



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

**Monday, October 6, 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, October 6, 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.**  
*American Pledge: I pledge allegiance to the flag of the United States of America, and to the republic for which it stands, one nation under God, indivisible and justice for all.*  
  
*Texas Pledge: Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.*
3. **Neighbor Comments:** At this time, any person may address the Planning & Zoning Commission regarding an item on this meeting Agenda that is not scheduled for public hearing. Also, at this time, any person may address the Commission regarding an item that is not on this meeting Agenda. Each person will be allowed up to three (3) minutes to speak. No discussion or action may be taken at this meeting on items not listed on this Agenda, other than to make statements of specific factual information in response to a neighbor's inquiry or to recite existing policy in response to the inquiry.
4. **Director's Report.**
5. **Overall Location Map.**
6. **Consent Items.**
  - a. Approve Minutes of the September 3, 2025, Planning & Zoning Commission Meeting.
  - b. Approve a Resolution regarding Shadowbend Commercial, Block A, Lot 4, Site Plan (SP 25-0018)  
Owner: Three Bad Hombres
  - c. Approve a Resolution regarding Anna Ranch, Phase 2, Final Plat (FP 25-0015)  
Owner: Sumeer Homes, Inc.
  - d. Approve a Resolution regarding BG Downtown Anna, Block A, Lot 1, Preliminary Plat (PP 25-0018)  
Owner: Brown & Griffin Real Estate Advisors, LP
  - e. Approve a Resolution regarding BG Downtown Anna, Block A, Lot 1,

Preliminary Site Plan (PSP 25-0008)  
Owner: Brown & Griffin Real Estate Advisors, LP

- f. Approve a Resolution regarding Crystal Park, Phase 1, Block K, Lot 1X, Amenity Center, Site Plan (SP 25-0019)  
Owner: Bloomfield Homes, LP
- g. Approve a Resolution regarding Parks at Foster Crossing, Phase 2, Final Plat (FP 25-0014)  
Owner: Meritage Homes of Texas, LLC
- h. Approve a Resolution regarding Home Depot Anna, Block A, Lot 13, Site Plan (SP 25-0017)  
Owner: Home Depot USA, Inc.
- i. Approve a Resolution regarding Anna Retail Addition, Block A, Lots 4R-A and 4R-B, Replat (RP 25-0009)  
Owner: Sapphire Retail One, LLC

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. Approve a Resolution regarding Meadow Vista, Phase 4, Preliminary Plat (PP 25-0019)  
Owner: Bloomfield Homes
- b. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation on an Ordinance regarding a request to amend an existing Planned Development (Ord. No. 1054-2023-06) for The Parks at Foster Crossing.  
Owner: Meritage Homes of Texas, 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.

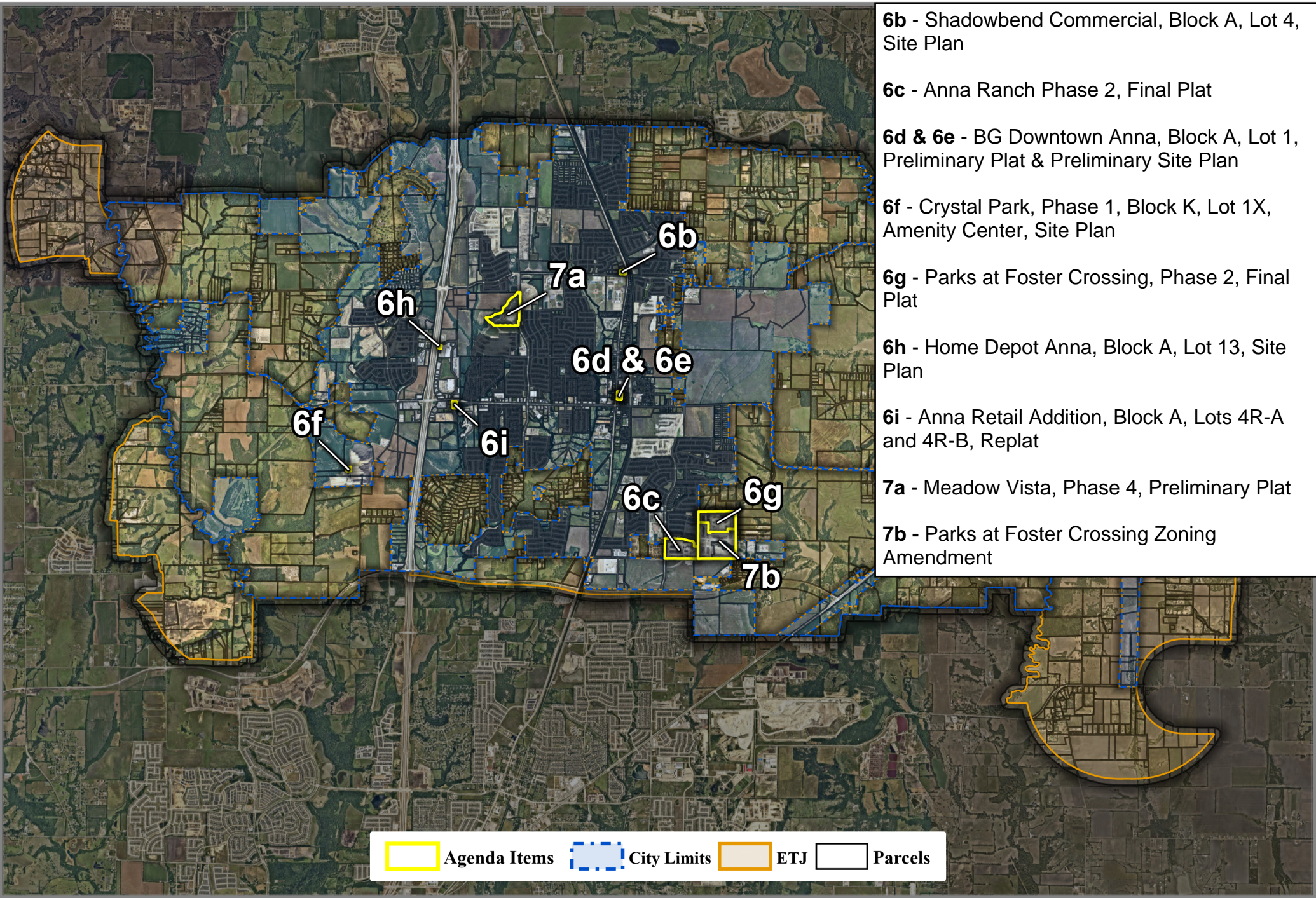
9. **Adjourn.**

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 09/30/2025.



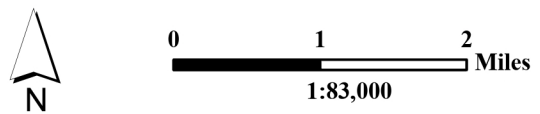
Lauren Mecke, Planning Manager

In accordance with the Americans with Disabilities Act, it is the policy of the City of Anna to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 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** - Shadowbend Commercial, Block A, Lot 4, Site Plan
- 6c** - Anna Ranch Phase 2, Final Plat
- 6d & 6e** - BG Downtown Anna, Block A, Lot 1, Preliminary Plat & Preliminary Site Plan
- 6f** - Crystal Park, Phase 1, Block K, Lot 1X, Amenity Center, Site Plan
- 6g** - Parks at Foster Crossing, Phase 2, Final Plat
- 6h** - Home Depot Anna, Block A, Lot 13, Site Plan
- 6i** - Anna Retail Addition, Block A, Lots 4R-A and 4R-B, Replat
- 7a** - Meadow Vista, Phase 4, Preliminary Plat
- 7b** - Parks at Foster Crossing Zoning Amendment

Agenda Items
  City Limits
  ETJ
  Parcels



## October 2025 Planning & Zoning Meeting Map

Source: City of Anna GIS  
Date: 9/30/2025

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**  
**Wednesday, September 3, 2025**

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

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

*The meeting was called to order at 6:02 p.m.*

*Commissioners present were Staci Martin, Aquita DeJarnette, Jessica Walden, Josh Vollmer, and Gretchen Stewart. Staff present were Jayme Hawthorne, Everett Johnson, Lauren Mecke, David Overcash, and Nancy Reynolds.*

2. Invocation and Pledge of Allegiance.

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

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

*There were no Neighbor comments.*

4. Planning Manager's Report.

*Ms. Mecke informed the commissioners that they will have a zoning action about a historic district coming to the Commission based on the discussion with the City Council at the last meeting. City Council also approved the Coyote Meadows zoning case and the Trinity Creek pre-annexation development agreement. The Council did not move forward on housing tax credits from the state.*

5. Overall Location Map.

6. Consent Items

- a. Approve Minutes of the August 4, 2025, Planning & Zoning Commission Meeting
- b. Approve a Resolution regarding Rosamond Crossing Southeast Corner, Block A, Lot 7, Site Plan (SP 25-0014) Owner: SGI Anna SEC-I, LLC
- c. Approve a Resolution regarding Leonard Trails, Phase 1, Final Plat (FP 25- 0013) Owner: Qualico Developments (US) Inc.
- d. Approve a Resolution regarding Liberty Hills, Phase 5, Preliminary Plat (PP 25- 0017) Owner: Kevin Lazares.
- e. Approve a Resolution regarding Shadowbend Commercial, Block A, Lot 3, Site Plan (SP 25-0015) Owner: Lou Olerio.

- f. Approve a Resolution regarding BG Downtown Anna, Block A, Lot 1, Preliminary Plat (PP 25-0018) Owner: Brown & Griffin Real Estate Advisors, LP.

*Nothing was pulled, but both Commissioner Vollmer and Chairwoman Walden expressed a lack of need for two additional McDonald's within 2 miles of each other.*

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

7. Items for Individual Consideration.

- a. Consider/Discuss/Action on a Resolution regarding Bengal C Store, Block 1, Lot 1, Preliminary Plat (PP 25-0016) Owner: Faizur Rahman

*Mr. Johnson explained that staff was recommending denial of the request because the applicant could not secure a "will serve" letter for water from engineering and that the plat states that there will be no well on the property.*

*The applicant was not present.*

*A motion was made by Commissioner Walden to deny Item 7a, seconded by Commissioner Vollmer to deny. The vote was unanimous in favor of denial.*

- b. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance regarding a request for a Specific Use Permit for a Auto Repair, Light on Rosamond Crossing, Southeast Corner, Block A, Lot 2, Special Use Permit (SUP 25-0005) Owner: SGI Anna SEC-I, LLC

*Mr. Johnson explained that the proposed Valvoline fits within the C2 zone of the area. Staff recommends approval with the stipulation that the site develops in accordance with Exhibit B of the Site Plan.*

*The public hearing was opened at 6:11 p.m.*

*The applicant gave a presentation about the proposed business.*

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

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

- c. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance regarding a request to zone 15.2± acres at the southeast corner of W. Foster Crossing Road & S. Powell Parkway. (DA 25-0001 / ANX 25-0005 / PD 25-0004) Owner: MEL-HWY5 LLC

*Ms. Mecke described the master planned development for the skilled nursing facility in a 4.9-acre portion and other proposed medical-office/medical-related areas in the remaining 10.3 acres. The applicant would like to limit the use for the remaining areas.*

*The applicant explained why they wanted to limit the uses in the remaining 10.3 acres so as not to detract the purpose of the skilled nursing facility.*

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

- d. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to amend Article 9.04 (Zoning Ordinance) of the City of Anna Code of Ordinances. (TA 25-0002)

*Ms. Mecke explained that Staff was proposing some changes to the Zoning Ordinances to comply with the State as well as fix some issues that Staff has noticed over the last two years since the Zoning Ordinances were updated.*

*A motion was made by Commissioner Walden to approve all Items, seconded by Commissioner Vollmer to recommend approval with the condition that Section 3 of 9.04.074 for the Board of Adjustments be changed to reflect 7 members and not 5. The vote was unanimous in favor.*

- e. Provide feedback on the Concept Plan for the Anna 96 development.

*Tristan Poore with Spiars Engineering and John McKenzie with M&A Development presented a concept plan for the Anna 96 Development for the Commission's consideration. Commissioner Walden expressed her dislike of lift stations, her wish for more larger size lots, and a desire to see more open space and amenities so that Anna does not become a "concrete jungle."*

- 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.

*Commissioner Vollmer asked for Staff to create slides to inform the public the differences among a PID, a TRZ, and a MUD.*

- 9. Adjourn.

*A motion was made by Commissioner Walden and seconded by Commissioner Martin to adjourn the meeting. The meeting was adjourned at 6:59 p.m.*

---

Chairwoman Jessica Walden

ATTEST:

---

Lauren Mecke, Planning Manager



Item No. 6.b.

Planning & Zoning Commission Agenda  
Staff Report

Meeting Date: 10/6/2025  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Approve a Resolution regarding Shadowbend Commercial, Block A, Lot 4, Site Plan (SP 25-0018)  
Owner: Three Bad Hombres

**SUMMARY:**

A convenience store with fuel pumps on 1.6± acres on the northwest corner of the intersection of N. Powell Parkway (N. State Highway 5) and W. Rosamond Parkway. Zoned Planned Development/Local Commercial (PD/C-1) (Ord. No. 797-2018)

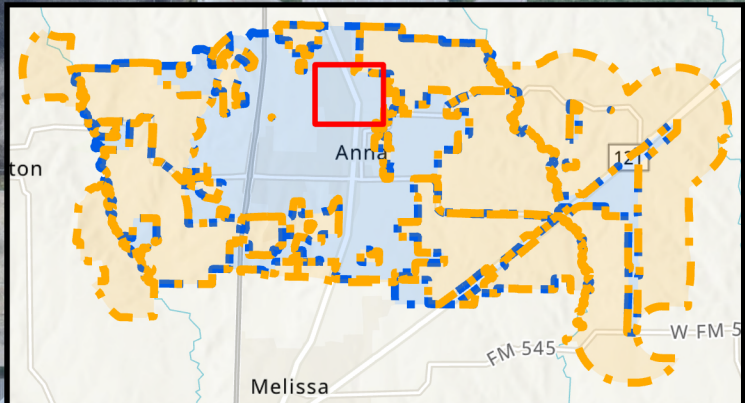
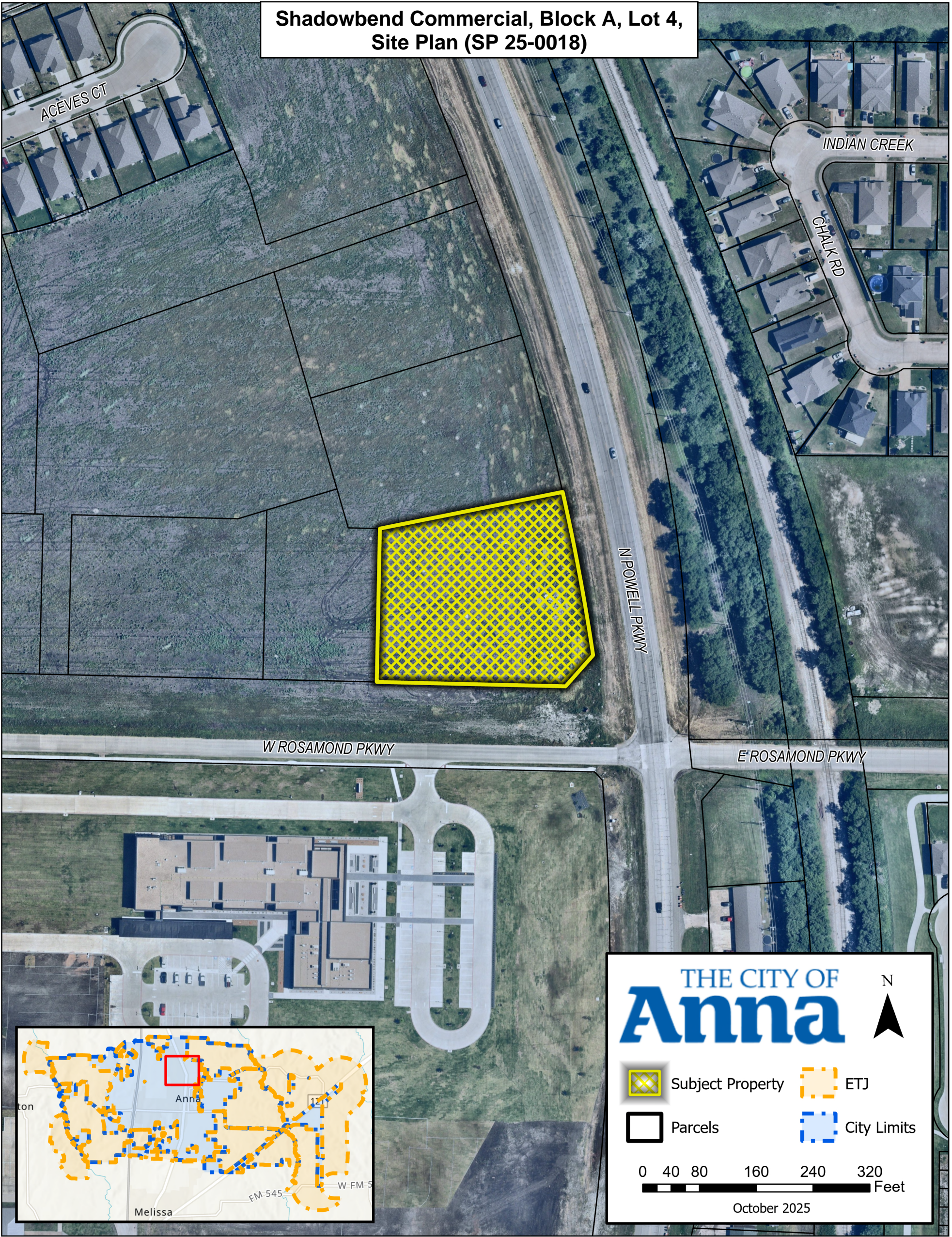
**STAFF RECOMMENDATION:**

Recommended for approval as submitted.

**ATTACHMENTS:**

1. Locator Map - Shadowbend Commercial, Block A, Lot 4, Site Plan (SP 25-0018)
2. Resolution - Shadowbend Commercial, Block A, Lot 4, Site Plan (SP 25-0018)
3. Exhibit A - Shadowbend Commercial, Block A, Lot 4, Site Plan (SP 25-0018)

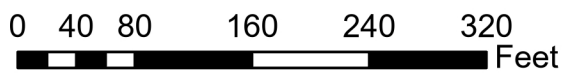
**Shadowbend Commercial, Block A, Lot 4,  
Site Plan (SP 25-0018)**



THE CITY OF  
**Anna**



-  Subject Property
-  ETJ
-  Parcels
-  City Limits



October 2025

**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2025-10-**

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING SHADOWBEND COMMERCIAL, BLOCK A, LOT 4, SITE PLAN (SP 25-0018)**

**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**, Three Bad Hombres has submitted an application for the approval of Shadowbend Commercial, Block A, Lot 4, Site Plan; and

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

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

**Section 1. Recitals Incorporated**

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

**Section 2. Approval of Site Plan**

The Planning & Zoning Commission hereby approves Shadowbend Commercial, Block A, Lot 4, Site Plan attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

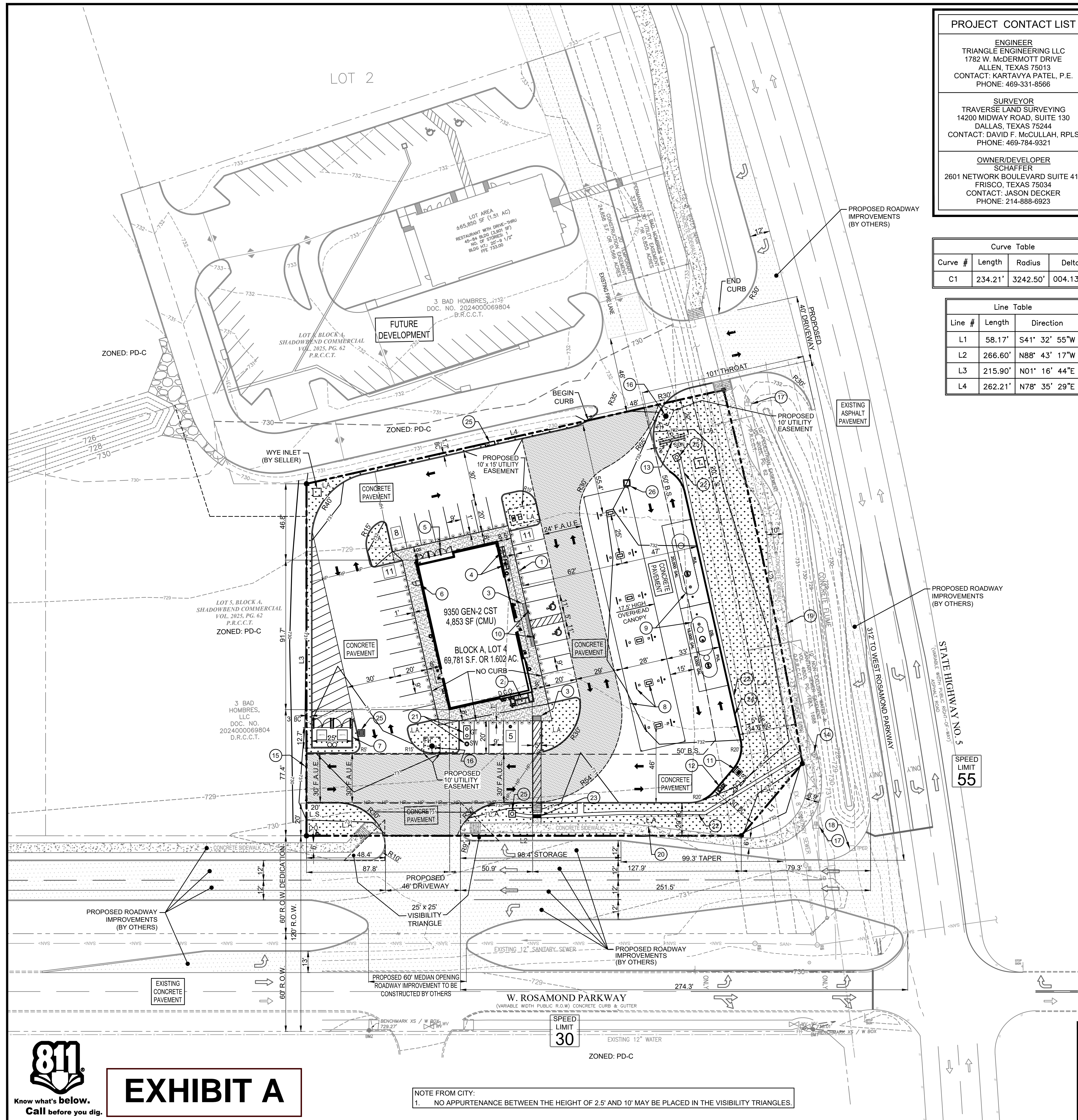
**PASSED AND APPROVED** by the Planning & Zoning Commission of the City of Anna, Texas, on this 6th day of October, 2025.

ATTEST:

APPROVED:

\_\_\_\_\_  
Director of Development Services,  
Kaleb Kentner

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



**PROJECT CONTACT LIST**

**ENGINEER**  
 TRIANGLE ENGINEERING LLC  
 1782 W. McDERMOTT DRIVE  
 ALLEN, TEXAS 75013  
 CONTACT: KARTAVYA PATEL, P.E.  
 PHONE: 469-331-8566

**SURVEYOR**  
 TRAVERSE LAND SURVEYING  
 14200 MIDWAY ROAD, SUITE 130  
 DALLAS, TEXAS 75244  
 CONTACT: DAVID F. McCULLAH, RPLS  
 PHONE: 469-784-9321

**OWNER/DEVELOPER**  
 SCHAEFFER  
 2601 NETWORK BOULEVARD SUITE 413  
 FRISCO, TEXAS 75034  
 CONTACT: JASON DECKER  
 PHONE: 214-888-6923

**Curve Table**

Curve #	Length	Radius	Delta
C1	234.21'	3242.50'	004.1385

**Line Table**

Line #	Length	Direction
L1	58.17'	S41° 32' 55"W
L2	266.60'	N88° 43' 17"W
L3	215.90'	N01° 16' 44"E
L4	262.21'	N78° 35' 29"E

**EXISTING LEGEND**

BOUNDARY LINE	WATER METER
ADJONER BOUNDARY LINE	FIRE HYDRANT
EASEMENT LINE (AS NOTED)	SANITARY SEWER MANHOLE
WATER LINE	STORM MANHOLE
SANITARY SEWER LINE	STORM DRAIN LINE (AS NOTED)
STORM DRAIN LINE (AS NOTED)	FIBER OPTIC LINE
OVERHEAD ELECTRIC LINE	UTILITY VAULT
BENCH MARK	WATER VALVE
POWER POLE - CPP	TRAFFIC SIGN
GAS METER	TELEPHONE RISER
M.R.C.C.T. MAP RECORDS COLLIN COUNTY, TEXAS	O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS

**SITE LEGEND**

HANDICAP LOGO	HANDICAP SIGN	HANDICAP / ADA RAMP
CONCRETE CURB	LANDSCAPE AREA	ON-SITE CONCRETE SIDEWALK
SAW-CUT LINE	DOUBLE DUMPSTER ENCLOSURE	PARKING SPACES
FENCE	MONUMENT SIGN	WHEEL STOPS
FIRE LANE	BOLLARD	
STRIPING		

**UTILITY STRUCTURE LEGEND**

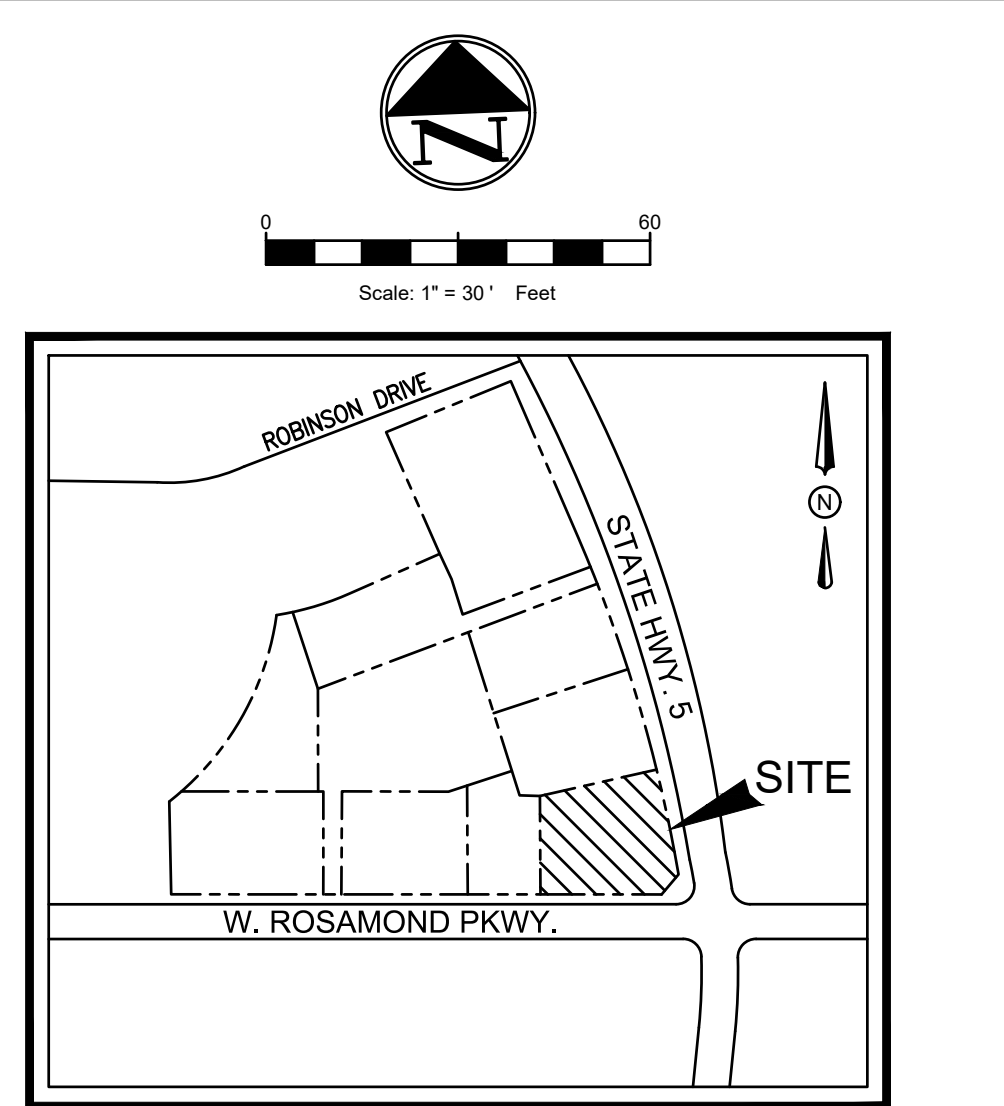
FIRE HYDRANT	GREASE TRAP & SANITARY SEWER SAMPLE PORT
GAS METER	LIGHT POLE
SANITARY SEWER MANHOLE	SANITARY SEWER CLEANOUT
SANITARY SEWER DOUBLE CLEANOUT	STORM SEWER CURB INLET
STORM SEWER GRATE INLET	STORM SEWER JUNCTION BOX
STORM SEWER WYE INLET	TRANSFORMER
WATER METER - DOMESTIC	WATER METER - IRRIGATION

**SITE DATA SUMMARY TABLE - BLOCK A, LOT 4**

CURRENT ZONING	PD-C
GROSS SITE ACREAGE	(69,781 S.F.) OR 1,602 ACRES
PROPOSED BUILDING USE	CONVENIENCE STORE W/ FUELING STATIONS
NUMBER OF STORIES	1 STORY
BUILDING HEIGHT	24'-8" (MAX.)
BUILDING FOOTPRINT	4,853 S.F. (6.96%)
FLOOR AREA RATIO	0.07
CANOPY HEIGHT	17'-6"
BUILDING SETBACK (B.S.)	50' FRONT
IMPERVIOUS AREA	54,166 S.F. (77.6%)
PERVIOUS LANDSCAPE AREA (REQUIRED)	6,978 S.F. (10%)
PERVIOUS LANDSCAPE AREA (PROVIDED)	15,615 S.F. (22.4%)
<b>PARKING REQUIREMENTS</b>	
4 SPACES PER 1,000 S.F. BUILDING AREA	20 SPACES
REGULAR PARKING SPACES PROVIDED:	31 SPACES
HANDICAP PARKING SPACES REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING SPACES PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING SPACES PROVIDED:	33 SPACES (INCLUDING 2 HANDICAP)

- KEYED NOTES**
- PROPOSED 6" BOLLARDS WITH 4.5" SPACING O.C. (TYP.) (EXCEPT WHERE NOTED OTHERWISE)
  - PROPOSED PROPANE TANK MERCHANDISER
  - 3' WIDE ADA DETECTABLE SURFACE
  - ICE MERCHANDISER
  - PROPOSED DOOR (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
  - PROPOSED CO2 CAGE
  - PROPOSED DUMPSTER ENCLOSURE (25' x 12'-8") WITH 8' TALL MASONRY SCREEN WALLS AND METAL GATES (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
  - PROPOSED 17.5' HIGH OVERHEAD CANOPY W/ 6 INLINE FUEL DISPENSERS (REFER TO FUEL PLANS FOR DETAILS)
  - PROPOSED UNDERGROUND STORAGE TANKS (REFER TO FUEL PLANS FOR DETAILS)
  - PROPOSED HANDICAP PARKING SIGN
  - PROPOSED FUEL VENT
  - PROPOSED AIR VAC UNIT
  - PROPOSED MONUMENT SIGN (BY SEPARATE PERMIT)
  - EXISTING FIRE HYDRANT TO BE RELOCATED BY OTHERS
  - TEMPORARY TYPE III BARRICADE
  - PROPOSED FIRE HYDRANT
  - EXISTING ELECTRICAL BOXES TO REMAIN UNDISTURBED
  - EXISTING TELEPHONE PEDISTAL TO BE RELOCATED BY OTHERS
  - PROPOSED 10' WIDE TxDOT SIDEWALK (BY OTHERS)
  - PROPOSED 6' WIDE CITY SIDEWALK (BY OTHERS)
  - PROPOSED GREASE TRAP AND SAMPLE WELL
  - PROPOSED 2' WIDE CONCRETE CHANNEL
  - PROPOSED DIAMOND PLATE COVER OVER CONCRETE CHANNEL
  - PROPOSED EXTENDED CURB WITH RETAINING WALL
  - PROPOSED DRAINAGE / STORM SEWER INLET
  - PROPOSED DRAINAGE / STORM SEWER JUNCTION BOX

NO.	DATE	DESCRIPTION	BY
1	09-05-25	1st CITY SUBMITTAL	KP
2	09-23-25	2nd CITY SUBMITTAL	KP
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.



- SITE GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
  - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
  - WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
  - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
  - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
  - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
  - THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
  - ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

**APPROVAL BLOCK**

**SITE PLAN**

**SHADOWBEND COMMERCIAL - BLOCK A, LOT 4**

NWC STATE HWY. 5 & W. ROSAMOND PKWY.

**7-ELEVEN AT ANNA**

1,602 ACRES

CITY OF ANNA, COLLIN COUNTY, TEXAS

J.C. BRANTLEY SURVEY, ABSTRACT NO. 114

PREPARATION DATE: SEPTEMBER 3, 2025

'SP 25-0018'

**TRIANGLE ENGINEERING LLC**

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com  
 W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	KR/AM	09-05-25	SCALE BAR	062-24	C-3.0

TX. P.E. FIRM #11525

09/23/2025

**811**

Know what's below.  
 Call before you dig.

**EXHIBIT A**

NOTE FROM CITY:  
 1. NO APPURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLES.



Item No. 6.c.

Planning & Zoning Commission Agenda  
Staff Report

Meeting Date: 10/6/2025  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Approve a Resolution regarding Anna Ranch, Phase 2, Final Plat (FP 25-0015)  
Owner: Sumeer Homes, Inc.

**SUMMARY:**

177 Single-Family 6.0 residential lots and 12 Homeowners' Association lots on 47.1± acres on the northeast corner of County Road 422 and E. Foster Crossing Road. Zoned Planned Development/Single-Family Residential 60 (PD/SF-60) (Ord. No. 1088-2023-12)

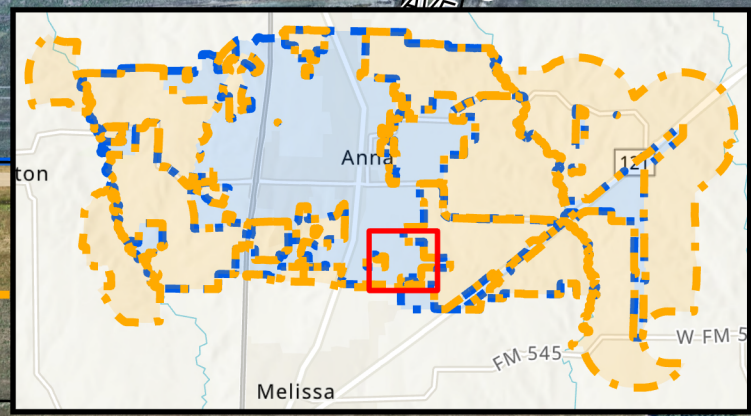
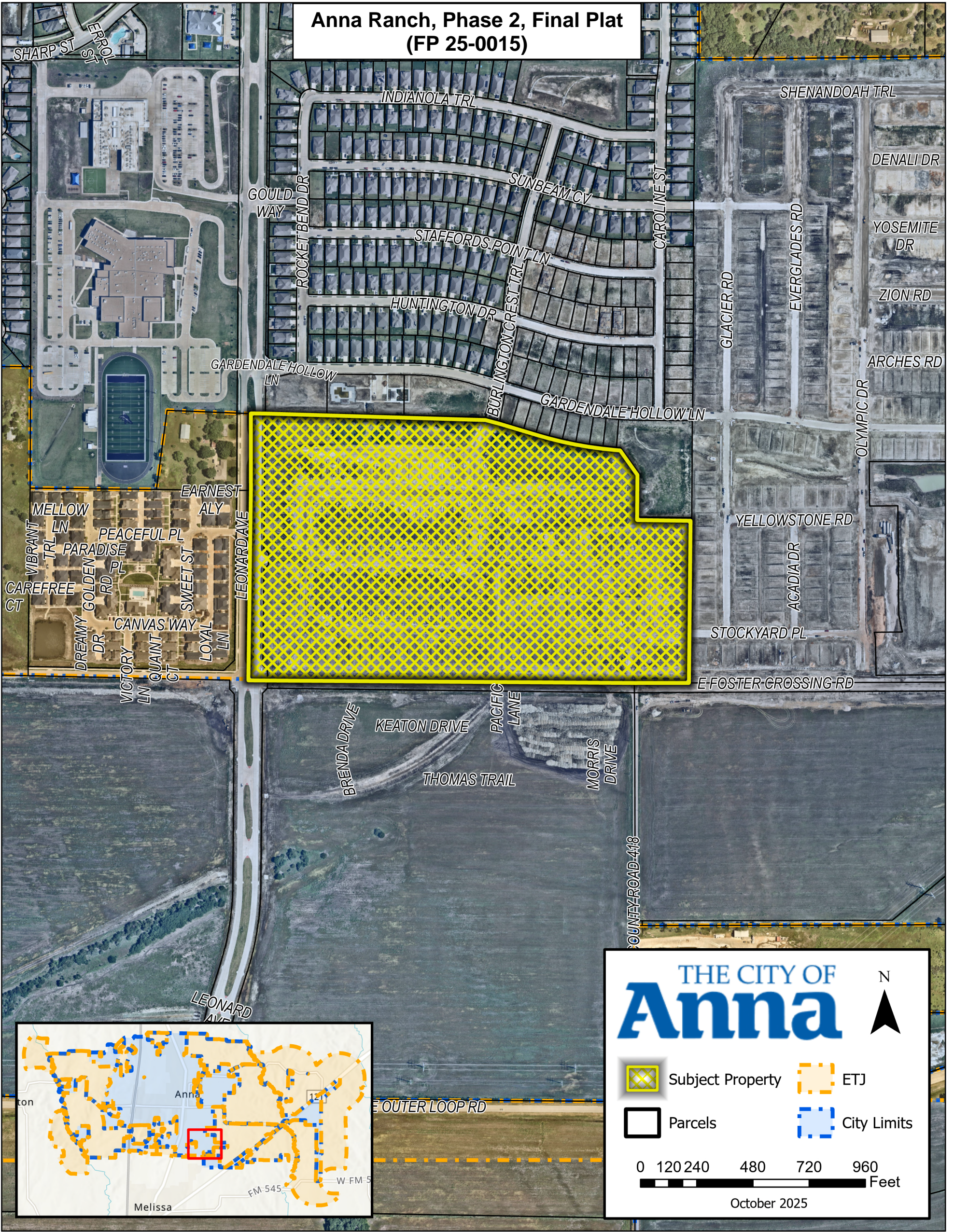
**STAFF RECOMMENDATION:**

Recommended for approval as submitted.

**ATTACHMENTS:**

1. Locator Map - Anna Ranch, Phase 2, Final Plat (FP 25-0015)
2. Resolution - Anna Ranch, Phase 2, Final Plat (FP 25-0015)
3. Exhibit A - Anna Ranch, Phase 2, Final Plat (FP 25-0015)

Anna Ranch, Phase 2, Final Plat  
(FP 25-0015)



THE CITY OF  
**Anna**

N

Subject Property  
ETJ  
Parcels  
City Limits

0 120 240 480 720 960 Feet

October 2025

**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2025-10-**

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA RANCH, PHASE 2, FINAL PLAT (FP 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**, Sumeer Homes, Inc. has submitted an application for the approval of Anna Ranch, Phase 2, Final Plat; and

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

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

**Section 1. Recitals Incorporated**

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

**Section 2. Approval of Final Plat**

The Planning & Zoning Commission hereby approves Anna Ranch, Phase 2, Final Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

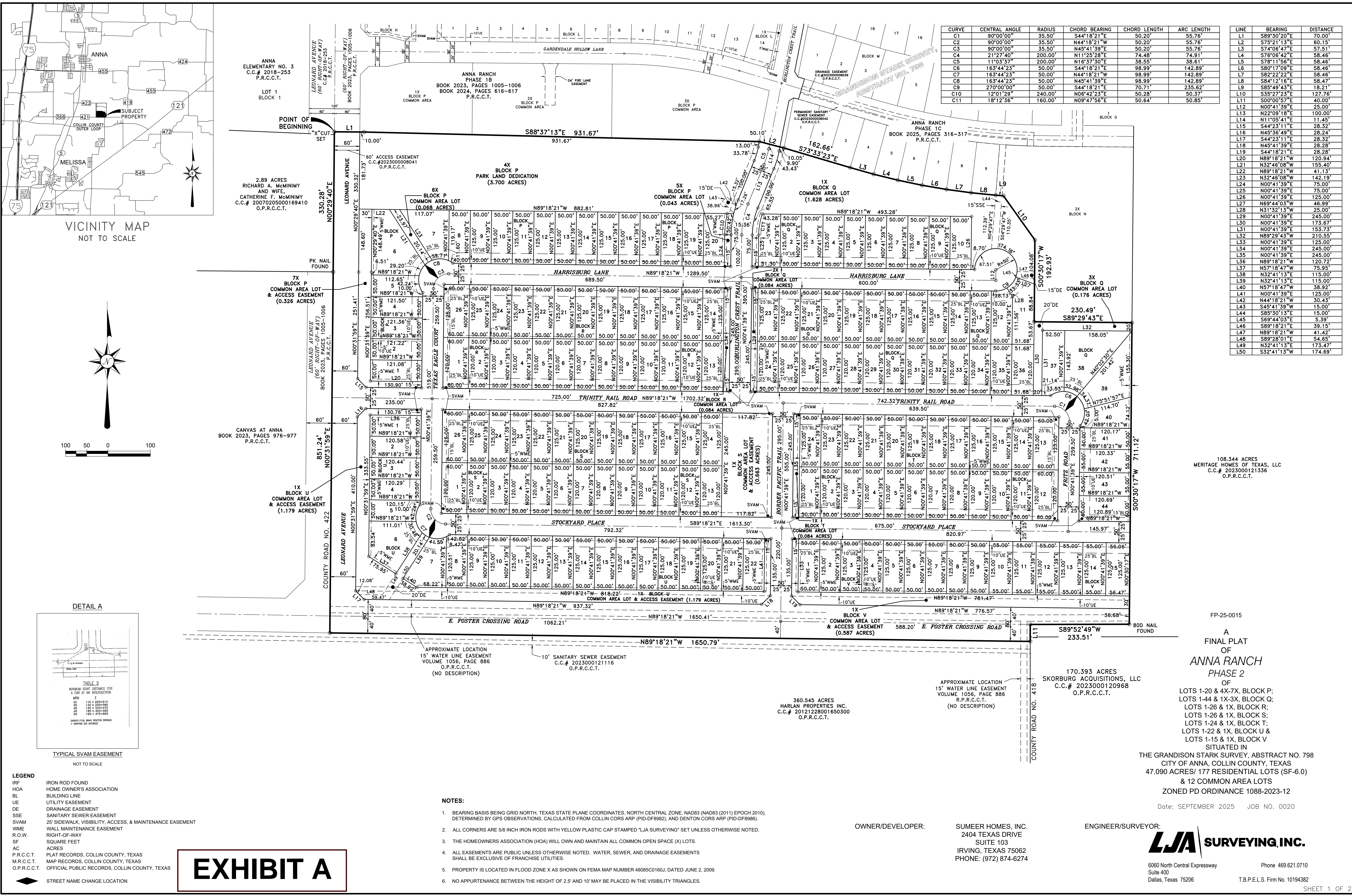
**PASSED AND APPROVED** by the Planning & Zoning Commission of the City of Anna, Texas, on this 6th day of October, 2025.

ATTEST:

APPROVED:

\_\_\_\_\_  
Director of Development Services,  
Kaleb Kentner

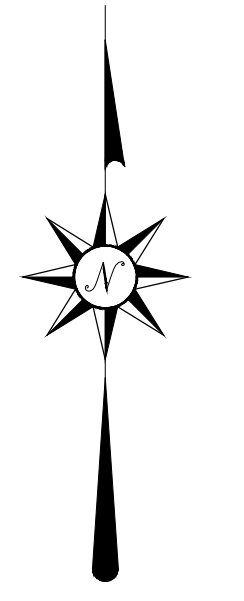
\_\_\_\_\_  
Planning & Zoning Commission, Chair  
Jessica Walden



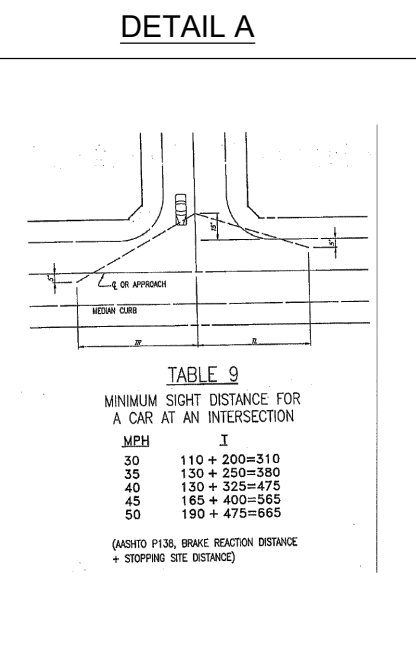
CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	90°00'00"	35.50'	S44°18'21"E	50.20'	55.76'
C2	90°00'00"	35.50'	N44°18'21"W	50.20'	55.76'
C3	90°00'00"	35.50'	N45°41'39"E	50.20'	55.76'
C4	21°27'40"	200.00'	N11°25'28"E	74.48'	74.91'
C5	11°03'37"	200.00'	N16°37'30"E	38.55'	38.61'
C6	163°44'23"	50.00'	S44°18'21"E	98.99'	142.89'
C7	163°44'23"	50.00'	N44°18'21"W	98.99'	142.89'
C8	163°44'23"	50.00'	N45°41'39"E	98.99'	142.89'
C9	27°00'00"	50.00'	S44°18'21"E	70.71'	235.62'
C10	12°01'29"	240.00'	N06°42'23"E	50.28'	50.37'
C11	18°12'36"	160.00'	N09°47'56"E	50.64'	50.85'

LINE	BEARING	DISTANCE
L1	S89°30'20"E	70.00'
L2	S73°21'13"E	60.15'
L3	S74°06'47"E	57.51'
L4	S76°06'42"E	58.46'
L5	S78°11'56"E	58.46'
L6	S80°17'09"E	58.46'
L7	S82°22'22"E	58.46'
L8	S84°12'16"E	58.47'
L9	S85°49'43"E	18.21'
L10	S35°27'23"E	127.76'
L11	S00°00'57"E	40.00'
L12	N00°41'39"E	25.00'
L13	N22°09'18"E	100.00'
L14	N11°05'41"E	11.45'
L15	S44°23'11"E	28.32'
L16	N45°36'49"E	28.24'
L17	S44°23'11"E	28.52'
L18	N45°41'39"E	28.28'
L19	S44°18'21"E	28.28'
L20	N89°18'21"W	120.94'
L21	N32°46'08"W	155.40'
L22	N89°18'21"W	41.13'
L23	N32°46'08"W	142.19'
L24	N00°41'39"E	75.00'
L25	N00°41'39"E	75.00'
L26	N00°41'39"E	125.00'
L27	N69°44'03"W	46.39'
L28	N51°32'13"W	25.00'
L29	N00°41'39"E	245.00'
L30	N00°41'39"E	173.67'
L31	N00°41'39"E	153.73'
L32	N89°29'43"E	210.55'
L33	N00°41'39"E	125.00'
L34	N00°41'39"E	245.00'
L35	N00°41'39"E	245.00'
L36	N89°18'21"W	120.72'
L37	N57°18'47"W	75.95'
L38	N32°41'13"E	115.00'
L39	N32°41'13"E	115.00'
L40	N57°18'47"W	38.92'
L41	N00°41'39"E	125.00'
L42	N44°18'21"W	30.43'
L43	S45°41'39"W	15.00'
L44	S85°30'13"E	15.00'
L45	S69°44'03"E	5.39'
L46	S89°18'21"E	39.15'
L47	N89°18'21"W	41.42'
L48	S89°28'01"E	54.65'
L49	N32°41'13"E	173.47'
L50	S32°41'13"W	174.69'

VICINITY MAP NOT TO SCALE



100 50 0 100



TYPICAL SVAM EASEMENT NOT TO SCALE

- LEGEND**
- IRP IRON ROD FOUND
  - HOA HOME OWNER'S ASSOCIATION
  - BL BUILDING LINE
  - UE UTILITY EASEMENT
  - DE DRAINAGE EASEMENT
  - SSE SANITARY SEWER EASEMENT
  - SVAM 25' SIDEWALK, VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
  - WME WALL MAINTENANCE EASEMENT
  - R.O.W. RIGHT-OF-WAY
  - SF SQUARE FEET
  - AC ACRES
  - P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
  - M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS
  - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

# EXHIBIT A

- NOTES:**
- BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982), AND DENTON CORS ARP (PID-DF8986).
  - ALL CORNERS ARE 5/8 INCH IRON RODS WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET UNLESS OTHERWISE NOTED.
  - THE HOMEOWNERS ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL COMMON OPEN SPACE (X) LOTS.
  - ALL EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED. WATER, SEWER, AND DRAINAGE EASEMENTS SHALL BE EXCLUSIVE OF FRANCHISE UTILITIES.
  - PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON FEMA MAP NUMBER 48065C0160J, DATED JUNE 2, 2009.
  - NO APPURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLES.

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

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

FP-25-0015  
A  
FINAL PLAT  
OF  
**ANNA RANCH  
PHASE 2**  
OF  
LOTS 1-20 & 4X-7X, BLOCK P;  
LOTS 1-44 & 1X-3X, BLOCK Q;  
LOTS 1-26 & 1X, BLOCK R;  
LOTS 1-26 & 1X, BLOCK S;  
LOTS 1-24 & 1X, BLOCK T;  
LOTS 1-22 & 1X, BLOCK U &  
LOTS 1-15 & 1X, BLOCK V  
SITUATED IN  
THE GRANDISON STARK SURVEY, ABSTRACT NO. 798  
CITY OF ANNA, COLLIN COUNTY, TEXAS  
47.090 ACRES/ 177 RESIDENTIAL LOTS (SF-6.0)  
& 12 COMMON AREA LOTS  
ZONED PD ORDINANCE 1088-2023-12  
Date: SEPTEMBER 2025 JOB NO. 0020

360.545 ACRES  
HARLAN PROPERTIES INC.  
C.C.# 20121228001650500  
O.P.R.C.C.T.

170.393 ACRES  
SKORBUR ACQUISITIONS, LLC  
C.C.# 2023000120968  
O.P.R.C.C.T.

108.344 ACRES  
MERITAGE HOMES OF TEXAS, LLC  
C.C.# 2023000121336  
O.P.R.C.C.T.

Table with columns: LOT, BLOCK, ACRES, SQUARE FEET. Lists lots 1 through 26 and 1X with their respective block, acreage, and square footage.

Table with columns: LOT, BLOCK, ACRES, SQUARE FEET. Lists lots 1 through 26 and 1X with their respective block, acreage, and square footage.

OWNER'S CERTIFICATE

STATE OF TEXAS )
COUNTY OF COLLIN )

WHEREAS SUMEER HOMES, INC. IS THE SOLE OWNER OF A 47.090 ACRE TRACT OF LAND SITUATED IN THE GRANDISON STARK SURVEY, ABSTRACT NO. 798, IN THE CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING ALL OF A 47.090 ACRE TRACT OF LAND CONVEYED TO SUMEER HOMES, INC., AS RECORDED IN COUNTY CLERK'S FILE NO. 2024000113099, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID 47.090 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN COORS ARP (PID-DF8982) AND DENTON COORS ARP (PID-DF8986), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT SET IN CONCRETE FOR THE NORTHWEST CORNER OF SAID 47.090 ACRE TRACT AND THE SOUTHWEST CORNER OF ANNA RANCH, PHASE 1B, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN BOOK 2023, PAGES 1005-1006, PLAT RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING ON THE EAST LINE OF ANNA ELEMENTARY NO. 3, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN COUNTY CLERK'S FILE NO. 2019-253, PLAT RECORDS, COLLIN COUNTY, TEXAS AND BEING IN THE CENTER OF LEONARD AVENUE (A 120' RIGHT-OF-WAY);

THENCE, ALONG THE NORTH LINE OF SAID 47.090 ACRE TRACT AND ALONG THE SOUTH LINE OF SAID ANNA RANCH, PHASE 1B, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 30 MINUTES 20 SECONDS EAST, A DISTANCE OF 70.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 88 DEGREES 37 MINUTES 13 SECONDS EAST, A DISTANCE OF 931.67 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 75 DEGREES 21 MINUTES 13 SECONDS EAST, PASSING AT A DISTANCE OF 50.10 FEET A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID ANNA RANCH, PHASE 1B AND THE SOUTHWEST CORNER OF ANNA RANCH, PHASE 1C, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN BOOK 2025, PAGES 316-317, PLAT RECORDS, COLLIN COUNTY, TEXAS, CONTINUING ALONG SAID NORTH LINE OF 47.090 ACRE TRACT AND THE SOUTH LINE OF SAID ANNA RANCH, PHASE 1C, IN ALL A TOTAL DISTANCE OF 60.15 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, CONTINUING ALONG SAID NORTH LINE OF 47.090 ACRE TRACT AND SAID SOUTH LINE OF ANNA RANCH, PHASE 1C, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 73 DEGREES 33 MINUTES 23 SECONDS EAST, A DISTANCE OF 162.66 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 74 DEGREES 06 MINUTES 47 SECONDS EAST, A DISTANCE OF 57.51 FEET A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 76 DEGREES 06 MINUTES 42 SECONDS EAST, A DISTANCE OF 58.46 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 78 DEGREES 11 MINUTES 56 SECONDS EAST, A DISTANCE OF 58.46 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 80 DEGREES 17 MINUTES 09 SECONDS EAST, A DISTANCE OF 58.46 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 82 DEGREES 22 MINUTES 22 SECONDS EAST, A DISTANCE OF 58.46 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 84 DEGREES 12 MINUTES 16 SECONDS EAST, A DISTANCE OF 58.47 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 85 DEGREES 49 MINUTES 43 SECONDS EAST, A DISTANCE OF 18.21 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 35 DEGREES 27 MINUTES 23 SECONDS EAST, A DISTANCE OF 127.76 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 30 MINUTES 17 SECONDS WEST, A DISTANCE OF 192.93 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 29 MINUTES 43 SECONDS EAST, A DISTANCE OF 230.49 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID 47.090 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID ANNA RANCH, PHASE 1C, SAID POINT BEING ON THE WEST LINE OF A 108.344 ACRE TRACT OF LAND CONVEYED TO MERITAGE HOMES OF TEXAS, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2023000121336, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE EAST LINE OF SAID 47.090 ACRE TRACT AND ALONG SAID WEST LINE OF 108.344 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 30 MINUTES 17 SECONDS WEST, A DISTANCE OF 711.12 FEET TO AN 80D NAIL FOUND FOR CORNER;

SOUTH 89 DEGREES 52 MINUTES 49 SECONDS WEST, A DISTANCE OF 233.51 FEET TO A POINT FOR CORNER;

SOUTH 00 DEGREES 00 MINUTES 57 SECONDS EAST, PASSING AT A DISTANCE OF 29.57 FEET THE SOUTHWEST CORNER OF SAID 108.344 ACRE TRACT, SAID POINT BEING ON THE WEST LINE OF A 170.393 ACRE TRACT OF LAND CONVEYED TO SKORBURG ACQUISITIONS, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2023000120968, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, CONTINUING IN ALL A TOTAL DISTANCE OF 40.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 47.090 ACRE TRACT;

THENCE, NORTH 89 DEGREES 18 MINUTES 21 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 47.090 ACRE TRACT, A DISTANCE OF 1650.79 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 47.090 ACRE TRACT;

THENCE, NORTH 00 DEGREES 31 MINUTES 59 SECONDS EAST, ALONG THE WEST LINE OF SAID 47.090 ACRE TRACT, PASSING AT A DISTANCE OF 40.00 FEET THE SOUTHWEST CORNER OF CANVAS AT ANNA, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN BOOK 2023, PAGES 976-977, PLAT RECORDS, COLLIN COUNTY, TEXAS, CONTINUING ALONG SAID WEST LINE OF 47.090 ACRE TRACT AND THE EAST LINE OF SAID CANVAS AT ANNA, A DISTANCE OF 851.24 FEET TO A PK NAIL FOUND FOR THE NORTHEAST CORNER OF SAID CANVAS AT ANNA AND THE SOUTHWEST CORNER OF A 2.89 ACRE TRACT OF LAND CONVEYED TO RICHARD A. MCMINIMY AND WIFE, CATHERINE F. MCMINIMY, AS RECORDED IN COUNTY CLERK'S FILE NO. 20070205000169410, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 29 MINUTES 40 SECONDS EAST, CONTINUING ALONG SAID WEST LINE OF 47.090 ACRE TRACT AND THE EAST LINE OF SAID 2.89 ACRE TRACT, A DISTANCE OF 330.28 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 47.090 ACRES, OR 2,051,248 SQUARE FEET OF LAND.

THENCE, NORTH 89 DEGREES 18 MINUTES 21 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 47.090 ACRE TRACT, A DISTANCE OF 1650.79 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 47.090 ACRE TRACT;

THENCE, NORTH 00 DEGREES 31 MINUTES 59 SECONDS EAST, ALONG THE WEST LINE OF SAID 47.090 ACRE TRACT, PASSING AT A DISTANCE OF 40.00 FEET THE SOUTHWEST CORNER OF CANVAS AT ANNA, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN BOOK 2023, PAGES 976-977, PLAT RECORDS, COLLIN COUNTY, TEXAS, CONTINUING ALONG SAID WEST LINE OF 47.090 ACRE TRACT AND THE EAST LINE OF SAID CANVAS AT ANNA, A DISTANCE OF 851.24 FEET TO A PK NAIL FOUND FOR THE NORTHEAST CORNER OF SAID CANVAS AT ANNA AND THE SOUTHWEST CORNER OF A 2.89 ACRE TRACT OF LAND CONVEYED TO RICHARD A. MCMINIMY AND WIFE, CATHERINE F. MCMINIMY, AS RECORDED IN COUNTY CLERK'S FILE NO. 20070205000169410, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 29 MINUTES 40 SECONDS EAST, CONTINUING ALONG SAID WEST LINE OF 47.090 ACRE TRACT AND THE EAST LINE OF SAID 2.89 ACRE TRACT, A DISTANCE OF 330.28 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 47.090 ACRES, OR 2,051,248 SQUARE FEET OF LAND.

THENCE, NORTH 89 DEGREES 18 MINUTES 21 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 47.090 ACRE TRACT, A DISTANCE OF 1650.79 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 47.090 ACRE TRACT;

THENCE, NORTH 00 DEGREES 31 MINUTES 59 SECONDS EAST, ALONG THE WEST LINE OF SAID 47.090 ACRE TRACT, PASSING AT A DISTANCE OF 40.00 FEET THE SOUTHWEST CORNER OF CANVAS AT ANNA, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN BOOK 2023, PAGES 976-977, PLAT RECORDS, COLLIN COUNTY, TEXAS, CONTINUING ALONG SAID WEST LINE OF 47.090 ACRE TRACT AND THE EAST LINE OF SAID CANVAS AT ANNA, A DISTANCE OF 851.24 FEET TO A PK NAIL FOUND FOR THE NORTHEAST CORNER OF SAID CANVAS AT ANNA AND THE SOUTHWEST CORNER OF A 2.89 ACRE TRACT OF LAND CONVEYED TO RICHARD A. MCMINIMY AND WIFE, CATHERINE F. MCMINIMY, AS RECORDED IN COUNTY CLERK'S FILE NO. 20070205000169410, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 29 MINUTES 40 SECONDS EAST, CONTINUING ALONG SAID WEST LINE OF 47.090 ACRE TRACT AND THE EAST LINE OF SAID 2.89 ACRE TRACT, A DISTANCE OF 330.28 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 47.090 ACRES, OR 2,051,248 SQUARE FEET OF LAND.

THENCE, NORTH 89 DEGREES 18 MINUTES 21 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 47.090 ACRE TRACT, A DISTANCE OF 1650.79 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 47.090 ACRE TRACT;

THENCE, NORTH 00 DEGREES 31 MINUTES 59 SECONDS EAST, ALONG THE WEST LINE OF SAID 47.090 ACRE TRACT, PASSING AT A DISTANCE OF 40.00 FEET THE SOUTHWEST CORNER OF CANVAS AT ANNA, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN BOOK 2023, PAGES 976-977, PLAT RECORDS, COLLIN COUNTY, TEXAS, CONTINUING ALONG SAID WEST LINE OF 47.090 ACRE TRACT AND THE EAST LINE OF SAID CANVAS AT ANNA, A DISTANCE OF 851.24 FEET TO A PK NAIL FOUND FOR THE NORTHEAST CORNER OF SAID CANVAS AT ANNA AND THE SOUTHWEST CORNER OF A 2.89 ACRE TRACT OF LAND CONVEYED TO RICHARD A. MCMINIMY AND WIFE, CATHERINE F. MCMINIMY, AS RECORDED IN COUNTY CLERK'S FILE NO. 20070205000169410, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 29 MINUTES 40 SECONDS EAST, CONTINUING ALONG SAID WEST LINE OF 47.090 ACRE TRACT AND THE EAST LINE OF SAID 2.89 ACRE TRACT, A DISTANCE OF 330.28 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 47.090 ACRES, OR 2,051,248 SQUARE FEET OF LAND.

THENCE, NORTH 89 DEGREES 18 MINUTES 21 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 47.090 ACRE TRACT, A DISTANCE OF 1650.79 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 47.090 ACRE TRACT;

THENCE, NORTH 00 DEGREES 31 MINUTES 59 SECONDS EAST, ALONG THE WEST LINE OF SAID 47.090 ACRE TRACT, PASSING AT A DISTANCE OF 40.00 FEET THE SOUTHWEST CORNER OF CANVAS AT ANNA, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN BOOK 2023, PAGES 976-977, PLAT RECORDS, COLLIN COUNTY, TEXAS, CONTINUING ALONG SAID WEST LINE OF 47.090 ACRE TRACT AND THE EAST LINE OF SAID CANVAS AT ANNA, A DISTANCE OF 851.24 FEET TO A PK NAIL FOUND FOR THE NORTHEAST CORNER OF SAID CANVAS AT ANNA AND THE SOUTHWEST CORNER OF A 2.89 ACRE TRACT OF LAND CONVEYED TO RICHARD A. MCMINIMY AND WIFE, CATHERINE F. MCMINIMY, AS RECORDED IN COUNTY CLERK'S FILE NO. 20070205000169410, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 29 MINUTES 40 SECONDS EAST, CONTINUING ALONG SAID WEST LINE OF 47.090 ACRE TRACT AND THE EAST LINE OF SAID 2.89 ACRE TRACT, A DISTANCE OF 330.28 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 47.090 ACRES, OR 2,051,248 SQUARE FEET OF LAND.

THENCE, NORTH 89 DEGREES 18 MINUTES 21 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 47.090 ACRE TRACT, A DISTANCE OF 1650.79 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 47.090 ACRE TRACT;

THENCE, NORTH 00 DEGREES 31 MINUTES 59 SECONDS EAST, ALONG THE WEST LINE OF SAID 47.090 ACRE TRACT, PASSING AT A DISTANCE OF 40.00 FEET THE SOUTHWEST CORNER OF CANVAS AT ANNA, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN BOOK 2023, PAGES 976-977, PLAT RECORDS, COLLIN COUNTY, TEXAS, CONTINUING ALONG SAID WEST LINE OF 47.090 ACRE TRACT AND THE EAST LINE OF SAID CANVAS AT ANNA, A DISTANCE OF 851.24 FEET TO A PK NAIL FOUND FOR THE NORTHEAST CORNER OF SAID CANVAS AT ANNA AND THE SOUTHWEST CORNER OF A 2.89 ACRE TRACT OF LAND CONVEYED TO RICHARD A. MCMINIMY AND WIFE, CATHERINE F. MCMINIMY, AS RECORDED IN COUNTY CLERK'S FILE NO. 20070205000169410, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 29 MINUTES 40 SECONDS EAST, CONTINUING ALONG SAID WEST LINE OF 47.090 ACRE TRACT AND THE EAST LINE OF SAID 2.89 ACRE TRACT, A DISTANCE OF 330.28 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 47.090 ACRES, OR 2,051,248 SQUARE FEET OF LAND.

THENCE, NORTH 89 DEGREES 18 MINUTES 21 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 47.090 ACRE TRACT, A DISTANCE OF 1650.79 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 47.090 ACRE TRACT;

THENCE, NORTH 00 DEGREES 31 MINUTES 59 SECONDS EAST, ALONG THE WEST LINE OF SAID 47.090 ACRE TRACT, PASSING AT A DISTANCE OF 40.00 FEET THE SOUTHWEST CORNER OF CANVAS AT ANNA, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN BOOK 2023, PAGES 976-977, PLAT RECORDS, COLLIN COUNTY, TEXAS, CONTINUING ALONG SAID WEST LINE OF 47.090 ACRE TRACT AND THE EAST LINE OF SAID CANVAS AT ANNA, A DISTANCE OF 851.24 FEET TO A PK NAIL FOUND FOR THE NORTHEAST CORNER OF SAID CANVAS AT ANNA AND THE SOUTHWEST CORNER OF A 2.89 ACRE TRACT OF LAND CONVEYED TO RICHARD A. MCMINIMY AND WIFE, CATHERINE F. MCMINIMY, AS RECORDED IN COUNTY CLERK'S FILE NO. 20070205000169410, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 29 MINUTES 40 SECONDS EAST, CONTINUING ALONG SAID WEST LINE OF 47.090 ACRE TRACT AND THE EAST LINE OF SAID 2.89 ACRE TRACT, A DISTANCE OF 330.28 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 47.090 ACRES, OR 2,051,248 SQUARE FEET OF LAND.

THENCE, NORTH 89 DEGREES 18 MINUTES 21 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 47.090 ACRE TRACT, A DISTANCE OF 1650.79 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 47.090 ACRE TRACT;

THENCE, NORTH 00 DEGREES 31 MINUTES 59 SECONDS EAST, ALONG THE WEST LINE OF SAID 47.090 ACRE TRACT, PASSING AT A DISTANCE OF 40.00 FEET THE SOUTHWEST CORNER OF CANVAS AT ANNA, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN BOOK 2023, PAGES 976-977, PLAT RECORDS, COLLIN COUNTY, TEXAS, CONTINUING ALONG SAID WEST LINE OF 47.090 ACRE TRACT AND THE EAST LINE OF SAID CANVAS AT ANNA, A DISTANCE OF 851.24 FEET TO A PK NAIL FOUND FOR THE NORTHEAST CORNER OF SAID CANVAS AT ANNA AND THE SOUTHWEST CORNER OF A 2.89 ACRE TRACT OF LAND CONVEYED TO RICHARD A. MCMINIMY AND WIFE, CATHERINE F. MCMINIMY, AS RECORDED IN COUNTY CLERK'S FILE NO. 20070205000169410, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 29 MINUTES 40 SECONDS EAST, CONTINUING ALONG SAID WEST LINE OF 47.090 ACRE TRACT AND THE EAST LINE OF SAID 2.89 ACRE TRACT, A DISTANCE OF 330.28 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 47.090 ACRES, OR 2,051,248 SQUARE FEET OF LAND.

THENCE, NORTH 89 DEGREES 18 MINUTES 21 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 47.090 ACRE TRACT, A DISTANCE OF 1650.79 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 47.090 ACRE TRACT;

THENCE, NORTH 00 DEGREES 31 MINUTES 59 SECONDS EAST, ALONG THE WEST LINE OF SAID 47.090 ACRE TRACT, PASSING AT A DISTANCE OF 40.00 FEET THE SOUTHWEST CORNER OF CANVAS AT ANNA, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN BOOK 2023, PAGES 976-977, PLAT RECORDS, COLLIN COUNTY, TEXAS, CONTINUING ALONG SAID WEST LINE OF 47.090 ACRE TRACT AND THE EAST LINE OF SAID CANVAS AT ANNA, A DISTANCE OF 851.24 FEET TO A PK NAIL FOUND FOR THE NORTHEAST CORNER OF SAID CANVAS AT ANNA AND THE SOUTHWEST CORNER OF A 2.89 ACRE TRACT OF LAND CONVEYED TO RICHARD A. MCMINIMY AND WIFE, CATHERINE F. MCMINIMY, AS RECORDED IN COUNTY CLERK'S FILE NO. 20070205000169410, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 29 MINUTES 40 SECONDS EAST, CONTINUING ALONG SAID WEST LINE OF 47.090 ACRE TRACT AND THE EAST LINE OF SAID 2.89 ACRE TRACT, A DISTANCE OF 330.28 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 47.090 ACRES, OR 2,051,248 SQUARE FEET OF LAND.

THENCE, NORTH 89 DEGREES 18 MINUTES 21 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 47.090 ACRE TRACT, A DISTANCE OF 1650.79 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 47.090 ACRE TRACT;

THENCE, NORTH 00 DEGREES 31 MINUTES 59 SECONDS EAST, ALONG THE WEST LINE OF SAID 47.090 ACRE TRACT, PASSING AT A DISTANCE OF 40.00 FEET THE SOUTHWEST CORNER OF CANVAS AT ANNA, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN BOOK 2023, PAGES 976-977, PLAT RECORDS, COLLIN COUNTY, TEXAS, CONTINUING ALONG SAID WEST LINE OF 47.090 ACRE TRACT AND THE EAST LINE OF SAID CANVAS AT ANNA, A DISTANCE OF 851.24 FEET TO A PK NAIL FOUND FOR THE NORTHEAST CORNER OF SAID CANVAS AT ANNA AND THE SOUTHWEST CORNER OF A 2.89 ACRE TRACT OF LAND CONVEYED TO RICHARD A. MCMINIMY AND WIFE, CATHERINE F. MCMINIMY, AS RECORDED IN COUNTY CLERK'S FILE NO. 20070205000169410, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

OWNERS CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SUMEER HOMES, INC., ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS ANNA RANCH, PHASE 2, AN ADDITION TO THE CITY OF ANNA, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF ANNA'S USE THEREOF. THE CITY OF ANNA AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF ANNA AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

THIS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE CITY OF ANNA, TEXAS. WITNESS MY HAND THIS THE \_\_\_ DAY OF \_\_\_\_\_, A.D. 2025.

SUMEER HOMES, INC.

SURESH SHRIDHARANI
PRESIDENT

STATE OF TEXAS )
COUNTY OF \_\_\_\_\_ )

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ID NUMBER: \_\_\_\_\_

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

CERTIFICATE OF APPROVAL

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

PLANNING & ZONING COMMISSION CHAIR
CITY OF ANNA, TEXAS

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES
CITY OF ANNA, TEXAS

VISIBILITY, ACCESS AND MAINTENANCE EASEMENT

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

DRAINAGE AND DETENTION EASEMENT

THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF ANNA (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES AND SUCCESSORS: THE PORTION OF BLOCK A, LOT 2K; BLOCK P, LOT 4X; BLOCK Q, LOT 1X & 3X; BLOCK U, LOT 1X 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 OR 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 HEREBY DEFINED, UNLESS APPROVED BY THE CITY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO ERECT OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE, OR STRUCTURES, WITHIN THE EASEMENT.

FP-25-0015

A
FINAL PLAT
OF
ANNA RANCH
PHASE 2
OF

LOTS 1-20 & 4X-7X, BLOCK P;
LOTS 1-44 & 1X-3X, BLOCK Q;
LOTS 1-26 & 1X, BLOCK R;
LOTS 1-26 & 1X, BLOCK S;
LOTS 1-24 & 1X, BLOCK T;
LOTS 1-22 & 1X, BLOCK U &
LOTS 1-15 & 1X, BLOCK V
SITUATED IN

THE GRANDISON STARK SURVEY, ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS
47.090 ACRES/ 177 RESIDENTIAL LOTS (SF-6.0)
& 12 COMMON AREA LOTS
ZONED PD ORDINANCE 1088-2023-12

Date: SEPTEMBER 2025 JOB NO. 0020

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

ENGINEER/SURVEYOR:



6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
T.B.P.E.L.S. Firm No. 10194382



Item No. 6.d.

Planning & Zoning Commission Agenda  
Staff Report

Meeting Date: 10/6/2025  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Approve a Resolution regarding BG Downtown Anna, Block A, Lot 1, Preliminary Plat (PP 25-0018)  
Owner: Brown & Griffin Real Estate Advisors, LP

**SUMMARY:**

Two restaurant buildings and one accessory building on one lot on 2.8± acres on the southeast corner of N. Powell Parkway and W. Seventh Street. Zoned Downtown-Core (DT-CE).

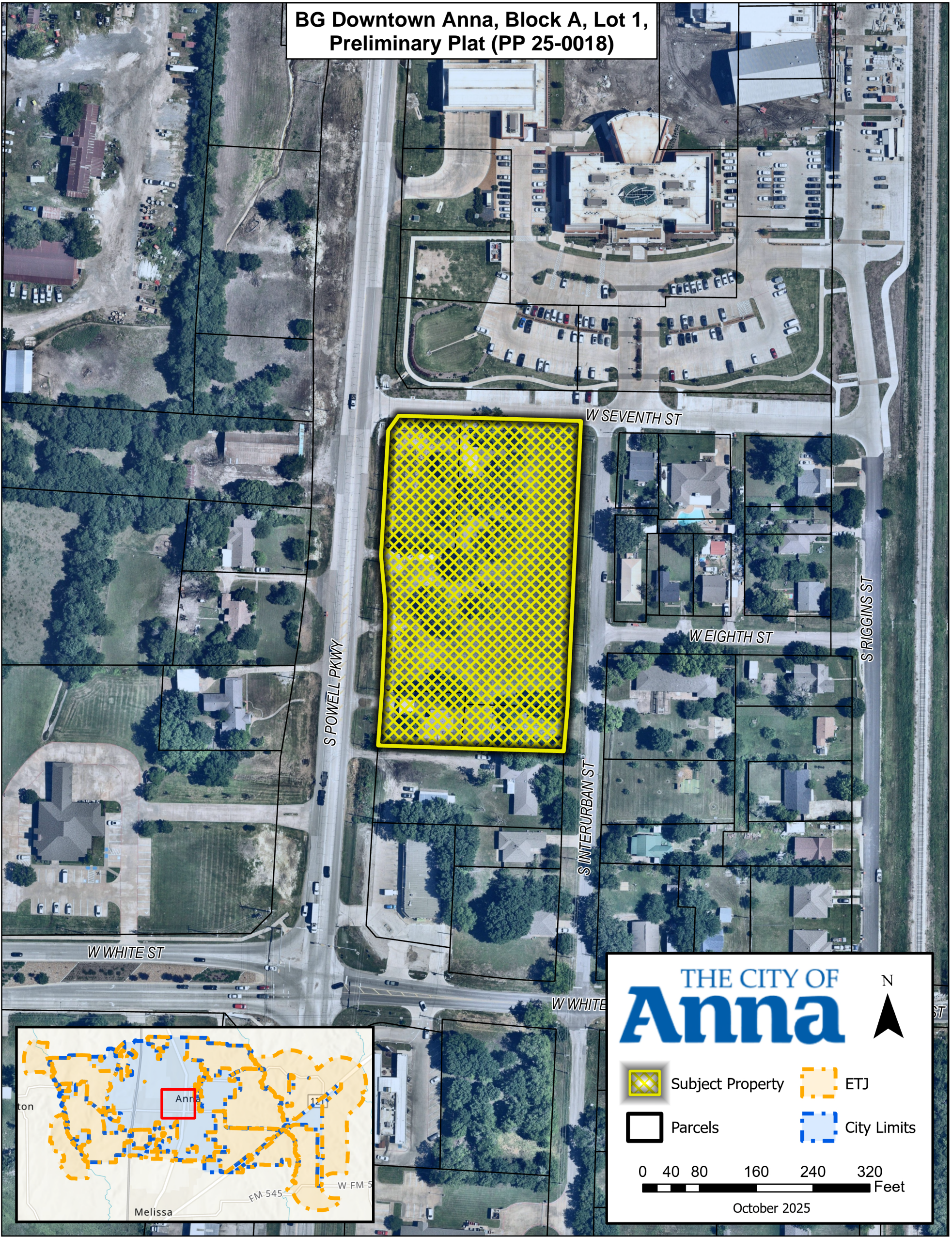
**STAFF RECOMMENDATION:**

Recommended for approval as submitted.

**ATTACHMENTS:**

1. Locator Map - BG Downtown Anna, Block A, Lot 1, Preliminary Plat (PP 25-0018)
2. Resolution - BG Downtown Anna, Block A, Lot 1, Preliminary Plat (PP 25-0018)
3. Exhibit A - BG Downtown Anna, Block A, Lot 1, Preliminary Plat (PP 25-0018)

**BG Downtown Anna, Block A, Lot 1,  
Preliminary Plat (PP 25-0018)**



THE CITY OF  
**Anna**



Subject Property



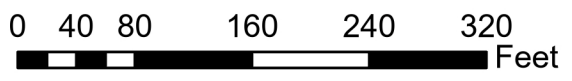
ETJ



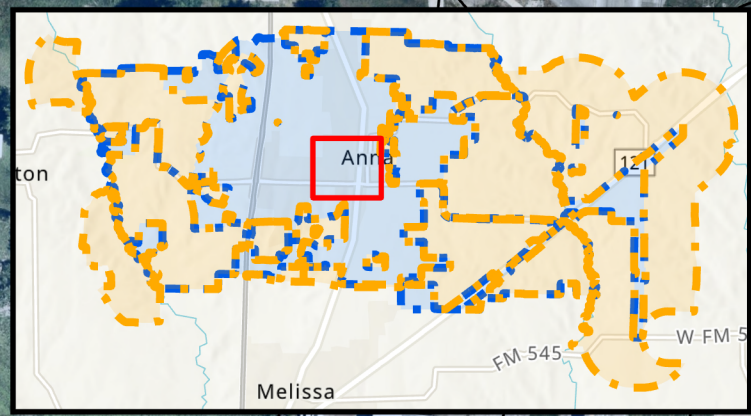
Parcels



City Limits



October 2025



**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2025-10-**

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING BG DOWNTOWN ANNA, BLOCK A, LOT 1, PRELIMINARY PLAT (PP 25-0018)**

**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**, Brown & Griffin Real Estate Advisors, LP has submitted an application for the approval of BG Downtown Anna, Block A, Lot 1, Preliminary Plat; and

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

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

**Section 1. Recitals Incorporated**

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

**Section 2. Approval of Preliminary Plat**

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

**PASSED AND APPROVED** by the Planning & Zoning Commission of the City of Anna, Texas, on this 6th day of October, 2025.

ATTEST:

APPROVED:

\_\_\_\_\_  
Director of Development Services,  
Kaleb Kentner

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





Item No. 6.e.

Planning & Zoning Commission Agenda  
Staff Report

Meeting Date: 10/6/2025  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Approve a Resolution regarding BG Downtown Anna, Block A, Lot 1, Preliminary Site Plan (PSP 25-0008)

Owner: Brown & Griffin Real Estate Advisors, LP

**SUMMARY:**

Two restaurant buildings and one accessory building on one lot on 2.8± acres on the southeast corner of N. Powell Parkway and W. Seventh Street. Zoned Downtown-Core (DT-CE).

**STAFF RECOMMENDATION:**

Recommended for approval as submitted.

**ATTACHMENTS:**

1. Locator Map - BG Downtown Anna, Block A, Lot 1, Preliminary Site Plan (PSP 25-0008)
2. Resolution - BG Downtown Anna, Block A, Lot 1, Preliminary Site Plan (PSP 25-0008)
3. Exhibit A - BG Downtown Anna, Block A, Lot 1, Preliminary Site Plan (PSP 25-0008)

**BG Downtown Anna, Block A, Lot 1,  
Preliminary Site Plan (PSP 25-0008)**



THE CITY OF  
**Anna**



Subject Property



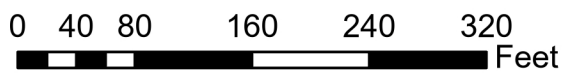
ETJ



Parcels



City Limits



October 2025

**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2025-10-**

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING BG DOWNTOWN ANNA, BLOCK A, LOT 1, PRELIMINARY SITE PLAN (PSP 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**, Brown & Griffin Real Estate Advisors, LP has submitted an application for the approval of BG Downtown Anna, Block A, Lot 1, Preliminary Site Plan; and

**WHEREAS**, the Preliminary Site Plan conforms to the City’s Subdivision Regulations and Zoning Ordinance; and

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

**Section 1. Recitals Incorporated**

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

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

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

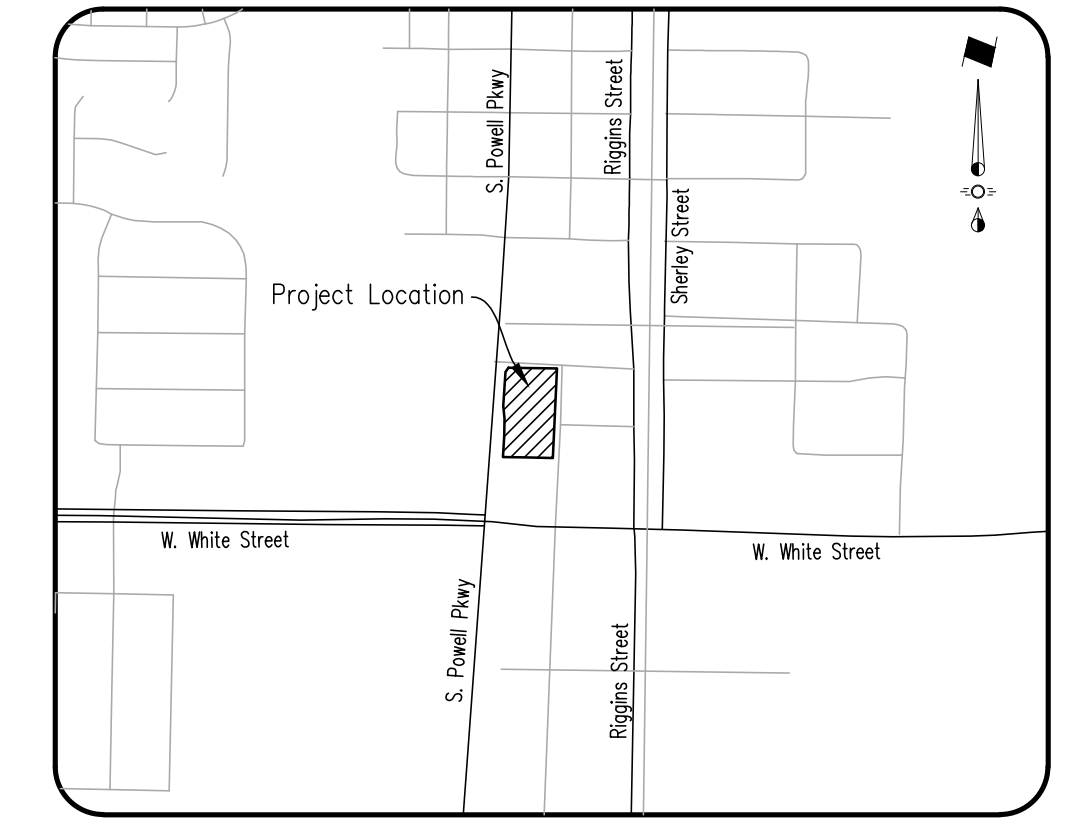
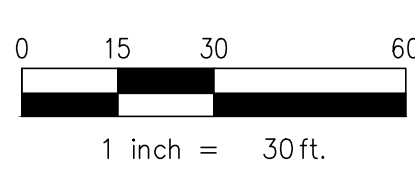
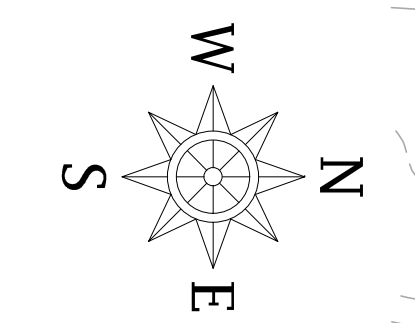
**PASSED AND APPROVED** by the Planning & Zoning Commission of the City of Anna, Texas, on this 6th day of October, 2025.

ATTEST:

APPROVED:

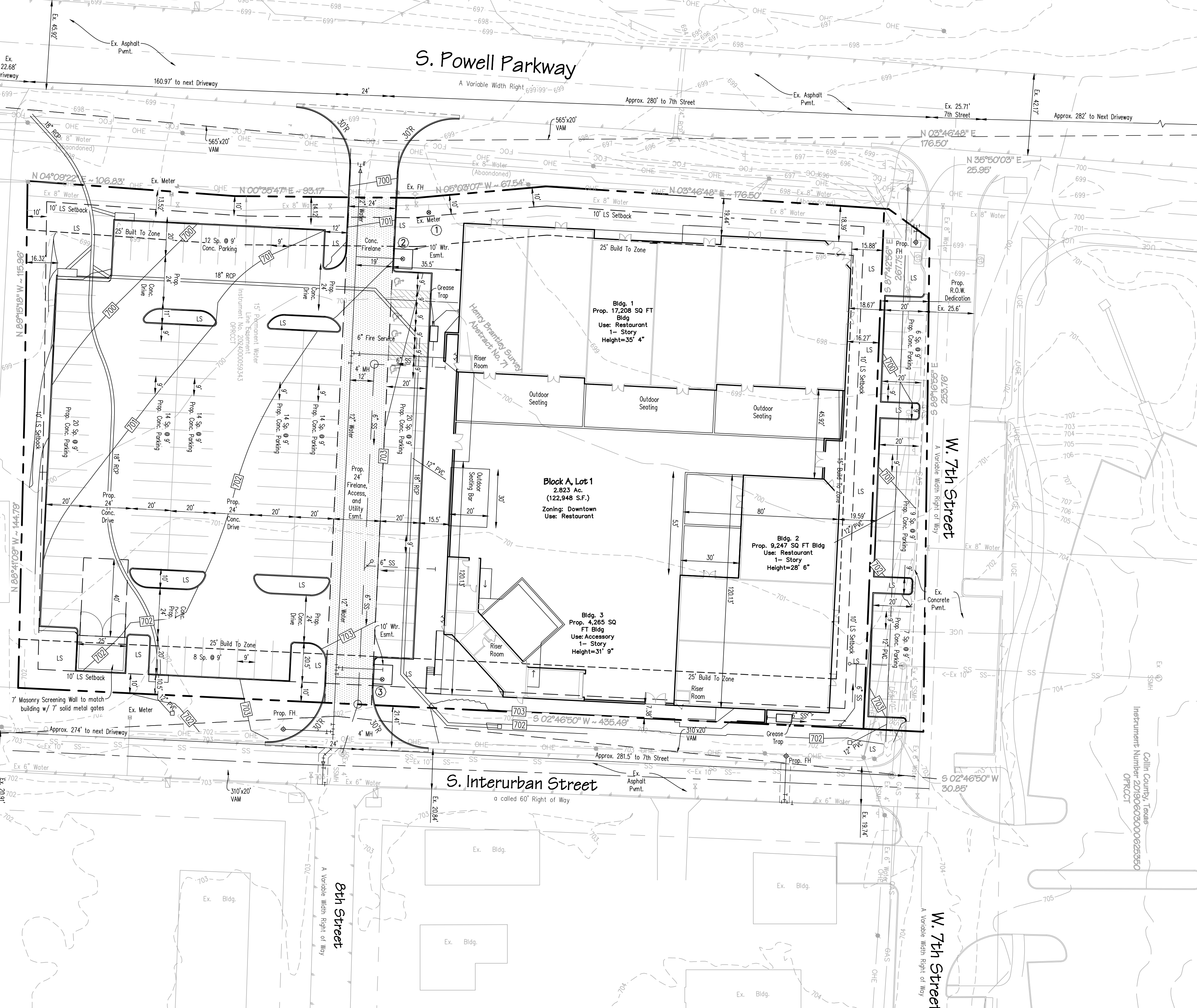
\_\_\_\_\_  
Director of Development Services,  
Kaleb Kentner

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



**Vicinity Map**  
1"=1000'

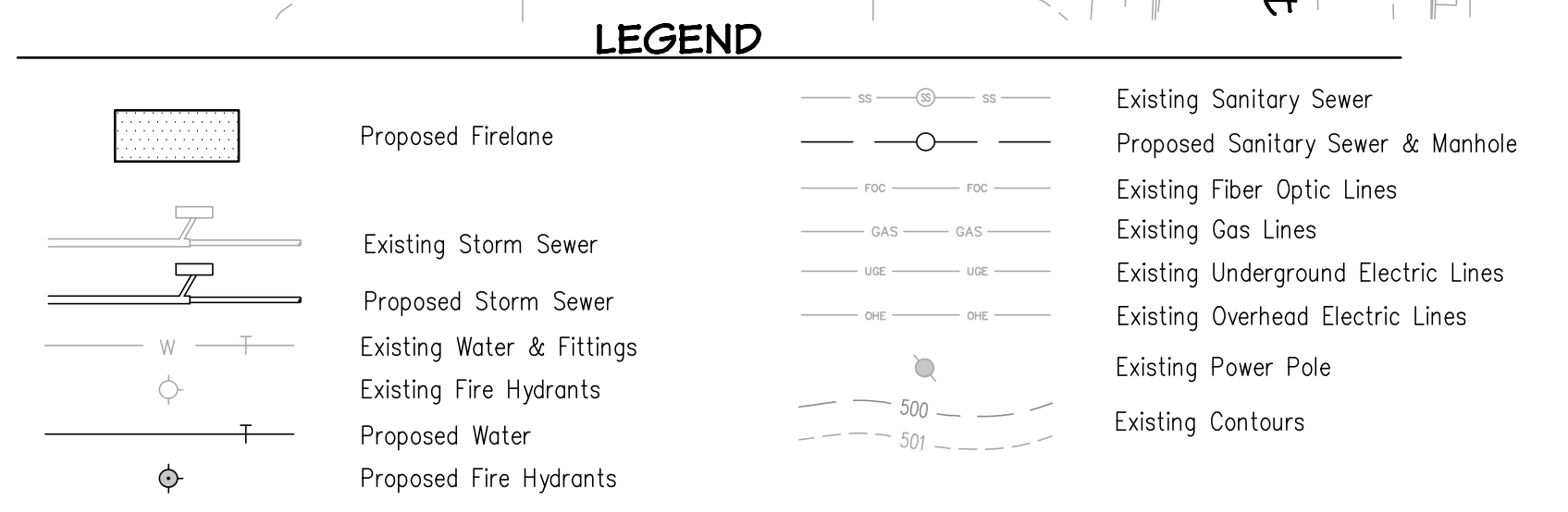
Item	Lot 1
<b>General Site Data</b>	
Zoning (from Zoning Map)	Downtown
Land Use (from Zoning Ordinance)	Retail/Restaurant
Lot Area (square feet & acres)	122,948 S.F./2.659 Acres
Building Footprint Area (square feet)	24,658
Total Building Area (square feet)	24,658
Building Height (# stories)	1 Story
Building Height (feet - distance to tallest building element)	Bldg. 1: 35'-4" Bldg. 2: 28'-6" Bldg. 3: 31'-9"
Lot Coverage (percent - x.xx%)	26.52%
<b>Parking</b>	
Parking Ratio (from Zoning Ordinance)	10/1,000 S.F.
Required Parking (# spaces)	118 Spaces
Total Provided On Street Parking (# spaces)	22 Spaces
Total provided Off Street Parking (# spaces)	117 Spaces
Total Provided Parking (# spaces)	139 Spaces
Accessible Parking Required (# spaces)	5 Spaces
Accessible Parking Provided (# spaces)	4 Spaces
<b>Landscape Area (including turf areas)</b>	
Required internal landscape area (square feet - 8 square feet per parking space)	12,294
Additional interior landscape area provided (square feet)	28,202
Total Landscape Area (square feet)	40,496
<b>Open Space Calculations</b>	
Total Open Space Required (SF)	N/A
Total Open Space Provided (SF)	N/A



**SITE PLAN GENERAL NOTES:**

- All proposed paved surfaces will be constructed of concrete.
- No appurtenance between the height of 2.5' and 10' may be placed in the visibility triangles.
- The subject property lies within a 100-year flood plain, Zone A, according to Community Panel No. 48085C0160J, dated 6/2/2009, of the National Flood Insurance Rate Maps for Collin County, Texas.
- All accessible parking locations represented in this plan are preliminary in nature. Exact locations may be revised at a later date. Site plan will meet applicable State and Federal accessibility requirements.

Water Meter & Sewer Schedule				
I.D.	Type	Size	No.	Sewer Type
①	Irrigation	2"	1	6" Exist.
②	Domestic	2"	1	6" Prop.
③	Domestic	2"	1	6" Prop.



**SPIARS**  
ENGINEERING & SURVEYING  
501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077  
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com  
David Bond • david.bond@spiarsengineering.com

PSP 25-008  
PRELIMINARY SITE PLAN  
**BG DOWNTOWN ANNA**  
BLOCK A, LOT 1  
OUT OF THE  
HENRY BRANTLEY SURVEY ~ ABSTRACT NO. 71  
CITY OF CELINA, COLLIN COUNTY, TEXAS  
122,948 Sq. Ft./2.823 Acres (Gross)  
115,820 Sq. Ft./2.659 Acres (Net)  
Zoning: Downtown

**ENGINEER / SURVEYOR**  
Spiars Engineering, Inc.  
501 W. President George Bush Hwy, Suite 200  
Richardson, TX 75080  
Telephone: (972) 422-0077  
TBPELS No. F-2121 And No. F-10043100

**OWNER / APPLICANT**  
Anna EDC  
120 W. 7th Street  
Anna, TX 75409  
Telephone: (214) 831-5321  
Contact: Natasha Roach

**EXHIBIT A**



Item No. 6.f.

Planning & Zoning Commission Agenda  
Staff Report

Meeting Date: 10/6/2025  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Approve a Resolution regarding Crystal Park, Phase 1, Block K, Lot 1X, Amenity Center, Site Plan (SP 25-0019)  
Owner: Bloomfield Homes, LP

**SUMMARY:**

A community center, private, on 1.3± acres on the northwest corner of Pearl Road and Citrine Lane. Zoned Planned Development/Single-Family Residential 7.2 (PD/SF-7.3) (Ord. No. 969-2022)

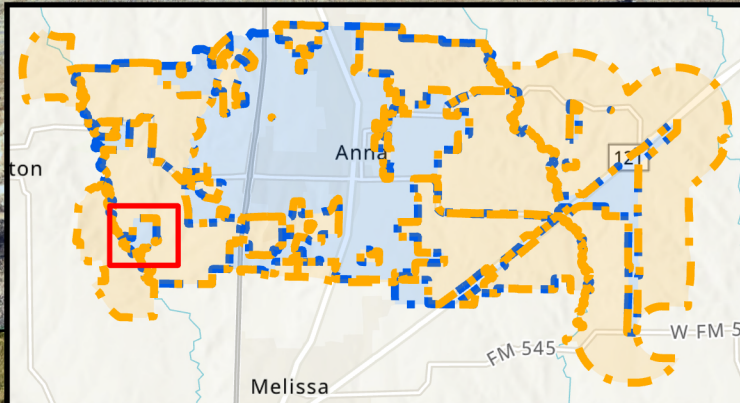
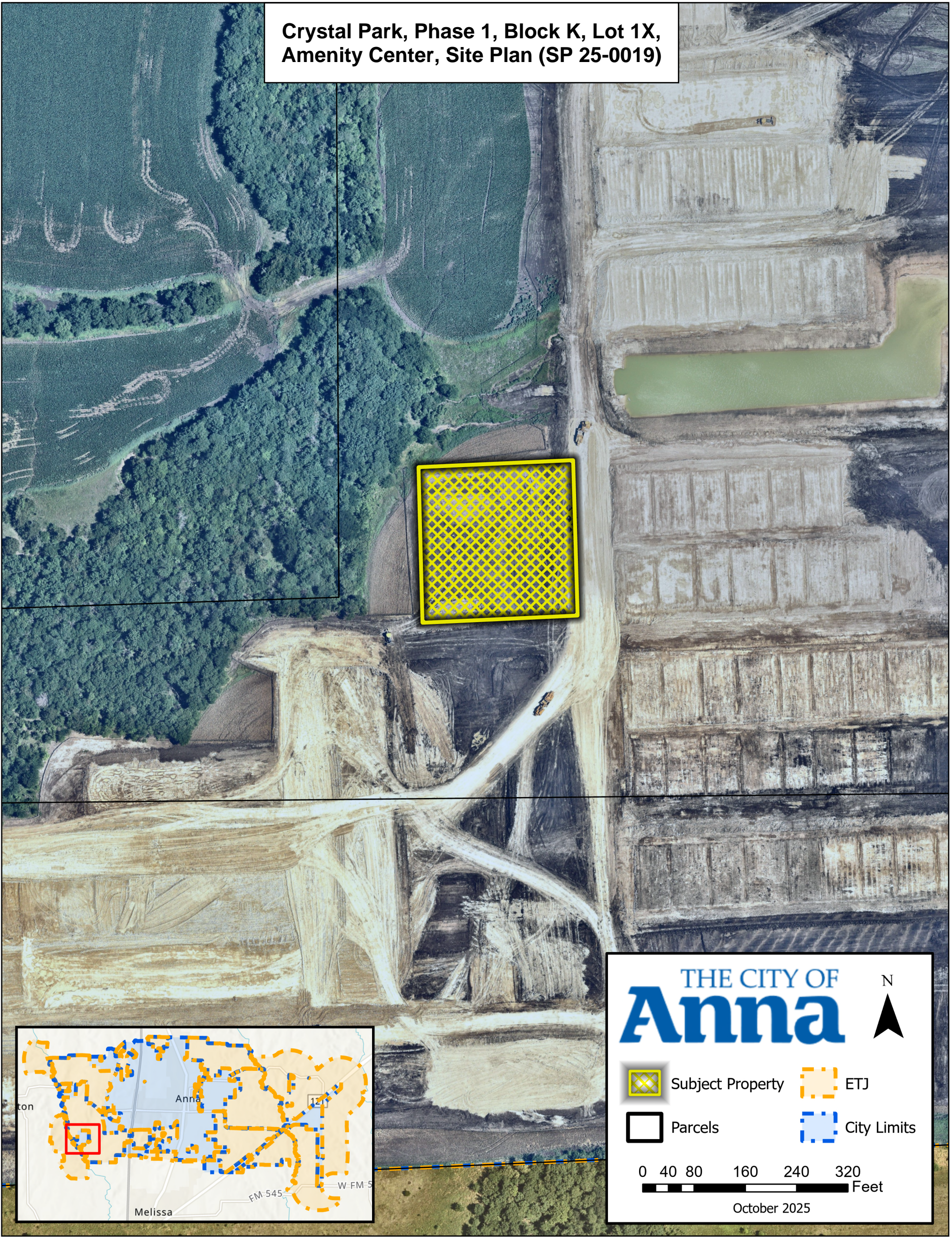
**STAFF RECOMMENDATION:**

Recommended for approval as submitted.

**ATTACHMENTS:**

1. Locator Map - Crystal Park, Phase 1, Block K, Lot 1X, Amenity Center, Site Plan (SP 25-0019)
2. Resolution - Crystal Park, Phase 1, Block K, Lot 1X, Amenity Center, Site Plan (SP 25-0019)
3. Exhibit A - Crystal Park, Phase 1, Block K, Lot 1X, Amenity Center, Site Plan (SP 25-0019)

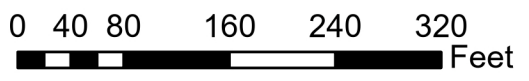
**Crystal Park, Phase 1, Block K, Lot 1X,  
Amenity Center, Site Plan (SP 25-0019)**



THE CITY OF  
**Anna**



-  Subject Property
-  ETJ
-  Parcels
-  City Limits



October 2025

**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2025-10-**

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING CRYSTAL PARK, PHASE 1, BLOCK K, LOT 1X, AMENITY CENTER, SITE PLAN (SP 25-0019)**

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

**WHEREAS**, Bloomfield Homes, LP has submitted an application for the approval of Crystal Park, Phase 1, Block K, Lot 1X, Amenity Center, 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 Crystal Park, Phase 1, Block K, Lot 1X, Amenity Center, 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 6th day of October, 2025.

ATTEST:

APPROVED:

\_\_\_\_\_  
Director of Development Services,  
Kaleb Kentner

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

243.477 ACRES  
BLOOMFIELD HOMES, L.P.  
C.C. # 20211220002575780  
O.P.R.C.C.T.

**LEGEND**

⑤	PROPOSED PARKING COUNT	— 697 —	PROPOSED CONTOUR INTERVAL
BFR	BARRIER FREE RAMP	--- 697 ---	EXISTING CONTOUR INTERVAL
H/C	HANDICAP PARKING SPACE	FFE 694.50	FINISHED FLOOR ELEVATION
FH	EXISTING FIRE HYDRANT	— — —	ORNAMENTAL METAL FENCE (6'-0" HT. AROUND SWIMMING POOL AREA)
MH	EXISTING SANITARY SEWER MANHOLE	— — —	(2) - 5'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE
—	EXISTING WATER MAIN W/ VALVE	— — —	(1) - 5'-0" WIDTH SELF LATCHING, SELF CLOSING WOOD GATE
—	EXISTING SANITARY SEWER	— — —	6'-0" HT. WOOD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE
—	EXISTING STORM	— — —	EXISTING RETAINING WALL
—	EXISTING CURB INLET	— — —	BENCH
—	RIGHT-OF-WAY	— — —	TRASH RECEPTACLE
H —	HANDICAP SIGN		
◊	PROPOSED 2" DOMESTIC WATER METER		
◊	PROPOSED 2" IRRIGATION WATER METER		

**LOT 1X, BLOCK K SITE INFORMATION**

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

TOTAL IMPERVIOUS SURFACE: 18,588.36 SF, 32.83%  
INTERIOR LANDSCAPE REQUIRED: (56,628.00 X 10%) 5,662.80 SF  
INTERIOR LANDSCAPE PROVIDED: 38,039.64 SF, 67.17%

**SITE PLAN NOTES:**

- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
- NO PROTECTED TREES EXIST ON DEVELOPMENT SITE.
- LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF ANNA CODE OF ORDINANCES.
- ALL BARRIER FREE RAMPS NOTED ON PLAN ARE PROPOSED.
- FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF ANNA STANDARD CONSTRUCTION DETAILS.
- ALL SIDEWALKS IN FRONT OF PARALLEL PARKING SHALL BE 8'-0" WIDTH.

**WATER METER SCHEDULE**

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM.	METER IRR.	SAN. SERVICE SIZE
◊	2"		X		6"
◊		2"		X	

**UTILITY NOTES**

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

**SITE DATA SUMMARY TABLE**

GENERAL SITE DATA (LOT IX, BLOCK K)	
ZONING (FROM ZONING MAP)	PLANNED DEVELOPMENT RESIDENTIAL
LAND USE (FROM ZONING & ORDINANCE)	COMMUNITY CENTER, PRIVATE
LOT AREA (SQUARE FEET & ACRES)	56,628.00 SF/1.300 AC
BUILDING FOOTPRINT AREA (SQUARE FEET)	2,065.00 SF
TOTAL BUILDING AREA (SQUARE FEET)	2,065.00 SF
BUILDING HEIGHT (# STORIES)	1 STORY
BUILDING HEIGHT (FEET - DISTANCE TO TALLEST BUILDING ELEMENT)	23'-2" HT.
LOT COVERAGE (PERCENT - XXX%)	3.65%
PARKING	
PARKING RATIO (FROM ZONING ORDINANCE)	MINIMUM 8 SPACES PER SUBDIVISION REGULATIONS
REQUIRED PARKING (# SPACES)	8 REQUIRED
PROVIDED PARKING SPACES (# SPACES)	10
ACCESSIBLE PARKING PROVIDED (# SPACES)	1 PROVIDED
LANDSCAPE AREA (INCLUDING TURF AREAS)	
REQUIRED INTERNAL LANDSCAPE AREA (SQUARE FEET - 8 SQUARE FEET PER PARKING SPACE)	64 SF. REQUIRED
ADDITIONAL INTERIOR LANDSCAPE AREA PROVIDED (SQUARE FEET)	37,975.64
TOTAL LANDSCAPE AREA (SQUARE FEET)	38,039.64

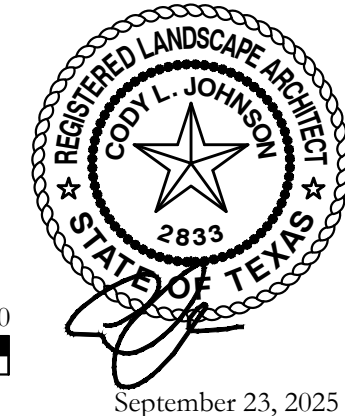
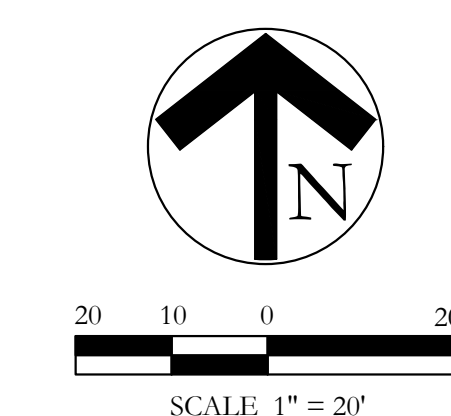
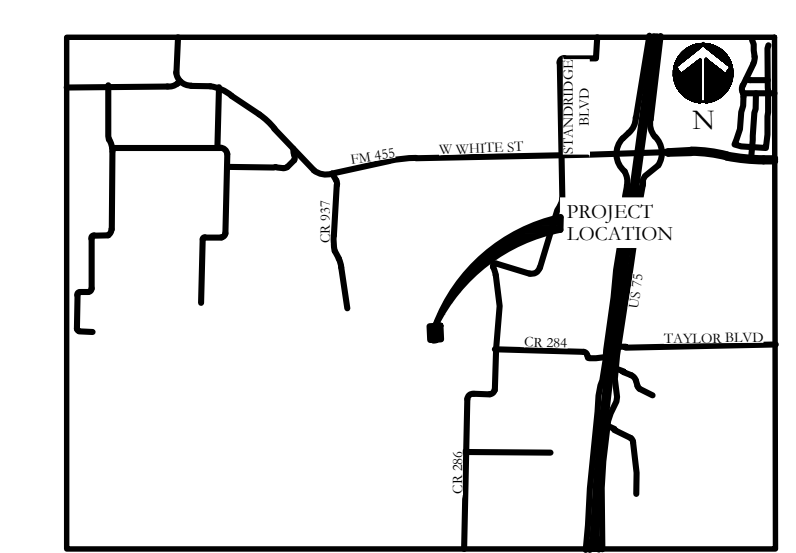
SP 25-0019  
SITE PLAN  
CRYSTAL PARK  
PHASE I  
BLOCK K, LOT 1X  
~AMENITY CENTER~

BEING 1.300 ACRES  
SITUATED IN THE J. COFFMAN SURVEY,  
ABSTRACT NO. 197, J. ELLETT SURVEY,  
ABSTRACT NO. 295 & THE W. KITCHINGS  
SURVEY, ABSTRACT NO. 504, IN THE  
CITY OF ANNA, COLLIN COUNTY, TEXAS

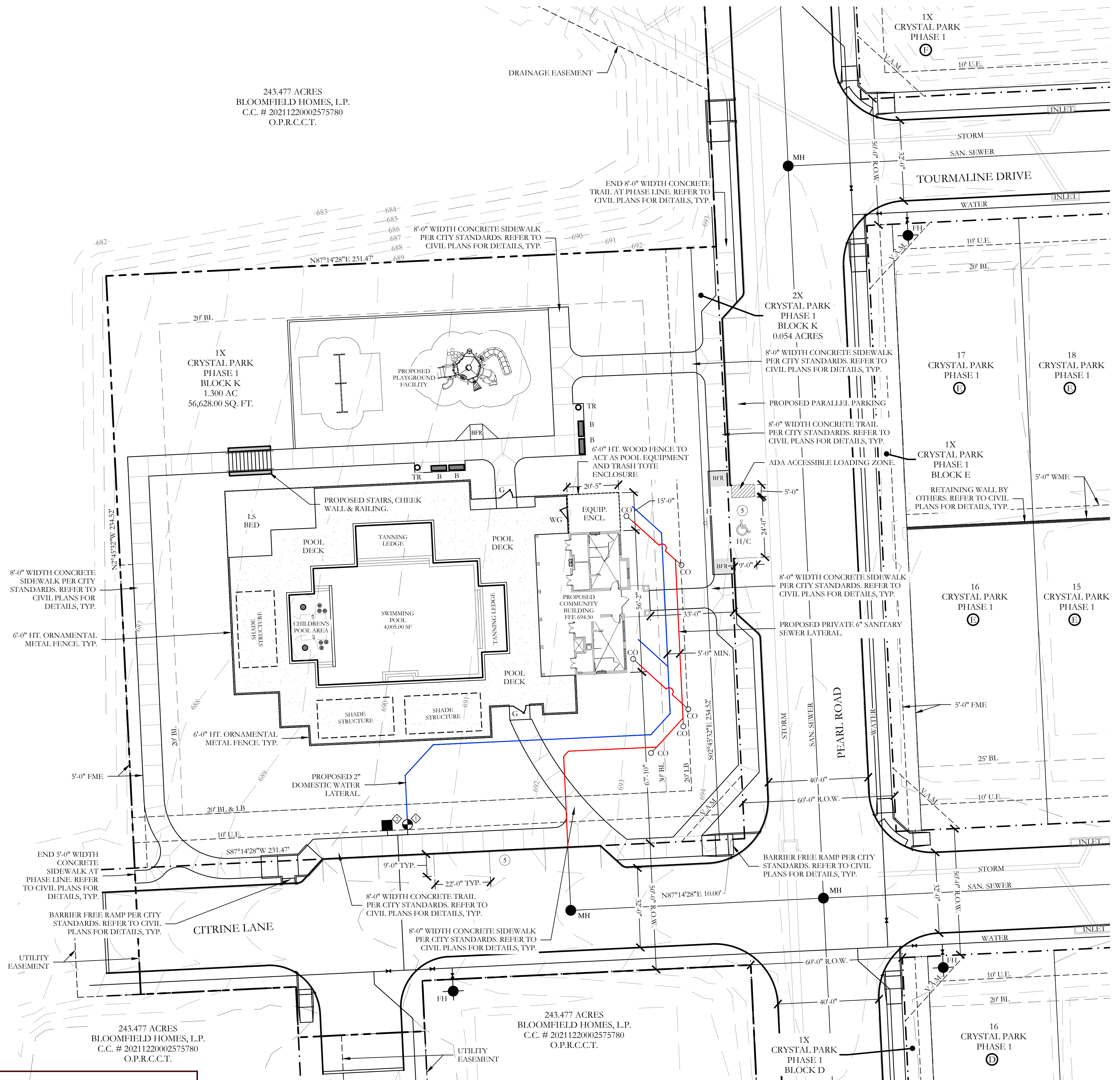
**OWNER / DEVELOPER:**  
BLOOMFIELD HOMES, LP  
1050 E. HIGHWAY 114, SUITE 210  
SOUTHLAKE, TEXAS 76092  
PH. (972) 569-7675  
CONTACT: CLINT VINCENT & JR DOUGLAS

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

Preparation: September 23, 2025



September 23, 2025



**EXHIBIT A**

243.477 ACRES  
BLOOMFIELD HOMES, L.P.  
C.C. # 20211220002575780  
O.P.R.C.C.T.

243.477 ACRES  
BLOOMFIELD HOMES, L.P.  
C.C. # 20211220002575780  
O.P.R.C.C.T.



Item No. 6.g.

Planning & Zoning Commission Agenda  
Staff Report

Meeting Date: 10/6/2025  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Approve a Resolution regarding Parks at Foster Crossing, Phase 2, Final Plat (FP 25-0014)  
Owner: Meritage Homes of Texas, LLC

**SUMMARY:**

78 Single-Family Residential (SF-60) lots, 117 Single-Family Residential (SF-72) lots, 44 Single-Family Residential Zero lot line (SF-Z) lots, and two Homeowners' Association lots located on 48.3± acres on the north side of Zion Road, 1,100± feet east of Caroline Street. Zoned Planned Development/Single-Family Residential Zero Lot Line/Single-Family Residential 7.2/ Single-Family Residential 60 (PD/SF-Z/SF-7.2/SF-60) (Ord. No. 1054-2023-06).

**STAFF RECOMMENDATION:**

Recommended for approval as submitted.

**ATTACHMENTS:**

1. Resolution - Parks at Foster Crossing, Phase 2, Final Plat (FP 25-0014)
2. Locator Map - Parks at Foster Crossing, Phase 2, Final Plat (FP 25-0014)
3. Exhibit A - Parks at Foster Crossing, Phase 2, Final Plat (FP 25-0014)

**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2025-10-**

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING PARKS AT FOSTER CROSSING, PHASE 2, FINAL PLAT (FP 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**, Meritage Homes of Texas, LLC has submitted an application for Parks at Foster Crossing, Phase 2, Final Plat; and

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

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

**Section 1. Recitals Incorporated**

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

**Section 2. Approval of Final Plat**

The Planning & Zoning Commission hereby approves Parks at Foster Crossing, Phase 2, Final Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

**PASSED AND APPROVED** by the Planning & Zoning Commission of the City of Anna, Texas, on this 6th day of October, 2025.

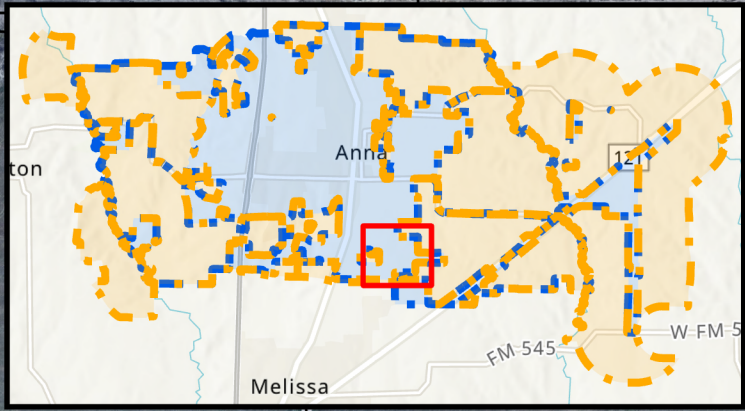
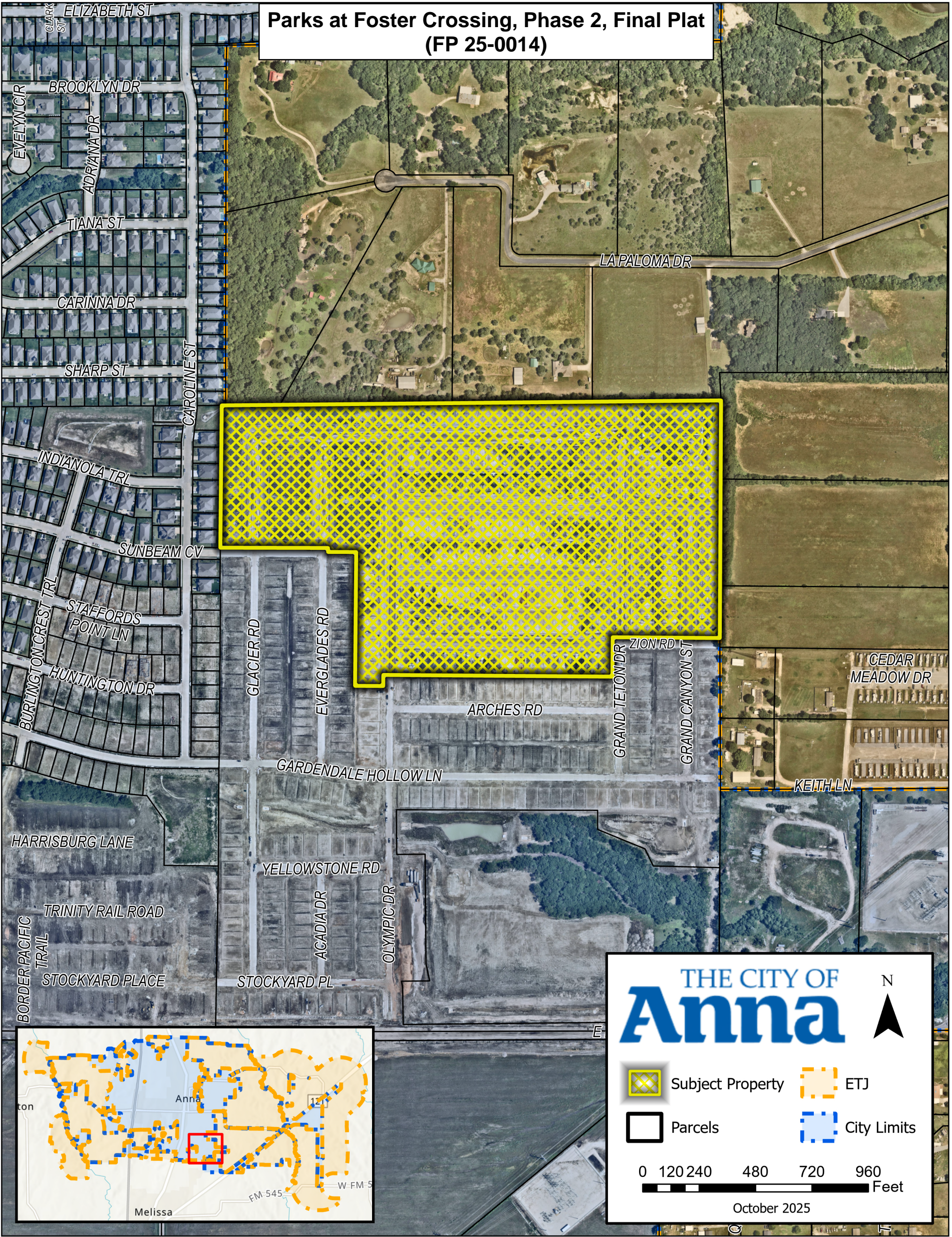
ATTEST:

APPROVED:

\_\_\_\_\_  
Director of Development Services,  
Kaleb Kentner

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

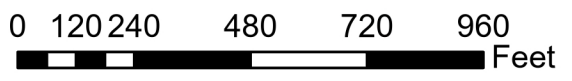
# Parks at Foster Crossing, Phase 2, Final Plat (FP 25-0014)



THE CITY OF  
**Anna**

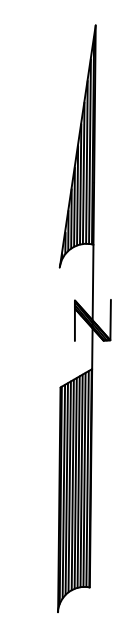


-  Subject Property
-  ETJ
-  Parcels
-  City Limits



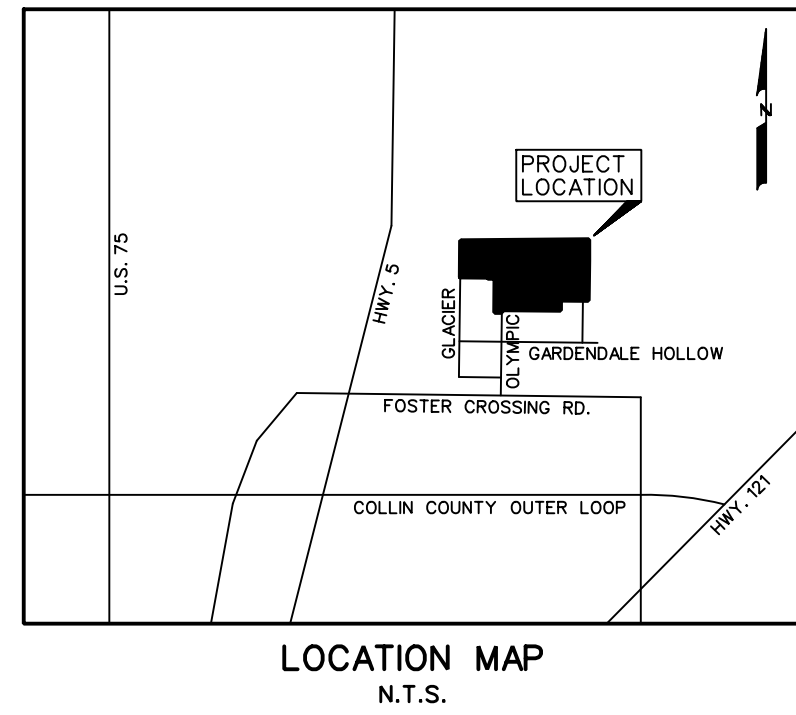
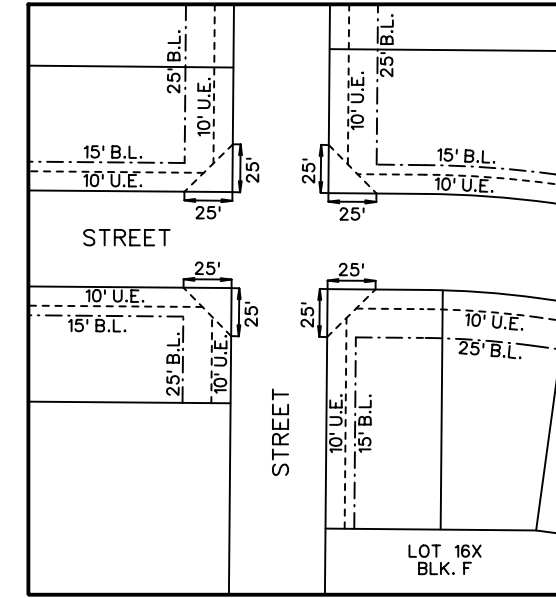
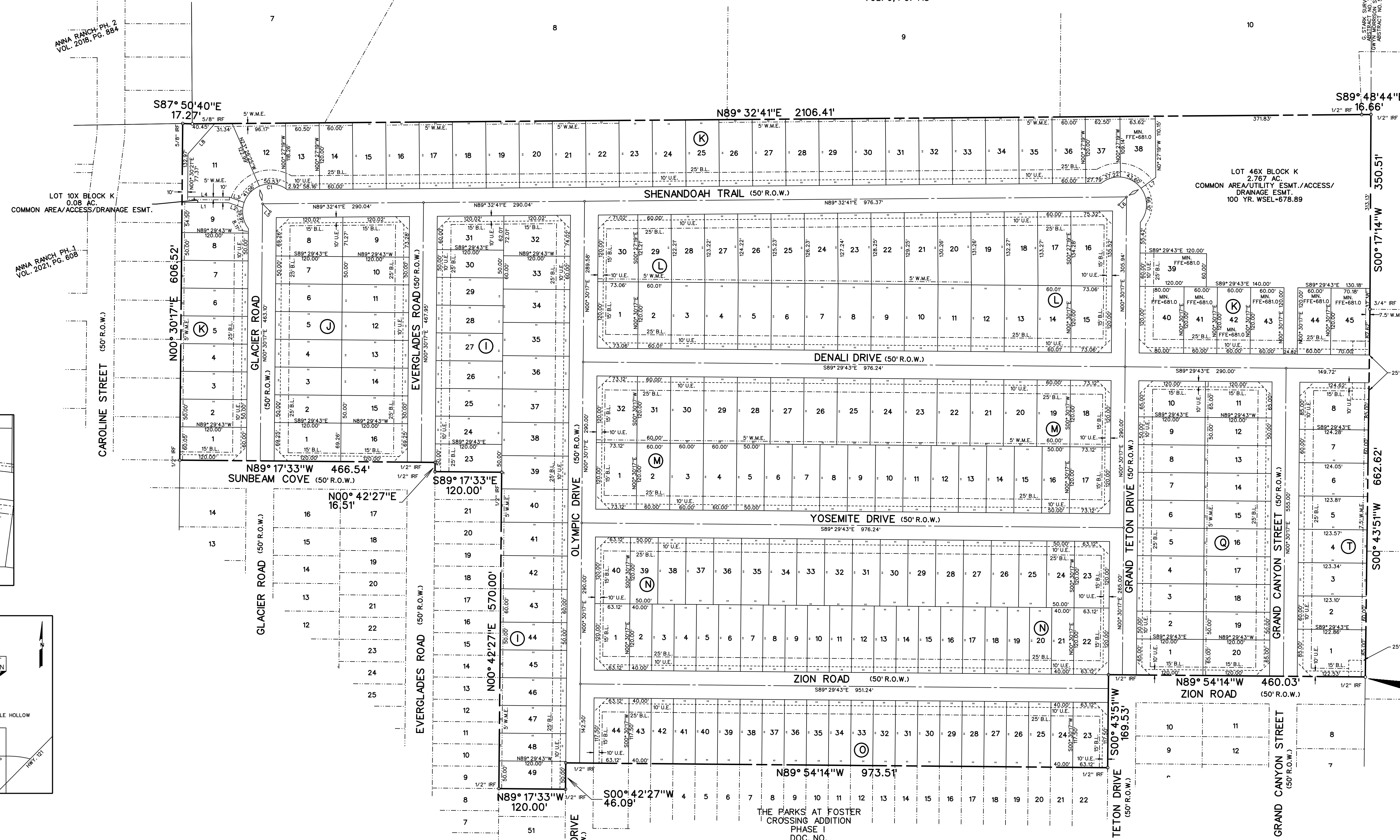
October 2025

0 100 200  
SCALE: 1" = 100'



LA PALOMA SUBDIVISION  
VOL. C, PG. 418

The Parks at Foster Crossing Addition Phase II			
LOT TYPE	SF-Z	SF-60	SF-72
MIN. LOT AREA (FT)	4,500	6,000	7,200
MIN. LOT WIDTH (FT)	40	50	60
MIN. LOT DEPTH (FT)	115	120	120
MIN. FRONT YARD (FT)	20	25	25
MIN. SIDE YARD (FT)	5	5	5
MIN. SIDE STREET (FT)	15	15	15
MIN. REAR YARD (FT)	15	15	15
BUILDING SIZE (FT)	1,200	1,800	1,800
MAX. LOT COVERAGE (%)	50%	50%	50%
NUMBER OF LOTS	44	78	117



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

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89°29'43" W	83.77'
2.	N 70°29'18" W	27.41'
3.	N 70°29'18" W	28.07'
4.	N 89°29'43" W	75.45'
5.	S 44°58'31" E	20.00'
6.	S 45°01'29" W	20.00'
7.	S 53°27'44" W	32.98'
8.	N 41°33'35" E	72.65'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	165°33'40"	50.00'	144.78'	99.21'	N45°01'29"E
2.	168°21'14"	50.00'	146.92'	99.48'	S44°58'31"E

**EXHIBIT A**

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

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

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

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

FP 25-0014  
FINAL PLAT  
OF

**THE PARKS AT FOSTER CROSSING ADDITION PHASE II**

117 SF-72 LOTS, 78 SF-60 LOTS,  
44 SF-Z LOTS, 2 COMMON AREA LOTS  
TOTAL RESIDENTIAL LOTS 239  
TOTAL LOTS 241  
48.349 ACRES  
OUT OF THE  
G. STARK SURVEY, ABSTRACT NO. 798  
IN THE  
CITY OF ANNA  
COLLIN COUNTY, TEXAS  
SEPTEMBER 2025

SCALE: 1"=100'

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

Drainage & Detention Easement

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

Hike & Bike Trail Easement

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

VAM Easement

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

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

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

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

Meritage Homes of Texas, Inc.

STATE OF TEXAS  
COUNTY OF DALLAS

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

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

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

CERTIFICATE OF APPROVAL

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

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

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

OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF COLLIN  
LEGAL DESCRIPTION

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

BEGINNING, at 1/2 inch iron rod found at the northeast corner of The Parks at Foster Crossing Addition Phase I, an addition to the City of Anna, as described in Doc. No. and being in the east line of said 170.939 acre tract:

THENCE, North 89° 54'14" West, along the north line of said The Parks at Foster Crossing Addition Phase I, for a distance of 460.03 feet, to a 1/2 inch iron rod found;

THENCE, South 00° 43'51" West, continuing along said north line, for a distance of 169.53 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 54'14" West, continuing along said north line, for a distance of 973.51 feet, to a 1/2 inch iron rod found;

THENCE, South 00° 42'27" West, continuing along said north line, for a distance of 46.09 feet, to a 1/2 inch rod found;

THENCE, North 89° 17'33" West, continuing along said north line, for a distance of 120.00 feet, to a 1/2 inch iron rod found;

THENCE, North 00° 42'27" East, continuing along said north line, for a distance of 570.00 feet, to a 1/2 inch iron rod found;

THENCE, South 89° 17'33" East, continuing along said north line, for a distance of 120.00 feet, to a 1/2 inch iron rod found;

THENCE, North 00° 42'27" East, continuing along said north line, for a distance of 16.51 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 17'33" West, continuing along said north line, for a distance of 466.54 feet, to a 1/2 inch iron found at the northwest corner of said The Parks at Foster Crossing Addition Phase I and being in the east line of Anna Ranch Phase 1, an addition to the City of Anna, as described in Vol. 2021, Pg. 608 in said Plat Records same being the west line of said 170.939 acre tract:

THENCE, North 00° 30'17" East, along the east line of said Anna Ranch Phase 1 and the west line of said 170.939 acre tract, for a distance of 606.52 feet, to a 5/8 inch iron rod found at the northwest corner of said 170.939 acre tract being the northeast corner of said Anna Ranch Phase 1 same being in the south line of Anna Ranch Phase 2, an addition to the City of Anna, as described in Vol. 2018, Pg. 884 in said Plat Records:

THENCE, South 87° 50'40" East, along the north line of said 170.939 acre tract and the south line of said Anna Ranch Phase 2, for a distance of 17.27 feet, to a 5/8 inch iron rod found at the southwest corner of La Paloma Subdivision, an addition to the City of Anna, as described in Vol. C, Pg. 418 in said Plat Records:

THENCE, North 89° 32'41" East, continuing along the north line of said 170.939 acre tract and the south line of said La Paloma Subdivision, for a distance of 2106.41 feet, to a 1/2 inch iron rod found at the most southerly corner of said La Paloma Subdivision:

THENCE, South 89° 48'44" East, continuing along said north, for a distance of 16.66 feet, to a 1/2 inch iron rod found at the northeast corner of said 170.939 acre tract:

THENCE, South 00° 17'14" West, along the east line of said 170.939 acre tract, for a distance of 350.51 feet, to a 3/4 inch iron rod found;

THENCE, South 00° 43'51" West, continuing along said east line, for a distance of 662.62 feet, to a the POINT OF BEGINNING and containing 48.349 acres or 2,106,097.51 square feet of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision Regulations of the City of Anna, Texas.

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

THE STATE OF TEXAS §  
COLLIN COUNTY §

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

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

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

ANNA RANCH ADDITION

BLK I		BLK J		BLK K		BLK M		BLK N		BLK O		BLK T	
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
23	6000	13	6000	37	7227	1	8774	9	4800	31	4700	1	10429
24	6000	14	6000	38	7473	2	7200	10	4800	32	4700	2	7378
25	6000	15	6000	39	7200	3	7200	11	4800	33	4700	3	7393
26	6000	16	8310	40	9600	4	7200	12	4800	34	4700	4	7407
27	6000	BLK K		41	7200	5	6000	13	4800	35	4700	5	7421
28	6000	Lot	SF	42	7200	6	6000	14	4800	36	4700	6	7435
29	6000	1	7200	43	7200	7	6000	15	4800	37	4700	7	7449
30	6000	2	6000	44	7200	8	6000	16	4800	38	4700	8	10578
31	7320	3	6000	45	8422	9	6000	17	4800	39	4700		
32	8761	4	6000	46X	120543	10	6000	18	4800	40	4700		
33	7200	5	6000	BLK L		11	6000	19	4800	41	4700		
34	7200	6	6000	Lot	SF	12	6000	20	4800	42	4700		
35	7200	7	6000	1	8767	13	6000	21	4800	43	4700		
35	7200	8	6000	2	7201	14	6000	22	7574	44	7416		
36	7200	9	6036	3	7201	15	6000	23	7574	BLK Q			
37	7200	10X	3728	4	7201	16	6000	24	6000	Lot	SF		
38	7200	11	12825	5	7201	17	8774	25	6000	1	7800		
39	7200	12	8087	6	7201	18	8774	26	6000	2	6000		
40	7200	13	7257	7	7201	19	7200	27	6000	3	6000		
41	7200	14	7200	8	7201	20	7200	28	6000	4	6000		
42	7200	15	7200	9	7201	21	7200	29	6000	5	6000		
43	7200	16	7200	10	7201	22	7200	30	6000	6	6000		
44	6000	17	7200	11	7201	23	7200	31	6000	7	6000		
45	6000	18	7200	12	7201	24	7200	32	6000	8	6000		
46	6000	19	7200	13	7201	25	7200	33	6000	9	6000		
47	6000	20	7200	14	7201	26	7200	34	6000	10	7800		
48	6000	21	7200	15	8767	27	7200	35	6000	11	7800		
49	6000	22	7200	16	10007	28	7200	36	6000	12	6000		
BLK J		23	7200	17	8026	29	7200	37	6000	13	6000		
Lot	SF	24	7200	18	7966	30	7200	38	6000	14	6000		
1	8310	25	7200	19	7905	31	7200	39	6000	15	6000		
2	6000	26	7200	20	7845	32	8774	40	7574	16	6000		
3	6000	27	7200	21	7785	BLK N		BLK O		17	6000		
4	6000	28	7200	22	7724	Lot	SF	Lot	SF	18	6000		
5	6000	29	7200	23	7664	1	7574	23	7416	19	6000		
6	6000	30	7200	24	7604	2	4800	24	4700	20	7800		
7	6000	31	7200	25	7543	3	4800	25	4700				
8	8431	32	7200	26	7362	4	4800	26	4700				
9	8672	33	7200	27	7423	5	4800	27	4700				
10	6000	34	7200	28	7362	6	4800	28	4700				
11	6000	35	7200	29	7302	7	4800	29	4700				
12	6000	36	7200	30	8689	8	4800	30	4700				

FP 25-0014  
FINAL PLAT

OF

THE PARKS AT FOSTER  
CROSSING ADDITION  
PHASE II

117 SF-72 LOTS, 78 SF-60 LOTS,  
44 SF-Z LOTS, 2 COMMON AREA LOTS  
TOTAL RESIDENTIAL LOTS 239  
48.349 ACRES

OUT OF THE

G. STARK SURVEY, ABSTRACT NO. 798  
IN THE

CITY OF ANNA  
COLLIN COUNTY, TEXAS  
AUGUST 2025

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

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

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

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



Item No. 6.h.

Planning & Zoning Commission Agenda  
Staff Report

Meeting Date: 10/6/2025  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Approve a Resolution regarding Home Depot Anna, Block A, Lot 13, Site Plan (SP 25-0017)

Owner: Home Depot USA, Inc.

**SUMMARY:**

A restaurant on one lot on 0.6± acres on the southeast corner of US Highway 75 and Hackberry Drive. Zoned Regional Commercial (C-2) (Ord. No. 1067-2023-08)

**STAFF RECOMMENDATION:**

Recommended for approval as submitted.

**ATTACHMENTS:**

1. Locator Map -Home Depot Anna, Block A, Lot 13, Site Plan (SP 25-0017)
2. Resolution - Home Depot Anna, Block A, Lot 13, Site Plan (SP 25-0017)
3. Exhibit A - Home Depot Anna, Block A, Lot 13, Site Plan (SP 25-0017)

Home Depot Anna, Block A, Lot 13,  
Site Plan (SP 25-0017)



THE CITY OF  
**Anna**



Subject Property



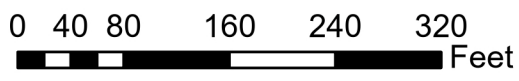
ETJ



Parcels



City Limits



October 2025

**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2025-10-**

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING HOME DEPOT ANNA, BLOCK A, LOT 13, SITE PLAN (SP 25-0017)**

**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**, Home Depot USA, Inc. has submitted an application for the approval of Home Depot Anna, Block A, Lot 13, 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 Home Depot Anna, Block A, Lot 13, Site Plan attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

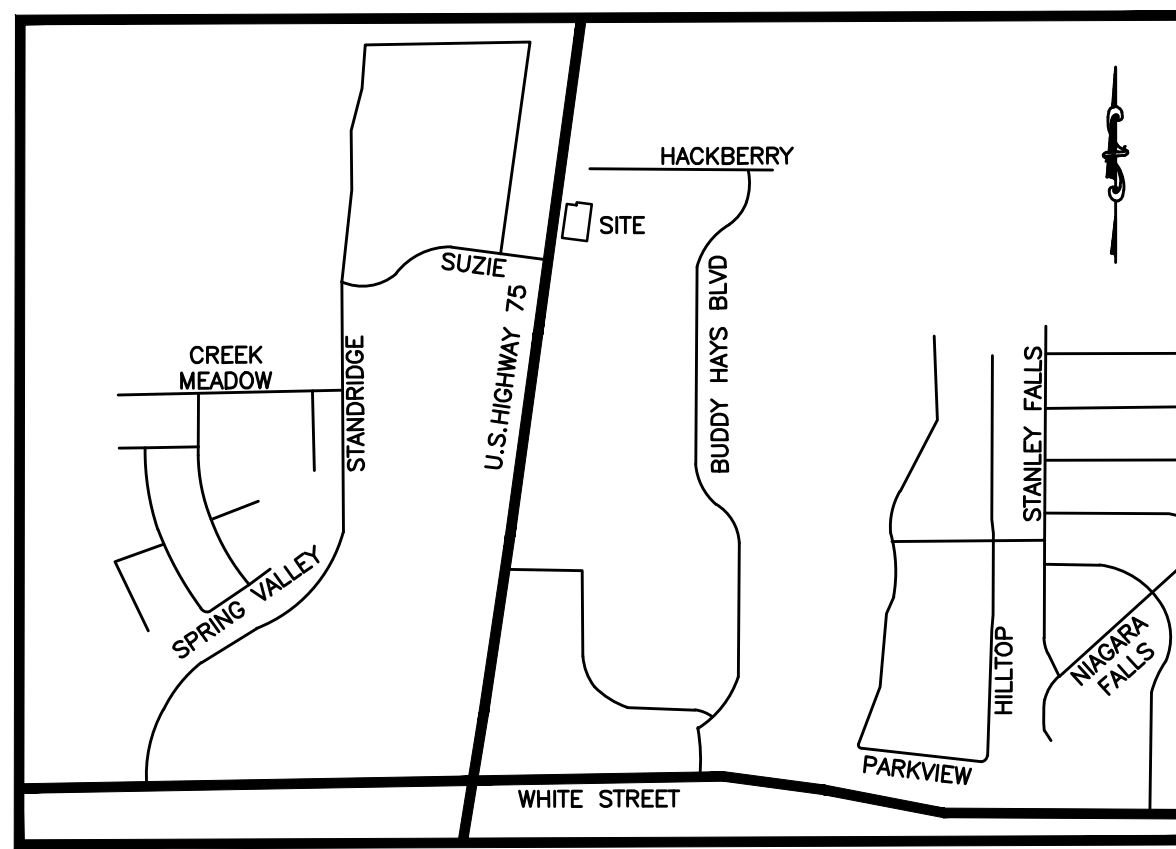
**PASSED AND APPROVED** by the Planning & Zoning Commission of the City of Anna, Texas, on this 6th day of October, 2025.

ATTEST:

APPROVED:

\_\_\_\_\_  
Director of Development Services,  
Kaleb Kentner

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



VICINITY MAP  
N.T.S.

**LEGEND**

	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	6" HEADER CURB PROPOSED CONCRETE
	ADA DESIGNATED STALL
	PARKING SPACE COUNT

**SITE SUMMARY**

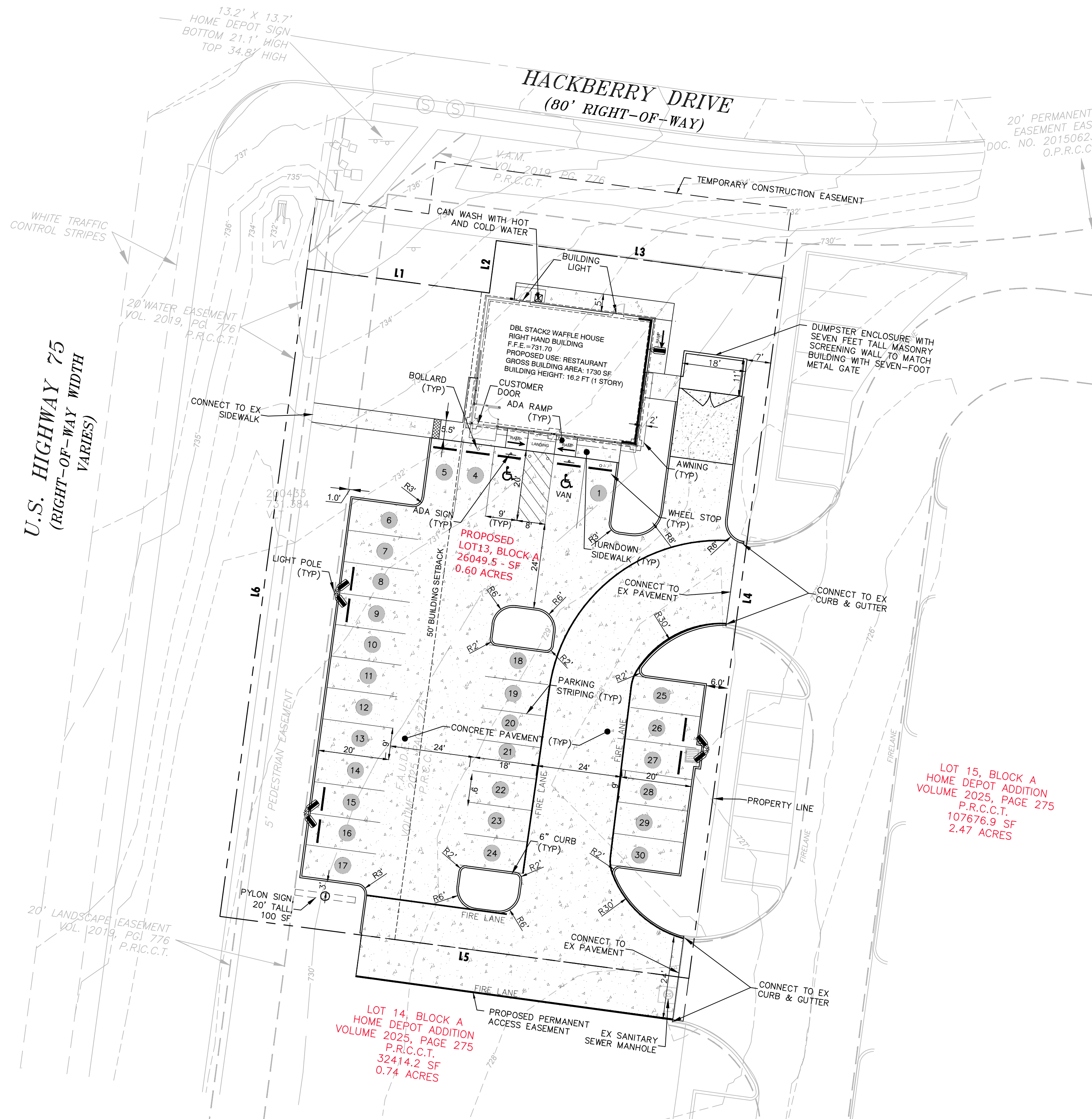
ZONING DISTRICT	PD-C (THOR OVERLAY)
PROPOSED SITE AREA	0.598 AC (26,049 SF)
PROPOSED USE	RESTAURANT
PROPOSED BUILDING AREA	± 1,730 SF
FRONT YARD SETBACK	50'
SIDE YARD SETBACK	0'
REAR YARD SETBACK	0'
LANDSCAPE BUFFER	20' FRONTING CENTRAL EXPRESSWAY
DRIVE AISLE WIDTH	24'
PARKING STALL DIMENSIONS	9' X 18'
MINIMUM PARKING SPACES REQUIRED	19
PROPOSED PARKING SPACES	30
PARKING REQUIREMENTS	1 SPACE FOR EVERY 100 SF FLOOR AREA
	1730 SF / 100 = 17.3 = 18 SPACES MINIMUM

**LINE TABLE**

LINE	DIRECTION	LENGTH
L1	S82°27'31"E	52.23'
L2	N07°32'29"E	15.00'
L3	S82°27'32"E	81.68'
L4	S07°34'40"W	200.26'
L5	N82°28'07"W	134.08'
L6	N07°37'57"E	185.28'

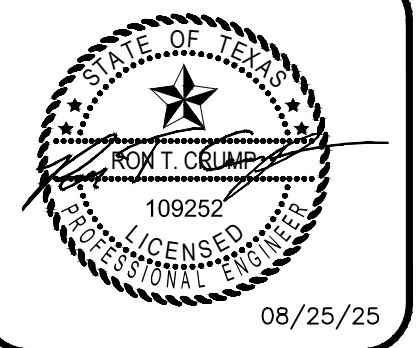
**SITE NOTES:**

1. COMPLETION OF ALL WORK SHALL BE IN ACCORDANCE THESE PLANS, SPECIFICATIONS, AS WELL AS, WITH FEDERAL, STATE AND LOCAL REGULATIONS. DEVIATION FROM THESE MAY CAUSE THE PROJECT TO BE UNACCEPTABLE.
2. PROJECT TO BE DELIVERED IN ACCORDANCE WITH AMERICANS WITH DISABILITY ACT (ADA) PER FEDERAL, STATE AND LOCAL CODES.
3. PROJECT TO BE DELIVERED IN ACCORDANCE WITH THE UNIFORM TRAFFIC CONTROL MANUAL (MUTCD), ASHTO, AS WELL AS STATE AND LOCAL REGULATIONS.
4. ARCHITECTURAL PLANS ARE TO GOVERN IN THE AREA WITHIN 5' OF THE BUILDING ENVELOPE. THIS IS TO INCLUDE BUT NOT LIMITED, TO STEPS, STOOPS, SIDEWALKS, RAMPS, HANDRAILS, ETC. SITE CONTRACTOR IS RESPONSIBLE FOR ALL WORK OUTSIDE OF THIS ENVELOPE.
5. THE FACE OF CURB AND OUTSIDE FACE OF BUILDING SHALL BE THE DIMENSIONAL REFERENCE FOR ALL SITE MEASUREMENTS AND RADII, UNLESS OTHERWISE NOTED. ALL RADII SHALL BE ASSUMED TO BE 5', WHERE NO DIMENSION IS GIVEN.
6. CURB AND GUTTER SHALL BE 18" IN SIZE UNLESS SPECIFIED OTHERWISE.
7. EXISTING AND REMAINING FACILITIES, WHETHER ON THE PROPERTY OR ON ADJACENT PROPERTIES, SHALL BE MAINTAINED IN THEIR ORIGINAL CONDITIONS. IF DISTURBED, THESE STRUCTURES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDING ALL AS-BUILTS AND OTHER CERTIFICATIONS IN ORDER TO CAUSE THE ACCEPTANCE OF THE PROJECT BY THE CLIENT AND RELEASE OF A CERTIFICATE OF OCCUPANCY.
9. CONTRACTOR TO VERIFY THE EXISTING CONDITIONS ON WHICH THE PROJECT DESIGNS (ALL PHASES) ARE BASED AND BECOME FAMILIAR WITH ALL NECESSARY INFORMATION, WHETHER ON THE SUBJECT TRACT OR ADJACENT PROPERTIES. IF UNKNOWN CONDITIONS ARE DISCOVERED WHICH JEOPARDIZES THE SCOPE AND DELIVERY OF THE PROJECT, THE CONTRACTOR IS TO PROVIDE IMMEDIATE WRITTEN NOTIFICATION TO THE ENGINEER.
10. THE CONTRACTOR SHALL DELIVER THE CURB AND GUTTER AT A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
11. THE CONTRACTOR SHALL DELIVER THE PARKING LOT PAINTING AND STRIPING WITH A MINIMUM OF TWO COATS OF PAINT PER PROJECT SPECIFICATIONS.
12. ALL EASEMENTS REQUIRED TO COMPLETE THE WORK, BUT NOT PROVIDED BY THE CLIENT, ARE THE RESPONSIBILITY OF THE CONTRACTOR.



LOT 15, BLOCK A  
HOME DEPOT ADDITION  
VOLUME 2025, PAGE 275  
P.R.C.C.T.  
107676.9 SF  
2.47 ACRES

LOT 14, BLOCK A  
HOME DEPOT ADDITION  
VOLUME 2025, PAGE 275  
P.R.C.C.T.  
32414.2 SF  
0.74 ACRES



**CONTINIO GROUP**  
755 COMMERCE DRIVE  
SUITE 700  
DECATUR, GA 30030  
770.335.9403  
www.icgengineer.com



"A UNIQUE AMERICAN PHENOMENON"  
**WAFLE HOUSE**  
"AMERICA'S PLACE TO EAT, AMERICA'S PLACE TO WORK"  
5986 Financial Drive, Norcross, GA 30071  
(770) 729-5700

WAFLE HOUSE  
ANNA, TEXAS  
ISSUED FOR: COORDINATION  
JURISDICTION: CITY OF ANNA  
LOCATION: 200 N CENTRAL EXPRESSWAY  
ANNA, TX 75409

#	DATE	REVISIONS

DRAWN: SM	CHECK: RTC
JOB NO: 25-207	DATE: 08/25/25

**SITE PLAN**  
SHEET  
**C02**

SP25-0017  
SITE PLAN  
  
HOME DEPOT ANNA  
LOT 13, BLOCK A  
0.60 ACRES  
LAND POINT SURVEY  
  
PREPARED ON 09/22/25

**EXHIBIT A**

C:\USERS\THECONTINIO\MASTER\DROPBOX\BRYAN\_RUSSELL\CONTINIO-MASTER\TRIP-DRIVE PROJECTS\2025\207 - WH - ANNA, TX\2 - CIVIL DESIGN\CONSTRUCTION\LEGEND.CONSTRUCTION DRAWINGS



Item No. 6.i.

Planning & Zoning Commission Agenda  
Staff Report

Meeting Date: 10/6/2025  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Approve a Resolution regarding Anna Retail Addition, Block A, Lots 4R-A and 4R-B, Replat (RP 25-0009)  
Owner: Sapphire Retail One, LLC

**SUMMARY:**

A replat to divide one lot into two lots on 2.1± acres on the southwest corner of S. Buddy Hayes Boulevard and W. White Street. Zoned Regional Commercial (C-2)

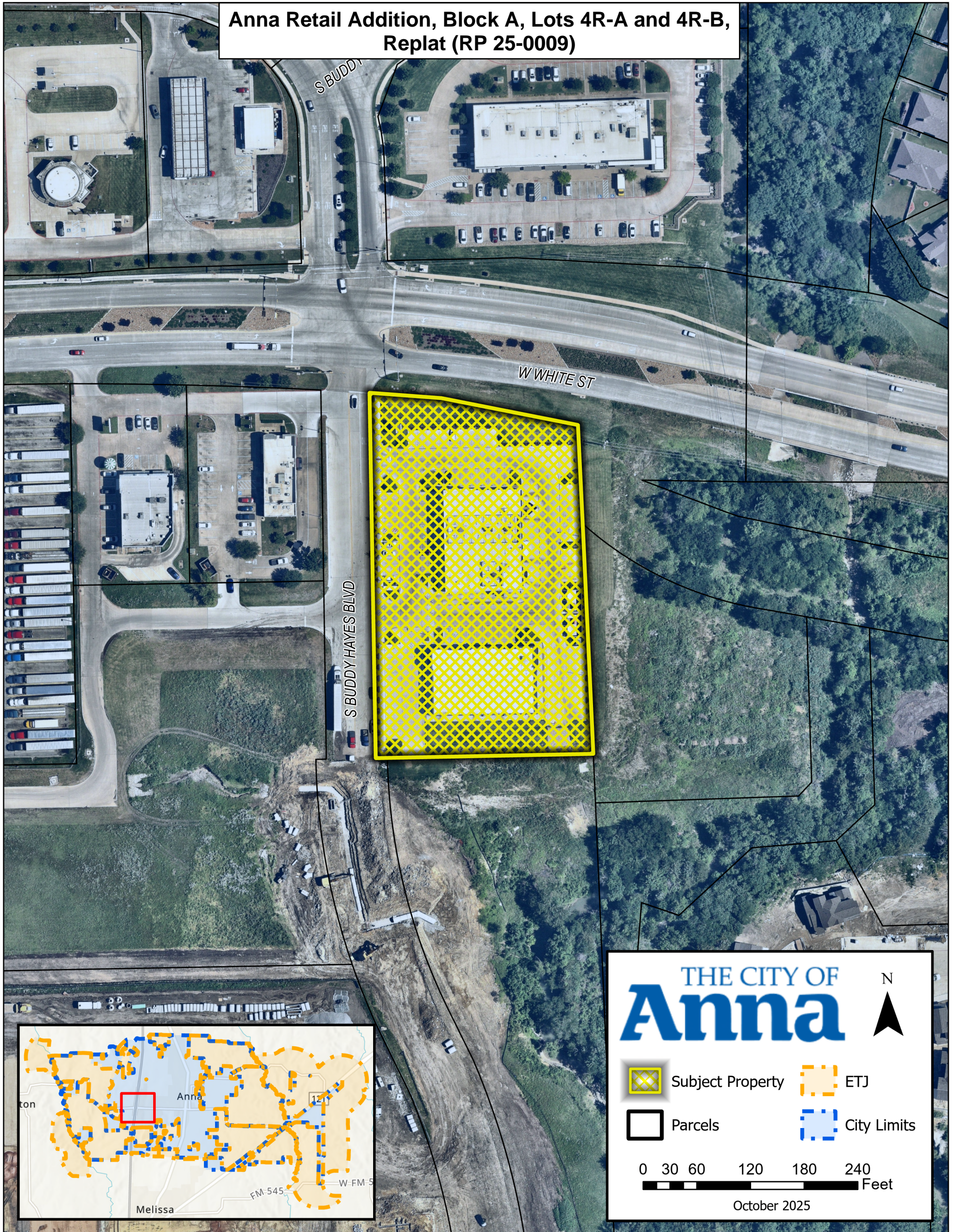
**STAFF RECOMMENDATION:**

Recommended for approval as submitted.

**ATTACHMENTS:**

1. Locator Map - Anna Retail Addition, Block A, Lots 4R-A and 4R-B, Replat (RP 25-0009)
2. Resolution - Anna Retail Addition, Block A, Lots 4R-A and 4R-B, Replat (RP 25-0009)
3. Exhibit A - Anna Retail Addition, Block A, Lots 4R-A and 4R-B, Replat (RP 25-0009)

**Anna Retail Addition, Block A, Lots 4R-A and 4R-B,  
Replat (RP 25-0009)**



THE CITY OF  
**Anna**

N



Subject Property



ETJ



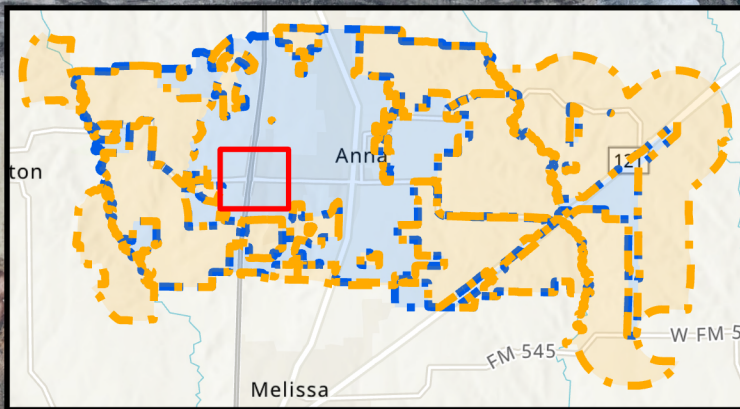
Parcels



City Limits

0 30 60 120 180 240  
Feet

October 2025



**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2025-10-**

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA RETAIL ADDITION, BLOCK A, LOTS 4R-A AND 4R-B, REPLAT (RP 25-0009)**

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

**WHEREAS**, Sapphire Retail One, LLC has submitted an application for the approval of Anna Retail Addition, Block A, Lots 4R-A and 4R-B, 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 Retail Addition, Block A, Lots 4R-A and 4R-B, Replat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

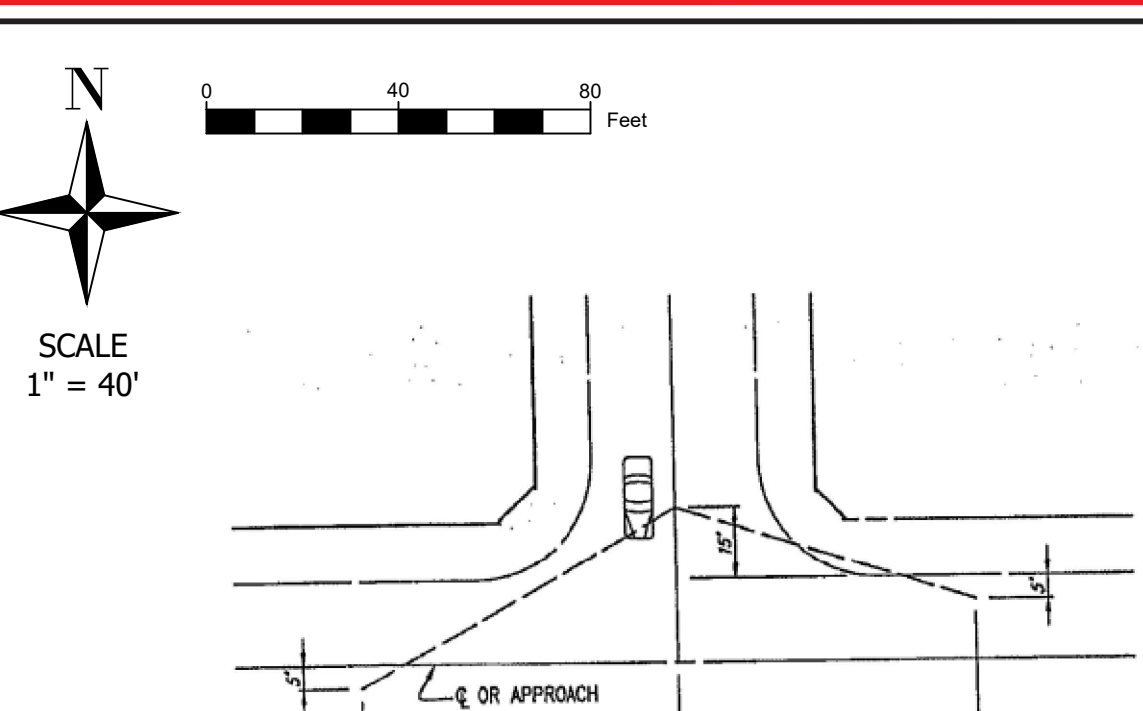
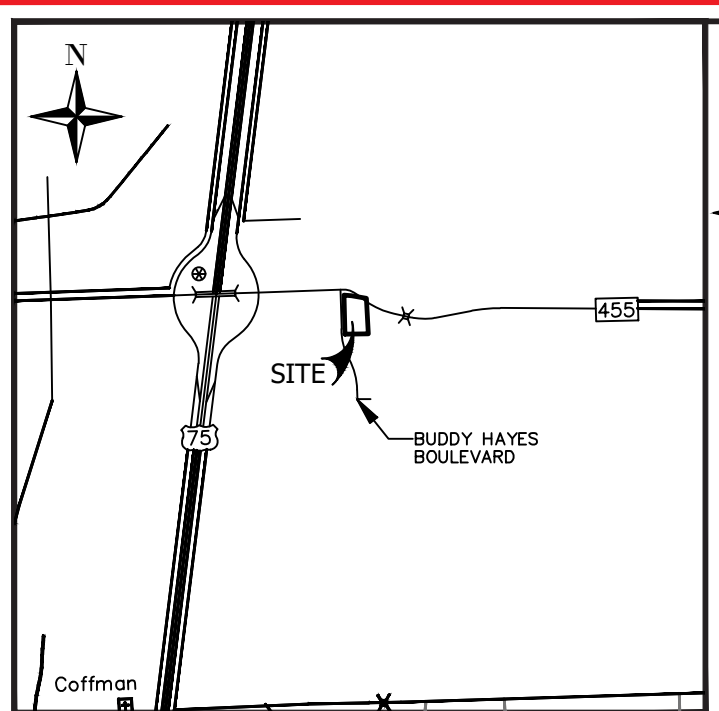
**PASSED AND APPROVED** by the Planning & Zoning Commission of the City of Anna, Texas, on this 6th day of October, 2025.

ATTEST:

APPROVED:

\_\_\_\_\_  
Director of Development Services,  
Kaleb Kentner

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



VICINITY MAP  
NOT TO SCALE

- NOTES**
- Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network.
  - Purpose of this REPLAT is to subdivide Lot 4R into two lots.
  - 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.
  - The area or areas shown on the plat as "VAM" (Visibility, Access, and Maintenance) easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM easement. The city shall have the right, but not the obligation, to maintain any and all landscaping within the VAM easement. Should the city exercise this maintenance right, it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover, and fixtures. The city may withdraw maintenance of the VAM easement at any time. The ultimate maintenance responsibility for the VAM easement shall rest with the owners. No building, fence, shrub, tree, or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM easement. The city shall also have the right, but not the obligation, to add any landscape improvements to the VAM easement, to erect any traffic control devices or signs on the VAM easement, and to remove any obstruction thereon. The city, its successors, assigns, or agents, shall have the right and privilege at all times to enter upon the VAM easement or any part thereof for the purposes and with all rights and privileges set forth herein.

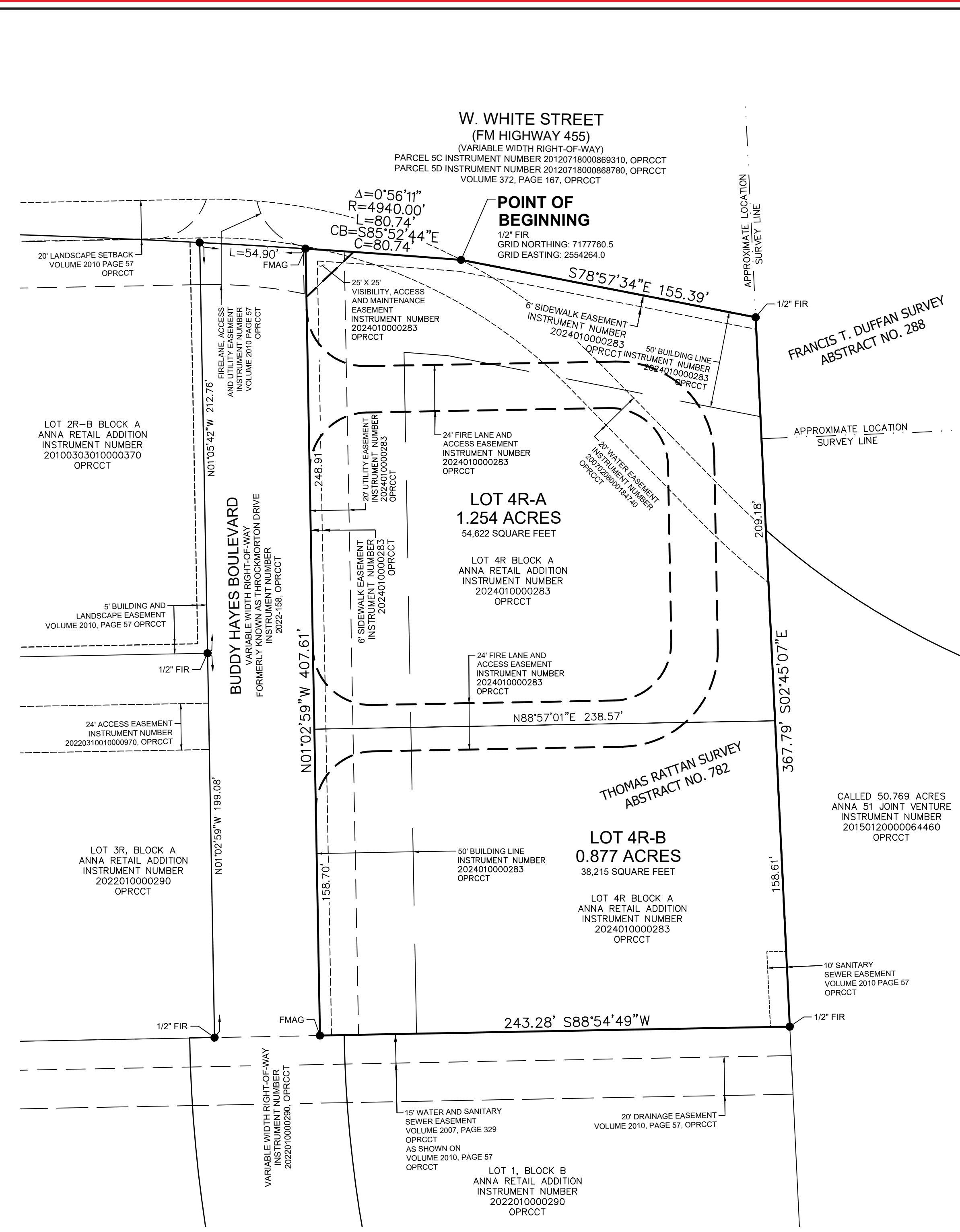
**TABLE 9**  
MINIMUM SIGHT DISTANCE FOR A CAR AT AN INTERSECTION

MPH	I
30	110 + 200=310
35	130 + 250=380
40	130 + 325=475
45	165 + 400=565
50	190 + 475=665

(ASHTO P138, BRAKE REACTION DISTANCE + STOPPING SITE DISTANCE)

**LEGEND**

SYMBOL	DESCRIPTION
OPRCCT	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
FIR	FOUND 1/2" IRON ROD WITH CAP STAMPED "ypassociates.com"
SIR	SET 1/2" IRON ROD WITH CAP STAMPED "ypassociates.com"
FMAG	FOUND MAG NAIL WITH WASHER STAMPED "ypassociates.com"
BL	BUILDING LINE
UE	UTILITY EASEMENT
BTP	BY THIS PLAT
POB	POINT OF BEGINNING
( )	RECORD CALL



STATE OF TEXAS  
COUNTY OF COLLIN  
CITY OF ANNA

WHEREAS, SAPPHIRE RETAIL ONE, LLC, is the owner of a 2.131 acre tract of land located in the Thomas Rattan Survey, Abstract Number 782, Collin County, Texas, being all of Lot 4, Block A of the Anna Retail Addition, recorded in Instrument Number 2022031001000970 of the Official Public Records of Collin County, Texas, (OPRCCT), said 2.131 acre tract as determined from a survey by Kenneth Yazel, RPLS 6182 (ground distances are expressed in US survey feet using a projected combined scale factor of 1.000152710) and being more particularly described as follows:

**BEGINNING** at a found 1/2" iron rod with cap stamped "ypassociates.com", having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone Grid Coordinates of Northing 7177760.5 and Easting 2554264.0, on the south right-of-way line of said FM Highway 455, the north line of said Lot 4;

**THENCE** South 78 degrees 57 minutes 34 seconds East, with the south right-of-way line of said F.M. Highway 455 and the north line of said Lot 4, a distance of 155.39 feet to a found 1/2" iron rod with cap stamped "ypassociates.com" at the northeast corner of said Lot 4;

**THENCE** South 02 degrees 45 minutes 07 seconds East, with the east line of said Lot 4 and the west line of a called 50.769 acre tract conveyed to Anna 51 Joint Venture in a Warranty Deed with Vendor's Lien, recorded in Instrument Number 2015012000064460, OPRCCT, a distance of 367.79 feet to a found 1/2" iron rod with cap stamped "ypassociates.com" at the southeast corner of said Lot 4 and the northeast corner of Lot 1, Block B of the Anna Retail Addition, recorded in Instrument Number 2022010000290, OPRCCT;

**THENCE** South 88 degrees 54 minutes 49 seconds West, with the south line of said Lot 4, a distance of 243.28 feet to a found mag nail with washer stamped "ypassociates.com" at the southwest corner of said Lot 4;

**THENCE** North 01 degrees 02 minutes 59 seconds West, with the west line of said Lot 4 and the west right-of-way line of Throckmorton Drive of said Anna Retail Addition, a distance of 407.61 feet to a found mag nail with washer stamped "ypassociates.com" on the south right-of-way line of said F.M. Highway 455 at the beginning of a curve to the right having a radius of 4940.00 feet and a chord bearing South 85 degrees 52 minutes 44 seconds East, a distance of 80.74 feet;

**THENCE** Southeastly, with the south right-of-way line of said FM Highway 455 and through a central angle of 0 degrees 56 minutes 11 seconds an arc length of 80.74 feet to the **POINT OF BEGINNING** and containing 2.131 acres, or 92,838 square feet of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, SAPPHIRE RETAIL ONE, LLC, does hereby adopt this plat designating the herein above described property as Lot 4R-A and Lot 4R-B, Block A, Anna Retail Addition, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

This plat is hereby adopted by the Owners and approved by the City of Anna (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and successors: The portion of Lot 4R, as shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Detention Easement as hereinabove defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure, or structures, within the Easement.

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 approved subject to all platting ordinances, rules, regulations and resolutions of the City of Anna, Texas.  
WITNESS my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

SAPPHIRE RETAIL ONE, LLC,  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

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

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, \_\_\_\_\_, 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 on this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public

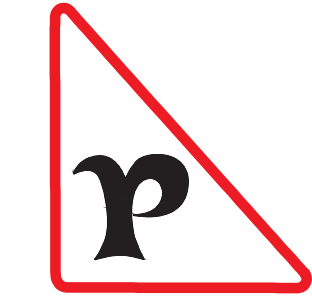
RP 25-0009  
**REPLAT**

**ANNA RETAIL ADDITION  
BLOCK A,  
LOT 4R-A AND LOT 4R-B**

2.131 ACRES  
SITUATED IN THE THOMAS RATTAN SURVEY  
ABSTRACT NUMBER 782

CITY OF ANNA  
COLLIN COUNTY, TEXAS

PREPARED AUGUST 2025



**YAZEL PEEBLES & ASSOCIATES LLC**  
P.O. Box 210097 817.268.3316 ypassociates.com T8PELS1019#002  
Bedford, TX 76095  
2024-181-001 SEPTEMBER 4, 2025 PAGE 1 OF 1

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

**SURVEYOR'S CERTIFICATE**

THAT, I, KENNETH H. YAZEL JR., do hereby certify that I prepared this plat and the field notes made part thereof from actual and accurate survey of the land and that the corner monuments shown thereof were properly placed under my personal supervision, in accordance with the Subdivisions regulations of the City of Anna, Texas.

Kenneth H. Yazel Jr. Date  
Registered Professional Land Surveyor No. 6182

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 Kenneth H. Yazel Jr., 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 for the purposes and consideration herein expressed.

**EXHIBIT A**

SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**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



Item No. 7.a.

Planning & Zoning Commission Agenda  
Staff Report

Meeting Date: 10/6/2025  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Approve a Resolution regarding Meadow Vista, Phase 4, Preliminary Plat (PP 25-0019)  
Owner: Bloomfield Homes

**SUMMARY:**

159 Single-Family Residential (SF-60) lots, 10 Single-Family Residential (SF-7.2) lots, and five Homeowners' Association lots located on 43.7± acres on the Northwest corner of Ferguson Parkway and Bellwether Drive. Zoned Planned Development/Single-Family Residential 6.0(PD/SF-6.0) (Ord. No. 839-2019)

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.

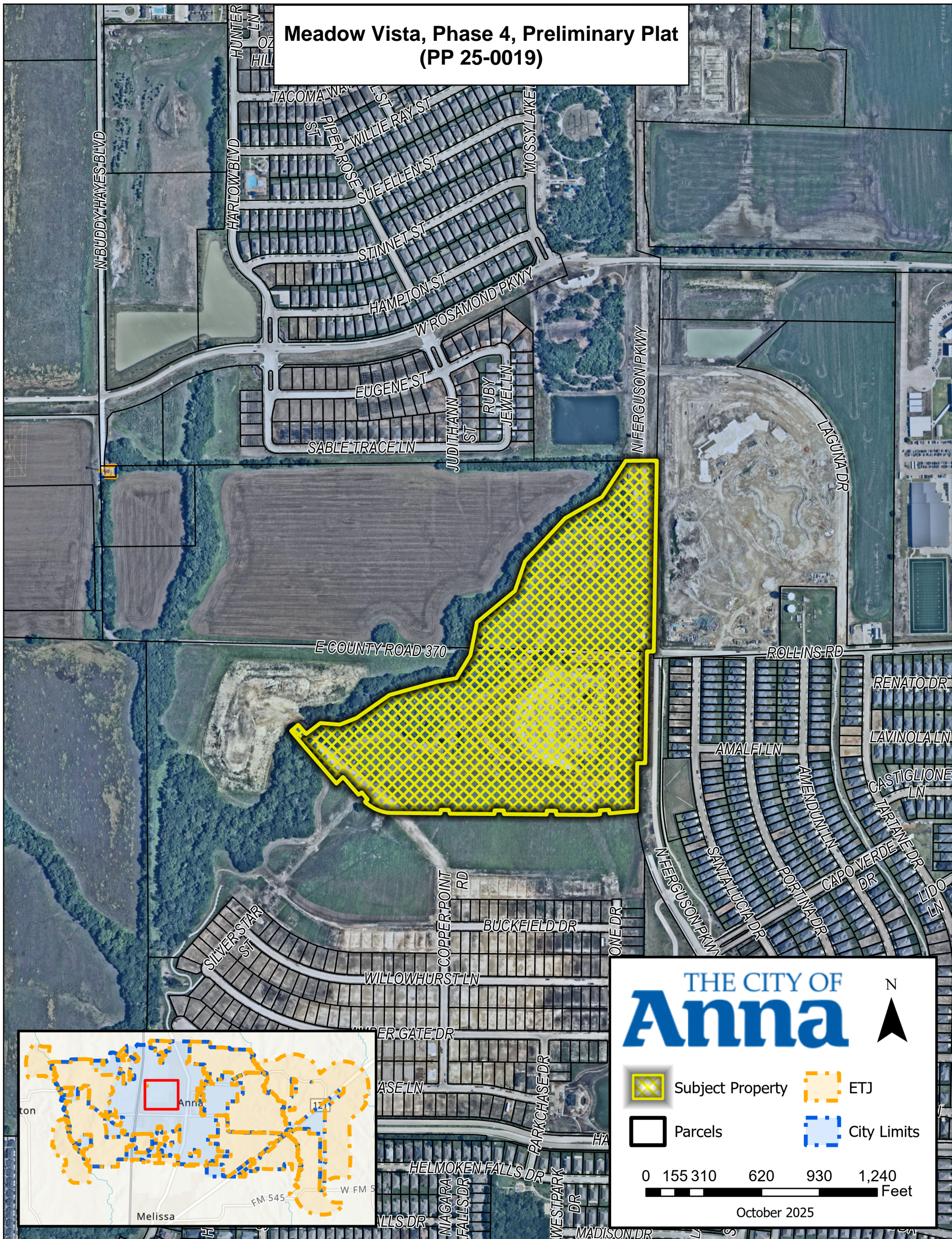
**STAFF RECOMMENDATION:**

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

**ATTACHMENTS:**

1. Locator Map - Meadow Vista, Phase 4, Preliminary Plat (PP 25-0019)
2. Resolution - Meadow Vista, Phase 4, Preliminary Plat (PP 25-0019)
3. Exhibit A - Meadow Vista, Phase 4, Preliminary Plat (PP 25-0019)
4. Waiver Request - Meadow Vista, Phase 4, Preliminary Plat (PP 25-0019)

# Meadow Vista, Phase 4, Preliminary Plat (PP 25-0019)



THE CITY OF  
**Anna**



Subject Property



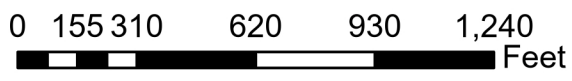
ETJ



Parcels



City Limits



October 2025

**CITY OF ANNA, TEXAS**

**PZ RESOLUTION NO. 2025-10-**

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING MEADOW VISTA, PHASE 4, PRELIMINARY PLAT (PP 25-0019)**

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

**WHEREAS**, Bloomfield Homes has submitted an application for the approval of Meadow Vista, Phase 4, Preliminary Plat; and

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

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

**Section 1. Recitals Incorporated**

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

**Section 2. Approval of Preliminary Plat**

The Planning & Zoning Commission hereby approves Meadow Vista, Phase 4, Preliminary Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

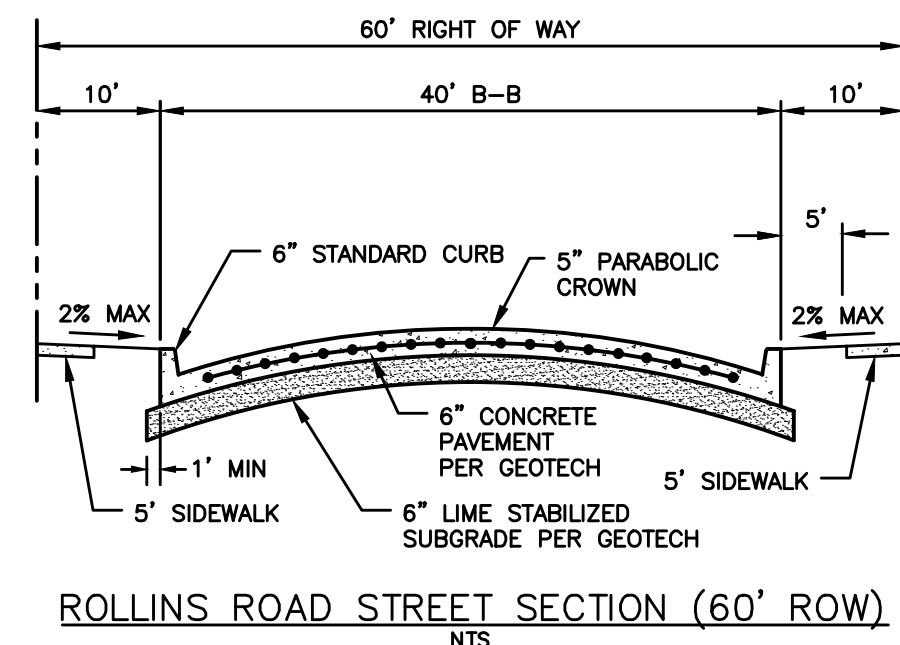
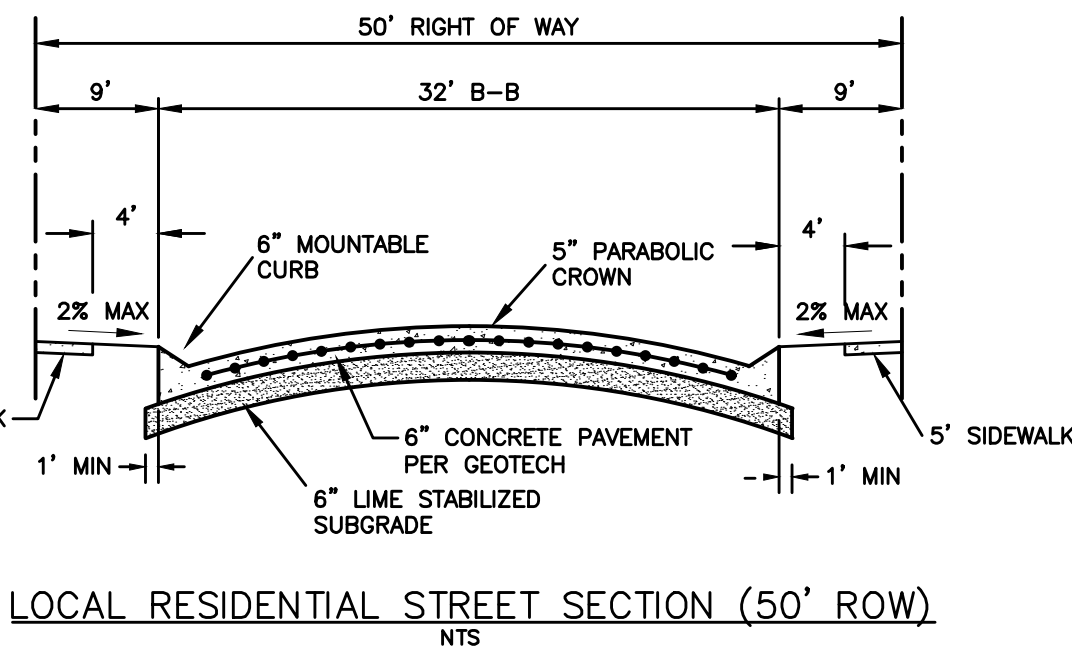
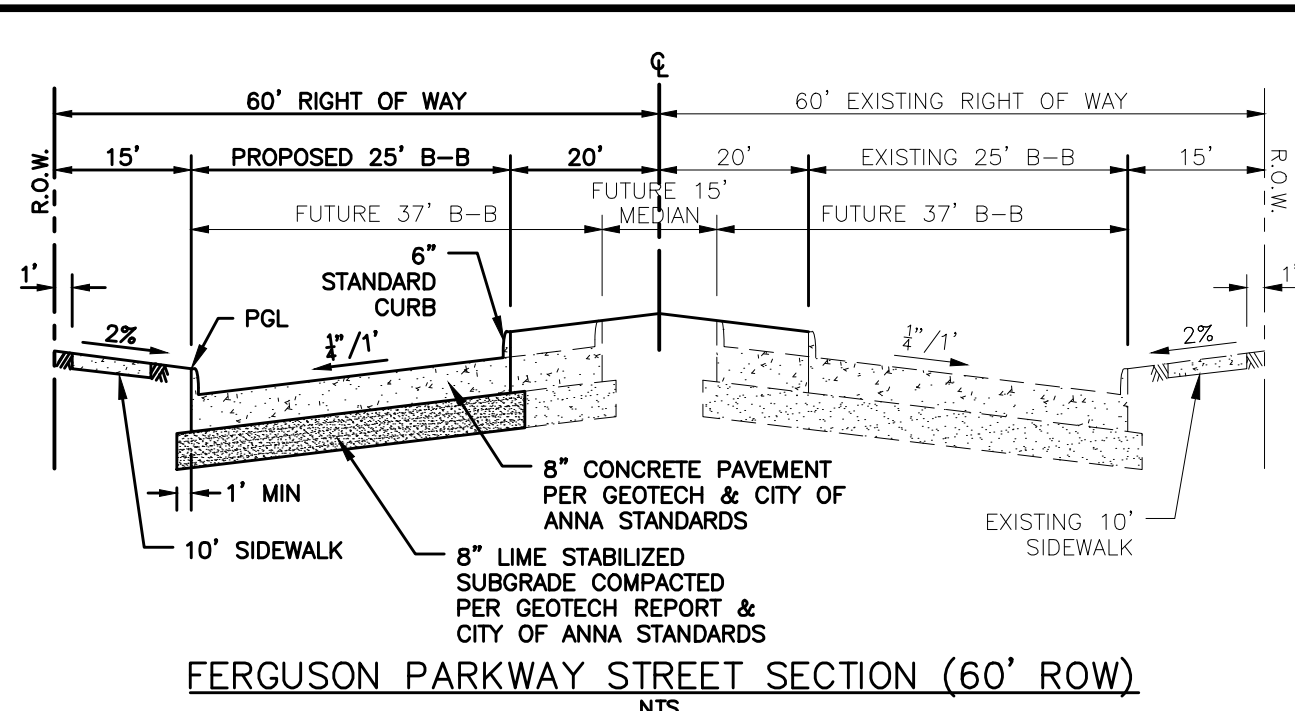
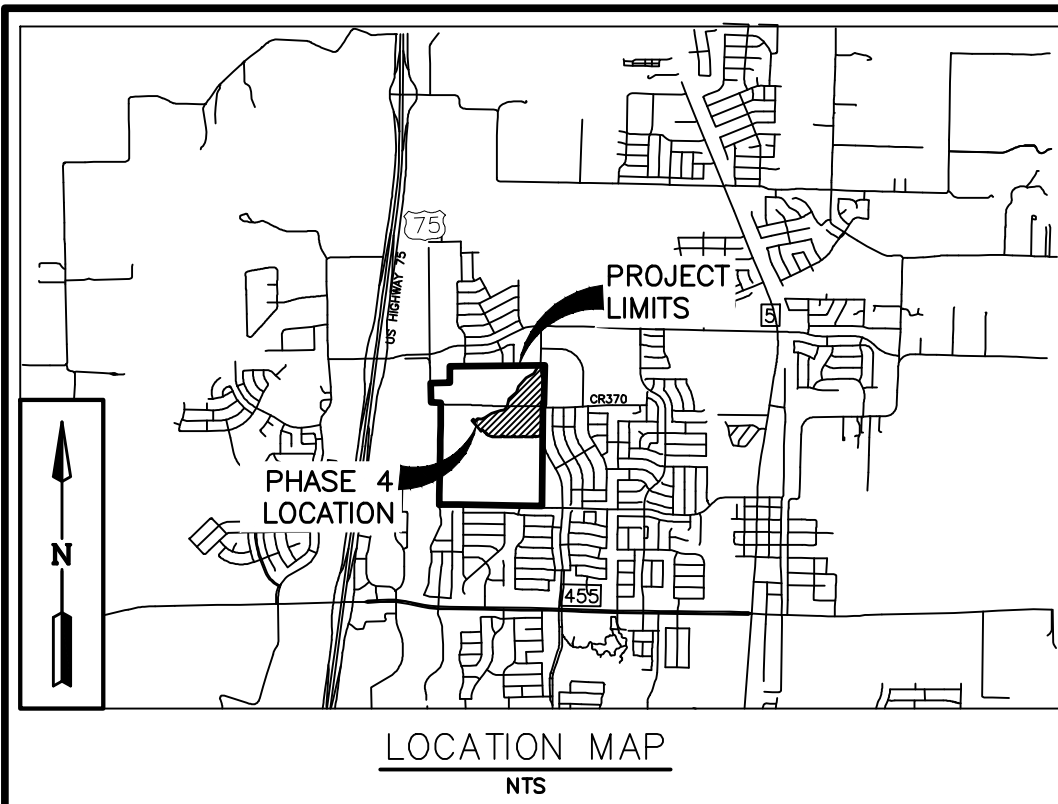
**PASSED AND APPROVED** by the Planning & Zoning Commission of the City of Anna, Texas, on this 6th day of October, 2025.

ATTEST:

APPROVED:

\_\_\_\_\_  
Director of Development Services,  
Kalab Kentner

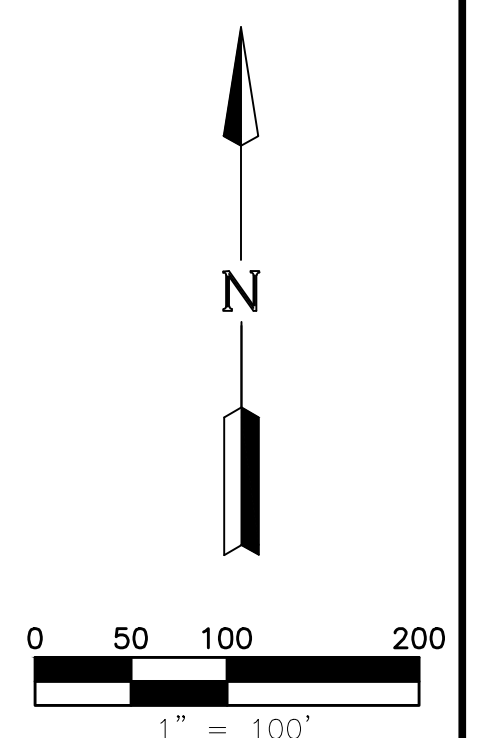
\_\_\_\_\_  
Planning & Zoning Commission, Chair  
Jessica Walden



CALLED: 121.198 ACRES  
DR HORTON TEXAS LTD  
C.C.# 20210212000310470  
O.P.R.C.C.T.

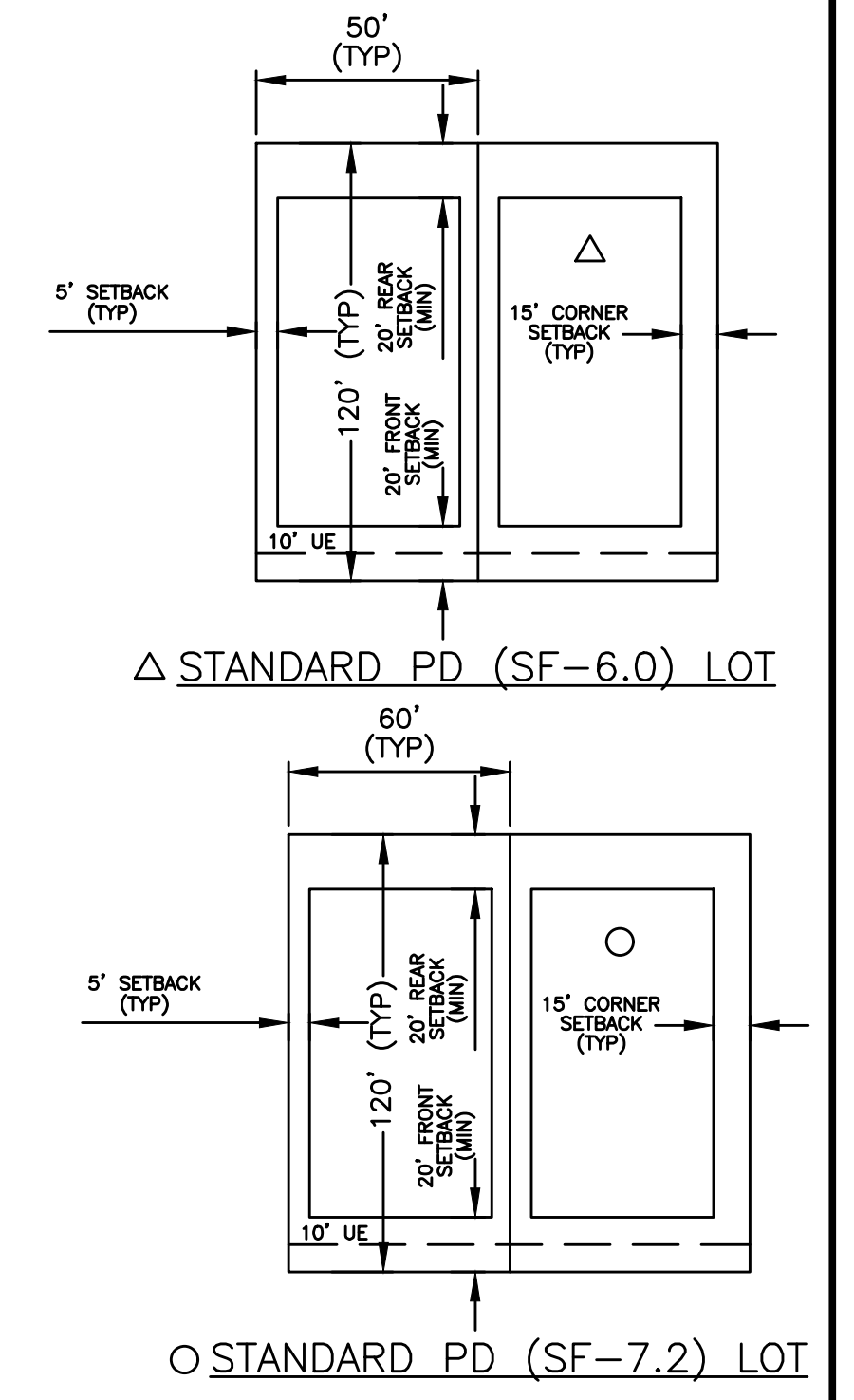
**LEGEND**

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



- PRELIMINARY PLAT NOTES:**
- THE LAYOUT SHOWN IS PRELIMINARY IN NATURE AND SUBJECT TO MINOR CHANGE WITH THE APPROVAL OF THE PLANNING DIRECTOR AT THE TIME OF FINAL PLAT AND CONSTRUCTION PLAN DESIGN.
  - LOT DEPTHS AND WIDTHS ARE SUBJECT TO CHANGE WITH FINAL PLAT PROVIDED THEY MEET CURRENT ZONING REQUIREMENTS.
  - PHASING IS SUBJECT TO CHANGE AT THE TIME OF FINAL PLAT AND CONSTRUCTION PLAN DESIGN. EACH PHASE SHALL BE ABLE TO PROVIDE SAFE ACCESS AND CITY SERVICES.
  - THE HOMEOWNERS ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL COMMON OPEN SPACE (X) LOTS.
  - ALL EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED. WATER, SEWER AND DRAINAGE EASEMENTS SHALL BE EXCLUSIVE OF FRANCHISE UTILITIES.
  - EASEMENT LOCATIONS ARE SUBJECT TO CHANGE WITH THE FINAL PLAT.
  - 10' UTILITY EASEMENTS ARE PROPOSED ADJACENT TO RIGHT OF WAY WITH LOT FRONTAGE.
  - SCREENING WALLS AND IRON FENCING SHALL BE OWNED AND MAINTAINED BY THE HOA. WOOD FENCING ADJACENT TO COMMON AREA LOTS SHALL BE OWNED AND MAINTAINED BY HOA.
  - NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.

- NOTES:**
- ROLLOVER CURB SHALL BE PROVIDED ON RESIDENTIAL STREETS WHEN THERE IS LOT FRONTAGE.
  - THE PAVEMENT WIDTH SHALL BE REDUCED TO 31' B-B AND STANDARD CURB TO BE INSTALLED WHEN THERE IS NO LOT FRONTAGE.



**LAND USE DATA TABLE**

AREA DESCRIPTION	NUMBER OF LOTS	AREA (ACRE FEET)
RESIDENTIAL LOTS	159	25.23 AC
SP-6.0	149	-
SP-7.2	10	-
PHASE 4 OPEN SPACE LOTS	5	9.181 AC
PHASE 4 ROW AREA	-	9.259 AC

CALLLED: 35.52 ACRES  
GRANTOR: KAYASA HOLDINGS, LLC.  
GRANTEE: ANACAPRI LAGUNA AZURE, LLC.  
C.C.# 20211105002276820  
FILED: 08-30-2021  
O.P.R.C.C.T.

CALLLED: 51.195 ACRES  
GRANTOR: ANACAPRI LAGUNA AZURE LLC  
GRANTEE: MEGATEL LAGUNA LLC  
C.C.# 202400119629  
O.P.R.C.C.T.

PP 25-0019  
**PRELIMINARY PLAT**  
FOR  
**MEADOW VISTA**  
**PHASE 4**

BLOCK M, LOTS 1-46, 1X-2X; BLOCK N, LOTS 1-8, 1X;  
BLOCK O, LOTS 1-17; BLOCK P, LOTS 1-26;  
BLOCK Q, LOTS 1-46, 1X; BLOCK R, LOTS 1-16.  
OUT OF THE  
FRANCIS T. DUFFAU SURVEY, ABSTRACT NO. 288  
IN THE  
CITY OF ANNA, COLLIN COUNTY, TEXAS  
159 RESIDENTIAL LOTS / 25.23 ACRES  
(149 SF-6.0 LOTS, 10 SF-7.2 LOTS)  
5 COMMON AREA LOTS / 9.181 ACRES  
GROSS AREA: 43.681 ACRES  
ZONING: PDR 839-2019

**OWNER:**  
BLOOMFIELD HOMES  
1900 W KIRKWOOD BLVD #2300B  
SOUTHLAKE, TX 75092  
CONTACT: CLINT VINCENT  
OFFICE: 817-416-1572

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

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

**LJA**  
Phone 469.621.0710  
FRN - F-1386  
Office: 214-620-2770

**PRELIMINARY**

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF SHELBY SCHOECH, TEXAS P.E. #158922 ON 09/23/2025. THIS DOCUMENT IS NOT TO BE USED FOR THE PURPOSES OF CONSTRUCTION.

**EXHIBIT A**

Data\Time : Tue, 23 Sep 2025 - 9:26am User Name : aschoech Path Name : C:\Users\aschoech\AppData\Local\Temp\AsPublsh...3120\0077PP\PLM01.dwg



PROPERTY DESCRIPTION  
STATE OF TEXAS    )  
COUNTY OF COLLIN    )

BEING A 43.681 ACRE TRACT OF LAND SITUATED IN THE JOHN ELLETT SURVEY, ABSTRACT NO. 296 AND THE FRANCIS T. DUFFAU SURVEY, ABSTRACT NO. 288, CITY OF ANNA E.T.J., COLLIN COUNTY, TEXAS, AND BEING PART OF A 61.905 ACRE TRACT OF LAND, CONVEYED TO BLOOMFIELD HOMES, LP, AS RECORDED IN COUNTY CLERK'S FILE NO. 20211220002555410, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND PART OF THE REMAINDER OF A 160.197 ACRE TRACT OF LAND CONVEYED TO BLOOMFIELD HOMES, LP, AS RECORDED IN COUNTY CLERK'S FILE NO. 20200117000076380, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 43.681 ACRE TRACT, BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DENTON CORS ARP (PID-DF8986) AND DALLAS CORS ARP (PID-DF8984, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID 61.905 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF THE REMAINDER OF A 275.00 ACRE TRACT OF LAND CONVEYED TO DR HORTON - TEXAS, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 20210212000310470, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID POINT BEING ON THE WEST LINE OF A 50.00 ACRE TRACT OF LAND CONVEYED TO ANACAPRI LAGUNA AZURE, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20210830001753370, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 01 DEGREE 15 MINUTES 53 SECONDS WEST, ALONG THE EAST LINE OF SAID 61.905 ACRE TRACT AND THE COMMON WEST LINE OF SAID 50.00 ACRE TRACT, A DISTANCE OF 1024.64 FEET TO A 1" IRON PIPE FOUND (BENT) FOR THE SOUTHEAST CORNER OF SAID 61.905 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF ANACAPRI, PHASE 1C, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024-2024010000122, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 50.00 ACRE TRACT AND A COMMON INTERIOR ELL CORNER OF SAID ANACAPRI, PHASE 1C BEARS, SOUTH 01 DEGREE 15 MINUTES 53 SECONDS WEST, A DISTANCE OF 36.09 FEET;

THENCE, NORTH 88 DEGREES 57 MINUTES 17 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 61.905 ACRE TRACT AND THE COMMON NORTH LINE OF SAID ANACAPRI, PHASE 1C, A DISTANCE OF 33.92 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF THE REMAINDER OF AFORESAID 160.197 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF SAID ANACAPRI, PHASE 1C. SAID POINT BEING WITHIN COUNTY ROAD NO. 370, A PRESCRIPTIVE RIGHT-OF-WAY);

THENCE, SOUTH 00 DEGREES 33 MINUTES 44 SECONDS WEST, ALONG THE EAST LINE OF THE REMAINDER OF SAID 160.197 ACRE TRACT AND THE COMMON WEST LINE OF SAID ANACAPRI, PHASE 1C, A DISTANCE OF 594.68 FEET TO A POINT FOR CORNER;

THENCE, OVER AND A CROSS THE REMAINDER OF SAID 160.197 ACRE TRACT, SAID 61.905 ACRE TRACT AND SAID COUNTY ROAD NO. 370, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 06 MINUTES 07 SECONDS WEST, A DISTANCE OF 43.61 FEET TO A POINT FOR CORNER;

SOUTH 00 DEGREES 53 MINUTES 53 SECONDS WEST, A DISTANCE OF 189.33 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 39 MINUTES 18 SECONDS, A RADIUS OF 1060.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 00 DEGREES 55 MINUTES 46 SECONDS EAST, A DISTANCE OF 67.61 FEET;

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

SOUTH 84 DEGREES 43 MINUTES 35 SECONDS WEST, A DISTANCE OF 147.90 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 49 MINUTES 17 SECONDS, A RADIUS OF 1395.00 FEET, AND A LONG CHORD THAT BEARS NORTH 03 DEGREES 50 MINUTES 10 SECONDS WEST, A DISTANCE OF 20.00 FEET;

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

SOUTH 86 DEGREES 34 MINUTES 29 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 51 MINUTES 25 SECONDS, A RADIUS OF 1445.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 03 DEGREES 51 MINUTES 14 SECONDS EAST, A DISTANCE OF 21.61 FEET;

ALONG SAID NO-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 21.61 FEET TO A POINT FOR CORNER;

SOUTH 84 DEGREES 43 MINUTES 35 SECONDS WEST, A DISTANCE OF 25.22 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05 DEGREES 50 MINUTES 09 SECONDS, A RADIUS OF 175.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 87 DEGREES 38 MINUTES 40 SECONDS WEST, A DISTANCE OF 17.82 FEET;

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

NORTH 89 DEGREES 26 MINUTES 16 SECONDS WEST, A DISTANCE OF 192.28 FEET TO A POINT FOR CORNER;

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

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

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

NORTH 89 DEGREES 26 MINUTES 16 SECONDS WEST, A DISTANCE OF 230.00 FEET TO A POINT FOR CORNER;

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

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

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

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

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

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

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

NORTH 89 DEGREES 26 MINUTES 16 SECONDS WEST, A DISTANCE OF 255.01 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 42 DEGREES 25 MINUTES 34 SECONDS, A RADIUS OF 225.00 FEET, AND A LONG CHORD THAT BEARS NORTH 68 DEGREES 13 MINUTES 29 SECONDS WEST, A DISTANCE OF 162.83 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 166.61 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 38 MINUTES 44 SECONDS, A RADIUS OF 1775.00 FEET, AND A LONG CHORD THAT BEARS NORTH 50 DEGREES 35 MINUTES 37 SECONDS EAST, A DISTANCE OF 20.00 FEET;

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

NORTH 39 DEGREES 05 MINUTES 01 SECOND WEST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 42 MINUTES 48 SECONDS, A RADIUS OF 1825.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 50 DEGREES 33 MINUTES 35 SECONDS WEST, A DISTANCE OF 22.72 FEET;

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

NORTH 40 DEGREES 34 MINUTES 55 SECONDS WEST, A DISTANCE OF 127.05 FEET TO A POINT FOR CORNER;

SOUTH 49 DEGREES 25 MINUTES 05 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

NORTH 40 DEGREES 34 MINUTES 55 SECONDS WEST, A DISTANCE OF 367.98 FEET TO A POINT FOR CORNER;

NORTH 49 DEGREES 25 MINUTES 05 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

SOUTH 40 DEGREES 34 MINUTES 55 SECONDS EAST, A DISTANCE OF 64.81 FEET TO A POINT FOR CORNER;

NORTH 52 DEGREES 50 MINUTES 41 SECONDS EAST, A DISTANCE OF 96.98 FEET TO A POINT FOR CORNER;

SOUTH 85 DEGREES 01 MINUTE 55 SECONDS EAST, A DISTANCE OF 103.11 FEET TO A POINT FOR CORNER;

NORTH 68 DEGREES 32 MINUTES 14 SECONDS EAST, A DISTANCE OF 96.68 FEET TO A POINT FOR CORNER;

NORTH 55 DEGREES 08 MINUTES 33 SECONDS EAST, A DISTANCE OF 214.34 FEET TO A POINT FOR CORNER;

NORTH 74 DEGREES 25 MINUTES 53 SECONDS EAST, A DISTANCE OF 261.89 FEET TO A POINT FOR CORNER;

NORTH 79 DEGREES 18 MINUTES 51 SECONDS EAST, A DISTANCE OF 108.28 FEET TO A POINT FOR CORNER;

NORTH 31 DEGREES 21 MINUTES 44 SECONDS EAST, A DISTANCE OF 143.56 FEET TO A POINT FOR CORNER;

NORTH 11 DEGREES 17 MINUTES 29 SECONDS EAST, A DISTANCE OF 178.12 FEET TO A POINT FOR CORNER;

NORTH 50 DEGREES 23 MINUTES 09 SECONDS EAST, A DISTANCE OF 263.88 FEET TO A POINT FOR CORNER;

NORTH 19 DEGREES 08 MINUTES 50 SECONDS EAST, A DISTANCE OF 167.48 FEET TO A POINT FOR CORNER;

NORTH 42 DEGREES 52 MINUTES 54 SECONDS EAST, A DISTANCE OF 315.68 FEET TO A POINT FOR CORNER;

NORTH 60 DEGREES 14 MINUTES 32 SECONDS EAST, A DISTANCE OF 227.32 FEET TO A POINT FOR CORNER;

NORTH 33 DEGREES 10 MINUTES 39 SECONDS EAST, A DISTANCE OF 131.68 FEET TO A POINT FOR CORNER ON THE NORTH LINE OF AFORESAID 61.905 ACRE TRACT AND THE COMMON SOUTH LINE OF THE REMAINDER OF AFORESAID 275.00 ACRE TRACT;

THENCE, NORTH 89 DEGREES 28 MINUTES 39 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 168.47 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 1,902,744 SQUARE FEET OR 43.681 ACRES OF LAND.

**OWNERS CERTIFICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT, **BLOOMFIELD HOMES, L.P.**, ACTING HEREIN BY AND THROUGH IT'S DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS **MEADOW VISTA, PHASE 4**, 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 ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR ARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF ANNA AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE. THIS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE CITY OF ANNA, TEXAS.

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2025.

**BLOOMFIELD HOMES, L.P.**  
A TEXAS LIMITED PARTNERSHIP  
BY: BLOOMFIELD PROPERTIES, INC.,  
A TEXAS CORPORATION, GENERAL PARTNER

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

STATE OF TEXAS    )  
COUNTY OF \_\_\_\_\_ )

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

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

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
ID NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

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

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

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

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

**EASEMENT LANGUAGE**

**DRAINAGE AND DETENTION EASEMENT**

STATE OF TEXAS  
COUNTY OF COLLIN  
CITY OF ANNA

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

**VAM EASEMENT**

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

**ACCESS EASEMENT**

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

**SURVEYOR'S CERTIFICATION**

I, \_\_\_\_\_, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND THE SUPERVISION IN \_\_\_\_\_, 20\_\_\_\_, AND THAT ALL CORNERS ARE AS SHOWN.  
**PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

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

STATE OF TEXAS    )  
COUNTY OF \_\_\_\_\_ )

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2025.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
ID NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**PRELIMINARY**  
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF SHELBY SCHOECH, TEXAS P.E. #156922 ON 09/23/2025  
THIS DOCUMENT IS NOT TO BE USED FOR THE PURPOSES OF CONSTRUCTION.

PP 25-0019  
**PRELIMINARY PLAT**  
FOR  
**MEADOW VISTA**  
**PHASE 4**

BLOCK M, LOTS 1-46, 1X-2X; BLOCK N, LOTS 1-8. 1X;  
BLOCK O, LOTS 1-17; BLOCK P, LOTS 1-26;  
BLOCK Q, LOTS 1-46, 1X; BLOCK R, LOTS 1-16.  
OUT OF THE  
FRANCIS T. DUFFAU SURVEY, ABSTRACT NO. 288  
IN THE  
CITY OF ANNA, COLLIN COUNTY, TEXAS  
159 RESIDENTIAL LOTS / 25.23 ACRES  
(149 SF-6.0 LOTS, 10 SF-7.2 LOTS)  
5 COMMON AREA LOTS / 9.181 ACRES  
GROSS AREA: 43.681 ACRES  
ZONING: PDR 839-2019

**OWNER:**  
BLOOMFIELD HOMES  
1900 W KIRKWOOD BLVD #2300B  
SOUTHLAKE, TX 76092  
CONTACT: CLINT VINCENT  
OFFICE: 817-416-1572

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

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

**LJA**  
Phone 469.621.0710  
FRN - F-1386  
Office: 214-620-2770

**EXHIBIT A**

Data\Time : Tue, 23 Sep 2025 - 9:26am User Name : ssehochch  
Print Name : C:\Users\ssehochch\AppData\Local\Temp\AcPlotJob\_319201\_0077PPR\KLM01.dwg

September 25, 2025

City of Anna  
Planning and Zoning Commission & City Council  
120 W. 7<sup>th</sup> Street  
Anna, TX 75409

Re: Meadow Vista Phase 4 Preliminary Plat Waiver

Dear Planning & Zoning Commission and City Council Members:

LJA Engineering, Inc. has submitted a preliminary plat application for the Meadow Vista Phase 4 development on behalf of Bloomfield Homes for consideration at the Planning and Zoning Commission and City Council hearings on October 6<sup>th</sup>, 2025 and October 28<sup>th</sup>, 2025, respectively. We respectfully request that this preliminary plat be approved with an accompanying waiver for the following City requirement:

- **Sec. 9.01.081(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.*

We request an exception to this requirement for the cul-de-sac along Wedge Stone Drive that is approximately 180' in length for the following reasons:

- The preliminary plat as submitted intentionally reflects the PD Zoning concept plan approved by City Council on December 10<sup>th</sup>, 2019 and the Development Agreement concept plan approved by City Council on June 27, 2023. These approvals occurred prior to the September 26, 2023 adoption of the latest Subdivision Regulations where the 400' minimum length was imposed.
- There is an existing City of Anna 15" sewer line installed under future Wedge Stone Drive that follows the alignment of roadways in the approved Meadow Vista concept plan. Adjustments to lot and street geometry near the cul-de-sac would result in removing and replacing of newly installed City sewer infrastructure.

Sincerely,



Mickey Garner, PE  
Project Manager  
(469) 236-3110



Item No. 7.b.

Planning & Zoning Commission Agenda  
Staff Report

Meeting Date: 10/6/2025  
Staff Contact: Lauren Mecke

**AGENDA ITEM:**

Conduct a Public Hearing/Consider/Discuss/Action on a recommendation on an Ordinance regarding a request to amend an existing Planned Development (Ord. No. 1054-2023-06) for The Parks at Foster Crossing.  
Owner: Meritage Homes of Texas, LLC

**SUMMARY:**

The applicant is requesting a text amendment to an existing Planned Development (Ord. No. 1054-2023-06) for The Parks at Foster Crossing. The catalyst for this request is the construction timing of the development's amenity center & pool construction. The applicant has also identified scrivener's errors and edits for clarification in the Planned Development language.

**BACKGROUND**

The Parks at Foster Crossing is a single-family subdivision with the base zoning districts of SF-Z Single-Family Residential - Zero Lot Line Home District, SF-60 Single-Family Residential District, and SF-72 Single-Family Residential District. Excluding Homeowners' Association (HOA) Lots, there are 276 Single-Family lots within Phase 1 and there are 239 Single-Family lots in Phase 2.

The companion item to this request was an amendment to the Park Fee Reimbursement Agreement approved by Council at their September 23, 2025 meeting. The amendment changed the Certificate of Occupancy trigger in the Park Fee Development Agreement for the northern parking lot and trail from the 50th (Phase 1) to the 100th Occupancy, and to amend the triggers for the restroom and soccer field from the 50th and 100th Occupancy, respectively, to the 200th Occupancy. The following quote is from the associated staff report,

*"Meritage is permitting faster than expected with 28 early permits already in review with the City, and they expect to file for another 50 permits in October with more to follow in November with the addition of another builder. The developer expects first home deliveries and occupancies to start in December 2025. The Public Park and Amenity Center are both on track to be complete in March 2026, so the forecasted permit and occupancy activity will trip the current thresholds in the agreements and halt construction/sales before March 2026."*

The City of Anna recognizes the importance of neighborhood amenities for the public health, welfare and value they bring to Anna's Neighbors. Article 9.02 (Subdivision Regulations) of the Code of Ordinances requires Single-Family and Mixed-Density Residential developments to achieve points through signage, street design, and landscaping at the entrances and amenities within the neighborhood.

## HISTORY

**2007** - Original Anna Ranch Planned Development Zoning (Ord. No. 323-2007) adopted with unique zoning districts.

**2023** - Rezoning the land to a Planned Development (Ord. No. 1054-2023-06) using modern zoning district language.

Approval of the Concept Plan (Res. No. 2023-08-1519) and Preliminary Plat (Res. No. 2023-08-1520)

Approval of the Park Fee Reimbursement Agreement (Res. No. 2023-09-1539).

**2025** - February: P&Z approval of The Parks at Foster Crossing, Phase 1, Block F, Lot 17X (Amenity Center), Site Plan (PZ Res. No. 2025-02-0106).

July: The Parks at Foster Crossing, Phase 1, Final Plat approved. (FP 25-0009)(PZ Res. No. 2025-07-0152). *Not yet recorded.*

September: Amendment to Park Fee Agreement (Res. No. 2025-09-1830).

## TERMINOLOGY

*Applicant:* Meritage Homes who is also the current Property Owner/Developer of the subdivision.

*Building Permit:* Issued after the building plans have been approved. This allows the Home Builder to start construction of the home.

*Certificate of Occupancy:* Issued after construction of the home and all inspections have been completed and approved. This allows the tenants to move into the home.

## PROPOSED AMENDMENTS

### **Primary Request**

During the construction of a residential development, the city does not have an established deadline for amenities unless Council has taken action within a Development Agreement adopted by Resolution or a Planned Development adopted by Ordinance. The Skorburg Company was the original property owner that requested the creation of the Planned Development and later sold the tract to the applicant. The Parks at Foster Crossing's Planned Development outlines completion of the amenity center/pool prior to the issuance of the 250th building permit. The applicant is proposing to change the language as follows:

[~~Strikethrough-red~~ text indicates text deletions & underlined green text indicates added text]

Amenity Center/Pool: ~~Construct~~ The developer or property owner will construct and complete a private amenity center/pool in substantial conformance with Exhibit 3 Amenity Center Concept Plan prior to the issuance of the ~~250th single-family~~

~~residential building permit~~ last certificate of occupancy in the phase the amenity center/pool is located within.

As it currently reads, City Staff should not issue a building permit for the cumulative 250th house of both phases of development until the amenity center & pool have been completed. The applicant is proposing to change it so that they can construct the homes but would not allow the last home of Phase 1 to be occupied by the tenants.

### **Secondary Request**

The applicant has also found several errors in the adopted text such as "caliber" instead of caliper. The complete marked-up text is attached.

### **STAFF RECOMMENDATION:**

Staff recommends approval of the secondary request including scrivener's errors and edits for clarification as submitted.

Staff recommends that the Planning & Zoning Commission consider the primary request to amend the language but would strongly advise against the only trigger for completion of the HOA amenities to be issuance of the last certificate of occupancy in Phase 1.

Although staff does not want to halt the sale of homes, this is our primary enforcement mechanism to ensure that the amenities are completed in a timely fashion by the developer.

### **ATTACHMENTS:**

1. Proposed Amendments

Anna Ranch Addition – Planned Development Standards  
(2025 PD Amendment)

The purpose of this Planned Development District is to facilitate the development of high-quality single-family residences and multiple-family ~~residence~~residential development.

**1. Definitions.**

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

**2. Development Standards.**

1. The location of the planned development zoning district shall be in substantial conformance with the conceptual development layout (Exhibit 2).

Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the SF-72 Single-Family Residence District (SF-72), SF-60 Single-Family Residence District (SF-60), SF-Z Single-Family Residence District - Zero lot line homes (SF-Z), MF-2 Multiple-Family Residential - High Density (MF-2), and the Planning and Development Regulations except as otherwise specified herein.

- a. Additional permitted use
  1. Civic center
- b. SF-72 Single-Family Residence District
  1. Side yard interior (feet): 5
  2. Rear yard (feet): 15
  3. Max. lot coverage (%): 50
  4. Min. number of SF-72 lots: 169
- c. SF-60 Single-Family Residence District
  1. Side yard interior (feet): 5
  2. Rear yard (feet): 15
  3. Max. lot coverage (%): 50
  4. ~~Building~~Min. building size (square feet): ~~1800~~1,800
- d. SF-Z Single-Family Residence District - Zero lot line homes

1. Side yard interior (feet): 5
  2. Rear yard (feet): 15
  3. Min. lot depth (feet): 115
  4. Maximum number of SF-Z lots: 151
- e. MF-2 Multiple-Family Residential - High Density
1. Maximum height (feet): 50/3 ~~stories~~ stories
    - A. 3 story buildings shall be located no closer than 300 feet from any single-family residence zoning not included within this planned development district.
  2. Max. lot coverage (%): 60%
  3. Parking: A minimum of 1.5 parking spaces shall be provided per one-bedroom and studio units and two (2) spaces per two or more-bedroom units, plus 0.25 per dwelling unit for visitor parking.
    - A. Covered Parking: 50% of the required parking must be covered.
  4. Screening Fence:
    - A. Border fencing on any perimeter not abutting a public right-of-way shall consist of:
      - i. A minimum ten (10) foot wide landscape buffer and six (6) foot tall ornamental metal fence, such as wrought iron or tubular steel, with masonry columns at no more than forty (40) foot intervals. The ten (10) foot-wide landscape buffer shall consist of a vegetative screen comprised of minimum 3" ~~caliber~~ caliber trees planted staggered at twenty-five (25) foot centers; and/or
      - ii. Border fencing of masonry construction of not less than eight feet in height.
  5. Any form of multiple-family residence development that does not meet the definition, three or more dwelling units or apartments or which is occupied as a home or place of residence by three or more families living in independent dwelling units, shall require the issuance of a Specific Use Permit.

f. Additional Standards: The following items shall be implemented as part of the Planned Development zoning area:

1. Park land and public/private facility dedication/construction: In an effort to meet the required park land dedication requirement for both the single-family and multiple family development area; dedication of Common Area tracts of land, as shown on the approved Concept Plan, for the purpose of a city park and land for future municipal offices/services subject to review by the city's parks advisory board and approval by the City Council prior to Preliminary Plat approval. Said dedication shall be credited toward the overall dedication requirement of one acre per 50 proposed dwelling units.

2. Landscape setbacks/buffer: Minimum 30-foot-wide landscape buffer/common areas lots shall be required adjacent to E. Foster Crossing Road. The landscape buffer/common area lots are to be owned and maintained by the single-family homeowners ~~associated~~association and multiple-family residential development, as applicable.

3. Tree Plantings:

A. For all common area lots, developer shall be required to plant one large tree (minimum of three-inch caliper and seven feet high at the time of planting) per 40 linear feet, or portion thereof, of street frontage. Trees may be grouped or clustered to facilitate site design.

B. Requirements for single-family residential lots. Three-inch caliper trees selected from the large tree list shall be planted on all single-family residential lots in accordance with the corresponding zoning districts and the Planning and Development Regulations except as otherwise specified herein. The following minimum standards apply:

Single-family residential - 72 (SF-72)	2 Trees
Single-family residential - zero lot line (SF-Z)	1 Tree

i. Trees for SF-Z lots shall be planted in the front yard every other lot.

4. Fencing:

A. Rear and/or side yards of single-family residential lots adjacent to the 30-foot common area lot along E. Foster Crossing Road shall have fencing consisting of an 8-foot-tall cedar fence of uniform design with masonry columns at no less than 50-foot intervals. The fence shall be owned and maintained by the single-family development HOA.

- B. Adjacent to common area lots not referenced above, with the exception of lots fronting off the primary E. Foster Crossing Road entrance roadway: Ornamental metal fences, such as wrought iron or tubular steel shall be constructed along the rear yard of any residential lot. Side yard fencing abutting and/or adjacent to common area lots may be wood. The fencing shall be owned and maintained by the individual lot owners.
- C. All other fencing constructed between residences can be wood. All wood fencing shall be at least six feet in height. Wood fencing shall be stained and sealed. Plastic and chain link fencing is prohibited.

5. Streets:

- A. Developer shall construct the section of E. Foster Crossing Road adjacent to the common area land as part of the Single-Family development.
- B. Dead-end streets: In the case of dead-end streets which will eventually be extended into the adjacent subdivision, no more than three lots (per side) can front onto the dead-end street stub unless a temporary turnaround bulb (with the appropriate temporary street easement) is provided at the end.
- C. Development is exempt from curvilinear street design requirements.

6. Sidewalks:

- A. Construction of a 10-foot hike and bike trail along the north side of E. Foster Crossing Road for the entire limits of the Planned Development.
- B. Construction of a 12-foot-wide hike and bike trail traversing east/west through the single family residential zoned property as shown on the approved Concept Plan.
- C. The City of Anna will be responsible for maintaining hike and bike trails identified above.

7. Garages:

- A. Garages for single-family residence lots may be over 60% of the total frontage width of a house whether or not swing drives ("J" drives) are used. For SF-Z lots, the face of the garage may extend more than ten feet but no more than fifteen feet beyond the remainder of the front elevation of the primary living area of a house but in no instance shall the garage face encroach within a required setback.

8. Amenity Center/Pool: Construct~~The developer or property owner will construct~~ and complete a private amenity center/pool in substantial conformance with Exhibit 3 *Amenity Center Concept Plan* prior to the issuance of the ~~250th single family residential building permit~~last certificate of occupancy in the phase the amenity center/pool is located within.

g. Plats and/or site plans submitted for the development of the PD shall conform to the data presented and approved on the conceptual development layout. Non-substantial changes of detail on the final development plan(s) that differ from the conceptual development layout may be authorized by the City Council with the approval of the final development plan(s) and without public hearing.

<b>Summary report:</b>	
<b>Litera Compare for Word 11.11.0.158 Document comparison done on 6/13/2025 1:30:25 PM</b>	
<b>Style name:</b> Standard	
<b>Intelligent Table Comparison:</b> Active	
<b>Original DMS:</b> nd://4914-1186-7726/2/Zoning - Skorburg Anna Ranch PD Proposed Amendment 06.2025.docx	
<b>Modified DMS:</b> nd://4914-1186-7726/3/Zoning - Skorburg Anna Ranch PD Proposed Amendment 06.2025.docx	
<b>Changes:</b>	
<u>Add</u>	17
<u>Delete</u>	11
<u>Move From</u>	0
<u>Move To</u>	0
<u>Table Insert</u>	0
<u>Table Delete</u>	0
<u>Table moves to</u>	0
<u>Table moves from</u>	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
<b>Total Changes:</b>	<b>28</b>