AGENDA
Planning & Zoning Commission

Monday, May 4, 2026 @ 6:30 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, May 4, 2026 at 6:30 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, with liberty and justice for all.*

   Texas Pledge*: Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.*

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

5. **Elections.**

   a. Election of P&Z Vice-Chair

   b. Election of P&Z Chair

6. **Overall Location Map.**

7. **Consent Items.**

a. Approve minutes of the April 6, 2026 Planning & Zoning Comission Meeting.

b. Approve Standridge Retail, Block E, Lot 1, Preliminary Site Plan (PSP 26-0005)

c. Approve The Villages of Hurricane Creek, Phase 3, Replat (RP 26-0003)

d. Approve Cottages at Century Farms, Block A, Lot 1, Replat (RP 26-0004)

e. Approve The Village at Waters Creek Retail, Block A, Lot 1, Conveyance Plat (CVP 26-0003)

f. Approve The Village at Waters Creek Retail, Block A, Lot 1, Preliminary Site Plan (PSP 26-0007)

g. Approve Hurricane Creek Commercial, Block A, Lot 2, Preliminary Site Plan (PSP 26-0006)

h. Approve Hurricane Creek Commercial, Block A, Lots 1&2, Preliminary Plat (PP 26-0003)

i. Approve Sherley Farms Lift Station, Block A, Lot 1, Minor Plat (MP 26-0001)

j. Approve Shadowbend Commercial, Block A, Lot 7, Site Plan (SP 26-0006) (Jiffy Lube)

k. Approve RCI Anna 30 Addition, Block B, Lots 1-3, Conveyance Plat (CVP 26-0004)

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.

a. Conduct a Public Hearing/Consider/Discuss/Action on a request to amend the Future Land Use Designation Place Type in the Future Land Use Plan of the Anna 2050 Comprehensive Plan of 10.8± acres from Estate Residential to Suburban Living in accordance with the Church Tract Development Agreement (Res. No. 1111-2024-08).

b. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to amend Article 9.04 (Zoning Ordinance) adopting regulations as it pertains to drone delivery infrastructure. (TA 26-0002)

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.

10. **Adjourn.**

This is to certify that I, Lauren Mecke, Senior Planner, 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 05/01/2026.



Lauren Mecke, Senior Planner

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

Item No. 4.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 5/4/2026
Staff Contact:

AGENDA ITEM:
Director's Report.

SUMMARY:

BACKGROUND:

Date Submitted		**Jurisdiction**	
Owner			
Representative/Applicant			
Requested Action			
Purpose			
Land Area			
Location			
Comp Plan Designation			
Existing Zoning			
Public Notice			
Surrounding Properties			
	Land Use	**Zoning**	**Comp Plan Designation**
North			
East			
South			
West			

ATTACHMENTS:

Item No. 5.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 5/4/2026
Staff Contact: Lauren Mecke

AGENDA ITEM:
Elections.

SUMMARY:
Elections

BACKGROUND:

Date Submitted		**Jurisdiction**	
Owner			
Representative/Applicant			
Requested Action			
Purpose			
Land Area			
Location			
Comp Plan Designation			
Existing Zoning			
Public Notice			

Surrounding Properties			
	Land Use	**Zoning**	**Comp Plan Designation**
North			
East			
South			
West			

ATTACHMENTS:

Item No. 5.a.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 5/4/2026
Staff Contact: Lauren Mecke

AGENDA ITEM:
Election of P&Z Vice-Chair

SUMMARY:
The P&Z is in need of electing a new Vice-Chair.

BACKGROUND:
Commissioner Josh Vollmer has resigned from the Planning & Zoning Commission. In January, he was voted to be the Vice-Chair of the Commission.

ATTACHMENTS:

Item No. 5.b.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 5/4/2026
Staff Contact: Lauren Mecke

AGENDA ITEM:
Election of P&Z Chair

SUMMARY:
In the event that Commissioner Walden is elected to City Council, it is recommended to vote for a new P&Z Chair.

If Commissioner Walden is not elected to City Council, it is recommended to take no action.

BACKGROUND:
Commissioner Jessica Walden is the current Chair of the Planning & Zoning Commission and is running for a place on City Council. If she is elected to City Council, she will have to resign from the Planning & Zoning Commission. The election will conclude on Saturday, May 2, 2026. Although it will not be official until the May 14, 2026 Council meeting where the results will be canvased, we will know the outcome by May 4, 2026.

ATTACHMENTS:

7b - Standridge Retail, Block E, Lot 1, Preliminary Site Plan

7c - The Villages of Hurricane Creek, Phase 3, Replat

7d - Cottages at Century Farms, Block A, Lot 1, Replat

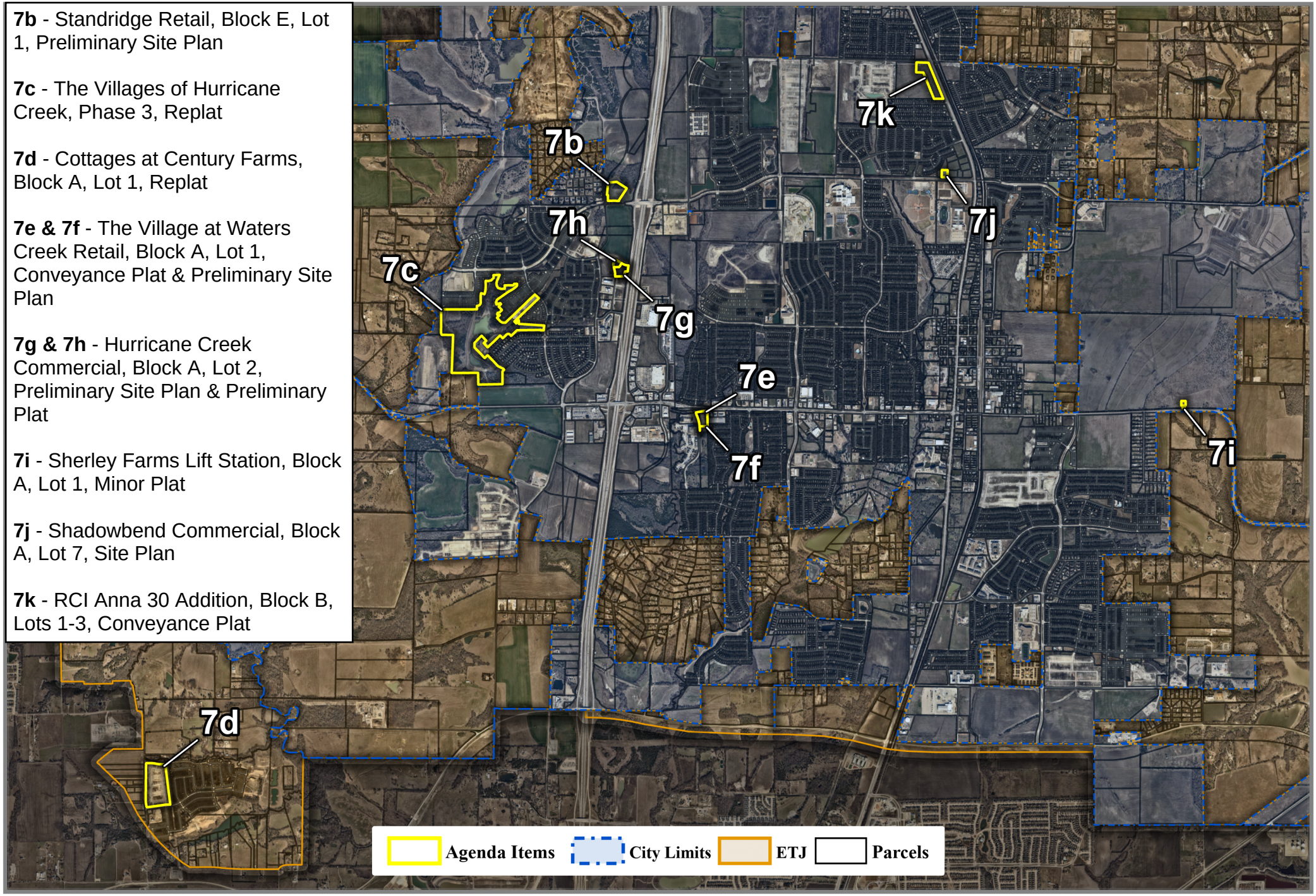
7e & 7f - The Village at Waters Creek Retail, Block A, Lot 1, Conveyance Plat & Preliminary Site Plan

7g & 7h - Hurricane Creek Commercial, Block A, Lot 2, Preliminary Site Plan & Preliminary Plat

7i - Sherley Farms Lift Station, Block A, Lot 1, Minor Plat

7j - Shadowbend Commercial, Block A, Lot 7, Site Plan

7k - RCI Anna 30 Addition, Block B, Lots 1-3, Conveyance Plat



N

0 0.38 0.75 1.5 Miles

1:46,000

May 2026
Planning & Zoning Meeting Map

Source: City of Anna GIS
Date: 4/27/2026

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

Item No. 7.a.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 5/4/2026
Staff Contact: Everett Johnson

AGENDA ITEM:
Approve minutes of the April 6, 2026 Planning & Zoning Comission Meeting.

SUMMARY:
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BACKGROUND:
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ATTACHMENTS:
1. 04-06-2026 Minutes

MINUTES
Planning & Zoning Commission

Monday, April 6, 2026 @ 6:30 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 6:30 PM on April 6, 2026, 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 6:30 PM.
   Commissioners present: Jessica Walden, Tom Longmire, Doug Hermann, Aquita DeJarnette, and Gretchen Stewart
   Commissioners absent: Josh Vollmer and Staci Martin
   Staff present: Kaleb Kentner, Lauren Mecke, Everett Johnson, Nancy Reynolds, and Jeff Freeth

2. **Invocation and Pledge of Allegiance.**

   Invocation given by commissioner DeJarnette.

3. **Neighbor Comments:**

   There were no Neighbor Comments.

4. **Director's Report.**

   Director Kaleb Kentner shared the monthly project report.

5. **Overall Location Map.**

6. **Consent Items.**
   a. Approve minutes of the March 2, 2026 Planning & Zoning Commission Meeting
   b. Approve Rosamond Crossing NEC Addition, Preliminary Site Plan (PSP 26-0004)
   c. Approve Rosamond Crossing NEC Addition, Conveyance Plat (CVP 26-0002)
   d. Approve Sherley Farms, Phase 1A, Final Plat (FP 26-0002)
   e. Approve Sherley Farms, Phase 1B, Final Plat (FP 26-0003)
   f. Approve Sherley Farms, Phase 1C, Final Plat (FP 26-0004)
   g. Approve Persimmon Drive, Final Plat (FP 25-0012)

   Commissioner Hermann made a motion to approve the Consent Items.
   Commissioner Stewart seconded the motion.
   Motion passed unanimously.

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 for a recommendation regarding a request for a Specific Use Permit for an Auto Repair, Light on 1.2± acres on the west side of US Highway 75, 1,000± feet north of W. Rosamond Parkway. (SUP 26-0002)

Mr. Johnson gave a brief summary of the project.

Public Hearing was opened at 6:37 PM.

Discussion ensued by Commissioner Longmire about the driveway. Mr. Kentner clarified that the internal streets and fire lanes will be completed by the master developer. Juan Vasquez from Vasquez Engineering gave information on behalf of Discount Tire. He explained they are strictly a tire store. Matt Moore from DFS Standridge, the current property owner and master developer, told the commissioners they are currently under review with Engineering.

Public Hearing was closed at 6:43 PM.

Commissioner Longmire made a motion to approve.
Commissioner Walden seconded the motion.
Motion passed unanimously.

b. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation for a request to annex and amend an existing Planned Development (Ord. No. 1111-2024-08) to incorporate an additional 10.8± acres of land located at the southeast corner of County Road 290 and County Road 290/County Road 1101 (future Mantua Parkway) in accordance with the Church Tract Development Agreement (Res. No. 2025-12-1873).

Ms. Mecke gave a brief summary of the project.

Public Hearing was opened at 6:46 PM.

Discussion ensued by Commissioner Walden about tree preservation. Kevin Lazares representing the owner/developer spoke about completing the fight of way and corridor.

Neighbor Comments: Terrell Culbertson, Sean Smith and Betty Sharp all had concerns about all the trees being removed.

Public Hearing was closed at 7:01 PM.

Commissioner Walden made a motion to approve.
Commissioner Hermann seconded the motion.
Motion did not pass 3-2.

c. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to amend Article 9.04 (Zoning Ordinance) adopting regulations as it pertains to drone delivery infrastructure. (TA 26-0002)

Ms. Mecke gave a brief summary of the project.

Brendan Hubbard and Eric Daniel from Zipline spoke to the commissioners about the background of Zipline. Several short videos were played showing the 10-year history.

Public Hearing was closed at 7:41 PM.

Commissioner Martin made a motion to table 7c until the May 4th meeting.
Commissioner Longmire seconded the motion.
Motion passed unanimously.

d. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation of the Parks Master Plan.

Mr. Freeth gave a brief summary of the project.

Public Hearing was opened at 7:54 PM.

Mr. Wilson, with Freese and Nichols gave an overview of the process of the Parks Master Plan for the future of the community.

Public Hearing was closed at 8:19 PM.

Commissioner Walden made a motion to approve.
Commissioner DeJarnette seconded the motion.
Motion passed unanimously.

8. **Future Agenda Items:** *Commissioner Walden made it public that Commissioner Vollmer stepped down and relieved his duties as a commissioner. His position will be put on the May agenda.*

9. **Adjourn.**

8:22 PM
Commissioner Walden made a motion to adjourn.
Commissioner Longmire seconded the motion.
Motion passed unanimously.

_____
Chairwoman Jessica Walden

ATTEST:

_____
Lauren Mecke, Planning Manager

Item No. 7.b.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 5/4/2026
Staff Contact: Everett Johnson

AGENDA ITEM:
Approve Standridge Retail, Block E, Lot 1, Preliminary Site Plan (PSP 26-0005)

SUMMARY:
A grocery store and four retail/restaurant buildings on 6.2± acres at the northeast corner of Standridge Boulevard and W. Rosamond Parkway. Zoned Planned Development/Regional Commercial (PD/C-2)(Ord. No. 1111-2024-08)

Recommended for approval as submitted.

BACKGROUND:

Date Submitted	4/8/2026	**Jurisdiction**	City of Anna
Owner	DSF Standridge, LP		
Representative/Applicant	Kimley-Horn		
Requested Action	Approval of Preliminary Site Plan		
Purpose	To build a grocery store and commercial buildings		
Land Area	6.2± acres		
Location	The northeast corner of Standridge Boulevard and W. Rosamond Parkway		
Comp Plan Designation	Regional Activity Center		
Existing Zoning	Planned Development (Ord. No. 1111-2024-08)		
Public Notice	N/A		

Surrounding Properties

	Land Use	Zoning	Comp Plan Designation
North	Vacant Commercial	Planned Development (Ord. No. 1111-2024-08)	Regional Activity Center
East	Vacant Commercial	Planned Development (Ord. No. 1111-2024-08)	Regional Activity

			Center
South	Vacant Commercial	Planned Development (Ord. No. 1111-2024-08)	Regional Activity Center
West	Single-Family Residential	Single-Family Estate (SF-E)	Estate Residential

ATTACHMENTS:

1. Locator Map - Standridge Retail, Block E, Lot 1, Preliminary Site Plan (PSP 26-0005)
2. Exhibit A - Standridge Retail, Block E, Lot 1, Preliminary Site Plan (PSP 26-0005)

Standridge Retail, Block E, Lot 1, Preliminary Site Plan (PSP 26-0005)

URBAN WAY

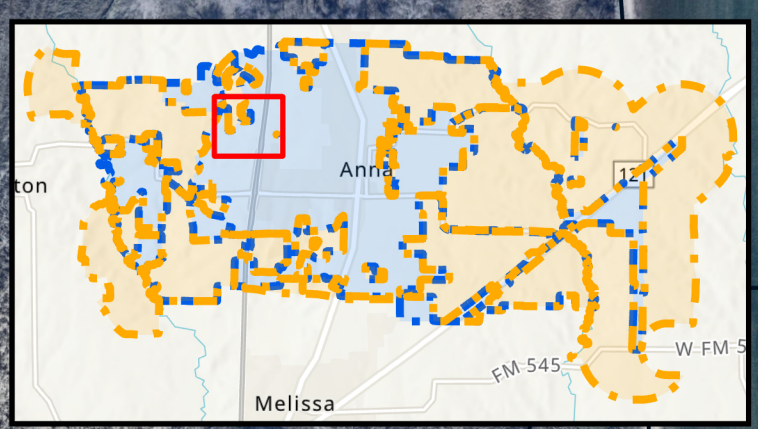
CROSSING DR

COUNTY ROAD 368

W ROSAMOND PKWY

N CENTRAL EXPY

W ROSAMOND PKWY



THE CITY OF Anna

N

Subject Property

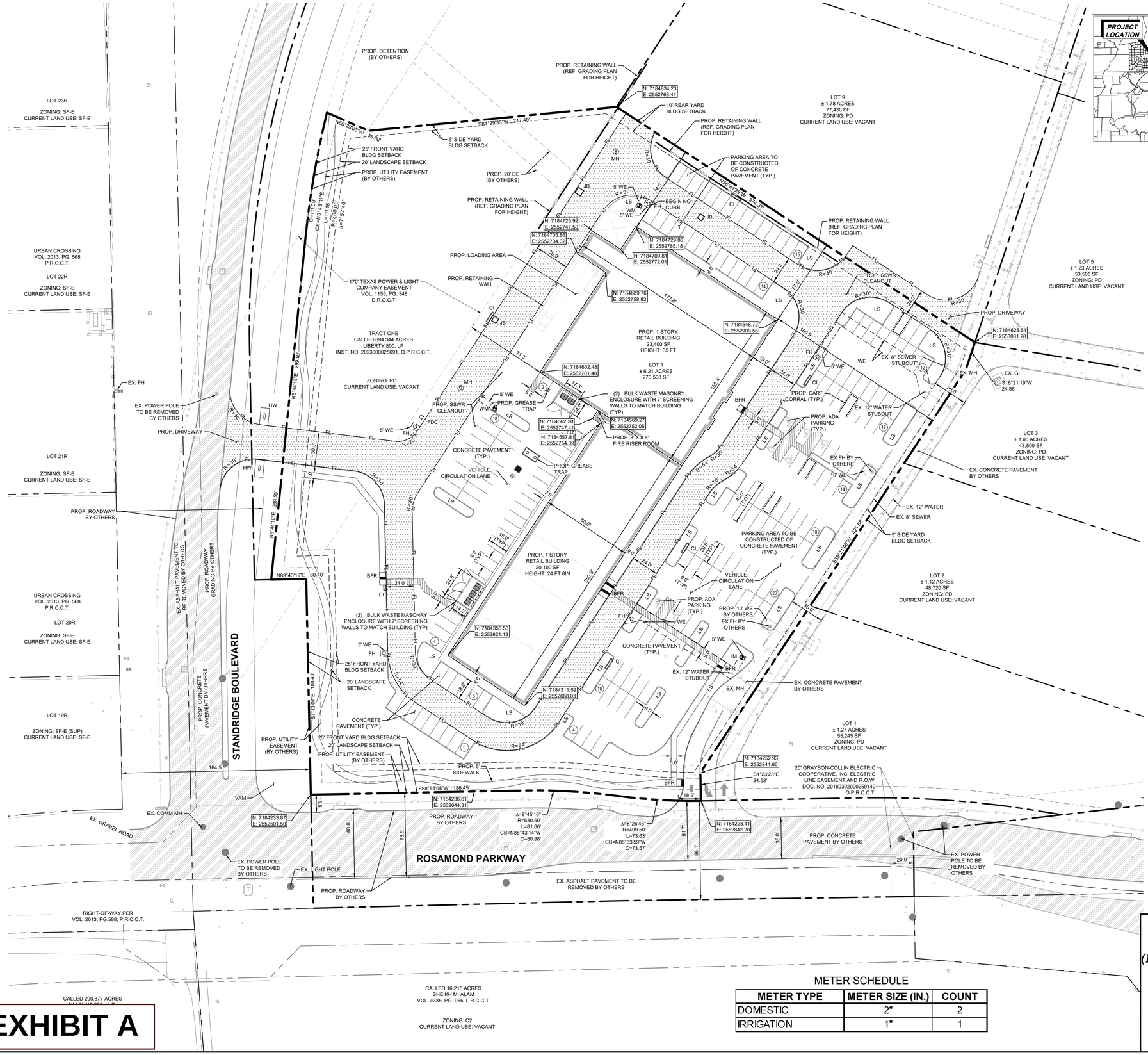
ETJ

Parcels

City Limits

0 50 100 200 300 400 Feet

May 2026



SITE DATA SUMMARY TABLE

GENERAL SITE DATA	LOT 1
PROPOSED ZONING	C-2
PROPOSED USE	Retail Store
GROSS SITE AREA (ACRES, SQ. FT.)	6.21 ACRES / 270,507.48 SQ. FT.
LOT AREA (SQ.FT.)	270,507
LOT ACREAGE (ACRES)	6.21
BUILDING AREA (SQ. FT.)	45,000
RETAIL / RESTAURANT SPLIT (SQ. FT.)	-
MAXIMUM BUILDING HEIGHT (FT.)	35 FT
FLOOR AREA RATIO	0.166
PERVIOUS AREA (%)	33.08%
IMPERVIOUS AREA (%)	66.92%
PARKING	
REQUIRED PARKING RATIO (RETAIL)	4 SPACES / 1,000 SF
REQUIRED PARKING RATIO (RESTAURANT)	-
REQUIRED PARKING (RETAIL)	180
REQUIRED PARKING (RESTAURANT)	-
CART CORRALS PROVIDED	4
PARKING PROVIDED	188
ACCESSIBLE SPACES REQUIRED	6
ACCESSIBLE SPACES PROVIDED	7

METER SCHEDULE

METER TYPE	METER SIZE (IN.)	COUNT
DOMESTIC	2"	2
IRRIGATION	1"	1

Know what's below. Call before you dig.

SP 26-0005

PRELIMINARY SITE PLAN

SPROUTS ANNA

(LOT 1, BLOCK E) STANRIDGE RETAIL ±6.21 ACERS
HENRY SMITH SURVEY, ABSTRACT NO. 822
City of Anna, Collin County, Texas
Submitted 04/22/2026

Owner:
DSF Stanridge
4215 W Lovers Lane
Suite 250 Dallas TX
Contact: Matt Moore
Phone: 817-201-6982

Developer:
GBT Realty Corporation
9010 Overlook Blvd.
Brentwood, TN 37027
Contact: Tim Mondello
Phone: 615-505-3101

Engineer:
Kimley»Horn and Associates, Inc.
2600 N Central Expressway, Ste 400
Richardson, Texas 75080
Contact: Robert Lewis, P.E.
Phone: 972-776-1701

EXHIBIT A

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley»Horn and Associates, Inc. shall be without liability to Kimley»Horn and Associates, Inc.

ISSUANCES
XREFS
PLOT STYLE TBL
PLOT SCALE
DWG PATH
LAYOUT
xBlock - xDte - xDsn - xDsn - xDsn - Claymore - xBnd - xBnd - xBnd - Claymore - xUtil - xRoadway
SCALE: 1" = 40'
SCALE: R:\144222026 10:32 AM
K:\DFW_CIVIL\064496320_SPROUTS - ANNA\CAD\PLANSHEETS\PRELIMINARY PLANS
Model

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
106 W. LOUISIANA STREET, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer ROBERT C. LEWIS
P.E. No. 143058 Date 04/14/2026

KHA PROJECT	064496320
DATE	APRIL 2026
SCALE	SEE PLAN
DESIGNED BY	RPS
DRAWN BY	FV
CHECKED BY	RCL

SPROUTS ANNA
CITY OF ANNA
COLLIN COUNTY, TEXAS

PRELIMINARY SITE PLAN

SHEET NUMBER
SP-1

Item No. 7.c.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 5/4/2026
Staff Contact: Everett Johnson

AGENDA ITEM:
Approve The Villages of Hurricane Creek, Phase 3, Replat (RP 26-0003)

SUMMARY:
Eight single-family residential 6.0 lots and one homeowners' association lot on 101.7± acres on the south side of Holleybrook Lane, 175± feet west of Winding Shore Lane. Zoned Planned Development/Single-Family Residential (PD/SF-6.0) (Ord. No. 886-2020)

Recommended for approval as submitted.

BACKGROUND:

Date Submitted	4/8/2026	**Jurisdiction**	City of Anna
Owner	CADG Hurricane Creek LLC		
Representative/Applicant	Westwood Professional Services		
Requested Action	Approval of Replat		
Purpose	To show lots impacted by an existing NRCS easement		
Land Area	101.8± acres		
Location	The south side of Holleybrook Lane, 175± feet west of Winding Shore Lane		
Comp Plan Designation	Suburban Living		
Existing Zoning	Planned Development (Ord. No. 886-2020)		
Public Notice	N/A		

Surrounding Properties

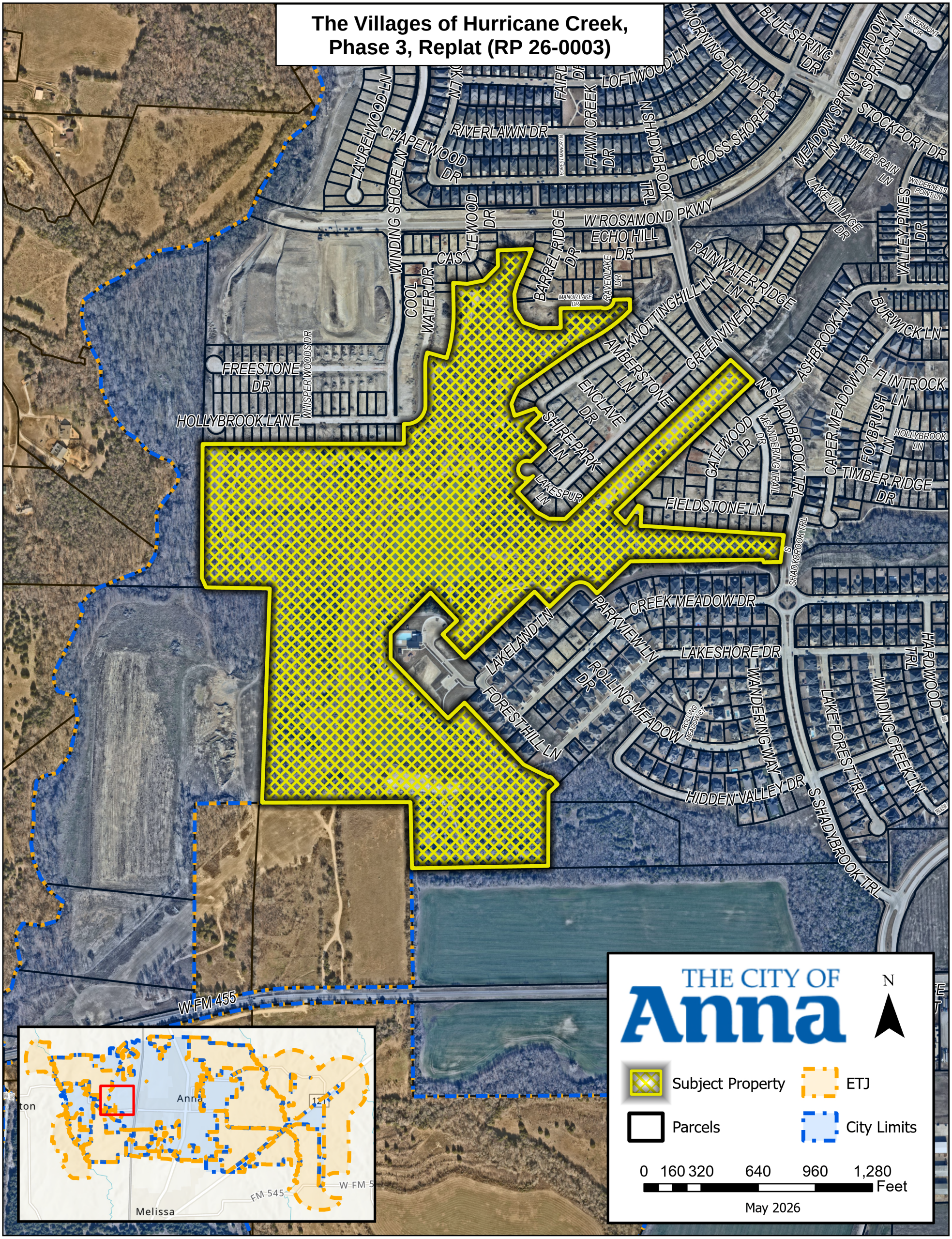
	Land Use	**Zoning**	**Comp Plan Designation**
North	Single-Family Residential	Planned Development (Ord. No. 886-2020)	Suburban Living
East	Single-Family Residential	Planned Development (Ord. No. 886-2020)	Suburban Living

South	Single-Family Residential	Planned Development (Ord. No. 886-2020)	Suburban Living
West	Single-Family Residential	Planned Development (Ord. No. 886-2020)	Suburban Living

ATTACHMENTS:

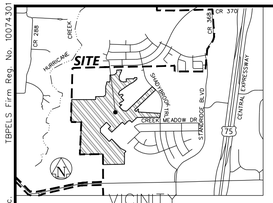
1. Locator Map - The Villages of Hurricane Creek, Phase 3, Replat (RP 26-0003)
2. Exhibit A - The Villages of Hurricane Creek, Phase 3, Replat (RP 26-0003)

The Villages of Hurricane Creek, Phase 3, Replat (RP 26-0003)

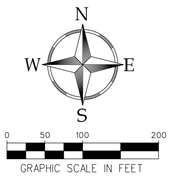


TBPELS Firm Reg. No. 10074301

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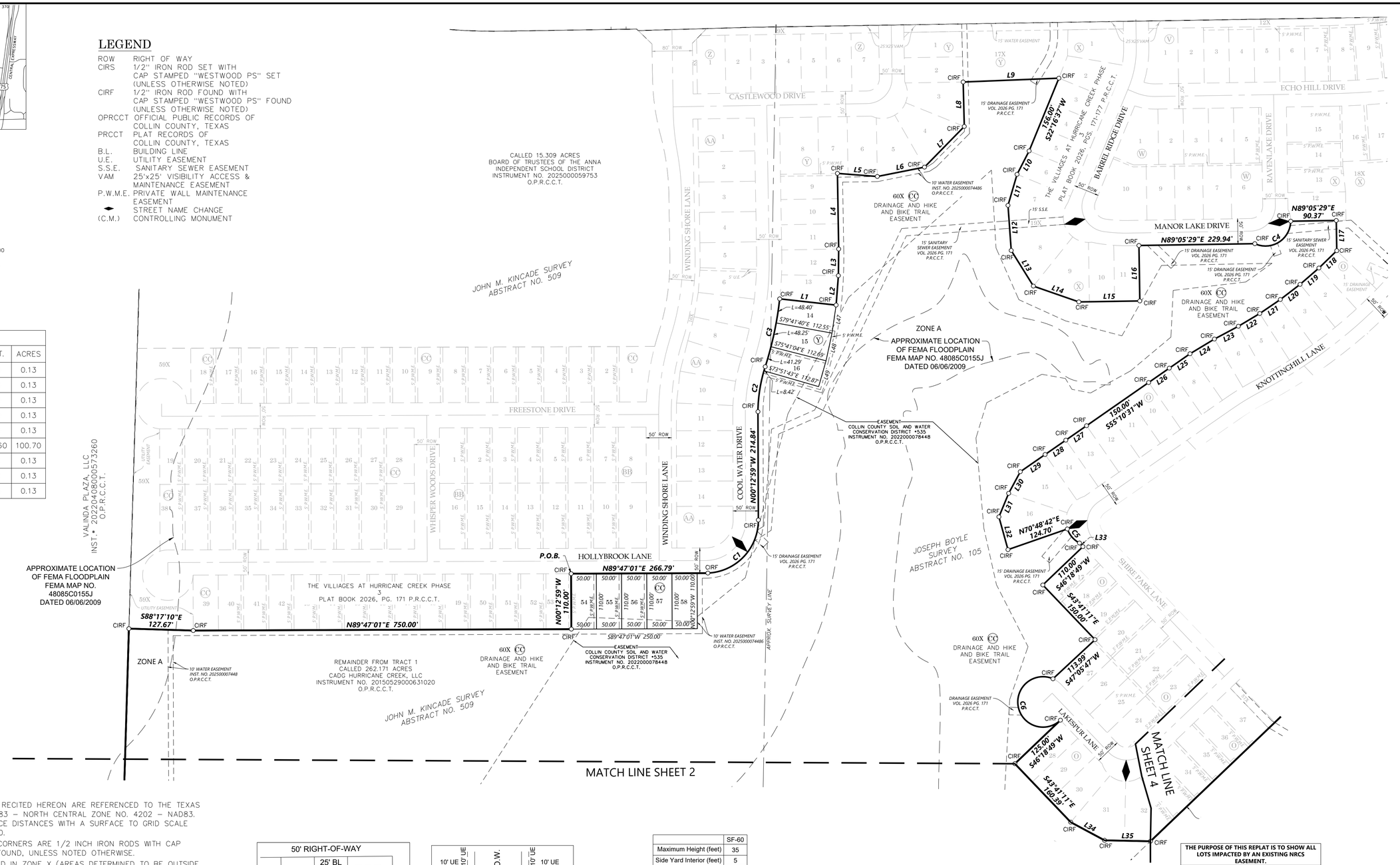
VICINITY MAP
N.T.S.



LEGEND

ROW	RIGHT OF WAY
CIRS	1/2" IRON ROD SET WITH CAP STAMPED "WESTWOOD PS" SET (UNLESS OTHERWISE NOTED)
CIRF	1/2" IRON ROD FOUND 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
P.W.M.E.	PRIVATE WALL MAINTENANCE EASEMENT
◆	STREET NAME CHANGE
(C.M.)	CONTROLLING MONUMENT

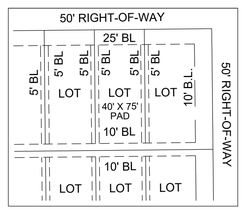
LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
BLOCK CC LOT 54	5500	0.13
BLOCK CC LOT 55	5500	0.13
BLOCK CC LOT 56	5500	0.13
BLOCK CC LOT 57	5500	0.13
BLOCK CC LOT 58	5500	0.13
BLOCK CC LOT 60X	4386660	100.70
BLOCK Y LOT 14	5869	0.13
BLOCK Y LOT 15	5859	0.13
BLOCK Y LOT 16	5795	0.13



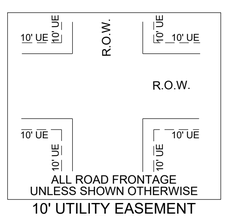
NOTES

1. 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.
2. ALL PERIMETER PROPERTY CORNERS ARE 1/2 INCH IRON RODS WITH CAP STAMPED "WESTWOOD PS" FOUND, 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.
4. NO APPURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLES.
5. RETAINING WALLS SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY WHERE SUCH RETAINING WALLS ARE LOCATED. RETAINING WALLS OVER 4' WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL REQUIRED SCREENING WALLS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
6. 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.
7. WALLS ARE MEASURED FROM THE LOWEST FOOTING TO THE HIGHEST POINT ON THE WALL.
8. LINE AND CURVE TABLES ON SHEET 4 OF 6.

EXHIBIT A



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



10' UTILITY EASEMENT
(TYP.) N.T.S.

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

CITY OF ANNA ORDINANCE NO. 932-2021

THE PURPOSE OF THIS REPLAT IS TO SHOW ALL LOTS IMPACTED BY AN EXISTING NRCS EASEMENT.

RP 26-0003
A REPLAT OF
THE VILLAGES OF HURRICANE CREEK PHASE 3
101.737 ACRES TOTAL
LOTS 54-58, 60X, BLOCK CC; LOTS 14-16, BLOCK Y
8 RESIDENTIAL LOTS (8 SF-60 LOTS)
1 COMMON AREA LOT
SITUATED IN THE
JOHN M. KINCADE SURVEY, ABSTRACT NO. 509,
JOHN COFFMAN SURVEY ABSTRACT NO. 0197
& JOSEPH 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

Revisions:	
Job #:	CEN23008
Drawn By:	ARR
Checked By:	JBA
Date:	04/17/2026
Scale:	1" = 100'

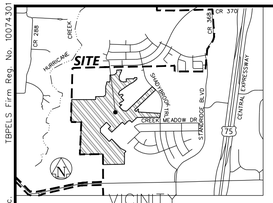
A REPLAT OF THE VILLAGES OF HURRICANE CREEK PHASE 3
101.737 ACRES TOTAL, 8 RESIDENTIAL LOTS (8 SF-60 LOTS) 1 COMMON AREA LOT
LOTS 54-58, 60X, BLOCK CC; LOTS 14-16, BLOCK Y
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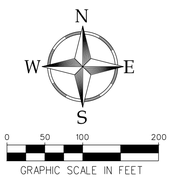
SHEET 1 OF 6 SHEETS

DWG NAME: N:_PLS\G_DRIVE_JOB\CEN23008_HURRICANE_CREEK_PHASE_3\2_SRVY\CEN23008_P4A_HC3_REPLAT.DWG

TBPELS Firm Reg. No. 10074301
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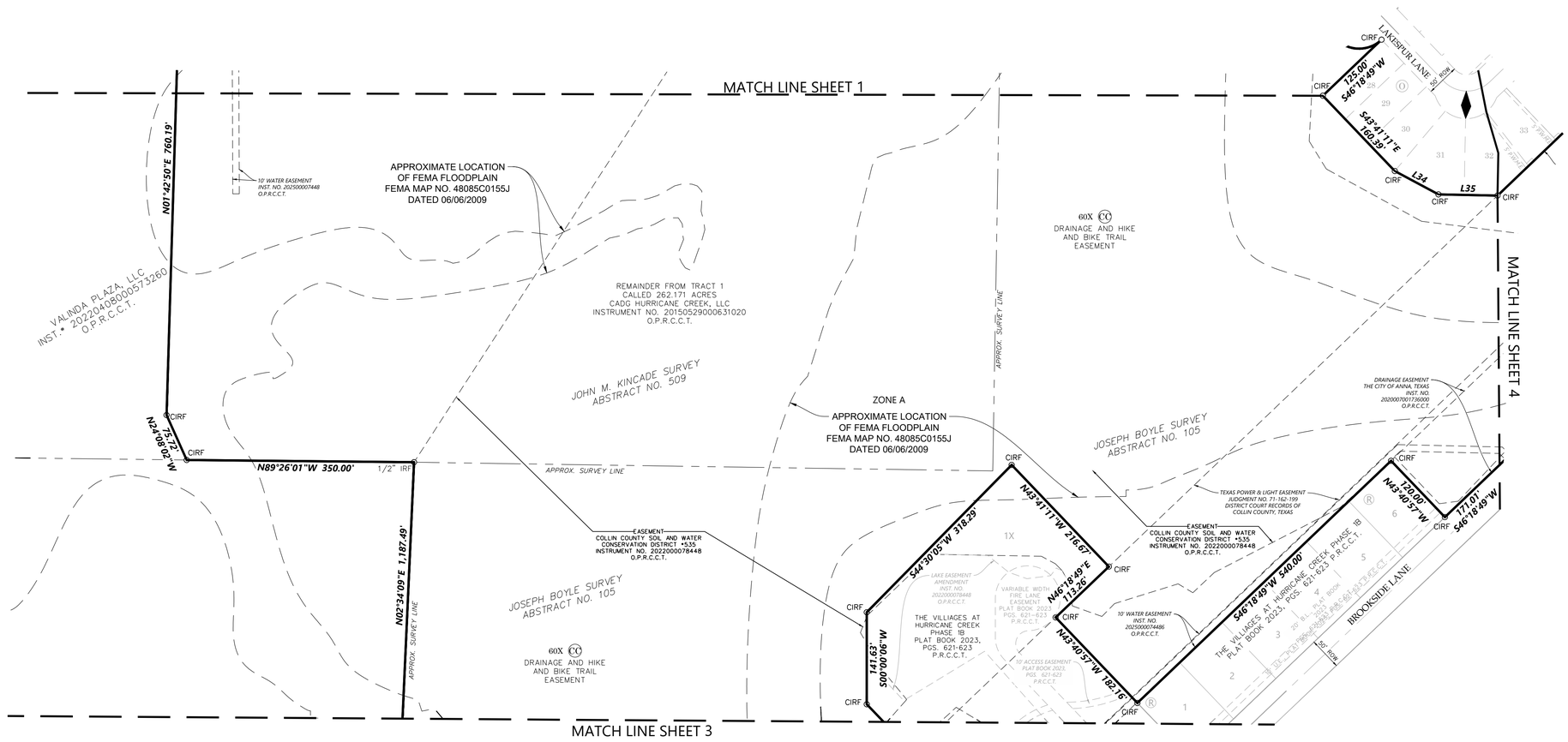


VICINITY MAP
N.T.S.



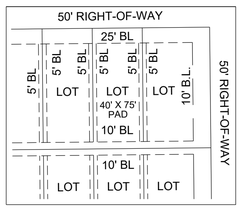
LEGEND

ROW	RIGHT OF WAY
CIRS	1/2" IRON ROD SET WITH CAP STAMPED "WESTWOOD PS" SET (UNLESS OTHERWISE NOTED)
CIRF	1/2" IRON ROD FOUND 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
P.W.M.E.	PRIVATE WALL MAINTENANCE EASEMENT
◆	STREET NAME CHANGE
(C.M.)	CONTROLLING MONUMENT

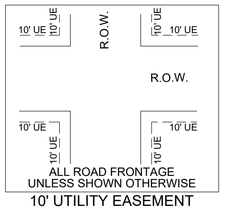


NOTES

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4. NO APPURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLES.
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7. WALLS ARE MEASURED FROM THE LOWEST FOOTING TO THE HIGHEST POINT ON THE WALL.
8. LINE AND CURVE TABLES ON SHEET 4 OF 6.



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



10' UTILITY EASEMENT
(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

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

Revisions:

Job #:	CEN23008
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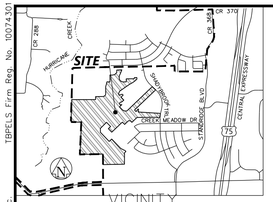
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SHEET 2 OF 6 SHEETS

DWG NAME: N:_PLSVG_DRIVE_JOB\CEN23008_HURRICANE_CREEK_PHASE_3\2_SRVY\CEN23008_P44_HC3_REPLAT.DWG

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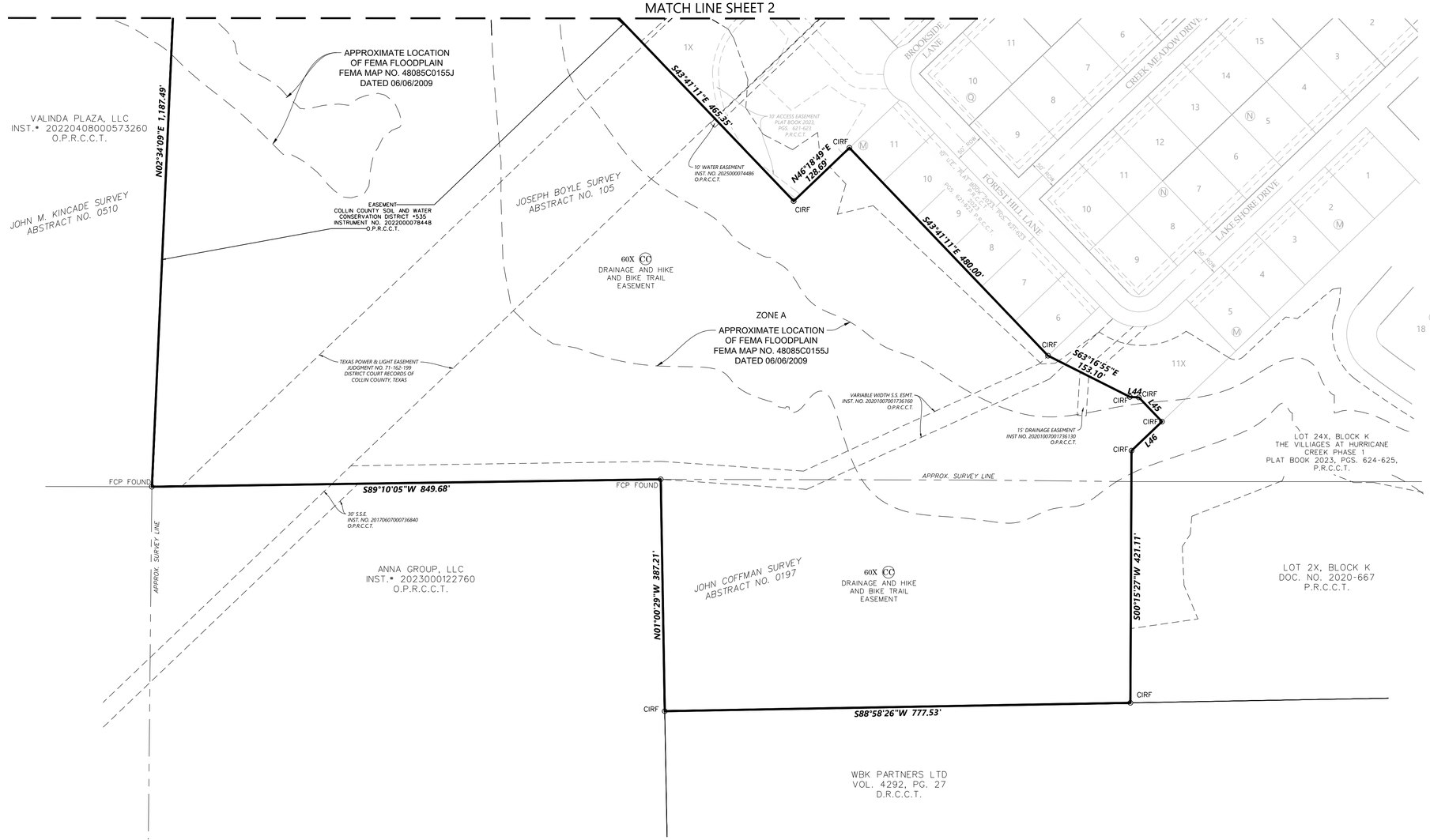


VICINITY MAP
N.T.S.



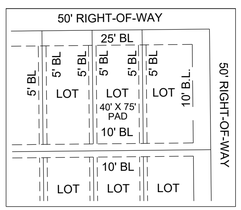
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P.W.M.E.	PRIVATE WALL MAINTENANCE EASEMENT
◆	STREET NAME CHANGE
(C.M.)	CONTROLLING MONUMENT

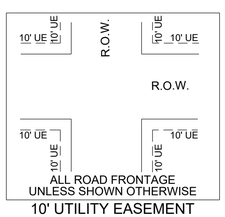


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8. LINE AND CURVE TABLES ON SHEET 4 OF 6.



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



10' UTILITY EASEMENT
(TYP.) N.T.S.

	SF-60	SF-Z
Maximum Height (feet)	35	35
Side Yard Interior (feet)	5	0/5
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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
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Building size (square feet)	1600	1200
Masonry (%)	60%	60%

CITY OF ANNA ORDINANCE NO. 932-2021

THE PURPOSE OF THIS REPLAT IS TO SHOW ALL LOTS IMPACTED BY AN EXISTING NRCS EASEMENT.

RP 26-0003
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CITY OF ANNA, COLLIN COUNTY, TEXAS

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

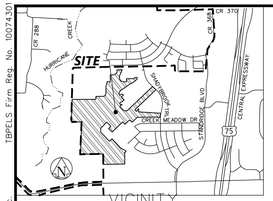
Revisions:	

Job #:	CEN23008
Drawn By:	ARR
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Date:	04/17/2026
Scale:	1" = 100'

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SHEET 3 OF 6 SHEETS

DWG NAME: N:_PLS\CD_DRIVE_JOB\CEN23008_HURRICANE_CREEK_PHASE_3\2_SURVY\CEN23008_PA4_HC3 REPLAT.DWG



VICINITY MAP
N.T.S.

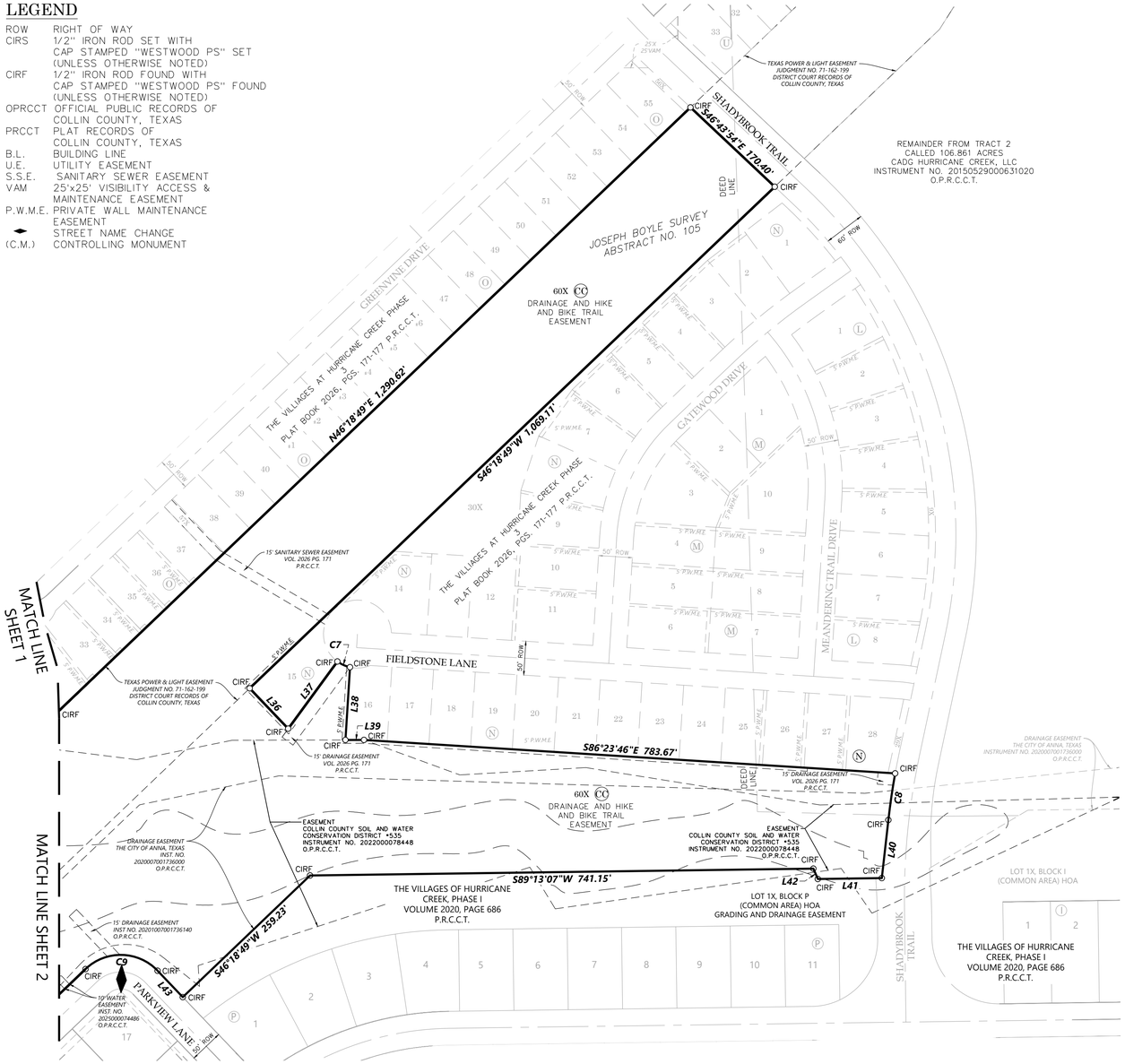


0 50 100 200

GRAPHIC SCALE IN FEET

LEGEND

ROW	RIGHT OF WAY
CIRS	1/2" IRON ROD SET WITH CAP STAMPED "WESTWOOD PS" SET (UNLESS OTHERWISE NOTED)
CIRF	1/2" IRON ROD FOUND 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
P.W.M.E.	PRIVATE WALL MAINTENANCE EASEMENT
	STREET NAME CHANGE
(C.M.)	CONTROLLING MONUMENT



Line Table		
Line #	Length	Direction
L1	112.56	S83°40'24"E
L2	58.62	N04°26'19"E
L3	52.76	N00°38'29"E
L4	150.00	N00°57'34"W
L5	79.36	S85°31'49"E
L6	95.45	N78°44'22"E
L7	112.87	N44°22'29"E
L8	88.13	N01°28'17"W
L9	190.08	N87°41'59"E
L10	52.19	S27°12'15"W
L11	64.09	S16°21'18"W
L12	89.69	S04°07'04"E
L13	83.27	S31°53'55"E
L14	95.47	S70°49'48"E
L15	120.92	N89°05'29"E
L16	110.00	N00°54'31"W
L17	59.89	S00°54'31"E
L18	49.39	S45°44'05"W
L19	49.39	S49°06'14"W
L20	49.39	S52°28'24"W

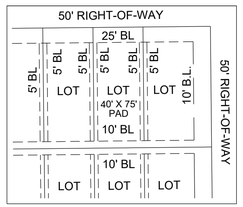
Line Table		
Line #	Length	Direction
L21	49.39	S55°50'34"W
L22	49.39	S59°12'44"W
L23	53.84	S61°51'52"W
L24	56.53	S58°58'03"W
L25	50.00	S55°10'31"W
L26	50.00	S55°10'31"W
L27	50.00	S55°10'31"W
L28	50.00	S55°16'05"W
L29	59.96	S55°16'05"W
L30	48.67	S28°19'49"W
L31	50.57	S22°27'53"W
L32	67.42	S15°28'07"E
L33	9.95	S43°41'11"E
L34	76.21	S61°49'15"E
L35	90.97	S88°52'21"E
L36	82.19	S43°41'11"E
L37	122.63	N36°10'19"E
L38	107.40	S03°36'14"W
L39	27.30	N89°50'58"E
L40	86.08	S06°24'31"W

Line Table		
Line #	Length	Direction
L41	94.22	S89°13'07"W
L42	16.58	N23°13'01"W
L43	53.69	N43°41'35"W
L44	15.00	S86°55'45"E
L45	55.84	S43°41'11"E
L46	70.32	S46°18'49"W
L47	56.21	S08°21'13"W
L48	56.12	S12°10'59"W
L49	53.28	S15°54'46"W

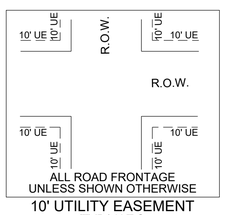
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	164.93	105.00	090°00'00"	N 44°47'01" E	148.49
C2	90.66	305.00	017°01'55"	N 9°12'12" E	90.33
C3	137.94	695.00	011°22'18"	N 12°02'00" E	137.71
C4	99.68	50.00	114°13'10"	N 57°57'36" E	83.97
C5	37.70	50.00	043°12'06"	S 40°47'21" E	36.81
C6	215.50	50.01	246°53'50"	S 10°13'25" E	83.45
C7	20.58	50.00	023°34'41"	S 65°37'02" E	20.43
C8	69.34	1030.00	003°51'27"	S 8°20'14" W	69.33
C9	117.81	75.00	089°59'59"	N 88°41'11" W	106.07

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



10' UTILITY EASEMENT
(TYP.) N.T.S.

THE PURPOSE OF THIS REPLAT IS TO SHOW ALL LOTS IMPACTED BY AN EXISTING NRCS EASEMENT.

OWNERS
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SUITE 300
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469-892-7200

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CITY OF ANNA, COLLIN COUNTY, TEXAS

Revisions:

Job #:	CEN23008
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SHEET 4 OF 6 SHEETS

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TBPELS Firm Reg. No. 10074301
DWG NAME: N:_PLS\G-DRIVE\JOB\CEN23008-HURRICANE CREEK PHASE 3\2-SRVY\CEN23008_PA4_HC3 REPLAT.DWG

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TBPELS Firm Reg. No. 10074301

LAND DESCRIPTION

WHEREAS CADG Hurricane Creek, LLC is the owner of a 101.737 acre tract of land situated in the John M. Kincade Survey, Abstract No. 509, Joseph Boyle Survey, Abstract No. 105, and John Coffman Survey, Abstract No. 197, and City of Anna, Collin County, Texas, and being a part of the called 262.171 acre and called 106.861 acre tracts of land described in Special Warranty Deed with Vendor's Lien to CADG Hurricane Creek, LLC, as record in Instrument No. 20150529000631020, Official Public Records, Collin County, Texas, and being all of Lots 14-16, Block Y, and Lots 54-58 and 60X, Block CC, The Villages of Hurricane Creek Phase 3, an addition to the City of Anna, Collin County, Texas, according to the plat recorded in Plat Book 2026, Page 171, Plat Records, Collin County, Texas; said 101.737 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the common north corner of said Lot 54 and Lot 53, Block CC of said The Villages of Hurricane Creek Phase 3, in the south right-of-way line of Hollybrook Lane, a 50-foot right-of-way;

THENCE North 89 degrees 47 minutes 01 second East, with said south right-of-way line of Hollybrook Lane, a distance of 266.79 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the beginning of a tangent curve to the left;

THENCE with said south right-of-way line of Hollybrook Lane and along said tangent curve to the left having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 105.00 feet, and an arc length of 164.93 feet (chord bears North 44 degrees 47 minutes 01 second East, 148.49 feet) to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the end of said tangent curve to the left, in the east right-of-way line of Cool Water Drive, a 50-foot right-of-way;

THENCE continuing with said east right-of-way line of Cool Water Drive, the following courses and distances:

North 00 degrees 12 minutes 59 seconds West, a distance of 214.84 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the beginning of a tangent curve to the right;

Along said tangent curve to the right having a central angle of 17 degrees 01 minute 55 seconds, a radius of 305.00 feet, and an arc length of 90.66 feet (chord bears North 09 degrees 12 minutes 12 seconds East, 90.33 feet) to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the beginning of a reverse curve to the left;

Along said reverse curve to the left having a central angle of 11 degrees 22 minutes 18 seconds, a radius of 695.00 feet, and an arc length of 137.94 feet (chord bears North 12 degrees 02 minutes 00 seconds East, 137.71 feet) to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the common corner of said Lot 14 and Lot 13, Block Y of said The Villages of Hurricane Creek Phase 3;

THENCE South 83 degrees 40 minutes 24 seconds East, departing said east right-of-way line of Cool Water Drive, with the common line of said Lots 13 and 14, a distance of 112.56 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the common corner of said Lots 13 and 14 in the common line of said Block Y and said Lot 60X;

THENCE with said common line of Block Y and Lot 60X, the following course and distances:

North 04 degrees 26 minutes 19 seconds East, a distance of 58.62 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

North 00 degrees 38 minutes 29 seconds East, a distance of 52.76 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

North 00 degrees 57 minutes 34 seconds West, a distance of 150.00 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the northeast corner of Lot 9, of said Block Y;

South 85 degrees 31 minutes 49 seconds East, a distance of 79.36 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

North 78 degrees 44 minutes 22 seconds East, a distance of 95.45 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

North 44 degrees 22 minutes 29 seconds East, a distance of 112.87 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

North 01 degree 28 minutes 17 seconds West, a distance of 88.13 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the southeast corner of Lot 2, of said Block Y and the southwest corner of Lot 17X, of said Block Y;

North 87 degrees 41 minutes 59 seconds East, a distance of 190.08 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the common corner of said Lot 60X, Lot 17X, Block Y, and Lots 2 and 3, Block X of said The Villages of Hurricane Creek Phase 3;

THENCE departing said common line between said Block Y and Lot 60X, with the common line of said Block X and said Lot 60X, the following courses and distances:

South 22 degrees 16 minutes 37 seconds West, a distance of 156.00 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 27 degrees 12 minutes 15 seconds West, a distance of 52.19 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 16 degrees 21 minutes 18 seconds West, a distance of 64.09 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 04 degrees 07 minutes 04 seconds East, a distance of 89.69 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 31 degrees 53 minutes 55 seconds East, a distance of 83.27 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 70 degrees 49 minutes 48 seconds East, a distance of 95.47 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

North 89 degrees 05 minutes 29 seconds East, a distance of 120.92 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the southeast corner of Lot 11, of said Block X;

North 00 degrees 54 minutes 31 seconds West, a distance of 110.00 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the common corner of said Lot 60X and Lot 11, Block X of said The Villages of Hurricane Creek Phase 3, in the south right-of-way line of Manor Lake Drive, a 50-foot right-of-way;

THENCE departing said common line between Block X and Lot 60X, with said south right-of-way line of Manor Lake Drive, the following courses and distances:

North 89 degrees 05 minutes 29 seconds East, a distance of 229.94 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the beginning of a non-tangent curve to the left;

Along said non-tangent curve to the left having a central angle of 114 degrees 13 minutes 10 seconds, a radius of 50.00 feet, and an arc length of 99.68 feet (chord bears North 57 degrees 57 minutes 36 seconds East, 83.97 feet) to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the common corner of said Lot 60X and Lot 12, Block X of said The Villages of Hurricane Creek Phase 3;

THENCE North 89 degrees 05 minutes 29 seconds East, departing said south right-of-way line of Manor Lake Drive, with the common line of said Lot 12X and said Lot 60X, a distance of 90.37 feet a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for a common corner of said Lot 60X and Lot 18X, Block X of said The Villages of Hurricane Creek Phase 3;

THENCE South 00 degrees 54 minutes 31 seconds East, departing said common line of Lot 12 and Lot 60X, with the common line of said Lot 18X and Lot 60X, a distance of 59.89 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the common corner of said Lot 60X and Lot 18X, and Lot 1, Block O of said The Villages of Hurricane Creek Phase 3;

THENCE departing said common line of Lot 18X and Lot 60X, with the common line of said Block O and Lot 60X the following courses and distances:

South 45 degrees 44 minutes 05 seconds West, a distance of 49.39 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 49 degrees 06 minutes 14 seconds West, a distance of 49.39 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 52 degrees 28 minutes 24 seconds West, a distance of 49.39 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 55 degrees 50 minutes 34 seconds West, a distance of 49.39 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 59 degrees 12 minutes 44 seconds West, a distance of 49.39 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 61 degrees 51 minutes 52 seconds West, a distance of 53.84 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 58 degrees 58 minutes 03 seconds West, a distance of 56.53 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 55 degrees 10 minutes 31 seconds West, a distance of 300.00 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 55 degrees 16 minutes 05 seconds West, a distance of 109.96 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 28 degrees 19 minutes 49 seconds West, a distance of 48.67 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 22 degrees 27 minutes 53 seconds West, a distance of 50.57 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 15 degrees 28 minutes 07 seconds East, a distance of 67.42 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the south corner of Lot 16, of said Block O;

North 70 degrees 48 minutes 42 seconds East, a distance of 124.70 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the common corner of said Lot 60X and Lot 16, Block O of said The Villages of Hurricane Creek Phase 3, in the southwest right-of-way line of Shire Park Lane, a 50-foot right-of-way, and being in a non-tangent curve to the left;

THENCE with said southwest right-of-way line of Shire Park Lane, the following courses and distances:

Along said non-tangent curve to the left having a central angle of 43 degrees 12 minutes 06 seconds, a radius of 50.00 feet, and an arc length of 37.70 feet (chord bears South 40 degrees 47 minutes 21 seconds East, 36.81 feet) to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 43 degrees 41 minutes 11 seconds East, a distance of 9.95 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the common corner of said Lot 60X and Lot 17, Block O of said The Villages of Hurricane Creek Phase 3;

THENCE departing said southwest right-of-way line of Shire Park Lane, with the common line of said Lot 60X and said Block O, the following courses and distances:

South 46 degrees 18 minutes 49 seconds West, a distance of 110.00 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the west corner of said Lot 17, Block O;

South 43 degrees 41 minutes 11 seconds East, a distance of 150.00 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the common corner of Lots 19, 20, and 27, of said Block O;

South 47 degrees 05 minutes 47 seconds West, a distance of 113.99 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the common corner of said Lot 60X and Lot 27, Block O of said The Villages of Hurricane Creek Phase 3, in the cul de sac right-of-way line of Lakespur Lane, a 50-foot radial right-of-way, and being in a non-tangent curve to the left;

THENCE with said radial right-of-way line of Lakespur Lane, along said non-tangent curve to the left having a central angle of 246 degrees 53 minutes 50 seconds, a radius of 50.01 feet, and an arc length of 215.50 feet (chord bears South 10 degrees 13 minutes 25 seconds East, 83.45 feet) to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the common corner of said Lot 60X and Lot 28, Block O of said The Villages of Hurricane Creek Phase 3, in the southwest right-of-way line of said Lakespur Lane;

THENCE departing said southwest right-of-way line of Lake Spur Lane, with the common line of said Block O and said Lot 60X, the following courses and distances:

South 46 degrees 18 minutes 49 seconds West, a distance of 125.00 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the west corner of said Lot 28, Block O;

THENCE departing said southwest right-of-way line of Lake Spur Lane, with the common line of said Block O and said Lot 60X, the following courses and distances:

South 46 degrees 18 minutes 49 seconds West, a distance of 125.00 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the west corner of said Lot 28, Block O;

South 43 degrees 41 minutes 11 seconds East, a distance of 160.39 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 61 degrees 49 minutes 15 seconds East, a distance of 76.21 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 88 degrees 52 minutes 21 seconds East, a distance of 90.97 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

North 46 degrees 18 minutes 49 seconds East, a distance of 1,290.62 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the common corner of said Lot 60X and Lot 56X, Block O of said The Villages of Hurricane Creek Phase 3, in the southwest right-of-way line of Shadybrook Trail, a 60-foot right-of-way;

South 46 degrees 43 minutes 54 seconds East, with said southwest right-of-way line of Shadybrook Trail, a distance of 170.40 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the common corner of said Lot 60X and Lot 30X, Block N of said The Villages of Hurricane Creek Phase 3;

THENCE departing said southwest right-of-way line of Shadybrook Trail, with the common line of said Lot 60X and said Block N, the following courses and distances:

South 46 degrees 18 minutes 49 seconds West, a distance of 1,069.11 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 43 degrees 41 minutes 11 seconds East, a distance of 82.19 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

North 36 degrees 10 minutes 19 seconds East, a distance of 122.63 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for a common corner of said Lot 60X and Lot 15, Block N of said The Villages of Hurricane Creek Phase 3, in the southerly cul de sac right-of-way line of Fieldstone Lane, a 50-foot radial right-of-way, and being in a non-tangent curve to the left;

THENCE with said southerly radial right-of-way line of Fieldstone Lane, and along said non-tangent curve to the left having a central angle of 23 degrees 34 minutes 41 seconds, a radius of 50.00 feet, and an arc length of 20.58 feet (chord bears South 65 degrees 37 minutes 2 seconds East, 20.43 feet) to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the common corner of said Lot 60X and Lot 16, Block N of said The Villages of Hurricane Creek Phase 3;

THENCE departing said radial right-of-way line of Fieldstone Lane, with the common line of said Lot 60X and said Block N, the following courses and distances:

South 03 degrees 36 minutes 14 seconds West, a distance of 107.40 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the southwest corner if said Lot 16, Block N;

North 89 degrees 50 minutes 58 seconds East, a distance of 27.30 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 86 degrees 23 minutes 46 seconds East, a distance of 783.67 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the common comer of said Lot 60X, and Lot 29X, Block N of said The Villages of Hurricane Creek Phase 3, in the west right-of-way line of said Shadybrook Trail, and being in a non-tangent curve to the left;

THENCE departing said common line of Lot 60X and Block N, with said west right-of-way line of Shadybrook Trail, the following courses and distances:

Along said non-tangent curve to the left having a central angle of 03 degrees 51 minutes 27 seconds, a radius of 1,030.00 feet, and an arc length of 69.34 feet (chord bears South 08 degrees 20 minutes 14 seconds West, 69.33 feet) to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for comer;

South 06 degrees 24 minutes 31 seconds West, a distance of 86.08 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 89 degrees 13 minutes 07 seconds West, passing an angle point of said Shadybrook Trail and the northeast corner of Lot 1X, Block P, The Villages of Hurricane Harbor Phase 1, an addition to the City of Anna, according to the plat recorded in Volume 2020, Page 686 of said Plat Records, at a distance of 8.93 feet, continuing with line in common of said Lot 1X and said Lot 60 X, for a total distance of 94.22 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

THENCE continuing with said line in common between Lots 60X and said Block P, the following courses and distances:

North 23 degrees 13 minutes 01 second West, a distance of 16.58 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 89 degrees 13 minutes 07 seconds West, a distance of 741.15 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 46 degrees 18 minutes 49 seconds West, a distance of 259.23 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the west corner of said Lot 1X and a southerly corner of said Lot 60X, in the northeast right-of-way line of Parkview Lane;

THENCE with said northeast right-of-way line of Parkview Lane, the following courses and distances:

North 43 degrees 41 minutes 35 seconds West, a distance of 53.69 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found at the beginning of a tangent curve to the left for corner;

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 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner in the northwest right-of-way line of Brookside Lane, a 50' right-of-way;

THENCE South 46 degrees 18 minutes 49 seconds West, along said northwest right-of-way line of Brookside Lane, a distance of 171.01 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the 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 recorded in Volume 2023, Page 621 of said Plat Records, and a south corner of said Lot 60X;

THENCE departing said northwest right-of-way line of Brookside Lane, with the common line between said Lot 60X and said Block R, the following courses and distances:

North 43 degrees 40 minutes 57 seconds West, a distance of 120.00 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the northeast corner of said Lot 6, Block R;

South 46 degrees 18 minutes 49 seconds West, a distance of 540.00 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for a common corner between Lot 1, Block R of said The Villages of Hurricane Creek Phase 1B, said Lot 60X, and Lot 1X, Block R of said The Villages of Hurricane Creek Phase 1B;

THENCE departing said common line between Lot 60X and Block R, with the line in common between said Lot 1X and said Lot 60X, the following courses and distances:

North 43 degrees 40 minutes 57 seconds West, a distance of 182.16 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

North 46 degrees 18 minutes 49 seconds East, a distance of 113.26 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

North 43 degrees 41 minutes 11 seconds West, a distance of 216.67 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 44 degrees 30 minutes 05 seconds West, a distance of 318.29 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 00 degrees 00 minutes 06 seconds West, a distance of 141.63 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 43 degrees 41 minutes 11 seconds East, a distance of 465.35 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for a south corner of said Lot 1X, Block R;

North 46 degrees 18 minutes 49 seconds East, a distance of 128.69 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the west corner of Lot 11, Block M of said The Villages of Hurricane Creek Phase 1B, and a south corner of said Lot 60X;

THENCE departing said common line between Lot 60X and Block R, with the line in common between said Lot 60X and said Block M, the following courses and distances:

South 43 degrees 41 minutes 11 seconds East, a distance of 480.00 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 63 degrees 16 minutes 55 seconds East, a distance of 153.10 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 86 degrees 55 minutes 45 seconds East, a distance of 15.00 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 43 degrees 41 minutes 11 seconds East, a distance of 55.84 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for a corner in common between said Lot 60X, and Lot 11X, Block M of said The Villages of Hurricane Creek Phase 1B, in a 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 recorded in Plat Book 2023, Page 624 of said Plat Records;

THENCE with th3e line in common between said Lot 24 X and said Lot 60X, the following courses and distances:

South 46 degrees 18 minutes 49 seconds West, a distance of 70.32 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 00 degrees 15 minutes 27 seconds West, passing the southwest corner of said Lot 24X and the northwest corner of Lot 2X, Block K of The Villages of Hurricane Creek Phase 1, an addition to the City of Anna, Collin County, Texas, according to the plat recorded in Plat Book 2020, Page 686, of said Plat Records, at a distance of 51.71 feet, continuing with the line in common of said Lot 60X and said Lot 2X, for a total distance of 421.11 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the southwest corner of said Lot 2X and the southeast corner of said Lot 60X, in the north line of a tract of land described in Warranty Deed to WBK Partners LTD, as recorded in Volume 4292, Page 27, Deed Records, Collin County, Texas;

THENCE South 88 degrees 58 minutes 26 seconds West, departing said line in common between Lot 60X and Lot 2X, with the south line of said Lot 60X and said north line of said WBK Partners LTD tract, a distance of 777.53 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for a southwest corner of said Lot 60X and the northwest corner of said WBK Partners LTD tract, in the east line of a called 29.818 acre tract of land described as Tract 2 in Special Warranty Deed with Vendor's Lien to Anna Group, LLC, as recorded in Instrument No. 2023000122760 of said Official Public Records;

THENCE departing said north line of the WBK Partners LTD tract, and said south line of Lot 60X, with the line in common between said 29.818 acre tract and said Lot 60X, the following courses and distances:

North 01 degree 00 minutes 29 seconds West, a distance of 387.21 feet to a fence corner post found for the northeast corner of said 29.818 acre tract and a re-entrant corner of said Lot 60X;

South 89 degrees 10 minutes 05 seconds West, a distance of 849.68 feet to a fence corner post found for a southwest corner of said Lot 60X, at the southeast corner of a tract of land described in Special Warranty Deed to Valinda Plaza, LLC, as recorded in Instrument No. 20220228000319240 and corrected by Instrument No. 20220408000573260 of said Official Public Records;

THENCE departing said line in common between said 29.818 acre tract and said Lot 60X, with the line in common between said Valinda Plaza, LLC tract and said Lot 60X, 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 for corner;

North 89 degrees 26 minutes 01 second West, a distance of 350.00 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

North 24 degrees 08 minutes 02 seconds West, a distance of 75.72 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

North 01 degree 42 minutes 50 seconds East, a distance of 760.19 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for a common corner of said Lot 60X and Lot 59X, Block CC of said The Villages of Hurricane Creek Phase 3;

THENCE departing said line in common between Lot 60X and said Valinda Plaza, LLC tract, with the common line of said Lots 59X and 60X, and Lots 39-53, Block CC of said The Villages of Hurricane Creek Phase 3, the following courses and distances:

South 88 degrees 17 minutes 10 seconds East, a distance of 127.67 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

North 89 degrees 47 minutes 01 second East, a distance of 750.00 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the common corner of said Lots 53 and 54;

THENCE North 00 degrees 12 minutes 59 seconds West, departing said line in common with Lot 60X and with the common line of said Lots 53 and 54, a distance of 110.00 feet to the **POINT-OF-BEGINNING**, containing **4,431,684 square feet or 101.737 acres of land.**

THE PURPOSE OF THIS REPLAT IS TO SHOW ALL LOTS IMPACTED BY AN EXISTING NRCS EASEMENT.

RP 26-0003
A REPLAT OF
THE VILLAGES OF HURRICANE CREEK PHASE 3
101.737 ACRES TOTAL
LOTS 54-58, 60X, BLOCK CC; LOTS 14-16, BLOCK Y
8 RESIDENTIAL LOTS (8 SF-60 LOTS)
1 COMMON AREA LOT
SITUATED IN THE
JOHN M. KINCADE SURVEY, ABSTRACT NO. 509,
JOHN COFFMAN SURVEY ABSTRACT NO. 0197
& JOSEPH 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

Revisions:	
Job #:	CEN23008
Drawn By:	ARR
Checked By:	JBA
Date:	04/17/2026
Scale:	1" = 100'

A REPLAT OF THE VILLAGES OF HURRICANE CREEK PHASE 3
101.737 ACRES TOTAL, 8 RESIDENTIAL LOTS (8 SF-60 LOTS) 1 COMMON AREA LOT
LOTS 54-58, 60X, BLOCK CC; LOTS 14-16, BLOCK Y
SITUATED IN THE JOHN M. KINCADE SURVEY, ABSTRACT NO. 509
JOHN COFFMAN SURVEY ABSTRACT NO. 0197 & JOSEPH BOYLE SURVEY, ABSTRACT NO. 105,
CITY OF ANNA, COLLIN COUNTY, TEXAS

Westwood
Phone (214) 473-4640
Toll Free (888) 937-5150
11000 Frisco Street, Suite 400
Frisco, TX 75033
westwoodps.com
Westwood Professional Services, Inc.

SHEET 5 OF 6 SHEETS

DWG NAME: N:_PLS\G_DRIVE\JOB\CEN23008_HURRICANE_CREEK_PHASE_3\2_SRVY\CEN23008_P44_HC3_REPLAT.DWG

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TBPELS Firm Reg. No. 10074301

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 ____ DAY OF _____, 2026.

_____
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 _____, 2026.

_____
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 _____, 2026.

_____
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

THE PURPOSE OF THIS REPLAT IS TO SHOW ALL LOTS IMPACTED BY AN EXISTING NRCS EASEMENT.

RP 26-0003
A REPLAT OF
THE VILLAGES OF HURRICANE CREEK PHASE 3
101.737 ACRES TOTAL
LOTS 54-58, 60X, BLOCK CC; LOTS 14-16, BLOCK Y
8 RESIDENTIAL LOTS (8 SF-60 LOTS)
1 COMMON AREA LOT
SITUATED IN THE
JOHN M. KINCADE SURVEY, ABSTRACT NO. 509,
JOHN COFFMAN SURVEY ABSTRACT NO. 0197
& JOSEPH 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

Revisions:

Job #:	CEN23008
Drawn By:	ARR
Checked By:	JBA
Date:	04/17/2026
Scale:	1" = 100'

A REPLAT OF THE VILLAGES OF HURRICANE CREEK PHASE 3
101.737 ACRES TOTAL, 8 RESIDENTIAL LOTS (8 SF-60 LOTS) 1 COMMON AREA LOT
LOTS 54-58, 60X, BLOCK CC; LOTS 14-16, BLOCK Y
SITUATED IN THE JOHN M. KINCADE SURVEY, ABSTRACT NO. 509
JOHN COFFMAN SURVEY ABSTRACT NO. 0197 & JOSEPH BOYLE SURVEY, ABSTRACT NO. 105,
CITY OF ANNA, COLLIN COUNTY, TEXAS

Westwood
Phone (214) 473-4640
Toll Free (888) 937-5150
11000 Frisco Street, Suite 400
Frisco, TX 75033
westwoodps.com
Westwood Professional Services, Inc.

SHEET
6
OF 6 SHEETS

DWG NAME: N:_PLS\G_DRIVE\JOB\CEN23008_HURRICANE_CREEK_PHASE_3\2_SRVY\CEN23008_P44_HC3_REPLAT.DWG

Item No. 7.d.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 5/4/2026
Staff Contact: Everett Johnson

AGENDA ITEM:
Approve Cottages at Century Farms, Block A, Lot 1, Replat (RP 26-0004)

SUMMARY:
Multifamily development lot on 20.9± acres at the southeast corner of Chambersville Road (CR 206) and Helen Lane. Located in the ETJ.

Recommended for approval as submitted.

BACKGROUND:

Date Submitted	4/8/2026	**Jurisdiction**	City of Anna
Owner	ONML Cottages at Century Farm LLC		
Representative/Applicant	Westwood Professional Services		
Requested Action	Approval of Replat		
Purpose	To abandon existing easements and establish new ones		
Land Area	20.9± acres		
Location	The southeast corner of Chambersville Road (CR 206) and Helen Lane		
Comp Plan Designation	Estate Residential		
Existing Zoning	County/ETJ		
Public Notice	N/A		

Surrounding Properties

	Land Use	**Zoning**	**Comp Plan Designation**
North	Single-Family Residential	N/A	Estate Residential
East	Single-Family Residential	N/A	Estate Residential
South	Single-Family Residential	N/A	Estate Residential

West	Single-Family Residential	N/A	Estate Residential

ATTACHMENTS:

1. Locator Map - Cottages at Century Farms, Block A, Lot 1, Replat (RP 26-0004)
2. Exhibit A - Cottages at Century Farms, Block A, Lot 1, Replat (RP 26-0004)

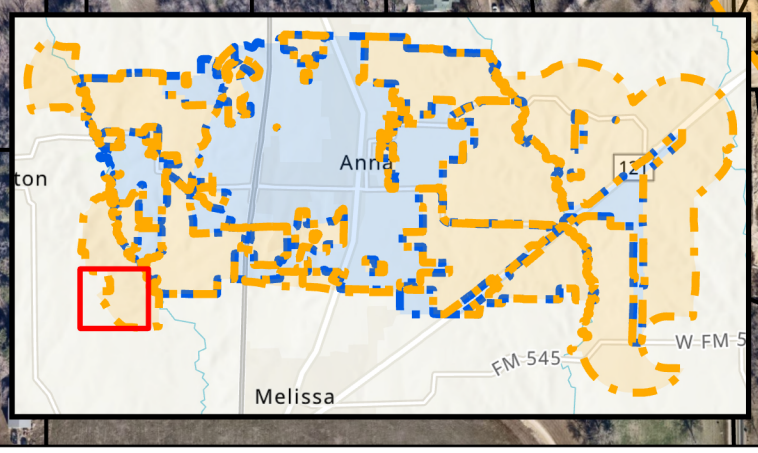
Cottages at Century Farms, Block A, Lot 1, Replat (RP 26-0004)

WILLIS LN

COUNTY ROAD 971

CHAMBERSVILLE RD

THREE CREEKS LN



THE CITY OF Anna

N

Subject Property

ETJ

Parcels

City Limits

0 80 160 320 480 640

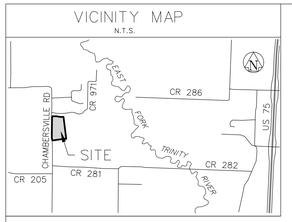
Feet

May 2026

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VICINITY MAP

N.T.S.

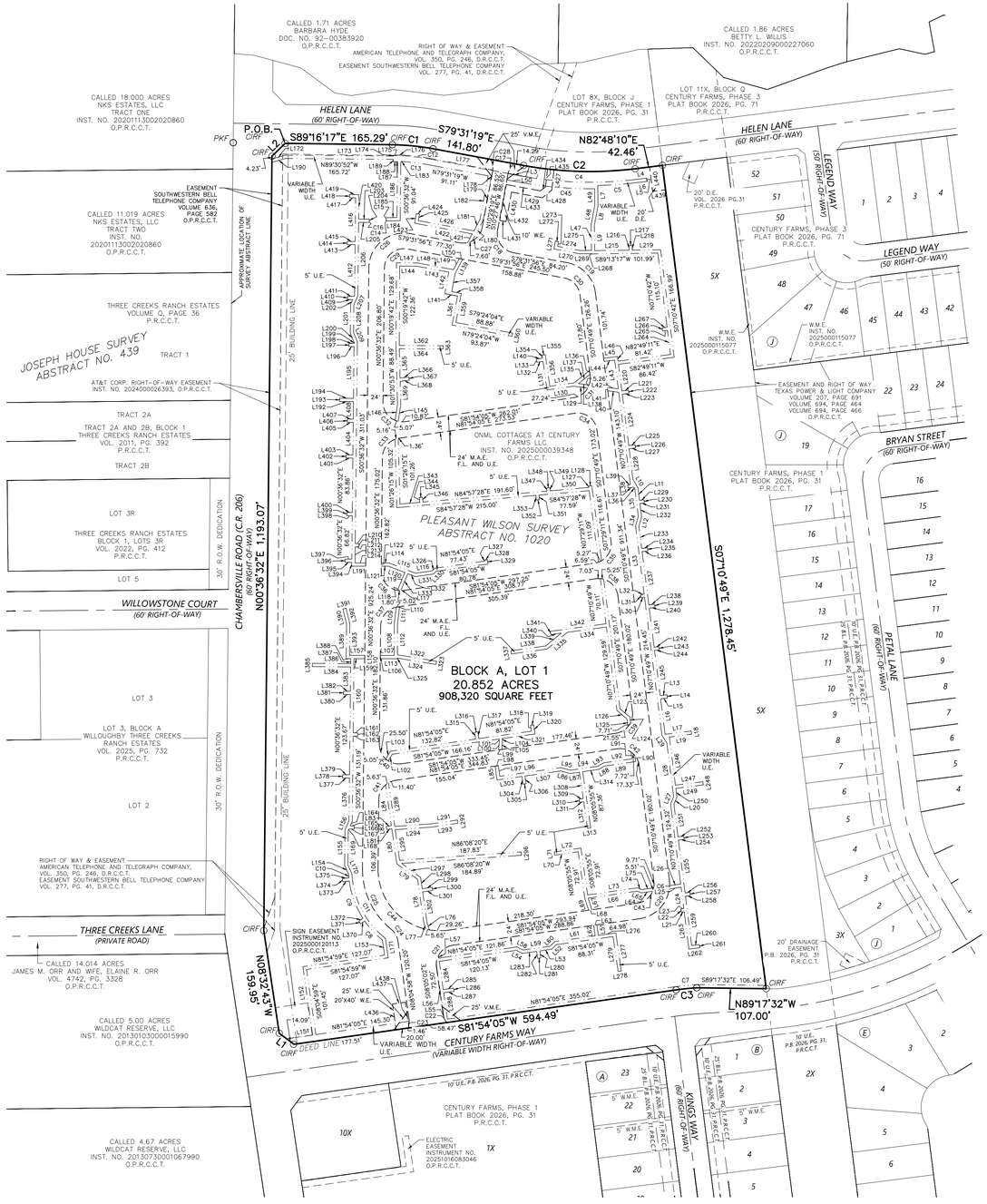




0 50 100 200

GRAPHIC SCALE IN FEET
1" = 100'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	9°44'58"	370.00'	62.96'	S84°23'48"E	62.88
C2	17°27'06"	566.54'	172.56'	S88°17'59"E	171.89
C3	4°35'09"	400.00'	32.01'	S84°13'59"W	32.01
C4	17°27'09"	583.09'	177.61'	S88°18'03"E	176.93
C5	5°52'43"	588.12'	60.34'	N85°54'43"E	60.32
C6	5°27'11"	54.03'	5.14'	N05°18'25"E	5.14'
C7	4°36'43"	405.00'	32.60'	N84°14'45"E	32.59
C8	16°15'57"	141.46'	40.16'	S42°56'34"E	40.03
C9	25°00'12"	141.46'	61.73'	S20°05'50"E	61.24
C10	0°49'43"	342.14'	4.95'	S04°12'20"E	4.95'
C11	48°50'29"	135.50'	115.51'	S27°30'20"E	112.04
C12	7°35'54"	328.05'	43.50'	S82°42'02"E	43.47
C13	7°32'10"	318.05'	41.83'	N82°39'35"W	41.80
C14	7°15'16"	30.00'	3.80'	S21°19'17"E	3.80'
C15	45°12'13"	2.00'	1.58'	S04°54'27"W	1.54'
C16	58°56'39"	2.00'	2.06'	S30°04'52"W	1.97'
C17	37°45'20"	30.12'	19.85'	S29°34'43"W	19.49
C18	89°59'41"	30.00'	47.12'	S34°32'05"E	42.42
C19	72°21'07"	54.00'	68.19'	S43°21'23"E	63.75
C20	90°29'33"	54.03'	85.33'	S38°03'13"W	76.73
C21	89°59'04"	30.00'	47.12'	S36°54'33"W	42.42
C22	27°49'30"	30.00'	14.57'	S21°59'47"E	14.43
C23	27°46'24"	30.00'	14.54'	N05°48'17"E	14.40
C24	42°51'15"	30.00'	22.44'	N29°30'41"W	21.92
C25	51°32'51"	119.00'	107.06'	N25°09'53"W	103.49
C26	99°51'32"	54.00'	94.11'	N50°32'18"E	82.65
C27	90°00'06"	30.00'	47.12'	N55°28'01"E	42.43
C28	38°05'13"	30.00'	19.94'	N08°33'18"W	19.58
C29	99°51'32"	30.00'	52.29'	N50°32'18"E	45.92
C30	72°21'07"	30.00'	37.88'	S43°21'23"E	35.42
C31	89°04'54"	30.00'	46.64'	S37°21'38"W	42.09
C32	98°42'28"	30.00'	51.68'	N48°44'42"W	45.52
C33	81°17'32"	30.00'	42.56'	N41°15'18"E	39.08
C34	90°55'06"	30.00'	47.60'	S52°38'22"E	42.77
C35	89°04'54"	30.00'	46.64'	S37°21'38"W	42.09
C36	98°42'28"	30.00'	51.68'	N48°44'42"W	45.52
C37	81°17'32"	30.00'	42.56'	N41°15'18"E	39.08
C38	90°55'06"	30.00'	47.60'	S52°38'22"E	42.77
C39	89°04'54"	30.00'	46.64'	S37°21'38"W	42.09
C40	98°42'28"	30.00'	51.68'	N48°44'42"W	45.52
C41	81°17'32"	30.00'	42.56'	N41°15'18"E	39.08
C42	90°55'06"	30.07'	47.72'	S52°46'39"E	42.87
C43	89°04'54"	30.00'	46.64'	S37°21'38"W	42.09
C44	98°42'28"	95.00'	163.66'	N48°44'42"W	144.16
C45	11°05'20"	593.12'	114.79'	N85°07'02"W	114.61



LEGEND

M.A.E.	MASTER ACCESS EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
F.L.	FIRE LANE
W.M.E.	WALL MAINTENANCE EASEMENT
V.M.E.	VISIBILITY MAINTENANCE EASEMENT
B.L.	BUILDING LINE
CIRF	5/8" CAPPED IRON ROD STAMPED "PELOTON" FOUND UNLESS OTHERWISE NOTED
PKF	PK NAIL FOUND
P.B.	PLAT BOOK
INST. NO.	INSTRUMENT NUMBER
VOL. PG.	VOLUME/PAGE
O.P.R.C.C.T.	OFFICIAL PROPERTY RECORDS COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY, TEXAS
	UTILITY EASEMENT

NOTES

1. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 - NORTH CENTRAL ZONE NO. 4202 - NAD83.
2. ALL PERIMETER PROPERTY CORNERS ARE 1/2 INCH IRON RODS WITH CAP STAMPED "WESTWOOD PS" SET, UNLESS NOTED OTHERWISE.
3. SUBJECT TRACT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO FEMA FIRM PANEL MAP NUMBER 48085C0135J EFFECTIVE DATE JUNE 6, 2009 AND FEMA FIRM PANEL MAP NUMBER 48085C0145J EFFECTIVE DATE JUNE 6, 2009. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
4. NO APPURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLES.
5. RETAINING WALLS SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY WHERE SUCH RETAINING WALLS ARE LOCATED. RETAINING WALLS OVER 4' WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL REQUIRED SCREENING WALLS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
6. 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.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N53°19'19"W	28.39'
L2	N45°40'08"E	28.25'
L3	S79°31'19"E	21.17'
L4	N82°48'10"E	15.69'
L5	N10°28'43"W	5.01'
L6	S82°48'10"W	15.99'
L7	S00°39'42"E	31.25'
L8	S10°28'12"W	30.53'
L9	S00°46'43"E	39.23'
L10	S30°00'50"E	15.46'
L11	S07°10'49"E	19.17'
L12	S15°39'12"W	15.46'
L13	N82°47'08"E	10.50'
L14	S07°12'52"E	5.00'
L15	S82°47'08"W	10.50'
L16	S07°10'49"E	55.07'
L17	N82°50'21"E	40.54'
L18	S07°12'28"E	5.00'
L19	S82°47'37"W	34.55'
L20	S22°12'05"W	12.23'
L21	S83°38'11"W	4.49'
L22	N06°21'49"W	5.00'
L23	N83°38'11"E	4.42'
L24	N07°10'49"W	33.21'
L25	S81°54'05"E	18.40'
L26	N81°54'05"E	17.28'
L27	N22°12'05"E	12.23'
L28	N07°10'49"W	83.54'
L29	N33°27'00"W	13.56'
L30	S82°51'11"W	5.85'
L31	N07°10'49"W	5.00'
L32	N82°51'11"E	5.85'
L33	N07°10'49"W	105.75'
L34	N15°39'12"E	15.46'
L35	N07°10'49"W	42.38'
L36	N30°00'50"W	3.26'
L37	S82°48'49"W	8.89'
L38	N07°10'49"W	5.00'
L39	N82°48'24"E	4.15'
L40	N82°24'02"W	17.06'
L41	N07°10'49"W	5.17'
L42	S82°24'02"E	17.06'
L43	N07°10'49"W	44.73'
L44	S82°49'11"W	16.50'
L45	N82°49'11"E	21.50'
L46	S07°10'49"E	7.16'
L47	N00°46'43"W	39.22'
L48	N10°28'12"E	30.54'
L49	N00°39'42"W	25.74'
L50	N79°31'19"W	21.23'
L51	S08°05'55"E	16.50'
L52	S45°52'26"W	10.20'
L53	S81°54'05"W	18.28'
L54	N62°04'13"W	10.20'
L55	N81°54'05"E	0.23'
L56	N08°05'02"W	81.72'
L57	S18°05'43"E	2.76'
L58	S62°04'13"E	10.20'
L59	N81°54'05"E	42.38'
L60	N45°52'26"E	10.20'
L61	N81°54'05"E	62.75'
L62	N08°05'55"W	16.50'
L63	N81°54'05"E	5.00'
L64	S81°54'05"W	17.59'
L65	N67°08'06"W	6.80'
L66	S81°54'05"W	76.45'
L67	S18°16'51"E	18.80'
L68	S81°54'05"W	5.08'
L69	N18°16'51"W	18.80'
L70	S81°54'05"W	36.40'
L71	N08°05'55"W	5.00'
L72	N81°54'05"E	41.40'
L73	N81°54'05"E	77.91'
L74	S67°08'06"E	6.80'
L75	N81°54'05"E	18.50'
L76	S18°05'43"E	12.24'
L77	N18°05'44"W	10.34'
L78	N08°05'55"W	67.64'
L79	N53°05'55"W	40.09'
L80	N08°05'55"W	54.31'

LINE TABLE		
NO.	BEARING	LENGTH
L81	S81°54'05"W	7.98'
L82	N08°05'55"W	5.00'
L83	N81°54'05"E	7.98'
L84	N08°05'55"W	63.49'
L85	S07°43'41"E	21.50'
L86	S75°15'54"E	15.46'
L87	N81°54'05"E	14.43'
L88	N59°04'03"E	10.31'
L89	N81°54'05"E	48.34'
L90	N07°10'49"W	9.47'
L91	S07°10'49"E	10.40'
L92	S81°54'05"W	44.43'
L93	S59°04'03"W	10.31'
L94	S81°54'05"W	42.38'
L95	N75°15'54"W	15.46'
L96	S81°54'05"W	94.77'
L97	N08°01'05"W	16.50'
L98	N81°54'05"E	4.92'
L99	S81°54'05"W	5.00'
L100	N04°31'22"E	13.83'
L101	N08°05'55"W	3.00'
L102	S29°48'33"W	11.86'
L103	N29°48'33"E	13.66'
L104	S08°05'55"E	3.00'
L105	S04°31'22"W	13.83'
L106	N00°36'32"E	5.00'
L107	S89°55'41"E	21.49'
L108	N00°00'00"E	47.81'
L109	N06°25'52"E	26.69'
L110	N81°54'05"E	3.38'
L111	S06°25'52"W	27.76'
L112	S00°00'00"E	46.61'
L113	N89°55'41"W	26.54'
L114	N90°00'00"E	12.18'
L115	S68°43'00"E	43.59'
L116	N81°54'05"E	25.44'
L117	S06°25'52"W	2.40'
L118	N06°25'52"E	3.41'
L119	N22°27'48"E	26.10'
L120	N68°43'00"W	26.82'
L121	N90°00'00"W	11.29'
L122	N00°36'32"E	5.00'
L123	S49°41'44"E	20.13'
L124	S07°10'49"E	8.15'
L125	N07°10'49"W	12.05'
L126	N49°41'44"W	20.13'
L127	N07°29'11"W	2.14'
L128	N82°16'19"E	5.00'
L129	N82°24'02"W	21.94'
L130	S81°54'05"W	41.28'
L131	N08°05'55"W	44.54'
L132	S82°03'30"W	9.70'
L133	N07°56'30"W	5.00'
L134	N81°54'05"E	38.04'
L135	N51°01'31"E	30.20'
L136	S07°10'49"E	5.88'
L137	S51°01'31"W	22.77'
L138	S82°24'02"E	16.57'
L139	S28°09'25"W	24.64'
L140	N82°03'30"E	9.69'
L141	N79°31'19"W	19.88'
L142	N10°28'41"E	33.79'
L143	N79°31'19"W	49.99'
L144	N89°23'28"W	26.46'
L145	S08°41'17"W	26.20'
L146	N08°41'17"E	24.98'
L147	S89°23'28"E	31.92'
L148	S79°31'19"E	56.77'
L149	N28°09'25"E	19.39'
L150	S79°31'56"E	5.25'
L151	N81°48'03"E	40.40'
L152	N08°04'59"W	106.45'
L153	N08°05'00"W	23.26'
L154	N23°27'30"W	15.58'
L155	N00°36'32"E	54.74'
L156	N23°26'31"E	15.46'
L157	S89°52'57"E	23.50'
L158	S00°36'32"W	5.00'
L159	N89°55'41"W	16.50'
L160	S00°36'32"W	114.40'

LINE TABLE		
NO.	BEARING	LENGTH
L161	S89°23'28"E	7.11'
L162	S00°36'32"W	5.00'
L163	N89°23'28"W	7.11'
L164	S23°26'31"W	7.60'
L165	S89°23'28"E	5.95'
L166	S00°36'32"W	5.00'
L167	N89°23'28"W	8.05'
L168	S23°26'31"W	2.44'
L169	S00°36'32"W	52.67'
L170	S23°27'30"E	15.40'
L171	S08°05'00"E	30.25'
L172	N74°17'58"E	21.31'
L173	S89°30'52"E	166.43'
L174	N00°29'08"E	1.46'
L175	S89°23'28"E	4.85'
L176	N88°53'12"E	10.26'
L177	S79°31'19"E	96.57'
L178	N79°31'19"W	0.66'
L179	S10°29'19"W	69.23'
L180	S28°09'25"W	35.43'
L181	N28°09'25"E	19.92'
L182	N10°29'19"E	68.45'
L183	S88°53'12"W	3.38'
L184	S88°48'01"W	20.57'
L185	N88°35'15"E	16.87'
L186	N00°36'32"E	85.89'
L187	S88°53'12"W	1.62'
L188	N89°23'28"W	5.00'
L189	N00°29'08"E	3.54'
L190	S74°17'58"W	22.06'
L191	N90°00'00"W	21.50'
L192	N89°23'28"W	21.46'
L193	N00°36'32"E	5.00'
L194	S89°23'28"E	21.46'
L195	N00°36'32"E	79.65'
L196	N89°23'28"W	7.91'
L197	N00°36'32"E	5.00'
L198	S89°23'28"E	7.91'
L199	N00°36'32"E	1.68'
L200	N22°13'29"W	15.46'
L201	N00°36'32"E	44.39'
L202	N23°26'34"E	7.73'
L203	S89°23'28"E	16.50'
L204	S00°36'32"W	3.29'
L205	N89°23'28"W	15.53'
L206	S00°36'32"W	113.04'
L207	S23°26'34"W	15.46'
L208	S00°36'32"W	42.38'
L209	S22°13'29"E	15.46'
L210	S89°23'28"E	5.99'
L211	S00°36'32"W	5.00'
L212	N89°23'28"W	5.99'
L213	S00°36'32"W	24.81'
L214	N90°00'00"E	16.50'
L215	N89°13'17"E	52.89'
L216	N00°46'43"W	7.47'
L217	N89°13'17"E	5.00'
L218	S00°46'43"E	7.47'
L219	N89°13'17"E	43.57'
L220	S07°10'49"E	41.42'
L221	N82°49'11"E	10.58'
L222	S07°10'49"E	5.00'
L223	S82°49'11"W	10.58'
L224	S07°10'49"E	79.75'
L225	N82°49'11"E	10.00'
L226	S07°10'49"E	5.00'
L227	S82°49'11"W	10.00'
L228	S07°10'49"E	47.41'
L229	N82°48'52"E	7.08'
L230	S07°11'08"E	5.00'
L231	S82°48'52"W	7.08'
L232	S07°10'49"E	20.22'
L233	S07°10'49"E	34.46'
L234	N82°49'11"E	9.08'
L235	S07°10'49"E	5.00'
L236	S82°49'11"W	9.08'
L237	S07°10'49"E	82.69'
L238	N82°49'11"E	9.08'
L239	S07°10'49"E	5.00'
L240	S82°49'11"W	9.08'

LINE TABLE		
NO.	BEARING	LENGTH
L241	S07°10'49"E	60.79'
L242	N82°49'11"E	7.56'
L243	S07°10'49"E	5.00'
L244	S82°49'11"W	7.56'
L245	S07°10'49"E	70.01'
L246	S07°10'55"E	74.73'
L247	N82°49'05"E	42.65'
L248	S07°10'55"E	5.00'
L249	S82°49'05"W	42.65'
L250	S07°10'55"E	13.41'
L251	S07°10'49"E	50.49'
L252	N82°49'11"E	9.08'
L253	S07°10'49"E	5.00'
L254	S82°49'11"W	9.08'
L255	S07°10'49"E	82.13'
L256	N82°49'11"E	7.58'
L257	S07°10'49"E	5.00'
L258	S82°49'11"W	7.58'
L259	S07°10'49"E	76.55'
L260	N82°49'11"E	12.08'
L261	S07°10'49"E	5.00'
L262	S82°49'11"W	17.08'
L263	N07°10'49"W	57.95'
L264	N07°10'42"W	37.42'
L265	S82°49'18"W	7.71'
L266	N07°10'42"W	5.00'
L267	N82°49'18"E	7.71'
L268	N00°46'43"W	0.50'
L269	S89°13'17"W	18.00'
L270	N79°31'19"W	40.70'
L271	N10°36'16"E	12.39'
L272	S79°23'44"E	5.00'
L273	S10°36'16"W	7.38'
L274	S79°31'19"E	35.19'
L275	N89°13'17"E	17.51'
L276	N81°54'05"E	27.18'
L277	S08°05'55"E	59.24'
L278	S81°54'05"W	5.00'
L279	N08°05'55"W	54.24'
L280	S08°05'55"E	10.94'
L281	S81°54'05"W	5.00'
L282	N08°05'55"W	10.94'
L283	S81°54'05"W	22.35'
L284	S08°05'02"E	44.01'
L285	N81°54'58"E	16.09'
L286	S08°05'02"E	5.00'
L287	S81°54'58"W	16.09'
L288	S08°05'02"E	40.99'
L289	S08°11'24"E	67.96'
L290	N86°02'03"E	55.55'
L291	N81°44'14"E	41.39'
L292	S08°15'46"E	5.00'
L293	S81°44'14"W	41.58'
L294	S86°02'03"W	55.73'
L295	S08°05'55"E	47.68'
L296	S03°51'40"E	5.00'
L297	S53°05'55"E	36.46'
L298	S08°05'55"E	17.31'
L299	N81°54'05"E	15.71'
L300	S08°05'55"E	5.00'
L301	S81°54'05"W	15.71'
L302	S08°05'55"E	47.39'
L303	N81°54'05"E	38.64'
L304	S08°05'54"E	12.08'
L305	N81°54'06"E	5.00'
L306	N08°05'54"W	12.08'
L307	N81°54'04"E	55.15'
L308	S08°05'55"E	40.99'
L309	S81°54'05"W	6.58'
L310	S08°05'55"E	5.00'

LINE TABLE		
NO.	BEARING	LENGTH
L311	N81°54'05"E	6.58'
L312	S08°05'55"E	41.36'
L313	N81°54'05"E	5.00'
L314	N81°54'05"E	24.97'
L315	N08°05'55"W	10.58'
L316	N81°54'05"E	5.00'
L317	S08°05'55"E	70.01'
L318	N08°03'55"W	9.06'
L319	N81°36'35"E	5.00'
L320	S08°23'25"E	14.09'
L321	N81°54'05"W	51.06'
L322	S80°42'01"E	60.86'
L323	S09°17'59"W	5.00'
L324	N80°42'01"W	60.04'
L325	S00°00'00"E	0.86'
L326	N45°52'26"E	5.95'
L327	N07°44'06"W	1.73'
L328	N82°15'54"E	5.00'
L329	S07°44'06"E	6.70'
L330	S45°52'26"W	5.95'
L331	S81°54'05"W	28.38'
L332	N68°42'42"W	12.14'
L333	S22°27'48"W	25.50'
L334	S82°15'54"W	60.83'
L335	S50°27'04"W	40.57'
L336	S82°14'18"W	55.53'
L337	N07°45'42"W	5.00'
L338	N82°14'18"E	54.11'
L339	N50°27'04"E	31.08'
L340	S82°15'54"W	16.20'
L341	N07°44'06"W	5.00'
L342	N82°15'54"E	86.57'
L343	N84°57'28"E	30.71'
L344	N06°57'00"W	7.37'
L345	N83°03'00"E	5.00'
L346	S06°57'00"E	7.54'
L347	N06°57'00"W	4.66'
L348	N83°03'00"E	5.00'
L349	S06°57'00"E	4.83'
L350	N84°57'28"E	59.72'
L351	S06°57'00"E	7.06'
L352	S83°03'00"W	5.00'
L353	N06°57'00"W	7.23'
L354	N08°05'55"W	4.84'
L355	N81°54'05"E	5.00'
L356	S08°05'55"E	49.38'
L357	S10°28'41"W	28.79'
L358	S79°31'19"E	14.88'
L359	S10°28'41"W	45.53'
L360	S10°35'56"W	5.00'
L361	N10°28'41"E	45.52'
L362	S89°40'18"E	67.60'
L363	S00°36'32"W	5.00'
L364	N89°40'18"W	67.51'
L365	S01°30'53"E	45.25'
L366	N82°30'25"E	13.64'
L367	S07°29'35"E	5.00'
L368	S82°30'25"W	14.17'
L369	S01°30'53"E	35.79'
L370	S56°17'48"W	7.60'
L371	N33°42'12"W	5.00'
L372	N56°17'48"E	7.60'
L373	S83°30'32"W	10.16'
L374	N06°29'28"W	5.00'
L375	N83°30'32"E	10.16'
L376	N00°36'32"E	65.58'
L377	N89°23'28"W	10.71'
L378	N00°36'32"E	5.00'
L379	S89°23'28"E	10.71'
L380	N89°23'28"W	10.58'

LINE TABLE		
NO.	BEARING	LENGTH
L381	N00°36'32"E	5.00'
L382	S89°23'28"E	10.58'
L383	N00°36'41"E	37.44'
L384	N89°25'32"W	59.02'
L385	N00°34'28"E	5.00'
L386	S89°25'32"E	59.02'
L387	N00°37'12"E	7.85'
L388	N89°23'28"W	7.00'
L389	N00°36'32"E	53.12'
L390	N13°37'54"W	23.94'
L391	N76°22'06"E	5.00'
L392	S13°37'54"E	24.56'
L393	S00°36'32"W	48.74'
L394	N00°36'32"E	5.93'
L395	N89°23'28"W	10.58'
L396	N00°36'32"E	5.00'
L397	S89°23'28"E	10.58'
L398	N89°23'28"W	8.50'
L399	N00°36'32"E	5.00'
L400	S89°23'28"E	8.50'
L401	N89°23'28"W	10.84'
L402	N00°36'32"E	5.00'
L403	S89°23'28"E	10.84'
L404	N00°36'32"E	49.98'
L405	N89°23'28"W	9.02'
L406	N00°36'32"E	5.00'
L407	S89°23'28"E	9.02'
L408	N00°36'32"E	27.04'
L409	N89°47'35"W	7.71'
L410	N00°12'25"E	5.00'
L411	S89°47'35"E	9.86'
L412	N00°36'32"E	77.50'
L413	N89°23'28"W	12.47'
L414	N00°36'32"E	5.00'
L415	S89°23'28"E	12.47'
L416	N00°36'32"E	67.27'
L417	N89°23'28"W	9.58'
L418	N00°36'32"E	5.00'
L419	S89°23'28"E	14.58'
L420	S00°36'32"W	37.74'
L421	N28°09'25"E	15.17'
L422	N79°31'19"W	90.36'
L423	N10°28'41"E	15.08'
L424	S79°31'19"E	5.00'
L425	S10°28'41"W	10.08'
L426	S79°31'19"E	86.95'
L427	S06°11'15"W	31.56'
L428	S51°10'35"W	18.83'
L429	N79°31'56"W	48.10'
L430	S10°28'04"W	46.26'
L431	N79°31'56"W	10.00'
L432	N10°28'04"E	56.26'
L433	S79°31'56"E	53.52'
L434	N51°10'35"E	10.10'
L435	N06°11'15"E	27.41'
L436	N08°04'59"W	40.00'
L437	N81°55'01"E	20.00'
L438	S08°04'59"E	40.00'

EXHIBIT A

Westwood
Professional Services, Inc.
11000 FRISCO STREET, SUITE 400 FRISCO, TEXAS 75033
TBPELS # 10074301 PH.# 469-213-1800

JOB# STR22001 April 17, 2026 PAGE 1 OF 2

DWG NAME: N:\...PLS\G_Drive\JOB\STR22001_Chambers Grove\2_Survey\STR22001_PAE-Cottages RP.dwg

THE PURPOSE OF THIS REPLAT IS TO ABANDON ALL EASEMENTS PER PLAT BOOK 2025, PAGE 892 AND TO DEDICATE NEW EASEMENTS.

Replat
RP 26-0004
Cottages at Century Farms

BLOCK A, LOT 1
20.852 ACRES TOTAL
SITUATED IN THE
PLEASANT WILSON SURVEY, ABSTRACT NO. 1020
CITY OF ANNA ETJ
COLLIN COUNTY, TEXAS

Date of Preparation: April 17th, 2026

OWNER/DEVELOPER
ONML COTTAGES AT CENTURY FARMS, LLC
1038 TEXAN TRAIL
GRAPEVINE, TX 76051
214-687-1853

SURVEYOR/ENGINEER
WESTWOOD PROFESSIONAL SERVICES, INC.
11000 FRISCO ST., SUITE 400
FRISCO, TEXAS 75033
469-213-1800

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OWNER'S CERTIFICATE

WHEREAS, ONML Cottages at Century Farms, LLC is the owner of a 20.852 acre tract of land situated in the Pleasant Wilson Survey, Abstract No. 1020, City of Anna, Collin County, Texas, and being a part of the called 22.787 acre tract of land described in Special Warranty Deed with Vendor's Lien to ONML Cottages at Century Farms, LLC, recorded in Instrument Number 20250000039348, Official Public Records of Collin County, Texas, and being all of Lot 1, Block A, Cottages at Century Farms, an addition to the City of Anna, Collin County, Texas, according to the plat recorded in Plat Book 2025, Page 892, Plat Records, Collin County, Texas; said 20.852 acre tract being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod found for the north end of a right-of-way corner clip at the intersection of the south right-of-way line of Helen Lane, a 60-foot right-of-way, and the east right-of-way line of Chambersville Road, also known as County Road 206, a 60-foot wide right-of-way, and being a northwest corner of said Lot 1;

THENCE departing said corner clip and with said with said south right-of-way line of Helen Lane, the following courses and distances:

South 89 degrees 16 minutes 17 seconds East, a distance of 165.29 feet to a 5/8" iron rod with cap stamped "PELOTON" found for the beginning of a tangent curve to the right;

Along said tangent curve to the right having a central angle of 09 degrees 44 minutes 58 seconds, a radius of 370.00 feet, and an arc length of 62.96 feet (chord bears South 84 degrees 23 minutes 48 seconds East, 62.88 feet) to a 5/8" iron rod with cap stamped "PELOTON" found for the of said tangent curve to the right;

South 79 degrees 31 minutes 19 seconds East, a distance of 141.80 feet to a 5/8" iron rod with cap stamped "PELOTON" found for the beginning of a non-tangent curve to the left;

Along said non-tangent curve to the left having a central angle of 17 degrees 27 minutes 06 seconds, a radius of 566.54 feet, and an arc length of 172.56 feet (chord bears South 88 degrees 17 minutes 59 seconds East, 171.89 feet) to a 5/8" iron rod with cap stamped "PELOTON" found for the end of said non-tangent curve to the left;

North 82 degrees 48 minutes 10 seconds East, a distance of 42.46 feet to a 5/8" iron rod with cap stamped "PELOTON" found for the northeast corner of said Lot 1 and the northwest corner of Lot 5X, Block J, Century Farms Phase 1, an addition to the City of Anna, according to the plat recorded in Plat Book 2025, Page 985 of said Plat Records;

THENCE South 07 degrees 10 minutes 49 seconds East, departing said south right-of-way line of Helen Lane, with the common line between said Lot 1 and said Lot 5X, a distance of 1,278.45 feet to a 5/8" iron rod with cap stamped "PELOTON" found for the southwest corner of said Lot 5X and the southeast corner of said Lot 1, in the north right-of-way line of Century Farms Way, a 60-foot right-of-way;

THENCE departing said common line, with said north right-of-way line of Century Farms Way and the south line of said Lot 1, the following courses and distances:

North 89 degrees 17 minutes 32 seconds West, a distance of 107.00 feet to a 5/8" iron rod with cap stamped "PELOTON" found for the beginning of a non-tangent curve to the left;

Along said non-tangent curve to the left having a central angle of 04 degrees 35 minutes 09 seconds, a radius of 400.00 feet, and an arc length of 32.01 feet (chord bears South 84 degrees 13 minutes 59 seconds West, 32.01 feet) to a 5/8" iron rod with cap stamped "PELOTON" found for the end of said non-tangent curve;

South 81 degrees 54 minutes 05 seconds West, a distance of 594.49 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found the southeast end of a right-of-way corner clip at the intersection of said north right-of-way line of Century Farms Way and said east right-of-way line of Chambersville Road, and being a southwest corner of said Lot 1;

THENCE North 53 degrees 19 minutes 19 seconds West, departing said north right-of-way line of Century Farms, with said corner clip and a southwest line of said Lot 1, a distance of 28.39 feet to a 1/2" iron rod with cap stamped "WESTWOOD PS" found for the north corner of said corner clip and a southwest corner of said Lot 1;

THENCE departing said corner clip and with said east right-of-way line of Chambersville Road and the west line of said Lot 1, the following courses and distances:

North 08 degrees 32 minutes 43 seconds West, a distance of 159.95 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found at an angle point;

North 00 degrees 36 minutes 32 seconds East, a distance of 1,193.07 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the south end of said corner clip at the intersection of Chambersville Road and Helen Lane;

THENCE North 45 degrees 40 minutes 08 seconds East, with said corner clip and a northwest line of said Lot 1, a distance of 28.25 feet to the **POINT-OF-BEGINNING, containing 908,320 square feet or 20.852 acres of land**.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ONML COTTAGES AT CENTURY FARMS, LLC, ACTING HEREIN BY AND THROUGH THEIR DULY AUTHORIZED OFFICERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **COTTAGES AT CENTURY FARMS**, 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: ONML COTTAGES AT CENTURY FARMS, LLC

BY: _____

NAME: MATT WIGGINS

TITLE: CFO

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 MATT WIGGINS, 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 _____, 2026.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
PRINTED NAME

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY

_____
JASON B. ARMSTRONG
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5557

STATE OF TEXAS
COUNTY OF COLLIN

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF _____, 2026.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
PRINTED NAME

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL

APPROVED ON THIS_____DAY OF _____, 2026
BY THE PLANNING & ZONING COMMISSION.
CITY OF ANNA, TEXAS

_____
PLANNING & ZONING COMMISSION
CHAIR

_____
DIRECTOR OF DEVELOPMENT SERVICES

NOTES

1. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 - NORTH CENTRAL ZONE NO. 4202 - NAD83.
2. ALL PERIMETER PROPERTY CORNERS ARE 1/2 INCH IRON RODS WITH CAP STAMPED "WESTWOOD PS" SET, UNLESS NOTED OTHERWISE.
3. SUBJECT TRACT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO FEMA FIRM PANEL MAP NUMBER 48085C0135J EFFECTIVE DATE JUNE 6, 2009 AND FEMA FIRM PANEL MAP NUMBER 48085C0145J EFFECTIVE DATE JUNE 6, 2009. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
4. NO APPURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLES.
5. RETAINING WALLS SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY WHERE SUCH RETAINING WALLS ARE LOCATED. RETAINING WALLS OVER 4' WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL REQUIRED SCREENING WALLS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
6. 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.

Westwood
Professional Services, Inc.
11000 FRISCO STREET, SUITE 400 FRISCO, TEXAS 75033
TBPELS # 10074301 PH.# 469-213-1800
JOB# STR22001 April 17, 2026 PAGE 2 OF 2

OWNER/DEVELOPER
ONML COTTAGES AT
CENTURY FARMS, LLC
1038 TEXAN TRAIL
GRAPEVINE, TX 76051
214-687-1853

SURVEYOR/ENGINEER
WESTWOOD PROFESSIONAL SERVICES, INC.
11000 FRISCO ST., SUITE 400
FRISCO, TEXAS 75033
469-213-1800

Replat
RP 26-0004
Cottages at Century Farms

BLOCK A, LOT 1
20.852 ACRES TOTAL
SITUATED IN THE
PLEASANT WILSON SURVEY, ABSTRACT NO. 1020
CITY OF ANNA ETJ
COLLIN COUNTY, TEXAS

Date of Preparation: April 17th, 2026

THE PURPOSE OF THIS REPLAT IS TO ABANDON ALL EASEMENTS PER PLAT BOOK 2025, PAGE 892 AND TO DEDICATE NEW EASEMENTS.

DWG NAME: N:_PLSVG_Drive_JOB\STR22001_Chambers Grove\2_Srvy\STR22001_PA6-Cottages RP.dwg

Item No. 7.e.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 5/4/2026
Staff Contact: Everett Johnson

AGENDA ITEM:
Approve The Village at Waters Creek Retail, Block A, Lot 1, Conveyance Plat (CVP 26-0003)

SUMMARY:
A retail/restaurant building, a daycare, and an auto repair – light building on 3.3± acres at the southeast corner of W. White Street and Persimmon Drive. Zoned Planned Development/Local Commercial (PD/C-1) (Ord. No. 978-2022)

Recommended for approval as submitted.

BACKGROUND:

Date Submitted	4/8/2026	**Jurisdiction**	City of Anna
Owner	Anna 51 Joint Venture LP		
Representative/Applicant	Westwood Professional Services		
Requested Action	Approval of Conveyance Plat		
Purpose	To build 3 commercial buildings		
Land Area	3.3± acres		
Location	The southeast corner of W. White Street and Persimmon Drive		
Comp Plan Designation	Community Commercial		
Existing Zoning	Planned Development (Ord. No. 978-2022)		
Public Notice	N/A		
Surrounding Properties			
	Land Use	**Zoning**	**Comp Plan Designation**
North	Single-Family Residential	R-1 Residential	Suburban Living

East	Single-Family Residential/Commercial	Single-Family Residential 6.0/C-2 Regional Commercial	Suburban Living/Community Commercial
South	Single-Family Residential	Single-Family Residential 6.0	Community Commercial
West	Commercial/Multifamily	C-1 Local Commercial/Multifamily	Community Commercial/Urban Living

ATTACHMENTS:

1. Locator Map - The Village at Waters Creek Retail, Block A, Lot 1, Conveyance Plat (CVP 26-0003)
2. Exhibit A - The Village at Waters Creek Retail, Block A, Lot 1, Conveyance Plat (CVP 26-0003)

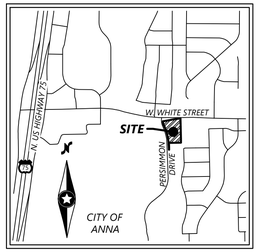
The Village at Waters Creek Retail, Block A, Lot 1, Conveyance Plat (CVP 26-0003)

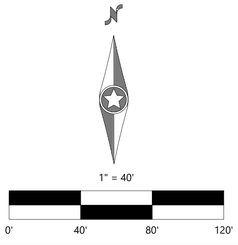


© 2026 Westwood Professional Services, Inc.

VICINITY MAP

(NOT TO SCALE)

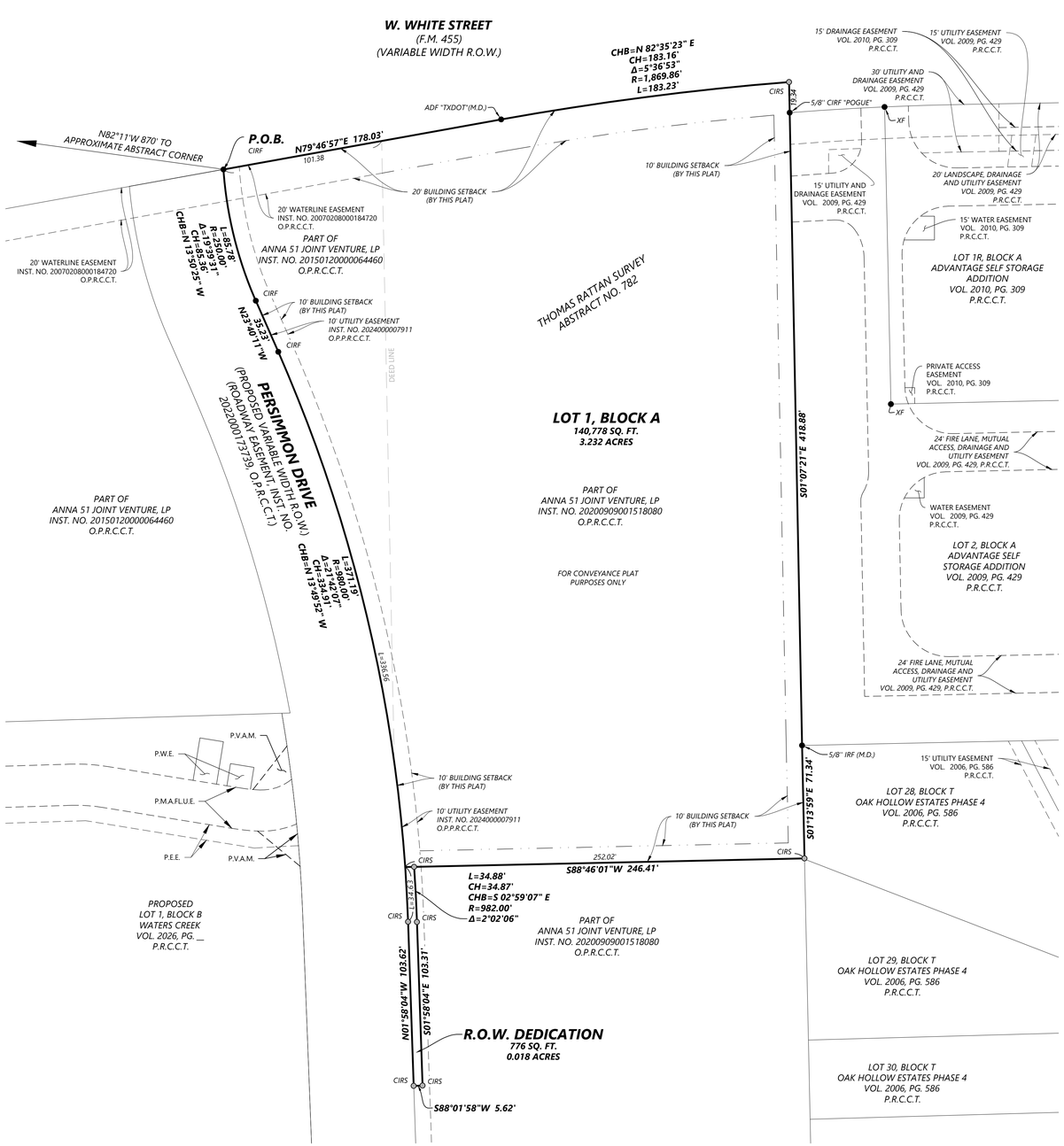




LEGEND	
⊙	1/2" CAPPED IRON ROD SET "WESTWOOD PS"
●	FOUND MONUMENT
R.O.W.	RIGHT-OF-WAY
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
(M.D.)	MONUMENTS OF RECORD DIGNITY
ADF	ALUMINUM DISK FOUND
IRF	IRON ROD FOUND
XF	"X" CUT IN CONCRETE FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET
P.E.E.	PROPOSED ELECTRIC EASEMENT
P.M.A.FL.U.E.	PROPOSED MUTUAL ACCESS, FIRE LANE, AND UTILITY EASEMENT
P.W.E.	PROPOSED WATER EASEMENT
P.V.A.M.	PROPOSED 25'x25' VISIBILITY ACCESS AND MAINTENANCE EASEMENT
P.O.B.	POINT OF BEGINNING

NOTES:

1. *BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.*
2. *SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY AND BUILDING PERMITS.*
3. *A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTERESTS THEREON DEFINED. NO BUILDING PERMIT SHALL BE ISSUED NOR PERMANENT PUBLIC UTILITY SERVICE PROVIDED UNTIL A FINAL PLAT IS APPROVED, FILED OF RECORD, AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE CITY OF ANNA. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED, FILED, AND ACCEPTED CONVEYANCE PLAT, FINAL PLAT, OR REPLAT IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAW.*
4. *PROPOSED OFFSITE EASEMENTS, LOTS, AND RIGHT-OF-WAYS ARE BASED ON THE FINAL PLAT OF WATERS CREEK UNDER REVIEW AT THE CITY OF ANNA UNDER CITY FILE NO. F25-0011 UNLESS OTHERWISE NOTED.*
5. *ALL CAPPED IRON RODS FOUND ARE 1/2" IRON RODS WITH YELLOW CAPS STAMPED "WESTWOOD PS" UNLESS OTHERWISE NOTED.*



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS Anna 51 Joint Vennture, LP is the owner of a 3.250 acre tract of land situated in the Thomas Rattan Survey, Abstract No. 782, City of Anna, Collin County, Texas, and being a part of a called 14.629 acre tract of land described in Warranty Deed with Vendor's Lien to Anna 51 Joint Venture, LP, as recorded in Instrument No. 20200909001518080, Official Public Records, Collin County, Texas, and being a part of a called 50.769 acre tract of land described in Warranty Deed with Vendor's Lien to Anna 51 Joint Venture, LP, as recorded in Instrument No. 20150120000064460 of said Official Public Records; said 3.250 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner at the intersection of the east right-of-way line of Persimmon Drive, a variable width right-of-way, and the south right-of-way line of W. White Street, also known as F.M. 455, a variable with right-of-way, in the north line of said 50.769 acre tract;

THENCE North 79 degrees 46 minutes 57 seconds East, with said north line of the 50.769 acre tract and said south right-of-way line of W. White Street, passing at a distance of 101.38 feet, the northeast corner of said 50.769 acre tract and the northwest corner of said 14.629 acre tract, continuing with said south right-of-way line of W. White Street and the north line of said 14.629 acre tract, in all for a total distance of 178.03 feet to a TXDOT aluminum monument found for the beginning of a tangent curve to the right;

THENCE continuing with said north line of the 14.629 acre tract and said south right-of-way line of W. White Street, along said tangent curve to the right having a central angle of 05 degrees 36 minutes 53 seconds, a radius of 1,869.86 feet, and an arc length of 183.23 feet (chord bears North 82 degrees 35 minutes 23 seconds East, 183.16 feet) to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the northeast corner of said 14.629 acre tract and being an angle point in said south right-of-way line of W. White Street;

THENCE South 01 degrees 07 minutes 21 seconds East, continuing with said south right-of-way line of W. White Street and said east line of the 14.629 acre tract, passing at a distance of 19.34 feet, the northwest corner of Lot 2, Block A, Advantage Self Storage System Addition, an addition to the City of Anna, Collin County, Texas, according to the plat recorded in Volume 2009, Page 429, Plat Records, Collin County, Texas, departing said south right-of-way line of W. White Street and continuing with said east line of the 14.629 acre tract and the west line of said Lot 2, in all for a total distance of 418.88 feet to a 5/8" iron rod found for the southwest corner of said Lot 2 and the northwest corner of Lot 28, Block T, Oak Hollow Estates Phase 4, an addition to the City of Anna, Collin County, Texas, according to the plat recorded in Volume 2006, Page 586 of said Plat Records;

THENCE South 01 degrees 13 minutes 59 seconds East, continuing with said east line of the 14.629 acre tract and the west line of said Lot 28, a distance of 71.34 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

THENCE departing said west line of Lot 28 and said east line of the 14.629 acre tract, over and across said 14.629 acre tract, the following courses and distances:

South 88 degrees 46 minutes 01 second West, a distance of 246.41 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the beginning of a non-tangent curve to the right;

Along said non-tangent curve to the right having a central angle of 02 degrees 02 minutes 06 seconds, a radius of 982.00 feet, and an arc length of 34.88 feet (chord bears South 02 degrees 59 minutes 07 seconds East, 34.87 feet) to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the end of said non-tangent curve to the right;

South 01 degree 58 minutes 04 seconds East, a distance of 103.31 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

South 88 degrees 01 minutes 58 seconds West, a distance of 5.62 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner in said east right-of-way line of Persimmon Drive;

THENCE with said east right-of-way line of Persimmon Drive, the following courses and distances:

North 01 degree 58 minutes 04 seconds West, a distance of 103.62 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the beginning of a tangent curve to the left;

Along said tangent curve to the left having a central angle of 21 degrees 42 minutes 07 seconds, a radius of 980.00 feet, and an arc length of 371.19 feet (chord bears North 12 degrees 49 minutes 08 seconds West, 368.98 feet) to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the end of said tangent curve to the left;

North 23 degrees 40 minutes 11 seconds West, a distance of 35.23 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the beginning of a tangent curve to the right;

Along said tangent curve to the right having a central angle of 19 degrees 39 minutes 31 seconds, a radius of 250.00 feet, and an arc length of 85.78 feet (chord bears North 13 degrees 50 minutes 25 seconds West, 85.36 feet) to the **POINT-OF-BEGINNING, containing 141,554 square feet or 3.250 acres of land.**

Bearings for this description cited are based on Grid North State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS 96).

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT, **ANNA 51 JOINT VENTURE, LP**, acting herein by and through its duly authorized officers, does hereby adopt this conveyance plat designating the herein above described property as **THE VILLAGE AT WATERS CREEK RETAIL**, an addition to the City of Anna, Texas, and does hereby dedicate to the public use forever, the streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks, and trails, easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Anna. At no point shall any overhead utilities be installed on the subject property. The City of Anna and public utility entities shall have the right to access and maintain all respective easements for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and adding to or removing all parts of its respective system without the necessity at any time of procuring permission from anyone.

By: _____

Name: _____

Title:_____

Date: :_____

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority in and for Collin County, Texas, on this day personally appeared _____ known to me to be the person and officer whose name is subscribed to the foregoing instrument, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

_____
Type or Print Notary's Name

My Commission Expires: _____

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jason B. Armstrong, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Celina, Texas.

PRELIMINARY

_____
Jason B. Armstrong
Registered Professional Land Surveyor
No. 5557

STATE OF TEXAS
COUNTY OF COLLIN

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

WITNESS MY HAND at _____, Texas, this ____ day of _____, 2026.

_____
Notary Public in and for the State of Texas.

CERTIFICATE OF APPROVAL

APPROVED on this the _____day of _____, 2026, by the Planning & Zoning Commission, City of Anna, Texas.

_____
Planning & Zoning Commission Chair

_____
Director of Development Services

EXHIBIT A

OWNER
ANNA 51 JOINT VENTURE LP
2705 CLUB LAKE TRAIL
MCKINNEY, TX 75072
PHONE NO. 214-802-8264

ENGINEER / SURVEYOR
Westwood
Phone (972) 235-3031 11000 Frisco Street, Suite 400
Toll Free (888) 937-5150 Frisco, TX 75033
www.westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. F-10074301

CVP 26-0003
CONVEYANCE PLAT
THE VILLAGE AT WATERS CREEK RETAIL
BLOCK A, LOT 1
BEING A CONVEYANCE PLAT OF
3.250 ACRES
OUT OF THE
THOMAS RATTAN SURVEY, ABSTRACT NO. 782
IN THE
CITY OF ANNA, COLLIN COUNTY, TEXAS
3.250 Acres APRIL 20, 2026 Job No. 0073237.00

1/1

N:\0073237.00\06 CAD\DWG\SURVEY\0073237.00_CP.DWG

Item No. 7.f.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 5/4/2026
Staff Contact: Everett Johnson

AGENDA ITEM:
Approve The Village at Waters Creek Retail, Block A, Lot 1, Preliminary Site Plan (PSP 26-0007)

SUMMARY:
A retail/restaurant building, a daycare, and an auto repair – light building on 3.3± acres at the southeast corner of W. White Street and Persimmon Drive. Zoned Planned Development/Local Commercial (PD/C-1) (Ord. No. 978-2022)

Recommended for approval as submitted.

BACKGROUND:

Date Submitted	4/8/2026	**Jurisdiction**	City of Anna
Owner	Anna 51 Joint Venture LP		
Representative/Applicant	Westwood Professional Services		
Requested Action	Approval of Preliminary Site Plan		
Purpose	To build 3 commercial buildings		
Land Area	3.3± acres		
Location	The southeast corner of W. White Street and Persimmon Drive		
Comp Plan Designation	Community Commercial		
Existing Zoning	Planned Development (Ord. No. 978-2022)		
Public Notice	N/A		
Surrounding Properties			
	Land Use	**Zoning**	**Comp Plan Designation**
North	Single-Family Residential	R-1 Residential	Suburban Living

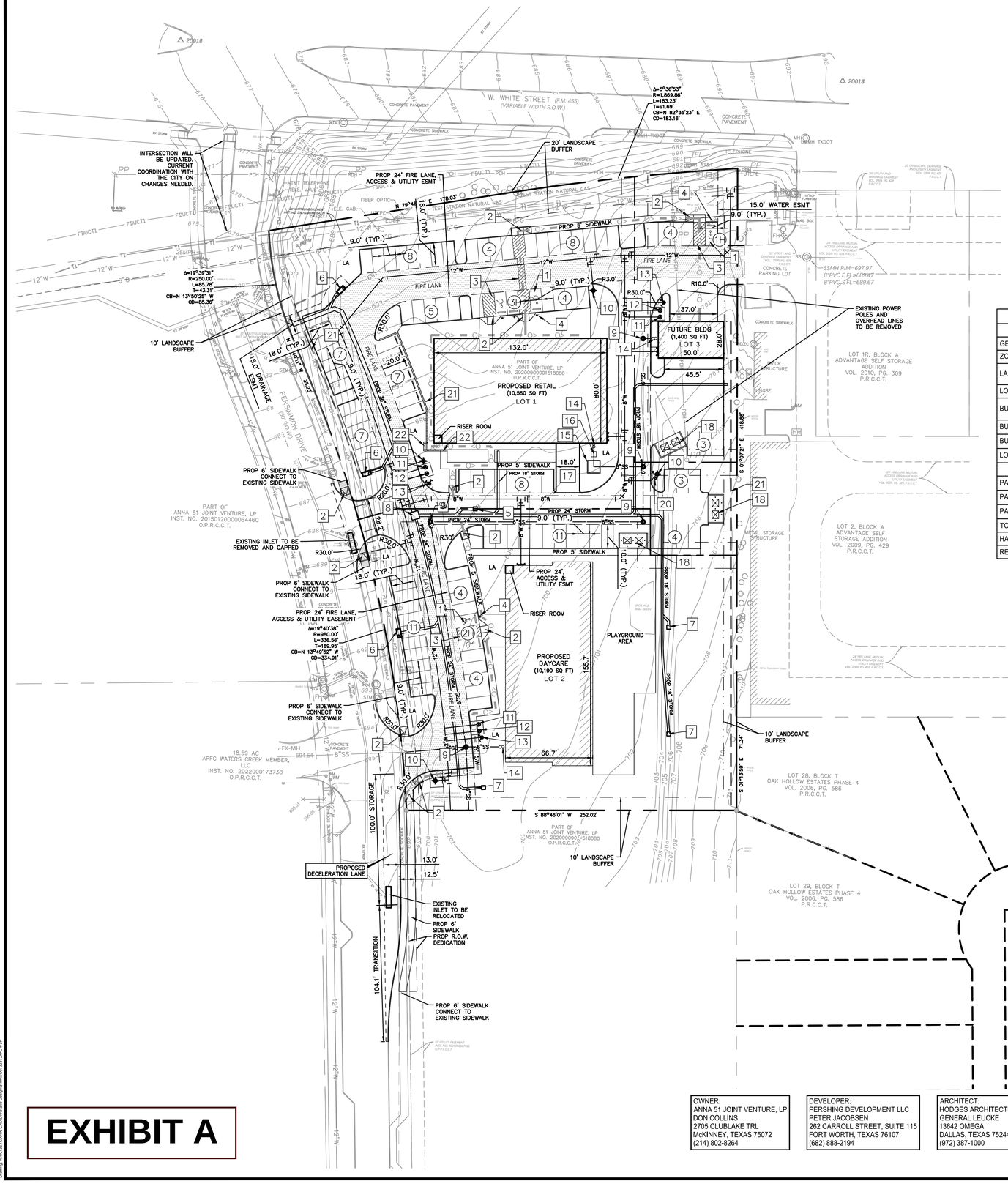
East	Single-Family Residential/Commercial	Single-Family Residential 6.0/C-2 Regional Commercial	Suburban Living/Community Commercial
South	Single-Family Residential	Single-Family Residential 6.0	Community Commercial
West	Commercial/Multifamily	C-1 Local Commercial/Multifamily	Community Commercial/Urban Living

ATTACHMENTS:

1. Locator Map - The Village at Waters Creek Retail, Block A, Lot 1, Preliminary Site Plan (PSP 26-0007)
2. Exhibit A - The Village at Waters Creek Retail, Block A, Lot 1, Preliminary Site Plan (PSP 26-0007)

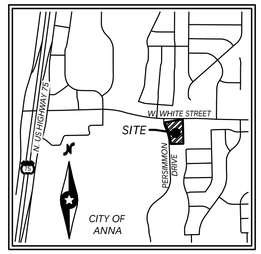
The Village at Waters Creek Retail, Block A, Lot 1, Preliminary Site Plan (PSP 26-0007)





VICINITY MAP

(NOT TO SCALE)



KEY NOTES:

1. PROP. ADA PARKING
2. PROP. BARRIER FREE RAMP
3. PROP. ADA STRIPING
4. PROP. ADA SIGN (TYP)
5. PROP. GRATE INLET
6. PROP. CURB INLET
7. PROP. Y-INLET
8. PROP. JUNCTION BOX
9. PROP. SSMH
10. PROP. FIRE HYDRANT (TYP.)
11. PROP. 2" DOMESTIC METER (PRIVATE)
12. PROP. 2" IRRIGATION METER (PUBLIC)
13. PROP. FDC
14. PROP. DOUBLE CLEAN OUT
15. PROP. LIFT STATION
16. PROP. GREASE TRAP
17. PROP. LOADING AREA
18. PROP. DUMPSTER ENCLOSIRE
19. PROP. SIDEWALK GATE
20. PROP. BOLLARDS
21. PROP. RETAINING WALL
22. PROP. STEPS

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF ANNA	972-924-3325
CITY OF ANNA WATER DEPT.	972-924-4510

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION

N

0 20 40 80 120

GRAPHIC SCALE IN FEET

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- SSx — EXISTING SANITARY SEWER LINE
- Wx — EXISTING WATER LINE
- SS — PROPOSED SANITARY SEWER LINE
- W — PROPOSED WATER LINE
- BACK OF CURB LINE
- EXISTING TREE LINE
- PROPOSED FIRE LANE
- PROPOSED RETAINING WALL
- PROP. ACCESSIBLE ROUTE
- BUILDING SETBACK LINE
- FL — FIRE LANE
- TYP — TYPICAL
- U.E. — UTILITY EASEMENT
- LA — LANDSCAPE AREA
- FC — FACE OF CURB
- R — RADIUS
- LOT LINE
- ACCESS AND UTILITY EASEMENT

SITE DATA SUMMARY TABLE

ITEM	LOT 1	LOT 2	LOT 3	TOTAL FOR ALL LOTS
GENERAL SITE DATA	PROPOSED	PROPOSED	PROPOSED	PROPOSED
ZONING (FROM ZONING MAP)	PD-C	PD-C	PD-C	PD-C
LAND USE (FROM ZONING ORDINANCE)	MULTI-TENANT RETAIL,	DAYCARE	OIL CHANGE	
LOT AREA (SQUARE FEET & ACRES)	64,406sf - 1.479ac	58,983sf - 1.354ac	17,411sf - 0.400ac	140,800sf - 3.232ac
BUILDING FOOTPRINT AREA (SFT)	10,560 sf	10,190 sf	1,400 sf (TBD BY FUTURE TENANT)	22,250 sf
BUILDING HEIGHT (#STORIES)	1	1	1	
BUILDING HEIGHT (FEET - DISTANCE TO TALLEST BLDG ELEMENT)	30	30	30	
LOT COVERAGE (PERCENT-X.XX%)	16.40%	17.28%	8.04%	
PARKING TABULATION				
PARKING RATIO (RETAIL STORE) (4 SP/1,000 SF)	43	-	-	43
PARKING RATIO (DAY CARE) (2.5 SP/1,000 SF)	-	26	-	26
PARKING RATIO (OIL CHANGE) (2 SP/1,000 SF)	-	-	3	3
TOTAL PARKING PROVIDED	68	31	7	106
HANDICAPPED ACCESSIBLE SPACES	3	2	1	6
REQUIRED ACCESSIBLE PARKING	3	2	1	6

BENCHMARKS

BM #1 – XCUT ON THE SOUTHEAST CORNER OF A STORM INLET ON THE SOUTH RIGHT-OF-WAY LINE OF FARM-TO-MARKET 455 +/- 300' FROM A DRIVEWAY IN THE SOUTH RIGHT-OF-WAY LINE OF F.M. 455.

ELEVATION = 692.88'

BM #2 – IR IN THE SOUTH RIGHT-OF-WAY LINE OF FARM-TO-MARKET 455 +/- 70' SOUTHWEST FROM A DRIVEWAY ENTRANCE IN THE SOUTH RIGHT-OF-WAY LINE OF F.M. 455 +/- 20' SOUTHWEST FROM A POWER POLE.

ELEVATION = 632.59'

PRELIMINARY
FOR INTERIM REVIEW ONLY
NOT TO BE USED FOR: CONSTRUCTION OR BIDDING PURPOSES.
Engineer: HECTOR M LEON PE
P.E. No.: 137510
Date: 04/8/2026

Westwood

NO.	DATE	REVISION

Westwood
Westwood Professional Services, Inc.
11000 FRISCO STEET, SUITE 400
FRISCO, TX 75033
T:469.213.1800
westwoodps.com

PERSHING DEVELOPMENT LLC
THE VILLAGE AT WATERS CREEK RETAIL

BLOCK A, LOT 1 - 3.232 ACRES (140,778 SF)
THOMAS RATTAN SURVEY, ABSTRACT NO. 782

PRELIMINARY SITE PLAN

CITY OF ANNA, COLLIN COUNTY, TEXAS

PSP 26-0007

DESIGN	DRAWN	REVIEWER	SCALE	DATE	FILE	SHEET No.
ADW	DAR	HML	1"=40'	APR 2026		PSP1

OWNER:
ANNA 51 JOINT VENTURE, LP
DON COLLINS
2705 CLUBLAKE TRL
McKINNEY, TEXAS 75072
(214) 802-8264

DEVELOPER:
PERSHING DEVELOPMENT LLC
PETER JACOBSEN
262 CARROLL STREET, SUITE 115
FORT WORTH, TEXAS 76107
(682) 888-2194

ARCHITECT:
HODGES ARCHITECTURE
GENERAL LEUCKE
13642 OMEGA
DALLAS, TEXAS 75244
(972) 387-1000

LANDSCAPE ARCHITECT:
WESTWOOD PROFESSIONAL SERVICES
TRICIA WOLIVER
11000 FRISCO STREET, SUITE 400
FRISCO, TEXAS 75033
(469) 213-1800

ENGINEER:
WESTWOOD PROFESSIONAL SERVICES
HECTOR LEON, P.E.
11000 FRISCO STREET, SUITE 400
FRISCO, TEXAS 75033
(469) 213-1800

SURVEY:
WESTWOOD PROFESSIONAL SERVICES
JASON B. ARMSTRONG, R.P.L.S.
2901 DALLAS PARKWAY, SUITE 400
PLANO, TEXAS 75093
(214) 473-4640

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

EXHIBIT A

THE VILLAGE AT WATTERS CREEK RETAIL

WPS PROJECT NO. 0073237.00

Last Saved by: AMoss
Last Saved on: 4/7/2026 11:41 AM
Plot Date: Tue, 4/7/2026 8:46 AM
Drawing N:\0073237.00\06 CAD\Architectural Design\Sheets\PSP1.DWG#PSP

Item No. 7.g.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 5/4/2026
Staff Contact: Everett Johnson

AGENDA ITEM:
Approve Hurricane Creek Commercial, Block A, Lot 2, Preliminary Site Plan (PSP 26-0006)

SUMMARY:
One retail/restaurant building on 3.9± acres at the southwest corner of N. Central Expressway and Stockport Drive. Zoned Planned Development/Regional Commercial (PD/C-2) (Ord. No. 1010 B. -2022)

Recommended for approval as submitted.

BACKGROUND:

Date Submitted	4/8/2026	**Jurisdiction**	City of Anna
Owner	RYSA Anna Retail LLC		
Representative/Applicant	Triangle Engineering LLC		
Requested Action	Approval of Preliminary Site Plan		
Purpose	To build a commercial building		
Land Area	3.9± acres		
Location	The southwest corner of N. Central Expressway and Stockport Drive		
Comp Plan Designation	Regional Activity Center		
Existing Zoning	Planned Development (Ord. No. 1010 B. -2022)		
Public Notice	N/A		

Surrounding Properties

	Land Use	**Zoning**	**Comp Plan Designation**
North	Commercial	Planned Development (Ord. No. 1010 B. -2022)	Regional Activity Center

East	Commercial	C-2 Regional Commercial	Regional Activity Center
South	Commercial	Planned Development (Ord. No. 846-2020)	Regional Activity Center
West	Commercial	Planned Development (Ord. No. 1010 B. -2022)	Regional Activity Center

ATTACHMENTS:

1. Locator Map - Hurricane Creek Commercial, Block A, Lot 2, Preliminary Site Plan (PSP 26-0006)
2. Exhibit A - Hurricane Creek Commercial, Block A, Lot 2, Preliminary Site Plan (PSP 26-0006)

Hurricane Creek Commercial, Block A, Lot 2, Preliminary Site Plan (PSP 26-0006)

COUNTY ROAD 368

STOCKPORT DR

DRIFTWOOD LN

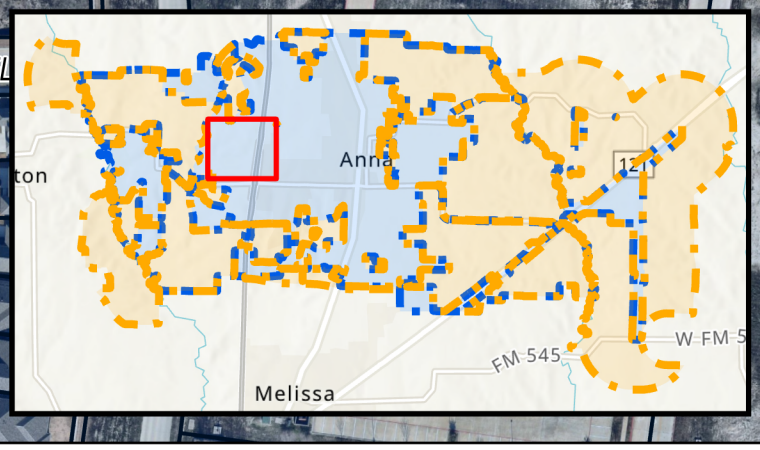
WINDY HILL LN

THORN CREEK DR

N STANDRIDGE BLVD

N CENTRAL EXPY

75



THE CITY OF Anna

N

Subject Property

ETJ

Parcels

City Limits

0 50 100 200 300 400 Feet

May 2026

BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	S 89°03'24" W	82.39'
L2	N 01°10'14" W	106.86'
L3	S 59°53'24" E	146.80'
L4	S 82°24'17" E	27.68'

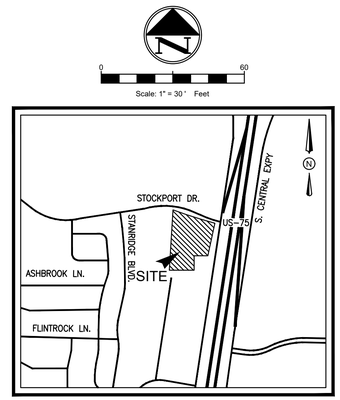
BOUNDARY CURVE DATA					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	150'	29.23'	11°09'59"	N 07°07'17" W	29.19'
C2	50'	37.36'	42°48'53"	N 08°42'10" E	36.50'
C3	1000'	86.80'	04°58'23"	S 57°24'12" E	86.77'
C4	300'	88.04'	16°48'49"	S 63°19'25" E	97.72'
C5	540'	100.61'	10°40'28"	S 77°04'03" E	100.46'

EXISTING LEGEND

1/2" IR FOUND	WATER VALVE	NO PARKING
1/2" IR SET	FIRE HYDRANT	CONCRETE
5/8" IR FOUND	IRRIGATION VALVE	GRAVEL
3/8" IR FOUND	UTILITY POLE	BRICK
60-D NAIL FOUND	WATER METER	STONE
PK NAIL SET	GAS METER	WOOD DECK
1/2" IP FOUND	A.C. PAD	BUILDING WALL
X-FOUND	TRANS. BOX	TILE
X-SET	GAS MARKER	BUILDING LINE
1" IR FOUND	BOLLARD POST	EASEMENT
1" IP FOUND	BRICK / STONE COLUMN	BOUNDARY
POINT FOR CORNER	CABLE BOX	HIGHBANK LINE
3/4" IP FOUND	CONCRETE MONUMENT	PARKING STRIPE
LIGHT POLE	COVERED AREA	ASPHALT
TELE. BOX	ELECTRIC BOX	FIRE LANE STRIPE
SAN. SEW. CO.	OHU OVERHEAD UTILITY LINE	RETAINING WALL
SAN. SEW. MH.	GUY WIRE ANCHOR	BARBED WIRE FENCE
STORM DRAIN MH.	CHAINLINK FENCE	IRON FENCE
HANDICAP SPACE	PIPE RAIL FENCE	WOOD FENCE

SITE LEGEND

CONCRETE CURB	
SAW-CUT LINE	
FENCE	x x
FIRE LANE	
STRIPING	
PARKING SPACES	X
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER MANHOLE	S
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
TRANSFORMER	T
LIGHT POLE	
POWER POLE	



VICINITY MAP
N.T.S.

SITE GENERAL NOTES

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

SITE DATA SUMMARY TABLE	
ITEM	LOT 2
ZONING(FROM ZONING MAP)	PD-C2 ORDINANCE NO.860-2020
LAND USE (FROM ZONING ORDIANANCE)	RESTAURANT/RETAIL
LOT AREA (SQUARE FT. & ACRES)	2.925 ACRES (127, 409 S.F.)
BUILDING FOOTPRINT AREA(SQUARE FT.)	17,085 S.F.
TOTAL BUILDING AREA(SQUARE FT.)	17,085 S.F.
BUILDING HEIGHT(#STORIES)	1
PATIO AREA(SQUARE FT.)	1,130 S.F.
BUILDING HEIGHT(FEET-DISTANCE TO TALLEST BUILDING ELEMENT)	30'
LOT COVERAGE(PERCENT-X.XX%)	13.40%
PARKING	
PARKING RATIO(FROM ZONING ORDINANCE) RESTAURANT:FOR BUILDING >2,500 S.F.= 10 PER 1000 S.F. OUTDOOR DINING: 1 PER 200 SF RETAIL: RETAIL= 4 PER 1000 S.F.	RESTAURANT= 5,700 S.F.=57 SPACES OUTDOOR DINING=1,130 S.F.=6 SPACES RETAIL USE=11,385 S.F.=46 SPACES
REQUIRED PARKING(# SPACES)	109
TOTAL PROVIDED PARKING(# SPACES)	109
ACCESSIBLE PARKING REQUIRED(# SPACES)	5
ACCESSIBLE PARKING PROVIDED(# SPACES)	5

NOTE:
DETAILED FLOOR PLAN (SUITE PLAN) FOR BUILDING-1 WILL BE PROVIDED AT THE TIME OF DEVELOPMENT FOR THAT LOT.

PROJECT CONTACT LIST

ENGINEER	OWNER/DEVELOPER
TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: AKHILA REDDY GONDI, P.E. PHONE: 469-331-8566	RYSA ANNA RETAIL, LLC 13199 STRIKE GOLD BLVD FRISCO, TEXAS 75035 SURESH PANCHARPULA 214-535-8303
SURVEYOR	**ARCHITECT**
TRAVERSE LAND SURVEYING 359 LAKE PARK ROAD, SUITE 102 LEWISVILLE, TEXAS 75057 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321	STUDIO RED DOT 10000 NCX, SUITE 1045 DALLAS, TEXAS 75231 SABRINA BALA 469-941-4145

PSP 26-0006

PRELIMINARY SITE PLAN

HURRICANE CREEK COMMERCIAL, BLOCK A, LOT 2
SWC OF US HWY 75 & STOCKPORT DR.
2.925 ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS
RYSA ANNA RETAIL ADDITION, BLOCK A, LOT 2
WILLIAM S. RATTAN SURVEY, ABSTRACT NO. 752

TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1782 W. McDermott Drive, Allen, TX 75013
Planning | Civil Engineering | Construction Management

NO.	DATE	DESCRIPTION	BY
1	04-08-26	1ST PSP PLAN SUBITTAL	IA
2	04-22-26	2ND PSP PLAN SUBMITTAL	IA
.	.	.	.
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STATE OF TEXAS
AKHILA REDDY GONDI
151733
LICENSED
PROFESSIONAL ENGINEER
04-22-26

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AR	IA	04-08-26	SEE SCALE BAR	017-26	C-3.0

TX. P.E. FIRM #11525

Know what's **below.** **Call** before you dig.

EXHIBIT A

Item No. 7.h.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 5/4/2026
Staff Contact: Everett Johnson

AGENDA ITEM:
Approve Hurricane Creek Commercial, Block A, Lots 1&2, Preliminary Plat (PP 26-0003)

SUMMARY:
One retail/restaurant building on 3.9± acres at the southwest corner of N. Central Expressway and Stockport Drive. Zoned Planned Development/Regional Commercial (PD/C-2) (Ord. No. 1010 B. -2022)

Recommended for approval as submitted.

BACKGROUND:

Date Submitted	4/8/2026	**Jurisdiction**	City of Anna
Owner	RYSA Anna Retail LLC		
Representative/Applicant	Triangle Engineering LLC		
Requested Action	Approval of Preliminary Plat		
Purpose	To build a commercial building		
Land Area	3.9± acres		
Location	The southwest corner of N. Central Expressway and Stockport Drive		
Comp Plan Designation	Regional Activity Center		
Existing Zoning	Planned Development (Ord. No. 1010 B. -2022)		
Public Notice	N/A		

Surrounding Properties

	Land Use	**Zoning**	**Comp Plan Designation**
North	Commercial	Planned Development (Ord. No. 1010 B. -2022)	Regional Activity Center

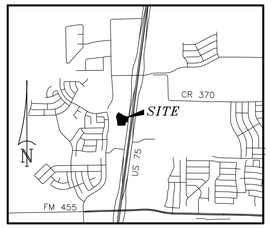
East	Commercial	C-2 Regional Commercial	Regional Activity Center
South	Commercial	Planned Development (Ord. No. 846-2020)	Regional Activity Center
West	Commercial	Planned Development (Ord. No. 1010 B. -2022)	Regional Activity Center

ATTACHMENTS:

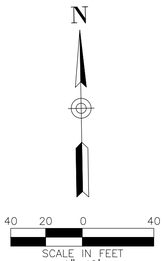
1. Locator Map - Hurricane Creek Commercial, Block A, Lots 1&2, Preliminary Plat (PP 26-0003)
2. Exhibit A - Hurricane Creek Commercial, Block A, Lots 1&2, Preliminary Plat (PP 26-0003)

Hurricane Creek Commercial, Block A, Lots 1&2, Preliminary Plat (PP 26-0003)





NOT TO SCALE



GENERAL NOTES

1. The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Allterra RTK Network and adjusted to surface using a scale factor of 1.00015271.
2. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
3. The purpose of this plat is to create two recorded lots out of a tract of land.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, 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.

PRELIMINARY, THIS SURVEY SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

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 David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 202__

_____
Notary Public in and for the State of Texas

FLOOD NOTES

According to the Flood Insurance Rate Map, Community Panel No. 48085C0155J, dated June 2, 2009 by graphic plotting only, this property appears to be within Zone "X" (unshaded)(areas determined to be outside the 0.2% annual chance floodplain. This statement does not imply that the property and/or its structures theron will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made causes. This statement shall not create liability on the part of the surveyor.

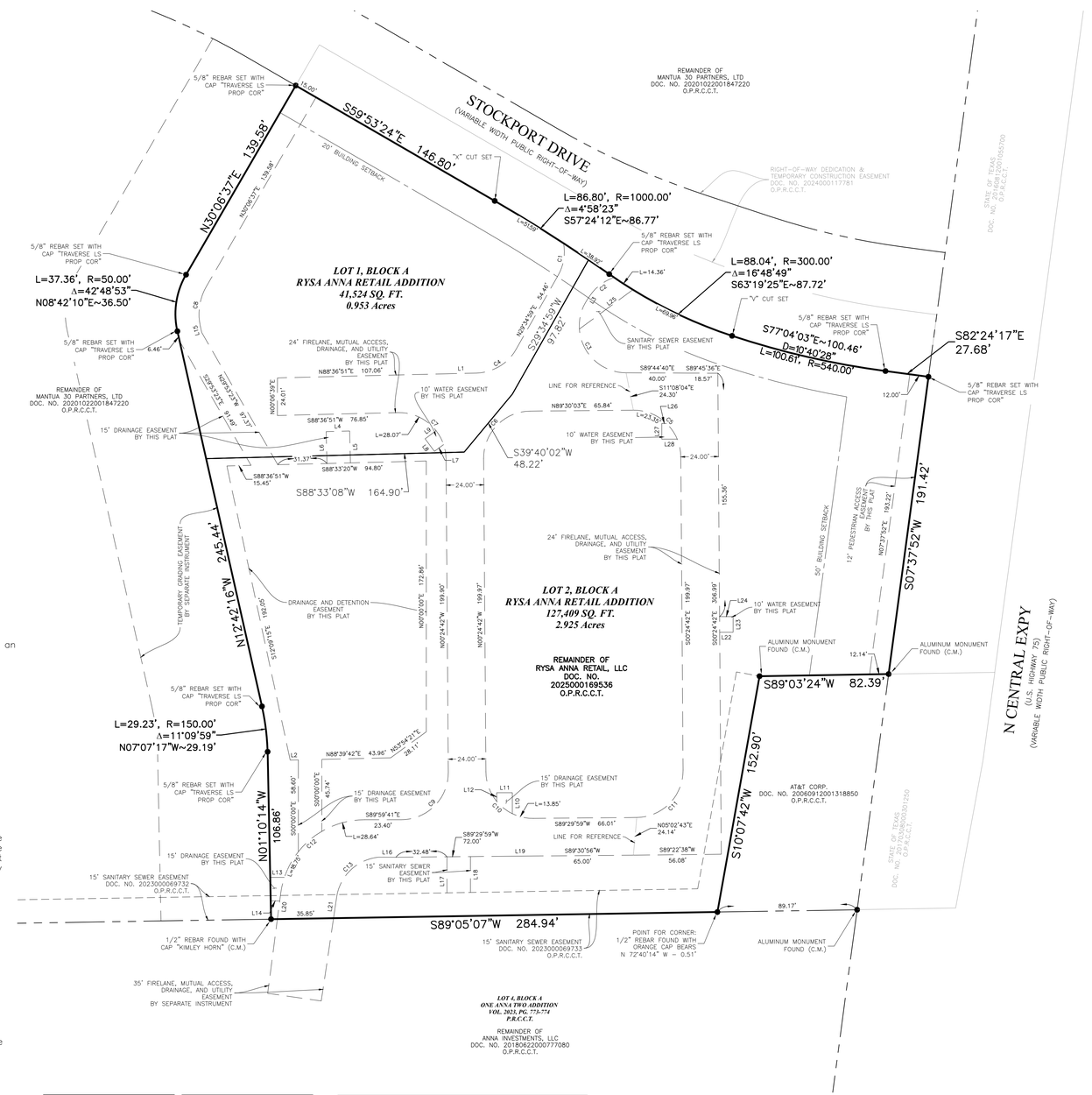
CERTIFICATE OF APPROVAL:

APPROVED on this the _____day of _____, 20_____, by the Planning & Zoning Commission, City of Anna, Texas.

_____
Planning & Zoning Commission Chair

_____
Director of Development Services

EXHIBIT A



Line Data Table		
Line #	Distance	Bearing
L1	19.96'	N88°36'51"E
L2	5.18'	N88°39'42"E
L3	2.91'	S34°32'56"W
L4	15.00'	N88°36'51"E
L5	20.41'	S01°23'09"E
L6	20.41'	N01°23'09"W
L7	7.30'	S53°32'54"W
L8	10.00'	N36°27'06"W
L9	8.73'	N53°32'54"E
L10	13.40'	S00°00'00"E
L11	10.00'	N90°00'00"E
L12	5.53'	N00°00'00"E
L13	9.05'	N90°00'00"W
L14	5.77'	N90°00'00"W

Line Data Table		
Line #	Distance	Bearing
L15	4.19'	N12°42'16"W
L16	11.18'	N89°55'33"W
L17	23.02'	N00°00'00"E
L18	22.89'	N00°00'00"E
L19	14.50'	S89°32'06"W
L20	16.51'	N07°25'36"E
L21	13.61'	S08°26'29"W
L22	8.43'	N90°00'00"W
L23	10.00'	S00°00'37"W
L24	8.67'	N90°00'00"E
L25	42.41'	N53°42'01"E
L26	3.04'	N90°00'00"W
L27	10.00'	S00°00'00"E
L28	9.86'	N90°00'00"E

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	21.03'	30.00'	040°10'15"	N09°29'52"E	20.61'
C2	19.43'	30.00'	037°06'17"	S53°06'05"W	19.09'
C3	65.08'	30.00'	124°17'13"	S27°35'40"E	53.05'
C4	30.91'	30.00'	059°01'52"	N59°05'55"E	29.56'
C5	47.17'	30.00'	090°05'15"	S45°27'20"E	42.46'
C6	47.08'	30.00'	089°54'45"	N44°32'41"E	42.39'
C7	47.70'	30.00'	091°06'31"	N46°03'05"W	42.84'
C8	26.15'	35.00'	042°48'53"	N08°42'10"E	25.55'
C9	47.34'	30.00'	090°25'20"	N44°47'58"E	42.58'
C10	47.17'	30.00'	090°05'18"	N45°27'22"W	42.46'
C11	46.91'	30.00'	089°35'01"	S44°22'50"W	42.27'
C12	77.84'	54.00'	082°35'13"	N48°42'41"E	71.27'
C13	39.74'	30.00'	075°54'24"	S46°23'41"W	36.90'

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Rysa Anna Retail, LLC is the owner of a 3.878 acre tract of land situated in the William S. Rattan Survey, Abstract Number 752, City of Anna, Collin County, Texas, and being a remainder of a tract of land described to RYSA Anna Retail, LLC, by the Deed recorded in Document Number 20250001695360, Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at an aluminum monument found for the easterly southeast corner of the herein described tract, and same being the northwesterly corner of a tract of land described to State of Texas, by the Deed recorded in Document Number 20170308000301250, O.P.R.C.C.T.; also being a point on the northerly boundary line of a tract of land described to AT&T Corp., by the Deed recorded in Document Number 20060912001318850, O.P.R.C.C.T., also being a point on the westerly right-of-way line of North Central Expressway (U.S. Highway 75; variable width public right-of-way);

THENCE South 89 degrees 03 minutes 24 seconds West departing the westerly right-of-way line of said North Central Expressway, along the northerly boundary line of said AT&T Corp. tract, for a distance of 82.39 feet to an aluminum monument found for the northwesterly corner of said AT&T Corp. tract;

THENCE South 10 degrees 07 minutes 42 seconds West along the easterly boundary line of said RYSA Anna Retail tract, and along the westerly boundary line of said AT&T Corp. tract, for a distance of 152.90 feet to the southwesterly corner of said AT&T Corp. tract, and same being the most southerly southeast corner of said RYSA Anna Retail tract, also being a point on the northerly boundary line of Lot 4, Block A, of One Anna Two Addition, an Addition to the City of Anna, Collin County, Texas, according to the Plat thereof recorded in Volume 2023, Page 773-774, Plat Records of Collin County, Texas (P.R.C.C.T.), from which a 1/2 inch rebar found with an orange cap bears North 72 degrees 40 minutes 14 seconds West for a distance of 0.51 feet, and from which an aluminum monument found for the southwesterly corner of said State of Texas tract, bears North 89 degrees 04 minutes 10 seconds East for a distance of 89.17 feet;

THENCE South 89 degrees 05 minutes 07 seconds West along the southerly boundary line of said RYSA Anna Retail tract, and along the northerly boundary line of said Lot 4, for a distance of 284.94 feet to a 1/2 inch rebar found with a cap stamped "KIMLEY HORN" for the most southwesterly corner of the herein described tract, and same being the most southerly southeast corner of a tract of land described to Mantua 30 Partners, LTD, by the Deed recorded in Document Number 20201022001847220, O.P.R.C.C.T.;

THENCE along the westerly boundary line of said RYSA Anna Retail tract, and along the easterly boundary line of said Mantua 30 Partners tract, the following courses and distances:

North 01 degrees 10 minutes 14 seconds West for a distance of 106.86 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the beginning of a non-tangential curve turning to the left through a central angle of 11 degrees 09 minutes 59 seconds, having a radius of 150.00 feet, and whose chord bears North 07 degrees 07 minutes 17 seconds West for a chord distance of 29.19 feet;

Along said curve, an arc distance of 29.23 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for a point of tangency at the end of said curve;

North 12 degrees 42 minutes 16 seconds West for a distance of 245.44 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the beginning of a curve turning to the right through a central angle of 42 degrees 48 minutes 53 seconds, having a radius of 50.00 feet, and whose chord bears North 08 degrees 42 minutes 10 seconds East for a chord distance of 36.50 feet;

Along said curve, an arc distance of 37.36 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for a point of tangency at the end of said curve;

North 30 degrees 06 minutes 37 seconds East for a distance of 139.58 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the most northwesterly corner of the herein described tract, and same being the most westerly southwest corner of a right-of-way dedication and Temporary Construction Easement, recorded in Document Number 20240001177893, O.P.R.C.C.T., also being a point on the southerly right-of-way line of Stockport Drive (variable width public right-of-way);

THENCE along the southerly boundary line of said right-of-way dedication and Temporary Construction Easement, and along the southerly right-of-way line of said Stockport Drive, the following courses and distances:

South 59 degrees 53 minutes 24 seconds East for a distance of 146.80 feet to an "X" cut set for the beginning of a curve turning to the right through a central angle of 04 degrees 58 minutes 23 seconds, having a radius of 1,000.00 feet, and whose chord bears South 57 degrees 24 minutes 12 seconds East for a chord distance of 86.77 feet;

Along said curve, an arc distance of 86.80 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for a point of tangency for the beginning of a curve to the left through a central angle of 16 degrees 48 minutes 49 seconds, having a radius of 300.00 feet, and whose chord bears South 63 degrees 19 minutes 25 seconds East for a chord distance of 87.72 feet;

Along said curve, an arc distance of 88.04 feet to a "V" cut set for a point of tangency for the beginning of a curve turning to the left through a central angle of 10 degrees 40 minutes 28 seconds, having a radius of 540.00 feet, and whose chord bears South 77 degrees 04 minutes 03 seconds East for a chord distance of 100.46 feet;

Along said curve, an arc distance of 100.61 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for a point of tangency at the end of said curve;

South 82 degrees 24 minutes 17 seconds East for a distance of 27.68 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the most northeasterly corner of the herein described tract, and same being the most southeasterly corner of said right-of-way dedication and Temporary Construction Easement, also being a point on the westerly right-of-way line of said North Central Expressway, from which an aluminum monument found for a point on the westerly right-of-way line of said North Central Expressway and the easterly boundary line of said Mantua 30 Partners tract, bears North 07 degrees 37 minutes 52 seconds East for a distance of 965.75 feet;

THENCE South 07 degrees 37minutes 52 seconds West along the easterly boundary line of said Mantua 30 Partners tract, and along the westerly right-of-way line of said North Central Expressway, for a distance of 191.42 feet to the POINT OF BEGINNING containing 3.878 acres (168,934 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Rysa Anna Retail, LLC acting herein by and through its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as Frontier Retail Addition an addition to the City of Anna, Texas and does hereby dedicate, to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parking, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences trees, shrubs or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Anna. At no point shall any overhead utilities be installed on the subject property. The City of Anna and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission for anyone.

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

Witness, my hand at _____, _____, This _____ day of _____, 20_____.

_____
Signature – Rysa Anna Retail, LLC Representative

_____
Printed Name

_____
Title / Date

OWNER/DEVELOPER
RYSA ANNA RETAIL , LLC
13199 STRIKE GOLD BLVD
FRISCO, TX 75035-0988
214.535.8503

ENGINEER
TRIANGLE ENGINEERING
1782 W Mcdermott Dr Allen, TX 75013
469.331.8566

TRAVERSE LAND SURVEYING LLC
359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting

Date: 2026-04-17 Project No.: TR-14-26

PP 26-0003
PRELIMINARY PLAT
LOTS 1 & 2, BLOCK A HURRICANE CREEK COMMERCIAL
BEING 3.878 ACRES
OUT OF THE WILLIAM S. RATTAN SURVEY, ABSTRACT NO. 752
CITY OF ANNA, COLLIN COUNTY, TEXAS
APRIL 2026

Z:\PROJECTS\2026\TR-14-26 - US 75 and Stockport Drive - Anna\DWG\TR-14-26 - US 75 and Stockport Drive - Anna - PLAT.dwg

Item No. 7.i.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 5/4/2026
Staff Contact: Everett Johnson

AGENDA ITEM:
Approve Sherley Farms Lift Station, Block A, Lot 1, Minor Plat (MP 26-0001)

SUMMARY:
A lift station on one lot on 0.6± acre on the north side of F.M. 455, 1,000± feet east of Wildwood Trail. Zoned Planned Development (Ord. No. 1137-2025-02)

Recommended for approval as submitted.

BACKGROUND:

Date Submitted	4/8/2026	**Jurisdiction**	City of Anna
Owner	Sherley Partners, Ltd.		
Representative/Applicant	Spiars Engineering		
Requested Action	Approval of Minor Plat		
Purpose	To plat a lot for a lift station		
Land Area	0.6± acre		
Location	The north side of F.M. 455, 1,000± feet east of Wildwood Trail		
Comp Plan Designation	Suburban Living		
Existing Zoning	Planned Development (Ord. No. 1137-2025-02)		
Public Notice	N/A		

Surrounding Properties

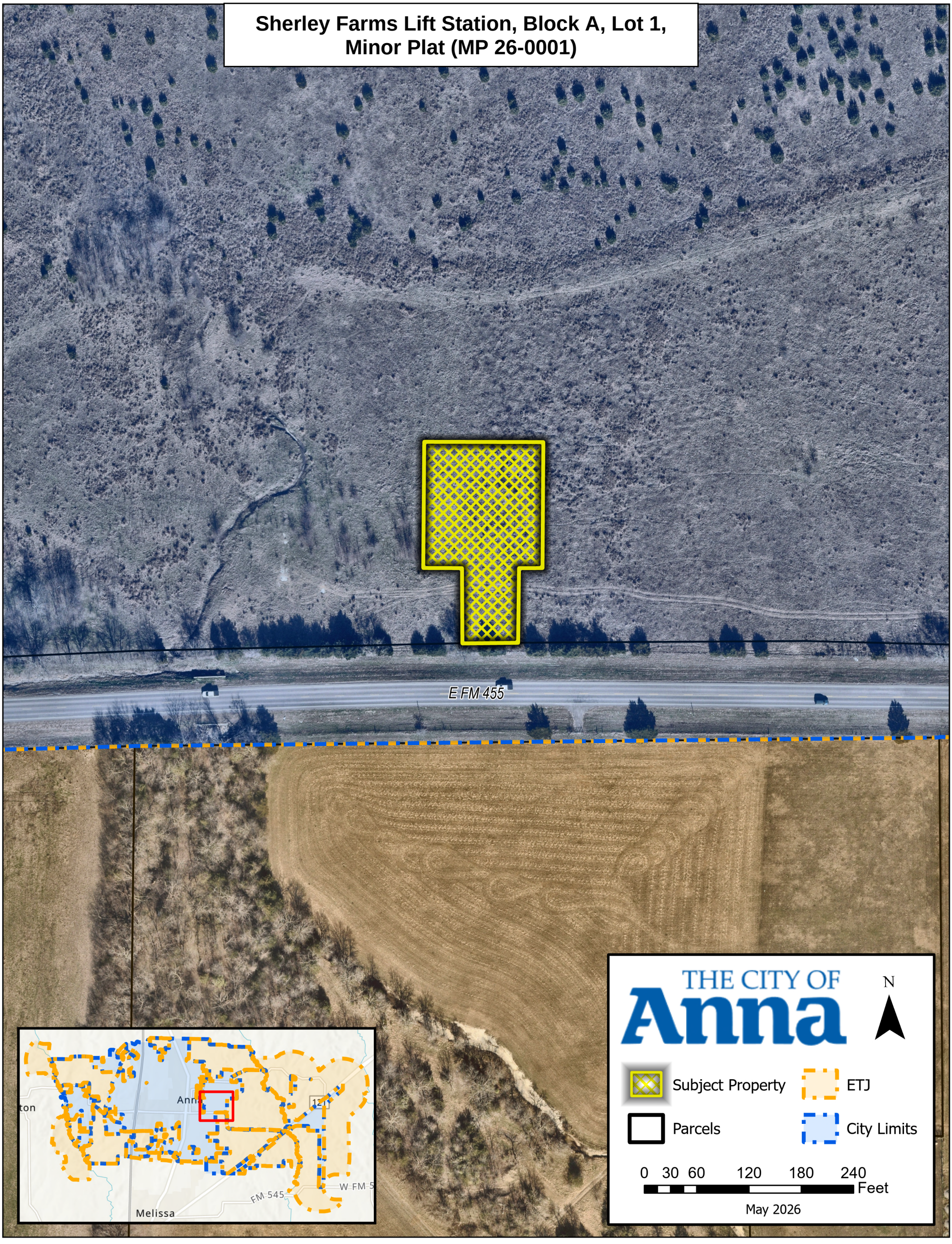
	Land Use	**Zoning**	**Comp Plan Designation**
North	Single-Family Residential	Planned Development (Ord. No. 1137-2025-02)	Suburban Living
East	Single-Family Residential	Planned Development (Ord. No. 1137-2025-02)	Suburban Living
South	Vacant	ETJ	Suburban Living

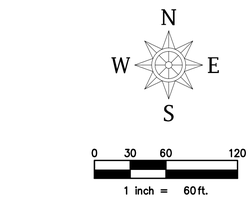
West	Single-Family Residential	Planned Development (Ord. No. 1137-2025-02)	Suburban Living

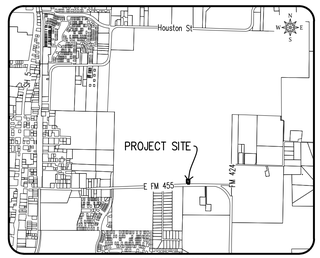
ATTACHMENTS:

1. Locator Map - Sherley Farms Lift Station, Block A, Lot 1, Minor Plat (MP 26-0001)
2. Exhibit A - Sherley Farms Lift Station, Block A, Lot 1, Minor Plat (MP 26-0001)

Sherley Farms Lift Station, Block A, Lot 1, Minor Plat (MP 26-0001)

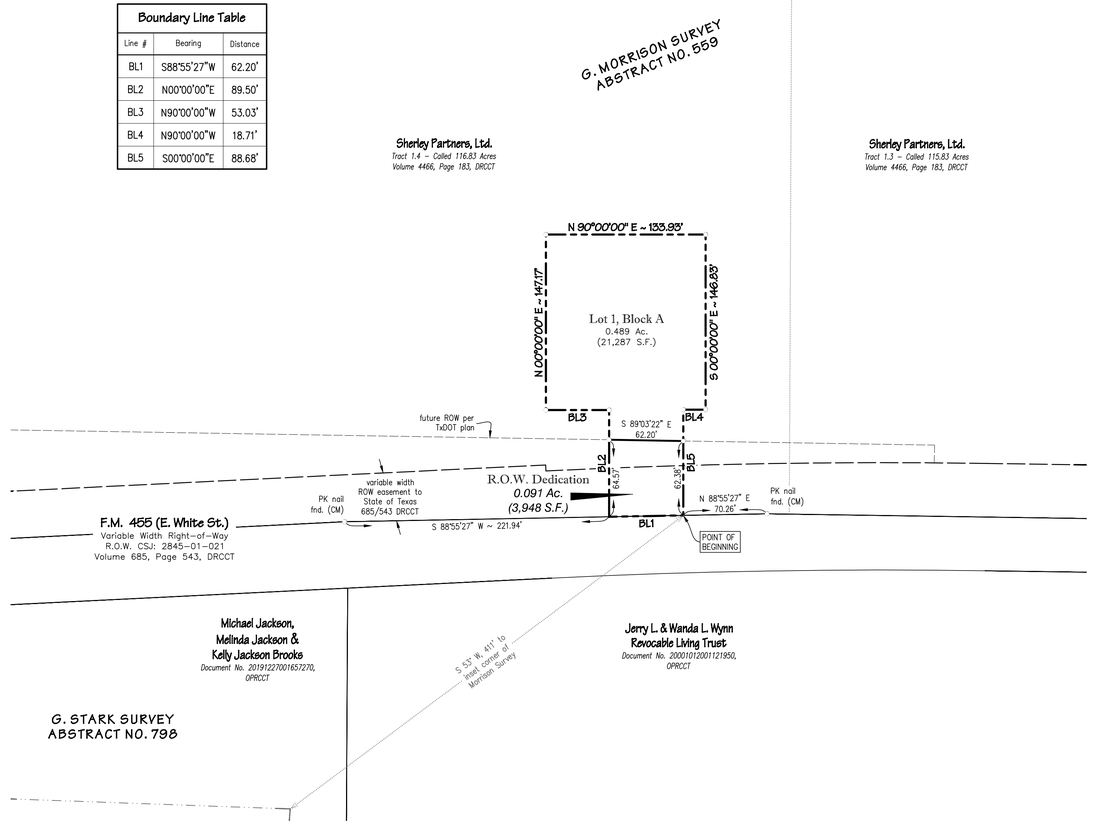






LEGEND (Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
NTS	NOT TO SCALE
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
(DRCCT)	DEED RECORDS, COLLIN COUNTY, TEXAS
(PRCCT)	PLAT RECORDS, COLLIN COUNTY, TEXAS
(OPRCCT)	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
(CSJ)	TXDOT CONTROL-SECTION-JOB NUMBER

Boundary Line Table		
Line #	Bearing	Distance
BL1	S88°55'27"W	62.20'
BL2	N00°00'00"E	89.50'
BL3	N90°00'00"W	53.03'
BL4	N90°00'00"W	18.71'
BL5	S00°00'00"E	88.68'



CERTIFICATE OF APPROVAL:

APPROVED on this the _____ day of _____, 2026, by the Planning & Zoning Commission, City of Anna, Texas.

_____
Planning & Zoning Commission Chair

_____
Director of Development Services

Notes:

1. Notice: Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
2. Bearings are based on the State Plan Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD 83).
3. All development will comply with City of Anna requirements.
4. All corners are 1/2 inch iron rods with plastic caps stamped "SPIARS ENG RPLS 5252" unless otherwise noted.
5. There is no 100 year FEMA Flood Plain on site, as reflected by Flood Insurance Rate Map Panel (FIRM) Map Nos. 48085C0160J dated June 2, 2009 prepared by the Federal Emergency Management Agency (FEMA) for Collin County, TX.

SURVEYOR'S CERTIFICATE

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

Dated this the _____ day of _____, 2026.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE

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

STATE OF TEXAS – REGISTERED – DARREN K. BROWN – 5252 – PROFESSIONAL LAND SURVEYOR

darren.brown@
spiarsengineering.com

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2026.

_____
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

OWNER'S CERTIFICATE

BEING a tract of land situated in the G. Morrison Survey, Abstract No. 559, City of Anna, Collin County, Texas, being part of the called Tract 1.4, conveyed to Sherley Partners, Ltd., by deed recorded in Volume 4466, Page 183, of the Deed Records of Collin County, Texas (DRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a point located in Farm to Market Road 455, a variable width right-of-way and being on the south line of a right-of-way easement thereof, as depicted in Texas Department of Transportation R.O.W. CSJ 2845-01-021, and as described in Volume 685, Page 543, (DRCCT), and the north line of Tract 1.4, and from which a PK nail found for a bend point thereof bears N 88°55'27" E, 70.26 feet;

THENCE S 88°55'27" W, 62.20 feet along the common line thereof to a point from which another PK nail found for a bend point bears S 88°55'27" W, 221.94 feet;

THENCE into and through Tract 1.4 the following:

N 00°00'00" E, 89.50 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 90°00'00" W, 53.03 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 00°00'00" E, 147.17 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 90°00'00" E, 133.93 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 00°00'00" E, 146.83 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 90°00'00" W, 18.71 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And S 00°00'00" E, 88.68 feet to the POINT OF BEGINNING, with the subject tract containing 25,234 square feet or 0.579 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Sherley Partners, Ltd., do hereby adopt this plat designating the hereinabove described property as SHERLEY FARMS LIFT STATION, an Addition to the City of Anna, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Anna, Texas.

Witness our hands at Collin County, Texas, this _____ day of _____, 2026.

SHERLEY PARTNERS, LTD.

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2026.

_____
Notary Public, State of Texas

MP 26-0001
MINOR PLAT

SHERLEY FARMS LIFT STATION

LOT 1, BLOCK A
0.579 GROSS ACRES
GWYN MORRISON SURVEY ~ ABSTRACT NO. 559
CITY OF ANNA, COLLIN COUNTY, TEXAS

APPLICANT
TELLUS TEXAS III, LLC
5301 Headquarters Dr. Suite 120
Plano, Texas 75024
Telephone: (469) 532-0689
Contact: Justin Craig
Contact: Andre Ferrari

OWNER
Sherley Partners, Ltd.
901 Main Street
Dallas, Texas 75202
tasha@sherleypartnersltd.com
Contact: Tasha Escoto

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Colton Smith

Scale: 1" = 60' March, 2026 SEI Job No. 24-380

EXHIBIT A

Drawing: G:\2024_JOBS\24-380 Sherley Farms Force Main\CAD\LS Minor Plat.dwg Saved By: JHiggins Save Time: 4/17/2026 9:55:01 AM
Plotted by: JHiggins Plot Date: 4/17/2026 9:55 AM

Item No. 7.j.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 5/4/2026
Staff Contact: Everett Johnson

AGENDA ITEM:
Approve Shadowbend Commercial, Block A, Lot 7, Site Plan (SP 26-0006) (Jiffy Lube)

SUMMARY:
Auto repair – light, on 1.0± acre on the north side of W. Rosamond Parkway, 950± feet west of N. Powell Parkway. Zoned Planned Development/Local Commercial (PD/C-1) (Ord. No. 797-2018)

Recommended for approval as submitted.

BACKGROUND:

Date Submitted	4/8/2026	**Jurisdiction**	City of Anna
Owner	JL Anna 2148, LLC		
Representative/Applicant	Shield Engineering group		
Requested Action	Approval of Site Plan		
Purpose	To build an auto repair - light building		
Land Area	1.0± acre		
Location	The north side of W. Rosamond Parkway, 950± feet west of N. Powell Parkway		
Comp Plan Designation	Suburban Living		
Existing Zoning	Planned Development (Ord. No. 797-2018)		
Public Notice	N/A		

Surrounding Properties

	Land Use	**Zoning**	**Comp Plan Designation**
North	Vacant Commercial	Planned Development (Ord. No. 797-2018)	Suburban Living
East	Vacant Commercial	Planned Development (Ord. No. 797-2018)	Suburban Living

South	School	Agricultural (AG)	Schools
West	Vacant Commercial	Planned Development (Ord. No. 797-2018)	Suburban Living

ATTACHMENTS:

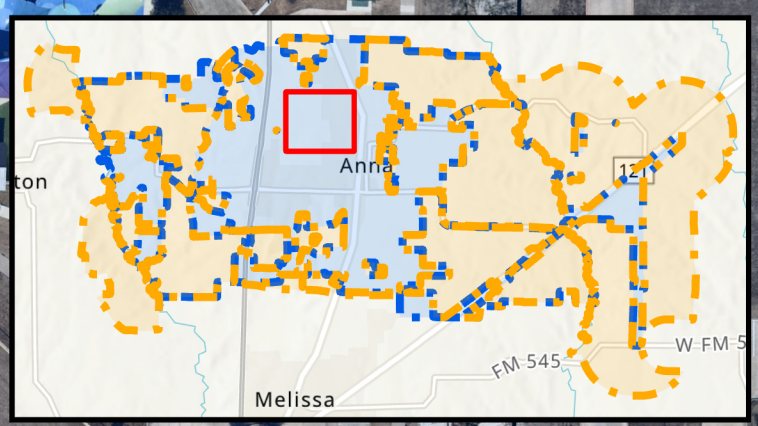
1. Locator Map - Shadowbend Commercial, Block A, Lot 7, Site Plan (SP 26-0006) (Jiffy Lube)
2. Exhibit A - Shadowbend Commercial, Block A, Lot 7, Site Plan (SP 26-0006) (Jiffy Lube)

Shadowbend Commercial, Block A, Lot 7, Site Plan (SP 26-0006) (Jiffy Lube)

HARBOR OAKS DR

LIAM DR

W ROSAMOND PKWY



THE CITY OF Anna

N

Subject Property

ETJ

Parcels

City Limits

0 30 60 120 180 240 Feet

May 2026

LEGEND

EXIST

- WATER LINE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER LINE
- SANITARY SEWER MH
- FIRE HYDRANT
- OVERHEAD ELECTRIC
- SIGN
- WATER METER
- GAS METER
- ELECTRIC METER
- LIGHT POLE

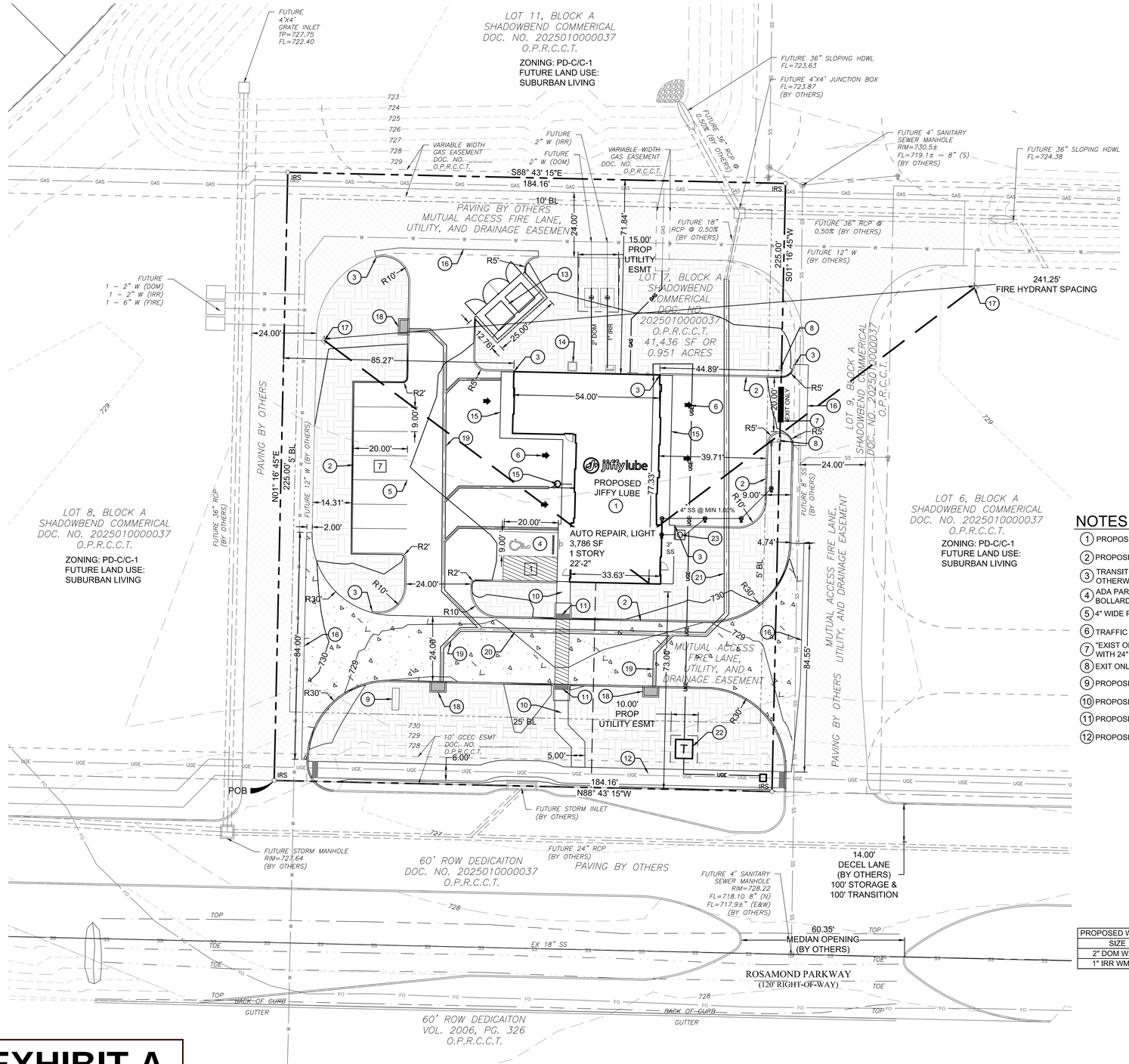
FUTURE FIRE LANE (BY OTHERS)

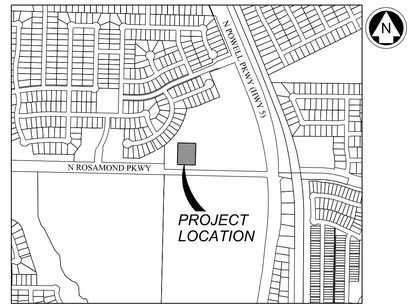
PROP

- PROJECT BOUNDARY
- EASEMENT LINE
- KEYNOTE
- PROPOSED PARKING COUNT
- LANDSCAPING AREA

PROPOSED FIRE LANE (6" REINFORCED CONCRETE)

- WATER LINE
- WATER METER
- UNDERGROUND ELECTRIC
- SANITARY SEWER LINE
- SANITARY SEWER CLEANOUT
- GAS LINE
- 150' HOSELAY





VICINITY MAP
SCALE : NTS

Item	*LOT 7*
General Site Data	
Zoning (from zoning map)	PD-C/C-1
Land Use (from Zoning Ordinance)	COMMERCIAL
Proposed Use (from Use Table)	AUTO REPAIR, LIGHT
Lot Area (square feet & acres)	41,436 SF (0.951 AC)
Building Footprint Area (square feet)	3,786 SF
Total Building Area (square feet)	3,786 SF
Building Height (# stories)	1
Building Height (feet – distance to tallest building element)	122'-2"
Lot Coverage (percent – x.xx%)	65.00%
Parking	
Parking Ratio (from Zoning Ordinance)	2/1000 SF
Required Parking (# spaces)	8
Total Provided Parking (# spaces)	8
Accessible Parking Required (# spaces)	1
Accessible Parking Provided (# spaces)	1

NOTES BY SYMBOL:

1. PROPOSED BUILDING
2. PROPOSED 6" CURB
3. TRANSITION CURB FROM 6" TO 0" IN 2FT (UNLESS OTHERWISE NOTED)
4. ADA PARKING SPOT WITH ADA PARKING SIGN WITH BOLLARD, 4'X6" WHEEL STOP & ADA PAINTED LOGO
5. 4" WIDE PAINTED WHITE STRIPE
6. TRAFFIC ARROWS (REF ARCH PLANS)
7. "EXIST ONLY" 18" TALL PAINTED WHITE LETTERS WITH 24" WIDE PAINTED WHITE STOP BAR
8. EXIT ONLY SIGN WITH CONCRETE BASE
9. PROPOSED MONUMENT SIGN
10. PROPOSED 5' SIDEWALK
11. PROPOSED ADA CURB RAMP
12. PROPOSED 6' SIDEWALK
13. DUMPSTER AREA. 7FT MASONRY SCREENING WALL TO MATCH BUILDING WITH 7FT SOLID METAL GATES.
14. HVAC UNIT WITH SCREENING (REF ARCH PLANS FOR DETAILS)
15. CONCRETE PAD. (REF ARCH PLANS FOR DETAILS)
16. DOWEL INTO EXIST PAVEMENT AND SEAL
17. FUTURE FIRE HYDRANT
18. PROPOSED CURB INLET
19. PROPOSED 12" RCP STORM SEWER LINE
20. PROPOSED 15" RCP STORM SEWER LINE
21. PROPOSED 18" RCP STORM SEWER LINE
22. PROPOSED PAD MOUNTED TRANSFORMER (BY OTHERS)
23. PROPOSED OIL WATER SEPARATOR (REF ARCH PLANS FOR DETAILS)

PROPOSED WATER METER SCHEDULE	
SIZE	QUANTITY
2" DOM WM	1
1" IRR WM	1

0 20 40 60
GRAPHIC SCALE IN FEET

CITY APPROVAL STAMPS:

DEVELOPER: GUGGENHEIM DEVELOPMENT SERVICES, LLC
3000 INTERNET BLVD., SUITE 570
FRISCO, TX 75034
214-872-4000

ENGINEER/SURVEYOR: SHIELD ENGINEERING GROUP, LLC
1600 WEST 7TH ST, SUITE 400
FORT WORTH, TX 76102
817-810-0696

EXHIBIT A

FOR PERMITTING ONLY

SHIELD ENGINEERING
TBPELS ENGINEERING #F-11039, SURVEYING #10193890

ARCHITECTURAL DESIGN GUILD
Architect

SHIELD ENGINEERING GROUP, LLC
Civil Engineer

Structural Engineer

Plumbing Engineer

Mechanical Engineer

Electrical Engineer

04/22/2026
STATE OF TEXAS
CALEB F. DUNN
127799
LICENSED PROFESSIONAL ENGINEER

JIFFY LUBE

NWQ HWY 5 & ROSAMOND PKWY
ANNA, TEXAS

SHIELD PROJECT #: 2025006.01
REVISIONS / SUBMISSIONS:
NO. DATE DESCRIPTION
1
2
3
4
5

SHEET:
SP 26-0006

SITE PLAN

SHADOWBEND COMMERCIAL
LOT 7, BLOCK A

0.951 ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS
JOSIAH BRANTLEY SURVEY
ABSTRACT NO. 114

DATE OF PREPARATION:4/22/2026

SCALE: 1" = 20' PAGE: 1 OF 1

2026\04\22 JOSH.JOSEPH.L:\JOBS\2025\006.01 JIFFY LUBE TX- ANNA - NWQ HWY 5 & ROSAMOND PKWY\EXHIBITS\20260107 SITE PLAN SUBMITTAL EXHIBIT\SITE PLAN EXHIBIT.DWG

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Item No. 7.k.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 5/4/2026
Staff Contact: Everett Johnson

AGENDA ITEM:
Approve RCI Anna 30 Addition, Block B, Lots 1-3, Conveyance Plat (CVP 26-0004)

SUMMARY:
A convenience store with fuel pumps and two vacant commercial lots on 8.9± acres at the southwest corner of N. Powell Parkway and Lindsey Lane. Zoned Planned Development (Ord. No. 797-2018)

Recommended for approval as submitted.

BACKGROUND:

Date Submitted	4/8/2026	**Jurisdiction**	City of Anna
Owner	Anna 371 Partners LLC		
Representative/Applicant	Kimley-Horn		
Requested Action	Approval of Conveyance Plat		
Purpose	To create three commercial lots		
Land Area	8.9± acres		
Location	The southwest corner of N. Powell Parkway and Lindsey Lane		
Comp Plan Designation	Regional Activity Center		
Existing Zoning	Regional Commercial (C-2)		
Public Notice	N/A		

Surrounding Properties

	Land Use	**Zoning**	**Comp Plan Designation**
North	Vacant Commercial	Local Commercial (C-1)	Suburban Living
East	Single Family Residential	Agriculture (AG)/Single-Family Residential 7.2	Suburban Living

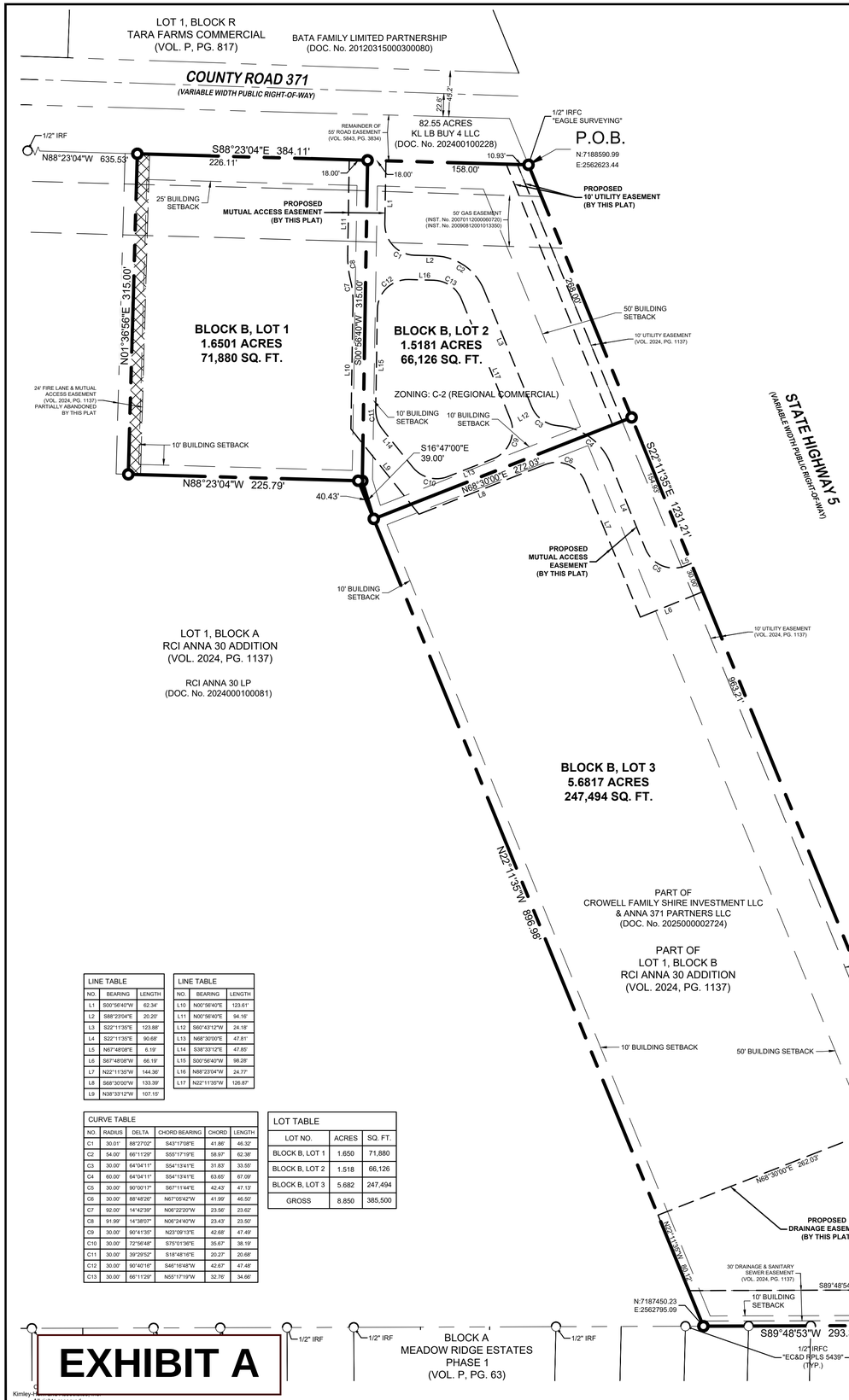
South	Single-Family Residential	Single-Family Residential 7.2	Suburban Living
West	Multifamily	Multifamily (MF-2)	Regional Activity Center

ATTACHMENTS:

1. Locator Map - RCI Anna 30 Addition, Block B, Lots 1-3, Conveyance Plat (CVP 26-0004)
2. Exhibit A - RCI Anna 30 Addition, Block B, Lots 1-3, Conveyance Plat (CVP 26-0004)

RCI Anna 30 Addition, Block B, Lots 1-3, Conveyance Plat (CVP 26-0004)





LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°56'40"W	62.34'
L2	S88°23'04"E	20.20'
L3	S22°11'35"E	123.88'
L4	S22°11'35"E	90.68'
L5	N67°48'08"E	6.19'
L6	S67°48'08"W	66.19'
L7	N22°11'35"W	144.36'
L8	S68°30'00"W	133.39'
L9	N38°33'12"W	107.15'

LINE TABLE		
NO.	BEARING	LENGTH
L10	N00°56'40"E	123.61'
L11	N00°56'40"E	94.16'
L12	S60°43'12"W	24.18'
L13	N68°30'00"E	47.81'
L14	S38°33'12"E	47.85'
L15	S00°56'40"W	98.28'
L16	N89°23'04"W	24.77'
L17	N22°11'35"W	126.87'

CURVE TABLE					
NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	30.01'	88°27'02"	S43°17'08"E	41.86'	46.32'
C2	54.00'	66°11'29"	S55°17'19"E	58.97'	62.38'
C3	30.00'	64°04'11"	S54°13'41"E	31.83'	33.55'
C4	60.00'	64°04'11"	S54°13'41"E	63.65'	67.09'
C5	30.00'	90°00'17"	S67°11'44"E	42.43'	47.13'
C6	30.00'	88°48'26"	N67°05'42"W	41.99'	46.50'
C7	92.00'	14°42'39"	N06°22'20"W	23.56'	23.62'
C8	91.99'	14°38'07"	N06°24'40"W	23.43'	23.50'
C9	30.00'	90°41'35"	N23°09'13"E	42.68'	47.49'
C10	30.00'	72°56'48"	S75°01'36"E	35.67'	38.19'
C11	30.00'	39°29'52"	S18°48'16"E	20.27'	20.68'
C12	30.00'	90°40'16"	S46°16'48"W	42.67'	47.48'
C13	30.00'	66°11'29"	N55°17'19"W	32.76'	34.66'

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK B, LOT 1	1.650	71,880
BLOCK B, LOT 2	1.518	66,126
BLOCK B, LOT 3	5.682	247,494
GROSS	8.850	385,500

EXHIBIT A

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NORTH

GRAPHIC SCALE IN FEET
60 0 30 60 120
1" = 60' @ 24X36

LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	DENIAL OF ACCESS LINE

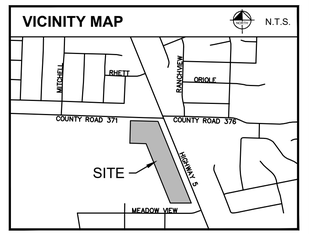
LAND USE

3 COMMERCIAL LOTS
GROSS AREA = 8.8499 ACRES
RIGHT-OF-WAY DEDICATION AREA = 0.0000 ACRES
NET AREA = 8.8499 ACRES

LEGEND

P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD FOUND CAPPED
IRF = IRON ROD FOUND
IRSC = 5/8" IRON ROD SET WITH A CAP STAMPED "KHA"

VICINITY MAP N.T.S.



OWNER'S CERTIFICATION

WHEREAS Crowell Family Shire Investment LLC & Anna 371 Partners LLC are the owners of a a 8.8499 acre (385,500 square foot) tract of land situated in the Josiah C. Brantley Survey, Abstract No. 114, City of Anna, Collin County, Texas; said tract being a portion of a called 116.18 acre tract of land described in General Warranty Deed with Vendor's Lien to RCI Anna 30 LP recorded in Instrument Number 20240000100081, Official Public Records, Collin County, Texas (O.P.R.C.C.T.) said tract also being all of Lot 1, Block B, RCI Anna 30 Addition, an addition to the City of Anna according to the plat recorded in Volume 2024, Page 1137, Plat Records, Collin County, Texas (P.R.C.C.T.);

BEGINNING at a 1/2" iron rod found with a cap stamped "EAGLE SURVEYING" in the southwest right-of-way line of State Highway 5 (a variable width right-of-way), said iron rod being the northeast corner of said Lot 1, Block B;

THENCE South 22°11'35" East, along the said southwest right-of-way line of State Highway 5 and the east line of said Lot 1, Block B, a distance of 1,231.21 feet to a 5/8" iron rod found with a cap stamped "TxDOT" in the north line of Block A, Meadow Ridge Estates Phase 1, an addition to the City of Anna according to the plat recorded in Volume P, Page 63, P.R.C.C.T., said iron rod being the southeast corner of said Lot 1, Block B;

THENCE South 89°48'53" West, along the south line of said Lot 1, Block B and the said north line of Block A, a distance of 293.38 feet to a point for corner being the southwest corner of said Lot 1, Block B and the southeast corner of Lot 1, Block A of said RCI Anna 30 Addition;

THENCE North 22°11'35" West, along the west line of said Lot 1, Block B and the east line of said Lot 1, Block A, a distance of 896.98 feet to a point for corner;

THENCE North 88°23'04" West, continuing along the said west line of Lot 1, Block B and the said east line of Lot 1, Block A, a distance of 225.79 feet to a point for corner;

THENCE North 01°36'56" East, continuing along the said west line of Lot 1, Block B and the said east line of Lot 1, Block A, a distance of 315.00 feet to a point for corner being the northwest corner of said Lot 1, Block B and the northeast corner of said Lot 1, Block A;

THENCE South 88°23'04" East, along the north line of said Lot 1, Block B, a distance of 384.11 feet to the **POINT OF BEGINNING** and containing 385,500 square feet or 8.8499 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Crowell Family Shire Investment LLC & Anna 371 Partners LLC, acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as **Lot 1, Lot 2, & Lot 3, Block B, RCI Anna 30 Addition**, an addition to the City of Anna, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Anna. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

Executed this the _____ day of _____, 2026.
BY: Crowell Family Shire Investment LLC

_____
Authorized Signature

_____
Printed Name and Title

Executed this the _____ day of _____, 2026.
BY: Anna 371 Partners LLC

_____
Authorized Signature

_____
Printed Name and Title

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2026.

_____
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2026.

_____
Notary Public, State of Texas

NOTES

1. The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), Texas North Central 4202 based on observations made on November 21, 2024 with an applied combined scale factor of 1.00015271.
2. The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, Texas North Central 4202, no scale and no projection.
3. All corners hereon are 5/8" iron rod set with a cap stamped "KHA" unless noted otherwise.
4. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0160J, for Collin County, Texas and incorporated areas, dated June 2, 2009, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
5. The purpose of this plat is to create three commercial lots.
6. Notice: Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utility services and building permits.
7. All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirement of the governing zoning district.
8. All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.
9. A conveyance plat is a record of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Anna. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.

SURVEYOR'S CERTIFICATION

I, Stanley Crawford Russell, 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 supervision on 11/21/2024 and that all corners are shown hereon.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____
Stanley Crawford Russell
Registered Professional Land Surveyor
No. 7080

STATE OF TEXAS §
COUNTY OF TARRANT §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2026.

_____
Notary Public, State of Texas

CERTIFICATE OF APPROVAL

APPROVED on this the _____day of _____, 2026, by the Planning & Zoning Commission, City of Anna, Texas

_____
Planning & Zoning Commission Chair

_____
Director of Development Services

CVP 26-0004

CONVEYANCE PLAT
RCI ANNA 30 ADDITION
BLOCK B, LOTS 1-3
8.8499 ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS
JOSIAH C. BRANTLEY SURVEY, ABSTRACT No. 114
04/17/2026

SURVEYOR
KIMLEY-HORN AND ASSOC. INC.
110 N. COLLEGE AVENUE, SUITE 1800
TYLER, TEXAS 75702
STANLEY CRAWFORD RUSSELL, RPLS
TEL. NO. 817-335-6511
StanC.Russell@Kimley-Horn.com

OWNER
CROWELL FAMILY SHIRE
INVESTMENT LLC
15640 QUORUM DRIVE
ADDISON, TEXAS 75001
TOMMY CROWELL
TEL. NO. 214-363-1998

OWNER
ANNA 371 PARTNERS LLC
15640 QUORUM DRIVE
ADDISON, TEXAS 75001
TOMMY CROWELL
TEL. NO. 214-363-1998

Kimley»Horn
110 N. College Avenue, Suite 1800
Tyler, Texas 75702
Tel. No. (817) 335-6511
FIRM # 10194040
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MKK	SCR	04/17/2026	060007504	1 OF 1

DWG NAME: K:\FTW_SURVEY\060007504-CASEYS ANNA\DWG\060007504-CASEYS ANNA_CP.DWG PLOTTED BY: RUSSELL, STAN C 4/17/2026 10:55 AM LAST SAVED: 4/17/2026 10:55 AM

Item No. 8.a.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 5/4/2026
Staff Contact: Lauren Mecke

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a request to amend the Future Land Use Designation Place Type in the Future Land Use Plan of the Anna 2050 Comprehensive Plan of 10.8± acres from Estate Residential to Suburban Living in accordance with the Church Tract Development Agreement (Res. No. 2025-12-1873).

SUMMARY:

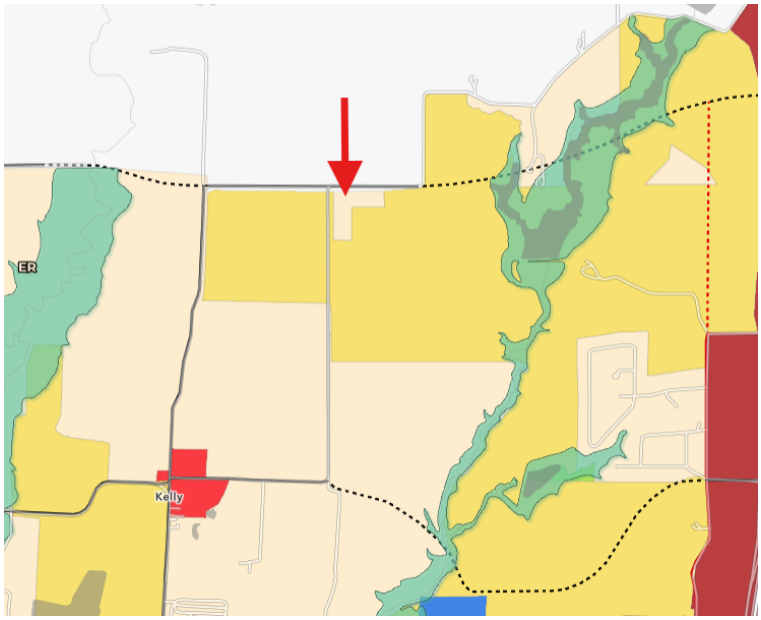
Request to amend the Future Land Use Designation Place Type in the Future Land Use Plan of the Anna 2050 Comprehensive Plan of 10.8± acres from Estate Residential to Suburban Living in accordance with the Church Tract Development Agreement (Res. No. 2025-12-1873).

Due to the surrounding properties being within Suburban Living and the development being allowed by right upon utilities brought to the site, staff recommends approval of the change from Estate Residential to Suburban Living.

BACKGROUND:

Date Submitted	N/A	**Jurisdiction**	ETJ/To be annexed
Owner	VC Liberty Hills LLC		
Representative/Applicant	Staff		
Requested Action	Amend the Future Land Use Designation Place Type in the Future Land Use Plan of the Anna 2050 Comprehensive Plan of 10.8± acres from Estate Residential to Suburban Living		
Purpose	Single-Family Detached Dwellings		
Land Area	10.8± acres		
Location	Located at the southeast corner of County Road 290 and County Road 290/County Road 1101 (future Mantua Parkway)		
Comp Plan Designation	Estate Residential		
Existing Zoning	County/ETJ		
Surrounding Properties			

	Land Use	Zoning	Comp Plan Designation
North	Vacant Tract	County/Van Alstyne ETJ	Outside of planning area/ Van Alstyne ETJ
East	Vacant Tract	Liberty Hills Planned Development - Single Family Residential	Suburban Living
South	Vacant Tract	Liberty Hills Planned Development - Single Family Residential	Suburban Living
West	Vacant Tract	Liberty Hills Planned Development - Single Family Residential	Suburban Living

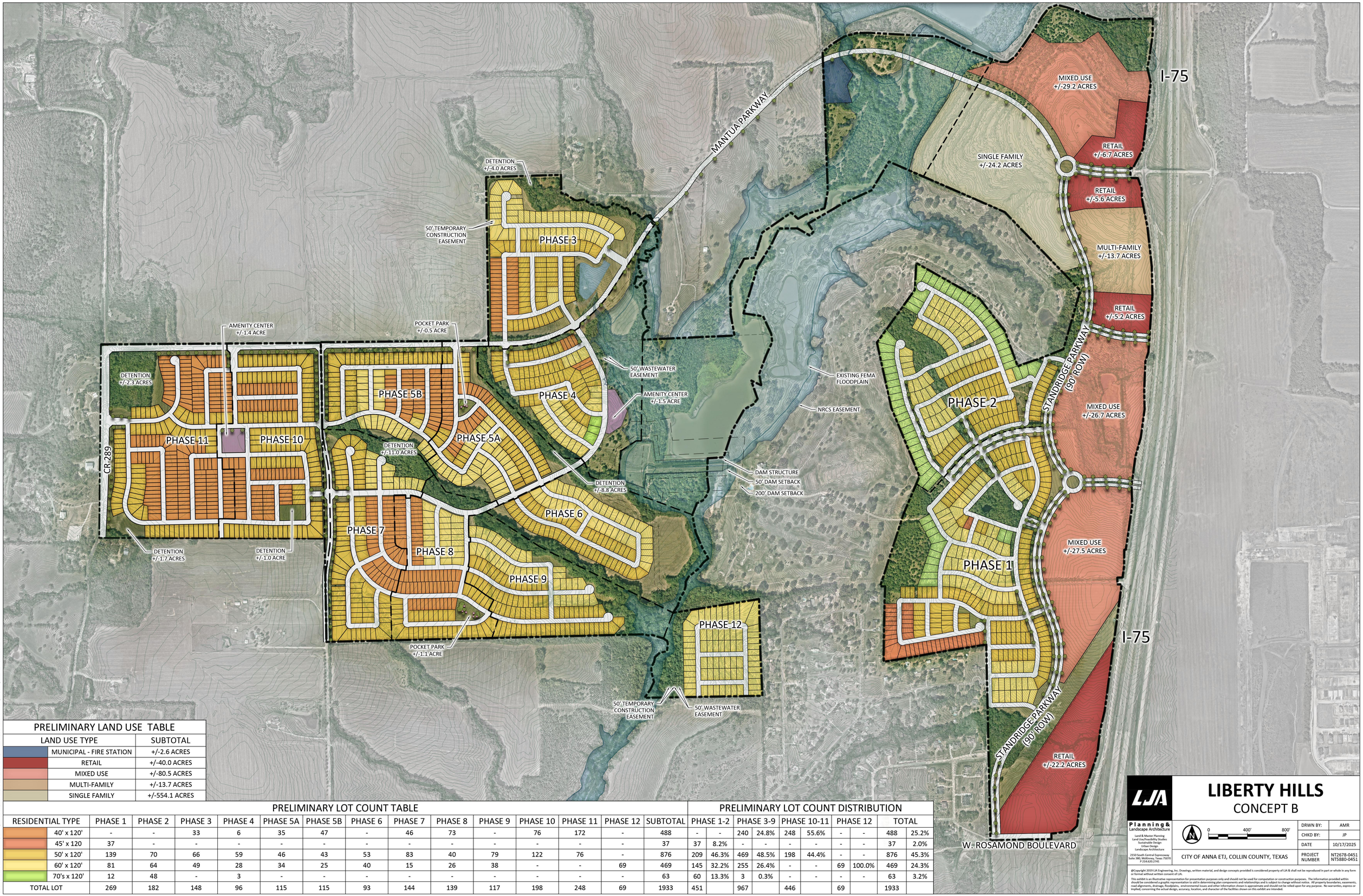


In March 2025, a revision was made to the Anna 2050 Future Land Use Map to identify all areas west of Hurricane Creek that were not already part of a planned development as estate residential. The property has since been acquired by VC Liberty Hills LLC and intends to incorporate this tract into the single-family neighborhood of Liberty Hills.

If the property is not annexed, the developer is only required to conform to the Subdivision Regulations in accordance with state laws. Although the applicant's request to annex and zone the property as an extension to the Liberty Hills Development does not substantially differ from how the property could be developed today, planning best practice is to amend the Comprehensive Plan's Future Land Use Plan simultaneously. Before City Council can change the Future Land Use Map, the Planning & Zoning Commission must make a recommendation.

ATTACHMENTS:

1. Approved Concept Plan - Liberty Hills Church Tract (PD 26-0002)



PRELIMINARY LAND USE TABLE	
LAND USE TYPE	SUBTOTAL
MUNICIPAL - FIRE STATION	+/-2.6 ACRES
RETAIL	+/-40.0 ACRES
MIXED USE	+/-80.5 ACRES
MULTI-FAMILY	+/-13.7 ACRES
SINGLE FAMILY	+/-554.1 ACRES

PRELIMINARY LOT COUNT TABLE															
RESIDENTIAL TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5A	PHASE 5B	PHASE 6	PHASE 7	PHASE 8	PHASE 9	PHASE 10	PHASE 11	PHASE 12	SUBTOTAL
40' x 120'	-	-	33	6	35	47	-	46	73	-	76	172	-	488
45' x 120	37	-	-	-	-	-	-	-	-	-	-	-	-	37
50' x 120'	139	70	66	59	46	43	53	83	40	79	122	76	-	876
60' x 120'	81	64	49	28	34	25	40	15	26	38	-	-	69	469
70's x 120'	12	48	-	3	-	-	-	-	-	-	-	-	-	63
TOTAL LOT	269	182	148	96	115	115	93	144	139	117	198	248	69	1933

PRELIMINARY LOT COUNT DISTRIBUTION									
PHASE 1-2		PHASE 3-9		PHASE 10-11		PHASE 12		TOTAL	
-	-	240	24.8%	248	55.6%	-	-	488	25.2%
37	8.2%	-	-	-	-	-	-	37	2.0%
209	46.3%	469	48.5%	198	44.4%	-	-	876	45.3%
145	32.2%	255	26.4%	-	-	69	100.0%	469	24.3%
60	13.3%	3	0.3%	-	-	-	-	63	3.2%
451		967		446		69		1933	

LJA
Planning & Landscape Architecture
Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture
2150 South Central Expressway
Suite 380, McKinney, Texas 75070
P 214.620.2741

LIBERTY HILLS
CONCEPT B

0 400' 800'

CITY OF ANNA ETJ, COLLIN COUNTY, TEXAS

DRWN BY:	AMR
CHKD BY:	JP
DATE	10/17/2025
PROJECT NUMBER	NT2678-0451 NTS880-0451

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This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, floodplains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

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Item No. 8.b.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 5/4/2026
Staff Contact: Lauren Mecke

AGENDA ITEM:
Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to amend Article 9.04 (Zoning Ordinance) adopting regulations as it pertains to drone delivery infrastructure. (TA 26-0002)

SUMMARY:
The Planning & Zoning Commission may:

- Choose to table this item to the June 1, 2026, P&Z meeting or
- Recommend to City Council:
  - Approval as written,
  - Approval with recommended changes, or
  - Denial

This item is tentatively scheduled for the May 26, 2026 City Council meeting.

BACKGROUND:

Date Submitted	03/02/2026	**Jurisdiction**	City Limits
Requested Action	To establish regulations pertaining to drone delivery infrastructure.		
Public Notice	Newspaper & Website		

History:

- 2024/2025: Zipline worked with City Staff to amend the Walmart Planned Development to create regulations allowing drone delivery infrastructure.
- January 2026: Representatives from Zipline met with various Council members and City Staff to discuss the current operations and introduce future expansion of drone utilization with "Zipping Points".
- March 2, 2026: City staff brought forward information regarding drone delivery infrastructure to discuss if zoning regulations should be adopted. The Planning & Zoning Commission called for this Public Hearing.
- April 6, 2026: Staff presented a draft of the proposed language and representatives from Zipline gave a presentation to show the difference between the structures they would use at a kiosk that differ from the hub that exists today

at WalMart. Staff requested the item to be tabled to refine the text.

In the attached draft regulations, the proposed language includes:

- Definitions of a Commercial Drone Delivery Hub and Drone Delivery Pick-Up Kiosk.
- Location requirements of Drone Delivery Hubs and Drone Delivery Pick-Up Kiosks including when it would be permitted by right or by specific use permit, and
- Staff-approval of parking space reduction in certain circumstances.
- Modifications from the previous presentation.

Staff recommends that the Planning & Zoning Commission hear feedback from neighbors, discuss, and provide direction to staff for changes to the proposed text and/or make a recommendation to City Council.

ATTACHMENTS:

1. Item Attachment Files Text Amendment for Drone Delivery Infrastructure (TA 26-0002)

Proposed Modifications to Article 9.04 (Zoning Ordinance)
for Drone Delivery Infrastructure

Sec. 9.04.028 Use Table

Infrastructure Uses

~~Commercial~~ Drone Delivery Hub

Allowed by right C-2, I-1, & I-2

Allowed by SUP in AG, MF, ~~&~~ C-1, MU

No additional parking is required when an accessory to a non-residential, agricultural, or multifamily use. 1 space if it is the primary use on an individually platted lot.

Drone Delivery Pick-Up Kiosk

Allowed by right in AG, MF, C-1, C-2, MU, I-1, & I-2

Allowed by SUP in DT

No additional parking is required when an accessory to a non-residential, agricultural, or multifamily use. 1 space if it is the primary use on an individually platted lot.

Sec. 9.04.037 Infrastructure Use-Specific Standards

(c) ~~Commercial~~ Drone Delivery Hub

(1) The location of the ~~commercial~~ drone delivery hub area shall be designated on an approved site plan and shall not be placed:

(A) Within any required building setbacks;

(B) Within any required landscape edge;

(C) Within fire lanes, easements, maneuvering aisles, customer pick- up lanes, or required loading zones and parking spaces;

(D) So as to obstruct visibility or interfere with pedestrian or vehicle circulation; or

(E) In ~~front of the main building unless approved with a specific use permit~~ the street yard ~~unless approved administratively by the Director or their duly authorized representative, however this subsection (E) shall not apply to a Drone Delivery Hub that is~~ except when:

(i) the structures are greater than 30 feet from the nearest public right of way ~~or,~~

(ii) it is the primary use on an individually platted lot within a C-2, I-1, or I-2 zoning district~~.~~, or

(iii) the Planning & Zoning Commission approves the location.

(2) Distance Separation

(A) Allowed by right if located:

(i) More than 200 feet from any Single-Family Residential or Mixed-Density Residential Zoning District or a Single-Family Dwelling in an Agricultural Zoning District; and

(ii) More than 150 feet from any Multi-Family residential zoning district; and

(iii) More than 1,000 feet from another ~~Commercial~~ Drone Delivery Hub.

(iv) More than 500 feet from the property line when located on an Agriculture Use lot.

(B) A Specific Use Permit is required if located less than the aforementioned distances.

(C) No additional distance separation is required from the Extraterritorial Jurisdiction.

(3) Maximum area: ~~5,000~~ 10,000 square feet per 10 acres in C-2 Zoning Districts. No maximum area for industrial districts. To be determined during the SUP process for all other districts.

(4) Screening: See Sec. 9.04.046

(d) Drone Delivery Pick-Up Kiosk

(1) The location of the ~~commercial~~ drone delivery hub shall be designated on an approved site plan and shall not be placed:

(A) Within any required building setbacks;

(B) Within any required landscape edge;

(C) Within fire lanes, easements, maneuvering aisles, customer pick- up lanes, or required loading zones and parking spaces;

(D) So as to obstruct visibility or interfere with pedestrian or vehicle circulation; or

(E) In ~~front of the main building unless approved with a specific use permit~~ the street yard ~~unless approved administratively by the Director or their duly authorized representative, however this subsection (E) shall not apply to a Drone Delivery Pick-up Kiosk that is~~ except when:

(i) the structures are greater than 30 feet from the nearest public right of way ~~or,~~

(ii) it is the primary use on an individually platted lot within a C-2, I-1, or I-2 zoning district~~.~~, or

(iii) the Planning & Zoning Commission approves the location.

(2) Distance Separation

(A) Allowed by right if located~~:~~

~~(i) More~~ than 100 feet from a Single-Family Residential Zoning District or Dwelling, and

~~(ii) More than 50 feet from any Multi-Family residential zoning district except is permitted when requested on a Multi-Family dwelling lot.~~

(B) A Specific Use Permit is required if less than the aforementioned distances.

(C) No additional distance separation is required from the Extraterritorial Jurisdiction.

(3) Maximum area: 300 square feet per acre

(4) Maximum Height: Must comply with the zoning district's height requirements ~~but not exceed the height of the primary building~~.

(5) Screening: See Sec. 9.04.046

Sec. 9.04.043. Parking

(g) Adjustments and Reductions to Parking Requirements.

(2) Adjustments and Reductions by the Director.

(G) Drone Delivery Hub ~~Pick-Up Kiosk~~. The required number of spaces may be reduced up to 15% ~~by one (1)~~ to accommodate a drone delivery ~~pick-up kiosk in the following circumstances:~~

(H) Drone Delivery Pick-Up Kiosk. The required number of spaces may be reduced up to two (2) spaces per Drone Delivery Pick-Up Kiosk in the following circumstances:

(i) Individually platted and stand-alone restaurants or retail buildings that require 20 or more off-street parking spaces.

(ii) Multi-tenant buildings or multiple buildings on one lot that require 30 or more total off-street parking spaces.

(iii) Industrial uses with 10 or more required off-street parking spaces.

Sec. 09.04.046 Screening and Fencing

(3)

(A) Height.

Table 29

Screening	Minimum Height	Maximum Height
~~Commercial~~ Drone Delivery Hub	~~8~~ 6 ft	15 ft
Drone Delivery Pick-Up Kiosk	5 feet	8 feet

(4) Locational Requirements. The following locational requirements apply:

(O) ~~Commercial~~ Drone Delivery Hubs shall be fenced on all sides and shall be screened from view from the public right-of-way and from adjacent residential property.

(P) Drone Delivery Pick-Up Kiosk shall be screened from the public right-of-way if located in the street yard ~~front of the main building~~.

Sec. 9.04.081 Land Use Terms

Commercial Drone Delivery Hub

An area of land, structural surface, building, or structure with one or more designated drone staging areas for use by unmanned aircraft systems (UAS) approved by the Federal Aviation Administration to distribute commercial goods by air. This includes any appurtenant areas used or intended for use for unmanned aircraft system buildings, structures, and other facilities. This use is for permanent infrastructure and overnight storage of UAS.

Drone Delivery Pick-Up Kiosk

An area of land, structural surface, building, or structure with one or more designated drone staging areas for use by unmanned aircraft systems (UAS) approved by the Federal Aviation Administration to distribute commercial goods by air. This includes any appurtenant areas used or intended for use for unmanned aircraft system buildings, structures, and other facilities. This use is for temporary stops and no overnight storage of UAS.

Item No. 9.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 5/4/2026
Staff Contact:

AGENDA ITEM:
Future Agenda Items

SUMMARY:

BACKGROUND:

Date Submitted		**Jurisdiction**	
Owner			
Representative/Applicant			
Requested Action			
Purpose			
Land Area			
Location			
Comp Plan Designation			
Existing Zoning			
Public Notice			

Surrounding Properties			
	Land Use	**Zoning**	**Comp Plan Designation**
North			
East			
South			
West			

ATTACHMENTS: