

AGENDA
Planning & Zoning Commission



Monday, November 3, 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, November 3, 2025 at 6:00 PM, in the Anna Municipal Complex – Council Chambers, located at 120 W. 7th Street, to consider the following items.

If you wish to speak on an Open Session Agenda Item, please fill out the Speaker Registration Form and turn it in to city staff before the meeting starts.

1. **Call to Order, Roll Call, and Establishment of Quorum.**
2. **Invocation and Pledge of Allegiance.**
***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 October 6, 2025, Planning & Zoning Commission Meeting.
 - b. Approve a Resolution regarding Rosamond Crossing Northeast Corner, Block A, Lot 9, Preliminary Site Plan (PSP 25-0009)
Owner: BVE Anna NEC LLC/ Big V Properties LLC
 - c. Approve a Resolution regarding Rosamond Crossing Northeast Corner, Block A, Lot 11, Site Plan (SP 25-0020)
Owner: The Seitz Group, Inc.
 - d. Approve a Resolution regarding The Woods at Lindsey Place Municipal, Final Plat (FP 25-0017)
Owner: D.R. Horton-Texas, LTD
 - e. 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. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation on an Ordinance regarding a request to establish zoning of a property to Planned Development-SF-6.0 Single-Family Residential (PD-SF-6.0). Located on the west side of Ferguson Parkway, 400± feet south of Elm Street. Currently located in the ETJ.
Owner: Constein Family Trust
- b. Consider/Discuss/Action on a Resolution regarding Thompson Grove, Preliminary Plat (PP 25-0020)
Owner: Constein Family Trust

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) and at the Anna Municipal Complex bulletin board at or before 5:00 p.m. on 10/28/2025.

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. 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>

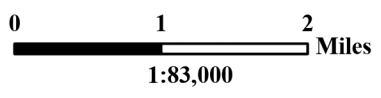
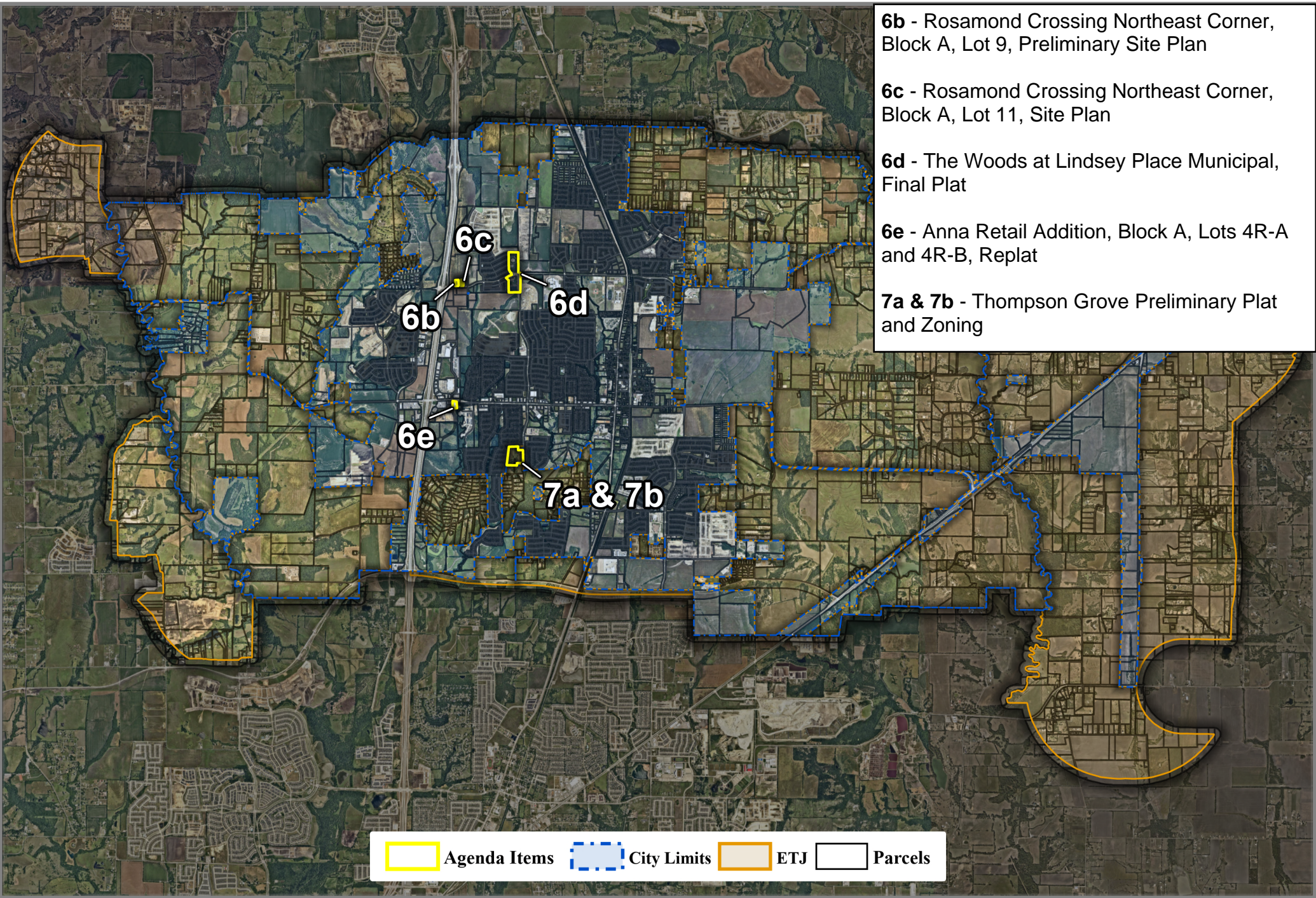
6b - Rosamond Crossing Northeast Corner, Block A, Lot 9, Preliminary Site Plan

6c - Rosamond Crossing Northeast Corner, Block A, Lot 11, Site Plan

6d - The Woods at Lindsey Place Municipal, Final Plat

6e - Anna Retail Addition, Block A, Lots 4R-A and 4R-B, Replat

7a & 7b - Thompson Grove Preliminary Plat and Zoning



November 2025 Planning & Zoning Meeting Map

Source: City of Anna GIS
Date: 10/29/2025

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



MINUTES
PLANNING AND ZONING COMMISSION
Monday, October 6, 2025

The Planning and Zoning Commission of the City of Anna held a meeting at 6:01 p.m. on October 6, 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, Tom Longmire, 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 the City Council approved the three zoning cases and zoning ordinance text amendments as recommended. She welcomed the new Director of Development Services Kaleb Kentner who spoke about looking forward to working with the Commission.

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.

A motion was made by Commissioner Walden to remove 6i from the items (per the applicant's request) and to approve the remaining items, seconded by Commissioner Longmire to recommend approval. The vote was unanimous in favor.

7. Items for Individual Consideration.

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

Mr. Johnson explained that the applicant is requesting a waiver from the subdivision regulations which were adopted after the concept plan was approved. Engineering did not have any objections.

When Commissioner Walden asked why the applicant could not accommodate the 400-foot minimum, Mr. Johnson explained that there is a floodplain in the way.

Mickey Garner with LJ Engineering on behalf of Bloomfield Homes explained that this request would eliminate the need for a new development agreement and avoid the sewer line near the cul-de-sac.

A motion was made by Commissioner Walden to approve Item 7a, seconded by Commissioner Stewart. The vote was unanimous in favor of approval.

- 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

Ms. Mecke explained that Meritage requested to amend their plan development construction timing for the development's amenity center and pool construction and to correct scrivener's errors.

The public hearing was opened at 6:19 PM.

The public hearing was closed at 6:19 PM.

A motion was made by Commissioner Walden to approve Item 7b with conditions: scrivener's corrections and that amenity center construction must begin after the 100th Certificate of Occupancy is issued, seconded by Commissioner Stewart. The vote was unanimous in favor.

A motion was made by Commissioner Longmire to move Item 7i to the November meeting, seconded by Commissioner DeJarnette. The motion passed unanimously.

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 Walden asked that new director meet with Commissioners before the next meeting.

9. Adjourn.

A motion was made by Commissioner Walden and seconded by Commissioner Longmire to adjourn the meeting. The meeting was adjourned at 6:27 PM.

Chairwoman Jessica Walden

ATTEST:

Lauren Mecke, Planning Manager



Item No. 6.b.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 11/3/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding Rosamond Crossing Northeast Corner, Block A, Lot 9, Preliminary Site Plan (PSP 25-0009)
Owner: BVE Anna NEC LLC/ Big V Properties LLC

SUMMARY:

A car wash on 1.4± acres on the north side of W. Rosamond Parkway, 600± feet west of N. Buddy Hayes Boulevard. Zoned Planned Development (PD) (Ord. No. 537-2011)

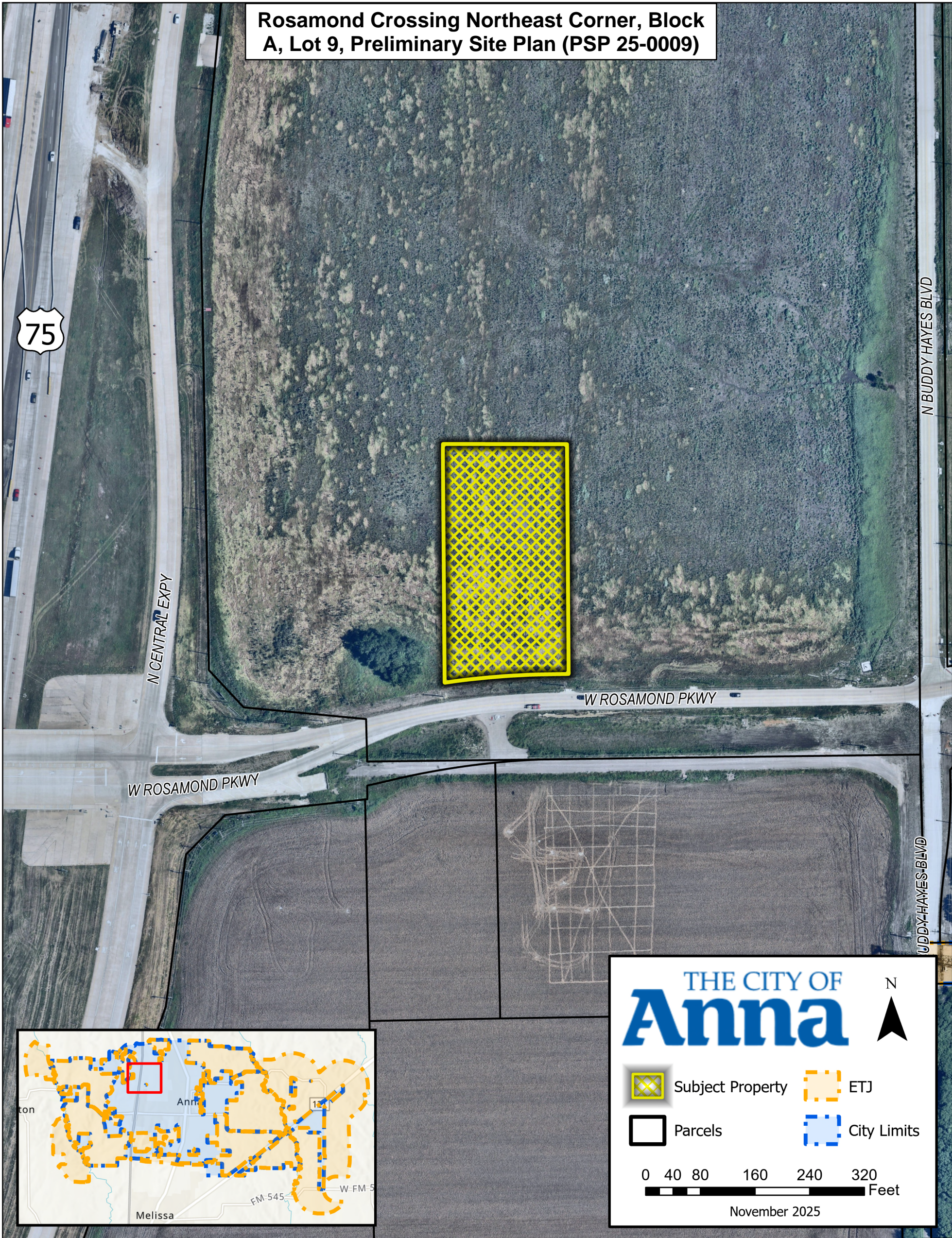
STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

1. Locator Map - Rosamond Crossing Northeast Corner, Block A, Lot 9, Preliminary Site Plan (PSP 25-0009)
2. Resolution - Rosamond Crossing Northeast Corner, Block A, Lot 9, Preliminary Site Plan (PSP 25-0009)
3. Exhibit A - Rosamond Crossing Northeast Corner, Block A, Lot 9, Preliminary Site Plan (PSP 25-0009)

Rosamond Crossing Northeast Corner, Block A, Lot 9, Preliminary Site Plan (PSP 25-0009)



75

N CENTRAL EXPY

W ROSAMOND PKWY

W ROSAMOND PKWY

N BUDDY HAYES BLVD

BUDDY HAYES BLVD

THE CITY OF
Anna



Subject Property



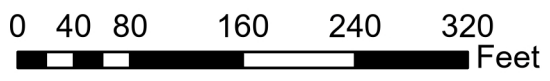
ETJ



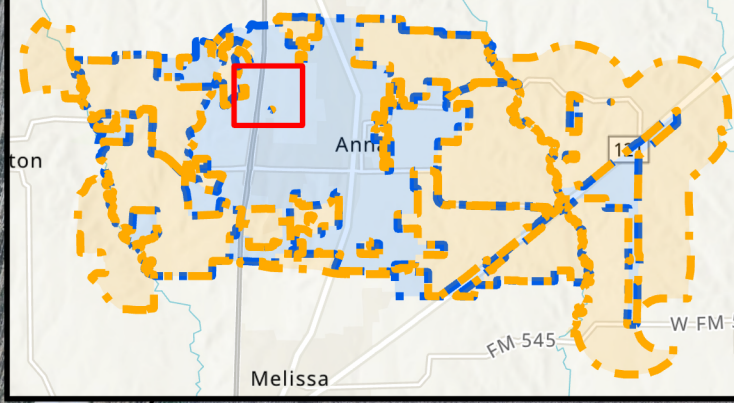
Parcels



City Limits



November 2025



CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2025-11-

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ROSAMOND CROSSING NORTHEAST CORNER, BLOCK A, LOT 9, PRELIMINARY SITE PLAN (PSP 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, BE Anna NEC LLC/Big V Properties LLC has submitted an application for the approval of Rosamond Crossing Northeast Corner, Block A, Lot 9, 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 Rosamond Crossing Northeast Corner, Block A, Lot 9, Preliminary Site Plan attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

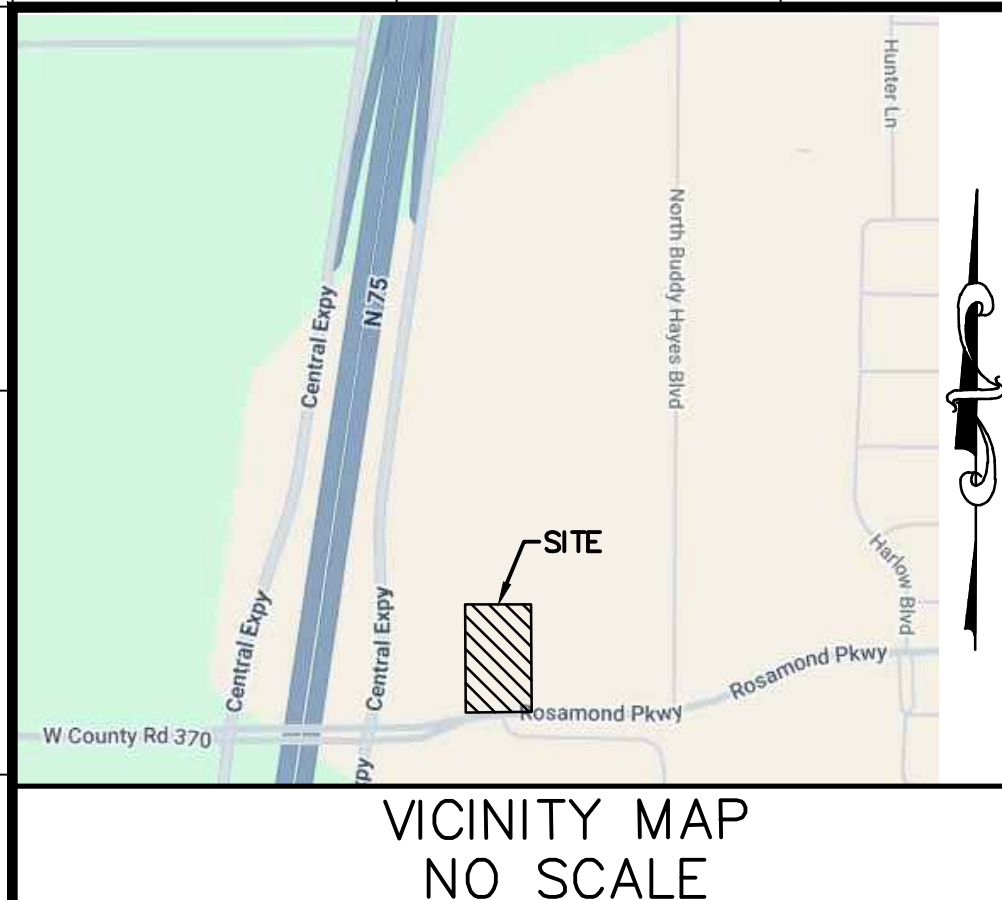
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 3rd day of November, 2025.

ATTEST:

APPROVED:

Director of Development Services,
Kalab Kentner

Planning & Zoning Commission, Chair,
Jessica Walden



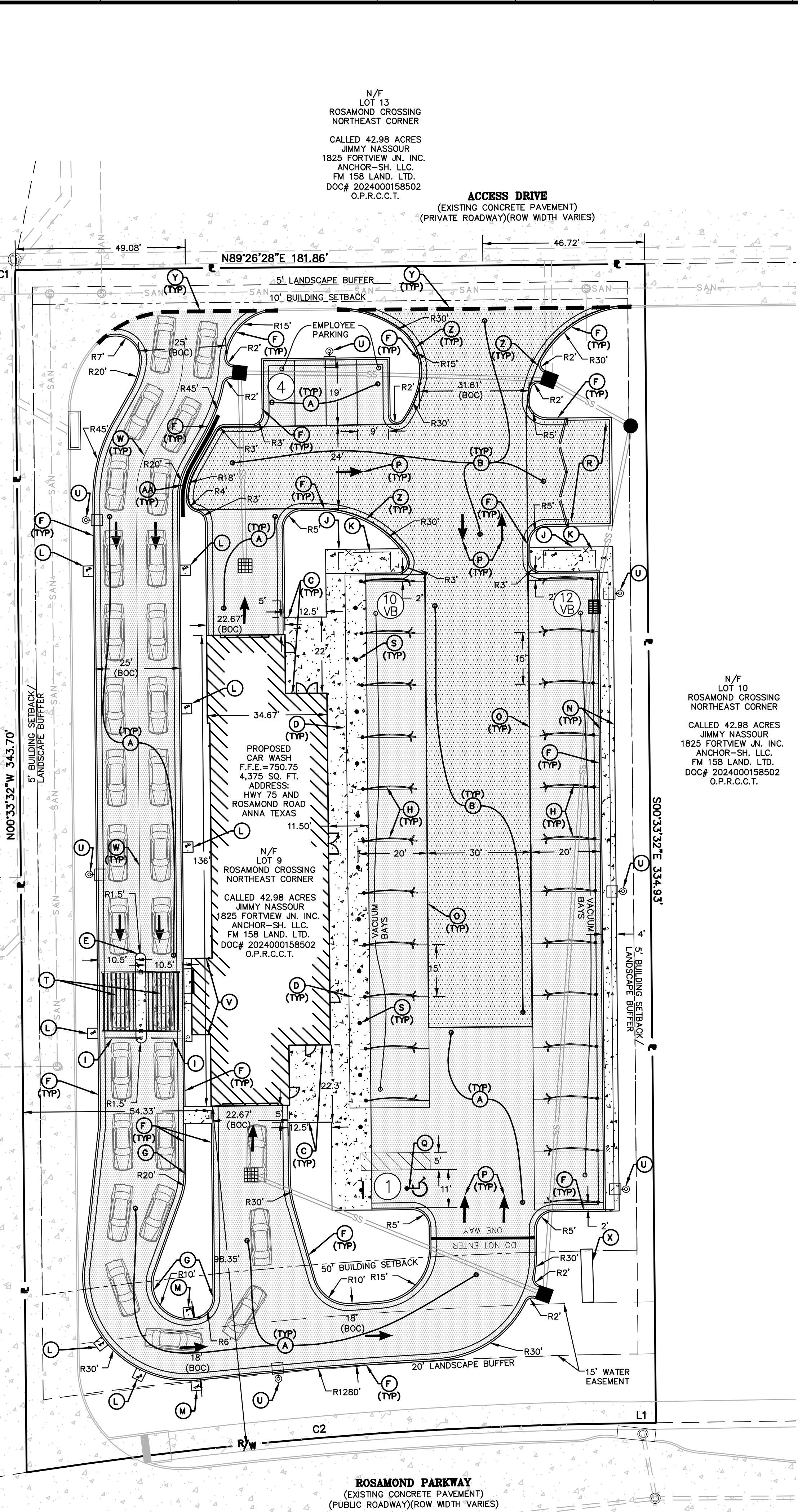
L1
S89°11'25"W 10.76'
C1
RADIUS=50.00'
ARC LENGTH=3.73'
CHORD BEARING= N01°34'32"E
CHORD LENGTH=3.72'
C2
RADIUS=1260.00'
ARC LENGTH=171.82'
CHORD BEARING= S85°17'02"W
CHORD LENGTH=171.68'

DRAWING LEGEND

RIGHT-OF-WAY	R/W	NEW MAJOR CONTOUR	XXX
PROPERTY LINE	---	NEW MINOR CONTOUR	---
EXISTING MAJOR CONTOUR	---	NEW SETBACK LINE	---
EXISTING MINOR CONTOUR	---	NEW FENCE	X
EXISTING EASEMENT	---	NEW STORM SEWER PIPE	SS
EXISTING WATER LINE	W	NEW WATER LINE	W
EXISTING STORM SEWER	SS	NEW SANITARY LATERAL	LAT
EXISTING SANITARY LINE	SAN	NEW GAS LINE	G
EXISTING FIBEROPTIC CABLE	FO	NEW FIRE LANE STRIPING	---
EXISTING SANITARY MANHOLE	⊙	SANITARY CLEAN OUT	⊙
EXISTING CURB INLET	⊙	TRANSFORMER	⊙
EXISTING AREA INLET	⊙	STORM MANHOLE	⊙
EXISTING STORM MANHOLE	⊙	STORM INLET	⊙
EXISTING SIGN	⊙	GRATED INLET WITH SIDE INTAKE	⊙
EXISTING WATER VALVE	⊙	SIGN	⊙
EXISTING FIRE HYDRANT	⊙	WATER VALVE	⊙
BENCHMARK	⊙	FIRE HYDRANT	⊙
EXISTING CONCRETE PAVEMENT	⊙	WATER METER	⊙
		BENCHMARK	⊙
		LIGHT	⊙
		SPOT ELEVATION	⊙
		ACCESSIBLE PARKING SYMBOL	⊙
		NEW BUILDING	---
		NEW HEAVY DUTY CONCRETE	---
		NEW STANDARD DUTY CONCRETE	---
		NEW CONCRETE PAVEMENT/SIDEWALK	---

N/F LOT 2
ROSAMOND CROSSING
NORTHEAST CORNER
CALLED 42.98 ACRES
JIMMY NASSOUR
1825 FORTVIEW JN. INC.
ANCHOR-SH. LLC.
FM 158 LAND. LTD.
DOC# 2024000158502
O.P.R.C.C.T.

N/F LOT 1
ROSAMOND CROSSING
NORTHEAST CORNER
CALLED 42.98 ACRES
JIMMY NASSOUR
1825 FORTVIEW JN. INC.
ANCHOR-SH. LLC.
FM 158 LAND. LTD.
DOC# 2024000158502
O.P.R.C.C.T.



- SITE LEGEND**
- (A) NEW STANDARD DUTY CONCRETE PAVEMENT. SEE DETAIL, SHEET 7 OF 7.
 - (B) NEW HEAVY DUTY CONCRETE PAVEMENT. SEE DETAIL, SHEET 7 OF 7.
 - (C) NEW 4" THICK CONCRETE SIDEWALK. SEE DETAIL, SHEET 7 OF 7.
 - (D) NEW 6" THICK CONCRETE SIDEWALK. SEE DETAIL, SHEET 7 OF 7.
 - (E) NEW 3' WIDE CONCRETE ISLAND. SEE DETAIL, SHEET 7 OF 7.
 - (F) NEW 6" VERTICAL CURB AND GUTTER. SEE DETAIL, SHEET 7 OF 7.
 - (G) NEW MOUNTABLE CURB. SEE DETAIL, SHEET 7 OF 7.
 - (H) NEW VACUUM ARMS. BY OWNER.
 - (I) NEW STOP ARMS. BY OWNER.
 - (J) NEW 7'x17' CONCRETE PAD FOR VACUUM TURBINE.
 - (K) NEW METAL TURBINE SCREENING. SEE DETAIL, SHEET 7 OF 7.
 - (L) NEW 3'x3'x4" CONCRETE PADS FOR SIGNS AND TRASH CANS.
 - (M) NEW 3'x3'x6" CONCRETE PADS FOR CAMERA ARCH.
 - (N) NEW 4" THICK CONCRETE PAD.
 - (O) NEW TRELLIS STRUCTURE FOR VACUUM BAYS. BY OWNER.
 - (P) NEW TRAFFIC FLOW ARROWS. SEE DETAIL, SHEET 7 OF 7.
 - (Q) NEW ACCESSIBLE PARKING STALL WITH SIGNAGE AND STRIPING. SEE DETAILS, SHEET 7 OF 7.
 - (R) NEW TRASH ENCLOSURE. SEE DETAIL, SHEET 7 OF 7.
 - (S) NEW BOLLARDS. SEE DETAIL, SHEET 7 OF 7.
 - (T) NEW PRE-FABRICATED STRUCTURE. BY OWNER.
 - (U) NEW LIGHT STANDARD. SEE DETAIL, SHEET 5 OF 7.
 - (V) NEW ATTACHED CASHIER BOOTH.
 - (W) NEW 12" BLACK STACKING LANE STRIPING WITH 4" RED CENTER STRIPE.
 - (X) NEW MONUMENT SIGN.
 - (Y) CONTRACTOR TO SAW CUT EXISTING PAVEMENT FULL DEPTH TO ENSURE A SMOOTH JOINT.
 - (Z) NEW FIRE LANE STRIPING. PER FIRE DISTRICT REQUIREMENTS.
 - (AA) NEW RETAINING WALL. SEE DETAIL, SHEET 7 OF 7.

- NOTES:**
- TOTAL SITE ACREAGE: ±61,694 SQ. FT. OR ±1.42 ACRES
 - EXISTING ZONING: PD PLANNED DEVELOPMENT
BUILDING SETBACKS
FRONT - 50'
REAR - 10'
SIDE - 5'
 - THE SITE LAND USE SHALL BE AUTOMATIC CARWASH WITH VACUUMS.
 - THIS SITE IS SERVED BY:
WATER - CITY OF ANNA
SEWER - CITY OF ANNA
TELEPHONE - AT&T
ELECTRIC - ONCOR
GAS - ATMOS
FIBEROPTIC - AT&T
FIRE - CITY OF ANNA FIRE DISTRICT
 - THIS SITE FALLS WITHIN UNSHADED "ZONE X", AREAS TO BE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD PLAIN, PER FIRM, FLOOD INSURANCE RATE MAP, FOR COUNTY OF COLLIN, TEXAS, MAP NUMBER 48085C0155J, EFFECTIVE DATE OF JUNE 2, 2009. FLOOD ZONES ARE DETERMINED BY SCALING.
 - EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.
 - ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
 - THE SITE SHALL CONFORM TO THE CITY OF ANNA STANDARDS.
 - NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
 - THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY.
 - ALL PAVEMENT STRIPING SHALL BE 4" WIDE PAINTED WHITE LINES AND THE ADA STRIPING SHALL BE BLUE.
 - LOCATION, REPLACEMENT, AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
 - ALL MECHANICAL, HVAC, AND UTILITY EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ACCORDING TO CITY REQUIREMENTS.
 - STORMWATER SHALL BE DIRECTED TO EXISTING STORM SYSTEM AND FLOW INTO REGIONAL DETENTION BASIN.
 - ALL DISTURBED AREAS INTENDED FOR GRASS SHALL BE SODDED.
 - THE ADMINISTRATION OF THE LANDSCAPING PLAN FOR THIS PROJECT WILL BE ACCOMPLISHED VIA THE PROVIDED PLAN FOR LOCATION, TYPE, SIZE AND QUANTITY.
 - UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, DEEDS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN.
 - ALL SIGNAGE SHALL BE PERMITTED VIA A SEPARATE PERMIT APPLICATION.
 - ALL VACUUM STATIONS AND EQUIPMENT SHALL BE PAINTED BLACK.
 - A LIGHTING PLAN WILL BE PREPARED ACCORDING TO CITY REQUIREMENTS AND SUBMITTED TO THE CITY FOR REVIEW. ALL EXTERIOR LIGHTING, BUILDING AND PARKING LOT LIGHTS & LANDSCAPING LIGHTS, SHALL BE DIRECTED AWAY FROM HIGHWAYS, PUBLIC ROADS & PROPERTIES SO THAT NO LIGHT IS CAST ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. MAX LIGHT HEIGHT IS 22'-6". THE POLES, POLES BASE & FIXTURES SHALL BE BLACK. ALL LIGHTING SHALL BE LED & SERVE WITH UNDERGROUND ELECTRIC.
 - ALL OPEN SPACE AND LANDSCAPE BEDS SHALL BE IRRIGATED. ALL LANDSCAPING MATERIAL AND DESIGN WILL FOLLOW THE APPROVED LANDSCAPING PLAN, INCLUDING TYPES OF PLANTS AND SPACING.

LOT COVERAGE PERCENTAGE:
GREEN SPACE = 14,637 SF (23.73%)
PAVEMENT AND BUILDING = 47,057 SF (76.27%)

VACUUM STATIONS:
PROVIDED = 22 VACUUM STATIONS

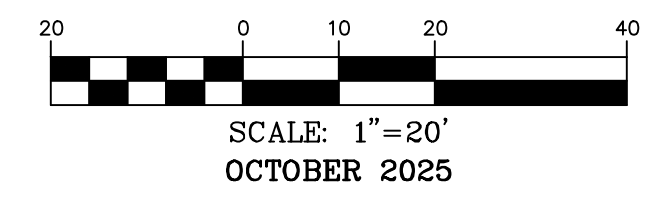
NOTE:
SEE PLAN SHEET 5 OF 7 FOR SITE LIGHTING PHOTOMETRICS.

NOTE:
ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL RADIUS CALLOUTS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

MINIMUM PARKING DIMENSIONS:
REGULAR PARKING - 9'x19'
ADA PARKING - 11'x19'
ADA VAN PARKING - 11'x19'
ADA ACCESSIBLE STRIPING - 5'x19'
PARKING DRIVE AISLES (TWO-WAY) - 24'W MIN.

PARKING REQUIREMENTS:
2 PARKING SPACES PER 1,000 SQUARE FEET OF BUILDING FLOOR AREA: (4,375 SQUARE FEET)
4,375 / 1000 * 2 = 9 SPACES

TOTAL SPACES REQUIRED: = 10 SPACES
TOTAL SPACES PROVIDED: = 26 SPACES
TOTAL STACKING SPACES REQUIRED: = 0 SPACES
TOTAL STACKING SPACES PROVIDED: = 31 SPACES
ADA TOTAL SPACES REQUIRED: = 1 SPACES
ADA TOTAL SPACES PROVIDED: = 1 SPACES



Item	Lot 1*	Lot 2*	Total for All Lots*
General Site Data			
Zoning (from zoning map)			PD
Land Use (from Zoning Ordinance)			COMMERCIAL
Lot Area (square feet & acres)			61,694
Building Footprint Area (square feet)			4,375
Total Building Area (square feet)			4,375
Building Height (# stories)			1
Building Height (feet - distance to tallest building element)			27
Lot Coverage (percent - x.xx%)			23.73% GREEN SPACE

Item	Lot 1*	Lot 2*	Total for All Lots*
Parking			
Parking Ratio (from Zoning Ordinance)			2/1,000
Required Parking (# spaces)			10
Total Provided Parking (# spaces)			26
Accessible Parking Required (# spaces)			1
Accessible Parking Provided (# spaces)			1

EXHIBIT A

OWNER:
JIMMY NASSOUR / 1825 FORTVIEW JN INC / ANCHOR-SH LLC / FM 158 LAND LTD 3839 BEE CAVES ROAD STE 200 WEST LAKE HILLS, TX 78746

DEVELOPER:
CLUB CARWASH OPERATIONS 1591 PRATHERSVILLE RD. COLUMBIA, MO 65202

PSP 25-0009
PRELIMINARY SITE PLAN
ROSAMOND CROSSING NORTHEAST CORNER BLOCK A, LOT 9 61,694 S.F. - 1.42 AC. CITY OF ANNA, COLLIN COUNTY TEXAS HENRY SMITH SURVEY ABSTRACT NO. 822
OCTOBER, 2025



636-332-4574 (tel.)
636-327-0760 (fax)
www.cochraninc.com
Cochran Inc.
Civil Engineering
Land Surveying
Architecture
Site Development
General Consulting
Master Planning

North Office
8 East Main Street
Wentzville, Missouri 63385

Texas State Certificate of Authority Numbers:
F-27065

Two working days prior to the start of any excavation work, call 1-800-344-8377 for utility location information.
All OSHA rules & regulations and construction required by these plans shall be strictly followed (i.e. trenching, blasting, etc.)

**PRELIMINARY PRINT
NOT FOR CONSTRUCTION
FOR REVIEW ONLY**

KURTIS J. DANIELS
144310

**PRELIMINARY PLANS
CLUB CARWASH
ANNA, TEXAS**

SITE PLAN

DATE:	DATE:
DRAWN BY:	APPROVED BY:
KAF	KJD
DATE:	DATE:
OCT. 2025	
SCALE:	SCALE:
1:20	
PROJECT NO.:	PROJECT NO.:
M24-8962A	
DWG. NO.:	DWG. NO.:
1 OF 7	



Item No. 6.c.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 11/3/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding Rosamond Crossing Northeast Corner, Block A, Lot 11, Site Plan (SP 25-0020)
Owner: The Seitz Group, Inc.

SUMMARY:

Auto Repair, Light on 1.1± acres on the north side of W. Rosamond Parkway, 280± feet west of N. Buddy Hayes Boulevard. Zoned Planned Development (PD) (Ord. No. 537-2011)

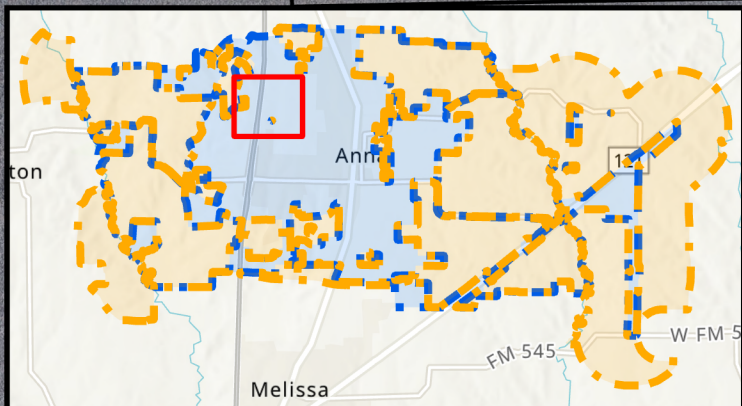
STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

1. Locator Map - Rosamond Crossing Northeast Corner, Block A, Lot 11, Site Plan (SP 25-0020)
2. Resolution - Rosamond Crossing Northeast Corner, Block A, Lot 11, Site Plan (SP 25-0020)
3. Exhibit A - Rosamond Crossing Northeast Corner, Block A, Lot 11, Site Plan (SP 25-0020)

Rosamond Crossing Northeast Corner,
Block A, Lot 11, Site Plan (SP 25-0020)



THE CITY OF
Anna



Subject Property



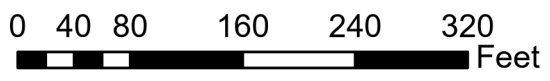
ETJ



Parcels



City Limits



November 2025

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2025-11-

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ROSAMOND CROSSING
NORTHEAST CORNER, BLOCK A, LOT 11, SITE PLAN (SP 25-0020)**

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, The Seitz Group, Inc. has submitted an application for the approval of Rosamond Crossing Northeast Corner, Block A, Lot 11, Site Plan; and

WHEREAS, the 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 Site Plan

The Planning & Zoning Commission hereby approves Rosamond Crossing Northeast Corner, Block A, Lot 11, 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 3rd day of November, 2025.

ATTEST:

APPROVED:

Director of Development Services,
Kaleb Kentner

Planning & Zoning Commission, Chair,
Jessica Walden



Item No. 6.d.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 11/3/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve a Resolution regarding The Woods at Lindsey Place Municipal, Final Plat (FP 25-0017)
Owner: D.R. Horton-Texas, LTD

SUMMARY:

A park on two lots and three Homeowners' Association lots on 31.2 acres on the northwest and southwest corners of the intersection of W. Rosamond Parkway and N. Ferguson Parkway. Zoned Planned Development/Single-Family Residential 72 (PD/SF-72) (Ord. No. 881-2020)

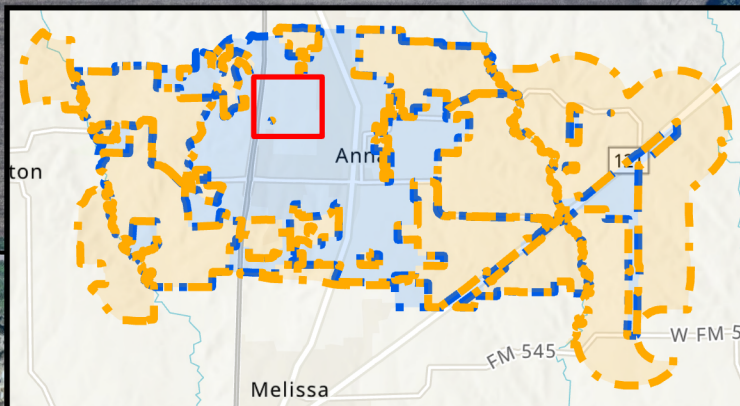
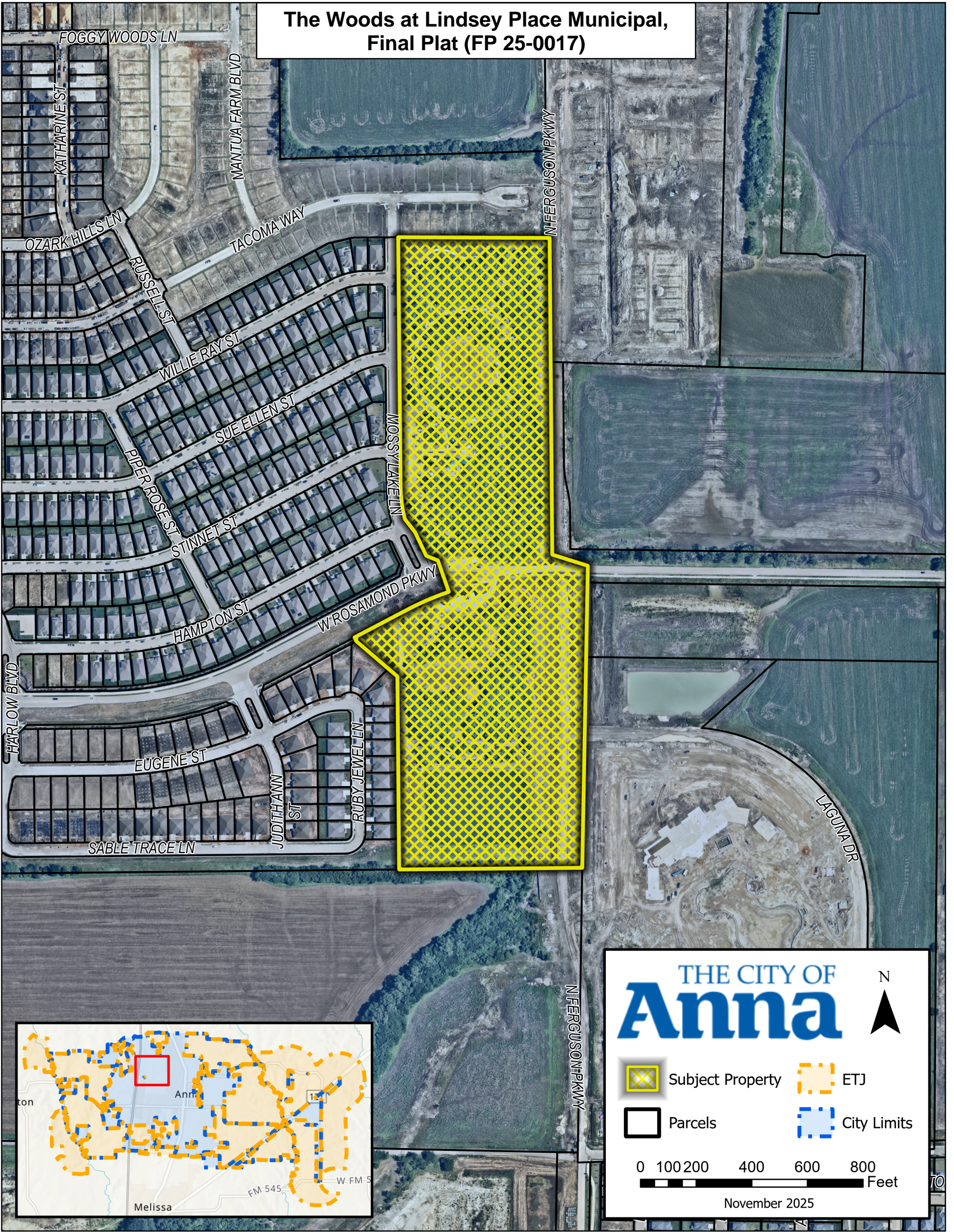
STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

1. Locator Map - The Woods at Lindsey Place Municipal, Final Plat (FP 25-0017)
2. Resolution - The Woods at Lindsey Place Municipal, Final Plat (FP 25-0017)
3. Exhibit A - The Woods at Lindsey Place Municipal, Final Plat (FP 25-0017)

The Woods at Lindsey Place Municipal, Final Plat (FP 25-0017)



CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2025-11-

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING THE WOODS AT LINDSEY PLACE MUNICIPAL, FINAL PLAT (FP 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, D.R. Horton Texas, LTD has submitted an application for the approval of The Woods at Lindsay Place Municipal, Final Plat; and

WHEREAS, the Final Plat 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 Final Plat

The Planning & Zoning Commission hereby approves The Woods at Lindsey Place Municipal, Final Plat attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the City Engineer.

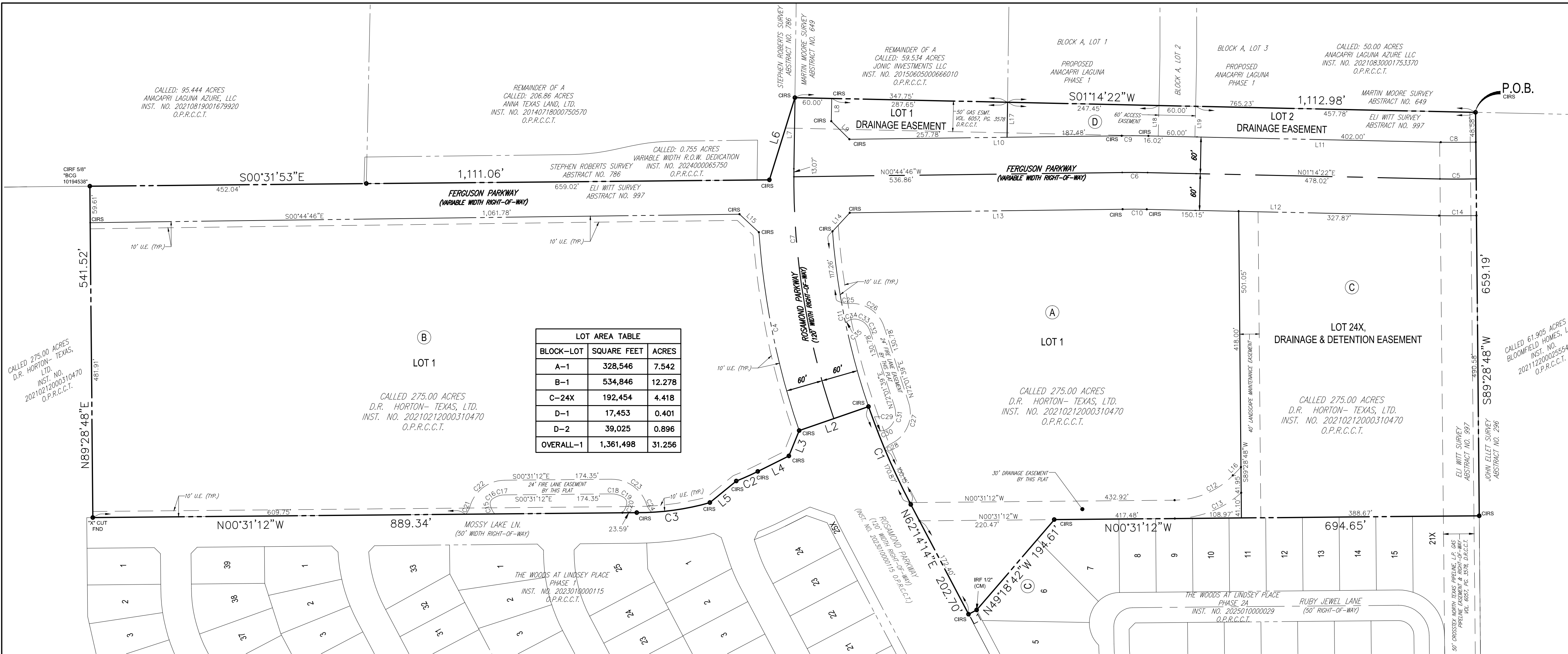
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 3rd day of November, 2025.

ATTEST:

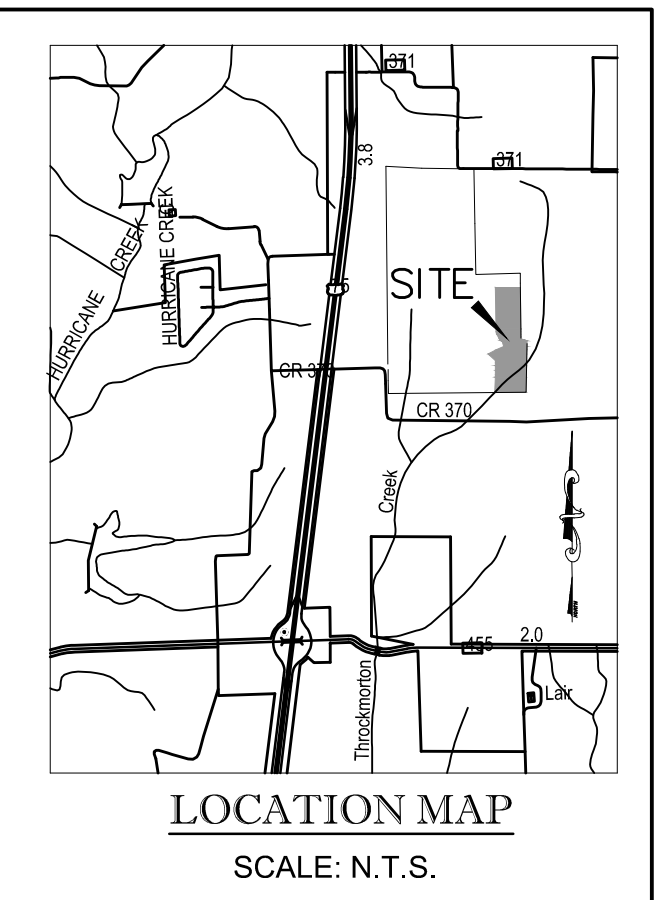
APPROVED:

Director of Development Services,
Kaleb Kentner

Planning & Zoning Commission, Chair,
Jessica Walden



CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	174.31'	008°45'39"	1140.00'	87.33'	N66°37'04"E	174.14'
C2	38.49'	004°50'49"	455.00'	19.26'	N23°58'42"W	38.48'
C3	121.05'	016°06'40"	430.50'	60.93'	N07°49'00"W	120.66'
C4	331.48'	015°04'23"	1260.00'	166.70'	S78°32'05"W	330.52'
C5	59.12'	002°49'22"	1200.00'	29.57'	S00°10'19"E	59.12'
C6	41.59'	001°59'08"	1200.00'	20.79'	N00°14'48"E	41.58'
C7	415.43'	019°50'08"	1200.00'	209.82'	S80°54'58"W	413.36'
C8	57.28'	002°52'44"	1140.00'	28.65'	S00°11'59"E	57.27'
C9	43.66'	001°59'08"	1260.00'	21.83'	N00°14'48"E	43.66'
C10	39.51'	001°59'08"	1140.00'	19.76'	N00°14'48"E	39.50'
C11	293.24'	014°44'17"	1140.00'	147.43'	S78°22'02"W	292.43'
C12	106.03'	045°00'00"	135.00'	55.92'	N23°01'12"W	103.32'
C13	119.02'	041°19'50"	165.00'	62.23'	N21°11'07"W	116.46'
C14	60.96'	002°46'20"	1260.00'	30.49'	S00°08'48"E	60.96'
C15	16.73'	031°26'15"	30.50'	8.58'	S62°58'01"W	16.53'
C16	11.73'	067°12'47"	10.00'	6.65'	N67°42'27"W	11.07'
C17	21.10'	033°34'52"	36.00'	10.86'	N17°18'38"W	20.80'
C18	21.49'	034°11'49"	36.00'	11.07'	N16°34'41"E	21.17'
C19	12.56'	068°32'16"	10.50'	7.15'	N67°56'43"E	11.82'
C20	15.70'	029°29'51"	30.50'	8.03'	S63°02'13"E	15.53'
C21	13.77'	025°51'58"	30.50'	7.00'	S61°13'16"E	13.65'
C22	77.11'	073°38'04"	60.00'	44.91'	N37°20'13"W	71.91'
C23	75.55'	072°08'43"	60.00'	43.71'	N35°33'09"E	70.66'
C24	15.62'	029°20'38"	30.50'	7.99'	S56°57'12"W	15.45'
C25	13.06'	024°31'53"	30.50'	6.63'	S07°42'21"W	12.96'
C26	73.52'	076°35'14"	55.00'	43.43'	N33°44'02"E	68.17'
C27	78.74'	082°01'35"	55.00'	47.83'	S66°57'33"E	72.19'
C28	14.33'	026°54'43"	30.50'	7.30'	N39°24'07"W	14.19'
C29	6.56'	012°19'52"	30.50'	3.29'	S02°51'33"W	6.55'
C30	12.23'	034°01'13"	20.50'	6.30'	S20°23'30"E	12.05'
C31	38.14'	070°29'45"	31.00'	21.91'	S72°43'29"E	35.78'
C32	15.82'	029°14'49"	31.00'	8.09'	N57°24'15"E	15.65'
C33	17.05'	038°18'21"	25.50'	8.86'	N23°37'40"E	16.73'
C34	13.59'	037°59'41"	20.50'	7.06'	N14°31'21"W	13.35'
C35	4.51'	008°27'59"	30.50'	2.26'	N37°45'11"W	4.50'



LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES
A-1	328,546	7.542
B-1	534,846	12.278
C-24X	192,454	4.418
D-1	17,453	0.401
D-2	39,025	0.896
OVERALL-1	1,361,498	31.256

LINE TABLE		
NO.	BEARING	LENGTH
L1	N27°45'46"W	15.00'
L2	N19°00'05"W	120.00'
L3	N68°02'34"W	44.84'
L4	N26°24'07"W	56.71'
L5	N39°17'34"W	55.75'
L6	S72°46'12"E	140.70'
L7	S89°09'59"E	116.26'
L8	N89°12'34"W	37.25'
L9	S45°02'38"W	41.80'
L10	N00°44'46"W	445.25'
L11	N01°14'22"E	478.02'
L12	N01°14'22"E	478.02'
L13	N00°44'46"W	446.33'
L14	S47°07'40"E	41.39'
L15	N43°00'14"E	43.34'
L16	N45°31'12"W	19.10'
L17	N89°11'16"W	57.25'
L18	S88°46'28"E	50.00'
L19	S88°46'28"E	50.00'

OWNER'S CERTIFICATE

WHEREAS, D. R. Horton - Texas, Ltd., is the owner of a tract of land situated in the Town of Anna, Collin County, Texas, a part of Eli Witt Survey, Abstract No. 997, being part of a called 275.00 acre tract of land described in a Special Warranty Deed to D. R. Horton - Texas, Ltd., recorded in Instrument No. 20210212000310470, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at one-half inch iron rod with yellow plastic cap stamped "JBI" set (hereinafter called "capped iron rod set") for corner at the southeast corner of said 275.00 acre tract of land and the northeast corner of a called 61.905 acre tract of land described in a Special Warranty Deed to BLOOMFIELD HOMES, LP recorded in Instrument Number 2021122000255410, O.P.R.C.C.T. and said iron rod being in the west line of a called 50.00 acre tract of land described in a Special Warranty Deed to ANACAPRI LAGUNA AZURE LLC, recorded in Instrument No. 20210830001753370, (O.P.R.C.C.T.);

THENCE South 89 degrees 28 minutes 48 seconds West, a distance of 659.19 feet along the south line of said 275.00 acre tract of land and along the north line of said 61.905 acre tract of land to a capped iron rod set at the southeast corner of Lot 21X, Block C of The Woods at Lindsey Place Phase 2A, an addition to the Town of Anna, recorded in Instrument No. 202501000029, O.P.R.C.C.T.;

THENCE along the east line of said Lindsey Place Phase 2A as follows:

North 00 degrees 31 minutes 12 seconds West, a distance of 694.65 feet along the east line of said The Woods at Lindsey Place Phase 2A to a capped iron rod set for corner;
 North 49 degrees 18 minutes 42 seconds West, a distance of 194.61 feet to a one-half inch iron rod found for corner;
 North 27 degrees 45 minutes 46 seconds West, a distance of 15.00 feet to a capped iron rod set for corner in the south line of Rosamond Parkway (120-foot width right-of-way) as shown on the final plat of The Woods at Lindsey Place Phase 1, an addition to the Town of Anna, recorded in Instrument No. 2023010000115, O.P.R.C.C.T.;

THENCE along the south line of Rosamond Parkway as follows:

North 62 degrees 14 minutes 14 seconds East, a distance of 202.70 feet to a capped iron rod set for corner;
 Northeastly a distance of 174.31 feet along a curve to the right, having a central angle of 08 degrees 45 minutes 39 seconds, a radius of 1,140.00 feet, a tangent length of 87.33 feet and whose chord bears North 69 degrees 37 minutes 04 seconds East, 174.14 feet to a capped iron rod set for corner at the southeast corner of said The Woods at Lindsey Place Phase 1;

THENCE North 19 degrees 00 minutes 05 seconds West, a distance of 120.00 feet along the east line of said The Woods at Lindsey Place Phase 1 to a capped iron rod set at the east end of a corner dtp at the intersection of the north line of Rosamond Parkway and the east line of Mossy Lake Lane (50' width right-of-way) as shown on the final plat of said The Woods at Lindsey Place Phase 1;

THENCE along the east line of said The Woods at Lindsey Place Phase 1 and along the east line of Mossy Lake Lane, the following courses and distances:

North 68 degrees 02 minutes 34 seconds West, a distance of 44.84 feet to a capped iron rod set for corner;
 North 26 degrees 24 minutes 07 seconds West, a distance of 56.71 to a capped iron rod set for corner;
 Northwestly a distance of 38.49 feet along a curve to the right, having a central angle of 04 degrees 50 minutes 49 seconds, a radius of 455.00 feet, a tangent length of 19.26 feet and whose chord bears North 23 degrees 58 minutes 42 seconds West, a distance of 38.48 to a capped iron rod set for corner;
 North 39 degrees 17 minutes 34 seconds West, a distance of 55.75 feet to a capped iron rod set for corner;
 Northwestly a distance of 121.05 feet along a curve to the right, having a central angle of 16 degrees 06 minutes 40 seconds, a radius of 430.50 feet, a tangent length of 60.93 feet, and whose chord bears North 07 degrees 49 minutes 00 seconds West, a distance of 120.66 feet to a capped iron rod set for corner;
 North 00 degrees 31 minutes 12 seconds West, a distance of 889.34 feet to an "X" Cut found for corner.

THENCE North 89 degrees 28 minutes 48 seconds East, a distance of 541.52 feet to a five-eighths inch iron rod with cap stamped "BCG 101945385" found for corner in the east line of said 275.00 acre tract, said iron rod being in the west line of a called 95.444 acre tract of land described in a Special Warranty Deed to Anacapri Laguna Azure, LLC, recorded in Instrument No. 20210830001753370, O.P.R.C.C.T.;

THENCE along the east line of said 275.00 acre tract of land as follows:

South 00 degrees 31 minutes 53 seconds East, a distance of 1,111.06 feet to a capped iron rod set for corner;
 South 72 degrees 46 minutes 12 seconds East, a distance of 140.70 feet to a capped iron rod set for corner at the northwest corner of a called 59.534 acre tract of land described in a Warranty Deed to Jonic Investments, LLC, recorded in Instrument No. 20150605000666010, O.P.R.C.C.T.;

South 01 degrees 14 minutes 22 seconds West, a distance of 1,112.98 feet to the POINT OF BEGINNING, containing 1,361,498 square feet or 31.256 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT D.R. HORTON-TEXAS, LTD.; acting here by and through its duly authorized officers, does hereby adopt this plat designating the heretofore described property as **THE WOODS AT LINDSEY PLACE - MUNICIPAL, BLOCK A, LOT 1, BLOCK B, LOT 1, BLOCK C, LOT 24X & BLOCK D, LOTS 1&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 purpose of constructing, reconstructing, inspecting, patrolling, maintaining, repairing meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

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

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

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

By: D.R. HORTON-TEXAS, LTD.

 Authorized Signature of Owner

 Printed Name and Title

STATE OF TEXAS §

COUNTY OF _____ §

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

Given under my hand and seal of office, this ___ day of _____, 2025.

 Notary Public in and for the State of Texas

My Commission Expires On: _____

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Billy M. Logsdon, Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Anna.

Dated this 15th day of September, 2025.

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

Billy M. Logsdon, Jr.,
 Registered Professional Land Surveyor No. 6487

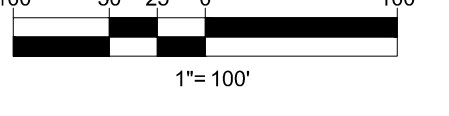
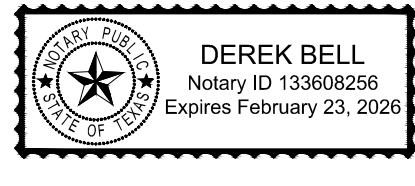
STATE OF TEXAS §

COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15th day of September, 2025.

 Notary Public, State of Texas



- LEGEND**
- P.O.B. POINT OF BEGINNING
 - IRF IRON ROD FOUND
 - CRS CAPPED IRON ROD SET "JBI"
 - CRF CAPPED IRON ROD FOUND STAMPED
 - YC YELLOW CAP
 - VL VOLUME
 - PG PAGE
 - Ⓐ DESIGNATES SUBDIVISION BLOCK
 - sq. ft. SQUARE FEET
 - u.e. UTILITY EASEMENT
 - (CM) CONTROLLING MONUMENT

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

 Planning & Zoning Commission Chair

 Director of Development Services

FP 25-0017
FINAL PLAT
THE WOODS AT LINDSEY PLACE
MUNICIPAL

BLOCK A, LOT 1, BLOCK B, LOT 1
 BLOCK C, LOT 24X & BLOCK D, LOTS 1&2;
 31.256 ACRES OUT OF THE
 ELI WITT SURVEY, ABSTRACT NO. 997;
 CITY OF ANNA, COLLIN COUNTY, TEXAS

D.R. HORTON-TEXAS, LTD OWNER/DEVELOPER
 4306 Miller Road (214) 607-4244
 Rowlett, Texas 75088

JBI PARTNERS, INC. SURVEYOR/ENGINEER
 2121 Midway Road, Suite 300 (972) 248-7676
 Carrollton, Texas 75006
 TBPELS No. F-438 TBPELS No. 10076000

Date: October 20, 2025 Sheet 1 of 1

PREPARED BY: DRB CHECKED BY: BML DATE: 08/26/2025

EXHIBIT A
 OWNER LAYOUT
 (SCALE)

Drawing: H:\Projects\10E319-Lindsey Oaks\Survey\dwg\10E319_LP Municipal Blocks A,B,C&D.dwg Saved By: jestrada Save Time: 10/20/2025 11:44 AM Plotted by: bogsdon Plot Date: 10/21/2025 11:21 AM



Item No. 6.e.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 11/3/2025
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)

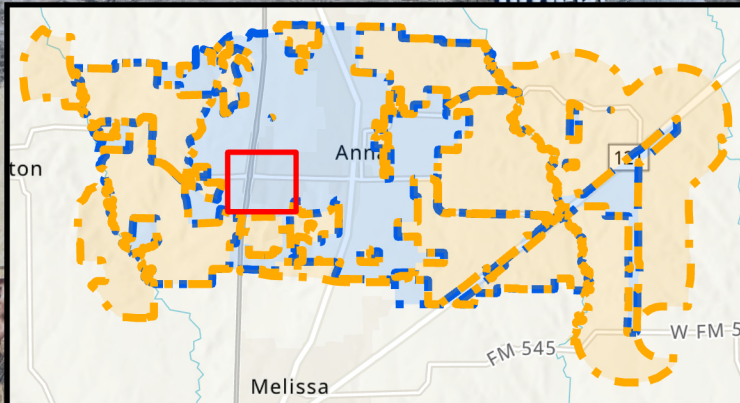
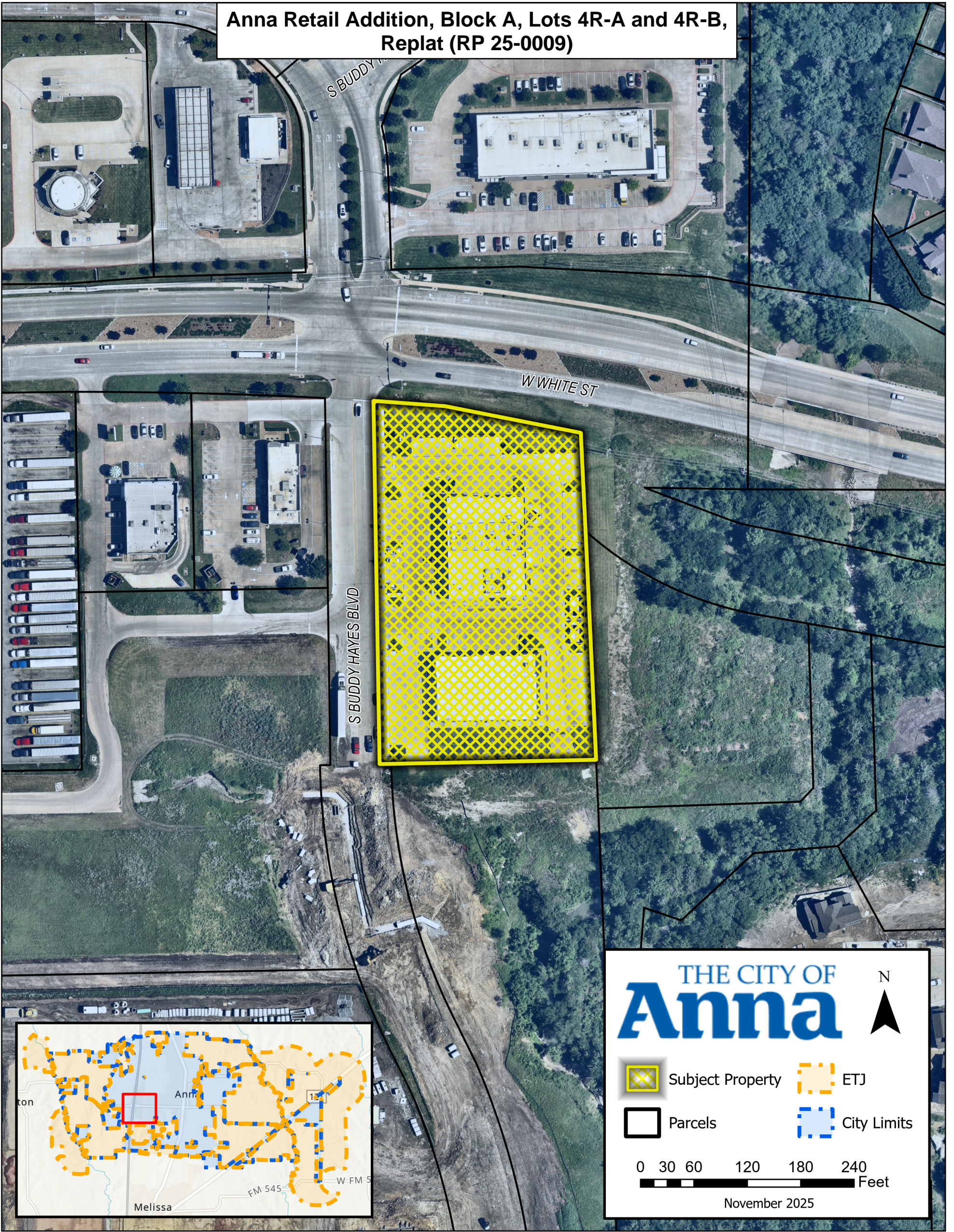
STAFF RECOMMENDATION:

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

November 2025

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2025-11-

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 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 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.

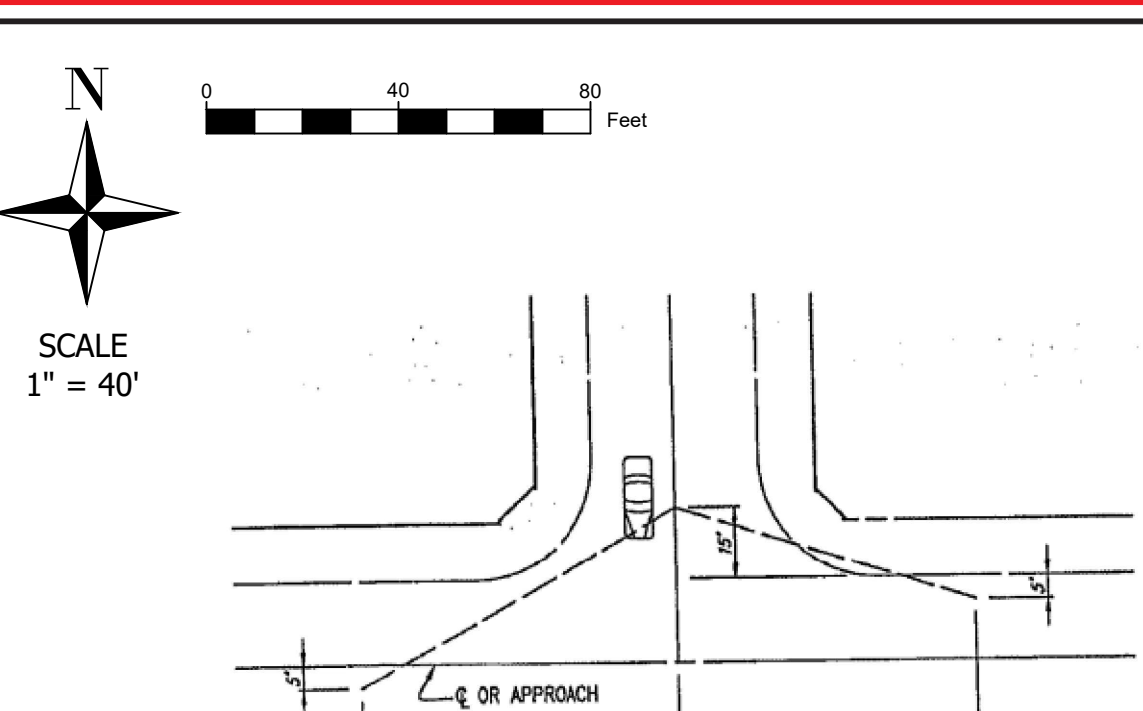
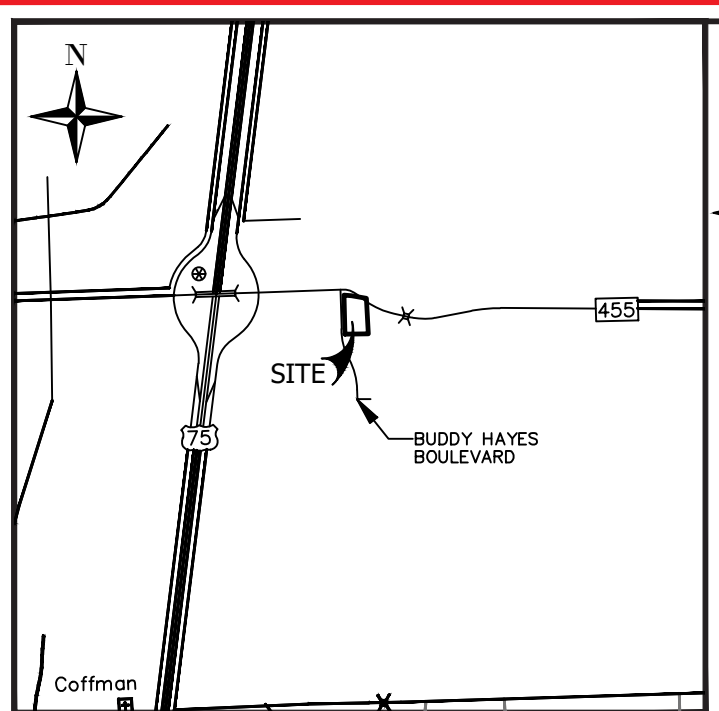
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 3rd day of November, 2025.

ATTEST:

APPROVED:

Director of Development Services,
Kalbe 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.

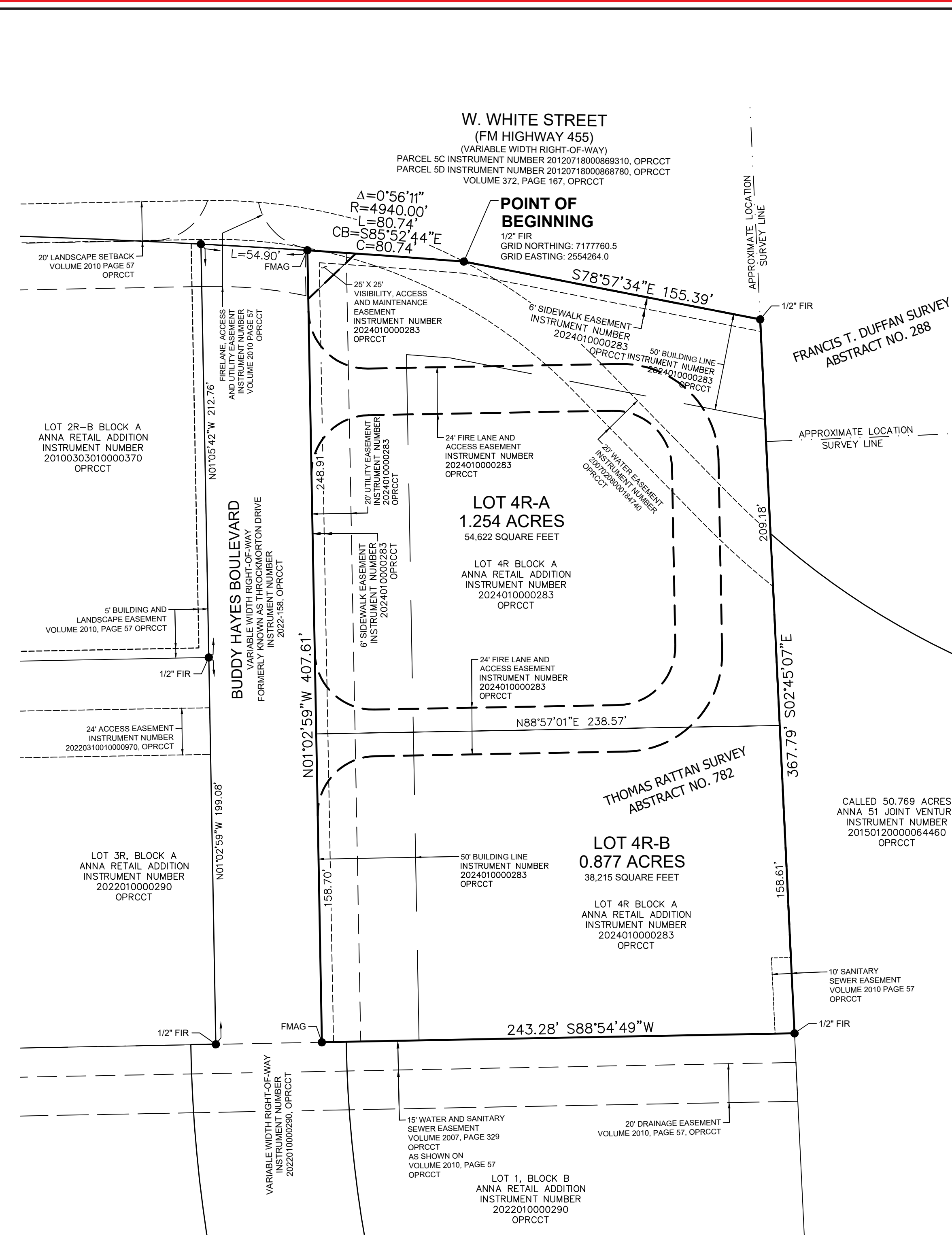
TABLE 9
MINIMUM SIGHT DISTANCE FOR A CAR AT AN INTERSECTION

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

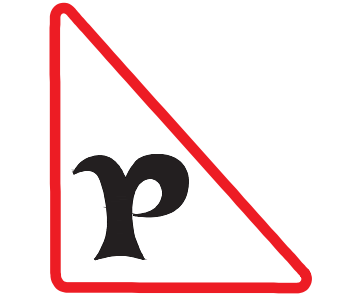
RP 25-0009
REPLAT

**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 TRP/ELS 1019#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: 11/3/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a recommendation on an Ordinance regarding a request to establish zoning of a property to Planned Development-SF-6.0 Single-Family Residential (PD-SF-6.0). Located on the west side of Ferguson Parkway, 400± feet south of Elm Street. Currently located in the ETJ. Owner: Constein Family Trust

SUMMARY:

This Item requires a Public Hearing.

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

A request to establish zoning associated with an annexation petition of 18.7± acres located on the west side of Ferguson Parkway, 400± feet south of Elm Street to Planned Development-SF-6.0 Single-Family Residential (PD-SF-6.0).

CASE OVERVIEW

The property is currently vacant and located within the extraterritorial jurisdiction (ETJ).

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

COMPATIBILITY CONSIDERATIONS

Future Land Use Plan (FLUP):

Suburban Living

Character & Intent:

Single-family homes on platted lots < 1 acre, served by utilities, streets, sidewalks, open space, parks and amenities. Near neighborhood/commercial hubs, these self-contained neighborhoods buffer non-residential uses with landscaping.

Thoroughfare Plan:

Ferguson Parkway is identified as a Major Arterial (120') right-of-way. Lakeview Estates dedicated a variable width right-of-way. The dedication's width begins with a 90-foot right-of-way adjacent to Oak Hollow and transitions to a 60-foot right-of-way at Candlewood Drive. The Lakeview Estates Final Plat is attached for reference.

PROPOSED PLANNED DEVELOPMENT MODIFICATIONS

Subdivision Regulations:

- Allow for a shortened cul-de-sac (§9.02.081(p))
 - Regulation: 400 feet (minimum) to 600 feet (maximum)
 - Request: 200 feet
- Remove the requirement of the additional Residential Lot Depth for residential lots backing to a major road (§9.02.087 (g)(2)).
 - *"Residential lot depth of lots backing an arterial or collector must be at least 10' deeper than the average depth of lots facing local streets."*
- In lieu of the Neighborhood Point System (§9.02.262), the developer will provide the Landscape Design Enhancement Plan as depicted in Exhibit C. The Neighborhood Points System Total is attached for reference with a calculation for Thompson Grove as proposed.

Zoning Ordinance

- Maximum Lot Coverage (§9.04.016):
 - Increase from 50% (3,000 square feet of a 6,000 square foot lot) to 55% (3,300 square feet of a 6,000 square foot lot)
 - Lot Coverage is defined as (§9.04.082)
The percentage of the total area of a lot occupied by the base (first story or floor) of buildings located on the lot.

Pre-Annexation Development

This request is associated with a Pre-Annexation Development Agreement (PADA) and Annexation Petition.

- The State of Texas has removed cities authority to regulate building materials through the Zoning Ordinance. Within the associated PADA the applicant is proposing a minimum 70% masonry requirement.
- The applicant gave a presentation at the October 27, 2025 City Council meeting with facade illustrations. The slideshow has been attached for reference.

FINANCIAL IMPACT:

This item has no financial impact.

BACKGROUND:

The Planning & Zoning Commission may recommend to City Council:

- Approval as submitted,
- Approval with conditions, or
- Denial of the request,

Staff recommends approval of the modifications as requested with additional conditions:

1. Restricting the architectural styles to Tudor, Craftsman, Texas Vernacular, and

Modern Farmhouse.

2. Requiring a House Repetition Plan with each new residential building permit.

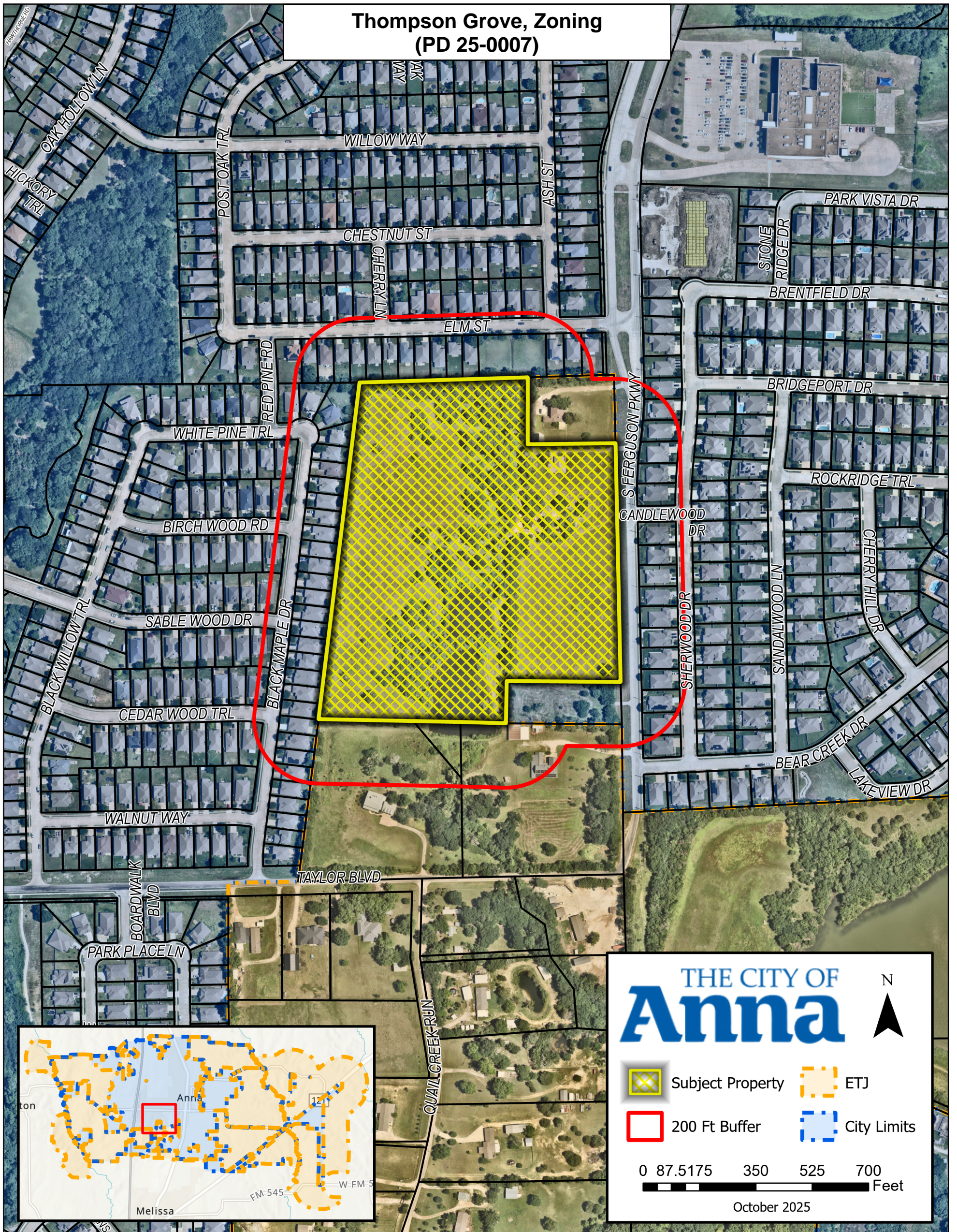
STRATEGIC CONNECTIONS:

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

ATTACHMENTS:

1. Locator - Thompson Grove (PD 25-0007)
2. Exhibit A (Legal Description) - Thompson Grove (PD 25-0007)
3. Exhibit B (Preliminary Plat) - Thompson Grove (PD 25-0007)
4. Exhibit C (Design Plan) - Thompson Grove (PD 25-0007)
5. Illustration (Ferguson ROW Dedication)- Thompson Grove (PD 25-0007)
6. Reference - Lakeview Estates Plat
7. Reference - Neighborhood Design Point Total
8. Reference - Thompson Grove Presentation (City Council Workshop)

Thompson Grove, Zoning (PD 25-0007)



METES AND BOUNDS DESCRIPTION
18.727 ACRES

BEING AN 18.727 ACRE TRACT OF LAND SITUATED IN THE HENRY SMITH SURVEY, ABSTRACT NO. 823, CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING ALL OF TRACT 1 BEING AN 18.728 ACRE TRACT OF LAND, DESCRIBED BY DEED TO VERNON G. CONSTIEN & DOROTHY M. CONSTIEN, CO-TRUSTEES OF THE CONSTIEN FAMILY TRUST AS RECORDED IN COUNTY CLERK'S FILE NO. 20160414000445880, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT 1 AND THE COMMON NORTHEAST CORNER OF LOT 3, BLOCK A, OAK HOLLOW ESTATES PHASE 5, AN ADDITION TO COLLIN COUNTY, AS RECORDED IN COUNTY CLERK'S FILE NO. 2004-0152878, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND THE COMMON SOUTH CORNER OF LOT 12, BLOCK K, OAK HOLLOW ESTATES PHASE 2, AN ADDITION TO COLLIN COUNTY, AS RECORDED IN COUNTY CLERK'S FILE NO. 2003-0027063, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 88°36'54" EAST, WITH THE SOUTH LINE OF SAID OAK HOLLOW ESTATES PHASE 2, A DISTANCE OF 523.19 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5686" FOUND FOR THE NORTHWEST CORNER OF A 1.292 ACRE TRACT DESCRIBED BY DEED TO SARA S. RENO AND SPOUSE, JOSHUA G. RENO AS RECORDED IN COUNTY CLERK'S FILE NO. 20180214000182780, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE SOUTH 00°27'34" WEST, WITH THE WEST LINE OF SAID 1.292 ACRE TRACT, A DISTANCE OF 207.50 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5686" FOUND FOR THE SOUTHWEST CORNER OF SAID 1.292 ACRE TRACT;

THENCE NORTH 89°01'08" EAST, WITH THE SOUTH LINE OF SAID 1.292 ACRE TRACT, A DISTANCE OF 273.02 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 1.292 ACRE TRACT, AND BEING IN THE WEST RIGHT-OF-WAY LINE OF FERGUSON ROAD (C.R. 367)(HAVING A VARIABLE WIDTH RIGHT-OF-WAY) AS RECORDED IN LAKEVIEW ESTATES PHASE 1, AN ADDITION TO COLLIN COUNTY, AS RECORDED IN COUNTY CLERK'S FILE NO. 2016-440, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE SOUTH 01°08'59" EAST, WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 735.25 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF A 1.09 ACRE TRACT OF LAND DESCRIBED BY DEED TO VERNON CONSTIEN AND DOROTHY CONSTIEN, TRUSTEES OF THE CONSTIEN FAMILY TRUST AS RECORDED IN COUNTY CLERK'S FILE NO. 20171003001321010, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 89°41'05" WEST, WITH THE NORTH LINE OF SAID 1.09 ACRE TRACT, PASSING A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5686" FOUND AT A DISTANCE OF 30.05 FEET, CONTINUING FOR A TOTAL DISTANCE OF 354.01 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "RPLS 5686" FOR THE NORTHWEST CORNER OF SAID 1.09 ACRE TRACT;

THENCE SOUTH 01°16'37" WEST, WITH THE WEST LINE OF SAID 1.09 ACRE TRACT, A DISTANCE OF 131.29 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5686" FOUND FOR THE SOUTHWEST CORNER OF SAID 1.09 ACRE TRACT AND BEING IN THE NORTH LINE OF A 5.412 ACRE TRACT OF LAND DESCRIBED BY DEED TO STEVEN CONSTIEN AND SPOUSE TAMARA CONSTIEN AS RECORDED IN COUNTY CLERK'S FILE NO. 20110624000655460, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 89°01'57" WEST, A DISTANCE OF 581.82 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5686" FOUND FOR THE NORTHWEST CORNER OF A 5.389 ACRE TRACT OF LAND DESCRIBED BY DEED TO CHARLES ROBERT ADAMS AND SPOUSE, MICHELLE ADAMS, AS RECORDED IN COUNTY CLERK'S FILE NO. 20110624000655480, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING IN THE EAST LINE OF SAID OAK HOLLOW ESTATES PHASE 5;

THENCE NORTH 07°04'11" EAST, WITH SAID EAST LINE OF OAK HOLLOW ESTATES PHASE 5, A DISTANCE OF 1,052.76 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 18.727 ACRES OR 815,735 SQUARE FEET OF LAND.

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

BLACK MAPLE DRIVE (50' RIGHT-OF-WAY)

OAK HOLLOW ESTATES PHASE 2
C.C.# 2003-0027063
O.P.R.C.C.T.

BLOCK K

11 10 9 8 7 6 5 1/2" CIRF "RPLS 5686" 4 3 2 1

POINT OF BEGINNING
1/2" IRF (CM)

OAK HOLLOW 5
CC# 2004-0152878
O.P.R.C.C.T.

BLOCK A

SARA S. RENO &
JOSHUA G. RENO
C.C.#:
20180214000182780
O.P.R.C.C.T.

N88°36'54"E 523.19'

S00°27'34"W
207.50'

1/2" CIRF "RPLS 5686"

N89°01'08"E
273.02'

18.727 ACRES
815,735 SF

VERNON G. CONSTIEN &
DOROTHY M. CONSTIEN,
CO-TRUSTEES OF THE
CONSTIEN FAMILY TRUST
C.C.# 20160414000445880
O.P.R.C.C.T.

HENRY SMITH SURVEY
ABSTRACT NO. 823

FERGUSON ROAD (C.R. 367)
(VARIABLE WIDTH RIGHT-OF-WAY)

CANDLEWOOD DRIVE
(50' RIGHT-OF-WAY)

S01°08'59"E 735.25'

SHERWOOD DRIVE
(50' RIGHT-OF-WAY)

LAKEVIEW ESTATES PH I
C.C.# 2016-440
O.P.R.C.C.T.

20' SANITARY SEWER EASEMENT

30' COLLIN COUNTY EASEMENT

1/2" CIRF "RPLS 5686" @ 30.05'

1/2" CIRF "RPLS 5686"

N89°41'05"W 354.01'

CONSTIEN FAMILY TRUST
C.C.#: 20171003001321010
O.P.R.C.C.T.

N89°01'57"W 581.82'

1/2" CIRF "RPLS 5686"

STEVEN CONSTIEN &
SPOUSE TAMARA CONSTIEN
C.C.#: 20110624000655460
O.P.R.C.C.T.

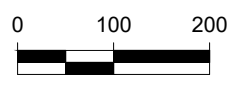
CHARLES ROBERT
ADAMS AND SPOUSE,
MICHELLE ADAMS
C.C.#:
20110624000655480
O.P.R.C.C.T.

STEVEN ROBERT CONSTIEN AND
TAMARA ALLYN CONSTIEN
C.C.# 2025000051010
O.P.R.C.C.T.

JOSEPH
SCHULTER
SURVEY
ABSTRACT NO.
856

BEAR CREEK DRIVE
(50' RIGHT-OF-WAY)

APPROXIMATE
SURVEY LINE



BEARING BASIS BEING GRID NORTH,
TEXAS STATE PLANE COORDINATES,
NORTH CENTRAL ZONE NAD83,
DETERMINED BY GPS OBSERVATIONS
UTILIZING THE ALLTERRA RTKNET.

LEGEND
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
IRF IRON ROD FOUND
CIRF CAPPED IRON ROD FOUND
(CM) CONTROLLING MONUMENT
C.C.# COUNTY CLERK'S FILE NUMBER
CIRS 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET

DATE:	10/6/2025
DRWN BY:	B.N.W.
CHKD BY:	E.H.
PROJ NO.	0136

EXHIBIT "A"

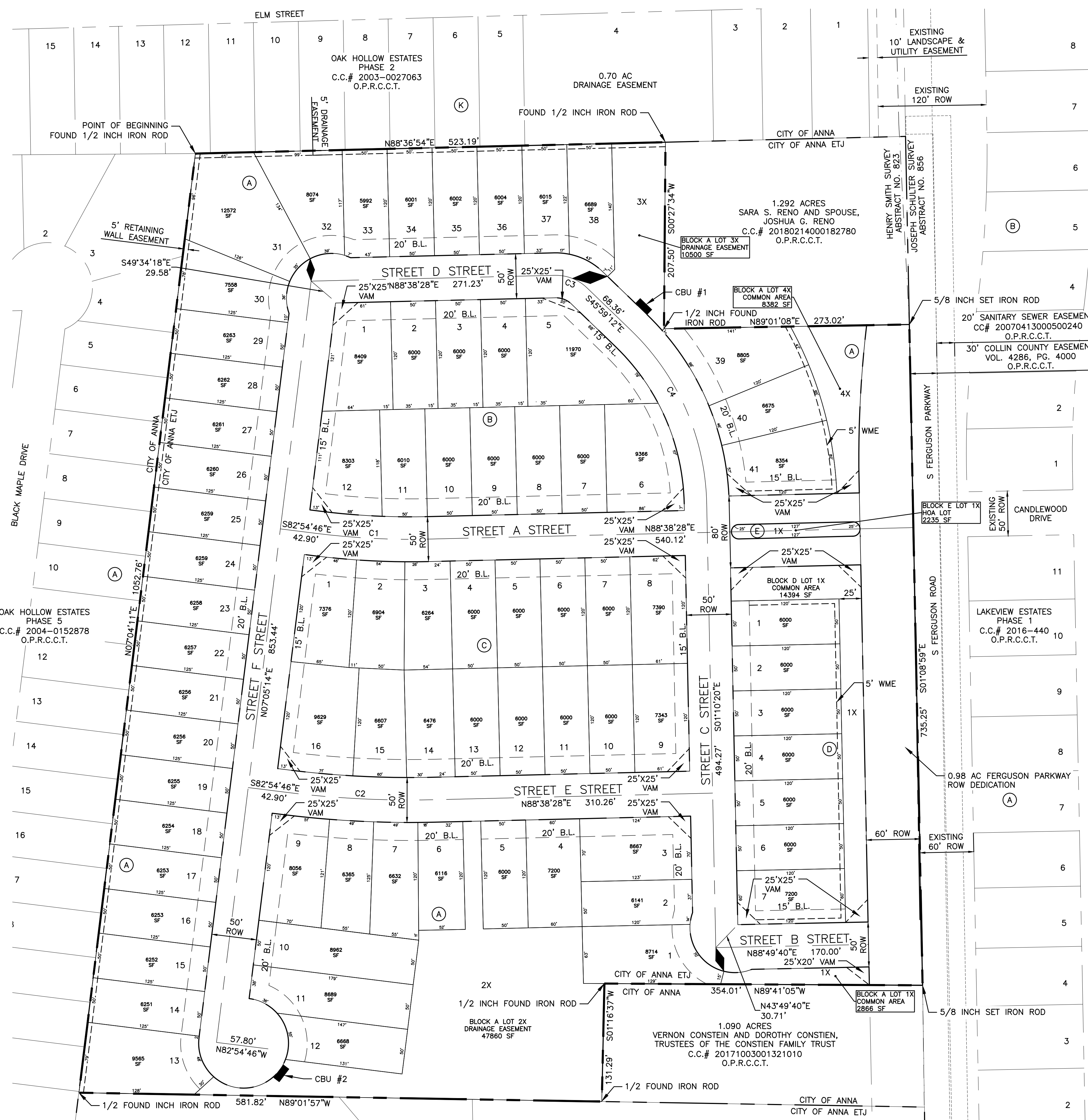
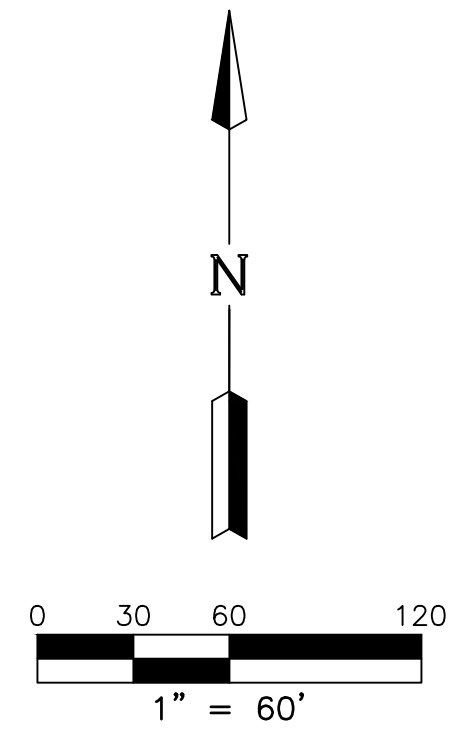
18.727 ACRE TRACT
IN THE
HENRY SMITH SURVEY, ABSTRACT NO. 823
CITY OF ANNA, COLLIN COUNTY, TEXAS

LJA SURVEYING INC.

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

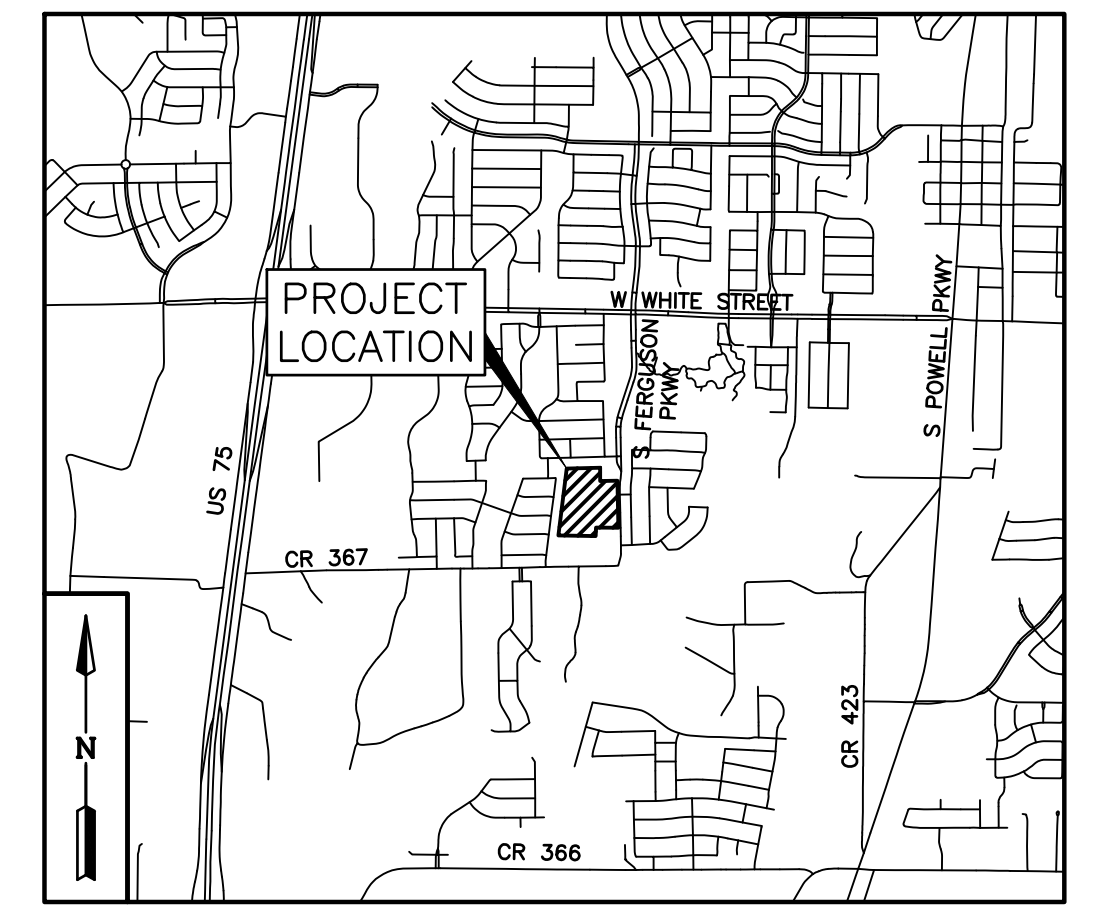
PAGE 1
OF 1

S:\NTX-LAND\0535\2005SURVEY\260.2 Drawings\0535EX01.dwg 10/16/2025



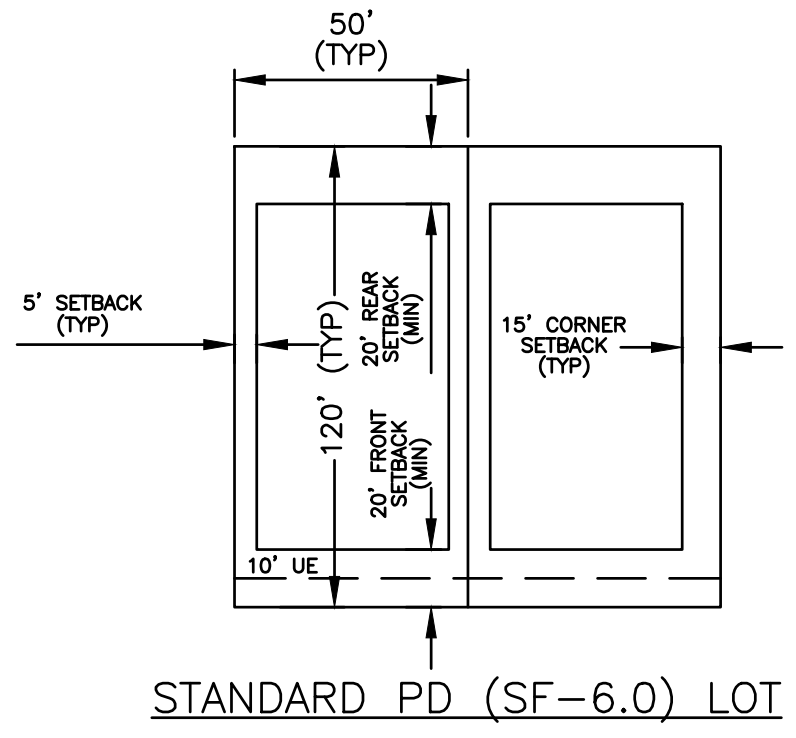
LEGEND

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



LAND USE DATA TABLE

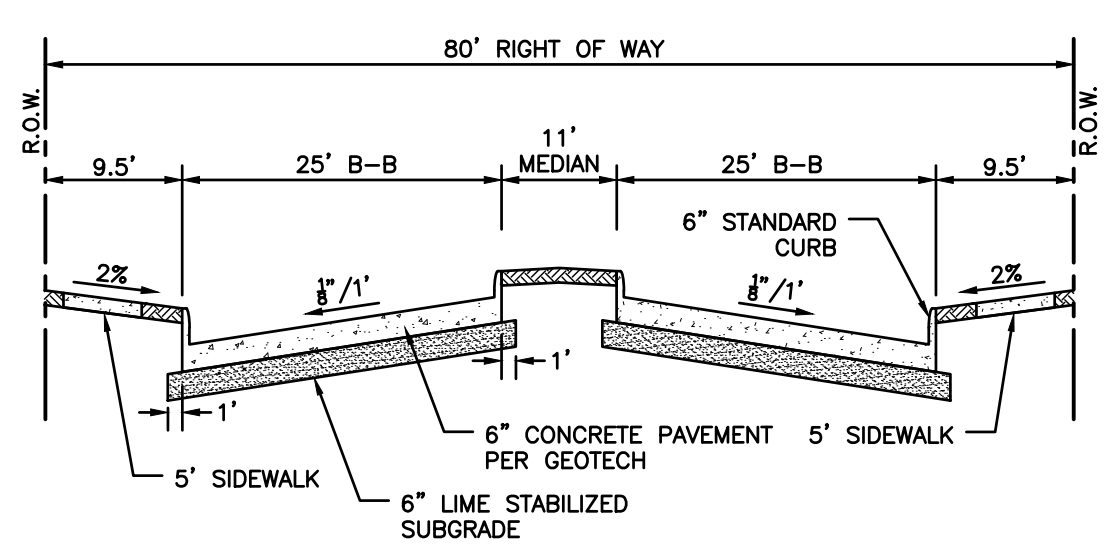
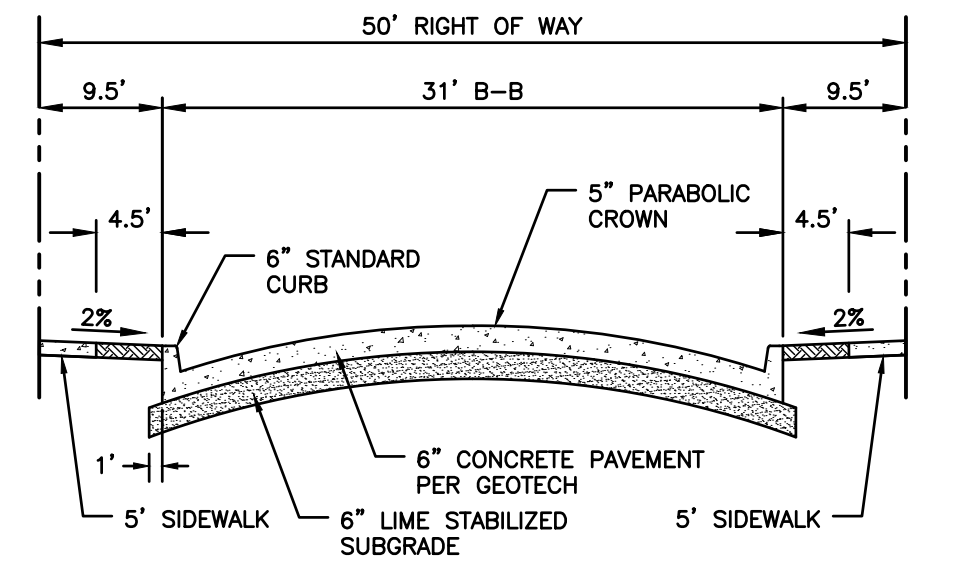
AREA DESCRIPTION	# OF LOTS	AREA
SINGLE FAMILY LOTS	76	11.967 AC
OPEN SPACE LOTS	5	1.919 AC
ROW AREA	-	4.841 AC
		TOTAL = 18.727 AC



CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD	C-L
C1	008° 26' 46.15"	825.00'	121.62'	387' 08" 09.01"E	121.51'
C2	048° 26' 46.15"	1115.00'	164.37'	387' 08" 09.01"E	164.22'
C3	045° 22' 20.50"	50.00'	39.59'	368' 40" 21.83"E	38.57'
C4	044° 48' 52.08"	275.00'	215.09'	323' 34" 45.55"E	209.65'

- PRELIMINARY PLAT NOTES:**
- THE LAYOUT SHOWN IS PRELIMINARY IN NATURE AND SUBJECT TO MINOR CHANGE WITH THE APPROVAL OF THE PLANNING DIRECTOR AT THE TIME OF FINAL PLAT AND CONSTRUCTION PLAN DESIGN.
 - LOT DEPTHS AND WIDTHS ARE SUBJECT TO CHANGE WITH FINAL PLAT PROVIDED THEY MEET CURRENT ZONING REQUIREMENTS.
 - THE HOMEOWNERS ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL COMMON OPEN SPACE (X) LOTS.
 - ALL EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED. WATER, SEWER AND DRAINAGE EASEMENTS SHALL BE EXCLUSIVE OF FRANCHISE UTILITIES.
 - EASEMENT LOCATIONS ARE SUBJECT TO CHANGE WITH THE FINAL PLAT.
 - 10' UTILITY EASEMENTS ARE PROPOSED ADJACENT TO RIGHT OF WAY WITH LOT FRONTAGE.
 - FENCING ADJACENT TO MASTER THOROUGHFARE ROADS SHALL BE OWNED AND MAINTAINED BY THE 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 WITHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
 - NO APPURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLES.
 - RETAINING WALLS UNDER 4' WILL BE MAINTAINED BY THE PROPERTY OWNER, OVER 4' WILL BE MAINTAINED BY THE HOA.



PP 25-0200
PRELIMINARY PLAT
 FOR
THOMPSON GROVE
 BLOCK A, LOTS 1-41, 1X-4X; BLOCK B, LOTS 1-12,
 BLOCK C, LOTS 1-16; BLOCK D; LOTS 1-7, 1X;
 OUT OF THE
 HENRY SMITH SURVEY, ABSTRACT NO. 823;
 AND IN THE
 CITY OF ANNA ETJ, COLLIN COUNTY, TEXAS
 76 RESIDENTIAL LOTS / 11.967 ACRES
 (76 PD-SF-6.0 LOTS)
 5 COMMON AREA LOTS / 1.919 ACRES
 GROSS AREA: 18.727 ACRES
 ZONING: ORD. NO. XXX-XXXX
 OWNER:
 THE CONSTIEN FAMILY TRUST
 PO BOX 1677
 OWASSO, OK 74055

DEVELOPER:
 MANED ACQUISITIONS LLC,
 A TEXAS LIMITED LIABILITY COMPANY
 516 WEST SHORE DRIVE
 RICHARDSON, TX 75080
 CONTACT: BRITTON CHURCH
 (214) 263-2088

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

EXHIBIT A

SINGLE FAMILY		
BLOCK & LOT NUMBERS	AREA	AREA
BLOCK A LOT 1	8,714 SF	0.20 AC
BLOCK A LOT 2	6,141 SF	0.14 AC
BLOCK A LOT 3	8,667 SF	0.20 AC
BLOCK A LOT 4	7,200 SF	0.17 AC
BLOCK A LOT 5	6,000 SF	0.14 AC
BLOCK A LOT 6	6,116 SF	0.14 AC
BLOCK A LOT 7	6,632 SF	0.15 AC
BLOCK A LOT 8	6,365 SF	0.15 AC
BLOCK A LOT 9	8,056 SF	0.18 AC
BLOCK A LOT 10	8,962 SF	0.21 AC
BLOCK A LOT 11	8,689 SF	0.20 AC
BLOCK A LOT 12	6,668 SF	0.15 AC
BLOCK A LOT 13	9,565 SF	0.22 AC
BLOCK A LOT 14	6,251 SF	0.14 AC
BLOCK A LOT 15	6,252 SF	0.14 AC
BLOCK A LOT 16	6,253 SF	0.14 AC
BLOCK A LOT 17	6,253 SF	0.14 AC
BLOCK A LOT 18	6,254 SF	0.14 AC
BLOCK A LOT 19	6,255 SF	0.14 AC
BLOCK A LOT 20	6,256 SF	0.14 AC
BLOCK A LOT 21	6,256 SF	0.14 AC
BLOCK A LOT 22	6,257 SF	0.14 AC
BLOCK A LOT 23	6,258 SF	0.14 AC
BLOCK A LOT 24	6,259 SF	0.14 AC
BLOCK A LOT 25	6,259 SF	0.14 AC
BLOCK A LOT 26	6,260 SF	0.14 AC
BLOCK A LOT 27	6,261 SF	0.14 AC
BLOCK A LOT 28	6,262 SF	0.14 AC
BLOCK A LOT 29	6,263 SF	0.14 AC
BLOCK A LOT 30	7,558 SF	0.17 AC
BLOCK A LOT 31	12,572 SF	0.29 AC
BLOCK A LOT 32	8,074 SF	0.19 AC
BLOCK A LOT 33	5,992 SF	0.14 AC
BLOCK A LOT 34	6,001 SF	0.14 AC
BLOCK A LOT 35	6,002 SF	0.14 AC
BLOCK A LOT 36	6,004 SF	0.14 AC
BLOCK A LOT 37	6,015 SF	0.14 AC
BLOCK A LOT 38	6,689 SF	0.15 AC
BLOCK A LOT 39	8,805 SF	0.20 AC
BLOCK A LOT 40	6,675 SF	0.15 AC

SINGLE FAMILY		
BLOCK & LOT NUMBERS	AREA	AREA
BLOCK A LOT 41	8,354 SF	0.19 AC
BLOCK B LOT 1	8,409 SF	0.19 AC
BLOCK B LOT 2	6,000 SF	0.14 AC
BLOCK B LOT 3	6,000 SF	0.14 AC
BLOCK B LOT 4	6,000 SF	0.14 AC
BLOCK B LOT 5	11,970 SF	0.27 AC
BLOCK B LOT 6	9,366 SF	0.22 AC
BLOCK B LOT 7	6,000 SF	0.14 AC
BLOCK B LOT 8	6,000 SF	0.14 AC
BLOCK B LOT 9	6,000 SF	0.14 AC
BLOCK B LOT 10	6,000 SF	0.14 AC
BLOCK B LOT 11	6,010 SF	0.14 AC
BLOCK B LOT 12	8,303 SF	0.19 AC
BLOCK C LOT 1	7,376 SF	0.17 AC
BLOCK C LOT 2	6,904 SF	0.16 AC
BLOCK C LOT 3	6,264 SF	0.14 AC
BLOCK C LOT 4	6,000 SF	0.14 AC
BLOCK C LOT 5	6,000 SF	0.14 AC
BLOCK C LOT 6	6,000 SF	0.14 AC
BLOCK C LOT 7	6,000 SF	0.14 AC
BLOCK C LOT 8	7,390 SF	0.17 AC
BLOCK C LOT 9	7,343 SF	0.17 AC
BLOCK C LOT 10	6,000 SF	0.14 AC
BLOCK C LOT 11	6,000 SF	0.14 AC
BLOCK C LOT 12	6,000 SF	0.14 AC
BLOCK C LOT 13	6,000 SF	0.14 AC
BLOCK C LOT 14	6,476 SF	0.15 AC
BLOCK C LOT 15	6,607 SF	0.15 AC
BLOCK C LOT 16	9,629 SF	0.22 AC
BLOCK D LOT 1	6,000 SF	0.14 AC
BLOCK D LOT 2	6,000 SF	0.14 AC
BLOCK D LOT 3	6,000 SF	0.14 AC
BLOCK D LOT 4	6,000 SF	0.14 AC
BLOCK D LOT 5	6,000 SF	0.14 AC
BLOCK D LOT 6	6,000 SF	0.14 AC
BLOCK D LOT 7	7,200 SF	0.17 AC

OPEN SPACE		
BLOCK & LOT NUMBERS	AREA	AREA
BLOCK A LOT 1X	2,866 SF	0.07 AC
BLOCK A LOT 2X	47,860 SF	1.10 AC
BLOCK A LOT 3X	10,500 SF	0.24 AC
BLOCK A LOT 4X	8,382 SF	0.19 AC
BLOCK D LOT 1X	14,394 SF	0.33 AC
BLOCK E LOT 1X	2,235 SF	0.05 AC

RIGHT-OF-WAY		
BLOCK & LOT NUMBERS	AREA	AREA
FERGUSON PARKWAY ROW DEDICATION	42,891 SF	0.98 AC
ROW	164,733 SF	3.78 AC

OWNERS CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

THIS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE CITY OF ANNA, TEXAS.

WITNESS MY HAND THIS THE ____ DAY OF _____, A.D. 2025.

THE CONSTIEN FAMILY TRUST

BY: _____
VERNON CONSTIEN, TRUSTEE

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: _____

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

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 PROPERTY DESCRIPTION

BEING AN 18.727 ACRE TRACT OF LAND SITUATED IN THE HENRY SMITH SURVEY, ABSTRACT NO. 823, CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING ALL OF TRACT 1 BEING AN 18.728 ACRE TRACT OF LAND, DESCRIBED BY DEED TO VERNON G. CONSTIEN & DOROTHY M. CONSTIEN, CO-TRUSTEES OF THE CONSTIEN FAMILY TRUST AS RECORDED IN COUNTY CLERK'S FILE NO. 20160414000445880, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT 1 AND THE COMMON NORTHEAST CORNER OF LOT 3, BLOCK A, OAK HOLLOW ESTATES PHASE 5, AN ADDITION TO COLLIN COUNTY, AS RECORDED IN COUNTY CLERK'S FILE NO. 2004-0152878, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND THE COMMON SOUTH CORNER OF LOT 12, BLOCK K, OAK HOLLOW ESTATES PHASE 2, AN ADDITION TO COLLIN COUNTY, AS RECORDED IN COUNTY CLERK'S FILE NO. 2003-0027063, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 88°36'54" EAST, WITH THE SOUTH LINE OF SAID OAK HOLLOW ESTATES PHASE 2, A DISTANCE OF 523.19 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5686" FOUND FOR THE NORTHWEST CORNER OF A 1.292 ACRE TRACT DESCRIBED BY DEED TO SARA S. RENO AND SPOUSE, JOSHUA G. RENO AS RECORDED IN COUNTY CLERK'S FILE NO. 20180214000182780, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE SOUTH 00°27'34" WEST, WITH THE WEST LINE OF SAID 1.292 ACRE TRACT, A DISTANCE OF 207.50 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5686" FOUND FOR THE SOUTHWEST CORNER OF SAID 1.292 ACRE TRACT;

THENCE NORTH 89°01'08" EAST, WITH THE SOUTH LINE OF SAID 1.292 ACRE TRACT, A DISTANCE OF 273.02 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 1.292 ACRE TRACT, AND BEING IN THE WEST RIGHT-OF-WAY LINE OF FERGUSON ROAD (C.R. 367)(HAVING A VARIABLE WIDTH RIGHT-OF-WAY) AS RECORDED IN LAKEVIEW ESTATES PHASE 1, AN ADDITION TO COLLIN COUNTY, AS RECORDED IN COUNTY CLERK'S FILE NO. 2016-440, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE SOUTH 01°08'59" EAST, WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 735.25 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF A 1.09 ACRE TRACT OF LAND DESCRIBED BY DEED TO VERNON CONSTIEN AND DOROTHY CONSTIEN, TRUSTEES OF THE CONSTIEN FAMILY TRUST AS RECORDED IN COUNTY CLERK'S FILE NO. 20171003001321010, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 89°41'05" WEST, WITH THE NORTH LINE OF SAID 1.09 ACRE TRACT, PASSING A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5686" FOUND AT A DISTANCE OF 30.05 FEET, CONTINUING FOR A TOTAL DISTANCE OF 354.01 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "RPLS 5686" FOR THE NORTHWEST CORNER OF SAID 1.09 ACRE TRACT;

THENCE SOUTH 01°16'37" WEST, WITH THE WEST LINE OF SAID 1.09 ACRE TRACT, A DISTANCE OF 131.29 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5686" FOUND FOR THE SOUTHWEST CORNER OF SAID 1.09 ACRE TRACT AND BEING IN THE NORTH LINE OF A 5.412 ACRE TRACT OF LAND DESCRIBED BY DEED TO STEVEN CONSTIEN AND SPOUSE TAMARA CONSTIEN AS RECORDED IN COUNTY CLERK'S FILE NO. 20110624000655460, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 89°01'57" WEST, A DISTANCE OF 581.82 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5686" FOUND FOR THE NORTHWEST CORNER OF A 5.389 ACRE TRACT OF LAND DESCRIBED BY DEED TO CHARLES ROBERT ADAMS AND SPOUSE, MICHELLE ADAMS, AS RECORDED IN COUNTY CLERK'S FILE NO. 20110624000655480, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING IN THE EAST LINE OF SAID OAK HOLLOW ESTATES PHASE 5;

THENCE NORTH 07°04'11" EAST, WITH SAID EAST LINE OF OAK HOLLOW ESTATES PHASE 5, A DISTANCE OF 1,052.76 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 18.727 ACRES OR 815,735 SQUARE FEET OF LAND.

EASEMENT LANGUAGE

ACCESS EASEMENT

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

VAM EASEMENT

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

PP 25-0200

PRELIMINARY PLAT

FOR

THOMPSON GROVE

BLOCK A, LOTS 1-41, 1X-4X; BLOCK B, LOTS 1-12, BLOCK C, LOTS 1-16; BLOCK D; LOTS 1-7, 1X; OUT OF THE

HENRY SMITH SURVEY, ABSTRACT NO. 823; AND IN THE

CITY OF ANNA ETJ, COLLIN COUNTY, TEXAS

76 RESIDENTIAL LOTS / 11.967 ACRES

(76 PD-SF-6.0 LOTS)

5 COMMON AREA LOTS / 1.919 ACRES

GROSS AREA: 18.727 ACRES

ZONING: ORD. NO. XXX-XXXX

OWNER:

THE CONSTIEN FAMILY TRUST
PO BOX 1677
OWASSO, OK 74055

DEVELOPER:

MANEO ACQUISITIONS LLC,
A TEXAS LIMITED LIABILITY COMPANY
516 WEST SHORE DRIVE
RICHARDSON, TX 75080
CONTACT: BRITTON CHURCH
(214) 263-2088

PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF RONALD SALAMIE, TEXAS P.E.#82073 ON: 10/20/2025

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

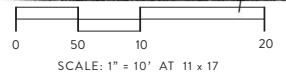
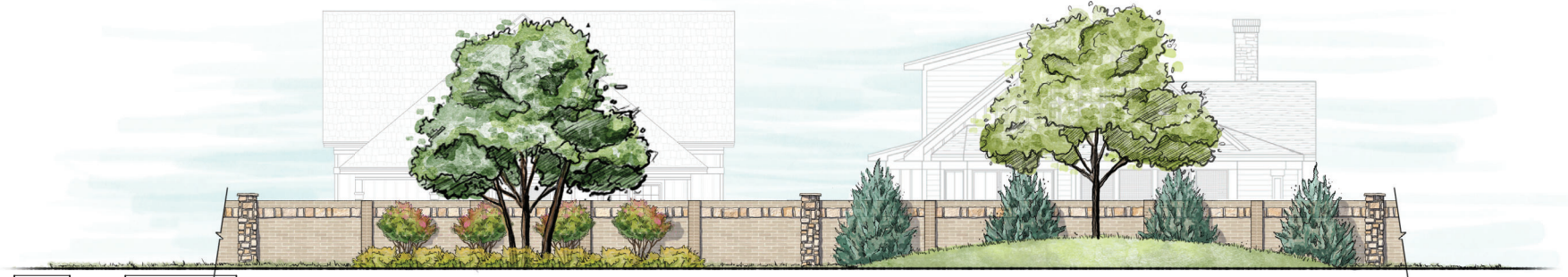
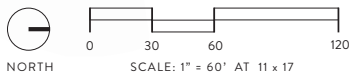
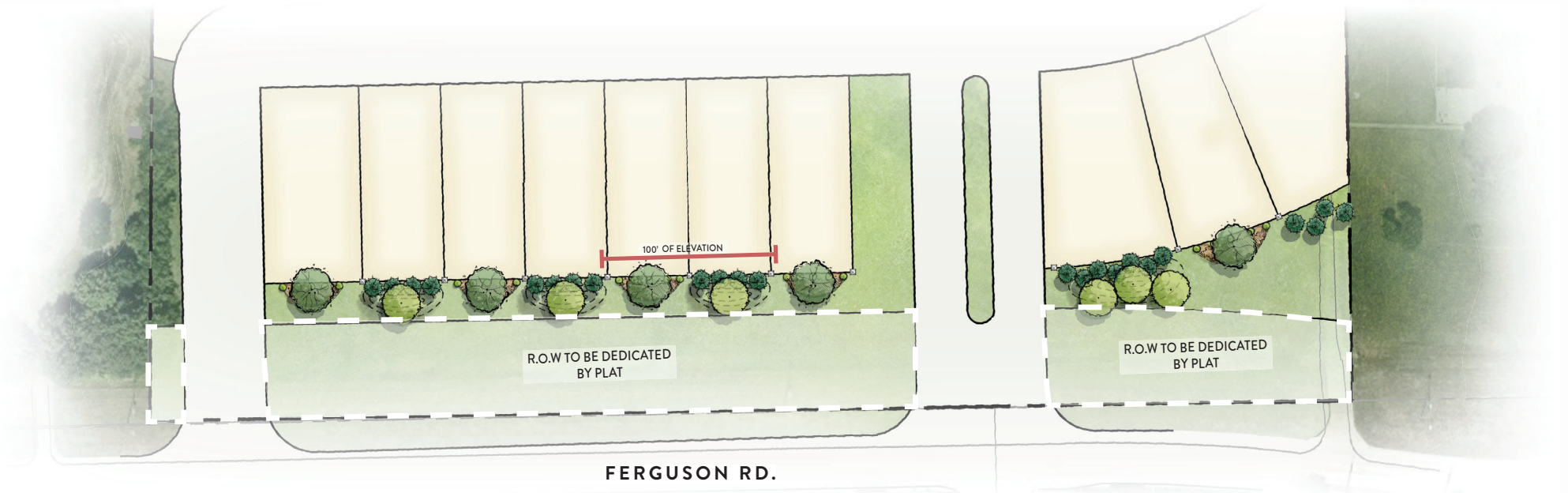
LJA Engineering, Inc.

6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Contact: Ronald Salamie



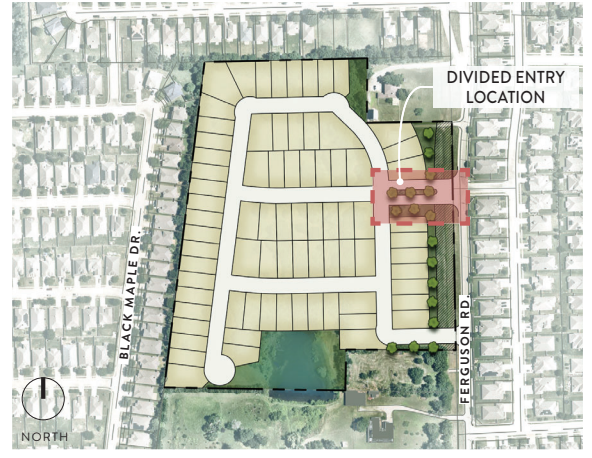
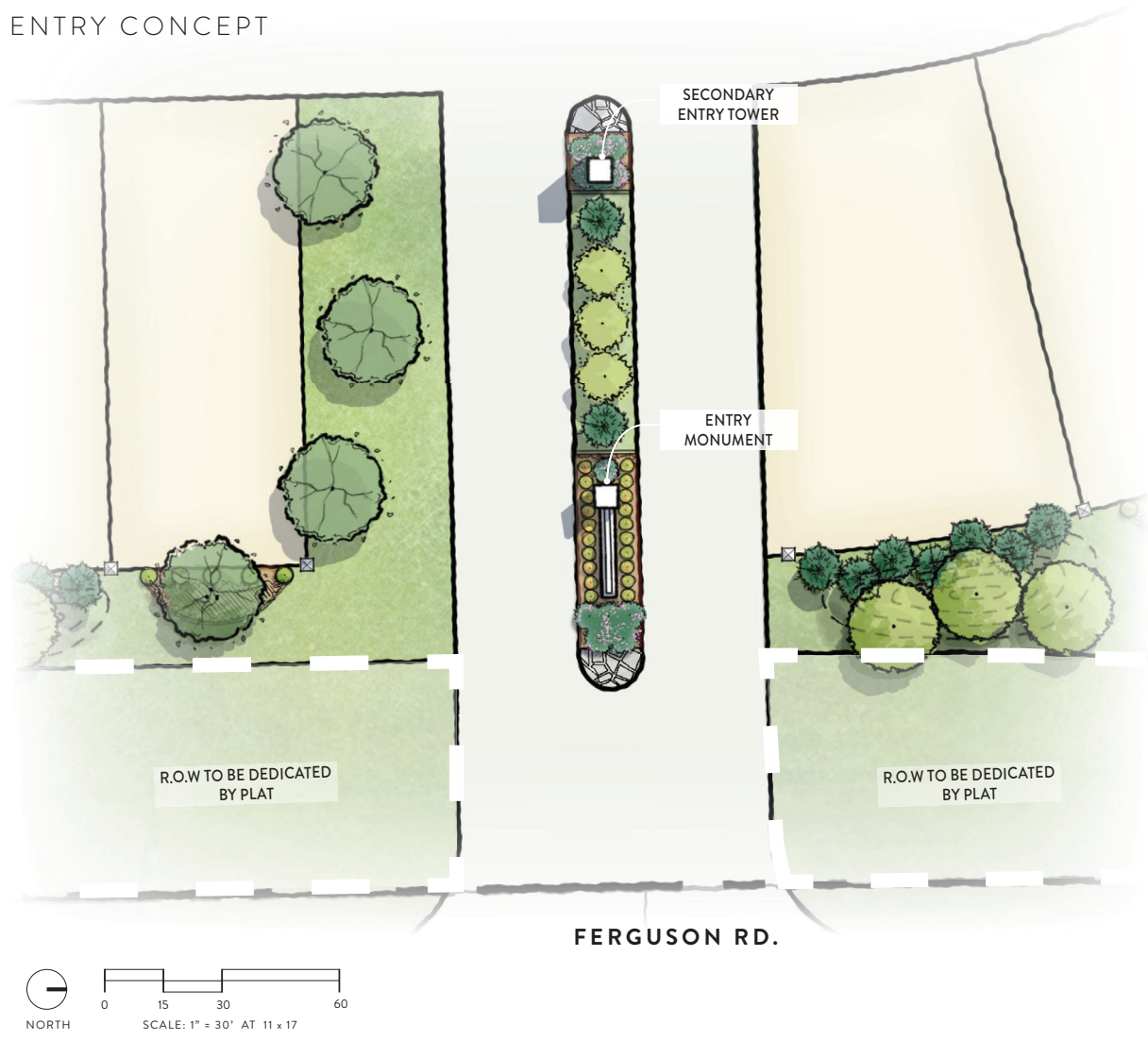
Phone 469.621.0710
FRN - F-1386
Office: 214-620-2800

ANNA TRACT FERGUSON ROAD SCREENING EXHIBIT



ANNA TRACT ENTRY MONUMENT PLAN

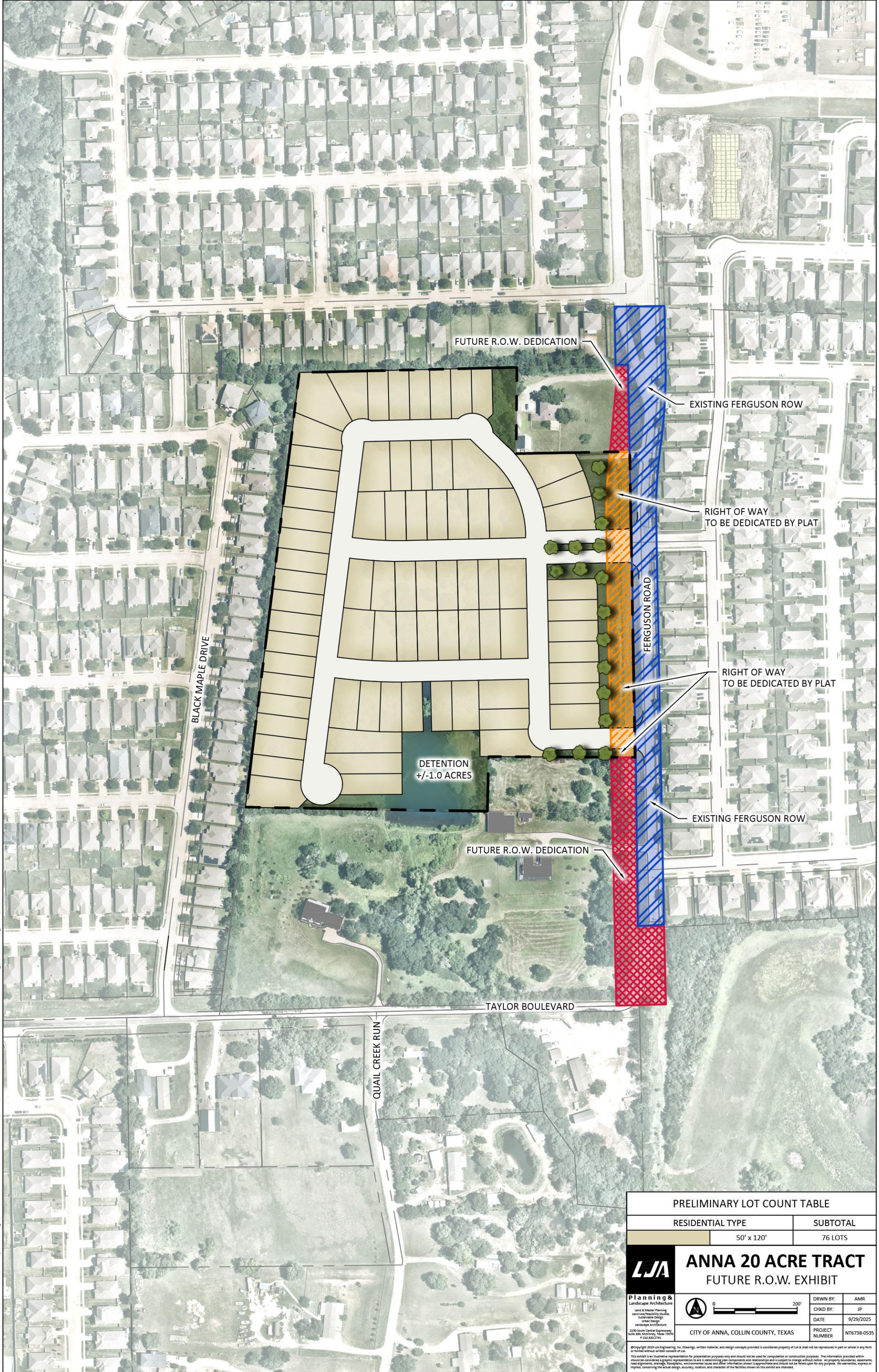
ENTRY CONCEPT



INSPIRATIONAL IMAGERY



s:\vnx-land\05355\300disc\335 planning\02 schematic\schematic\anna tract 20 acre 2025.09.24.dwg, aurodriguez, 9/29/2025 8:49 AM



PRELIMINARY LOT COUNT TABLE	
RESIDENTIAL TYPE	SUBTOTAL
50' x 120'	76 LOTS

<p>Planning & Landscape Architecture Land & Master Planning Land Use/Transportation Studies Site/Urban Design Landscape Architecture 2150 South Central Expressway Suite 300 McKinney, Texas 75069 P 972.833.2744</p>	<p>ANNA 20 ACRE TRACT FUTURE R.O.W. EXHIBIT</p>
	<p>0 200'</p> <p>CITY OF ANNA, COLLIN COUNTY, TEXAS</p>

DRWN BY:	AMR
CHKD BY:	JP
DATE:	9/29/2025
PROJECT NUMBER:	NT6738-0535

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5.412 Acres
STEVEN CONSTIEN and spouse,
TAMARA CONSTIEN
Instr. #20110624000655460
O.P.R.C.C.T.

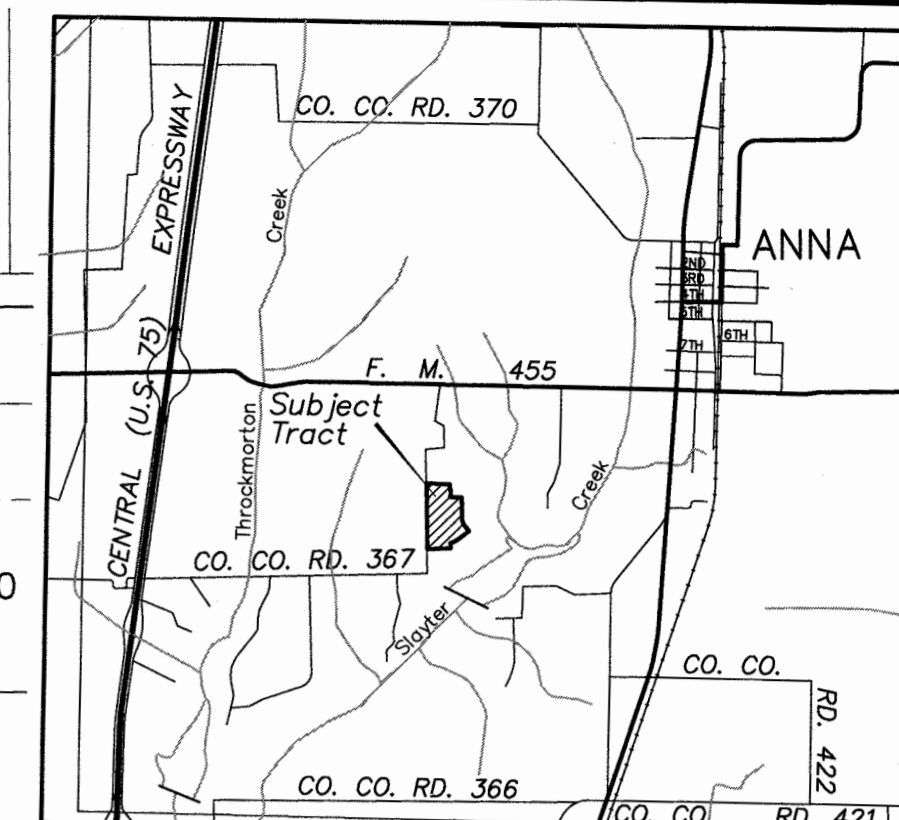
1.09 ACRES
SAMUEL J. PAPANERI and
wife, NANCY JO PAPANERI
VOL. 1963, PG. 201
D.R.C.C.T.

VERNON CONSTIEN
and DOROTHY CONSTIEN
18.728 ACRES
Instr. #2013010200008830
O.P.R.C.C.T.

KENNEY JACK JOHNSON,
ROBERT & ROY SMALLWOOD,
DANNELL C. MATUS
1.726 ACRES
Instr. #20130118000081880

OAK HOLLOW ESTATES
PHASE 2,
CAB. O, PG. 392 54

0.574 ACRES
CITY OF ANNA
INSTR. #20150211000151390
O.P.R.C.C.T.

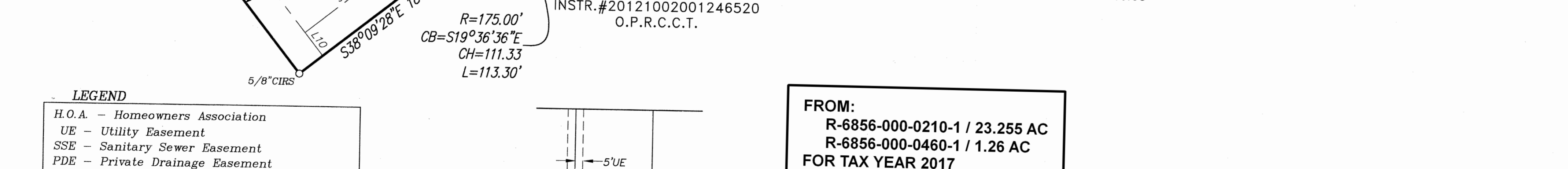
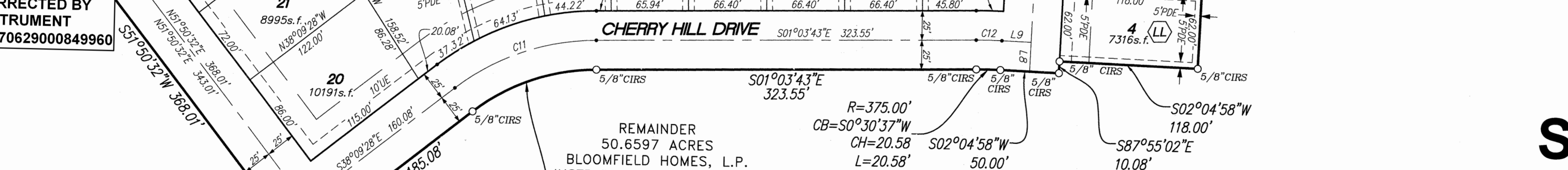
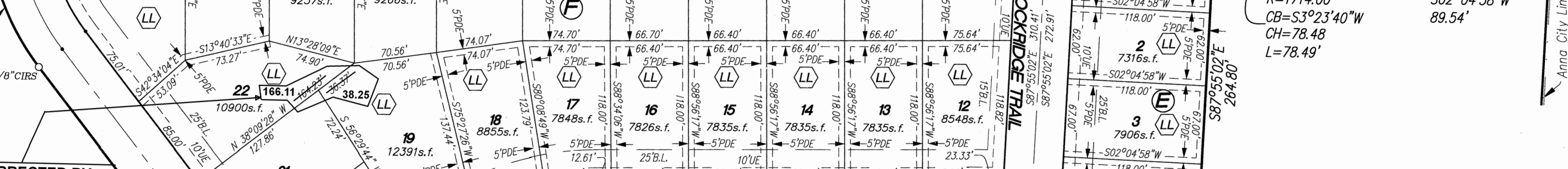
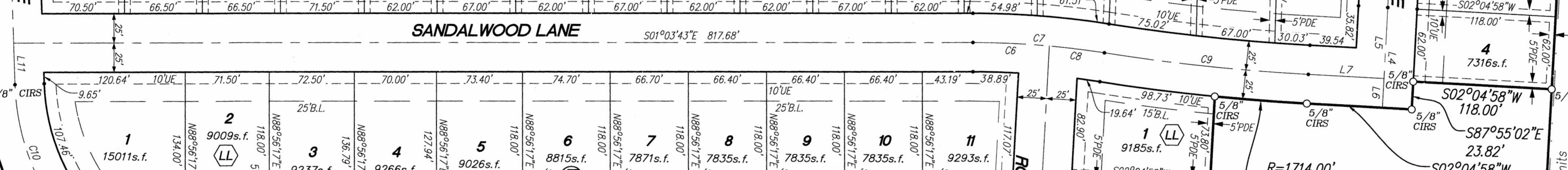
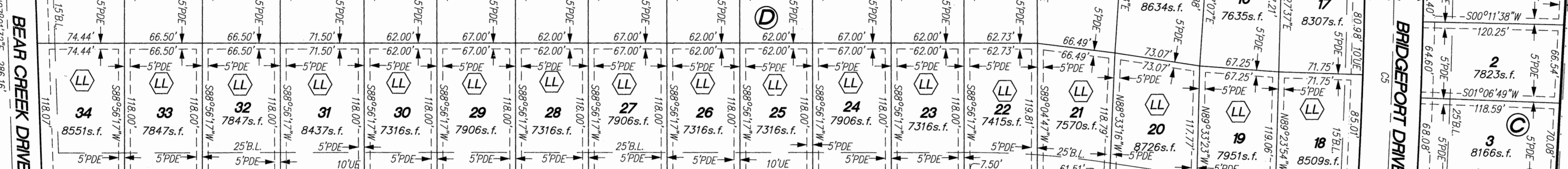
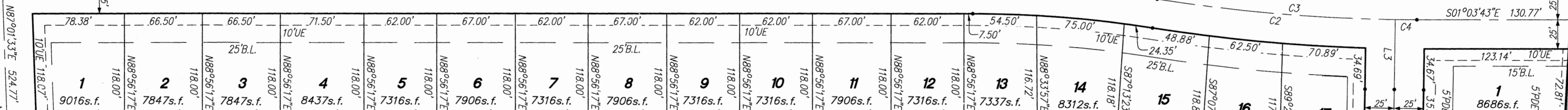
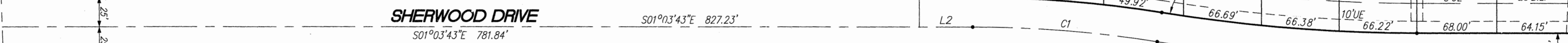
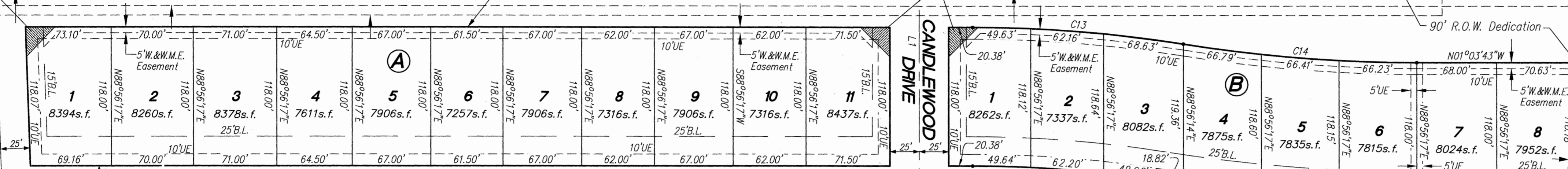


FERGUSON (C.R. 367) ROAD

R001

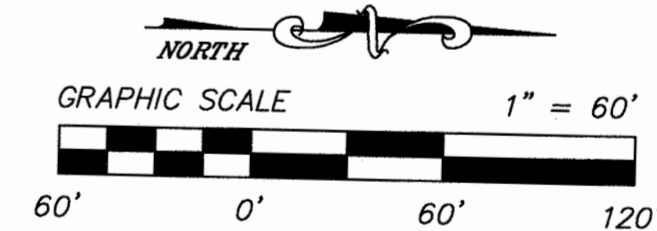
N01°03'43"W 1494.94'

POINT OF BEGINNING



LINE TABLE		
LINE #	LENGTH	BEARING
L1	203.00	N88°56'17"E
L2	45.38	S01°03'43"E
L3	59.47	N89°41'24"E
L4	85.82	S87°55'02"E
L5	60.82	S87°55'02"E
L6	25.00	S87°55'02"E
L7	64.54	S02°04'58"W
L8	25.00	S87°55'02"E
L9	25.00	S02°04'58"W
L10	25.00	N51°50'32"E
L11	35.50	N87°01'33"E

CURVE TABLE				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C1	009°04'07"	997.00'	S03°28'20"W	157.64'
C2	008°19'00"	1403.00'	S03°50'54"W	203.47'
C3	009°04'07"	1403.00'	S03°28'20"W	221.83'
C4	000°45'08"	1403.00'	S00°41'10"E	18.42'
C5	002°23'34"	4000.00'	S89°06'49"E	167.03'
C6	005°15'36"	711.00'	S01°34'05"W	65.25'
C7	009°04'07"	711.00'	S03°28'20"W	112.42'
C8	003°48'31"	711.00'	S06°06'08"W	47.26'
C9	005°55'26"	1689.00'	S05°02'41"W	174.55'
C10	035°11'01"	200.00'	N69°26'02"E	120.89'
C11	037°05'45"	200.00'	S19°36'36"E	127.24'
C12	003°08'41"	400.00'	S00°30'37"W	21.95'
C13	009°04'07"	1140.00'	N03°28'20"E	180.25'
C14	009°04'07"	1260.00'	N03°28'20"E	199.22'



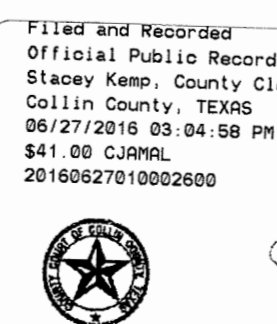
S11017 FINAL PLAT

OF
LAKEVIEW ESTATES, PHASE 1
90 RESIDENTIAL LOTS/24.515 ACRES
OUT OF THE
JOSEPH SCHLUTER SURVEY, ABSTRACT NO. 856
IN THE
CITY OF ANNA, COLLIN COUNTY, TEXAS

OWNER
BLOOMFIELD HOMES, L.P.
1050 EAST HIGHWAY 114, SUITE 210
SOUTHLAKE, TEXAS 76092
(817) 416-1572
ENGINEER/SURVEYOR

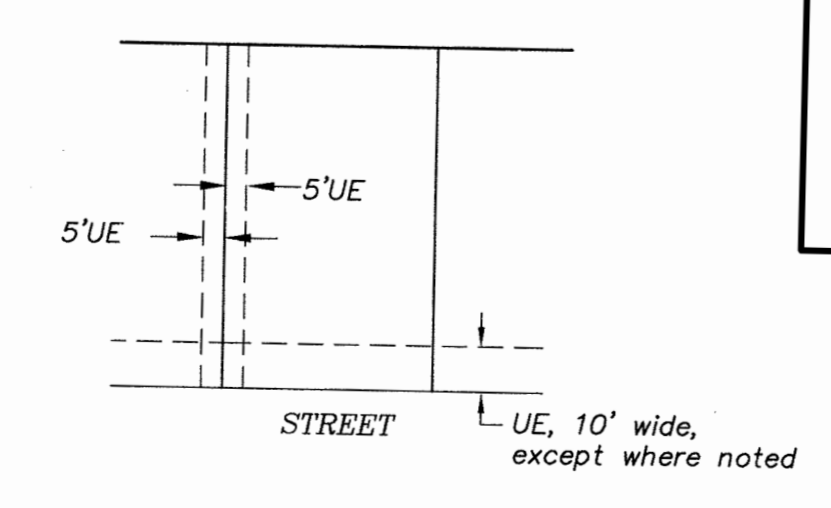
Westwood

Phone (214) 473-4640 2740 North Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
Survey Firm No. 10074501 westwoodps.com
Westwood Professional Services, Inc.



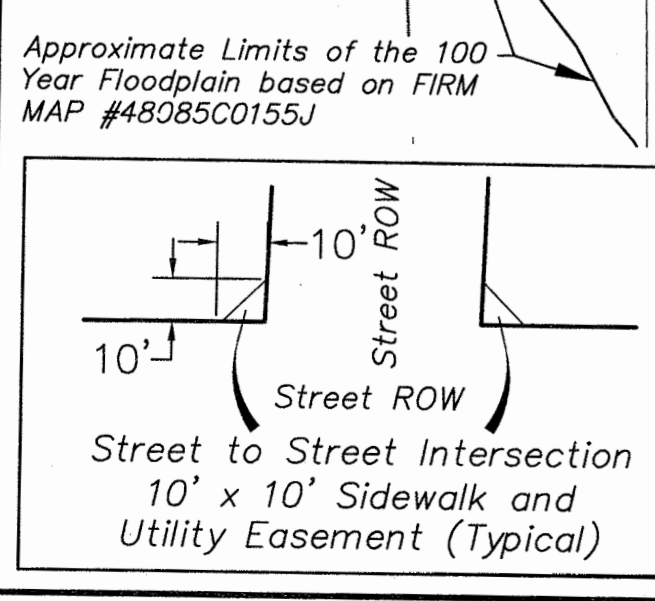
2016.440

- LEGEND**
- H.O.A. - Homeowners Association
 - UE - Utility Easement
 - SSE - Sanitary Sewer Easement
 - PDE - Private Drainage Easement
 - BL - Building Line
 - W&WME - Wall & Wall Maintenance Easement
 - CIRS - 5/8" Iron rod with yellow cap stamped "Westwood PS" set
 - CIRF - Capped Iron rod found
 - IRF - Iron rod found
 - O.P.R.C.C.T. - Official Public Records, Collin County, Texas
 - P.R.C.C.T. - Plat Records, Collin County, Texas
 - (LL) - Denotes lots that receive drainage from uphill lots (Lot to Lot Drainage).



NOTE: UE easements are parallel and perpendicular to street right of ways and lot lines unless otherwise shown.

FROM:
R-6856-000-0210-1 / 23.255 AC
R-6856-000-0460-1 / 1.26 AC
FOR TAX YEAR 2017



Approximate Limits of the 100 Year Floodplain based on the FIRM MAP #48085C0155J

PLAT - LAKEVIEW ESTATES PHASE 1

11017-2

LAKEVIEW ESTATES, PHASE 1

STATE OF TEXAS)
COUNTY OF COLLIN)

LEGAL DESCRIPTION

BLOOMFIELD HOMES, L.P., is the owner of a 24.515 acre tract of land situated in City of Anna, Collin County, Texas, being a part of the Joseph Schluter Survey, Abstract No. 856, and being part of the 50.6597 acre tract of land conveyed to BLOOMFIELD HOMES, L.P., by Special Warranty Deed of record in Instrument No. 20121002001246520 of the Official Public Records, Collin County, Texas, and being part of the 3.30 acre tract of land conveyed to BLOOMFIELD HOMES, L.P., by Deed Without Warranty of record in Instrument No. 20131203001603350 of said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the approximate centerline of County Road No. 367 (Ferguson Road) at the southwest corner of that tract of land conveyed to Troy Queen and wife, Floella Queen, by deed of record in Volume 5707, Page 4433, of said Official Public Records and the southwest corner of the 0.574 acre tract of land conveyed to the City of Anna by deed of record in Instrument No. 20150211000151390, said rod being the northwest corner of said 50.6597 acre Bloomfield Homes L.P., tract, from which a 3/8" iron rod found bears North 01° 14' 29" East, a distance of 277.54 feet and an "X" in concrete found at the centerline intersection of Elm Street and Ash Street bears North 82° 12' 58" West, a distance of 198.82 feet;

THENCE South 87° 55' 02" East, along the north line of said 50.6597 acre tract and the south line of said Queen tract, distance of 529.82 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the northeast corner of the herein described tract;

THENCE over and across said Bloomfield Homes L.P. tracts the following calls and distances:

South 02°04'58" West a distance of 118.00 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

South 87°55'02" East, a distance of 23.82 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

South 02°04'58" West, a distance of 89.54 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

Along a tangent curve to the right having a radius of 1,714.00 feet and an arc length of 78.49 feet (chord bears South 03°23'40" West, 78.48 feet) to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

South 87°55'02" East, a distance of 264.80 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

South 02°04'58" West, a distance of 118.00 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

South 87°55'02" East, a distance of 10.08 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

South 02°04'58" West, a distance of 50.00 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

Along a tangent curve to the left having a radius of 375.00 feet and an arc length of 20.58 feet (chord bears South 00°30'37" West, 20.58 feet) to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

South 01°03'43" East, a distance of 323.55 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

Along a tangent curve to the left having a radius of 175.00 feet and an arc length of 113.30 feet (chord bears South 19°36'36" West, 113.33 feet) to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

South 38°09'28" East, a distance of 185.08 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

South 51°50'32" West, a distance of 368.01 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

Along a tangent curve to the right having a radius of 225.00 feet and an arc length of 138.17 feet (chord bears South 69°26'02" West, 136.00 feet) to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

South 87°00'57" West, a distance of 3.07 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

South 02°58'27" East, a distance of 115.00 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner in the south line of said 3.300 acre Bloomfield Homes L.P., tract and the north line of the called 23.50 acre tract (Tract 1) of land conveyed to Paula J. Powell by deed of record in Volume 4162, Page 2694 of said Official Public Records;

THENCE South 87°01'33" West, along the south line of said 3.300 acre Bloomfield Homes L.P. tract and the north line of said Paula J. Powell tract, a distance of 496.36 feet a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

THENCE South 88°56'17" West, a distance of 30.00 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the approximate centerline of said County Road No. 367, for the southwest corner of said 3.300 acre Bloomfield Homes L.P. tract;

THENCE North 01° 03' 43" West, along the approximate centerline of said County Road No. 367, a distance of 1,494.94 feet to the PLACE OF BEGINNING and containing 1,067,887 square feet or 24.515 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BLOOMFIELD HOMES, L.P. a Texas Limited Partnership through its duly authorized officer does hereby adopt this plat designating the hereinabove described property as LAKEVIEW ESTATES PHASE 1, an addition to the City of Anna, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements, or growths, which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easement strips, and any public utility company shall at all times have the right of ingress or egress to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

WITNESS MY HAND THIS 22nd DAY OF DECEMBER 2015

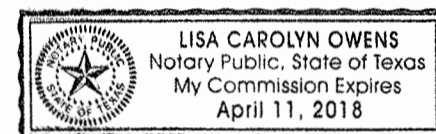
BLOOMFIELD HOMES, L.P.
a Texas Limited Partnership

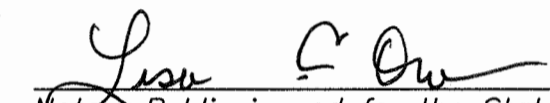
By: BLOOMFIELD PROPERTIES, INC.
a Texas Corporation, General Partner

By: 
DONALD J. DYKSTRA, President

BEFORE ME, the undersigned authority, on this day personally appeared DONALD J. DYKSTRA known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF December 2015




Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

This is to certify that I, Jason B. Armstrong, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me.

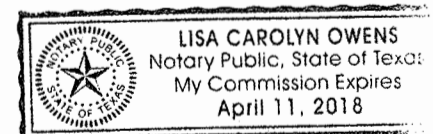
THIS 22nd DAY OF December, 2015

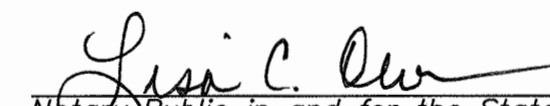

Jason B. Armstrong
Registered Professional Land Surveyor No. 5557



BEFORE ME, the undersigned authority, on this day personally appeared Jason B. Armstrong known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF December 2015


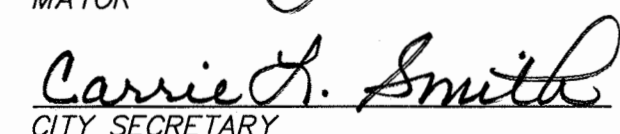



Notary Public in and for the State of Texas

APPROVED THIS DAY 12 OF December, 2014


BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS




MAYOR

CITY SECRETARY

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
06/27/2016 03:04:58 PM
\$41.00 CLERK
20160627010002600



2016-441


NOTES:

1. Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
2. The screening wall and retaining wall maintenance is not the responsibility of the City of Anna.
3. A variance request on the 25' double frontage lot setback to be reduced to 15' setback.
4. The private drainage easements to be maintained by the Home Owner's Association.

SURVEYOR'S NOTES:

1. All corners set are monumented with a 5/8" diameter iron rod with yellow plastic cap stamped "Westwood PS" unless otherwise noted.
2. All coordinates shown are Texas State Plane, NAD83 (CORS96), Texas North Central Zone 4202, NAVD83, U.S. Survey Feet with a combined Scale Factor of 1.00015421. Bearing basis is Grid North.
3. No portion of Lakeview Estates, Phase 1 is located within the 100-Year Flood Plain as defined by Flood Insurance Rate Map No. 48085C0155J and dated June 2, 2009.

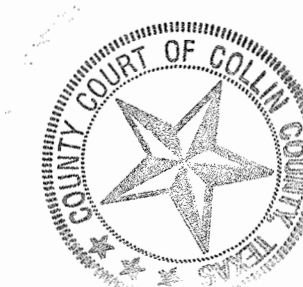
S11017

FINAL PLAT
OF
LAKEVIEW ESTATES, PHASE 1
90 RESIDENTIAL LOTS/24.515 ACRES
OUT OF THE
JOSEPH SCHLUTER SURVEY, ABSTRACT No. 856
IN THE
CITY OF ANNA, COLLIN COUNTY, TEXAS

OWNER
BLOOMFIELD HOMES, L.P.
1050 EAST HIGHWAY 114, SUITE 210
SOUTHLAKE, TEXAS 76092
(817) 416-1572
ENGINEER/SURVEYOR

Westwood

Phone (214) 473-4640 2740 North Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
Survey Firm No. 10074301 westwoodps.com
Westwood Professional Services, Inc.





20170629000849960 06/29/2017 10:27:24 AM CV 1/1

CERTIFICATE OF CORRECTION

Lakeview Phase 1, an addition to the City of Anna as shown by plat of record in Volume 2016, Page 440 of the Plat Records, Collin County, Texas.

There are mislabeled lot dimensions on Lots 19 and 22 of Block F as follows:

Itemized Corrections:

Lot 19, Block F: Length of line segment at the westerly part of the north line of lot is labeled as 36.37 feet and is corrected to be 38.25 feet;

Lot 22, Block F: Length of the southeasterly line of lot is labeled as 164.23 feet and is corrected to be 166.11 feet.

I hereby certify that this instrument is for the sole purpose to correct the above described items only and in no way changes the size and location of the said property.

Date: June 28, 2017

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

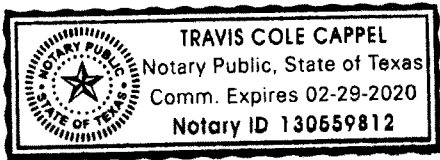


THE STATE OF TEXAS }

COUNTY OF COLLIN }

Before me, the undersigned authority, on this day personally appeared Jason Armstrong, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this 28th day of June 2017.



Notary Public, State of Texas

My Commission Expires:

2-29-20

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
06/29/2017 10:27:24 AM
\$26.00 DFOSTER
20170629000849960



Neighborhood Points Calculations Sheet

	Subdivision Name & Phase
	Number of residential lots
	Total Points Required

Main Entrance & T-Intersection Options** - 20 points minimum

Water feature	Common area lot or public park at the entry
Significant floral focal point on both sides of entry street	Amenity Center (min 3,000 sq. ft)**
Any structure integrated as subdivision identification that exceeds 15' in height	Roundabout with a minimum of 2,000 square feet of landscaping***
Art or sculptures	Water feature
Landscaping*** in median for the divided entry	Gazebo
For every 5' increase in depth past the required 20' landscape buffer	Boulevard with enhanced landscaping*** with seasonal color
Additional trees planted along a street 60' or greater in width.	Sculpture or other artistry
Additional landscaping*** or features above and beyond the requirements	
*Additional upgrades per the discretion of the Planning Director	

Total Main Entrance & T-Intersection Points:

Secondary Entrances & Interior Options** - 15 points minimum (200 dwellings) + 5 points/50 dwellings

Divided secondary entry	Off-street parking spaces and dedicated on-street parking spaces adjacent to parkland
Roundabout at the secondary entrance	Pools and amenities
Addition and maintenance of seasonal landscaping*** at the secondary entrance on a common area lot including a divided median or roundabout.	Splash Pad
Extended secondary entry length	Dog Park
Additional landscaping*** throughout the length of the extended drive	For every 1,000 ft. of walking trail
Common area lot or public park at the terminus of secondary entrance	Additional bench & trash can in common areas
	Amenity Center**

Total Secondary Entrance & Interior Points:

Total Points Provided:

*All items are subject to the discretion and approval of the Director of Development Services.

** Items within this section can count toward the Primary Entrance or within the subdivision, but not both.

***Landscaping for points shall consist of a combination of the following but not include sod/turf:

1. Mulched landscape bed;
2. Flowering perennials;
3. Shrubs;
4. Low ornamental grasses at least one foot (1') in height; and/or
5. Landscaping rock including but not limited to pea gravel, lava rocks, and river rocks.

Neighborhood Points System - Min. 35 points for the first 200 lots, plus 5 points for every additional 50 lots

	Suggested Points	Notes/Comments	
20 points	Main Entrance Options		
	Water feature	1 point per side of entry street	*Must be lit at night with a minimum of 15' wide and 8' tall
	Significant floral focal point on both sides of entry street	2 points max	*Minimum of 1,000 sq. ft. & maintained by the HOA
	Any structure integrated as subdivision identification that exceeds 15' in height	3 points per side of entry 2 additional points if an archway is incorporated	
	Art or sculptures	2 points	Minimum height of 8 feet
	Landscaping*** in median for the divided entry	5 points max 1 point for every 1,000 sq. ft.	Maintained by HOA
	For every 5' increase in depth past the required 20' landscape buffer	1 point	*5 point Max
	Additional trees planted along a street 60' or greater in width.	2 points for every 10 additional ornamental trees or shrubs or 5 additional shade trees	Trees may be clustered.
	Additional landscaping*** or features above and beyond the requirements	2 points	Must be annual and increased quality
	*Additional upgrades per the discretion of the Planning Director		
	T-intersection at Main Entrance Options		
	Common area lot or public park at the entry	1 full lot = 2 points 2 full lots or greater = 4 points	Based on the typical (median) residential lot
	Amenity Center (min 3,000 sq. ft)**	5 points Max 3 points base with 1 point per additional 1,000 sq. ft.	
	Roundabout with a minimum of 2,000 square feet of landscaping***	5 points max 2 points base with 1 point per additional 1,000 sq. ft.	*Must match the primary entrance landscaping and maintained by the HOA
	Water feature	3 points	*Must be lit at night with a minimum of 15' wide and 8' tall
Gazebo	3 points max 1 point for every 100 sq. ft.		
Boulevard with enhanced landscaping*** with seasonal color	5 points max 1 point for every 1,000 sq. ft.	Maintained by HOA	
Sculpture or other artistry	2 points	*Must be lit at night	

Neighborhood Points System - Min. 35 points for the first 200 lots, plus 5 points for every additional 50 lots

**15 points for first 200 dwelling units
5 points for every additional 50 dwelling units**

	Suggested Points	Notes/Comments
Secondary Entrance Points		
Divided secondary entry	1 point	
Roundabout at the secondary entrance	1 point	
Addition and maintenance of seasonal landscaping*** at the secondary entrance on a common area lot including a divided median or roundabout.	5 points max 1 point for every 1,000 sq. ft.	*Maintained by the HOA and must correspond with the main entry and neighborhood landscaping
Extended secondary entry length	1 point	*Minimum ½ lot length. No additional points for additional length past the minimum.
Additional landscaping*** throughout the length of the extended drive	5 points max 1 point for every 1,000 sq. ft.	Maintained by HOA and must correspond with the main entry and neighborhood landscaping.
Common area lot or public park at the terminus of secondary entrance	½ lot = 1 point 1 full lot = 2 points 2 full lots or greater = 4 points	Based on the typical (median) residential lot
<p>*All items are subject to the discretion and approval of the Director of Development Services. ** Items within this section can count toward the Primary Entrance or within the subdivision, but not both. ***Landscaping for points shall consist of a combination of the following but not include sod/turf:</p> <ol style="list-style-type: none"> 1. Mulched landscape bed; 2. Flowering perennials; 3. Shrubs; 4. Low ornamental grasses at least one foot (1') in height; and/or 5. Landscaping rock including but not limited to pea gravel, lava rocks, and river rocks. 		
Interior Features Points		
Off-street parking spaces and dedicated on-street parking spaces adjacent to parkland	2 points for every 5 spaces in addition to required parking	For 5 additional parking spots at major, neighborhood focal points
Pools and amenities	1 point per playing court, child play lot (minimum 2,000 square feet), fitness center/weight room, 2,000 sq. ft. of surface water of a pool	Per the discretion of the Director of Development Services.
Splash Pad	4 points max 2 points base with 1 point for every additional 1,000 sq. ft. and 3 fixtures	Minimum of 3 fixtures per 1,000 square feet and maintained by HOA
Dog Park	1 point base with 1 point for every additional acre, 5-acre max	*Minimum of 1 acre, with one dog waste station for every ¼ acre and maintained by the HOA
For every 1,000 ft. of walking trail	2 points	*Minimum of 8ft. wide with one bench and trash can per 1,000 ft. Trash to be maintained by the HOA
Additional bench & trash can in common areas	1 point	To be maintained by HOA
Amenity Center**	5 points max *3 points base with 1 point per additional 1,000 sq. ft.	Minimum of 3,000 sq. ft. **Points for the amenity center may be counted for at the terminal vista or within the subdivision, but not both

Thompson Grove

November 2025



ONYX

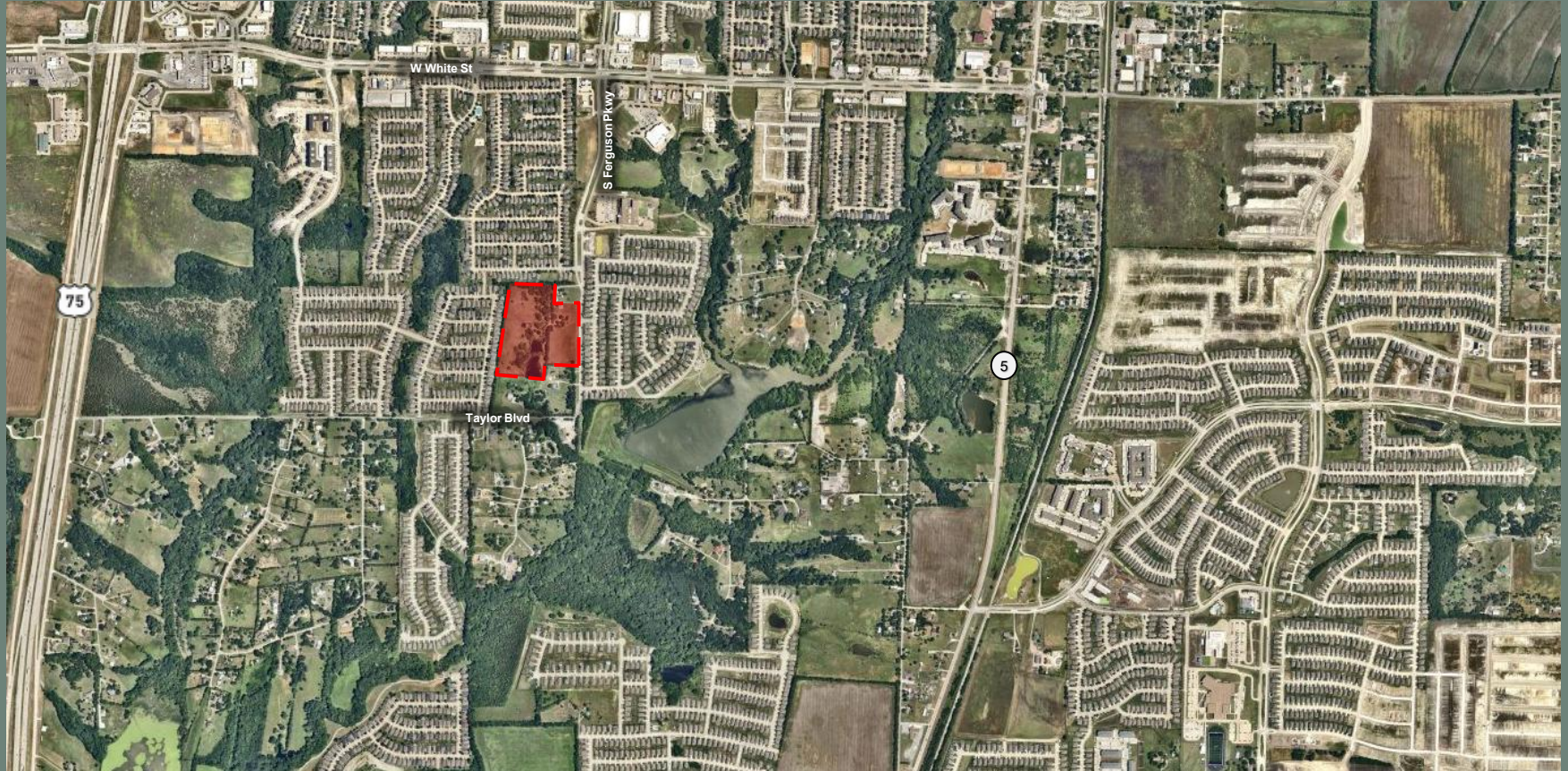
Development Company

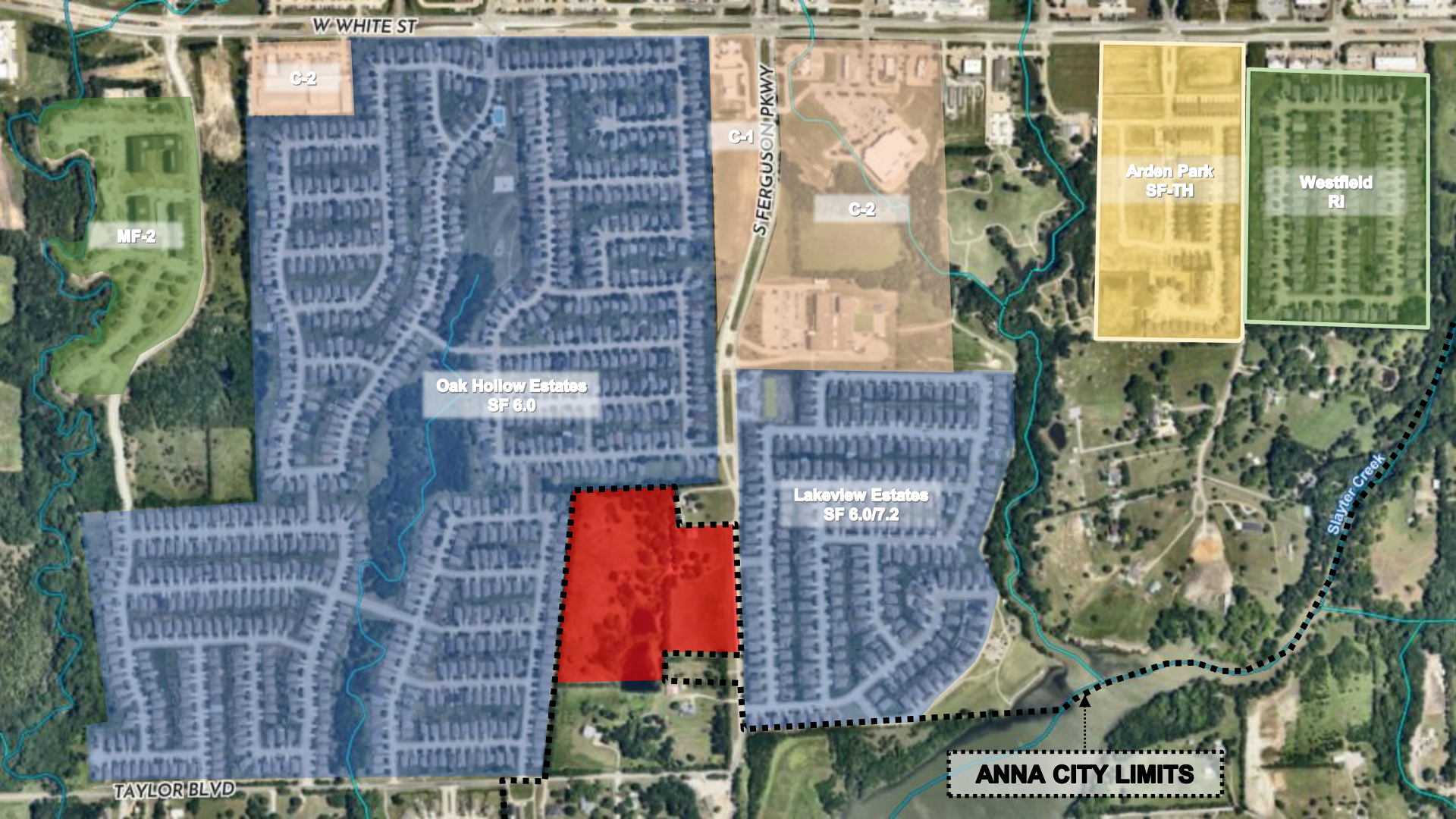


**MANEO
VENTURES**

PROPERTY LOCATION

Site Location – 1510 S. Ferguson





W WHITE ST

C-2

MF-2

S FERGUSON PKWY
C-1

C-2

Arden Park
SF-TH

Westfield
RI

Oak Hollow Estates
SF 6.0

Lakeview Estates
SF 6.07.2

Slayter Creek

TAYLOR BLVD

ANNA CITY LIMITS

DEVELOPMENT AGREEMENT



DEVELOPMENT AGREEMENT OUTLINE



~Voluntary Annexation



+/-76 single family lots



Zoning via PD to follow SF 6.0 with a few variance



Consent to a Public Improvement District



Access off Ferguson (120' ROW) of which development will dedicate 60'



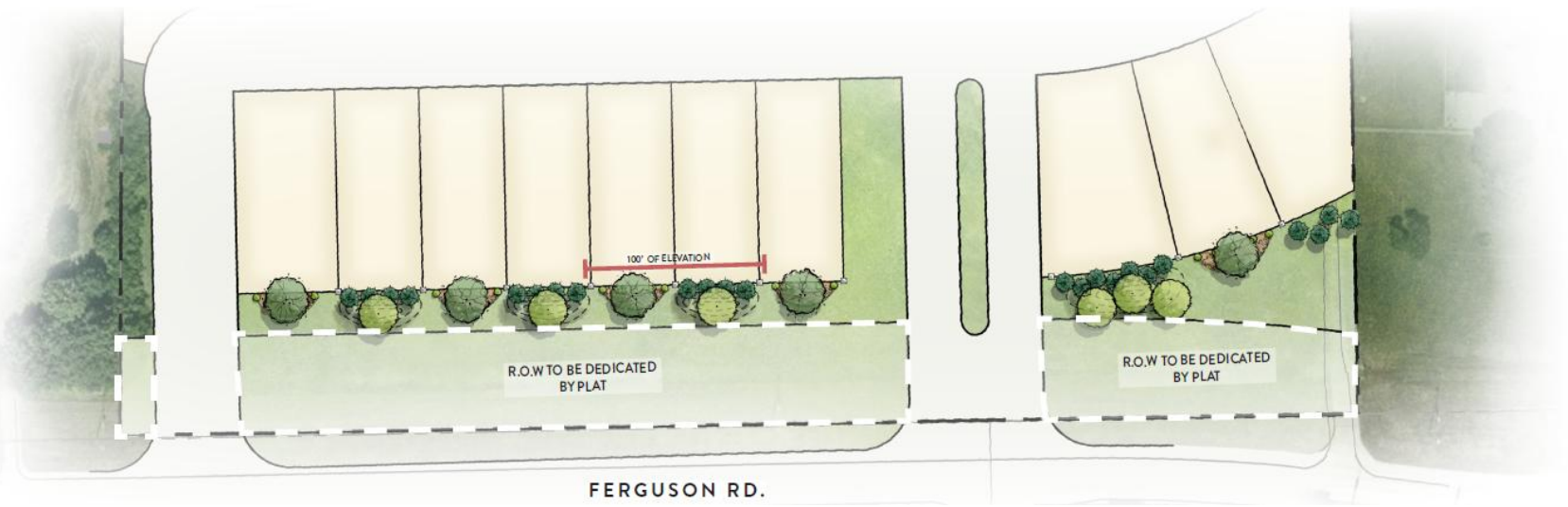
Ferguson ROW to north and south have yet been obtained by City

Zoning Overview

- ✓ Base Zoning of SF 6.0
- ✓ Maximum Lot Coverage of 55%
- ✓ Remove additional 10' lot depth along Ferguson
- ✓ Allow for minimum cul de sac length of 200'
- ✓ At least 70% masonry construction
- ✓ Remove additional 5' of width on corner lots along Ferguson
- ✓ Landscape enhancements defined in lieu of utilizing MPC checklist in subdivision ordinance



Screening Plan



Entry Monumentation

ENTRY CONCEPT



INSPIRATIONAL IMAGERY



Financial Overview

Anna - City Revenue Analysis			
	Proposed Development	ETJ Development	Delta
Total Lots	76	76	0
Estimated Value Per Home	580,000	480,000	100,000
Total Assessed Value	\$ 44,080,000	\$ 36,480,000	\$ 7,600,000
Total Assessed Value with (1% inflation)	\$ 58,824,931	\$ 48,682,701	\$ 10,142,229
City Generated Tax Revenue (30 Years)	\$ 7,671,086	\$ -	\$ 7,671,086
Impact Fees	\$ 1,327,718	\$ 937,500	\$ 390,218
Total City Revenue	\$ 8,998,803	\$ 937,500	\$ 8,061,303

Proposed Structure would generate an additional **\$8MM** in revenue to the city vs if developed **as is** (in ETJ).



HOME ELEVATIONS





TUTOR STYLE



CRAFTSMAN



TEXAS VERNACULAR



MODERN FARMHOUSE

QUESTIONS?



ONYX

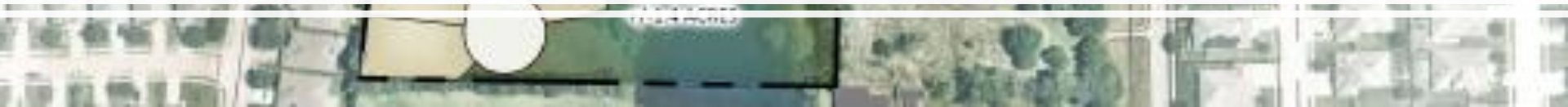
Development Company



MANEO
VENTURES



Appendix



Rough Proportiate Analysis¹

	Demand & Supply (\$)	Delta in Supply vs Demand	% over Rough Proportiate Share
Total Demand from Project	\$395,420		
Total Supply From Project (CIP #'s)	\$713,467	(\$318,046)	180%
Total Supply From Project (Actual #'s)	\$1,224,994	(\$829,574)	310%

1) Support can be found on following slide which was pulled from the *City of Anna's 2022 CIP PLAN*

Ferguson ROW Exhibit



Roadway Supply Vs. Demand (2022 CIP)

Total Demand on Transportation Facility(s) from Development					
Land Use Type	Units	Vehicle Mile per Development Unit (PM Peak Hour)	Demand of Vehicle Miles	Assessable Fee per Vehicle Mile (Service Area 1)	Total Demand
Single Family Detached Housing	76	2.82	214	1845	\$395,420

Total Supply Provided Transportation Facility(s) Using 2022 CIP Numbers					
CIP Project	LF	Total Cost from CIP (Project No.65)	Cost/LF	LF of CIP Project along property Boundary	Total Supply from Development
S Ferguson PKWY (Proj No. 65)	1360	\$2,209,000	\$1,624	735.00	\$713,467

Total Supply Provided Transportation Facility(s) Using 2025 Actual Numbers					
CIP Project	LF	Actual Cost	Cost/LF	LF of CIP Project along property Boundary	Total Supply from Development
S Ferguson PKWY (Proj No. 65)	1360	\$4,102,000	\$3,016	735.00	\$1,224,994



Item No. 7.b.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 11/3/2025
Staff Contact: Lauren Mecke

AGENDA ITEM:

Consider/Discuss/Action on a Resolution regarding Thompson Grove, Preliminary Plat (PP 25-0020)
Owner: Constien Family Trust

SUMMARY:

76 Single-Family Residential 6.0 lots and five Homeowners' Association lots on the east side of S. Ferguson Parkway, 1,000± feet north of Taylor Boulevard. Located in the ETJ

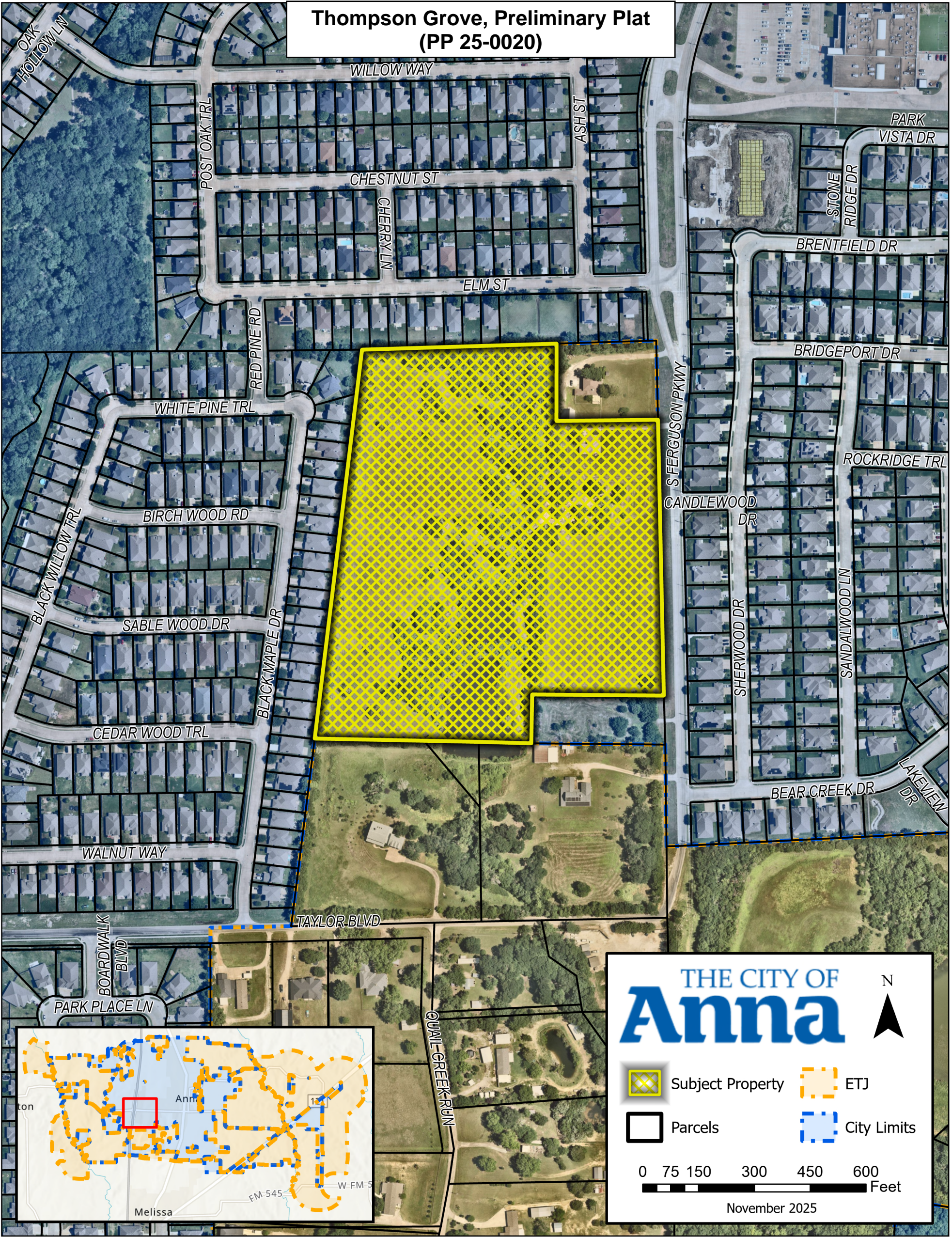
STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

1. Locator Map - Thompson Grove, Preliminary Plat (PP 25-0020)
2. Resolution - Thompson Grove, Preliminary Plat (PP 25-0020)
3. Exhibit A - Thompson Grove, Preliminary Plat (PP 25-0020)

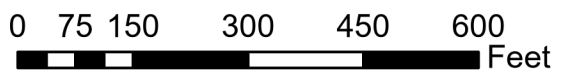
Thompson Grove, Preliminary Plat (PP 25-0020)



THE CITY OF
Anna



-  Subject Property
-  ETJ
-  Parcels
-  City Limits



November 2025

CITY OF ANNA, TEXAS

PZ RESOLUTION NO. 2025-11-

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING THOMPSON GROVE, PRELIMINARY PLAT (PP 25-0011)

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

WHEREAS, Constien Family Trust has submitted an application for the approval of Thompson Grove, Preliminary Plat; and

WHEREAS, the Preliminary Plat 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 Plat

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

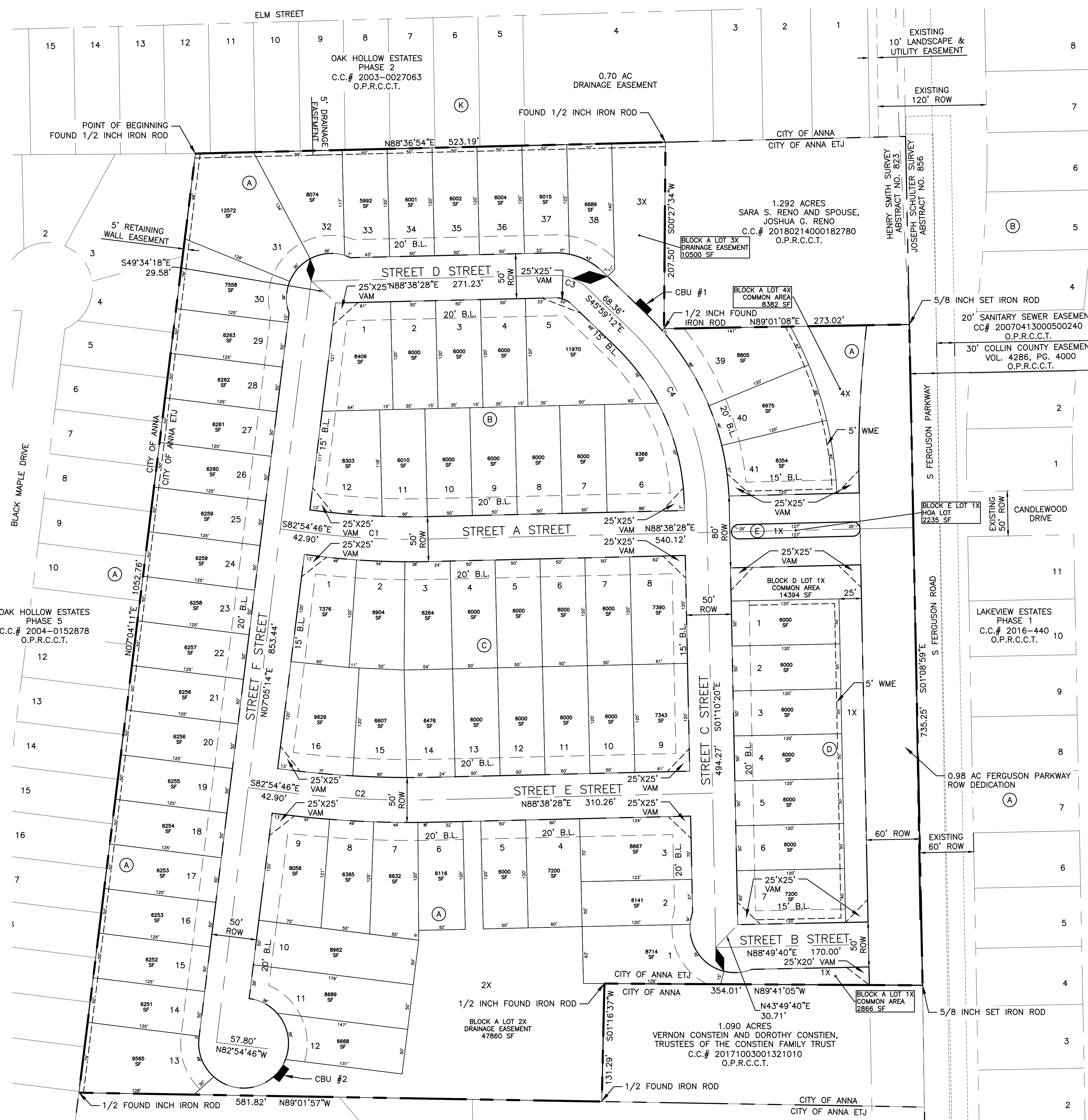
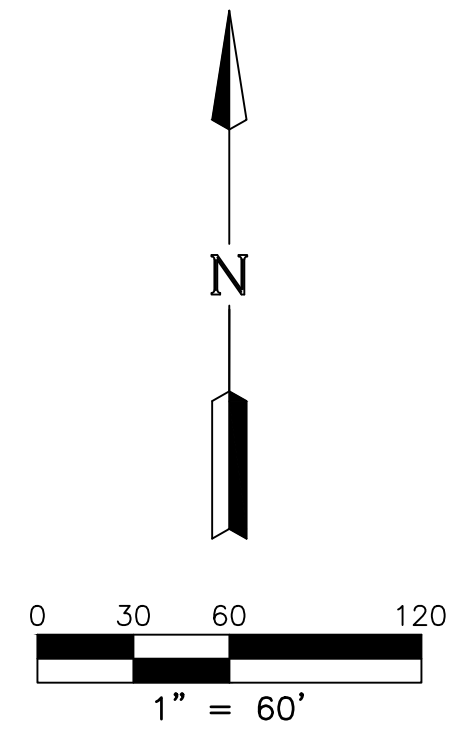
PASSED AND APPROVED by the Planning & Zoning Commission of the City of Anna, Texas, on this 3rd day of November, 2025.

ATTEST:

APPROVED:

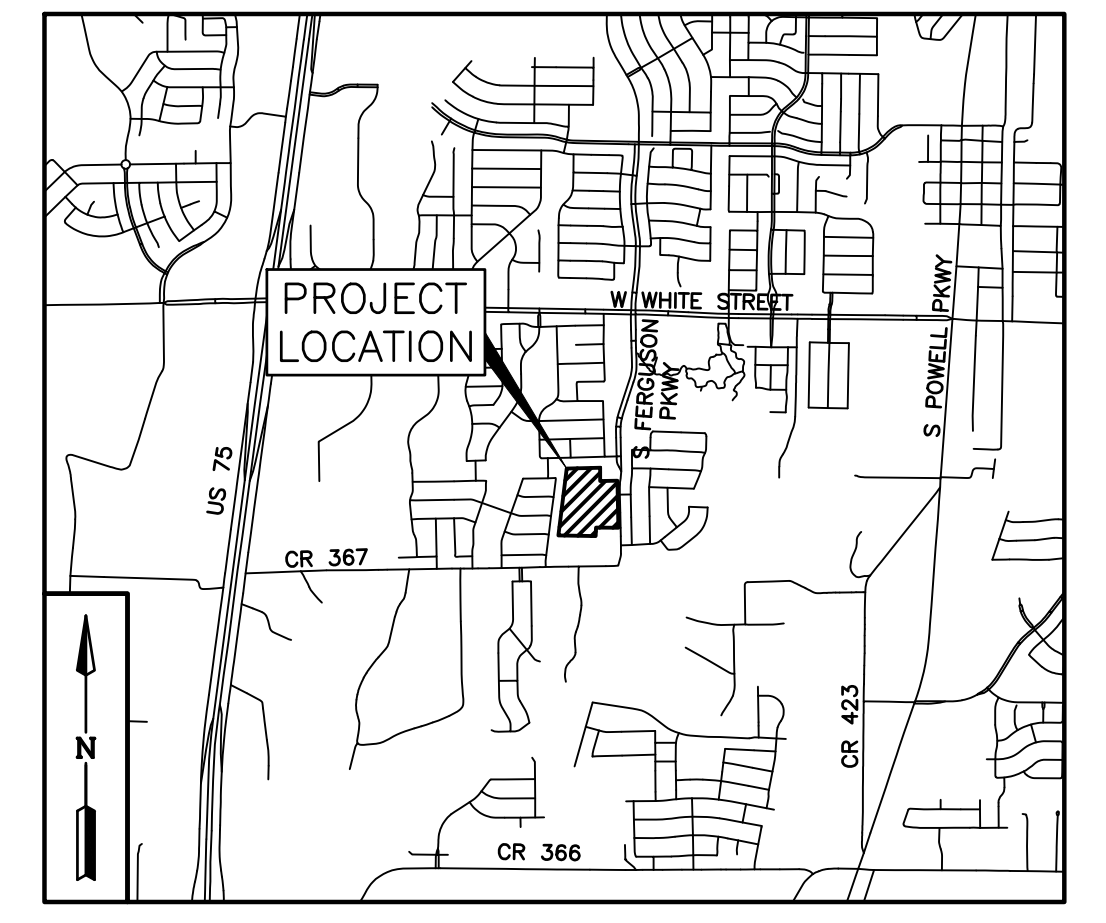
Director of Development Services,
Kaleb Kentner

Planning & Zoning Commission, Chair,
Jessica Walden



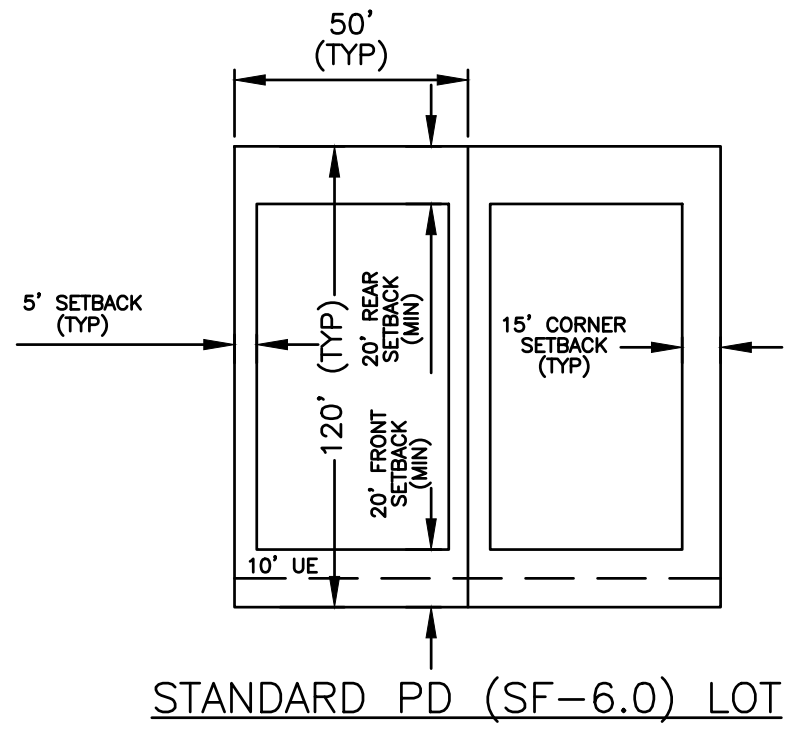
LEGEND

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



LAND USE DATA TABLE

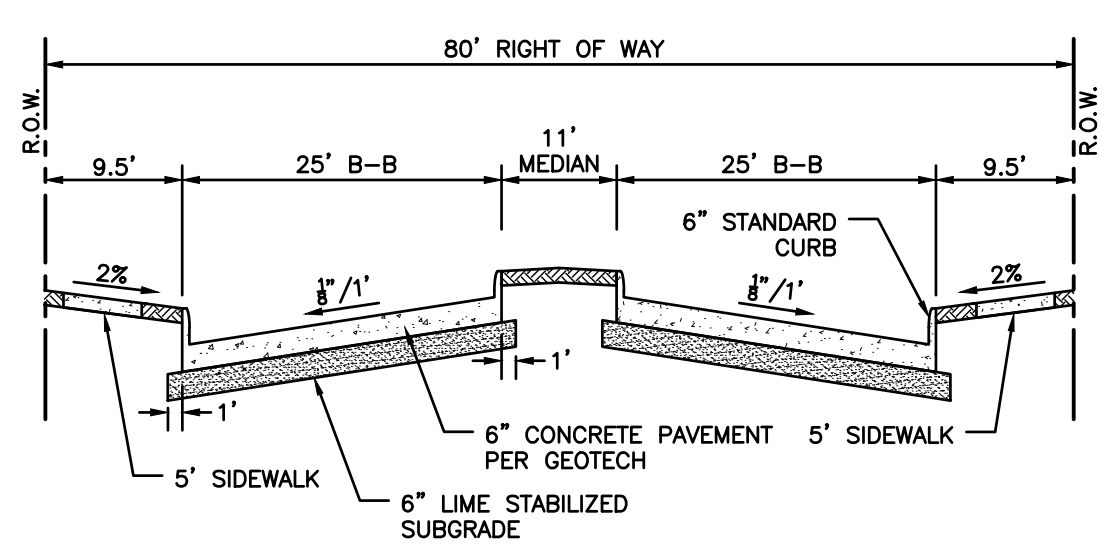
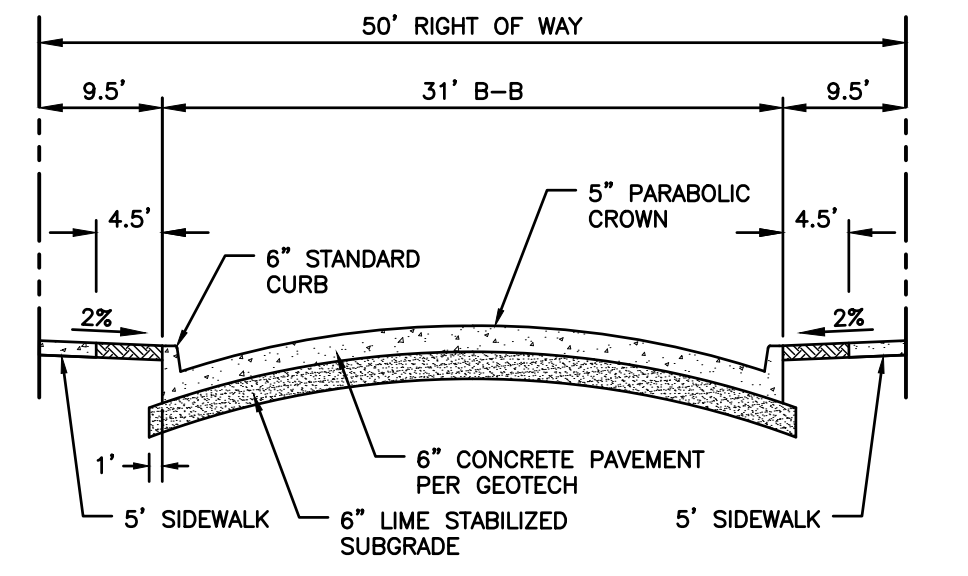
AREA DESCRIPTION	# OF LOTS	AREA
SINGLE FAMILY LOTS	76	11.967 AC
OPEN SPACE LOTS	5	1.919 AC
ROW AREA	-	4.841 AC
		TOTAL = 18.727 AC



CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD	C-L
C1	008° 26' 46.15"	825.00'	121.62'	387' 08" 09.01"E	121.51'
C2	048° 26' 46.15"	1115.00'	164.37'	387' 08" 09.01"E	164.22'
C3	045° 22' 20.50"	50.00'	39.59'	368' 40" 21.83"E	38.57'
C4	044° 48' 52.08"	275.00'	215.09'	323' 34" 45.55"E	209.65'

- PRELIMINARY PLAT NOTES:**
- THE LAYOUT SHOWN IS PRELIMINARY IN NATURE AND SUBJECT TO MINOR CHANGE WITH THE APPROVAL OF THE PLANNING DIRECTOR AT THE TIME OF FINAL PLAT AND CONSTRUCTION PLAN DESIGN.
 - LOT DEPTHS AND WIDTHS ARE SUBJECT TO CHANGE WITH FINAL PLAT PROVIDED THEY MEET CURRENT ZONING REQUIREMENTS.
 - THE HOMEOWNERS ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL COMMON OPEN SPACE (X) LOTS.
 - ALL EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED. WATER, SEWER AND DRAINAGE EASEMENTS SHALL BE EXCLUSIVE OF FRANCHISE UTILITIES.
 - EASEMENT LOCATIONS ARE SUBJECT TO CHANGE WITH THE FINAL PLAT.
 - 10' UTILITY EASEMENTS ARE PROPOSED ADJACENT TO RIGHT OF WAY WITH LOT FRONTAGE.
 - FENCING ADJACENT TO MASTER THOROUGHFARE ROADS SHALL BE OWNED AND MAINTAINED BY THE 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 WITHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
 - NO APPURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLES.
 - RETAINING WALLS UNDER 4' WILL BE MAINTAINED BY THE PROPERTY OWNER, OVER 4' WILL BE MAINTAINED BY THE HOA.



PP 25-0200
PRELIMINARY PLAT
 FOR
THOMPSON GROVE
 BLOCK A, LOTS 1-41, 1X-4X; BLOCK B, LOTS 1-12,
 BLOCK C, LOTS 1-16; BLOCK D; LOTS 1-7, 1X;
 OUT OF THE
 HENRY SMITH SURVEY, ABSTRACT NO. 823;
 AND IN THE
 CITY OF ANNA ETJ, COLLIN COUNTY, TEXAS
 76 RESIDENTIAL LOTS / 11.967 ACRES
 (76 PD-SF-6.0 LOTS)
 5 COMMON AREA LOTS / 1.919 ACRES
 GROSS AREA: 18.727 ACRES
 ZONING: ORD. NO. XXX-XXXX
 OWNER:
 THE CONSTIEN FAMILY TRUST
 PO BOX 1677
 OWASSO, OK 74055

DEVELOPER:
 MANED ACQUISITIONS LLC,
 A TEXAS LIMITED LIABILITY COMPANY
 516 WEST SHORE DRIVE
 RICHARDSON, TX 75080
 CONTACT: BRITTON CHURCH
 (214) 263-2088

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

EXHIBIT A

SINGLE FAMILY		
BLOCK & LOT NUMBERS	AREA	AREA
BLOCK A LOT 1	8,714 SF	0.20 AC
BLOCK A LOT 2	6,141 SF	0.14 AC
BLOCK A LOT 3	8,667 SF	0.20 AC
BLOCK A LOT 4	7,200 SF	0.17 AC
BLOCK A LOT 5	6,000 SF	0.14 AC
BLOCK A LOT 6	6,116 SF	0.14 AC
BLOCK A LOT 7	6,632 SF	0.15 AC
BLOCK A LOT 8	6,365 SF	0.15 AC
BLOCK A LOT 9	8,056 SF	0.18 AC
BLOCK A LOT 10	8,962 SF	0.21 AC
BLOCK A LOT 11	8,689 SF	0.20 AC
BLOCK A LOT 12	6,668 SF	0.15 AC
BLOCK A LOT 13	9,565 SF	0.22 AC
BLOCK A LOT 14	6,251 SF	0.14 AC
BLOCK A LOT 15	6,252 SF	0.14 AC
BLOCK A LOT 16	6,253 SF	0.14 AC
BLOCK A LOT 17	6,253 SF	0.14 AC
BLOCK A LOT 18	6,254 SF	0.14 AC
BLOCK A LOT 19	6,255 SF	0.14 AC
BLOCK A LOT 20	6,256 SF	0.14 AC
BLOCK A LOT 21	6,256 SF	0.14 AC
BLOCK A LOT 22	6,257 SF	0.14 AC
BLOCK A LOT 23	6,258 SF	0.14 AC
BLOCK A LOT 24	6,259 SF	0.14 AC
BLOCK A LOT 25	6,259 SF	0.14 AC
BLOCK A LOT 26	6,260 SF	0.14 AC
BLOCK A LOT 27	6,261 SF	0.14 AC
BLOCK A LOT 28	6,262 SF	0.14 AC
BLOCK A LOT 29	6,263 SF	0.14 AC
BLOCK A LOT 30	7,558 SF	0.17 AC
BLOCK A LOT 31	12,572 SF	0.29 AC
BLOCK A LOT 32	8,074 SF	0.19 AC
BLOCK A LOT 33	5,992 SF	0.14 AC
BLOCK A LOT 34	6,001 SF	0.14 AC
BLOCK A LOT 35	6,002 SF	0.14 AC
BLOCK A LOT 36	6,004 SF	0.14 AC
BLOCK A LOT 37	6,015 SF	0.14 AC
BLOCK A LOT 38	6,689 SF	0.15 AC
BLOCK A LOT 39	8,805 SF	0.20 AC
BLOCK A LOT 40	6,675 SF	0.15 AC

SINGLE FAMILY		
BLOCK & LOT NUMBERS	AREA	AREA
BLOCK A LOT 41	8,354 SF	0.19 AC
BLOCK B LOT 1	8,409 SF	0.19 AC
BLOCK B LOT 2	6,000 SF	0.14 AC
BLOCK B LOT 3	6,000 SF	0.14 AC
BLOCK B LOT 4	6,000 SF	0.14 AC
BLOCK B LOT 5	11,970 SF	0.27 AC
BLOCK B LOT 6	9,366 SF	0.22 AC
BLOCK B LOT 7	6,000 SF	0.14 AC
BLOCK B LOT 8	6,000 SF	0.14 AC
BLOCK B LOT 9	6,000 SF	0.14 AC
BLOCK B LOT 10	6,000 SF	0.14 AC
BLOCK B LOT 11	6,010 SF	0.14 AC
BLOCK B LOT 12	8,303 SF	0.19 AC
BLOCK C LOT 1	7,376 SF	0.17 AC
BLOCK C LOT 2	6,904 SF	0.16 AC
BLOCK C LOT 3	6,264 SF	0.14 AC
BLOCK C LOT 4	6,000 SF	0.14 AC
BLOCK C LOT 5	6,000 SF	0.14 AC
BLOCK C LOT 6	6,000 SF	0.14 AC
BLOCK C LOT 7	6,000 SF	0.14 AC
BLOCK C LOT 8	7,390 SF	0.17 AC
BLOCK C LOT 9	7,343 SF	0.17 AC
BLOCK C LOT 10	6,000 SF	0.14 AC
BLOCK C LOT 11	6,000 SF	0.14 AC
BLOCK C LOT 12	6,000 SF	0.14 AC
BLOCK C LOT 13	6,000 SF	0.14 AC
BLOCK C LOT 14	6,476 SF	0.15 AC
BLOCK C LOT 15	6,607 SF	0.15 AC
BLOCK C LOT 16	9,629 SF	0.22 AC
BLOCK D LOT 1	6,000 SF	0.14 AC
BLOCK D LOT 2	6,000 SF	0.14 AC
BLOCK D LOT 3	6,000 SF	0.14 AC
BLOCK D LOT 4	6,000 SF	0.14 AC
BLOCK D LOT 5	6,000 SF	0.14 AC
BLOCK D LOT 6	6,000 SF	0.14 AC
BLOCK D LOT 7	7,200 SF	0.17 AC

OPEN SPACE		
BLOCK & LOT NUMBERS	AREA	AREA
BLOCK A LOT 1X	2,866 SF	0.07 AC
BLOCK A LOT 2X	47,860 SF	1.10 AC
BLOCK A LOT 3X	10,500 SF	0.24 AC
BLOCK A LOT 4X	8,382 SF	0.19 AC
BLOCK D LOT 1X	14,394 SF	0.33 AC
BLOCK E LOT 1X	2,235 SF	0.05 AC

RIGHT-OF-WAY		
BLOCK & LOT NUMBERS	AREA	AREA
FERGUSON PARKWAY ROW DEDICATION	42,891 SF	0.98 AC
ROW	164,733 SF	3.78 AC

OWNERS CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

THIS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE CITY OF ANNA, TEXAS.

WITNESS MY HAND THIS THE ____ DAY OF _____, A.D. 2025.

THE CONSTIEN FAMILY TRUST

BY: _____
VERNON CONSTIEN, TRUSTEE

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: _____

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

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 PROPERTY DESCRIPTION

BEING AN 18.727 ACRE TRACT OF LAND SITUATED IN THE HENRY SMITH SURVEY, ABSTRACT NO. 823, CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING ALL OF TRACT 1 BEING AN 18.728 ACRE TRACT OF LAND, DESCRIBED BY DEED TO VERNON G. CONSTIEN & DOROTHY M. CONSTIEN, CO-TRUSTEES OF THE CONSTIEN FAMILY TRUST AS RECORDED IN COUNTY CLERK'S FILE NO. 20160414000445880, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT 1 AND THE COMMON NORTHEAST CORNER OF LOT 3, BLOCK A, OAK HOLLOW ESTATES PHASE 5, AN ADDITION TO COLLIN COUNTY, AS RECORDED IN COUNTY CLERK'S FILE NO. 2004-0152878, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND THE COMMON SOUTH CORNER OF LOT 12, BLOCK K, OAK HOLLOW ESTATES PHASE 2, AN ADDITION TO COLLIN COUNTY, AS RECORDED IN COUNTY CLERK'S FILE NO. 2003-0027063, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 88°36'54" EAST, WITH THE SOUTH LINE OF SAID OAK HOLLOW ESTATES PHASE 2, A DISTANCE OF 523.19 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5686" FOUND FOR THE NORTHWEST CORNER OF A 1.292 ACRE TRACT DESCRIBED BY DEED TO SARA S. RENO AND SPOUSE, JOSHUA G. RENO AS RECORDED IN COUNTY CLERK'S FILE NO. 20180214000182780, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE SOUTH 00°27'34" WEST, WITH THE WEST LINE OF SAID 1.292 ACRE TRACT, A DISTANCE OF 207.50 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5686" FOUND FOR THE SOUTHWEST CORNER OF SAID 1.292 ACRE TRACT;

THENCE NORTH 89°01'08" EAST, WITH THE SOUTH LINE OF SAID 1.292 ACRE TRACT, A DISTANCE OF 273.02 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 1.292 ACRE TRACT, AND BEING IN THE WEST RIGHT-OF-WAY LINE OF FERGUSON ROAD (C.R. 367)(HAVING A VARIABLE WIDTH RIGHT-OF-WAY) AS RECORDED IN LAKEVIEW ESTATES PHASE 1, AN ADDITION TO COLLIN COUNTY, AS RECORDED IN COUNTY CLERK'S FILE NO. 2016-440, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE SOUTH 01°08'59" EAST, WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 735.25 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF A 1.09 ACRE TRACT OF LAND DESCRIBED BY DEED TO VERNON CONSTIEN AND DOROTHY CONSTIEN, TRUSTEES OF THE CONSTIEN FAMILY TRUST AS RECORDED IN COUNTY CLERK'S FILE NO. 20171003001321010, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 89°41'05" WEST, WITH THE NORTH LINE OF SAID 1.09 ACRE TRACT, PASSING A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5686" FOUND AT A DISTANCE OF 30.05 FEET, CONTINUING FOR A TOTAL DISTANCE OF 354.01 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "RPLS 5686" FOR THE NORTHWEST CORNER OF SAID 1.09 ACRE TRACT;

THENCE SOUTH 01°16'37" WEST, WITH THE WEST LINE OF SAID 1.09 ACRE TRACT, A DISTANCE OF 131.29 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5686" FOUND FOR THE SOUTHWEST CORNER OF SAID 1.09 ACRE TRACT AND BEING IN THE NORTH LINE OF A 5.412 ACRE TRACT OF LAND DESCRIBED BY DEED TO STEVEN CONSTIEN AND SPOUSE TAMARA CONSTIEN AS RECORDED IN COUNTY CLERK'S FILE NO. 20110624000655460, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 89°01'57" WEST, A DISTANCE OF 581.82 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5686" FOUND FOR THE NORTHWEST CORNER OF A 5.389 ACRE TRACT OF LAND DESCRIBED BY DEED TO CHARLES ROBERT ADAMS AND SPOUSE, MICHELLE ADAMS, AS RECORDED IN COUNTY CLERK'S FILE NO. 20110624000655480, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING IN THE EAST LINE OF SAID OAK HOLLOW ESTATES PHASE 5;

THENCE NORTH 07°04'11" EAST, WITH SAID EAST LINE OF OAK HOLLOW ESTATES PHASE 5, A DISTANCE OF 1,052.76 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 18.727 ACRES OR 815,735 SQUARE FEET OF LAND.

EASEMENT LANGUAGE

ACCESS EASEMENT

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

VAM EASEMENT

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

PP 25-0200

PRELIMINARY PLAT

FOR

THOMPSON GROVE

BLOCK A, LOTS 1-41, 1X-4X; BLOCK B, LOTS 1-12, BLOCK C, LOTS 1-16; BLOCK D; LOTS 1-7, 1X; OUT OF THE

HENRY SMITH SURVEY, ABSTRACT NO. 823; AND IN THE

CITY OF ANNA ETJ, COLLIN COUNTY, TEXAS

76 RESIDENTIAL LOTS / 11.967 ACRES

(76 PD-SF-6.0 LOTS)

5 COMMON AREA LOTS / 1.919 ACRES

GROSS AREA: 18.727 ACRES

ZONING: ORD. NO. XXX-XXXX

OWNER:

THE CONSTIEN FAMILY TRUST
PO BOX 1677
OWASSO, OK 74055

DEVELOPER:

MANEO ACQUISITIONS LLC,
A TEXAS LIMITED LIABILITY COMPANY
516 WEST SHORE DRIVE
RICHARDSON, TX 75080
CONTACT: BRITTON CHURCH
(214) 263-2088

PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF RONALD SALAMIE, TEXAS P.E.#82073 ON: 10/20/2025

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

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