



AGENDA
Planning & Zoning Commission

Monday, June 1, 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, June 1, 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.**
 - a. Development Services Updates
 - b. Overall Location Map
5. **Consent Items.**
 - a. Approve minutes of the May 4, 2026 Planning & Zoning Commission Meeting
 - b. Approve Rosamond Crossing Southeast Corner Addition, Block A, Lot 2, Site Plan (SP 26-0007)
 - c. Approve Liberty Hills, Phase 10 & 11, Preliminary Plat (PP 26-0004)
 - d. Approve The Villages of Hurricane Creek, Phase 3, Amending Plat (AP 26-0001)
 - e. Approve Blacklock Storage, Block A, Lot 1, Final Plat (FP 26-0006)
 - f. Approve Shadowbend Retail, Block S, Lots 1-3, Replat (RP 26-0005)

- g. Approve Shadowbend Retail, Block S, Lot 3, Preliminary Site Plan (PSP 26-0008)
- h. Approve TXNM Westminster Addition, Block A, Lot 1, Final Plat (FP 26-0005)
- i. Approve Coyote Meadows, Phase 2B, Final Plat (FP 26-0007)
- j. Approve Hurricane Creek Commercial, Block A, Lots 1 & 2, Conveyance Plat (CVP 26-0005)

6. **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, 1,250± feet north of W. Rosamond Parkway. (SUP 26-0003)

7. **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.

- a. Amendments to Chapter 9 (Planning & Development Regulations) of the City of Anna Code of Ordinances.

8. **Adjourn.**

This is to certify that I, Lauren Mecke, Planning Manager, posted this Agenda on the City's website (www.annatexas.gov) and at the Anna Municipal Complex bulletin board at or before 5:00 p.m. on 05/29/2026.



Lauren Mecke, Planning Manager

In accordance with the Americans with Disabilities Act, it is the policy of the City of Anna to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Email adacompliance@annatexas.gov. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <https://annatexas.gov/ada>



Item No. 4.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 6/1/2026

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:

P&Z	City Council	Application Type	Project Status	Project Type	Project Name
3/2/2026	3/24/2026	Site Plan	Approved	Skilled Nursing	Anna Skilled Nursing
3/2/2026	N/A	Preliminary Site Plan	Approved	Financial Institution	Rosamond Crossing
3/2/2026	N/A	Site Plan	Approved	Restaurant	Home Depot, Block A, Lot 14 (Smalls Sliders)
3/2/2026	N/A	Replat	Staff Approved	Restaurant	Home Depot, Block A, Lot 13 (Waffle House)
3/2/2026	N/A	Conveyance Plat	Approved	Future Commercial	Stanridge Retail
3/2/2026	3/24/2026	Annexation/Zoning	Approved	Future Single-Family	Church Tract
4/6/2026	N/A	Sign Variance	Approved	Sign	One Community Church
4/6/2026	N/A	Preliminary Site Plan/SUP	Approved	Auto Repair	Discount Tire
4/6/2026	N/A	Final Plat	Staff Approved	Multifamily	Waters Creek
4/6/2026	N/A	Final Plat	Approved	Public right of way	Persimmon Drive
4/6/2026	N/A	Final Plats	Approved	Single-Family Residential	Sherley Farms Phase 1A, 1B and 1C
4/6/2026	N/A	Preliminary Site Plan/Conveyance Plat	Approved	Retail	Rosamond Crossing Northeast Corner
5/4/2026	N/A	Preliminary Site Plan and Site Plan	Approved	Grocery, Retail and Restaurant	Standridge Retail, Block E, Lot 1
5/4/2026	N/A	Replat	Approved	Single-Family Residential	Villages of Hurricane Creek, Phase 3
5/4/2026	N/A	Replat	Approved	Multifamily	Cottages at Century Farms, Block A, Lot 1
5/4/2026	N/A	Preliminary Plat and Preliminary Site Plan	Approved	Retail/Restaurant	Hurricane Creek Commercial, Block A, Lot 2
5/4/2026	N/A	Conveyance Plat and Preliminary Site Plan	Approved	Retail/Restaurant	The Village of Waters Creek Retail, Block A, Lot 1
5/4/2026	N/A	Minor Plat	Approved	Lift Station	Sherley Farms Lift Station, Block A, Lot 1
5/4/2026	N/A	Site Plan	Approved	Auto Repair-Light	Shadowbend Commercial, Block A, Lot 7
			On Agenda Projects		
P&Z	City Council	Application Type	Project Status	Project Type	Project Name
6/1/2026	N/A	Site Plan	On Agenda	Auto Repair-Light	Valvoline
6/1/2026	N/A	Amending Plat	On Agenda	45 SF Lots/18 HOA Lots	Villages of Hurricane Creek
6/1/2026	N/A	Preliminary Plat	On Agenda	Mixed Density/SF/HOA Lots	Liberty Hills Phase 10 & 11
6/1/2026	N/A	Conveyance Plat	On Agenda	Retail/Restaurant	Hurricane Creek Commercial, Block A, Lots 1-2
6/1/2026	N/A	Final Plat	On Agenda	Self-Storage	Blacklock Storage, Block A, Lot 1
6/1/2026	N/A	Preliminary Site Plan and Replat	On Agenda	Financial Institution	Shadowbend Retail, Block S, Lots 1-3
6/1/2026	N/A	SUP	On Agenda	Auto-Repair Light	Standridge Retail, Block D, Lot 1
6/1/2026	N/A	Final Plat	On Agenda	Electrical Substation	TXNM Westminster Addition, Block A, Lot 1
6/1/2026	N/A	Final Plat	On Agenda	28 SF/2 HOA Lots	Coyote Meadows, Phase 2B

5b - Rosamond Crossing Southeast Corner Addition, Block A, Lot 2, Site Plan

5c - Liberty Hills, Phase 10 & 11, Preliminary Plat

5d - The Villages of Hurricane Creek, Phase 3, Amending Plat

5e - Blacklock Storage, Block A, Lot 1, Final Plat

5f & 5g - Shadowbend Retail, Block S, Lots 1-3, Replat & Preliminary Site Plan

5h - TXNM Westminster Addition, Block A, Lot 1, Final Plat

5i - Coyote Meadows, Phase 2B, Final Plat

5j - Hurricane Creek Commercial, Block A, Lots 1 & 2, Conveyance Plat

6a - Brake Masters SUP

 Agenda Items  City Limits  ETJ  Parcels



0 0.5 1 2 Miles
1:60,000

June 2026 Planning & Zoning Meeting Map

Source: City of Anna GIS
Date: 5/27/2026

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. 5.a.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 6/1/2026
Staff Contact: Kaleb Kentner

AGENDA ITEM:

Approve minutes of the May 4, 2026 Planning & Zoning Commission Meeting

SUMMARY:

This item is for the Planning & Zoning Commission to review the meeting minutes of the previous Planning & Zoning Commission Meeting.

BACKGROUND:

City staff serve as the Planning & Zoning ("P&Z") Commission's secretary and prepare the minutes following a P&Z meeting. The P&Z Commissioners shall review the minutes and provide edits, if necessary, before approving the minutes for the official record. The minutes are then given to City Council.

ATTACHMENTS:

1. 05-04-2026 Minutes



MINUTES
Planning & Zoning Commission

Monday, May 4, 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 May 4, 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 6:32 PM.
Commissioners present: Jessica Walden, Staci Martin, Aquita DeJarnette, Doug Hermann, Tom Longmire, Scott Gentry, and Gretchen Stewart
Staff present: Kaleb Kentner, Lauren Mecke, Everett Johnson, and Nancy Reynolds
2. **Invocation and Pledge of Allegiance.**
Given by Commissioner Martin.
3. **Neighbor Comments:**
None
4. **Director's Report.**
Mr. Kentner shared the updated activities report.
5. **Elections.**
 - a. Election of P&Z Vice Chair

Commissioner DeJarnette made a motion to elect Commissioner Hermann as Vice-Chairperson.
Commissioner Stewart seconded the motion.
Motion passed unanimously.
 - b. Election of P&Z Chair

Commissioner Martin made a motion to elect Commissioner Longmire as Chairperson.
Commissioner Walden seconded the motion.
Motion passed unanimously.
6. **Overall Location Map.**
7. **Consent Items.**

- a. Approve minutes of the April 6, 2026 Planning & Zoning Commission 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)

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

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).

Ms. Mecke gave a brief summary of the project.

Public Hearing was opened at 6:39 PM.

Discussion ensued by Commissioner Walden about the tree preservation being waived for Liberty Hills and would that be grandfathered in for this development. Ms. Mecke explained that the zoning request will address the tree preservation waiver, and the item before them is just for the future land use plan.

Neighbor Comments: Terrell Culbertson stated he is not opposed to changing the land use, but he believes that the P&Z Board has the authority and responsibility to request that the tree preservation requirements be incorporated into the development agreement for these ten acres. Janet Smith submitted an email, she is concerned this change does not address the tree preservation.

*Commissioner Walden made a motion to approve.
Commissioner Martin seconded the motion.
Motion passed 6-1.*

- 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)

Ms. Mecke gave a brief summary of the project.

Public Hearing was opened at 6:46 PM.

Public Hearing was closed at 6:46 PM.

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

9. **Future Agenda Items:** Commissioner Walden thanked everyone for letting her serve as chair of the commission, and this would be her last meeting in this role. She is excited to continue to serve the community on City Council.

10. **Adjourn.**

*Commissioner Walden made a motion to adjourn.
Commissioner Longmire seconded the motion.
Meeting adjourned at 6:48 PM.*

Chairman Tom Longmire

ATTEST:

Lauren Mecke, Planning Manager



Item No. 5.b.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 6/1/2026
Staff Contact: Everett Johnson

AGENDA ITEM:

Approve Rosamond Crossing Southeast Corner Addition, Block A, Lot 2, Site Plan (SP 26-0007)

SUMMARY:

Auto-repair light, on 1.2± acres on the east side of N. Central Expressway, 900± feet south of W. Rosamond Parkway. Zoned Regional Commercial with a Specific Use Permit for Auto Repair – Light (C-2/SUP) (Ord. No. 1103-2024-06/Ord. No. 1169-2025-09)

Recommended for approval as submitted.

BACKGROUND:

Date Submitted		5/6/2026	Jurisdiction	City of Anna
Owner		Valvoline, LLC		
Representative/Applicant		HFA-AE, Ltd.		
Requested Action		Approval of Site Plan		
Purpose		To build a quick lube/oil change building		
Land Area		1.2± acres		
Location		The east side of N. Central Expressway, 900± feet south of W. Rosamond Parkway.		
Comp Plan Designation		Regional Activity Center		
Existing Zoning		Regional Commercial (C-2) with a SUP (Ord. No. 1169-2025-09)		
Public Notice		N/A		
Surrounding Properties				
	Land Use	Zoning		Comp Plan Designation
North	Commercial	Regional Commercial (C-2) (Ord. No. 1103-2024-06)		Regional Activity Center

East	Commercial	Regional Commercial (C-2) (Ord. No. 1103-2024-06)	Regional Activity Center
South	Vacant	Agricultural (AG)	Regional Activity Center
West	Commercial	Regional Commercial (C-2) (Ord. No. 1103-2024-06)	Regional Activity Center

ATTACHMENTS:

1. Locator Map - Rosamond Crossing Southeast Corner Addition, Block A, Lot 2, Site Plan (SP 26-0007)
2. Exhibit A - Rosamond Crossing Southeast Corner Addition, Block A, Lot 2, Site Plan (SP 26-0007)

Rosamond Crossing Southeast
Corner Addition, Block A, Lot 2,
Site Plan (SP 26-0007)



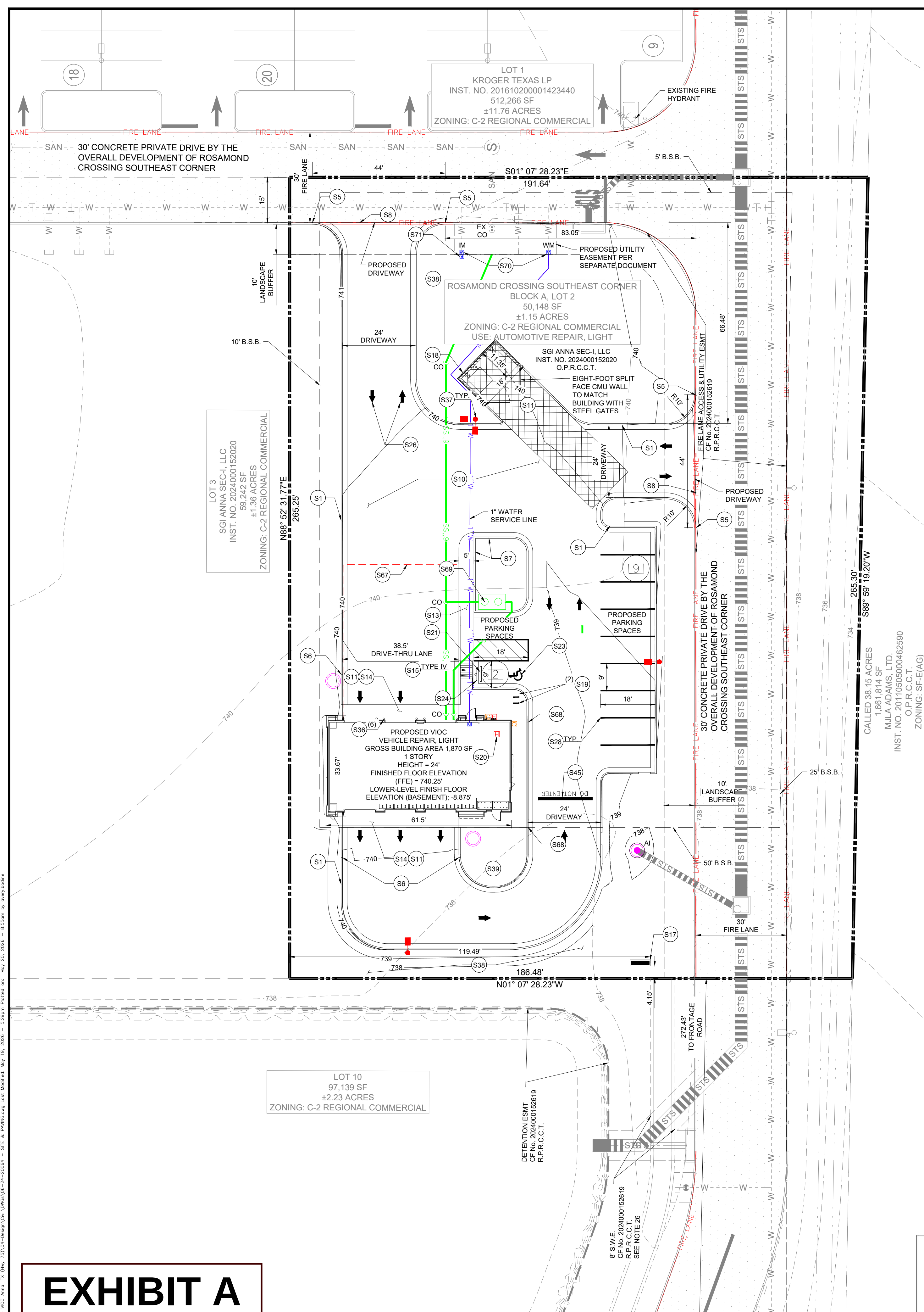


EXHIBIT A

GENERAL SITE NOTES:

- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
- IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
- NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
- ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
- ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
- ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
- ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
- ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.

SITE KEY NOTES

- #
- S1 CURB AND GUTTER PER VIOC STANDARDS, REFER TO DETAIL ON C-10.0
S5 TAPER CURB TO MATCH EXISTING
S6 TAPER CURB FROM 6" TO 0" OVER 10'. REFER TO DETAIL ON C-10.0
S7 TAPER CURB FROM 6" TO 0" OVER 5'. REFER TO DETAIL ON C-10.0
S8 MATCH EXISTING PAVEMENT ELEVATION, REFER TO DETAIL ON C-10.0
S10 STANDARD DUTY CONCRETE PAVING (PER PAVING PLAN)
S11 HEAVY DUTY CONCRETE PAVING (PER PAVING PLAN)
S13 PROPOSED CONCRETE SIDEWALK, REFER TO DETAIL ON C-10.0
S14 EXTEND SAME CONCRETE FINISHING PROCESS AS INTERNAL SERVICE BAYS.
S15 ADA SIDEWALK RAMP @ 8.33% MAX. REFER TO DETAIL ON C-10.0
S17 MONUMENT SIGN (PER ARCH. PLANS)
S18 SIX-FOOT MASONRY SCREENING WALL TO MATCH BUILDING & STEEL GATE DUMPSTER ENCLOSURE (PER ARCH. PLANS)
S19 BICYCLE RACK (SEE NOTE FOR NUMBER), REFER TO DETAIL ON C-10.0
S20 CONDENSING UNIT, REFER TO MECHANICAL PLANS
S21 CONCRETE WHEEL STOPS (SEE NOTE FOR NUMBER), REFER TO DETAIL ON C-10.0
S23 ADA ACCESSIBLE PARKING SPACE AND AISLE STRIPING & SYMBOL OF ACCESSIBILITY (TYPICAL-PER ADA AND LOCAL REQUIREMENTS), REFER TO DETAIL ON C-10.0
S24 VAN ACCESSIBLE PARKING SIGN (TYPICAL-PER ADA AND LOCAL REQUIREMENTS), REFER TO DETAIL ON C-10.0
S26 DIRECTIONAL TRAFFIC ARROW (PER LOCAL CODES), REFER TO DETAIL ON C-10.0
S28 PARKING STALL STRIPING (PER LOCAL CODES), REFER TO DETAIL ON C-10.0
S36 BOLLARD (SEE NOTE FOR NUMBER), REFER TO DETAIL ON C-10.0
S37 LIGHT POLE (TYPICAL-PER LIGHTING PLAN)
S38 LANDSCAPE AREA (PER LANDSCAPE PLAN)
S39 LANDSCAPE ISLAND (PER LANDSCAPE PLAN)
S45 "DO NOT ENTER" PAVEMENT MARKING, REFER TO DETAIL ON C-10.0
S67 SERVICE BELL HOSE, (PER ARCH PLANS)
S68 TYPE "B" CURB AND GUTTER WITH FLUSH SIDEWALK, REFER TO DETAIL ON C-10.0
S69 GREASE INTERCEPTOR, REFER TO UTILITY PLAN.
S70 1" WATER & IRRIGATION METERS
S71 BACKFLOW PREVENTOR, REFER TO UTILITY PLAN

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
ZONING(FROM ZONING MAP)	C-2 REGIONAL COMMERCIAL
LAND USE(FROM ZONING ORDINANCE)	AUTO REPAIR, LIGHT
LOT AREA(SQUARE FEET & ACRES)	50,148 SF/1.1512 ACRES
BUILDING FOOTPRINT AREA	1,870 SF
TOTAL BUILDING AREA	3,447 SF
BILDING HEIGHT(# OF STORIES)	1 STORY
BUILDING HEIGHT (FEET - DISTANCE TO TALLEST BUILDING ELEMENT)	24'-0"
LOT COVERAGE(PERCENT - X.XX%)	0.58%
PARKING	
PARKING RATIO (FROM ZONING ORDINANCE)	2 PARKING SPACES FROM EVERY 1,000 SF OF THE BUILDING'S FLOOR AREA
REQUIRED PARKING(#OF SPACES)	4
TOTAL PROVIDED PARKING(# OF SPACES)	11
ACCESSIBLE PARKING REQUIRED	1
ACCESSIBLE PARKING PROVIDED	1

PROPOSED METER SCHEDULE			
ID	METER SIZE	COUNT	SEWER PIPE SIZE
WATER METER W	1"	1	6"
IRRIGATION METER IM	1"	1	N/A

OWNER
SCG ANNA SEC-1, LLC
1110 COWAN ROAD
CELINA, TX 75009
ERIC SEITZ
(214)572-8446

DEVELOPER
VALVOLINE, LLC
100 VALVOLINE WAY
LEXINGTON, KY 40509
HEATHER ESPINOSA
(817)307-4151

ENGINEER
HFA-AE, LTD.
1705 S. WALTON BLVD., SUITE 3
BENTONVILLE, AR 72712
CONTACT: GARRETT SMALL, P.E.
(479)273-7780



EXISTING LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- WATER LINE
- SANITARY SEWER
- CURB & GUTTER
- STORM PIPE
- SIDEWALK EASEMENT
- FIRE HYDRANT
- SEWER MANHOLE
- PAVEMENT

PROPOSED LEGEND

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- PROPOSED SERVICE BELL HOSE
- PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN
- PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
- WATER/IRRIGATION METER, (SEE UTILITY PLAN)
- SEWER STRUCTURES, (SEE UTILITY PLAN)
- DIRECTIONAL PAVEMENT MARKING
- PROPOSED EASEMENT LINE, SEE NOTE FOR WIDTH AND DESCRIPTION
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT, REFER TO DETAIL P9 ON PAVING PLAN
- PROPOSED CONCRETE SIDEWALK PAVEMENT, REFER TO DETAIL ON C-10.0
- EXTENDED CONCRETE FINISH FROM SERVICE BAYS
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT, REFER TO KEYNOTE P10 PAVING PLAN
- AREA INLET
- CLEANOUT

SITE PLAN
ROSAMOND CROSSING SOUTHEAST CORNER
BLOCK A, LOT 2

1.15 ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS
VALVOLINE "PROPOSED" LOT 2, BLOCK A ROSAMOND CROSSING
ADDITION BLOCK A, LOTS 1-11
BEING 1.151 ACRES OUT OF THE JOHN ELLIOT SURVEY, A-296
CITY OF ANNA, COLLIN COUNTY, TEXAS JULY 2025
PREPARED: 05/18/2026

CITY OF ANNA
ENGINEERING DEPARTMENT
RELEASED FOR CONSTRUCTION

DATE: _____ BY: _____

PRIOR TO CONSTRUCTION, THE OWNER OR THEIR REPRESENTATIVE SHALL NOTIFY THE CITY OF ANNA ENGINEERING DEPARTMENT AT 480-865-8802. CONSTRUCTION DRAWINGS STAMPED BY THE CITY OF ANNA SHALL BE ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION. THE CITY OF ANNA STANDARD SPECIFICATIONS FOR CONSTRUCTION SHALL TAKE PRECEDENCE OVER THESE PLANS WHENEVER IN CONFLICT THEREWITH; HOWEVER, THE MORE STRINGENT STANDARD MAY BE APPLIED AT THE DISCRETION OF THE CITY ENGINEER.

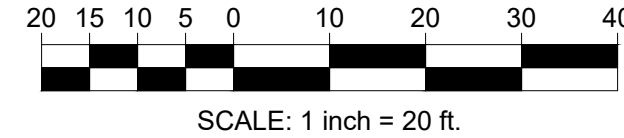
DISCLAIMER: ALL NECESSARY APPROVALS AND PERMITS SHALL BE ACQUIRED PRIOR TO CONSTRUCTION. APPROVAL OF PLANS BY THE CITY OF ANNA DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITIES UNDER THE TEXAS ENGINEERING PRACTICE ACT.

THE PURPOSE OF THIS REVISED SITE PLAN IS TO ADDRESS INTAKE COMMENTS.

SURVEY PROVIDED BY:

QUIDDITY
2805 DALLAS PKWY., STE. 600
PLANO, TX 75093
(972) 488-3880

DATED: 07-2025



HFA

HFA-AE, LTD.

1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ae.com

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DATE	ISSUE
07/30/2025	SUP
08/18/2025	SUP REV 1
11/17/2025	OWNER REVIEW SET
12/03/2025	PERMIT SET
01/14/2026	PERMIT SET REV1
03/11/2026	PERMIT SET REV2
04/06/2026	PERMIT SET REV3
05/05/2026	PERMIT SET REV4
05/20/2026	PERMIT SET REV6

PROFESSIONAL SEAL

PROFESSIONAL LICENSE NO: 110942
PROFESSIONAL IN CHARGE GARRETT SMALL
PROJECT MANAGER JCK
QUALITY CONTROL WFM
DRAWN BY AB/EN
PROJECT NAME

VALVOLINE
INSTANT
OIL CHANGE

1289 N. CENTRAL
PKWY
CITY OF ANNA,
COLLIN COUNTY,
TEXAS

PROJECT NUMBER 06-24-20064
SHEET NAME SITE PLAN
SHEET # C-4.0



Item No. 5.c.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 6/1/2026
Staff Contact: Everett Johnson

AGENDA ITEM:

Approve Liberty Hills, Phase 10 & 11, Preliminary Plat (PP 26-0004)

SUMMARY:

226 Mixed-Density lots, 135 Single-Family 6.0 lots, 83 Single-Family 7.2 lots, and 10 Homeowners' Association lots on 105.4± acres on the southeast corner of County Road 289 and County Road 1106. Zoned Planned Development/Single-Family (PD-SF) (Ord. No. 1111-2024-08)

Recommended for approval as submitted.

BACKGROUND:

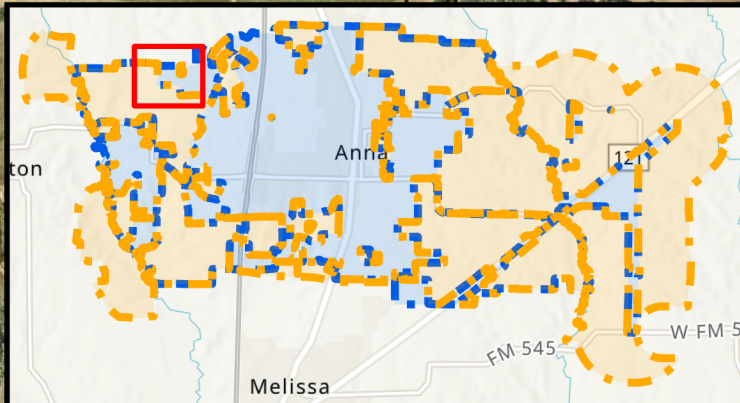
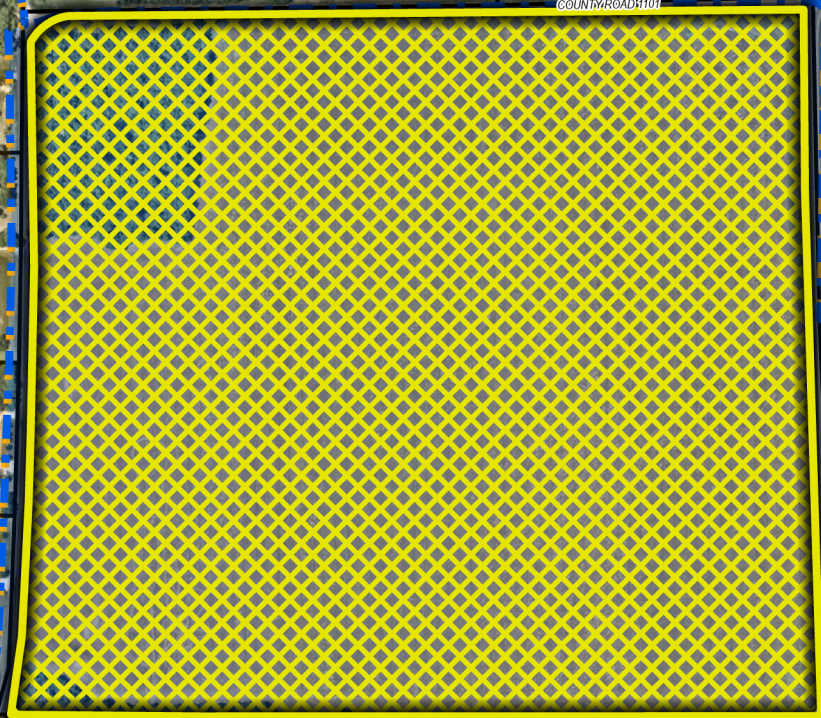
Date Submitted	5/6/2026	Jurisdiction	City of Anna
Owner	VC Liberty Hills LLC		
Representative/Applicant	LJA Engineering		
Requested Action	Approval of Final Plat		
Purpose	To construct new single-family housing		
Land Area	105± acres		
Location	The southeast corner of County Road 289 and County Road 1106		
Comp Plan Designation	Suburban Living		
Existing Zoning	Planned Development/Single-Family (PD-SF) (Ord. No. 1111-2024-08)		
Public Notice	N/A		
Surrounding Properties			
	Land Use	Zoning	Comp Plan Designation
North	Unknown	Van Alstyne ETJ	N/A
East	Single-Family Residential	Planned Development (Ord. No. 1111-2024-08/Ord. No. 1199-2026-05)	Suburban Living

South	Single-Family Residential	ETJ	Estate Residential
West	Single-Family Residential	ETJ	Estate Residential

ATTACHMENTS:

1. Locator Map - Liberty Hills, Phase 10 & 11, Preliminary Plat (PP 26-0004)
2. Exhibit A - Liberty Hills, Phase 10 & 11, Preliminary Plat (PP 26-0004)

Liberty Hills, Phase 10 & 11,
Preliminary Plat (PP 26-0004)



THE CITY OF
Anna



Subject Property



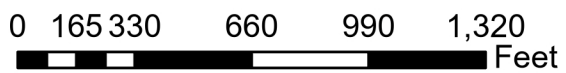
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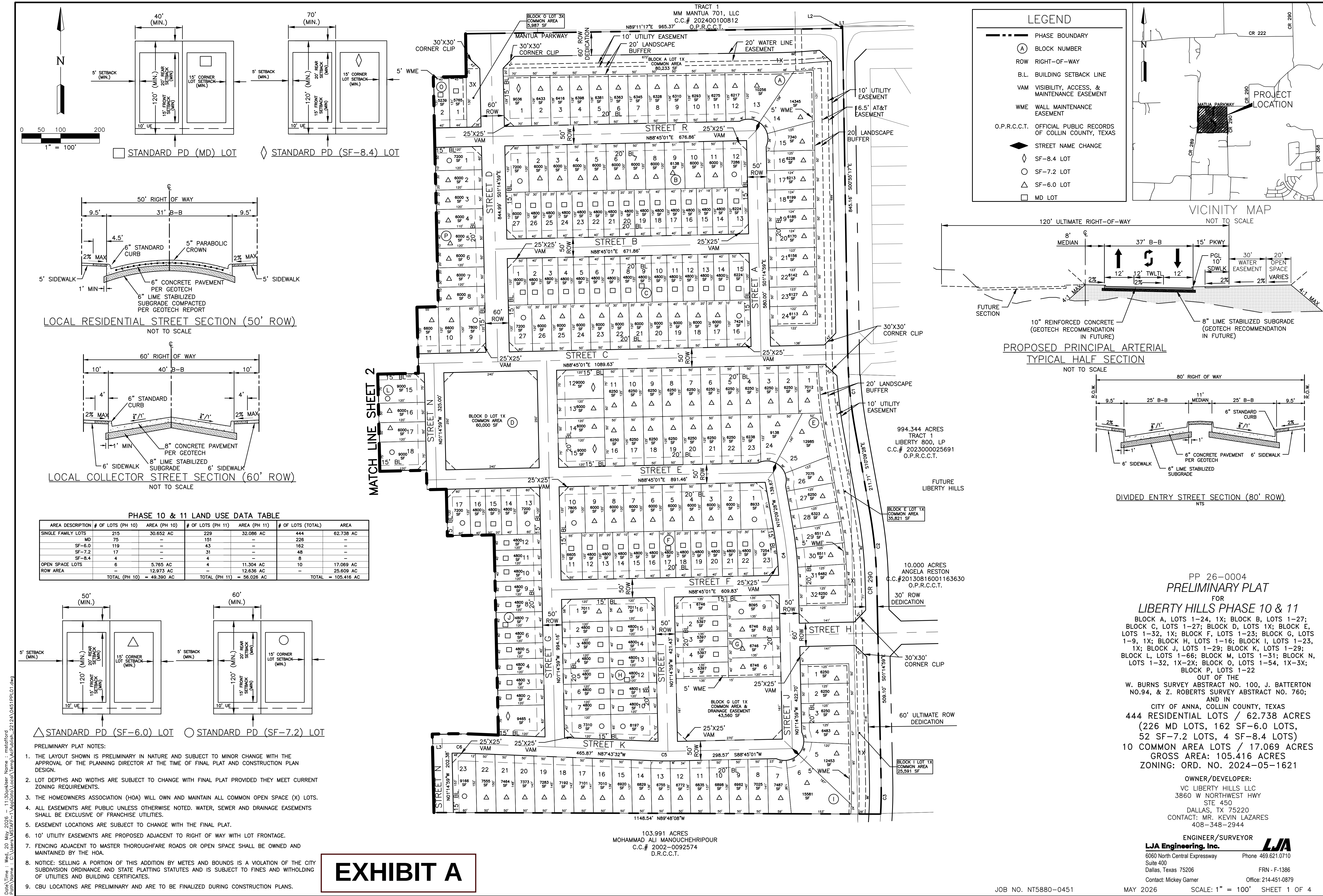
Parcels



City Limits

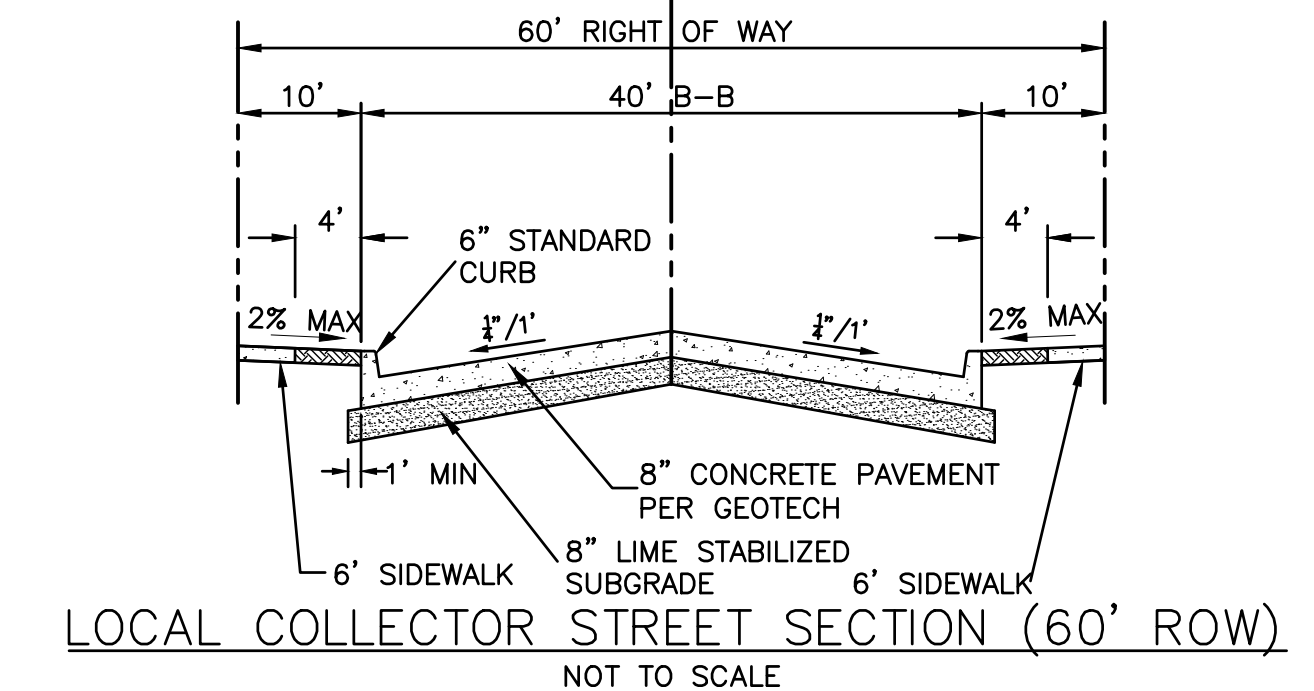
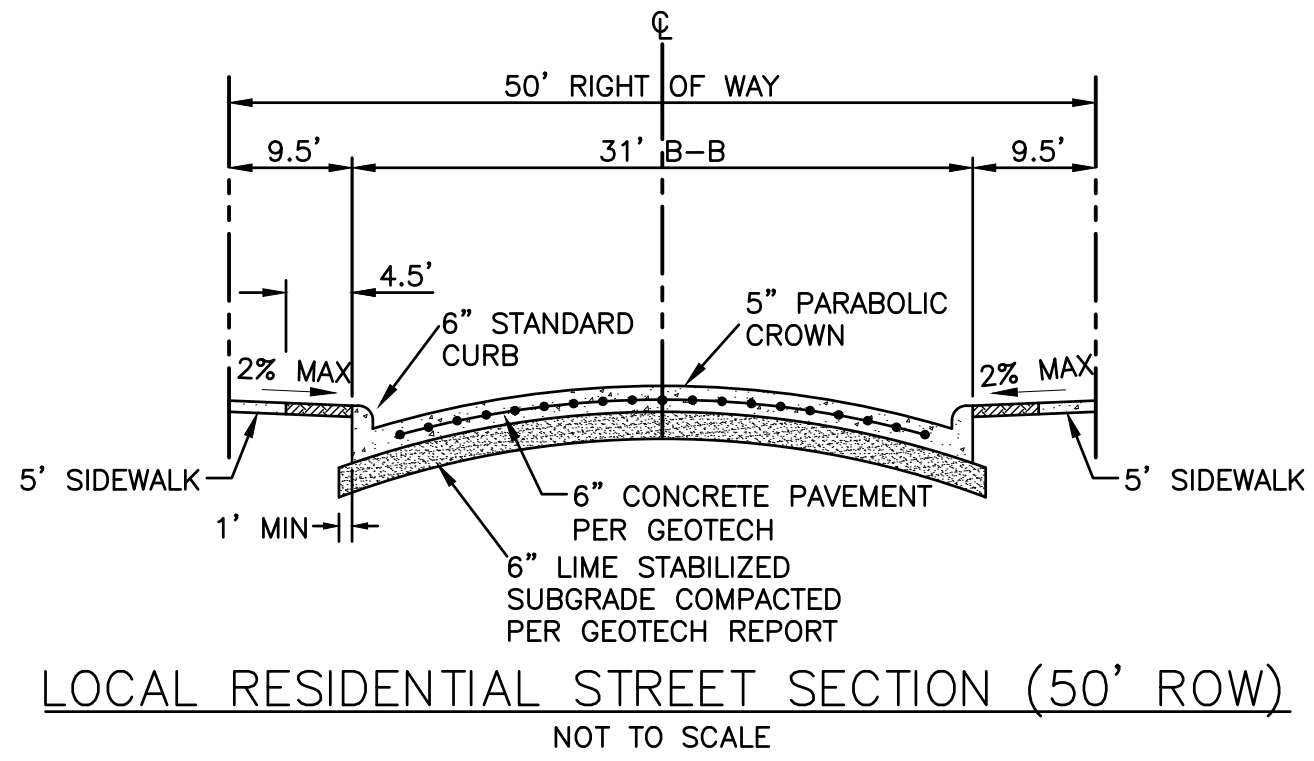
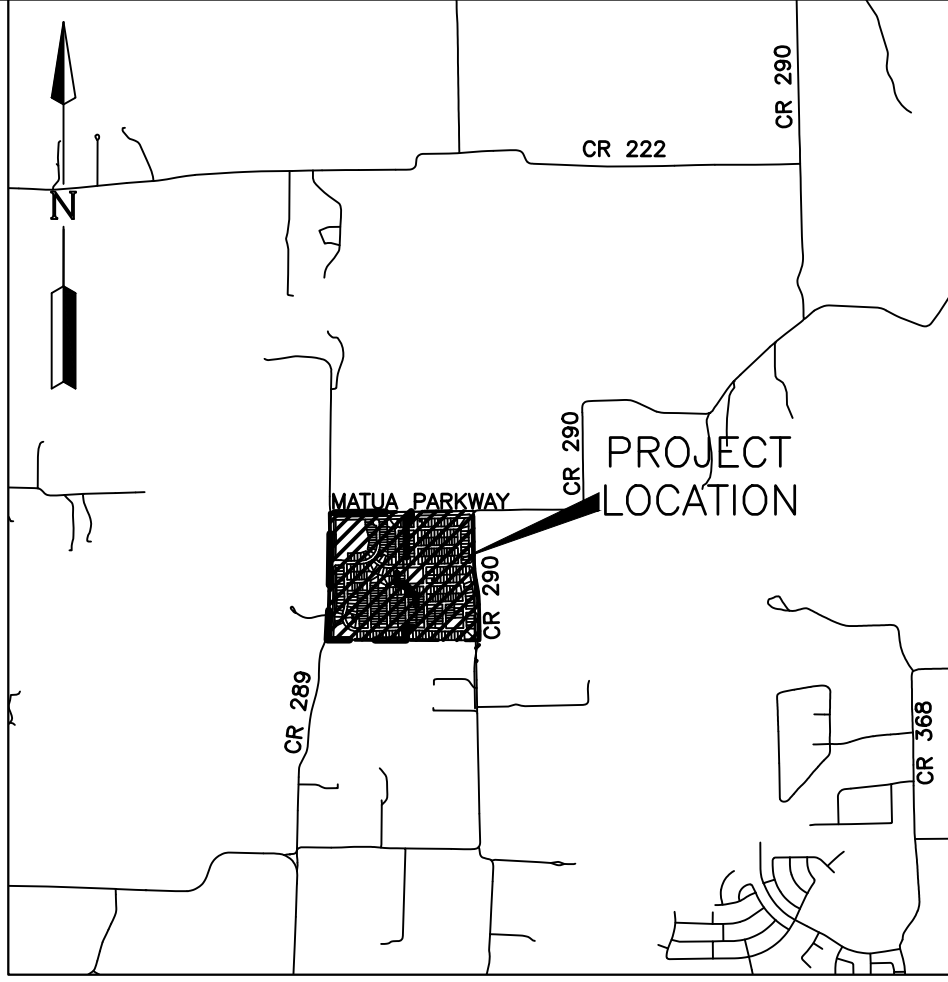


June 2026



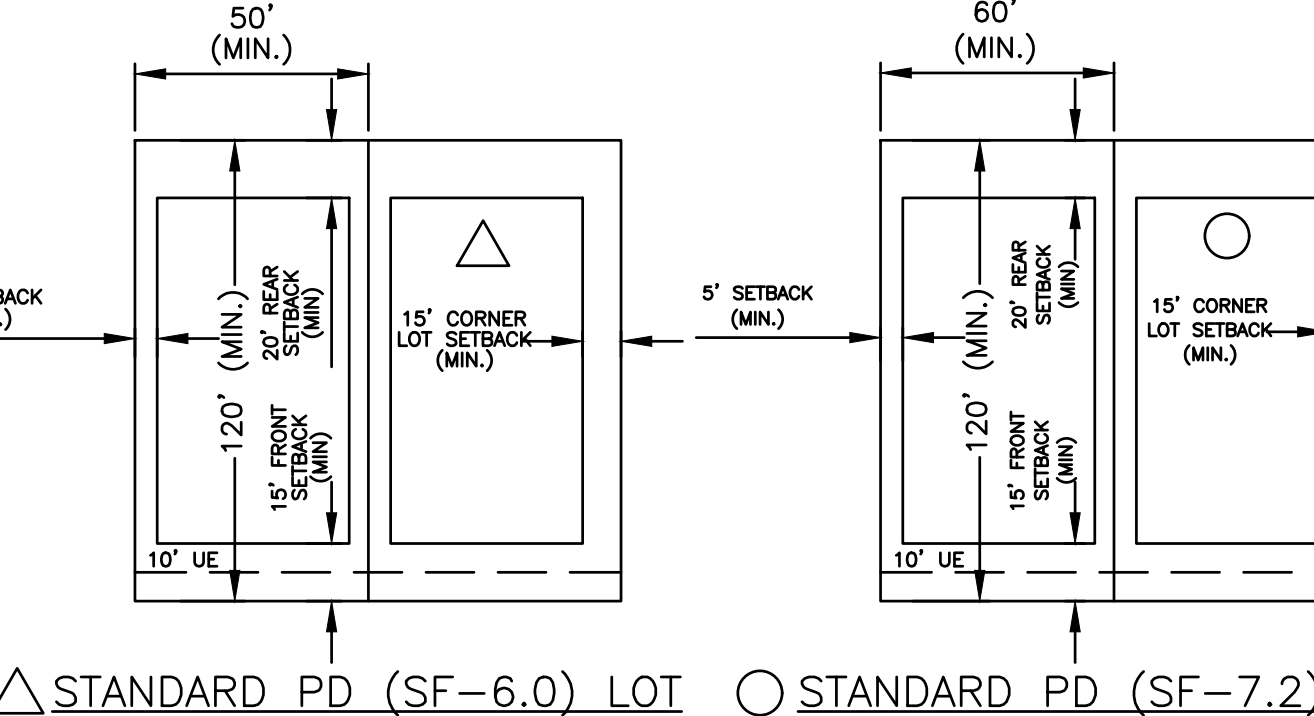
LEGEND

- PHASE BOUNDARY
- (A) BLOCK NUMBER
- ROW RIGHT-OF-WAY
- B.L. BUILDING SETBACK LINE
- VAM VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
- WME WALL MAINTENANCE EASEMENT
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
- ◆ SF-8.4 LOT
- SF-7.2 LOT
- SF-6.0 LOT
- MD LOT



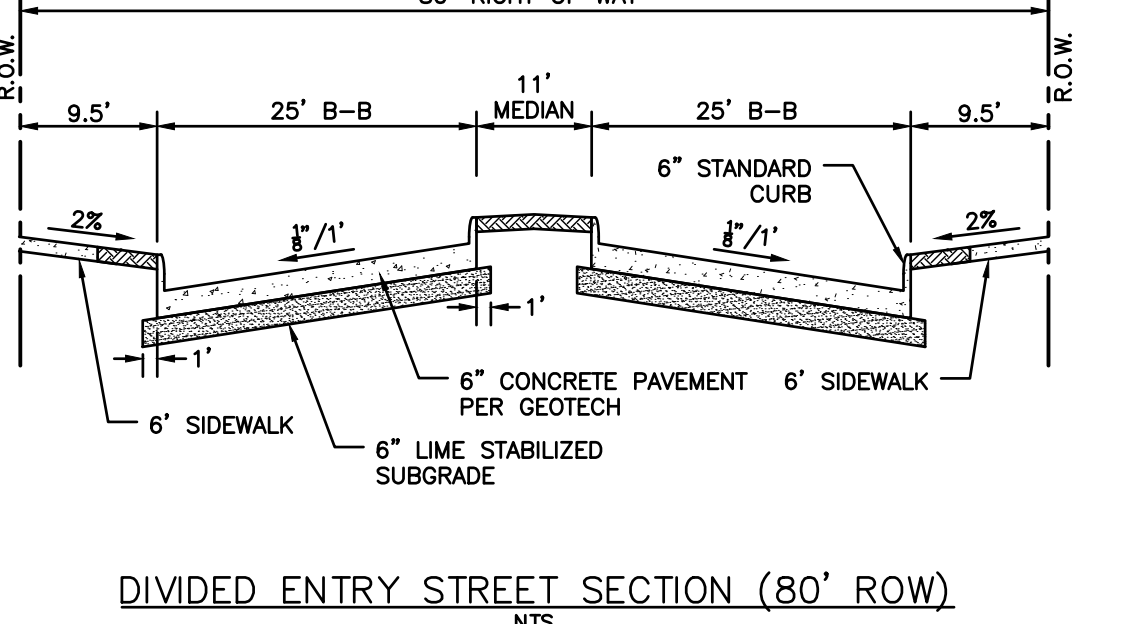
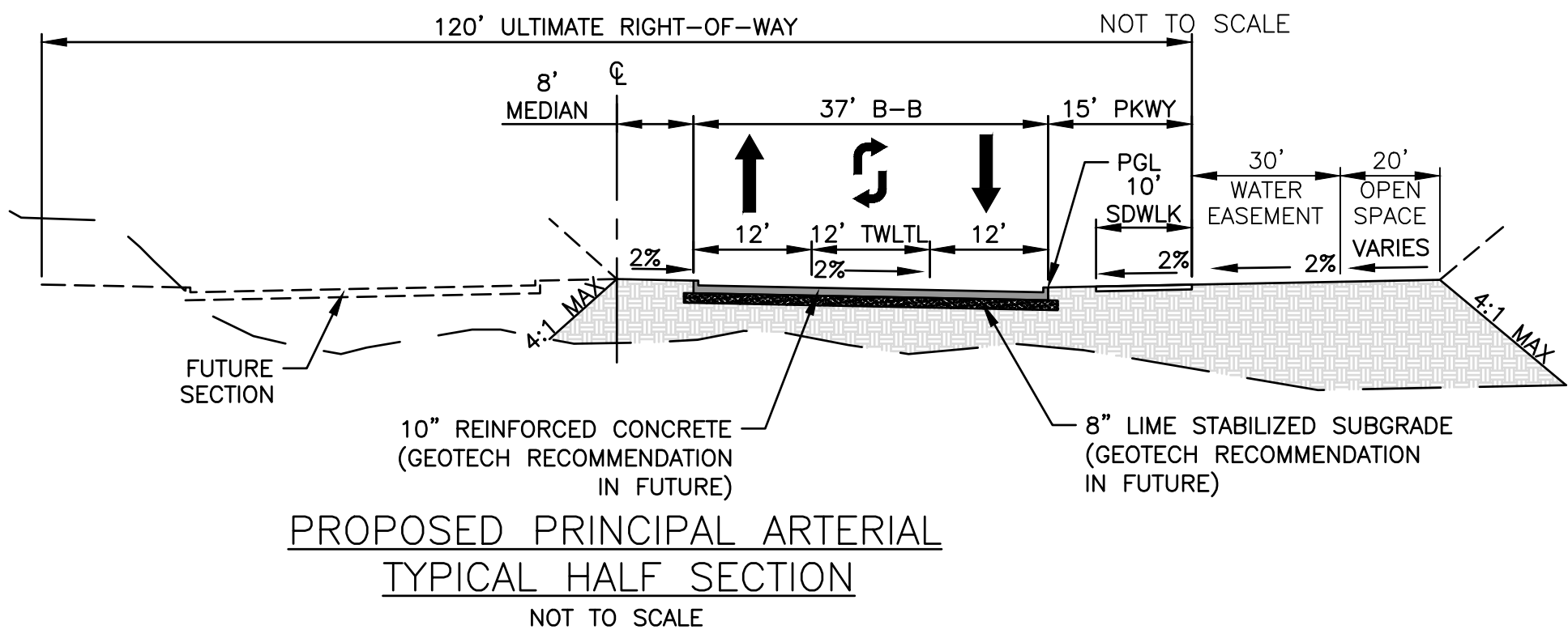
PHASE 10 & 11 LAND USE DATA TABLE

AREA DESCRIPTION	# OF LOTS (PH 10)	AREA (PH 10)	# OF LOTS (PH 11)	AREA (PH 11)	# OF LOTS (TOTAL)	AREA
SINGLE FAMILY LOTS	215	30,652 AC	229	32,086 AC	444	62,738 AC
MD	75	-	151	-	226	-
SF-6.0	119	-	43	-	162	-
SF-7.2	17	-	31	-	48	-
SF-8.4	6	-	4	-	10	-
OPEN SPACE LOTS	-	5,765 AC	-	11,304 AC	-	17,069 AC
ROW AREA	-	12,973 AC	-	12,636 AC	-	25,609 AC
TOTAL (PH 10)	49,390 AC		TOTAL (PH 11)	56,026 AC	TOTAL	105,416 AC

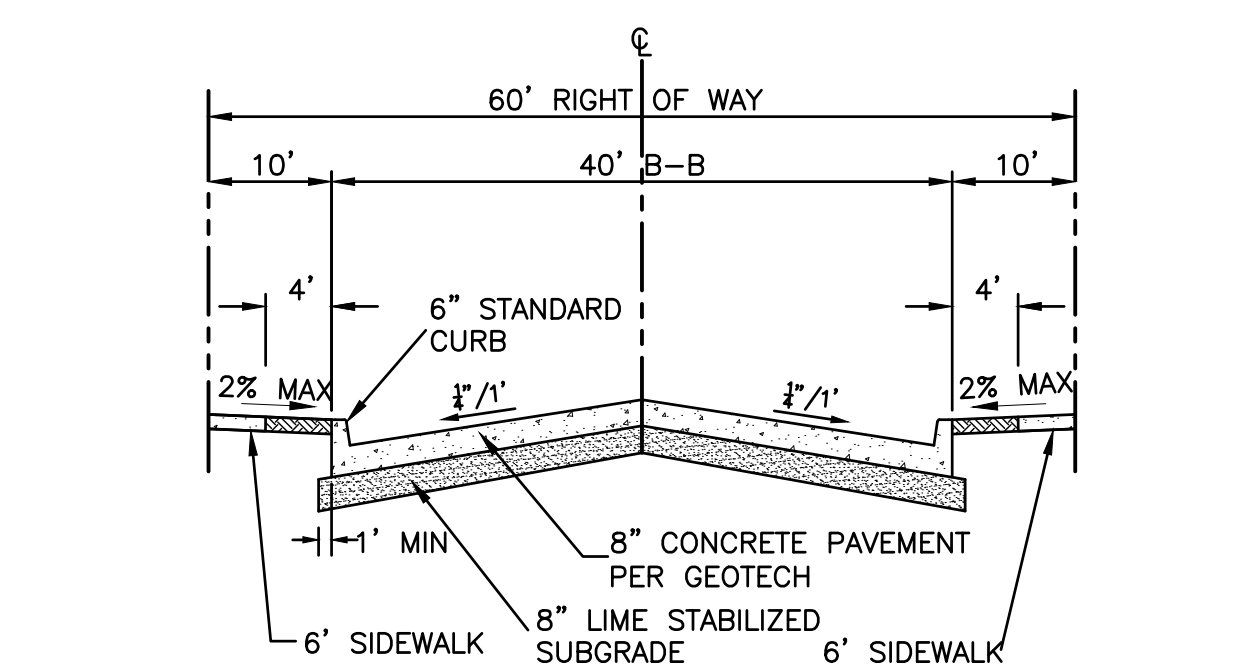
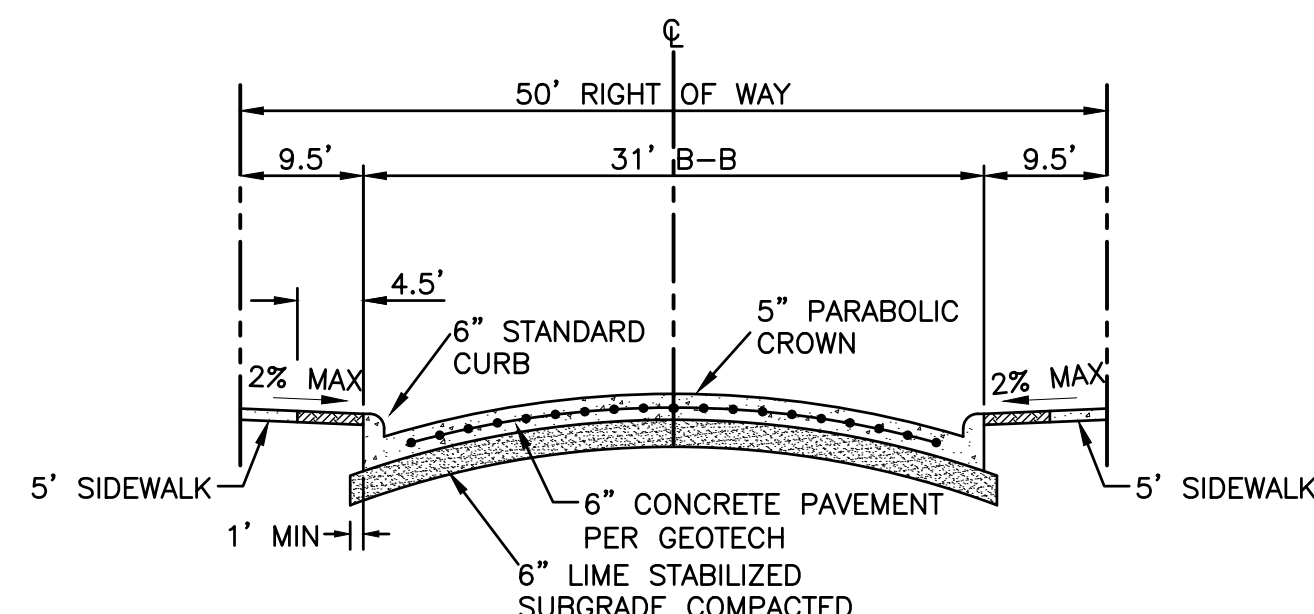
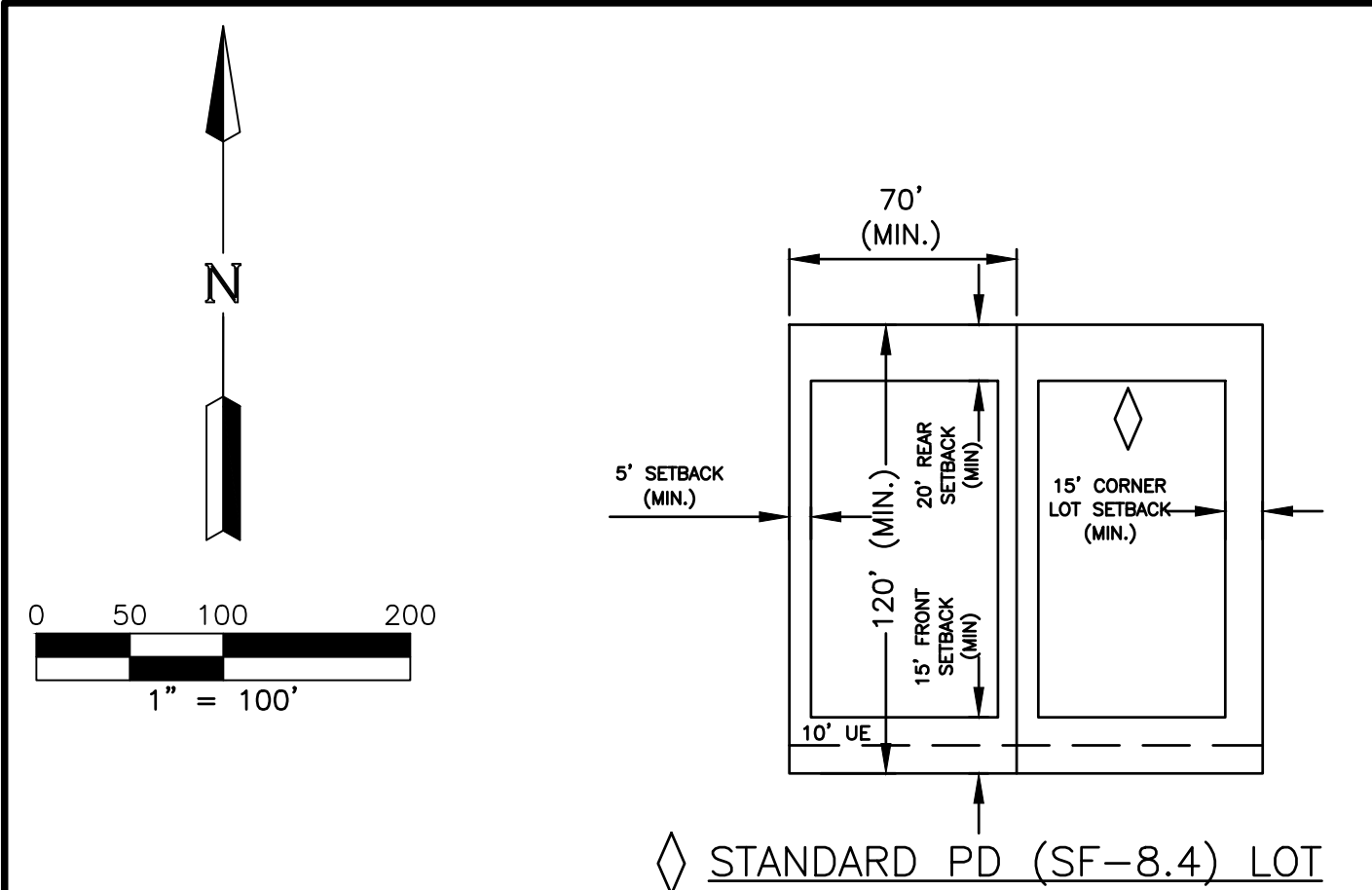


- PRELIMINARY PLAT NOTES:**
- THE LAYOUT SHOWN IS PRELIMINARY IN NATURE AND SUBJECT TO MINOR CHANGE WITH THE APPROVAL OF THE PLANNING DIRECTOR AT THE TIME OF FINAL PLAT AND CONSTRUCTION PLAN DESIGN.
 - LOT DEPTHS AND WIDTHS ARE SUBJECT TO CHANGE WITH FINAL PLAT PROVIDED THEY MEET CURRENT ZONING REQUIREMENTS.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

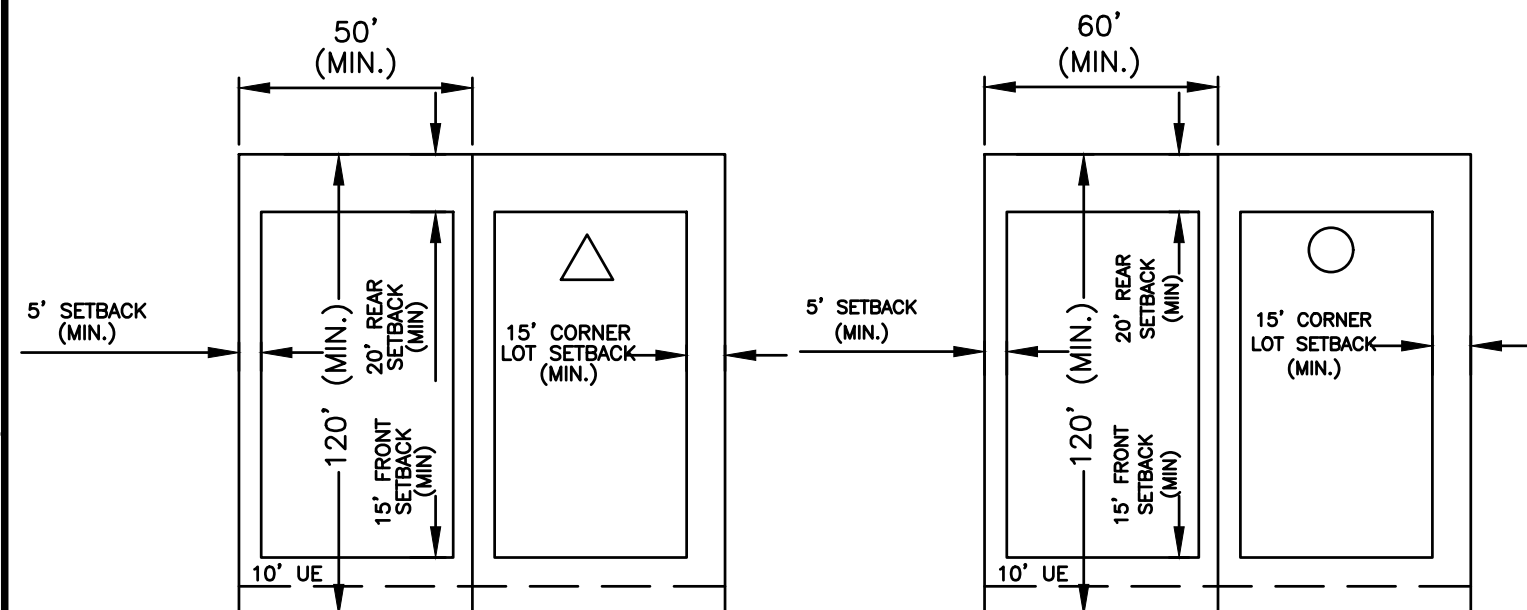
EXHIBIT A



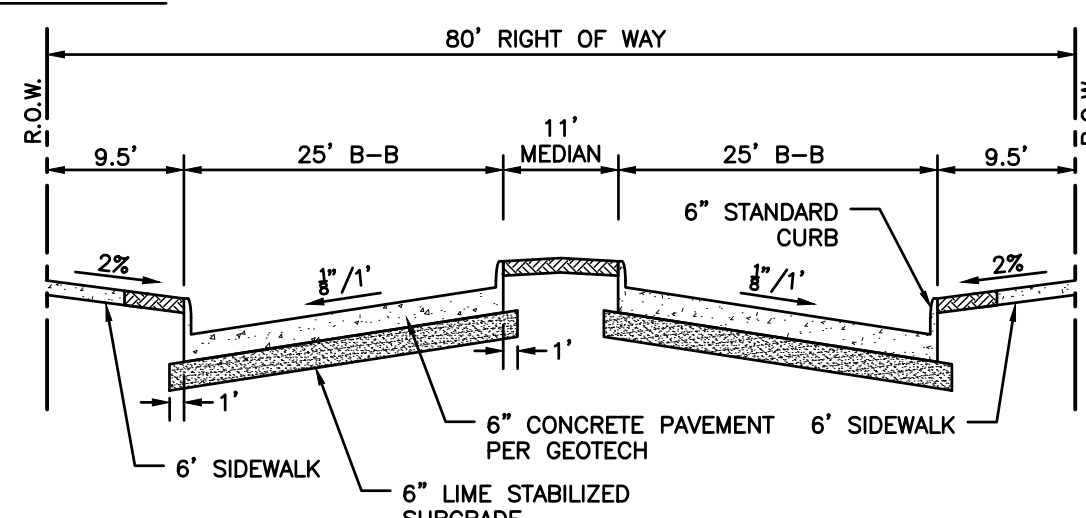
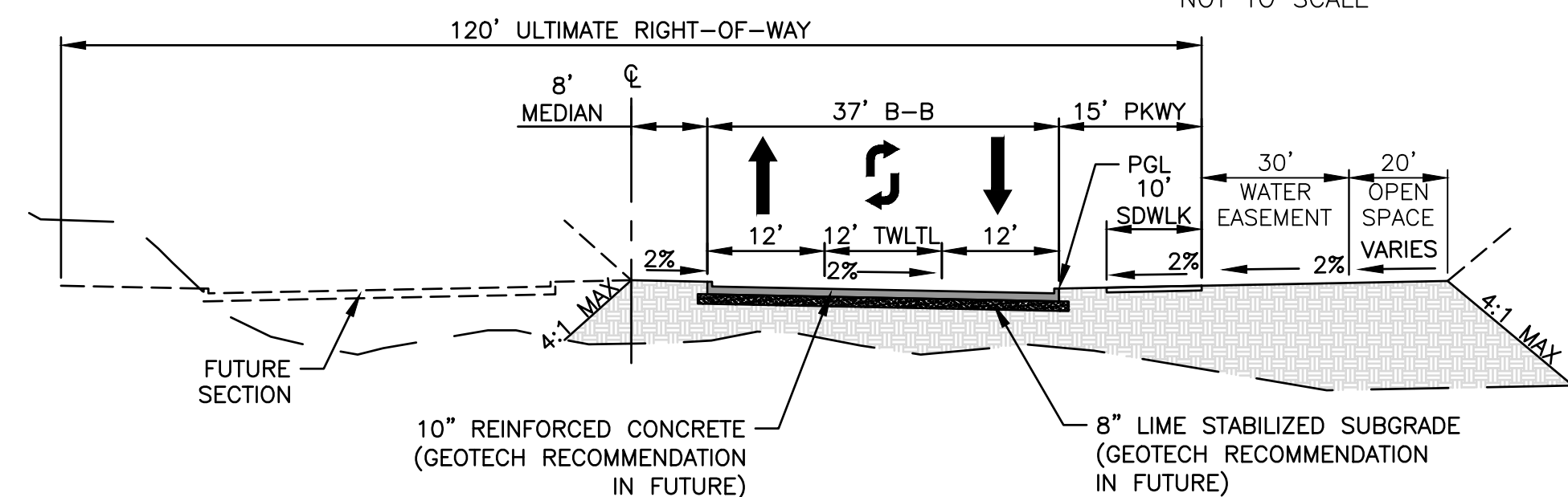
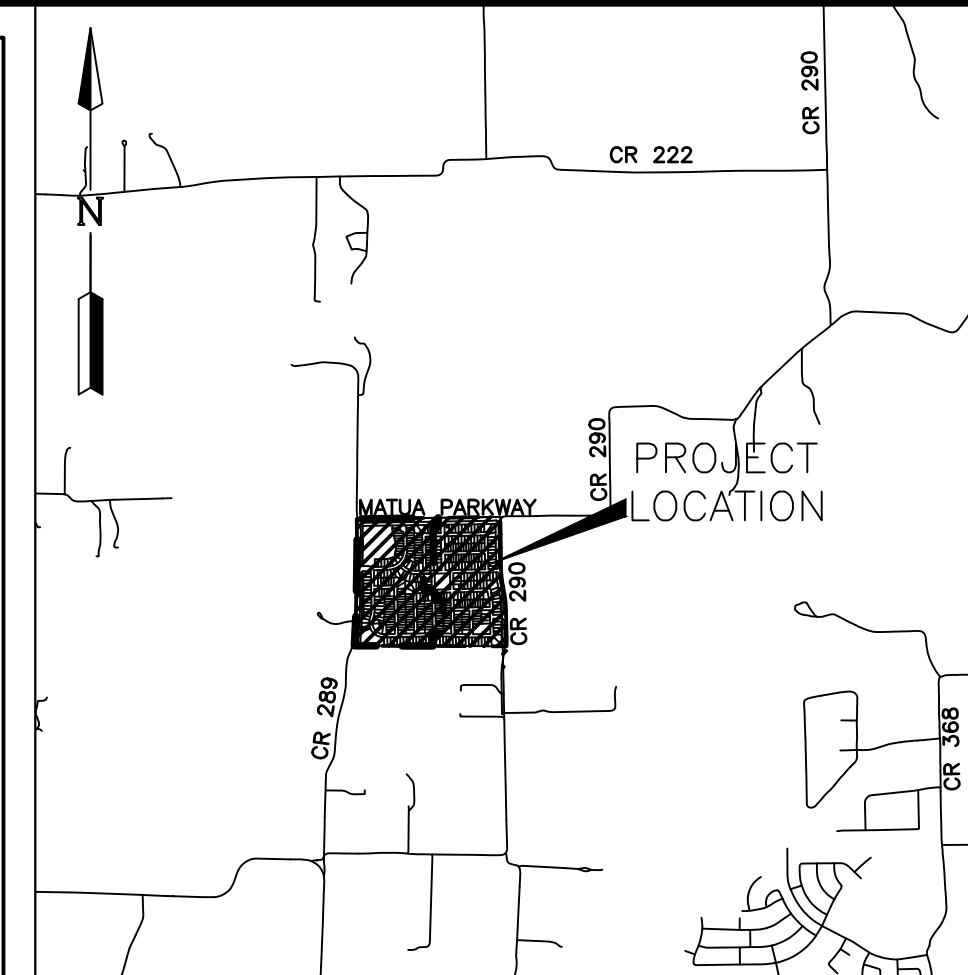
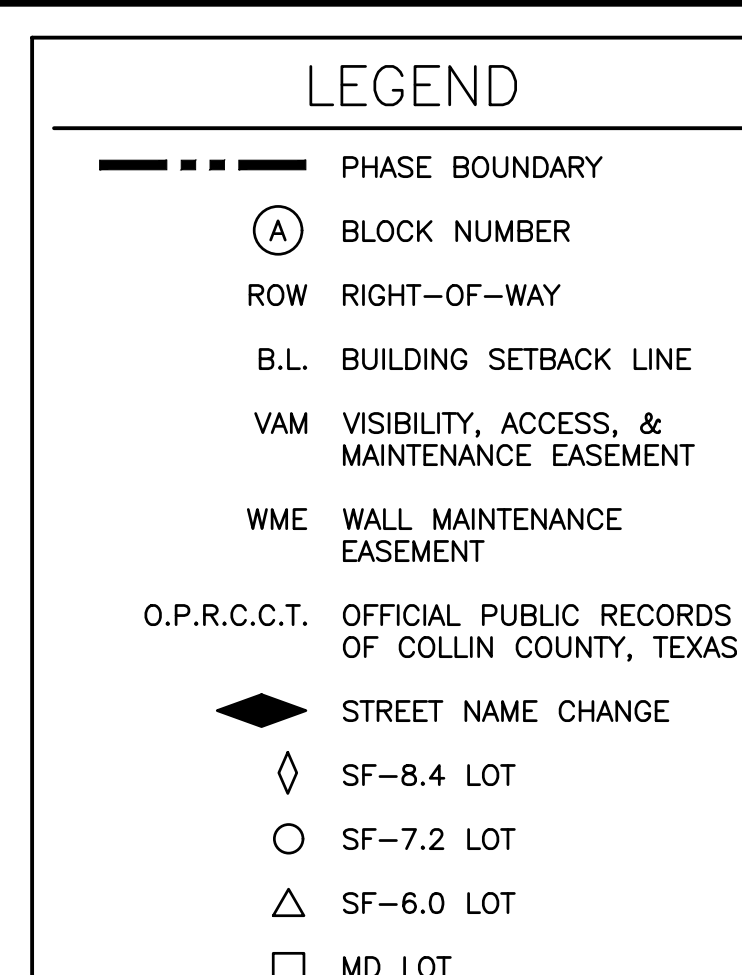
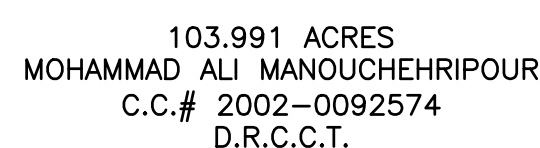
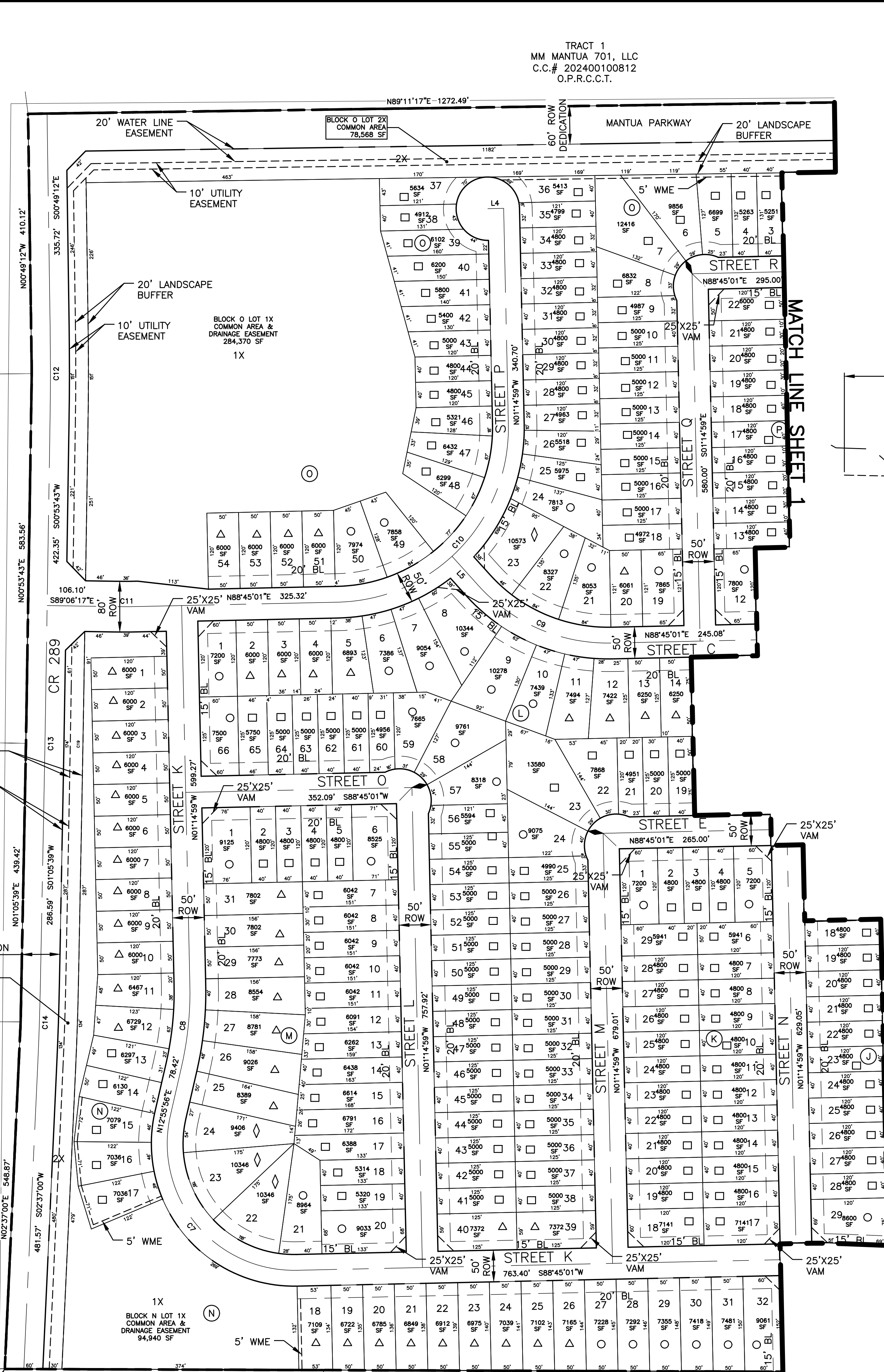
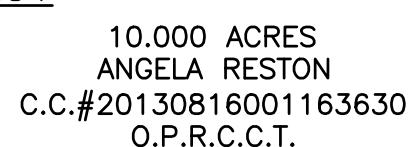
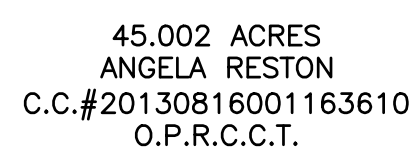
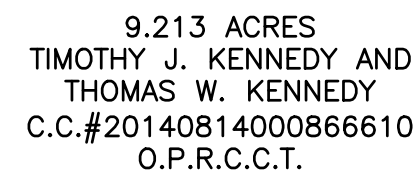
PP 26-0004
PRELIMINARY PLAT
FOR
LIBERTY HILLS PHASE 10 & 11
BLOCK A, LOTS 1-24, 1X; BLOCK B, LOTS 1-27;
BLOCK C, LOTS 1-27; BLOCK D, LOTS 1X; BLOCK E,
LOTS 1-32, 1X; BLOCK F, LOTS 1-23; BLOCK G, LOTS
1-9, 1X; BLOCK H, LOTS 1-16; BLOCK I, LOTS 1-23,
1X; BLOCK J, LOTS 1-29; BLOCK K, LOTS 1-29;
BLOCK L, LOTS 1-66; BLOCK M, LOTS 1-31; BLOCK N,
LOTS 1-32, 1X-2X; BLOCK O, LOTS 1-54, 1X-3X;
BLOCK P, LOTS 1-22
OUT OF THE
W. BURNS SURVEY ABSTRACT NO. 100, J. BATTERTON
NO.94, & Z. ROBERTS SURVEY ABSTRACT NO. 760;
AND IN
CITY OF ANNA, COLLIN COUNTY, TEXAS
444 RESIDENTIAL LOTS / 62,738 ACRES
(226 MD LOTS, 162 SF-6.0 LOTS,
52 SF-7.2 LOTS, 4 SF-8.4 LOTS)
10 COMMON AREA LOTS / 17,069 ACRES
GROSS AREA: 105,416 ACRES
ZONING: ORD. NO. 2024-05-1621
OWNER/DEVELOPER:
VC LIBERTY HILLS LLC
3860 W NORTHWEST HWY
STE 450
DALLAS, TX 75220
CONTACT: MR. KEVIN LAZARES
408-348-2944
ENGINEER/SURVEYOR
LJA Engineering, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
FRN - F-1386
Contact: Mickey Garner
Office: 214-451-0879



PHASE 10 & 11 LAND USE DATA TABLE						
AREA DESCRIPTION	# OF LOTS (PH 10)	AREA (PH 10)	# OF LOTS (PH 11)	AREA (PH 11)	# OF LOTS (TOTAL)	AREA
SINGLE FAMILY LOTS	215	30,652 AC	229	32,086 AC	444	62,738 AC
MD	75	-	151	-	226	-
SF-6.0	119	-	43	-	162	-
SF-7.2	17	-	31	-	48	-
SF-8.4	4	-	4	-	8	-
OPEN SPACE LOTS	6	5.765 AC	4	11.304 AC	10	17,069 AC
ROW AREA	-	12.873 AC	-	12.636 AC	-	25,609 AC
	TOTAL (PH 10)	= 49,390 AC	TOTAL (PH 11)	= 56,026 AC	TOTAL	= 105,416 AC



PRELIMINARY PLAT NOTES:



PP 26-0004
PRELIMINARY PLAT
FOR
PROPERTY HILLS PHASE 10 & 11

BLOCK A, LOTS 1-24, 1X; BLOCK B, LOTS 1-27;
BLOCK C, LOTS 1-27; BLOCK D, LOTS 1X; BLOCK E,
LOTS 1-32, 1X; BLOCK F, LOTS 1-23; BLOCK G, LOTS
1-9, 1X; BLOCK H, LOTS 1-16; BLOCK I, LOTS 1-23,
1X; BLOCK J, LOTS 1-29; BLOCK K, LOTS 1-29;
BLOCK L, LOTS 1-66; BLOCK M, LOTS 1-31; BLOCK N,
LOTS 1-32, 1X-2X; BLOCK O, LOTS 1-54, 1X-3X;
BLOCK P, LOTS 1-22

OUT OF THE
W. BURNS SURVEY ABSTRACT NO. 100, J. BATTERTON
NO.94, & Z. ROBERTS SURVEY ABSTRACT NO. 760;
AND IN
CITY OF ANNA, COLLIN COUNTY, TEXAS
444 RESIDENTIAL LOTS / 62.738 ACRES
(226 MD LOTS, 162 SF-6.0 LOTS,
52 SF-7.2 LOTS, 4 SF-8.4 LOTS)
10 COMMON AREA LOTS / 17.069 ACRES
GROSS AREA: 105.416 ACRES
ZONING: ORD. NO. 2024-05-1621

OWNER/DEVELOPER:

VC LIBERTY HILLS LLC
3860 W NORTHWEST HWY
STE 450
DALLAS, TX 75220
CONTACT: MR. KEVIN LAZAR
408-348-2944

ENGINEER/SURVEYOR

LJA Engineering, Inc

6060 North Central Expressway

Suite 400

Dallas, Texas 75206

Contact: Mickey Garner

LJA

Phone 469.621.0711

FRN - F-138

Office: 214-451-08

JOB NO. NT5880-0451

MAY 2026

SCALE: 1" = 100' SHEET 2 OF 4

Data\\time : Wed, 20 May 2026 - 11:30am User Name : mstaforff
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PHASE 10 SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK A LOT 1	9,036 SF
BLOCK A LOT 2	6,433 SF
BLOCK A LOT 3	6,416 SF
BLOCK A LOT 4	6,398 SF
BLOCK A LOT 5	6,381 SF
BLOCK A LOT 6	6,363 SF
BLOCK A LOT 7	6,345 SF
BLOCK A LOT 8	6,328 SF
BLOCK A LOT 9	6,310 SF
BLOCK A LOT 10	6,293 SF
BLOCK A LOT 11	6,275 SF
BLOCK A LOT 12	6,217 SF
BLOCK A LOT 13	10,256 SF
BLOCK A LOT 14	14,345 SF
BLOCK A LOT 15	7,340 SF
BLOCK A LOT 16	6,228 SF
BLOCK A LOT 17	6,213 SF
BLOCK A LOT 18	6,199 SF
BLOCK A LOT 19	6,185 SF
BLOCK A LOT 20	6,170 SF
BLOCK A LOT 21	6,156 SF
BLOCK A LOT 22	6,142 SF
BLOCK A LOT 23	6,127 SF
BLOCK A LOT 24	6,113 SF
BLOCK B LOT 1	7,200 SF
BLOCK B LOT 2	6,000 SF
BLOCK B LOT 3	6,000 SF
BLOCK B LOT 4	6,000 SF
BLOCK B LOT 5	6,000 SF
BLOCK B LOT 6	6,000 SF
BLOCK B LOT 7	6,000 SF
BLOCK B LOT 8	6,000 SF

PHASE 10 SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK B LOT 9	6,138 SF
BLOCK B LOT 10	6,000 SF
BLOCK B LOT 11	6,000 SF
BLOCK B LOT 12	7,286 SF
BLOCK B LOT 13	6,224 SF
BLOCK B LOT 14	4,800 SF
BLOCK B LOT 15	4,800 SF
BLOCK B LOT 16	4,800 SF
BLOCK B LOT 17	4,800 SF
BLOCK B LOT 18	4,800 SF
BLOCK B LOT 19	4,800 SF
BLOCK B LOT 20	4,800 SF
BLOCK B LOT 21	4,800 SF
BLOCK B LOT 22	4,800 SF
BLOCK B LOT 23	4,800 SF
BLOCK B LOT 24	4,800 SF
BLOCK B LOT 25	4,800 SF
BLOCK B LOT 26	4,800 SF
BLOCK B LOT 27	6,000 SF
BLOCK C LOT 1	6,000 SF
BLOCK C LOT 2	4,800 SF
BLOCK C LOT 3	4,800 SF
BLOCK C LOT 4	4,800 SF
BLOCK C LOT 5	4,800 SF
BLOCK C LOT 6	4,800 SF
BLOCK C LOT 7	4,800 SF
BLOCK C LOT 8	4,800 SF
BLOCK C LOT 9	4,800 SF
BLOCK C LOT 10	4,800 SF
BLOCK C LOT 11	4,800 SF
BLOCK C LOT 12	4,800 SF
BLOCK C LOT 13	4,800 SF

PHASE 10 SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK C LOT 14	4,800 SF
BLOCK C LOT 15	6,224 SF
BLOCK C LOT 16	7,424 SF
BLOCK C LOT 17	6,000 SF
BLOCK C LOT 18	6,000 SF
BLOCK C LOT 19	6,000 SF
BLOCK C LOT 20	6,000 SF
BLOCK C LOT 21	6,000 SF
BLOCK C LOT 22	6,000 SF
BLOCK C LOT 23	6,000 SF
BLOCK C LOT 24	6,000 SF
BLOCK C LOT 25	6,000 SF
BLOCK C LOT 26	6,000 SF
BLOCK C LOT 27	7,200 SF
BLOCK E LOT 1	7,012 SF
BLOCK E LOT 2	6,250 SF
BLOCK E LOT 3	6,250 SF
BLOCK E LOT 4	6,250 SF
BLOCK E LOT 5	6,250 SF
BLOCK E LOT 6	6,250 SF
BLOCK E LOT 7	6,250 SF
BLOCK E LOT 8	6,250 SF
BLOCK E LOT 9	6,250 SF
BLOCK E LOT 10	6,250 SF
BLOCK E LOT 11	6,250 SF
BLOCK E LOT 12	9,000 SF
BLOCK E LOT 13	6,000 SF
BLOCK E LOT 14	6,000 SF
BLOCK E LOT 15	9,000 SF
BLOCK E LOT 16	6,250 SF
BLOCK E LOT 17	6,250 SF
BLOCK E LOT 18	6,250 SF

PHASE 10 SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK E LOT 19	6,250 SF
BLOCK E LOT 20	6,250 SF
BLOCK E LOT 21	6,250 SF
BLOCK E LOT 22	6,250 SF
BLOCK E LOT 23	6,238 SF
BLOCK E LOT 24	9,138 SF
BLOCK E LOT 25	12,985 SF
BLOCK E LOT 26	7,075 SF
BLOCK E LOT 27	6,250 SF
BLOCK E LOT 28	6,323 SF
BLOCK E LOT 29	6,511 SF
BLOCK E LOT 30	6,511 SF
BLOCK E LOT 31	6,482 SF
BLOCK E LOT 32	6,250 SF
BLOCK F LOT 1	8,933 SF
BLOCK F LOT 2	6,000 SF
BLOCK F LOT 3	6,250 SF
BLOCK F LOT 4	6,250 SF
BLOCK F LOT 5	6,250 SF
BLOCK F LOT 6	6,000 SF
BLOCK F LOT 7	6,250 SF
BLOCK F LOT 8	6,000 SF
BLOCK F LOT 9	6,000 SF
BLOCK F LOT 10	7,805 SF
BLOCK F LOT 11	6,605 SF
BLOCK F LOT 12	4,800 SF
BLOCK F LOT 13	4,800 SF
BLOCK F LOT 14	4,800 SF
BLOCK F LOT 15	4,800 SF
BLOCK F LOT 16	4,800 SF
BLOCK F LOT 17	4,800 SF
BLOCK F LOT 18	4,800 SF

PHASE 10 SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK F LOT 19	4,800 SF
BLOCK F LOT 20	4,800 SF
BLOCK F LOT 21	4,800 SF
BLOCK F LOT 22	4,800 SF
BLOCK F LOT 23	7,254 SF
BLOCK F LOT 24	6,746 SF
BLOCK G LOT 2	5,397 SF
BLOCK G LOT 3	5,397 SF
BLOCK G LOT 4	5,397 SF
BLOCK G LOT 5	5,397 SF
BLOCK G LOT 6	6,746 SF
BLOCK G LOT 7	6,746 SF
BLOCK G LOT 8	6,746 SF
BLOCK G LOT 9	8,095 SF
BLOCK H LOT 1	7,011 SF
BLOCK H LOT 2	4,800 SF
BLOCK H LOT 3	4,800 SF
BLOCK H LOT 4	4,800 SF
BLOCK H LOT 5	4,800 SF
BLOCK H LOT 6	4,800 SF
BLOCK H LOT 7	4,800 SF
BLOCK H LOT 8	7,310 SF
BLOCK H LOT 9	8,197 SF
BLOCK H LOT 10	4,800 SF
BLOCK H LOT 11	4,800 SF
BLOCK H LOT 12	4,800 SF
BLOCK H LOT 13	4,800 SF
BLOCK H LOT 14	4,800 SF
BLOCK H LOT 15	4,800 SF
BLOCK H LOT 16	4,800 SF
BLOCK I LOT 1	6,250 SF
BLOCK I LOT 2	6,250 SF

PHASE 10 SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK I LOT 3	6,250 SF
BLOCK I LOT 4	6,483 SF
BLOCK I LOT 5	12,453 SF
BLOCK I LOT 6	15,581 SF
BLOCK I LOT 7	7,487 SF
BLOCK I LOT 8	7,025 SF
BLOCK I LOT 9	6,962 SF
BLOCK I LOT 10	6,898 SF
BLOCK I LOT 11	6,835 SF
BLOCK I LOT 12	6,772 SF
BLOCK I LOT 13	6,755 SF
BLOCK I LOT 14	6,829 SF
BLOCK I LOT 15	6,920 SF
BLOCK I LOT 16	7,010 SF
BLOCK I LOT 17	7,101 SF
BLOCK I LOT 18	7,192 SF
BLOCK I LOT 19	7,283 SF
BLOCK I LOT 20	7,373 SF
BLOCK I LOT 21	7,464 SF
BLOCK I LOT 22	7,555 SF
BLOCK I LOT 23	9,166 SF
BLOCK J LOT 1	9,465 SF
BLOCK J LOT 2	4,800 SF
BLOCK J LOT 3	4,800 SF
BLOCK J LOT 4	4,800 SF
BLOCK J LOT 5	4,800 SF
BLOCK J LOT 6	4,800 SF
BLOCK J LOT 7	4,800 SF
BLOCK J LOT 8	4,800 SF
BLOCK J LOT 9	4,800 SF
BLOCK J LOT 10	4,800 SF
BLOCK J LOT 11	4,800 SF

PHASE 10 SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK J LOT 12	4,800 SF
BLOCK J LOT 13	7,200 SF
BLOCK J LOT 14	4,800 SF
BLOCK J LOT 15	4,800 SF
BLOCK J LOT 16	4,800 SF
BLOCK J LOT 17	7,200 SF
BLOCK L LOT 15	9,000 SF
BLOCK L LOT 16	6,000 SF
BLOCK L LOT 17	6,000 SF
BLOCK O LOT 1	5,765 SF
BLOCK O LOT 2	5,239 SF
BLOCK P LOT 1	7,200 SF
BLOCK P LOT 2	6,000 SF
BLOCK P LOT 3	6,000 SF
BLOCK P LOT 4	6,000 SF
BLOCK P LOT 5	6,000 SF
BLOCK P LOT 6	6,000 SF
BLOCK P LOT 7	6,000 SF
BLOCK P LOT 8	6,000 SF
BLOCK P LOT 9	7,800 SF
BLOCK P LOT 10	6,600 SF
BLOCK P LOT 11	6,600 SF

PHASE 10 OPEN SPACE		
BLOCK & LOT NUMBERS	AREA	AREA
BLOCK A LOT 1X	80,233 SF	1,842 AC
BLOCK D LOT 1X	60,000 SF	1,377 AC
BLOCK E LOT 1X	35,821 SF	0.822 AC
BLOCK G LOT 1X	43,560 SF	1,000 AC
BLOCK I LOT 1X	25,591 SF	0.587 AC
BLOCK O LOT 3X	5,987 SF	0.137 AC

PHASE 11 SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK J LOT 18	4,800 SF
BLOCK J LOT 19	4,800 SF
BLOCK J LOT 20	4,800 SF
BLOCK J LOT 21	4,800 SF
BLOCK J LOT 22	4,800 SF
BLOCK J LOT 23	4,800 SF
BLOCK J LOT 24	4,800 SF
BLOCK J LOT 25	4,800 SF
BLOCK J LOT 26	4,800 SF
BLOCK J LOT 27	4,800 SF
BLOCK J LOT 28	4,800 SF
BLOCK J LOT 29	8,600 SF
BLOCK K LOT 1	7,200 SF
BLOCK K LOT 2	4,800 SF
BLOCK K LOT 3	4,800 SF
BLOCK K LOT 4	4,800 SF
BLOCK K LOT 5	7,200 SF
BLOCK K LOT 6	5,941 SF
BLOCK K LOT 7	4,800 SF
BLOCK K LOT 8	4,800 SF
BLOCK K LOT 9	4,800 SF
BLOCK K LOT 10	4,800 SF
BLOCK K LOT 11	4,800 SF
BLOCK K LOT 12	4,800 SF
BLOCK K LOT 13	4,800 SF
BLOCK K LOT 14	4,800 SF
BLOCK K LOT 15	4,800 SF
BLOCK K LOT 16	4,800 SF
BLOCK K LOT 17	7,141 SF
BLOCK K LOT 18	7,141 SF
BLOCK K LOT 19	4,800 SF
BLOCK K LOT 20	4,800 SF

PHASE 11 SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK K LOT 21	4,800 SF
BLOCK K LOT 22	4,800 SF
BLOCK K LOT 23	4,800 SF
BLOCK K LOT 24	4,800 SF
BLOCK K LOT 25	4,800 SF
BLOCK K LOT 26	4,800 SF
BLOCK K LOT 27	4,800 SF
BLOCK K LOT 28	4,800 SF
BLOCK K LOT 29	5,941 SF
BLOCK L LOT 1	7,200 SF
BLOCK L LOT 2	6,000 SF
BLOCK L LOT 3	6,000 SF
BLOCK L LOT 4	6,000 SF
BLOCK L LOT 5	6,893 SF
BLOCK L LOT 6	7,386 SF
BLOCK L LOT 7	9,054 SF
BLOCK L LOT 8	10,344 SF
BLOCK L LOT 9	10,278 SF
BLOCK L LOT 10	7,439 SF
BLOCK L LOT 11	7,494 SF
BLOCK L LOT 12	7,422 SF
BLOCK L LOT 13	6,250 SF
BLOCK L LOT 14	6,250 SF
BLOCK L LOT 15	5,000 SF
BLOCK L LOT 16	4,951 SF
BLOCK L LOT 17	7,868 SF
BLOCK L LOT 18	13,580 SF
BLOCK L LOT 19	9,075 SF
BLOCK L LOT 20	4,990 SF
BLOCK L LOT 21	5,000 SF
BLOCK L LOT 22	5,000 SF
BLOCK L LOT 23	13,580 SF
BLOCK L LOT 24	9,075 SF
BLOCK L LOT 25	4,990 SF
BLOCK L LOT 26	5,000 SF
BLOCK L LOT 27	5,000 SF

PHASE 11 SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK L LOT 28	5,000 SF
BLOCK L LOT 29	5,000 SF
BLOCK L LOT 30	5,000 SF
BLOCK L LOT 31	5,000 SF
BLOCK L LOT 32	5,000 SF
BLOCK L LOT 33	5,000 SF
BLOCK L LOT 34	5,000 SF
BLOCK L LOT 35	5,000 SF
BLOCK L LOT 36	5,000 SF
BLOCK L LOT 37	5,000 SF
BLOCK L LOT 38	5,000 SF
BLOCK L LOT 39	7,372 SF
BLOCK L LOT 40	7,372 SF
BLOCK L LOT 41	5,000 SF
BLOCK L LOT 42	5,000 SF
BLOCK L LOT 43	5,000 SF
BLOCK L LOT 44	5,000 SF
BLOCK L LOT 45	5,000 SF
BLOCK L LOT 46	5,000 SF
BLOCK L LOT 47	5,000 SF
BLOCK L LOT 48	5,000 SF
BLOCK L LOT 49	5,000 SF
BLOCK L LOT 50	5,000 SF
BLOCK L LOT 51	5,000 SF
BLOCK L LOT 52	5,000 SF
BLOCK L LOT 53	5,000 SF
BLOCK L LOT 54	5,000 SF
BLOCK L LOT 55	5,000 SF
BLOCK L LOT 56	5,594 SF
BLOCK L LOT 57	8,318 SF
BLOCK L LOT 58	9,761 SF
BLOCK L LOT 59	7,665 SF

PHASE 11 SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK L LOT 60	4,956 SF
BLOCK L LOT 61	5,000 SF
BLOCK L LOT 62	5,000 SF
BLOCK L LOT 63	5,000 SF
BLOCK L LOT 64	5,000 SF
BLOCK L LOT 65	5,750 SF
BLOCK L LOT 66	7,500 SF
BLOCK M LOT 1	9,125 SF
BLOCK M LOT 2	4,800 SF
BLOCK M LOT 3	4,800 SF
BLOCK M LOT 4	4,800 SF
BLOCK M LOT 5	4,800 SF
BLOCK M LOT 6	8,525 SF
BLOCK M LOT 7	6,042 SF
BLOCK M LOT 8	6,042 SF
BLOCK M LOT 9	6,042 SF
BLOCK M LOT 10	6,042 SF
BLOCK M LOT 11	6,042 SF
BLOCK M LOT 12	6,091 SF
BLOCK M LOT 13	6,262 SF
BLOCK M LOT 14	6,438 SF
BLOCK M LOT 15	6,614 SF
BLOCK M LOT 16	6,791 SF
BLOCK M LOT 17	6,388 SF
BLOCK M LOT 18	5,314 SF
BLOCK M LOT 19	5,320 SF
BLOCK M LOT 20	9,033 SF
BLOCK M LOT 21	8,964 SF
BLOCK M LOT 22	10,346 SF
BLOCK M LOT 23	10,346 SF
BLOCK M LOT 24	9,406 SF
BLOCK M LOT 25	8,389 SF

PHASE 11 SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK M LOT 26	9,026 SF
BLOCK M LOT 27	8,781 SF
BLOCK M LOT 28	8,554 SF
BLOCK M LOT 29	7,773 SF
BLOCK M LOT 30	7,802 SF
BLOCK M LOT 31	7,802 SF
BLOCK N LOT 1	6,000 SF
BLOCK N LOT 2	6,000 SF
BLOCK N LOT 3	6,000 SF
BLOCK N LOT 4	6,000 SF
BLOCK N LOT 5	6,000 SF
BLOCK N LOT 6	6,000 SF
BLOCK N LOT 7	6,000 SF
BLOCK N LOT 8	6,000 SF
BLOCK N LOT 9	6,000 SF
BLOCK N LOT 10	6,000 SF
BLOCK N LOT 11	6,467 SF
BLOCK N LOT 12	6,729 SF
BLOCK N LOT 13	6,297 SF
BLOCK N LOT 14	6,130 SF
BLOCK N LOT 15	7,079 SF
BLOCK N LOT 16	7,036 SF
BLOCK N LOT 17	7,036 SF
BLOCK N LOT 18	7,109 SF
BLOCK N LOT 19	6,722 SF
BLOCK N LOT 20	6,785 SF
BLOCK N LOT 21	6,849 SF
BLOCK N LOT 22	6,912 SF
BLOCK N LOT 23	6,975 SF
BLOCK N LOT 24	7,039 SF
BLOCK N LOT 25	7,102 SF
BLOCK N LOT 26	7,165 SF

PHASE 11 SINGLE FAMILY	
BLOCK & LOT NUMBERS	AREA
BLOCK N LOT 27	7,228 SF
BLOCK N LOT 28	7,292 SF
BLOCK N LOT 29	7,355 SF
BLOCK N LOT 30	7,418 SF
BLOCK N LOT 31	7,461 SF
BLOCK N LOT 32	9,061 SF
BLOCK O LOT 3	5,251 SF
BLOCK O LOT 4	5,263 SF
BLOCK O LOT 5	6,699 SF
BLOCK O LOT 6	9,856 SF
BLOCK O LOT 7	12,416 SF
BLOCK O LOT 8	6,832 SF
BLOCK O LOT 9	4,987 SF
BLOCK O LOT 10	5,000 SF
BLOCK O LOT 11	5,000 SF
BLOCK O LOT 12	5,000 SF
BLOCK O LOT 13	5,000 SF
BLOCK O LOT 14	5,000 SF
BLOCK O LOT 15	5,000 SF
BLOCK O LOT 16	5,000 SF
BLOCK O LOT 17	5,000 SF
BLOCK O LOT 18	4,972 SF
BLOCK O LOT 19	7,865 SF
BLOCK O LOT 20	6,061 SF
BLOCK O LOT 21	8,053 SF
BLOCK O LOT 22	8,327 SF
BLOCK O LOT 23	10,573 SF
BLOCK O LOT 24	7,813 SF
BLOCK O LOT 25	5,975 SF
BLOCK O LOT 26	5,518 SF
BLOCK O LOT 27	4,963 SF
BLOCK O LOT 28	4,800 SF

PHASE 11 SINGLE FAMILY		
BLOCK & LOT NUMBERS		AREA
BLOCK O LOT 29		4,800 SF
BLOCK O LOT 30		4,800 SF
BLOCK O LOT 31		4,800 SF
BLOCK O LOT 32		4,800 SF
BLOCK O LOT 33		4,800 SF
BLOCK O LOT 34		4,800 SF
BLOCK O LOT 35		4,799 SF
BLOCK O LOT 36		5,413 SF
BLOCK O LOT 37		5,634 SF
BLOCK O LOT 38		4,912 SF
BLOCK O LOT 39		6,102 SF
BLOCK O LOT 40		6,200 SF
BLOCK O LOT 41		5,800 SF
BLOCK O LOT 42		5,400 SF
BLOCK O LOT 43		5,000 SF
BLOCK O LOT 44		4,800 SF
BLOCK O LOT 45		4,800 SF
BLOCK O LOT 46		5,321 SF
BLOCK O LOT 47		4,432 SF
BLOCK O LOT 48		6,299 SF
BLOCK O LOT 49		7,858 SF
BLOCK O LOT 50		7,974 SF
BLOCK O LOT 51		6,000 SF
BLOCK O LOT 52		6,000 SF
BLOCK O LOT 53		6,000 SF
BLOCK O LOT 54		6,000 SF
BLOCK P LOT 12		7,800 SF
BLOCK P LOT 13		4,800 SF
BLOCK P LOT 14		4,800 SF
BLOCK P LOT 15		4,800 SF
BLOCK P LOT 16		4,800 SF
BLOCK P LOT 17		4,800 SF

PRELIMINARY PROPERTY DESCRIPTION

OWNERS CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **VC LIBERTY HILLS, LLC.**, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS **LIBERTY HILLS, PHASES 10 AND 11**, AN ADDITION TO THE CITY OF ANNA, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF ANNA'S USE THEREOF. THE CITY OF ANNA AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF ANNA AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

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

VC LIBERTY HILLS, LLC.
BY: VC LIBERTY HILLS, LLC.

BY: _____

STATE OF TEXAS)
COUNTY OF _____)

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

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

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ID NUMBER: _____

MY COMMISSION EXPIRES: _____

BEING AT A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 103 ACRE TRACT, AND THE COMMON SOUTHEAST CORNER OF A 10.000 ACRE TRACT OF LAND CONVEYED TO ANGELA RESTON, AS RECORDED IN COUNTY CLERK'S FILE NO. 20130816001163630, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID POINT BEING ON THE NORTH LINE OF AN 5.905 ACRE TRACT OF LAND CONVEYED TO THE BENTON FAMILY TRUST, AS RECORDED IN COUNTY CLERK'S FILE NO. 2026000001282, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING WITHIN COUNTY ROAD NO. 289 (A PRESCRIPTIVE RIGHT-OF-WAY)

THENCE, ALONG THE WEST LINE OF SAID 103 ACRE TRACT AND WITH SAID COUNTY ROAD NO. 289, THE FOLLOWING COURSES AND DISTANCES:

NORTH 02 DEGREES 37 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID 10.000 ACRE TRACT, A DISTANCE OF 548.87 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 10.000 ACRE TRACT AND A COMMON SOUTHEAST CORNER OF A 45.002 ACRE TRACT OF LAND CONVEYED TO ANGELA RESTON, AS RECORDED IN COUNTY CLERK'S FILE NO. 20130816001163610, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

NORTH 1/4 DEGREE 05 MINUTES 39 SECONDS EAST, ALONG THE EAST LINE OF SAID 45.002 ACRE TRACT, A DISTANCE OF 439.42 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 45.002 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF A 25.217 ACRE TRACT OF LAND CONVEYED TO SHAWN C. & LATRICIA G. SMITH, AS RECORDED IN COUNTY CLERK'S FILE NO. 2021011200065970, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 12" SQUARE PIPE FOUND FOR WITNESS ON THE NORTH LINE OF SAID 45.002 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID 25.217 ACRE TRACT BEARS NORTH 88 DEGREES 55 MINUTES 46 SECONDS WEST, A DISTANCE OF 24.30 FEET;

NORTH 00 DEGREES 53 MINUTES 43 SECONDS EAST, ALONG THE EAST LINE OF SAID 25.217 ACRE TRACT, A DISTANCE OF 583.56 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 25.217 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF A 9.213 ACRE TRACT OF LAND CONVEYED TO TIMOTHY J. KENNEDY AND THOMAS W. KENNEDY, AS RECORDED IN COUNTY CLERK'S FILE NO. 2014081400086610, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 1/2" SQUARE PIPE FOUND FOR WITNESS ON THE NORTH LINE OF SAID 25.217 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID 9.213 ACRE TRACT BEARS SOUTH 89 DEGREES 48 MINUTES 11 SECONDS WEST, A DISTANCE OF 30.04 FEET;

NORTH 00 DEGREES 49 MINUTES 12 SECONDS WEST, ALONG THE EAST LINE OF SAID 9.213 ACRE TRACT, A DISTANCE OF 410.12 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 103 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF A 105 ACRE TRACT OF LAND CONVEYED TO JAMES R. THORNTON AND LAURIE L. THORNTON, TRUSTEE OF THE THORNTON FAMILY TRUST, AS RECORDED IN COUNTY CLERK'S FILE NO. 20210430000877890, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 1/2" SQUARE PIPE FOUND ON THE NORTHWEST CORNER OF SAID 9.213 ACRE TRACT AND A COMMON ANGLE POINT IN THE WEST LINE OF SAID 105 ACRE TRACT BEARS NORTH 07 DEGREES 16 MINUTES 39 SECONDS WEST, A DISTANCE OF 242.54 FEET;

THENCE, NORTH 89 DEGREES 11 MINUTES 17 SECONDS EAST, ALONG THE NORTH LINE OF SAID 103 ACRE TRACT, THE COMMON SOUTH LINE OF SAID 105 ACRE TRACT, THE COMMON SOUTH LINE OF A 40 ACRE TRACT OF LAND CONVEYED TO JAMES R. THORNTON AND LAURIE L. THORNTON, TRUSTEES OF THE THORNTON FAMILY TRUST, AS RECORDED IN DEED BOOK 100, PAGE 10, OF THE PUBLIC RECORDS OF THE COUNTY OF COLLIN, TEXAS, TO THE POINT OF BEGINNING, A 666.61 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO MM MANTUA 701, LLC, AS RECORDED IN COLLIN COUNTY CLERK'S FILE NO. 2024000100812, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, WITH COUNTY ROAD NO. 1101, (A PRESERVATIVE RIGHT-OF-WAY), A DISTANCE OF 2237.88 FEET TO A MAG NAIL FOUND FOR THE NORTHEAST CORNER OF SAID 103 ACRE TRACT, A 103 ACRE TRACT, AS RECORDED IN DEED BOOK 100, PAGE 10, OF THE PUBLIC RECORDS OF THE COUNTY OF COLLIN, TEXAS, TO THE POINT OF BEGINNING ON THE WEST LINE OF AFFIDAVIT 10.828 ACRE TRACT, AND BEING AT THE APPROXIMATE INTERSECTION OF SAID COUNTY ROAD NO. 1101 AND COUNTY ROAD NO. 290, (A PRESERVATIVE RIGHT-OF-WAY);

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

PLANNING & ZONING COMMISSION CHAIR

DIRECTOR OF DEVELOPMENT SERVICES

NORTH 01 DEGREE 10 MINUTES 55 SECONDS WEST, A DISTANCE OF 6.03 FEET TO A MAG NAIL FOUND FOR THE NORTHWEST CORNER OF SAID 10.828 ACRE TRACT AND A COMMON INTERIOR ELL CORNER OF SAID 666.61 ACRE TRACT;

NORTH 89 DEGREES 27 MINUTES 34 SECONDS EAST, A DISTANCE OF 4.08 FEET TO A POINT FOR CORNER

THENCE, OVER AND ACROSS SAID 10.828 ACRE TRACT AND THE REMAINDER OF AFORESAID 341.162 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 55 MINUTES 17 SECONDS EAST, A DISTANCE OF 845.16 FEET TO A POINT FOR CORNER, FROM WHICH A P.K. NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID 10.828 ACRE TRACT AND A COMMON EXTERIOR EL CORNER OF THE REMAINDER OF SAID 341.162 ACRE TRACT BEARS SOUTH 00 DEGREES 55 MINUTES 17 SECONDS EAST, A DISTANCE OF 50.99 FEET AND A 1/2" IRON ROD FOUND ON THE SOUTH LINE OF SAID 10.828 ACRE TRACT AND A COMMON NORTHERLY LINE OF THE REMAINDER OF SAID 341.162 ACRE TRACT BEARS SOUTH 29 DEGREES 33 MINUTES 58 SECONDS EAST, A DISTANCE OF 58.81 FEET. SAID POINT BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09 DEGREES 14 MINUTES 11 SECONDS, A RADIUS OF 1200.00 FEET AND A LONG CHORD THAT BEARS SOUTH 05 DEGREES 32 MINUTES 23 SECONDS EAST, A DISTANCE OF 193.24 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 193.45 FEET TO A POINT FOR CORNER;
SOUTH 10 DEGREES 09 MINUTES 28 SECONDS EAST, A DISTANCE OF 211.71 FEET TO A POINT FOR CORNER AND THE
BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08 DEGREES 54 MINUTES 29 SECONDS,
A RADIUS OF 1200.00 FEET AND A LONG CHORD THAT BEARS SOUTH 05 DEGREES 42 MINUTES 14 SECONDS EAST, A
DISTANCE OF 186.38 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 186.57 FEET TO A POINT FOR CORNER

SOUTH 01 DEGREE 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 509.10 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04 DEGREES 09 MINUTES 31 SECONDS, A RADIUS OF 1200.00 FEET AND A LONG CHORD THAT BEARS SOUTH 00 DEGREES 49 MINUTES 46 SECONDS WEST, A DISTANCE OF 87.08 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 87.10 FEET TO A POINT FOR CORNER

NORTH 89 DEGREES 47 MINUTE 55 SECONDS WEST, PASSING AT A DISTANCE OF 35.19 FEET A 1/2" IRON ROD FOUND FOR WITNESS, AND CONTINUING OVER AND ACROSS THE REMAINDER OF SAID 341.162 ACRE TRACT, PASSING AT A DISTANCE OF 58.87 FEET A PK NAIL FOUND FOR AN ANGLE POINT ON THE WEST LINE OF THE REMAINDER OF SAID 341.162 ACRE TRACT, AND CONTINUING OVER AND ACROSS THE REMAINDER OF SAID 341.162 ACRE TRACT TO THE NORTHEAST CORNER OF A 103.991 ACRE TRACT OF LAND CONVEYED TO MOHAMMAD ALI MANOUCHHRIPUR, AS RECORDED IN COUNTY CLERK'S FILE NO. 2002-0092574, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID POINT BEING WITHIN AFORESAID COUNTY NO. 290, AND CONTINUING ALONG THE SOUTH LINE OF SAID 103 ACRE TRACT TO THE SOUTHWEST CORNER OF SAID 103 ACRE TRACT, AND CONTINUING ALONG THE NORTH LINE OF AFORESAID 5.905 ACRE TRACT, IN ALL, A TOTAL DISTANCE OF 2378.24 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 4,591,904 SQUARE FEET OR 105.416 ACRES OF LAND.

PP 26-0004
PRELIMINARY PLAT
FOR
LIBERTY HILLS PHASE 10 & 11
BLOCK A, LOTS 1-24, 1X; BLOCK B, LOTS 1-27;
BLOCK C, LOTS 1-27; BLOCK D, LOTS 1X; BLOCK E,
LOTS 1-32, 1X; BLOCK F, LOTS 1-23; BLOCK G, LOTS
1-9, 1X; BLOCK H, LOTS 1-16; BLOCK I, LOTS 1-23,
1X; BLOCK J, LOTS 1-29; BLOCK K, LOTS 1-29;
BLOCK L, LOTS 1-66; BLOCK M, LOTS 1-31; BLOCK N
LOTS 1-32, 1X-2X; BLOCK O, LOTS 1-54, 1X-3X;
BLOCK P, LOTS 1-22
OUT OF THE
W. BURNS SURVEY ABSTRACT NO. 100, J. BATTERTON
NO.94, & Z. ROBERTS SURVEY ABSTRACT NO. 760;
AND IN
CITY OF ANNA, COLLIN COUNTY, TEXAS
44.4 RESIDENTIAL LOTS / 62.738 ACRES
(226 SF LOTS, 162 SF-6.0 LOTS)
52 SF-7.2 LOTS, 4 SF-8.4 LOTS)
10 COMMON AREA LOTS / 17.069 ACRES
GROSS AREA: 105.416 ACRES
ZONING: ORD. NO. 2024-05-1621

OWNER/DEVELOPER:

VC LIBERTY HILLS LLC
3860 W NORTHWEST HWY
STE 450
DALLAS, TX 75220
CONTACT: MR. KEVIN LAZAR
408-348-2944

ENGINEER/SURVEYOR
LJA Engineering, Inc. 
 6060 North Central Expressway Phone 469.621.0710
 Suite 400
 Dallas, Texas 75206 FRN - F-1386
 Contact: Mickey Garner Office: 214-451-0871

LJA



Item No. 5.d.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 6/1/2026
Staff Contact: Everett Johnson

AGENDA ITEM:

Approve The Villages of Hurricane Creek, Phase 3, Amending Plat (AP 26-0001)

SUMMARY:

290 SF-6.0 lots, 45 SF-Z lots, and 18 Homeowners' Association lots on 175.0± acres on all four corners of the intersection of W. Rosamond Parkway and Stockport Drive. Zoned Planned Development/Single-Family (PD-SF) (Ord. No. 932-2021).

Recommended for approval as submitted.

BACKGROUND:

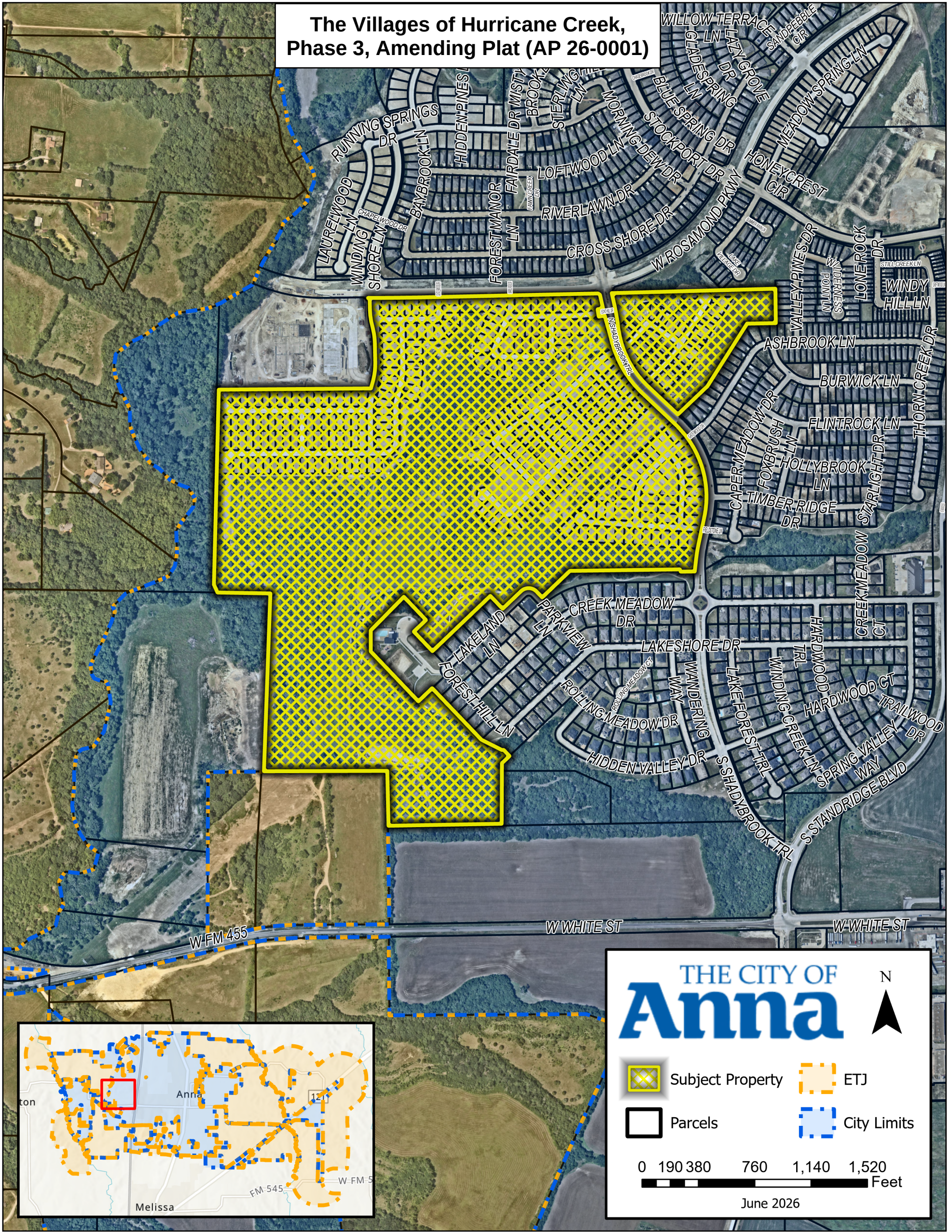
Date Submitted	5/6/2026	Jurisdiction	City of Anna
Owner	Centurion American		
Representative/Applicant	Westwood Professional Services		
Requested Action	Approval of the Amending Plat		
Purpose	To correct the building line to match existing PD front yard setback		
Land Area	175± acres		
Location	All four corners of the intersection of W. Rosamond Parkway and Stockport Drive		
Comp Plan Designation	Suburban Living		
Existing Zoning	Planned Development/ Single-Family (PD-SF) (Ord. No. 932-2021)		
Public Notice	N/A		
Surrounding Properties			
	Land Use	Zoning	Comp Plan Designation
North	Single-Family Residential	Planned Development/ Single-Family (PD-SF) (Ord. No. 932-2021)	Suburban Living
East	Single-Family Residential	Planned Development/ Single-Family (PD-SF) (Ord. No. 932-2021)	Suburban Living

South	Single-Family Residential	Planned Development/ (PD-SF) (Ord. No. 932-2021)	Single-Family	Suburban Living
West	Single-Family Residential	Planned Development/ (PD-SF) (Ord. No. 932-2021)	Single-Family	Suburban Living

ATTACHMENTS:

1. Locator Map - The Villages of Hurricane Creek, Phase 3, Amending Plat (AP 26-0001)
2. Exhibit A - The Villages of Hurricane Creek, Phase 3, Amending Plat (AP 26-0001)

The Villages of Hurricane Creek,
Phase 3, Amending Plat (AP 26-0001)



THE CITY OF
Anna



Subject Property



ETJ



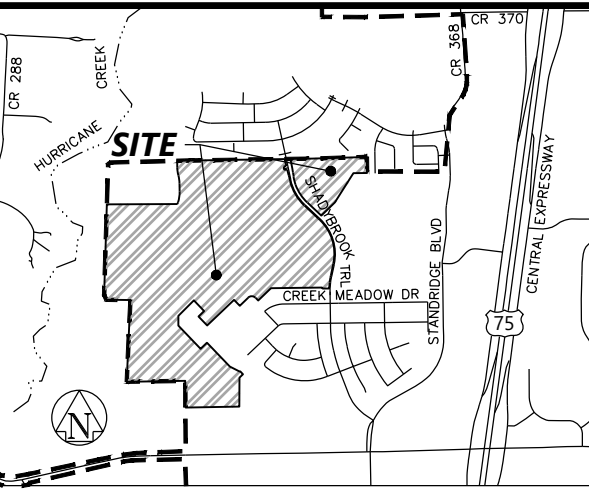
Parcels



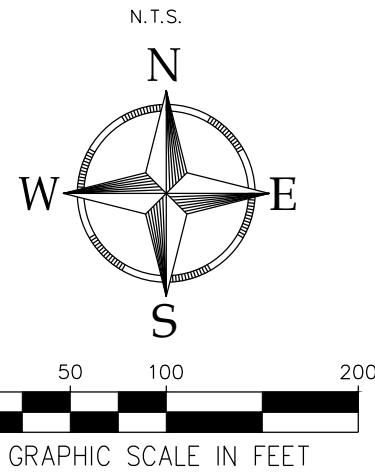
City Limits

0 190 380 760 1,140 1,520
Feet

June 2026



VICINITY MAP



	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)	20	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

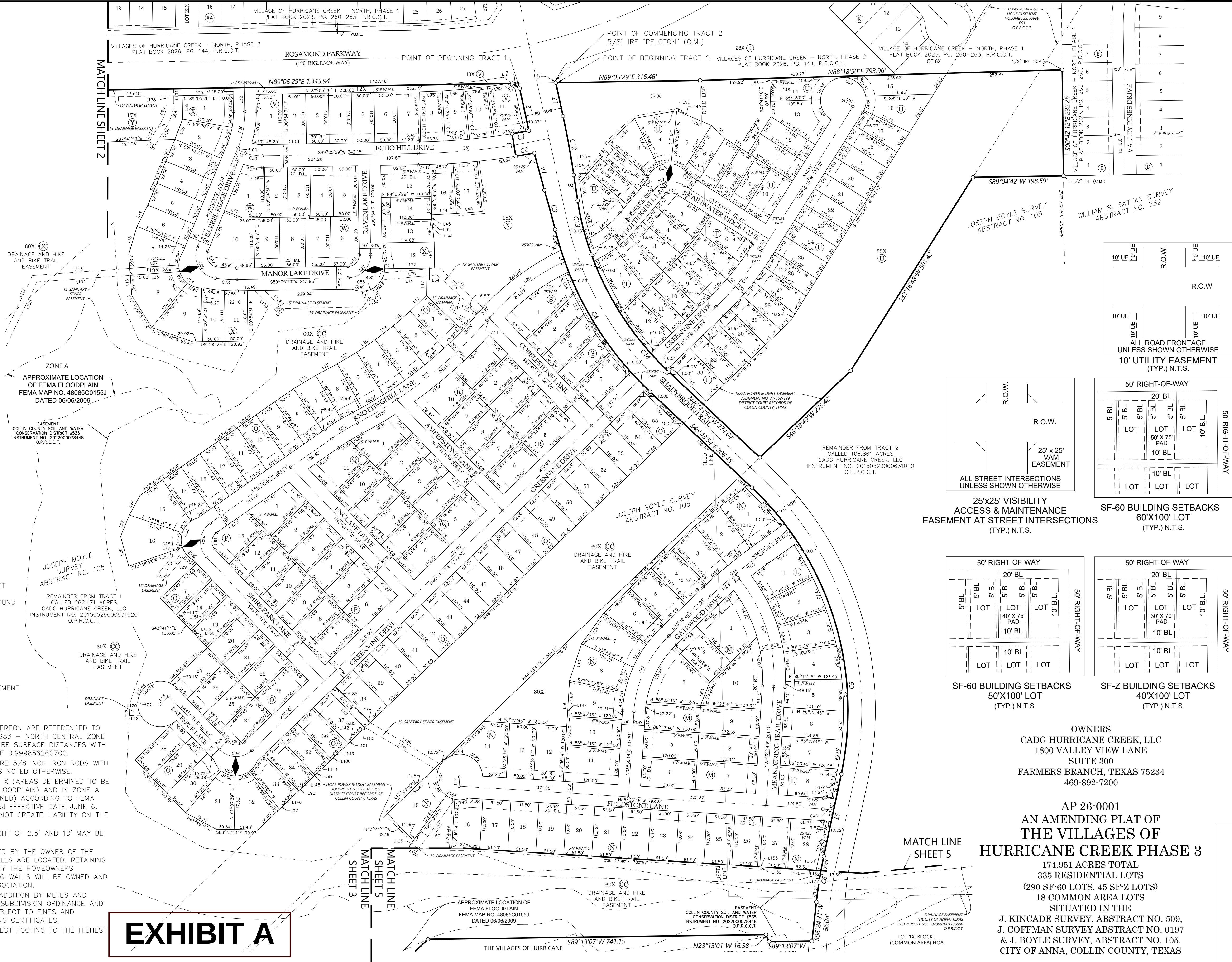
LEGEND

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

NOTES

- THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 – NORTH CENTRAL ZONE NO. 4202 – NAD83. ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999856260700.
- ALL PERIMETER PROPERTY CORNERS ARE 5/8 INCH IRON RODS WITH CAP STAMPED "PELTON" SET, UNLESS NOTED OTHERWISE.
- SUBJECT TRACT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND IN ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO FEMA FIRM PANEL MAP NUMBER 48085C0155J EFFECTIVE DATE JUNE 6, 2009. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- NO APPURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLES.
- RETAINING WALLS SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY WHERE SUCH RETAINING WALLS ARE LOCATED. RETAINING WALLS OVER 4' WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL REQUIRED SCREENING WALLS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
- WALLS ARE MEASURED FROM THE LOWEST FOOTING TO THE HIGHEST POINT ON THE WALL

EXHIBIT A



AN AMENDING PLAT OF THE VILLAGES

OF HURRICANE CREEK PHASE 3

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

Westwood

Phone (214) 273-4660
Fax (214) 273-5126
www.westwoodps.com
Westwood Professional Services, Inc.
TULSA, OK (REGISTRATION NO. 1059701)

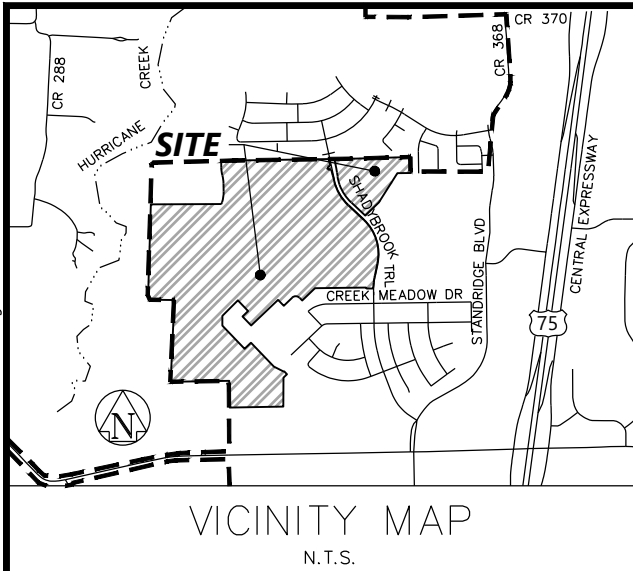
SHEET

1
OF 7 SHEETS

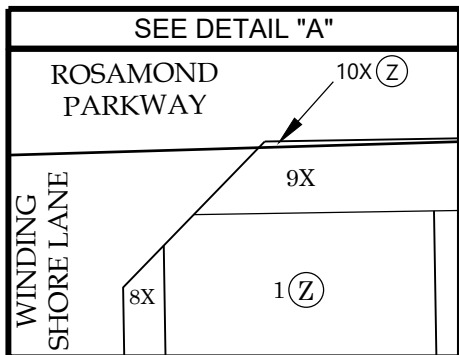
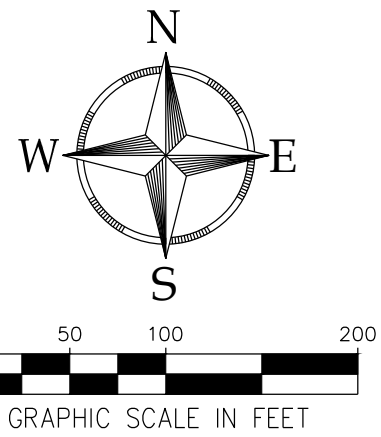
Job #:	CEN23008	Revisions:
Drawn By:	ARR	
Checked By:	JBA	
Date:	05/19/2026	
Scale:	1" = 100'	

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

AP 26-0001
AN AMENDING PLAT OF
THE VILLAGES OF
HURRICANE CREEK PHASE 3
174.951 ACRES TOTAL
335 RESIDENTIAL LOTS
(290 SF-60 LOTS, 45 SF-Z LOTS)
18 COMMON AREA LOTS
SITUATED IN THE
J. KINCADE SURVEY, ABSTRACT NO. 509,
J. COFFMAN SURVEY ABSTRACT NO. 0197
& J. BOYLE SURVEY, ABSTRACT NO. 105,
CITY OF ANNA, COLLIN COUNTY, TEXAS



VICINITY MAP
N.T.S.

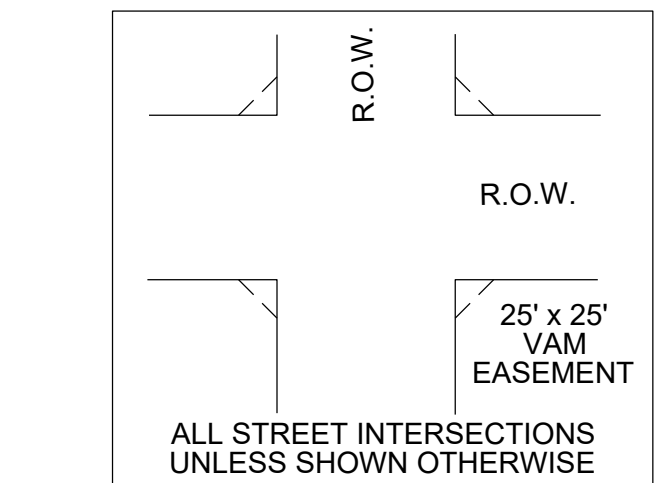
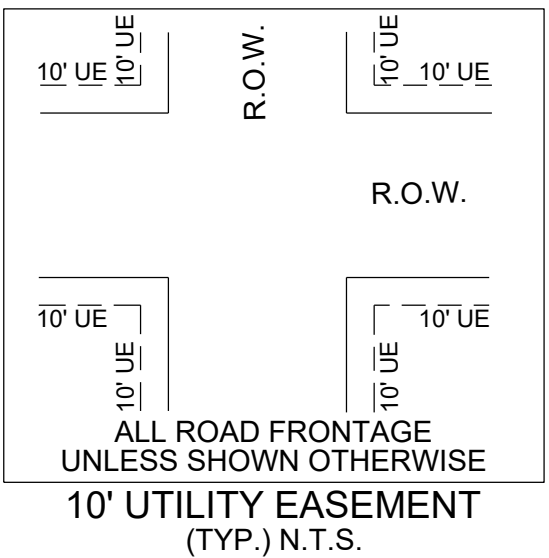


LEGEND

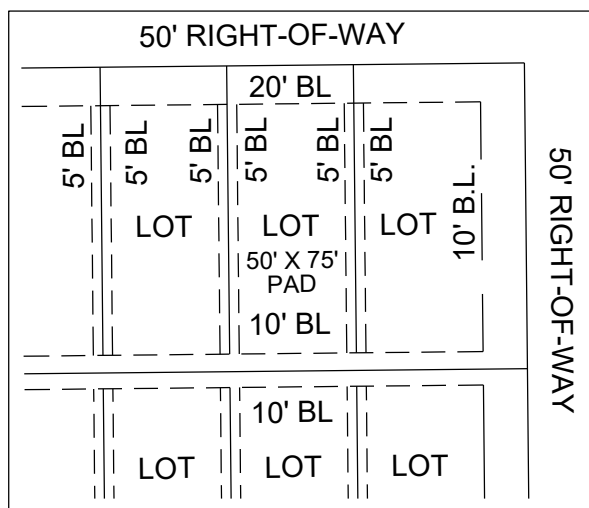
- ROW RIGHT OF WAY
CIRS 1/2" IRON ROD SET WITH CAP STAMPED "WESTWOOD PS" SET
O 5/8" IRON ROD SET WITH CAP STAMPED "WESTWOOD PS" FOUND (UNLESS OTHERWISE NOTED)
OPRCCT OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
PRCCT PLAT RECORDS OF COLLIN COUNTY, TEXAS
B.L. BUILDING LINE
U.E. UTILITY EASEMENT
S.S.E.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

NOTES

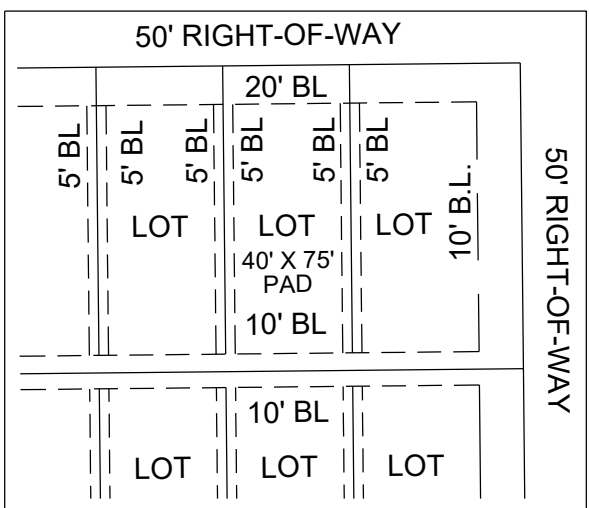
- THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 – NORTH CENTRAL ZONE NO. 4202 – NAD83. ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999856260700.
- ALL PERIMETER PROPERTY CORNERS ARE 5/8 INCH IRON RODS WITH CAP STAMPED "PELTON" SET, UNLESS NOTED OTHERWISE.
- SUBJECT TRACT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND IN ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO FEMA FIRM PANEL MAP NUMBER 48085C0155J EFFECTIVE DATE JUNE 6, 2009. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- NO APPURTENANCE BETWEEN THE HEIGHT OF 2.5' AND 10' MAY BE PLACED IN THE VISIBILITY TRIANGLES.
- RETAINING WALLS SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY WHERE SUCH RETAINING WALLS ARE LOCATED. RETAINING WALLS OVER 4' WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL REQUIRED SCREENING WALLS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
- WALLS ARE MEASURED FROM THE LOWEST FOOTING TO THE HIGHEST POINT ON THE WALL



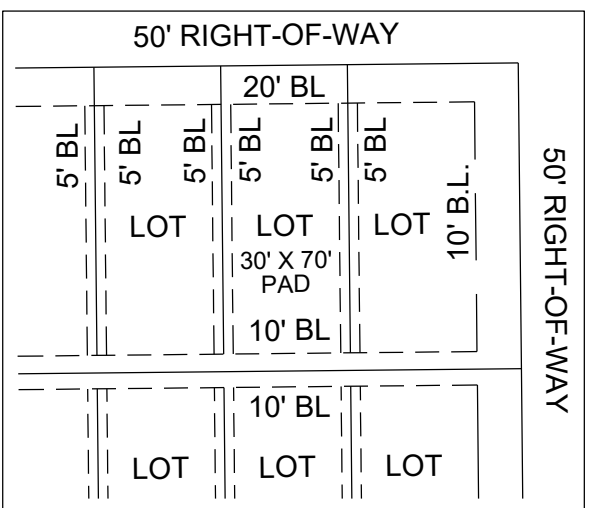
25'x25' VISIBILITY
ACCESS & MAINTENANCE
EASEMENT AT STREET INTERSECTIONS
(TYP.) N.T.S.



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



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



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

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

CITY OF ANNA ORDINANCE NO. 932-2021

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

AP 26-0001
AN AMENDING PLAT OF
THE VILLAGES OF
HURRICANE CREEK PHASE 3
174.951 ACRES TOTAL
335 RESIDENTIAL LOTS
(290 SF-60 LOTS, 45 SF-Z LOTS)
18 COMMON AREA LOTS
SITUATED IN THE
J. KINCADE SURVEY, ABSTRACT NO. 509,
J. COFFMAN SURVEY ABSTRACT NO. 0197
& J. BOYLE SURVEY, ABSTRACT NO. 105,
CITY OF ANNA, COLLIN COUNTY, TEXAS

Westwood

Phone (214) 732-4640
Fax (214) 732-5126
2901 Dallas Parkway, Suite 400
Farmers Branch, Texas 75234
westwoods.com
Westwood Professional Services, Inc.
TILE FRAM REGISTRATION NO. F11736
TILE FRAM REGISTRATION NO. 1007601

SHEET

2

OF 7 SHEETS

AN AMENDING PLAT OF THE VILLAGES

OF HURRICANE CREEK PHASE 3

174.951 ACRES TOTAL, 335 RESIDENTIAL LOTS

(290 SF-60 LOTS, 45 SF-Z LOTS) 18 COMMON AREA LOTS

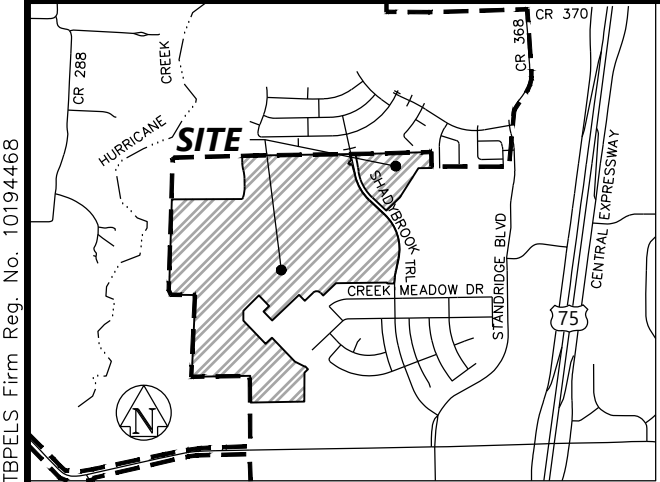
SITUATED IN THE J. KINCADE SURVEY, ABSTRACT NO. 509

J. COFFMAN SURVEY ABSTRACT NO. 0197 & J. BOYLE SURVEY, ABSTRACT NO. 105,

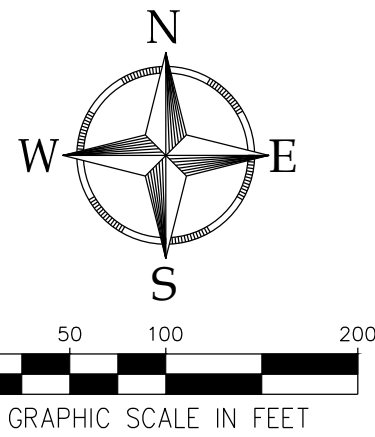
CITY OF ANNA, COLLIN COUNTY, TEXAS

Revisions:

Job #:	CEN23008
Drawn By:	ARR
Checked By:	JBA
Date:	05/19/2026
Scale:	1" = 100'



VICINITY MAP
N.T.S.



LEGEND

- ROW RIGHT OF WAY
- CIRS 1/2" IRON ROD SET WITH CAP STAMPED "WESTWOOD PS" SET
- 5/8" IRON ROD SET WITH CAP STAMPED "WESTWOOD PS" FOUND (UNLESS OTHERWISE NOTED)
- OPRCCT OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
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- STREET NAME CHANGE
- (C.M.) CONTROLLING MONUMENT

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

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

JOHN KINCADE SURVEY
ABSTRACT NO. 0510

JOHN M. KINCADE SURVEY
ABSTRACT NO. 509

EASEMENT
COLLIN COUNTY SOIL AND WATER
CONSERVATION DISTRICT #535
INSTRUMENT NO. 2022000078448
O.P.R.C.C.T.

JOSEPH BOYLE SURVEY
ABSTRACT NO. 105

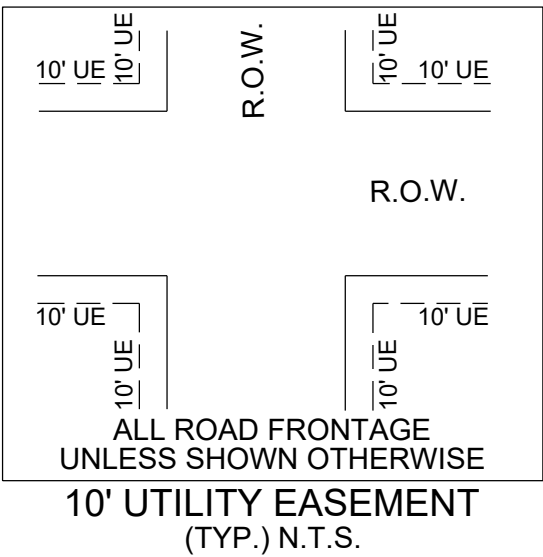
APPROXIMATE LOCATION
OF FEMA FLOODPLAIN
FEMA MAP NO. 48085C0155J
DATED 06/06/2009

EASEMENT
COLLIN COUNTY SOIL AND WATER
CONSERVATION DISTRICT #535
INSTRUMENT NO. 2022000078448
O.P.R.C.C.T.

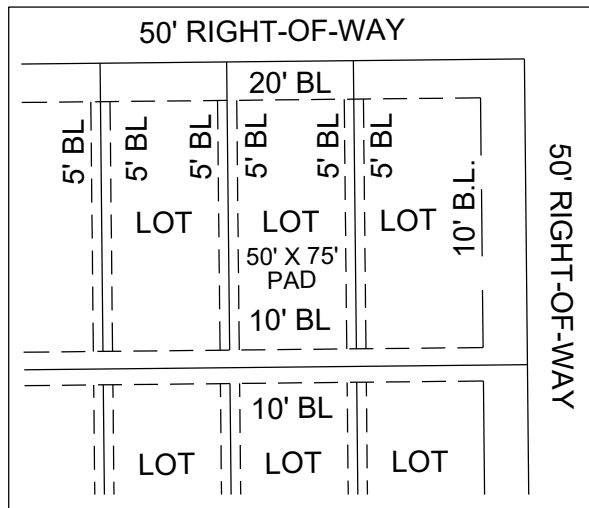
MATCH LINE SHEET 2

MATCH LINE SHEET 4

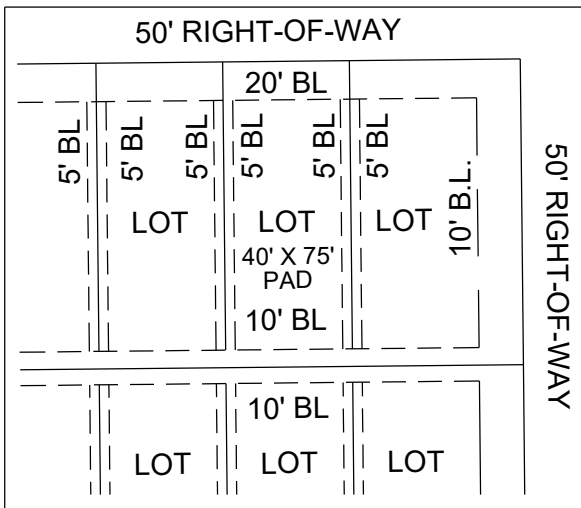
MATCH LINE SHEET 5



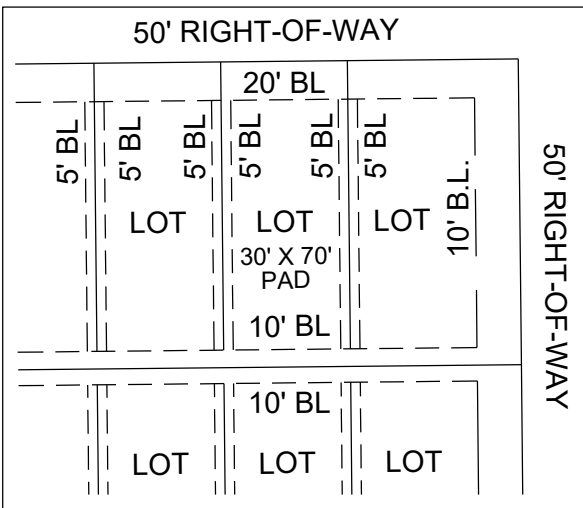
25'x25' VISIBILITY
ACCESS & MAINTENANCE
EASEMENT AT STREET INTERSECTIONS
(TYP.) N.T.S.



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



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



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

	SF-60	SF-Z
Maximum Height (feet)	35	35
Side Yard Interior (feet)	5	0/5
Side Yard, Corner Lot, Street Side (feet) (c)	10	10
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Masonry (%)	60%	60%

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AP 26-0001
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Westwood

Phone (248) 272-4540
Fax (248) 272-0760
2901 Dallas Parkway, Suite 400
Farmers Branch, Texas 75234
westwoods.com
Westwood Professional Services, Inc.
TILE FRAM REGISTRATION NO. F11736
TILE FRAM REGISTRATION NO. 1007601

SHEET

3

OF 7 SHEETS

Revisions:

CEN23008

Job #:

ARR

Drawn By:

JBA

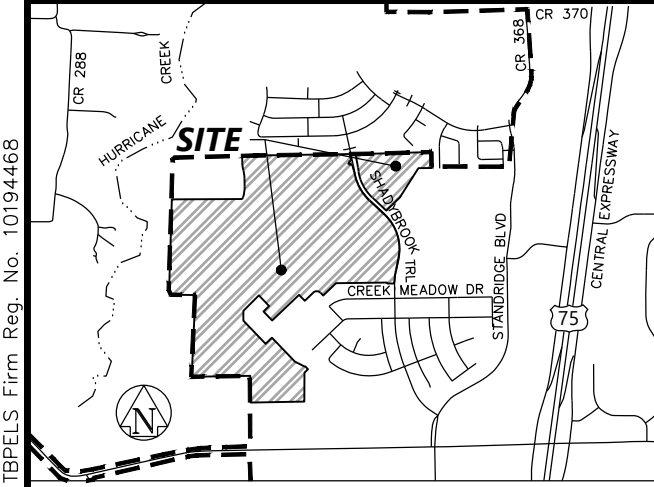
Checked By:

05/19/2026

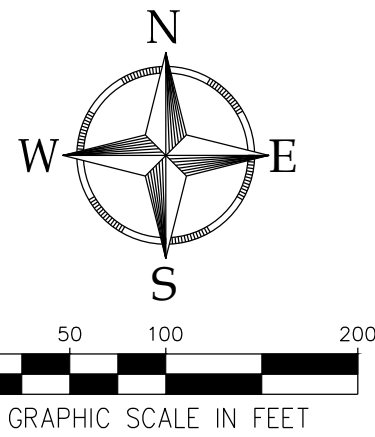
Date:

1" = 100'

Scale:



VICINITY MAP
N.T.S.

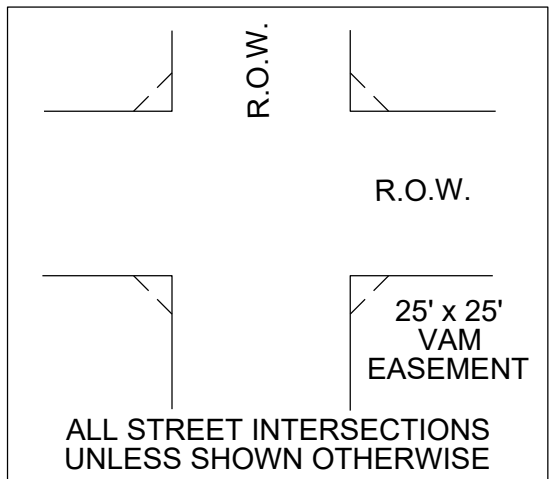
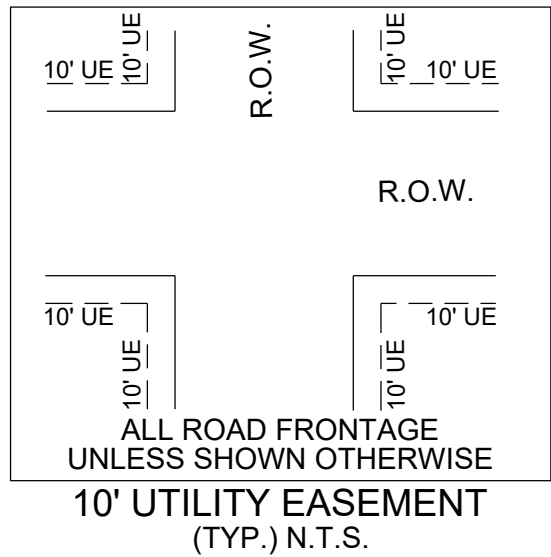


LEGEND

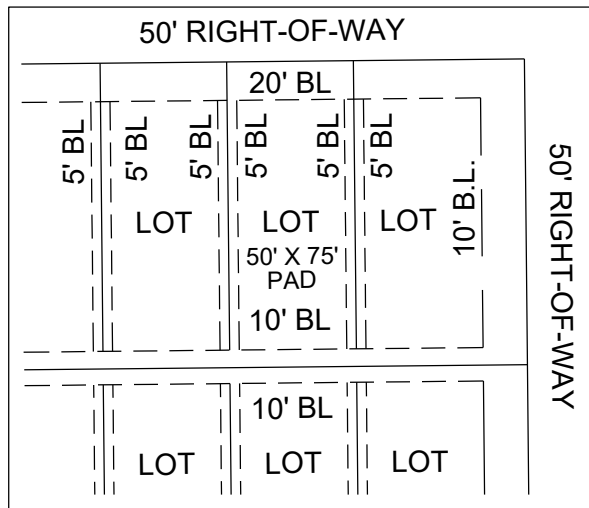
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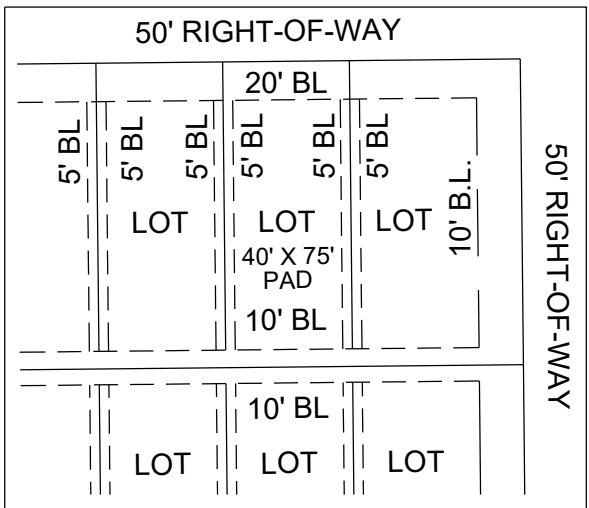
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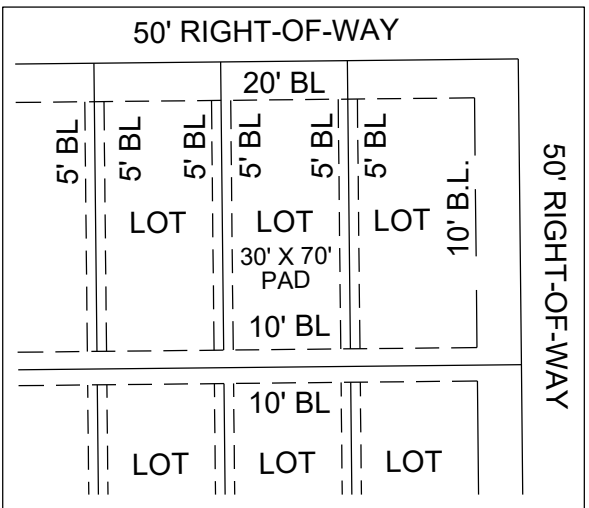
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SF-60 BUILDING SETBACKS
60'X100' LOT
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SF-Z BUILDING SETBACKS
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	SF-60	SF-Z
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Min. lot width (feet)	50	40
Min. lot depth (feet) (e)	100	100
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Building size (square feet)	1600	1200
Masonry (%)	60%	60%

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SUITE 300
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469-892-7200

AP 26-0001
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TILE FRAM REGISTRATION NO. F11726
TILE FRAM REGISTRATION NO. 1007601

SHEET

4

OF 7 SHEETS

AN AMENDING PLAT OF THE VILLAGES
OF HURRICANE CREEK PHASE 3

174.951 ACRES TOTAL, 335 RESIDENTIAL LOTS
(290 SF-60 LOTS, 45 SF-Z LOTS) 18 COMMON AREA LOTS
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CITY OF ANNA, COLLIN COUNTY, TEXAS

Revisions:

Job #:	CEN23008
Drawn By:	ARR
Checked By:	JBA
Date:	05/19/2026
Scale:	1" = 100'

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

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

LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
Block N Lot 10	7,620	0.17
Block N Lot 11	9,600	0.22
Block N Lot 12	7,800	0.18
Block N Lot 13	7,200	0.17
Block N Lot 14	9,853	0.23
Block N Lot 15	9,199	0.21
Block N Lot 16	6,678	0.15
Block N Lot 17	6,765	0.16
Block N Lot 18	6,765	0.16
Block N Lot 19	6,765	0.16
Block N Lot 20	6,765	0.16
Block N Lot 21	6,765	0.16
Block N Lot 22	6,765	0.16
Block N Lot 23	6,765	0.16
Block N Lot 24	6,765	0.16
Block N Lot 25	6,765	0.16
Block N Lot 26	6,765	0.16
Block N Lot 27	6,765	0.16
Block N Lot 28	7,749	0.18
Block N Lot 29X	1,111	0.03
Block N Lot 30X	27,012	0.62
Block O Lot 1	5,801	0.13
Block O Lot 2	5,801	0.13
Block O Lot 3	5,801	0.13
Block O Lot 4	5,801	0.13
Block O Lot 5	5,801	0.13
Block O Lot 6	5,783	0.13
Block O Lot 7	5,823	0.13
Block O Lot 8	5,624	0.13
Block O Lot 9	5,624	0.13
Block O Lot 10	5,624	0.13
Block O Lot 11	5,624	0.13
Block O Lot 12	5,624	0.13
Block O Lot 13	5,624	0.13
Block O Lot 14	5,597	0.13
Block O Lot 15	8,125	0.19
Block O Lot 16	9,407	0.22
Block O Lot 17	5,500	0.13
Block O Lot 18	5,500	0.13
Block O Lot 19	5,500	0.13
Block O Lot 20	5,500	0.13
Block O Lot 21	5,500	0.13
Block O Lot 22	5,500	0.13
Block O Lot 23	6,050	0.14
Block O Lot 24	5,916	0.14
Block O Lot 25	5,500	0.13
Block O Lot 26	5,500	0.13
Block O Lot 27	5,608	0.13
Block O Lot 28	6,250	0.14
Block O Lot 29	6,250	0.14
Block O Lot 30	6,593	0.15
Block O Lot 31	8,831	0.20
Block O Lot 32	8,583	0.20
Block O Lot 33	5,693	0.13
Block O Lot 34	5,500	0.13
Block O Lot 35	5,500	0.13
Block O Lot 36	5,500	0.13
Block O Lot 37	5,500	0.13
Block O Lot 38	5,720	0.13
Block O Lot 39	5,720	0.13

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

LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
Block T Lot 3	5,363	0.12
Block T Lot 4	4,932	0.11
Block T Lot 5	5,917	0.14
Block T Lot 6	5,293	0.12
Block T Lot 7	4,715	0.11
Block T Lot 8	4,693	0.11
Block T Lot 9	4,477	0.10
Block T Lot 10	4,400	0.10
Block T Lot 11	4,400	0.10
Block T Lot 12	5,431	0.12
Block T Lot 13X	2,374	0.05
Block U Lot 1	7,918	0.18
Block U Lot 2	4,400	0.10
Block U Lot 3	6,140	0.14
Block U Lot 4	6,831	0.16
Block U Lot 5	6,311	0.14
Block U Lot 6	4,531	0.10
Block U Lot 7	4,400	0.10
Block U Lot 8	4,400	0.10
Block U Lot 9	4,400	0.10
Block U Lot 10	6,050	0.14
Block U Lot 11	5,750	0.13
Block U Lot 12	5,091	0.12
Block U Lot 13	8,182	0.19
Block U Lot 14	6,163	0.14
Block U Lot 15	8,040	0.18
Block U Lot 16	7,719	0.18
Block U Lot 17	4,957	0.11
Block U Lot 18	4,510	0.10
Block U Lot 19	4,510	0.10
Block U Lot 20	4,510	0.10
Block U Lot 21	4,510	0.10
Block U Lot 22	4,510	0.10
Block U Lot 23	4,510	0.10
Block U Lot 24	4,510	0.10
Block U Lot 25	4,510	0.10
Block U Lot 26	4,673	0.11
Block U Lot 27	4,832	0.11
Block U Lot 28	4,949	0.11
Block U Lot 29	4,801	0.11
Block U Lot 30	4,618	0.11
Block U Lot 31	4,510	0.10
Block U Lot 32	4,510	0.10
Block U Lot 33	6,221	0.14
Block U Lot 34X	59,392	1.36
Block U Lot 35X	196,304	4.51
Block V Lot 1	6,824	0.15
Block V Lot 2	5,611	0.13
Block V Lot 3	5,500	0.13
Block V Lot 4	5,500	0.13
Block V Lot 5	5,500	0.13
Block V Lot 6	5,500	0.13
Block V Lot 7	5,519	0.13
Block V Lot 8	5,693	0.13
Block V Lot 9	5,693	0.13
Block V Lot 10	5,693	0.13
Block V Lot 12X	8,346	0.19
Block V LOT 11	6,846	0.16
Block W Lot 1	7,679	0.18
Block W Lot 2	5,500	0.13

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

LAND DESCRIPTION

TRACT 1

BEING THAT CERTAIN 64.359 ACRE TRACT OF LAND SITUATED IN THE JOHN COFFMAN SURVEY, ABSTRACT NO. 197, JOHN M. KINCADE SURVEY, ABSTRACT NO. 509, AND THE JOSEPH BOYLE SURVEY, ABSTRACT NO. 105, CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING PART OF A CALLED 262.171 ACRE TRACT 1 AND PART OF A CALLED 106.861 ACRE TRACT 2 DESCRIBED IN THE DEED TO CADG HURRICANE CREEK, LLC, RECORDED IN INSTRUMENT NO. 20150529000631020, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS; SAID 64.359 ACRE TRACT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT THE SOUTH END OF A RIGHT-OF-WAY CORNER CLIP AT THE INTERSECTION OF THE SOUTHERLY LINE OF ROSAMOND PARKWAY, 120 FOOT RIGHT-OF-WAY, AND THE WESTERLY RIGHT-OF-WAY LINE OF SHADYBROOK TRAIL, A VARIABLE WIDTH RIGHT-OF-WAY;

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

SOUTH 12 DEGREES 18 MINUTES 05 SECONDS EAST, A DISTANCE OF 95.06 FEET TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES 29 MINUTES 29 SECONDS, A RADIUS OF 1,435.00 FEET, AND AN ARC LENGTH OF 37.35 FEET (CHORD BEARS SOUTH 80 DEGREES 04 MINUTES 54 SECONDS WEST, 37.35 FEET) TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT THE END OF SAID CURVE;

SOUTH 09 DEGREES 10 MINUTES 22 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 35 MINUTES 05 SECONDS, A RADIUS OF 1,485.00 FEET, AND AN ARC LENGTH OF 41.07 FEET (CHORD BEARS NORTH 80 DEGREES 02 MINUTES 06 SECONDS EAST, 41.07 FEET) TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT THE END OF SAID CURVE;

SOUTH 15 DEGREES 21 MINUTES 07 SECONDS EAST, A DISTANCE OF 84.12 FEET TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

ALONG SAID TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 34 MINUTES 46 SECONDS, A RADIUS OF 2,000.00 FEET, AND AN ARC LENGTH OF 90.04 FEET (CHORD BEARS SOUTH 15 DEGREES 16 MINUTES 02 SECONDS EAST, 90.03 FEET) TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT THE BEGINNING OF REVERSE CURVE TO THE LEFT;

ALONG SAID REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32 DEGREES 45 MINUTES 15 SECONDS, A RADIUS OF 730.00 FEET, AND AN ARC LENGTH OF 417.32 FEET (CHORD BEARS SOUTH 30 DEGREES 21 MINUTES 16 SECONDS EAST, 411.66 FEET) TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT THE END OF SAID REVERSE CURVE;

SOUTH 46 DEGREES 43 MINUTES 54 SECONDS EAST, A DISTANCE OF 306.45 FEET TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

ALONG SAID TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 58 DEGREES 46 MINUTES 11 SECONDS, A RADIUS OF 670.00 FEET, AND AN ARC LENGTH OF 687.24 FEET (CHORD BEARS SOUTH 17 DEGREES 20 MINUTES 48 SECONDS EAST, 657.50 FEET) TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT THE END OF SAID CURVE;

SOUTH 12 DEGREES 02 MINUTES 18 SECONDS WEST, A DISTANCE OF 184.50 FEET TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

ALONG SAID TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 46 MINUTES 20 SECONDS, A RADIUS OF 1,030.00 FEET, AND AN ARC LENGTH OF 101.20 FEET (CHORD BEARS SOUTH 05 DEGREES 37 MINUTES 47 SECONDS WEST, 101.66 FEET) TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT THE END OF SAID CURVE;

SOUTH 06 DEGREES 24 MINUTES 31 SECONDS WEST, A DISTANCE OF 86.08 FEET TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT AN ANGLE POINT IN SAID WESTERLY LINE OF SHADYBROOK TRAIL;

THENCE SOUTH 89 DEGREES 13 MINUTES 07 SECONDS WEST, AT A DISTANCE OF 8.93 FEET DEPARTING THE SAID WESTERLY LINE OF SHADYBROOK TRAIL, PASSING THE NORTHWEST CORNER OF LOT 1X, BLOCK P, THE VILLAGES OF HURRICANE CREEK PHASE 1, AN ADDITION TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2020, PAGE 686, OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, CONTINUING ALONG THE NORTH LINE OF SAID LOT 1X, BLOCK P, A DISTANCE OF 94.22 FEET TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT AN ANGLE POINT;

THENCE ALONG THE SAID SOUTH LINE OF LOT 1X, BLOCK P, THE FOLLOWING COURSES AND DISTANCES:

NORTH 23 DEGREES 13 MINUTES 01 SECONDS WEST, A DISTANCE OF 16.58 FEET TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT AN ANGLE POINT;

SOUTH 89 DEGREES 13 MINUTES 07 SECONDS WEST, A DISTANCE OF 741.15 FEET TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT AN ANGLE POINT;

SOUTH 46 DEGREES 18 MINUTES 49 SECONDS WEST, A DISTANCE OF 259.23 FEET TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND FOR CORNER IN THE NORTHEAST RIGHT-OF-WAY LINE OF PARKVIEW LANE, A 50-FOOT RIGHT-OF-WAY, AT THE WEST CORNER OF SAID LOT 1X, BLOCK P;

THENCE DEPARTING THE SAID NORTH LINE OF LOT 1X, BLOCK P, ALONG THE SAID NORTHEAST LINE OF PARKVIEW LANE AND ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF BROOKSIDE LANE, A 50-FOOT RIGHT-OF-WAY, THE FOLLOWING COURSES AND DISTANCES:

NORTH 43 DEGREES 41 MINUTES 35 SECONDS WEST, A DISTANCE OF 53.69 FEET TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;

ALONG SAID TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 59 SECONDS, A RADIUS OF 75.00 FEET, AND AN ARC LENGTH OF 117.81 FEET (CHORD BEARS NORTH 88 DEGREES 41 MINUTES 11 SECONDS WEST, 106.07 FEET) TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT THE END OF SAID CURVE;

SOUTH 46 DEGREES 18 MINUTES 49 SECONDS WEST, A DISTANCE OF 171.01 FEET TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT AN EAST CORNER OF LOT 6, BLOCK R, THE VILLAGES OF HURRICANE CREEK PHASE 1B, AN ADDITION TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2023, PAGE 621, OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS;

THENCE ALONG THE NORTHEAST, AND NORTHWEST LINES OF SAID BLOCK R, THE VILLAGES OF HURRICANE CREEK PHASE 1B, THE FOLLOWING COURSES AND DISTANCES:

NORTH 43 DEGREES 40 MINUTES 57 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A 5/8"IRON

ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT A NORTH CORNER OF SAID LOT 6, BLOCK R;

SOUTH 46 DEGREES 18 MINUTES 49 SECONDS WEST, A DISTANCE OF 540.00 FEET TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND IN A NORTHEAST LINE OF LOT 1X, OF SAID VILLAGES OF HURRICANE CREEK PHASE 1B, AT THE WEST CORNRE OF LOT 1, OF SAID BLOCK R;

NORTH 43 DEGREES 40 MINUTES 57 SECONDS WEST, A DISTANCE OF 182.16 FEET TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT A RE-ENTRANT CORNER OF SAID LOT 1X, OF SAID VILLAGES OF HURRICANE CREEK PHASE 1B;

NORTH 46 DEGREES 18 MINUTES 49 SECONDS EAST, A DISTANCE OF 113.26 FEET TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT AN EAST CORNER OF SAID LOT 1X, OF SAID VILLAGES OF HURRICANE CREEK PHASE 1B;

NORTH 43 DEGREES 41 MINUTES 11 SECONDS WEST, A DISTANCE OF 216.67 FEET TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT A NORTH CORNER OF SAID LOT 1X, OF SAID VILLAGES OF HURRICANE CREEK PHASE 1B;

SOUTH 44 DEGREES 30 MINUTES 05 SECONDS WEST, A DISTANCE OF 318.29 FEET TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT AN ANGLE POINT OF SAID LOT 1X, OF SAID VILLAGES OF HURRICANE CREEK PHASE 1B;

SOUTH 00 DEGREES 00 MINUTES 06 SECONDS WEST, A DISTANCE OF 141.63 FEET TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT AN ANGLE POINT OF SAID LOT 1X, OF SAID VILLAGES OF HURRICANE CREEK PHASE 1B;

SOUTH 43 DEGREES 41 MINUTES 11 SECONDS EAST, A DISTANCE OF 465.35 FEET TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND FOR CORNER IN THE NORTHWEST LINE OF THE SOUTH CORNER OF SAID LOT 1X, OF SAID VILLAGES OF HURRICANE CREEK PHASE 1B;

NORTH 46 DEGREES 18 MINUTES 49 SECONDS EAST, A DISTANCE OF 128.69 FEET TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT THE WEST CORNER OF LOT 11, BLOCK M, OF SAID VILLAGES OF HURRICANE CREEK PHASE 1B;

THENCE DEPARTING THE SAID NORTHEAST, AND NORTHWEST LINES OF SAID BLOCK R, THE VILLAGES OF HURRICANE CREEK PHASE 1B, ALONG THE SOUTHWEST LINES OF SAID BLOCK M, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 43 DEGREES 41 MINUTES 11 SECONDS EAST, A DISTANCE OF 480.00 FEET TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT A SOUTH CORNER OF LOT 6, OF SAID BLOCK M, AND BEING AT THE WEST CORNER OF LOT 11X OF SAID THE VILLAGES OF HURRICANE CREEK PHASE 1B;

THENCE ALONG THE SOUTHWEST LINE OF SAID LOT 11X, THE VILLAGES OF HURRICANE CREEK PHASE 1B, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 63 DEGREES 16 MINUTES 55 SECONDS EAST, A DISTANCE OF 153.10 FEET TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT AN ANGLE POINT;

SOUTH 86 DEGREES 55 MINUTES 45 SECONDS EAST, A DISTANCE OF 15.00 FEET TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT AN ANGLE POINT;

SOUTH 43 DEGREES 41 MINUTES 11 SECONDS EAST, A DISTANCE OF 55.84 FEET TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND FOR CORNER IN THE NORTHWEST LINE OF LOT 24X, BLOCK K, LOTS 19R-23, 3X AND 24X, BLOCK K, THE VILLAGES OF HURRICANE CREEK PHASE 1, AN ADDITION TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2023, PAGE 624; AT THE SOUTH CORNER OF SAID LOT 11X, THE VILLAGES OF HURRICANE CREEK PHASE 1B;

THENCE SOUTH 46 DEGREES 18 MINUTES 49 SECONDS WEST, DEPARTING THE SAID NORTHWEST LINE OF LOT 11X, THE VILLAGES OF HURRICANE CREEK PHASE 1B, ALONG THE SAID NORTHWEST LINE OF LOT SAID LOT 24X, BLOCK K, A DISTANCE OF 70.32 FEET TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT AN ANGLE POINT;

THENCE SOUTH 00 DEGREES 15 MINUTES 27 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 24X, BLOCK K, A DISTANCE OF 421.11 FEET TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND FOR CORNER IN THE COMMON LINE BETWEEN A TRACT OF LAND CONVEYED TO WBK PARTNERS LTD, BY DEED OF RECORD IN VOLUME 4292, PAGE 27, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND THE SAID 262.171 ACRE TRACT; AND BEING AT THE SOUTHWEST CORNER OF SAID LOT 24X, BLOCK K;

THENCE SOUTH 88 DEGREES 58 MINUTES 26 SECONDS WEST, DEPARTING THE SAID WEST LINE OF LOT 24X, BLOCK K, ALONG THE SAID COMMON LINE BETWEEN THE WBK PARTNERS LTD. TRACT AND THE 262.171 ACRE TRACT, A DISTANCE OF 777.53 FEET TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND FOR CORNER IN THE EAST LINE OF A TRACT OF LAND CONVEYED TO ANNA GROUP, LLC, BY DEED OF RECORD IN INSTRUMENT NO. 2023000122760, OF SAID OFFICIAL PUBLIC RECORDS, AT THE NORTHWEST CORNER OF SAID WBK PARTNERS LTD TRACT, AND BEING AT A SOUTHWEST CORNER OF SAID 262.171 ACRE TRACT;

THENCE NORTH 01 DEGREES 00 MINUTES 29 SECONDS WEST, DEPARTING THE SAID COMMON LINE BETWEEN THE WBK PARTNERS LTD TRACT AND THE 262.171 ACRE TRACT, ALONG THE COMMON LINE BETWEEN SAID ANNA GROUP, LLC TRACT AND THE SAID 262.171 ACRE TRACT, A DISTANCE OF 387.21 FEET TO A FENCE CORNER POST FOUND AT THE NORTHWEST CORNER OF SAID ANNA GROUP, LLC TRACT, AND BEING AT A RE-ENTRANT CORNER OF SAID 262.171 ACRE TRACT;

THENCE SOUTH 89 DEGREES 10 MINUTES 05 SECONDS WEST, CONTINUING ALONG THE SAID COMMON LINE BETWEEN THE ANNA GROUP, LLC TRACT AND THE 262.171 ACRE TRACT, A DISTANCE OF 849.68 FEET TO A FENCE CORNER POST FOUND FOR CORNER IN THE EAST LINE OF A TRACT OF LAND CONVEYED TO VALINDA PLACE, LLC, BY DEED OF RECORD IN INSTRUMENT NO. 20220408000573280, OF SAID OFFICIAL PUBLIC RECORDS, AT THE SOUTHWEST CORNER OF SAID 262.171 ACRE TRACT;

THENCE DEPARTING THE SAID COMMON LINE BETWEEN THE ANNA GROUP, LLC TRACT AND THE 262.171 ACRE TRACT, ALONG THE COMMON LINE BETWEEN SAID 262.171 ACRE TRACT AND THE VALINDA PLAZA, LLC TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 02 DEGREES 34 MINUTES 09 SECONDS EAST, A DISTANCE OF 1,187.49 FEET TO A 1/2" IRON ROD FOUND AT A RE-ENTRANT CORNER OF SAID 262.171 ACRE TRACT AND A NORTHEAST CORNER OF SAID VALINDA PLAZA, LLC TRACT;

NORTH 89 DEGREES 26 MINUTES 01 SECONDS WEST, A DISTANCE OF 350.00 FEET TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT A SOUTHWEST CORNER OF SAID 262.171 ACRE TRACT AND BEING AT A RE-ENTRANT CORNER OF SAID VALINDA PLAZA, LLC TRACT;

NORTH 24 DEGREES 08 MINUTES 02 SECONDS WEST, A DISTANCE OF 75.72 FEET TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT AN ANGLE POINT;

NORTH 01 DEGREES 42 MINUTES 50 SECONDS EAST, A DISTANCE OF 1,316.32 FEET TO A 1/2"IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS"SET AT THE SOUTHWEST CORNER OF A CALLED 15.309 ACRE TRACT OF LAND CONVEYED TO BOARD OF TRUSTEES OF THE ANNA INDEPENDENT SCHOOL DISTRICT, BY DEED OF RECORD IN INSTRUMENT NO. 20250000599753, OF SAID OFFICIAL PUBLIC RECORDS;

THENCE DEPARTING THE SAID COMMON LINE BETWEEN THE 262.171 ACRE TRACT AND THE VALINDA PLAZA, LLC TRACT, ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID BOARD OF TRUSTEES OF THE ANNA INDEPENDENT SCHOOL DISTRICT TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 47 MINUTES 01 SECONDS EAST, A DISTANCE OF 1,026.31 FEET TO A 1/2"IRON

ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS"SET AT THE SOUTHEAST CORNER OF SAID 15.309 ACRE TRACT; SAID POINT BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 01 MINUTES 41 SECONDS, A RADIUS OF 525.00 FEET, AND AN ARC LENGTH OF 27.75 FEET (CHORD BEARS NORTH 16 DEGREES 11 MINUTES 53 SECONDS EAST, 27.74 FEET) TO A 1/2"IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS"SET AT THE BEGINNING OF A REVERSE CURVE;

ALONG SAID REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18 DEGREES 40 MINUTES 18 SECONDS, A RADIUS OF 475.00 FEET, AND AN ARC LENGTH OF 154.79 FEET (CHORD BEARS NORTH 08 DEGREES 22 MINUTES 35 SECONDS EAST, 154.11 FEET) TO A 1/2"IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS"SET AT THE END OF SAID CURVE;

NORTH 00 DEGREES 57 MINUTES 34 SECONDS WEST, A DISTANCE OF 123.32 FEET TO A 1/2"IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS"SET AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

ALONG SAID TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14 DEGREES 05 MINUTES 12 SECONDS, A RADIUS OF 475.00 FEET, AND AN ARC LENGTH OF 116.78 FEET (CHORD BEARS NORTH 08 DEGREES 00 MINUTES 10 SECONDS WEST, 116.49 FEET) TO A 1/2"IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS"SET AT THE BEGINNING OF A TANGENT REVERSE CURVE;

ALONG SAID TANGENT REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14 DEGREES 08 MINUTES 12 SECONDS, A RADIUS OF 475.00 FEET, AND AN ARC LENGTH OF 117.20 FEET (CHORD BEARS NORTH 07 DEGREES 58 MINUTES 39 SECONDS WEST, 116.91 FEET) TO A 1/2"IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS"SET AT THE END OF SAID CURVE;

NORTH 00 DEGREES 54 MINUTES 31 SECONDS WEST, A DISTANCE OF 66.31 FEET TO A 1/2"IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS"SET AT AN ANGLE POINT;

NORTH 45 DEGREES 54 MINUTES 31 SECONDS WEST, A DISTANCE OF 38.01 FEET TO A 1/2"IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS"SET FOR CORNER IN THE COMMON LINE BETWEEN SAID 262.171 ACRE TRACT AND THE SOUTHERLY RIGHT-OF-WAY LINE OF ROSAMOND PARKWAY, A 120 FOOT RIGHT-OF-WAY IN THE VILLAGES OF HURRICANE CREEK - NORTH, PHASE 2, AN ADDITION TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2026, PAGE 144, OF THE PLAT RECORDS OF COLLIN COUNTY TEXAS;

THENCE NORTH 88 DEGREES 18 MINUTES 31 SECONDS EAST DEPARTING THE SAID EASTERLY LINE OF THE 15.309 ACRE TRACT, ALONG THE SAID SOUTHERLY LINE OF ROSAMOND PARKWAY, AT A DISTANCE OF 135.62 FEET PASSING THE WEST CORNER OF LOT 10X, BLOCK Z, OF SAID VILLAGES OF HURRICANE CREEK - NORTH, PHASE 2, CONTINUING ALONG THE COMMON LINE BETWEEN SAID LOT 10X, BLOCK Z AND SAID 262.171 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 228.55 FEET TO A 1/2"IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS"SET FOR CORNER IN THE SAID SOUTHERLY LINE OF ROSAMOND PARKWAY, AT THE EAST CORNER OF SAID LOT 10X, BLOCK Z;

THENCE NORTH 89 DEGREES 05 MINUTES 29 SECONDS EAST, CONTINUING ALONG THE SAID SOUTHERLY LINE OF ROSAMOND PARKWAY AT A DISTANCE OF 1,137.46 FEET PASSING A POINT FOR THE WEST CORNER OF LOT 13X, BLOCK V OF SAID VILLAGES OF HURRICANE CREEK - NORTH, PHASE 2, CONTINUING ALONG THE COMMON LINE BETWEEN SAID LOT 13X, BLOCK V AND SAID TRACT 1, IN ALL A TOTAL DISTANCE OF 1,345.94 FEET TO A 1/2"IRON ROD WITH A PLASTIC CAP STAMPED "WESTWOOD PS" SET FOR CORNER IN THE SAID RIGHT-OF-WAY CORNER CLIP AT THE INTERSECTION OF SAID SOUTHERLY LINE OF ROSAMOND PARKWAY AND SAID SHADYBROOK TRAIL, AND BEING AT THE SOUTHEAST CORNER OF SAID LOT 13X;

THENCE SOUTH 56 DEGREES 03 MINUTES 28 SECONDS EAST, DEPARTING THE SAID COMMON LINE BETWEEN SAID LOT 13X, BLOCK V AND SAID TRACT 1, ALONG SAID RIGHT-OF-WAY CORNER CLIP, A DISTANCE OF 19.37 FEET TO THE POINT-OF-BEGINNING, CONTAINING 7,059,439 SQUARE FEET OR 162.062 ACRES OF LAND.

TRACT 2

BEING THAT CERTAIN 12.889 ACRE TRACT OF LAND SITUATED IN THE JOSEPH BOYLE SURVEY, ABSTRACT NO. 105, CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING PART OF A CALLED 262.171 ACRE TRACT 1 AND PART OF A CALLED 106.861 ACRE TRACT 2 DESCRIBED IN THE DEED TO CADG HURRICANE CREEK, LLC, RECORDED IN INSTRUMENT NO. 20150529000631020, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS; SAID 12.889 ACRE TRACT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT A SOUTH END OF A RIGHT-OF-WAY CORNER CLIP IN THE EASTERLY RIGHT-OF-WAY LINE OF SHADYBROOK TRAIL, A VARIABLE WIDTH RIGHT-OF-WAY, AT A WEST CORNER OF LOT 28X, BLOCK K, VILLAGES OF HURRICANE CREEK - NORTH, PHASE 2, AN ADDITION TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2026, PAGE 144, OF THE PLAT RECORDS OF COLLIN COUNTY TEXAS;

THENCE SOUTH 12 DEGREES 18 MINUTES 05 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID SHADYBROOK TRAIL, A DISTANCE OF 4.77 FEET TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"SET AT THE POINT-OF-BEGINNING; SAID POINT BEING IN THE NORTH LINE OF SAID TRACT 1, AND BEING AT THE SOUTHWEST CORNER OF SAID LOT 28X, BLOCK K; THENCE NORTH 89 DEGREES 05 MINUTES 29 SECONDS EAST, DEPARTING THE SAID EASTERLY LINE OF SHADYBROOK TRAIL, ALONG THE COMMON LINE BETWEEN SAID LOT 28X, BLOCK K AND SAID TRACT 1, A DISTANCE OF 316.46 FEET TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"SET AT THE NORTHEAST CORNER OF SAID TRACT 1 AND THE NORTHWEST CORNER OF SAID TRACT 2;

THENCE NORTH 88 DEGREES 18 MINUTES 50 SECONDS EAST, ALONG THE COMMON LINE BETWEEN SAID LOT 28X AND SAID TRACT 2, AT A DISTANCE OF 429.27 FEET PASSING THE SOUTHEAST CORNER OF SAID LOT 28X AND BEING THE SOUTHWEST CORNER OF LOT 6X, BLOCK K, VILLAGE OF HURRICANE CREEK - NORTH, PHASE 1, AN ADDITION TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2023, PAGE 260-263, OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, CONTINUING ALONG THE COMMON LINE BETWEEN SAID LOT 6X, BLOCK K AND SAID TRACT 2, IN ALL A TOTAL DISTANCE OF 793.96 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN THE WEST LINE OF BLOCK E, OF SAID VILLAGE OF HURRICANE CREEK - NORTH, PHASE 1, AT A SOUTHEAST CORNER OF SAID LOT 6X, BLOCK K, AND BEING AT THE NORTHEAST CORNER OF SAID TRACT 2;

THENCE SOUTH 00 DEGREES 42 MINUTES 12 SECONDS EAST, DEPARTING THE SAID COMMON LINE BETWEEN LOT 6X, BLOCK K AND TRACT 2, ALONG A COMMON LINE BETWEEN SAID BLOCK E, VILLAGE OF HURRICANE CREEK NORTH, PHASE 1 AND SAID TRACT 2, A DISTANCE OF 232.26 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 1, OF SAID BLOCK E;

THENCE SOUTH 89 DEGREES 04 MINUTES 42 SECONDS WEST, DEPARTING THE SAID COMMON LINE BETWEEN BLOCK E, VILLAGE OF HURRICANE CREEK NORTH, PHASE 1 AND SAID TRACT 2, OVER AND ACROSS SAID TRACT 2, A DISTANCE OF 198.59 FEET TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"SET FOR CORNER IN THE SOUTHEAST LINE OF A TEXAS POWER & LIGHT EASEMENT, UNDER JUDGEMENT NO. 71-162-199, IN THE DISTRICT COURT RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 32 DEGREES 16 MINUTES 48 SECONDS WEST, ALONG THE SAID SOUTHEAST LINE OF THE TEXAS POWER & LIGHT EASEMENT, CONTINUING OVER AND ACROSS SAID TRACT 2, A DISTANCE OF 501.42 FEET TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"SET AT AN ANGLE POINT;

THENCE SOUTH 46 DEGREES 18 MINUTES 49 SECONDS WEST, CONTINUING ALONG THE SAID SOUTHEAST LINE OF THE TEXAS POWER & LIGHT EASEMENT, CONTINUING OVER AND ACROSS SAID TRACT 2, A DISTANCE OF 275.42 FEET TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"SET FOR CORNER IN THE SAID EASTERLY LINE OF SHADYBROOK TRAIL;

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

NORTH 46 DEGREES 43 MINUTES 54 SECONDS WEST, A DISTANCE OF 274.04 FEET TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

ALONG SAID TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 26 DEGREES 34 MINUTES 25 SECONDS, A RADIUS OF 670.00 FEET, AND AN ARC LENGTH OF 310.75 FEET (CHORD BEARS NORTH 33 DEGREES 26 MINUTES 41 SECONDS WEST, 307.97 FEET) TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT BEGINNING OF A COMPOUND CURVE TO THE RIGHT;

ALONG SAID COMPOUND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11 DEGREES 39 MINUTES 17 SECONDS, A RADIUS OF 600.00 FEET, AND AN ARC LENGTH OF 122.05 FEET (CHORD BEARS NORTH 14 DEGREES 19 MINUTES 50 SECONDS WEST, 121.84 FEET) TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT THE END OF SAID CURVE;

NORTH 08 DEGREES 30 MINUTES 11 SECONDS WEST, A DISTANCE OF 56.95 FEET TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

ALONG SAID TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 45 MINUTES 41 SECONDS, A RADIUS OF 2,000.00 FEET, AND AN ARC LENGTH OF 131.30 FEET (CHORD BEARS NORTH 10 DEGREES 23 MINUTES 01 SECONDS WEST, 131.27 FEET) TO A 5/8"IRON ROD WITH A PLASTIC CAP STAMPED "PELTON"FOUND AT THE END OF SAID CURVE;

NORTH 12 DEGREES 15 MINUTES 52 SECONDS WEST, A DISTANCE OF 74.62 FEET TO THE POINT-OF-BEGINNING, CONTAINING 561,441 SQUARE FEET OR 12.889 ACRES OF LAND.

AN AMENDING PLAT OF THE VILLAGES
OF HURRICANE CREEK PHASE 3
174.951 ACRES TOTAL, 335 RESIDENTIAL LOTS
(290 SF-60 LOTS/ 18 COMMON AREA LOTS
SITUATED IN THE J. KINCADE SURVEY, ABSTRACT NO. 509
J. COFFMAN SURVEY ABSTRACT NO. 0197 & J. BOYLE SURVEY, ABSTRACT NO. 105,
CITY OF ANNA, COLLIN COUNTY, TEXAS

Westwood
Phone (214) 773-4640
Fax (855) 551-5126
2601 Dallas Parkway, Suite 400
Ft. Worth, Texas 76176
westwoods.com
Westwood Professional Services, Inc.
THE FIRM REGISTRATION NO. F17766
THE FIRM REGISTRATION NO. 1087661

SHEET

6
OF 7 SHEETS

AP 26-0001
AN AMENDING PLAT OF
THE VILLAGES OF
HURRICANE CREEK PHASE 3
174.951 ACRES TOTAL
335 RESIDENTIAL LOTS
(290 SF-60 LOTS, 45 SF-Z LOTS)
18 COMMON AREA LOTS
SITUATED IN THE
J. KINCADE SURVEY, ABSTRACT NO. 509,
J. COFFMAN SURVEY ABSTRACT NO. 0197
& J. BOYLE SURVEY, ABSTRACT NO. 105,
CITY OF ANNA, COLLIN COUNTY, TEXAS

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

KNOW ALL MEN BY THESE PRESENTS:

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

JASON ARMSTRONG
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5557

STATE OF TEXAS
COUNTY OF COLLIN

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

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

AN AMENDING PLAT OF THE VILLAGES

OF HURRICANE CREEK PHASE 3

174.951 ACRES TOTAL, 335 RESIDENTIAL LOTS

(290 SF-60 LOTS, 45 SF-Z LOTS) 18 COMMON AREA LOTS

SITUATED IN THE J. KINCADE SURVEY, ABSTRACT NO. 509

J. COFFMAN SURVEY ABSTRACT NO. 0197 & J. BOYLE SURVEY, ABSTRACT NO. 105,

CITY OF ANNA, COLLIN COUNTY, TEXAS

Westwood

Phone (248) 772-4560
Fax (248) 772-5126
2501 Dallas Parkway, Suite 400
Westwood, TX 76091
westwoodgs.com

Westwood Professional Services, Inc.
THEIR REGISTRATION NO. F11726
THEIR FIRM REGISTRATION NO. 1057661

SHEET

7

OF 7 SHEETS

AP 26-0001
AN AMENDING PLAT OF
THE VILLAGES OF
HURRICANE CREEK PHASE 3

174.951 ACRES TOTAL
335 RESIDENTIAL LOTS
(290 SF-60 LOTS, 45 SF-Z LOTS)
18 COMMON AREA LOTS
SITUATED IN THE

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

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



Item No. 5.e.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 6/1/2026
Staff Contact: Everett Johnson

AGENDA ITEM:

Approve Blacklock Storage, Block A, Lot 1, Final Plat (FP 26-0006)

SUMMARY:

Self-Storage (Mini-Warehouse) on 4.8± acres on the west side of S. Powell Parkway, 950± feet south of W. White Street. Zoned Light Industrial (I-1) (Ord. No. 981-2022)

Recommended for approval as submitted.

BACKGROUND:

Date Submitted	5/6/2026	Jurisdiction	City of Anna
Owner	Sunset Storage Anna, LLC		
Representative/Applicant	Carroll Consulting Group, Inc		
Requested Action	Approval of Final Plat		
Purpose	To reapprove a plat for a storage facility		
Land Area	4.9± acres		
Location	The west side of S. Powell Parkway, 950± feet south of W. White Street		
Comp Plan Designation	Urban Living		
Existing Zoning	Light Industrial (I-1) (Ord. No. 981-2022)		
Public Notice	N/A		
Surrounding Properties			
	Land Use	Zoning	Comp Plan Designation
North	Commercial	Regional Commercial (C-2)	Urban Living
East	Commercial	Regional Commercial (C-2)	Urban Living
South	Multifamily	Multifamily (MF-2)	Urban Living

West	Vacant	Single-Family Estate (SF-E)	Urban Living
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ATTACHMENTS:

1. Locator Map - Blacklock Storage, Block A, Lot 1, Final Plat (FP 26-0006)
2. Exhibit A - Blacklock Storage, Block A, Lot 1, Final Plat (FP 26-0006)

Blacklock Storage, Block A, Lot 1,
Final Plat (FP 26-0006)

W WHITE ST

S POWELL PKWY

THE CITY OF
Anna



Subject Property



ETJ



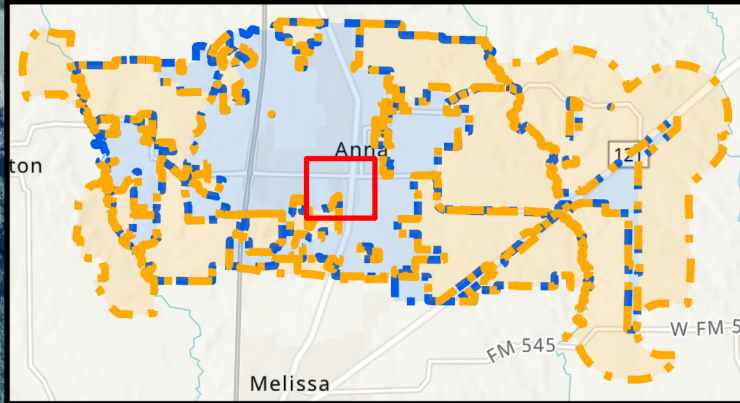
Parcels



City Limits

0 50 100 200 300 400 Feet

June 2026





Item No. 5.f.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 6/1/2026
Staff Contact: Everett Johnson

AGENDA ITEM:

Approve Shadowbend Retail, Block S, Lots 1-3, Replat (RP 26-0005)

SUMMARY:

A financial institution on 1.1± acre on the northwest corner of W. Rosamond Parkway and West Crossing Boulevard. Zoned Planned Development/Local Commercial (PD/C-1) (Ord. No. 797-2018)

The applicant is requesting the item be tabled until the July 6, 2026 Planning & Zoning Commission meeting.

BACKGROUND:

Date Submitted	5/6/2026	Jurisdiction	City of Anna
Owner	Farmers Bank & Trust Company		
Representative/Applicant	ClayMoore Engineering		
Requested Action	Approval of Replat		
Purpose	To subdivide two lots into three lots for commercial development		
Land Area	4.4± acres		
Location	The northwest corner of W. Rosamond Parkway and West Crossing Boulevard		
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	Single-Family	Planned Development (Ord. No. 797-2018)	Suburban Living
East	Single-Family	Planned Development (Ord. No. 797-2018)	Suburban Living

South	School	Single-Family Estate	School
West	Commercial	Planned Development (Ord. No. 797-2018)	Suburban Living

ATTACHMENTS:



Item No. 5.g.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 6/1/2026
Staff Contact: Everett Johnson

AGENDA ITEM:

Approve Shadowbend Retail, Block S, Lot 3, Preliminary Site Plan (PSP 26-0008)

SUMMARY:

A financial institution on 1.1± acre on the northwest corner of W. Rosamond Parkway and West Crossing Boulevard. Zoned Planned Development/Local Commercial (PD/C-1) (Ord. No. 797-2018)

The applicant is requesting the item be tabled until the July 6, 2026 Planning & Zoning Commission meeting.

BACKGROUND:

Date Submitted		5/6/2026	Jurisdiction	City of Anna
Owner		Farmers Bank & Trust Company		
Representative/Applicant		ClayMoore Engineering		
Requested Action		Approval of Preliminary Site Plan		
Purpose		To build a financial institution		
Land Area		1.1± acres		
Location		The northwest corner of W. Rosamond Parkway and West Crossing Boulevard		
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	Single-Family	Planned Development (Ord. No. 797-2018)	Suburban Living	
East	Single-Family	Planned Development (Ord. No. 797-2018)	Suburban Living	

South	School	Single-Family Estate	School
West	Commercial	Planned Development (Ord. No. 797-2018)	Suburban Living

ATTACHMENTS:



Item No. 5.h.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 6/1/2026
Staff Contact: Everett Johnson

AGENDA ITEM:

Approve TXNM Westminster Addition, Block A, Lot 1, Final Plat (FP 26-0005)

SUMMARY:

An electrical substation on 4.8± acres on the northwest corner of FM 2862 and N. State Highway 121. Located in the ETJ.

Recommended for approval subject to review comments - adding a measurement and the project number.

BACKGROUND:

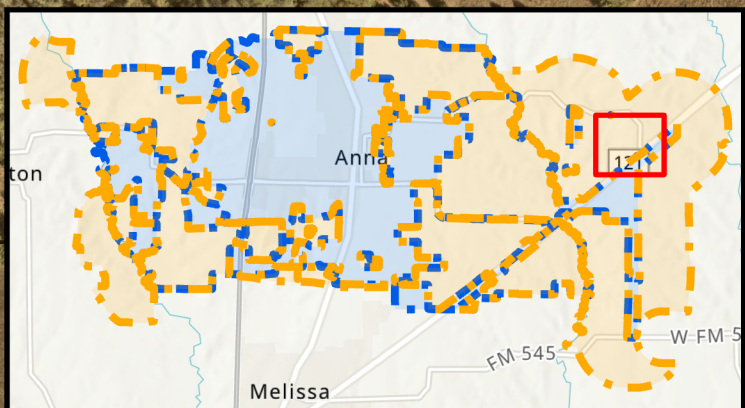
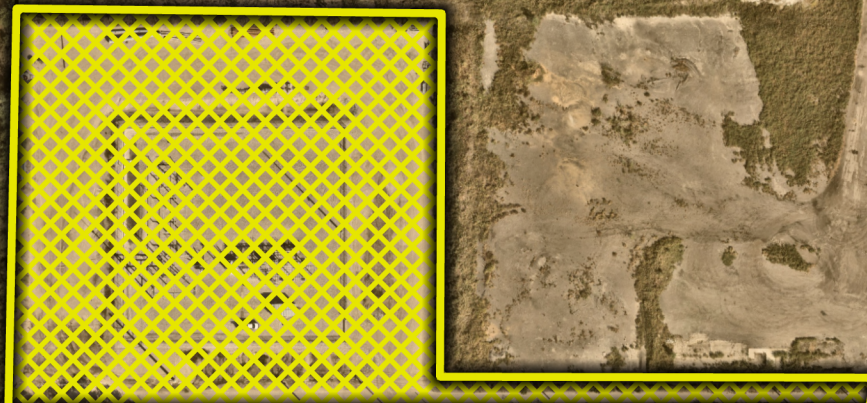
Date Submitted	5/6/2026	Jurisdiction	Collin County
Owner	Texas-New Mexico Power Company		
Representative/Applicant	Pape-Dawson Consulting Engineers LLC		
Requested Action	Approval of Final Plat		
Purpose	To plat an electrical substation		
Land Area	4.8± acres		
Location	The northwest corner of FM 2862 and N. State Highway 121		
Comp Plan Designation	Regional Activity Center		
Existing Zoning	ETJ		
Public Notice	N/A		
Surrounding Properties			
	Land Use	Zoning	Comp Plan Designation
North	Vacant	ETJ	Regional Activity Center
East	Vacant	ETJ	Regional Activity

			Center
South	Vacant	ETJ	Regional Activity Center
West	Vacant	ETJ	Regional Activity Center

ATTACHMENTS:

1. Locator - TXNM Westminster Addition, Block A, Lot 1, Final Plat (FP 26-0005)
2. Exhibit A - TXNM Westminster Addition, Block A, Lot 1, Final Plat (FP 26-0005)

TXNM Westminster Addition, Block A, Lot 1,
Final Plat (FP 26-0005)



THE CITY OF
Anna

N

Subject Property

ETJ

Parcels

City Limits

0 62.5125 250 375 500 Feet

June 2026

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TEXAS-NEW MEXICO POWER COMPANY, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAbove DESCRIBED PROPERTY AS **LOT 1, BLOCK 47, WESTMINSTER**, AN ADDITION TO THE CITY OF ANNA, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THERON, 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 UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE 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 THEROF, 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 PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

WITNESS, MY HAND THIS _____ DAY OF _____, 2025.

TEXAS-NEW MEXICO POWER COMPANY

BY:

NAME: NEAL WALKER

TITLE: PRESIDENT

DATE: _____, 2026

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR _____ 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 ACKNOWLEDGED TO ME THAT HE/SHE IS _____, 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 _____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES: _____

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR:

STATE OF TEXAS §
COUNTY OF COLLIN §

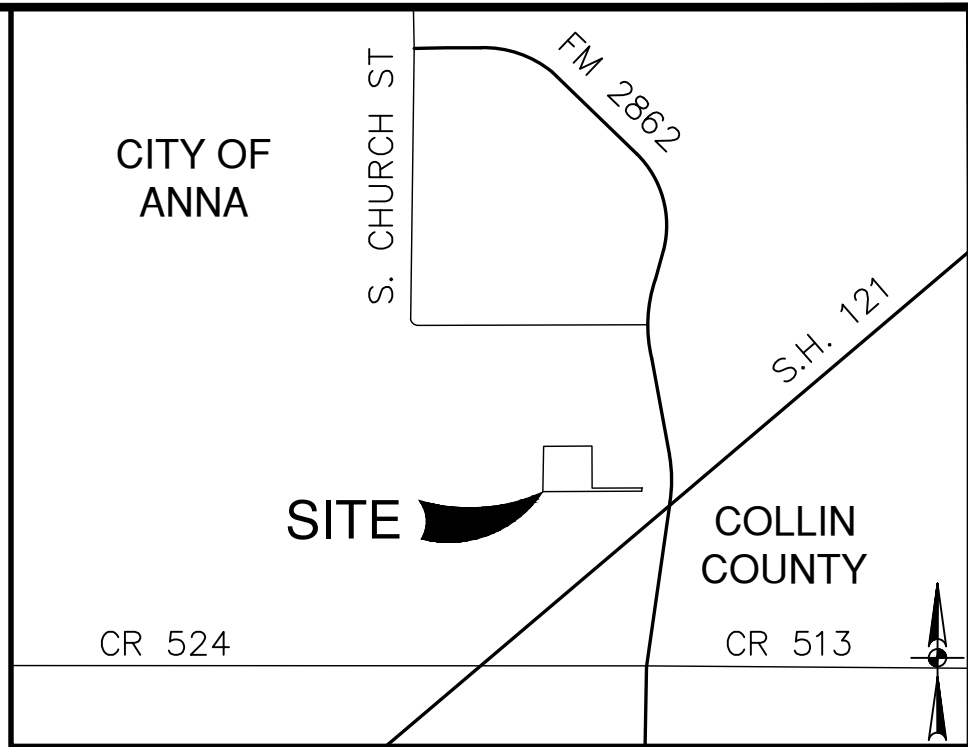
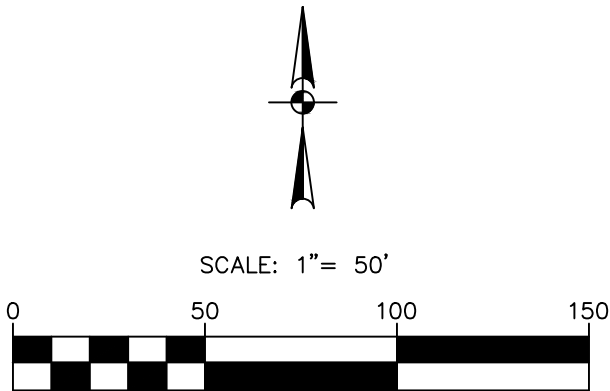
KNOWN ALL MEN BY THESE PRESENTS:

THAT I, KYLE R. REINER, 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 REGULATION OF THE TOWN OF PROSPER, TEXAS.

DATED THIS THE _____ DAY OF _____, 2026.

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

KYLE R. REINER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 7099
FIRM REGISTRATION NO. 10028800
PAPE DAWSON CONSULTING ENGINEERS, LLC.
6105 TENNYSON PARKWAY, SUITE 210
PLANO, TEXAS 75024
TEL.: 214-420-8494
EMAIL: KREINER@PAPE-DAWSON.COM



LOCATION MAP
NOT-TO-SCALE

SAMUEL CRAFT SURVEY,
ABSTRACT NO. 165

TRACT 1.15
SHERLEY PARTNERS LTD
INST. NO. 19990727000933350
O.P.R.C.C.T.

LOT 1 BLOCK 47
4.849 ACRES
211, 234 SQUARE FEET
TEXAS-NEW MEXICO POWER COMPANY
INST. NO. 2010227001420110
O.P.R.C.C.T.

FOUND 1/2" IRON ROD

LINE TABLE			
LINE #	BEARING	LENGTH	
L1	S0°14'47"E	54.38'	
L2	S89°42'53"W	13.44'	
L3	N89°10'48"W	46.81'	

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	42.00'	89°59'22"	S45°00'19"W	59.39'	65.97'
C2	1.00'	90°17'03"	S44°51'27"W	1.42'	1.58'
C3	42.00'	90°00'00"	S44°42'53"W	59.40'	65.97'

POINT OF
BEGINNING

FOUND 5/8" IRON ROD WITH PINK
CAP STAMPED "TXDOT"
(C.M.)

RIGHT-OF-WAY LINE
FARM-TO-MARKET ROAD 2682
TXDOT VARIABLE WIDTH RIGHT-OF-WAY

R=67.00'
Delta=26°17'12"
CB=S09°44'09"W
CD=30.47'
L=30.74'

METES AND BOUNDS DESCRIPTION

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING A TRACT OF LAND, SITUATED IN THE SAMUEL CRAFT SURVEY, ABSTRACT NUMBER 165, COLLIN COUNTY, TEXAS, AND BEING A CALLED 4.849 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO TEXAS-NEW MEXICO POWER COMPANY AS RECORDED IN INSTRUMENT NUMBER 20101227001420110, IN THE 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 FOUND 5/8-INCH IRON ROD WITH A PINK CAP STAMPED "TXDOT" (CONTROLLING MONUMENT), BEING THE NORTHERN SOUTHEAST CORNER OF SAID TEXAS-NEW MEXICO TRACT, BEING ON THE WEST RIGHT-OF-WAY LINE OF STATE FARM-TO-MARKET ROAD 2682 (VARIABLE WIDTH RIGHT-OF-WAY) AS SHOWN ON TXDOT CONTROL-SECTION-JOB RIGHT-OF-WAY MAPS NUMBER 0549-03-030, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 67.00 FEET, A CENTRAL ANGLE OF 26°17'12", A CHORD BEARING AND DISTANCE OF S 09°44'09" W - 30.47 FEET;

CONTINUING ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 30.74 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", BEING THE MOST SOUTHERN SOUTHEAST CORNER OF SAID TEXAS-NEW MEXICO TRACT, SAME BEING A NORTHEASTERLY CORNER OF A TRACT OF LAND DESCRIBED AS TRACT 1.15 IN A SPECIAL WARRANTY DEED TO SHERLEY PARTNERS LTD, RECORDED IN INSTRUMENT NUMBER 19990727000933350 [O.P.R.C.C.T.];

THENCE: S 89°42'54" W, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY, ALONG THE SOUTH LINE OF SAID TEXAS-NEW MEXICO TRACT, SAME BEING A NORTH LINE OF SAID SHERLEY PARTNERS TRACT, PASSING AT A DISTANCE OF 610.84 FEET A FOUND 3-INCH ALUMINUM DISC STAMPED "SURVEY MARKER", BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS TRACT 4 IN A SPECIAL WARRANTY DEED TO WESTMINSTER SPECIAL UTILITY DISTRICT, RECORDED IN INSTRUMENT NUMBER 20111230001413510 [O.P.R.C.C.T.], PASSING AT A DISTANCE OF 910.93 FEET A FOUND 3-INCH ALUMINUM DISC STAMPED "SURVEY MARKER", BEING THE NORTHWEST CORNER OF SAID WESTMINSTER TRACT, CONTINUING FOR A TOTAL DISTANCE OF 933.97 FEET TO A FOUND 1/2-INCH IRON ROD, BEING THE SOUTHWEST CORNER OF SAID TEXAS-NEW MEXICO TRACT, SAME BEING AN INTERIOR EL CORNER OF SAID SHERLEY PARTNERS TRACT;

THENCE: N 00°49'13" E, ALONG THE WEST LINE OF SAID TEXAS-NEW MEXICO TRACT, SAME BEING AN EAST LINE OF SAID SHERLEY PARTNERS TRACT, A DISTANCE OF 427.73 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", BEING THE NORTHWEST CORNER OF SAID TEXAS-NEW MEXICO TRACT;

THENCE: ALONG THE NORTH LINE OF SAID TEXAS-NEW MEXICO TRACT THE FOLLOWING COURSES:

N 89°42'54" E, A DISTANCE OF 456.82 FEET TO FOUND 1/2-INCH IRON ROD;

S 00°17'06" E, A DISTANCE OF 397.64 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

N 89°42'54" E, A DISTANCE OF 474.20 FEET TO THE **POINT OF BEGINNING** AND **CONTAINING** 4.849 ACRES OR 211,234 SQUARE FEET OF LAND, MORE OR LESS.

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

FINAL PLAT OF TXNM WESTMINSTER ADDITION

LOT 1 BLOCK A
BEING 4.849 ACRES SITUATED IN THE
SAMUEL CRAFT SURVEY, ABSTRACT NO. 165,
COLLIN COUNTY, TEXAS.

OWNER/DEVELOPER:
TEXAS-NEW MEXICO POWER COMPANY
577 N GARDEN RIDGE BLVD
LEWISVILLE, TX 75067
CONTACT: NEAL WALKER, PRESIDENT

SURVEYOR/ENGINEER:
PAPE-DAWSON
TEL: (214) 420-8494
CONTACT: KYLE REINER

PAPE-DAWSON
6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214-420-8494
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: MAY 11, 2026

EXHIBIT A

GENERAL NOTES:

- NOTICE: 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 UTILITIES AND BUILDING PERMITS.
- ALL COORDINATES SHOWN, ARE GRID VALUES BASED ON THE TEXAS COORDINATE SYSTEM IN THE NORTH CENTRAL ZONE [4202] USING THE NORTH AMERICAN DATUM OF 1983 (NAD 83), (NAD2011), EPOCH 2010.00. ALL DISTANCES SHOWN ARE SURFACE USING A COMBINED SCALE FACTOR OF 1.000152710.
- THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
- ALL OF THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON MAP NO. 48085C0180J DATED JUNE 2, 2009 FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED FLOOD HAZARD AREA, THE FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR 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.
- UPON COMPLETION OF CONSTRUCTION, ALL CORNERS WILL BE SET USING A 1/2-INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON". IN AREAS WHERE IT IS NOT PHYSICALLY POSSIBLE TO SET A REBAR, A MAG NAIL OR X CUT WILL BE USED.
- THIS PROPERTY MAY BE SUBJECT TO CHANGES RELATED TO IMPACT FEES AND THE NEW APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.

TRACT 1.15
SHERLEY PARTNERS LTD
INST. NO. 19990727000933350
O.P.R.C.C.T.

TRACT 4
WESTMINSTER SPECIAL
UTILITY DISTRICT
INST. NO. 20111230001413510
O.P.R.C.C.T.



Item No. 5.i.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 6/1/2026
Staff Contact: Everett Johnson

AGENDA ITEM:

Approve Coyote Meadows, Phase 2B, Final Plat (FP 26-0007)

SUMMARY:

28 Single-Family 6.0 lots and two Homeowners' Association lots on 7.3± acres on the west side of the intersection of Packsaddle Lake Drive and Lake Alpine Trail. Zoned Planned Development/Single-Family (PD-SF) (Ord. No. 957-2022/Ord. No. 1164-2025)

Recommended for approval as submitted.

BACKGROUND:

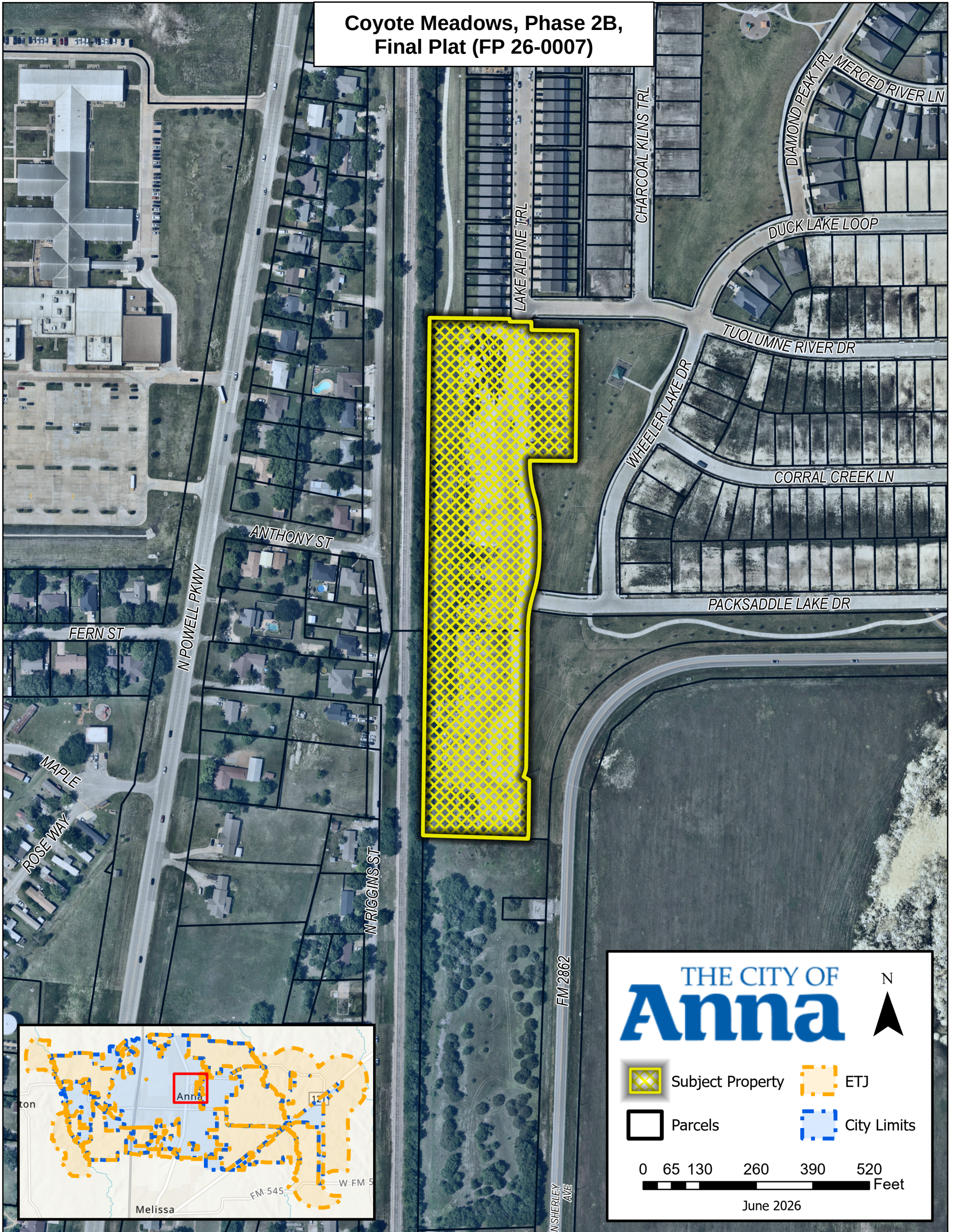
Date Submitted	5/6/2026	Jurisdiction	City of Anna
Owner	TFCC Coyote, LLC		
Representative/Applicant	Spiars Engineering and Surveying		
Requested Action	Approval of Final Plat		
Purpose	To build Single-Family Residential		
Land Area	7.2± acres		
Location	The west side of the intersection of Packsaddle Lake Drive and Lake Alpine Trail		
Comp Plan Designation	Urban Living		
Existing Zoning	Planned Development/Single-Family (PD-SF) (Ord. No. 957-2022/Ord. No. 1164-2025)		
Public Notice	N/A		
Surrounding Properties			
	Land Use	Zoning	Comp Plan Designation
North	Single-Family	Single-Family 7.2 (SF-7.2)	Suburban Living
East	Single-Family	Single-Family 7.2 (SF-7.2)	Suburban Living

South	Vacant	Downtown (DT)	Urban Living
West	Single-Family	Single-Family 7.2 (SF-7.2)	Suburban Living

ATTACHMENTS:

1. Locator Map - Coyote Meadows, Phase 2B, Final Plat (FP 26-0007)
2. Exhibit A - Coyote Meadows, Phase 2B, Final Plat (FP 26-0007)

Coyote Meadows, Phase 2B,
Final Plat (FP 26-0007)



THE CITY OF
Anna

N

Subject Property

ETJ

Parcels

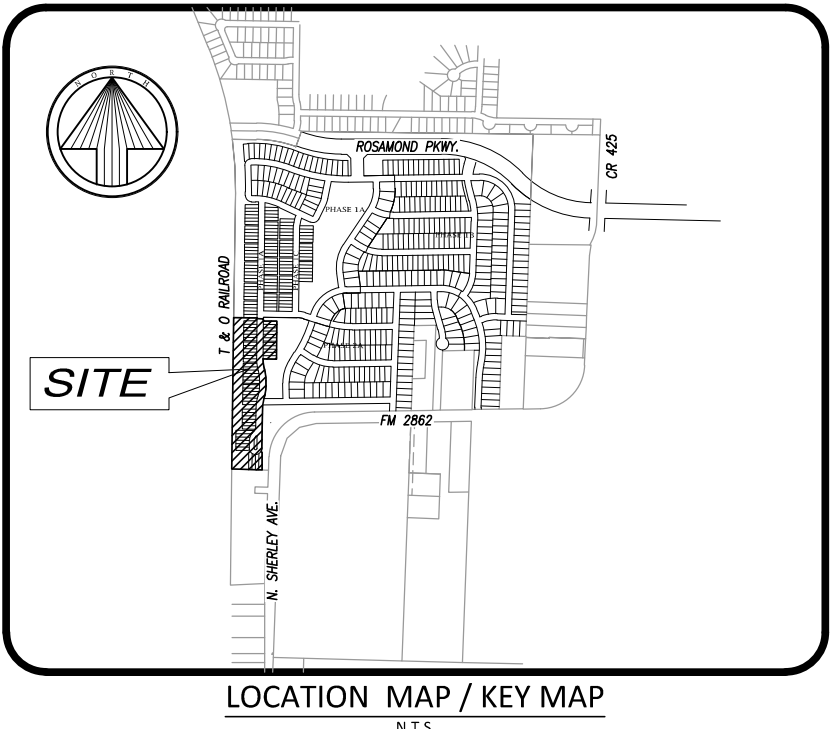
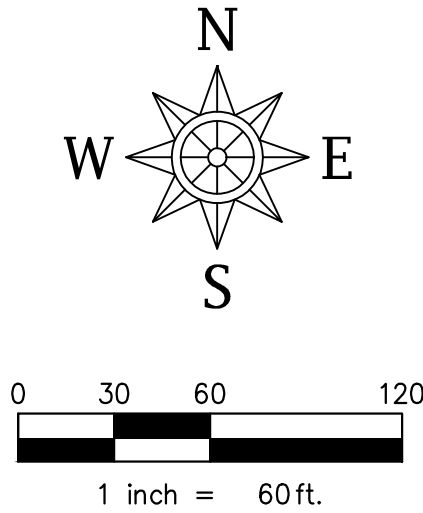
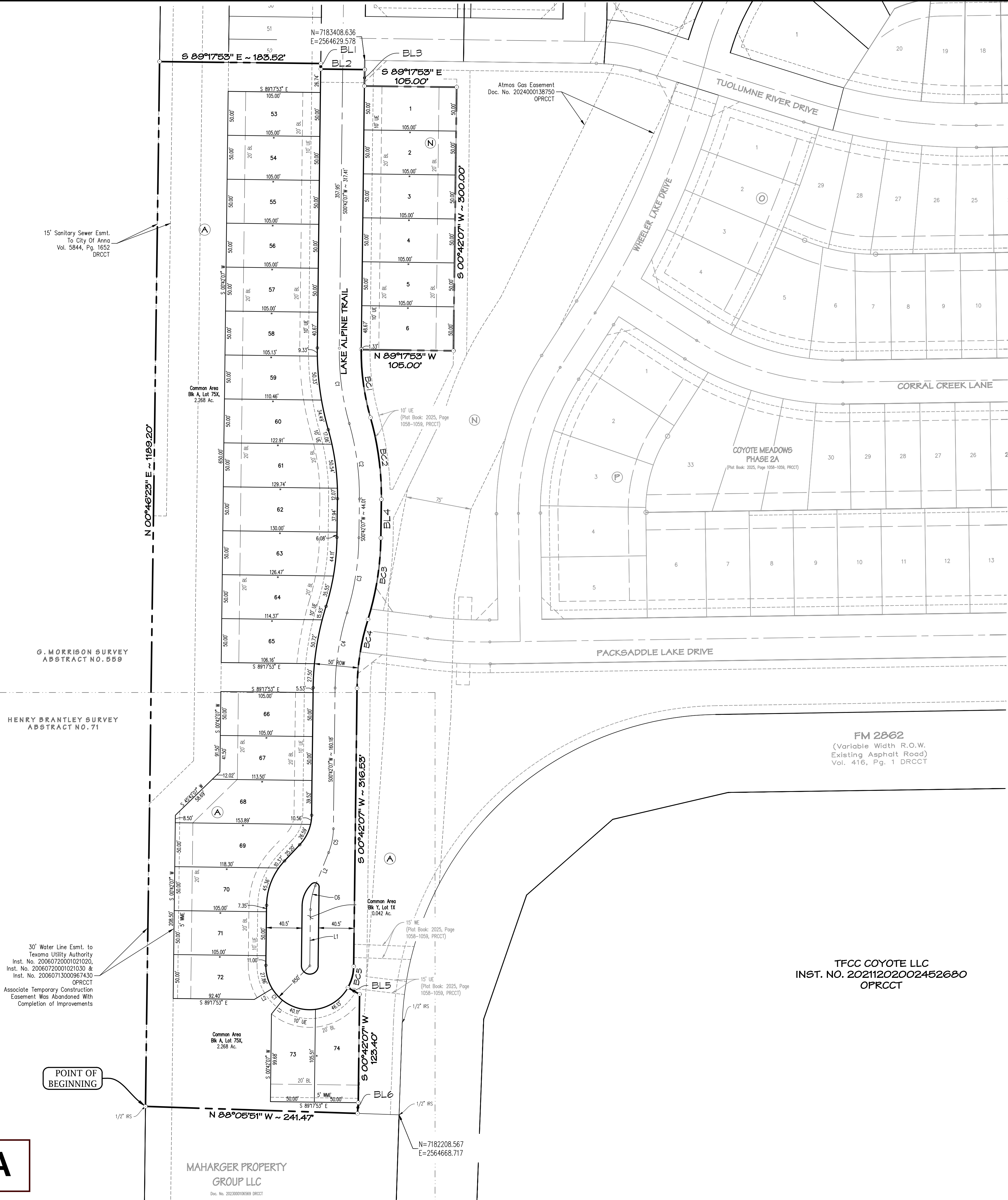
City Limits

0 65 130 260 390 520 Feet

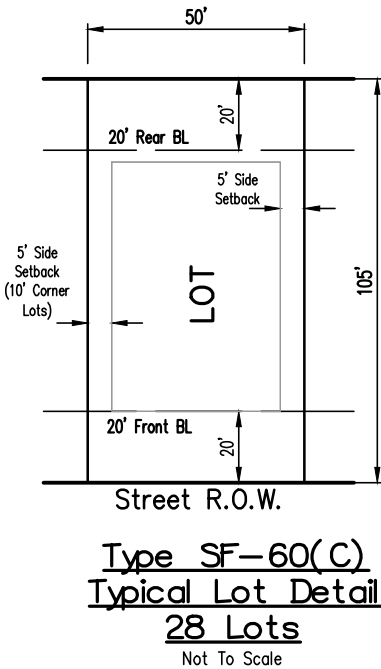
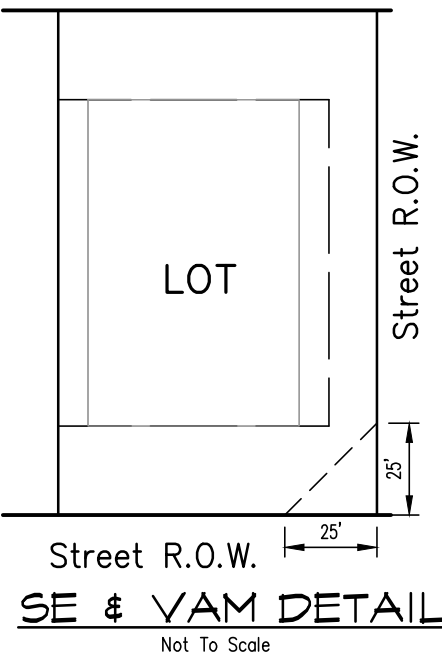
June 2026

Drawing: G:\2022_4585\122-962_Coyote Meadows Phase 2\CAD\122-962_28 Plat.dwg Saved By: j.higgins, Save Time: 5/20/2026 10:09:41 AM
Plotted by: j.higgins Plot Date: 5/20/2026 10:11 AM

EXHIBIT A



- NOTES:
1. Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building 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 open space/common areas to be owned and maintained by the H.O.A.
 5. This plat is subject to the additional residential zoning standards outlined in the City Ordinance and PD Ordinance No. 957-2022 dated January 25, 2022.
 6. 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.
 7. Screening and retaining walls located within a wall maintenance easement to be owned and maintained by the H.O.A.
 8. Blk. A, Lot 75X; will grant access to owners for fence maintenance by this plat.
 9. No appurtenance between the height of 2.5' and 10' may be placed within visibility, access & maintenance easements.
 10. Certificate of Occupancy will not be issued for the property until lift station improvements are constructed and approved by the City.
 11. Lot 75X, Block A to be used for surface runoff. Drainage Easements for this use are granted by this plat.
 12. Blk. A, Lot 75X to be used for sidewalks, hike and bike trails, and landscaping. Easements for these uses are granted by this plat.
 13. All Drainage, Detention and Retention easements shall be maintained by the HOA and follow all current TPDES requirements per the City and TCEQ.



FP 26-0007
FINAL PLAT

COYOTE MEADOWS PHASE 2B
28 PD-SF-60(C) LOTS AND
2 COMMON AREA LOTS
LOTS 53-75X, BLOCK A; LOTS 1-6, BLOCK N;
LOT 1X, BLOCK Y;
7.272 GROSS ACRES
OUT OF THE
GUINN MORRISON SURVEY~ABSTRACT NO. 559 AND
HENRY BRANTLEY SURVEY~ABSTRACT NO. 71
IN THE CITY OF ANNA
COLLIN COUNTY, TEXAS

OWNER TFCC Coyote, LLC 970 Lawrence Avenue West Suite 401 Toronto, ON, Canada M6A 3B6 Telephone (416) 792-4708 Contact: Seth Greenspan, President & CEO	DEVELOPER / APPLICANT Starlight Homes Texas, LLC 1800 Valley View Lane, Suite 100 Farmers Branch, TX 75234 Suite 401 Telephone (214) 417-4937 Contact: David Wehrich	ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone (972) 422-0077 TBPE No. F-2121 Contact: Kevin Schara
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Scale: 1" = 60' May, 2026 SEI Job No. 25-146

Printed by: Jhigina Plot Date: 5/20/2026 10:11 AM
Drawing: G:\2022\4555\12-562 Coyote Meadows Phase 2\CAD\12-562 2B Plat.dwg Saved By: Jhigina Save Time: 5/20/2026 10:09:41 AM

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

Boundary Curve Table						
Curve #	Radius	Delta	Tangent	Length	Chord Bearing	Chord
BC1	275.00'	16°19'16"	39.43'	78.34'	S07°44'07"E	78.07'
BC2	325.00'	16°35'52"	47.41'	94.15'	S07°35'49"E	93.82'
BC3	325.00'	16°35'52"	47.41'	94.15'	S09°00'03"W	93.82'
BC4	275.00'	16°35'52"	40.11'	79.66'	S09°00'03"W	79.38'
BC5	50.00'	285°7'18"	12.91'	25.27'	S15°10'46"W	25.00'

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

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

Lot Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	17.71'	50.00'	17.62'	S 41°22'06" E	201°7'49"

Lot Line Table		
Line #	Length	Direction
L1	20.00'	N 38°28'59" E
L2	23.76'	N 58°46'48" E

STATE OF TEXAS §
COUNTY OF COLLIN §

OWNER'S CERTIFICATE

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

BEGINNING at the 1/2 inch iron rod set at the southwest corner of said TFCC Coyote, LLC tract and the northwest corner of a tract of land conveyed to Maharger Property Group LLC, by deed recorded in Document No. 2023000106569, Deed Records of Collin County, Texas;

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

THENCE S 89°17'53" E, 183.52 feet;

THENCE S 00°42'07" W, 6.26 feet;

THENCE S 89°17'53" E, 50.00 feet;

THENCE S 00°42'07" W, 18.74 feet;

THENCE S 89°17'53" E, 105.00 feet;

THENCE S 00°42'07" W, 300.00 feet;

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

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

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

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

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

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

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

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

THENCE S 60°20'35" E, 15.27 feet;

THENCE S 00°42'07" W, 123.40 feet;

THENCE S 03°56'13" W, 12.28 feet;

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

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

Witness our hands at _____, Ontario, Canada, this _____ day of _____, 2026.

TFCC COYOTE, LLC
A Texas Limited Liability Company

By: _____

Name: _____

Title: _____

CANADA §
TORONTO, ONTARIO §

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

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

Notary Public, Province of Ontario, Canada

SURVEYOR'S CERTIFICATE

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

Dated this the _____ day of _____, 2026.

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



STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

CERTIFICATE OF APPROVAL:

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

Planning & Zoning Commission Chair

Director of Development Services

FP 26-0007
FINAL PLAT

COYOTE MEADOWS PHASE 2B

28 PD-SF-60(C) LOTS AND
2 COMMON AREA LOTS
LOTS 53-75X, BLOCK A; LOTS 1-6, BLOCK N;
LOT 1X, BLOCK Y;
7.272 GROSS ACRES
OUT OF THE

GUINN MORRISON SURVEY~ABSTRACT NO. 559 AND
HENRY BRANTLEY SURVEY~ABSTRACT NO. 71
IN THE CITY OF ANNA
COLLIN COUNTY, TEXAS

OWNER TFCC Coyote, LLC 7970 Lawrence Avenue West Suite 401 Toronto, ON, Canada M6A 3B6 Telephone (416) 792-4708 Contact: Seth Greenspan, President & CEO	DEVELOPER / APPLICANT Starlight Homes Texas, LLC 1800 Valley View Lane, Suite 100 Farmers Branch, TX 75234 Telephone (214) 417-4937 Contact: David Wehrich	ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Kevin Schara
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May, 2026 SEI Job No. 25-146

SHEET 2 OF 2



Item No. 5.j.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 6/1/2026
Staff Contact: Everett Johnson

AGENDA ITEM:

Approve Hurricane Creek Commercial, Block A, Lots 1 & 2, Conveyance Plat (CVP 26-0005)

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. 1010B-2022)

Recommended for approval as submitted.

BACKGROUND:

Date Submitted	5/6/2026	Jurisdiction	City of Anna
Owner	RYSA Anna Retail LLC		
Representative/Applicant	Triangle Engineering LLC		
Requested Action	Approval of Conveyance 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. 1010B-2022)		
Public Notice	N/A		
Surrounding Properties			
	Land Use	Zoning	Comp Plan Designation
North	Commercial	Planned Development (Ord. No. 1010B-2022)	Regional Activity Center

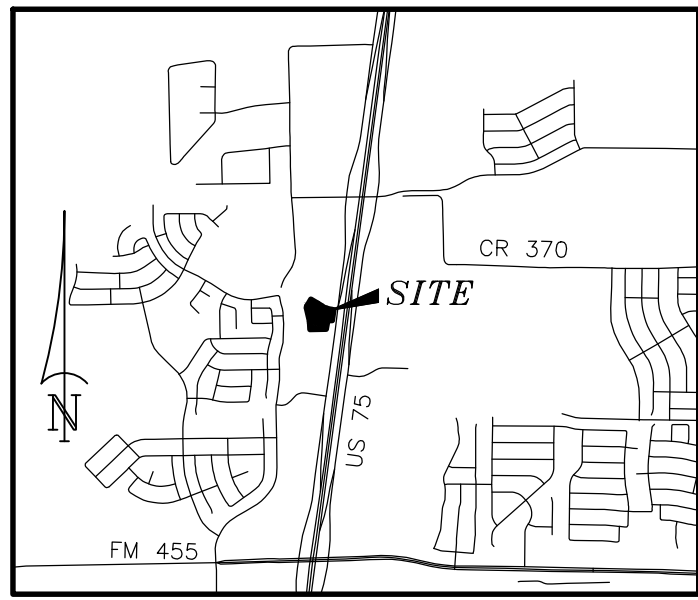
East	Commercial	C-2 Regional Commercial	Regional Activity Center
South	Commercial	Planned Development (Ord. No. 846-2020)	Regional Activity Center
West	Commercial	Planned Development (Ord. No. 1010B-2022)	Regional Activity Center

ATTACHMENTS:

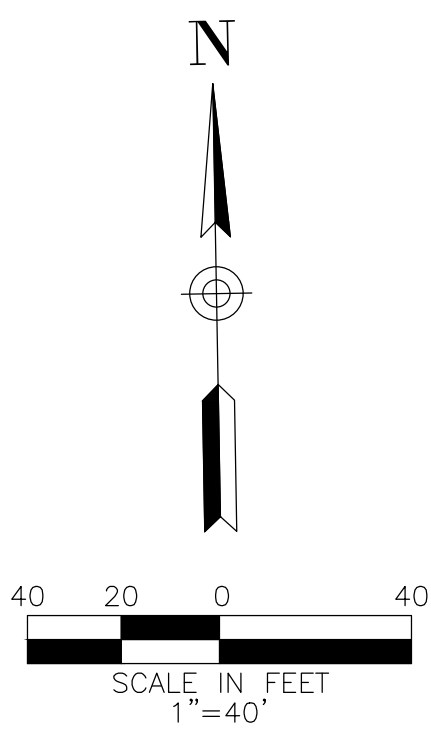
1. Locator Map - Hurricane Creek Commercial, Block A, Lots 1 & 2, Conveyance Plat (CVP 26-0005)
2. Exhibit A - Hurricane Creek Commercial, Block A, Lots 1 & 2, Conveyance Plat (CVP 26-0005)

Hurricane Creek Commercial, Block A,
Lots 1 & 2, Conveyance Plat (CVP 26-0005)





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 Altimera 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 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 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°27'00"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"E
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'

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

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

Surveying | Construction Staking | Platting

Date: 2026-05-15

Project No.: TR-14-26



359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.794.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

CVP 26-0005
CONVEYANCE 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



Item No. 6.a.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 6/1/2026
Staff Contact: Everett Johnson

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action for a recommendation regarding a request for a Specific Use Permit for an Auto Repair, Light on 1.1± acres on the west side of US Highway 75, 1,250± feet north of W. Rosamond Parkway. (SUP 26-0003)

SUMMARY:

Request for a Specific Use Permit for an Auto Repair - Light on the west side of US Highway 75, 1,250± feet north of W. Rosamond Parkway.

This item requires a Public Hearing.

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

The Planning & Zoning Commission may recommend to City Council:

- Approval as submitted,
- Approval with conditions/stipulations, or
- Denial

Recommended for approval.

This item is tentatively scheduled for the June 23, 2026 City Council meeting.

BACKGROUND:

Date Submitted	5/6/2026	Jurisdiction	City of Anna
Owner	DSF Standridge LP		
Representative/Applicant	Vasquez Engineering LLC		
Requested Action	Get a recommendation for approval of the SUP		
Purpose	To build a brake repair/auto shop		
Land Area	1.1± acres		
Location	The west side of US Highway 75, 1,250± feet north of W. Rosamond Parkway		

Comp Plan Designation		Regional Activity Center	
Existing Zoning		Planned Development (Ord. No. 1111-2024-08)	
Public Notice		3/17/2026	
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) with SUP for Auto Repair, Light (Ord. No. 1195-2026-04)	Regional Activity Center
West	Vacant Commercial	Planned Development (Ord. No. 1111-2024-08)	Regional Activity Center

HISTORY

Ordinance No. 1111-2024-08 - City Council zoned Liberty Hills as Planned Development/Regional Commercial District (PD/C-2).

COMPATIBILITY CONSIDERATIONS

Specific Use Permit

When considering an application for a Specific Use Permit, the Planning & Zoning Commission may recommend, and the City Council may establish, conditions and regulations necessary to protect the health, safety, morals, and general welfare of the neighborhood and/or the city. In addition, the use shall be in general conformance with the Comprehensive Plan and general objectives of the city. The Specific Use standards for Auto Repair, Light are provided in Section 9.04.031(d) of the Zoning Ordinance as follows:

(d) Auto Repair, Light.

(1) All Auto Repair, Light activities shall take place within an enclosed space.

(2) An Auto Repair, Light facility shall be located one hundred fifty (150) feet from any residential district or school use.

Staff Response:

- The applicant understands that all business activities must be conducted within the building.

CONCLUSION

The associated Preliminary Site Plan is in conformance with the PD/C-2 district.

ATTACHMENTS:

1. Locator Map - Brake Masters (SUP 26-0003)
2. Ordinance - Brake Masters (SUP 26-0003)
3. Exhibit A - Brake Masters (SUP 26-0003)
4. Exhibit B - Brake Masters (SUP 26-0003)

Breakmasters SUP



THE CITY OF
Anna



Subject Property



ETJ



200 Ft Buffer



City Limits

0 62.5125 250 375 500 Feet

May 2026

CITY OF ANNA, TEXAS
(Property rezoned under this ordinance is generally located on the west side of US Highway 75, 1,250± feet north of W. Rosamond Parkway)

ORDINANCE NO. _____

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

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

WHEREAS, the City Council received an annexation petition and requested a Specific Use Permit on Property described in Exhibit A ("Property") and depicted in Exhibit B ("Preliminary Site Plan") attached hereto and incorporated herein for all purposes as if set forth in full; and

WHEREAS, said Property is generally located on the west side of US Highway 75, 1,250± feet north of W. Rosamond Parkway, is being zoned with Specific Use Permit for Auto Repair, Light; and

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

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

Section 1. Recitals Incorporated

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

Section 2. Zoning Change

The Anna City Code of Ordinances are hereby amended by establishing the zoning of the Property described in Exhibit A and depicted in Exhibit B to Regional Commercial (C-2) Specific Use Permit for Auto Repair, Light with the additional restrictions as follows:

1. Site shall develop in accordance with the Specific Use standards set forth in Zoning Ordinance Section 9.04.031(d) as follows:

(d) Auto Repair, Light.

(1) All Auto Repair, Light activities shall take place within an enclosed space.

(2) An Auto Repair, Light facility shall be located one hundred fifty (150) feet from any residential district or school use.

Section 3. **Official Zoning Map**

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

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

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

Section 5. **Penalty**

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

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

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

PASSED by the City Council of the City of Anna, Texas this 23rd day of June 2026.

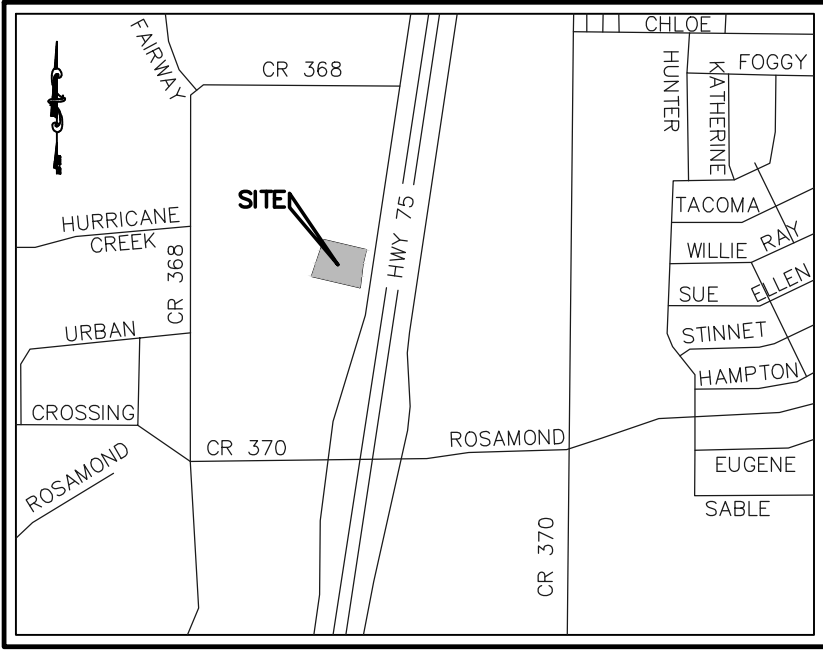
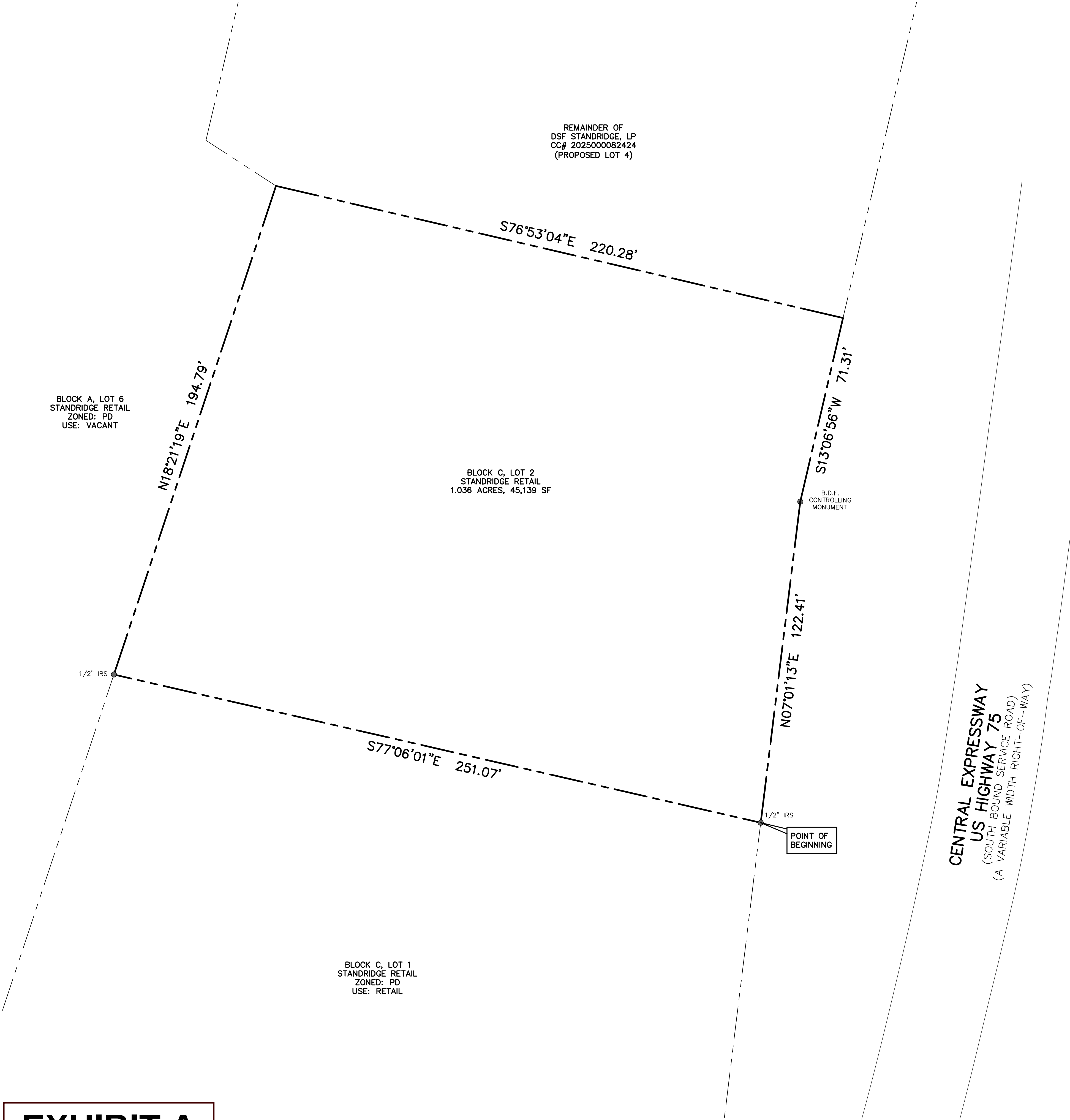
ATTESTED:

Carrie L. Land, City Secretary

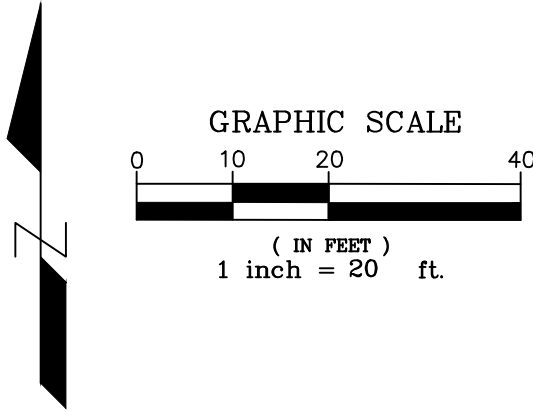
APPROVED:

Pete Cain, Mayor

EXHIBIT A



VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION

Being all that certain 1.036 acre tract of land situated in the Henry Smith Survey, Abstract No. 822, City of Anna, Collin County, Texas, same being a portion of that certain tract of land conveyed to DSF Standridge, LP, by Special Warranty Deed recorded in County Clerk's File No. 2025000082424, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a bronze "Texas Department of Transportation R.O.W." disk monument found (hereinafter referred to as disk monument found) for the most easterly southeast corner of said DSF Standridge tract, same being the north end of a corner clip in the intersection of US Highway 75 (South Bound Service Road)(a variable width right-of-way) and County Road 370 (a variable width right-of-way);

THENCE along the common line of said DSF Standridge tract and said US Highway 75 as follows:
North 07 deg. 40 min. 57 sec. East, a distance of 186.15 feet to a disk monument found for angle point;
North 18 deg. 21 min. 18 sec. East, a distance of 584.12 feet to a disk monument found for an angle point;

North 07 deg. 01 min. 13 sec. East, a distance of 127.51 feet to a 1/2 inch iron rod set with "PEISER & MANKIN SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for the south corner of the herein described tract, same being the POINT OF BEGINNING;

THENCE through the interior of said DSF Standridge tract as follows:
North 77 deg. 05 min. 01 sec. West, a distance of 251.07 feet to a 1/2 inch iron rod set for the west corner of the herein described tract;
North 18 deg. 21 min. 19 sec. East, a distance of 194.79 feet to a 1/2 inch iron rod set for the north corner of the herein described tract;
South 76 deg. 53 min. 04 sec. East, a distance of 220.28 feet to a 1/2 inch iron rod set for the east corner of the herein described tract, same being in the east line of said DSF Standridge tract, same being in the west right-of-way line of aforesaid US Highway 75;

THENCE along the common line of said DSF Standridge tract and said US Highway 75 as follows:
South 13 deg. 06 min. 56 sec. West, a distance of 71.31 feet to a disk monument found for angle point;
South 07 deg. 01 min. 13 sec. West, a distance of 122.41 feet to the POINT OF BEGINNING and containing 45,139 square feet or 1.036 acres of computed land, more or less.

OWNER:
DSF STANDRIDGE, LP
CONTACT: MATT MOORE
4215 W. LOVERS LANE, SUITE 250
DALLAS, TX 75209
PHONE: 817-201-6982

DEVELOPER
HEIGHTS PROPERTIES, LLP
JIM EGAN
6179 E. BROADWAY BLVD.
TUCSON, AZ 85711
520-631-9000 TELE
EMAIL: JIM@HEIGHTSPROPERTIESLLP.COM

ENGINEER
VASQUEZ ENGINEERING, LLC
JUAN J. VASQUEZ, P.E.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE
EMAIL: JVASQUEZ@VASQUEZENGINEERING.COM

SUP 26-0003
ZONING EXHIBIT
BRAKE MASTERS
BLOCK C, LOT 2
STANDRIDGE RETAIL
1.036 ACRES, OR 45,139 S.F.
CITY OF ANNA, COLLIN COUNTY, TEXAS
HENRY SMITH SURVEY,
ABSTRACT NO. 822
MAY 6, 2026

THE SEAL APPEARING ON THIS DOCUMENT IS THE PROPERTY OF VASQUEZ ENGINEERING, LLC. IT IS TO BE USED ONLY BY JUAN J. VASQUEZ, P.E. 88662, ON	
VASQUEZ ENGINEERING, L.L.C. 1919 S. Shiloh Road Suite 440, LB 44 Garland, Texas 75042 Ph: 972-278-2948 TX Registration # F-12286	
NE	
05/15/2026	
STATE OF TEXAS JUAN J. VASQUEZ, P.E. 88662 LICENSED PROFESSIONAL ENGINEER	
DEVELOPER HEIGHTS PROPERTIES, LLP 6179 E. BROADWAY BLVD TUCSON, AZ 85711	
ZONING EXHIBIT BRAKE MASTERS BLOCK C, LOT 2 STANDRIDGE RETAIL ADDITION CITY OF ANNA, TEXAS	
Scale: 1" = 20'	Designed by: JJV
Drawn by: DRS	Checked by: JJV
7/6/07.dwg ZONING EXHIBIT.dwg	Date: 05/15/2026
SHEET	
EX1	

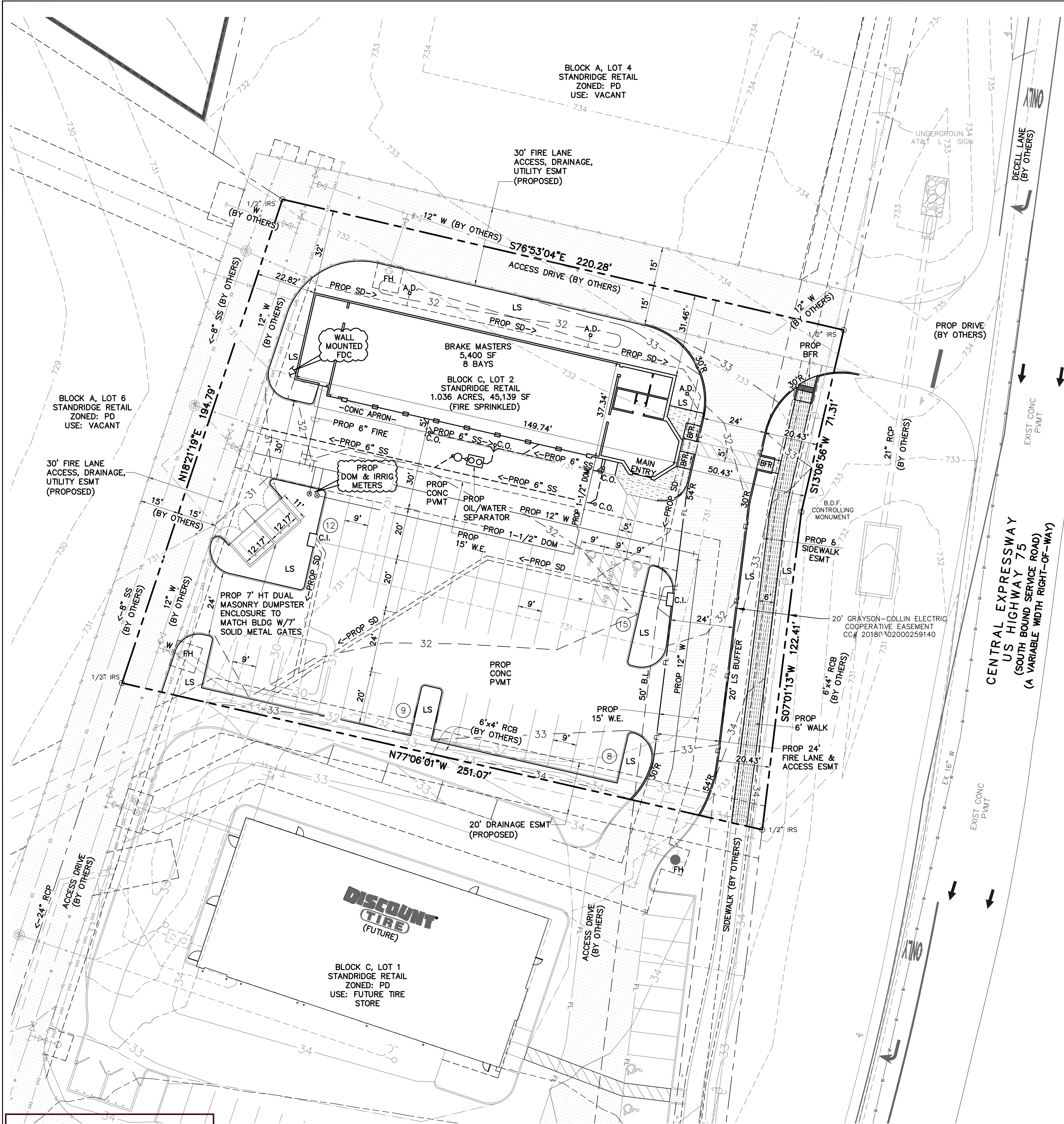


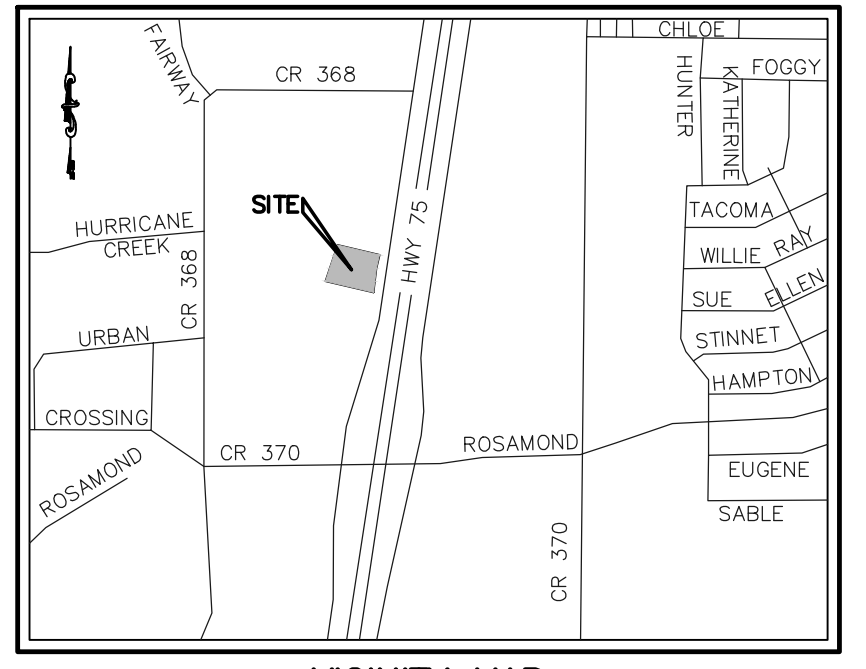
EXHIBIT B

NOTES

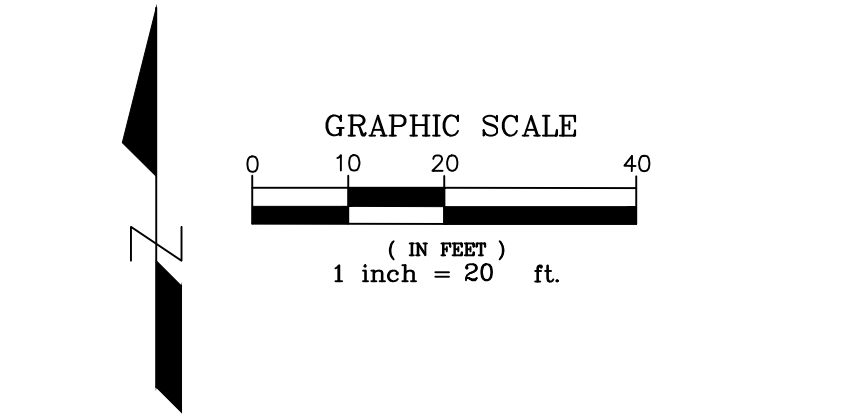
- TOPOGRAPHY BASE ON SURVEY PREPARED BY PEISER & MANKIN SURVEYING, LLC., DATED 04/21/2026.
- BUILDINGS 6,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
- HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
- FOUR-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OFF OF THE PROPERTY LINE WITHIN THE RIGHTS-OF-WAY, UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A MEANDERING SIDEWALK OR AN ALTERNATIVE DESIGN IS APPROVED BY THE CITY. BARRIER-FREE RAMPS, PER CITY STANDARDS, SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CROSSINGS.
- MECHANICAL UNITS, DUMPSTERS, AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- ALL SIGNAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT.
- APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE, AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
- OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITH SECTION 6-466 OF THE CODE OF ORDINANCES.
- PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
- ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND.
- USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN ARTICLE 24 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.

SITE SUMMARY

GENERAL SITE DATA	PRELIMINARY SITE PLAN
ZONING	PD W/C1/C2 USES
LAND USE	AUTO REPAIR, LIGHT
LOT AREA	1.036 ACRES, 45,139 SF
BUILDING FOOTPRINT AREA	5,400 SF
TOTAL BUILDING AREA	5,400 SF
BUILDING HEIGHT	1-STORY
BUILDING HEIGHT	30'
LOT COVERAGE	12.0%
PARKING	
PARKING RATIO (1/500 SF)	11
REQUIRED PARKING	46
TOTAL PARKING PROVIDED	2
ACCESSIBLE PARKING REQUIRED	2
ACCESSIBLE PARKING PROVIDED	2



VICINITY MAP
NOT TO SCALE



EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	PAVEMENT	---
---	CONTOUR	---
---	PARKING COUNT	---
---	FIRELANE	---
---	WALK (PRVT) (BLACK CONC)	---
---	WALK (CITY)	---
---	GAS	---
---	O.H. ELECTRIC	---
---	WATER	---
---	SANITARY SEWER	---
---	STORM SEWER	---
---	TELEPHONE	---
---	FIRE HYDRANT	---
---	WATER VALVE	---
---	WATER METER	---
---	LANDSCAPE	---
---	BUILDING LINE	---
---	BARRIER FREE RAMP	---
---	INLET	---
---	AREA DRAIN	---
---	WATER EASEMENT	---
---	OIL/WATER SEPARATOR	---
---	SANITARY SEWER M.H.	---
---	ELEC PROLE	---

OWNER:
DSF STANDRIDGE, LP
CONTACT: MATT MOORE
4215 W. LOVERS LANE, SUITE 250
DALLAS, TX 75209
PHONE: 817-201-6982

DEVELOPER
HEIGHTS PROPERTIES, LLP
JIM EGAN
6179 E. BROADWAY BLVD.
TUCSON, AZ 85711
520-631-9000 TELE
EMAIL: JIM@HEIGHTSPROPERTIESLLP.COM

ENGINEER
VASQUEZ ENGINEERING, LLC
JUAN J. VASQUEZ, P.E.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE
EMAIL: JVASQUEZ@VASQUEZENGINEERING.COM

SUP 26-0003
PRELIMINARY SITE PLAN
BRAKE MASTERS
BLOCK C, LOT 2
STANDRIDGE RETAIL
1.036 ACRES, OR 45,139 S.F.
CITY OF ANNA, COLLIN COUNTY, TEXAS
HENRY SMITH SURVEY,
ABSTRACT NO. 822
MAY 15, 2026

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12286

DEVELOPER
HEIGHTS PROPERTIES, LLP
6179 E. BROADWAY BLVD
TUCSON, AZ 85711

SITE PLAN
BRAKE MASTERS
BLOCK C, LOT 2
STANDRIDGE RETAIL ADDITION
CITY OF ANNA, TEXAS

Scale: 1" = 20'
Designed by: JUV
Drawn by: DRS
Checked by: JUV
7/6/2024/SITE PLAN.dwg
Date: 05/15/2026

SHEET
SP1



Item No. 7.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 6/1/2026

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:



Item No. 7.a.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 6/1/2026
Staff Contact: Lauren Mecke

AGENDA ITEM:

Amendments to Chapter 9 (Planning & Development Regulations) of the City of Anna Code of Ordinances.

SUMMARY:

Staff will be bringing forward text amendments within Article 9.02 (Subdivision Regulations), Article 9.04 (Zoning Ordinance), and Article 9.05 (Sign Ordinance).

BACKGROUND:

Staff will be bringing forward text amendments to Article 9.02 (Subdivision Regulations), Article 9.04 (Zoning Ordinance), and Article 9.05 (Sign Ordinance). Amendments will address topics including but not limited to:

- Clarity of the development process for plats and site plans,
- Definitions as needed, and
- Inconsistencies of setbacks for detached signage

For tonight's meeting, no action will be taken. This is an opportunity for the Commission and staff to discuss regulations.

ATTACHMENTS:

1. Sign Code Edits 05-26-2026_SPECIFICSections

Major Monument

Sign District → Requirement ↓	AE	SF	MR	CM	MU	DT	IN
<i>Setbacks</i>							
From Front Property Line	15 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
From Adjacent Property Lines	15 ft	15 ft	15 ft	10 ft	5 ft	5 ft	15 ft
From Another Minor Monument Sign or Pole Sign	100 ft	100 ft	100 ft	100 ft	100 ft	100 ft	100 ft
From Another Major Monument Sign	250 ft	250 ft	250 ft	250 ft	250 ft	250 ft	250 ft
From a Single-Family Residence	100 ft	100 ft	100 ft	100 ft	100 ft	100 ft	100 ft

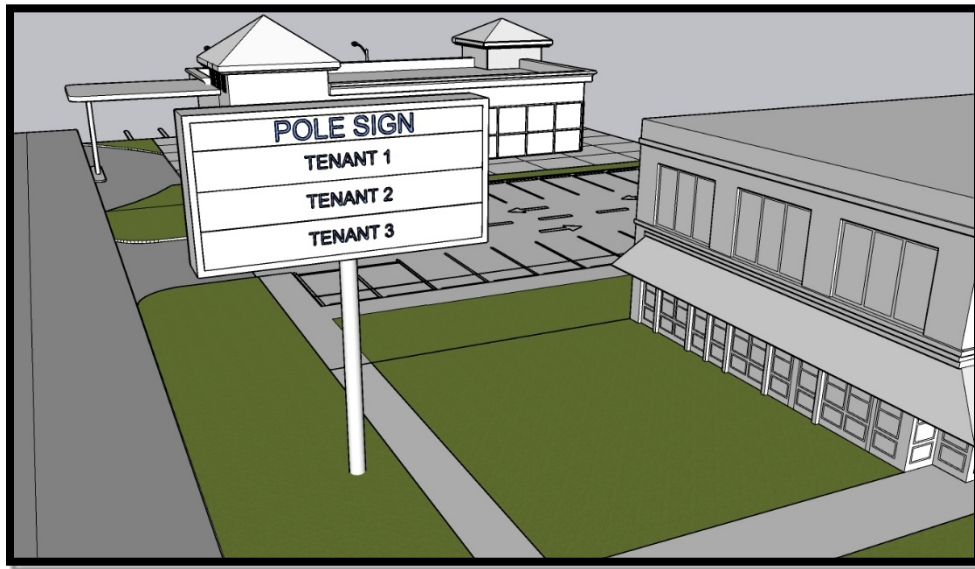
Minor Monument

Sign District → Requirement ↓	AE	SF	MR	CM	MU	DT	IN
<i>Setbacks</i>							
From Front Property Line	15 ft	5 ft	5 ft	5 ft	5 ft	5 ft	10 ft
From Adjacent Property Lines	15 ft	15 ft	15 ft	10 ft	5 ft	5 ft	15 ft
From Another Detached Sign	100 ft	100 ft	100 ft	100 ft	100 ft	100 ft	100 ft
From a Single-Family Residence	100 ft	100 ft	100 ft	100 ft	100 ft	100 ft	100 ft

Pole Signs

Sign District → Requirement ↓	AE	SF	MR	CM	MU	DT	IN
<i>Setbacks</i>							
From Front ROW	10 ft	--	--	10 ft	10 ft	--	10 ft
From Front Property Line	10 ft	--	--	10 ft	10 ft	--	10 ft
From Adjacent Property Lines	15 ft	--	--	15 ft	15 ft	--	15 ft
From Another Major Monument Pole Sign	500 ft	--	--	500 ft	500 ft	--	500 ft
From Another Minor Monument Sign or Major Monument Pole Sign	150 ft	--	--	150 ft	150 ft	--	150 ft
From a Single-Family Residence or Single-Family Residential Zoning District	100 ft	--	--	100 ft	100 ft	--	100 ft

(a) Pole Signs



(1) Definition.

Pole Sign. A permanent detached sign in which the sign face is mounted on one (1) or more poles and the base of the sign face is situated more than 12 inches above the ground. A “pole sign” does not include a flag mounted on a flagpole, where allowed by this Article.

(2) Standards.

(A) Generally, Table 3-1 establishes the standards for pole signs.

Table Error! No text of specified style in document.-1: Pole Sign Standards

[illegible]

Sign District → Requirement ↓	AE	SF	MR	CM	MU	DT	IN
From Front ROW	10 ft	--	--	10 ft	10 ft	--	10 ft
From Front Property Line	10 ft	--	--	10 ft	10 ft	--	10 ft
From Adjacent Property Lines	15 ft	--	--	15 ft	15 ft	--	15 ft
From Another Major Monument Sign	500 ft	--	--	500 ft	500 ft	--	500 ft
From Another Minor Monument Sign or Pole Sign	150 ft	--	--	150 ft	150 ft	--	150 ft
From a Single-Family Residence or Single-Family Residential Zoning District	100 ft	--	--	100 ft	100 ft	--	100 ft
<i>Features</i>							
Electronic Message Center (max. %)	100%	--	--	75%	75%	--	75%
Changeable Copy (max. %)	100%	--	--	100%	100%	--	100%
Channel Letters	NR	--	--	✓	✓	--	✓
Internal Illumination	NR	--	--	✓	✓	--	✓
External Illumination	NR	--	--	✓	✓	--	✓
Halo Illumination	NR	--	--	✓	✓	--	✓
<i>Additional Information</i>							
Key	✓ = yes, a permit is required or the feature is allowed ✗ = no/not allowed NR = the sign type or characteristic is allowed for nonresidential uses only sf = square feet ft = feet “-” = the standard does not apply						
Sign District Summary	AE = AG district and ETJ SF = SF-20.0 – SF-6.0 districts MR = MD and MF districts CM = C-1 and C-2 districts MU = MU district DT = DT district IN = I-1 and I-2 districts						

(B) Number.

- (i) This Subsection allows one (1) double-sided pole sign for each lot fronting a street for the sign districts shown in Table Error! *No text of specified style in document.-1*.
- (ii) No pole sign is allowed on a lot without frontage on to a street.

(C) Location. Pole signs are only allowed if:

- (i) Adjacent to U.S. 75, SH 121, or Collin County Outer Loop, and
- (ii) Located within a distance of 50 feet from the right-of-way line of the linear segment of that thoroughfare and situated so as to be viewed from that thoroughfare.

(D) Additional Allowances. The maximum area for a pole sign may be allowed as follows in Table 3-2.

Table Error! No text of specified style in document.-2: Additional Maximum Area Allowance

	0 – 70 ft ROW			71 – 99 ft ROW			100 – 250 ft ROW	
<i>Lot Width (min. ft)</i>	50	100	150	50	80	100	100	200
Sign Area (max. allowance)	20 sf	30 sf	40 sf	50 sf	60 sf	70 sf	80 sf	100 sf

(E) Design and Installation.

- (i) Pole signs shall be designed to withstand wind loads established by the Building Code.
- (ii) All pole signs shall be placed in concrete bases or footings.
- (iii) All poles shall be wrapped at least 50% by a masonry or concrete product starting from the base of the sign.
- (iv) All pole signs shall be landscaped around the base of the sign in an area equal to four square feet for each square foot of sign face area. In cases where the location of the sign could not accommodate such landscape area, the area may be reduced up to 50% at the Director's discretion.
- (v) Pole signs shall be constructed only of materials that are noncombustible or slow-burning in the case of plastic inserts and faces and may be supported by noncombustible material only and finished in a presentable manner. Wood or non-painted steel supports are specifically prohibited.
- (vi) Pole signs shall be protected by wheel or bumper guards when required by the Director.
- (vii) Pole signs shall not have attached any guys or braces.
- (viii) When electrical service is provided to a pole sign, all electrical service shall be underground.