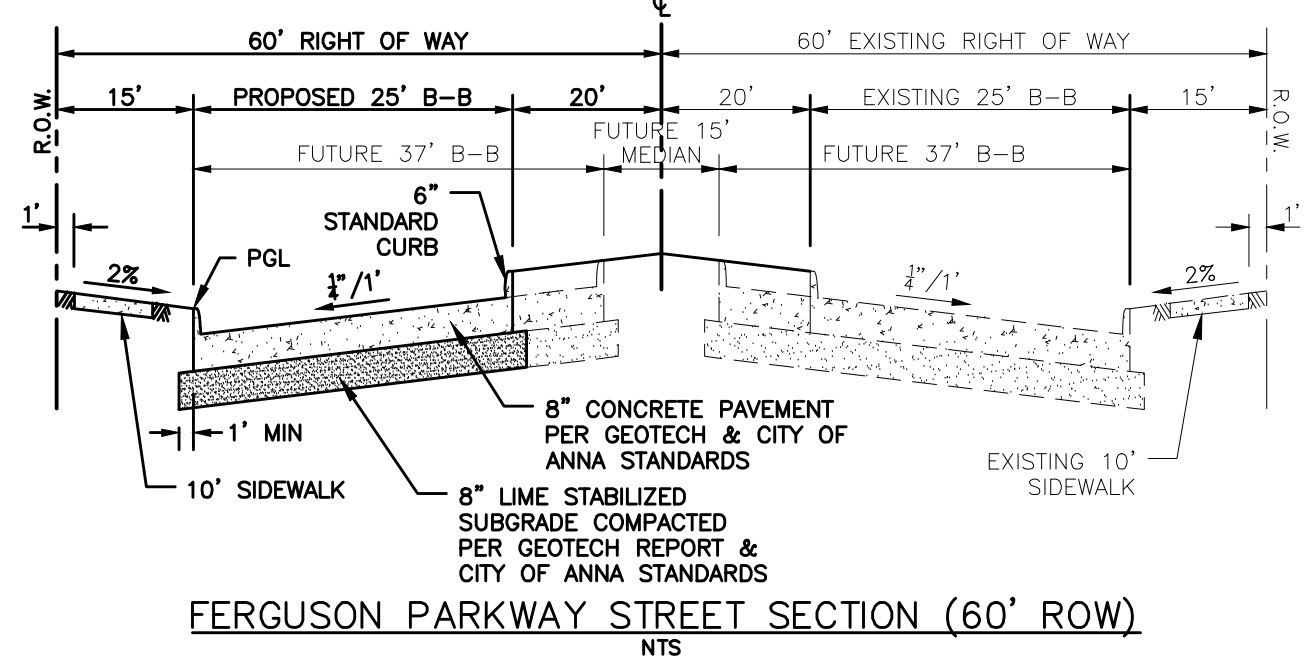
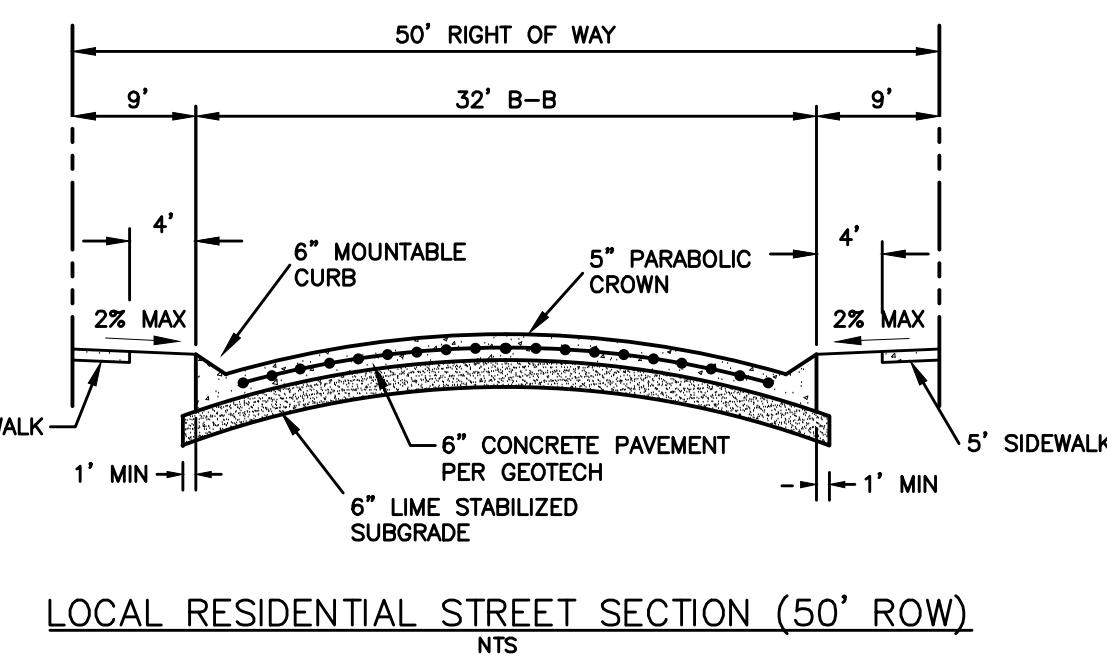
APPROVED:

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

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



- PRELIMINARY PLAT NOTES:
1. 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.
  2. LOT DEPTHS AND WIDTHS ARE SUBJECT TO CHANGE WITH FINAL PLAT PROVIDED THEY MEET CURRENT ZONING REQUIREMENTS.
  3. PHASING IS SUBJECT TO CHANGE AT THE TIME OF FINAL PLAT AND CONSTRUCTION PLAN DESIGN. EACH PHASE SHALL BE ABLE TO PROVIDE SAFE ACCESS AND CITY SERVICES.
  4. THE HOMEOWNERS ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL COMMON OPEN SPACE (X) LOTS.
  5. ALL EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED. WATER, SEWER AND DRAINAGE EASEMENTS SHALL BE EXCLUSIVE OF FRANCHISE UTILITIES.
  6. EASEMENT LOCATIONS ARE SUBJECT TO CHANGE WITH THE FINAL PLAT.
  7. 10' UTILITY EASEMENTS ARE PROPOSED ADJACENT TO RIGHT OF WAY WITH LOT FRONTAGE.
  8. SCREENING WALLS AND IRON FENCING SHALL BE OWNED AND MAINTAINED BY THE HOA. WOOD FENCING ADJACENT TO COMMON AREA LOTS SHALL BE OWNED AND MAINTAINED BY HOA.
  9. 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.



CALLLED: 50.53 ACRES  
GRANTOR: JULIA JACKSON GRAY  
GRANTEE: TWO-J PARTNERS, LLLP  
C.C.# 20080509000562500  
O.P.R.C.C.T.

BLOCK & LOT NUMBERS	AREA
BLOCK B LOT 66	6,875 SF
BLOCK B LOT 67	7,500 SF
BLOCK B LOT 68	6,875 SF
BLOCK B LOT 69	8,125 SF
BLOCK B LOT 70	6,875 SF
BLOCK B LOT 71	6,250 SF
BLOCK B LOT 72	7,500 SF
BLOCK B LOT 73	6,875 SF
BLOCK B LOT 74	6,875 SF
BLOCK B LOT 75	7,500 SF
BLOCK B LOT 76	7,019 SF
BLOCK B LOT 77	6,388 SF
BLOCK B LOT 78	7,662 SF
BLOCK B LOT 79	8,293 SF
BLOCK D LOT 22	6,250 SF
BLOCK D LOT 23	6,594 SF
BLOCK D LOT 24	6,719 SF
BLOCK D LOT 25	7,035 SF
BLOCK D LOT 26	6,911 SF
BLOCK D LOT 27	6,388 SF

BLOCK & LOT NUMBERS	AREA
BLOCK D LOT 28	6,289 SF
BLOCK D LOT 29	6,375 SF
BLOCK D LOT 30	7,727 SF
BLOCK G LOT 18	8,400 SF
BLOCK G LOT 19	6,442 SF
BLOCK G LOT 20	7,026 SF
BLOCK G LOT 21	7,658 SF
BLOCK G LOT 22	7,026 SF
BLOCK G LOT 23	6,392 SF
BLOCK G LOT 24	7,026 SF
BLOCK G LOT 25	7,658 SF
BLOCK G LOT 26	6,988 SF
BLOCK G LOT 27	7,200 SF
BLOCK G LOT 28	7,800 SF
BLOCK G LOT 29	6,000 SF
BLOCK G LOT 30	7,200 SF
BLOCK G LOT 31	6,600 SF
BLOCK G LOT 32	7,200 SF
BLOCK G LOT 33	9,000 SF
BLOCK J LOT 1	7,800 SF

BLOCK & LOT NUMBERS	AREA
BLOCK J LOT 2	7,200 SF
BLOCK J LOT 3	7,800 SF
BLOCK J LOT 4	6,600 SF
BLOCK J LOT 5	7,200 SF
BLOCK J LOT 6	6,600 SF
BLOCK J LOT 7	6,000 SF
BLOCK J LOT 8	7,029 SF
BLOCK J LOT 9	7,765 SF
BLOCK J LOT 10	7,172 SF
BLOCK J LOT 11	7,785 SF
BLOCK J LOT 12	7,125 SF
BLOCK J LOT 13	7,660 SF
BLOCK J LOT 14	7,800 SF
BLOCK J LOT 15	7,800 SF
BLOCK J LOT 16	7,945 SF
BLOCK J LOT 17	7,438 SF
BLOCK J LOT 18	8,096 SF
BLOCK J LOT 19	8,856 SF
BLOCK J LOT 20	7,200 SF
BLOCK J LOT 21	6,600 SF

BLOCK & LOT NUMBERS	AREA
BLOCK J LOT 22	7,200 SF
BLOCK J LOT 23	6,600 SF
BLOCK J LOT 24	7,800 SF
BLOCK J LOT 25	7,200 SF
BLOCK J LOT 26	7,800 SF
BLOCK K LOT 18	7,200 SF
BLOCK K LOT 19	6,000 SF
BLOCK K LOT 20	6,000 SF
BLOCK K LOT 21	6,000 SF
BLOCK K LOT 22	6,000 SF
BLOCK K LOT 23	6,000 SF
BLOCK K LOT 24	6,000 SF
BLOCK K LOT 25	6,000 SF
BLOCK K LOT 26	6,000 SF
BLOCK K LOT 27	6,000 SF
BLOCK K LOT 28	6,000 SF
BLOCK K LOT 29	6,000 SF
BLOCK K LOT 30	6,000 SF
BLOCK K LOT 31	6,000 SF
BLOCK K LOT 32	6,000 SF

BLOCK & LOT NUMBERS	AREA
BLOCK K LOT 33	12,897 SF
BLOCK L LOT 1	9,000 SF
BLOCK L LOT 2	7,200 SF
BLOCK L LOT 3	6,600 SF
BLOCK L LOT 4	7,200 SF
BLOCK L LOT 5	6,600 SF
BLOCK L LOT 6	7,200 SF
BLOCK L LOT 7	6,600 SF
BLOCK L LOT 8	10,758 SF
BLOCK L LOT 9	10,911 SF
BLOCK L LOT 10	7,339 SF
BLOCK L LOT 11	9,609 SF
BLOCK L LOT 12	10,557 SF
BLOCK L LOT 13	8,971 SF
BLOCK L LOT 14	9,254 SF
BLOCK L LOT 15	7,200 SF
BLOCK L LOT 16	6,600 SF
BLOCK L LOT 17	7,200 SF
BLOCK L LOT 18	9,000 SF
BLOCK M LOT 1	9,945 SF

BLOCK & LOT NUMBERS	AREA
BLOCK M LOT 2	6,000 SF
BLOCK M LOT 3	6,000 SF
BLOCK M LOT 4	6,000 SF
BLOCK M LOT 5	6,000 SF
BLOCK M LOT 6	6,000 SF
BLOCK M LOT 7	6,000 SF
BLOCK M LOT 8	6,000 SF
BLOCK M LOT 9	6,000 SF
BLOCK M LOT 10	6,000 SF
BLOCK M LOT 11	6,000 SF
BLOCK M LOT 12	6,000 SF
BLOCK M LOT 13	6,000 SF
BLOCK M LOT 14	6,000 SF
BLOCK M LOT 15	6,000 SF
BLOCK M LOT 16	7,200 SF
BLOCK M LOT 17	7,200 SF
BLOCK M LOT 18	6,000 SF
BLOCK M LOT 19	6,000 SF
BLOCK M LOT 20	6,000 SF
BLOCK M LOT 21	6,000 SF

BLOCK & LOT NUMBERS	AREA
BLOCK M LOT 22	6,000 SF
BLOCK M LOT 23	6,000 SF
BLOCK M LOT 24	6,000 SF
BLOCK M LOT 25	6,000 SF
BLOCK M LOT 26	6,000 SF
BLOCK M LOT 27	6,000 SF
BLOCK M LOT 28	6,000 SF
BLOCK M LOT 29	6,000 SF
BLOCK M LOT 30	6,000 SF
BLOCK M LOT 31	13,241 SF

BLOCK & LOT NUMBERS	AREA	AREA
BLOCK B LOT 1X PEDESTRIAN ACCESS EASEMENT	410,437 SF	9.42 AC
BLOCK D LOT 1X	4,960 SF	0.11 AC

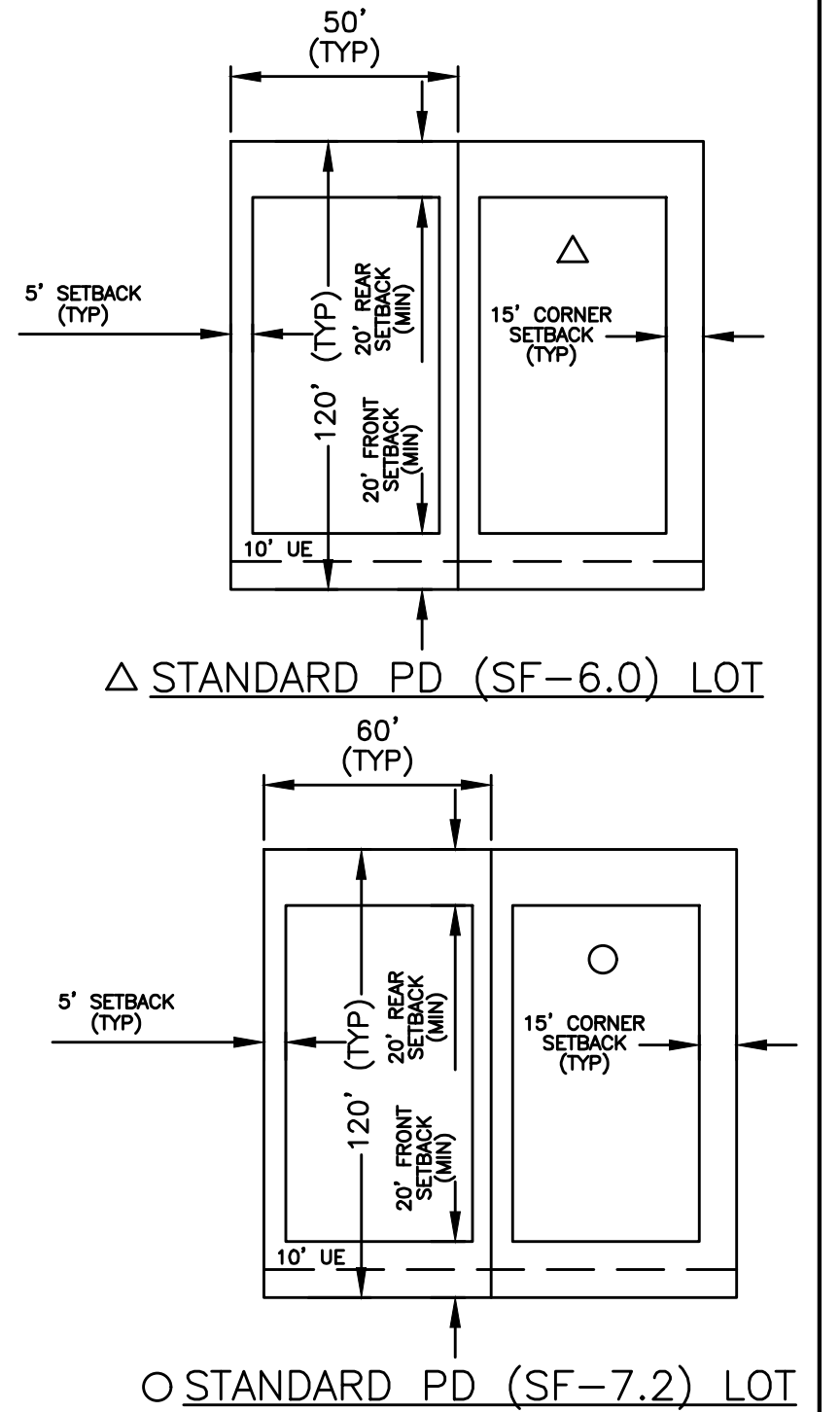
Line #	Length	Direction
L53E	450.000	S41° 33' 54.61° W
L54E	120.000	N48° 26' 05.39° W
L55E	120.000	N48° 26' 05.39° W
L56E	109.965	N41° 33' 54.61° E
L57E	57.902	N42° 21' 22.14° E
L58E	52.698	N43° 59' 00.96° E
L59E	63.175	N49° 41' 29.78° E
L60E	69.919	N49° 25' 05.12° E
L61E	210.061	N07° 33' 44.13° E

CURVE #	DELTA	RADIUS	LENGTH	CHORD	C-L
CBE	012° 06' 51.61"	1275.00'	269.58'	N12° 21' 15.97"	269.08'

Line #	Length	Direction
L1	102.078	S58° 24' 28.01° E
L2	180.282	N07° 36' 55.99° E
L3	105.877	N08° 16' 05.47° E
L4	91.244	N44° 35' 42.90° E
L5	118.323	N13° 43' 07.22° E
L6	115.300	N03° 11' 36.19° E
L7	247.204	S40° 34' 54.82° E
L8	50.794	N44° 41' 26.98° E
L9	127.038	S40° 18' 22.70° E
L10	22.723	N02° 33' 34.85° E
L11	50.000	S30° 04' 57.70° E
L12	18.899	S00° 35' 36.84° W
L13	235.028	S89° 26' 15.87° E
L14	20.000	N07° 33' 44.13° E
L15	20.000	S89° 26' 15.87° E
L16	20.000	S00° 35' 44.13° E
L17	240.000	S89° 26' 15.87° E
L18	20.000	N07° 33' 44.13° E
L19	20.000	S89° 26' 15.87° E
L20	20.000	S00° 35' 44.13° E
L21	20.000	S89° 26' 15.87° E
L22	43.910	S89° 09' 08.87° E
L23	125.000	N89° 26' 15.87° W
L24	125.000	N89° 26' 15.87° W
L25	125.000	N89° 26' 15.87° W
L26	25.316	N44° 43' 35.10° E
L27	21.013	N03° 51' 13.67° E
L28	50.000	N89° 34' 29.01° E
L29	20.180	S03° 50' 22.82° E
L30	147.800	N44° 34' 23.90° E
L31	189.329	N00° 55' 53.13° E
L32	43.910	S89° 09' 08.87° E
L33	125.000	N89° 26' 15.87° W
L34	125.000	N89° 26' 15.87° W
L35	50.000	S00° 35' 44.13° E
L36	20.000	S89° 26' 15.87° E
L37	20.000	S00° 35' 44.13° E
L38	20.000	S89° 26' 15.87° E
L39	20.000	S00° 35' 44.13° E
L40	120.000	S00° 35' 44.13° E
L41	38.683	N87° 47' 44.32° W
L42	70.403	N89° 09' 51.84° W
L43	44.841	N77° 26' 05.46° W
L44	58.877	N72° 12' 12.96° W
L45	64.541	N86° 58' 16.71° W
L46	70.403	N61° 14' 33.23° W
L47	64.541	N50° 30' 46.75° W
L48	58.404	N50° 19' 58.87° W
L49	120.000	N49° 26' 05.39° W
L50	52.772	S41° 33' 54.61° W
L51	125.000	N49° 26' 05.39° W
L52	125.000	N49° 26' 05.39° W
L53	125.000	N49° 26' 05.39° W
L54	125.000	N49° 26' 05.39° W
L55	125.000	N49° 26' 05.39° W
L56	125.000	N49° 26' 05.39° W
L57	125.000	N49° 26' 05.39° W
L58	125.000	N49° 26' 05.39° W
L59	125.000	N49° 26' 05.39° W
L60	125.000	N49° 26' 05.39° W
L61	125.000	N49° 26' 05.39° W
L62	125.000	N49° 26' 05.39° W
L63	125.000	N49° 26' 05.39° W
L64	125.000	N49° 26' 05.39° W
L65	125.000	N49° 26' 05.39° W
L66	125.000	N49° 26' 05.39° W
L67	125.000	N49° 26' 05.39° W
L68	125.000	N49° 26' 05.39° W
L69	125.000	N49° 26' 05.39° W
L70	125.000	N49° 26' 05.39° W
L71	125.000	N49° 26' 05.39° W
L72	125.000	N49° 26' 05.39° W
L73	125.000	N49° 26' 05.39° W
L74	125.000	N49° 26' 05.39° W
L75	125.000	N49° 26' 05.39° W
L76	125.000	N49° 26' 05.39° W
L77	125.000	N49° 26' 05.39° W
L78	125.000	N49° 26' 05.39° W
L79	125.000	N49° 26' 05.39° W
L80	125.000	N49° 26' 05.39° W
L81	125.000	N49° 26' 05.39° W
L82	125.000	N49° 26' 05.39° W
L83	125.000	N49° 26' 05.39° W
L84	125.000	N49° 26' 05.39° W
L85	125.000	N49° 26' 05.39° W
L86	125.000	N49° 26' 05.39° W
L87	125.000	N49° 26' 05.39° W
L88	125.000	N49° 26' 05.39° W
L89	125.000	N49° 26' 05.39° W
L90	125.000	N49° 26' 05.39° W
L91	125.000	N49° 26' 05.39° W
L92	125.000	N49° 26' 05.39° W
L93	125.000	N49° 26' 05.39° W
L94	125.000	N49° 26' 05.39° W
L95	125.000	N49° 26' 05.39° W
L96	125.000	N49° 26' 05.39° W
L97	125.000	N49° 26' 05.39° W
L98	125.000	N49° 26' 05.39° W
L99	125.000	N49° 26' 05.39° W
L100	125.000	N49° 26' 05.39° W

CV#	DELTA	RADIUS	LENGTH	CHORD	C-L
C1	011°12'29"	1800.00'	352.11'	N47°10'09"E	351.55'
C2	011°06'09"	1000.00'	193.77'	N00°31'50"W	193.47'
C3	011°38'44"	1420.00'	288.62'	N05°15'30"W	288.12'
C4	041°00'10"	530.00'	378.29'	S88°56'11"E	371.25'
C5	041°00'10"	240.00'	171.76'	S88°56'11"E	168.11'
C6	048°51'25"	250.00'	213.18'	S89°00'33"E	208.78'
C7	005°50'09"	200.00'	20.37'	N87°38'40"E	20.36'

CURVE #	DELTA	RADIUS	LENGTH	CHORD	C-L
C1	042° 25' 33.94"	225.00'	166.61'	S88° 13' 28.90° E	162.83'
C2	005° 50' 09.03"	175.00'	17.82'	N87° 38' 39.62° E	17.82'
C3	003° 39' 18.22"	1060.00'	67.62'	N07° 55' 45.98° W	67.61'
C4	000° 32' 35.05"	1025.00'	9.72'	N00° 17' 26.61° E	9.72'
C5	000° 29' 19.37"	975.00'	8.32'	S00° 15' 48.76° W	8.32'



AREA DESCRIPTION	NUMBER OF LOTS	AREA (ACRE FEET)
RESIDENTIAL LOTS	130	21.13 AC
SP-6.0	91	-
SP-7.2	39	-
PHASE 3 OPEN SPACE LOTS	2	9.536 AC
PHASE 3 ROW AREA	-	6.545 AC

PP 25-0013  
PRELIMINARY PLAT  
FOR  
MEADOW VISTA  
PHASE 3

BLOCK B, LOTS 66-79, 1X; BLOCK D, LOTS 22-30;  
BLOCK G, LOTS 18-33; BLOCK J, LOTS 1-26; BLOCK K,  
LOTS 18-33; BLOCK L, LOTS 1-18; BLOCK M, LOTS  
1-31.

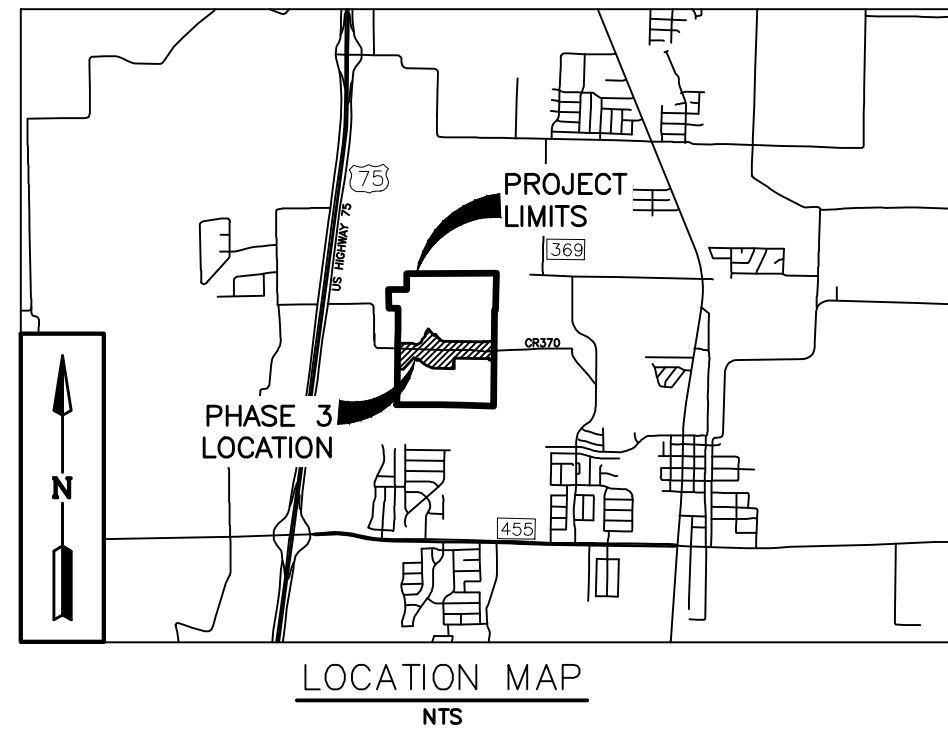
OUT OF THE  
FRANCIS T. DUFFAU SURVEY, ABSTRACT NO. 288  
IN THE  
CITY OF ANNA, COLLIN COUNTY, TEXAS  
130 RESIDENTIAL LOTS / 21.134 ACRES  
(91 SF-6.0 LOTS, 39 SF-7.2 LOTS)  
2 COMMON AREA LOTS / 9.536 ACRES  
GROSS AREA: 37.719 ACRES  
ZONING: PDR 839-2019

OWNER: BLOOMFIELD HOMES  
1050 E. HWY 114 #210  
SOUTHLAKE, TX 76092  
CONTACT: CLINT VINCENT  
OFFICE: 817-416-1572

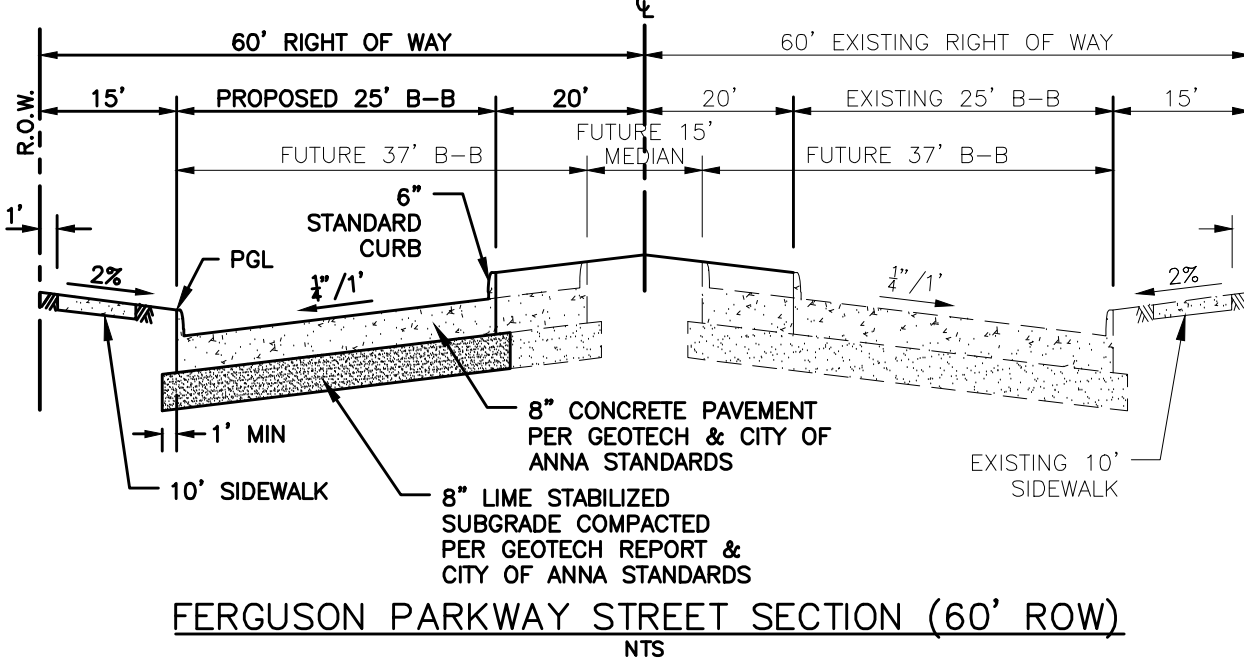
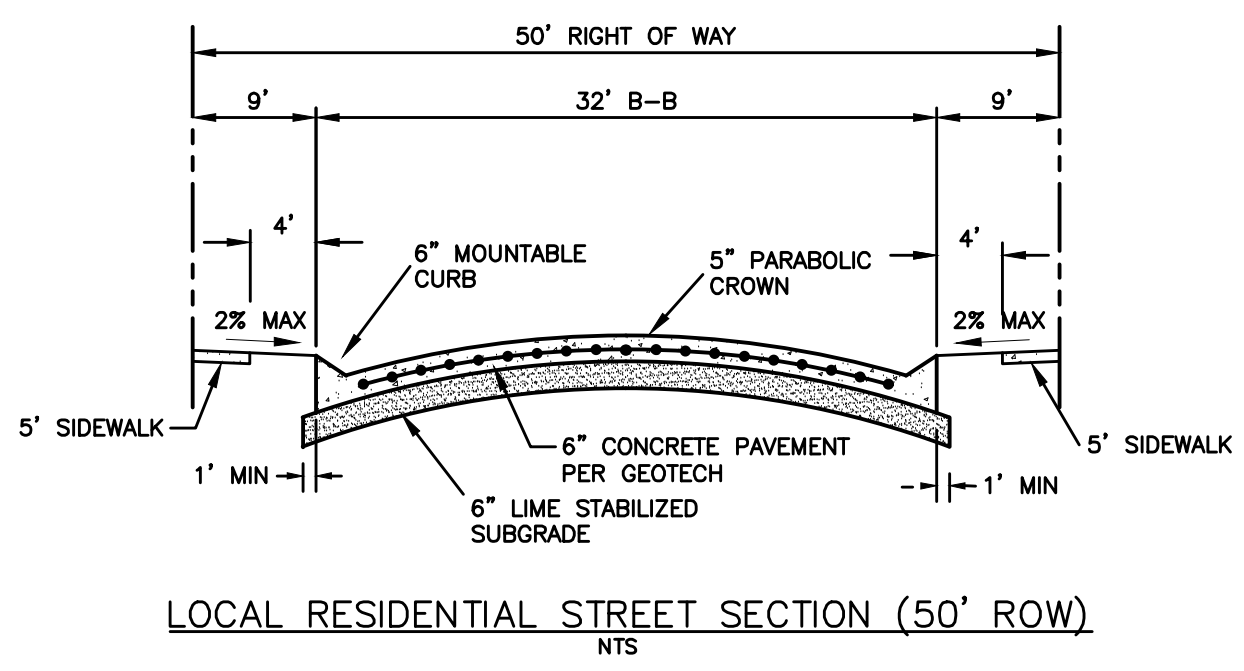
DEVELOPER: DOUGLAS PROPERTIES  
2309 K AVE #100,  
PLANO, TX 75074  
CONTACT: JIM DOUGLAS  
OFFICE: (972) 422-1658

LJA Engineering, Inc.  
6060 North Central Expressway  
Suite 440  
Dallas, Texas 75206  
Contact: Ronald Salame

FRN - F-1386  
Office: 214-620-2800



- 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.
  - PHASING IS SUBJECT TO CHANGE AT THE TIME OF FINAL PLAT AND CONSTRUCTION PLAN DESIGN. EACH PHASE SHALL BE ABLE TO PROVIDE SAFE ACCESS AND CITY SERVICES.
  - 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.
  - SCREENING WALLS AND IRON FENCING SHALL BE OWNED AND MAINTAINED BY THE HOA. WOOD FENCING ADJACENT TO COMMON AREA LOTS SHALL BE OWNED AND MAINTAINED BY HOA.
  - 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.



**LEGEND**

- PHASE BOUNDARY
- (A) BLOCK NUMBER
- ROW RIGHT-OF-WAY
- B.L. BUILDING SETBACK LINE
- VAM VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
- WME WALL MAINTENANCE EASEMENT
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
- ◆ STREET NAME CHANGE
- SF-7.2 LOT
- △ SF-6.0 LOT

0 50 100 200  
1" = 100'

SINGLE FAMILY		SINGLE FAMILY		SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA	BLOCK & LOT NUMBERS	AREA	BLOCK & LOT NUMBERS	AREA
BLOCK B LOT 66	6,875 SF	BLOCK D LOT 28	6,269 SF	BLOCK J LOT 2	7,200 SF
BLOCK B LOT 67	7,500 SF	BLOCK D LOT 29	6,375 SF	BLOCK J LOT 3	7,800 SF
BLOCK B LOT 68	6,875 SF	BLOCK D LOT 30	7,727 SF	BLOCK J LOT 4	6,600 SF
BLOCK B LOT 69	8,125 SF	BLOCK G LOT 18	8,400 SF	BLOCK J LOT 5	7,200 SF
BLOCK B LOT 70	6,875 SF	BLOCK G LOT 19	6,442 SF	BLOCK J LOT 6	6,600 SF
BLOCK B LOT 71	6,250 SF	BLOCK G LOT 20	7,026 SF	BLOCK J LOT 7	6,000 SF
BLOCK B LOT 72	7,500 SF	BLOCK G LOT 21	7,658 SF	BLOCK J LOT 8	7,029 SF
BLOCK B LOT 73	6,875 SF	BLOCK G LOT 22	7,026 SF	BLOCK J LOT 9	7,765 SF
BLOCK B LOT 74	6,875 SF	BLOCK G LOT 23	6,392 SF	BLOCK J LOT 10	7,172 SF
BLOCK B LOT 75	7,500 SF	BLOCK G LOT 24	7,026 SF	BLOCK J LOT 11	7,765 SF
BLOCK B LOT 76	7,019 SF	BLOCK G LOT 25	7,658 SF	BLOCK J LOT 12	7,125 SF
BLOCK B LOT 77	6,388 SF	BLOCK G LOT 26	6,968 SF	BLOCK J LOT 13	7,660 SF
BLOCK B LOT 78	7,662 SF	BLOCK G LOT 27	7,200 SF	BLOCK J LOT 14	7,800 SF
BLOCK B LOT 79	8,293 SF	BLOCK G LOT 28	7,800 SF	BLOCK J LOT 15	7,800 SF
BLOCK D LOT 22	6,250 SF	BLOCK G LOT 29	6,000 SF	BLOCK J LOT 16	7,945 SF
BLOCK D LOT 23	6,594 SF	BLOCK G LOT 30	7,200 SF	BLOCK J LOT 17	7,438 SF
BLOCK D LOT 24	6,719 SF	BLOCK G LOT 31	6,600 SF	BLOCK J LOT 18	8,096 SF
BLOCK D LOT 25	7,035 SF	BLOCK G LOT 32	7,200 SF	BLOCK J LOT 19	8,956 SF
BLOCK D LOT 26	6,911 SF	BLOCK G LOT 33	9,000 SF	BLOCK J LOT 20	7,200 SF
BLOCK D LOT 27	6,388 SF	BLOCK J LOT 1	7,800 SF	BLOCK J LOT 21	6,600 SF

SINGLE FAMILY		SINGLE FAMILY		SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA	BLOCK & LOT NUMBERS	AREA	BLOCK & LOT NUMBERS	AREA
BLOCK J LOT 22	7,200 SF	BLOCK K LOT 33	12,897 SF	BLOCK M LOT 2	6,000 SF
BLOCK J LOT 23	6,600 SF	BLOCK L LOT 1	9,000 SF	BLOCK M LOT 3	6,000 SF
BLOCK J LOT 24	7,800 SF	BLOCK L LOT 2	9,000 SF	BLOCK M LOT 4	6,000 SF
BLOCK J LOT 25	7,200 SF	BLOCK L LOT 3	6,600 SF	BLOCK M LOT 5	6,000 SF
BLOCK J LOT 26	7,800 SF	BLOCK L LOT 4	7,200 SF	BLOCK M LOT 6	6,000 SF
BLOCK K LOT 18	7,200 SF	BLOCK L LOT 5	6,600 SF	BLOCK M LOT 7	6,000 SF
BLOCK K LOT 19	6,000 SF	BLOCK L LOT 6	7,200 SF	BLOCK M LOT 8	6,000 SF
BLOCK K LOT 20	6,000 SF	BLOCK L LOT 7	6,600 SF	BLOCK M LOT 9	6,000 SF
BLOCK K LOT 21	6,000 SF	BLOCK L LOT 8	10,756 SF	BLOCK M LOT 10	6,000 SF
BLOCK K LOT 22	6,000 SF	BLOCK L LOT 9	10,911 SF	BLOCK M LOT 11	6,000 SF
BLOCK K LOT 23	6,000 SF	BLOCK L LOT 10	7,339 SF	BLOCK M LOT 12	6,000 SF
BLOCK K LOT 24	6,000 SF	BLOCK L LOT 11	9,600 SF	BLOCK M LOT 13	6,000 SF
BLOCK K LOT 25	6,000 SF	BLOCK L LOT 12	10,557 SF	BLOCK M LOT 14	6,000 SF
BLOCK K LOT 26	6,000 SF	BLOCK L LOT 13	8,971 SF	BLOCK M LOT 15	6,000 SF
BLOCK K LOT 27	6,000 SF	BLOCK L LOT 14	9,254 SF	BLOCK M LOT 16	7,200 SF
BLOCK K LOT 28	6,000 SF	BLOCK L LOT 15	7,200 SF	BLOCK M LOT 17	7,200 SF
BLOCK K LOT 29	6,000 SF	BLOCK L LOT 16	6,600 SF	BLOCK M LOT 18	6,000 SF
BLOCK K LOT 30	6,000 SF	BLOCK L LOT 17	7,200 SF	BLOCK M LOT 19	6,000 SF
BLOCK K LOT 31	6,000 SF	BLOCK L LOT 18	9,000 SF	BLOCK M LOT 20	6,000 SF
BLOCK K LOT 32	6,000 SF	BLOCK M LOT 1	9,945 SF	BLOCK M LOT 21	6,000 SF

SINGLE FAMILY		OPEN SPACE		
BLOCK & LOT NUMBERS	AREA	BLOCK & LOT NUMBERS	AREA	AREA
BLOCK M LOT 22	6,000 SF	BLOCK B LOT 1X PEDESTRIAN ACCESS EASEMENT	410,437 SF	9.42 AC
BLOCK M LOT 23	6,000 SF	BLOCK D LOT 1X	4,960 SF	0.11 AC
BLOCK M LOT 24	6,000 SF			
BLOCK M LOT 25	6,000 SF			
BLOCK M LOT 26	6,000 SF			
BLOCK M LOT 27	6,000 SF			
BLOCK M LOT 28	6,000 SF			
BLOCK M LOT 29	6,000 SF			
BLOCK M LOT 30	6,000 SF			
BLOCK M LOT 31	13,241 SF			

**EASEMENT LINE TABLE**

Line #	Length	Direction
L3E	450.000	S41° 33' 54.61"W
L4E	120.000	N48° 26' 05.39"W
L5E	120.000	N48° 26' 05.39"W
L6E	109.965	N41° 33' 54.61"E
L7E	57.902	N42° 21' 22.14"E
L8E	52.698	N43° 59' 00.96"E
L9E	63.175	N45° 41' 29.78"E
L60E	69.919	N49° 25' 05.12"E
L61E	210.061	N07° 33' 44.13"E

**EASEMENT CURVE TABLE**

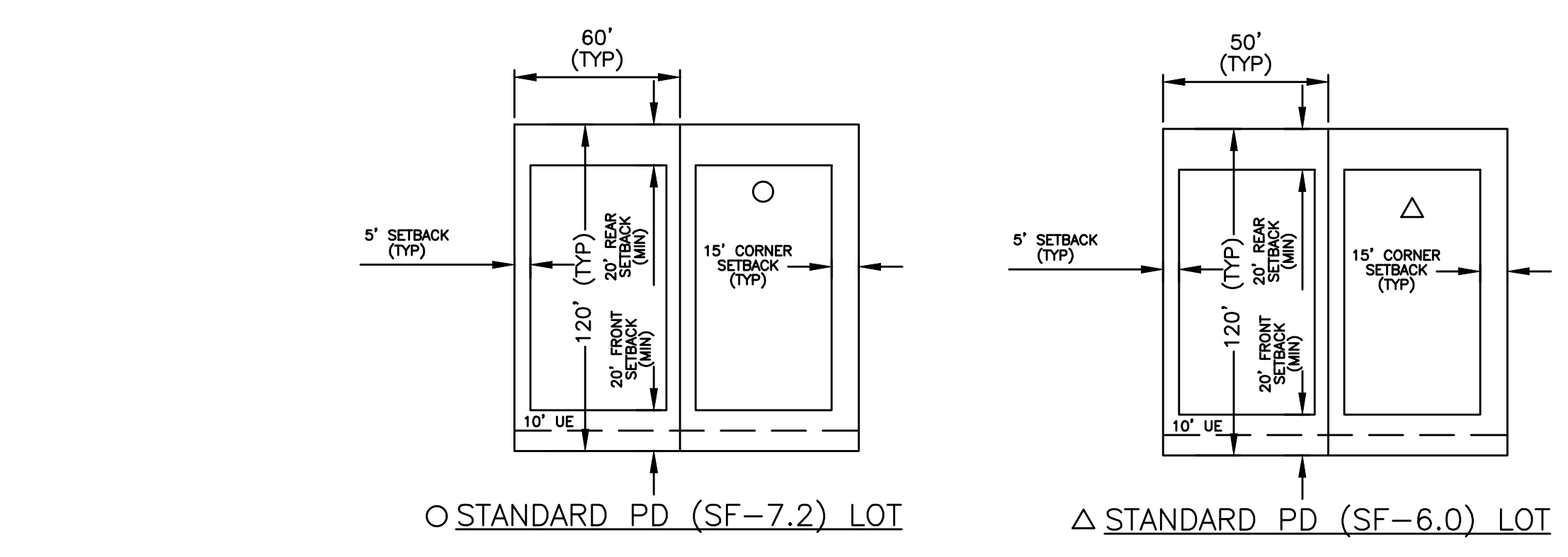
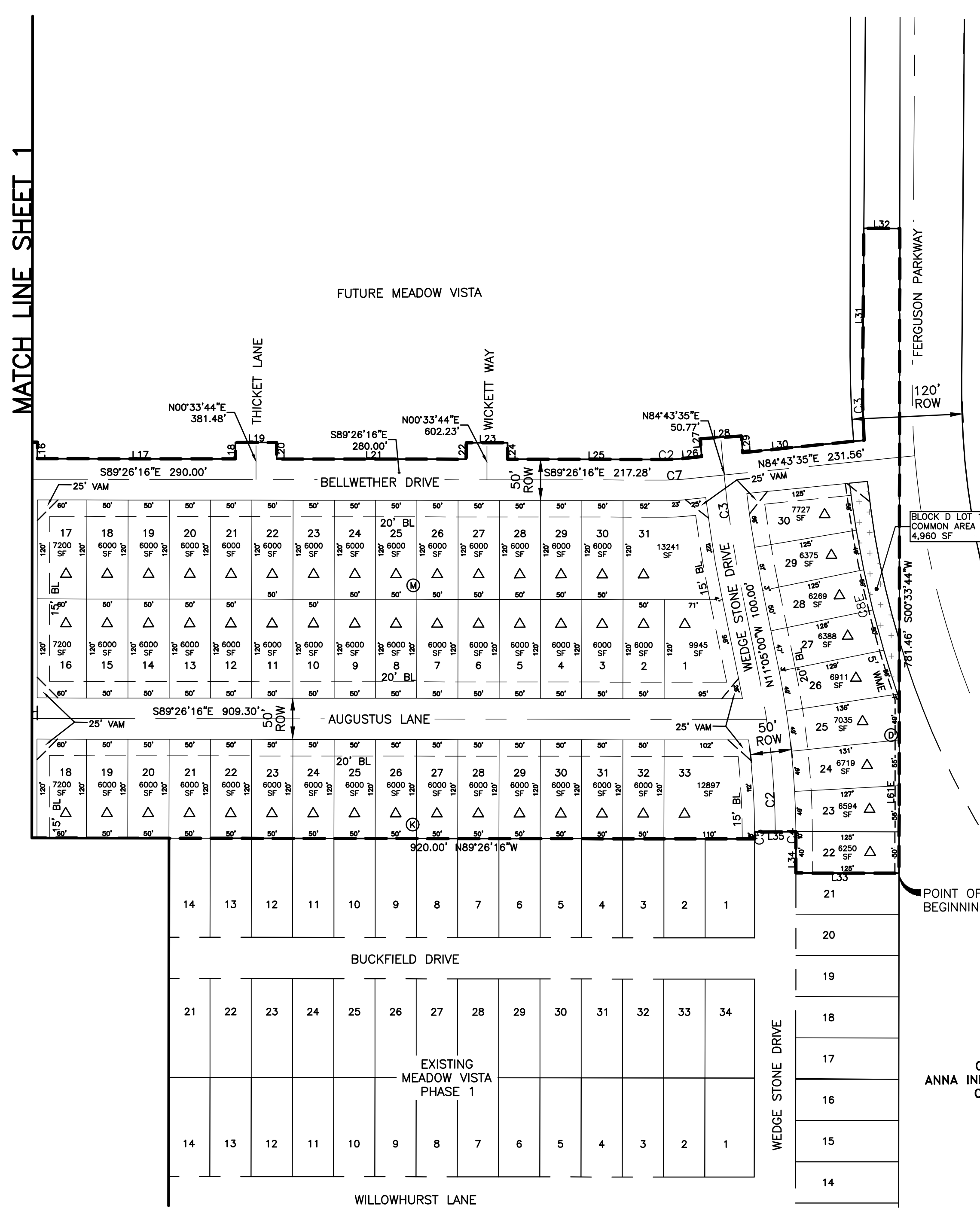
CURVE #	DELTA	RADIUS	LENGTH	CHORD	C-L
C8E	012° 06' 51.65"	1275.00'	269.58'	N12° 27' 15.97"W	269.08'

**CENTERLINE CURVE DATA**

CW#	DELTA	RADIUS	LENGTH	CHORD	C-L
C1	011°12'29"	1800.00'	352.11'	N47°10'09"E	351.50'
C2	010°06'00"	1000.00'	193.77'	N05°31'55"W	193.47'
C3	011°38'44"	1420.00'	288.62'	N05°15'38"W	288.12'
C4	041°00'10"	530.00'	379.29'	S88°55'11"E	371.25'
C5	041°00'10"	240.00'	171.75'	S88°55'11"E	168.11'
C6	048°51'25"	250.00'	213.18'	S65°00'33"E	206.79'
C7	005°50'09"	200.00'	20.37'	N87°38'40"E	20.36'

**BOUNDARY CURVE TABLE**

CURVE #	DELTA	RADIUS	LENGTH	CHORD	C-L
C1	042° 25' 33.94"	225.00'	166.61'	S68° 13' 28.90"E	162.83'
C2	005° 50' 09.03"	175.00'	17.82'	N87° 38' 39.62"E	17.82'
C3	003° 39' 18.22"	1060.00'	67.62'	N07° 55' 45.98"W	67.61'
C4	007° 32' 35.06"	1025.00'	9.72'	N07° 17' 26.61"E	9.72'
C5	007° 29' 19.37"	975.00'	6.32'	S07° 15' 48.76"W	6.32'



**LAND USE DATA TABLE**

AREA DESCRIPTION	NUMBER OF LOTS	AREA (ACRE FEET)
RESIDENTIAL LOTS	130	21.13 AC
SP-6.0	91	-
SP-7.2	39	-
PHASE 3 OPEN SPACE LOTS	2	9.536 AC
PHASE 3 ROW AREA	-	6.545 AC

CALLER: 51.195 ACRES  
GRANTOR: ANACAPRI LAGUNA AZURE LLC  
GRANTEE: MEGATEL LAGUNA LLC  
C.C.# 2024000119629  
O.P.R.C.C.T.

CALLER: 11.62 ACRES  
ANNA INDEPENDENT SCHOOL DISTRICT  
C.C.# 202400044999  
O.P.R.C.C.T.

PP 25-0013  
**PRELIMINARY PLAT**  
FOR  
**MEADOW VISTA**  
**PHASE 3**

BLOCK B, LOTS 66-79, 1X; BLOCK D, LOTS 22-30;  
BLOCK G, LOTS 18-33; BLOCK J, LOTS 1-26; BLOCK K,  
LOTS 18-33; BLOCK L, LOTS 1-18; BLOCK M, LOTS  
1-31.  
OUT OF THE  
FRANCIS T. DUFFAU SURVEY, ABSTRACT NO. 288  
IN THE  
CITY OF ANNA, COLLIN COUNTY, TEXAS  
130 RESIDENTIAL LOTS / 21.134 ACRES  
(91 SF-6.0 LOTS, 39 SF-7.2 LOTS)  
2 COMMON AREA LOTS / 9.536 ACRES  
GROSS AREA: 37.719 ACRES  
ZONING: PDR 839-2019

OWNER: DOUGLAS HOMES  
1050 E. HWY 114 #210  
SOUTHLAKE, TX 76092  
CONTACT: CLINT VINCENT  
OFFICE: 817-416-1572

DEVELOPER: DOUGLAS PROPERTIES  
2309 K AVE #100,  
PLANO, TX 75074  
CONTACT: JIM DOUGLAS  
OFFICE: (972) 422-1658

**LJA Engineering, Inc.**  
6060 North Central Expressway  
Suite 440  
Dallas, Texas 75206  
Contact: Ronald Salamee

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: 06/18/2025  
THIS DOCUMENT IS NOT TO BE USED FOR THE PURPOSES OF CONSTRUCTION.

**EXHIBIT A**

Date/Time: Tue, 17 Jun 2025 9:56am User Name: sschetch Path Name: S:\MIX-LAND\0077\400 LAND\415 Preliminary Plat\Phase 3\0077P3\KMD1.dwg

PROPERTY DESCRIPTION

STATE OF TEXAS )  
COUNTY OF COLLIN )

BEING A 37.719 ACRE TRACT OF LAND SITUATED IN THE FRANCIS T. DUFFAU SURVEY, ABSTRACT NO. 288, CITY OF ANNA E.T.J., COLLIN COUNTY, TEXAS, AND BEING PART OF A 160.197 ACRE TRACT OF LAND CONVEYED TO BLOOMFIELD HOMES, LP, AS RECORDED IN COUNTY CLERK'S FILE NO. 20200117000076380, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 37.719 ACRE TRACT WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DENTON CORS ARP (PID-DF8986) AND DALLAS CORS ARP (PID-DF8984) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "J.E. SMITH 3700" FOUND FOR THE SOUTHEAST CORNER OF SAID 160.197 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF A 11.24 ACRE TRACT OF LAND CONVEYED TO BOARD OF TRUSTEES OF THE ANNA INDEPENDENT SCHOOL DISTRICT, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024000044999, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 33 MINUTES 44 SECONDS EAST, ALONG THE EAST LINE OF SAID 160.197 ACRE TRACT AND THE COMMON WEST LINE OF SAID 11.24 ACRE TRACT, A DISTANCE OF 1264.02 FEET TO THE POINT OF BEGINNING;

THENCE, OVER AND ACROSS SAID 160.197 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

- NORTH 89 DEGREES 26 MINUTES 16 SECONDS WEST, A DISTANCE OF 125.00 FEET TO A POINT FOR CORNER;
- NORTH 00 DEGREES 33 MINUTES 44 SECONDS EAST, A DISTANCE OF 40.28 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 32 MINUTES 35 SECONDS, A RADIUS OF 1025.00 FEET, AND A LONG CHORD THAT BEARS NORTH 00 DEGREES 17 MINUTES 27 SECONDS EAST, A DISTANCE OF 9.72 FEET;
- ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 9.72 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 58 MINUTES 51 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 29 MINUTES 19 SECONDS, A RADIUS OF 975.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 00 DEGREES 15 MINUTES 49 SECONDS WEST, A DISTANCE OF 8.32 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 8.32 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 26 MINUTES 16 SECONDS WEST, A DISTANCE OF 920.00 FEET TO A POINT FOR CORNER;

SOUTH 00 DEGREES 33 MINUTES 44 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 26 MINUTES 16 SECONDS WEST, A DISTANCE OF 20.50 FEET TO A POINT FOR CORNER;

SOUTH 00 DEGREES 33 MINUTES 44 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 26 MINUTES 16 SECONDS EAST, A DISTANCE OF 20.50 FEET TO A POINT FOR CORNER;

SOUTH 00 DEGREES 33 MINUTES 44 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 26 MINUTES 16 SECONDS WEST, A DISTANCE OF 447.87 FEET TO A POINT FOR CORNER;

NORTH 87 DEGREES 47 MINUTES 45 SECONDS WEST, A DISTANCE OF 38.68 FEET TO A POINT FOR CORNER;

NORTH 83 DEGREES 09 MINUTES 52 SECONDS WEST, A DISTANCE OF 70.40 FEET TO A POINT FOR CORNER;

NORTH 77 DEGREES 26 MINUTES 05 SECONDS WEST, A DISTANCE OF 64.54 FEET TO A POINT FOR CORNER;

NORTH 72 DEGREES 12 MINUTES 13 SECONDS WEST, A DISTANCE OF 58.68 FEET TO A POINT FOR CORNER;

NORTH 66 DEGREES 58 MINUTES 20 SECONDS WEST, A DISTANCE OF 64.54 FEET TO A POINT FOR CORNER;

NORTH 61 DEGREES 14 MINUTES 33 SECONDS WEST, A DISTANCE OF 70.40 FEET TO A POINT FOR CORNER;

NORTH 55 DEGREES 30 MINUTES 47 SECONDS WEST, A DISTANCE OF 64.54 FEET TO A POINT FOR CORNER;

NORTH 50 DEGREES 19 MINUTES 56 SECONDS WEST, A DISTANCE OF 58.40 FEET TO A POINT FOR CORNER;

NORTH 48 DEGREES 26 MINUTES 05 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A POINT FOR CORNER;

SOUTH 41 DEGREES 33 MINUTES 55 SECONDS WEST, A DISTANCE OF 52.77 FEET TO A POINT FOR CORNER;

NORTH 48 DEGREES 26 MINUTES 05 SECONDS WEST, A DISTANCE OF 125.00 FEET TO A POINT FOR CORNER;

SOUTH 41 DEGREES 33 MINUTES 55 SECONDS WEST, A DISTANCE OF 434.00 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 00 MINUTES 53 SECONDS WEST, A DISTANCE OF 165.63 FEET TO A POINT FOR CORNER. SAID POINT BEING ON THE WEST LINE OF SAID 160.197 ACRE TRACT AND THE COMMON EAST LINE OF A 50.53 ACRE TRACT OF LAND CONVEYED TO TWO-J PARTNERS, LLLP, AS RECORDED IN COUNTY CLERK'S FILE NO. 20080509000562500, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 55 MINUTES 00 SECONDS EAST, ALONG SAID COMMON LINES, A DISTANCE OF 719.09 FEET TO A POINT FOR CORNER;

THENCE, OVER AND ACROSS SAID 160.197 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 22 MINUTES 08 SECONDS EAST, A DISTANCE OF 419.39 FEET TO A POINT FOR CORNER;

SOUTH 58 DEGREES 24 MINUTES 28 SECONDS EAST, A DISTANCE OF 102.08 FEET TO A POINT FOR CORNER;

NORTH 57 DEGREES 36 MINUTES 56 SECONDS EAST, A DISTANCE OF 160.26 FEET TO A POINT FOR CORNER;

NORTH 26 DEGREES 16 MINUTES 05 SECONDS EAST, A DISTANCE OF 105.88 FEET TO A POINT FOR CORNER;

NORTH 44 DEGREES 35 MINUTES 43 SECONDS EAST, A DISTANCE OF 91.24 FEET TO A POINT FOR CORNER;

NORTH 13 DEGREES 43 MINUTES 07 SECONDS EAST, A DISTANCE OF 118.32 FEET TO A POINT FOR CORNER;

NORTH 33 DEGREES 11 MINUTES 39 SECONDS EAST, A DISTANCE OF 115.30 FEET TO A POINT FOR CORNER;

SOUTH 40 DEGREES 34 MINUTES 55 SECONDS EAST, A DISTANCE OF 247.20 FEET TO A POINT FOR CORNER;

NORTH 44 DEGREES 41 MINUTES 27 SECONDS EAST, A DISTANCE OF 50.78 FEET TO A POINT FOR CORNER;

SOUTH 40 DEGREES 18 MINUTES 23 SECONDS EAST, A DISTANCE OF 127.04 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 42 MINUTES 48 SECONDS, A RADIUS OF 1825.00 FEET, AND A LONG CHORD THAT BEARS NORTH 50 DEGREES 33 MINUTES 35 SECONDS EAST, A DISTANCE OF 22.72 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 22.72 FEET TO A POINT FOR CORNER;

SOUTH 39 DEGREES 05 MINUTES 01 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 38 MINUTES 44 SECONDS, A RADIUS OF 1775.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 50 DEGREES 35 MINUTES 37 SECONDS WEST, A DISTANCE OF 20.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 20.00 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 42 DEGREES 25 MINUTES 34 SECONDS, A RADIUS OF 225.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 68 DEGREES 13 MINUTES 29 SECONDS EAST, A DISTANCE OF 162.83 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 166.61 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 26 MINUTES 16 SECONDS EAST, A DISTANCE OF 255.01 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 33 MINUTES 44 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 26 MINUTES 16 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

SOUTH 00 DEGREES 33 MINUTES 44 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 26 MINUTES 16 SECONDS EAST, A DISTANCE OF 240.00 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 33 MINUTES 44 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 26 MINUTES 16 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

SOUTH 00 DEGREES 33 MINUTES 44 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 26 MINUTES 16 SECONDS EAST, A DISTANCE OF 240.00 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 33 MINUTES 44 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 26 MINUTES 16 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

SOUTH 00 DEGREES 33 MINUTES 44 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 26 MINUTES 16 SECONDS EAST, A DISTANCE OF 200.00 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 33 MINUTES 44 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 26 MINUTES 16 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

SOUTH 00 DEGREES 33 MINUTES 44 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 26 MINUTES 16 SECONDS EAST, A DISTANCE OF 192.28 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05 DEGREES 50 MINUTES 09 SECONDS, A RADIUS OF 175.00 FEET, AND A LONG CHORD THAT BEARS NORTH 87 DEGREES 38 MINUTES 40 SECONDS EAST, A DISTANCE OF 17.82 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 17.82 FEET TO A POINT FOR CORNER;

NORTH 84 DEGREES 43 MINUTES 35 SECONDS EAST, A DISTANCE OF 25.22 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 51 MINUTES 25 SECONDS, A RADIUS OF 1445.00 FEET, AND A LONG CHORD THAT BEARS NORTH 03 DEGREES 51 MINUTES 14 SECONDS WEST, A DISTANCE OF 21.61 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 21.61 FEET TO A POINT FOR CORNER;

NORTH 86 DEGREES 34 MINUTES 29 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 49 MINUTES 17 SECONDS, A RADIUS OF 1395.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 03 DEGREES 50 MINUTES 10 SECONDS EAST, A DISTANCE OF 20.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

NORTH 84 DEGREES 43 MINUTES 35 SECONDS EAST, A DISTANCE OF 147.90 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 39 MINUTES 18 SECONDS, A RADIUS OF 1060.00 FEET, AND A LONG CHORD THAT BEARS NORTH 00 DEGREES 55 MINUTES 46 SECONDS WEST, A DISTANCE OF 67.61 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 67.62 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 53 MINUTES 53 SECONDS EAST, A DISTANCE OF 189.33 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 06 MINUTES 07 SECONDS EAST, A DISTANCE OF 43.61 FEET TO A POINT FOR CORNER. SAID POINT BEING ON THE EAST LINE OF SAID 160.197 ACRE TRACT AND THE COMMON WEST LINE OF ANACAPRI, PHASE 1C, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024010000122, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. FROM WHICH A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID 160.197 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF SAID ANACAPRI, PHASE 1C BEARS NORTH 00 DEGREES 33 MINUTES 44 SECONDS EAST, A DISTANCE OF 594.68 FEET;

THENCE, SOUTH 00 DEGREES 33 MINUTES 44 SECONDS WEST, ALONG SAID COMMON LINES AND THE WEST LINE OF AFORESAID 11.24 ACRE TRACT, A DISTANCE OF 781.46 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 1,643,028 SQUARE FEET OR 37.719 ACRES OF LAND.

EASEMENT LANGUAGE

DRAINAGE AND DETENTION EASEMENT

STATE OF TEXAS  
COUNTY OF COLLIN  
CITY OF ANNA

THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF ANNA (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES AND SUCCESSORS: THE PORTION OF BLOCK B, AS SHOWN ON THE PLAT IS CALLED "DRAINAGE AND DETENTION EASEMENT." THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT AS HEREINABOVE DEFINED, UNLESS APPROVED BY THE CITY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO ERECT OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE, OR STRUCTURES, WITHIN THE EASEMENT.

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.

ACCESS EASEMENT

THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE, IN, ALONG, UPON, AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF ANNA, ITS AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON, AND ACROSS SAID PREMISES.

CERTIFICATE OF APPROVAL

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

PLANNING & ZONING COMMISSION CHAIR

DIRECTOR OF DEVELOPMENT SERVICES

OWNERS CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BLOOMFIELD HOMES, L.P., ACTING HEREIN BY AND THROUGH IT'S DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS MEADOW VISTA, 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 ARTS 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.

BLOOMFIELD HOMES, L.P.

A TEXAS LIMITED PARTNERSHIP  
BY: BLOOMFIELD PROPERTIES, INC.,  
A TEXAS CORPORATION, GENERAL PARTNER

BY: \_\_\_\_\_  
DONALD J. DYKSTRA, PRESIDENT

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 DONALD J. DYKSTRA, 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: \_\_\_\_\_

SURVEYOR'S CERTIFICATION

I, \_\_\_\_\_, 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 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.

REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. \_\_\_\_  
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 \_\_\_\_\_ 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: \_\_\_\_\_

PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF REVIEW UNDER THE AUTHORITY OF RONALD SALAMIE, TEXAS P.E.#82073 QN: 06/18/2025 THIS DOCUMENT IS NOT TO BE USED FOR THE PURPOSES OF CONSTRUCTION.

PP 25-0013  
PRELIMINARY PLAT  
FOR  
MEADOW VISTA  
PHASE 3

BLOCK B, LOTS 66-79, 1X; BLOCK D, LOTS 22-30; BLOCK G, LOTS 18-33; BLOCK J, LOTS 1-26; BLOCK K, LOTS 18-33; BLOCK L, LOTS 1-18; BLOCK M, LOTS 1-31.

OUT OF THE FRANCIS T. DUFFAU SURVEY, ABSTRACT NO. 288 IN THE

CITY OF ANNA, COLLIN COUNTY, TEXAS  
130 RESIDENTIAL LOTS / 21.134 ACRES  
(91 SF-6.0 LOTS, 39 SF-7.2 LOTS)

2 COMMON AREA LOTS / 9.536 ACRES  
GROSS AREA: 37.719 ACRES  
ZONING: PDR 839-2019

OWNER: BLOOMFIELD HOMES  
1050 E. HWY 114 #210  
SOUTHLAKE, TX 76092  
CONTACT: CLINT VINCENT  
OFFICE: 817-416-1572

DEVELOPER: DOUGLAS PROPERTIES  
2309 K AVE #100,  
PLANO, TX 75074  
CONTACT: JIM DOUGLAS  
OFFICE: (972) 422-1658

LJA Engineering, Inc.

6060 North Central Expressway  
Suite 440  
Dallas, Texas 75206  
Contact: Ronald Salame

LJA

Phone 469.621.0710  
FRN - F-1386  
Office: 214-620-2800

EXHIBIT A

Date/Time : Tue, 17 Jun 2025 - 1:23pm User Name : sschetch Path Name : S:\MIX-LAND\0077\400 LAND\415 Preliminary Plat\Phone 3\0077PR31\KMO1.dwg



Item No. 6.e.

Planning & Zoning Commission Agenda  
Staff Report

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

**AGENDA ITEM:**

Approve a Resolution regarding The Parks at Foster Crossing, Phase 1, Final Plat (FP 25-0009)

Owner: Meritage Homes of Texas, LLC

**SUMMARY:**

103 Single-Family Residential (SF-6.0) lots, 66 Single-Family Residential (SF-7.2) lots, 107 Single-Family Residential Zero lot line (SF-Z) lots, and 10 Homeowners' Association lots on 85.0± acres on the north side of E. Foster Crossing Road, on the northeast and northwest sides of Olympic Drive. Zoned Planned Development/Single-Family Residence-72 (SF-72)/Single-Family Residence-60 (SF-60)/Single-Family Residence-Zero Lot Line (SF-Z)/Multiple-Family Residential-High Density (MF-2). (PD-SF-72/SF-60/SF-Z/MF-2) (Ord. 1054-2023-06).

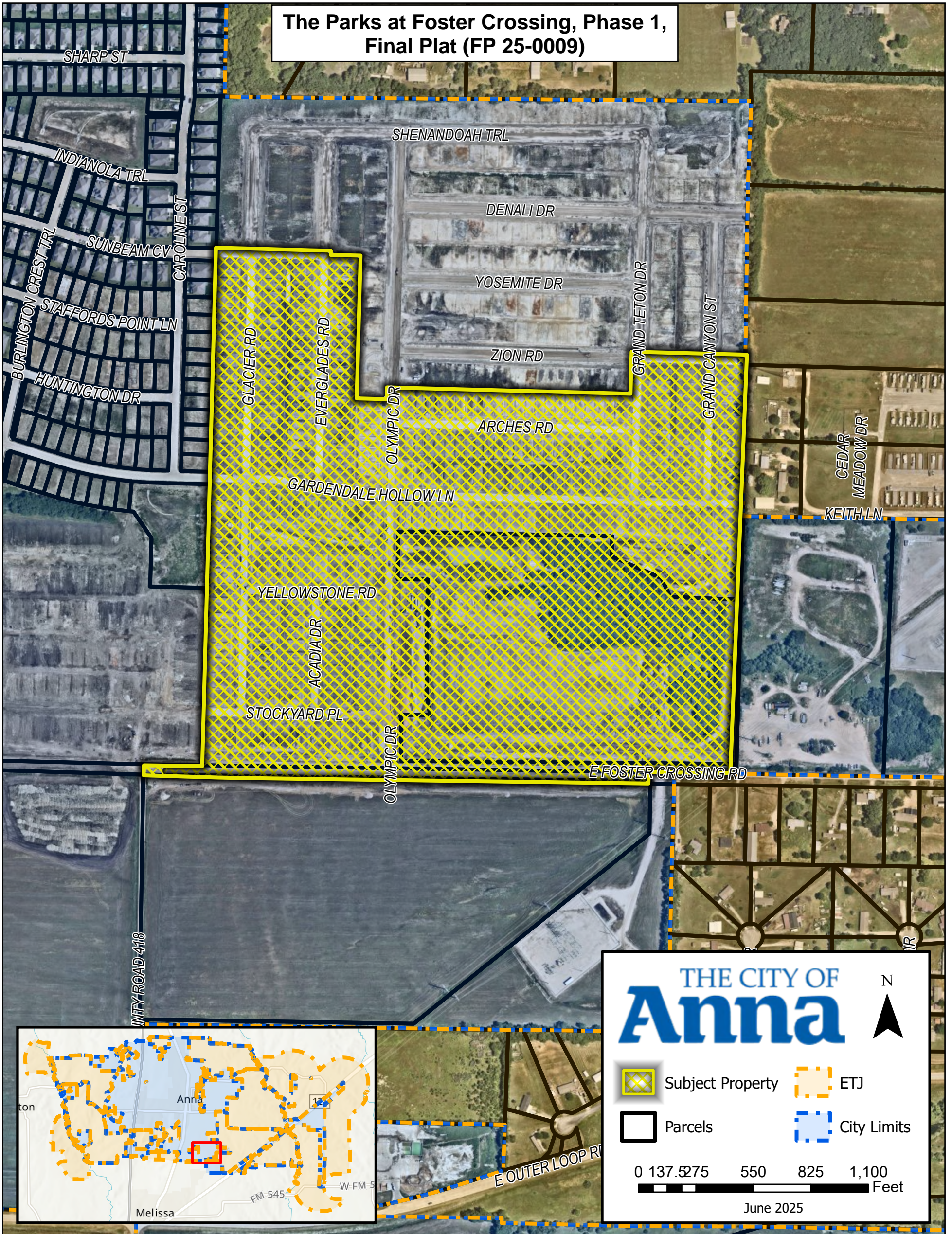
**STAFF RECOMMENDATION:**

Recommended for approval as submitted.

**ATTACHMENTS:**

1. Locator Map - The Parks at Foster Crossing, Phase 1, Final Plat (FP 25-0009)
2. Resolution - The Parks at Foster Crossing, Phase 1, Final Plat (FP 25-0009)
3. Exhibit A - The Parks at Foster Crossing, Phase 1, Final Plat (FP 25-0009)

The Parks at Foster Crossing, Phase 1,  
Final Plat (FP 25-0009)



THE CITY OF  
**Anna**

N

Subject Property
  ETJ

Parcels
  City Limits

0 137.5275 550 825 1,100 Feet

June 2025

**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2025-07-**

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING THE PARKS AT FOSTER CROSSING, PHASE 1, FINAL PLAT (FP 25-0009)**

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

**WHEREAS**, Meritage Homes of Texas, LLC has submitted an application for the approval of The Parks at Foster Crossing, Phase 1, Final Plat; and

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

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

**Section 1. Recitals Incorporated**

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

**Section 2. Approval of Final Plat**

The Planning & Zoning Commission hereby approves The Parks at Foster Crossing, Phase 1, Final Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

**PASSED AND APPROVED** by the Planning & Zoning Commission of the City of Anna, Texas, on this 7th day of July, 2025.

ATTEST:

APPROVED:

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

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

# THE PARKS AT FOSTER CROSSING ADDITION PHASE I

**OWNER**  
MERITAGE HOMES OF TEXAS, L.L.C.  
8840 CYPRESS WATERS BLVD., STE. 100  
CORPELL, TEXAS 75019  
972-580-6377

**DEVELOPER**  
SKORBURG COMPANY, INC.  
8214 WESTCHESTER DR., STE. 900  
DALLAS, TEXAS 75225  
214-522-4345

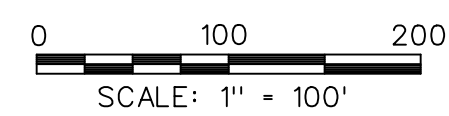
**PREPARED BY**  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

OUT OF THE  
DAVID E.W. BABB SURVEY, ABSTRACT NO. 33  
G. STARK SURVEY, ABSTRACT NO. 798  
IN THE

**ENGINEER**  
LINCOLN CONSULTING & ENGINEERING, INC.  
P.O. BOX 1176  
WYLE, TEXAS 75098  
214-708-5010

CITY OF ANNA  
COLLIN COUNTY, TEXAS  
JUNE 2025  
SCALE: 1"=100'

The Parks at Foster Crossing Addition Phase I			
Phase I	SF-2	SF-60	SF-72
LOT TYPE			
MIN. LOT AREA (FT)	4,500	6,000	7,200
MIN. LOT WIDTH (FT)	40	50	60
MIN. LOT DEPTH (FT)	115	120	120
MIN. FRONT YARD (FT)	20	25	25
MIN. SIDE YARD (FT)	5	5	5
MIN. SIDE STREET (FT)	15	15	15
MIN. REAR YARD (FT)	15	15	15
BUILDING SIZE (FT)	1,200	1,800	1,800
MAX. LOT COVERAGE (%)	50%	50%	50%
NUMBER OF LOTS	107	103	66



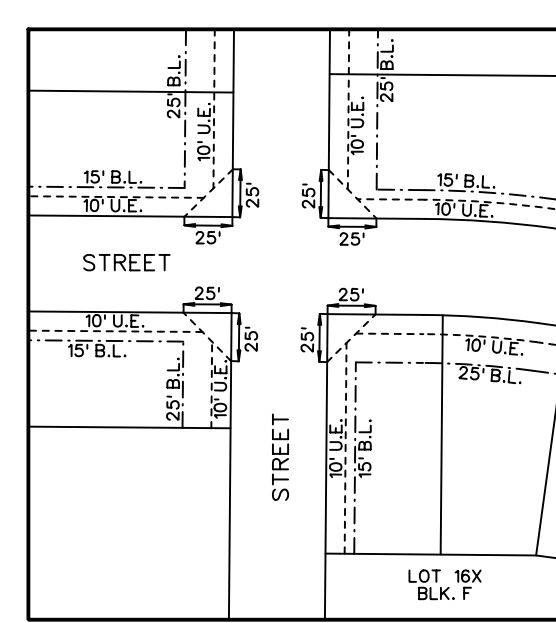
CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	00°54'50"	5000.00'	79.75'	79.75'	N89°45'46"W
2.	07°16'24"	500.00'	63.47'	63.43'	S85°51'31"E
3.	00°54'50"	4960.00'	79.11'	79.11'	S89°45'46"E
4.	00°54'50"	4920.00'	78.48'	78.48'	N89°45'46"W
5.	41°48'37"	30.00'	21.89'	21.41'	N68°52'30"E
6.	41°48'37"	30.00'	21.89'	21.41'	S69°18'52"E
7.	45°00'00"	54.00'	42.41'	41.33'	S67°43'11"W
8.	45°00'00"	30.00'	23.56'	22.96'	S67°43'11"W
9.	45°06'00"	30.00'	23.61'	23.01'	N22°40'11"W
10.	37°35'02"	54.00'	35.42'	34.79'	S26°25'40"W
11.	81°40'38"	30.00'	42.77'	39.24'	S48°28'28"E
12.	89°05'36"	52.00'	80.86'	72.96'	S44°45'59"E
13.	180°00'00"	28.00'	87.96'	56.00'	N89°46'49"E
14.	180°00'00"	52.00'	163.36'	104.00'	N89°46'49"E

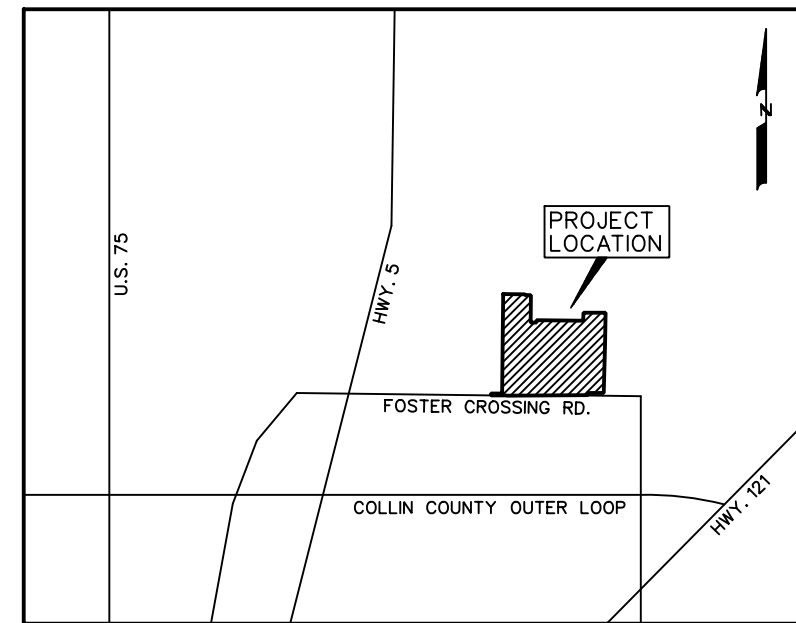
LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 16°55'08" W	52.20'
2.	N 11°51'47" W	27.00'
3.	N 89°46'49" W	119.82'
4.	N 45°13'11" W	35.47'
5.	S 00°13'11" E	40.00'

BRIGHTLAND HOMES LTD.  
40.518 ACRES  
DOC. NO. 20201012001765080



S.V.A.M. EASEMENT (TYP.)  
1" = 100'

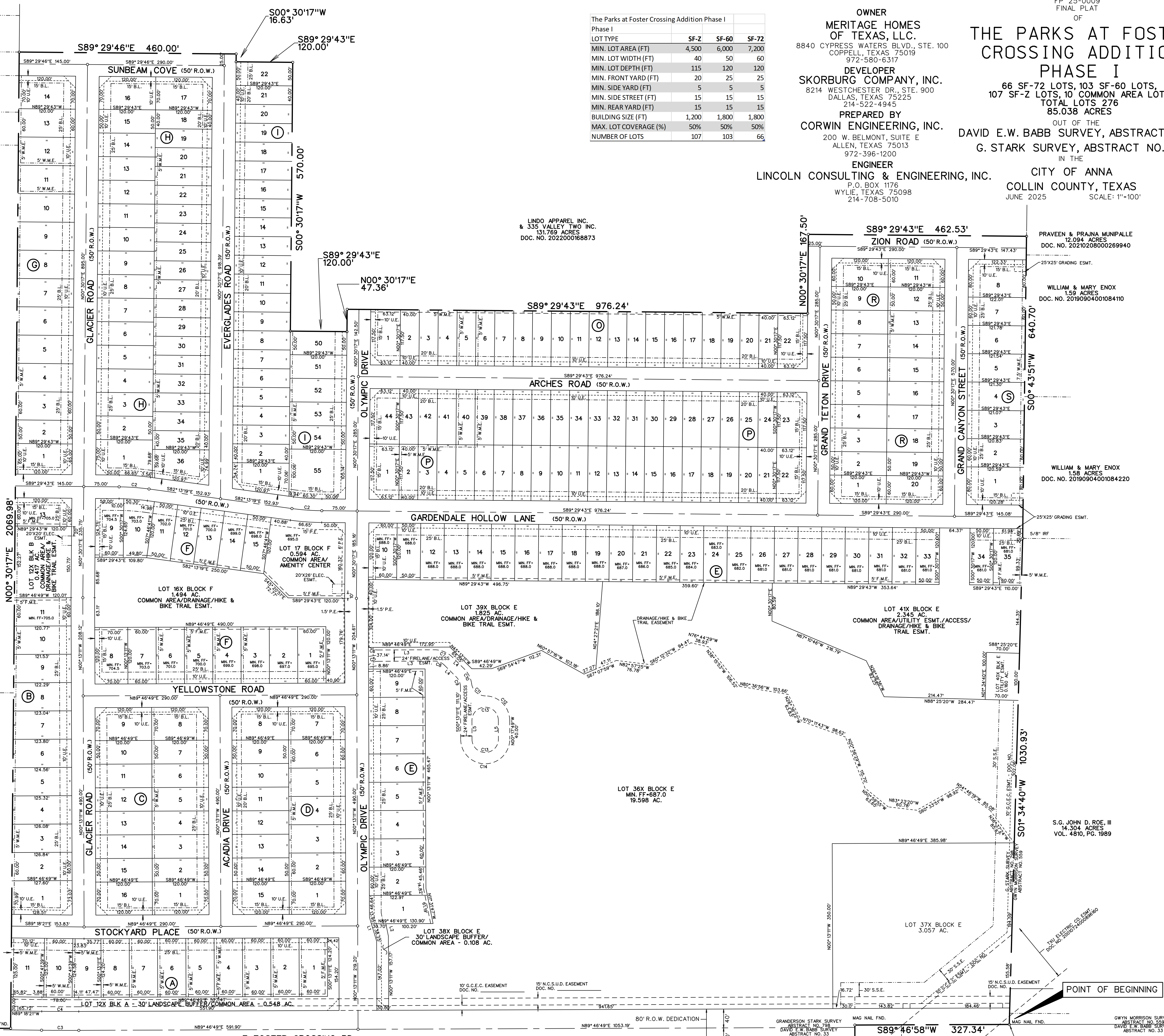


LOCATION MAP  
N.T.S.

NOTES

- Bearings are referenced to a 171.389 acre tract, as described in Doc No. 2022000168873, in the Deed Records of Collin County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- LEGEND  
 - Street Name Change  
 S.S.E. - Sanitary Sewer Easement  
 F.M.E. - Fence Maintenance Easement  
 W.M.E. - Wall Maintenance Easement  
 P.E. - Pedestrian Easement  
 S.V.A.M. - 25' Sidewalk, Visibility, Access and Maintenance Easement  
 MIN. FF - Minimum Finish Floor
- 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.
- All common areas to be dedicated to and maintained by the Home Owners Association, Inc.
- No floodplain exists on site.
- No appurtenances between 2.5' and 10' in height shall be placed within the SVAM easements.

HARLAN PROPERTIES  
44.219 ACRES  
DOC. NO. 2012128001650300



S.G. JOHN D. ROE III  
14.304 ACRES  
VOL. 4810, PG. 1989

POINT OF BEGINNING

# EXHIBIT A

N00°00'58"W  
40.01'

N89°52'49"E  
233.51'

N89°18'21"W  
298.59'

S89°46'49"W  
1644.91'

S09°02'05"W  
45.01'

LINDO APPAREL INC. & 335 VALLEY TWO INC.  
131.769 ACRES  
DOC. NO. 2022000168873

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

Drainage & Detention Easement

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 B, Block E, Block F & Block L, as shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Detention Easement as hereinabove defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and 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.

Hike & Bike Trail Easement

This plat hereby adopted by the owners (called "Owners") and approved by the City of Anna (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, successor, and assigns: Lot 12X, Block B, Lot 36X Block E and Lot 16X Block F, as shown on the plat is called "Hike and Bike Trail Easement". The Hike and Bike Trail Easement is hereby dedicated to the public's use forever, as constructed or placed upon, over, or across the easements as shown. The City shall have the right to remove and keep removed all parts of any buildings, fences, trees, shrubs, or other improvements or growths which may endanger or interfere with the construction, maintenance, or efficiency of their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective trails without the necessity at any time of procuring permission from anyone.

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.

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

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

WITNESS MY HAND AT \_\_\_\_\_ Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Meritage Homes of Texas, Inc.

Phillip J. Fisher  
Authorized Representative

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared PHILLIP J. FISHER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the City Council, City of Anna, Texas.

Planning & Zoning Commission Chair

Director of Development Services

BLK A		BLK C		BLK E		BLK G		BLK H		BLK I		BLK K		BLK L	
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	7452	13	6000	19	6000	1	7750	27	4800	50	5990	11	4700	7	6000
2	7452	14	6000	20	6000	2	6000	28	4800	51	6000	12	4700	8	6000
3	7463	15	6000	21	6000	3	7200	29	4800	52	6000	13	4700	9	6000
4	7452	16	8350	22	6000	4	7200	22	4800	53	6000	14	4700	10	7150
5	7442	BLK D		23	60000	5	7200	23	4800	54	6000	15	4700	11	7150
6	7452	Lot	SF	24	6000	6	7200	24	4800	55	12446	16	4700	12	6000
7	7452	1	8350	25	6000	7	7200	25	4800	BLK J		17	4700	13	6000
8	7452	2	7200	26	6000	8	7200	26	4800	Lot	SF	18	4700	14	6000
9	7531	3	7200	27	6000	9	7200	27	4800	1	7366	19	4700	15	6000
10	7491	4	7200	28	6000	10	7200	28	4800	2	4700	20	4700	16	6000
11	8738	5	7200	29	6000	11	7200	29	4800	3	4700	21	4700	17	6000
12*	24582	6	7200	30	6000	12	7200	30	4800	4	4700	22	7366	18	6000
BLK B		7	8350	31	6000	13	7200	31	4800	5	4700	23	7366	19	6000
Lot	SF	8	8350	32	6000	14	8350	32	4800	6	4700	24	4700	20	7150
1	9170	9	6000	33	6000	BLK H		33	4800	7	4700	25	4700	BLK M	
2	7633	10	6000	34	6000	Lot	SF	34	4800	8	4700	26	4700	Lot	SF
3	7588	11	6000	35	7322	1	9059	35	4800	9	4700	27	4700	1	9585
4	7542	12	6000	36X*	870573	2	6000	36	8030	10	4700	28	4700	2	7243
5	7497	13	6000	37X*	133172	3	6000	BLK I		11	4700	29	4700	3	7257
6	7451	14	6000	38X*	5476	4	6000	Lot	SF	12	4700	30	4700	4	7271
7	7405	15	8350	39X*	49415	5	6000	1	7438	13	4700	31	4700	5	7285
8	7360	BLK E		40X*	7000	6	6000	2	4800	14	4700	32	4700	6	7300
9	7314	Lot	SF	41X*	115403	7	6000	3	4800	15	4700	33	4700	7	7314
10	7269	1	7692	BLK F		8	6000	4	4800	16	4700	34	4700	8	9724
11	7223	2	7221	Lot	SF	9	6000	5	4800	17	4700	35	4700		
12*	18181	3	7200	1	7200	10	6000	6	4800	18	4700	36	4700		
13	7150	4	7200	2	7200	11	6000	7	4800	19	4700	37	4700		
BLK C		5	7200	3	7200	12	6000	8	4800	20	4700	38	4700		
Lot	SF	6	7200	4	7200	13	6000	9	4800	21	4700	39	4700		
1	8350	7	7200	5	7200	14	6000	10	4800	22	7361	40	4700		
2	6000	8	7200	6	7200	15	6000	11	4800	BLK K		41	4700		
3	6000	9	7200	7	7200	16	8350	12	4800	Lot	SF	42	4700		
4	6000	10	7150	8	8350	17	8350	13	4800	1	7366	43	4700		
5	6000	11	6000	9	7435	18	4800	14	4800	2	4700	44	7366		
6	6000	12	6000	10	7057	19	4800	15	4800	3	4700	BLK L			
7	6000	13	6000	11	6000	20	4800	16	4800	4	4700	Lot	SF		
8	8350	14	6000	12	6000	21	4800	17	4800	5	4700	1	7150		
9	8350	15	6000	13	6000	22	4800	18	4800	6	4700	2	6000		
10	6000	16	6000	14	6000	23	4800	19	4800	7	4700	3	6000		
11	6000	17	6000	15	6000	24	4800	20	4800	8	4700	4	6000		
12	6000	18	6000	16*	25844	25	4800	21	4800	9	4700	5	6000		
				17*	65057	26	4800	22	4800	10	4700	6	6000		

\* - Denotes Open Space

OWNERS CERTIFICATE  
STATE OF TEXAS  
COUNTY OF COLLIN

LEGAL DESCRIPTION

BEING, a tract of land situated in the Granderson Stark Survey, Abstract Number 798, in the City of Anna, Collin County, Texas, being part of 170.939 acre tract, as described in Doc. No. in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at mag nail found at the most easterly southeast corner of said 170.939 acre tract:

THENCE, South 89° 46'58" West, along the south line of said 170.939 acre tract, for a distance of 327.34 feet, to a mag nail found at an ell corner;

THENCE, South 00° 02'05" West, along the east line of said 170.939 acre tract, for a distance of 45.01 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 89° 46'49" West, departing said east line, for a distance of 1644.91 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." at the point of curvature of a curve to the right, having a radius of 5000.00 feet, a central angle of 00° 54'50";

THENCE, along said curve to the right for an arc distance of 79.75 feet (Chord Bearing North 89° 43'46" West - 79.75 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, North 89° 18'21" West, for a distance of 298.59 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the west line of said 170.939 acre tract;

THENCE, North 00° 00'58" West, along said west line, for a distance of 40.01 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 52'49" West, continuing along said west line, for a distance of 233.51 feet, to a 10D nail found at an ell corner of said 170.939 acre tract;

THENCE, North 00° 30'17" East, continuing along said west line, for a distance of 2069.93 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 89° 17'33" East, departing said west line, for a distance of 466.54 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 00° 45'27" West, for a distance of 16.51 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 89° 17'33" East, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 00° 42'27" West, for a distance of 570.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 89° 17'33" East, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 00° 42'27" East, for a distance of 46.09 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 89° 54'14" East, for a distance of 973.51 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 00° 43'51" East, for a distance of 169.53 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 89° 54'14" East, for a distance of 460.03 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the east line of said 170.939 acre tract;

THENCE, South 00° 43'51" West, along said east line, for a distance of 649.24 feet, to a 5/8 inch iron rod found;

THENCE, South 01° 34'40" West, continuing along said east line, for a distance of 1030.93 feet, to the POINT OF BEGINNING and containing 85.038 acres or 3,704,286.42 square feet of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes from an actual and accurate survey of the land, 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.

WARREN L. CORWIN  
R.P.L.S. No. 4621

THE STATE OF TEXAS §  
COLLIN COUNTY

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

NOTARY PUBLIC, STATE OF TEXAS

OWNER  
MERITAGE HOMES  
OF TEXAS, LLC.  
8840 CYPRESS WATERS BLVD., STE. 100  
COPPELL, TEXAS 75019  
972-580-6317

DEVELOPER  
SKORBURG COMPANY, INC.  
8214 WESTCHESTER DR., STE. 900  
DALLAS, TEXAS 75225  
214-522-4945

PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

ENGINEER  
LINCOLN CONSULTING & ENGINEERING, INC.  
P.O. BOX 1176  
WYLIE, TEXAS 75098  
214-708-5010

FP 25-0009  
FINAL PLAT  
OF  
**THE PARKS AT FOSTER  
CROSSING ADDITION  
PHASE I**  
66 SF-72 LOTS, 103 SF-60 LOTS,  
107 SF-Z LOTS, 10 COMMON AREA LOTS  
TOTAL LOTS 276  
85.038 ACRES  
OUT OF THE  
DAVID E.W. BABB SURVEY, ABSTRACT NO. 33  
G. STARK SURVEY, ABSTRACT NO. 798  
IN THE  
CITY OF ANNA  
COLLIN COUNTY, TEXAS  
JUNE 2025

**EXHIBIT A**



Item No. 6.f.

Planning & Zoning Commission Agenda  
Staff Report

Meeting Date: 7/7/2025  
Staff Contact: Everett Johnson

**AGENDA ITEM:**

Approve a Resolution regarding Shops at Avery Pointe, Block A, Lots 1 & 2, Final Plat (FP 25-0010)  
Owner: Novus NDT Realty, LLC

**SUMMARY:**

Two retail buildings on two lots on 2.4± acres on the north side of E. White Street, 600± feet west of Buffalo Bill Drive. Zoned Planned Development/Local Commercial (PD/C-1) (Ord. No. 1055-2023-06)

**STAFF RECOMMENDATION:**

Recommended for approval as submitted.

**ATTACHMENTS:**

1. Locator Map - Shops at Avery Pointe, Block A, Lots 1 & 2, Final Plat (FP 25-0010)
2. Resolution - Shops at Avery Pointe, Block A, Lots 1 & 2, Final Plat (FP 25-0010)
3. Exhibit A - Shops at Avery Pointe, Block A, Lots 1 & 2, Final Plat (FP 25-0010)

**Shops at Avery Pointe, Block A, Lots 1 & 2,  
Final Plat (FP 25-0010)**



**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2025-07-**

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING SHOPS AT AVERY POINTE, BLOCK A, LOTS 1 & 2, FINAL PLAT (FP 25-0010)**

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

**WHEREAS**, Novus NDT Realty LLC has submitted an application for the approval of Shops at Avery Pointe, Block A, Lots 1 & 2, 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 Shops at Avery Pointe, Block A, Lots 1 & 2, Final Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

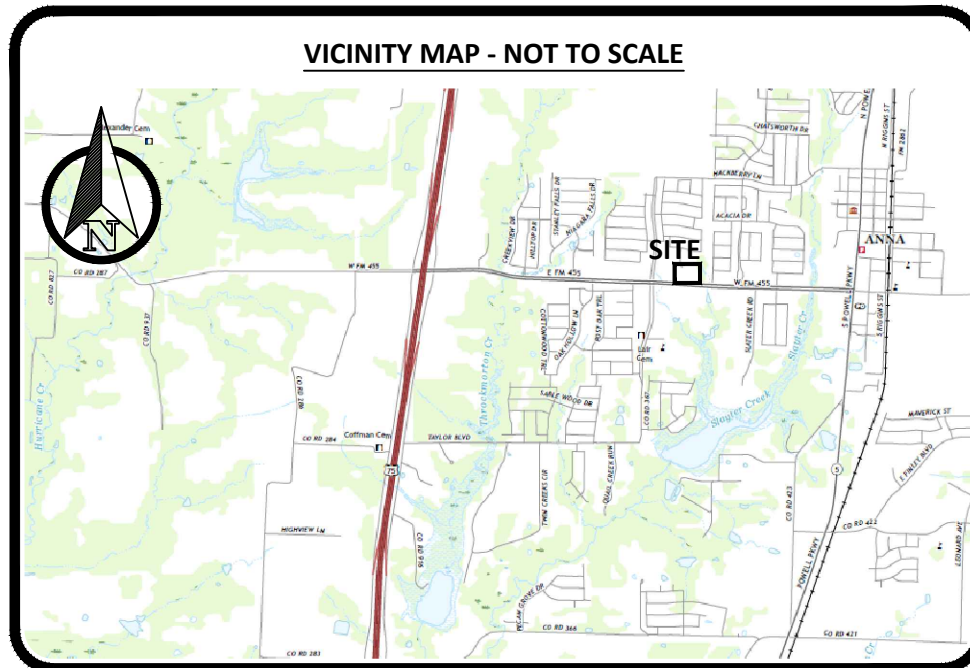
**PASSED AND APPROVED** by the Planning & Zoning Commission of the City of Anna, Texas, on this 7th day of July, 2025.

ATTEST:

APPROVED:

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

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



**LEGEND OF ABBREVIATIONS**

- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS 1/2" REBAR WITH PINK CAP STAMPED, "BARTON CHAPA" SET

**SURVEYOR'S NOTES:**

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015271.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C0155J, with an effective date of June 2, 2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.

**PLAT NOTES:**

- The purpose of this replat is to reconfigure 3 existing lots into two lots and dedicate easements for future development.
- 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.

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS NOVUS NDT REALTY, LLC is the owner of a tract situated in the F.T. Duffau survey, abstract number 288, City of Anna, Collin County, Texas, being all of Tract 1, 2, and 3, described in the deed to NOVUS NDT REALTY, LLC, recorded in document number 202200122529, Official Public Records Collin County, Texas, inclusive of part of Lot CA-67, Block U, Avery Pointe, Phase 1, recorded in document number 2016-454, Plat Records Collin County, Texas, the subject tract being more particularly described as follows (bearings are based on the State Plane Coordinate System, Texas North Central zone, North American Datum of 1983):

**BEGINNING** at a 1/2 inch rebar found in the south line of said Lot CA-67, from which a 1/2 inch rebar with illegible cap found at its southeast corner bears SOUTH 87 degrees 23 minutes 03 seconds EAST, 128.96 feet, lying in the north right-of-way of White Street (FM 455):

**THENCE** with said north right-of-way, NORTH 87 degrees 23 minutes 03 seconds WEST, a distance of 523.67 feet to a point in the east line of Lot 1, Block 1, Summer Hill Addition, recorded in document number 2011-22, of said Plat Records, from which a 5/8 inch rebar found at its southeast corner bears SOUTH 03 degrees EAST, 0.59 feet;

**THENCE** with the east line of said Lot 1, NORTH 01 degree 16 minutes 04 seconds EAST, a distance of 216.01 feet to its northeast corner, from which an "X" cut found on wall bears NORTH 10 degrees WEST, 0.48 feet;

**THENCE** with the north line of said Tract 1 and 2, SOUTH 88 degrees 43 minutes 59 seconds EAST, a distance of 411.75 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" set;

**THENCE** through the interior of said Lot CA-67, SOUTH 01 degree 16 minutes 01 second WEST, a distance of 40.02 feet to a 1/2 inch rebar found at the beginning of a tangent curve to the left, having a radius of 75.00 feet, a central angle of 90 degrees 09 minutes 59 seconds EAST, and a chord bearing and distance of SOUTH 43 degrees 48 minutes 54 seconds EAST, 106.22 feet;

**THENCE** along the arc of said curve, an arc distance of 118.03 feet to a 1/2 inch rebar found;

**THENCE** through the interior of said Lot CA-67, SOUTH 88 degrees 53 minutes 48 seconds EAST, a distance of 36.23 feet to a 1/2 inch rebar found;

**THENCE** through the interior of said Lot CA-67, SOUTH 01 degree 06 minutes 12 seconds WEST, a distance of 113.42 feet, returning to the **POINT OF BEGINNING** and enclosing 2.402 acres (104,648 square feet) of land, more or less.

**OWNER'S CERTIFICATION**

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

**THAT NOVUS NDT REALTY, LLC** acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **BLOCK A, LOTS 1 & 2, SHOPS AT AVERY POINTE**, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

The undersigned does hereby covenant and agree that he (they) shall construct upon the fire line 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 line easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

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

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

WITNESS my hand this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

BY: \_\_\_\_\_

PRINT NAME/TITLE: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

Notary Public in and for the State of Texas

STATE OF TEXAS §  
COUNTY OF TARRANT §

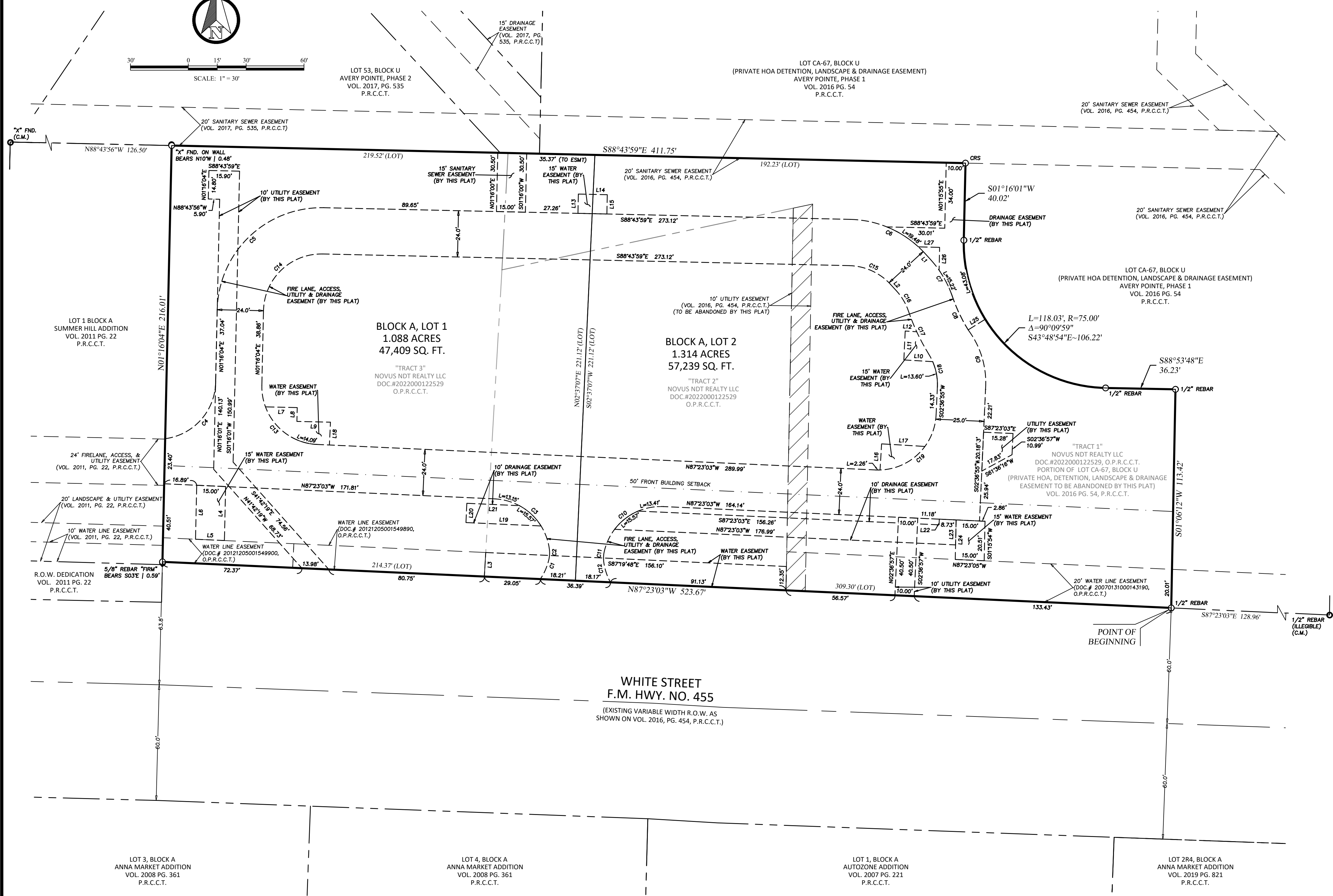
I, John H. Barton III, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon as "set" were properly placed under my supervision.

John H. Barton III, RPLS No. 6737

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for the State of Texas



Line Data Table			Line Data Table			Line Data Table			Curve Data Table					Curve Data Table						
Line #	Distance	Bearing	Line #	Distance	Bearing	Line #	Distance	Bearing	Curve #	Arc	Radius	Delta	Chord Bearing	Chord	Curve #	Arc	Radius	Delta	Chord Bearing	Chord
L1	4.49'	S42°23'03"E	L10	14.97'	N86°33'39"W	L19	38.99'	N87°23'12"W	C1	11.30'	30.00'	021°34'30"	N23°24'14"E	11.23'	C11	5.16'	15.00'	019°42'14"	S02°37'07"W	5.13'
L2	4.49'	S42°23'03"E	L11	15.00'	N02°36'57"E	L20	10.00'	N02°36'04"E	C2	5.23'	15.00'	019°59'43"	N02°37'07"E	5.21'	C12	11.29'	30.00'	021°33'27"	S18°00'43"E	11.22'
L3	12.49'	N03°17'02"E	L12	5.98'	S86°33'39"E	L21	27.28'	S87°23'12"E	C3	41.62'	30.00'	079°29'14"	N47°07'28"W	38.36'	C13	46.42'	30.00'	088°39'08"	N43°03'29"W	41.92'
L4	28.01'	S01°16'44"W	L13	10.00'	N01°15'54"E	L22	2.95'	N02°13'18"E	C4	43.51'	30.03'	083°01'21"	N41°06'40"E	39.80'	C14	47.12'	30.00'	089°59'57"	N46°16'03"E	42.43'
L5	15.00'	N87°23'03"W	L14	15.00'	S88°44'06"E	L23	12.95'	S01°15'54"W	C5	84.82'	54.00'	089°59'57"	N46°16'03"E	76.37'	C15	24.27'	30.00'	046°20'55"	S65°33'31"E	23.61'
L6	28.01'	N01°16'44"E	L15	10.00'	S01°15'54"W	L24	20.51'	N01°15'54"E	C6	43.68'	54.00'	046°20'55"	S65°33'31"E	42.50'	C16	12.35'	30.00'	023°35'23"	S30°35'21"E	12.26'
L7	16.46'	S88°42'56"E	L16	13.58'	N03°26'21"E	L25	10.43'	S58°16'31"W	C7	22.24'	53.59'	023°46'15"	S30°35'21"E	22.08'	C17	24.71'	109.50'	012°55'48"	S25°15'35"E	24.66'
L8	7.17'	S01°16'44"W	L17	22.50'	S86°33'39"E	L26	11.84'	N01°16'01"E	C8	19.30'	85.50'	012°55'48"	S25°15'35"E	19.25'	C18	17.98'	30.00'	034°20'24"	S14°33'17"E	17.71'
L9	17.40'	S88°43'16"E	L18	11.86'	S02°36'57"W	L27	10.96'	N88°43'59"W	C9	32.90'	45.65'	041°17'43"	S16°15'19"E	32.19'	C19	47.12'	30.00'	090°00'01"	S47°36'56"W	42.43'
									C10	41.96'	30.00'	080°08'43"	S52°32'39"W	38.63'						

**EXHIBIT A**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by the Planning and Zoning Commission of the City of Anna, Texas.

PLANNING & ZONING COMMISSION CHAIR  
DIRECTOR OF DEVELOPMENT SERVICES

FP 25-0010  
FINAL PLAT  
**SHOPS AT AVERY POINTE**  
**BLOCK A, LOTS 1 & 2**  
BEING 2.402 ACRES OUT OF THE F. T. DUFFAU SURVEY, ABSTRACT #288 AND A PORTION OF LOT CA-67, BLOCK U OF AVERY POINTE, PHASE 1, AN ADDITION IN THE CITY OF ANNA, COLLIN COUNTY TEXAS, ACCORDING TO THE PLAT RECORDED UNDER VOL. 2016, PG. 454, P.R.C.C.T.  
PREPARED MAY 2025

ENGINEER/PREPARER

**Kirkman ENGINEERING**  
5200 State Highway 121  
Colleyville, TX 76034  
Phone: 817-488-4960  
Contact: Sandy Brantley  
512.428.8586  
sandy.brantley@trustke.com

SURVEYOR

Barton Chapa Surveying  
3601 NE Loop 820  
Fort Worth, TX 76137  
Phone: 817-864-1957  
info@bcdfw.com  
T&E Firm #0109474  
Contact: John H. Barton, III

OWNER/DEVELOPER

NOVUS NDT REALTY, LLC  
10941 Pattison Drive  
Frisco, TX 75035  
Email: venkatgajjala@yahoo.com  
Phone: 614.204.6252

JOB NO. 2023.001.309  
DRAWN: BCS  
CHECKED: JHB

**TABLE OF REVISIONS**

DATE	SUMMARY

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

SHEET:  
**VO1**

SURVEY PREPARED BY BARTON CHAPA SURVEYING, LLC. 3601 NE LOOP 820, FORT WORTH, TX. BARTON CHAPA SURVEYING, LLC



Item No. 6.g.

Planning & Zoning Commission Agenda  
Staff Report

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

**AGENDA ITEM:**

Approve a Resolution regarding Victoria Falls Center Addition, Block A, Lots 2R & 3R, Replat (RP 25-0003)  
Owner: Texas Bank

**SUMMARY:**

A Financial Institution and an Auto Repair - Light on 2.2± acres located on the north side of W. White Street, 95± feet east of Victoria Falls Drive. Zoned Planned Development/Regional Commercial (PD/C-2) (Ord. No. 119-2003)

**STAFF RECOMMENDATION:**

Recommended for approval as submitted.

**ATTACHMENTS:**

1. Locator Map - Victoria Falls Center Addition, Block A, Lots 2R & 3R, Replat (RP 25-0003)
2. Resolution - Victoria Falls Center Addition, Block A, Lots 2R & 3R, Replat (RP 25-0003)
3. Exhibit A - Victoria Falls Center Addition, Block A, Lots 2R & 3R, Replat (RP 25-0003)

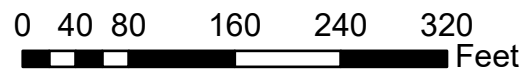
**Victoria Falls Center Addition,  
Block A, Lots 2R & 3R,  
Replat (RP 25-0003)**



THE CITY OF  
**Anna**



-  Subject Property
-  ETJ
-  Parcels
-  City Limits



June 2025

**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2025-07-**

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING VICTORIA FALLS CENTER ADDITION, BLOCK A, LOTS 2R & 3R, REPLAT (RP 25-0003)**

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

**WHEREAS**, Texas Bank has submitted an application for the approval of Victoria Falls Center Addition, Block A, Lots 2R & 3R, 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 Victoria Falls Center Addition, Block A, Lots 2R & 3R, 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 7th day of July, 2025.

ATTEST:

APPROVED:

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

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

LOT 20R-1A  
BLOCK D  
THE FALLS PHASE 1A  
CABINET 0, PAGE 31  
P.R.C.C.T.  
ORL, I, LLC  
INSTRUMENT NO. 20180118000070450  
O.P.R.C.C.T.

LOT 21  
BLOCK D  
THE FALLS PHASE 1A  
CABINET 0, PAGE 615  
P.R.C.C.T.  
(LANDSCAPE & PUBLIC  
ACCESS EASEMENT)  
THE FALLS HOMEOWNER'S ASSOCIATION  
VOLUME 5708, PAGE 1069  
O.P.R.C.C.T.

LOT 20R-2A  
BLOCK D  
THE FALLS PHASE 1A  
CABINET 0, PAGE 31  
P.R.C.C.T.  
ORL, I, LLC  
INSTRUMENT NO. 20180118000071740  
O.P.R.C.C.T.

LOT 21  
BLOCK D  
THE FALLS PHASE 1A  
CABINET 0, PAGE 615  
P.R.C.C.T.  
(LANDSCAPE & PUBLIC  
ACCESS EASEMENT)  
THE FALLS HOMEOWNER'S ASSOCIATION  
VOLUME 5708, PAGE 1069  
O.P.R.C.C.T.

LOT 10  
BLOCK B  
THE FALLS PHASE 1A  
CABINET 0, PAGE 615  
P.R.C.C.T.  
(LANDSCAPE & PUBLIC  
ACCESS EASEMENT)  
THE FALLS HOMEOWNER'S ASSOCIATION  
VOLUME 5708, PAGE 1069  
O.P.R.C.C.T.

LOT 1  
BLOCK A  
VICTORIA FALLS CENTER  
ADDITION  
VOLUME 2018, PAGE 839  
P.R.C.C.T.  
ANNA INVESTMENTS GROUP, LLC  
INSTRUMENT NO. 202300018125  
O.P.R.C.C.T.

LOT 4  
BLOCK A  
VICTORIA FALLS CENTER  
ADDITION  
VOLUME 2018, PAGE 839  
P.R.C.C.T.  
TEXAS BANK  
INSTRUMENT NO. 2020012300096520  
O.P.R.C.C.T.

LOT 2R  
BLOCK A  
38,343 SQ. FT.  
0.880 ACRES

LOT 3R  
BLOCK A  
55,828 SQ. FT.  
1.282 ACRES

LOT 5  
BLOCK A  
VICTORIA FALLS CENTER  
ADDITION  
VOLUME 2018, PAGE 839  
P.R.C.C.T.  
ANNA INVESTMENTS GROUP, LLC  
INSTRUMENT NO. 202300018125  
O.P.R.C.C.T.

LOT 2  
BLOCK A  
VICTORIA FALLS CENTER  
ADDITION  
VOLUME 2018, PAGE 839  
P.R.C.C.T.  
TEXAS BANK  
INSTRUMENT NO. 2020012300096520  
O.P.R.C.C.T.

LOT 3  
BLOCK A  
VICTORIA FALLS CENTER  
ADDITION  
VOLUME 2018, PAGE 839  
P.R.C.C.T.  
TEXAS BANK  
INSTRUMENT NO. 2020012300096520  
O.P.R.C.C.T.

LOT 10  
BLOCK B  
THE FALLS PHASE 1A  
CABINET 0, PAGE 615  
P.R.C.C.T.  
(LANDSCAPE & PUBLIC  
ACCESS EASEMENT)  
THE FALLS HOMEOWNER'S ASSOCIATION  
VOLUME 5708, PAGE 1069  
O.P.R.C.C.T.

W. WHITE STREET (a.k.a. F.M. 455)  
VARIABLE WIDTH RIGHT-OF-WAY

STATE OF TEXAS,  
COUNTY OF COLLIN

WHEREAS, TEXAS BANK, is the owner of a tract of land situated in the Francis T. Duffau Survey, Abstract No. 288, in the City of Anna, Collin County, Texas, being all of Lots 2, 3, & 4 of Block A, Victoria Falls Center Addition, an addition to the City of Anna as shown on the map or plat thereof recorded in Volume 2018, Page 839 of the Plat Records of Collin County, Texas, said Lots 2, 3, & 4, Block A being conveyed to Texas Bank in Instrument No. 2020012300096520 of the Official Public Records of Collin County, Texas, and being more particularly described in metes and bounds as follows: BEGINNING in the north Right-of-Way (ROW) line of West White Street (a.k.a. F.M. 455) at a 1/2" iron rod with plastic cap stamped "4613" found for the southwest corner of said Lot 2, and said iron rod found also being the southeast corner of Lot 10, Block B, The Falls Phase 1A, an addition to the City of Anna as shown on the map or plat thereof recorded in Cabinet 0, Page 615 of the Plat Records of Collin County, Texas; THENCE N 24°21'58" W with the west line of said Lot 2 a distance of 148.76' to a 5/8" iron rod found for corner; THENCE N 0°00'40" W continuing with the west line of said Lot 2 a distance of 72.39' to an "X" cut found for the northeast corner of said Lot 2 and said "X" cut found being the southwest corner of Lot 1, Block A of said Victoria Falls Center Addition; THENCE N 89°36'24" E with the south line of said Lot 1 a distance of 465.42' to an "X" cut found for the northeast corner of said Lot 4; THENCE S 0°24'36" E with the east line of said Lot 4 a distance of 214.41' to a 1/2" iron rod with plastic cap stamped "4613" found in the north ROW line of West White Street for the southeast corner of said Lot 4, and said "X" cut found being the southwest corner of Lot 5, Block A of said Victoria Falls Center Addition; THENCE N 89°31'55" W with the north ROW line of West White Street a distance of 405.57' to the POINT OF BEGINNING, and containing 94,170 Square Feet or 2.162 acres of land.

OWNER'S CERTIFICATE

STATE OF TEXAS,  
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT TEXAS BANK, does hereby adopted this plat designating the hereinabove described property as a Re-Plat of VICTORIA FALLS CENTER ADDITION, BLOCK A, LOTS 2R & 3R, on THAT TEXAS BANK acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as a Re-Plat of VICTORIA FALLS CENTER ADDITION, BLOCK A, LOTS 2R & 3R, on addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, over or across the easements as shown except that landscape improvements may be placed in landscape easements, if approved by the City of Anna. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

OWNER'S DEDICATION

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.

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.

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 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.

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

WITNESS my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

MICHAEL MARSHALL, TEXAS BANK - REPRESENTATIVE

STATE OF TEXAS,  
COUNTY OF COLLIN

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

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

Notary Public in and for Collin County, Texas  
My Commission Expires: \_\_\_\_\_

CERTIFICATE OF APPROVAL

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

Planning & Zoning Commission Chair  
Director of Development Services

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.

RP 25-0003  
RE-PLAT  
VICTORIA FALLS CENTER ADDITION  
BLOCK A, LOTS 2R & 3R  
BEING A 2.162 ACRE REPLAT OF  
BLOCK A, LOTS 2, 3, & 4  
VICTORIA FALLS CENTER ADDITION  
CITY OF ANNA, COLLIN COUNTY, TEXAS  
HENRY BRANTLEY SURVEY, ABSTRACT NO. 71

OWNERS  
TEXAS BANK  
MICHAEL MARSHALL  
PO BOX 1290  
HENDERSON, TX 76053-1990  
(817) 987-2265

SURVEYOR  
SURDUKAN SURVEYING, INC.  
P.O. BOX 126  
ANNA, TEXAS 75409  
(972) 924-6209  
FIRM NO. 10069500

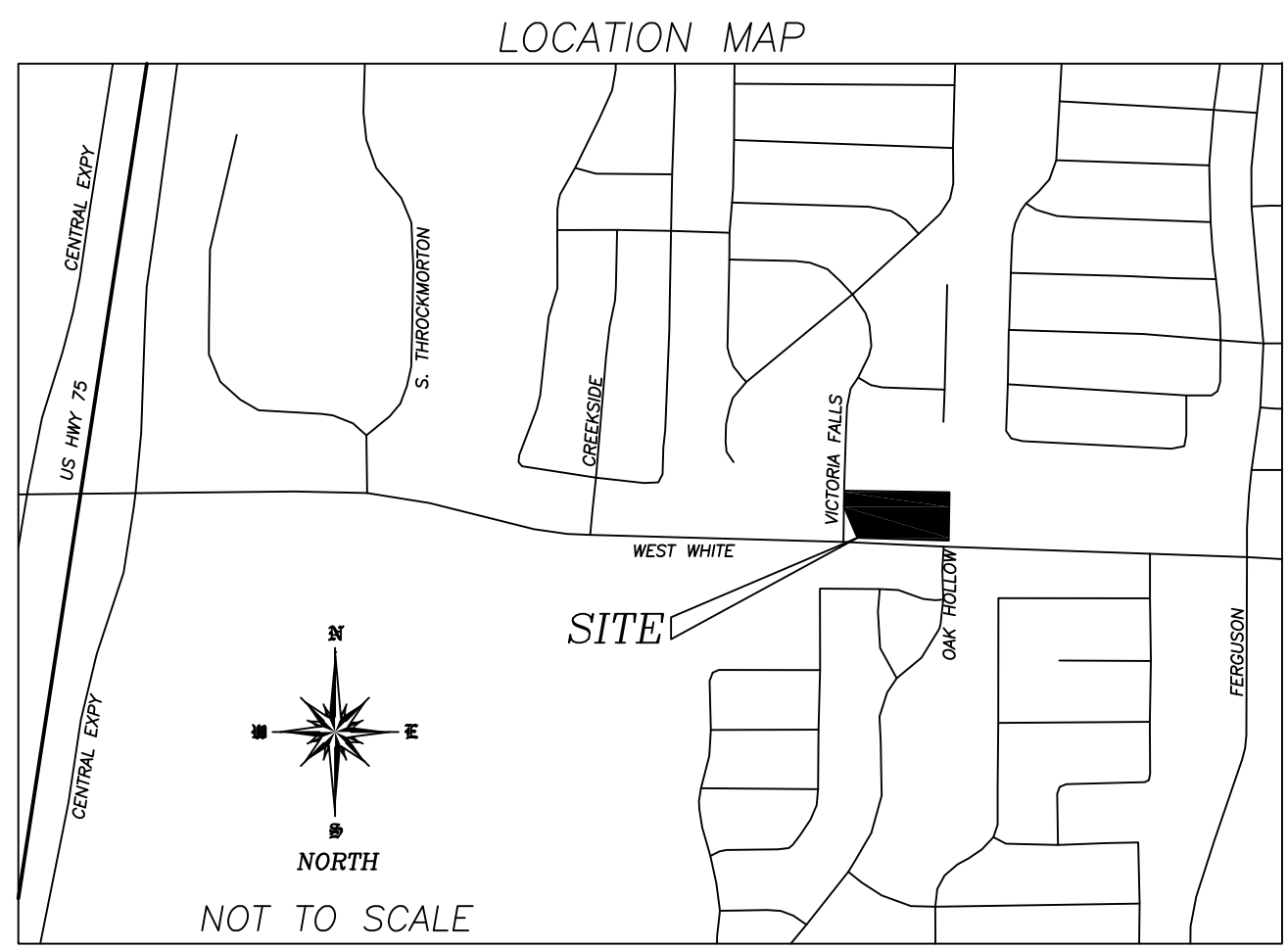
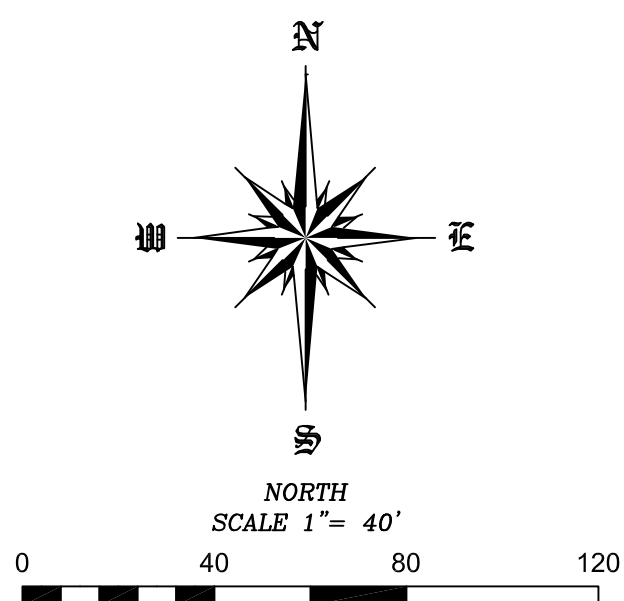
SCALE 1" = 40'  
DATE: JUNE 3, 2025  
JOB NO. 2025-47

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°59'25"	130.00'	47.58'	N 45°01'53" E	142.78'
C2	89°59'16"	30.00'	47.12'	N 45°23'58" W	42.42'
C3	90°52'25"	54.00'	85.65'	N 45°01'53" E	76.95'
C4	89°09'04"	130.00'	46.87'	N 44°09'23" E	142.11'

- NOTES:
- The original copy will have original signatures, stamp seal and an impression seal.
  - Copyright 2025, Surdukan Surveying, Inc.
  - This survey is being provided solely for the use of the current parties.
  - This survey is subject to all easements of record.
  - The basis of bearings, are based on the bearings shown for Lot 2, Block A, Victoria Falls Center Addition, an addition to the City of Anna as shown on the map or plat thereof recorded in Volume 2018, Page 839 of the Plat Records of Collin County, Texas.
  - Existing Electric is provided by Grayson Collin Electric Cooperative.
  - Existing Water is provided by City of Anna.
  - Existing Sanitary Sewer is provided by City of Anna.
  - The purpose of this re-plat is to move easement lines and combine the original Lots 3 & 4 into Lot 3R.

NOTICE:  
Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.

FLOODPLAIN NOTE:  
According to the Flood Insurance Rate Map (FIRM) Map No. 48085C0155 J, dated June 2, 2009, prepared by Federal Emergency Management Agency (FEMA) for Collin County, Texas, this tract lies within Zone X (Unshaded).



STATE OF TEXAS §  
COUNTY OF COLLIN §  
I, DAVID J. SURDUKAN, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Anna, Texas.  
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.  
David J. Surdukan  
Registered Professional Land Surveyor  
Registration No. 4613

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

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

Notary Public in and for Collin County  
My Commission Expires: December 11, 2028.

EXHIBIT A



Item No. 6.h.

Planning & Zoning Commission Agenda  
Staff Report

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

**AGENDA ITEM:**

Approve a Resolution regarding Rosamond Crossing Southeast Corner Addition, Block A, Lot 4, Site Plan (SP 25-0007)  
Owner: Seitz Group, Inc.

**SUMMARY:**

A Financial Institution on 1.9± acres on the east side of N. Central Expressway (US Highway 75), 600± feet south of W. Rosamond Parkway. Zoned Planned Development/Regional Commercial (PD/C-2) (Ord. No. 1103-2024-06)

**STAFF RECOMMENDATION:**

At its meeting on July 1, 2024, the Planning & Zoning Commission approved the Preliminary Site Plan (PSP 2024-0004) for the site. The proposed Site Plan is consistent with PSP 2024-0004. Recommended for approval as submitted.

**ATTACHMENTS:**

1. Locator Map - Rosamond Crossing Southeast Corner Addition, Block A, Lot 4, Site Plan (SP 25-0007)
2. Resolution - Rosamond Crossing Southeast Corner Addition, Block A, Lot 4, Site Plan (SP 25-0007)
3. Exhibit A - Rosamond Crossing Southeast Corner Addition, Block A, Lot 4, Site Plan (SP 25-0007)

**Rosamond Crossing Southeast  
Corner Addition, Block A, Lot 4,  
Site Plan (SP 25-0007)**



W ROSAMOND TRAIL

E COUNTY ROAD 370

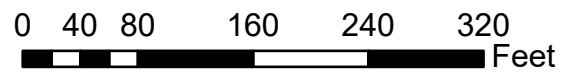
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N CENTRAL EXPY

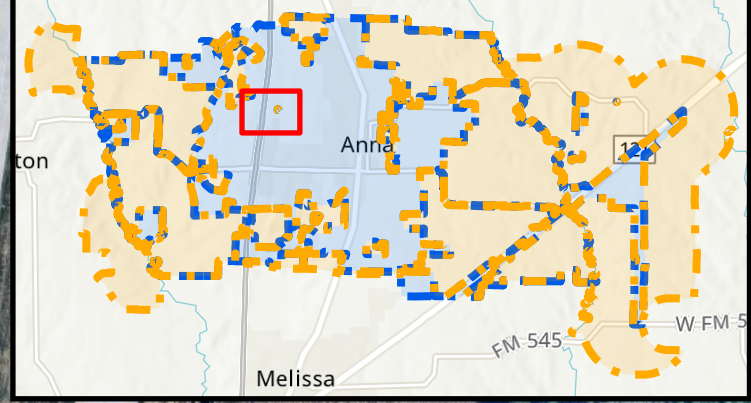
THE CITY OF  
**Anna**



-  Subject Property
-  ETJ
-  Parcels
-  City Limits



June 2025



**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2025-07-**

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ROSAMOND CROSSING SOUTHEAST CORNER ADDITION, BLOCK A, LOT 4, SITE PLAN (SP 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**, Seitz Group, Inc. has submitted an application for the approval of Rosamond Crossing Southeast Corner Addition, Block A, Lot 4, 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 Southeast Corner Addition, Block A, Lot 4, Site Plan attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

**PASSED AND APPROVED** by the Planning & Zoning Commission of the City of Anna, Texas, on this 7th day of July, 2025.

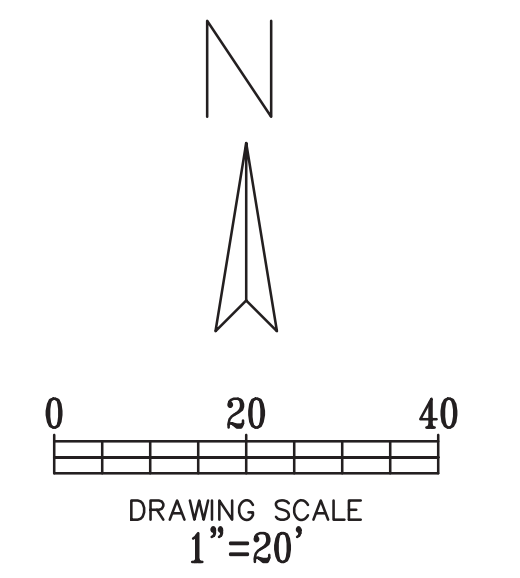
ATTEST:

APPROVED:

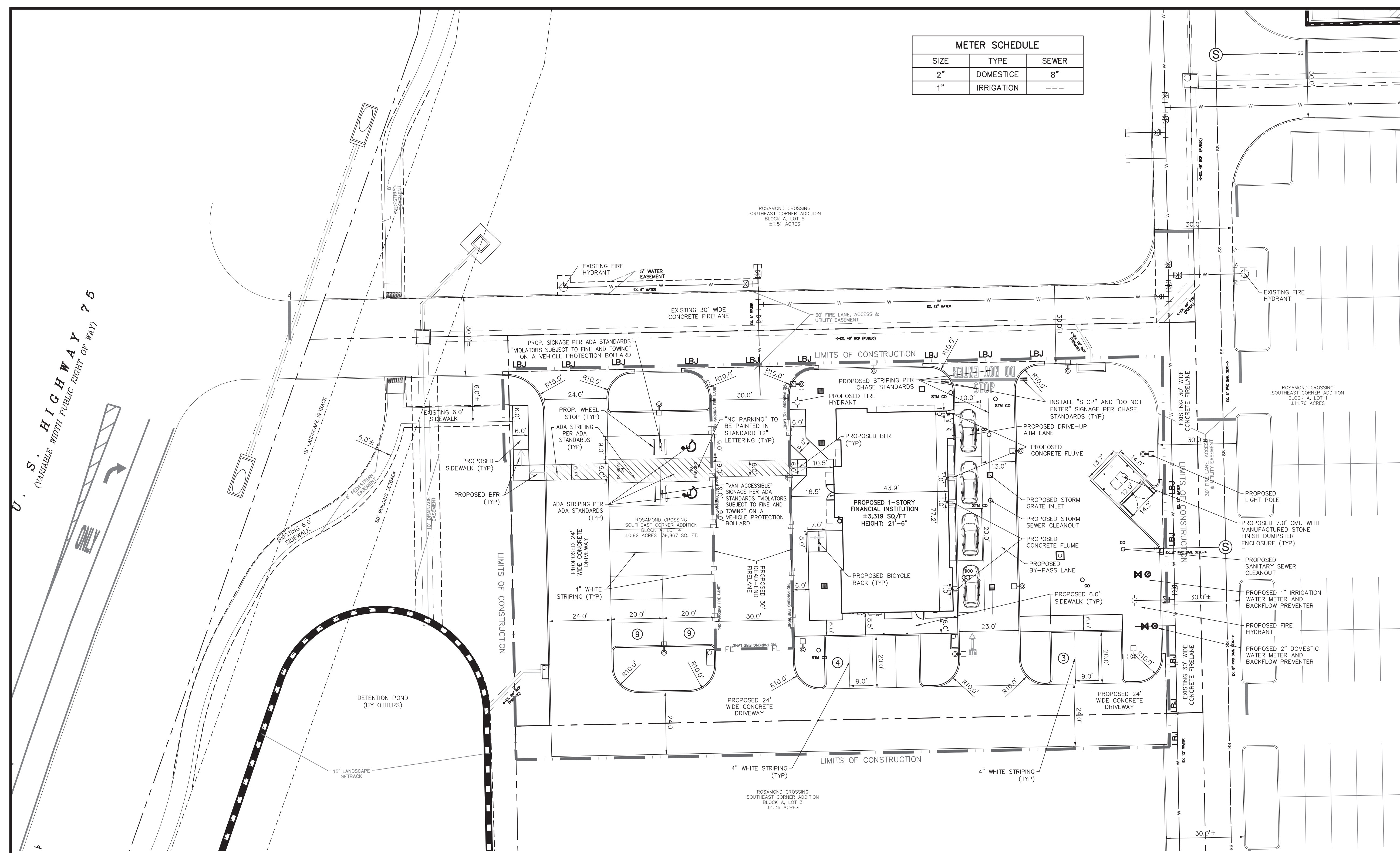
\_\_\_\_\_  
Director of Development Services,  
Stephanie Scott-Sims, AICP

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

METER SCHEDULE		
SIZE	TYPE	SEWER
2"	DOMESTIC	8"
1"	IRRIGATION	---



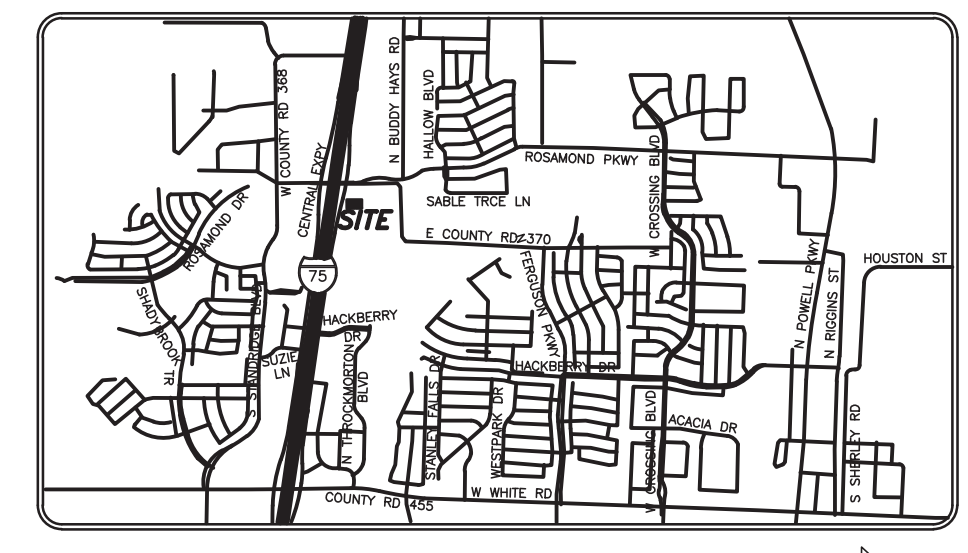
- LEGEND**
- PROPERTY LINE
  - EXISTING CURB
  - PROPOSED CURB
  - - - - PROPOSED SAWCUT
  - LBJ** — CONSTRUCT LONGITUDINAL BUTT JOINT
  - PROPOSED GRATE INLET
  - ⊙ PROPOSED LIGHT POLE
  - ∞ PROPOSED SANITARY CLEAN OUT
  - ∞ ∞ PROPOSED STORM CLEAN OUT
  - ⊙ PROPOSED WATER METER
  - ⊕ PROPOSED BACKFLOW PREVENTOR
  - ⊕ PROPOSED FIRE HYDRANT
  - ⊕ PROPOSED PARKING COUNT
  - LIMITS OF CONSTRUCTION



SITE PLAN	
LEGAL DESCRIPTION: ROSAMOND CROSSING SOUTHEAST CORNER ADDITION BLOCK A, LOT 4	
General Site Data	
Zoning	C2 (REGIONAL/GENERAL COMMERCIAL)
Land Use	FINANCIAL INSTITUTION
Lot Area	1.0961 ACRES (47,745 SQ. FT.)
Building Footprint Area	±3,319 S.F.
Total Building Area	±3,319 S.F.
Building Height	ONE STORY
Building Height	21'-6"
Lot Coverage	±3,319/47,745 SQ. FT. (7.0%)
Parking	
Parking Ratio	2.5 PER 1,000 SF OF PROPOSED BUILDING
Required Parking	9 SPACES
Total Provided Parking	25 SPACES
Accessible Parking Required	2 SPACES
Accessible Parking Provided	2 SPACES

THE SITE IS OUTSIDE THE FLOOD PLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COLLIN COUNTY CITY OF ANNA, MAP NO. 48085C01553, PANEL 155 EFFECTIVE DATE: JUNE 02, 2009, WHICH SHOWS THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (X) (UNSHADED) WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

THE SUBJECT TRACT IS IN "ZONE X", AREAS OF MINIMAL FLOOD HAZARD.



NOTE: CONTRACTOR MUST VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES TO BE AFFECTED BEFORE WORK IS TO BEGIN. CONTRACTOR MUST BRACE AND PROTECT ANY UTILITIES, ABOVE AND BELOW GROUND, PRIOR AND DURING THE DURATION OF THE PROJECT. IF THERE ARE ANY CONFLICTS, THE CONTRACTOR MUST NOTIFY THE ENGINEER AND DEVELOPER IMMEDIATELY.

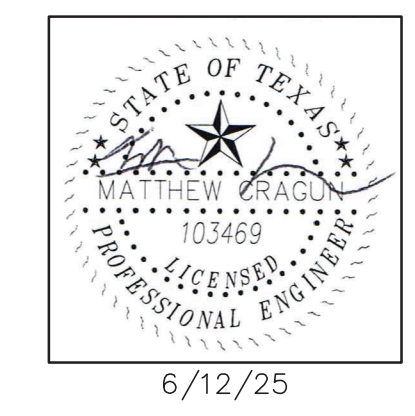
THE BENCHMARKS ARE PROVIDED BASED ON THE ELEVATIONS PROVIDED BY BLUE SKY SURVEYING & MAPPING, CORPORATION

**BENCHMARK**

BENCHMARK NO. 1 = "X" SET AT THE NORTHWEST CORNER OF A CURB INLET ON THE NORTH SIDE OF ROSAMOND PARKWAY, APPROXIMATELY 205 FEET EAST OF THE EAST CURB LINE OF THE NORTHBOUND U.S. HIGHWAY 75 SERVICE ROAD. ELEVATION = 752.65'

BENCHMARK NO. 2 = "X" SET ON THE CENTER EAST SIDE OF A CURB CUT ON THE EAST SIDE OF THE NORTHBOUND U.S. HIGHWAY 75 SERVICE ROAD, APPROXIMATELY 821 FEET SOUTH OF ROSAMOND PARKWAY. ELEVATION = 735.04'

BENCHMARK NO. 3 = "X" SET ON THE NORTHEAST CORNER OF A CURB INLET ON THE EAST SIDE OF BUDDY HAYS BOULEVARD, APPROXIMATELY 355 FEET NORTH OF ROSAMOND PARKWAY. ELEVATION = 741.04'



# EXHIBIT A

## CAUTION UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

**OWNER:**  
THE SEITZ GROUP, INC.  
1110 COWAN ROAD  
CELINA, TEXAS 75009  
Contact: Danielle Kauffman  
Ph: 216-406-2987  
danielle@kauffmanconsultants.com

**DEVELOPER:**  
JP MORGAN CHASE BANK  
712 MAIN STREET, FLOOR 4E  
HOUSTON, TX 77002  
Contact: Joe Hernandez  
Ph: 602-703-3816  
joe.m.hernandez@jpmchase.com

**ENGINEER:**  
CUMULUS DESIGN, INC.  
FIRM #14810  
P.O. BOX 2119  
EULESS, TEXAS 76039  
Contact: Carlos Iglesias  
Ph: 214-235-0367  
carlos@cumulusdesign.net

SP25-0007

## SITE PLAN

CHASE RETAIL BANKING CENTER

ROSAMOND CROSSING SOUTHEAST CORNER ADDITION BLOCK A, LOT 4

GROSS AREA: 1.917 ACRES/ 83,497 SQ. FT.

CITY OF ANNA, COLLIN COUNTY, TEXAS

THE JOHN ELLIOTT SURVEY, ABSTRACT NO. 296

DATE: 6/12/25 SHEET NUMBER ---

Cumulus Design Firm #14810  
2080 N. Highway 360, Suite 240  
Grand Prairie, Texas 75050  
Tel. 214.235.0367



Item No. 7.a.

Planning & Zoning Commission Agenda  
Staff Report

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

**AGENDA ITEM:**

Conduct a Public Hearing/Consider/Discuss/Action regarding a request to rezone 0.149± acre at the northwest corner of E. Seventh Street and S. Easton Drive from SF-1 Single-Family Residential (SF-1) to Downtown-Neighborhood (DT-ND) with a Specific Use Permit for a Multi-Family Dwelling. (SUP 25-0004)  
Owner: Hameed Zeeshan

**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.**

**HISTORY**

**November 2023 (Order No. 2023-001)** - The Board of Adjustment approved variances to the front yard setback to 15 feet, and both the lot area and lot depth to account for the existing condition of the site and additional right-of-way dedication required.

**CASE OVERVIEW**

The applicant is requesting to rezone the property to Downtown - Neighborhood (DT-ND). Within the Downtown - Neighborhood (DT-ND) Zoning District, a Specific Use Permit is required for a Multi-Family Dwelling. The applicant is requesting a Specific Use Permit (SUP) for Multi-Family Dwelling to allow for the construction of a four-unit Multi-Family Dwelling.

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

Direction	Land Use	Zoning	Comprehensive Plan	Downtown District / Downtown Character Areas
North	Vacant Lot	Single-Family Residential (SF-1)	Downtown	Neighborhood District / Intown Residential
East	Vacant Lot	Single-Family Residential (SF-1)	Urban Living	Neighborhood District / Intown Residential

<b>South</b>	School	Planned Development/Single-Family Residential (PD/SF-1)	Downtown	Core District / Civic/Institutional
<b>West</b>	Single-Family Residential	Single-Family Residential (SF-1)	Downtown	Core District / Civic/Institutional

## **COMPATIBILITY CONSIDERATIONS**

### Future Land Use Plan (FLUP): Urban Living

*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.*

Downtown Master Plan: The Downtown Master Plan is a sub-plan of the Anna 2050 Comprehensive Plan. In the Plan, the Downtown was subdivided into two distinct sub-areas - the Downtown Core District and the Downtown Neighborhood District. The site is located within the Downtown Neighborhood District.

Within the Downtown Core District and Downtown Neighborhood Districts, five distinctive Character Area classifications were developed to define the diverse development patterns that exist in varied locations and to understand the opportunities that they provide. The site is located in the Intown Residential Character Area.

*The following primary building types are appropriate in Intown Residential: Detached residential. The following secondary building types are appropriate in Intown Residential: Churches, Civic Structures, Accessory Structures, Open Spaces.*

### Specific Use Permit

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

## **CONCLUSION**

The request is for rezoning the property to the DT-ND District with a SUP a four-unit Multi-Family Dwelling. The rezoning request to rezone the property from the SF-1 Zoning District to the Downtown-Neighborhood Zoning District is in conformance with the Comprehensive Plan and Downtown Master Plan.

The request for a Specific Use Permit to allow a medium-density multi-family development is in conformance with the Future Land Use designation of Urban Living. According to the Downtown Master Plan, the Downtown Neighborhood District is intended to provide a transition from the Downtown Core to the rest of the community. Adaptive reuse and infill development of small lots in this area promotes opportunities for reinvestment in older areas of town and are appropriate transitional uses in the downtown area. This type of development provides opportunities for a wide range of urban housing products that accommodate people at all stages of their lives. Further, medium-density housing in the downtown neighborhoods promotes reinvestment as they provide the critical residential base necessary to support the businesses envisioned for the Downtown core.

**STAFF RECOMMENDATION:**

Recommended for approval with the following conditions:

1. Shall develop in accordance with the Concept Plan (Exhibit B).
2. Maximum of four (4) residential units.
3. Each unit must have an attached garage plus 0.25/unit for visitor parking.

**ATTACHMENTS:**

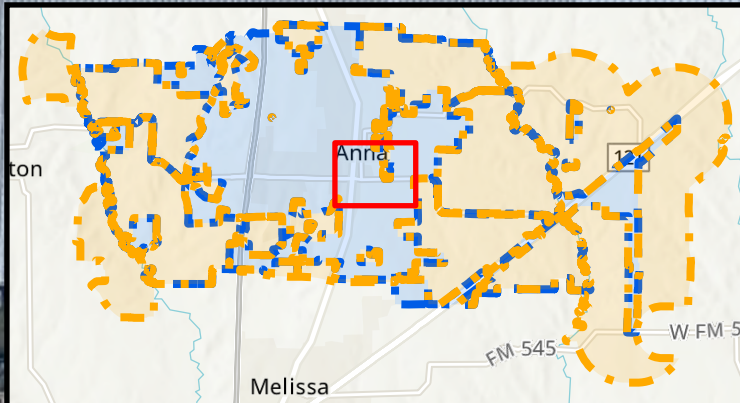
1. Locator Map - 229 E. Seventh Street, Block A, Lot 1 (SUP 25-0004)
2. Ordinance (Zoning) - 229 E Seventh Street, Block A, Lot 1 (SUP 25-0004)
3. Exhibit A (Metes & Bounds) - 229 E Seventh Street, Block A, Lot 1 (SUP 25-0004)
4. Exhibit B (Concept Plan) - 229 E. Seventh Street, Block A, Lot 1 (SUP 25-0004)
5. Aesthetic Exhibit - 229 E Seventh Street, Block A, Lot 1 (SUP 25-0004)
6. Current Zoning - 229 E Seventh Street, Block A, Lot 1 (SUP 25-0004)
7. Proposed Zoning - 229 E Seventh Street, Block A, Lot 1 (SUP 25-0004)

229 E. Seventh Street,  
Block A, Lot 1  
Zoning and SUP



S EASTON DR

E SEVENTH ST



THE CITY OF  
**Anna**

N



Subject Property



ETJ



Parcels



City Limits

0 12.5 25 50 75 100  
Feet

June 2025

**CITY OF ANNA, TEXAS**

**(Property rezoned under this ordinance is located at the northwest corner of E. Seventh Street and S. Easton Street)**

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

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

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

**WHEREAS**, the City Council received a request to rezone zoning on Property described in Exhibit A ("Property") and depicted in Exhibit B ("Concept Plan") attached hereto and incorporated herein for all purposes as if set forth in full; and

**WHEREAS**, said Property generally located at the northwest corner of E. Seventh Street and S. Easton Street, is being rezoned to Downtown-Neighborhood District (DT-ND) with Specific Use Permit for Multi-Family Dwelling; and

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

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

**Section 1. Recitals Incorporated**

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

**Section 2. Zoning Change**

The Anna City Code of Ordinances are hereby amended by establishing the zoning of the Property described in Exhibit A and depicted in Exhibit B to Downtown-Neighborhood District (DT-ND) with Specific Use Permit for Multi-Family Dwelling with the additional restrictions as follows:

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

- 2. Maximum of four (4) units.
- 3. Each unit shall have a covered parking space.

**Section 3. Official Zoning Map**

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

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

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

**Section 5. Penalty**

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

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

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

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

ATTESTED:

APPROVED:

\_\_\_\_\_  
Carrie L. Land, City Secretary

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

Being all that certain lot, tract or parcel of land situated in the Gwyn Morrison Survey, Abstract No. 559, in the Town of Anna, Collin County, Texas, being the same land described in deed to Gloria P. Jaramillo, recorded in Instrument No. 20180531000663080, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the North line of E. 7th Street, at the Southeast corner of a tract of land described in deed to Lynette Dilldine, a single woman, recorded in Volume 4329, Page 3854 (D.R.C.C.T.) and at the Southwest corner of said Jaramillo tract;

THENCE North 01 degrees 06 minutes 25 seconds East, a distance of 87.08 feet to a fence post found for corner in the South line of a tract of land described in deed to G.W. West, recorded in Volume 266, Page 456 (D.R.C.C.T.), at the Northeast corner of said Dilldine tract;

THENCE South 88 degrees 34 minutes 57 seconds East, a distance of 75.16 feet to a 1/2 inch iron rod found for corner in the West line of S. Easton Drive, at the Southeast corner of said West tract;

THENCE South 01 degrees 38 minutes 48 seconds West, a distance of 86.90 feet to a 1/2 inch iron rod found at the intersection of the said West line of S. Easton Drive and in the said North line of E. 7th Street;

THENCE North 88 degrees 43 minutes 20 seconds West, with the said North line of E. 7th Street, a distance of 74.34 feet to the PLACE OF BEGINNING and containing 6,503 square feet or 0.15 of an acre of land.

## SITE SUMMARY DATA TABLE

Item	Lot 1
<b>General Site Data</b>	
Zoning (from zoning map)	DT-ND
Land Use (from Zoning Ordinance)	MULTI-FAMILY
Lot Area (square feet & acres)	6,503 SQ FT / 0.15 ACRES
BuildingFootprint Area (square feet)	2,464 SQ FT
Total Building Area (square feet)	5,000 SQ FT
Building Height (# stories)	2-STORIES
Building Height (feet-distance to tallest building element)	24' - MID-RAFTER
Lot Coverage (percent-x.xx%)	0.38
<b>Multifamily Units</b>	
# of 1 bedrooms	4.00
Total Unit Count	4.00
<b>Multifamily Parking</b>	
Parking Ratio (from Zoning Ordinance)	1/1 BU
Required Parking per unit (# spaces)	1/1 BU
Required Visitor Parking (# spaces)	1 SPACE
Total Parking Provided (# spaces)	5 SPACES
Required Covered Parking excluding visitor (# spaces & percent - %) Provided	4 - SPACES (100%)
Covered Parking (@ spaces & percent - %)	4 - SPACES (100%)

### FIRE SPRINKLERS

May be required if classified as Group R-3  
ref 2015 IFC 903.2.8.1  
May be exempt as R-2 based on SF, height, hoselay, and by definition of townhome/duplex.

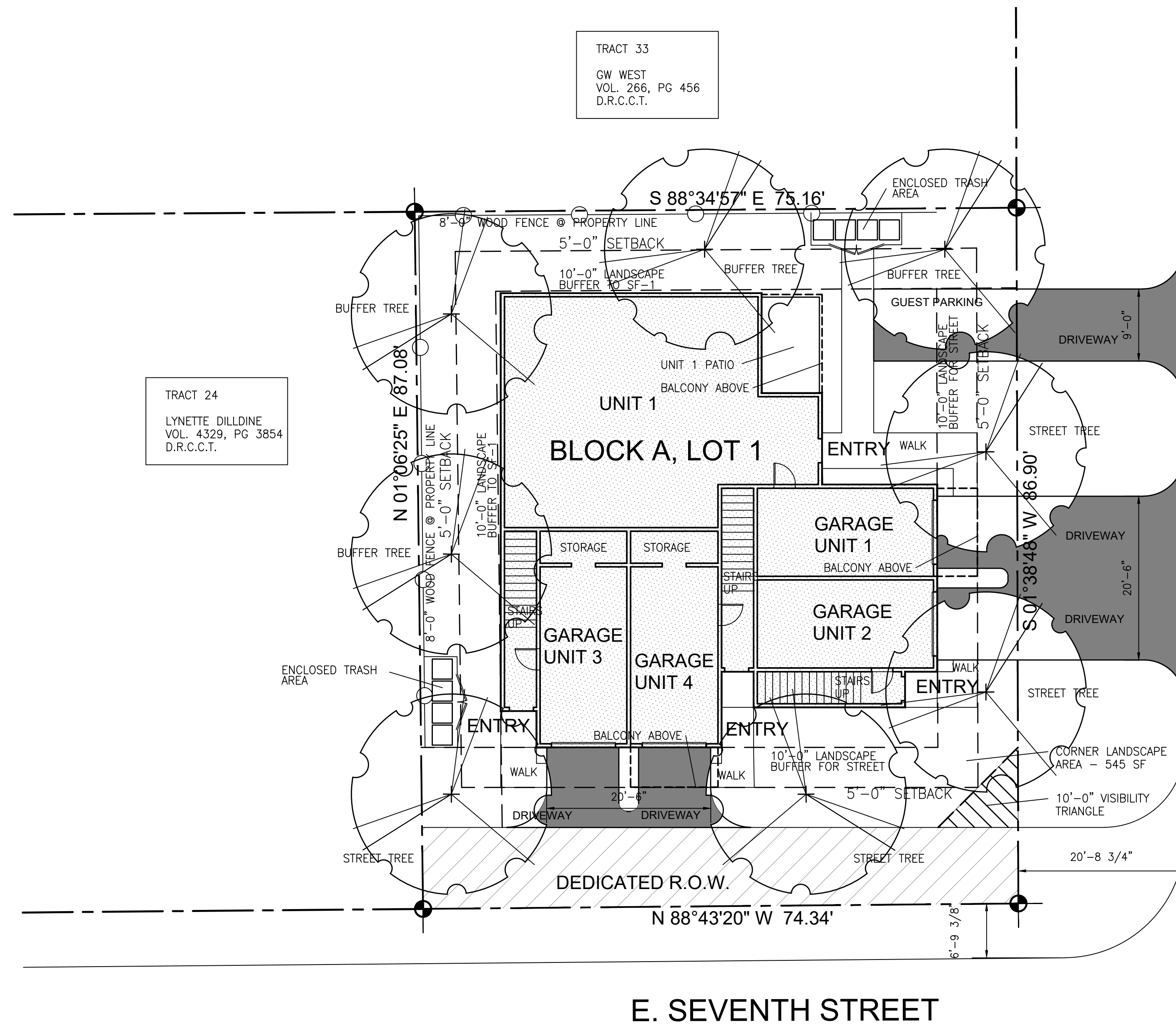
### Fire Alarm and Detection Systems

May be required. See 2015 IFC 907.2.9 for exceptions.

### Fire Extinguishers

Required. ref 2015 IFC 906.1

Anna Fire Marshal's Office



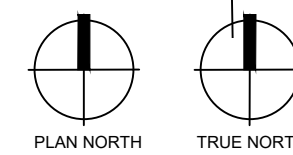
S. EASTON DRIVE

E. SEVENTH STREET

ZONING: DT-ND - MULTI-FAMILY  
 LOT AREA - 6503 SQ FT (0.15 ACRES)  
 BUILDING USE - MULTI-FAMILY  
 BUILDING - 2-STORIES MAX

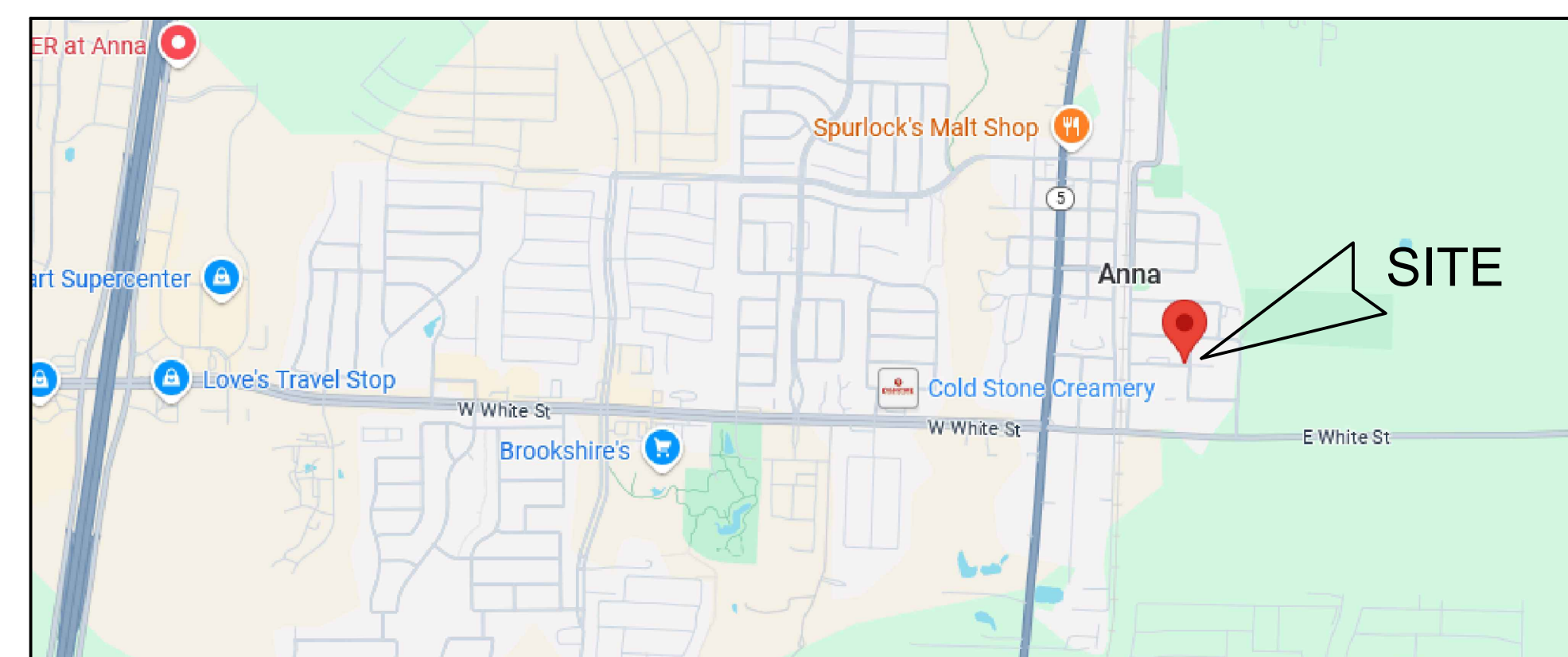
ANNA ISD ADDITION  
 LOT 1  
 INSTRUMENT #20120127010000220  
 P.R.C.C.T.

EXISTING FIRE HYDRANT



### CONCEPT PLAN

1" = 10'-0"  
 0 5' 10' 20'



### VICINITY MAP

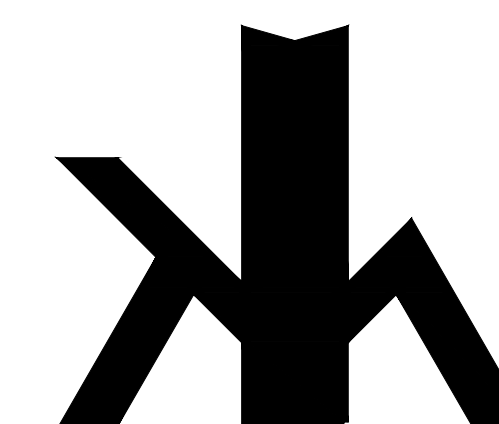
SCALE: NTS

### PROPERTY OWNER INFO

Property Owner's Name: Zeeshan Hameed  
 Address: 629 Markham Drive  
 Anna, TX 75409  
 Phone Number: 817-888-2656

Owner's Designated Representative:  
 Rubin Zuniga, DBC Texas, Inc.  
 1001 E. Hebron Pkwy, Suite 118-220  
 Carrollton, TX 75010  
 Phone: 214-907-4105

### PLAN PREPARER INFO



**KH ARCHITECT**  
 627 DOVE COVE COURT  
 MURPHY, TX 75094  
 P: 214-395-6885  
 E-MAIL: KENHOLLIFIELD@GMAIL.COM

Prepared by: Kenneth Hollifield  
 Architect

Area for City Approval

## SUP-25-0004 CONCEPT PLAN

229 E. Seventh St., Anna, TX  
 BLOCK A, LOT 1

6,503 sq ft (0.15 acres)  
 City of Anna, Collin County, Texas  
 Gwyn Morrison Survey, Abstract No. 559

Prepared: June 18, 2025

# **Aesthetic & Design Intent**

10\_Exterior\_AdleyCraigRanch\_2021@3x



**Sec. 9.04.015. Single-Family Residential (SF-7.2) District**

- (a) Purpose. The Single-Family Residential (SF-7.2) district is designed to accommodate single-family residential development on relatively ample lots. The district can be appropriately located near agricultural and single-family residential uses. This district implements the character and intent of the Comprehensive Plan’s Cluster Residential PlaceType.
- (b) Uses. See Table 19: Use Table and all applicable regulations in Division 3.
- (c) Dimensional Standards. Development in the Single-Family Residential (SF-7.2) district shall follow Table 8: Single-Family Residential (SF-7.2) District Dimensional Standards.

*Table 8: Single-Family Residential (SF-7.2) District Dimensional Standards*

Single-Family Residential (SF-7.2) District Dimensional Standards		
Lot Requirements		
A	Lot Area (min.)	7,200 square feet
B	Lot Width (min.)	60 feet
C	Lot Depth (min.)	120 feet
D	Lot Coverage (max.)	50%
Setback Requirements		
E	Front Yard (min.)	20 feet
F	Rear Yard (min.)	20 feet
G	Side Yard (min.)	5 feet
H	Corner Side Yard (min.)	15 feet
Building Requirements		
I	Building Height (max.)	35 feet
Additional Applicable Requirements within the Zoning Ordinance		
Sec. 9.04.041 – Dimensional Regulations Sec. 9.04.042 – Site Design Requirements Sec. 9.04.043 – Parking Sec. 9.04.044 – Loading Sec. 9.04.045 – Landscaping	Sec. 9.04.046 – Screening and Fencing Sec. 9.04.047 – Outdoor Lighting Sec. 9.04.048 – Trash Sec. 9.04.049 – Performance Standards	

- (d) Special Regulations.
  - (1) The Single-Family Residential (SF-7.2) district shall not be within 1,200 feet of a designated Master Thoroughfare Plan highway. This distance shall be measured from the right-of-way centerline to the residential property line.
  - (2) The corner side yard for “key lots” shall meet the minimum front yard setback requirement.

### Sec. 9.04.022. Downtown (DT) District

- (a) Purpose. The purposes of the Downtown (DT) district are to:
- (1) Implement the Anna 2050 Downtown Master Plan adopted by City Council;
  - (2) Facilitate pedestrian-oriented, mixed-use, urban infill redevelopment, providing shopping, employment, housing, and business and personal services;
  - (3) Promote an efficient, compact, and walkable development pattern;
  - (4) Encourage pedestrian activity while reducing reliance on automobiles;
  - (5) Allow developers flexibility in land use and site design;
  - (6) Create an attractive and functional downtown as envisioned in the Anna 2050 Downtown Master Plan;
  - (7) Revitalize the historic downtown area while preserving Anna's history and heritage;
  - (8) Enhance the significance of the City's authentic core to residents, tourists, and visitors and serve as a support and stimulus to business and industry; and
- (b) Applicability. The Downtown (DT) district is geographically divided into two zones. These zones are established in the Anna 2050 Downtown Master Plan and Table 15: Downtown (DT) District Dimensional Standards. All development shall comply with the regulations stated in this Section unless specified otherwise.
- (c) Uses. See Table 19: Use Table and all applicable regulations in Division 3.
- (d) Dimensional Standards. Development in the Downtown (DT) district shall follow the standards in Table 15: Downtown (DT) District Dimensional Standards.

Table 15: Downtown (DT) District Dimensional Standards

Downtown (DT) District Dimensional Standards			
		Zone	
		Core (CE)	Neighborhood (ND)
Build-to-Zone (BTZ) and Setback Requirements			
A	Front Yard BTZ (min. – max.)		
A.1	<i>Downtown Arterial Street</i>	0 – 10 feet	5 – 15 feet
A.2	<i>Downtown Type A Street</i>	0 – 15 feet	5 – 20 feet
A.3	<i>Downtown Type B Street</i>		
A.4	<i>Other Street</i>	5 – 25 feet	5 – 35 feet
B	Rear Yard Setback (min.)	N/A	5 feet
C	Side Yard Setback (min.)	N/A	5 feet
D	Corner Side Yard Setback (min.)	5 feet	5 feet
Building Requirements			
E	Frontage Buildout (min.)		
E.1	<i>Downtown Arterial Street</i>	80%	60%
E.2	<i>Downtown Type A Street</i>	60%	45%
E.3	<i>Downtown Type B Street</i>	40%	30%
E.4	<i>Other Street</i>	20%	10%
F	Building Height (max.)	42 feet	42 feet
AG	Encroachments		
G.1	<i>Downtown Arterial Street</i>	50% of the depth of the sidewalk or 8’ (whichever is less)	35% of the depth of the sidewalk or 6’ (whichever is less)
G.2	<i>Downtown Type A Street</i>	50% of the depth of the sidewalk or 6’ (whichever is less)	25% of the depth of the sidewalk or 6’ (whichever is less)
G.3	<i>Downtown Type B Street</i>		
G.4	<i>Other Street</i>	N/A	N/A
Additional Applicable Requirements within the Zoning Ordinance			
Sec. 9.04.041 – Dimensional Regulations Sec. 9.04.042 – Site Design Requirements Sec. 9.04.043 – Parking Sec. 9.04.044 – Loading Sec. 9.04.045 – Landscaping		Sec. 9.04.046 – Screening and Fencing Sec. 9.04.047 – Outdoor Lighting Sec. 9.04.048 – Trash Sec. 9.04.049 – Performance Standards	

(e) Special Regulations.

- (1) Canopies, awnings, galleries, and balconies may encroach over the BTZ and setback areas per the standards if the vertical clearance is a minimum of 8 feet from the finished sidewalk elevation.
- (2) No encroachment shall be located over on-street parking, a street, or over a side or rear property line.
- (3) Any proposed development over 42 feet in height shall require a specific use permit.