



AGENDA
Planning & Zoning Commission

Monday, January 5, 2026 @ 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, January 5, 2026 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. **Annual Elections.**
 - a. Elect the Planning & Zoning Commission Chairperson.
 - b. Elect the Planning & Zoning Commission Vice-Chairperson.
 - c. Elect the Planning & Zoning Commission Secretary.
 - d. Review/Discuss/Action on the Planning & Zoning Commission Rules of Procedure.
5. **Director's Report.**
6. **Overall Location Map.**
7. **Consent Items.**
 - a. Approve minutes of the December 1, 2025, Planning & Zoning Commission Meeting
 - b. Approve Liberty Hills, Phase 5A, Preliminary Plat (PP 25-0023)
Owner: VC Liberty Hills LLC
 - c. Approve Anna Skilled Nursing Center, Block A, Lots 2 & 3, Preliminary Plat (PP

- 25-0022)
Owner: Anna Redevelopment, LLC
- d. Approve Anna Skilled Nursing Center, Block A, Lot 3, Preliminary Site Plan (PSP 25-0012)
Owner: Anna Redevelopment, LLC
 - e. Approve Anna Skilled Nursing Center, Block A, Lots 1-4, Conveyance Plat (CVP 25-0004)
Owner: Anna Redevelopment, LLC
 - f. Approve Villages of Hurricane Creek North, Phase 2, Final Plat (FP 25-0020)
Owner: Centurion American
 - g. Approve The Villages of Hurricane Creek, Phase 3, Final Plat (FP 25-0021)
Owner: Centurion American
8. **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.
9. **Training.**
10. **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.
11. **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 12/30/2025.



Lauren Mecke, Planning Manager

In accordance with the Americans with Disabilities Act, it is the policy of the City of Anna to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Email adacompliance@annatexas.gov. 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>

7b - Liberty Hills, Phase 5A, Preliminary Plat

7c - Anna Skilled Nursing Center, Block A, Lots 2 & 3, Preliminary Plat

7d - Anna Skilled Nursing Center, Block A, Lot 3, Preliminary Site Plan

7e - Anna Skilled Nursing Center, Block A, Lots 1-4, Conveyance Plat

7f - Villages of Hurricane Creek North, Phase 2, Final Plat

7g - The Villages of Hurricane Creek, Phase 3, Final Plat

 Agenda Items  City Limits  ETJ  Parcels



0 1 2 Miles
1:83,000

January 2026 Planning & Zoning Meeting Map

Source: City of Anna GIS
Date: 12/29/2025

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.

THE CITY OF
Anna



**MINUTES
Planning & Zoning Commission**

Monday, December 1, 2025 @ 6:00 PM

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

The Planning and Zoning Commission of the City of Anna held a meeting at 6:00 PM on December 1, 2025, at the Municipal Complex located at 120 W. 7th Street, to consider the following items.

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

The meeting was called to order at 6:00 PM.

Commissioners present: Staci Martin, Aquita DeJarnette, Doug Hermann, Tom Longmire, Josh Vollmer, and Gretchen Stewart.

Commissioners absent: Jessica Walden

Staff present: Kaleb Kentner, Lauren Mecke, Everett Johnson, David Overcash, and Nancy Reynolds.

2. Invocation and Pledge of Allegiance.

Given by commissioner Longmire.

3. Neighbor Comments:

No comments

4. Director's Report.

Director Kentner reviewed the monthly activity report, discussed moving the meeting date to the second Thursday of each month starting in February 2026 or possibly choosing another day of each month. He gave an update about the recent change that there will no longer be Resolutions; all findings will be in the minutes.

5. Overall Location Map.

6. Consent Items.

- a. Approve minutes of the November 3, 2025, Planning & Zoning Commission Meeting
- b. Approve North Powell Retail Addition, Block A, Lots 1 and 2, Minor Plat (MP 25-0003)
Owner: Saas US Partners

- c. Approve North Powell Retail Addition, Block A, Lot 1, Site Plan (SP 25-0013)
Owner: Saas US Partners
- d. Approve Anna Town Center Addition, Block A, Lots 6R, 17, 18, & 19, Preliminary Site Plan (PSP 25-0011)
Owner: Anna Town Center Retail, LP
- e. Approve Anna Town Center Addition, Block A, Lots 6R, 17, 18, & 19, Preliminary Plat (PP 25-0021)
Owner: Anna Town Center Retail, LP
- f. Approve Rosamond Crossing Northeast Corner, Block A, Lot 1, Site Plan (SP 25-0022)
Owner: BVE Anna NEC LLC/Big V Properties LLC
- g. Approve Swaccha Addition, Block A, Lot 2, Preliminary Site Plan (PSP 25-0010)
Owner: PVB Contracting

*Commissioner Stewart made a motion to approve all Consent Items.
Commissioner Longmire seconded the motion.
The motion passed. The vote was unanimous in favor.*

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 to establish zoning on 2.4± acres located on the west side of Leonard Avenue, 189± feet south of Gardendale Hollow to Local Commercial (C-1).
Applicant: Catherine McMinimy

The public hearing was opened at 6:06 PM.

Mr. Johnson gave a brief overview of the petition to annex.

Discussion ensued by Commissioner Longmire about mailing notices, processes, zoning, land uses and annexation.

The applicant's development manager, Robert Parrish, spoke to the commissioners about the intended use of the property. It is intended to be used primarily as daycare, and if the property can accommodate a second building the owner is hoping to use it for a medical oriented building. The applicant is aware they will need a special use permit for the daycare.

The public hearing was closed at 6:14 PM.

Commissioner Longmire made a motion to approve with a recommendation of approval for the City Council with the stipulation that the owner or the developer uses the property for a daycare facility with the second building being used for medical or dental use. Commissioner Martin seconded the motion to recommend approval. The motion passed. The vote was unanimous in favor.

8. **Training.**

Mr. Kentner went over general planning and zoning training with the commissioners.

9. **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.

No comments or items identified.

10. **Adjourn.**

*Commissioner Vollmer made a motion to adjourn.
Commissioner Longmire seconded the motion.
The meeting was adjourned at 6:59 PM.*

Vice Chair Josh Vollmer

ATTEST:

Lauren Mecke, Planning Manager



Item No. 7.b.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 1/5/2026
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve Liberty Hills, Phase 5A, Preliminary Plat (PP 25-0023)
Owner: VC Liberty Hills LLC

SUMMARY:

45 Single-Family Residential (SF-6.0) lots, 34 Single-Family Residential (SF-7.2) lots, 36 Mixed-Density Residential (MD) lots, and 5 Homeowners' Association lots on 31.8± acres on the south side of County Road 1101, 1,600± feet east of County Road 290. Zoned Planned Development (PD) (Ord. No. 1111-2024-08)

STAFF RECOMMENDATION:

Recommended for approval as submitted.

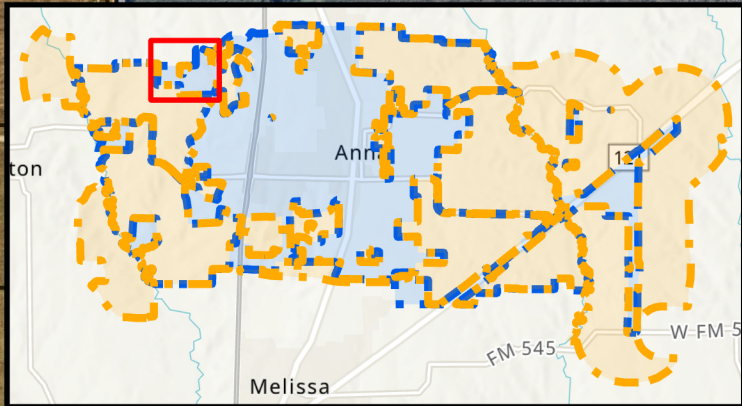
ATTACHMENTS:

1. Locator Map - Liberty Hills, Phase 5A, Preliminary Plat (PP 25-0023)
2. Exhibit A - Liberty Hills, Phase 5A, Preliminary Plat (PP 25-0023)

Liberty Hills, Phase 5A, Preliminary Plat (PP 25-0023)

COUNTY ROAD 1101

COUNTY ROAD 290



THE CITY OF
Anna

N

Subject Property

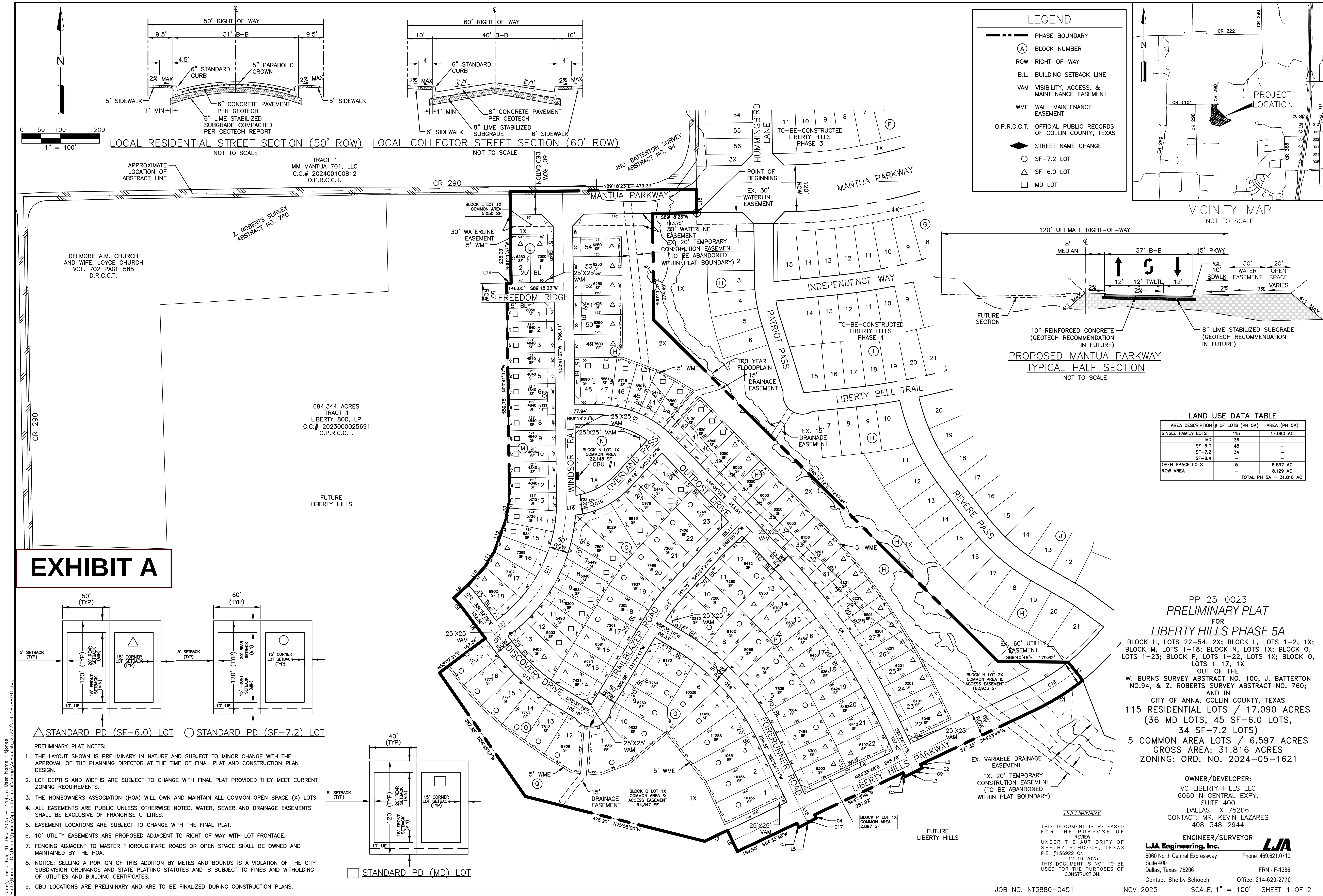
ETJ

Parcels

City Limits

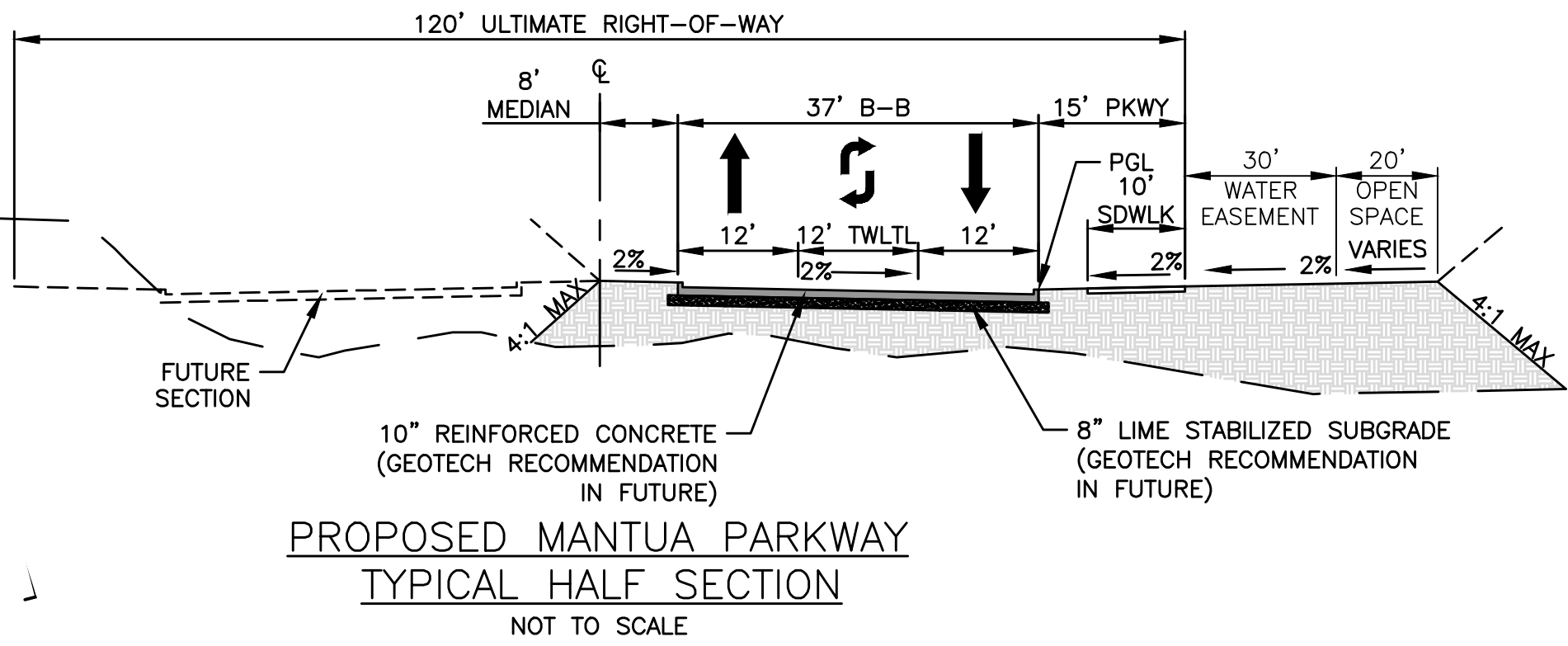
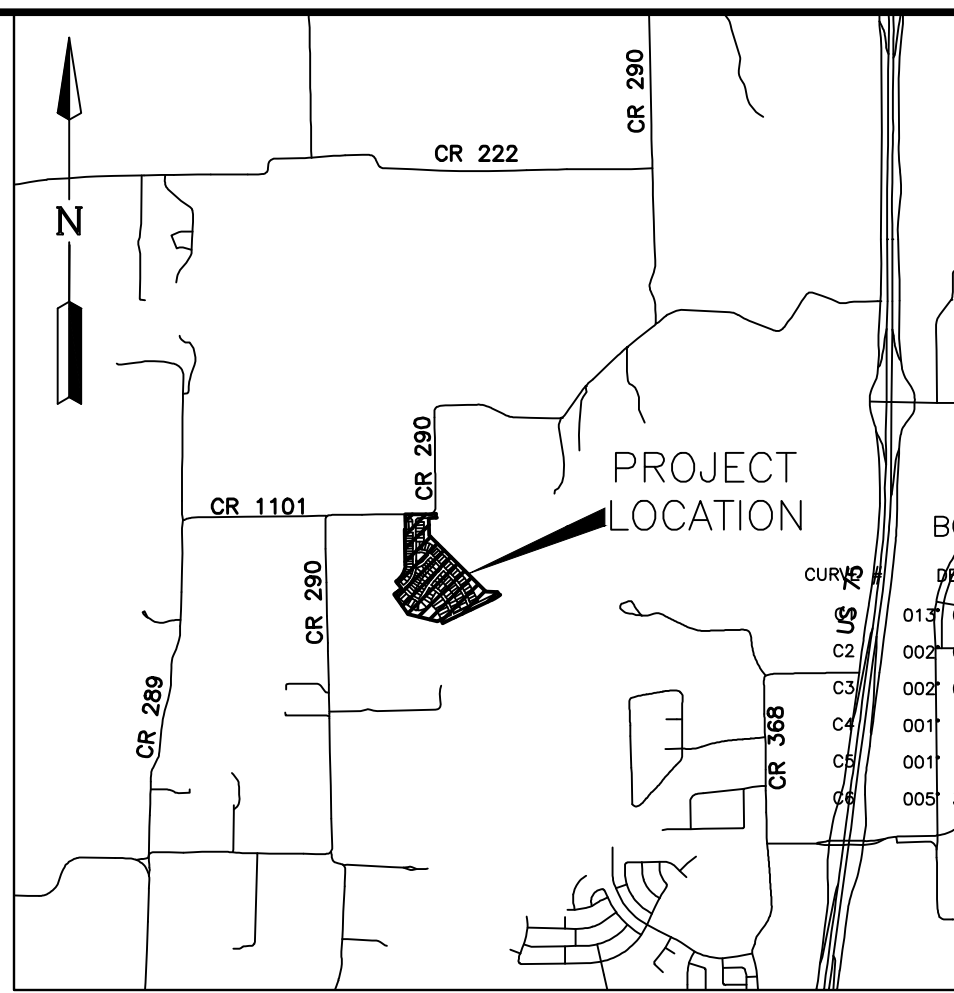
0 100 200 400 600 800 Feet

January 2026



LEGEND

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



LAND USE DATA TABLE

AREA DESCRIPTION	# OF LOTS (PH 5A)	AREA (PH 5A)
SINGLE FAMILY LOTS	115	17,090 AC
MD	36	—
SF-6.0	45	—
SF-7.2	34	—
SF-8.4	—	—
OPEN SPACE LOTS	5	6,597 AC
ROW AREA	—	8,129 AC
		TOTAL PH 5A = 31,816 AC

PP 25-0023
PRELIMINARY PLAT
FOR
LIBERTY HILLS PHASE 5A
BLOCK H, LOTS 22-54, 2X; BLOCK L, LOTS 1-2, 1X;
BLOCK M, LOTS 1-18; BLOCK N, LOTS 1X; BLOCK O,
LOTS 1-23; BLOCK P, LOTS 1-22, LOTS 1X; BLOCK Q,
LOTS 1-17, 1X
OUT OF THE
W. BURNS SURVEY ABSTRACT NO. 100, J. BATTERTON
NO.94, & Z. ROBERTS SURVEY ABSTRACT NO. 760;
AND IN
CITY OF ANNA, COLLIN COUNTY, TEXAS
115 RESIDENTIAL LOTS / 17,090 ACRES
(36 MD LOTS, 45 SF-6.0 LOTS,
34 SF-7.2 LOTS)
5 COMMON AREA LOTS / 6,597 ACRES
GROSS AREA: 31.816 ACRES
ZONING: ORD. NO. 2024-05-1621

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

ENGINEER/SURVEYOR
LJA Engineering, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
FRN - F-1386
Office: 214-620-2770

PRELIMINARY
THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF
REVIEW
UNDER THE AUTHORITY OF
SHELBY SCOECH, TEXAS
P.E. #156922 ON
12-16-2025
THIS DOCUMENT IS NOT TO BE
USED FOR THE PURPOSES OF
CONSTRUCTION.

EXHIBIT A

STANDARD PD (SF-6.0) LOT **STANDARD PD (SF-7.2) LOT** **STANDARD PD (MD) LOT**

PRELIMINARY PLAT NOTES:

- THE LAYOUT SHOWN IS PRELIMINARY IN NATURE AND SUBJECT TO MINOR CHANGE WITH THE APPROVAL OF THE PLANNING DIRECTOR AT THE TIME OF FINAL PLAT AND CONSTRUCTION PLAN DESIGN.
- LOT DEPTHS AND WIDTHS ARE SUBJECT TO CHANGE WITH FINAL PLAT PROVIDED THEY MEET CURRENT ZONING REQUIREMENTS.
- 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 OR OPEN SPACE 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.
- CBU LOCATIONS ARE PRELIMINARY AND ARE TO BE FINALIZED DURING CONSTRUCTION PLANS.

Data\Time : Tue, 16 Dec 2025 - 2:14pm User Name : jones
Print Name : C:\Users\jones\AppData\Local\Temp\XpPublish_25272\0451PSP01.dwg

SINGLE FAMILY		
BLOCK & LOT NUMBERS	AREA	
BLOCK H LOT 22	6,049 SF	
BLOCK H LOT 23	6,101 SF	
BLOCK H LOT 24	6,201 SF	
BLOCK H LOT 25	6,201 SF	
BLOCK H LOT 26	6,201 SF	
BLOCK H LOT 27	6,201 SF	
BLOCK H LOT 28	6,201 SF	
BLOCK H LOT 29	6,201 SF	
BLOCK H LOT 30	6,201 SF	
BLOCK H LOT 31	6,201 SF	
BLOCK H LOT 32	6,201 SF	
BLOCK H LOT 33	6,156 SF	
BLOCK H LOT 34	6,050 SF	
BLOCK H LOT 35	6,050 SF	
BLOCK H LOT 36	6,050 SF	
BLOCK H LOT 37	6,050 SF	
BLOCK H LOT 38	6,050 SF	
BLOCK H LOT 39	6,050 SF	
BLOCK H LOT 40	4,840 SF	
BLOCK H LOT 41	4,839 SF	
BLOCK H LOT 42	5,130 SF	
BLOCK H LOT 43	5,560 SF	
BLOCK H LOT 44	5,472 SF	
BLOCK H LOT 45	5,501 SF	
BLOCK H LOT 46	5,718 SF	
BLOCK H LOT 47	5,581 SF	
BLOCK H LOT 48	6,890 SF	
BLOCK H LOT 49	7,500 SF	
BLOCK H LOT 50	6,250 SF	
BLOCK H LOT 51	6,250 SF	
BLOCK H LOT 52	6,250 SF	
BLOCK H LOT 53	6,250 SF	

SINGLE FAMILY		
BLOCK & LOT NUMBERS	AREA	
BLOCK H LOT 54	6,250 SF	
BLOCK L LOT 1	7,500 SF	
BLOCK L LOT 2	6,250 SF	
BLOCK M LOT 1	6,050 SF	
BLOCK M LOT 2	4,840 SF	
BLOCK M LOT 3	4,840 SF	
BLOCK M LOT 4	4,840 SF	
BLOCK M LOT 5	4,840 SF	
BLOCK M LOT 6	4,840 SF	
BLOCK M LOT 7	4,840 SF	
BLOCK M LOT 8	4,840 SF	
BLOCK M LOT 9	4,840 SF	
BLOCK M LOT 10	4,896 SF	
BLOCK M LOT 11	4,840 SF	
BLOCK M LOT 12	4,840 SF	
BLOCK M LOT 13	5,212 SF	
BLOCK M LOT 14	5,726 SF	
BLOCK M LOT 15	5,841 SF	
BLOCK M LOT 16	7,269 SF	
BLOCK M LOT 17	7,107 SF	
BLOCK M LOT 18	6,902 SF	
BLOCK O LOT 1	7,260 SF	
BLOCK O LOT 2	5,445 SF	
BLOCK O LOT 3	5,976 SF	
BLOCK O LOT 4	6,613 SF	
BLOCK O LOT 5	7,806 SF	
BLOCK O LOT 6	6,890 SF	
BLOCK O LOT 7	5,449 SF	
BLOCK O LOT 8	5,048 SF	
BLOCK O LOT 9	4,884 SF	
BLOCK O LOT 10	5,309 SF	
BLOCK O LOT 11	5,490 SF	

SINGLE FAMILY		
BLOCK & LOT NUMBERS	AREA	
BLOCK O LOT 12	5,903 SF	
BLOCK O LOT 13	9,403 SF	
BLOCK O LOT 14	7,434 SF	
BLOCK O LOT 15	6,213 SF	
BLOCK O LOT 16	6,581 SF	
BLOCK O LOT 17	7,261 SF	
BLOCK O LOT 18	7,305 SF	
BLOCK O LOT 19	7,937 SF	
BLOCK O LOT 20	7,496 SF	
BLOCK O LOT 21	7,260 SF	
BLOCK O LOT 22	7,429 SF	
BLOCK O LOT 23	8,749 SF	
BLOCK P LOT 1	6,300 SF	
BLOCK P LOT 2	6,300 SF	
BLOCK P LOT 3	7,494 SF	
BLOCK P LOT 4	7,884 SF	
BLOCK P LOT 5	7,839 SF	
BLOCK P LOT 6	7,901 SF	
BLOCK P LOT 7	8,066 SF	
BLOCK P LOT 8	8,162 SF	
BLOCK P LOT 9	10,210 SF	
BLOCK P LOT 10	7,260 SF	
BLOCK P LOT 11	7,260 SF	
BLOCK P LOT 12	9,412 SF	
BLOCK P LOT 13	6,950 SF	
BLOCK P LOT 14	6,702 SF	
BLOCK P LOT 15	6,502 SF	
BLOCK P LOT 16	6,454 SF	
BLOCK P LOT 17	6,438 SF	
BLOCK P LOT 18	6,354 SF	
BLOCK P LOT 19	6,426 SF	
BLOCK P LOT 20	6,482 SF	

SINGLE FAMILY		
BLOCK & LOT NUMBERS	AREA	
BLOCK P LOT 21	6,413 SF	
BLOCK P LOT 22	8,197 SF	
BLOCK Q LOT 1	10,166 SF	
BLOCK Q LOT 2	10,166 SF	
BLOCK Q LOT 3	10,651 SF	
BLOCK Q LOT 4	11,288 SF	
BLOCK Q LOT 5	11,456 SF	
BLOCK Q LOT 6	10,538 SF	
BLOCK Q LOT 7	9,170 SF	
BLOCK Q LOT 8	7,260 SF	
BLOCK Q LOT 9	8,269 SF	
BLOCK Q LOT 10	9,833 SF	
BLOCK Q LOT 11	11,639 SF	
BLOCK Q LOT 12	9,709 SF	
BLOCK Q LOT 13	7,512 SF	
BLOCK Q LOT 14	7,753 SF	
BLOCK Q LOT 15	7,771 SF	
BLOCK Q LOT 16	7,771 SF	
BLOCK Q LOT 17	7,370 SF	

RIGHT-OF-WAY		
PHASE	AREA	AREA
ROW	310,518 SF	7,129 AC

OPEN SPACE		
BLOCK & LOT NUMBERS	AREA	AREA
BLOCK H LOT 2X	162,933 SF	3,740 AC
BLOCK L LOT 1X	5,050 SF	0.116 AC
BLOCK N LOT 1X	22,145 SF	0.508 AC
BLOCK P LOT 1X	2,897 SF	0.067 AC
BLOCK Q LOT 1X	94,347 SF	2.166 AC

CENTERLINE TABLE		
Line #	Length	Direction
L17	31.51	N63° 07' 31"E
L18	21.40	S29° 26' 11"E

BOUNDARY CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD	C-L
C1	013° 01' 15"	630.00'	143.17'	S58° 03' 10"W	142.86'
C2	002° 08' 01"	175.00'	6.52'	S26° 30' 12"E	6.52'
C3	002° 08' 01"	225.00'	8.38'	N26° 30' 12"W	8.38'
C4	001° 11' 53"	475.00'	9.93'	S27° 03' 44"E	9.93'
C5	001° 18' 16"	525.00'	11.95'	N27° 01' 03"W	11.95'
C6	005° 36' 19"	475.00'	46.47'	N39° 40' 39"W	46.45'

CENTERLINE CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD	C-L
C7	046° 37' 34"	250.00'	203.45'	S67° 22' 50"E	197.89'
C8	018° 37' 51"	1500.00'	487.78'	S34° 45' 07"E	485.61'
C9	002° 08' 01"	200.00'	7.45'	S26° 30' 12"E	7.45'
C10	046° 40' 56"	200.00'	162.85'	S65° 57' 55"W	158.48'
C11	053° 49' 08"	400.00'	375.73'	N26° 12' 57"E	362.06'
C12	005° 36' 19"	500.00'	48.92'	S39° 40' 39"E	48.90'
C13	021° 42' 50"	500.00'	188.48'	S47° 43' 54"E	188.36'
C14	003° 18' 30"	375.00'	21.65'	S44° 16' 42"W	21.65'
C15	011° 12' 46"	375.00'	73.35'	S37° 01' 04"W	73.27'
C16	033° 09' 08"	575.00'	332.70'	N42° 00' 45"W	328.08'
C17	002° 13' 45"	500.00'	19.45'	S26° 33' 04"E	19.45'
C18	013° 01' 15"	600.00'	136.35'	N58° 03' 10"E	136.08'

BOUNDARY LINE TABLE		
Line #	Length	Direction
L1	60.00	S36° 27' 27"E
L2	3.46	S29° 26' 11"E
L3	50.00	S62° 25' 48"W
L4	3.46	N29° 26' 11"W
L5	50.00	S62° 14' 57"W
L6	60.00	N29° 26' 12"W
L7	64.88	S64° 33' 48"W
L8	85.37	N36° 52' 29"W
L9	50.00	N47° 31' 11"E
L10	63.26	N42° 59' 12"E
L11	45.86	N31° 35' 00"E
L12	87.19	N20° 05' 02"E
L13	50.01	N10° 31' 55"E
L14	11.00	N89° 18' 23"E
L15	60.00	S00° 48' 56"E

PRELIMINARY PROPERTY DESCRIPTION

BEING A 31.816 ACRE TRACT OF LAND SITUATED IN THE Z. ROBERTS SURVEY, ABSTRACT NO. 760, COLLIN COUNTY, TEXAS, AND BEING PART OF THE REMAINDER OF A 694.344 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO LIBERTY 800, LP, AS RECORDED IN COUNTY CLERK'S FILE NO. 2023000025691, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 31.816 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF THE REMAINDER OF SAID 694.344 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF LIBERTY HILLS, PHASE 3, AN ADDITION TO COLLIN COUNTY, AS RECORDED IN COUNTY CLERK'S FILE NO. _____, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF MANTUA PARKWAY, (A 120' RIGHT-OF-WAY) OF SAID LIBERTY HILLS, PHASE 3;

THENCE, OVER AND ACROSS THE REMAINDER OF SAID 694.344 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:
SOUTH 89 DEGREES 18 MINUTES 23 SECONDS WEST, A DISTANCE OF 113.75 FEET TO A POINT FOR CORNER;

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

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

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

SOUTH 38 DEGREES 27 MINUTES 27 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13 DEGREES 01 MINUTE 15 SECONDS, A RADIUS OF 630.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 58 DEGREES 03 MINUTES 10 SECONDS WEST, A DISTANCE OF 142.86 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 143.17 FEET TO A POINT FOR CORNER;

SOUTH 64 DEGREES 33 MINUTES 48 SECONDS WEST, A DISTANCE OF 327.33 FEET TO A POINT FOR CORNER;

SOUTH 25 DEGREES 26 MINUTES 11 SECONDS EAST, A DISTANCE OF 3.48 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 08' MINUTES 01 SECOND, A RADIUS OF 175.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 26 DEGREES 30 MINUTES 12 SECONDS EAST, A DISTANCE OF 6.52 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 6.52 FEET TO A POINT FOR CORNER;

SOUTH 62 DEGREES 25 MINUTES 48 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 08 MINUTES 01 SECOND, A RADIUS OF 225.00 FEET, AND A LONG CHORD THAT BEARS NORTH 26 DEGREES 30 MINUTES 12 SECONDS WEST, A DISTANCE OF 8.38 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 8.38 FEET TO A POINT FOR CORNER;

NORTH 25 DEGREES 26 MINUTES 11 SECONDS WEST, A DISTANCE OF 3.48 FEET TO A POINT FOR CORNER;

SOUTH 64 DEGREES 33 MINUTES 46 SECONDS WEST, A DISTANCE OF 251.92 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREE 11 MINUTES 53 SECONDS, A RADIUS OF 475.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 27 DEGREES 03 MINUTES 44 SECONDS EAST, A DISTANCE OF 9.93 FEET;

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.

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. ____
DATE: _____

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

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

CERTIFICATE OF APPROVAL

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

PLANNING & ZONING COMMISSION CHAIR

DIRECTOR OF DEVELOPMENT SERVICES

ALONG SAID NO-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 9.93 FEET TO A POINT FOR CORNER;

SOUTH 62 DEGREES 14 MINUTES 57 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREE 18 MINUTES 16 SECONDS, A RADIUS OF 525.00 FEET, AND A LONG CHORD THAT BEARS NORTH 27 DEGREES 01 MINUTE 03 SECONDS WEST, A DISTANCE OF 11.95 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 11.95 FEET TO A POINT FOR CORNER;

SOUTH 64 DEGREES 33 MINUTES 48 SECONDS WEST, A DISTANCE OF 169.50 FEET TO A POINT FOR CORNER;

NORTH 25 DEGREES 26 MINUTES 12 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT FOR CORNER;

SOUTH 64 DEGREES 33 MINUTES 48 SECONDS WEST, A DISTANCE OF 64.88 FEET TO A POINT FOR CORNER;

NORTH 75 DEGREES 58 MINUTES 00 SECONDS WEST, A DISTANCE OF 475.20 FEET TO A POINT FOR CORNER;

NORTH 34 DEGREES 45 MINUTES 57 SECONDS WEST, A DISTANCE OF 387.33 FEET TO A POINT FOR CORNER;

NORTH 53 DEGREES 07 MINUTES 31 SECONDS EAST, A DISTANCE OF 147.36 FEET TO A POINT FOR CORNER;

NORTH 36 DEGREES 52 MINUTES 29 SECONDS WEST, A DISTANCE OF 85.37 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05 DEGREES 36 MINUTES 19 SECONDS, A RADIUS OF 475.00 FEET, AND A LONG CHORD THAT BEARS NORTH 39 DEGREES 40 MINUTES 39 SECONDS WEST, A DISTANCE OF 46.45 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 46.47 FEET TO A POINT FOR CORNER;

NORTH 47 DEGREES 31 MINUTES 11 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

NORTH 42 DEGREES 59 MINUTES 12 SECONDS EAST, A DISTANCE OF 63.26 FEET TO A POINT FOR CORNER;

NORTH 31 DEGREES 35 MINUTES 00 SECONDS EAST, A DISTANCE OF 45.86 FEET TO A POINT FOR CORNER;

NORTH 20 DEGREES 05 MINUTES 02 SECONDS EAST, A DISTANCE OF 87.19 FEET TO A POINT FOR CORNER;

NORTH 10 DEGREES 31 MINUTES 55 SECONDS EAST, A DISTANCE OF 50.01 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 41 MINUTES 37 SECONDS WEST, A DISTANCE OF 559.78 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 18 MINUTES 23 SECONDS EAST, A DISTANCE OF 11.00 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 41 MINUTES 37 SECONDS WEST, A DISTANCE OF 235.00 FEET TO A POINT FOR CORNER ON THE NORTH LINE OF THE REMAINDER OF SAID 694.344 ACRE TRACT AND A COMMON SOUTH LINE OF A 666.61 ACRE



Item No. 7.c.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 1/5/2026
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve Anna Skilled Nursing Center, Block A, Lots 2 & 3, Preliminary Plat (PP 25-0022)

Owner: Anna Redevelopment, LLC

SUMMARY:

An assisted living facility and a detention lot on 5.5± acres on the west side of S. Powell Parkway, 750± feet south of W. Foster Crossing Road. Zoned Local Commercial (C-1) (Ord. No. 1168-2025-09)

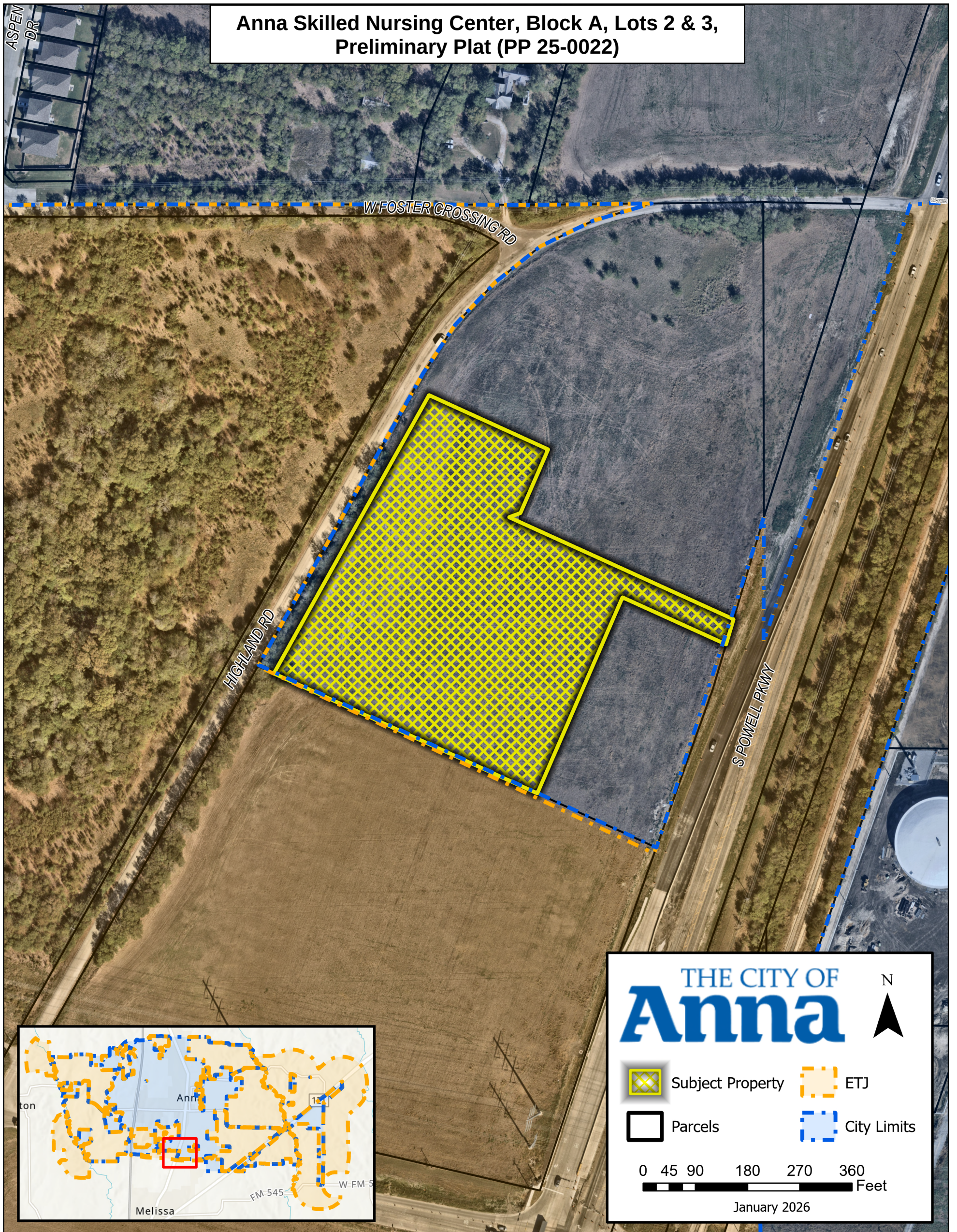
STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

1. Locator Map - Anna Skilled Nursing Center, Block A, Lots 2 & 3, Preliminary Plat (PP 25-0022)

Anna Skilled Nursing Center, Block A, Lots 2 & 3,
Preliminary Plat (PP 25-0022)





Item No. 7.f.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 1/5/2026
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve Villages of Hurricane Creek North, Phase 2, Final Plat (FP 25-0020)
Owner: Centurion American

SUMMARY:

67 Single-Family Residential (SF-6.0) lots, 72 Single-Family Residential Zero Lot Line (SF-Z) lots, and 10 Homeowners' Association lots on 59.1± acres at the intersection of Running Springs Drive and Laurelwood Lane. Zoned Planned Development/Single Family Residential 6.0/Single Family Residential 7.2 (PD/SF-6.0/SF-7.2) (Ord. No. 932-2021)

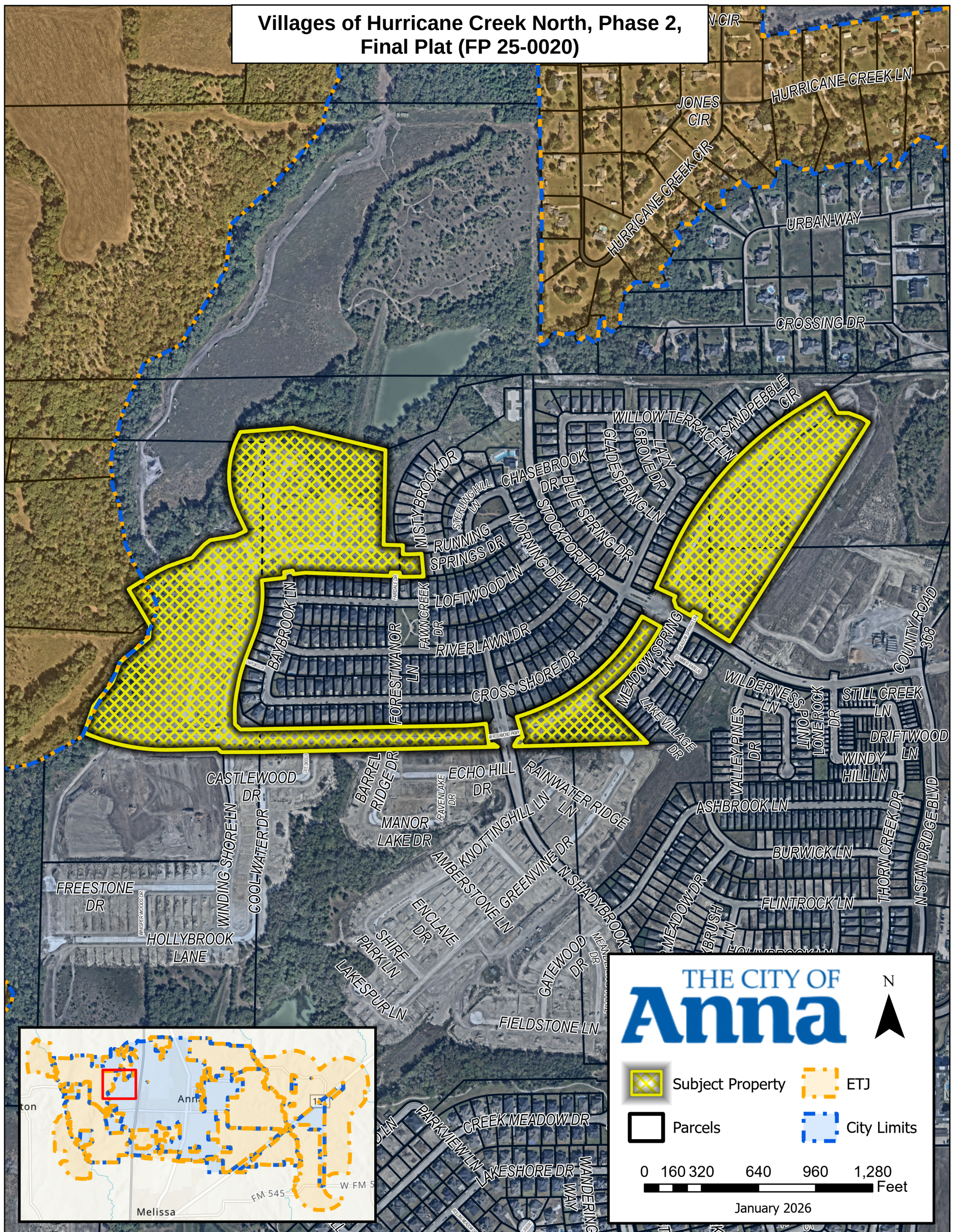
STAFF RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

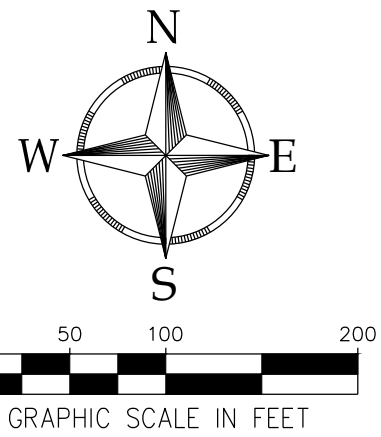
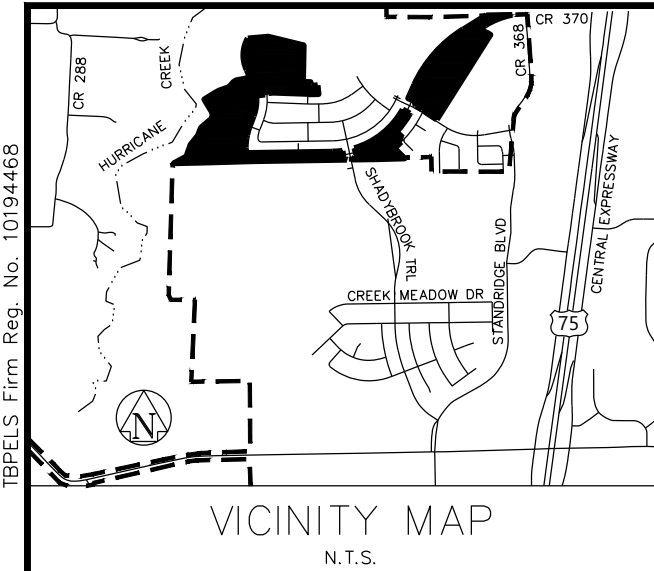
1. Locator Map - Villages of Hurricane Creek North, Phase 2, Final Plat (FP 25-0020)
2. Exhibit A - Villages of Hurricane Creek North, Phase 2, Final Plat (FP 25-0020)

**Villages of Hurricane Creek North, Phase 2,
Final Plat (FP 25-0020)**



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DWG NAME: N:\PLS\VC.DRIVE\JOB\GEN23009_HURRICANE_CREEK_NORTH_PHASE_2\2_SRVY\CEV23009_PAF2.DWG



LEGEND

ROW RIGHT OF WAY
IRS 1/2" IRON ROD SET WITH CAP STAMPED "WESTWOOD PS" SET
IRF IRON ROD FOUND
OPRCCT OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
PRCCT PLAT RECORDS OF COLLIN COUNTY, TEXAS
B.L. BUILDING LINE
U.E. UTILITY EASEMENT
W.E. WATER EASEMENT
VAM 25'x25' VISIBILITY ACCESS & MAINTENANCE EASEMENT
PWME PRIVATE WALL MAINTENANCE EASEMENT
C.M. STREET NAME CHANGE
CONTROLLING MONUMENT

APPROXIMATE LOCATION OF FEMA FLOODPLAIN
FEMA MAP NO. 48085C0155J
DATED 06/06/2009

REMAINDER FROM TRACT 1
CALLED 290.877 ACRES
MM ANNA 325, LLC
INSTRUMENT NO. 20190411000386110
O.P.R.C.C.T.

ANNA288 HOLDING LLC.
INST. NO. 2023000033019
O.P.R.C.C.T.

BLUE SPRUCE L.P.
INST. # 1994082600075830
O.P.R.C.C.T.

JOHN M. KINCADE SURVEY
ABSTRACT NO. 509

ANNA INDEPENDENT SCHOOL DISTRICT.
INST. # 2025000059753
O.P.R.C.C.T.

JOHN M. KINCADE SURVEY
ABSTRACT NO. 509

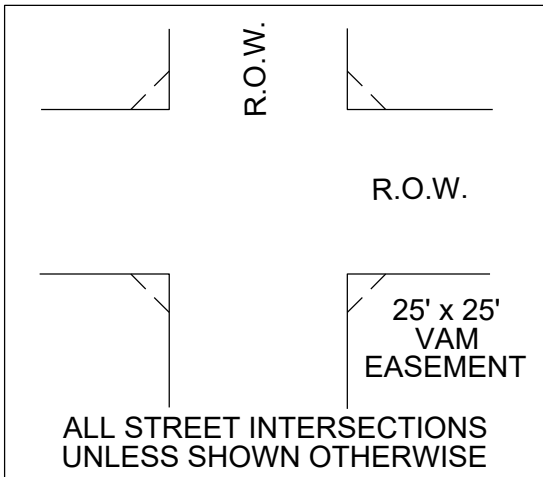
JOSEPH BOYLE SURVEY
ABSTRACT NO. 105

REMAINDER FROM TRACT 1
CALLED 290.877 ACRES
MM ANNA 325, LLC
INSTRUMENT NO. 20190411000386110
O.P.R.C.C.T.

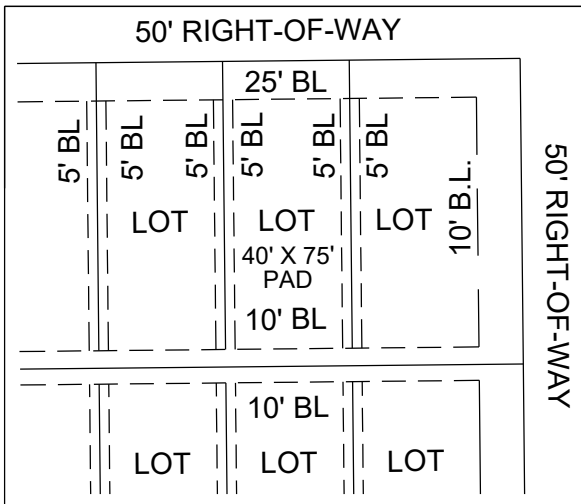
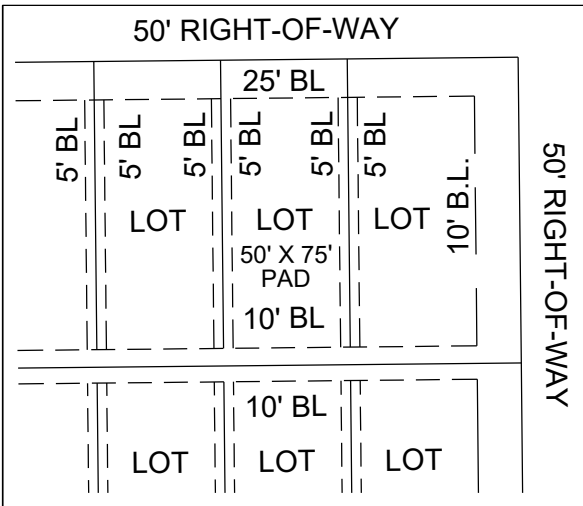
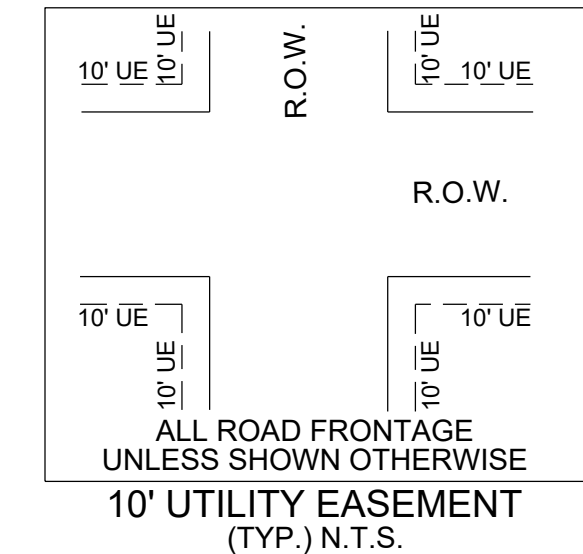
APPROXIMATE LOCATION OF FEMA FLOODPLAIN
FEMA MAP NO. 48085C0155J
DATED 06/06/2009

	SF-60	SF-Z
Maximum Height (feet)	35	35
Side Yard Interior (feet)	5	0/5
Side Yard, Corner Lot, Street Side (feet) (c)	10	10
Rear Yard (feet) (d)	10	10
Front Yard (feet)	25	20
Lot Area (feet)	5,000	4,000
Min. lot width (feet)	50	40
Min. lot depth (feet) (e)	100	100
Max lot coverage (%)	55%	85%
Building size (square feet)	1600	1200
Masonry (%)	60%	60%

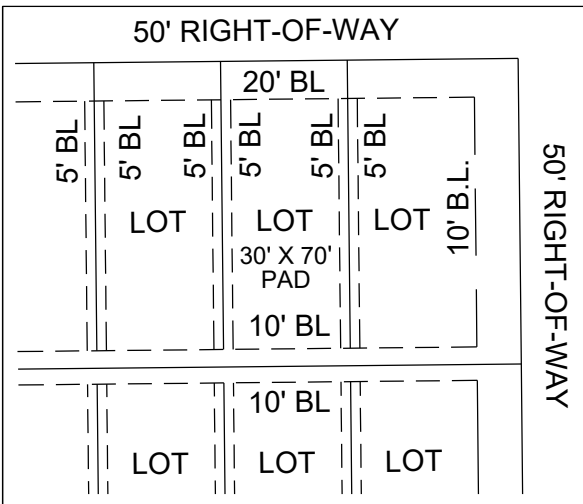
CITY OF ANNA ORDINANCE NO. 932-2021



25'x25' VISIBILITY ACCESS & MAINTENANCE EASEMENT AT STREET INTERSECTIONS (TYP.) N.T.S.



SF-60 BUILDING SETBACKS 50'X100' LOT (TYP.) N.T.S.



SF-Z BUILDING SETBACKS 40'X100' LOT (TYP.) N.T.S.

NOTES

- THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 - NORTH CENTRAL ZONE NO. 4202 - NAD83. ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999856260700.
- ALL PERIMETER PROPERTY CORNERS ARE 1/2 INCH IRON RODS WITH CAP STAMPED "WESTWOOD PS" SET, UNLESS NOTED OTHERWISE.
- SUBJECT TRACT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND IN ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO FEMA FIRM PANEL MAP NUMBER 48085C0155J EFFECTIVE DATE JUNE 6, 2009. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- NO APPURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLES.
- RETAINING WALLS SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY WHERE SUCH RETAINING WALLS ARE LOCATED. RETAINING WALLS OVER 4' WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL REQUIRED SCREENING WALLS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 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.
- WALLS ARE MEASURED FROM THE LOWEST FOOTING TO THE HIGHEST POINT ON THE WALL.

FP 25-0020 A FINAL PLAT OF THE VILLAGES OF HURRICANE CREEK - NORTH, PHASE 2

59.179 ACRES TOTAL
139 RESIDENTIAL LOTS
(67 SF-60 LOTS & 72 SF-Z LOTS)
10 COMMON AREA LOTS
SITUATED IN THE

J. KINCADE SURVEY, ABSTRACT NO. 509
W. RATTAN SURVEY, ABSTRACT NO. 752
J. BOYLE SURVEY, ABSTRACT NO. 105, &
J. ELLET SURVEY, ABSTRACT NO. 296
CITY OF ANNA, COLLIN COUNTY, TEXAS

OWNERS
MM ANNA 325, LLC
1800 VALLEY VIEW LANE
SUITE 300
FARMERS BRANCH, TEXAS 75234
469-892-7200

REMAINDER FROM TRACT 1
CALLED 262.171 ACRES
CADG HURRICANE CREEK, LLC
INSTRUMENT NO. 20150529000631020
O.P.R.C.C.T.

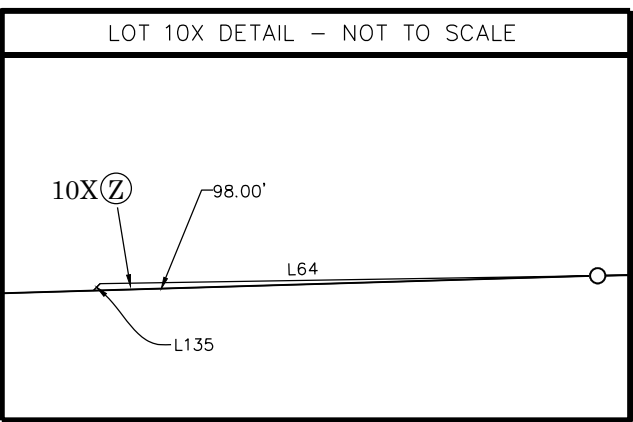
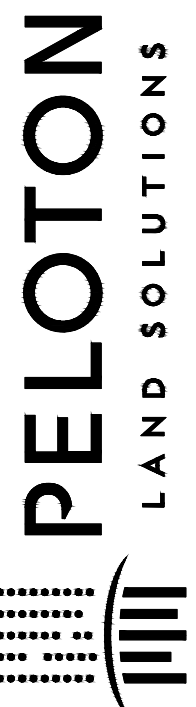


EXHIBIT A

A FINAL PLAT OF THE VILLAGES OF HURRICANE CREEK - NORTH, PHASE 2

59.179 ACRES TOTAL, 139 RESIDENTIAL LOTS
(67 SF-60 LOTS & 72 SF-Z LOTS) 10 COMMON AREA LOTS
SITUATED IN THE J. KINCADE SURVEY, ABSTRACT NO. 509 W. RATTAN SURVEY, ABSTRACT NO. 752 J. BOYLE SURVEY, ABSTRACT NO. 105, & J. ELLET SURVEY, ABSTRACT NO. 296
CITY OF ANNA, COLLIN COUNTY, TEXAS



SHEET

1

OF 5 SHEETS

Revisions:

Job #:	CEN23008
Drawn By:	ARR
Checked By:	JBA
Date:	12/15/2025
Scale:	1" = 100'



VICINITY MAP
N.T.S.

LEGEND

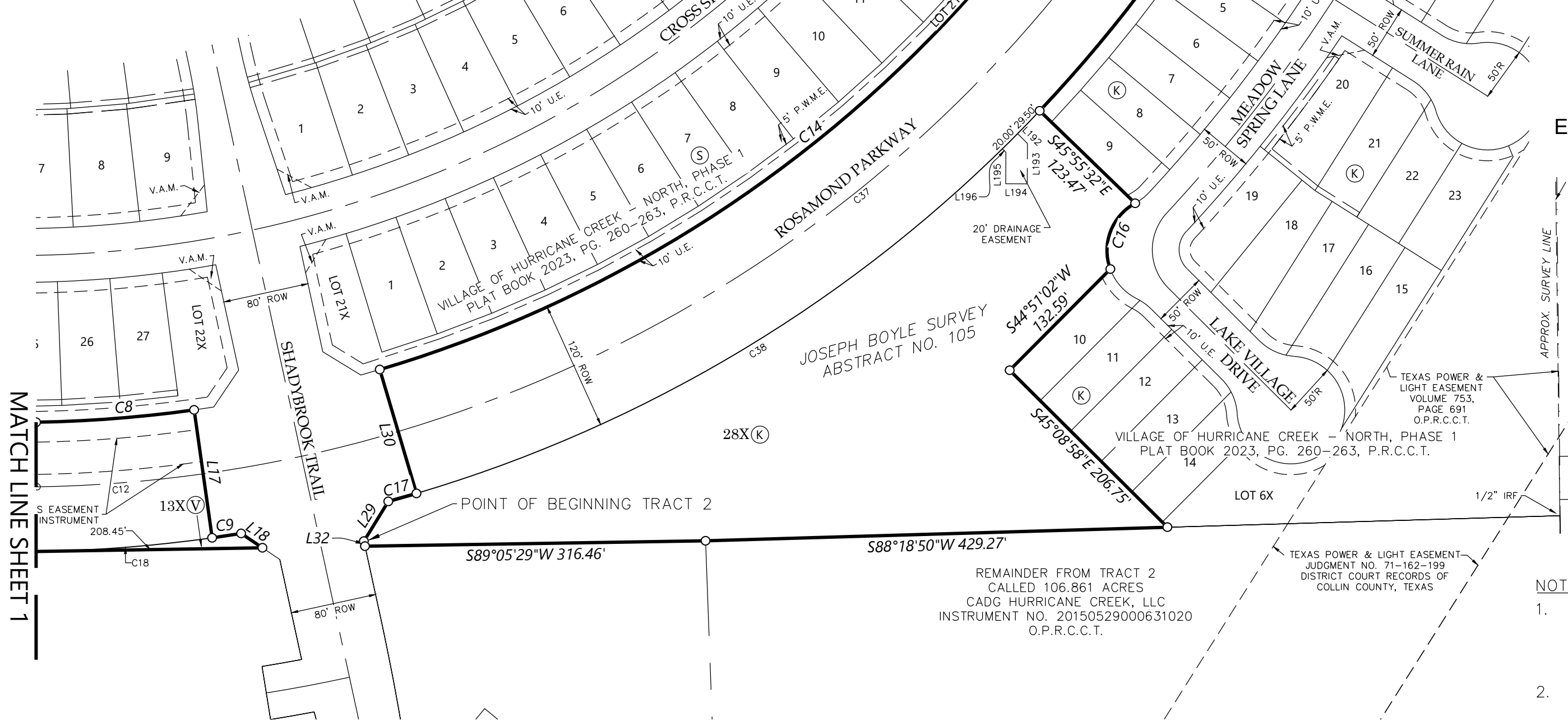
- ROW
- IRS
- IRF
- OPRCC2
- PRCCT
- B.L.
- U.E.
- VAM
- PWME
- ◀
- (C.M.)
- RIGHT OF WAY
- 1/2" IRON ROD SET WITH CAP STAMPED "WESTWOOD PS" SET
- IRON ROD FOUND
- OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
- PLAT RECORDS OF COLLIN COUNTY, TEXAS
- BUILDING LINE
- UTILITY EASEMENT
- 25'x25' VISIBILITY ACCESS & MAINTENANCE EASEMENT
- PRIVATE WALL MAINTENANCE EASEMENT
- STREET NAME CHANGE
- CONTROLLING MONUMENT

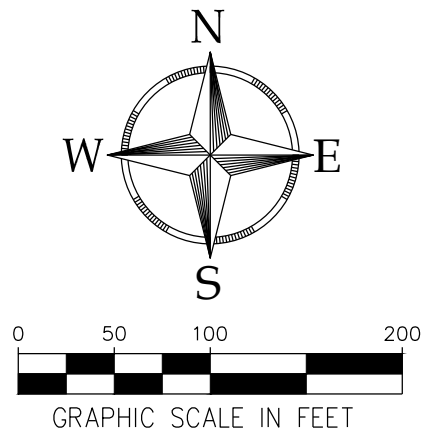
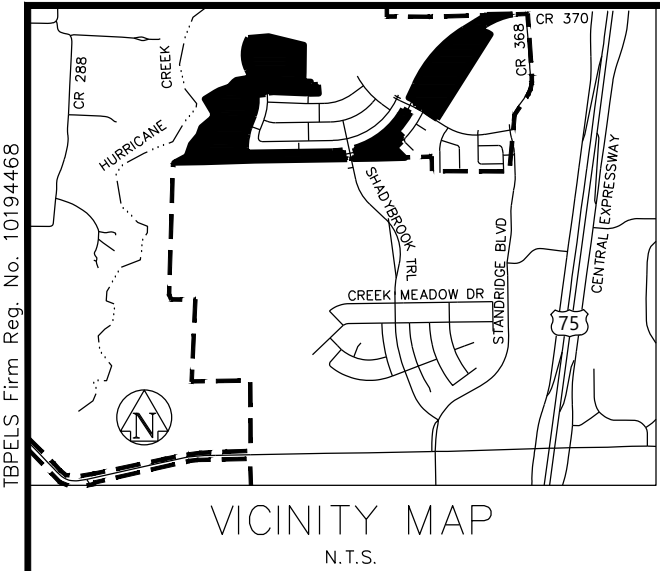
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	54°56'46"	500.00'	479.50'	N02°00'23"E	461.33'
C2	7°24'03"	725.00'	93.65'	N55°02'01"E	93.58'
C3	1°24'53"	810.00'	20.00'	N08°20'32"W	20.00'
C4	2°28'08"	760.00'	32.75'	S07°48'55"E	32.75'
C5	27°42'51"	630.00'	304.73'	S07°16'34"W	301.77'
C6	7°14'23"	800.00'	101.09'	S45°50'30"W	101.02'
C7	12°07'49"	660.00'	139.73'	S05°09'24"W	139.47'
C8	7°05'51"	1190.00'	147.41'	N85°32'34"E	147.31'
C9	1°11'26"	1310.00'	27.22'	N81°23'55"E	27.22'
C10	33°26'11"	1860.00'	1085.45'	N41°28'59"E	1070.11'
C11	3°50'52"	1260.00'	84.62'	N60°07'30"E	84.60'
C12	7°05'51"	1250.00'	154.84'	S85°32'34"W	154.74'
C13	5°31'37"	1000.00'	96.46'	N59°58'35"W	96.43'
C14	44°28'21"	1190.00'	923.67'	N51°15'12"E	900.66'
C15	14°24'50"	1310.00'	329.56'	S36°13'27"W	328.69'
C16	81°31'33"	50.00'	71.14'	S20°43'12"W	65.29'
C17	1°11'24"	1310.00'	27.21'	N74°05'05"E	27.21'
C18	7°05'46"	1310.00'	162.25'	N85°32'32"E	162.14'
C19	24°54'28"	1100.00'	478.20'	N78°27'17"W	474.44'
C20	21°37'05"	1040.00'	392.40'	N76°32'39"W	390.08'
C21	22°02'31"	400.00'	153.88'	N10°06'45"E	152.93'
C22	22°02'31"	700.00'	269.29'	S10°06'45"W	267.64'
C23	34°14'31"	410.00'	245.03'	N40°00'45"E	241.40'
C24	94°13'05"	50.00'	82.22'	N34°00'02"E	73.26'
C25	9°03'17"	850.00'	134.33'	N76°34'56"E	134.19'
C26	39°04'43"	600.00'	409.23'	S01°35'39"W	401.34'
C27	7°31'17"	600.00'	78.76'	S21°42'21"E	78.71'
C28	2°26'20"	500.00'	21.28'	N73°42'05"E	21.28'
C29	17°44'25"	500.00'	154.81'	N83°21'50"E	154.20'
C30	8°51'45"	785.00'	121.42'	N13°28'51"W	121.30'
C31	2°18'08"	785.00'	31.54'	N19°03'47"W	31.54'
C32	41°54'22"	400.00'	292.56'	N00°44'20"E	286.08'
C33	299°54'10"	50.00'	261.71'	S87°48'16"E	50.07'
C34	149°08'54"	50.00'	130.16'	S33°30'43"W	96.40'
C35	270°00'00"	50.00'	235.62'	N23°18'29"W	70.71'
C36	299°59'58"	50.00'	261.80'	N88°15'56"W	50.00'
C37	44°28'21"	1250.00'	970.24'	S51°15'12"W	946.07'
C38	31°14'55"	1310.00'	714.46'	N59°03'19"E	705.64'
C39	24°40'11"	1160.00'	499.46'	N78°34'25"W	495.61'
C40	14°13'53"	1800.00'	447.09'	S51°05'08"W	445.94'
C41	19°12'18"	1800.00'	603.34'	S34°22'03"W	600.52'
C42	7°30'55"	400.00'	52.47'	S61°28'39"E	52.43'
C43	7°06'27"	1589.00'	197.11'	S28°19'07"W	196.99'
C44	12°07'40"	1589.00'	336.34'	S37°56'11"W	335.71'
C45	8°22'12"	500.00'	73.04'	N53°32'05"W	72.98'
C46	3°19'10"	500.00'	28.97'	N47°41'24"W	28.96'
C47	14°12'04"	1589.00'	393.84'	S08°07'28"W	392.83'
C48	300°00'00"	50.00'	261.80'	N32°16'49"E	50.00'
C49	300°00'00"	50.00'	261.80'	N31°52'21"E	50.00'
C50	300°00'00"	50.00'	261.80'	N32°16'49"E	50.00'
C51	270°00'00"	50.00'	235.62'	N13°12'04"E	70.71'
C52	16°35'52"	500.00'	144.84'	S12°50'04"W	144.34'
C53	5°26'39"	740.00'	70.31'	S01°48'48"W	70.29'
C54	29°21'00"	50.00'	25.61'	S26°23'14"E	25.33'
C55	27°24'33"	50.00'	23.92'	N85°37'06"W	23.69'
C56	4°37'56"	875.00'	70.74'	N78°47'36"E	70.72'

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S01°44'03"W	130.00'	L81	S34°40'25"W	42.23'
L2	S88°15'57"E	109.33'	L82	S36°04'51"W	42.51'
L3	S01°44'03"W	50.00'	L83	S37°29'00"E	41.95'
L4	S88°15'57"E	12.13'	L84	N39°03'24"E	42.23'
L5	N01°44'03"E	23.48'	L85	N40°38'04"E	42.23'
L6	N88°15'57"W	50.00'	L86	N42°14'15"E	54.30'
L7	S01°44'03"W	20.00'	L87	N45°51'58"E	44.18'
L8	N87°55'48"W	10.60'	L88	N47°18'04"E	42.23'
L9	S83°35'40"W	67.70'	L89	N48°42'13"E	42.23'
L10	S80°57'01"W	50.00'	L90	S65°06'23"E	42.23'
L11	S83°25'09"W	130.00'	L91	N51°30'32"E	42.23'
L12	S21°08'00"W	138.53'	L92	N52°54'41"E	42.23'
L13	S20°08'12"W	50.00'	L93	N54°18'50"E	42.23'
L14	S11°13'18"W	45.96'	L94	N55°43'00"E	42.23'
L15	S00°54'31"E	48.75'	L95	N57°07'09"E	42.23'
L16	S45°54'31"E	42.43'	L96	N58°08'51"E	40.60'
L17	S08°00'22"E	120.00'	L97	N31°47'56"W	25.00'
L18	S56°03'28"E	23.94'	L98	N46°01'49"W	60.00'
L19	N19°10'53"W	43.20'	L99	N87°43'11"W	6.12'
L20	N24°45'54"E	23.65'	L100	S27°43'11"E	6.13'
L21	S88°32'32"E	63.11'	L101	S88°58'29"W	9.82'
L22	S69°38'44"E	74.77'	L102	S31°14'43"E	5.85'
L23	S57°43'12"E	50.00'	L103	S83°25'31"W	10.57'
L24	N57°43'11"W	109.99'	L104	S21°48'25"E	8.24'
L25	N55°20'20"W	104.47'	L105	S57°43'11"E	59.21'
L26	N24°45'54"E	33.83'	L106	S52°57'23"W	13.76'
L27	N58°13'31"W	50.38'	L107	S65°14'06"E	90.83'
L28	S24°45'54"W	31.64'	L108	S57°43'11"E	59.85'
L29	N31°32'06"E	43.31'	L109	S88°15'57"E	35.50'
L30	N16°30'37"W	120.00'	L110	N25°28'00"W	75.47'
L31	S60°58'59"E	120.00'	L111	N23°15'03"W	70.31'
L32	N12°15'52"W	4.77'	L112	S42°29'05"W	20.18'
L33	N19°23'44"E	24.04'	L113	S24°23'30"E	118.60'
L34	N02°38'49"E	25.37'	L114	N77°49'10"E	209.76'
L35	N00°54'31"W	83.80'	L115	N12°10'50"W	15.00'
L36	N13°55'43"E	60.87'	L116	N77°49'10"E	221.06'
L37	N12°46'53"E	56.61'	L117	N65°36'30"E	103.87'
L38	N00°31'05"E	56.61'	L118	N65°36'30"E	118.92'
L39	N24°23'30"W	36.97'	L119	S24°23'30"E	110.58'
L40	N3°37'58"W	100.53'	L120	S42°29'05"W	38.74'
L41	N25°28'00"W	32.78'	L121	S84°09'05"W	124.18'
L42	S09°30'05"W	56.52'	L122	S54°09'05"W	35.35'
L43	S03°12'29"E	56.52'	L123	S35°50'55"E	15.00'
L44	S20°12'51"E	57.07'	L124	N54°09'05"E	31.33'
L45	S20°12'51"E	50.71'	L125	N84°09'05"E	120.51'
L46	S00°43'49"E	46.88'	L126	N57°43'11"W	122.17'
L47	S01°44'03"W	60.00'	L127	N89°05'29"E	25.05'
L48	N13°18'50"W	53.44'	L128	S50°04'00"E	111.00'
L49	N08°45'04"W	48.47'	L129	S53°02'50"E	111.00'
L50	S11°28'22"E	78.32'	L130	N51°49'12"W	111.00'
L51	S03°42'05"E	73.48'	L131	S50°25'03"E	110.87'
L52	S03°49'18"W	73.48'	L132	S21°08'00"W	72.32'
L53	S11°20'42"W	73.48'	L133	S20°05'49"W	60.01'
L54	S18°37'50"W	70.88'	L134	N45°54'31"W	4.33'
L55	S21°08'00"W	60.40'	L135	N44°05'29"E	1.89'
L56	S21°08'00"W	67.67'	L136	N01°44'03"E	70.10'
L57	S13°59'44"W	60.47'	L137	N11°56'45"W	61.75'
L58	S00°54'31"E	60.00'	L138	N08°05'44"W	60.89'
L59	S01°44'03"E	7.84'	L139	N01°44'03"E	60.00'
L60	S44°05'29"W	42.43'	L140	S21°08'00"W	4.00'
L61	N58°12'07"E	134.82'	L141	S21°08'00"W	4.00'
L62	S07°09'12"W	49.51'	L142	S13°00'18"W	12.36'
L63	N89°05'29"E	340.00'	L143	N83°21'01"W	61.46'
L64	N89°05'29"E	121.65'	L144	N03°37'58"W	15.00'
L65	N00°54'31"W	60.00'	L145	N24°35'57"W	39.53'
L66	N00°54'31"W	60.00'	L146	S23°15'03"E	51.37'
L67	N70°08'13"W	30.44'	L147	N86°48'02"E	17.38'
L68	N68°52'00"W	5.00'	L148	N72°03'17"E	42.52'
L69	S00°54'31"E	62.21'	L149	S17°56'43"E	5.00'
L70	S08°07'28"W	55.65'	L150	S72°03'17"W	63.47'
L71	S68°18'29"E	25.00'	L151	S68°18'29"E	66.00'
L72	S01°44'03"W	129.07'	L152	S88°15'57"E	20.00'
L73	S21°08'00"W	56.40'	L153	N87°52'00"W	5.80'
L74	S24°59'37"W	41.26'	L154	N89°15'16"E	63.18'
L75	S26°15'29"W	42.23'	L155	S87°45'23"E	15.00'
L76	S27°39'38"W	42.23'	L157	N24°45'54"E	9.74'
L77	S29°03'47"E	42.23'	L158	N26°15'29"E	4.00'
L78	S30°27'57"W	42.23'	L159	N01°27'28"E	3.63'
L79	S31°52'06"W	42.23'	L160	N69°38'44"W	4.23'
L80	S33°16'15"W	42.23'	L161	N65°36'30"E	8.14'

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L162	S00°54'31"E	35.17'	L176	S88°15'57"E	24.54'
L163	S00°54'31"E	17.32'	L177	N01°44'03"E	145.00'
L164	S89°05'29"W	163.37'	L178	S00°44'44"E	5.00'
L165	S00°54'31"E	8.85'	L179	S02°14'12"W	4.98'
L166	N00°54'31"W	5.00'	L180	N02°13'46"E	4.99'
L167	N68°52'00"W	5.00'			
L168	S77°13'07"E	5.00'			
L169	S06°38'59"W	5.00'			
L170	N86°22'02"E	5.00'			
L171	S65°24'03"W	5.00'			
L172	N12°30'40"W	5.00'			
L173	N12°00'16"W	5.00'			
L174	N21°41'31"E	5.00'			
L175	N01°44'03"E	5.00'			
L176	S88°15'57"E	24.54'			
L177	N01°44'03"E	145.00'			
L178	S00°44'44"E	5.00'			
L179	S02°14'12"W	4.98'			
L180	N02°13'46"E	4.99'			

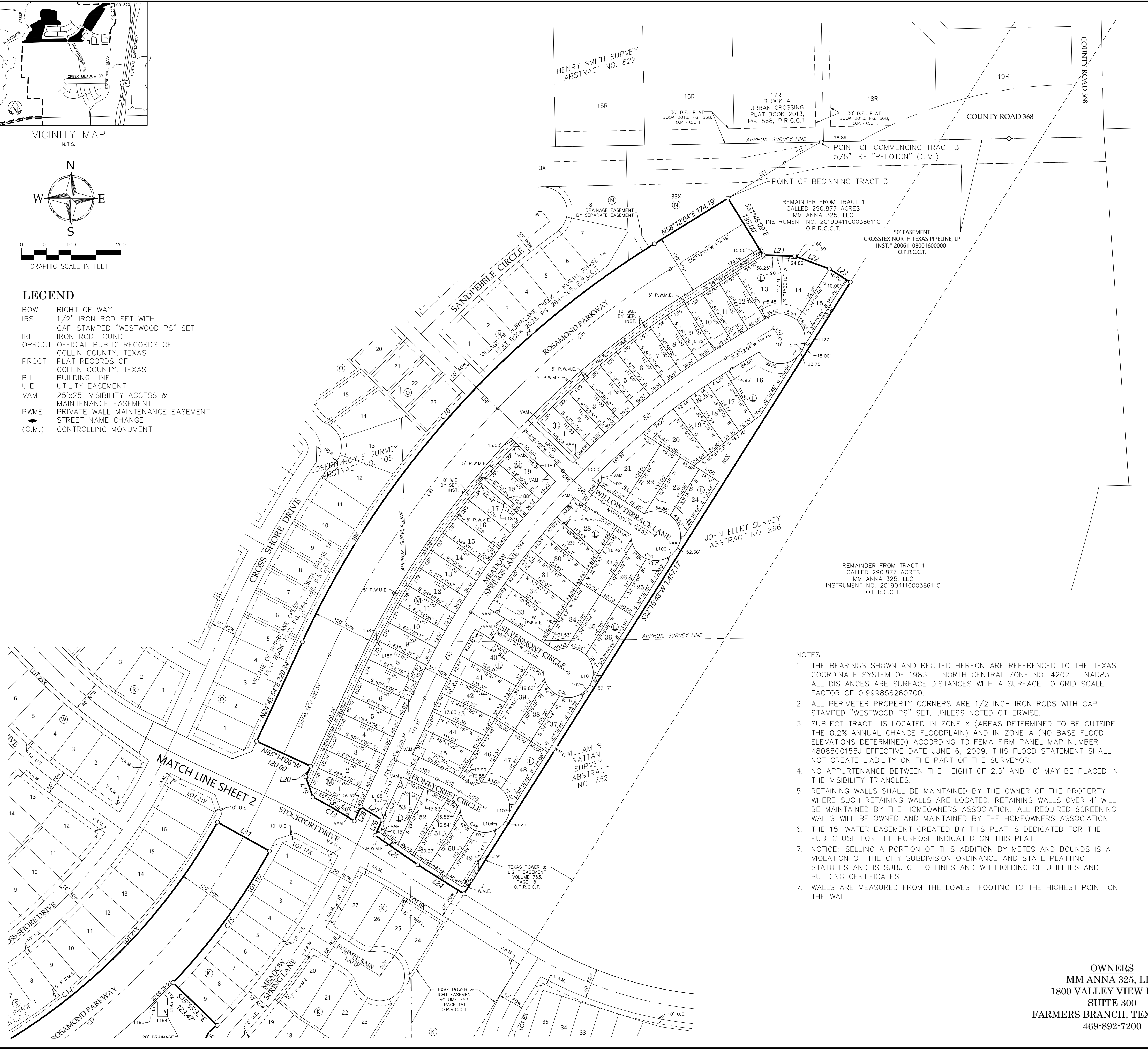
LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L156	N84°23'11"E	120.00'	L190	S88°32'32"E	65.62'
L181	S17°56'43"E	5.00'	L191	N57°43'11"W	5.00'
L182	N14°34'14"W	5.08'	L192	N44°48'22"W	12.87'
L183	N19°51'47"E	5.00'	L193	N00°13'07"E	37.45'
L184	N19°51'47"E	5.00'	L194	S89°46'53"E	20.00'
L185	N65°14'06"W	5.01'	L195	S00°13'07"W	29.16'
L186	S62°20'22"E	5.00'	L196	S44°48'22"E	4.57'
L187	N39°34'57"E	5.00'	L197	S65°36'30"W	118.92'
L188	N39°56'00"E	5.00'			
L189	S43°42'44"W	5.00'			
L190	S88°32'32"E	65.62'			
L191	N57°43'11"W	5.00'			
L192	N44°48'22"W	12.87'			
L193	N00°13'07"E	37.45'			
L194	S89°46'53"E	20.00'			
L195	S00°13'07"W	29.16'			
L196	S44°48'22"E	4.57'			
L197	S65°36'30"W	118.92'			





LEGEND

- ROW RIGHT OF WAY
IRS 1/2" IRON ROD SET WITH CAP STAMPED "WESTWOOD PS" SET
IRF IRON ROD FOUND
OPRCCT OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
PRCCT PLAT RECORDS OF COLLIN COUNTY, TEXAS
B.L. BUILDING LINE
U.E. UTILITY EASEMENT
VAM 25'x25' VISIBILITY ACCESS & MAINTENANCE EASEMENT
PWME PRIVATE WALL MAINTENANCE EASEMENT
(C.M.) STREET NAME CHANGE
(C.M.) CONTROLLING MONUMENT



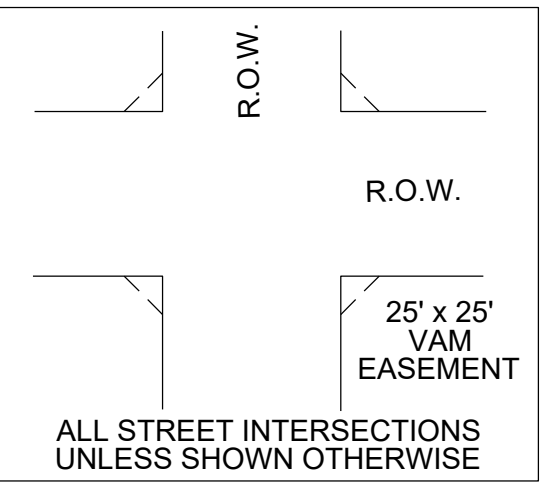
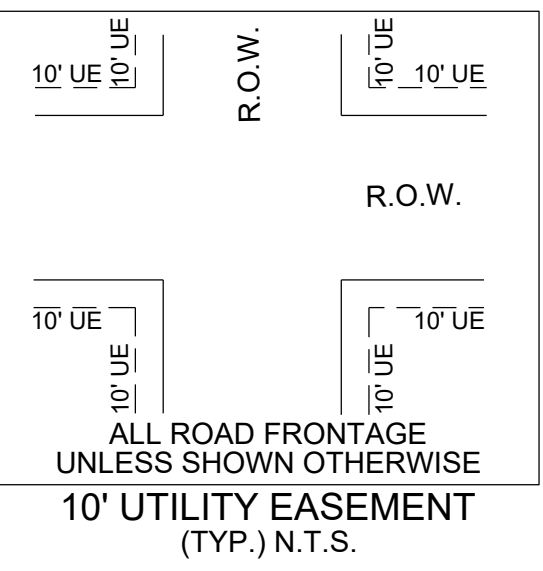
NOTES

- THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 - NORTH CENTRAL ZONE NO. 4202 - NAD83. ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999856260700.
- ALL PERIMETER PROPERTY CORNERS ARE 1/2 INCH IRON RODS WITH CAP STAMPED "WESTWOOD PS" SET, UNLESS NOTED OTHERWISE.
- SUBJECT TRACT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND IN ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO FEMA FIRM PANEL MAP NUMBER 48085C0155J EFFECTIVE DATE JUNE 6, 2009. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- NO APPURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLES.
- RETAINING WALLS SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY WHERE SUCH RETAINING WALLS ARE LOCATED. RETAINING WALLS OVER 4' WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL REQUIRED SCREENING WALLS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE 15' WATER EASEMENT CREATED BY THIS PLAT IS DEDICATED FOR THE PUBLIC USE FOR THE PURPOSE INDICATED ON THIS PLAT.
- 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.
- WALLS ARE MEASURED FROM THE LOWEST FOOTING TO THE HIGHEST POINT ON THE WALL

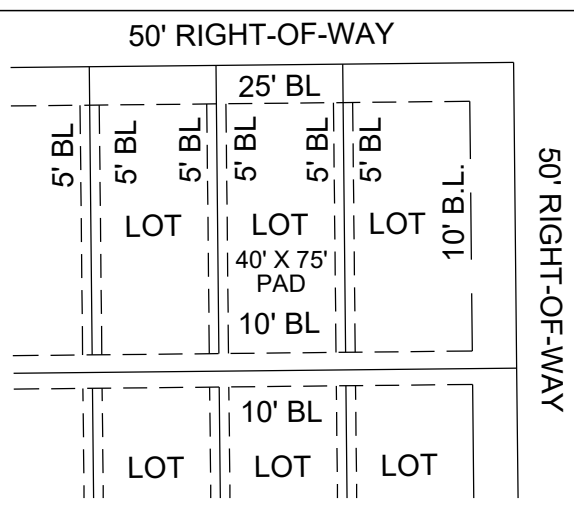
OWNERS
MM ANNA 325, LLC
1800 VALLEY VIEW LANE
SUITE 300
FARMERS BRANCH, TEXAS 75234
469-892-7200

FP 25-0020
A FINAL PLAT OF
THE VILLAGES OF HURRICANE
CREEK - NORTH, PHASE 2

59.179 ACRES TOTAL
139 RESIDENTIAL LOTS
(67 SF-60 LOTS & 72 SF-Z LOTS)
10 COMMON AREA LOTS
SITUATED IN THE
J. KINCADE SURVEY, ABSTRACT NO. 509
W. RATTAN SURVEY, ABSTRACT NO. 752
J. BOYLE SURVEY, ABSTRACT NO. 105, &
J. ELLET SURVEY, ABSTRACT NO. 296
CITY OF ANNA, COLLIN COUNTY, TEXAS



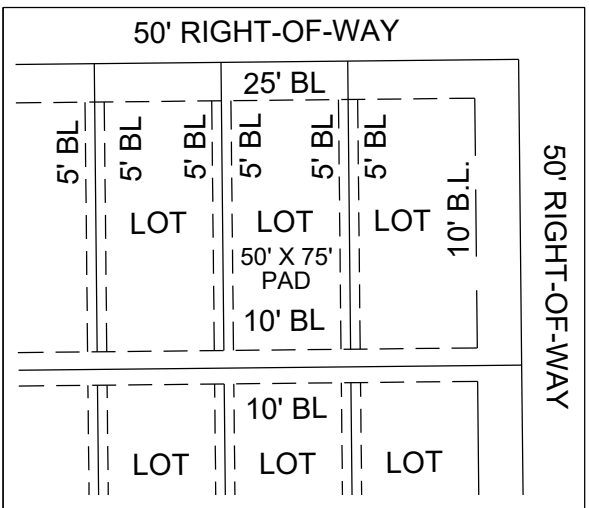
25'x25' VISIBILITY
ACCESS & MAINTENANCE
EASEMENT AT STREET INTERSECTIONS
(TYP.) N.T.S.



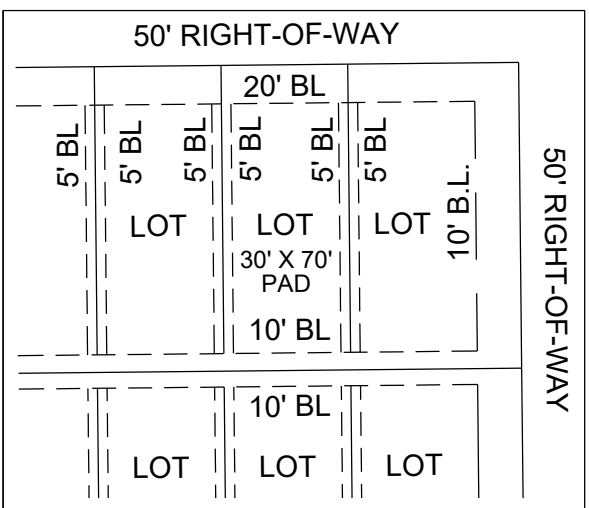
SF-60 BUILDING SETBACKS
50'X100' LOT

	SF-60	SF-Z
Maximum Height (feet)	35	35
Side Yard Interior (feet)	5	0/5
Side Yard, Corner Lot, Street Side (feet) (c)	10	10
Rear Yard (feet) (d)	10	10
Front Yard (feet)	25	20
Lot Area (feet)	5,000	4,000
Min. lot width (feet)	50	40
Min. lot depth (feet) (e)	100	100
Max lot coverage (%)	55%	85%
Building size (square feet)	1600	1200
Masonry (%)	60%	60%

CITY OF ANNA ORDINANCE NO. 932-2021



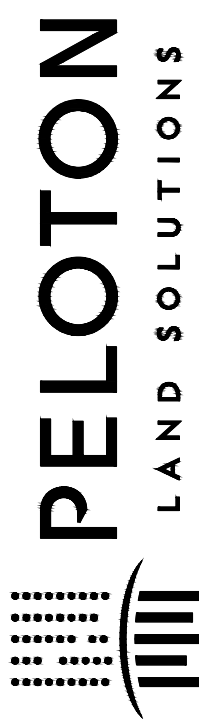
SF-60 BUILDING SETBACKS
60'X100' LOT
(TYP.) N.T.S.



SF-Z BUILDING SETBACKS
40'X100' LOT

A FINAL PLAT OF THE VILLAGES OF
HURRICANE CREEK - NORTH, PHASE 2

59.179 ACRES TOTAL 139 RESIDENTIAL LOTS
(67 SF-60 LOTS & 72 SF-Z LOTS) 10 COMMON AREA LOTS
SITUATED IN THE J. KINCADE SURVEY, ABSTRACT NO. 509 W. RATTAN SURVEY, ABSTRACT NO. 752 J. BOYLE SURVEY, ABSTRACT NO. 105, & J. ELLET SURVEY, ABSTRACT NO. 296
CITY OF ANNA, COLLIN COUNTY, TEXAS



SHEET

3

OF 5 SHEETS

Revisions:

Job #	CEN23008
Drawn By:	ARR
Checked By:	JBA
Date:	12/15/2025
Scale:	1" = 100'

LAND DESCRIPTION

BEING THAT CERTAIN 37,228 ACRE TRACT OF LAND SITUATED IN THE JOHN M. KINCADE SURVEY, ABSTRACT NO. 509, AND THE JOSEPH BOYLE SURVEY, ABSTRACT NO. 105, CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING PART OF A CALLED 290.877 ACRE TRACT 1 DESCRIBED IN THE DEED TO MM ANNA 325, LLC, RECORDED IN INSTRUMENT NO. 2019041000386110 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, (O.P.R.C.C.T.); SAID 37,965 ACRE TRACT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 11/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET FOR CORNER IN THE COMMON LINE BETWEEN A TRACT OF LAND CONVEYED TO BLUE SPRUCE, L.P., BY DEED OF RECORD IN INSTRUMENT NO. 19940826000793830, OF SAID OFFICIAL PUBLIC RECORDS, AND SAID 290.877 ACRE TRACT, SAID POINT BEING AT THE NORTHWEST CORNER OF A CALLED 15,309 ACRE TRACT OF LAND CONVEYED TO BOARD OF TRUSTEES OF THE ANNA INDEPENDENT SCHOOL DISTRICT, BY DEED OF RECORD IN INSTRUMENT NO. 20250000589753, OF SAID OFFICIAL PUBLIC RECORDS

THENCE ALONG THE COMMON LINE BETWEEN THE SAID BLUE SPRUCE, L.P. TRACT AND THE SAID 290.877 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 19 DEGREES 24 MINUTES 17 SECONDS EAST, A DISTANCE OF 157.69 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET AT AN ANGLE POINT;
NORTH 38 DEGREES 49 MINUTES 43 SECONDS EAST, A DISTANCE OF 172.63 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET AT AN ANGLE POINT;
NORTH 20 DEGREES 25 MINUTES 25 SECONDS EAST, A DISTANCE OF 121.13 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET AT AN ANGLE POINT;
NORTH 49 DEGREES 53 MINUTES 58 SECONDS EAST, A DISTANCE OF 215.37 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET AT AN ANGLE POINT;
NORTH 04 DEGREES 32 MINUTES 42 SECONDS EAST, A DISTANCE OF 69.40 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET AT AN ANGLE POINT;
NORTH 30 DEGREES 41 MINUTES 24 SECONDS WEST, AT A DISTANCE OF 122.96 FEET PASSING THE NORTHEAST CORNER OF SAID BLUE SPRUCE, L.P. TRACT AND THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO KIMBERLY POWELL, BY DEED OF RECORD IN VOLUME 5820, PAGE 2130, OF SAID OFFICIAL PUBLIC RECORDS, CONTINUING ALONG THE COMMON LINE BETWEEN THE SAID POWELL TRACT AND THE SAID 290.877 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 236.43 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET FOR CORNER;

THENCE DEPARTING THE SAID COMMON LINE BETWEEN THE POWELL TRACT AND THE 290.877 ACRE TRACT, OVER AND ACROSS SAID 290.877 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 57 DEGREES 58 MINUTES 26 SECONDS EAST, A DISTANCE OF 181.02 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET AT AN ANGLE POINT;
NORTH 62 DEGREES 57 MINUTES 05 SECONDS EAST, A DISTANCE OF 69.03 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET AT AN ANGLE POINT;
NORTH 70 DEGREES 15 MINUTES 59 SECONDS EAST, A DISTANCE OF 153.22 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET AT AN ANGLE POINT;
NORTH 42 DEGREES 29 MINUTES 05 SECONDS EAST, A DISTANCE OF 99.52 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET AT AN ANGLE POINT;
NORTH 52 DEGREES 46 MINUTES 37 SECONDS EAST, A DISTANCE OF 42.12 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET AT AN ANGLE POINT;
NORTH 80 DEGREES 24 MINUTES 48 SECONDS EAST, A DISTANCE OF 140.98 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET AT AN ANGLE POINT;
NORTH 64 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 70.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET AT A RE-ENTRANT CORNER;
NORTH 25 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 104.96 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

ALONG SAID TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 54 DEGREES 56 MINUTES 46 SECONDS, A RADIUS OF 500.00 FEET, AND AN ARC LENGTH OF 479.50 FEET (CHORD BEARS NORTH 2 DEGREES 00 MINUTES 23 SECONDS EAST, 461.33 FEET) TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET AT THE END OF SAID CURVE;

NORTH 85 DEGREES 07 MINUTES 39 SECONDS EAST, A DISTANCE OF 298.29 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET AT AN ANGLE POINT;

SOUTH 76 DEGREES 12 MINUTES 53 SECONDS EAST, A DISTANCE OF 530.21 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET AT THE NORTHWEST CORNER OF LOT 26X, BLOCK W, VILLAGE OF HURRICANE CREEK – NORTH, PHASE 1A, AN ADDITION TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2023, PAGE 264–266, OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS;

THENCE ALONG THE WESTERLY LINE OF SAID VILLAGE OF HURRICANE CREEK – NORTH, PHASE 1A, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 53 MINUTES 08 SECONDS WEST, A DISTANCE OF 401.03 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT AN ANGLE POINT;
SOUTH 01 DEGREES 44 MINUTES 03 SECONDS WEST, A DISTANCE OF 130.00 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE SOUTHWEST CORNER OF SAID LOT 26, BLOCK W;
SOUTH 88 DEGREES 15 MINUTES 57 SECONDS EAST, A DISTANCE OF 109.33 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE NORTH END OF THE WEST TERMINUS OF RUNNING SPRINGS DRIVE, A 50–FOOT RIGHT–OF–WAY;
SOUTH 01 DEGREES 44 MINUTES 03 SECONDS WEST, ALONG SAID WEST TERMINUS OF RUNNING SPRINGS DRIVE, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE SOUTH END OF SAID WEST TERMINUS OF RUNNING SPRINGS DRIVE;
SOUTH 88 DEGREES 15 MINUTES 57 SECONDS EAST, ALONG THE SOUTH LINE OF SAID RUNNING SPRINGS DRIVE, A DISTANCE OF 12.13 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
ALONG SAID SOUTH LINE OF RUNNING SPRINGS DRIVE AND SAID TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07 DEGREES 24 MINUTES 03 SECONDS, A RADIUS OF 725.00 FEET, AND AN ARC LENGTH OF 93.65 FEET (CHORD BEARS NORTH 88 DEGREES 02 MINUTES 01 SECONDS EAST, 93.58 FEET) TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE NORTHWEST CORNER OF LOT 17, BLOCK V, OF SAID VILLAGE OF HURRICANE CREEK – NORTH, PHASE 1A;
SOUTH 05 DEGREES 40 MINUTES 00 SECONDS EAST, DEPARTING THE SAID SOUTH LINE OF RUNNING SPRINGS DRIVE A DISTANCE OF 128.92 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND FOR CORNER IN A NORTH LINE OF BLOCK V, VILLAGE OF HURRICANE CREEK – NORTH, PHASE 1, AN ADDITION TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2023, PAGE 260–263, OF THE PLAT RECORDS; AT THE SOUTHWEST CORNER OF SAID LOT 17, BLOCK V;

THENCE DEPARTING THE SAID WESTERLY LINE OF VILLAGE OF HURRICANE CREEK – NORTH, PHASE 1A, ALONG SAID NORTHERLY LINE AND A WESTERLY AND A SOUTHERLY LINE OF SAID VILLAGE OF HURRICANE CREEK – NORTH, PHASE 1, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 15 MINUTES 16 SECONDS WEST, A DISTANCE OF 132.74 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND FOR CORNER IN THE EAST RIGHT–OF–WAY LINE OF FAIRDALE DRIVE, A 50–FOOT RIGHT–OF–WAY, AT THE NORTHWEST CORNER OF LOT 14, OF SAID BLOCK V;

NORTH 01 DEGREES 44 MINUTES 03 SECONDS EAST, ALONG THE SAID EAST LINE OF FAIRDALE DRIVE, A DISTANCE OF 23.48 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE EAST END OF THE NORTH TERMINUS OF SAID FAIRDALE DRIVE;

NORTH 88 DEGREES 15 MINUTES 57 SECONDS WEST, ALONG SAID NORTH TERMINUS OF SAID FAIRDALE DRIVE, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE WEST END OF SAID NORTH TERMINUS OF FAIRDALE DRIVE;

SOUTH 01 DEGREES 44 MINUTES 03 SECONDS WEST, DEPARTING THE SAID NORTH TERMINUS, ALONG THE WEST LINE OF SAID FAIRDALE DRIVE, A DISTANCE OF 20.00 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE NORTHEAST CORNER OF LOT 10, BLOCK X, OF SAID VILLAGE OF HURRICANE CREEK – NORTH, PHASE 1;

NORTH 87 DEGREES 55 MINUTES 48 SECONDS WEST, DEPARTING THE SAID WEST LINE OF FAIRDALE DRIVE, ALONG THE NORTH LINE OF SAID BLOCK X, A DISTANCE OF 10.60 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT AN ANGLE POINT;

NORTH 87 DEGREES 45 MINUTES 57 SECONDS WEST, CONTINUING ALONG THE SAID NORTH LINE OF BLOCK X, A DISTANCE OF 468.26 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT AN ANGLE POINT;

SOUTH 83 DEGREES 35 MINUTES 40 SECONDS WEST, A DISTANCE OF 67.70 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND FOR CORNER IN THE EAST RIGHT–OF–WAY LINE OF BAYBROOK LANE, A 50–FOOT RIGHT–OF–WAY, AT THE NORTHWEST CORNER OF LOT 1, OF SAID BLOCK X; SAID POINT BEING IN A NON–TANGENT CURVE TO THE LEFT;

ALONG SAID EASTERLY LINE OF BAYBROOK LANE AND SAID NON–TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 24 MINUTES 53 SECONDS, A RADIUS OF 810.00 FEET, AND AN ARC LENGTH OF 20.00 FEET (CHORD BEARS NORTH 08 DEGREES 20 MINUTES 32 SECONDS WEST, 20.00 FEET) TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE EAST END OF THE NORTH TERMINUS OF SAID BAYBROOK LANE;

SOUTH 80 DEGREES 57 MINUTES 01 SECONDS WEST, ALONG THE SAID NORTH TERMINUS OF SAID BAYBROOK LANE, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE WEST END OF THE SAID NORTH TERMINUS OF BAYBROOK LANE; SAID POINT BEING THE BEGINNING OF A NON–TANGENT CURVE TO THE RIGHT;

ALONG SAID WEST LINE OF BAYBROOK LANE AND SAID NON–TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 28 MINUTES 08 SECONDS, A RADIUS OF 760.00 FEET, AND AN ARC LENGTH OF 32.75 FEET (CHORD BEARS SOUTH 07 DEGREES 48 MINUTES 55 SECONDS EAST, 32.75 FEET) TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE NORTHEAST CORNER OF LOT 9, BLOCK BB, OF SAID VILLAGE OF HURRICANE CREEK – NORTH, PHASE 1;

SOUTH 83 DEGREES 25 MINUTES 09 SECONDS WEST, A DISTANCE OF 130.00 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE NORTHWEST CORNER OF LOT 24X, OF SAID BLOCK BB; SAID POINT BEING IN A NON–TANGENT CURVE TO THE RIGHT;

ALONG SAID NON–TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 27 DEGREES 42 MINUTES 51 SECONDS, A RADIUS OF 630.00 FEET, AND AN ARC LENGTH OF 304.73 FEET (CHORD BEARS SOUTH 07 DEGREES 16 MINUTES 34 SECONDS WEST, 301.77 FEET) TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE END OF SAID CURVE;

SOUTH 21 DEGREES 08 MINUTES 00 SECONDS WEST, A DISTANCE OF 138.53 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT AN SOUTHWEST CORNER OF SAID LOT 24X, BLOCK BB, AND BEING THE NORTH END OF THE WEST TERMINUS OF CHAPELWOOD DRIVE, A 50–FOOT RIGHT–OF–WAY;

SOUTH 20 DEGREES 08 MINUTES 12 SECONDS WEST, ALONG THE SAID WEST TERMINUS OF CHAPELWOOD DRIVE, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND FOR CORNER AT THE SOUTH END OF SAID WEST TERMINUS OF CHAPELWOOD DRIVE; SAID POINT BEING THE NORTHWEST CORNER OF LOT 22X, BLOCK AA, OF SAID VILLAGE OF HURRICANE CREEK – NORTH, PHASE 1, AND BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

ALONG SAID TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07 DEGREES 14 MINUTES 23 SECONDS, A RADIUS OF 800.00 FEET, AND AN ARC LENGTH OF 101.09 FEET (CHORD BEARS SOUTH 14 DEGREES 50 MINUTES 30 SECONDS WEST, 101.02 FEET) TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE END OF SAID CURVE;

SOUTH 11 DEGREES 13 MINUTES 18 SECONDS WEST, A DISTANCE OF 45.96 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE BEGINNING OF TANGENT CURVE TO THE LEFT;

ALONG SAID TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12 DEGREES 07 MINUTES 49 SECONDS, A RADIUS OF 660.00 FEET, AND AN ARC LENGTH OF 139.73 FEET (CHORD BEARS SOUTH 05 DEGREES 09 MINUTES 24 SECONDS WEST, 139.47 FEET) TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE END OF SAID CURVE;

SOUTH 00 DEGREES 54 MINUTES 31 SECONDS EAST, A DISTANCE OF 48.75 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT A SOUTHWEST CORNER OF SAID LOT 22X, BLOCK AA;

SOUTH 45 DEGREES 54 MINUTES 31 SECONDS EAST, A DISTANCE OF 42.43 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT A SOUTHWEST CORNER OF SAID LOT 22X, BLOCK AA;

NORTH 89 DEGREES 05 MINUTES 29 SECONDS EAST, A DISTANCE OF 1,229.11 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

ALONG SAID TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07 DEGREES 05 MINUTES 51 SECONDS, A RADIUS OF 1,190.00 FEET, AND AN ARC LENGTH OF 147.41 FEET (CHORD BEARS NORTH 85 DEGREES 32 MINUTES 34 SECONDS EAST, 147.31 FEET) TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT A NORTHWEST CORNER OF SHADYBROOK TRAIL, A VARIABLE WIDTH RIGHT–OF–WAY;

THENCE CONTINUING ALONG THE SAID WESTERLY LINE OF VILLAGE OF HURRICANE CREEK NORTH – PHASE 1 AND ALONG THE SAID WESTERLY ALONG LINE SHADYBROOK TRAIL, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 08 DEGREES 00 MINUTES 22 SECONDS EAST, A DISTANCE OF 120.00 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND FOR CORNER; SAID POINT BEING AT THE BEGINNING OF A NON–TANGENT CURVE TO THE LEFT;

ALONG SAID NON–TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 11 MINUTES 26 SECONDS, A RADIUS OF 1,310.00 FEET, AND AN ARC LENGTH OF 27.22 FEET (CHORD BEARS NORTH 81 DEGREES 23 MINUTES 55 SECONDS EAST, 27.22 FEET) TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE END OF SAID CURVE;

SOUTH 56 DEGREES 03 MINUTES 28 SECONDS EAST, A DISTANCE OF 23.94 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND FOR CORNER IN THE COMMON LINE BETWEEN THE SAID CADG HURRICANE CREEK, LLC TRACT, AND SAID 290.877 ACRE TRACT;

THENCE DEPARTING ALONG THE SAID WESTERLY LINE OF VILLAGE OF HURRICANE CREEK NORTH – PHASE 1 AND ALONG THE SAID WESTERLY ALONG LINE SHADYBROOK TRAIL, ALONG THE SAID COMMON LINE BETWEEN THE CADG HURRICANE CREEK, LLC TRACT, AND THE 290.877 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 05 MINUTES 29 SECONDS WEST, A DISTANCE OF 1,345.94 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT AN ANGLE POINT;

SOUTH 88 DEGREES 18 MINUTES 31 SECONDS WEST, A DISTANCE OF 228.56 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET FOR CORNER IN A NORTHERLY LINE OF SAID BOARD OF TRUSTESS OF THE ANNA INDEPENDENT SCHOOL DISTRICT TRACT;

THENCE DEPARTING THE SAID COMMON LINE BETWEEN THE 290.877 ACRE TRACT AND THE CADG HURRICANE CREEK, LLC TRACT, ALONG THE SAID NORTHERLY LINE OF THE BOARD OF TRUSTESS OF THE ANNA INDEPENDENT SCHOOL DISTRICT TRACT;

NORTH 45 DEGREES 54 MINUTES 31 SECONDS WEST, A DISTANCE OF 4.41 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET AT A NORTHWEST CORNER OF SAID BOARD OF TRUSTESS OF THE ANNA INDEPENDENT SCHOOL DISTRICT TRACT;

SOUTH 89 DEGREES 05 MINUTES 29 SECONDS WEST, A DISTANCE OF 263.12 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

ALONG SAID TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 24 DEGREES 40 MINUTES 11 SECONDS, A RADIUS OF 1,160.00 FEET, AND AN ARC LENGTH OF 499.46 FEET (CHORD BEARS NORTH 78 DEGREES 34 MINUTES 25 SECONDS WEST, 495.61 FEET) TO THE POINT–OF–BEGINNING, CONTAINING 1,621,668 SQUARE FEET OR 37,228 ACRES OF LAND.

TRACT 2

BEING THAT CERTAIN 5,552 ACRE TRACT OF LAND SITUATED IN THE JOSEPH BOYLE SURVEY, ABSTRACT NO. 105, CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING PART OF A CALLED 290.877 ACRE TRACT 1 DESCRIBED IN THE DEED TO MM ANNA 325, LLC, RECORDED IN INSTRUMENT NO. 2019041000386110 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, (O.P.R.C.C.T.); SAID 5,552 ACRE TRACT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND FOR CORNER IN AT THE SOUTH END OF A RIGHT–OF–WAY CORNER CLIP IN THE NORTHEASTERLY RIGHT–OF–WAY LINE OF SHADYBROOK TRAIL, A VARIABLE WIDTH RIGHT–OF–WAY;

THENCE ALONG THE SAID NORTHEASTERLY LINE OF SHADYBROOK TRAIL, THE FOLLOWING COURSES AND DISTANCES:

NORTH 31 DEGREES 32 MINUTES 06 SECONDS EAST, ALONG SAID RIGHT–OF–WAY CORNER CLIP, A DISTANCE OF 43.31 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE EAST END OF SAID RIGHT–OF–WAY CORNER CLIP; SAID POINT DEPARTING THE SAID RIGHT–OF–WAY CORNER CLIP, AND BEING AT THE BEGINNING OF A NON–TANGENT CURVE TO THE LEFT;

ALONG SAID NON–TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 11 MINUTES 24 SECONDS, A RADIUS OF 1,310.00 FEET, AND AN ARC LENGTH OF 27.21 FEET (CHORD BEARS NORTH 74 DEGREES 05 MINUTES 05 SECONDS EAST, 27.21 FEET) TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE END OF SAID CURVE;

NORTH 16 DEGREES 30 MINUTES 37 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND FOR CORNER IN THE SOUTHEAST LINE OF LOT 21X, BLOCK S, VILLAGE OF HURRICANE CREEK – NORTH, PHASE 1, AN ADDITION TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2023, PAGE 260–263, OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS; SAID POINT BEING IN A NON–TANGENT CURVE TO THE LEFT;

THENCE DEPARTING THE SAID NORTHEASTERLY LINE OF SHADYBROOK TRAIL, ALONG THE SAID SOUTHEAST LINE OF LOT 21X, BLOCK S, SAID NON–TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 44 DEGREES 28 MINUTES 21 SECONDS, A RADIUS OF 1,190.00 FEET, AND AN ARC LENGTH OF 923.67 FEET (CHORD BEARS NORTH 51 DEGREES 15 MINUTES 12 SECONDS EAST, 900.66 FEET) TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT A SOUTHWEST CORNER OF STOCKPORT DRIVE, A VARIABLE WIDTH RIGHT–OF–WAY;

THENCE SOUTH 60 DEGREES 58 MINUTES 59 SECONDS EAST, DEPARTING THE SAID SOUTHEAST LINE OF LOT 21X, BLOCK S, ALONG THE SAID SOUTHWEST LINE OF STOCKPORT DRIVE, A DISTANCE OF 120.00 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND FOR CORNER IN THE NORTHWEST LINE OF LOT 17X, BLOCK K, OF SAID VILLAGE OF HURRICANE CREEK NORTH – PHASE 1; SAID POINT BEING IN A NON–TANGENT CURVE TO THE RIGHT;

THENCE DEPARTING THE SOUTHWEST LINE OF STOCKPORT DRIVE, ALONG THE NORTHWEST LINE AND SOUTHWEST LINE OF SAID BLOCK K, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON–TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14 DEGREES 24 MINUTES 50 SECONDS, A RADIUS OF 1,310.00 FEET, AND AN ARC LENGTH OF 329.56 FEET (CHORD BEARS SOUTH 36 DEGREES 13 MINUTES 27 SECONDS WEST, 328.69 FEET) TO A 5/8" IRON ROD WITH A PLASTIC CAP "PELTON" FOUND AT THE WEST CORNER OF SAID LOT 17X, BLOCK K;

SOUTH 45 DEGREES 55 MINUTES 32 SECONDS EAST, A DISTANCE OF 123.47 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND FOR CORNER IN THE WESTERLY RIGHT–OF–WAY LINE OF MEADOW SPRING LANE, A 50–FOOT RIGHT–OF–WAY, AT THE SOUTH CORNER OF LOT 9, OF SAID BLOCK K; SAID POINT BEING IN A NON–TANGENT CURVE TO THE LEFT;

ALONG SAID WESTERLY LINE OF MEADOW SPRING LANE AND SAID NON–TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 81 DEGREES 31 MINUTES 33 SECONDS, A RADIUS OF 50.00 FEET, AND AN ARC LENGTH OF 71.14 FEET (CHORD BEARS SOUTH 20 DEGREES 43 MINUTES 12 SECONDS WEST, 65.29 FEET) TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE NORTH CORNER OF LOT 10, OF SAID BLOCK K;

SOUTH 44 DEGREES 51 MINUTES 02 SECONDS WEST, DEPARTING THE SAID WESTERLY LINE OF MEADOW SPRING LANE, A DISTANCE OF 132.59 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE WEST CORNER OF SAID LOT 10, BLOCK K;

SOUTH 45 DEGREES 08 MINUTES 58 SECONDS EAST, A DISTANCE OF 206.75 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND FOR CORNER IN THE COMMON LINE BETWEEN A TRACT OF LAND DESCRIBED IN TRACT 2, CONVEYED IN DEED TO CADG HURRICANE CREEK, LLC, RECORDED IN INSTRUMENT NO. 20150529000631020, OF SAID OFFICIAL PUBLIC RECORDS AND THE SAID 290.877 ACRE TRACT, AT THE SOUTHWEST CORNER OF LOT 6X, OF SAID BLOCK K;

THENCE SOUTH 88 DEGREES 18 MINUTES 50 SECONDS WEST, DEPARTING THE SAID SOUTHWEST LINE OF BLOCK K, ALONG THE SAID COMMON LINE BETWEEN CADG HURRICANE CREEK, LLC TRACT AND THE 290.877 ACRE TRACT, A DISTANCE OF 429.27 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE NORTHWEST CORNER OF SAID TRACT 2 AND BEING THE NORTHEAST CORNER OF TRACT 1, DESCRIBED IN DEED TO CADG HURRICANE CREEK, LLC, RECORDED IN INSTRUMENT NO. 20150529000631020, OF SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 89 DEGREES 05 MINUTES 29 SECONDS WEST, ALONG THE COMMON LINE BETWEEN SAID 290.877 ACRE TRACT AND SAID TRACT 1, RECORDED IN INSTRUMENT NO. 20150529000631020, A DISTANCE OF 316.46 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET FOR CORNER IN THE SAID NORTHEASTERLY LINE OF SAID SHADYBROOK TRAIL;

THENCE NORTH 12 DEGREES 15 MINUTES 52 SECONDS WEST, DEPARTING THE SAID COMMON LINE BETWEEN THE 290.877 ACRE TRACT AND TRACT 1, RECORDED IN INSTRUMENT NO. 20150529000631020, ALONG THE SAID NORTHEASTERLY LINE OF SHADYBROOK TRAIL, A DISTANCE OF 4.77 FEET TO THE POINT–OF–BEGINNING, CONTAINING 241,856 SQUARE FEET OR 5.552 ACRES OF LAND.

TRACT 3

BEING THAT CERTAIN 17,386 ACRE TRACT OF LAND SITUATED IN THE JOHN ELLET SURVEY, ABSTRACT NO. 296 AND WILLIAM S. RATTAN SURVEY, ABSTRACT NO. 752, AND THE JOSEPH BOYLE SURVEY, ABSTRACT NO. 105, CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING PART OF A CALLED 290.877 ACRE TRACT 1 DESCRIBED IN THE DEED TO MM ANNA 325, LLC, RECORDED IN INSTRUMENT NO. 2019041000386110 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, (O.P.R.C.C.T.); SAID 17,386 ACRE TRACT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND FOR CORNER IN THE SOUTH LINE OF BLOCK A, URBAN CROSSING, AN ADDITION TO THE CITY OF ANNA, COLLIN

COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2013, PAGE 568, OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, AND BEING IN THE NORTH LINE OF SAID 290.877 ACRE TRACT, AND BEING AT THE EAST CORNER OF LOT 33X, BLOCK N, VILLAGE OF HURRICANE CREEK – NORTH, PHASE 1A, AN ADDITION TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2023, PAGE 264–266, OF SAID PLAT RECORDS; AND BEING AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE SOUTHEAST LINE OF SAID LOT 33X, BLOCK N, AND SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,260.00 FEET, A DELTA ANGLE OF 3 DEGREES 50 MINUTES 52 SECONDS, AND AN ARC LENGTH OF 84.62 FEET (CHORD BEARS SOUTH 60 DEGREES 7 MINUTES 30 SECONDS WEST, 84.60 FEET) TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET AT THE END OF SAID CURVE;

THENCE SOUTH 58 DEGREES 12 MINUTES 07 SECONDS WEST, CONTINUING ALONG SAID SOUTHEAST LINE OF LOT 33X, BLOCK N, A DISTANCE OF 134.82 FEET A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET AT THE POINT–OF–BEGINNING;

THENCE NORTH 88 DEGREES 56 MINUTES 23 SECONDS EAST, ALONG THE SAID SOUTH LINE BLOCK A AND THE SAID NORTH LINE OF 290.877 ACRE TRACT, AT A DISTANCE OF 78.89 FEET PASSING THE SOUTHEAST CORNER OF LOT 18R, OF SAID BLOCK A, CONTINUING ALONG THE SAID NORTH LINE OF THE 290.877 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 378.12 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET FOR CORNER; SAID POINT BEING IN A NON–TANGENT CURVE TO THE LEFT;

THENCE DEPARTING THE SAID SOUTHEAST LINE OF LOT 33X, BLOCK N, OVER AND ACROSS SAID 290.877 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 31 DEGREES 48 MINUTES 09 SECONDS WEST, A DISTANCE OF 135.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET FOR CORNER;

SOUTH 88 DEGREES 32 MINUTES 32 SECONDS EAST, A DISTANCE OF 90.46 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET AT AN ANGLE POINT;

SOUTH 69 DEGREES 38 MINUTES 44 SECONDS EAST, A DISTANCE OF 74.77 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET AT AN ANGLE POINT;

SOUTH 57 DEGREES 43 MINUTES 12 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET FOR CORNER IN THE NORTHWEST LINE OF A TEXAS POWER & LIGHT EASEMENT, RECORDED IN VOLUME 753, PAGE 181, IN SAID OFFICIAL PUBLIC RECORDS;

SOUTH 32 DEGREES 16 MINUTES 48 SECONDS WEST, ALONG SAID NORTHWEST LINE OF THE TEXAS POWER & LIGHT COMPANY EASEMENT, A DISTANCE OF 1,457.17 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET FOR CORNER IN THE NORTHEASTERLY RIGHT–OF–WAY LINE OF SHADYBROOK TRAIL, A VARIABLE WIDTH RIGHT–OF–WAY;

THENCE DEPARTING THE SAID NORTHWEST LINE OF TEXAS POWER & LIGHT COMPANY EASEMENT, ALONG SAID NORTHEASTERLY LINE OF SHADYBROOK TRAIL, THE FOLLOWING COURSES AND DISTANCES:

NORTH 57 DEGREES 43 MINUTES 11 SECONDS WEST, A DISTANCE OF 109.99 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT AN AN

KNOW ALL MEN BY THESE PRESENTS:

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

JASON ARMSTRONG
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5557

STATE OF TEXAS
COUNTY OF COLLIN

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES: _____

DRAINAGE AND DETENTION EASEMENT

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF ANNA

THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF ANNA (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEEES AND SUCCESSORS:

THE PORTION OF LOT 25X, BLOCK DD AND 72X, BLOCK W, 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.

NOTES

- THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 – NORTH CENTRAL ZONE NO. 4202 – NAD83. ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999856260700.
- ALL PERIMETER PROPERTY CORNERS ARE 1/2 INCH IRON RODS WITH CAP STAMPED "WESTWOOD PS" SET, UNLESS NOTED OTHERWISE.
- SUBJECT TRACT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND IN ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO FEMA FIRM PANEL MAP NUMBER 48085C0155J EFFECTIVE DATE JUNE 6, 2009. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- NO APPURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLES.
- RETAINING WALLS SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY WHERE SUCH RETAINING WALLS ARE LOCATED. RETAINING WALLS OVER 4' WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL REQUIRED SCREENING WALLS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 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.
- WALLS ARE MEASURED FROM THE LOWEST FOOTING TO THE HIGHEST POINT ON THE WALL

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MM ANNA 325, LLC, ACTING HEREIN BY AND THROUGH THEIR DULY AUTHORIZED OFFICERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS VILLAGES OF HURRICANE CREEK – NORTH, PHASE 2, AN ADDITION TO COLLIN COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, THE STREETS, ALLEYS AND PUBLIC USE AREAS SHOWN HEREON, AND DO HEREBY DEDICATE THE EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSES AS INDICATED TO THE DISTRICTS EXCLUSIVE USE FOREVER, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREIN, NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS OF SAID PLAT AT THE SOLE AND EXCLUSIVE DISCRETION OF THE DISTRICTS AND SUBJECT TO THEIR WRITTEN APPROVAL, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE DISTRICTS USE THEREOF. ANY PUBLIC UTILITY GIVEN THE RIGHT BY THE DISTRICTS TO USE SAID EASEMENTS SHALL HAVE HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS. ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHTS OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME PROCURING THE PERMISSION OF ANYONE.

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.

BY: MM ANNA 325, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: MMM VENTURES, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS MANAGER

BY: 2M VENTURES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF COLLIN

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL

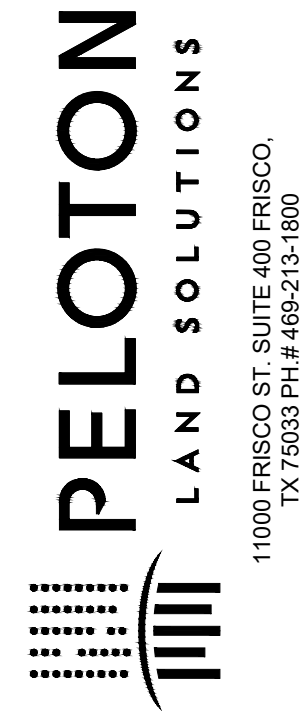
APPROVED ON THIS THE _____ DAY OF _____, 20____
BY THE PLANNING & ZONING COMMISSION, CITY OF ANNA, TEXAS.

PLANNING & ZONING COMMISSION CHAIR

DIRECTOR OF DEVELOPMENT SERVICES

A FINAL PLAT OF THE VILLAGES OF
HURRICANE CREEK - NORTH, PHASE 2

59.179 ACRES TOTAL 139 RESIDENTIAL LOTS
(67 SF-60 LOTS & 72 SF-Z LOTS) 10 COMMON AREA LOTS
SITUATED IN THE J. KINCADE SURVEY, ABSTRACT NO. 509 W. RATTAN SURVEY, ABSTRACT NO. 296
NO. 752 J. BOYLE SURVEY, ABSTRACT NO. 105, & J. ELLET SURVEY, ABSTRACT NO. 296
CITY OF ANNA, COLLIN COUNTY, TEXAS



SHEET

5

OF 5 SHEETS

FP 25-0020
A FINAL PLAT OF
THE VILLAGES OF HURRICANE
CREEK - NORTH, PHASE 2

59.179 ACRES TOTAL
139 RESIDENTIAL LOTS
(67 SF-60 LOTS & 72 SF-Z LOTS)
10 COMMON AREA LOTS
SITUATED IN THE

OWNERS
MM ANNA 325, LLC
1800 VALLEY VIEW LANE
SUITE 300
FARMERS BRANCH, TEXAS 75234
469-892-7200

J. KINCADE SURVEY, ABSTRACT NO. 509
W. RATTAN SURVEY, ABSTRACT NO. 752
J. BOYLE SURVEY, ABSTRACT NO. 105, &
J. ELLET SURVEY, ABSTRACT NO. 296
CITY OF ANNA, COLLIN COUNTY, TEXAS



Item No. 7.g.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 1/5/2026
Staff Contact: Lauren Mecke

AGENDA ITEM:

Approve The Villages of Hurricane Creek, Phase 3, Final Plat (FP 25-0021)
Owner: Centurion American

SUMMARY:

290 Single-Family Residential (SF-6.0) lots, 45 Single-Family Residential Zero Lot Line (SF-Z) lots, and 18 Homeowners' Association lots on 174.9± acres on the west side of N. Shadybrook Trail, 1,000± north of Creek Meadow Drive. Zoned Planned Development/Single Family Residential 6.0/Single Family Residential 7.2 (PD/SF-6.0/SF-7.2) (Ord. No. 886-2020)

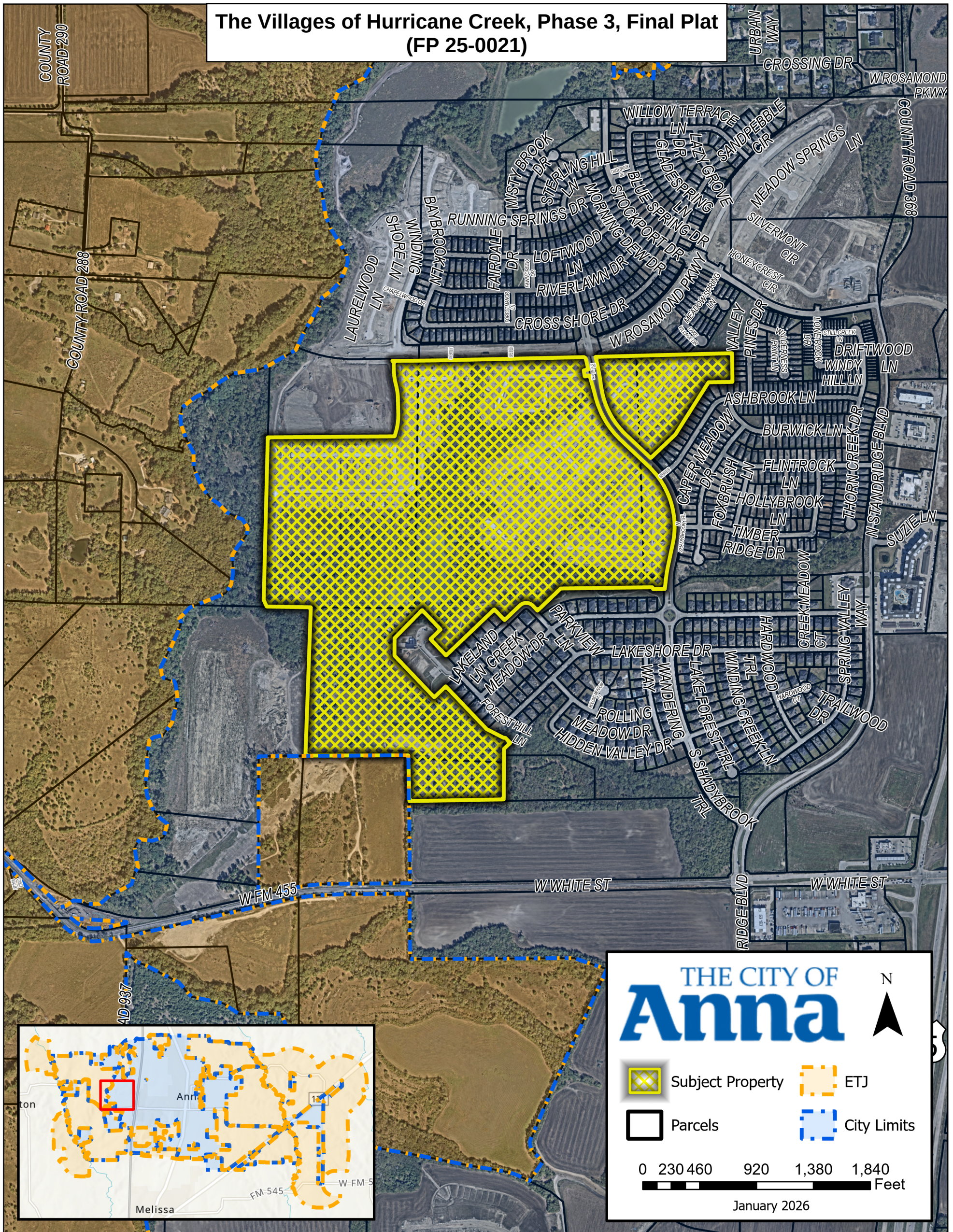
STAFF RECOMMENDATION:

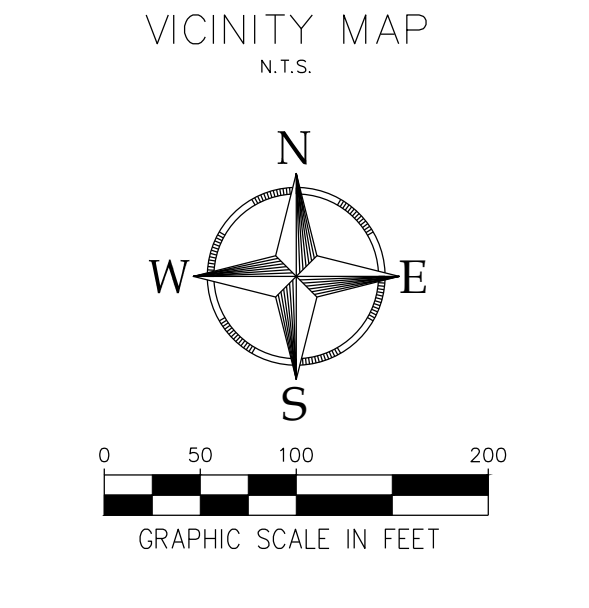
Recommended for approval as submitted.

ATTACHMENTS:

1. Locator Map - The Villages of Hurricane Creek, Phase 3, Final Plat (FP 25-0021)
2. Exhibit A - The Villages of Hurricane Creek, Phase 3, Final Plat (FP 25-0021)

The Villages of Hurricane Creek, Phase 3, Final Plat
(FP 25-0021)

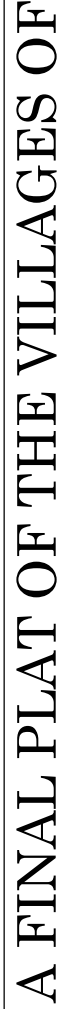


CITY OF ANNA ORDINANCE NO. 932-2021

ROW RIGH

NOTES

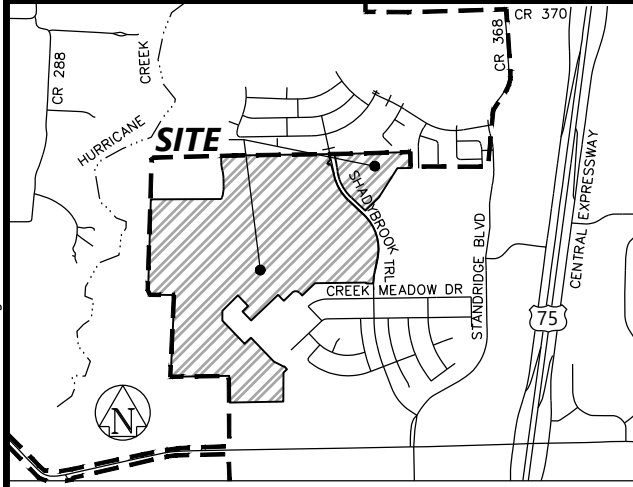
- # EXHIBIT A



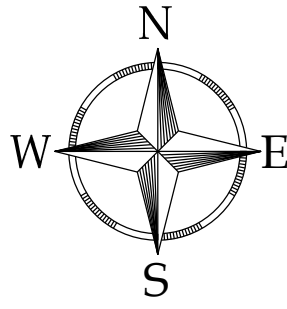
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SITUATED IN THE J. KINCADE SURVEY, ABSTRACT NO. 509
J. COFFMAN SURVEY ABSTRACT NO. 0197 & J. BOYLE SURVEY, ABSTRACT NO. 105,
CITY OF ANNA, COLLIN COUNTY, TEXAS

SHEET
1
OF 7 SHEETS

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CITY OF ANNA, COLLIN COUNTY, TEXAS



VICINITY MAP
N.T.S.



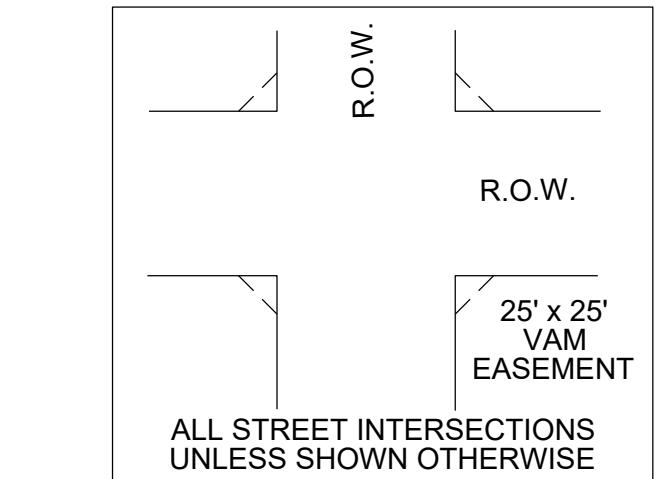
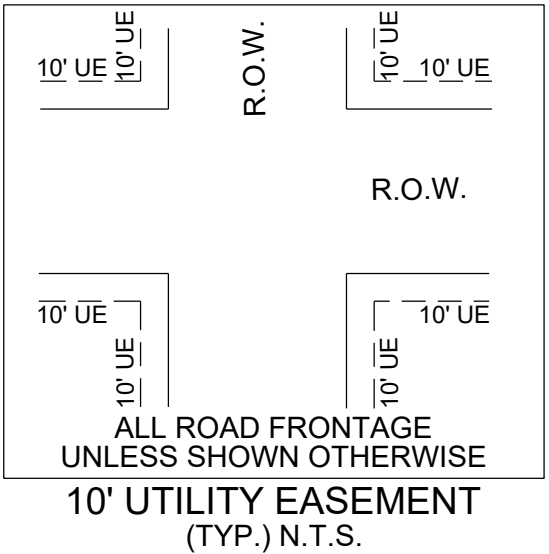
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GRAPHIC SCALE IN FEET

LEGEND

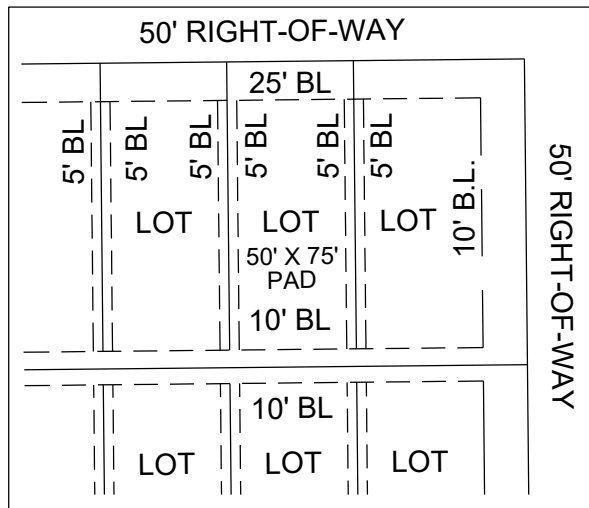
- ROW RIGHT OF WAY
 CIRS 1/2" IRON ROD SET WITH CAP STAMPED "WESTWOOD PS" SET
 5/8" IRON ROD SET WITH CAP STAMPED "WESTWOOD PS" FOUND (UNLESS OTHERWISE NOTED)
 OPRCCT OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
 PRCCT PLAT RECORDS OF COLLIN COUNTY, TEXAS
 B.L. BUILDING LINE
 U.E. UTILITY EASEMENT
 S.S.E. SANITARY SEWER EASEMENT
 VAM 25'x25' VISIBILITY ACCESS & MAINTENANCE EASEMENT
 PWME PRIVATE WALL MAINTENANCE EASEMENT
 (C.M.) STREET NAME CHANGE
 CONTROLLING MONUMENT

NOTES

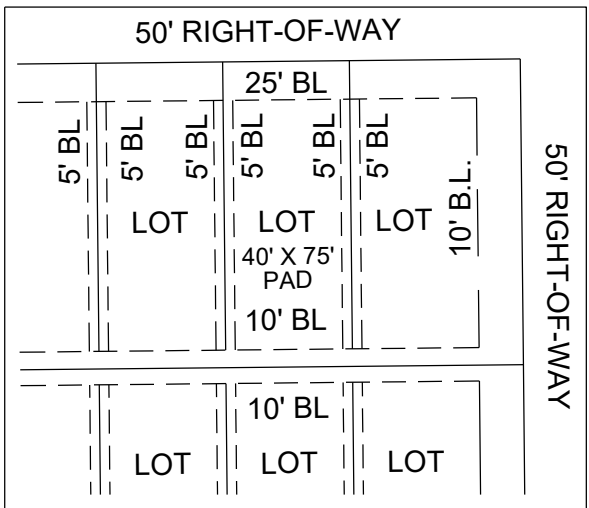
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 2. ALL PERIMETER PROPERTY CORNERS ARE 5/8 IRON RODS WITH CAP STAMPED "PELOTON" SET, UNLESS NOTED OTHERWISE.
 3. SUBJECT TRACT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND IN ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO FEMA FIRM PANEL MAP NUMBER 48085C0155J EFFECTIVE DATE JUNE 6, 2009. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
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 7. WALLS ARE MEASURED FROM THE LOWEST FOOTING TO THE HIGHEST POINT ON THE WALL



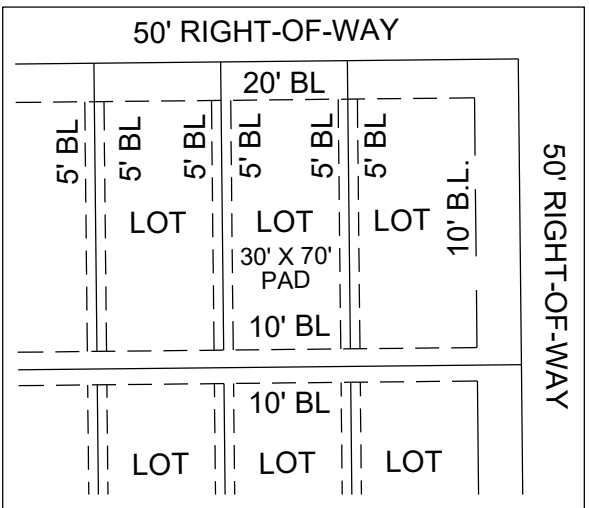
25'x25' VISIBILITY ACCESS & MAINTENANCE EASEMENT AT STREET INTERSECTIONS (TYP.) N.T.S.



SF-60 BUILDING SETBACKS 60'X100' LOT (TYP.) N.T.S.



SF-60 BUILDING SETBACKS 50'X100' LOT (TYP.) N.T.S.



SF-Z BUILDING SETBACKS 40'X100' LOT (TYP.) N.T.S.

	SF-60	SF-Z
Maximum Height (feet)	35	35
Side Yard Interior (feet)	5	0/5
Side Yard, Corner Lot, Street Side (feet) (c)	10	10
Rear Yard (feet) (d)	10	10
Front Yard (feet)	25	20
Lot Area (feet)	5,000	4,000
Min. lot width (feet)	50	40
Min. lot depth (feet) (e)	100	100
Max lot coverage (%)	55%	85%
Building size (square feet)	1600	1200
Masonry (%)	60%	60%

CITY OF ANNA ORDINANCE NO. 932-2021

OWNERS
 CADG HURRICANE CREEK, LLC
 1800 VALLEY VIEW LANE
 SUITE 300
 FARMERS BRANCH, TEXAS 75234
 469-892-7200

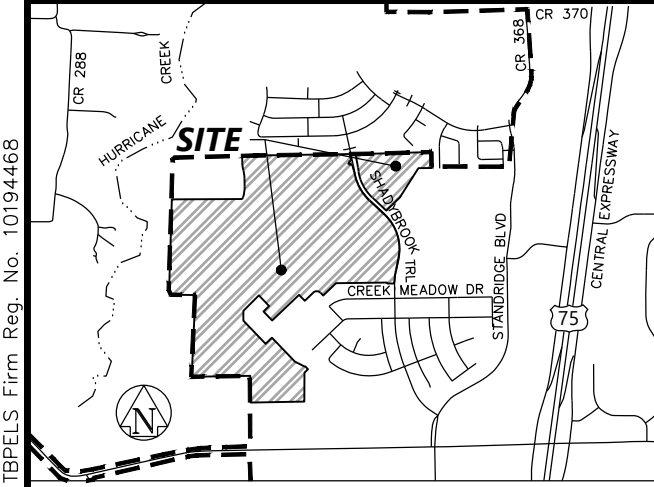
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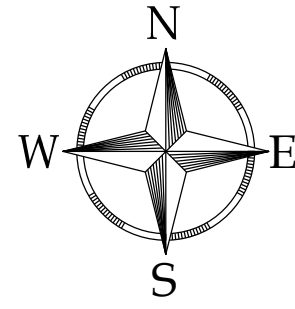
PELOTON LAND SOLUTIONS
 11000 FRISCO ST. SUITE 400 FRISCO, TX 75033 PH# 469-213-1800

SHEET
 2
 OF 7 SHEETS

Job #:	CEN23008	Revisions:
Drawn By:	ARR	
Checked By:	JBA	
Date:	12/15/2025	
Scale:	1" = 100'	



VICINITY MAP
N.T.S.



0 50 100 200
GRAPHIC SCALE IN FEET

LEGEND

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(C.M.) STREET NAME CHANGE
CONTROLLING MONUMENT

VALINDA PLAZA, LLC
INST.# 20220408000573260
O.P.R.C.C.T.

VALINDA PLAZA, LLC
INST.# 20220408000573260
O.P.R.C.C.T.

JOHN KINCADE SURVEY
ABSTRACT NO. 0510

60X
DRAINAGE AND HIKE
AND BIKE TRAIL
EASEMENT

APPROXIMATE LOCATION
OF FEMA FLOODPLAIN
FEMA MAP NO. 48085C0155J
DATED 06/06/2009

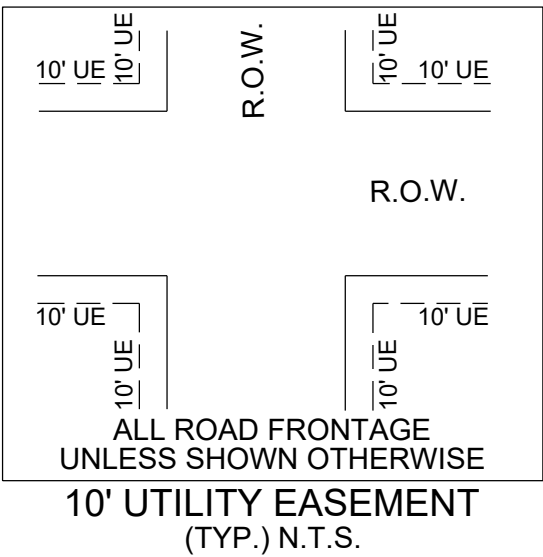
JOHN M. KINCADE SURVEY
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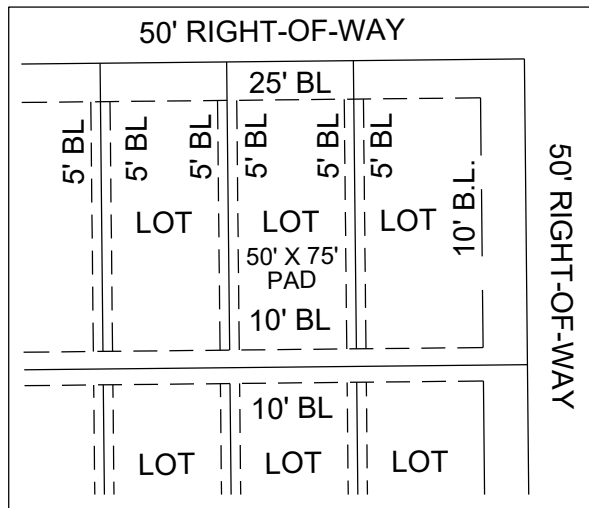
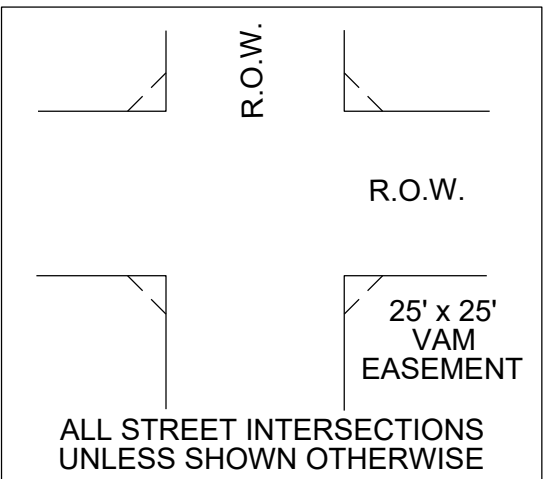
JOSEPH BOYLE SURVEY
ABSTRACT NO. 105

APPROXIMATE LOCATION
OF FEMA FLOODPLAIN
FEMA MAP NO. 48085C0155J
DATED 06/06/2009

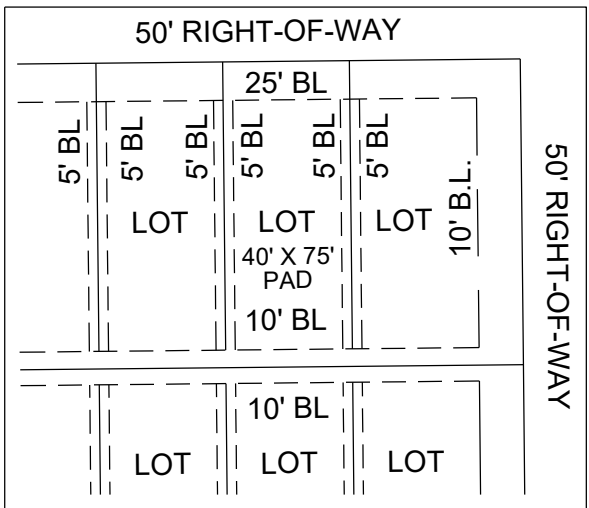
JOSEPH BOYLE SURVEY
ABSTRACT NO. 105



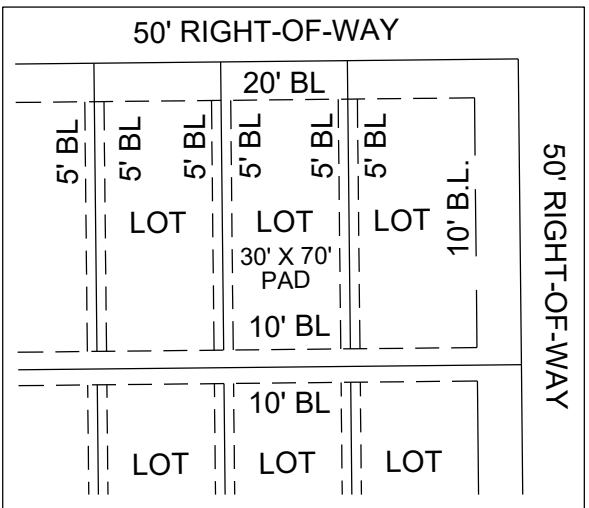
25'x25' VISIBILITY
ACCESS & MAINTENANCE
EASEMENT AT STREET INTERSECTIONS
(TYP.) N.T.S.



SF-60 BUILDING SETBACKS
60'X100' LOT
(TYP.) N.T.S.



SF-60 BUILDING SETBACKS
50'X100' LOT
(TYP.) N.T.S.



SF-Z BUILDING SETBACKS
40'X100' LOT
(TYP.) N.T.S.

	SF-60	SF-Z
Maximum Height (feet)	35	35
Side Yard Interior (feet)	5	0/5
Side Yard, Corner Lot, Street Side (feet) (c)	10	10
Rear Yard (feet) (d)	10	10
Front Yard (feet)	25	20
Lot Area (feet)	5,000	4,000
Min. lot width (feet)	50	40
Min. lot depth (feet) (e)	100	100
Max lot coverage (%)	55%	85%
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CITY OF ANNA ORDINANCE NO. 932-2021

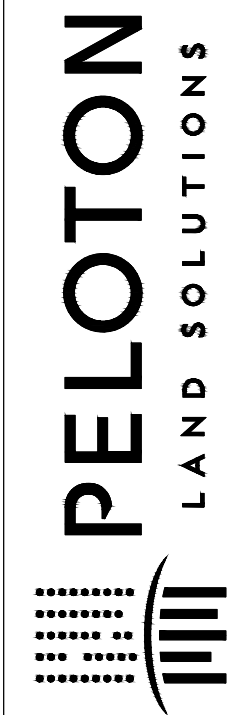
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SHEET

3

OF 7 SHEETS

Revisions:

CEN23008

Job #:

Drawn By:

Checked By:

Date:

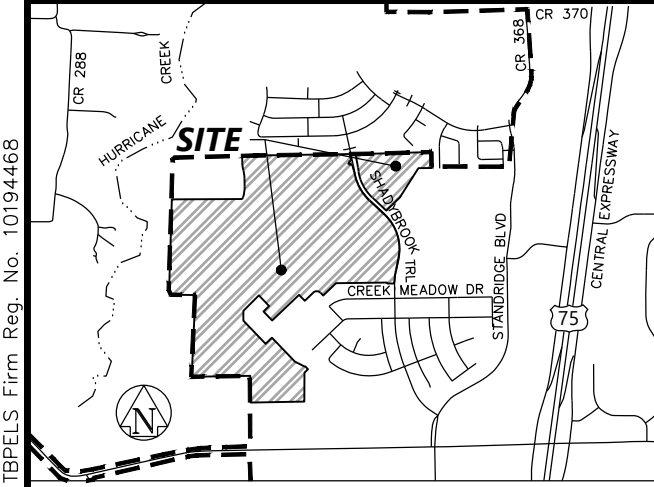
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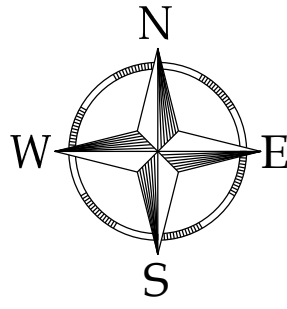
JBA

12/15/2025

1" = 100'



VICINITY MAP
N.T.S.



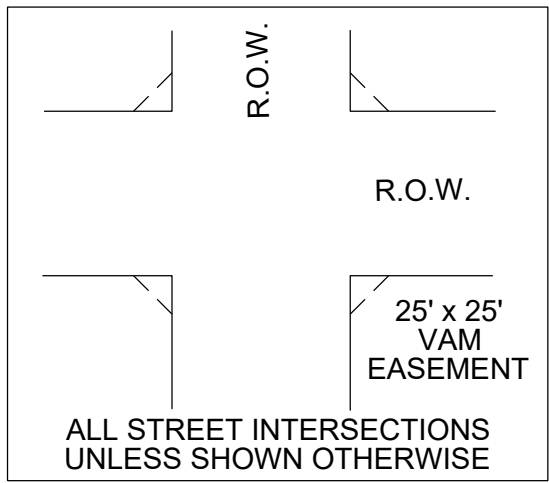
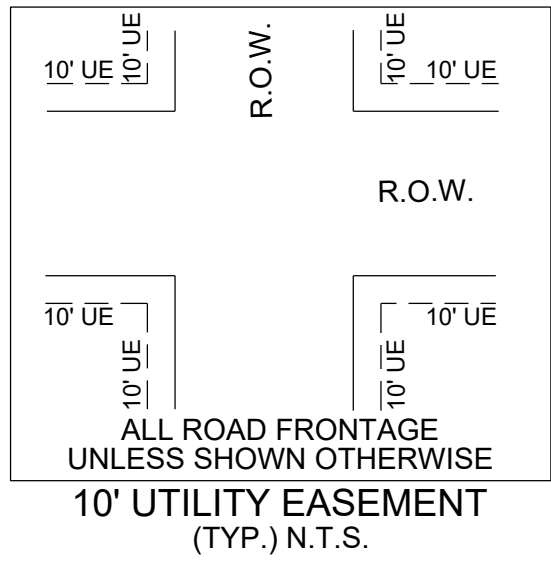
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GRAPHIC SCALE IN FEET

LEGEND

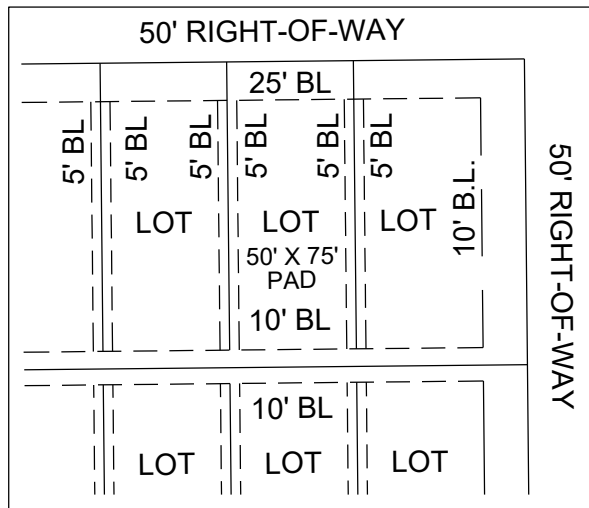
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◆ STREET NAME CHANGE
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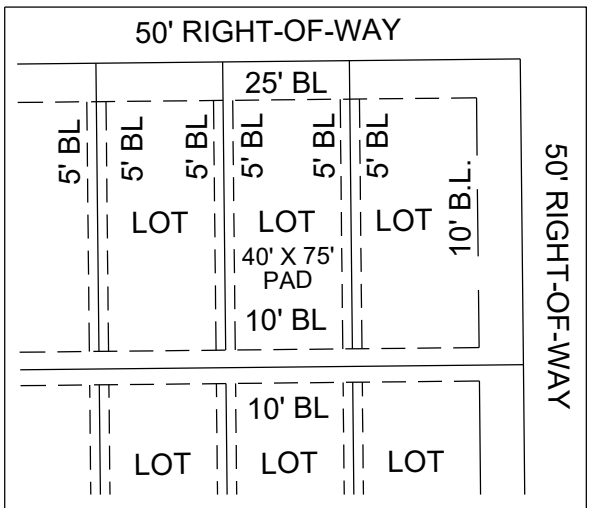
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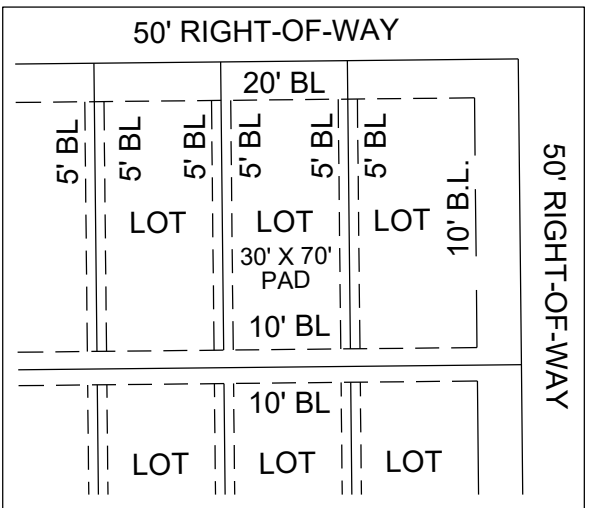
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60'X100' LOT
(TYP.) N.T.S.



SF-60 BUILDING SETBACKS
50'X100' LOT
(TYP.) N.T.S.



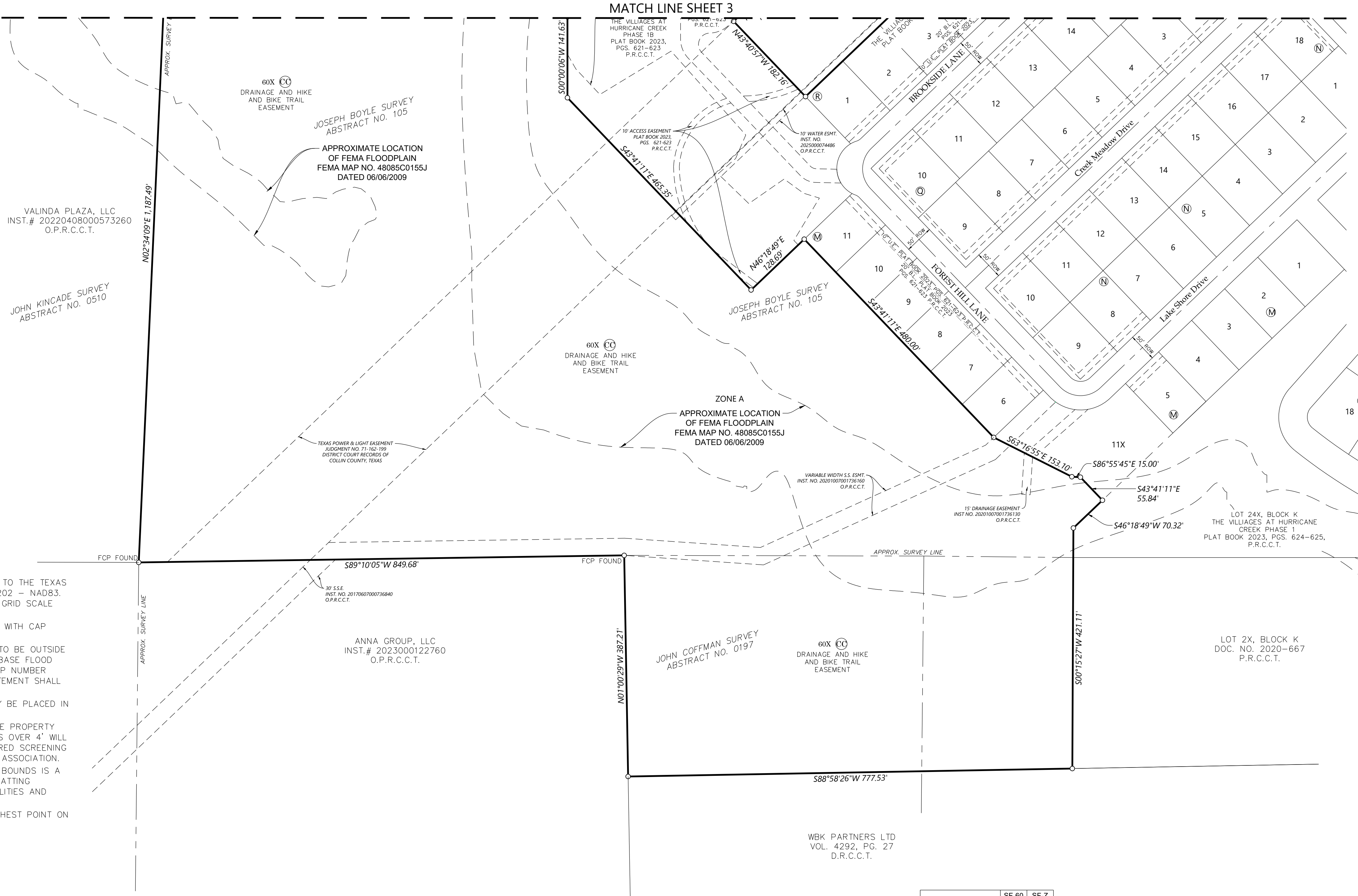
SF-Z BUILDING SETBACKS
40'X100' LOT
(TYP.) N.T.S.

	SF-60	SF-Z
Maximum Height (feet)	35	35
Side Yard Interior (feet)	5	0/5
Side Yard, Corner Lot, Street Side (feet) (c)	10	10
Rear Yard (feet) (d)	10	10
Front Yard (feet)	25	20
Lot Area (feet)	5,000	4,000
Min. lot width (feet)	50	40
Min. lot depth (feet) (e)	100	100
Max lot coverage (%)	55%	85%
Building size (square feet)	1600	1200
Masonry (%)	60%	60%

CITY OF ANNA ORDINANCE NO. 932-2021

OWNERS
CADG HURRICANE CREEK, LLC
1800 VALLEY VIEW LANE
SUITE 300
FARMERS BRANCH, TEXAS 75234
469-892-7200

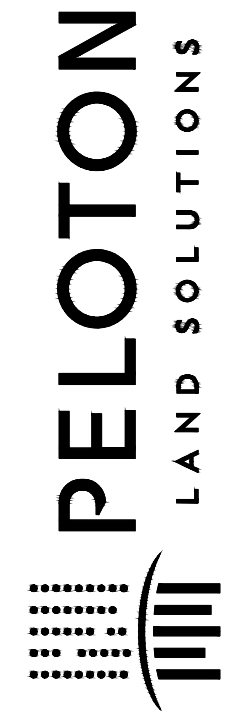
FP 25-0020
A FINAL PLAT OF
THE VILLAGES OF
HURRICANE CREEK PHASE 3
174.951 ACRES TOTAL
335 RESIDENTIAL LOTS
(290 SF-60 LOTS, 45 SF-Z LOTS)
18 COMMON AREA LOTS
SITUATED IN THE
J. KINCADE SURVEY, ABSTRACT NO. 509,
J. COFFMAN SURVEY ABSTRACT NO. 0197
& J. BOYLE SURVEY, ABSTRACT NO. 105,
CITY OF ANNA, COLLIN COUNTY, TEXAS



A FINAL PLAT OF THE VILLAGES OF

HURRICANE CREEK PHASE 3

174.951 ACRES TOTAL, 335 RESIDENTIAL LOTS
(290 SF-60 LOTS, 45 SF-Z LOTS) 18 COMMON AREA LOTS
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J. COFFMAN SURVEY ABSTRACT NO. 0197 & J. BOYLE SURVEY, ABSTRACT NO. 105,
CITY OF ANNA, COLLIN COUNTY, TEXAS



SHEET

4

OF 7 SHEETS

Revisions:

Job #:	CEN23008
Drawn By:	ARR
Checked By:	JBA
Date:	12/15/2025
Scale:	1" = 100'

DWG NAME: N:\PLS\G.DRIVE\JOB\GEN23008-HURRICANE_CREEK_PHASE_3\2_SRYV\GEN23008_PAF3.DWG

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TBPELS Firm Reg. No. 10194468

LOT AREA TABLE			
LOT #	SQ. FT.	ACRES	
Block AA Lot 1	7,292	0.17	
Block AA Lot 2	6,731	0.15	
Block AA Lot 3	6,731	0.15	
Block AA Lot 4	6,731	0.15	
Block AA Lot 5	5,841	0.13	
Block AA Lot 6	6,091	0.14	
Block AA Lot 7	6,089	0.14	
Block AA Lot 8	6,090	0.14	
Block AA Lot 9	6,164	0.14	
Block AA Lot 10	6,238	0.14	
Block AA Lot 11	5,853	0.13	
Block AA Lot 12	5,601	0.13	
Block AA Lot 13	5,601	0.13	
Block AA Lot 14	5,601	0.13	
Block AA Lot 15	8,598	0.20	
Block AA Lot 16X	8,578	0.20	
Block BB Lot 1	6,056	0.14	
Block BB Lot 2	5,506	0.13	
Block BB Lot 3	5,506	0.13	
Block BB Lot 4	5,506	0.13	
Block BB Lot 5	5,506	0.13	
Block BB Lot 6	5,506	0.13	
Block BB Lot 7	5,506	0.13	
Block BB Lot 8	6,069	0.14	
Block BB Lot 9	7,165	0.16	
Block BB Lot 10	6,500	0.15	
Block BB Lot 11	6,500	0.15	
Block BB Lot 12	6,500	0.15	
Block BB Lot 13	6,500	0.15	
Block BB Lot 14	6,500	0.15	
Block BB Lot 15	6,500	0.15	
Block BB Lot 16	7,150	0.16	
Block CC Lot 1	6,576	0.15	
Block CC Lot 2	5,500	0.13	
Block CC Lot 3	5,500	0.13	
Block CC Lot 4	5,500	0.13	
Block CC Lot 5	5,500	0.13	
Block CC Lot 6	5,500	0.13	
Block CC Lot 7	5,500	0.13	
Block CC Lot 8	5,500	0.13	
Block CC Lot 9	5,500	0.13	
Block CC Lot 10	5,500	0.13	
Block CC Lot 11	5,500	0.13	
Block CC Lot 12	5,500	0.13	
Block CC Lot 13	5,500	0.13	
Block CC Lot 14	5,500	0.13	
Block CC Lot 15	5,500	0.13	
Block CC Lot 16	5,500	0.13	
Block CC Lot 17	5,500	0.13	
Block CC Lot 18	5,500	0.13	
Block CC Lot 19	5,506	0.13	
Block CC Lot 20	5,506	0.13	
Block CC Lot 21	5,506	0.13	
Block CC Lot 22	5,506	0.13	
Block CC Lot 23	5,506	0.13	
Block CC Lot 24	5,506	0.13	
Block CC Lot 25	5,506	0.13	
Block CC Lot 26	5,506	0.13	
Block CC Lot 27	5,506	0.13	
Block CC Lot 28	6,056	0.14	

LOT AREA TABLE			
LOT #	SQ. FT.	ACRES	
Block CC Lot 29	7,150	0.16	
Block CC Lot 30	6,500	0.15	
Block CC Lot 31	6,500	0.15	
Block CC Lot 32	6,500	0.15	
Block CC Lot 33	6,500	0.15	
Block CC Lot 34	6,500	0.15	
Block CC Lot 35	6,500	0.15	
Block CC Lot 36	6,500	0.15	
Block CC Lot 37	6,500	0.15	
Block CC Lot 38	6,512	0.15	
Block CC Lot 39	5,500	0.13	
Block CC Lot 40	5,500	0.13	
Block CC Lot 41	5,500	0.13	
Block CC Lot 42	5,500	0.13	
Block CC Lot 43	5,500	0.13	
Block CC Lot 44	5,500	0.13	
Block CC Lot 45	5,500	0.13	
Block CC Lot 46	5,500	0.13	
Block CC Lot 47	5,500	0.13	
Block CC Lot 48	5,500	0.13	
Block CC Lot 49	5,500	0.13	
Block CC Lot 50	5,500	0.13	
Block CC Lot 51	5,500	0.13	
Block CC Lot 52	5,500	0.13	
Block CC Lot 53	5,500	0.13	
Block CC Lot 54	5,500	0.13	
Block CC Lot 55	5,500	0.13	
Block CC Lot 56	5,500	0.13	
Block CC Lot 57	5,500	0.13	
Block CC Lot 58	5,500	0.13	
Block CC Lot 59X	32,640	0.75	
Block CC Lot 60X	4,386,662	100.70	
Block L Lot 1	8,309	0.19	
Block L Lot 2	7,691	0.18	
Block L Lot 3	7,859	0.18	
Block L Lot 4	8,303	0.19	
Block L Lot 5	8,370	0.19	
Block L Lot 6	8,381	0.19	
Block L Lot 7	8,235	0.19	
Block L Lot 8	7,916	0.18	
Block L Lot 9X	5,830	0.13	
Block M Lot 1	11,032	0.25	
Block M Lot 2	7,178	0.16	
Block M Lot 3	11,036	0.25	
Block M Lot 4	7,192	0.17	
Block M Lot 5	7,200	0.17	
Block M Lot 6	7,800	0.18	
Block M Lot 7	8,601	0.20	
Block M Lot 8	7,939	0.18	
Block M Lot 9	7,939	0.18	
Block M Lot 10	12,819	0.29	
Block N Lot 1	8,849	0.20	
Block N Lot 2	7,345	0.17	
Block N Lot 3	7,261	0.17	
Block N Lot 4	7,020	0.16	
Block N Lot 5	6,985	0.16	
Block N Lot 6	7,695	0.18	
Block N Lot 7	8,396	0.19	
Block N Lot 8	8,747	0.20	
Block N Lot 9	8,322	0.19	

LOT AREA TABLE			
LOT #	SQ. FT.	ACRES	
Block N Lot 10	7,620	0.17	
Block N Lot 11	9,600	0.22	
Block N Lot 12	7,800	0.18	
Block N Lot 13	7,200	0.17	
Block N Lot 14	9,853	0.23	
Block N Lot 15	9,199	0.21	
Block N Lot 16	6,678	0.15	
Block N Lot 17	6,765	0.16	
Block N Lot 18	6,765	0.16	
Block N Lot 19	6,765	0.16	
Block N Lot 20	6,765	0.16	
Block N Lot 21	6,765	0.16	
Block N Lot 22	6,765	0.16	
Block N Lot 23	6,765	0.16	
Block N Lot 24	6,765	0.16	
Block N Lot 25	6,765	0.16	
Block N Lot 26	6,765	0.16	
Block N Lot 27	6,765	0.16	
Block N Lot 28	7,749	0.18	
Block N Lot 29X	1,111	0.03	
Block N Lot 30X	27,012	0.62	
Block O Lot 1	5,801	0.13	
Block O Lot 2	5,801	0.13	
Block O Lot 3	5,801	0.13	
Block O Lot 4	5,801	0.13	
Block O Lot 5	5,801	0.13	
Block O Lot 6	5,783	0.13	
Block O Lot 7	5,812	0.13	
Block O Lot 8	5,624	0.13	
Block O Lot 9	5,624	0.13	
Block O Lot 10	5,624	0.13	
Block O Lot 11	5,624	0.13	
Block O Lot 12	5,624	0.13	
Block O Lot 13	5,624	0.13	
Block O Lot 14	5,597	0.13	
Block O Lot 15	8,125	0.19	
Block O Lot 16	9,407	0.22	
Block O Lot 17	5,500	0.13	
Block O Lot 18	5,500	0.13	
Block O Lot 19	5,500	0.13	
Block O Lot 20	5,500	0.13	
Block O Lot 21	5,500	0.13	
Block O Lot 22	5,500	0.13	
Block O Lot 23	6,050	0.14	
Block O Lot 24	5,916	0.14	
Block O Lot 25	5,500	0.13	
Block O Lot 26	5,500	0.13	
Block O Lot 27	5,608	0.13	
Block O Lot 28	6,250	0.14	
Block O Lot 29	6,250	0.14	
Block O Lot 30	6,593	0.15	
Block O Lot 31	8,831	0.20	
Block O Lot 32	8,583	0.20	
Block O Lot 33	5,693	0.13	
Block O Lot 34	5,500	0.13	
Block O Lot 35	5,500	0.13	
Block O Lot 36	5,500	0.13	
Block O Lot 37	5,500	0.13	
Block O Lot 38	5,720	0.13	
Block O Lot 39	5,720	0.13	

LOT AREA TABLE			
LOT #	SQ. FT.	ACRES	
Block O Lot 40	5,720	0.13	
Block O Lot 41	5,720	0.13	
Block O Lot 42	5,720	0.13	
Block O Lot 43	5,720	0.13	
Block O Lot 44	5,720	0.13	
Block O Lot 45	5,720	0.13	
Block O Lot 46	5,720	0.13	
Block O Lot 47	5,720	0.13	
Block O Lot 48	5,720	0.13	
Block O Lot 49	5,720	0.13	
Block O Lot 50	5,720	0.13	
Block O Lot 51	5,720	0.13	
Block O Lot 52	5,720	0.13	
Block O Lot 53	5,720	0.13	
Block O Lot 54	5,720	0.13	
Block O Lot 55	5,784	0.13	
Block O Lot 56X	1,102	0.03	
Block O Lot 57X	1,854	0.04	
Block P Lot 1	7,268	0.17	
Block P Lot 2	6,184	0.14	
Block P Lot 3	6,184	0.14	
Block P Lot 4	6,184	0.14	
Block P Lot 5	6,184	0.14	
Block P Lot 6	6,734	0.15	
Block P Lot 7	6,050	0.14	
Block P Lot 8	5,500	0.13	
Block P Lot 9	5,500	0.13	
Block P Lot 10	5,500	0.13	
Block P Lot 11	5,500	0.13	
Block P Lot 12	5,500	0.13	
Block P Lot 13	6,885	0.16	
Block Q Lot 1	7,712	0.18	
Block Q Lot 2	6,284	0.14	
Block Q Lot 3	6,284	0.14	
Block Q Lot 4	6,284	0.14	
Block Q Lot 5	6,834	0.16	
Block Q Lot 6	6,050	0.14	
Block Q Lot 7	5,500	0.13	
Block Q Lot 8	5,500	0.13	
Block Q Lot 9	5,500	0.13	
Block Q Lot 10	5,500	0.13	
Block Q Lot 11	7,935	0.18	
Block R Lot 1	6,267	0.14	
Block R Lot 2	5,770	0.13	
Block R Lot 3	5,769	0.13	
Block R Lot 4	5,769	0.13	
Block R Lot 5	6,319	0.15	
Block R Lot 6	6,050	0.14	
Block R Lot 7	5,500	0.13	
Block R Lot 8	5,500	0.13	
Block R Lot 9	5,500	0.13	
Block R Lot 10	7,787	0.18	
Block S Lot 1	9,574	0.22	
Block S Lot 2	6,855	0.16	
Block S Lot 3	6,225	0.14	
Block S Lot 4	5,776	0.13	
Block S Lot 5	6,553	0.15	
Block S Lot 6X	2,536	0.06	
Block T Lot 1	6,654	0.15	
Block T Lot 2	5,153	0.12	

LOT AREA TABLE			
LOT #	SQ. FT.	ACRES	
Block T Lot 4	5,363	0.12	
Block T Lot 5	5,917	0.14	
Block T Lot 6	5,293	0.12	
Block T Lot 7	4,715	0.11	
Block T Lot 8	4,693	0.11	
Block T Lot 9	4,477	0.10	
Block T Lot 10	4,400	0.10	
Block T Lot 11	4,400	0.10	
Block T Lot 12	5,431	0.12	
Block T Lot 13X	2,374	0.05	
Block U Lot 1	7,918	0.18	
Block U Lot 2	4,400	0.10	
Block U Lot 3	6,140	0.14	
Block U Lot 4	6,831	0.16	
Block U Lot 5	6,311	0.14	
Block U Lot 6	4,531	0.10	
Block U Lot 7	4,400	0.10	
Block U Lot 8	4,400	0.10	
Block U Lot 9	4,400	0.10	
Block U Lot 10	6,050	0.14	
Block U Lot 11	5,750	0.13	
Block U Lot 12	5,091	0.12	
Block U Lot 13	8,182	0.19	
Block U Lot 14	6,163	0.14	
Block U Lot 15	8,040	0.18	
Block U Lot 16	7,719	0.18	
Block U Lot 17	4,957	0.11	
Block U Lot 18	4,510	0.10	
Block U Lot 19	4,510	0.10	
Block U Lot 20	4,510	0.10	
Block U Lot 21	4,510	0.10	
Block U Lot 22	4,510	0.10	
Block U Lot 23	4,510	0.10	
Block U Lot 24	4,510	0.10	
Block U Lot 25	4,510	0.10	
Block U Lot 26	4,673	0.11	
Block U Lot 27	4,832	0.11	
Block U Lot 28	4,949	0.11	
Block U Lot 29	4,801	0.11	
Block U Lot 30	4,618	0.11	
Block U Lot 31	4,510	0.10	
Block U Lot 32	4,510	0.10	
Block U Lot 33	6,221	0.14	
Block U Lot 34X	59,392	1.36	
Block U Lot 35X	196,304	4.51	
Block V Lot 1	6,824	0.15	
Block V Lot 2	5,611	0.13	
Block V Lot 3	5,500	0.13	
Block V Lot 4	5,500	0.13	
Block V Lot 5	5,500	0.13	
Block V Lot 6	5,500	0.13	
Block V Lot 7	5,519	0.13	
Block V Lot 8	5,693	0.13	
Block V Lot 9	5,693	0.13	
Block V Lot 10	5,693	0.13	
Block V Lot 12X	8,346	0.19	
Block V Lot 11	6,846	0.16	
Block W Lot 1	7,679	0.18	
Block W Lot 2	5,500	0.13	

LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
Block W Lot 3	5,500	0.13
Block W Lot 4	5,500	0.13
Block W Lot 5	6,050	0.14
Block W Lot 6	6,686	0.15
Block W Lot 7	6,160	0.14
Block W Lot 8	6,160	0.14
Block W Lot 9	6,160	0.14
Block W Lot 10	10,274	0.24
Block X Lot 1	6,830	0.16
Block X Lot 2	6,591	0.15
Block X Lot 3	5,720	0.13
Block X Lot 4	5,720	0.13
Block X Lot 5	5,720	0.13
Block X Lot 6	5,837	0.13
Block X Lot 7	7,655	0.18
Block X Lot 8	8,992	0.21
Block X Lot 9	8,736	0.20
Block X Lot 10	5,727	0.13
Block X Lot 11	5,511	0.13
Block X Lot 12	6,407	0.15
Block X Lot 13	5,617	0.13
Block X Lot 14	5,500	0.13
Block X Lot 15	7,702	0.18
Block X Lot 16	5,673	0.13
Block X Lot 17	6,055	0.14
Block X Lot 18X	65,100	1.49
Block X Lot 19X	1,619	0.04
Block Y Lot 1	5,793	0.13
Block Y Lot 2	5,785	0.13
Block Y Lot 3	7,228	0.17
Block Y Lot 4	8,331	0.19
Block Y Lot 5	7,417	0.17
Block Y Lot 6	6,779	0.16
Block Y Lot 7	6,543	0.15
Block Y Lot 8	8,546	0.20
Block Y Lot 9	5,650	0.13
Block Y Lot 10	5,650	0.13
Block Y Lot 11	5,650	0.13
Block Y Lot 12	5,745	0.13
Block Y Lot 13	5,973	0.14
Block Y Lot 14	5,869	0.13
Block Y Lot 15	5,859	0.13
Block Y Lot 16	5,795	0.13
Block Y Lot 17X	26,547	0.61
Block Z Lot 1	6,483	0.15
Block Z Lot 2	5,762	0.13
Block Z Lot 3	5,760	0.13
Block Z Lot 4	5,758	0.13
Block Z Lot 5	5,756	0.13
Block Z Lot 6	5,753	0.13
Block Z Lot 7	6,192	0.14
Block Z Lot 8X	900	0.02
Block Z Lot 9X	5,156	0.12

LAND DESCRIPTION
TRACT 1
BEING THAT CERTAIN 64.359 ACRE TRACT OF LAND SITUATED IN THE JOHN M. KINCADE SURVEY, ABSTRACT NO. 509, AND THE JOSEPH BOYLE SURVEY, ABSTRACT NO. 105, CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING PART OF A CALLED 262.171 ACRE TRACT 1 AND PART OF A CALLED 106.861 ACRE TRACT 2 DESCRIBED IN THE DEED TO CADG HURRICANE CREEK, LLC, RECORDED IN INSTRUMENT NO. 20150529000631020, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS; SAID 64.359 ACRE TRACT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE SOUTH END OF A RIGHT-OF-WAY CORNER CLIP IN THE WESTERLY RIGHT-OF-WAY LINE OF SHADYBROOK TRAIL, A VARIABLE WIDTH RIGHT-OF-WAY;
THENCE ALONG THE SAID WESTERLY LINE OF SHADYBROOK TRAIL, THE FOLLOWING COURSES AND DISTANCES:
SOUTH 12 DEGREES 18 MINUTES 05 SECONDS EAST, A DISTANCE OF 95.06 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES 29 MINUTES 29 SECONDS, A RADIUS OF 1,435.00 FEET, AND AN ARC LENGTH OF 37.35 FEET (CHORD BEARS SOUTH 80 DEGREES 04 MINUTES 54 SECONDS WEST, 37.35 FEET) TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE END OF SAID CURVE;
SOUTH 09 DEGREES 10 MINUTES 22 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 35 MINUTES 05 SECONDS, A RADIUS OF 1,485.00 FEET, AND AN ARC LENGTH OF 41.07 FEET (CHORD BEARS NORTH 80 DEGREES 02 MINUTES 08 SECONDS EAST, 41.07 FEET) TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE END OF SAID CURVE;
SOUTH 15 DEGREES 21 MINUTES 07 SECONDS EAST, A DISTANCE OF 84.12 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
ALONG SAID TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 34 MINUTES 46 SECONDS, A RADIUS OF 2,000.00 FEET, AND AN ARC LENGTH OF 90.04 FEET (CHORD BEARS SOUTH 15 DEGREES 16 MINUTES 02 SECONDS EAST, 90.03 FEET) TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE BEGINNING OF REVERSE CURVE TO THE LEFT;
ALONG SAID REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32 DEGREES 45 MINUTES 15 SECONDS, A RADIUS OF 730.00 FEET, AND AN ARC LENGTH OF 417.32 FEET (CHORD BEARS SOUTH 30 DEGREES 21 MINUTES 16 SECONDS EAST, 411.66 FEET) TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE END OF SAID REVERSE CURVE;
SOUTH 46 DEGREES 43 MINUTES 54 SECONDS EAST, A DISTANCE OF 306.45 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
ALONG SAID TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 58 DEGREES 46 MINUTES 11 SECONDS, A RADIUS OF 670.00 FEET, AND AN ARC LENGTH OF 687.24 FEET (CHORD BEARS SOUTH 17 DEGREES 20 MINUTES 48 SECONDS EAST, 657.50 FEET) TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE END OF SAID CURVE;
SOUTH 12 DEGREES 02 MINUTES 18 SECONDS WEST, A DISTANCE OF 184.50 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
ALONG SAID TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 46 MINUTES 20 SECONDS, A RADIUS OF 1,030.00 FEET, AND AN ARC LENGTH OF 101.20 FEET (CHORD BEARS SOUTH 05 DEGREES 37 MINUTES 47 SECONDS WEST, 101.66 FEET) TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE END OF SAID CURVE;
SOUTH 06 DEGREES 24 MINUTES 31 SECONDS WEST, A DISTANCE OF 86.08 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT AN ANGLE POINT IN SAID WESTERLY LINE OF SHADYBROOK TRAIL;
THENCE SOUTH 89 DEGREES 13 MINUTES 07 SECONDS WEST, AT A DISTANCE OF 8.93 FEET DEPARTING THE SAID WESTERLY LINE OF SHADYBROOK TRAIL, PASSING THE NORTHWEST CORNER OF LOT 1X, BLOCK P, THE VILLAGES OF HURRICANE CREEK PHASE 1, AN ADDITION TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2020, PAGE 686, OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, CONTINUING ALONG THE NORTH LINE OF SAID LOT 1X, BLOCK P, A DISTANCE OF 94.22 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT AN ANGLE POINT;
THENCE ALONG THE SAID SOUTH LINE OF LOT 1X, BLOCK P, THE FOLLOWING COURSES AND DISTANCES:

NORTH 23 DEGREES 13 MINUTES 01 SECONDS WEST, A DISTANCE OF 16.58 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT AN ANGLE POINT;
SOUTH 89 DEGREES 13 MINUTES 07 SECONDS WEST, A DISTANCE OF 741.15 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT AN ANGLE POINT;
SOUTH 46 DEGREES 18 MINUTES 49 SECONDS WEST, A DISTANCE OF 259.23 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND FOR CORNER IN THE NORTHEAST RIGHT-OF-WAY LINE OF PARKVIEW LANE, A 50-FOOT RIGHT-OF-WAY, AT THE WEST CORNER OF SAID LOT 1X, BLOCK P;
THENCE DEPARTING THE SAID NORTH LINE OF LOT 1X, BLOCK P, ALONG THE SAID NORTHEAST LINE OF PARKVIEW LANE AND ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF BROOKSIDE LANE, A 50-FOOT RIGHT-OF-WAY;
NORTH 43 DEGREES 41 MINUTES 35 SECONDS WEST, A DISTANCE OF 53.69 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;
ALONG SAID TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 59 SECONDS, A RADIUS OF 75.00 FEET, AND AN ARC LENGTH OF 117.81 FEET (CHORD BEARS NORTH 88 DEGREES 41 MINUTES 11 SECONDS WEST, 106.07 FEET) TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE END OF SAID CURVE;
SOUTH 46 DEGREES 18 MINUTES 49 SECONDS WEST, A DISTANCE OF 171.01 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT AN EAST CORNER OF LOT 6, BLOCK R, THE VILLAGES OF HURRICANE CREEK PHASE 1B, AN ADDITION TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2023, PAGE 621, OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS;
THENCE ALONG THE NORTHEAST, AND NORTHWEST LINES OF SAID BLOCK R, THE VILLAGES OF HURRICANE CREEK PHASE 1B, THE FOLLOWING COURSES AND DISTANCES:

NORTH 43 DEGREES 40 MINUTES 57 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT A NORTH CORNER OF SAID LOT 6, BLOCK R;
SOUTH 46 DEGREES 18 MINUTES 49 SECONDS WEST, A DISTANCE OF 540.00 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND IN A NORTHEAST LINE OF LOT 1X, OF SAID VILLAGES OF HURRICANE CREEK PHASE 1B, AT THE WEST CORNRE OF LOT 1, OF SAID BLOCK R;
NORTH 43 DEGREES 40 MINUTES 57 SECONDS WEST, A DISTANCE OF 182.16 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT A RE-ENTRANT CORNER OF SAID LOT 1X, OF SAID VILLAGES OF HURRICANE CREEK PHASE 1B;
NORTH 46 DEGREES 18 MINUTES 49 SECONDS EAST, A DISTANCE OF 113.26 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT AN EAST CORNER OF SAID LOT 1X, OF SAID VILLAGES OF HURRICANE CREEK PHASE 1B;
NORTH 43 DEGREES 41 MINUTES 11 SECONDS WEST, A DISTANCE OF 216.67 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT A NORTH CORNER OF SAID LOT 1X, OF SAID VILLAGES OF HURRICANE CREEK PHASE 1B;
SOUTH 44 DEGREES 30 MINUTES 05 SECONDS WEST, A DISTANCE OF 318.29 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT AN ANGLE POINT OF SAID LOT 1X, OF SAID VILLAGES OF HURRICANE CREEK PHASE 1B;
SOUTH 00 DEGREES 00 MINUTES 06 SECONDS WEST, A DISTANCE OF 141.63 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT AN ANGLE POINT OF SAID LOT 1X, OF SAID VILLAGES OF HURRICANE CREEK PHASE 1B;
SOUTH 43 DEGREES 41 MINUTES 11 SECONDS EAST, A DISTANCE OF 465.35 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND FOR CORNER IN THE NORTHWEST LINE OF THE SOUTH CORNER OF SAID LOT 1X, OF SAID VILLAGES OF HURRICANE CREEK PHASE 1B;
NORTH 46 DEGREES 18 MINUTES 49 SECONDS EAST, A DISTANCE OF 128.69 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE WEST CORNER OF LOT 11, BLOCK M, OF SAID VILLAGES OF HURRICANE CREEK PHASE 1B;
THENCE DEPARTING THE SAID NORTHEAST, AND NORTHWEST LINES OF SAID BLOCK R, THE VILLAGES OF HURRICANE CREEK PHASE 1B, ALONG THE SOUTHWEST LINES OF SAID BLOCK M, THE FOLLOWING COURSES AND DISTANCES:
SOUTH 43 DEGREES 41 MINUTES 11 SECONDS EAST, A DISTANCE OF 480.00 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT A SOUTH CORNER OF LOT 6, OF SAID BLOCK M, AND BEING AT THE WEST CORNER OF LOT 11X OF SAID THE VILLAGES OF HURRICANE CREEK PHASE 1B;
THENCE ALONG THE SOUTHWEST LINE OF SAID LOT 11X, THE VILLAGES OF HURRICANE CREEK PHASE 1B, THE FOLLOWING COURSES AND DISTANCES:
SOUTH 63 DEGREES 16 MINUTES 55 SECONDS EAST, A DISTANCE OF 153.10 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT AN ANGLE POINT;
SOUTH 86 DEGREES 55 MINUTES 45 SECONDS EAST, A DISTANCE OF 15.00 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT AN ANGLE POINT;
SOUTH 43 DEGREES 41 MINUTES 11 SECONDS EAST, A DISTANCE OF 55.84 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND FOR CORNER IN THE NORTHWEST LINE OF LOT 24X, BLOCK K, LOTS 19R-23, 3X AND 24X, BLOCK K, THE VILLAGES OF HURRICANE CREEK PHASE 1, AN ADDITION TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS; ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2023, PAGE 624; AT THE SOUTH CORNER OF SAID LOT 11X, THE VILLAGES OF HURRICANE CREEK PHASE 1B;

THENCE SOUTH 46 DEGREES 18 MINUTES 49 SECONDS WEST, DEPARTING THE SAID NORTHWEST LLNE OF LOT 11X, THE VILLAGES OF HURRICANE CREEK PHASE 1B, ALONG THE SAID NORTHWEST LINE OF LOT SAID LOT 24X, BLOCK K, A DISTANCE OF 70.32 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT AN ANGLE POINT;
THENCE SOUTH 00 DEGREES 15 MINUTES 27 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 24X, BLOCK K, A DISTANCE OF 421.11 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND FOR CORNER IN THE COMMON LINE BETWEEN A TRACT OF LAND CONVEYED TO WBK PARTNERS LTD, BY DEED OF RECORD IN VOLUME 4292, PAGE 27, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND THE SAID 262.171 ACRE TRACT; AND BEING AT THE SOUTHWEST CORNER OF SAID LOT 24X, BLOCK K;
THENCE SOUTH 88 DEGREES 58 MINUTES 26 SECONDS WEST, DEPARTING THE SAID WEST LINE OF LOT 24X, BLOCK K, ALONG THE SAID COMMON LINE BETWEEN THE WBK PARTNERS LTD. TRACT AND THE 262.171 ACRE TRACT, A DISTANCE OF 777.53 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND FOR CORNER IN THE EAST LINE OF A TRACT OF LAND CONVEYED TO ANNA GROUP, LLC, BY DEED OF RECORD IN INSTRUMENT NO. 2023000122760, OF SAID OFFICIAL PUBLIC RECORDS, AT THE NORTHWEST CORNER OF SAID WBK PARTNERS LTD TRACT, AND BEING AT A SOUTHWEST CORNER OF SAID 262.171 ACRE TRACT;
THENCE NORTH 01 DEGREES 00 MINUTES 29 SECONDS WEST, DEPARTING THE SAID COMMON LINE BETWEEN THE WBK PARTNERS LTD TRACT AND THE 262.171 ACRE TRACT, ALONG THE COMMON LINE BETWEEN SAID ANNA GROUP, LLC TRACT AND THE SAID 262.171 ACRE TRACT, A DISTANCE OF 387.21 FEET TO A FENCE CORNER POST FOUND AT THE NORTHWEST CORNER OF SAID ANNA GROUP, LLC TRACT, AND BEING AT A RE-ENTRANT CORNER OF SAID 262.171 ACRE TRACT;
THENCE SOUTH 89 DEGREES 10 MINUTES 05 SECONDS WEST, CONTINUING ALONG THE SAID COMMON LINE BETWEEN THE ANNA GROUP, LLC TRACT AND THE 262.171 ACRE TRACT, A DISTANCE OF 849.68 FEET TO A FENCE CORNER POST FOUND FOR CORNER IN THE EAST LINE OF A TRACT OF LAND CONVEYED TO VALINDA PLACE, LLC, BY DEED OF RECORD IN INSTRUMENT NO. 20220408000573280, OF SAID OFFICIAL PUBLIC RECORDS, AT THE SOUTHWEST CORNER OF SAID 262.171 ACRE TRACT;
THENCE DEPARTING THE SAID COMMON LINE BETWEEN THE ANNA GROUP, LLC TRACT AND THE 262.171 ACRE TRACT, ALONG THE COMMON LINE BETWEEN SAID 262.171 ACRE TRACT AND THE VALINDA PLAZA, LLC TRACT, THE FOLLOWING COURSES AND DISTANCES:
NORTH 02 DEGREES 34 MINUTES 09 SECONDS EAST, A DISTANCE OF 1,187.49 FEET TO A 1/2" IRON ROD FOUND AT A RE-ENTRANT CORNER OF SAID 262.171 ACRE TRACT AND A NORTHEAST CORNER OF SAID VALINDA PLAZA, LLC TRACT;
NORTH 89 DEGREES 26 MINUTES 01 SECONDS WEST, A DISTANCE OF 350.00 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT A SOUTHWEST CORNER OF SAID 262.171 ACRE TRACT AND BEING AT A RE-ENTRANT CORNER OF SAID VALINDA PLAZA, LLC TRACT;
NORTH 24 DEGREES 08 MINUTES 02 SECONDS WEST, A DISTANCE OF 75.72 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT AN ANGLE POINT;
NORTH 01 DEGREES 42 MINUTES 50 SECONDS EAST, A DISTANCE OF 1,316.32 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET AT THE SOUTHWEST CORNER OF A CALLED 15.309 ACRE TRACT OF LAND CONVEYED TO BOARD OF TRUSTEES OF THE ANNA INDEPENDENT SCHOOL DISTRICT, BY DEED OF RECORD IN INSTRUMENT NO. 2025000059753, OF SAID OFFICIAL PUBLIC RECORDS;
THENCE DEPARTING THE SAID COMMON LINE BETWEEN THE 262.171 ACRE TRACT AND THE VALINDA PLAZA, LLC TRACT, ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID BOARD OF TRUSTESS OF THE ANNA INDEPENDENT SCHOOL DISTRICT TRACT, THE FOLLOWING COURSES AND DISTANCES:

THENCE NORTH 89 DEGREES 47 MINUTES 01 SECONDS EAST, A DISTANCE OF 1,026.31 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET AT THE SOUTHEAST CORNER OF SAID 15.309 ACRE TRACT; SAID POINT BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 01 MINUTES 41 SECONDS, A RADIUS OF 525.00 FEET, AND AN ARC LENGTH OF 27.75 FEET (CHORD BEARS NORTH 16 DEGREES 11 MINUTES 53 SECONDS EAST, 27.74 FEET) TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET AT THE BEGINNING OF A REVERSE CURVE;
ALONG SAID REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18 DEGREES 40 MINUTES 18 SECONDS, A RADIUS OF 475.00 FEET, AND AN ARC LENGTH OF 154.79 FEET (CHORD BEARS NORTH 08 DEGREES 22 MINUTES 35 SECONDS EAST, 154.11 FEET) TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET AT THE END OF SAID CURVE;
NORTH 00 DEGREES 57 MINUTES 34 SECONDS WEST, A DISTANCE OF 123.32 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
ALONG SAID TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14 DEGREES 05 MINUTES 12 SECONDS, A RADIUS OF 475.00 FEET, AND AN ARC LENGTH OF 116.78 FEET (CHORD BEARS NORTH 08 DEGREES 00 MINUTES 10 SECONDS WEST, 116.49 FEET) TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET AT THE BEGINNING OF A TANGENT REVERSE CURVE;
ALONG SAID TANGENT REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14 DEGREES 08 MINUTES 12 SECONDS, A RADIUS OF 475.00 FEET, AND AN ARC LENGTH OF 117.20 FEET (CHORD BEARS NORTH 07 DEGREES 58 MINUTES 39 SECONDS WEST, 116.91 FEET) TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET AT THE END OF SAID CURVE;
NORTH 00 DEGREES 54 MINUTES 31 SECONDS WEST, A DISTANCE OF 66.31 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET AT AN ANGLE POINT;
NORTH 45 DEGREES 54 MINUTES 31 SECONDS WEST, A DISTANCE OF 38.01 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET FOR CORNER IN THE THE COMMON LINE BETWEEN SAID 262.171 ACRE TRACT AND A 290.877 ACRE TRACT OF LAND DESCRIBED IN TRACT 1, CONVEYED IN DEED TO MM ANNA 325, LLC, BY DEED OF RECORD IN INSTRUMENT NO. 2019041000386110, OF SAID OFFICIAL PUBLIC RECORDS;
THENCE DEPARTING THE SAID EASTERLY LINE OF THE 15.309 ACRE TRACT, ALONG A COMMON LINE BETWEEN SAID 290.877 ACRE TRACT AND SAID 262.171 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:
NORTH 88 DEGREES 18 MINUTES 31 SECONDS EAST, A DISTANCE OF 228.55 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET AT AN ANGLE POINT;
NORTH 89 DEGREES 05 MINUTES 29 SECONDS EAST, A DISTANCE OF 1,345.94 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET FOR CORNER IN THE SAID RIGHT-OF-WAY CORNER CLIP OF SHADYBROOK TRAIL;

THENCE SOUTH 56 DEGREES 03 MINUTES 28 SECONDS EAST, DEPARTING THE SAID COMMON LINE BETWEEN THE 290.877 ACRE TRACT AND SAID TRACT 1, ALONG SAID RIGHT-OF-WAY CORNER CLIP OF SHADYBROOK TRAIL, A DISTANCE OF 19.37 FEET TO THE POINT-OF-BEGINNING, CONTAINING 7,059,439 SQUARE FEET OR 162.062 ACRES OF LAND.

TRACT 2
BEING THAT CERTAIN 12.889 ACRE TRACT OF LAND SITUATED IN THE JOSEPH BOYLE SURVEY, ABSTRACT NO. 105, CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING PART OF A CALLED 262.171 ACRE TRACT 1 AND PART OF A CALLED 106.861 ACRE TRACT 2 DESCRIBED IN THE DEED TO CADG HURRICANE CREEK, LLC, RECORDED IN INSTRUMENT NO. 20150529000631020, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS; SAID 12.889 ACRE TRACT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT A SOUTH END OF A RIGHT-OF-WAY CORNER CLIP IN THE EASTERLY RIGHT-OF-WAY LINE OF SHADYBROOK TRAIL, A VARIABLE WIDTH RIGHT-OF-WAY;
THENCE SOUTH 12 DEGREES 18 MINUTES 05 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID SHADYBROOK TRAIL, A DISTANCE OF 4.77 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" SET AT THE POINT-OF-BEGINNING; SAID POINT BEING IN THE COMMON LINE BETWEEN SAID TRACT 1 AND THE 290.877 ACRE TRACT OF LAND DESCRIBED IN TRACT 1, CONVEYED IN DEED TO MM ANNA 325, LLC; BY DEED OF RECORD IN INSTRUMENT NO. 2019041000386110, OF SAID OFFICIAL PUBLIC RECORDS;
THENCE NORTH 89 DEGREES 05 MINUTES 29 SECONDS EAST, DEPARTING THE SAID EASTERLY LINE OF SHADYBROOK TRAIL, ALONG SAID COMMON LINE BETWEEN THE 290.877 ACRE TRACT AND TRACT 1, A DISTANCE OF 316.46 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" SET AT THE NORTHEAST CORNER OF SAID TRACT 1 AND THE NORTHWEST CORNER OF SAID TRACT 2;
THENCE NORTH 88 DEGREES 18 MINUTES 50 SECONDS EAST, ALONG THE COMMON LINE BETWEEN THE SAID 290.877 ACRE TRACT AND SAID TRACT 2, AT A DISTANCE OF 429.27 FEET PASSING THE SOUTHWEST CORNER OF LOT 6X, BLOCK K, VILLAGE OF HURRICANE CREEK – NORTH, PHASE 1, AN ADDITION TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2023, PAGE 260–263, OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, CONTINUING ALONG THE COMMON LINE BETWEEN SAID LOT 6X, BLOCK K AND SAID TRACT 2, IN ALL A TOTAL DISTANCE OF 793.96 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN THE WEST LINE OF BLOCK E, OF SAID VILLAGE OF HURRICANE CREEK – NORTH, PHASE 1, AT A SOUTHEAST CORNER OF SAID LOT 6X, BLOCK K, AND BEING AT THE NORTHEAST CORNER OF SAID TRACT 2;
THENCE SOUTH 00 DEGREES 42 MINUTES 12 SECONDS EAST, DEPARTING THE SAID COMMON LINE BETWEEN LOT 6X, BLOCK K AND TRACT 2, ALONG A COMMON LINE BETWEEN SAID BLOCK E, VILLAGE OF HURRICANE CREEK NORTH, PHASE 1 AND SAID TRACT 2, A DISTANCE OF 232.26 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 1, OF SAID BLOCK E;
THENCE SOUTH 89 DEGREES 04 MINUTES 42 SECONDS WEST, DEPARTING THE SAID COMMON LINE BETWEEN BLOCK E, VILLAGE OF HURRICANE CREEK NORTH, PHASE 1 AND SAID TRACT 2, OVER AND ACROSS SAID TRACT 2, A DISTANCE OF 198.59 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" SET FOR CORNER IN THE SOUTHEAST LINE OF A TEXAS POWER & LIGHT EASEMENT, UNDER JUDGEMENT NO. 71–162–199, IN THE DISTRICT COURT RECORDS OF COLLIN COUNTY, TEXAS;
THENCE SOUTH 32 DEGREES 16 MINUTES 48 SECONDS WEST, ALONG THE SAID SOUTHEAST LINE OF THE TEXAS POWER & LIGHT EASEMENT, CONTINUING OVER AND ACROSS SAID TRACT 2, A DISTANCE OF 501.42 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" SET AT AN ANGLE POINT;
THENCE SOUTH 46 DEGREES 18 MINUTES 49 SECONDS WEST, CONTINUING ALONG THE SAID SOUTHEAST LINE OF THE TEXAS POWER & LIGHT EASEMENT, CONTINUING OVER AND ACROSS SAID TRACT 2, A DISTANCE OF 275.42 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" SET FOR CORNER IN THE SAID EASTERLY LINE OF SHADYBROOK TRAIL;
THENCE DEPARTING THE SAID SOUTHEAST LINE OF THE TEXAS POWER & LIGHT EASEMENT, ALONG SAID EASTERLY LINE OF SHADYBROOK TRAIL, THE FOLLOWING COURSES AND DISTANCES:

NORTH 46 DEGREES 43 MINUTES 54 SECONDS WEST, A DISTANCE OF 274.04 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
ALONG SAID TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 26 DEGREES 34 MINUTES 25 SECONDS, A RADIUS OF 670.00 FEET, AND AN ARC LENGTH OF 310.75 FEET (CHORD BEARS NORTH 33 DEGREES 26 MINUTES 41 SECONDS WEST, 307.97 FEET) TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT BEGINNING OF A COMPOUND CURVE TO THE RIGHT;
ALONG SAID COMPOUND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11 DEGREES 39 MINUTES 17 SECONDS, A RADIUS OF 600.00 FEET, AND AN ARC LENGTH OF 122.05 FEET (CHORD BEARS NORTH 14 DEGREES 19 MINUTES 50 SECONDS WEST, 121.84 FEET) TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE END OF SAID CURVE;
NORTH 08 DEGREES 30 MINUTES 11 SECONDS WEST, A DISTANCE OF 56.95 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
ALONG SAID TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 45 MINUTES 41 SECONDS, A RADIUS OF 2,000.00 FEET, AND AN ARC LENGTH OF 131.30 FEET (CHORD BEARS NORTH 10 DEGREES 23 MINUTES 01 SECONDS WEST, 131.27 FEET) TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND AT THE END OF SAID CURVE;
NORTH 12 DEGREES 15 MINUTES 52 SECONDS WEST, A DISTANCE OF 74.62 FEET TO THE POINT-OF-BEGINNING, CONTAINING 561,441 SQUARE FEET OR 12.889 ACRES OF LAND.

PELTON LAND SOLUTIONS

174.951 ACRES TOTAL, 335 RESIDENTIAL LOTS
(290 SF-60 LOTS, 45 SF-Z LOTS) 18 COMMON AREA LOTS
SITUATED IN THE J. KINCADE SURVEY, ABSTRACT NO. 509
J. COFFMAN SURVEY ABSTRACT NO. 0197 & J. BOYLE SURVEY, ABSTRACT NO. 105,
CITY OF ANNA, COLLIN COUNTY, TEXAS

Revisions:

CEN23008

APR

JBA

12/15/2025

1" = 100'

Job #:

Drawn By:

Checked By:

Date:

Scale:

6

OF 7 SHEETS

FP 25-0020

A FINAL PLAT OF

THE VILLAGES OF

HURRICANE CREEK PHASE 3

174.951 ACRES TOTAL

335 RESIDENTIAL LOTS

(290 SF-60 LOTS, 45 SF-Z LOTS)

18 COMMON AREA LOTS

SITUATED IN THE

J. KINCADE SURVEY, ABSTRACT NO. 509,

J. COFFMAN SURVEY ABSTRACT NO. 0197

& J. BOYLE SURVEY, ABSTRACT NO. 105,

CITY OF ANNA, COLLIN COUNTY, TEXAS

OWNERS

CADG HURRICANE CREEK, LLC

1800 VALLEY VIEW LANE

SUITE 300

FARMERS BRANCH, TEXAS 75234

469-892-7200

KNOW ALL MEN BY THESE PRESENTS:

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

JASON ARMSTRONG
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5557

STATE OF TEXAS
COUNTY OF COLLIN

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES: _____

DRAINAGE AND DETENTION EASEMENT

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF ANNA

THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF ANNA (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES AND SUCCESSORS:

THE PORTION OF LOT 60X, BLOCK CC, 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.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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.

BY: CADG HURRICANE CREEK, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: CADG HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

BY: MMM VENTURES, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS MANAGER

BY: 2M VENTURES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF COLLIN

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES: _____

BY: MM ANNA 325, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: MMM VENTURES, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS MANAGER

BY: 2M VENTURES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF COLLIN

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES: _____

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

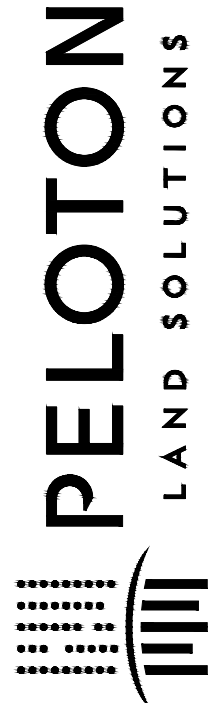
A FINAL PLAT OF THE VILLAGES OF

HURRICANE CREEK PHASE 3

174.951 ACRES TOTAL, 335 RESIDENTIAL LOTS

(290 SF-60 LOTS, 45 SF-Z LOTS) 18 COMMON AREA LOTS
SITUATED IN THE J. KINCADE SURVEY, ABSTRACT NO. 509

J. COFFMAN SURVEY ABSTRACT NO. 0197 & J. BOYLE SURVEY, ABSTRACT NO. 105,
CITY OF ANNA, COLLIN COUNTY, TEXAS



11000 FRISCO ST, SUITE 400 FRISCO,
TX 75033 PH# 469-213-1800

SHEET

7

OF 7 SHEETS

FP 25-0020
A FINAL PLAT OF
THE VILLAGES OF
HURRICANE CREEK PHASE 3

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& J. BOYLE SURVEY, ABSTRACT NO. 105,
CITY OF ANNA, COLLIN COUNTY, TEXAS

OWNERS
CADG HURRICANE CREEK, LLC
1800 VALLEY VIEW LANE
SUITE 300
FARMERS BRANCH, TEXAS 75234
469-892-7200