



**AGENDA**  
**Planning & Zoning Commission**

**Monday, August 4, 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, August 4, 2025 at 6:00 PM, in the Anna Municipal Complex – Council Chambers, located at 120 W. 7<sup>th</sup> 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. **Planning Manager's Report.**
5. **Overall Location Map.**
6. **Consent Items.**
  - a. Approve Minutes of the July 7, 2025, Planning & Zoning Commission Meeting.
  - b. Approve a Resolution regarding Ora Bell Russell Elementary, Block A, Lot 1, Site Plan (SP 25-0012)  
Owner: Anna ISD
  - c. Approve a Resolution regarding Ora Bell Russell Elementary, Block A, Lot 1, Preliminary Plat (PP 25-0015)  
Owner: Anna ISD
  - d. Approve a Resolution regarding Anna Elementary No. 3, Block 1, Lot 1, Replat (RP 25-0007)  
Owner: Anna ISD
  - e. Approve a Resolution regarding Waters Creek, Block B, Lot 1, Final Plat (FP 25-0011)  
Owner: APFC Waters Creek Member LLC
  - f. Approve a Resolution regarding Persimmon Drive Final Plat (FP 25-0012)  
Owner: Anna 51 Joint Venture LP

- g. Approve a Resolution regarding Shaw Addition, Block A, Lot 1, Conveyance Plat (CVP 25-0002)  
Owner: Royce Shaw
- 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. Consider/Discuss/Action on a Resolution regarding Willoughby Three Creeks Ranch Estates, Block A, Lots 1-10, Replat (RP 25-0006)  
Owner: Michael and Kristal Willoughby
  - b. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation on an Ordinance regarding a request to amend an existing Planned Development to allow for an increase in the maximum number of SF-60 lots in the area. (PD 25-005)  
Owner: TFCC Coyote, LLC
  - c. Conduct a Public Hearing/Consider/Discuss/Action on a Resolution regarding Coyote Meadows, Phase 1C, Replat (RP 25-0008)  
Owner: TFCC Coyote, LLC
  - d. Consider/Discuss/Action on a Resolution regarding Coyote Meadows, Phase 2B, Preliminary Plat (PP 25-0014)  
Owner: TFCC Coyote, LLC
- 8. **Future Agenda Items:** At this time, the Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.
- 9. **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 08/01/2025.



Lauren Mecke, Planning Manager

In accordance with the Americans with Disabilities Act, it is the policy of the City of Anna to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 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 & 6c** - Ora Bell Russell Elementary, Block A, Lot 1

**6d** - Anna Elementary No. 3, Block 1, Lot 1

**6e** - Waters Creek, Block B, Lot 1

**6f** - Persimmon Drive

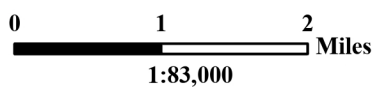
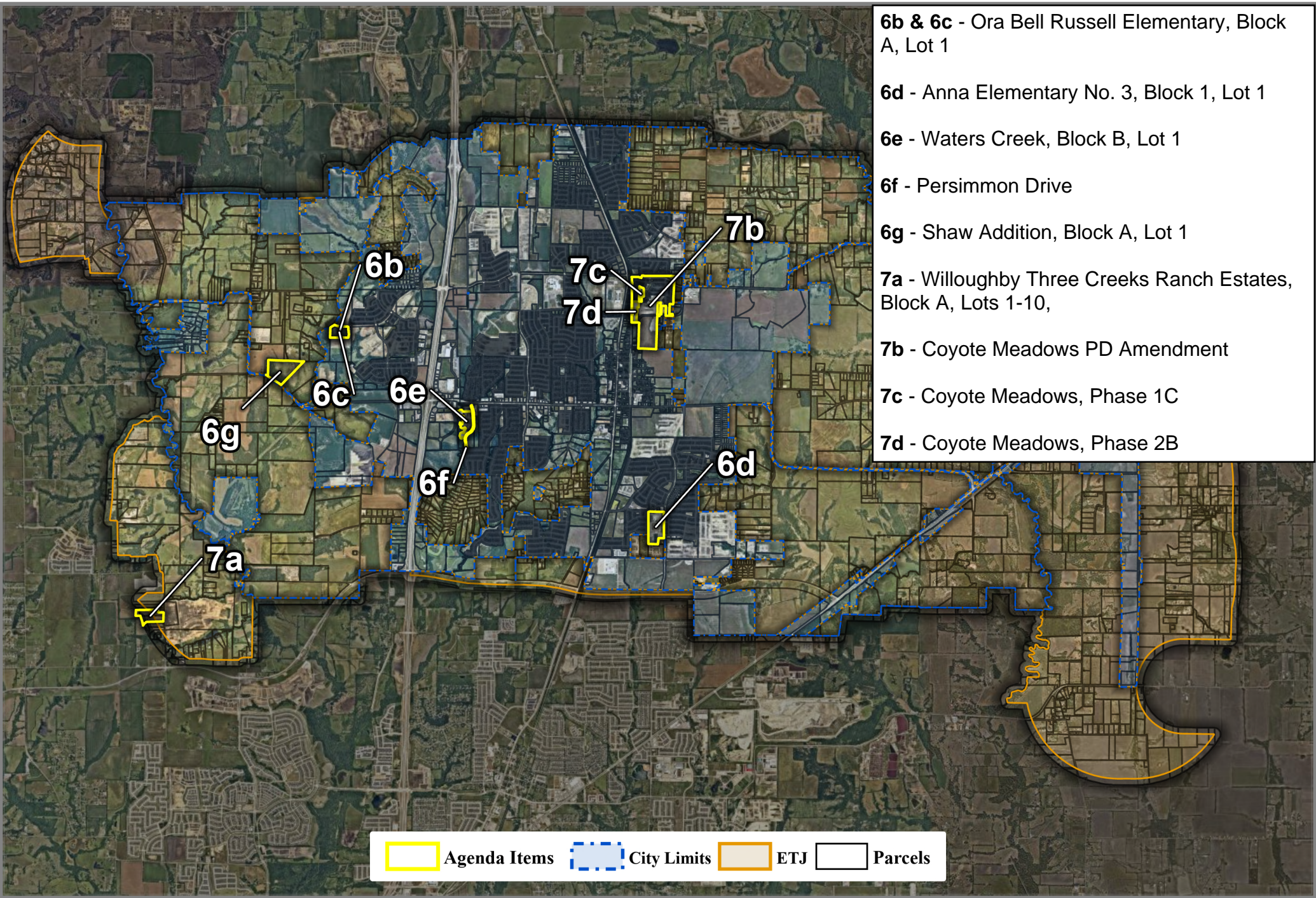
**6g** - Shaw Addition, Block A, Lot 1

**7a** - Willoughby Three Creeks Ranch Estates, Block A, Lots 1-10,

**7b** - Coyote Meadows PD Amendment

**7c** - Coyote Meadows, Phase 1C

**7d** - Coyote Meadows, Phase 2B



# July 2025 Planning & Zoning Meeting Map

Source: City of Anna GIS  
Date: 7/29/2025

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.



**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**July 7, 2025**

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

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

*The meeting was called to order at 6:04 p.m.*

*Commissioners present were Staci Martin, David Nylec, Doug Hermann, Jessica Walden, Tom Longmire, Josh Vollmer, and Ashley Bergerson. Staff present were Everett Johnson, Lauren Mecke, Jayme Hawthorne, David Overcash, 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.

*No comments*

4. Director's Report.

*Mrs. Scott-Sims gave a summary of the City Council June 24, 2025 meeting. They approved a third amendment to the Sherley track, related to the Hurricane Creek development that the developer would no longer construct a restaurant and water feature in exchange for building two lanes of Standridge Blvd within 12 months. The City Council also approved the rezoning of 703 White St and a zoning amendment for the Villages at Waters Creek, denied the rezoning of The Post at Anna, and denied the Surdukan City development.*

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)
- c. Approve a Resolution regarding McDonald's Anna, Block A, Lot 8, Preliminary Site Plan (PSP 25-0007)
- d. Approve a Resolution regarding Meadow Vista Phase 3, Preliminary Plat (PP 25-0013)

- e. Approve a Resolution regarding The Parks at Foster Crossing, Phase 1, Final Plat (FP 25-0009)
- f. Approve a Resolution regarding Shops at Avery Pointe, Block A, Lots 1 & 2, Final Plat (FP 25-0010)
- g. Approve a Resolution regarding Victoria Falls Center Addition, Block A, Lots 2R & 3R, Replat (RP 25-0003)
- h. Approve a Resolution regarding Rosamond Crossing Southeast Corner Addition, Block A, Lot 4, Site Plan (SP 25-0007)

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

7. Items for Individual Consideration

- 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)

*Ms. Mecke described what the applicant was requesting.*

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

*The applicant stated the units would be between 850-950 square feet.*

*The public hearing was closed at 6:14 p.m.*

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

*Brooke Hendricks spoke against the request because of a lack of space for parking. Cars would have to park on the street which would block school buses and most traffic.*

*Ryan Long spoke against the request citing the lack of parking as well and too hard to maneuver the street.*

*The public hearing was closed at 6:21 p.m.*

*Ms. Mecke assured the commissioners when asked that the proposed parking complies with city ordinances.*

*A motion was made by Commissioner Vollmer to approve Item 7a seconded by Commissioner Walden. The vote was unanimous in favor. The motion passed.*

8. Adjourn

*The meeting was adjourned at 6:35 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: 8/4/2025  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Approve a Resolution regarding Ora Bell Russell Elementary, Block A, Lot 1, Site Plan (SP 25-0012)  
Owner: Anna ISD

**SUMMARY:**

A School on 15.3± acres at the southwest corner of W. Rosamond Parkway and Winding Shore Lane. Zoned Planned Development/Single-Family Residential 84/Single-Family Residential 72/Single-Family Residential 60/Single-Family - Zero Lot Line (PD/SF-84/SF-72/SF-60/SF-Z) (Ord. No. 886-2020).

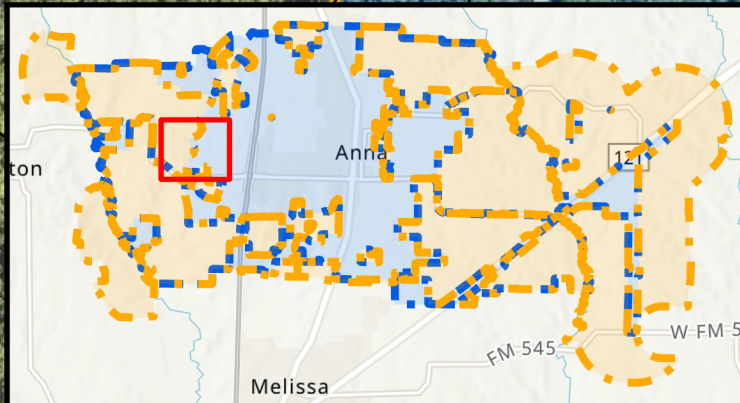
**STAFF RECOMMENDATION:**

Recommended for approval as submitted.

**ATTACHMENTS:**

1. Locator Map - Ora Bell Russell Elementary, Block A, Lot 1, Site Plan (SP 25-0012)
2. Resolution - Ora Bell Russell Elementary, Block A, Lot 1, Site Plan (SP 25-0012)
3. Exhibit A - Ora Bell Russell Elementary, Block A, Lot 1, Site Plan (SP 25-0012)

Ora Bell Russell Elementary, Block A,  
Lot 1, Site Plan (SP 25-0012)



THE CITY OF  
**Anna**

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Subject Property



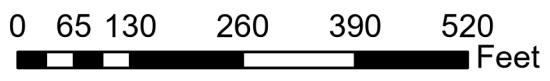
ETJ



Parcels



City Limits



July 2025

**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2025-08-**

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ORA BELL RUSSELL ELEMENTARY, BLOCK A, LOT 1, SITE PLAN (SP 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**, Anna ISD has submitted an application for the approval of Ora Bell Russell Elementary, Block A, Lot 1, 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 Ora Bell Russell Elementary, Block A, Lot 1, 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 4th day of August, 2025.

ATTEST:

APPROVED:

\_\_\_\_\_  
Assistant Director of Development Services,  
Nader Jeri

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

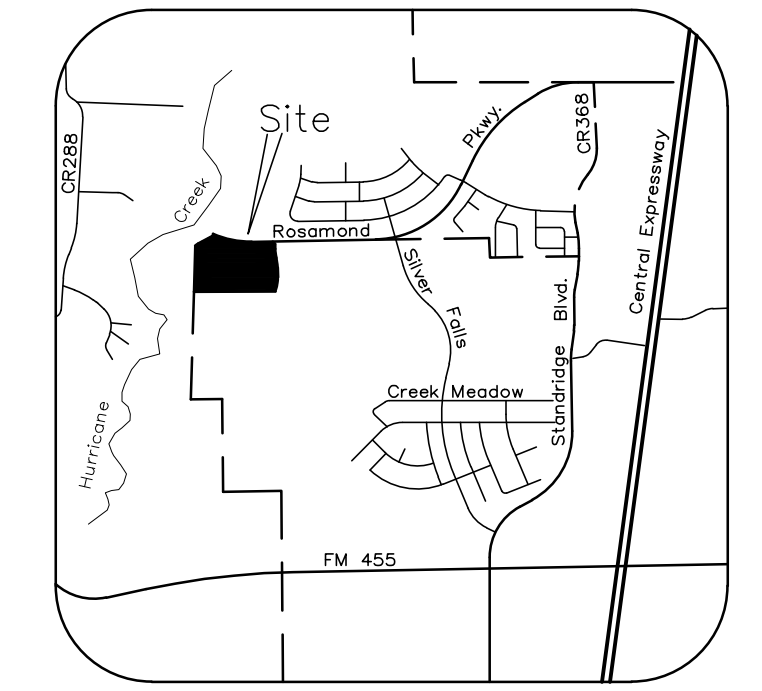
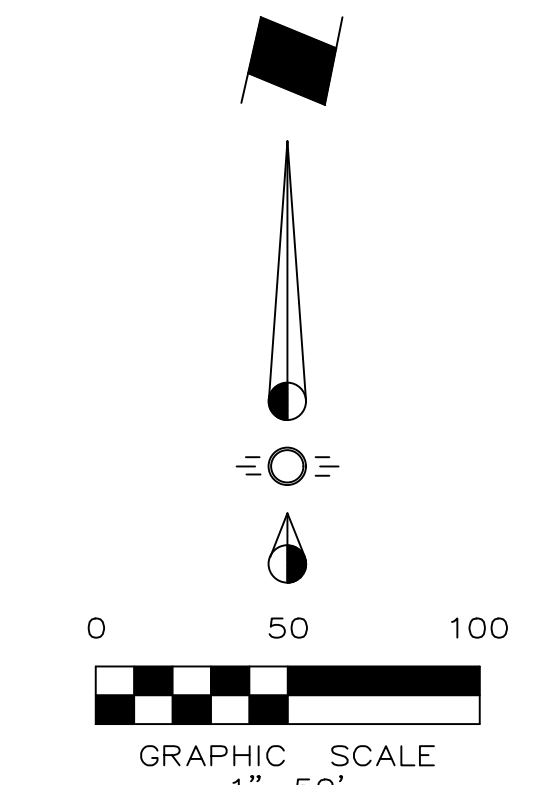
**LEGEND**

	Proposed Building
	Existing Contour Elevation
	Existing Fire Hydrant
	Existing Sanitary Sewer Manhole
	Existing Water Line With Valve
	Existing Storm Sewer Main
	Proposed Curb Inlet
	Barrier Free Ramp
	Landscape Area
	Existing
	Fire Lane, Access, & Utility Easement
	Proposed Catch Basin

Called 33.226 Acres  
Blue Spruce, LLC  
Inst. No. 20200616000906060  
O.P.R.C.C.T.

Called 290.877 Acres  
MM Anno 325, LLC  
Inst. No. 20190411000386110  
O.P.R.C.C.T.

Hurricane Creek—North, Phase 1  
Cab. 2023, Pg. 260  
P.R.C.C.T.  
Zoned SF6.0/60



**SITE DATA SUMMARY – ELEMENTARY SCHOOL**

Zoning	SF6.0/60
Proposed Use	Elementary School
Lot Area	15,310 Ac (666,893 sf)
Building Area	93,372 Sq. Ft. (Total) 59,548 SF (First Floor) 33,824 SF (Second Floor)
Building Height:	2-Story (32'-0") Tallest Building Element (32'-0")
Lot Coverage	8.9%
Parking Ratio	2.5 Spaces/Per Classroom
Required Parking	150 Spaces (60 Classrooms)
Provided Parking	202 Spaces
Accessible Parking Required	7 Spaces
Accessible Parking Provided	10 Spaces
Required Internal Landscape Area	1616 S.F.
(8 Square Feet Per Parking Space)	
Total Interior Landscape Area	18,110 S.F.
Provided	
Total Site Landscape Area	304,354 S.F.

Note: Handicap parking is provided in accordance with ADA standards.  
Note:  
No Appurtenance between the height of 2.5' and 10' may be placed in the visibility triangles.  
Note: All pavement is concrete.  
According to the Flood Insurance Rate Map (FIRM) Map No. 48085C0155J, dated June 2, 2009, prepared by Federal Emergency Management Agency (FEMA) for Collin County, Texas, portions of this tract lie within Zone A and Zone X.

PROJECT No. SP2025-0012  
SITE PLAN

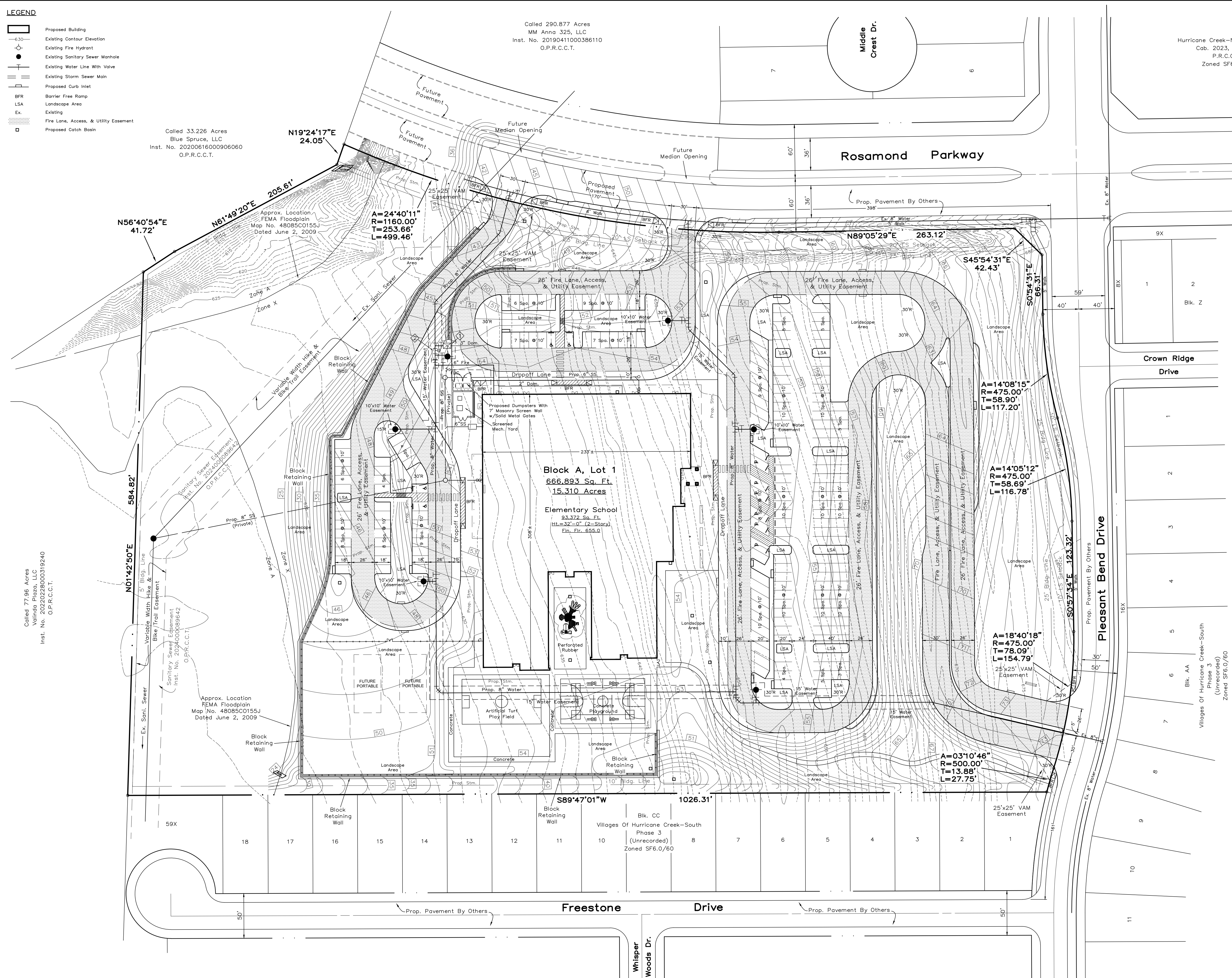
**ORA BELL RUSSELL  
ELEMENTARY SCHOOL**  
Block A, Lot 1  
15.310 Acres Situated In The  
J.M KINCADE SURVEY ~ ABST. 509  
ANNA, COLLIN COUNTY, TEXAS

**Owner**  
Anna Independent School District  
Attn: Brad Duncan  
501 South Sheryl Avenue  
Anna, Texas 75409  
Telephone 972 904-1000  
**Engineer/Applicant**  
RLK Engineering, Inc.  
Texas Registration No. 579  
Attn: Seth Kelly  
111 West Main Street  
Allen, Texas 75013  
Telephone 972 359-1733  
July 29, 2025

**Water Meter & Sewer Schedule**

LSI Type	Size	No.	Sewer Remarks
	3"	1	6" New
	2"	1	NA New

**EXHIBIT A**



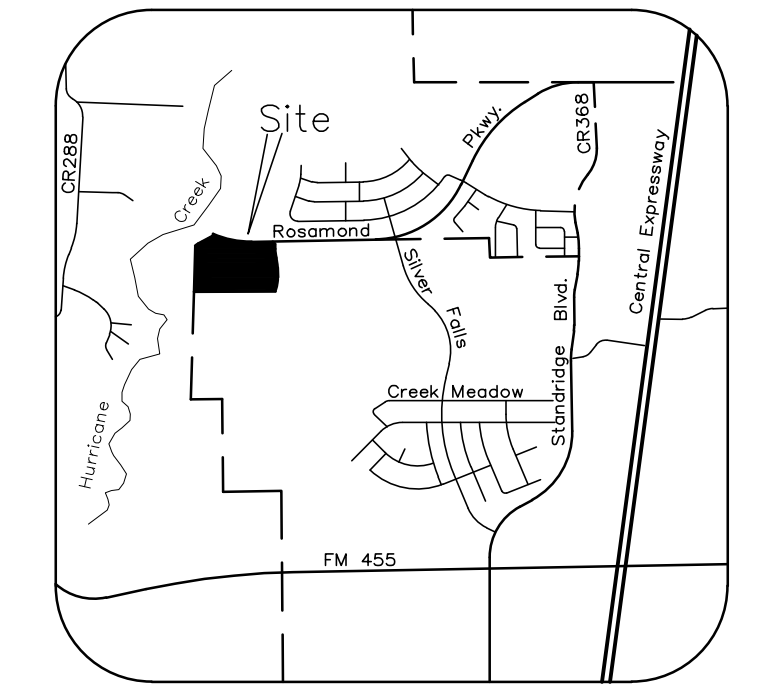
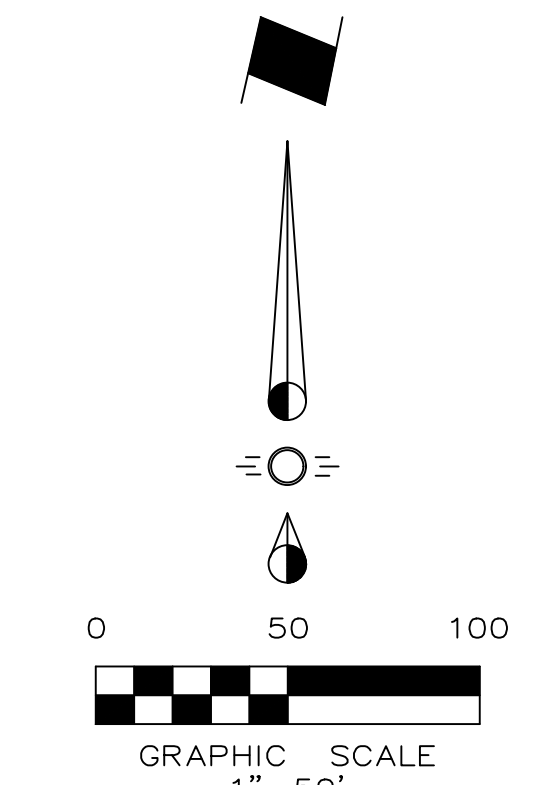
Called 77.96 Acres  
Valinda Plaza, LLC  
Inst. No. 20220228000319240  
O.P.R.C.C.T.

Approx. Location  
REMA Floodplain  
Map No. 48085C0155J  
Dated June 2, 2009

Called 33.226 Acres  
Blue Spruce, LLC  
Inst. No. 20200616000906060  
O.P.R.C.C.T.

Called 290.877 Acres  
MM Anno 325, LLC  
Inst. No. 20190411000386110  
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Hurricane Creek—North, Phase 1  
Cab. 2023, Pg. 260  
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Parking Ratio	2.5 Spaces/Per Classroom
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Total Site Landscape Area	304,354 S.F.

Note: Handicap parking is provided in accordance with ADA standards.  
Note:  
No Appurtenance between the height of 2.5' and 10' may be placed in the visibility triangles.  
Note: All pavement is concrete.  
According to the Flood Insurance Rate Map (FIRM) Map No. 48085C0155J, dated June 2, 2009, prepared by Federal Emergency Management Agency (FEMA) for Collin County, Texas, portions of this tract lie within Zone A and Zone X.

PROJECT No. SP2025-0012  
SITE PLAN

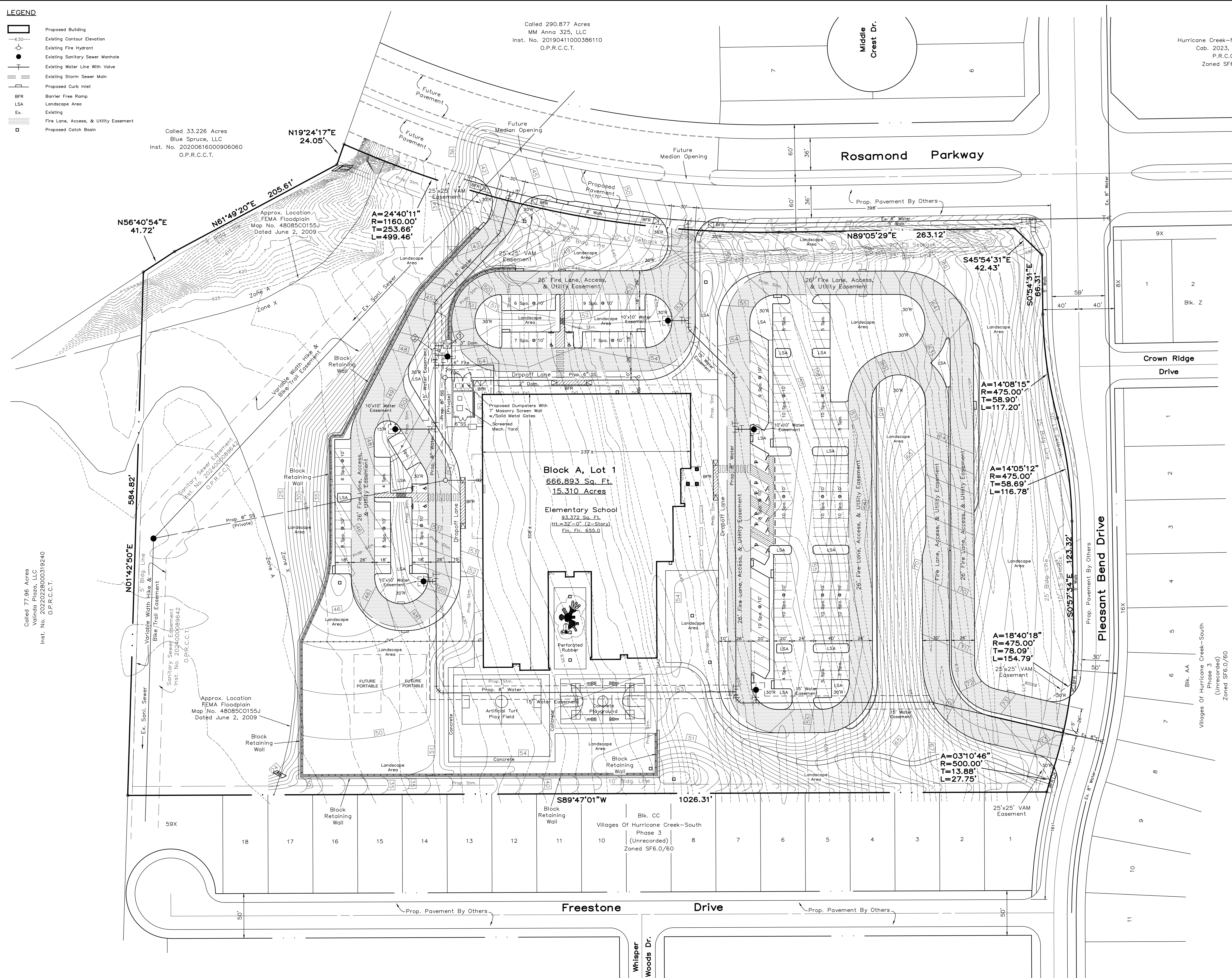
**ORA BELL RUSSELL  
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ANNA, COLLIN COUNTY, TEXAS

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501 South Sheryl Avenue  
Anna, Texas 75409  
Telephone 972 904-1000  
**Engineer/Applicant**  
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Texas Registration No. 579  
Attn: Seth Kelly  
111 West Main Street  
Allen, Texas 75013  
Telephone 972 359-1733  
July 29, 2025

**Water Meter & Sewer Schedule**

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**EXHIBIT A**



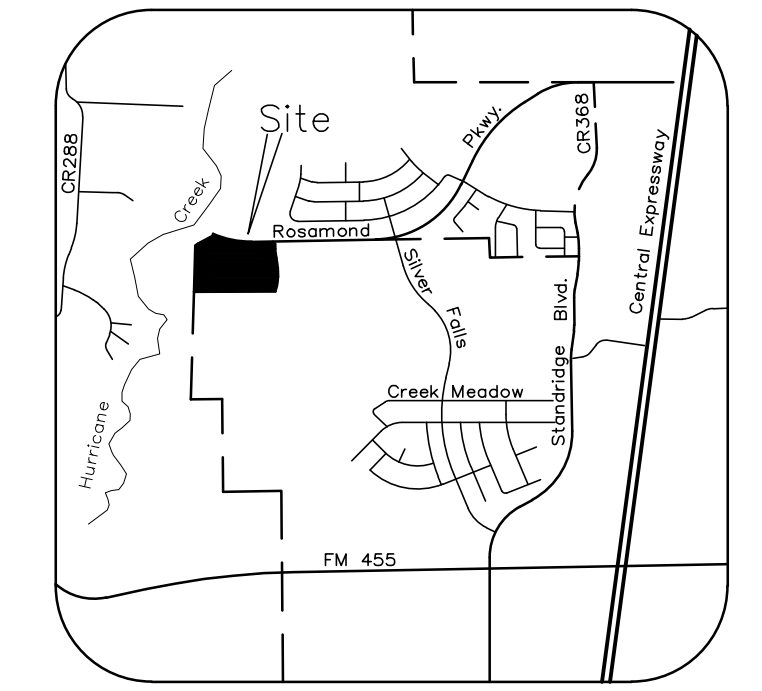
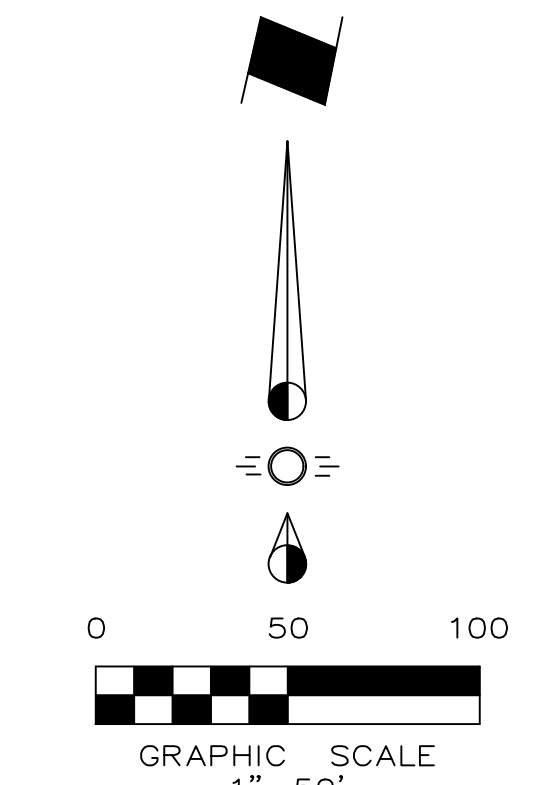
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According to the Flood Insurance Rate Map (FIRM) Map No. 48085C0155J, dated June 2, 2009, prepared by Federal Emergency Management Agency (FEMA) for Collin County, Texas, portions of this tract lie within Zone A and Zone X.

PROJECT No. SP2025-0012  
SITE PLAN

**ORA BELL RUSSELL  
ELEMENTARY SCHOOL**  
Block A, Lot 1  
15.310 Acres Situated In The  
J.M KINCADE SURVEY ~ ABST. 509  
ANNA, COLLIN COUNTY, TEXAS

**Owner**  
Anna Independent School District  
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111 West Main Street  
Allen, Texas 75013  
Telephone 972 359-1733  
July 29, 2025



Item No. 6.c.

Planning & Zoning Commission Agenda  
Staff Report

Meeting Date: 8/4/2025  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Approve a Resolution regarding Ora Bell Russell Elementary, Block A, Lot 1, Preliminary Plat (PP 25-0015)  
Owner: Anna ISD

**SUMMARY:**

A School on 15.3± acres at the southwest corner of W. Rosamond Parkway and Winding Shore Lane. Zoned Planned Development/Single-Family Residential 84/Single-Family Residential 72/Single-Family Residential 60/Single-Family - Zero Lot Line (PD/SF-84/SF-72/SF-60/SF-Z) (Ord. No. 886-2020).

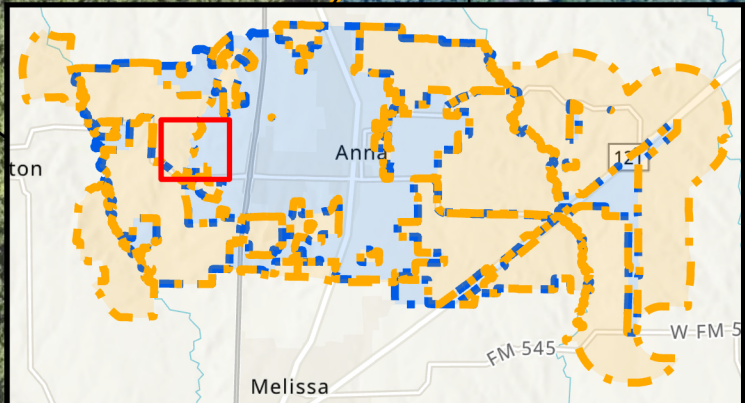
**STAFF RECOMMENDATION:**

Recommended for approval as submitted.

**ATTACHMENTS:**

1. Locator Map - Ora Bell Russell Elementary, Block A, Lot 1, Preliminary Plat (PP 25-0015)
2. Resolution - Ora Bell Russell Elementary, Block A, Lot 1, Preliminary Plat (PP 25-0015)
3. Exhibit A - Ora Bell Russell Elementary, Block A, Lot 1, Preliminary Plat (PP 25-0015)

Ora Bell Russell Elementary, Block A,  
Lot 1, Preliminary Plat (PP 25-0015)



THE CITY OF  
**Anna**

N



Subject Property



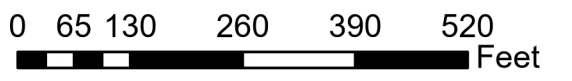
ETJ



Parcels



City Limits



July 2025

**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2025-08-**

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ORA BELL RUSSELL ELEMENTARY, BLOCK A, LOT 1, PRELIMINARY PLAT (PP 25-0015)**

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

**WHEREAS**, Anna ISD has submitted an application for the approval of Ora Bell Russell Elementary, Block A, Lot 1, Preliminary Plat; and

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

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

**Section 1. Recitals Incorporated**

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

**Section 2. Approval of Preliminary Plat**

The Planning & Zoning Commission hereby approves Ora Bell Russell Elementary, Block A, Lot 1, Preliminary Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

**PASSED AND APPROVED** by the Planning & Zoning Commission of the City of Anna, Texas, on this 4th day of August, 2025.

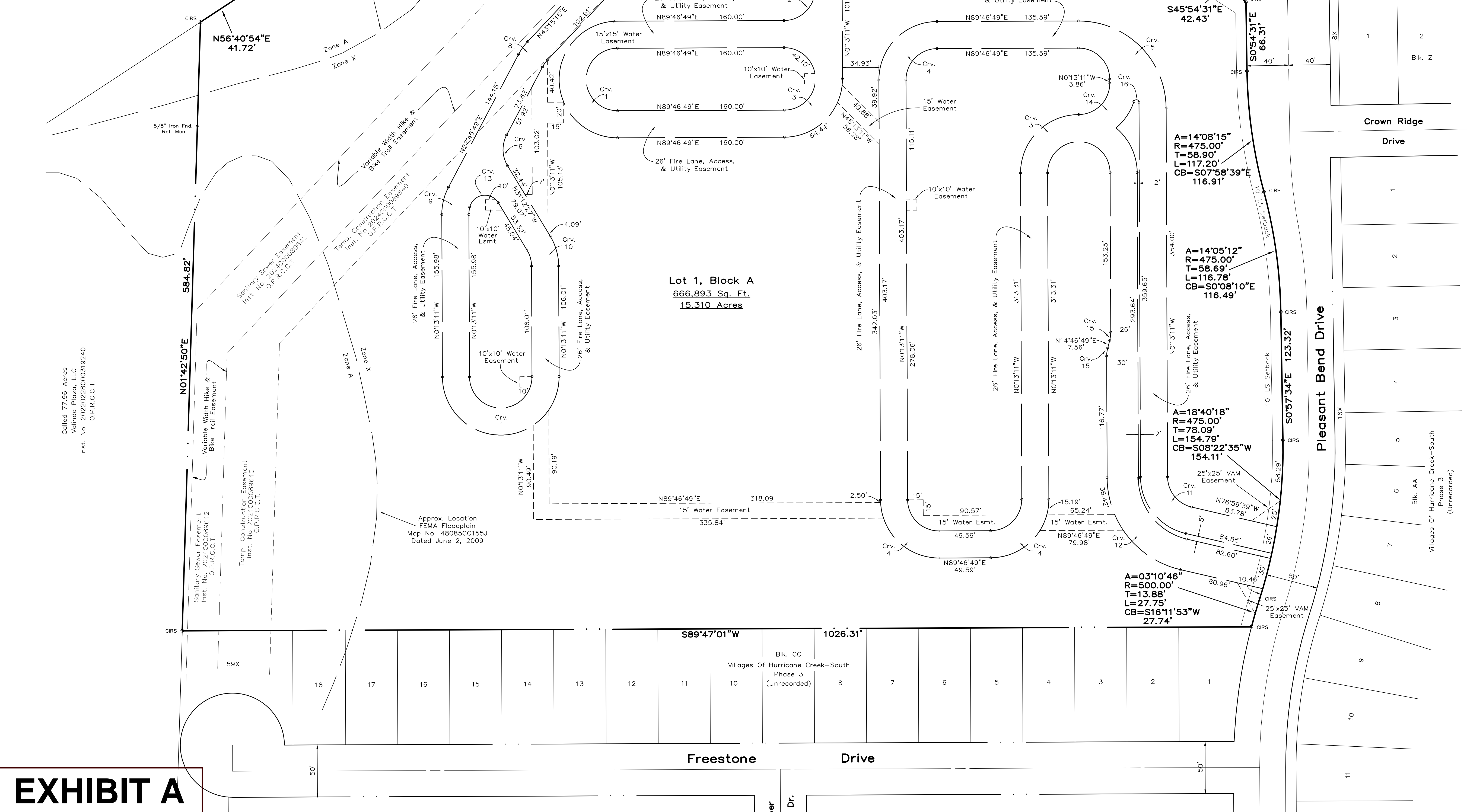
ATTEST:

APPROVED:

\_\_\_\_\_  
Assistant Director of Development Services,  
Nader Jeri

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

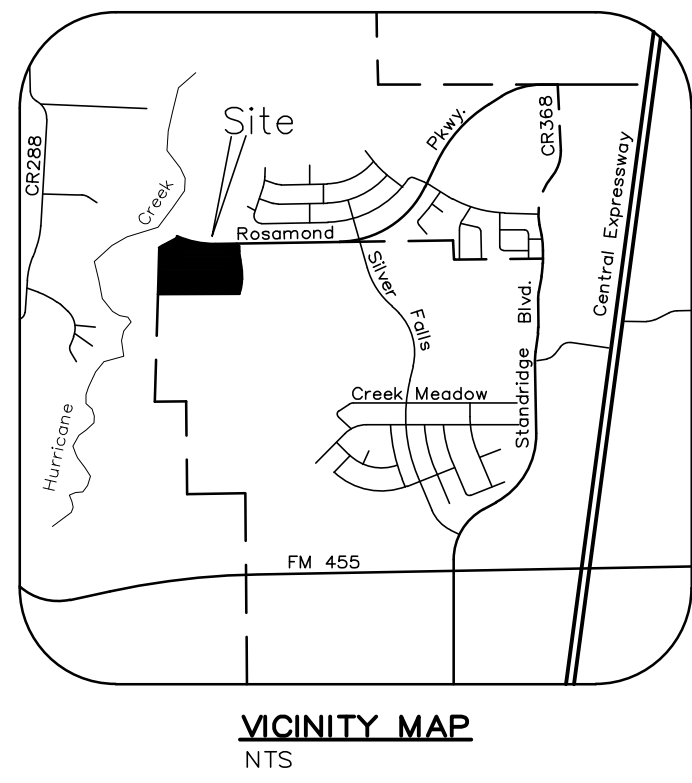
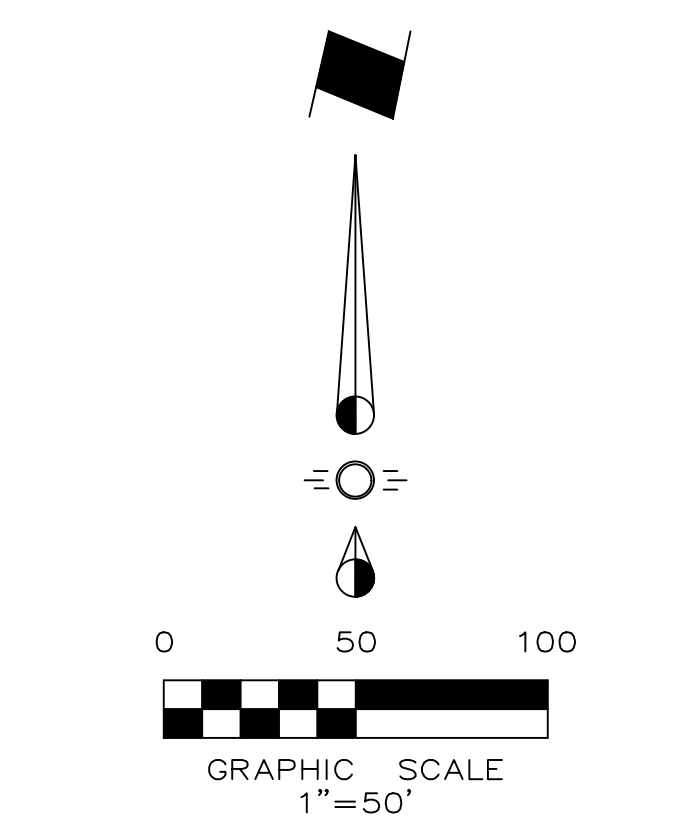
Curve Data Chart			
Inner	Outer	Inner	Outer
A=180°00'00" R=30.00' T=94.25' L=175.93'	A=180°00'00" R=56.00' T=175.93' L=331.86'	A=132°13'35" R=30.00' T=3.51' L=7.00'	A=28°00'00" R=56.00' T=13.96' L=27.37'
A=90°00'00" R=30.00' T=30.00' L=47.12'	A=90°00'00" R=56.00' T=60.00' L=85.42'	A=30°59'16" R=30.00' T=8.32' L=16.23'	A=30°59'16" R=56.00' T=15.52' L=30.29'
A=180°00'00" R=30.00' T=94.25' L=175.93'	A=90°00'00" R=56.00' T=60.00' L=85.42'	A=76°46'28" R=30.00' T=23.77' L=47.54'	A=76°46'28" R=56.00' T=44.36' L=75.04'
A=90°00'00" R=30.00' T=30.00' L=47.12'	A=90°00'00" R=56.00' T=60.00' L=85.42'	A=76°46'28" R=60.00' T=47.53' L=80.40'	A=76°46'28" R=91.00' T=72.09' L=121.94'
A=90°00'00" R=58.00' T=30.89' L=91.11'	A=90°00'00" R=84.00' T=43.95' L=131.95'	A=15°35'39"08" R=15.00' T=3.95' L=7.85'	A=15°35'39"08" R=30.00' T=7.90' L=15.70'
A=58°59'16" R=30.00' T=16.97' L=33.89'	A=90°00'00" R=30.00' T=30.00' L=47.12'	A=31°44'00" R=30.00' T=15.92' L=31.82'	A=31°44'00" R=56.00' T=31.82' L=63.64'
A=29°43'48" R=7.96' T=15.57' L=31.14'	A=29°43'48" R=56.00' T=14.86' L=29.06'	A=15°00'00" R=30.00' T=3.95' L=7.85'	A=15°00'00" R=56.00' T=7.90' L=15.70'
A=15°28'26" R=30.00' T=4.08' L=8.10'	A=15°28'26" R=56.00' T=7.61' L=15.12'	A=161°34'17" R=2.50' T=15.41' L=7.05'	A=161°34'17" R=5.00' T=30.82' L=14.10'



# EXHIBIT A

**NOTICE:**  
Selling any portion of this addition by metes and bounds is a violation of City Ordinance and State laws, and is subject to fines and withholding of utilities and building permits.

**NOTE:**  
All easements are by this plat, unless recording information is provided.  
  
No appurtenance between the height of 2.5' and 10' may be placed in the visibility triangles.



SHEET 1 OF 2  
PRELIMINARY PLAT  
PROJECT NO. PP25-0015  
**ORA BELL RUSSELL  
ELEMENTARY SCHOOL**  
Lot 1, BLOCK A  
Being A Replat Of Lot 60X, Block CC  
VILLAGES OF HURRICANE CREEK-SOUTH, PHASE 3  
Recorded in Cabinet 2025, Page XXX P.R.C.C.T.  
15.310 Acres Situated In The  
J.M KINCADE SURVEY ~ ABST. 509  
ANNA, COLLIN COUNTY, TEXAS

**Owner**  
Anna Independent School District  
Attn: Brad Duncan  
501 South Sheryl Avenue  
Anna, Texas 75409  
Telephone 972 904-1000  
**Engineer/Applicant**  
RLK Engineering, Inc.  
Texas Registration No. 579  
Attn: Seth Kelly  
111 West Main Street  
Allen, Texas 75013  
Telephone 972 359-1733  
**Surveyor**  
Surdukan Surveying, Inc.  
Attn: David Surdukan  
Firm No. 10069500  
PO Box 126  
Anna, Texas 75409  
Telephone 972 924-8200  
Job No. 2024-50  
July 29, 2025

**PURPOSE OF PLAT:**  
To incorporate additional property along the north line, and to dedicate easements necessary for development.

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, the Anna Independent School District is the owner of a tract of land situated in the J.M. Kincaide Survey, Abstract No. 509, City of Anna, Collin County, Texas, and being all of Lot 60X, Block CC, Villages of Hurricane Creek--South, Phase 3, an addition to the City of Anna as recorded in Cabinet 2025, Page XXX, Plat Records of Collin County, Texas, and being all of *δ* called 15.310 acre tract conveyed to Anna I.S.D. by deed recorded by Instrument No. 2025-2025000059753, Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner at the northwest end of a corner clip at the intersection of the south line of Rosamond Parkway (a 120' R.O.W.) with the west line of Pleasant Bend Drive (a 80' R.O.W. at this point);

THENCE S45°51'31"E, along said corner clip, a distance of 42.43 feet to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner in the west line of Pleasant Bend Drive (an 80' R.O.W. at this point);

THENCE S00°54'31"E, with the west line of Pleasant Bend Drive, a distance of 66.31 feet to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner and the beginning of a curve to the left having a central angle of 14°08'15", a radius of 475.00 feet, a tangent length of 58.90 feet, and a chord bearing S07°58'39"E, 116.91 feet;

THENCE in a southerly direction along said curve to the left, and with the west line of Pleasant Bend Drive, an arc distance of 117.20 feet to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner and the beginning of a reverse curve to the right having a central angle of 14°05'12", a radius of 475.00 feet, a tangent length of 58.69 feet, and a chord bearing S0°08'10"E, 116.49 feet;

THENCE in a southerly direction along said curve to the right, and with the west line of Pleasant Bend Drive, an arc distance of 116.78 feet to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner and the end of said curve;

THENCE S00°57'34"E, with the west line of Pleasant Bend Drive, (a 50' R.O.W. at this point) a distance of 123.32 feet to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner and the beginning of a curve to the right having a central angle of 18°40'18", a radius of 475.00 feet, a tangent length of 78.09 feet, and a chord bearing S08°22'35"W, 154.11 feet;

THENCE in a southerly direction along said curve to the right, and with the west line of Pleasant Bend Drive, an arc distance of 154.79 feet to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner and the beginning of a reverse curve to the left having a central angle of 03°10'46", a radius of 500.00 feet, a tangent length of 13.88 feet, and a chord bearing S16°11'46"W, 27.74 feet

THENCE in a southerly direction along said curve to the left, and with the west line of Pleasant Bend Drive, an arc distance of 27.75 feet to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner and the end of said curve;

THENCE S89°47'01"W, leaving Pleasant Bend Drive, a distance of 1026.31 feet to a 1/2" iron rod with yellow plastic stamped "4613" set for corner;

THENCE N01°42'50"E, a distance of 584.82 feet to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE N56°40'54"E, a distance of 41.72 feet to a point for corner;

THENCE N61°49'20"E, a distance of 205.61 feet to a point for corner;

THENCE N19°24'17"E, a distance of 24.05 feet to a point for corner and the beginning of a non-tangent curve to the left having a central angle of 24°40'11", a radius of 1160.00 feet, a tangent length of 253.66 feet, and a chord bearing S78°34'25"E, 495.61 feet;

THENCE in an easterly direction along said curve to the left, an arc distance of 499.46 feet to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner and the end of said curve;

THENCE N89°05'29"E, with the aforementioned south line of Rosamond Parkway, a distance of 263.12 feet to the POINT OF BEGINNING and CONTAINING 666,893 square feet, or 15.310 acres of land.

BASIS OF BEARINGS:

The basis of bearings, horizontal and vertical position are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, Vertical position are referenced to NAVD88 using (GEOID03).

FLOODPLAIN NOTE:

According to the Flood Insurance Rate Map (FIRM) Map No. 48085C0155J, dated June 2, 2009, prepared by Federal Emergency Management Agency (FEMA) for Collin County, Texas, portions of this tract lie within Zone A and Zone X.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, the Anna Independent School District, acting herein by and through its duly authorized agent, does hereby adopt this plat designating the property as Anna Ora Bell Elementary School, Lot 1, Block A, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, and to the public use forever, the streets and easement shown thereon. The streets 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, without City of Anna approval. 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 the 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, 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 plat approved subject to all platting ordinances, rules, and regulations of the City of Anna, Texas.

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

\_\_\_\_\_  
Anna Independent School District  
By:  
Title:

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 and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

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

\_\_\_\_\_  
Notary Public in and for  
the State of Texas

FIRE LANE EASEMENT

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 structure, fences, trees, shrubs or other improvements or obstructions 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 the fire lanes stating "Fire Lane, No Parking". The police or his duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

ACCESS EASEMENT

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police 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.

HIKE AND BIKE TRAIL EASEMENT

This plat is 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 1, Block A, 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 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. 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 trails in said easement. The City 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 trails without the necessity at any time of procuring permission from anyone.

VISIBILITY, ACCESS, AND MAINTENANCE EASEMENT

The area or areas shown on the plat as "VAM" (Visibility, Access, and Maintenance) Easements are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said 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 landscape 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 obstructions 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.

CERTIFICATE OF APPROVAL

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

\_\_\_\_\_  
Planning & Zoning Commission Chair

\_\_\_\_\_  
Director of Development Services

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, do hereby certify that this plat was prepared 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, Collin County, Texas.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
David J. Surdukan, RPLS  
Registration No. 4613

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 David J. Surdukan, 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 purpose and considerations therein expressed.

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

\_\_\_\_\_  
Notary Public in and for  
the State of Texas

SHEET 2 OF 2

PRELIMINARY PLAT

PROJECT NO. PP25-0015

ORA BELL RUSSELL  
ELEMENTARY SCHOOL

Lot 1, BLOCK A

Being A Replat Of Lot 60X, Block CC  
VILLAGES OF HURRICANE CREEK--SOUTH, PHASE 3  
Recorded In Cabinet 2025, Page XXX P.R.C.C.T.

15.310 Acres Situated In The  
J.M KINCADE SURVEY ~ ABST. 509  
ANNA, COLLIN COUNTY, TEXAS

Owner  
Anna Independent School District  
Attn: Brad Duncan  
501 South Sherly Avenue  
Anna, Texas 75409  
Telephone 972 904-1000

Engineer/Applicant  
RLK Engineering, Inc.  
Texas Registration No. 579  
Attn: Seth Kelly  
111 West Main Street  
Allen, Texas 75013  
Telephone 972 359-1733

Surveyor  
Surdukan Surveying, Inc.  
Attn: David Surdukan  
Firm No. 10069500  
PO Box 126  
Anna, Texas 75409  
Telephone 972 924-8200  
Job No. 2024-50  
July 29, 2025



Item No. 6.d.

Planning & Zoning Commission Agenda  
Staff Report

Meeting Date: 8/4/2025  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Approve a Resolution regarding Anna Elementary No. 3, Block 1, Lot 1, Replat (RP 25-0007)  
Owner: Anna ISD

**SUMMARY:**

Two Schools on 34.9± acres on the west side of Sharp Street, 500± feet south of Leonard Avenue. Zoned Single-Family Estate (SF-E).

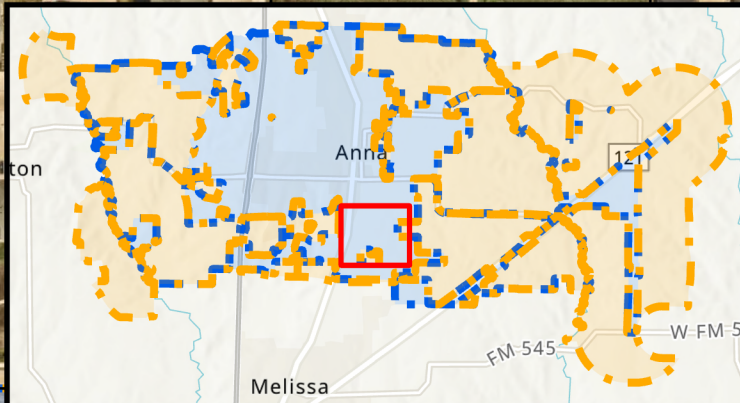
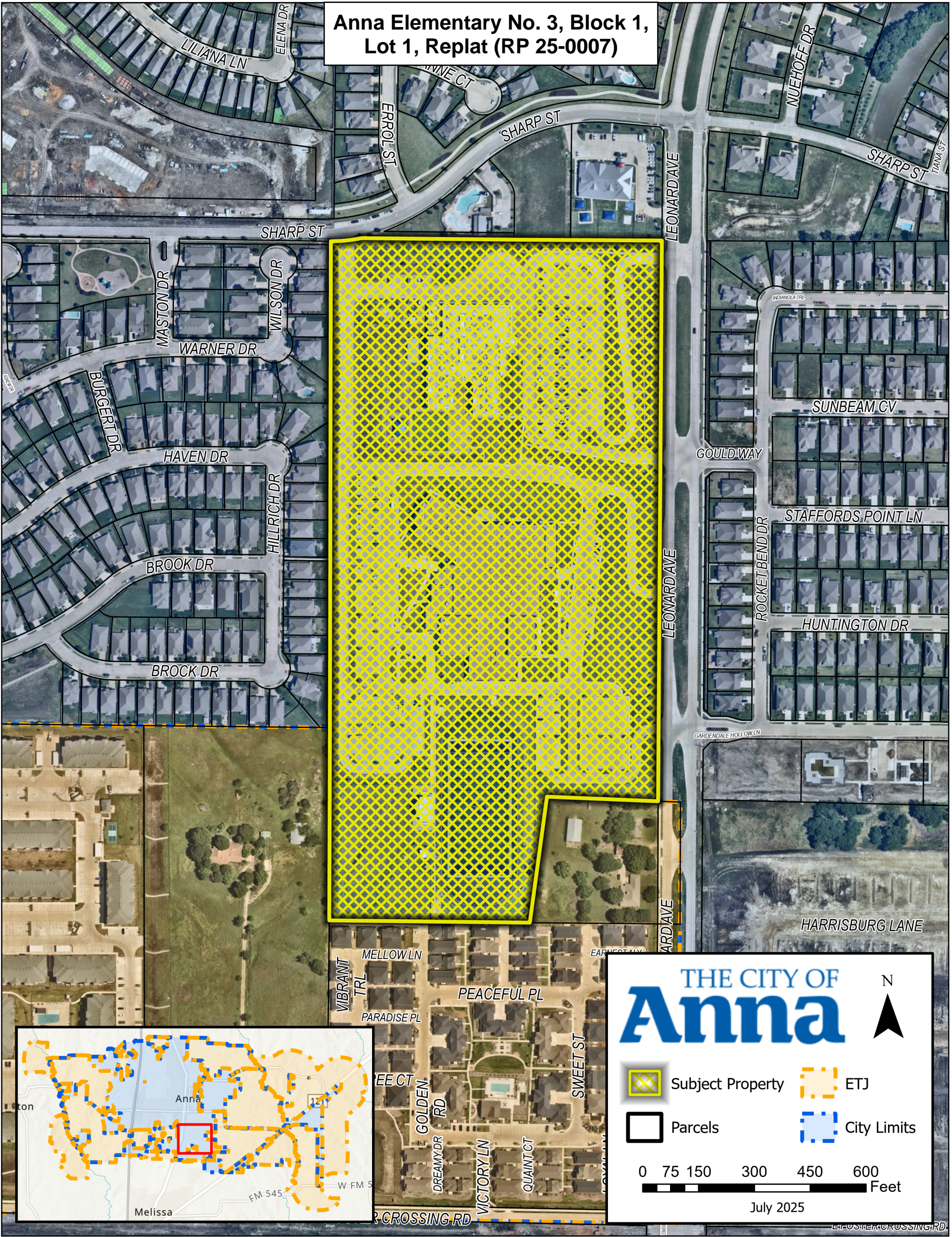
**STAFF RECOMMENDATION:**

Recommended for approval as submitted.

**ATTACHMENTS:**

1. Locator Map - Anna Elementary No. 3, Block 1, Lot 1, Replat (RP 25-0007)
2. Resolution - Anna Elementary No. 3, Block 1, Lot 1, Replat (RP 25-0007)
3. Exhibit A - Anna Elementary No. 3, Block 1, Lot 1, Replat (RP 25-0007)

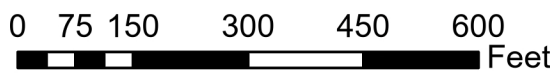
**Anna Elementary No. 3, Block 1,  
Lot 1, Replat (RP 25-0007)**



THE CITY OF  
**Anna**



-  Subject Property
-  ETJ
-  Parcels
-  City Limits



July 2025

**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2025-08-**

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA ELEMENTARY NO. 3, BLOCK 1, LOT 1, REPLAT (RP 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**, Anna ISD has submitted an application for the approval of Anna Elementary No. 3, Block 1, Lot 1, 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 Anna Elementary No. 3, Block 1, Lot 1, Replat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

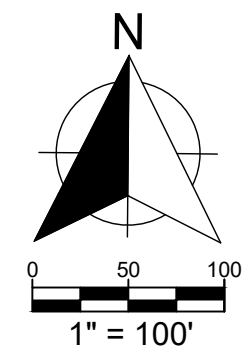
**PASSED AND APPROVED** by the Planning & Zoning Commission of the City of Anna, Texas, on this 4th day of August, 2025.

ATTEST:

APPROVED:

\_\_\_\_\_  
Assistant Director of Development Services,  
Nader Jeri

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



LEGEND

- FOUND MONUMENT
- ▲ SET NAIL & WASHER STAMPED "WSB"
- SET 1/2" IRON ROD & CAP STAMPED "WSB"
- BOUNDARY
- - - RIGHT OF WAY
- - - PLATTED EASEMENT
- - - EXISTING EASEMENT
- - - LOT LINE
- - - ADJOINING LOT LINE
- - - BUILDING SETBACK
- - - VISIBILITY ACCESS
- - - MAINTENANCE (VAM) EASEMENT

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	30.00'	47.04'	089°49'12"	S44°55'02"E	42.37'
C2	120.02'	125.68'	060°00'00"	N60°10'21"E	120.02'
C3	60.01'	251.36'	240°00'00"	S29°49'39"E	103.94'
C4	30.00'	47.23'	090°10'48"	S45°04'58"W	42.50'
C5	30.00'	47.01'	089°46'20"	S44°53'37"E	42.35'
C6	226.03'	23.68'	006°00'05"	S86°46'44"E	23.66'
C7	426.06'	55.77'	007°30'00"	S80°01'42"E	55.73'
C8	54.01'	72.11'	076°30'00"	S38°01'42"E	66.87'
C9	30.00'	47.13'	090°00'00"	S44°46'42"E	42.43'
C10	30.00'	31.27'	059°42'32"	N60°22'02"E	29.87'
C11	30.00'	62.15'	118°40'52"	S59°33'44"W	51.62'
C13	54.01'	84.84'	090°00'00"	S45°13'18"W	76.38'
C16	30.00'	47.13'	090°00'00"	N44°46'42"W	42.43'
C18	30.00'	47.13'	090°00'00"	S45°13'18"W	42.43'
C20	54.01'	84.84'	090°00'00"	S45°13'18"W	76.38'
C22	54.01'	84.84'	090°00'00"	N44°46'42"W	76.38'
C24	56.01'	87.98'	090°00'00"	N45°13'18"E	79.21'
C26	30.00'	47.13'	090°00'00"	N45°13'18"E	42.43'
C28	30.00'	47.13'	090°00'05"	N44°46'44"W	42.43'
C31	30.00'	47.13'	090°00'00"	S44°46'42"E	42.43'
C33	30.00'	47.13'	090°00'00"	N45°13'18"E	42.43'
C35	30.00'	47.13'	090°00'00"	N44°46'42"W	42.43'
C37	30.00'	47.13'	090°00'00"	S45°13'18"W	42.43'
C39	62.01'	89.29'	082°30'00"	S35°01'42"E	81.77'
C41	30.00'	43.99'	084°00'00"	S48°13'18"W	40.15'
C43	30.00'	47.13'	090°00'00"	N44°46'42"W	42.43'
C45	30.00'	47.13'	089°59'55"	N45°13'16"E	42.43'
C47	200.03'	20.95'	006°00'05"	S86°46'44"E	20.94'
C49	400.06'	52.37'	007°30'00"	S80°01'42"E	52.33'
C51	60.01'	83.79'	080°00'00"	N39°49'39"W	77.15'
C52	54.01'	84.84'	090°00'00"	N45°10'21"E	76.38'
C53	59.51'	93.48'	090°00'00"	S44°49'39"E	84.16'
C54	30.00'	96.88'	185°00'00"	N87°40'21"E	59.95'
C55	60.01'	99.50'	095°00'00"	N42°40'21"E	88.49'
C56	35.01'	58.04'	095°00'00"	S42°40'21"W	51.62'
C57	55.01'	177.61'	185°00'00"	S87°40'21"W	109.91'
C58	30.00'	47.13'	090°00'00"	N44°49'39"W	42.43'
C59	30.00'	47.13'	090°00'00"	S45°10'21"W	42.43'
C60	30.00'	41.89'	080°00'00"	S39°49'39"E	38.57'
C61	30.00'	14.80'	028°15'09"	S76°25'14"W	14.65'
C62	54.01'	85.14'	090°19'31"	S45°23'03"W	76.60'
C64	30.00'	47.13'	090°00'00"	S45°13'18"W	42.43'
C66	30.00'	47.13'	090°00'00"	N44°46'42"W	42.43'
C69	30.00'	51.06'	097°30'00"	N54°58'18"E	45.12'
C71	30.00'	40.06'	076°30'00"	S38°01'42"E	37.15'
C73	54.01'	84.84'	090°00'00"	S44°46'42"E	76.38'
C75	30.00'	14.62'	027°55'13"	S75°49'06"E	14.48'
C76	192.53'	26.49'	007°53'04"	N25°46'27"E	26.47'
C77	207.53'	66.56'	018°22'30"	N20°31'44"E	66.27'
C78	157.52'	90.85'	033°02'38"	N40°38'21"E	89.59'
C79	207.53'	25.02'	006°54'31"	N03°40'33"E	25.01'
C81	142.52'	168.82'	067°52'03"	N34°09'20"E	159.12'
C82	107.52'	28.33'	015°05'44"	S37°19'34"E	28.24'
C83	102.51'	26.67'	014°54'16"	S07°40'26"W	26.59'
C84	92.51'	19.37'	011°59'45"	S38°52'33"E	19.33'
C87	87.51'	22.77'	014°54'16"	S07°40'26"W	22.70'
C91	30.00'	26.55'	050°42'13"	S25°34'24"W	25.69'
C93	54.01'	15.30'	016°13'54"	N09°14'09"E	15.25'
C94	530.00'	27.08'	002°55'40"	N85°54'24"E	27.08'
C95	530.00'	30.25'	003°16'11"	N82°48'28"E	30.24'
C97	530.00'	15.06'	001°37'43"	N80°21'31"E	15.06'

Line Table		
Line #	Direction	Length
L1	S83°46'42"E	153.15'
L2	S76°16'42"E	15.14'
L3	S76°16'42"E	113.44'
L4	S89°46'42"E	5.81'
L5	N89°46'42"W	28.08'
L6	S89°46'42"E	23.00'
L7	N89°49'39"W	72.36'
L8	S89°49'39"E	67.69'
L9	N89°49'39"W	67.57'
L10	S89°49'39"E	64.62'
L11	S76°16'42"E	19.87'
L12	S89°46'42"E	17.49'
L13	N29°42'58"E	26.08'
L14	N29°42'58"E	17.59'
L15	N00°13'18"E	5.89'
L16	S29°46'42"E	3.74'
L17	S15°07'34"W	12.90'
L18	S89°46'42"E	26.22'
L19	S89°46'42"E	11.56'
L20	S15°07'34"W	21.56'
L21	S44°52'26"E	82.15'
L22	N89°32'45"W	10.00'
L23	N00°27'15"E	35.01'
L24	N89°32'45"W	10.02'
L25	N01°36'36"W	31.26'
L26	N72°05'43"E	38.88'
L27	N72°05'43"E	37.83'
L28	S00°13'18"W	31.57'
L29	S00°13'18"W	15.84'
L30	N89°46'42"W	15.77'
L31	N00°13'18"E	0.84'
L32	N89°46'42"W	74.33'
L33	S89°46'42"E	20.00'
L34	S00°13'18"W	20.00'
L35	S89°46'42"E	22.00'
L36	S00°13'18"W	10.00'
L37	N89°46'42"W	42.00'
L38	S76°16'42"E	4.36'

**REPLAT OF LOT 1, BLOCK 1 ANNA ELEMENTARY NO. 3**  
 PLAT SHOWING A 34.89 ACRE SUBDIVISION OF LOT 1, BLOCK 1, ANNA ELEMENTARY NO. 3, A SUBDIVISION  
 RECORDED IN VOLUME 2018, PAGE 253 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS  
 SITUATED IN THE GRANDERSON STARK SURVEY, ABSTRACT NO. 798, COLLIN COUNTY TEXAS

**OWNER**  
 ANNA INDEPENDENT SCHOOL DISTRICT  
 BRAD DUNCAN  
 501 SOUTH SHERLY AVE  
 ANNA, TEXAS 75409  
 (972) 904-1000

**ENGINEER**  
 RLK ENGINEERING, INC.  
 SETH KELLY, PE  
 111 WEST MAIN STREET  
 ALLEN, TEXAS 75013  
 (972) 359-1733

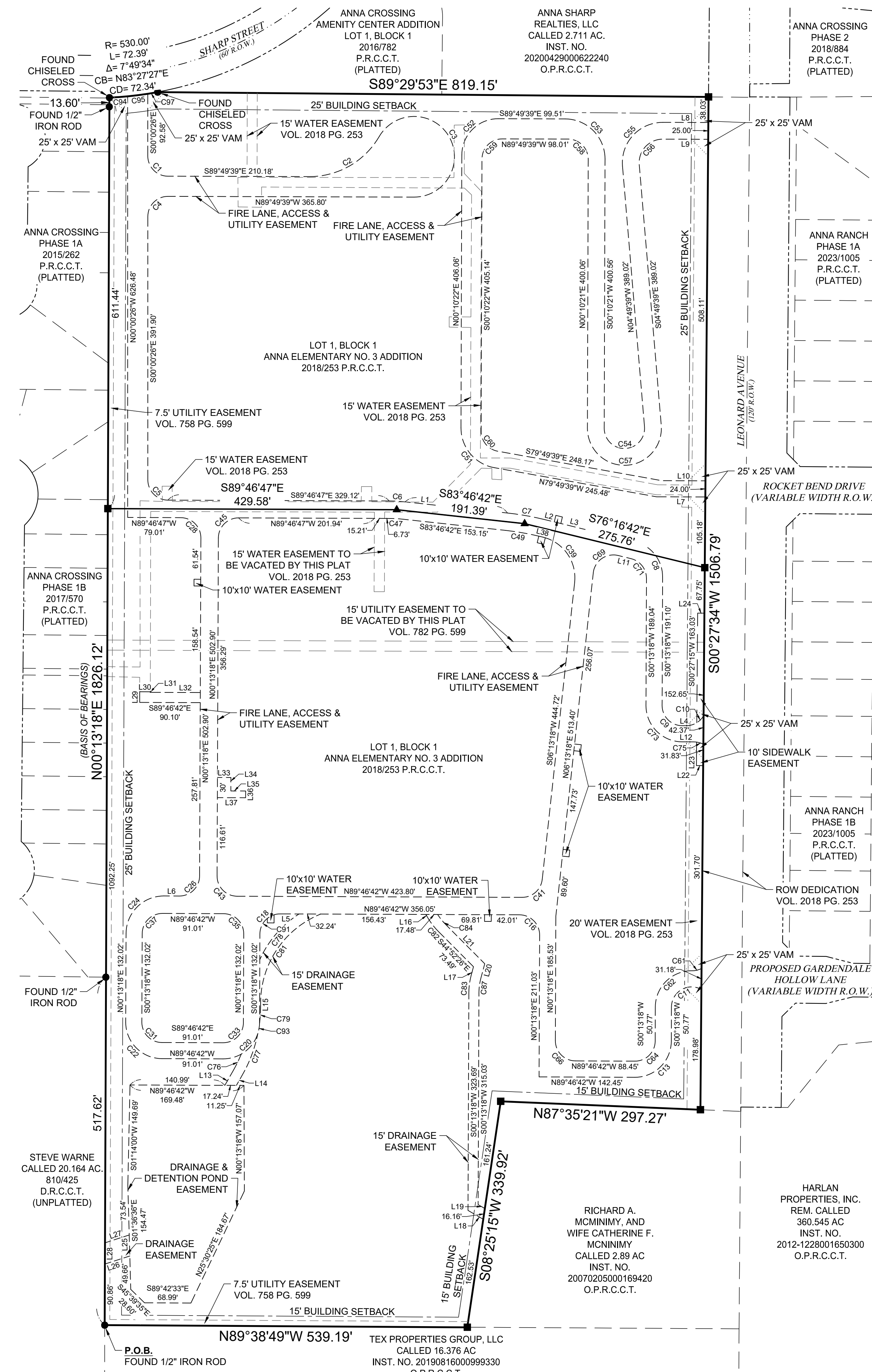
**SURVEYOR**  
 WSB  
 L. BRAD OSWALD  
 3522 SAM RAYBURN HWY  
 MELISSA, TEXAS 75454  
 (469) 907-5500

**DATE PREPARED:**  
 JULY 21, 2025

RP 25-0007  
 CITY OF ANNA  
 COUNTY OF COLLIN  
 STATE OF TEXAS

REPLAT OF  
 LOT 1R & 2, BLOCK 1  
 ANNA ELEMENTARY  
 NO. 3

Call 48 Hours before digging:  
**Texas One Call**  
 CALL: 1-800-344-8377 or 811  
 Sheet: 2 of 2



**EXHIBIT A**



3522 Sam Rayburn HWY  
Melissa, Texas 75454  
(469) 907-5500  
www.wsbeng.com  
Firm No. 10194714

Crew: SR

Checked: LBO

Drawn: KMA

Drawing date: 07-21-2025

Project No.: 6009881

Revisions:  
REPLAT 1ST SUBMITAL 5-30-2025  
REPLAT 2ND SUBMITAL 7-22-2025

**LEGEND**

- FOUND MONUMENT
- ▲ SET NAIL & WASHER STAMPED "WSB"
- SET 1/2" IRON ROD & CAP STAMPED "WSB"
- BOUNDARY
- - - - - RIGHT OF WAY
- - - - - PLATTED EASEMENT
- - - - - EXISTING EASEMENT
- LOT LINE
- - - - - ADJOINING LOT LINE
- - - - - BUILDING SETBACK
- ..... VISIBILITY ACCESS
- ..... MAINTENANCE (VAM) EASEMENT

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

THAT ANNA INDEPENDENT SCHOOL DISTRICT ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS REPLAT LOT 1, BLOCK 1, ANNA ELEMENTARY NO.3, AN ADDITION TO THE CITY OF ANNA, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON, THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF ANNA'S USE THEREOF. THE CITY OF ANNA AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF ANNA AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD SURFACE AND THAT 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.

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, GRANTEEES AND SUCCESSORS: THE PORTION OF BLOCK A, AS SHOWN ON THE PLAT IS CALLED "DRAINAGE AND DETENTION EASEMENT." THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION, NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT AS HEREINABOVE DEFINED, UNLESS APPROVED BY THE CITY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO ERRECT OR CONSIDER ERRECTING 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 ERRECT, 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.

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 THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

STATE OF:

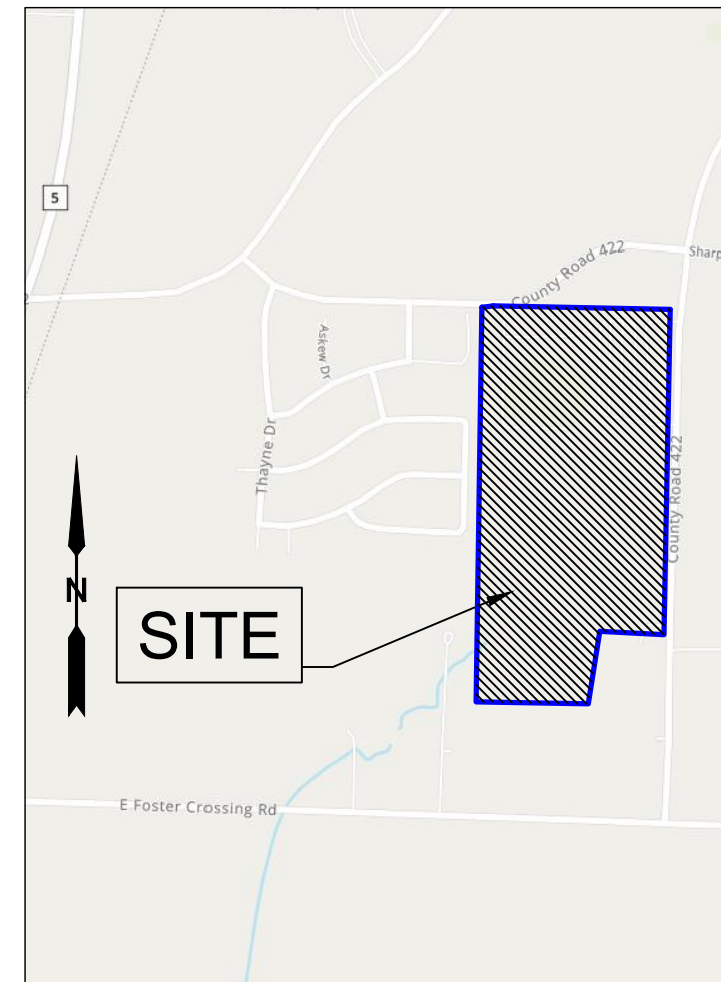
COUNTY OF

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 \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY

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



**VICINITY MAP**  
NOT TO SCALE

**SURVEYORS CERTIFICATE:**

THAT I, L. BRAD OSWALD, REGISTERED PROFESSIONAL LAND SURVEYOR, 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.

L. BRAD OSWALD, R.P.L.S. NO. 6680

DATE 5/30/2025

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED L. BRAD OSWALD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION AND UNDER THE AUTHORITY THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS

**CERTIFICATE OF APPROVAL:**

APPROVED ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY THE PLANNING & ZONING COMMISSION, CITY OF ANNA, TEXAS.

PLANNING & ZONING COMMISSION CHAIR

DIRECTOR OF DEVELOPMENT SERVICES

**BOUNDARY DESCRIPTION:**

ALL THAT CERTAIN 34.90 ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE GRANDERSON STARK SURVEY, ABSTRACT NO. 798, COLLIN COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK 1, ANNA ELEMENTARY NO. 3 ADDITION, AN ADDITION TO THE CITY OF ANNA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2018, PAGE 253, PLAT RECORDS, COLLIN COUNTY, TEXAS, (P.R.C.C.T.), SAID 34.89 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, AT A NORTHWEST CORNER OF A CALLED 16.376 ACRE TRACT DESCRIBED IN A DEED TO TEX PROPERTIES GROUP, LLC AS RECORDED IN INSTRUMENT NO. 20190816000999330, O.P.R.C.C.T. AND ON AN EAST LINE OF A CALLED 20.164 ACRE TRACT DESCRIBED IN A DEED TO STEVE WARNE AS RECORDED IN VOLUME 810, PAGE 425, DEED RECORDS, COLLIN COUNTY, TEXAS, (D.R.C.C.T.)

THENCE N 00°13'18" E ALONG THE WEST LINE OF SAID LOT 1, BLOCK 1 AND AN EAST LINE OF SAID 20.164 ACRE TRACT, AT 517.62 FEET PASSING A 1/2" IRON ROD FOUND AT A NORTHEAST CORNER OF SAID 20.164 ACRE TRACT AND A SOUTHEAST CORNER OF ANNA CROSSING, PHASE 1B ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2017, PAGE 570, P.R.C.C.T., CONTINUING ALONG SAID COURSE AND THE EAST LINE OF SAID ANNA CROSSING, PHASE 1B AND THE EAST LINE OF ANNA CROSSING, PHASE 1A ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2015, PAGE 262, P.R.C.C.T., AT 1812.52 FEET PASSING A 1/2" IRON ROD AND YELLOW CAP STAMPED "CORWIN" FOUND FOR REFERENCE, CONTINUING ALONG SAID COURSE IN ALL A TOTAL DISTANCE OF 1826.12 FEET TO AN X-CUT IN CONCRETE FOUND AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, ON AN EAST LINE OF SAID ANNA CROSSING, PHASE 1A AND ON THE SOUTH RIGHT-OF-WAY LINE OF SHARP STREET;

THENCE ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1 AND SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07°49'34", A RADIUS OF 530.00 FEET, A CHORD BEARING AND DISTANCE OF N 83°27'27" E, 72.34 FEET, THROUGH AN ARC LENGTH OF 72.39 FEET, TO AN X-CUT IN CONCRETE FOUND AT AN ANGLE POINT ON THE NORTH LINE OF SAID LOT 1, BLOCK 1, ON SAID SOUTH RIGHT-OF-WAY LINE AND AT A SOUTHWEST CORNER OF LOT 1, BLOCK 1, ANNA CROSSING AMENITY CENTER ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2016, PAGE 782, P.R.C.C.T.;

THENCE S 89°29'53" E ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1, ANNA ELEMENTARY NO. 3 ADDITION, THE SOUTH LINE OF SAID LOT 1, BLOCK 1, ANNA CROSSING AMENITY CENTER ADDITION AND THE SOUTH LINE OF SAID 2.711 ACRE TRACT A DISTANCE OF 819.15 FEET TO A SET 1/2" IRON ROD AND CAP STAMPED "WSB" FOUND AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, AT THE SOUTHEAST CORNER OF A CALLED 2.711 ACRE TRACT DESCRIBED IN A DEED TO ANNA SHARP REALTIES, LLC AS RECORDED IN INSTRUMENT NO. 20200429000622240, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, (O.P.R.C.C.T.), AND ON THE WEST RIGHT-OF-WAY LINE OF LEONARD AVENUE;

THENCE S 00°27'34" W ALONG THE EAST LINE OF SAID LOT 1, BLOCK 1 AND SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1506.79 FEET TO A SET 1/2" IRON ROD AND CAP STAMPED "WSB" FOUND AT A SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, AT A SOUTHWEST CORNER OF LEONARD AVENUE, AND ON THE NORTH LINE OF A CALLED 2.89 ACRE TRACT DESCRIBED IN A DEED TO RICHARD A. MCMINIMY, AND WIFE CATHERINE F. MCMINIMY AS RECORDED IN INSTRUMENT NO. 20070205000169420, O.P.R.C.C.T.;

THENCE N 87°35'21" W ALONG A SOUTH LINE OF SAID LOT 1, BLOCK 1 AND THE NORTH LINE OF SAID 2.89 ACRE TRACT A DISTANCE OF 297.27 FEET TO A SET 1/2" IRON ROD AND CAP STAMPED "WSB" AT AN INTERNAL CORNER OF SAID LOT 1, BLOCK 1 AND AT THE NORTHWEST CORNER OF SAID 2.89 ACRE TRACT;

THENCE S 08°25'15" W ALONG AN EAST LINE OF SAID LOT 1, BLOCK 1 AND THE WEST LINE OF SAID 2.89 ACRE TRACT A DISTANCE OF 339.92 FEET TO A 1/2" IRON ROD FOUND AT A SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, AT THE SOUTHWEST CORNER OF SAID 2.89 ACRE TRACT AND ON THE NORTH LINE OF A CALLED 16.376 ACRE TRACT DESCRIBED IN A DEED TO TEX PROPERTIES GROUP, LLC AS RECORDED IN INSTRUMENT NO. 20190816000999330, O.P.R.C.C.T.;

THENCE N 89°38'49" W ALONG A SOUTH LINE OF SAID LOT 1, BLOCK 1 AND THE NORTH LINE OF SAID 16.376 ACRE TRACT A DISTANCE OF 539.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.89 ACRES OR 1,520,220 SQUARE FEET OF LAND, MORE OR LESS.

**NOTES:**

- THE PURPOSE OF THIS REPLAT IS TO PROVIDE EASEMENTS NECESSARY FOR DEVELOPMENT.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS US A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- ON THE ISSUE DATE OF THIS SURVEY, THE SURVEYED PROPERTY SHOWN HEREON IS ZONED SF-E (SINGLE FAMILY RESIDENTIAL) ACCORDING TO THE CITY OF ANNA ZONING ORDINANCE MAPS. REFER TO SAID ZONING ORDINANCE FOR MINIMUM AND MAXIMUM SETBACK REQUIREMENTS.
- BEARINGS ARE BASED ON THE TEXAS STATE PLANE NAD 83, TEXAS NORTH CENTRAL ZONE, FIPSZONE 4202.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. THERE MAY BE ADDITIONAL EASEMENTS OR ENCUMBRANCES AFFECTING THIS TRACT THAT ARE NOT SHOWN HEREON.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100 YEAR FLOOD ZONE AREA, ACCORDING TO FLOOD INSURANCE RATE MAP NO. 48085C0160J, DATED JUNE 2, 2009, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**REPLAT OF LOT 1, BLOCK 1 ANNA ELEMENTARY NO. 3**  
PLAT SHOWING A 34.89 ACRE SUBDIVISION OF LOT 1, BLOCK 1, ANNA ELEMENTARY NO. 3, A SUBDIVISION RECORDED IN VOLUME 2018, PAGE 253 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS SITUATED IN THE GRANDERSON STARK SURVEY, ABSTRACT NO. 798, COLLIN COUNTY TEXAS  
THE PURPOSE OF THIS REPLAT IS TO PROVIDE EASEMENTS NECESSARY FOR DEVELOPMENT.

**OWNER**

ANNA INDEPENDENT SCHOOL DISTRICT  
BRAD DUNCAN  
501 SOUTH SHERLY AVENUE  
ANNA, TEXAS 75409  
(972) 904-1000

**ENGINEER**

RLK ENGINEERING, INC.  
SETH KELLY, PE  
111 WEST MAIN STREET  
ALLEN, TEXAS 75013  
(972) 359-1733

**SURVEYOR**

WSB  
L. BRAD OSWALD  
3522 SAM RAYBURN HWY  
MELISSA, TEXAS 75454  
(469) 907-5500

**DATE PREPARED:**

JULY 21, 2025

**EXHIBIT A**

RP 25-0007  
CITY OF ANNA  
COUNTY OF COLLIN  
STATE OF TEXAS

**REPLAT OF  
LOT 1R & 2, BLOCK 1  
ANNA ELEMENTARY  
NO. 3**

Call 48 Hours before digging:  
**Texas One Call**  
CALL: 1-800-344-8377 or 811

Sheet: 1 of 2



Item No. 6.e.

Planning & Zoning Commission Agenda  
Staff Report

Meeting Date: 8/4/2025  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Approve a Resolution regarding Waters Creek, Block B, Lot 1, Final Plat (FP 25-0011)  
Owner: APFC Waters Creek Member LLC

**SUMMARY:**

Multifamily Dwellings on one lot on 19.6± acres on the west side of Persimmon Drive, 1,000± feet south of W. White Street. Zoned Planned Development/Multiple Family – High Density (PD/MF-2) (Ord. No. 978-2022) (Ord. No. 861-2020).

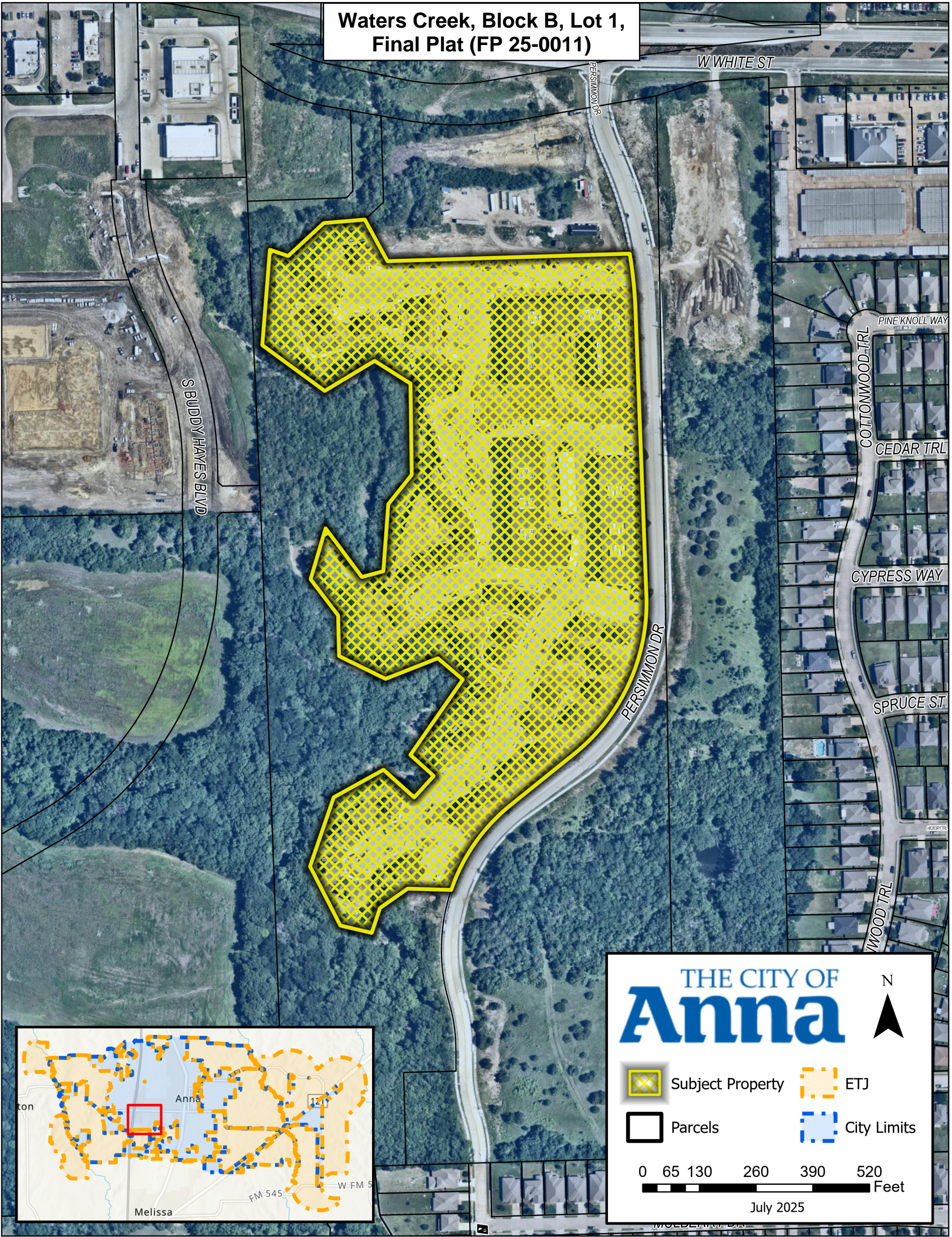
**STAFF RECOMMENDATION:**

Recommended for approval as submitted.

**ATTACHMENTS:**

1. Locator Map - Waters Creek, Block B, Lot 1, Final Plat (FP 25-0011)
2. Resolution - Waters Creek, Block B, Lot 1, Final Plat (FP 25-0011)
3. Exhibit A - Waters Creek, Block B, Lot 1, Final Plat (FP 25-0011)

**Waters Creek, Block B, Lot 1,  
Final Plat (FP 25-0011)**



**THE CITY OF  
Anna**

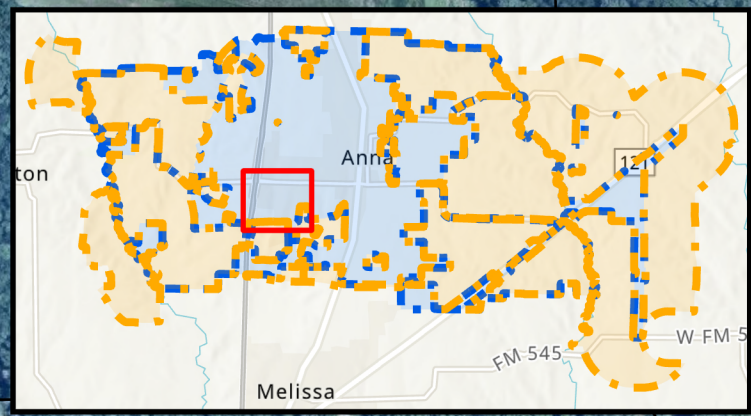
N

Subject Property    ETJ

Parcels    City Limits

0 65 130 260 390 520 Feet

July 2025



**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2025-08-**

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING WATERS CREEK, BLOCK B, LOT 1, FINAL PLAT (FP 25-0011)**

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

**WHEREAS**, APFC Waters Creek Member LLC has submitted an application for the approval of Waters Creek, Block B, Lot 1, Final Plat; and

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

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

**Section 1. Recitals Incorporated**

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

**Section 2. Approval of Final Plat**

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

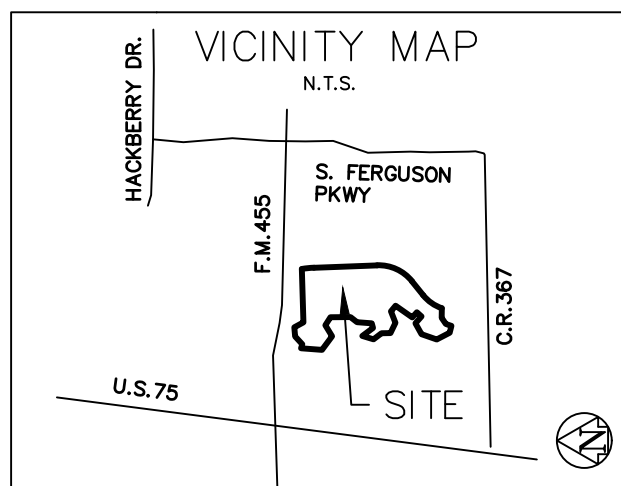
**PASSED AND APPROVED** by the Planning & Zoning Commission of the City of Anna, Texas, on this 4th day of August, 2025.

ATTEST:

APPROVED:

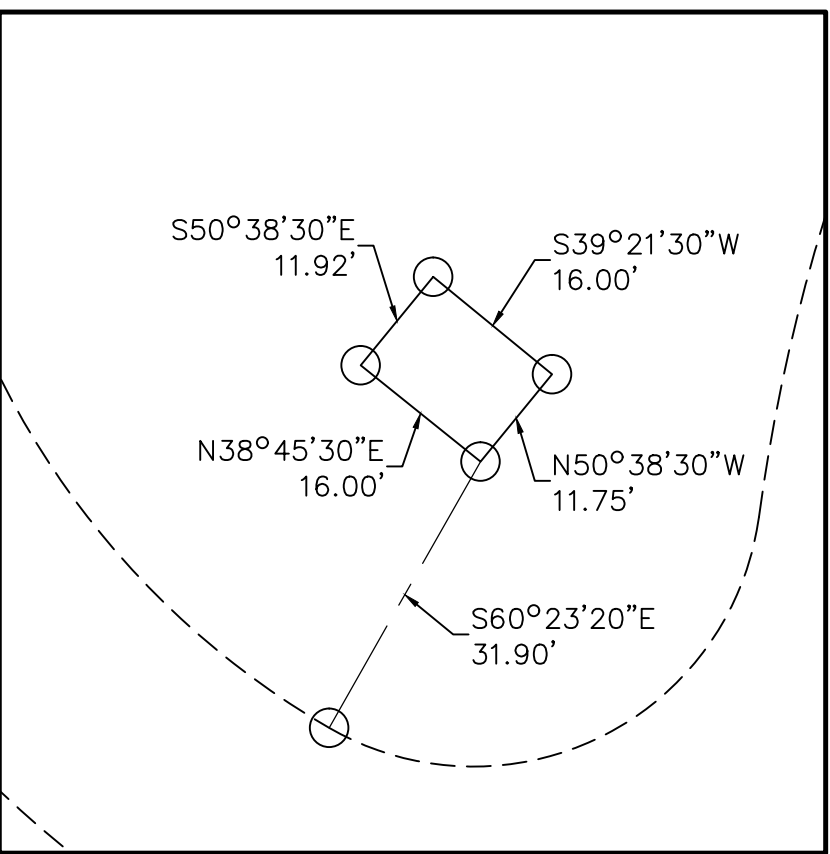
\_\_\_\_\_  
Assistant Director of Development Services,  
Nader Jeri

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

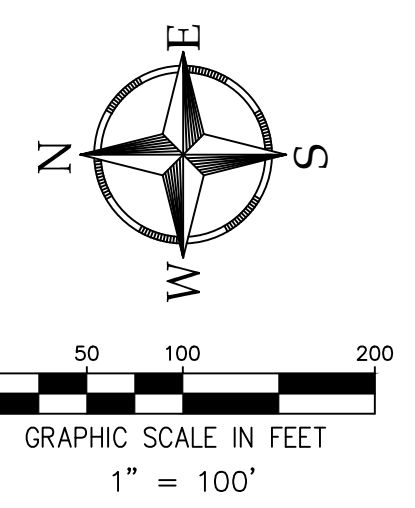
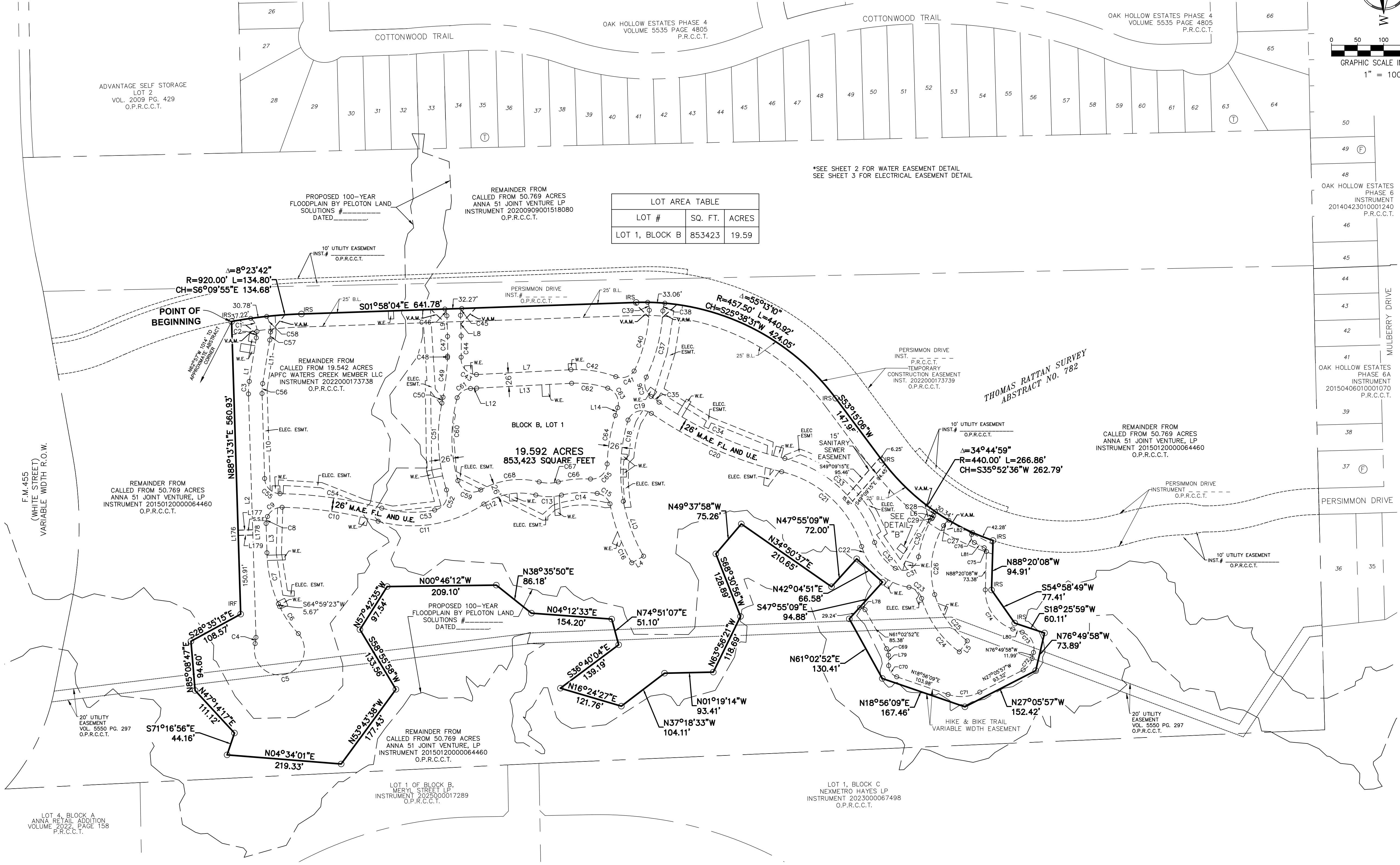
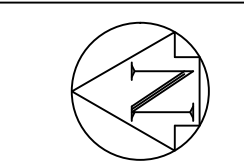


### LEGEND

- IRF 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND
- IRS 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET
- FL FIRE LANE
- MAE MAINTENANCE ACCESS EASEMENT
- UE UTILITY EASEMENT
- SSE SANITARY SEWER EASEMENT
- VAM 25'x25' VISIBILITY ACCESS & MAINTENANCE EASEMENT
- BL BUILDING LINE
- WE WATER EASEMENT
- O.P.R.C.C.T. OFFICIAL PROPERTY RECORDS COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS COLLIN COUNTY, TEXAS



DETAIL "B" MAILBOX EASEMENT SCALE 1" = 20'



# EXHIBIT A

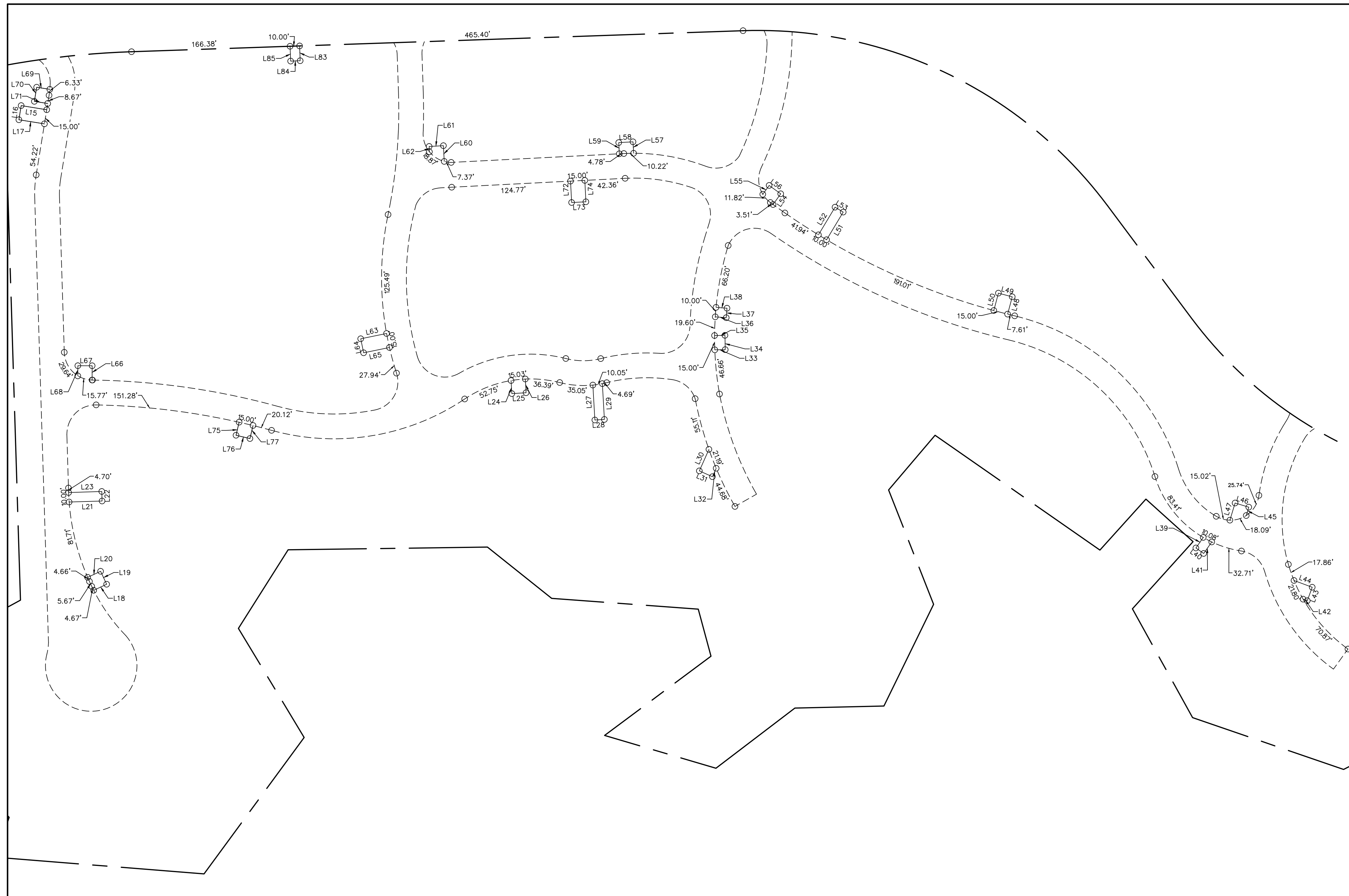
OWNER  
**APFC WATERS CREEK MEMBER LLC**  
 600 LAS COLINAS BLVD E STE 1800  
 IRVING, TX 75039  
 972-345-1327

DEVELOPER  
**JPI COMPANIES**  
 600 E. LAS COLINAS BLVD.  
 SUITE 1800  
 IRVING, TX 75039  
 972-556-3813

ENGINEER / SURVEYOR  
**Westwood**

Phone (214) 475-4840 2901 Dallas Parkway, Suite 400  
 TollFree (888) 937-5150 Plano, TX 75093  
 westwoodps.com  
 Westwood Professional Services, Inc.  
 TPL FIRM REGISTRATION NO. F-11726  
 TPL FIRM REGISTRATION NO. F-10074301

FP 250011  
 A FINAL PLAT  
 OF  
**WATERS CREEK**  
 BLOCK B, LOT 1  
 19.592 ACRES TOTAL  
 SITUATED IN THE  
 THOMAS RATTAN SURVEY, ABSTRACT NO. 782,  
 CITY OF ANNA, COLLIN COUNTY, TEXAS



DETAIL "A"  
 WATER EASEMENTS  
 SCALE 1" = 60'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	55°00'06"	30.00'	28.80'	S64°39'51"W	27.71'
C2	7°01'51"	100.00'	12.27'	N84°19'11"W	12.26'
C3	10°58'15"	126.00'	24.13'	N86°17'22"W	24.09'
C4	12°38'20"	54.29'	11.98'	N82°02'04"W	11.95'
C5	235°12'03"	48.00'	197.04'	S13°01'31"E	85.08'
C6	18°55'18"	191.53'	63.25'	N55°16'16"E	62.96'
C7	23°22'56"	247.68'	101.08'	N77°21'19"E	100.38'
C8	22°36'26"	34.68'	13.68'	S78°10'39"E	13.59'
C9	66°59'09"	30.00'	35.07'	S32°23'12"E	33.11'
C10	14°17'10"	747.59'	186.40'	S08°14'57"W	185.92'
C11	49°18'23"	246.00'	211.70'	S09°13'20"E	205.22'
C12	48°07'51"	124.00'	104.17'	S09°48'35"E	101.13'
C13	28°14'44"	101.00'	49.79'	S00°07'58"W	49.29'
C14	22°30'01"	175.03'	68.73'	S02°44'20"E	68.29'
C15	63°53'58"	30.00'	33.46'	S39°15'21"W	31.75'
C16	18°47'51"	368.78'	120.99'	S69°43'15"W	120.45'
C17	18°47'51"	342.78'	112.46'	N69°43'15"E	111.96'
C18	26°53'22"	335.53'	157.47'	S86°39'30"E	156.03'
C19	101°29'56"	30.00'	53.14'	S15°56'39"E	46.46'
C20	21°22'13"	738.00'	275.26'	S24°07'13"W	273.67'
C21	59°17'07"	212.00'	219.36'	S43°04'40"W	209.71'
C22	63°59'19"	113.00'	126.20'	S40°43'33"W	119.74'
C23	65°04'17"	30.00'	34.07'	S41°16'02"W	32.27'
C24	37°55'09"	193.00'	127.73'	S54°50'36"W	125.41'
C25	37°55'09"	167.00'	110.52'	N54°50'36"E	108.52'
C26	46°59'45"	167.00'	136.98'	S82°41'57"E	133.17'
C27	27°52'39"	30.00'	14.60'	S45°15'45"E	14.45'
C28	16°28'19"	30.00'	8.62'	S65°31'20"E	8.59'
C29	1°54'53"	56.00'	1.87'	S58°14'37"E	1.87'
C30	23°07'01"	193.00'	77.87'	S70°45'35"E	77.34'
C31	112°23'08"	30.00'	58.85'	S26°07'31"E	49.85'
C32	42°39'09"	87.00'	64.77'	S51°23'38"W	63.28'
C33	59°17'07"	238.00'	246.26'	S43°04'40"W	235.42'
C34	21°22'13"	712.00'	265.56'	S24°07'13"W	264.03'
C35	1°30'56"	712.00'	18.83'	S35°33'47"W	18.83'
C36	79°07'18"	30.00'	41.43'	S75°52'54"W	38.21'
C37	22°45'29"	331.79'	131.79'	N75°56'11"W	130.92'
C38	32°04'39"	27.55'	15.42'	S75°11'59"E	15.22'
C39	29°39'05"	30.00'	15.53'	S78°07'56"W	15.35'
C40	22°40'13"	305.80'	120.99'	N76°00'12"W	120.21'
C41	75°22'48"	30.00'	39.47'	N17°04'12"W	36.68'
C42	23°34'45"	213.00'	87.66'	N08°49'50"E	87.04'
C43	95°20'45"	30.00'	49.92'	N48°41'40"E	44.36'
C44	3°30'38"	663.45'	40.65'	N89°59'37"E	40.64'
C45	25°49'55"	30.00'	13.53'	S79°03'04"E	13.41'
C46	31°06'06"	25.13'	13.64'	N73°58'35"E	13.48'
C47	3°25'40"	637.45'	38.14'	N89°57'23"E	38.13'
C48	2°45'30"	56.00'	2.70'	S86°15'39"E	2.70'
C49	8°09'20"	536.99'	76.44'	S83°32'17"E	76.37'
C50	1°12'23"	537.00'	11.31'	S78°51'26"E	11.31'
C51	29°35'48"	326.06'	168.43'	N86°57'03"E	166.56'
C52	96°36'25"	30.00'	50.58'	S59°32'38"E	44.80'
C53	26°40'17"	220.00'	102.41'	S02°05'43"W	101.49'
C54	14°36'37"	773.59'	197.26'	S08°05'19"W	196.73'
C55	87°26'30"	30.00'	45.78'	S44°30'15"W	41.47'
C56	10°58'15"	100.00'	19.15'	N86°17'22"W	19.12'
C57	7°01'51"	126.00'	15.46'	N84°19'11"W	15.45'
C58	31°49'00"	56.00'	31.10'	S76°15'24"W	30.70'
C59	104°04'24"	30.00'	54.49'	S22°02'44"W	47.30'
C60	30°56'46"	298.30'	161.12'	S89°28'13"W	159.16'
C61	62°51'25"	30.00'	32.91'	N34°36'57"W	31.29'
C62	21°29'49"	187.00'	70.16'	N07°47'23"E	69.75'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C63	88°47'00"	30.00'	46.49'	N62°55'47"E	41.97'
C64	14°58'29"	361.53'	94.49'	S80°29'54"E	94.22'
C65	91°43'25"	30.00'	48.03'	S42°07'26"E	43.06'
C66	17°43'37"	201.03'	62.20'	S05°07'32"E	61.95'
C67	28°14'44"	75.00'	36.97'	S00°07'58"W	36.60'
C68	44°14'48"	150.00'	115.84'	S07°52'04"E	112.98'
C69	27°34'53"	27.00'	13.00'	N74°50'19"E	12.87'
C70	69°41'37"	23.00'	27.98'	N53°46'57"E	26.28'
C71	46°02'05"	78.00'	62.67'	N04°04'54"W	61.00'
C72	49°44'01"	33.00'	28.64'	N51°57'57"W	27.75'
C73	84°44'03"	33.00'	48.80'	S60°48'00"W	44.48'
C74	73°05'39"	77.00'	98.23'	S54°58'49"W	91.70'
C75	64°22'24"	8.00'	8.99'	S59°59'31"W	8.52'
C76	86°05'26"	12.00'	18.03'	S70°51'12"W	16.38'

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N80°48'15"W	84.52'	L46	N16°46'27"E	15.00'
L2	S88°13'31"W	466.73'	L47	N73°13'33"W	18.78'
L3	N88°14'27"E	56.15'	L48	N75°04'34"W	18.80'
L4	S29°40'41"E	26.00'	L49	S14°55'26"W	15.00'
L5	S54°06'58"E	26.00'	L50	S75°04'34"E	18.87'
L6	S58°14'37"E	4.58'	L51	N58°58'19"W	33.84'
L7	N02°56'10"W	181.36'	L52	S58°58'19"E	33.84'
L8	N88°01'58"E	39.54'	L53	S31°01'41"W	10.00'
L9	N88°01'58"E	39.49'	L54	N54°09'44"W	13.83'
L10	S88°13'31"W	162.91'	L55	S54°09'44"E	11.41'
L11	N80°48'15"W	84.52'	L56	S35°50'16"W	15.00'
L12	N03°11'14"W	11.78'	L57	N87°02'28"E	12.03'
L13	N02°56'10"W	182.13'	L58	N02°57'32"W	15.00'
L14	S72°40'42"E	15.60'	L59	S87°02'28"W	11.78'
L15	S09°11'45"W	27.13'	L60	N87°02'28"E	16.52'
L16	S80°48'15"E	15.00'	L61	N02°57'32"W	15.00'
L17	N09°11'45"E	27.13'	L62	S87°02'28"W	5.60'
L18	S25°02'10"E	15.03'	L63	S11°37'14"E	27.67'
L19	N64°57'50"E	15.00'	L64	N78°22'46"E	15.00'
L20	N25°02'10"W	15.01'	L65	N11°37'14"W	27.67'
L21	N01°46'29"W	34.58'	L66	N89°48'05"W	15.00'
L22	S88°13'31"W	10.00'	L67	S00°11'55"W	15.00'
L23	S01°46'29"E	34.83'	L68	S89°48'05"E	10.70'
L24	N86°44'03"E	13.70'	L69	N09°11'45"E	14.00'
L25	N03°15'57"W	15.00'	L70	N80°48'15"W	15.00'
L26	S86°44'03"W	14.42'	L71	S09°11'45"W	14.20'
L27	S86°44'03"E	36.70'	L72	N87°02'28"E	22.47'
L28	S03°15'57"E	10.00'	L73	N02°57'32"W	15.00'
L29	N86°44'03"E	37.61'	L74	S87°02'28"E	22.47'
L30	S65°59'58"E	24.67'	L75	N76°43'28"W	14.05'
L31	N24°00'02"E	15.00'	L76	S13°16'32"W	15.00'
L32	N65°59'58"W	9.70'	L77	S76°43'28"E	14.07'
L33	S01°05'10"E	10.98'	L78	N20°59'16"E	11.35'
L34	N88°54'50"E	15.00'	L79	N88°37'45"E	20.26'
L35	N01°05'10"W	10.91'	L80	S18°25'59"W	19.06'
L36	S04°27'16"W	11.56'	L81	S27°48'30"W	21.24'
L37	S85°32'44"E	10.00'	L82	N66°14'06"W	4.11'
L38	N04°27'16"E	11.53'	L83	N87°48'39"E	15.54'
L39	S54°55'35"E	13.45'	L84	S02°11'21"E	10.00'
L40	N35°04'25"E	10.00'	L85	S87°48'39"W	15.58'
L41	N54°55'35"W	14.72'	L176	N88°13'31"E	10.00'
L42	S20°25'10"W	4.60'	L177	S01°46'29"E	28.00'
L43	S69°34'50"E	15.00'	L178	S88°13'31"W	10.00'
L44	N20°25'10"E	20.39'	L179	N01°46'29"W	28.00'
L45	S73°13'33"E	9.17'			

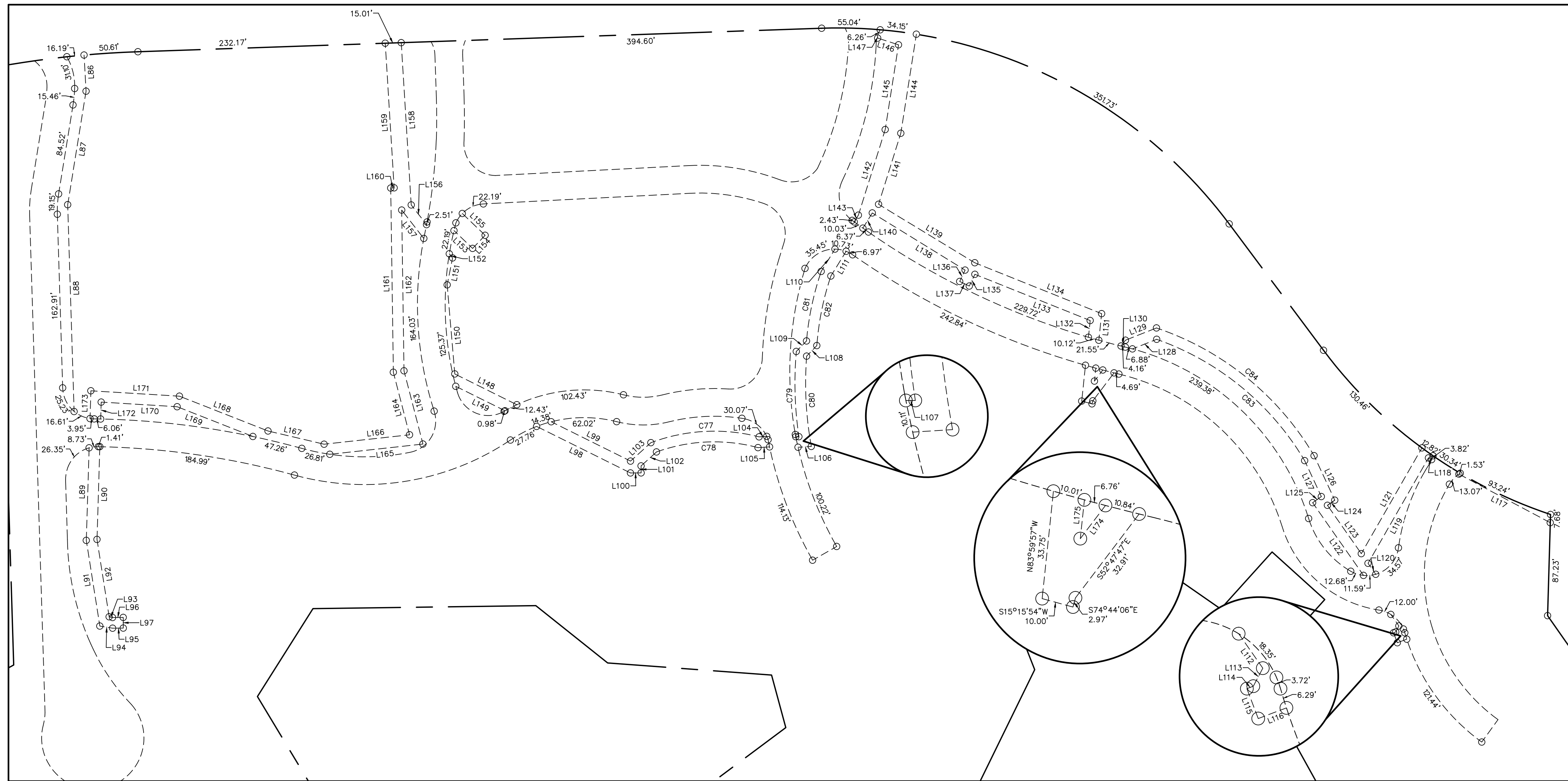
EXHIBIT A

OWNER  
 APFC WATERS CREEK MEMBER LLC  
 600 LAS COLINAS BLVD STE 1800  
 IRVING, TX 75039  
 972-345-1327

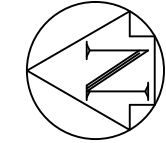
DEVELOPER  
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ENGINEER / SURVEYOR  
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 TPEL FIRM REGISTRATION NO. F-11755  
 TPEL FIRM REGISTRATION NO. F-1004301

FP 25-001 1  
 A FINAL PLAT  
 OF  
 WATERS CREEK  
 BLOCK B, LOT 1  
 19.592 ACRES TOTAL  
 SITUATED IN THE  
 THOMAS RATTAN SURVEY, ABSTRACT NO. 782,  
 CITY OF ANNA, COLLIN COUNTY, TEXAS



DETAIL "C"  
 UTILITY EASEMENTS  
 SCALE 1" = 60'



LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L86	S86°51'01"W	33.95'	L132	N83°59'57"W	15.80'
L87	N80°48'15"W	107.84'	L133	S21°50'19"W	116.53'
L88	S88°13'31"W	193.92'	L134	S21°50'26"W	128.23'
L89	S88°14'38"E	86.85'	L135	S64°37'08"E	12.17'
L90	S88°14'38"E	87.04'	L136	N64°37'08"W	11.79'
L91	N81°01'17"E	81.37'	L137	S25°22'52"W	10.00'
L92	N81°03'24"E	73.44'	L138	S31°37'29"W	102.23'
L93	N11°55'02"E	3.24'	L139	S31°17'32"W	105.61'
L94	N09°19'50"E	12.17'	L140	S58°20'04"E	16.75'
L95	S00°29'13"E	10.00'	L141	N72°36'10"W	69.83'
L96	N00°29'13"W	10.00'	L142	S72°36'10"E	84.09'
L97	N89°30'47"E	10.00'	L143	S58°20'04"E	7.45'
L98	S26°22'19"W	98.29'	L144	N81°03'52"W	94.00'
L99	S26°22'19"W	83.06'	L145	S81°03'52"E	80.49'
L100	N00°29'13"W	10.00'	L146	N17°54'25"E	20.54'
L101	S89°30'47"W	6.52'	L147	N85°28'12"E	2.12'
L102	S42°08'44"E	19.50'	L148	S26°22'19"W	64.96'
L103	S42°08'44"E	25.72'	L149	S26°22'19"W	51.63'
L104	S03°33'38"E	7.21'	L150	S85°05'49"W	83.84'
L105	S03°33'38"E	10.83'	L151	N78°42'17"W	25.77'
L106	S03°33'38"E	12.50'	L152	S52°02'25"W	4.94'
L108	S45°57'33"E	13.75'	L153	N43°43'37"E	24.19'
L109	S45°57'33"E	13.74'	L154	N46°16'23"W	17.00'
L110	S58°20'04"E	24.64'	L155	S43°43'37"W	29.62'
L111	S58°20'04"E	27.23'	L156	S52°02'25"W	23.39'
L112	S55°00'13"W	13.15'	L157	S52°02'25"W	33.72'
L113	N62°16'51"W	6.37'	L158	S86°28'37"W	152.48'
L114	N20°44'45"W	2.15'	L159	N86°28'37"E	135.91'
L115	S69°15'15"W	10.00'	L160	S03°01'54"E	3.23'
L116	S20°44'45"E	9.43'	L161	N89°10'33"E	172.77'
L117	N27°59'22"E	97.06'	L162	N89°10'33"E	150.78'
L118	N27°59'22"E	3.42'	L163	N75°29'43"E	70.95'
L119	N60°10'28"W	113.91'	L164	N75°29'43"E	60.60'
L120	S55°00'13"W	12.58'	L165	S06°16'28"E	87.91'
L121	S60°10'28"E	114.33'	L166	S06°16'28"E	80.62'
L122	S55°00'13"W	83.23'	L167	S13°14'31"W	54.06'
L123	S55°00'13"W	55.32'	L168	S21°27'21"W	89.26'
L124	N34°59'47"W	8.38'	L169	S21°27'21"W	76.37'
L125	S34°59'47"E	10.00'	L170	S03°28'57"W	71.36'
L126	S65°03'57"W	46.05'	L171	S03°28'57"W	83.25'
L127	S65°03'57"W	37.17'	L172	S88°14'38"E	15.85'
L128	S21°31'52"E	24.47'	L173	S88°14'38"E	26.04'
L129	S21°31'52"E	31.26'	L174	S52°47'47"E	13.01'
L130	S52°47'47"E	6.89'	L175	N83°54'12"W	12.18'
L131	N83°54'12"W	25.09'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C77	35°07'13"	168.47'	103.27'	S03°04'42"E	101.66'
C78	35°00'33"	158.47'	96.83'	S02°27'26"E	95.33'
C79	13°27'32"	341.28'	80.17'	N88°15'27"E	79.98'
C80	14°42'26"	331.28'	85.04'	N87°01'27"E	84.80'
C81	13°53'15"	275.46'	66.77'	S78°04'15"E	66.80'
C82	14°25'30"	265.12'	66.75'	S78°34'19"E	66.57'
C83	39°54'54"	262.89'	183.14'	S39°20'58"W	179.46'
C84	40°48'41"	272.89'	194.38'	S39°00'29"W	190.29'

EXHIBIT A

OWNER  
 APFC WATERS CREEK MEMBER LLC  
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DEVELOPER  
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 TPEL FIRM REGISTRATION NO. F-11726  
 TPEL FIRM REGISTRATION NO. F-10074301

FP 25-0011  
 A FINAL PLAT  
 OF  
 WATERS CREEK  
 BLOCK B, LOT 1  
 19.592 ACRES TOTAL  
 SITUATED IN THE  
 THOMAS RATTAN SURVEY, ABSTRACT NO. 782,  
 CITY OF ANNA, COLLIN COUNTY, TEXAS  
 19.542 ACRES JULY 18, 2025 JOB NO. CCR21001 WATERS CREEK

STATE OF TEXAS  
COUNTY OF COLLIN

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE THOMAS RATTAN SURVEY, ABSTRACT NO. 782, IN COLLIN COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND TO APFC WATERS CREEK MEMBER LLC (A TEXAS LIMITED LIABILITY COMPANY) RECORDED IN INSTRUMENT NUMBER 2022000173738, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET FOR THE NORTHEAST CORNER OF SAID APFC WATERS CREEK;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 134.80 FEET, THROUGH A CENTRAL ANGLE OF 08° 23' 42", HAVING A RADIUS OF 960.00 FEET, AND A LONG CHORD WHICH BEARS S 06° 09' 55" E, 164.68 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;

THENCE S 01° 58' 04" E, 641.78 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 440.92 FEET, THROUGH A CENTRAL ANGLE OF 55° 13' 10", HAVING A RADIUS OF 457.50 FEET, AND A LONG CHORD WHICH BEARS S 25° 38' 31" W, 424.05 FEET TO A IRON ROD SET;

THENCE S 53° 15' 06" W, 147.95 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 266.86 FEET, THROUGH A CENTRAL ANGLE OF 34° 44' 59", HAVING A RADIUS OF 440.00 FEET, AND A LONG CHORD WHICH BEARS S 35° 52' 36" W, 262.79 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;

THENCE N 88° 20' 08" W, 94.91 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;

THENCE S 54° 58' 49" W, 77.41 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;

THENCE S 18° 25' 59" W, 60.11 FEET TO THE CENTERLINE OF THROCKMORTON CREEK;

THENCE N 76° 49' 58" W, 73.89 FEET

THENCE GENERALLY ALONG SAID CREEK CENTERLINE THE FOLLOWING BEARINGS AND DISTANCES:

- N 27° 05' 57" W, 152.42 FEET;
- N 18° 56' 09" E, 167.46 FEET;
- N 61° 02' 52" E, 130.41 FEET;
- S 47° 55' 09" E, 94.88 FEET;
- N 42° 04' 51" E, 66.58 FEET;
- N 47° 55' 09" W, 72.00 FEET;
- N 34° 50' 37" E, 210.65 FEET;
- N 49° 37' 58" W, 75.26 FEET;
- S 68° 30' 56" W, 128.89 FEET;
- N 63° 56' 21" W, 118.69 FEET;
- N 01° 19' 14" W, 93.41 FEET;
- N 37° 18' 33" W, 104.11 FEET;
- N 16° 24' 27" E, 121.76 FEET;
- S 36° 40' 04" E, 139.19 FEET;
- N 74° 51' 07" E, 51.10 FEET;
- N 04° 12' 33" E, 154.20 FEET;
- N 38° 35' 50" E, 86.18 FEET;
- N 00° 46' 12" W, 209.10 FEET;
- N 57° 42' 35" W, 97.54 FEET;
- S 58° 55' 58" W, 133.56 FEET;
- THENCE N 53° 43' 38" W, 177.43 FEET DEPARTING OVER AND ACROSS THROCKMORTON CREEK;
- N 04° 34' 01" E, 219.33 FEET ACROSS SAID APFC WATERS CREEK MEMBER;
- S 71° 16' 56" E, 44.16 FEET TO SAID THROCKMORTON CREEK;
- N 47° 14' 17" E, 111.12 FEET;
- N 85° 08' 47" E, 94.60 FEET;

THENCE S 28° 35' 15" E, 108.57 FEET DEPARTING SAID CREEK CENTERLINE;

THENCE N 88° 13' 31" E, 560.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 853,423 SQUARE FEET OR 19.592 ACRES MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

BY: APFC WATERS CREEK MEMBER, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: ANNA PUBLIC FACILITY CORPORATION, A TEXAS PUBLIC FACILITY CORPORATION, ITS SOLE MEMBER

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

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF COLLIN

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

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

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

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

KNOW ALL MEN BY THESE PRESENTS:

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

*\*Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.\* 22 TAC 138.354*  
Jason B. Armstrong, RPLS 5557  
Date: 7/18/2025

JASON B. ARMSTRONG  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5557

STATE OF TEXAS  
COUNTY OF COLLIN

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

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

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

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

ACCESS EASEMENT

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

VAM EASEMENTS

THE AREA OR AREAS SHOWN ON THE PLAT AS "VAM" (VISIBILITY, ACCESS, AND MAINTENANCE) EASEMENT(S) ARE HEREBY GIVEN AND GRANTED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO PROVIDE VISIBILITY, RIGHT OF ACCESS, AND MAINTENANCE UPON AND ACROSS SAID VAM EASEMENT. THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY AND ALL LANDSCAPING WITHIN THE VAM EASEMENT. SHOULD THE CITY EXERISE 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.

FIRE LANE EASEMENT

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD SURFACE AND THAT HE (THEY) SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING." THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

HIKE & BIKE TRAIL EASEMENT

THIS PLAT IS 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, GRANTEES, SUCCESSOR, AND ASSIGNS: LOT 1, BLOCK B, AS SHOWN ON THE PLAT IS CALLED "HIKE AND BIKE TRAIL EASEMENT." THE HIKE AND BIKE TRAIL EASEMENT IS HEREBY DEDICATED TO THE PUBLICS USE FOREVER, AS 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. 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 TRAILS IN SAID EASEMENT. THE CITY 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 TRAILS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANY

CERTIFICATE OF APPROVAL

APPROVED ON THIS THE 18TH DAY OF JULY, 2025  
BY THE PLANNING & ZONING COMMISSION, CITY OF ANNA, TEXAS.

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

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

NOTES

1. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 – NORTH CENTRAL ZONE NO. 4202 – NAD83.
2. ALL PERIMETER PROPERTY CORNERS ARE 1/2 INCH IRON RODS WITH CAP STAMPED "WESTWOOD PS" SET, UNLESS NOTED OTHERWISE.
3. SUBJECT TRACT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND IN ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO FEMA FIRM PANEL MAP NUMBER 48085C01551 EFFECTIVE DATE JUNE 6, 2009. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
4. 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.
4. NO APURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLES.
5. RETAINING WALLS SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY WHERE SUCH RETAINING WALLS ARE LOCATED. RETAINING WALLS OVER 4' WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL REQUIRED SCREENING WALLS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
6. LOCATIONS WHERE THE SANITARY SEWER EASEMENT CROSSES THE PROPERTY PERIMETER FENCE WILL HAVE A GATE THE WIDTH OF THE EASEMENT. ACCESS IS TO BE PROVIDED TO THE CITY FOR MAINTENANCE OF THE SANITARY SEWER LINE AT THE 4 LOCATIONS THIS OCCURS.

EXHIBIT A

OWNER  
APFC WATERS CREEK MEMBER LLC  
600 LAS COLINAS BLVD E STE 1800  
IRVING, TX 75039  
972-345-1327

DEVELOPER  
JPI COMPANIES  
600 E. LAS COLINAS BLVD.  
SUITE 1800  
IRVING, TX 75039  
972-556-3813

ENGINEER / SURVEYOR

**Westwood**

Phone (214) 475-4640 2901 Dallas Parkway, Suite 400  
Toll Free (888) 937-5150 Plano, TX 75093  
westwoodps.com

Westwood Professional Services, Inc.  
THE FIRM REGISTRATION NO. F-11726  
THE FIRM REGISTRATION NO. F-10074301

FP 25-001 1  
A FINAL PLAT  
OF  
WATERS CREEK  
BLOCK B, LOT 1  
19.592 ACRES TOTAL  
SITUATED IN THE  
THOMAS RATTAN SURVEY, ABSTRACT NO. 782,  
CITY OF ANNA, COLLIN COUNTY, TEXAS

19.542 ACRES JULY 18, 2025 JOB NO. CCR21001 WATERS CREEK



Item No. 6.f.

Planning & Zoning Commission Agenda  
Staff Report

Meeting Date: 8/4/2025  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Approve a Resolution regarding Persimmon Drive Final Plat (FP 25-0012)  
Owner: Anna 51 Joint Venture LP

**SUMMARY:**

A public right of way on 2.6± acres on the south side of W. White Street, 1,050± feet east of S. Buddy Hayes Boulevard.

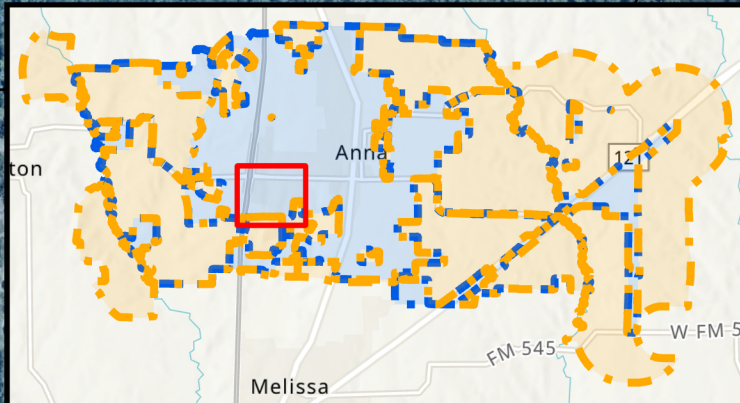
**STAFF RECOMMENDATION:**

Recommended for approval as submitted.

**ATTACHMENTS:**

1. Locator Map - Persimmon Drive Final Plat (FP 25-0012)
2. Resolution - Persimmon Drive Final Plat (FP 25-0012)
3. Exhibit A - Persimmon Drive Final Plat (FP 25-0012)

# Persimmon Drive Final Plat (FP 25-0012)



**THE CITY OF Anna**

N

- Subject Property
- ETJ
- Parcels
- City Limits

0 80 160 320 480 640 Feet

July 2025

**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2025-08-**

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING PERSIMMON DRIVE FINAL PLAT (FP 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**, Anna 51 Joint Venture LP has submitted an application for the approval of Persimmon Drive 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 Persimmon Drive 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 4th day of August, 2025.

ATTEST:

APPROVED:

\_\_\_\_\_  
Assistant Director of Development Services,  
Nader Jeri

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



NOTES:

- ALL PROPERTY CORNERS ARE 1/2 INCH IRON RODS WITH CAP STAMPED "WESTWOOD PS" UNLESS OTHERWISE NOTED.
- THE SUBJECT PROPERTY IS DEPICTED WITHIN ZONE "X", ON FEMA FLOOD INSURANCE RATE MAP NUMBER 48085C0155L, REVISED JUNE 02, 2009. ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THAT MAP.

DESCRIPTION:

BEING THAT TRACT OF LAND SITUATED IN THE THOMAS RATTAN SURVEY, ABSTRACT NUMBER 782, COLLIN COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND TO APFC WATERS CREEK MEMBER, LLC RECORDED IN INSTRUMENT NUMBER 2022000173736, AND A PORTION OF THOSE TRACTS OF LAND TO ANNA 51 JOINT VENTURE, LP RECORDED IN INSTRUMENT NUMBER 20150120000064460 BEING A REMAINDER AND 20200909001518080 OF THE OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A TXDOT MONUMENT FOUND IN THE COMMON LINE OF THE SOUTH RIGHT-OF-WAY LINE OF FARM-TO-MARKET 455 (KNOWN AS WHITE STREET A VARIABLE WIDTH RIGHT-OF-WAY) AT THIS POINT AND THE NORTH LINE OF SAID REMAINDER TRACT; THENCE N 79 DEGREES 48 MINUTES 10 SECONDS E, 159.77 FEET WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELTON" FOUND AND BEING THE POINT OF BEGINNING;

THENCE N 79 DEGREES 48 MINUTES 10 SECONDS EAST, 60.29 FEET CONTINUING WITH SAID COMMON LINE TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID ANNA 51 JOINT VENTURE, LP TRACTS THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19 DEGREES 40 MINUTES 53 SECONDS, A RADIUS OF 250.00 FEET, AND AN ARC LENGTH OF 85.88 FEET (CHORD BEARS SOUTH 13 DEGREES 49 MINUTES 45 SECONDS EAST, 85.46 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE END OF SAID CURVE;

SOUTH 23 DEGREES 40 MINUTES 11 SECONDS EAST, A DISTANCE OF 35.23 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

ALONG SAID TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21 DEGREES 42 MINUTES 7 SECONDS, A RADIUS OF 980.00 FEET, AND AN ARC LENGTH OF 371.19 FEET (CHORD BEARS SOUTH 12 DEGREES 49 MINUTES 8 SECONDS EAST, 368.98 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE END OF SAID CURVE;

SOUTH 01 DEGREE 58 MINUTES 4 SECONDS EAST, A DISTANCE OF 641.78 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE END OF SAID CURVE;

ALONG SAID TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 55 DEGREES 13 MINUTES 10 SECONDS, A RADIUS OF 517.50 FEET, AND AN ARC LENGTH OF 498.75 FEET (CHORD BEARS SOUTH 25 DEGREES 38 MINUTES 31 SECONDS WEST, 479.67 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE END OF SAID CURVE;

SOUTH 53 DEGREES 15 MINUTES 6 SECONDS WEST, A DISTANCE OF 147.95 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

ALONG SAID TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 69 DEGREES 38 MINUTES 43 SECONDS, A RADIUS OF 380.00 FEET, AND AN ARC LENGTH OF 461.90 FEET (CHORD BEARS SOUTH 18 DEGREES 25 MINUTES 45 SECONDS WEST, 433.99 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

ALONG SAID REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16 DEGREES 8 MINUTES 1 SECOND, A RADIUS OF 455.00 FEET, AND AN ARC LENGTH OF 128.12 FEET (CHORD BEARS SOUTH 8 DEGREES 19 MINUTES 36 SECONDS EAST, 127.70 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE END OF SAID CURVE;

SOUTH 9 DEGREES 12 MINUTES 9 SECONDS WEST, A DISTANCE OF 30.41 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT AN ANGLE POINT;

SOUTH 00 DEGREES 15 MINUTES 36 SECONDS EAST, A DISTANCE OF 6.93 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

ALONG SAID TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17 DEGREES 28 MINUTES 3 SECONDS, A RADIUS OF 325.00 FEET, AND AN ARC LENGTH OF 99.08 FEET (CHORD BEARS SOUTH 8 DEGREES 59 MINUTES 37 SECONDS EAST, 98.70 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

ALONG SAID REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16 DEGREES 30 MINUTES 36 SECONDS, A RADIUS OF 375.00 FEET, AND AN ARC LENGTH OF 108.06 FEET (CHORD BEARS SOUTH 9 DEGREES 28 MINUTES 21 SECONDS EAST, 107.68 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE END OF SAID CURVE;

SOUTH 01 DEGREE 13 MINUTES 3 SECONDS EAST, A DISTANCE OF 9.88 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET IN THE COMMON LINE BEING THE NORTH LINE A TRACT OF LAND TO OAK HOLLOW ESTATES PHASE 6A, AN ADDITION TO THE CITY OF ANNA COLLIN COUNTY, TEXAS RECORDED IN INSTRUMENT NUMBER 20150406010001070 OF SAID O.P.R.C.C.T AND THE SOUTH LINE OF SAID REMAINDER TRACT;

THENCE SOUTH 88 DEGREES 30 MINUTES 36 SECONDS WEST, A DISTANCE OF 22.93 FEET WITH SAID COMMON LINE TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;

THENCE SOUTH 88 DEGREES 32 MINUTES 8 SECONDS WEST, A DISTANCE OF 27.07 FEET CONTINUING WITH SAID COMMON LINE TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID REMAINDER TRACT THE FOLLOWING COURSES AND DISTANCES:  
NORTH 01 DEGREE 13 MINUTES 3 SECONDS WEST, A DISTANCE OF 10.11 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;

ALONG SAID TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16 DEGREES 30 MINUTES 36 SECONDS, A RADIUS OF 525.00 FEET, AND AN ARC LENGTH OF 93.65 FEET (CHORD BEARS NORTH 9 DEGREES 28 MINUTES 21 SECONDS WEST, 93.33 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;

ALONG SAID REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17 DEGREES 28 MINUTES 3 SECONDS, A RADIUS OF 375.00 FEET, AND AN ARC LENGTH OF 114.32 FEET (CHORD BEARS NORTH 8 DEGREES 59 MINUTES 37 SECONDS WEST, 113.88 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;

NORTH 0 DEGREES 15 MINUTES 36 SECONDS WEST, A DISTANCE OF 6.93 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;

NORTH 09 DEGREES 43 MINUTES 20 SECONDS WEST, A DISTANCE OF 30.41 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16 DEGREES 8 MINUTES 1 SECOND, A RADIUS OF 395.00 FEET, AND AN ARC LENGTH OF 111.23 FEET (CHORD BEARS NORTH 8 DEGREES 19 MINUTES 36 SECONDS WEST, 110.86 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

ALONG SAID REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 69 DEGREES 38 MINUTES 43 SECONDS, A RADIUS OF 440.00 FEET, PASSING AT AN ARC DISTANCE OF 267.98 FEET A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" FOUND FOR REFERENCE AT THE SOUTHEAST CORNER OF SAID APFC WATERS CREEK MEMBER, LLC TRACT CONTINUING FOR A TOTAL ARC LENGTH OF 534.84 FEET (CHORD BEARS NORTH 18 DEGREES 25 MINUTES 45 SECONDS EAST, 502.51 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE END OF SAID CURVE;

THENCE WITH THE EAST LINE OF SAID APFC WATERS CREEK MEMBER, LLC TRACT, THE FOLLOWING COURSES AND DISTANCES:  
NORTH 53 DEGREES 15 MINUTES 6 SECONDS EAST, A DISTANCE OF 147.95 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE BEGINNING OF TANGENT CURVE TO THE LEFT;

ALONG SAID TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 55 DEGREES 13 MINUTES 10 SECONDS, A RADIUS OF 457.50 FEET, AND AN ARC LENGTH OF 440.92 FEET (CHORD BEARS NORTH 25 DEGREES 38 MINUTES 31 SECONDS EAST, 424.05 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE END OF SAID CURVE;

NORTH 01 DEGREE 58 MINUTES 4 SECONDS WEST, A DISTANCE OF 641.78 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

ALONG SAID TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21 DEGREES 42 MINUTES 7 SECONDS, A RADIUS OF 920.00 FEET, AND AN ARC LENGTH OF 348.47 FEET (CHORD BEARS NORTH 12 DEGREES 49 MINUTES 8 SECONDS WEST, 346.39 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE END OF SAID CURVE;

NORTH 23 DEGREES 40 MINUTES 11 SECONDS WEST, A DISTANCE OF 35.23 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AT THE END OF SAID CURVE;

ALONG SAID TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18 DEGREES 28 MINUTES 35 SECONDS, A RADIUS OF 310.00 FEET, AND AN ARC LENGTH OF 99.97 FEET (CHORD BEARS NORTH 14 DEGREES 25 MINUTES 54 SECONDS WEST, 99.53 FEET) TO A TO THE POINT-OF-BEGINNING, CONTAINING 154,809 SQUARE FEET OR 3.554 ACRES OF LAND.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DON COLLINS, BEING THE SOLE OWNER DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE, DESCRIBED REAL PROPERTY AS, PERSIMMON DRIVE, AN ADDITION TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS AND WE DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS SHOWN THEREON. THE STREETS 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 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.

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

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

STATE OF TEXAS  
COUNTY OF COLLIN

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

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

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

\_\_\_\_\_  
PRINTED NAME

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

KNOW ALL MEN BY THESE PRESENTS:

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

*"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"* FAC 22 138.33e  
Jason B. Armstrong, RPLS 5557  
Date: 7/18/2025

\_\_\_\_\_  
JASON B. ARMSTRONG  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5557

STATE OF TEXAS  
COUNTY OF COLLIN

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

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

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

\_\_\_\_\_  
PRINTED NAME

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

CERTIFICATE OF APPROVAL  
APPROVED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE PLANNING & ZONING COMMISSION, CITY OF ANNA, TEXAS.

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

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

EXHIBIT A

OWNER/DEVELOPER  
ANNA 51 JOINT VENTURE LP  
2705 CLUB LAKE TRAIL  
MCKINNEY, TX 75072  
214-802-8264

ENGINEER / SURVEYOR

**Westwood**

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

Westwood Professional Services, Inc.  
TFLS FIRM REGISTRATION NO. F-11725  
TFLS FIRM REGISTRATION NO. F-10074301

FP 25-0012  
A FINAL PLAT  
OF  
PERSIMMON DRIVE  
3.554 ACRES TOTAL  
SITUATED IN THE  
THOMAS RATTAN SURVEY, ABSTRACT No. 782,  
CITY OF ANNA, COLLIN COUNTY, TEXAS  
3.404 ACRES JULY, 18 2025 JOB No. CCR21001 WATERS CREEK

2/2



Item No. 6.g.

Planning & Zoning Commission Agenda  
Staff Report

Meeting Date: 8/4/2025  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Approve a Resolution regarding Shaw Addition, Block A, Lot 1, Conveyance Plat (CVP 25-0002)  
Owner: Royce Shaw

**SUMMARY:**

One lot on 39.4± acres on the north side of F.M. 455, 700± feet east of County Road 828. Located in the ETJ.

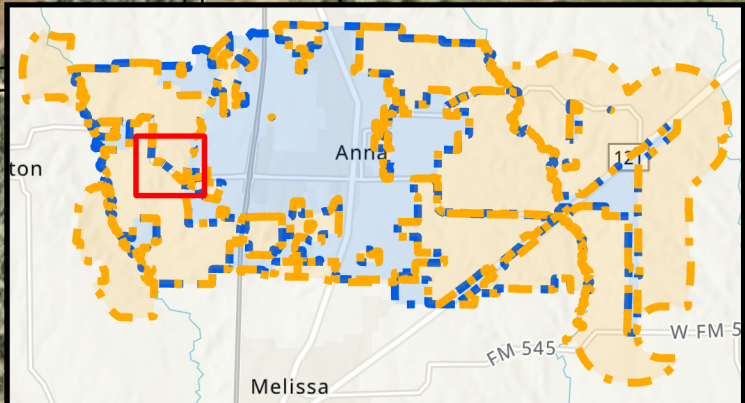
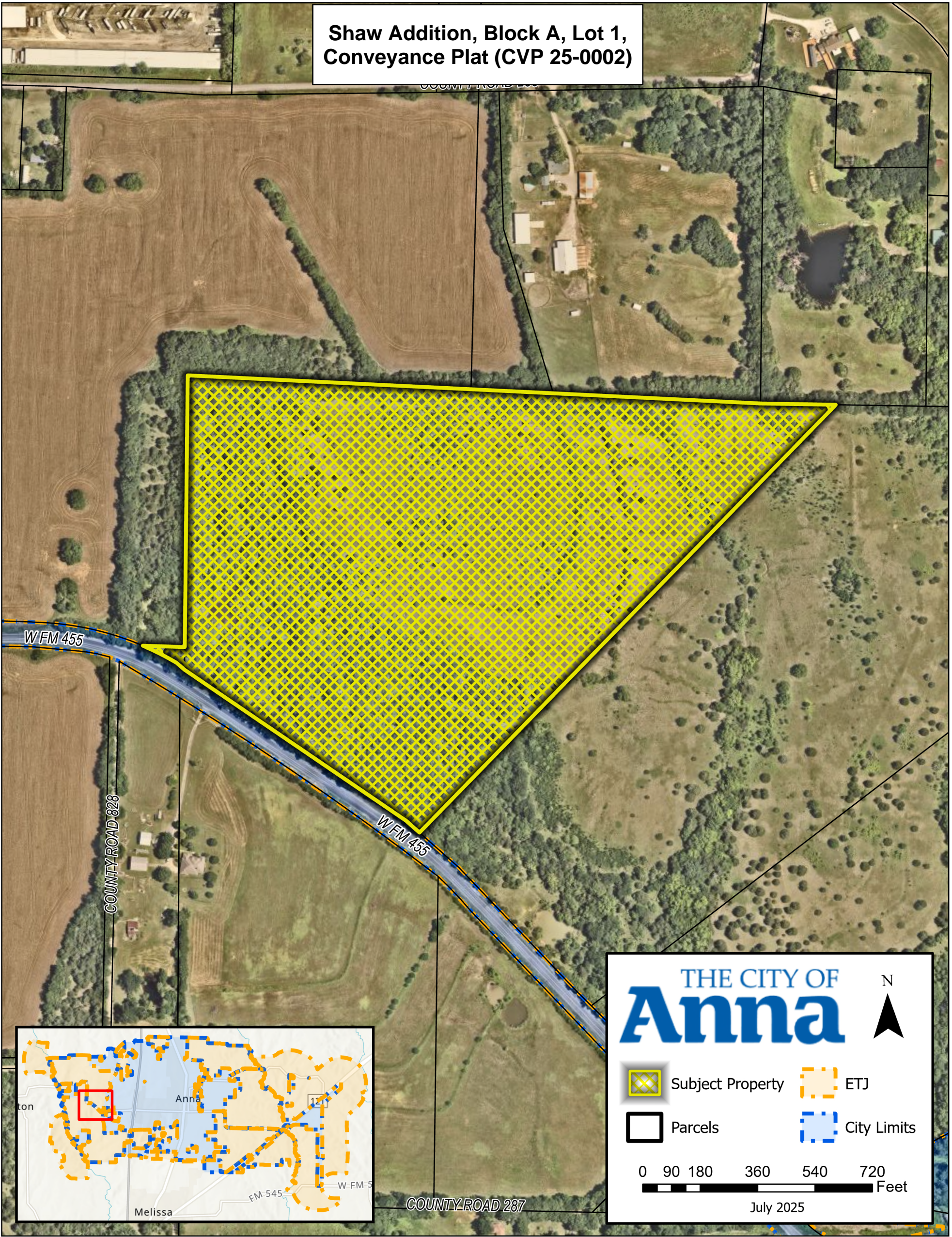
**STAFF RECOMMENDATION:**

Recommended for approval as submitted.

**ATTACHMENTS:**

1. Locator Map - Shaw Addition, Block A, Lot 1, Conveyance Plat (CVP 25-0002)
2. Resolution - Shaw Addition, Block A, Lot 1, Conveyance Plat (CVP 25-0002)
3. Exhibit A - Shaw Addition, Block A, Lot 1, Conveyance Plat (CVP 25-0002)

Shaw Addition, Block A, Lot 1,  
Conveyance Plat (CVP 25-0002)



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

N

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

Scale: 0 90 180 360 540 720 Feet

July 2025

**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2025-08-**

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING SHAW ADDITION, BLOCK A, LOT 1, CONVEYANCE PLAT (CVP 25-0002)**

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

**WHEREAS**, Royce Shaw has submitted an application for the approval of Shaw Addition, Block A, Lot 1, Conveyance Plat; and

**WHEREAS**, the Conveyance 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 Conveyance Plat**

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

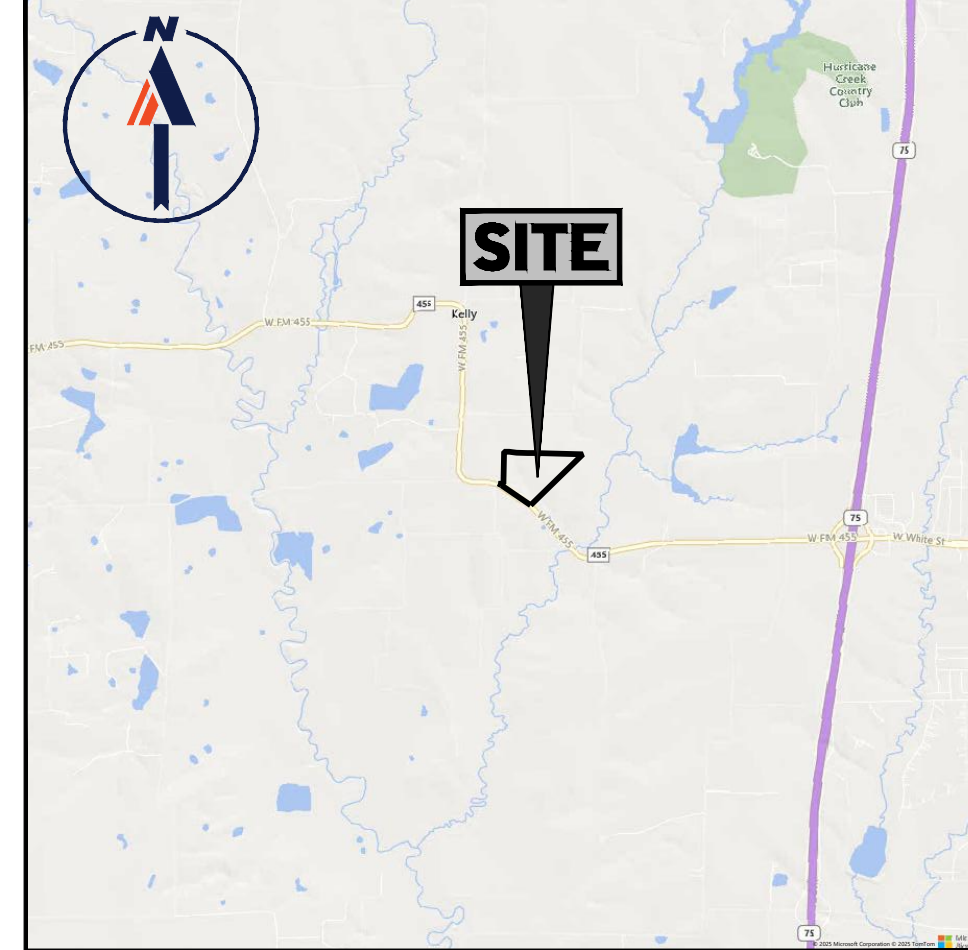
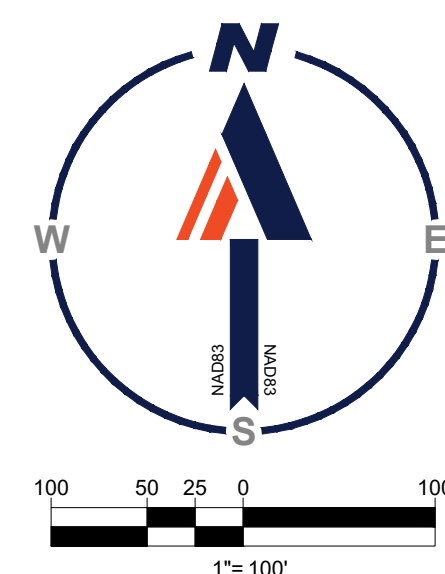
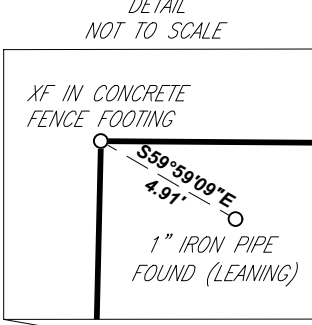
**PASSED AND APPROVED** by the Planning & Zoning Commission of the City of Anna, Texas, on this 4th day of August, 2025.

ATTEST:

APPROVED:

\_\_\_\_\_  
Assistant Director of Development Services,  
Nader Jeri

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



**LOCATION MAP**  
SCALE: 1" = 5000'

**GENERAL NOTES:**

- All corners are one-half inch iron rods with yellow cap stamp "Bohler Eng." unless otherwise noted.
- The basis of bearing is derived from the Texas AllTerra RTKnet Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83. Elevations, if shown, are derived from North American Vertical Datum (NAVD) 88 using GEIOD12A.
- According to Community Panel No. 48085CO155J dated JUNE 02, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program Map, a portion of this property is within Flood Zone "X" (areas determined to be outside 500-year floodplain), which is not a special flood hazard area and a portion of this property is within Flood Zone "A" (areas determined to be in the 500-year floodplain, without base flood elevations), which is a special flood hazard area. The portion of this site that is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
- A conveyance plat is a record of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued, nor permanent public utility service provided, until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Anna. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.

**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

CONVEYANCE PLAT - NOT FOR DEVELOPMENT

**CONVEYANCE PLAT**

**SHAW ADDITION  
BLOCK A, LOT 1  
39.43 ACRE TRACT  
CITY OF ANNA, COLLIN COUNTY, TEXAS  
JOHN M. KINCADE SURVEY, ABSTRACT NO. 510  
MAY 27, 2025**

**CITY PROJECT NUMBER: CVP- 25-0002**

		2800 NETWORK BLVD., SUITE 310 FRISCO, TEXAS 75034 469.438.7300 www.bohlerengineering.com TPELCS No. 10194942				
		LAND SURVEYING SUSTAINABLE DESIGN	SITE CIVIL AND CONSULTING ENGINEERING PROGRAM MANAGEMENT PERMITTING SERVICES	LANDSCAPE ARCHITECTURE TRANSPORTATION SERVICES		
FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TXA240059	07/30/2025	Dr	XT	SB	1" = 100'	1 OF 1
OWNER: SHAW ROYCE P.O. BOX 189 NORMANGEE, TX 79701 CONTACT: SHAW ROYCE EMAIL: ROYCE@NORMANGEESTATEBANK.COM		SURVEYOR: BOHLER LLC 2800 NETWORK BLVD., SUITE 310 FRISCO, TX 75034 PHONE: (469) 468-7300 CONTACT: SCOTT R. BERGHER				

**OWNER'S CERTIFICATE**

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, ROYCE SHAW, is the owner of a 39.43 acre tract of land situated in the John. M. Kincaide Survey, Abstract No. 510, and in the Richard Phalen Survey, Abstract No. 694, in the City of Anna, Collin County, Texas, and being all of a called 39.446 acre tract of land as described in a Warranty Deed with Vendor's Lien to Royce Shaw, recorded in Volume 2825, Page 362, 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 the southeast corner of said 39.446 acre tract and the southwest corner of a called 43.878 acre tract of land as described in a Special Warranty Deed with Vendor's Lien to YN LLC, recorded in Instrument No. 20180827001077280, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said corner also being on the northerly right-of-way line of F.M. 455 (a variable width public right-of-way), from which a 1/2-inch iron rod found for a point of curvature on the southerly right-of-way line of said F.M. 455 bears South 34 degrees 04 minutes 42 seconds West, a distance of 79.32 feet and from which a wooden right-of-way monument found for a point of curvature on the northerly right-of-way line of said F.M. 455 bears an arc length of 215.57 feet and whose chord bears South 48 degrees 50 minutes 28 seconds East, and a chord distance of 215.15 feet;

**THENCE** North 55 degrees 55 minutes 32 seconds West, along the northerly right-of-way line of said F.M. 455, a distance of 915.39 feet to a 1/2-inch iron rod with yellow cap stamped "BOHLER ENG." set for corner and being the beginning of a non-tangent curve to the left, from which a 1/2-inch iron rod found for a point of curvature on the southerly right-of-way line of said F.M. 455 bears South 36 degrees 25 minutes 13 seconds West, a distance of 80.44 feet;

**THENCE** in a northwesterly direction along said curve and the northerly right-of-way line of said F.M. 455, an arc length of 94.03 feet, having a central angle of 06 degrees 42 minutes 08 seconds, a radius of 803.87 feet, and whose chord bears North 61 degrees 39 minutes 11 seconds West, and a chord distance of 93.98 feet to a 1/2-inch iron rod with orange cap stamped "METROPLEX 3689" found for the southwest corner of said 39.446 acre tract and for a point of curvature on the westernmost southerly line of a called 59.536 acre tract of land as described in a Special Warranty Deed to Annalad, LTD., a Texas limited partnership, recorded in Instrument No. 20050601000716950 (O.P.R.C.C.T.), from which a 1/2-inch iron rod found for a point of curvature on the northerly right-of-way line of said F.M. 455 bears an arc length of 341.60 feet and whose chord bears North 77 degrees 10 minutes 41 seconds West, and a chord distance of 339.04 feet;

**THENCE** departing the northerly right-of-way line of said F.M. 455, South 88 degrees 32 minutes 17 seconds East, along the westernmost southerly line of said 59.536 acre tract, a distance of 131.31 feet to an X-cut found in concrete fence footing for the southeast corner of said 59.536 acre tract;

**THENCE** North 01 degree 15 minutes 46 seconds East, along the southernmost east line of said 59.536 acre tract a distance of 833.09 feet to an X-cut found in concrete fence footing for the northwest corner of said 39.446 acre tract and for a reentrant corner on the easternmost south line of said 59.536 acre tract, from which a one-inch iron pipe found bearing South 59 degrees 59 minutes 09 seconds East, a distance of 4.91 feet;

**THENCE** in a southeasterly direction and along the easternmost southerly line of said 59.536 acre tract, the southerly line of a called 17.229 acre tract of land as described in a Quitclaim Deed to Gero Attila Temeşşary and Kirstin Rae Temeşşary, recorded in Instrument No. 20200123000098610 (O.P.R.C.C.T.), and the southerly line of a called 10.07 acre tract of land as described in a Warranty Deed with Vendor's Lien to Cigany Ranch, LLC, recorded in Instrument No. 20190708000793230 (O.P.R.C.C.T.), the following bearings and distances;

- South 89 degrees 37 minutes 32 seconds East, a distance of 130.05 feet to a 1/2-inch iron rod found for an angle point;
- South 83 degrees 59 minutes 40 seconds East, a distance of 198.41 to a 1/2-inch iron rod found for an angle point;
- South 88 degrees 09 minutes 36 seconds East, a distance of 279.41 feet to a 1/2-inch iron rod with orange cap stamped "METROPLEX 3689" found for an angle point;
- South 89 degrees 27 minutes 52 seconds East, a distance of 189.98 feet to a 1/2-inch iron rod found for an angle point;
- South 88 degrees 28 minutes 57 seconds East, a distance of 321.99 feet to a 1/2-inch iron rod with red cap stamped "KHA" found for the easternmost southeast corner of said 59.536 acre tract and the southwest corner of said 17.229 acre tract;
- South 88 degrees 32 minutes 21 seconds East, a distance of 927.49 feet to a 1/2-inch iron rod with yellow cap stamped "BOHLER ENG" found for the northeast corner of said 39.446 acre tract and the northwest corner of said 43.878 acre tract;

**THENCE** South 45 degrees 40 minutes 55 seconds West, passing a 1/2-inch iron rod found along the east line of said 39.446 acre tract and the west line of said 43.878 acre tract at a distance of 605.03 feet, and continuing for a total distance of 1,892.96 feet to the **POINT OF BEGINNING**, and **CONTAINING** 1,717,642 square feet or 39.43 acres, more or less.

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ROYCE SHAW, does hereby adopt this plat designating the hereon described property as, **SHAW ADDITION, BLOCK A, LOT 1**, 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.

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

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

BY:

Royce Shaw (Owner)

Printed Name

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 \_\_\_\_\_ Owner, 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 considerations therein expressed.

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

Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_

CALLLED 38.446 ACRES  
ROYCE SHAW  
VOL. 2825, PG. 362  
D.R.C.C.T.

BLOCK A, LOT 1  
39.43 ACRES OR  
1,717,642 SQ. FT. (GROSS)  
- 0.4345 ACRES  
(R.O.W. DEDICATION)

38.98 ACRES  
OR 1,697,822 SQ. FT. (NET)

ZONE X  
JOHN M. KINCADE SURVEY  
ABSTRACT NO. 510

STATE OF TEXAS §

COUNTY OF COLLIN §

**SURVEYOR'S CERTIFICATE**

Know All Men By These Presents:  
That I, Scott R. Bergherr, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Anna.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Scott R. Bergherr  
Registered Professional Land Surveyor No. 6821

STATE OF TEXAS §

COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

**LEGEND**

- PROPERTY LINE
- EASEMENT BY THIS PLAT
- EXISTING EASEMENT
- (Y)(X)(C)IR(F)(S)
- XF
- INST. NO.
- D.R.C.C.T.
- DOC. NO.
- P.R.C.C.T.
- O.P.R.C.C.T.
- O
- SQ. FT./SF
- AC.
- PFC
- POINT FOR CORNER

**EXHIBIT A**

BOHLER ENGINEERING, ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF BOHLER ENGINEERING. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING. THIS IS PROHIBITED.



Item No. 7.a.

Planning & Zoning Commission Agenda  
Staff Report

Meeting Date: 8/4/2025  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Consider/Discuss/Action on a Resolution regarding Willoughby Three Creeks Ranch Estates, Block A, Lots 1-10, Replat (RP 25-0006)  
Owner: Michael and Kristal Willoughby

**SUMMARY:**

Ten residential lots on 21.5± acres on the west side of Chambersville Road, 200± feet north of Three Creeks Lane. Located in the ETJ.

The applicant is requesting a waiver from:

**Sec. 9.02.081(p) Maximum and minimum length of cul-de-sac streets.** -

*A cul-de-sac street shall not be longer than 600 feet and be a minimum of 400 feet, and at the closed end a cul-de-sac shall have a turnaround bulb with an outside pavement diameter of at least 80 feet and a right-of-way diameter of at least 100 feet. The length of a cul-de-sac shall be measured from the centerline of the intersecting street to the center point of the cul-de-sac bulb.*

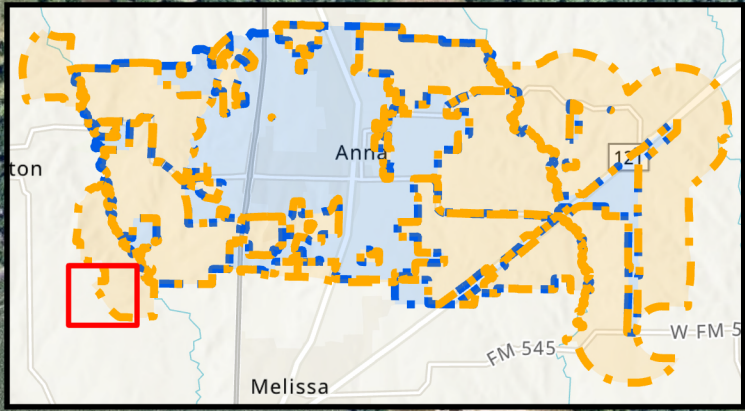
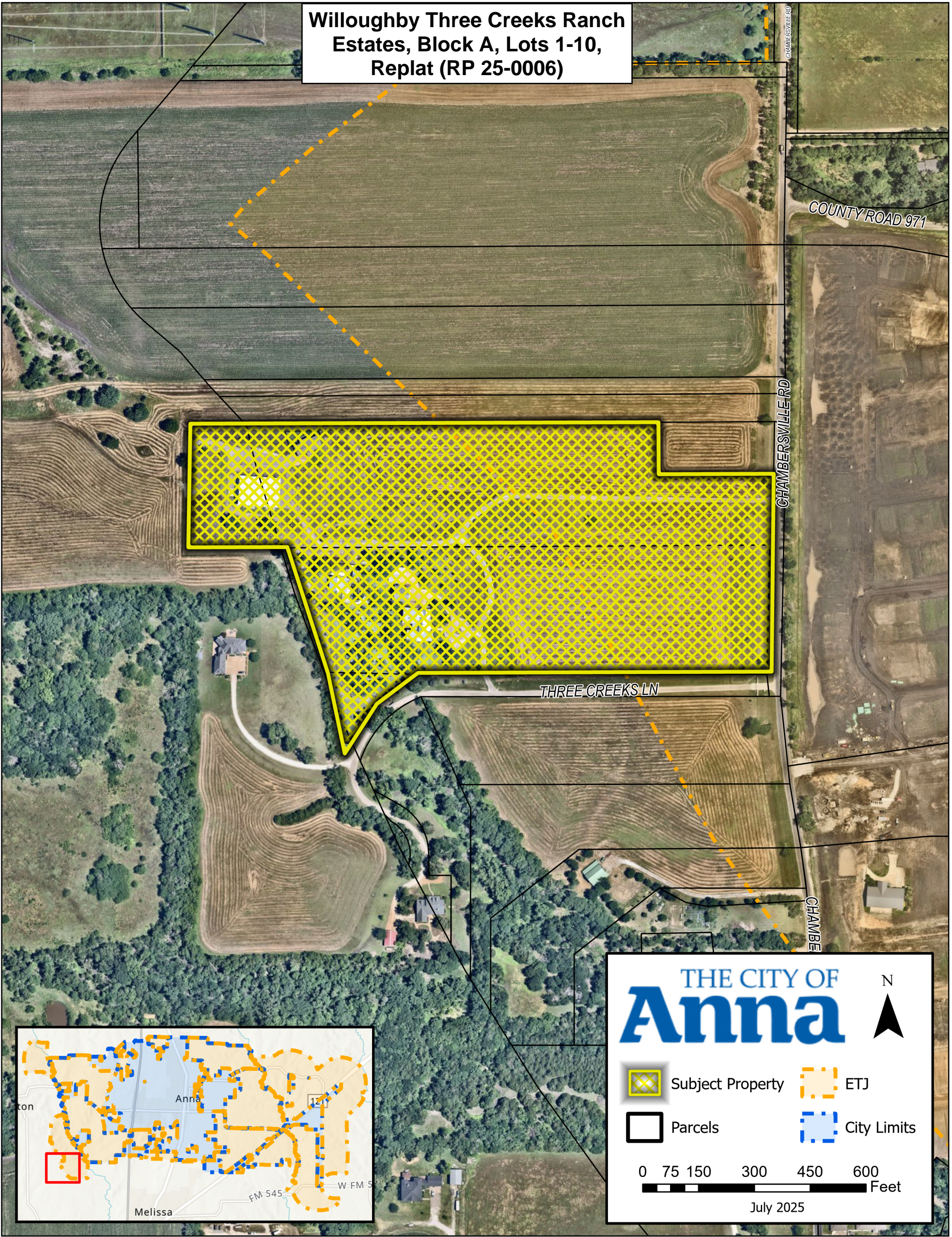
**STAFF RECOMMENDATION:**

Recommended for approval subject to Council approval for a waiver from Article 9.02 Subdivision Regulations, Section 9.02.081(p) Maximum and minimum length of cul-de-sac streets.

**ATTACHMENTS:**

1. Locator Map - Willoughby Three Creeks Ranch Estates, Block A, Lots 1-10, Replat (RP 25-0006)
2. Resolution - Willoughby Three Creeks Ranch Estates, Block A, Lots 1-10, Replat (RP 25-0006)
3. Exhibit A - Willoughby Three Creeks Ranch Estates, Block A, Lots 1-10, Replat (RP 25-0006)
4. Waiver Request - Willoughby Three Creeks Ranch Estates, Block A, Lots 1-10, Replat (RP 25-0006)

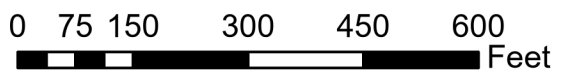
**Willoughby Three Creeks Ranch  
Estates, Block A, Lots 1-10,  
Replat (RP 25-0006)**



THE CITY OF  
**Anna**



-  Subject Property
-  ETJ
-  Parcels
-  City Limits



July 2025

**CITY OF ANNA, TEXAS**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING WILLOUGHBY THREE CREEKS RANCH ESTATES, BLOCK A, LOTS 1-10, REPLAT (RP 25-0006)**

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

**WHEREAS**, Michael and Kristal Willoughby have submitted an application for the approval of Willoughby Three Creeks Ranch Estates, Block A, Lots 1-10, Replat; and

**WHEREAS**, the applicant requests a waiver from Article 9.02 (Subdivision Regulations) regarding maximum and minimum length of cul-de-sac streets; and

**WHEREAS**, the Replat otherwise conforms to the City's Subdivision Regulations and Zoning Ordinance; and

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

**Section 1. Recitals Incorporated**

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

**Section 2. Findings**

- (A) Granting the waiver/suspension will not be detrimental to the public safety, health, or welfare, and will not be injurious to other property or to the owners of other property, and the waiver, suspension, or amendment will not prevent the orderly subdivision of other property in the vicinity;

The subdivision is being created for 10 lots with a dedicated private road. It will not be detrimental to the surrounding properties.

- (B) The conditions upon which the request for a waiver, suspension, or amendment is based are unique to the property for which the waiver, suspension, or amendment is sought, and are not applicable generally to other property;

The Private Road is an existing private driveway parallel to and with a connection to Three Creeks Lane.

- (C) Because of the particular physical surroundings, shape and/or topographical conditions of the specific property involved, a particular undue hardship to the property owner would result, as distinguished from a mere inconvenience or increased expense, if the strict letter of these regulations is carried out;

The Private Road is an existing private driveway parallel to and with a connection to Three Creeks Lane. There are no plans for development of the surrounding properties at this time.

- (D) The waiver, suspension, or amendment will not in any manner vary the provisions of the zoning ordinance, Comprehensive Plan (as amended), or any other adopted plan(s) or ordinance(s) of the City; and

The request for large lots is conformance with the Comprehensive Plan.

- (E) An alternate design will generally achieve the same result or intent as the standards and regulations prescribed herein.

This design will achieve the same result as the standards.

### **Section 3. Approval of Replat**

The City Council hereby approves the waiver regarding maximum and minimum length of cul-de-sac streets for Willoughby Three Creeks Ranch Estates, Block A, Lots 1-10, 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 City Council of the City of Anna, Texas, on this 26th day of August, 2025.

ATTEST:

APPROVED:

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

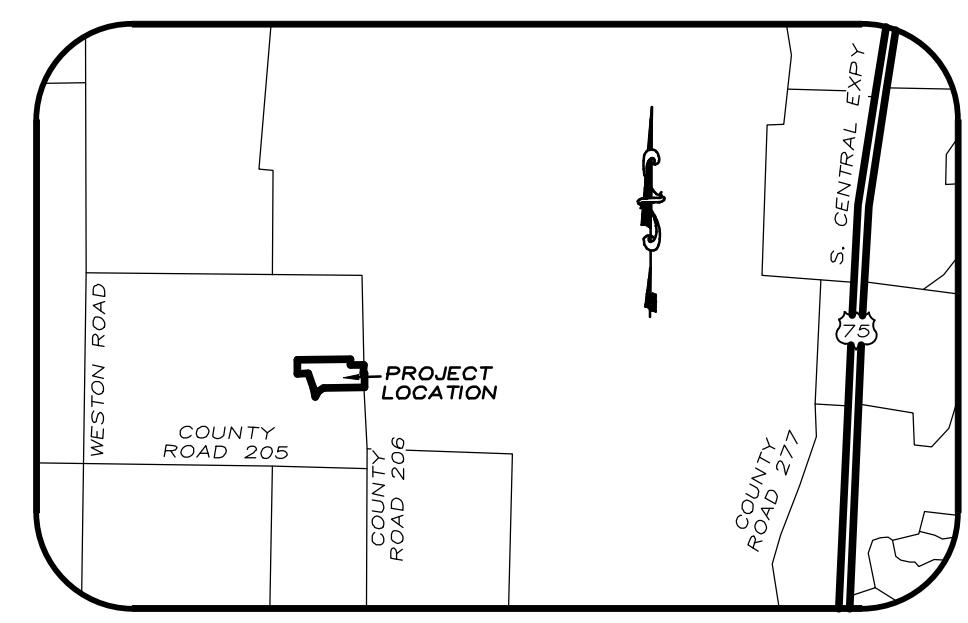
\_\_\_\_\_  
Mayor, Pete Cain

LEGAL DESCRIPTION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, MICHAEL & KRISTAL WILLOUGHBY REVOCABLE TRUST, are the owners of a tract or tracts of land situated in the County of Collin, State of Texas, being a part of Joseph House Survey, Abstract No. 439, and being all of Lot 4R in the Replat of Block 1, Lots 3R & 4R of the Three Creeks Ranch Estates, according to the plat thereof recorded in Book 2022, Page 412, Plat Records, Collin County, Texas, (the same being described in the deed to Michael & Kristal Willoughby Revocable Trust, recorded in Document No. 2023000052760, Official Public Records, Collin County, Texas) and all of a called 10,000 acre tract of land described in the deed to Michael & Kristal Willoughby Revocable Trust, recorded in Document No. 2023000052761, said Official Public Records, and all of a called 0.515 acre tract of land described in the deed to Michael & Kristal Willoughby Revocable Trust, recorded in Document No. 2023000052762, Official Public Records, and being described by metes and bounds as follows:

Beginning at a found 1/2" steel rod for the eastern-most northeast corner of said Lot 4R, common to the southeast corner of Lot 3R of said Replat of Block 1, Lots 3R & 4R of the Three Creeks Ranch Estates, and on the westerly right-of-way line of County Road No. 206 (AKA Chambersville Road);
Thence South 00'37'29" West, a distance of 192.52 feet to a set 1/2" steel rod for the southeast corner of said Lot 4R, and on the northerly line of said 10,000 acre tract;
Thence North 89'26'29" East, a distance of 30.01 feet to a set P/K nail for the northeast corner of said 10,000 acre tract, and in said County Road No. 206;
Thence South 00'37'08" West, a distance of 340.13 feet to a set P/K nail for the southeast corner of said 10,000 acre tract, common to the northeast corner of a called 14,014 acre tract of land described in the deed to James M. Orr and Elaine R. Orr, recorded in Volume 4742, Page 3328, said Official Public Records;
Thence South 89'26'29" West, a distance of 980.79 feet to a set 1/2" steel rod found for the northeast corner of said 0.515 acre tract, common to the northern-most northwest corner of said 14,014 acre tract;
Thence South 53'04'59" West, a distance of 140.85 feet to a set 1/2" steel rod;
Thence South 32'34'27" West, a distance of 158.92 feet to a found 5/8" steel rod for the southerly corner of said 0.515 acre tract, and on the easterly line of Tract 2B of Tract 2A and 2B, Block 1, Three Creeks Ranch Estates, according to the plat thereof recorded in Document No. 20111230010002680, Map Records of Collin County, Texas;
Thence North 11'50'54" West, a distance of 220.86 feet to a set 1/2" steel rod for the northwest corner of said 0.515 acre tract, common to the southwest corner of said 10,000 acre tract;
Thence North 18'01'41" West, a distance of 356.50 feet to a found 5/8" steel rod for the northwest corner of said 10,000 acre tract, and on the southerly line of said Lot 4R;
Thence South 89'26'29" West, a distance of 266.41 feet to a found 1/2" steel rod for the southwest corner of said Lot 4R;
Thence North 00'50'54" East, a distance of 332.55 feet to a found 1/2" steel rod for the northwest corner of said Lot 4R;
Thence North 89'26'29" East, a distance of 1260.78 feet to a set 1/2" steel rod for the northern-most northeast corner of said Lot 4R, common to the northwest corner of said Lot 3R;
Thence South 00'33'31" East, a distance of 139.97 feet to a found 1/2" steel rod for the southwest corner of said Lot 3R;
Thence North 89'26'29" East, a distance of 309.76 feet to the Point of Beginning and containing 21.53 acres (937,918 square feet) of land, more or less.
All 1/2" steel rods set with a plastic yellow cap stamped "RPLS 4709"
All P/K nails set with an aluminum washer stamped "RPLS 4709"



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon where properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Anna, Texas.

Douglas W. Underwood Registered Professional Land Surveyor, No. 4709

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Douglas W. Underwood, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

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

Notary Public in and for the State of Texas
Commission Expires: \_\_\_\_\_

CERTIFICATE OF APPROVAL

Approved on this \_\_\_ day of \_\_\_, 20\_\_\_, by the City Council, City of Anna, Texas.

Mayor
City of Anna, Texas

ATTEST:
City Secretary
City of Anna, Texas

OWNER'S CERTIFICATE OF DEDICATION

NOTHING KNOW ALL MEN BY THESE PRESENTS: THAT, MICHAEL & KRISTAL WILLOUGHBY REVOCABLE TRUST, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as the WILLOUGHBY THREE CREEKS RANCH ESTATES, in 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, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

WITNESS MY HAND this \_\_\_ day of \_\_\_, 2025.

BY: MICHAEL & KRISTAL LOREE WILLOUGHBY REVOCABLE TRUST

MICHAEL CRAIG WILLOUGHBY, CO-TRUSTEES

KRISTAL LOREE WILLOUGHBY, CO-TRUSTEES

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

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared MICHAEL WILLOUGHBY, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

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

Notary Public in and for the State of Texas
Commission Expires: \_\_\_\_\_

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

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared KRISTAL WILLOUGHBY, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

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

Notary Public in and for the State of Texas
Commission Expires: \_\_\_\_\_

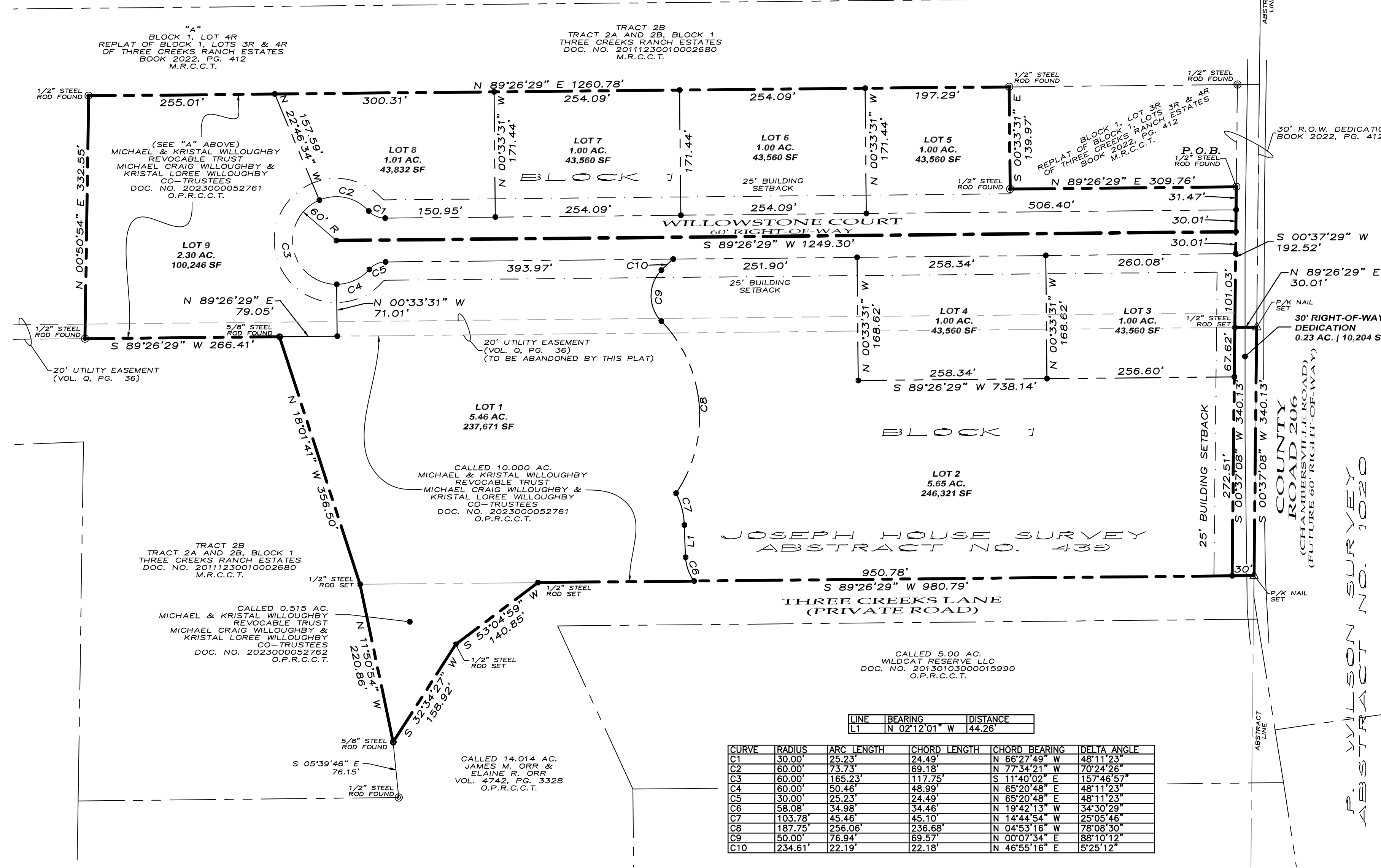


Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Contains curve data for C1 through C10.

HEALTH DEPARTMENT CERTIFICATION

I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Registered Sanitarian or Designated Representative
Collin County Developmental Services

- 1. (Due to the site evaluator's determination that all lots are predominately class IV soils) All lots must utilize alternative type On-Site Sewage Facilities.
2. Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/streams, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.
3. There are no easements on any of the lots.
4. There were several existing structures/dwelling and two (2) existing, associated OSSFs on lot 1 at the time of approval.
5. The easternmost existing OSSF on lot 1 is a conventional OSSF - if the existing conventional system ever fails or if changes are ever made to the existing structure(s), repairs and/or upgrades to the existing system will NOT be allowed. The entire system must be replaced with an approved alternative system(s).
6. The westernmost existing OSSF on lot 1 (connected to the pool house at the time of approval) is an alternative system that is suitable for the site and existing structure. Any changes to the existing structure or to the existing OSSF must be reviewed by CCDS prior to construction for compliance with OSSF regulations.
7. The RS As-Builts submitted with the plat shows all existing OSSF components for lot 1 to be completely within the boundaries of lot 1. If any of the OSSF components are actually over the any of the lot lines and continue onto another parcel or if required setbacks are not met, the entire system(s) must be replaced with an approved alternative system(s) (after review and permitting through CCDS)
8. There were no permitted/approved existing structures with associated OSSF(s) on lots 3, 4, 5, 6, 7, 8 or 9 at the time of approval. Any existing structures with OSSFs on lots 3, 4, 5, 6, 7, 8 or 9 must be reviewed and permitted by Collin County Developmental Services prior to any use or legally abandoned immediately if no longer in use.
9. Tree removal and/or grading for OSSF may be required on individual lots.
10. There are no water wells noted in this subdivision and no water wells are allowed on any lot without prior approval from Collin County Developmental Services.
11. Each lot is limited to a maximum of 5,000 gallons of treated/discharged sewage each day.
12. Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

LEGEND table with symbols for P.O.B., 1/2" STEEL ROD SET, 5/8" STEEL ROD FOUND, etc.

- 1. Water Supply to be provided by The North Collin WSC.
2. Sewer service to be provided by a private sewer system approved by Collin County.
3. Electrical service is provided by GCEC.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Anna will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. Neither the City of Anna or the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the Texas State Plane Coordinate System (NAD-83) Texas North Central Zone (4202) Grid.
10. The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by FIRM Map No. 48085C0135J & 48085C014J, Dated June 02, 2009.
11. 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 withholdings of utilities and building certificates.
12. The purpose of this replat is to create 10 Lots.

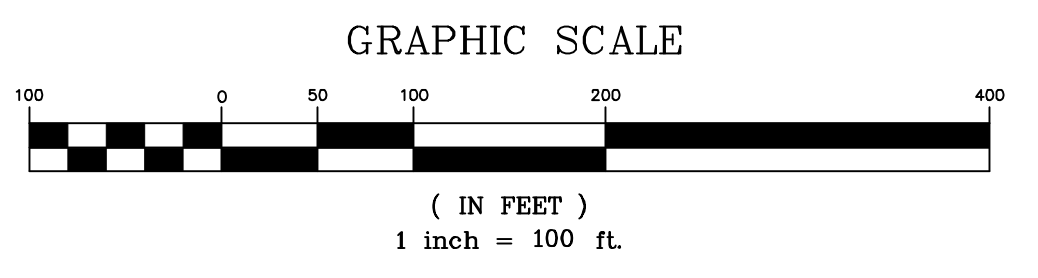


EXHIBIT A

OWNER: MICHAEL CRAIG WILLOUGHBY & KRISTAL LOREE WILLOUGHBY
SURVEYOR: DOUGLAS W. UNDERWOOD
1275 THREE CREEKS LANE, CELINA, TX 75009
3404 INTERURBAN ROAD, DENISON, TEXAS 75021



Michael and Kristal Willoughby Revocable Trust  
1275 Three Creeks Ln.  
Celina, TX 75009

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

Re: Waiver Request – Willoughby Three Creeks Ranch Estates Preliminary Plat

Commission and Council Members:

As the applicant, I have submitted the preliminary plat for consideration by the City of Anna Planning & Zoning Commission and City Council at upcoming hearings. I respectfully request that the Willoughby Three Creeks Ranch Estates preliminary plat be approved with a waiver to the following requirement:

- **9.02.081 (p) Minimum length of cul-de-sac streets.** A cul-de-sac street shall not be longer than 600 feet.

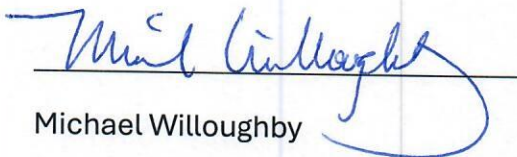
I am requesting that this requirement be modified to allow the use of a longer cul-de-sac street. This waiver is requested for the following reasons:

- A. Due to the unique shape and configuration of our property, the longer cul-de-sac street allows us to access and utilize the available property for development.
- B. The topographic constraints of the property, as well as the lack of current or planned nearby public streets running parallel to our planned private cul-de-sac street eliminates the possibility of any mid-block street connections and necessitates the need for the longer cul-de-sac street to access and develop the remaining portions of the property.
- C. A maximum of 9 lots are serviced by the cul-de-sac street, of which Lot 2, Lot 3 and Lot 5 each also have direct access to County Road 206. Lot 1 also has additional access to County Road 206 via the Three Creeks Lane private road usage easement filed with Collin County, leaving only 5 lots, which cannot be subdivided, serviced exclusively by the cul-de-sac street. This will minimize congestion, provide for delivery of municipal services, and maintain reasonable convenience to residents of the subdivision in traveling to and from their homes.

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

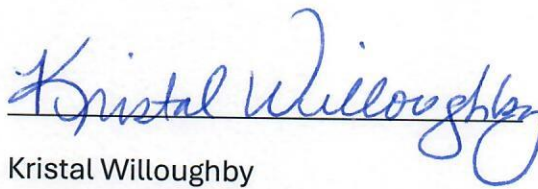
Sincerely:

Michael and Kristal Willoughby  
for the Michael and Kristal Willoughby Revocable Trust

  
Michael Willoughby

July 21, 2025

Date

  
Kristal Willoughby

July 21, 2025  
Date



Item No. 7.b.

Planning & Zoning Commission Agenda  
Staff Report

Meeting Date: 8/4/2025  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Conduct a Public Hearing/Consider/Discuss/Action on a recommendation for an Ordinance regarding a request to amend an existing Planned Development to allow for an increase in the maximum number of SF-60 lots in the area. (PD 25-005)  
Owner: TFCC Coyote, LLC

**SUMMARY:**

**This Item requires a Public Hearing.**

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

The applicant is requesting to amend language in the existing Planned Development zoning to allow areas originally planned to be Single-Family Attached Dwellings to now be Single-Family Detached Dwellings on modified lots.

**HISTORY**

**Resolution No. 2021-10-1033** (October 26, 2021) - City Council approved a Pre-Annexation Development Agreement for the Coyote Meadows neighborhood.

**Ord. No. 956-2022 & Ord. No. 957-2022** (January 25, 2022) - City Council approved Annexation & Zoning for the Coyote Meadows neighborhood.

**CASE OVERVIEW**

The applicant is requesting to modify the existing Planned Development Zoning to allow for additional Single-Family Detached Dwellings where Single-Family Attached Dwellings are currently permitted.

The Planned Development currently states:

*ii. Maximum number of lots:*

- A. Maximum number of residential lots (combined total of SF-60, SF-Z, and SF-TH, but not including common area or open space lots): 731 lots*
- B. Maximum number of SF-60 lots: 250 lots*
- C. Maximum number of SF-Z lots: 309*
- D. Maximum number of SF-TH lots: 154 lots*

It should be noted that there is a discrepancy in the existing Planned Development

language. The sum of the three lot types equals to 713 lots. As part of this amendment, the applicant wants to increase the number of SF-60 lots and reduce the number of SF-TH lots. The text would change as follows:

*B. ~~Maximum~~-Minimum number of SF-60 lots: 250 lots*

In the previously approved Final Plats for Phase 1B and Phase 2 of the Coyote Meadows neighborhood, these 93 SF-TH lots ranged in depth from 105 feet to 130 feet. The applicant is not changing the configuration of the streets or trails and proposes to maintain the lot depths. A modified lot depth will impact the minimum lot area unless the lot width is also increased. The applicant is requesting to modify the regulations for these lots as outlined in Table 1.

**TABLE 1**

	<b>SF-60</b>	<b>SF-60(C)*</b>	<b>SF-Z</b>	<b>SF-TH</b>
Maximum Height (feet)	35'	35'	35'	35'
Side Yard, Interior (feet)	5'	5'	5'	10' Between Buildings
Side Yard, Corner Lot, Street Side (feet)	10'	10'	10'	10'
Rear Yard (feet)	20'	20'	20'	20'
Front Yard (feet)	20'	20'	20'	20'
Lot Area (feet)	6,000	5,000	4,800	2,600
Min. Lot Width (feet)	50'	50'	40'	26'
Min. Lot Depth (feet)	120'	100'	120'	100'
Max. Lot Coverage (%)	55%	55%	55%	60%
Building Size (square feet)	1,500	1,500	1,200	1,200

*\*(C) – Denotes SF-60 lots converted from SF-TH lots. Min. SF-TH lot depths apply.*

Responses

As of Tuesday, July 29, 2025, staff have received zero (0) responses in favor or in opposition of this item.

Surrounding Land Uses

<b>Direction</b>	<b>Land Use</b>	<b>Zoning</b>	<b>Comprehensive Plan</b>	<b>Downtown District / Downtown Character Areas</b>
<b>North</b>	Single-Family Detached Dwellings (Sweetwater Crossing) & Vacant	PD/SF-72/C-1	Suburban Living	N/A

<b>East</b>	commerical Vacant land & Single-Family Detached Dwellings	ETJ, SF-E, AG	Suburban Living	N/A
<b>South</b>	Vacant land & Single-Family Detached Dwellings	ETJ, DT/ND, AG	Suburban Living & Urban Living	Neighborhood / Transitional Development
<b>West</b>	Multi-family Dwellings & Single- Family Detached Dwellings	AG, SF-E, MF- 1, SF-1, PD/SF-TH, TF	Community Commercial	Neighborhood / Adaptive Reuse / Infill & Intown Residential

## **COMPATIBILITY CONSIDERATIONS**

### **Future Land Use Plan (FLUP): Suburban Living & Urban Living**

*Suburban Living neighborhoods consist predominantly of single-family housing on detached lots. Home sites are in platted subdivisions with connections to public utilities, residential streets and sidewalks, open space, parks and amenities. This PlaceType is found near neighborhood commercial and commercial centers. Suburban living provides the population necessary to support the nearby commercial and professional office uses within the surrounding corridors. Residential uses are typically self-contained with a buffer from non-residential developments through transitional uses and landscaped areas. Lot sizes in Suburban Living are typically less than 1 acre.*

*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: Neighborhood / Transitional Development**

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 Transitional Development Character Area.

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

## **CONCLUSION**

The request is to change 93 SF-TH lots to 49 SF-60 lots and for these lots to have a minimum 100-foot lot depth and minimum 5,000-square foot lot area. The request is in conformance with both the Comprehensive Plan and Downtown Master Plan.

The Planning and Zoning Commission can recommend approval, approval with stipulations, or denial to City Council. This item has been noticed for the August 26, 2025 Council meeting.

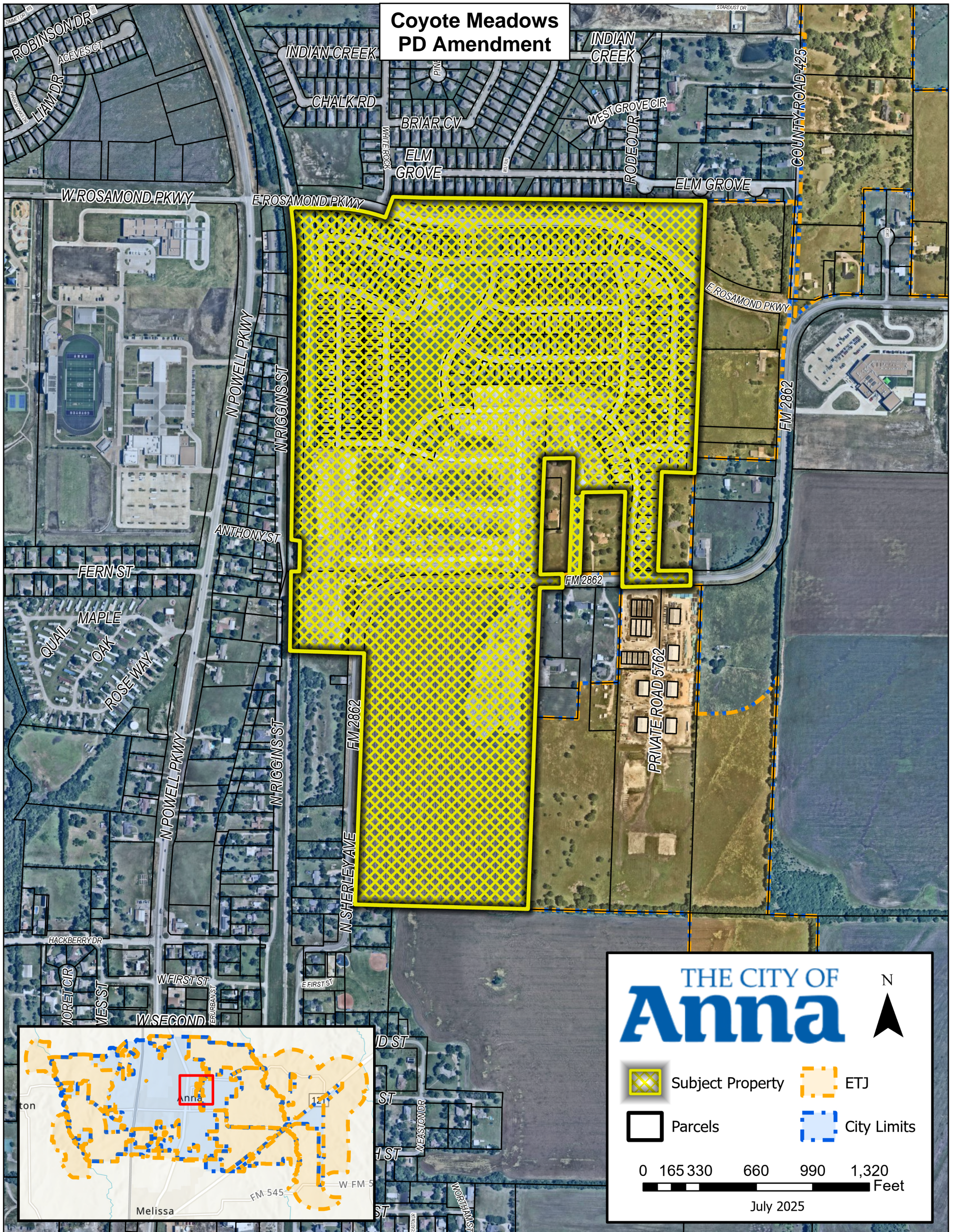
## **STAFF RECOMMENDATION:**

Recommended for approval as submitted.

## **ATTACHMENTS:**

1. Locator Map - Coyote Meadows PD Amendment (PD 25-0005)
2. Ordinance - Coyote Meadows PD Amendment (PD 25-0005)
3. Exhibit 1 (Legal Description) - Coyote Meadows PD Amendment (PD 25-0005)
4. Exhibit 2 (Zoning Exhibit) - Coyote Meadows PD Amendment (PD 25-0005)
5. Phase 1C Before & After - Coyote Meadows PD Amendment (PD 25-0005)
6. Phase 2B Before & After - Coyote Meadows PD Amendment (PD 25-0005)

# Coyote Meadows PD Amendment



**CITY OF ANNA, TEXAS**

**(Property zoned under this Planned Development ordinance is generally located on the south side of Rosamond Parkway, 279± feet east of N. Powell Parkway)**

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

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

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

**WHEREAS**, the City has received a requested to amend the zoning and development regulations in Ordinance No. 957-2022 from TFCC Coyote, LLC on Property described in Exhibit 1 and depicted in Exhibit 2 ("Property") attached hereto and incorporated herein for all purposes as if set forth in full; and

**WHEREAS**, the applicant previously entered into a pre-annexation agreement for said Property (Resolution No. 2021-10-1033) including an agreement for architectural standards; and

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

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

**Section 1. Recitals Incorporated**

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

**Section 2. Zoning Change**

The Anna City Code of Ordinances (the "Anna Code") are hereby amended by amending the zoning of the Property described in Exhibit 1 and depicted in Exhibit 2.

**1. Purpose.**

The purpose of this Planned Development District is to facilitate the development of high-quality Single-Family Residence subdivision.

**2. Definitions.**

Except as otherwise provided herein, the definitions in the City’s Zoning Ordinance shall apply.

**3. Development Standards.**

a. General Terms

- i. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the Planning and Development Regulations except as modified per Ordinance No. 957-2022 and as otherwise specified herein.
- ii. Maximum number of lots:
  - A. Maximum number of residential lots (combined total of SF-60, SF-Z, and SF-TH, but not including common area or open space lots): 731 lots
  - B. Minimum number of SF-60 lots: 250 lots
  - C. Maximum number of SF-Z lots: 309
  - D. Maximum number of SF-TH lots: 154 lots

[...]

**APPENDIX 1. ZONING DISTRICT AREA REGULATIONS**

Each lot type shall be developed in accordance with the area regulations contained in Table 1 below.

**TABLE 1**

	<b>SF-60</b>	<b>SF-60(c)</b>	<b>SF-Z</b>	<b>SF-TH</b>
Maximum Height (feet)	35'	35'	35'	35'
Side Yard, Interior (feet)	5'	5'	5'	(b)
Side Yard, Corner Lot, Street Side (feet)	10'	10'	10'	10'

Rear Yard (feet)	20'	20'	20'	25' 20'
Front Yard (feet)	20'	20'	20'	20'
Lot Area (feet)	6,000	<u>5,000</u>	4,800	2,600 per unit
Min. Lot Width (feet)	50'	50'	40'	26'
Min. Lot Depth (feet)	120'	<u>100'</u>	120'	100'
Max. Lot Coverage (%)	55%	55%	55%	60%
Building Size (square feet)	1,500	1,500	1,200	1,200

(b) 10 feet between ends of buildings.

(c) Lots previously platted as SF-TH and converted to SF-60 lots may reduce Lot Depth and Lot Area.

[...]

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

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

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

It is hereby declared to be the intention of the City Council that the words, sentences, paragraphs, subdivisions, clauses, phrases, and provisions of this ordinance are severable and, if any phrase, sentence, paragraph, subdivision, clause, or provision of this ordinance shall be declared unconstitutional or otherwise invalid or inapplicable by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality, invalidity or inapplicability shall not affect any of the remaining words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional, invalid or inapplicable words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions. Further, all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are consistent and do not conflict with the terms and provisions of this ordinance are hereby ratified to the extent of such consistency and lack of conflict, and all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are inconsistent or in conflict with the terms and provisions contained in this ordinance are hereby repealed only to the extent of any such conflict. Notwithstanding any provision of this ordinance or the Anna Code, it is intended that this ordinance fully comply with Chapter 3000 of the Texas Government Code ("Chapter 3000") and this ordinance shall and the City Code shall be interpreted in a manner to comply with Chapter 3000. For the purposes of this ordinance, any provision of the City Code that

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

**Section 5. Penalty**

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

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

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

**PASSED** by the City Council of the City of Anna, Texas this 26th day of August 2025.

ATTESTED:

APPROVED:

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

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

## METES AND BOUNDS DESCRIPTION

### TRACT 1

Being a tract of land situated in the Gwynn Morrison Survey, Abstract No. 559 and the Henry Brantley Survey, Abstract No. 71, Collin County, Texas, being all of a tract conveyed to TFCC Coyote, LLC, by deeds recorded in Document No.'s 20211202002453240, 20211202002452310 and 20211203002458060 in Deed Records of Collin County, Texas, collectively being more particularly described as follows:

BEGINNING at the most southerly southeastern corner of said TFCC Coyote, LLC and the northeast corner of a tract of land conveyed to Ralph E. Graham, III and David J. Graham, by deed recorded in Document No. 20070413000503260, Deed Records of Collin County, Texas;

THENCE, N 88°05'51" W, 288.90 feet to the northwest corner of said Graham tract and lying in the east right-of-way line of T and O Railroad;

THENCE, N 00°46'23" E, 2167.43 feet along said T and O Railroad to the beginning of a non-tangent curve to the left;

THENCE around said non-tangent curve to the left having a central angle of 07°55'44", a radius of 3044.23 feet, a chord of N 03°15'12" W - 420.94 feet, an arc length of 421.28 feet to the southwest corner of a tract of land conveyed to Wal-Mat, Inc., by deed recorded in Volume 5844, Page 1650, Deed Records of Collin County, Texas;

THENCE, S 89°20'00" E, 189.36 feet to the beginning of a tangent curve to the right;

THENCE around a tangent curve to the right having a central angle of 19°19'48", a radius of 930.00 feet, a chord of S 79°40'05" E - 312.27 feet, an arc length of 313.76 feet the southeast corner of said Wal-Mat tract;

THENCE, N 20°19'16" E, 130.00 feet to the south line of Block A of Sweetwater Crossing, an addition to the City of Anna, according to the plat recorded in Volume R, Page 197, Plat Records of Collin County, Texas;

THENCE, S 89°15'24" E, 558.34 feet to a point for corner;

THENCE, S 89°20'00" E, 381.91 feet to a point for corner;

THENCE, S 89°22'44" E, 478.62 feet to a point for corner;

THENCE, S 89°18'38" E, 402.24 feet to 1/2 inch iron rod found at the northeast corner of said TFCC Coyote, LLC tract and the common northwest corner of a tract of land conveyed to David and Nely Johnson Revocable Trust, by deed recorded in Document No. 20181126001443680, Deed Records of Collin County, Texas;

THENCE, S 02°12'50" W, 867.04 feet to the southwest corner of said Johnson tract and the northwest corner of a tract of land conveyed to Mahavir Semwal and Vandana Semwal, by deed recorded in Document No. 20150629000780840, Deed Records of Collin County, Texas;

THENCE, S 01°57'36" W, 723.11 feet to a point at the northeast corner of a tract of land conveyed to Rodney Wayne Kanady, by deed recorded in Document No. 20170804001039210, Deed Records of Collin County, Texas;

THENCE, N 87°57'19" W, 188.81 feet to a point at the northwest corner of said Kanady tract;

THENCE, S 02°02'42" W, 578.10 to the southwest corner of said Kanady tract and lying in said north right-of-way line of Houston Street;

THENCE, S 89°10'11" W, 212.50 feet to the southeast corner of a tract of land conveyed to Richard Beazley, by deed recorded in Document No. 20170818001110510, Deed Records of Collin County, Texas;

THENCE, N 02°03'20" E, a distance of 465.60 feet to a 5/8 inch iron rod found at the northeast corner of said Beazley tract;

THENCE, S 89°09'51" W, 249.10 feet to a 5/8 inch iron rod found at the northwest corner of said Beazley tract;

THENCE, S 02°03'20" W, 467.15 feet to a 5/8 inch iron rod found at the southwest corner of said Beazley tract and lying in said north right-of-way line of Houston Street;

THENCE, S 89°10'05" W, 60.08 feet to a 5/8 inch iron rod found;

THENCE, N 02°03'20" E, 667.79 feet to a 5/8 inch iron rod found;

THENCE, S 89°09'51" W, 169.90 feet to the northwest corner of said Beazley tract;

THENCE, S 02°03'20" W, 667.71 feet to the north right-of-way line of Houston Street (variable width right-of-way);

THENCE, S 89°06'33" W, along said north right-of-way line of Houston Street a total distance of 759.84 feet to the beginning of a non-tangent curve to the left;

THENCE around said non-tangent curve to the left having a central angle of 87°11'14", a radius of 362.75 feet, a chord of S 45°30'53" W - 500.26 feet, an arc length of 552.00 feet;

THENCE, S 01°55'50" W, 105.17 feet to the POINT OF BEGINNING with the subject tract containing 4,831,475 square feet or 110.915 acres of land.

## TRACT 2

BEING a tract of land situated in the Guinn Morrison Survey, Abstract No. 559, City of Anna, Collin County, Texas, being part of a tract (Tract Two) conveyed to TFCC Coyote, LLC, by deed recorded in DOC. No. 20211202002452680, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2 inch capped iron rod found at the northwest corner of Villarreal Addition, an addition to the City of Anna, Collin County, Texas, according to the map or plat thereof recorded in Instrument No. 20080919010003360, Official Public Records of Collin County, Texas and lying in the south right-of-way line of Houston Street (variable width right-of-way) and being the northeast corner of the herein described tract of land;

THENCE, S 02°04'33" W, 1876.77 feet along the west line of said Villarreal Addition to a 3/8 inch iron rod found lying in the north line of a tract of land conveyed to MJLA Adams, Ltd., by deed recorded in Instrument No. 20110505000462590, Official Public Records of Collin County, Texas;

THENCE, N 88°29'18" W, passing at a distance of 772.76 feet the northeast corner of a tract of land conveyed to Ann J. Ashmore, by deed recorded in Volume 2398, Page 900, Deed Records of Collin County, Texas and continuing along said Ashmore tract a total distance of 1012.76 feet to the northwest corner of said Ashmore tract and lying in the east right-of-way line of E. Hackberry Lane (variable width right-of-way);

THENCE along said east right-of way line of E. Hackberry Lane, the following courses and distances:

N 02°08'33" E, 1581.50 feet;

N 19°06'33" E, 149.30 feet;

N 48°40'33" E, 130.50 feet;

THENCE, N 76°51'33" E, 135.10 feet along said south right-of-way line of Houston Street;

THENCE, N 89°11'33" E, 742.90 feet along said south right-of-way line of Houston Street to the POINT OF BEGINNING with the subject tract containing 1,861,237 square feet or 42.728 acres of land.

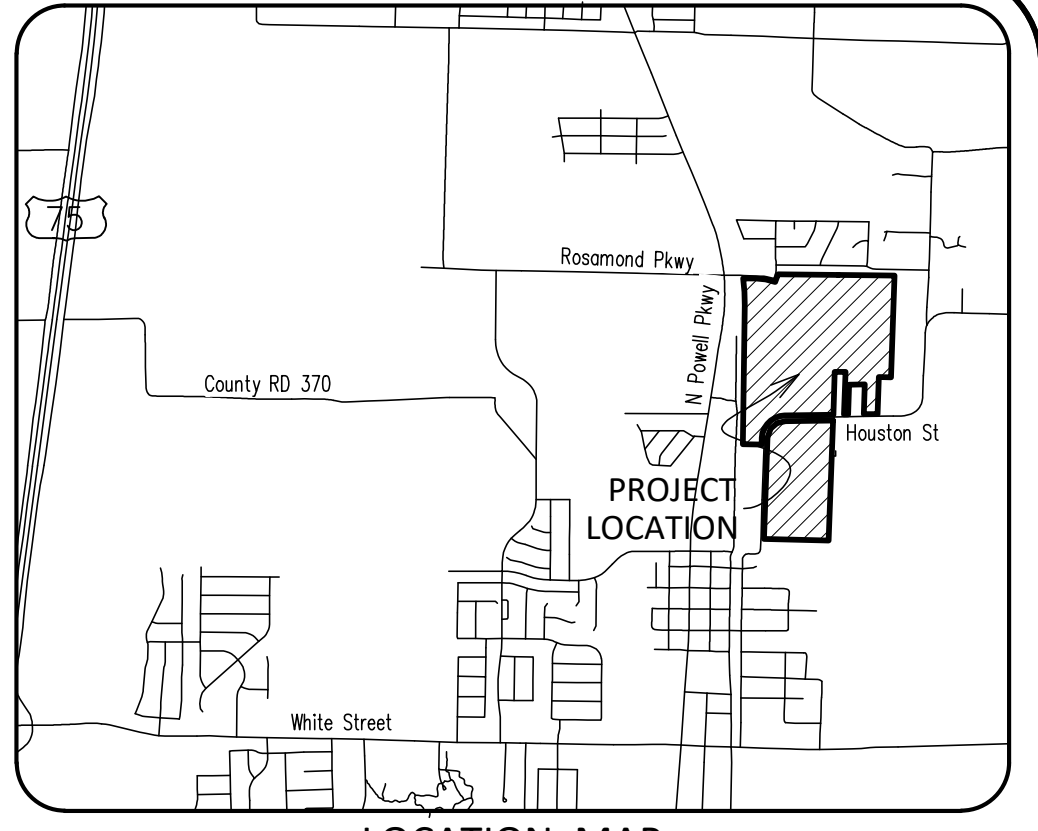
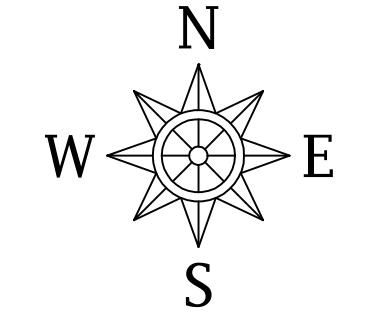
THE total subject tracts 1 and 2 containing 6,692,712 square feet or 153.643 acres of land.

Block F  
39  
COMMERCIAL TRACT

SWEETWATER CROSSING

WAL-MAT, INC.

Vol. 5844, Pg. 1650 DRCCT



Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).

LOCATION MAP  
Not To Scale

DAVID AND NELY JOHNSON  
REVOCABLE TRUST  
Doc. No. 201812600143680 DRCCT

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
■	POWER POLE
⊙	SAN. SEWER MANHOLE
⊕	STORM SEWER MANHOLE
⊙	LIGHT POLE/STANDARD
⊙	GLY WIRE ANCHOR
⊙	SIGNPOST
⊙	FIRE HYDRANT
⊙	GAS MARKER
FCC	FIBROPTIC CABLE MARKER
EM	ELECTRIC METER
⊙	IRRIGATION CONTROL VALVE
⊙	WATER VALVE
⊙	WATER METER
SSCO	SANITARY SEWER CLEANOUT
OHE	OVERHEAD POWER LINE
CM	CONTROL MONUMENT
MH	Manhole
SS	Sanitary Sewer

R=930.00'  
L=313.76'  
T=158.38'  
CB=579'40'05"E  
CL=312.27'  
D=141'14.48"

R=3044.23'  
L=421.28'  
T=210.98'  
CB=13'15'12"W  
CL=420.94'  
D=1'55'44"

GUINN MORRISON SURVEY  
ABSTRACT NO. 559

TFCC COYOTE, LLC  
DOC. NO. 20211202002453240  
DOC. NO. 20211202002452310  
DOC. NO. 20211203002458060  
DRCCT  
TRACT 1

MAHAVIR SEMWAL AND  
VANDANA SEMWAL  
Doc. No. 20150629000780840 DRCCT

MAHAVIR SEMWAL AND  
VANDANA SEMWAL  
Doc. No. 20150629000780840 DRCCT

JOSE R. MEDINA  
Vol. 4325, Pg. 3206 DRCCT

JULIO MEDINA  
Vol. 4609, Pg. 2514 DRCCT

JAMES S. MASON  
Doc. No. 20110404000347270 DRCCT

RAJ KAKARLAPUDI  
Doc. No. 20210429000869280 DRCCT

ZONING EXHIBIT

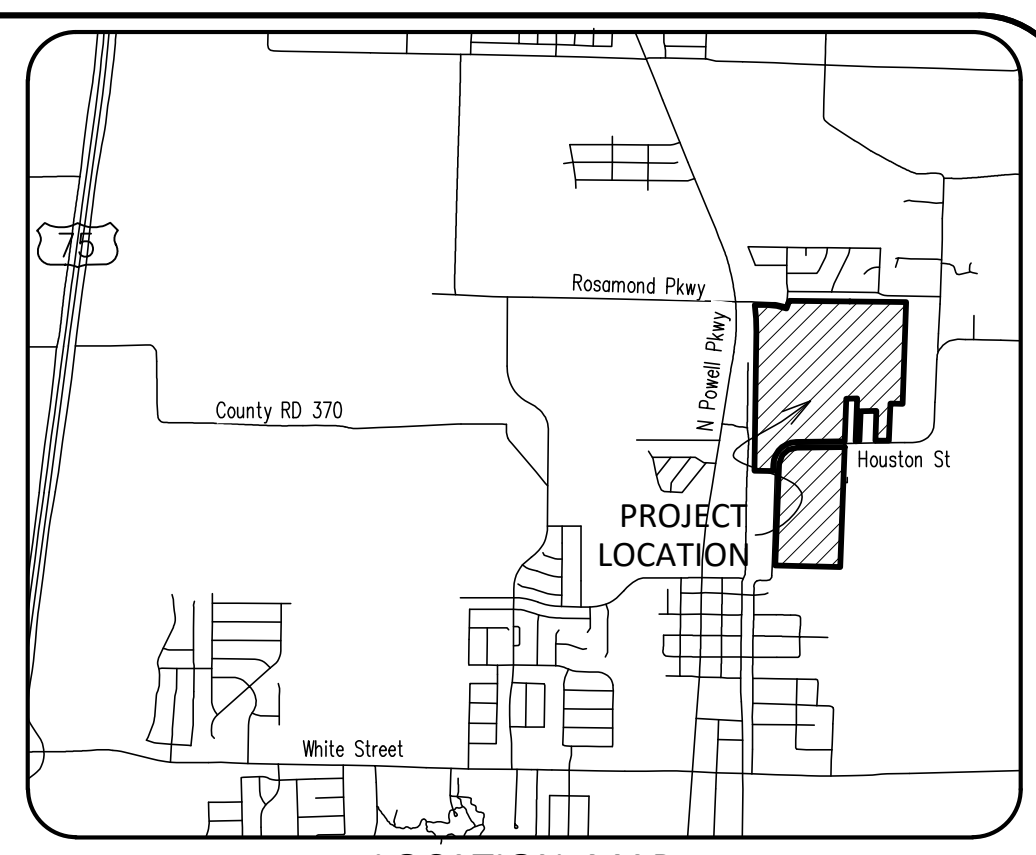
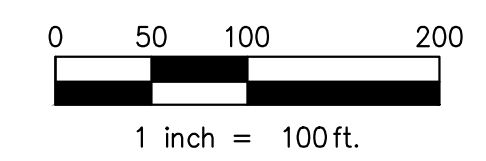
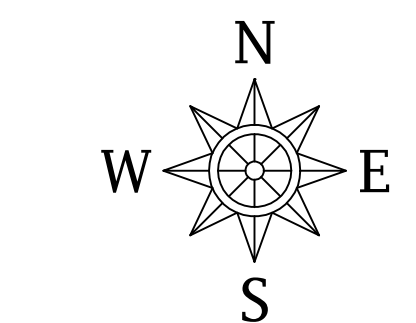
COYOTE MEADOWS  
153.643 GROSS ACRES OUT OF THE  
GUINN MORRISON-ABSTRACT NO. 559 AND  
HENRY BRANTLEY SURVEY-ABSTRACT NO. 71  
IN THE CITY OF ANNA, COLLIN COUNTY, TEXAS

OWNER TFCC Coyote, LLC 22 St. Clair Avenue East Suite 200 Toronto, ON, Canada M6B1R5 Telephone (416) 792-4708 Contact: Seth Greenspan, VP	DEVELOPER / APPLICANT Starlight Homes Texas, LLC 1800 Valley View Lane, Suite 100 Farmers Branch, TX 75234 Telephone (214) 616-6887 Contact: Daniel Satsky	ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Matt Dorsett
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SEE SHEET 2

Drawing: G:\2021\_0803\21-123\morrison\Draw\21-123\_ZoningExp\_Sheet1.dwg Saved By: Jryan Save Time: 12/14/2021 12:08:54 PM  
Printed By: Jryan Print Date: 12/14/2021 12:58:58 PM

SEE SHEET 1



LOCATION MAP  
Not To Scale

Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).

METES AND BOUNDS DESCRIPTION

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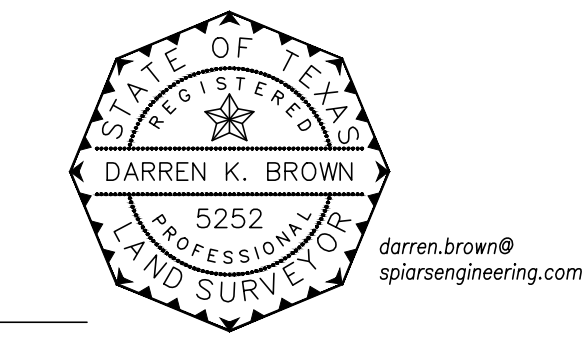
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LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
■	POWER POLE
⊙	SAN. SEWER MANHOLE
⊕	STORM SEWER MANHOLE
⊙	LIGHT POLE/STANDARD
+	GUY WIRE ANCHOR
+	SIGNPOST
⊕	FIRE HYDRANT
⊙	GAS MARKER
FOC	FIBROPTIC CABLE MARKER
EM	ELECTRIC METER
⊕	IRRIGATION CONTROL VALVE
⊕	WATER VALVE
⊕	WATER METER
SSCO	SANITARY SEWER CLEANOUT
—O—	OVERHEAD POWER LINE
CM	CONTROL MONUMENT
MH	Manhole
SS	Sanitary Sewer



**ZONING EXHIBIT**

**COYOTE MEADOWS**  
153.643 GROSS ACRES OUT OF THE  
GUINN MORRISON-ABSTRACT NO. 559 AND  
HENRY BRANTLEY SURVEY-ABSTRACT NO. 71  
IN THE CITY OF ANNA, COLLIN COUNTY, TEXAS

**OWNER**  
TFCC Coyote, LLC  
22 St. Clair Avenue East  
Suite 200  
Toronto, ON, Canada M6B1R5  
Telephone (416) 792-4708  
Contact: Seth Greenspan, VP

**DEVELOPER / APPLICANT**  
Starlight Homes Texas, LLC  
1800 Valley View Lane, Suite 100  
Farmers Branch, TX 75234  
Telephone (214) 616-6887  
Contact: Daniel Satsky

**ENGINEER / SURVEYOR**  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121  
Contact: Matt Dorsett

Scale: 1" = 100' December 15, 2021 SEI Job No. 21-123 SHEET 2 OF 2

TFCC COYOTE, LLC  
DOC. NO. 20211202002452680  
DRCC  
TRACT 2

RALPH E. GRAHAM, III  
AND DAVID J. GRAHAM  
Doc. No. 20070413000503260 DRCC

WILLIAM TOMMY CHESSER, JR.  
AND MARLA DENISE PINKSTON  
Inst. No. 20140228000186680 DRCC

BRUCE WAYNE NIXON  
Vol. 5382 Pg. 3732 DRCC

ANN ALLISON DECEDENT'S  
Inst. No. 20190509000518060 DRCC

WM. T. ASHMORE  
Vol. 3210 Pg. 489 DRCC

RANDY J. ROLLINS  
Vol. 904, Pg. 779 DRCC

ANN J. ASHMORE  
Vol. 2398, Pg. 900 DRCC

MJLA ADAMS, LTD.  
Inst. No. 20110505000462590 DRCC

30' Water Line Esmt. to  
Texas Utility Authority  
Inst. No. 20060720001021020 &  
Inst. No. 20060720001021030  
OPRCC

50' Temporary Construction Esmt. to  
Texas Utility Authority  
Inst. No. 20060720001021020 &  
Inst. No. 20060720001021030  
OPRCC

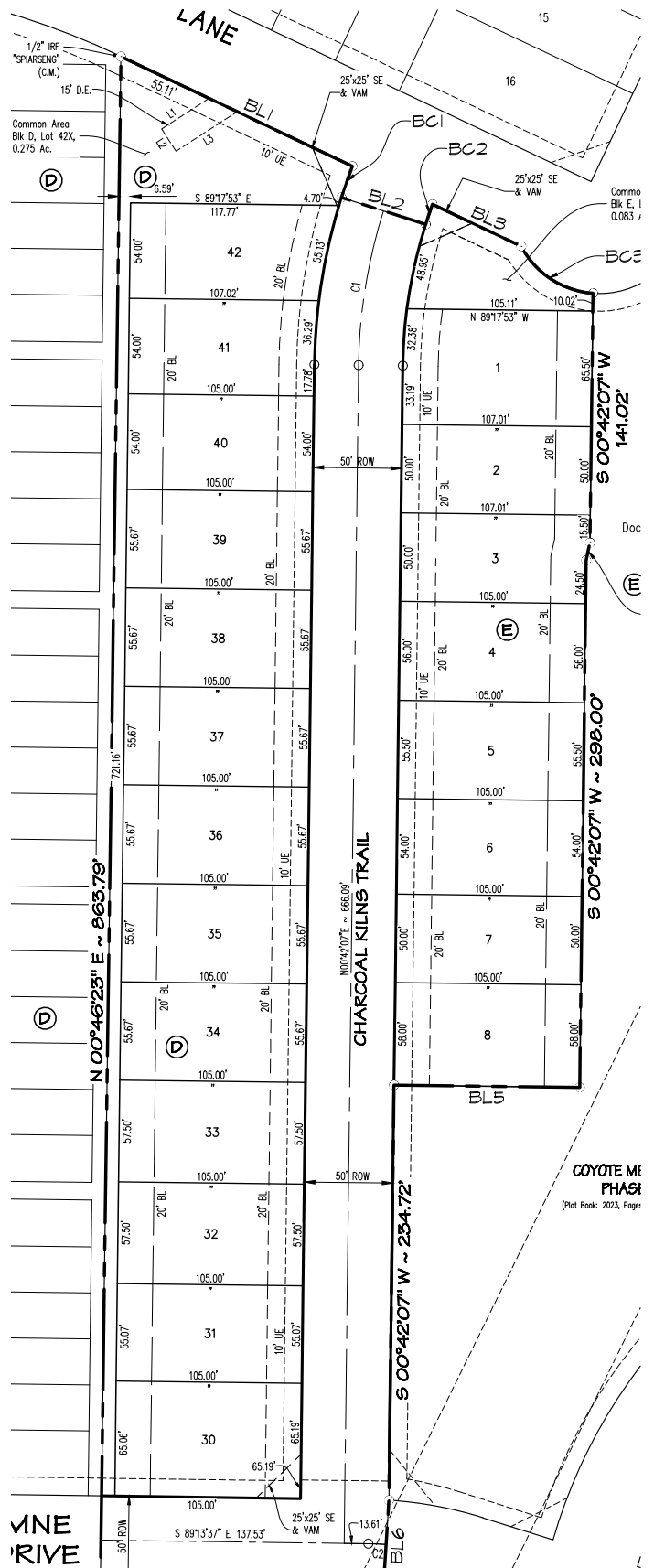
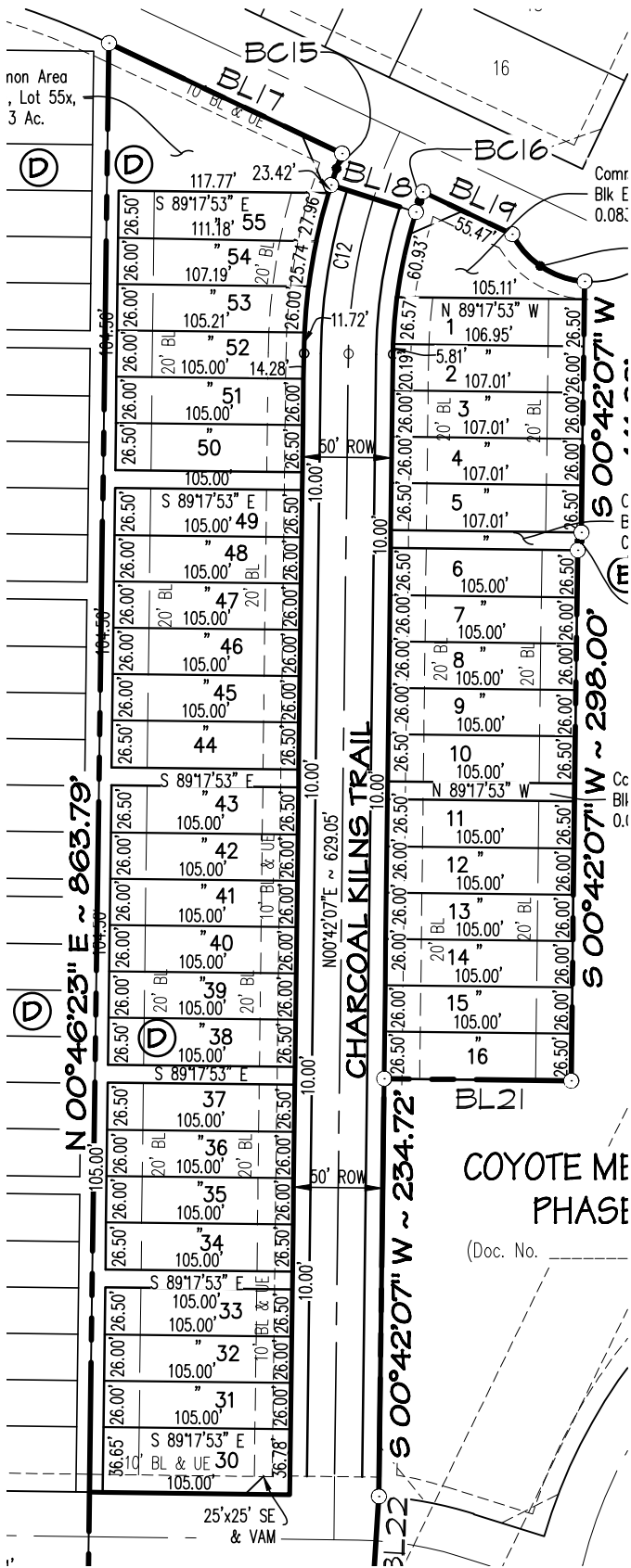
E. HACKBERRY LANE  
(Variable Width R.O.W. Existing Asphalt Road)

GUINN MORRISON SURVEY  
ABSTRACT NO. 559

Drawing: 6/20/21 08:52:31-123 I:\mwork\Draw\123\123.dwg Saved By: jryan Save Time: 12/14/2021 12:08:54 PM  
Printed By: jryan Print Date: 12/14/2021 12:58:58 PM

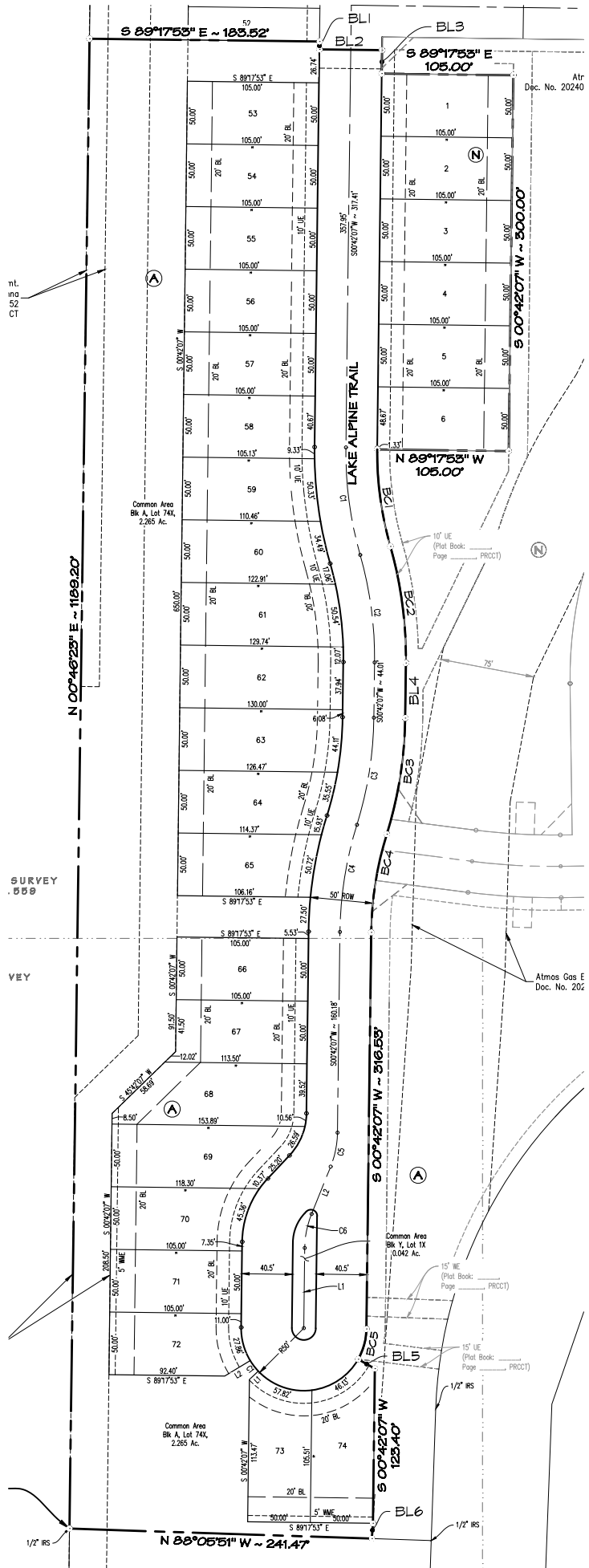
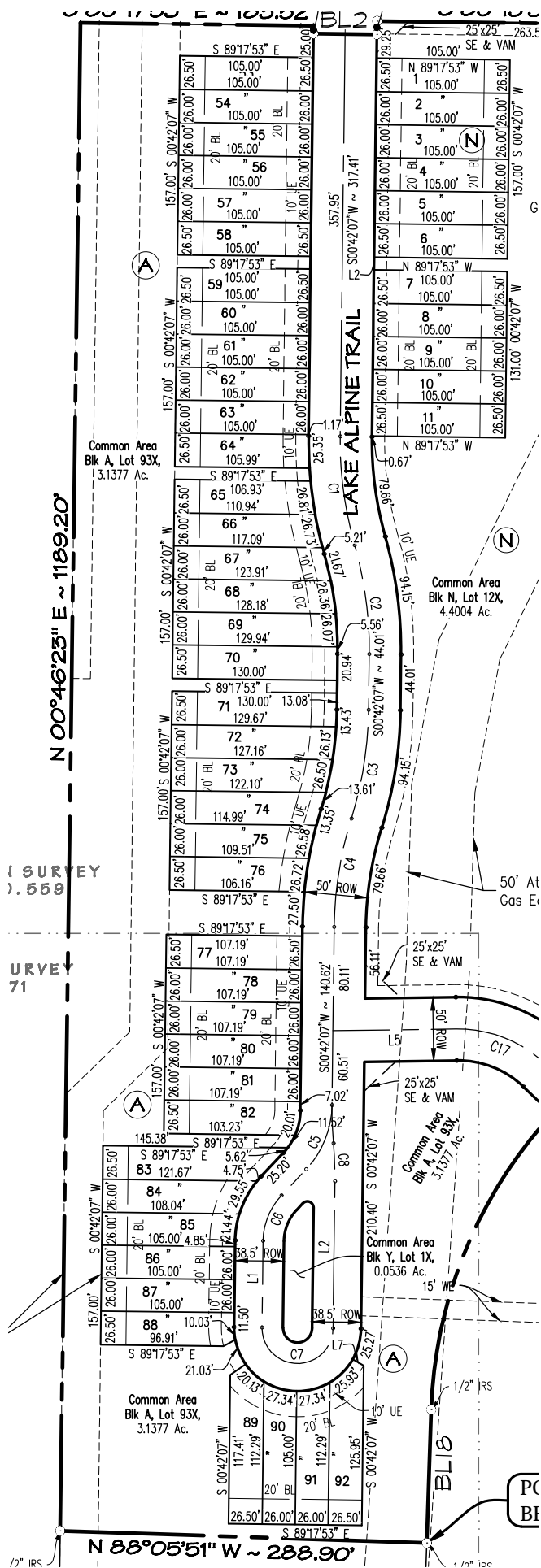
# Previously Approved

# Proposed



# Previously Approved

# Proposed



Atm  
Dec. No. 20240

Atmos Gas E  
Doc. No. 202



Item No. 7.c.

Planning & Zoning Commission Agenda  
Staff Report

Meeting Date: 8/4/2025  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Conduct a Public Hearing/Consider/Discuss/Action on a Resolution regarding Coyote Meadows, Phase 1C, Replat (RP 25-0008)  
Owner: TFCC Coyote, LLC

**SUMMARY:**

**This Item requires a Public Hearing.**

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

21 Single-Family Residential (SF-60) lots and two Homeowner's association lots located on 4.2± acres on the east and west sides of Charcoal Kilns Lane, 400± feet north of Tuolumne River Drive. Zoned Planned Development/Single-Family Townhome/Single-Family Zero Lot Line/ Single-Family Residential 60(PD/SF-TH/SF-Z/SF-60) (Ord. No. 957-2022).

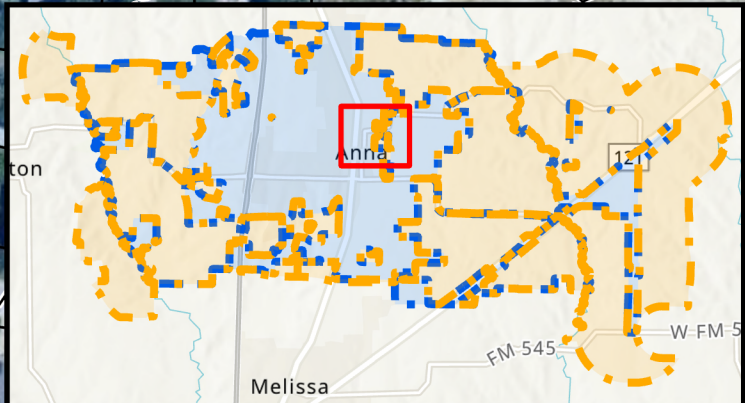
**STAFF RECOMMENDATION:**

Recommended for approval subject to City Council approval of the associated Zoning amendment.

**ATTACHMENTS:**

1. Locator Map - Coyote Meadows, Phase 1C, Replat (RP 25-0008)
2. Resolution - Coyote Meadows, Phase 1C, Replat (RP 25-0008)
3. Exhibit A - Coyote Meadows, Phase 1C, Replat (RP 25-0008)

**Coyote Meadows, Phase 1C, Replat (RP 25-0008)**



**THE CITY OF Anna**

N

- Subject Property
- ETJ
- Parcels
- City Limits

0 40 80 160 240 320 Feet

July 2025

**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2025-08-**

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING COYOTE MEADOWS, PHASE 1C, REPLAT (RP 25-0008)**

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

**WHEREAS**, TFCC Coyote, LLC has submitted an application for the approval of Coyote Meadows, Phase 1C, 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 Coyote Meadows, Phase 1C, Replat attached hereto as Exhibit A subject to City Council approval of the associated Zoning amendment, and additions and/or alterations to the engineering plans as required by the City Engineer.

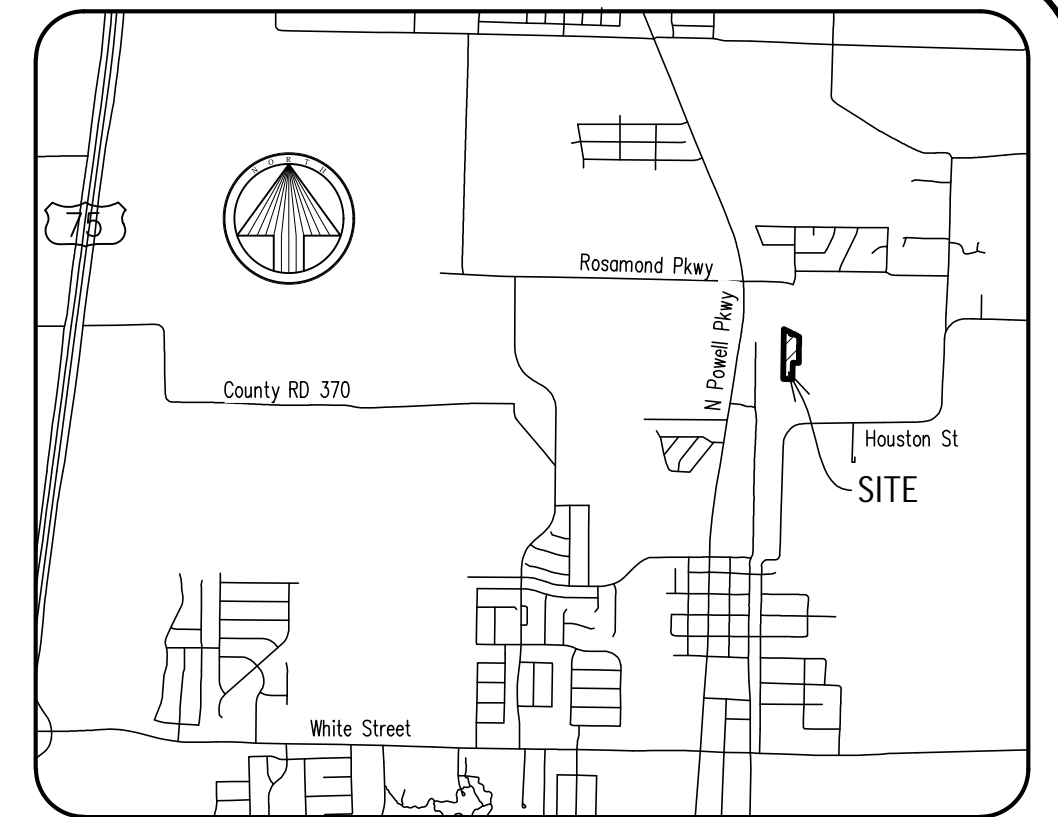
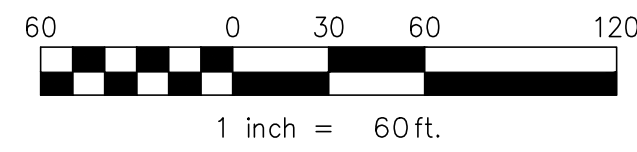
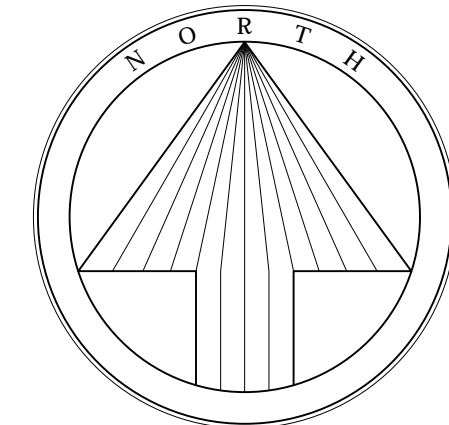
**PASSED AND APPROVED** by the Planning & Zoning Commission of the City of Anna, Texas, on this 4th day of August, 2025.

ATTEST:

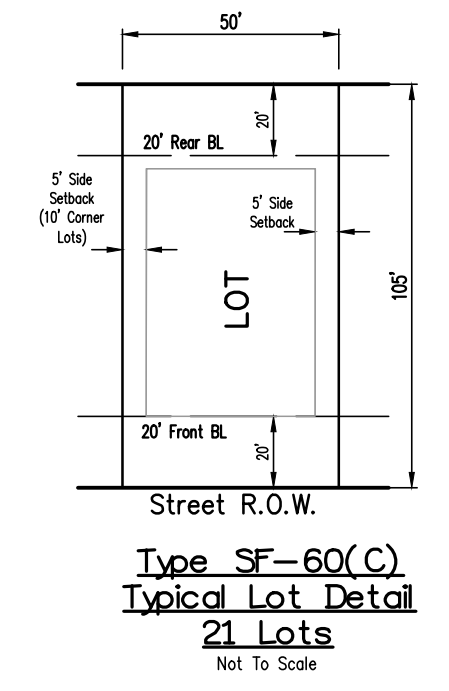
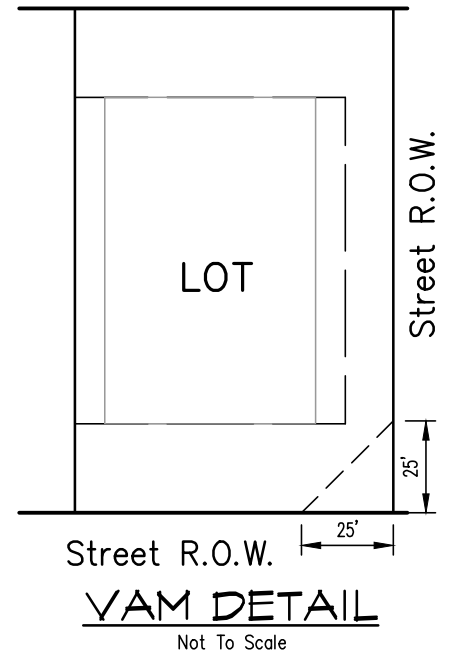
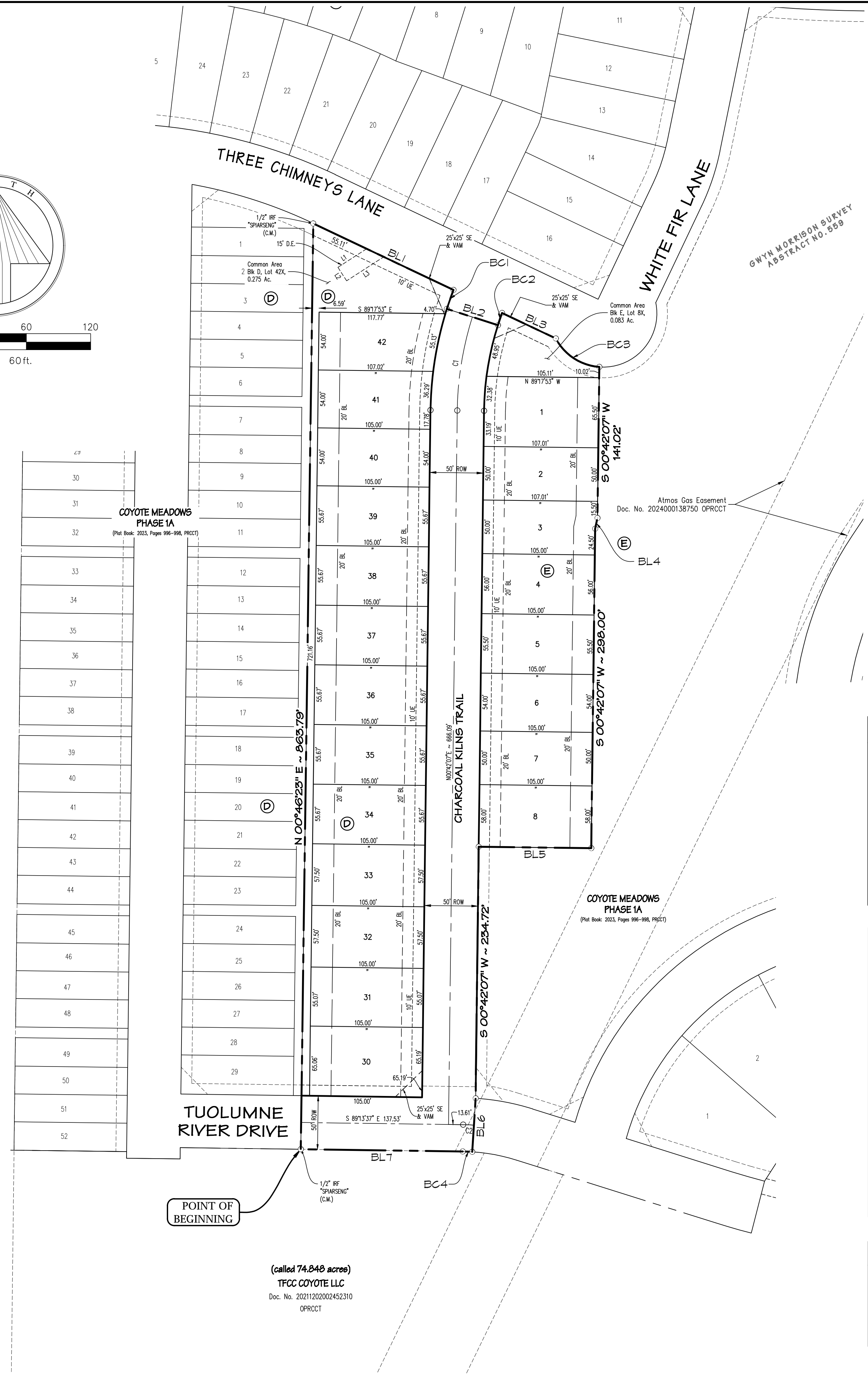
APPROVED:

\_\_\_\_\_  
Assistant Director of Development Services,  
Nader Jeri

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



LOCATION MAP  
Not To Scale



Line #	Direction	Length
BL1	S 64°38'25" E	144.77'
BL2	S 72°21'12" E	50.00'
BL3	S 64°38'25" E	55.47'
BL4	S 12°05'15" W	10.20'
BL5	N 89°17'53" W	105.00'
BL6	S 03°39'59" W	50.00'
BL7	N 89°13'37" W	151.14'

Curve #	Radius	Delta	Length	Chord Bearing	Chord
BC1	325.00'	3°18'06"	18.73'	S19°17'50"W	18.72'
BC2	275.00'	2°29'50"	11.99'	N18°53'43"E	11.99'
BC3	50.00'	58°03'22"	50.66'	S56°47'54"E	48.52'
BC4	175.00'	2°53'36"	8.84'	N87°46'49"W	8.84'

Curve #	Radius	Delta	Length	Chord Bearing	Chord
C1	300.00'	16°56'41"	88.72'	N09°10'27"E	88.40'
C2	200.00'	2°53'36"	10.10'	S87°46'49"E	10.10'

Lot #	Block #	Square Feet
30	D	6,838
31	D	5,782
32	D	6,038
33	D	6,038
34	D	5,845
35	D	5,845
36	D	5,845
37	D	5,845
38	D	5,845
39	D	5,845
41	D	5,694
42	D	6,027

Lot #	Block #	Square Feet
1	E	6,989
2	E	5,351
3	E	5,291
4	E	5,880
6	E	5,670
7	E	5,250
8	E	6,090

Lot #	Block #	Acres
42X	D	0.275
8X	E	0.083

Line #	Length	Direction
L1	31.88'	N 57°09'32" E
L2	15.00'	N 32°50'28" W
L3	41.18'	S 57°09'32" W

- NOTES:
- Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
  - Bearings are based on the State Plan Coordinate System, Texas North Central Zone (4202), north American Datum of 1983 (NAD'83).
  - All development will comply with City of Anna Requirements.
  - All open space/common areas to be owned and maintained by the H.O.A.
  - Lot 42X, Block D, and Lot 8X, Block E, to be used for sidewalks, trails, and landscaping. Easements for these uses are granted by this plat.
  - This plat is subject to the additional residential zoning standards outlined in the City Ordinance and PD Ordinance No. 957-2022 dated January 25, 2022.
  - There is no 100 year FEMA Flood Plain on site, as reflected by Flood Insurance Rate Map Panel (FIRM) Map Nos. 48085C0160J dated June 2, 2009 prepared by the Federal Emergency Management Agency (FEMA) for Collin County, TX.
  - Screening and retaining walls located within a wall maintenance easement to be owned and maintained by the H.O.A.
  - No appurtenance between the height of 2.5' and 10' may be placed in the visibility triangles.
  - Certificate of Occupancy will not be issued for the property until lift station improvements are constructed and approved by the City. Drainage Easements for this use are granted by this plat.

○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRIF	CAPPED IRON ROD FOUND
IRP	IRON PIPE FOUND
AMP	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
UTL	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
VAM	25'x25' VISIBILITY SIDEWALK, ACCESS & MAINTENANCE EASEMENT
STE	STREET EASEMENT
FALE	FIRELANE ACCESS & UTILITY EASEMENT
WW	WASTE WATER EASEMENT - DEDICATED TO THE H.O.A.
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
◆	STREET NAME CHANGE
—	CENTERLINE
▲	BLOCK DESIGNATION
▶	STREET FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Page	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
NIS	NOT TO SCALE
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
(DRCT)	DEED RECORDS, COLLIN COUNTY, TEXAS
(PRCT)	PLAT RECORDS, COLLIN COUNTY, TEXAS
(OPRCT)	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

RP 25-0008  
REPLAT

# COYOTE MEADOWS PHASE 1C

21 PD-SF-60(C) LOTS AND  
2 COMMON AREA LOTS  
Being a replat of Lots 30-55, 55X, Block D, Lots 1-16, 17X-19X, Block E,  
Coyote Meadows Phase 1B  
4.216 GROSS ACRES  
OUT OF THE  
GWYN MORRISON-ABSTRACT NO. 559  
IN THE CITY OF ANNA  
COLLIN COUNTY, TEXAS

**PURPOSE OF REPLAT:**  
Conversion of Existing Townhome Lots to  
Proposed Single-Family Detached Lots.

**OWNER**  
TFCC Coyote, LLC  
970 Lawrence Avenue West  
Suite 401  
Toronto, ON, Canada M6A 3B6  
Telephone (416) 792-4708  
Contact: Seth Greenspan, President & CEO

**OWNER**  
Coyote Meadows Residential Community, Inc.  
5757 Alpha Road  
Suite 680  
Dallas, TX, 75240  
Telephone (214) 882-3152  
Contact: Jodi Steely

**DEVELOPER / APPLICANT / OWNER**  
Starlight Homes Texas, LLC  
1800 Valley View Lane, Suite 100  
Farmers Branch, TX 75234  
Telephone (214) 417-4937  
Contact: David Wehrich

**ENGINEER / SURVEYOR**  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121  
Contact: Kevin Schara  
SHEET 1 OF 2

Drawing: 01/2022\_080332-015\_Coyote Meadows Phase 1C\_Platting\_Saved By: Kribara, Saw Time: 7/25/2025, 2:39:56 PM  
 Printed By: Kribara Plot Date: 7/25/2025, 3:03 PM

STATE OF TEXAS §  
COUNTY OF COLLIN §

OWNER'S CERTIFICATE

We the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

BEING a tract of land situated in the Gwyn Morrison Survey, Abstract No. 559, City of Anna, Collin County, Texas, being a portion of a called 74.848 acre tract of land described in a Special Warranty Deed to TFCC Coyote LLC, recorded in Document No. 20211202002452310, of the Official Public Records of Collin County, Texas (OPRCCT), the subject tract being a replat of Lots 30-55, 55X, Block D, and Lots 1-16, 17X-19X, Block E of Coyote Meadows Phase 1A, an addition to the City of Anna recorded in Plat Book 2024, Page 504-506 of the Plat Records Collin County Texas (PRCCT) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a plastic yellow cap stamped "SPARSENG" set (hereinafter referred to as a "1/2 inch iron rod set") on the southerly right-of-way line of Tullumne River Drive, (a 50 foot right-of-way), and a southerly interior corner of Coyote Meadows Phase 1A, an Addition to the City of Anna, Collin County, Texas, recorded in Plat Book 2023, Pages 996-998, of the Plat Records of Collin County, Texas;

THENCE along the interior line of said Coyote Meadows Phase 1A, the following courses and distances as follows:

- N 00°46'23" E, 863.79 feet to a 1/2 inch iron rod with a plastic yellow cap stamped "SPARSENG" found on the south right-of-way line of Three Chimneys Lane, (a 50 foot right-of-way);
- S 64°38'25" E, 144.77 feet to a 1/2 inch iron rod set at the beginning of a non-tangent curve to the left;
- Southwesterly along said non-tangent curve to the left, having a central angle of 03°18'06", a radius of 325.00 feet, a chord of S 19°17'50" W - 18.72 feet, an arc length of 18.73 feet to a 1/2 inch iron rod set;
- S 72°21'12" E, 50.00 feet to a 1/2 inch iron rod set at the beginning of a non-tangent curve to the right;
- Northeasterly along said non-tangent curve to the right, having a central angle of 02°29'50", a radius of 275.00 feet, a chord of N 18°53'43" E - 11.99 feet, an arc length of 11.99 feet to a 1/2 inch iron rod set;
- S 64°38'25" E, 55.47 feet to a 1/2 inch iron rod set at the beginning of a non-tangent curve to the left;
- Southeasterly along said non-tangent curve to the left having a central angle of 58°03'22", a radius of 50.00 feet, a chord of S 56°47'54" E - 48.52 feet, an arc length of 50.66 feet to a 1/2 inch iron rod set;
- S 00°42'07" W, 141.02 feet to a 1/2 inch iron rod set;
- S 12°05'15" W, 10.20 feet to a 1/2 inch iron rod set;
- S 00°42'07" W, 298.00 feet to a 1/2 inch iron rod set;
- N 89°17'53" W, 105.00 feet to a 1/2 inch iron rod set;
- S 00°42'07" W, 234.72 feet to a 1/2 inch iron rod set;
- S 03°39'59" W, 50.00 feet to a 1/2 inch iron rod set at the beginning of a non-tangent curve to the left and on the south right-of-way line of said Tullumne River Drive;
- Northwesterly along said non-tangent curve to the left, having a central angle of 02°53'36", a radius of 175.00 feet, a chord of N 87°46'49" W - 8.84 feet, an arc length of 8.84 feet to a 1/2 inch iron rod set;
- N 89°13'37" W, 151.14 feet to the POINT OF BEGINNING and containing 183,649 square feet or 4.216 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

Witness our hands at Toronto Ontario, Canada, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

TFCC COYOTE, LLC  
A Texas Limited Liability Company

By: Starlight Homes Texas, LLC,  
its Attorney-in-Fact

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

CANADA §  
TORONTO, ONTARIO §

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

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

Notary Public, Province of Ontario, Canada

STARLIGHT HOMES TEXAS, LLC  
A Texas Limited Liability Company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

PURPOSE OF REPLAT:

Conversion of Existing Townhome Lots to Proposed Single-Family Detached Lots.

COYOTE MEADOWS RESIDENTIAL COMMUNITY, INC.  
A Texas Corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

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

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2025.

Darren K. Brown, R.P.L.S. NO. 5252



STATE OF TEXAS §  
COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

CERTIFICATE OF APPROVAL:

APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Planning & Zoning Commission, City of Anna, Texas.

Planning & Zoning Commission Chair

Director of Development Services

RP 25-0008  
REPLAT

COYOTE MEADOWS PHASE 1C

21 PD-SF-60(C) LOTS AND  
2 COMMON AREA LOTS

Being a replat of Lots 30-55, 55X, Block D, Lots 1-16, 17X-19X, Block E,  
Coyote Meadows Phase 1B

4.216 GROSS ACRES

OUT OF THE  
GWYN MORRISON-ABSTRACT NO. 559  
IN THE CITY OF ANNA  
COLLIN COUNTY, TEXAS

OWNER  
TFCC Coyote, LLC  
970 Lawrence Avenue West  
Suite 401  
Toronto, ON, Canada M6A 3B6  
Telephone (416) 792-4708  
Contact: Seth Greenspan, President & CEO

OWNER  
Coyote Meadows Residential Community, Inc.  
5757 Alpha Road  
Suite 680  
Dallas, TX, 75240  
Telephone (214) 862-3152  
Contact: Jodi Steely

DEVELOPER / APPLICANT / OWNER  
Starlight Homes Texas, LLC  
1800 Valley View Lane, Suite 100  
Farmers Branch, TX 75234  
Telephone (214) 417-4937  
Contact: David Weltrich

ENGINEER / SURVEYOR  
Spars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
BPPE No. F-2121  
Contact: Kevin Schara



Item No. 7.d.

Planning & Zoning Commission Agenda  
Staff Report

Meeting Date: 8/4/2025  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Consider/Discuss/Action on a Resolution regarding Coyote Meadows, Phase 2B, Preliminary Plat (PP 25-0014)  
Owner: TFCC Coyote, LLC

**SUMMARY:**

28 Single-Family Residential (SF-60) lots and two Homeowner's association lots located on 7.3± acres on the east and west sides of Lake Pine Trail, 550± feet south of Tuolumne River Drive. Zoned Planned Development/Single-Family Townhome/Single-Family Zero Lot Line/ Single-Family Residential 60(PD/SF-TH/SF-Z/SF-60) (Ord. No. 957-2022).

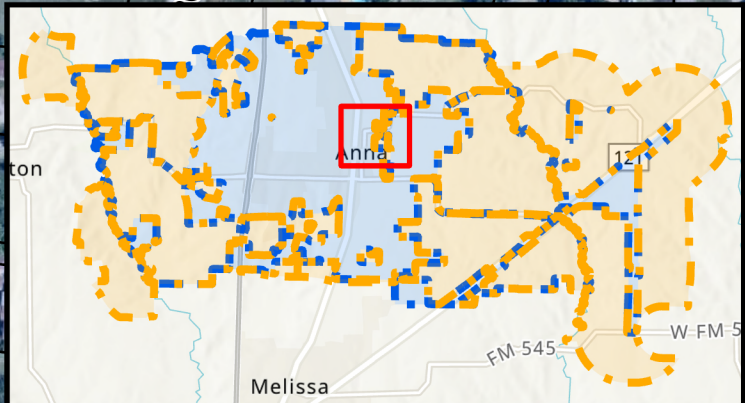
**STAFF RECOMMENDATION:**

Recommended for approval subject to City Council approval of the associated Zoning amendment.

**ATTACHMENTS:**

1. Locator Map - Coyote Meadows, Phase 2B, Preliminary Plat (PP 25-0014)
2. Resolution - Coyote Meadows, Phase 2B, Preliminary Plat (PP 25-0014)
3. Exhibit A - Coyote Meadows, Phase 2B, Preliminary Plat (PP 25-0014)

**Coyote Meadows, Phase 2B,  
Preliminary Plat (PP 25-0014)**



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

N

Legend:

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

Scale: 0 65 130 260 390 520 Feet

July 2025

**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2025-08-**

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING COYOTE MEADOWS, PHASE 2B, PRELIMINARY PLAT (PP 25-0014)**

**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**, TFCC Coyote, LLC has submitted an application for the approval of Coyote Meadows, Phase 2B, 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 Coyote Meadows, Phase 2B, Preliminary Plat attached hereto as Exhibit A subject to City Council approval of the associated Zoning amendment, and 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 4th day of August, 2025.

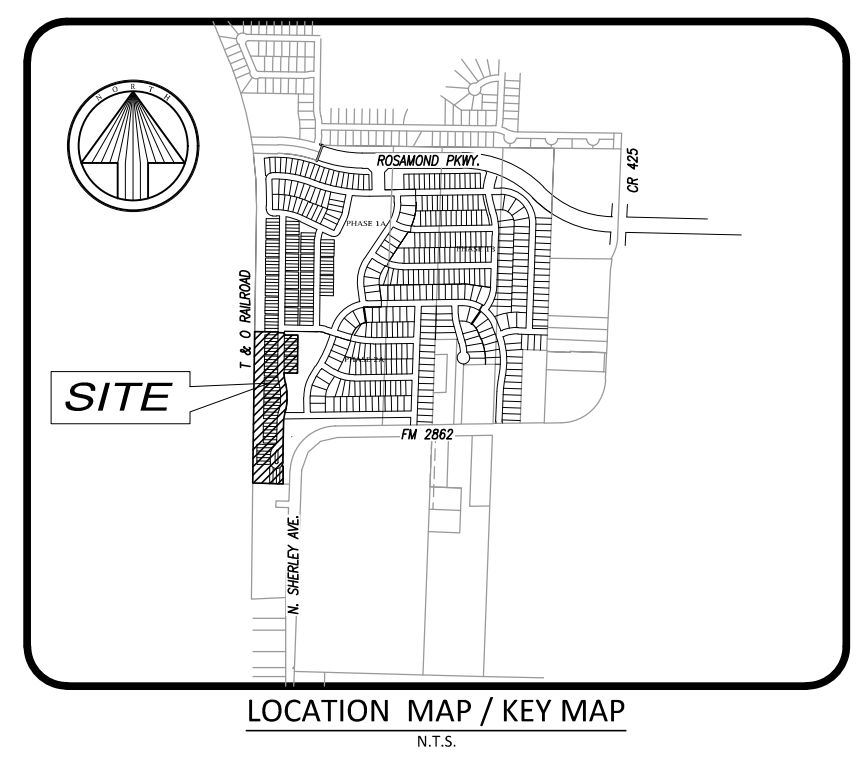
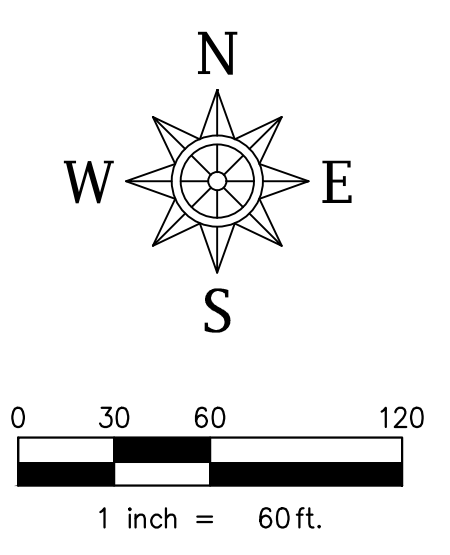
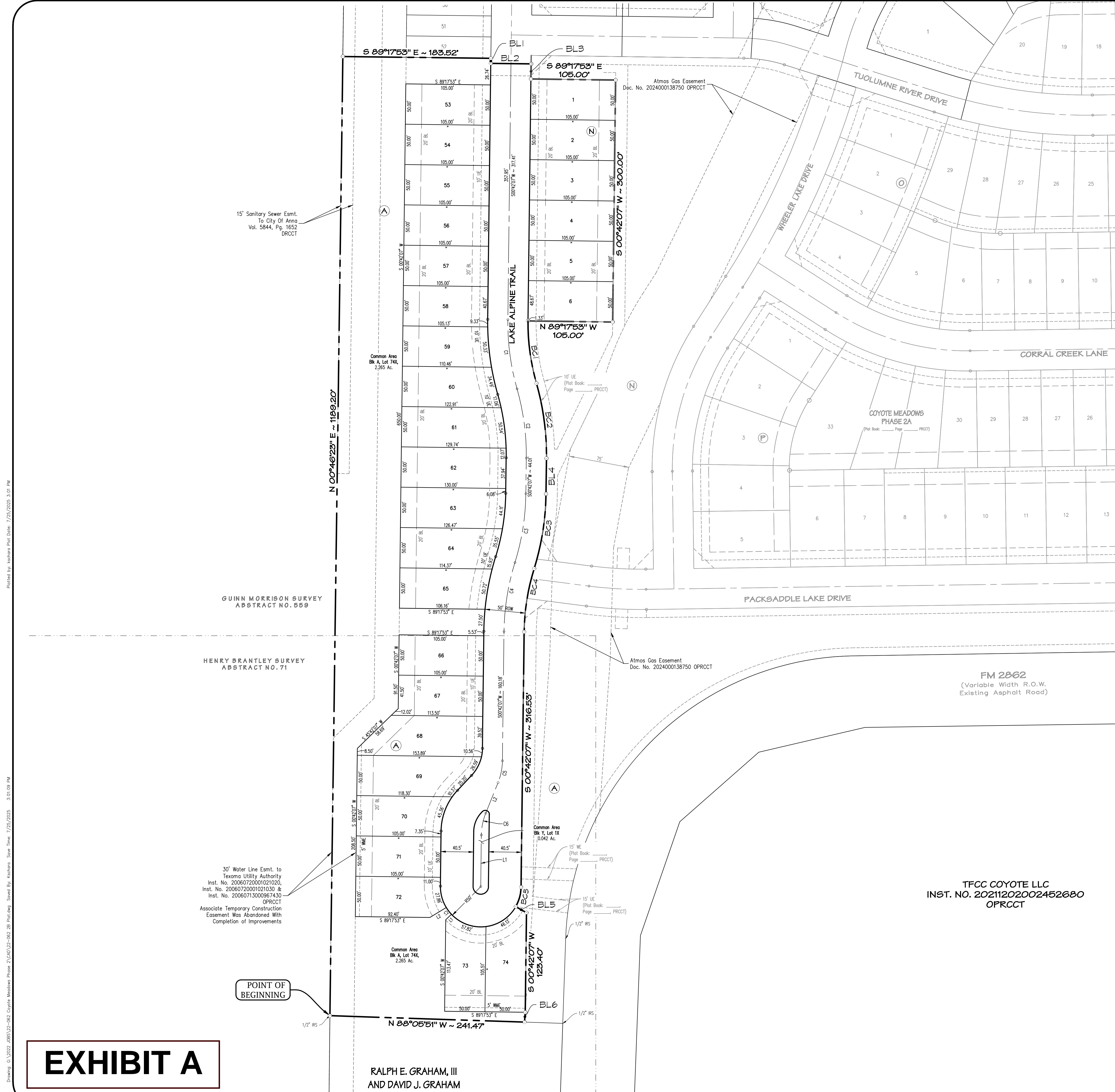
ATTEST:

APPROVED:

\_\_\_\_\_  
Assistant Director of Development Services,  
Nader Jeri

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

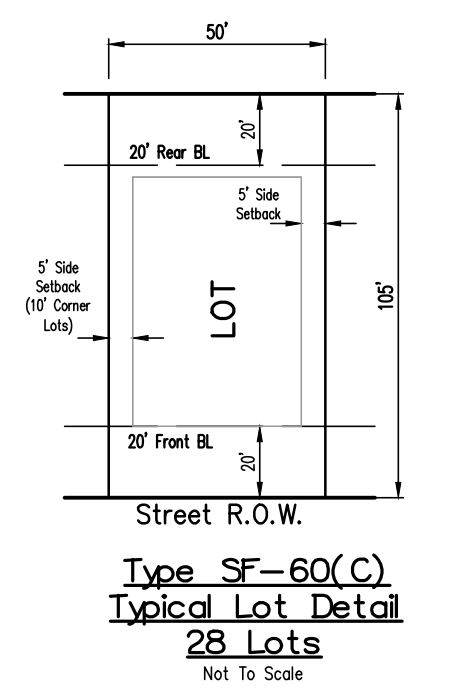
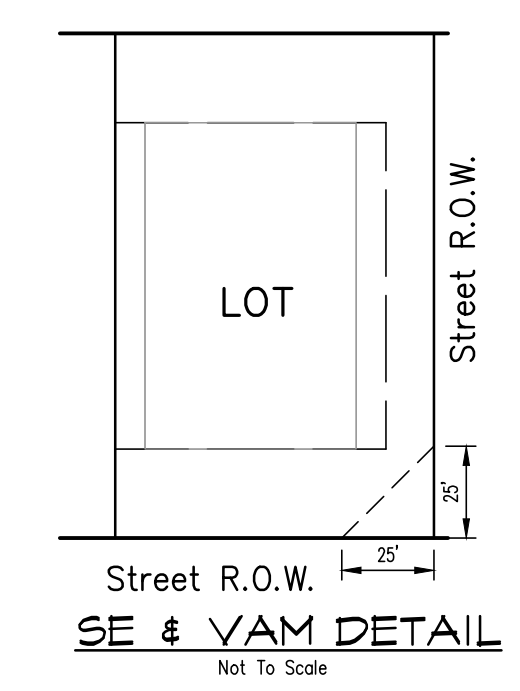
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Printed By: Sudhansu Patil, Date: 7/25/2025, 3:01:09 PM



- NOTES:**
- Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
  - Bearings are based on the State Plan Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD'83).
  - All development will comply with City of Anna Requirements.
  - All open space/common areas to be owned and maintained by the H.O.A.
  - This plat is subject to the additional residential zoning standards outlined in the City Ordinance and PD Ordinance No. 957-2022 dated January 25, 2022.
  - There is no 100 year FEMA Flood Plain on site, as reflected by Flood Insurance Rate Map Panel (FIRM) Map Nos. 48085C0160J dated June 2, 2009 prepared by the Federal Emergency Management Agency (FEMA) for Collin County, TX.
  - Screening and retaining walls located within a wall maintenance easement to be owned and maintained by the H.O.A.
  - Blk. A, Lot 74X, will grant access to owners for fence maintenance by this plat.
  - No appurtenance between the height of 2.5' and 10' may be placed within visibility, access & maintenance easements.
  - Certificate of Occupancy will not be issued for the property until lift station improvements are constructed and approved by the City.
  - Lot 74X, Block A to be used for surface runoff. Drainage Easements for this use are granted by this plat.
  - Blk. A, Lot 74X to be used for sidewalks, hike and bike trails, and landscaping. Easements for these uses are granted by this plat.

**LEGEND**  
*(Not all items may be applicable)*

○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRIF	CAPPED IRON ROD FOUND
IRP	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
ULB	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE & VAM	25'x25' VISIBILITY, SIDEWALK, ACCESS & MAINTENANCE EASEMENT
STE	STREET EASEMENT
FALE	FIRELANE, ACCESS, & UTILITY EASEMENT
WW	WASTE WATER EASEMENT - DEDICATED TO THE H.O.A.
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
◆	STREET NAME CHANGE
◆	CENTERLINE
▲	BLOCK DESIGNATION
▶	STREET FRONTAGE
*	KEY LOT
Cob.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
N/S	NOT TO SCALE
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
(DRCT)	DEED RECORDS, COLLIN COUNTY, TEXAS
(PRCT)	PLAT RECORDS, COLLIN COUNTY, TEXAS
(OPRCC)	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS



TFCC COYOTE LLC  
INST. NO. 20211202002452680  
OPRCC

PP 25-0014  
PRELIMINARY PLAT

# COYOTE MEADOWS PHASE 2B

28 PD-SF-60(C) LOTS AND  
2 COMMON AREA LOTS  
7.272 GROSS ACRES  
OUT OF THE  
GUINN MORRISON-ABSTRACT NO. 559 AND  
HENRY BRANTLEY SURVEY-ABSTRACT NO. 71  
IN THE CITY OF ANNA  
COLLIN COUNTY, TEXAS

<b>OWNER</b> TFCC Coyote, LLC 970 Lawrence Avenue West Suite 401 Toronto, ON, Canada M6A 3B6 Telephone (416) 792-4708 Contact: Seth Greenspan, President & CEO	<b>DEVELOPER / APPLICANT</b> Starlight Homes Texas, LLC 1800 Valley View Lane, Suite 100 Farmers Branch, TX 75234 Telephone (214) 417-4937 Contact: David Wehrich	<b>ENGINEER / SURVEYOR</b> Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Kevin Schara
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# EXHIBIT A

RALPH E. GRAHAM, III  
AND DAVID J. GRAHAM  
Doc. No. 200704300050280 DRCT

Drawing: 01/2022-0000/322-062 Coyote Meadows Phase 2/CAD/322-062-28 Plat/499 Scaled By: Kishara Saw Time: 7/25/2025 3:01:09 PM  
Plotted by: Kishara Plat Date: 7/25/2025 3:02:00 PM

Line #	Length	Direction
BL1	6.26'	S 00°42'07" W
BL2	50.00'	S 89°17'53" E
BL3	18.74'	S 00°42'07" W
BL4	44.01'	S 00°42'07" W
BL5	15.27'	S 60°20'35" E
BL6	12.28'	S 03°56'13" W

Curve #	Radius	Delta	Tangent	Length	Chord Bearing	Chord
BC1	275.00'	16°19'16"	39.43'	78.34'	S07°44'07"E	78.07'
BC2	325.00'	16°35'52"	47.41'	94.15'	S07°35'49"E	93.82'
BC3	325.00'	16°35'52"	47.41'	94.15'	S09°00'03"W	93.82'
BC4	275.00'	16°35'52"	40.11'	79.66'	S09°00'03"W	79.36'
BC5	50.00'	28°57'18"	12.91'	25.27'	S15°10'46"W	25.00'

Curve #	Length	Radius	Tangent	Chord	Chord Bearing	Delta
C1	86.91'	300.00'	43.76'	86.60'	S07°35'49"E	16°35'52"
C2	86.91'	300.00'	43.76'	86.60'	S07°35'49"E	16°35'52"
C3	86.91'	300.00'	43.76'	86.60'	S09°00'03"W	16°35'52"
C4	86.91'	300.00'	43.76'	86.60'	S09°00'03"W	16°35'52"
C5	27.86'	75.00'	14.09'	27.70'	S11°20'43"W	21°17'12"
C6	27.86'	75.00'	14.09'	27.70'	S11°20'43"W	21°17'12"

Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	10.61'	50.00'	10.59'	S 37°15'15" E	12°09'25"

Line #	Length	Direction
L1	9.69'	N 46°37'26" E
L2	23.76'	N 58°46'48" E

Line #	Length	Direction
L1	64.00'	S00° 42' 07"W
L2	40.67'	S21° 59' 20"W

Lot #	Block #	Square Feet
53	A	5,250
54	A	5,250
55	A	5,250
56	A	5,250
57	A	5,250
58	A	5,250
59	A	5,357
60	A	5,819
61	A	6,355
62	A	6,499
63	A	6,448

Lot #	Block #	Square Feet
64	A	6,045
65	A	5,480
66	A	5,250
67	A	5,286
68	A	6,885
69	A	6,939
70	A	5,432
71	A	5,250
72	A	5,283
73	A	5,503
74	A	5,870

Lot #	Block #	Square Feet
1	N	5,250
2	N	5,250
3	N	5,250
4	N	5,250
5	N	5,250
6	N	5,250

Lot #	Block #	Acres
1X	Y	0.042
74X	A	2.285

STATE OF TEXAS §  
COUNTY OF COLLIN §

**OWNER'S CERTIFICATE**

Being a tract of land situated in the Guinn Morrison Survey, Abstract No. 559 and the Henry Brantley Survey, Abstract No. 71, City of Anna, Collin County, Texas, being part of a tract conveyed to TFCC Coyote, LLC, by deed recorded in Document No.'s 20211202002452310 of the Deed Records of Collin County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at the 1/2 inch iron rod set at the southwest corner of said TFCC Coyote, LLC tract and the northwest corner of a tract of land conveyed to Ralph E. Graham III and David J. Graham, by deed recorded in Document No. 20070413000503260, Deed Records of Collin County, Texas;

THENCE N 00°46'23" E, 1189.20 feet to the northwest corner of said TFCC Coyote, LLC tract;

THENCE S 89°17'53" E, 183.52 feet;

THENCE S 00°42'07" W, 6.26 feet;

THENCE S 89°17'53" E, 50.00 feet;

THENCE S 00°42'07" W, 18.74 feet;

THENCE S 89°17'53" E, 105.00 feet;

THENCE S 00°42'07" W, 300.00 feet;

THENCE N 89°17'53" W, 105.00 feet to the beginning of a non-tangent curve to the left;

THENCE around said non-tangent curve to the left having a central angle of 16°19'16", a radius of 275.00 feet, a chord of S 07°44'07" E - 78.07 feet, an arc length of 78.34 feet to the beginning of a compound curve right;

THENCE around said compound curve to the right having a central angle of 16°35'52", a radius of 325.00 feet, a chord of S 07°35'49" E - 93.82 feet, an arc length of 94.15 feet;

THENCE S 00°42'07" W, 44.01 feet to the beginning of a tangent curve to the right;

THENCE around a tangent curve to the right having a central angle of 16°35'52", a radius of 325.00 feet, a chord of S 09°00'03" W - 93.82 feet, an arc length of 94.15 feet to the beginning of a tangent curve to the left;

THENCE around said tangent curve to the left having a central angle of 16°35'52", a radius of 275.00 feet, a chord of S 09°00'03" W - 79.38 feet, an arc length of 79.66 feet;

THENCE S 00°42'07" W, 316.53 feet to the beginning of a tangent curve to the right;

THENCE around said tangent curve to the right having a central angle of 28°57'18", a radius of 50.00 feet, a chord of S 15°10'46" W - 25.00 feet, an arc length of 25.27 feet;

THENCE S 60°20'35" E, 15.27 feet;

THENCE S 00°42'07" W, 123.40 feet;

THENCE S 03°56'13" W, 12.28 feet;

THENCE N 88°05'51" W, 241.47 feet to the POINT OF BEGINNING with the subject tract containing 316,770 square feet or 7.272 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

Witness our hands at \_\_\_\_\_ County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**TFCC COYOTE, LLC**  
A Texas Limited Liability Company

By: Starlight Homes Texas, LLC,  
its Attorney-in-Fact

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

CANADA §  
TORONTO, ONTARIO §

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

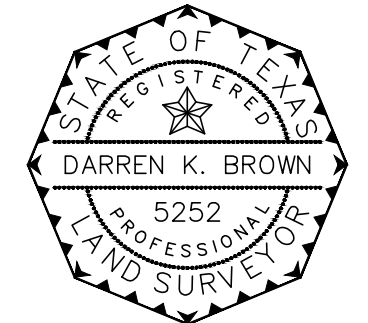
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public, Province of Ontario, Canada

**SURVEYOR'S CERTIFICATE**

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

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.



DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §  
COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

**CERTIFICATE OF APPROVAL:**

APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the Planning & Zoning Commission, City of Anna, Texas.

\_\_\_\_\_  
Planning & Zoning Commission Chair

\_\_\_\_\_  
Director of Development Services

PP 25-0014  
PRELIMINARY PLAT

# COYOTE MEADOWS PHASE 2B

28 PD-SF-60(C) LOTS AND  
2 COMMON AREA LOTS  
7.272 GROSS ACRES

OUT OF THE  
GUINN MORRISON-ABSTRACT NO. 559 AND  
HENRY BRANTLEY SURVEY-ABSTRACT NO. 71  
IN THE CITY OF ANNA  
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<b>OWNER</b> TFCC Coyote, LLC 970 Lawrence Avenue West Suite 401 Toronto, ON, Canada M6A 3B6 Telephone (416) 792-4708 Contact: Seth Greenspan, President & CEO	<b>DEVELOPER / APPLICANT</b> Starlight Homes Texas, LLC 1800 Valley View Lane, Suite 100 Farmers Branch, TX 75234 Telephone (972) 417-4937 Contact: David Wehrich	<b>ENGINEER / SURVEYOR</b> Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Kevin Schara SHEET 2 OF 2
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July, 2025 SEI Job No. 22-062

# EXHIBIT A