

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Monday, February 1, 2021, at the Anna City Hall located at 111 North Powell Parkway, to consider the following items.

1. **Call to Order and Establishment of Quorum**
2. **Invocation and Pledge of Allegiance**
3. **Neighbor Comments:** At this time, any person may address the Planning & Zoning Commission regarding an item on this meeting agenda that is not scheduled for public hearing. Also, at this time any person may address the Commission regarding an item that is not on this meeting agenda. Each person will be allowed up to 3 minutes to speak. We are encouraging neighbors who wish to have their comments included, e-mail Lauren Mecke, Planner II (LMECKE@annatexas.gov) by February 1, 2021, no later than 5:00 PM so it may be read into the record.

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 citizen's inquiry or to recite existing policy in response to the inquiry.

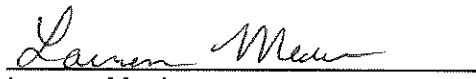
4. **Location Map**

Consent Items

5. Consider/Discuss/Action to approve minutes of the January 4, 2021 Planning and Zoning Commission meeting.
6. Consider/Discuss/Action on a recommendation regarding the Golden Estates, Block A, Lot 1, development plat. Applicant: David Surdukan, Surdukan Surveying
7. Consider/Discuss/Action on a recommendation regarding the Ornelas Place, Block A, Lot 1, development plat. Applicant: David Surdukan, Surdukan Surveying.
8. Consider/Discuss/Action on a recommendation regarding the Anna 455 Addition, Block A, Lot 4, final plat. Applicant: Jonathan Kerby, Kimley-Horn & Associates.
9. Consider/Discuss/Action on a recommendation regarding the Anna 455 Addition, Block A, Lot 4, site plan. Applicant: Jonathan Kerby, Kimley-Horn & Associates.
10. Consider/Discuss/Action on a recommendation regarding the Willow Creek Addition, Phase 1B, Block G, Lot 2R, preliminary replat. Applicant: Jonathan Hake, Cross Engineering Consultants, Inc.
11. Consider/Discuss/Action on a recommendation regarding the One Anna Two Addition, Block B, Lots 1 & 2, preliminary plat. Applicant: Anthony Loeffel, Kimley-Horn & Associates.
12. Consider/Discuss/Action on a recommendation regarding the Anacapri, Phase 1A, 1B, 2, & 3, preliminary plat. Applicant: Hayden Moses, Peloton Land Solutions

Adjourn

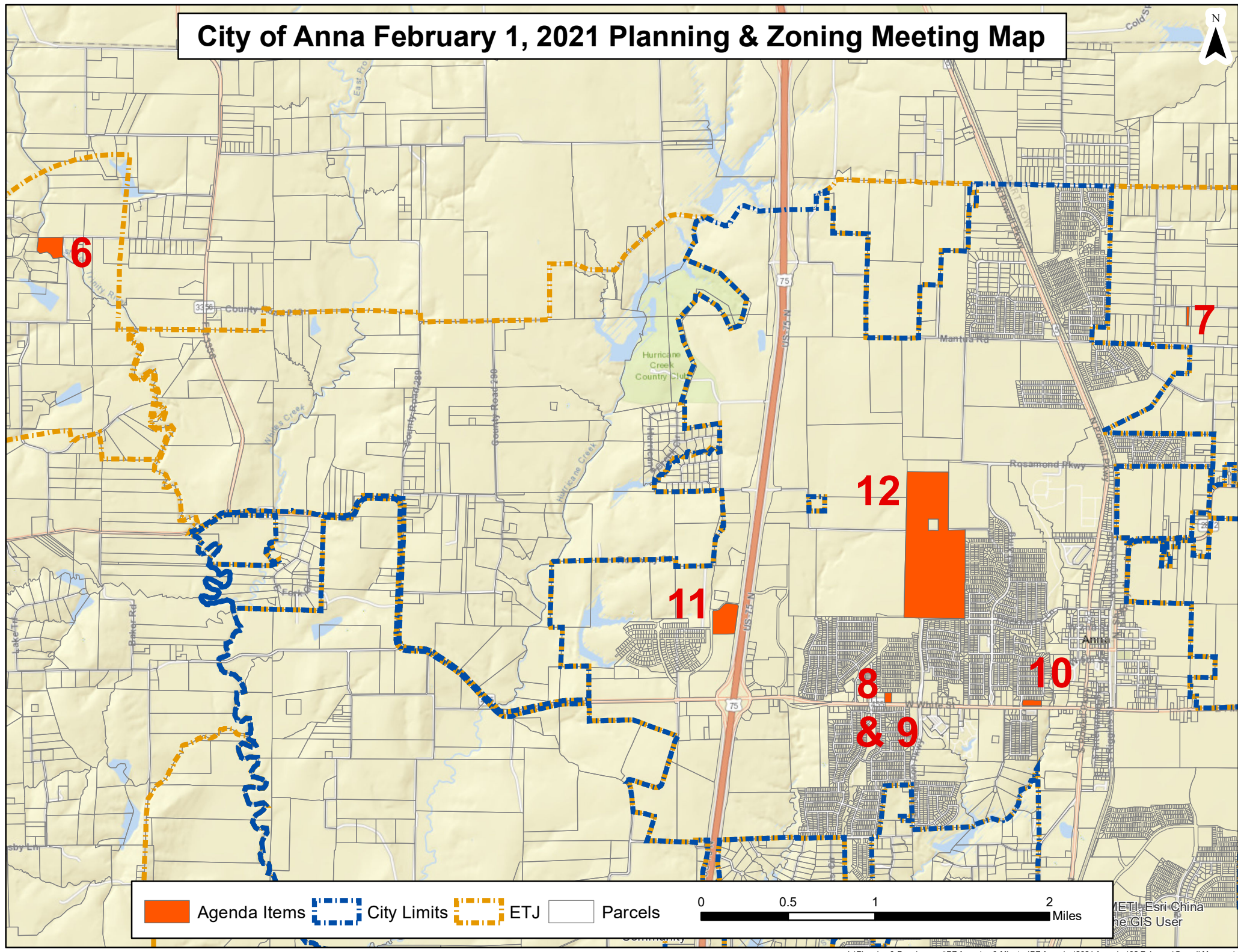
This is to certify that I, Lauren Mecke, Planner II, verify that this agenda was posted at a place readily accessible to the public at the Anna City Hall and on the City Hall bulletin board at or before 7:00 p.m. January 29, 2021.

A handwritten signature in cursive script, reading "Lauren Mecke", is written over a horizontal line.

Lauren Mecke
Planner II

Persons with a disability who want to attend this meeting who may need assistance should contact the City Secretary, at 972-924-3325 two working days prior to the meeting so that appropriate arrangements can be made.

City of Anna February 1, 2021 Planning & Zoning Meeting Map



 Agenda Items

 City Limits

 ETJ

 Parcels

0

0.5

1

2

Miles

**MINUTES
PLANNING AND ZONING COMMISSION
January 4, 2021**

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on January 4, 2021 at 111 N. Powell Parkway, Anna City Hall, to consider the following items.

1. Call to Order and Establishment of Quorum

The meeting was called to order at 7:03 p.m.

Members present were Wayne Barton, Alonzo Tutson, Donald Henke, Brent Thomas, Duane Hayes and Latoya Grady with Nick Rubits absent. Staff present were Ross Altobelli, Lauren Mecke, Olivia Demings, and Kevin Johnson.

2. Invocation and Pledge of Allegiance

Commissioner Barton gave the invocation and led the Pledge of Allegiance.

3. Citizen Comments: At this time, any person may address the Planning and 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 citizen's inquiry or to recite existing policy in response to the inquiry.

There were no citizen comments.

Chairman Tutson wished everyone a Happy New Year and welcomed Commissioner Duane Hayes to the Planning and Zoning Commission.

4. Location Map

Consent Items

5. Consider/Discuss/Action to approve minutes of the December 7, 2020 Planning and Zoning Commission meeting.
6. Consider/Discuss/Action on a recommendation regarding the Anna 455 Addition, Block A, Lots 4 – 6, Preliminary Plat. **Applicant: Jonathan Kirby, Kimley-Horn**

A motion was made by Commissioner Thomas seconded by Commissioner Grady to recommend approval of consent items 5 and 6. The vote was unanimous.

7. Conduct a public hearing/Consider/Discuss/Action on amendments to Article 9.02 Subdivision Regulations, Article 9.04 Zoning Ordinance, Article 9.05 Signs, Article 9.06 Landscape Regulations and related sections of the Development Regulations.

Ms. Mecke gave a brief presentation and answered questions from the commission. The commission's role is to review regulations. As staff reviews new development, we have discovered contradicting text. We are providing these updates to modernize the regulations and correct errors.

The public hearing opened at 7:09 p.m.

Mr. Altobelli added that staff is looking at how the world is developing and seeing where regulations need to be simplified and modernized. Cleaning up ordinances will help staff. A more detailed look at zoning districts will occur with the new Comprehensive Plan.

The public hearing closed at 7:11 p.m.

Commissioner Barton stated a few suggested changes. On page 16, the term “nautilus facilities” is specific to a manufacturing company, a more generic term ought to be used. The term “privately owned” should be “private access” as we are still talking about open to the public facilities. On page 18, drive throughs with individual service speakers can be an annoyance to residential neighbors, we should consider a sound abatement system.

Mr. Altobelli asked how would noise be measured?

Commissioner Barton clarified that sound should not extend into the residential district.

Commissioner Hayes questioned the issue of loud cars and suggested extending the distance between the drive through and the homes.

Mr. Altobelli responded that this would affect several lots along FM 455 that have existing zoning and I wouldn't want to halt development. We can identify a sound threshold specifically.

Commissioner Barton added that 8ft is too small to accommodate a stacking space. It should be 9ft per space. 8ft is also too limiting for an escape lane, an 11ft passing lane is recommended. He asked if daycare or private school pick-up lanes were covered under this regulation.

Ms. Mecke responded that they are specifically addressed elsewhere in the ordinance.

Commissioner Barton clarified with Ms. Mecke that kiosk means no personnel is on site. Common examples are ice machines, ATMS's, and RedBox. Additionally, staff confirmed that an outdoor pen is in reference to a dog day care. It is a place for the dogs to play outside but not to be kept overnight. Commissioner Barton suggested more specific language for this definition and that sound minimization regulations should also be included for outdoor pens.

Mr. Altobelli noted that we can reference our existing sound regulations for this use.

A motion was made by Commissioner Barton and seconded by Commissioner Henke to approve amendments to Article 9.02 Subdivision Regulation, Article 9.04 Zoning Ordinance, Article 9.05 Signs, Article 9.06 Landscape Regulations and related sections of the Development Regulations subject to revision by staff based on Commission recommendations. The vote was unanimous.

8. Adjourn

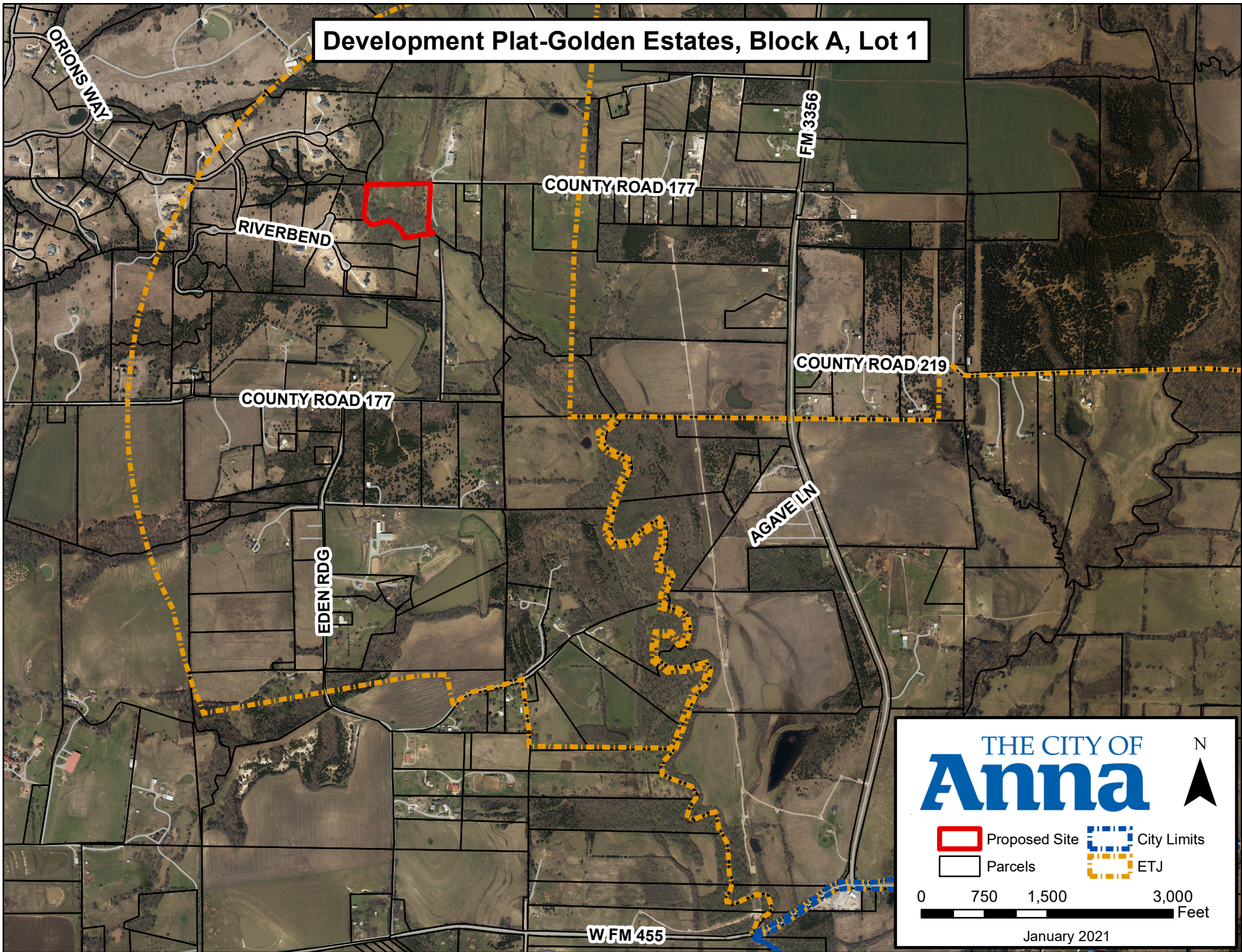
A motion was made by Commissioner Thomas seconded by Commissioner Grady to adjourn the meeting. The vote was unanimous. The meeting adjourned at 7:30 p.m.

Alonzo Tutson

Planning and Zoning Commission Chairman

ATTEST:

Development Plat-Golden Estates, Block A, Lot 1



THE CITY OF
Anna

N

Legend:

- Proposed Site (Red outline)
- City Limits (Dashed blue line)
- Parcels (Black outline)
- ETJ (Dashed yellow line)

0 750 1,500 3,000 Feet

January 2021

CITY OF ANNA
Planning & Zoning Commission
February 1, 2021

Development Plat: Golden Estates, Block A, Lot 1

Applicant: David Surdukan, Surdukan Surveying

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Golden Estates, Block A, Lot 1 Development Plat.

SUMMARY:

Nine accessory buildings on one lot on 40± acres located on the north side of CR 177, 3,781± feet west of FM 3356. Located within the extraterritorial jurisdiction (ETJ).

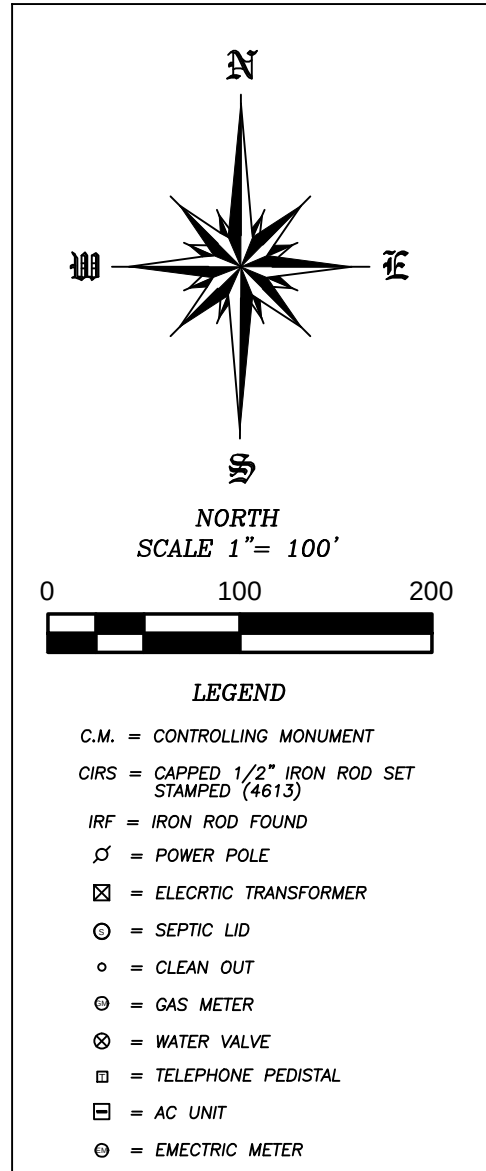
RECOMMENDATION:

Recommended for approval subject to any new development adhering to the Collin County Floodplain Management Regulations.

ATTACHMENTS:

Locator

Exhibit



LOT 5/6
THE HILLS OF LONE STAR,
PHASE 6/EAST FORK SOUTH
VOLUME 2015, PAGE 326
P.R.C.C.T.

LOT 4
THE HILLS OF LONE STAR,
PHASE 6/EAST FORK SOUTH
VOLUME 2015, PAGE 326
P.R.C.C.T.

LOT 3
THE HILLS OF LONE STAR,
PHASE 6/EAST FORK SOUTH
VOLUME 2015, PAGE 326
P.R.C.C.T.

LOT 11
THE HILLS OF LONE STAR,
PHASE 6/EAST FORK SOUTH
VOLUME 2017, PAGE 467
P.R.C.C.T.

LOT 10R AND CA-4RR
THE HILLS OF LONE STAR,
PHASE 6/EAST FORK SOUTH
VOLUME 2018, PAGE 437
P.R.C.C.T.

CALLED 32.838 ACRES
JERRY HILL ECHOLS
VOL. 1294, PG. 812
D.R.C.C.T.

POINT OF
BEGINNING

**LOT 1, BLOCK A
40.000 ACRES
1,742,398 SQ. FT.**

CALLED 40.0000 ACRES
JENNIFER & DAVID GOLDEN
C.C. NO. 20060809001140460
D.R.C.C.T.

JAMES HEFFLEFINGER SURVEY, ABSTRACT NO. 366
J.L. WHITE SURVEY, ABSTRACT NO. 1014

CALLED 5.000 ACRES
MARIELA ORDUNA &
VERONICA GUTIEREZ
C.C. NO. 20181206001488420
O.P.R.C.C.T.

CALLED 6.200 ACRES
CRAIG ROY &
LISA DAWN SIMPSON
VOLUME 5708, PAGE 87
D.R.C.C.T.

CA-4RRR
THE HILLS OF LONE STAR,
PHASE 6/EAST FORK SOUTH
VOLUME 2019, PAGE 717
P.R.C.C.T.

CALLED 32.09 ACRES
PHIL JOHNSON
C.C. NO. 20110810000842760
O.P.R.C.C.T.

GRAPHIC LOCATION
VAN ALSTYNE ETJ
ANNA ETJ

NE COR. J.L. WHITE SURVEY
NW COR. B.C. THOMPSON SURVEY

JAMES HEFFLEFINGER SURVEY, ABSTRACT NO. 366
B.C. THOMPSON SURVEY, ABSTRACT NO. 917

I, DAVID J. SURDUKAN, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this Development Plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision.

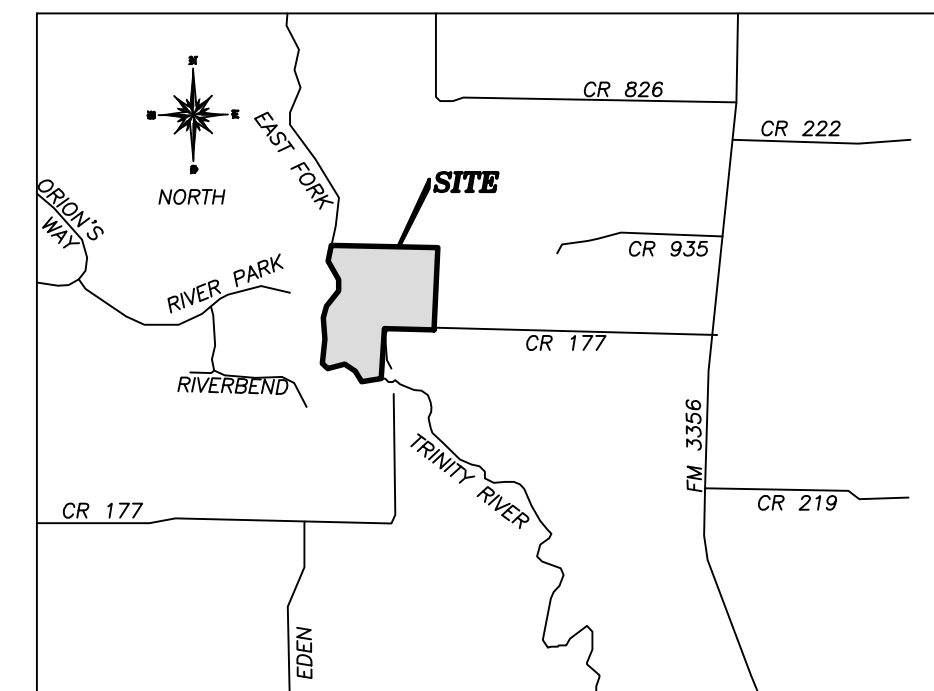
Registered Professional Land Surveyor
Registration No. 4613

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared David J. Surdukan, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

Notary Public in and for Collin County

My Commission Expires: _____



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

BEING a tract of land situated in the James Hefflefinger Survey, Abstract No. 366, and the J. L. White Survey, Abstract No. 1014, Collin County, Texas, and being all of a 40.000 acre tract of land conveyed to Jennifer and David Golden as recorded in Instrument No. 20060809001140460 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for corner at the northeast corner of said 40.000 acres, and said iron rod being the northwest corner of a called 32.090 acre tract of land as conveyed to Phil Johnson as recorded in Instrument No. 20110810000842760 of the Official Public Records of Collin County, Texas, and said corner also being in the south line of a called 32.838 acre tract of land as conveyed to Jerry Hill Echols as recorded in Volume 1294, Page 812 of the Deed Records of Collin County, Texas;

THENCE S 02°36'06" W with the west line of the called 32.090 acre tract of land a distance of 1027.35' to a mag nail set for corner in County Road No. 177;

THENCE N 88°18'33" W following County Road No. 177 a distance of 618.64' to a 1/2" iron rod found for corner;

THENCE S 03°38'03" W a distance of 622.61' to a point for corner in the east fork of the Trinity River;

THENCE S 80°38'58" W a distance of 245.21' to a point for corner in the east fork of the Trinity River;

THENCE N 30°49'02" W a distance of 151.60' to a point for corner in the east fork of the Trinity River;

THENCE N 56°31'02" W a distance of 159.14' to a point for corner in the east fork of the Trinity River;

THENCE S 75°31'58" W a distance of 216.55' to a point for corner in the east fork of the Trinity River;

THENCE N 47°37'02" W a distance of 94.68' to a point for corner in the east fork of the Trinity River;

THENCE N 06°28'58" E a distance of 301.24' to a point for corner in the east fork of the Trinity River;

THENCE N 04°27'02" W a distance of 268.71' to a point for corner in the east fork of the Trinity River;

THENCE N 15°37'58" E a distance of 148.08' to a point for corner in the east fork of the Trinity River;

THENCE N 37°49'58" E a distance of 243.31' to a point for corner in the east fork of the Trinity River;

THENCE N 00°08'58" E a distance of 138.34' to a point for corner in the east fork of the Trinity River;

THENCE N 29°24'39" W a distance of 266.79' to a point for corner in the east fork of the Trinity River;

THENCE N 12°09'54" E a distance of 200.47' to a point for corner in the east fork of the Trinity River and also being the northwest corner of said 40.000 acre tract;

THENCE S 88°49'22" E a distance of 1322.82' to the POINT OF BEGINNING and containing 1,742,398 Square Feet or 40.000 Acres of land.

FLOOD NOTE

Portions of this property fall within Zone X (unshaded) and Zone A (shaded without base elevation) according to the Flood Insurance Rate Maps, Panel No. 48085C0045J, Map Revision June 2, 2009, as published by the Federal Emergency Management Agency and shown graphically on the survey.

CERTIFICATE OF APPROVAL

Approved this ____ day of _____, 2021, by the City Council of the City of Anna Texas.

(Mayor)

City Secretary

**DEVELOPMENT PLAT
GOLDEN ESTATES
BLOCK A, LOT 1
BEING 40.000 ACRES OUT OF THE
JAMES HEFFLEFINGER SURVEY
ABSTRACT NO. 366
J.L. WHITE SURVEY
ABSTRACT NO. 1014
CITY OF ANNA ETJ
COLLIN COUNTY, TEXAS**

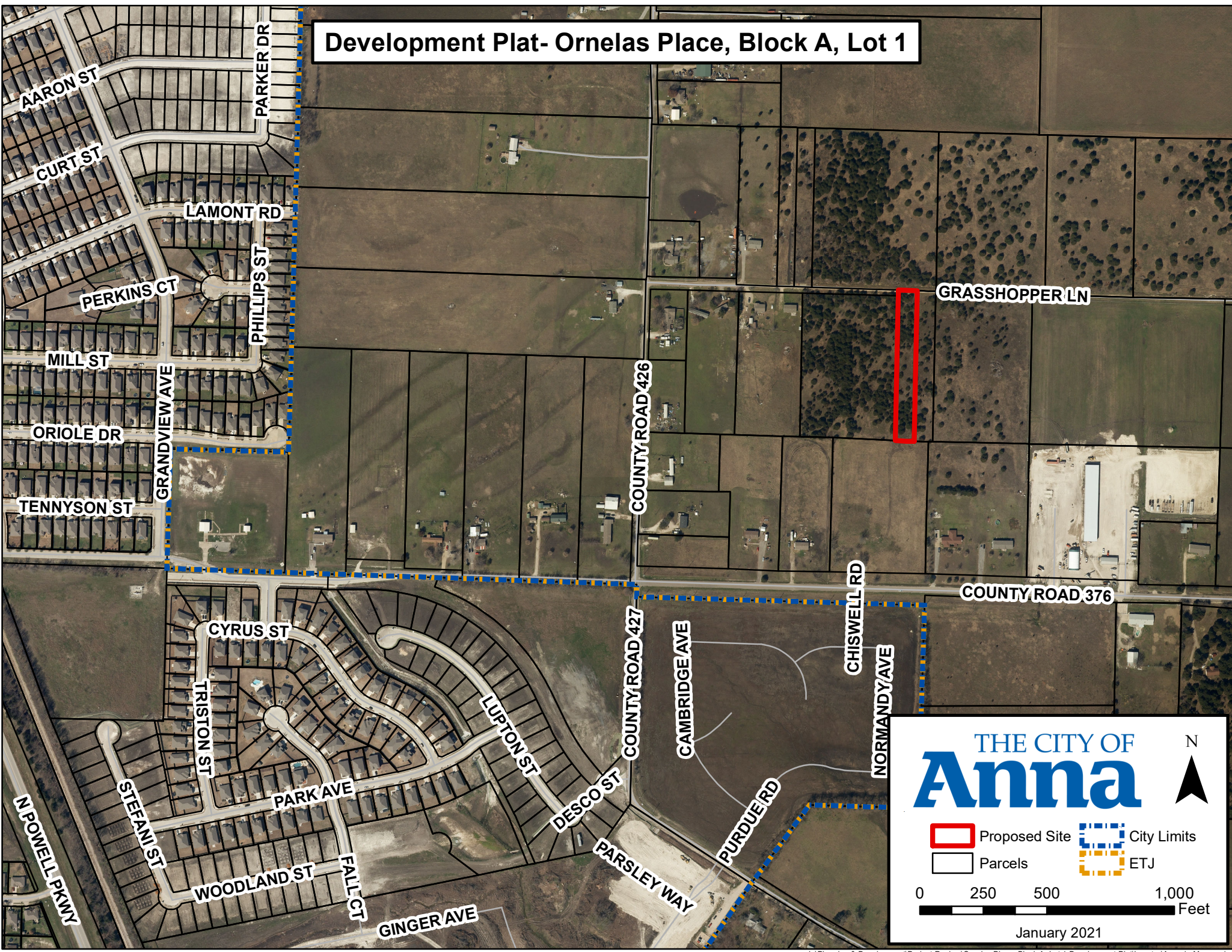
OWNER
JENNIFER & DAVID GOLDEN
4114 CR 177
ANNA, TEXAS 75409
(972) 924-4965

SURVEYOR
SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200
FIRM NO. 10069500

GENERAL NOTES;
1. The surveyor has not abstracted subject property.
2. This survey is subject to all easements of record.
3. Copyright 2020, Surdukan Surveying, Inc.
4. The survey is being provided solely for the use of the current parties and that no licenses has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction which shall take place within 3 months of the date of this survey.
5. The original copy will have original signatures, stamp seal and an impression seal.
6. The basis of bearings, are derived from ALLTERRA CENTRAL RTK Network, Texas State Plane Coordinates System, NAD83, North Central Zone, NAD 83 (CORS96) Epoch 2002.0.
7. Water service to this site is provided by Marilee Special Utility District.
8. Sanitary Sewer will be provided by an approved onsite OSSF - permits through Collin County.
9. Gas will Liquid propane.
10. Electric is provided by Grayson-Collin Electric Company.
11. Solid waste will be provided through a private trash company.
12. New residential and Commercial development will be required to adhere to the Collin County Floodplain Management Regulations. A flood study and subsequent FEMA map changes may be required for future development of this lot.

EXHIBIT A

Development Plat- Ornelas Place, Block A, Lot 1



THE CITY OF

Anna

N

Proposed Site

City Limits

Parcels

ETJ

0 250 500 1,000 Feet

January 2021

CITY OF ANNA
Planning & Zoning Commission
February 1, 2021

Development Plat: Ornelas Place, Block A, Lot 1

Applicant: David Surdukan, Surdukan Surveying

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Ornelas Place, Block A, Lot 1 Development Plat.

SUMMARY:

One single-family dwelling, detached and three accessory buildings on one lot on 1.0± acre located on the south side of CR 424, 971± feet east of County Road 426. Located within the extraterritorial jurisdiction (ETJ).

RECOMMENDATION:

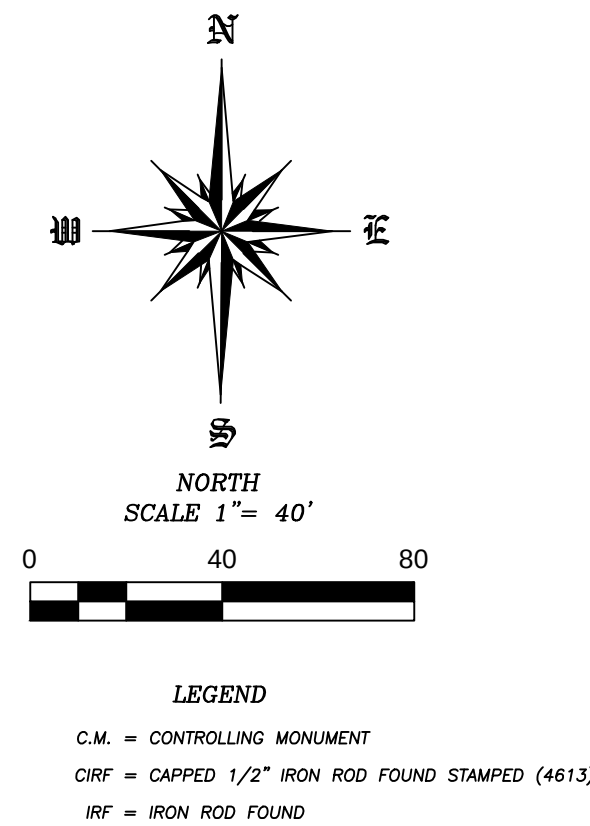
Recommended for approval as submitted.

ATTACHMENTS:

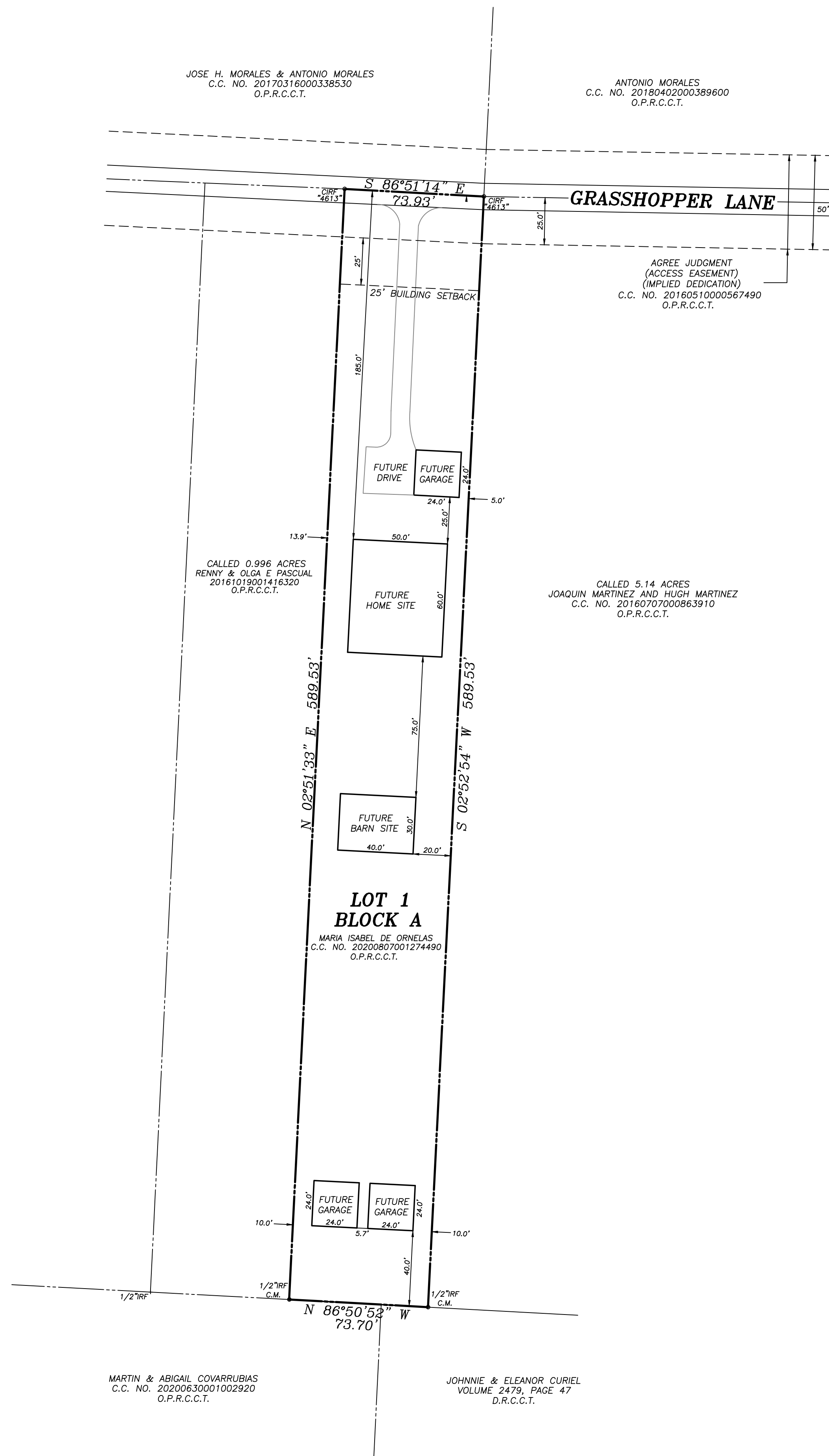
Locator

Exhibit

EXHIBIT A



1. The surveyor has not abstracted subject property.
2. This survey is subject to all easements of record.
3. Copyright 2020, Surduran Surveying, Inc.
4. The survey is being provided solely for the use of the current parties and that no licenses has been created, express or implied, and no copy shall be made, except as necessary in conjunction with the original transaction which shall take place within 3 months of the date of this survey.
5. The basis of bearings, horizontal position are derived from WDS RSTK Network, Texas State Plane Coordinates System, NAD 83, County of Cameron, Texas, Zone 16N, UTM, 2020.0
7. Existing water service to this site is provided by **South Grayson Water Supply Corporation**.
8. Sanitary sewer be an OSSF system on site.
9. Existing electric service provided by **Grayson-Collin Electric Company**.
10. Solid waste will be provided through a private solid waste company.
11. Selling any portion of this addition by metes and bounds is a Violation of City Ordinance on Easement laws, and is subject to fines and withholding of utilities and building permits.
12. The Agreed Judgment. (for access) filed under C.C. No. 006510000000074197, is in favor of the Plaintiff Paula Powell. However, also included in the Document is a second Agreed Judgment (for implied dedication 50' wide for public road).



CERTIFICATE OF APPROVAL

Approved this ____ day of _____, 2021, by the City Council of the
City of Anna Texas

(Mayor)

City Secretary

LEGAL DESCRIPTION

BEING a tract of land situated in the Robert Whitaker Survey, Abstract No. 1011 Collin County, Texas, and being all of a 1.00 acre tract conveyed to Maria Isabel De Ornelas as recorded in Instrument No. 20200807001274490, Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the center line of Grasshopper Lane at a capped 1/2" iron rod stamped "4613" found for corner at the northwest corner of said 1.000 acre tract of land and said iron rod being the northeast corner of a called 0.996 acre tract of land conveyed to Renny and Olga Pasqual as recorded in Instrument No. 20161019001416320, Official Public Records of Collin County, Texas;

THENCE S 86°51'14" E along the center line of Grasshopper Lane a distance of 73.93' to a capped 1/2" iron rod stamped "4613" found for the northwest corner of a called 5.140 acre tract of land conveyed to Joaquin Martinez and Hugo Martinez as recorded in Instrument No. 20160707000863910, Official Public Records of Collin County, Texas;

THENCE S 02°52'54" W a distance of 589.53' to a 1/2" iron rod found for the southwest corner of the called 5.140 acre tract of land;

THENCE N 86°50'52" W a distance of 73.70' to a 1/2" iron rod found for the southeast corner of the called 0.996 acre tract of land;

THENCE N 02°51'33" E a distance of 589.53' to the POINT OF BEGINNING and containing 43,516 Square Feet or 0.999 Acres of land.

FLOOD NOTE

This property falls in Zone X according to the Flood Insurance Rate Maps, Panel No. 48085C0180J, Map Revision June 2, 2009, as published by the Federal Emergency Management Agency.

SURVEYORS CERTIFICATE

I, DAVID J. SURDUKAN, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this Development Plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision.

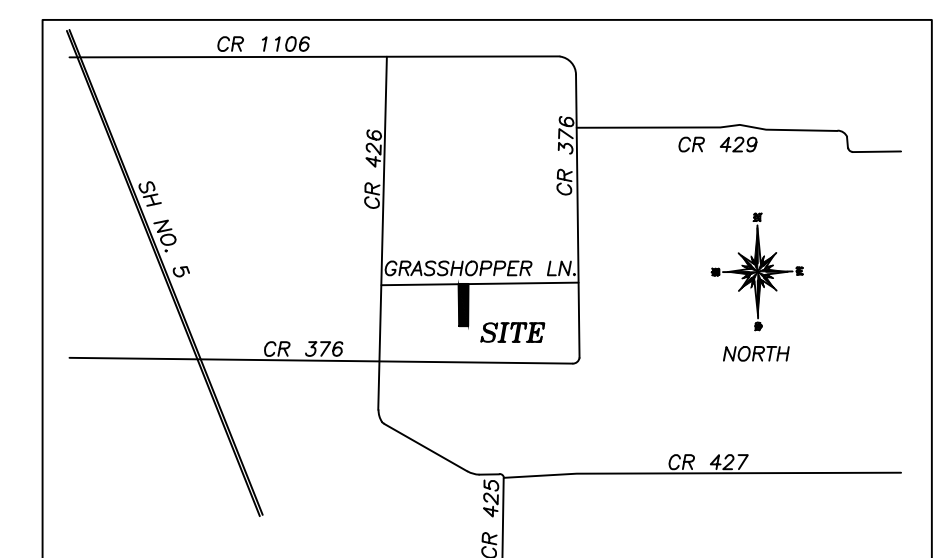
Registered Professional Land Surveyor
Registration No. 4613

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared David J. Surdukan, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Public in and for Collin County

My Commission Expires:



VICINITY MAP
NOT TO SCALE

**DEVELOPMENT PLAT
ORNELAS PLACE
BLOCK A, LOT 1
BEING 0.999 ACRES OUT OF THE
ROBERT WHITAKER SURVEY
ABSTRACT NO. 1011
CITY OF ANNA ETJ
COLLIN COUNTY, TEXAS**

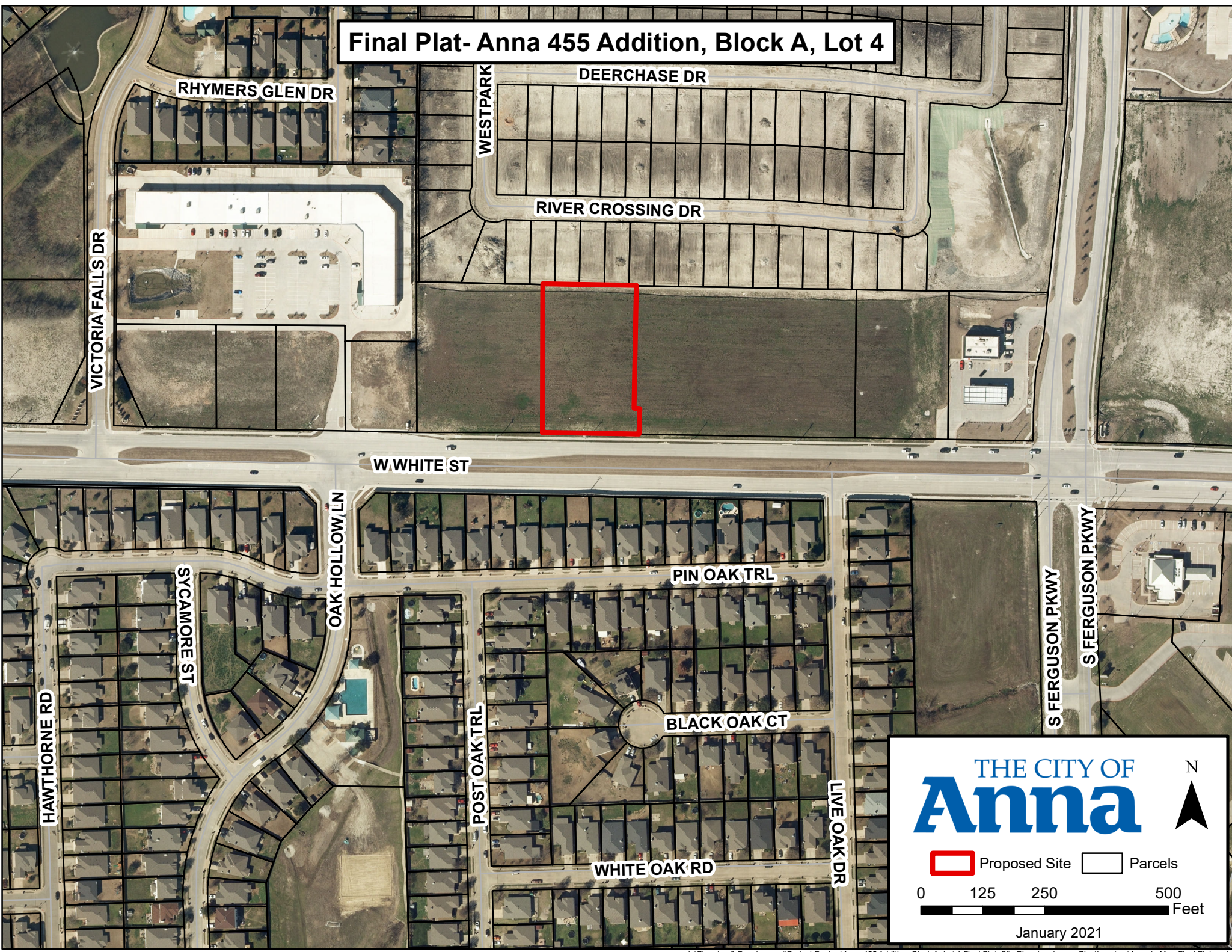
OWNER	SURVEYOR
MARIA ISABEL DE ORNELAS	SURDUKAN SURVEYING, INC.
1630 ELM STREET	P.O. BOX 126
ANNA, TEXAS 75409	ANNA, TEXAS 75409
(214) 578-7892	(972) 924-8200
	FIRM NO. 10069500

SCALE 1" = 40'

DATE: JANUARY 6, 2021

JOB No. 2020-54

Final Plat- Anna 455 Addition, Block A, Lot 4



THE CITY OF
Anna

Proposed Site Parcels

0 125 250 500
Feet

January 2021

CITY OF ANNA
Planning & Zoning Commission
February 1, 2021

Final Plat: Anna 455 Addition, Block A, Lot 4
Applicant: Jonathan Kerby, Kimley-Horn & Associates

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Anna 455 Addition, Block A, Lot 4, Final Plat.

SUMMARY:

One commercial lot on 1.3± acres located on the north side of White Street (F.M. 455), 877± feet east of Victoria Falls Drive. Zoned PD-709-2015.

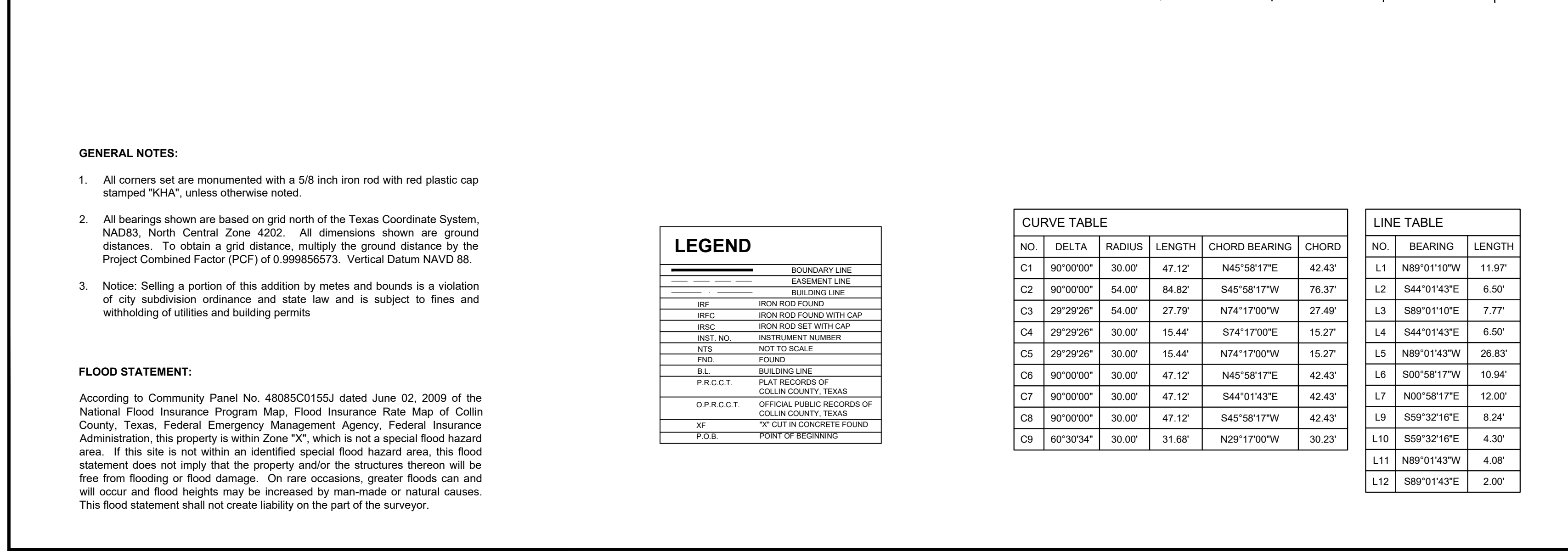
RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Locator

Exhibit



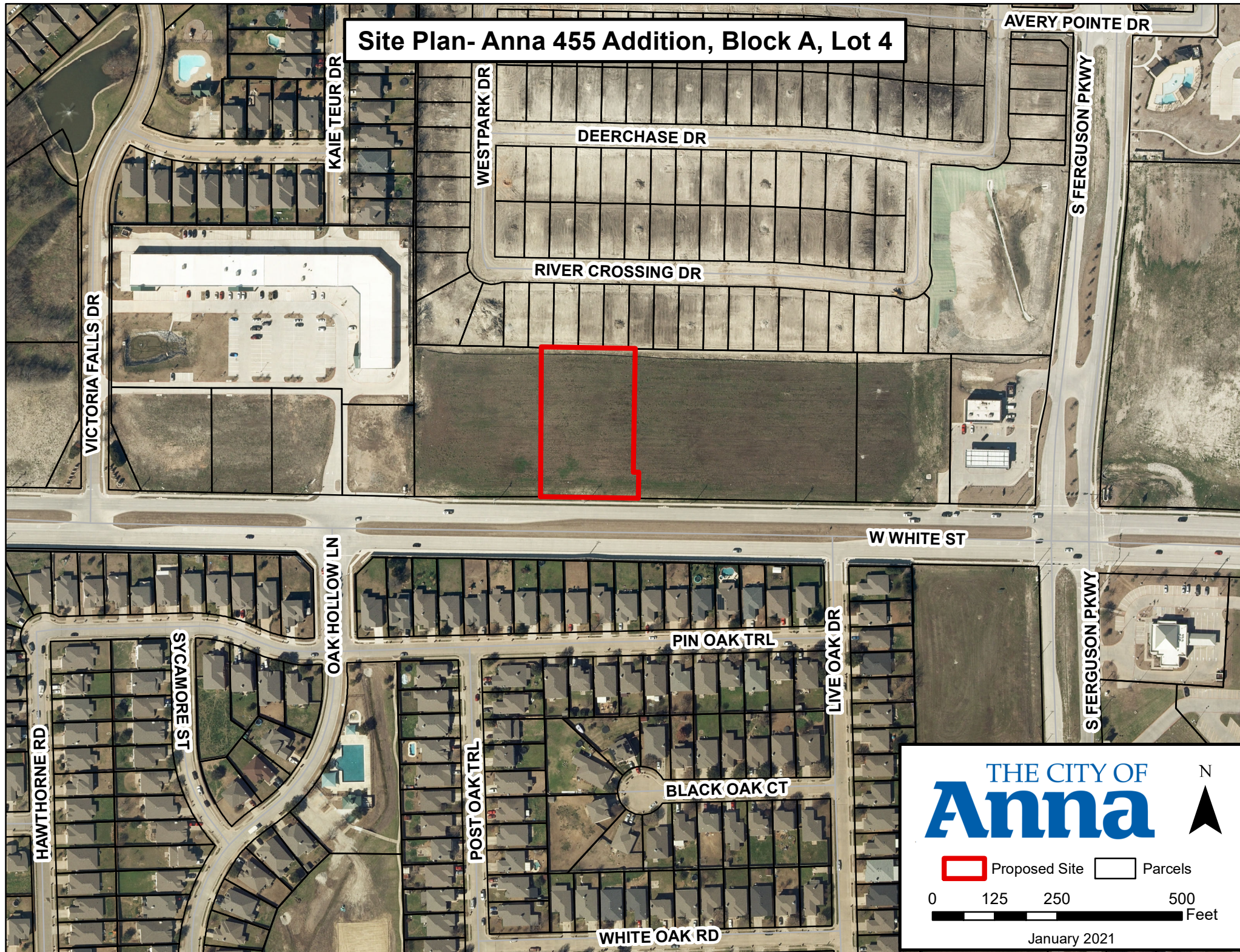
My Commission Expires

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°01'10"W	11.97'
L2	S44°01'43"E	6.50'
L3	S89°01'10"E	7.77'
L4	S44°01'43"E	6.50'
L5	N89°01'43"W	26.83'
L6	S00°58'17"W	10.94'
L7	N00°58'17"E	12.00'
L8	S59°32'16"E	8.24'
L9	S59°32'16"E	4.30'
L11	N89°01'43"W	4.08'
L12	S89°01'43"E	2.00'

City Secretary

DWG NAME: KIERI SURVEY068194017-ANNA RETAIL - ANNA/DWG068194017 LOT 4 FINAL PLAT VER18 DWG PLOTTED BY: MARY MICHAEL 1/25/2021 7:41 AM LAST SAVED 1/25/2021 7:39 AM

Site Plan- Anna 455 Addition, Block A, Lot 4



THE CITY OF
Anna

Proposed Site Parcels

0 125 250 500 Feet

January 2021

CITY OF ANNA
Planning & Zoning Commission
February 1, 2021

Site Plan: Anna 455 Addition, Block A, Lot 4
Applicant: Jonathan Kerby, Kimley-Horn & Associates

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Anna 455 Addition, Block A, Lot 4, Site Plan.

SUMMARY:

One commercial lot on 1.3± acres located on the north side of White Street (F.M. 455), 877± feet east of Victoria Falls Drive. Zoned PD-709-2015.

The purpose of this site plan is to show the proposed retail store and related site improvements.

RECOMMENDATION:

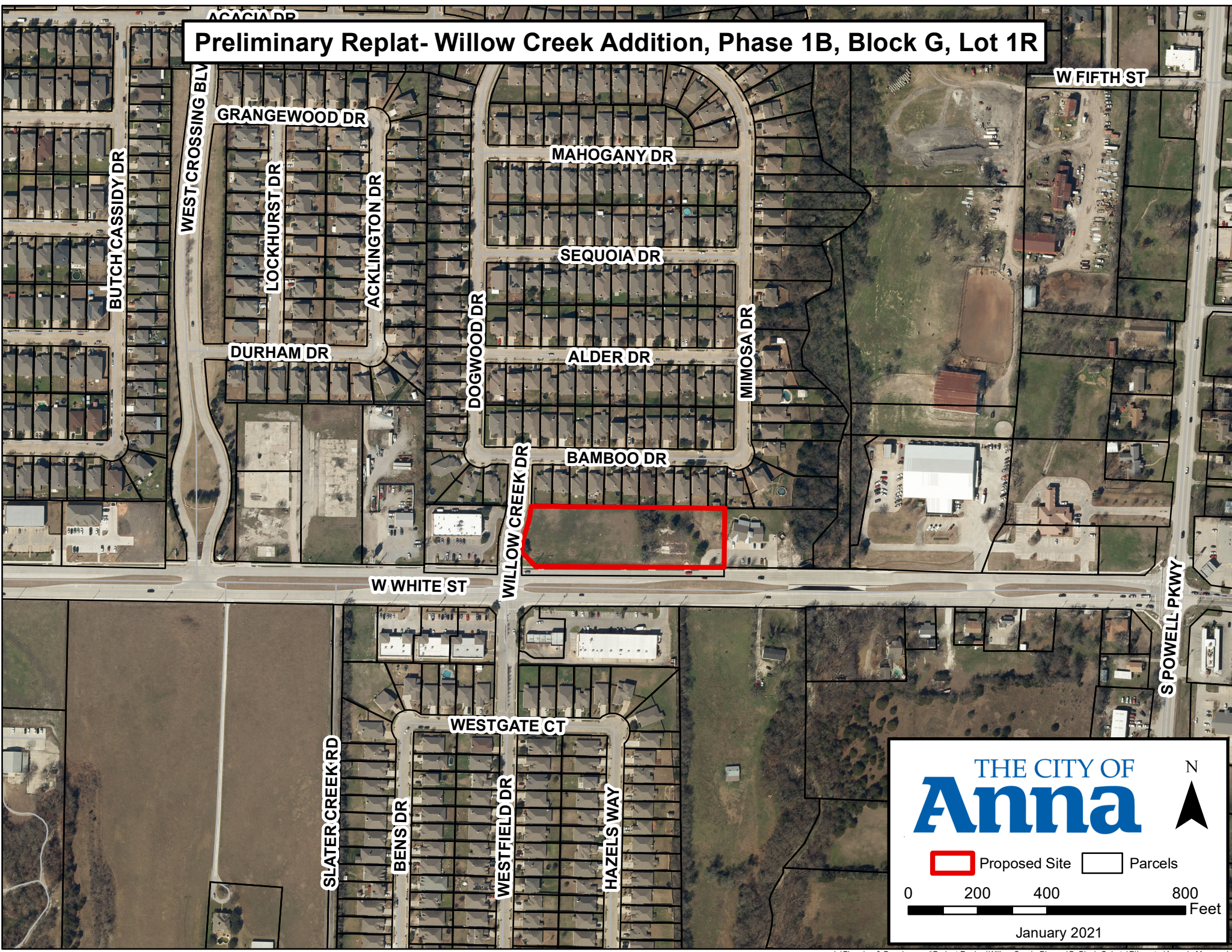
Recommended for approval as submitted.

ATTACHMENTS:

Locator

Exhibit

Preliminary Replat- Willow Creek Addition, Phase 1B, Block G, Lot 1R



THE CITY OF
Anna

Proposed Site Parcels

0 200 400 800
Feet

January 2021

CITY OF ANNA
Planning & Zoning Commission
February 1, 2021

Preliminary Replat: Willow Creek Addition, Phase 1B, Block G, Lot 1R

Applicant: Jonathan Hake, Cross Engineering Consultants, Inc.

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Willow Creek Addition, Phase 1B, Block G, Lot 1R, Preliminary Replat.

SUMMARY:

One commercial lot on 2.2± acres located at the northeast corner of White Street (F.M. 455) and Willow Creek Drive. Zoned PD-337-2007.

The purpose for this replat is proposed easements necessary for the development of the property.

RECOMMENDATION:

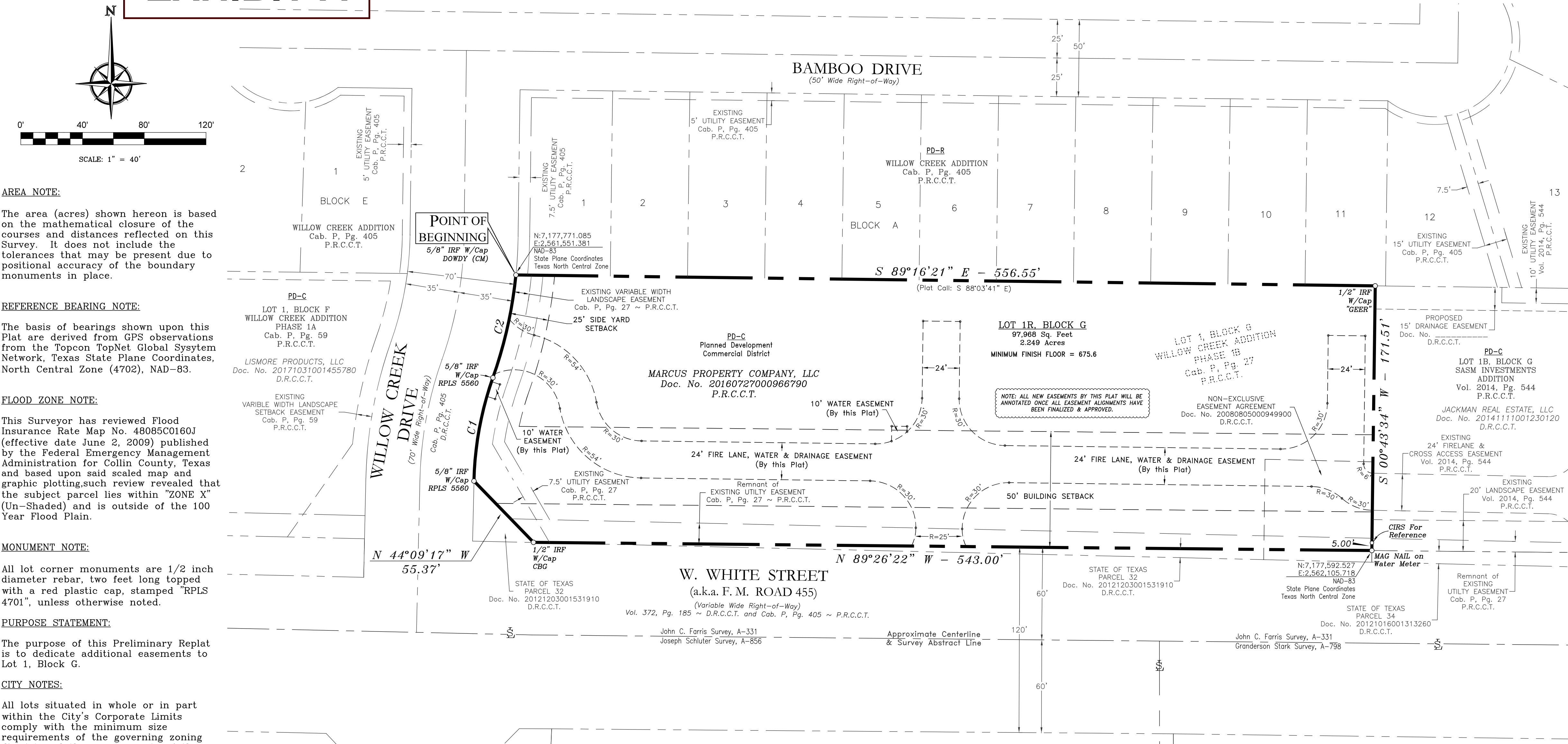
Recommended for approval as submitted.

ATTACHMENTS:

Locator

Exhibit

EXHIBIT A



AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The basis of bearings shown upon this Plat are derived from GPS observations from the Topcon TopNet Global Ssystem Network, Texas State Plane Coordinates, North Central Zone (4702), NAD-83.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0160J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain.

MONUMENT NOTE:

All lot corner monuments are 1/2 inch diameter rebar, two feet long topped with a red plastic cap, stamped "RPLS 4701", unless otherwise noted.

PURPOSE STATEMENT:

The purpose of this Preliminary Replat is to dedicate additional easements to Lot 1, Block G.

CITY NOTES:

All lots situated in whole or in part within the City's Corporate Limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.

Notice: Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.

ABBREVIATIONS

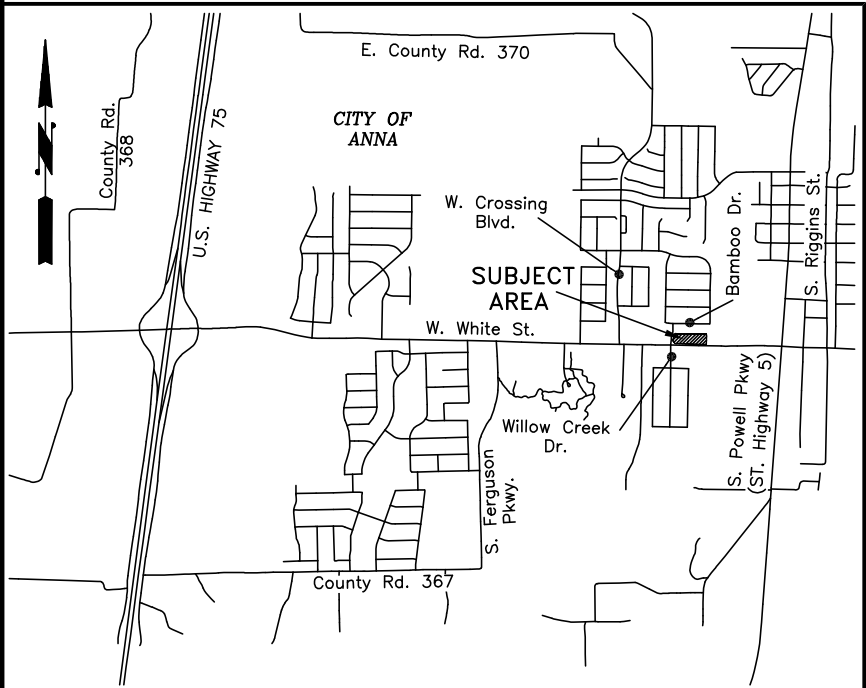
Cab. = Cabinet
Vol. = Volume
Pg. = Page
Doc. No. = Document Number
Inst. No. = Instrument Number
D.R.C.C.T. = Deed Records, Collin County, Texas
P.R.C.C.T. = Plat Records, Collin County, Texas
CM = Controlling Monument
IRP = Iron Rod Found
CIRS = 1/2" Iron Set with red cap stamped "RPLS 4701"

LEGEND

BOUNDARY LINE
ADJOINER LINE
EASEMENT LINE
SURVEY ABSTRACT LINE
CENTERLINE OF ROAD

VICINITY MAP

Not To Scale



OWNER' CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, MARCUS PROPERTY COMPANY LLC is the owner of that certain tract of land situated in the City of Anna, in the John C. Farris Survey, Abstract No. 331 of Collin County, Texas and being the remainder of Lot 1, Block G of Willow Creek Addition, Phase 1B, an addition to the City of Anna, according to the plat thereof, recorded in Cabinet P, Page 27, Plat Records, Collin County, Texas (P.R.C.C.T.) and same being described in a deed to Marcus Property Company LLC, recorded in Document No. 20160727000966790, Deed Records, Collin County, Texas (D.R.C.C.T.) and said parcel being more particularly described by metes & bounds as follows:

BEGINNING at a 5/8 inch iron rod, topped with a plastic cap, stamped 'Dowdy', found on the east right-of-way line of Willow Creek Drive (a 70' wide right-of-way) for the northwest corner of the above described Lot 1, Block G and same being the southwest corner of Block A of Willow Creek Addition, an addition to the City of Anna, according to the plat thereof, recorded in Cabinet P, Page 405, P.R.C.C.T.;

THENCE: South 89 deg. 16 min. 21 sec. East, departing from said Willow Creek Drive, along the common line of said Lot 1, Block G and Block A, a distance of 556.55 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped 'GEER', found for the northeast corner of said Lot 1, Block G and same being the northwest corner of Lot 1B, Block G of SASM Investments Addition, an addition to the City of Anna, according to the plat thereof, recorded in Volume 2014, Page 544, P.R.C.C.T.;

THENCE: South 00 deg. 43 min. 34 sec. West, along the common line of said Lot 1, Block G and SASM Investments Addition, a distance of 171.51 feet to a mag nail found on a water meter box cover, on the north right-of-way line of W. White Street (a.k.a. F.M. Road 455 - variable width right-of-way), for the southeast corner of this tract, from which a 1/2 inch iron rod, topped with a red plastic cap, stamped 'RPLS 4701', bears North 00 deg. 43 min. 34 sec. East - 5.00 feet for reference;

THENCE: North 89 deg. 26 min. 22 sec. West, along the current north right-of-way line of W. White Street, a distance of 543.00 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped 'CBG', found for an angle corner;

THENCE: North 44 deg. 09 min. 17 sec. West, continuing along said right-of-way, a distance of 55.37 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped 'RPLS 5560', found for corner at the intersection of the north right-of-way line of said W. White Street and the east right-of-way line of the above mentioned Willow Creek Drive and said point on a non-tangent curve to the right, having a radius of 215.00 feet, a central angle of 18° 13' 00" and a chord that bears North 10 deg. 23 min. 55 sec. East - 68.07 feet;

THENCE: Along the east right-of-way line of said Willow Creek Drive and along said curve to the right, an arc distance of 68.38 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped 'RPLS 5560', found at the point of reverse curve to the left, having a radius of 285.00 feet, a central angle of 13° 44' 52" and a chord that bears North 12 deg. 37 min. 59 sec. East - 68.22 feet;

THENCE: Continuing along said right-of-way line and with said curve to the left, an arc distance of 68.38 feet to the POINT OF BEGINNING and containing 97,968 square feet or 2.249 acres of land.

DEDICATION

STATE OF TEXAS)
COUNTY OF COLLIN)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MARCUS PROPERTY COMPANY, LLC, does hereby adopt this Preliminary Replat designating the herein above described property as **WILLOW CREEK ADDITION, PHASE 1B, LOT 1R, BLOCK G**, being a replat of the remainder of Lot 1, Block G, Willow Creek Addition, Phase 1B, Plat Records, Collin County, Texas and described in a deed to Marcus Property Company, LLC, recorded in Document Number 20160727000966790, of the Deed Records of Collin County, Texas (D.R.C.C.T.), do hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelane, Drainage, Mutual Access and Utility Easement being hereby dedicated for the mutual use and accommodation of the City of Anna and all public utilities desiring to use or using same. All and any public utility and the City of Anna shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in any way, endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements, and the City of Anna and all public utilities shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems, without the necessity at any time, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Anna, Texas.

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

The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

WITNESS MY HAND IN COLLIN COUNTY, TEXAS, this the _____ day of _____, 2021.

Bruce Marcus
Owner

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 **BRUCE MARCUS**, 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 and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2021.

Notary Public, State of Texas

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	18°13'00"	215.00'	68.36'	N 10°23'55" E	68.07'
C2	13°44'52"	285.00'	68.38'	N 12°37'59" E	68.22'

SURVEYORS' CERTIFICATE

That I, **Lawrence H. Ringley**, do hereby certify that I have prepared this plat and the field notes shown hereon from an on the ground survey of the land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of Anna, Texas.

DATED this the _____ day of _____, 2021.

PRELIMINARY REPLAT

RELEASED 01/18/2021 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
Lawrence H. Ringley, R.P.L.S.
State of Texas, No. 4701

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 **LAWRENCE H. RINGLEY**, 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 and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2021.

Notary Public, State of Texas

Approved this _____ day of _____, 2021.

Mayor, City of Anna, Texas

City Secretary, City of Anna, Texas

AREA FOR
CITY STAMP

OWNER:

MARCUS PROPERTY COMPANY, LLC
Contact: Bruce Marcus
1717 Pembroke Lane
McKinney, Texas 75072-4796
320-444-7709
b.marcus@terraconstruction.com

SURVEYOR:

RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
LHR@ringley.com

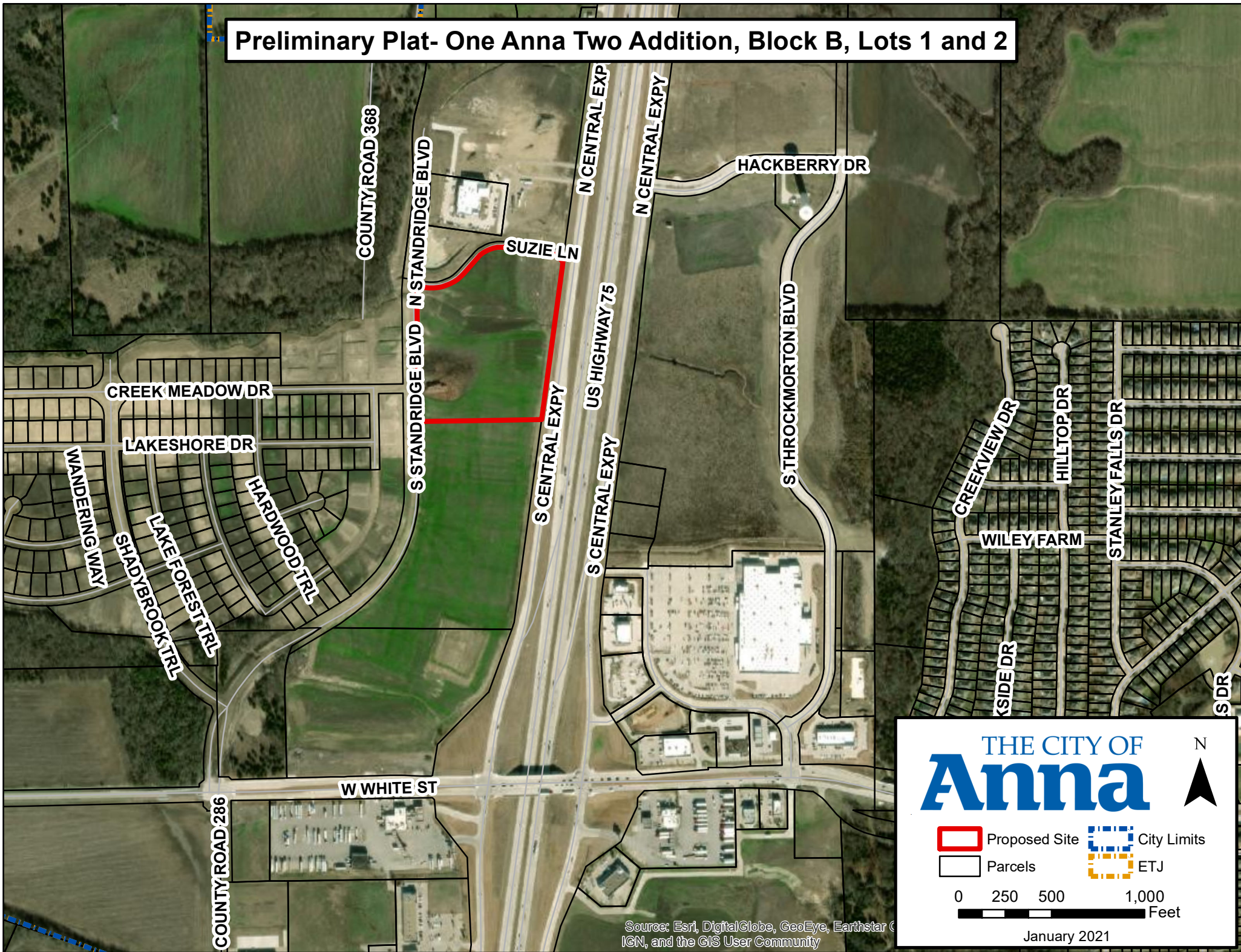
Date of Preparation: 01/06/2021

RINGLEY & ASSOCIATES, INC.

SURVEYING MAPPING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Reed	01/06/2021	1" = 40'	17003	17003-PP.DWG	1 of 1

Preliminary Plat- One Anna Two Addition, Block B, Lots 1 and 2



CITY OF ANNA
Planning & Zoning Commission
February 1, 2021

Preliminary Plat: One Anna Two Addition, Block B, Lots 1 & 2

Applicant: Anthony Loeffel, Kimley-Horn & Associates

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding One Anna Two Addition, Block B, Lots 1 & 2, Preliminary Plat.

SUMMARY:

One multiple-family residential lot on 9.08± acres and one commercial lot on 4.9± acres located at the southwest corner of U.S. Highway 75 and W Country Road 370 (Suzie Lane). Zoned: Planned Development-846-2020-General Commercial (PD-846-2020-C-1).

The purpose for the preliminary plat is to propose lot and block boundaries and easement necessary for the creation of one multiple-family residential lot and one commercial lot.

RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Locator

Exhibit

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. ALL PROPOSED RADII ARE 3' UNLESS NOTED OTHERWISE.
3. ALL PROPOSED DRIVE AISLE RADII ARE A MINIMUM OF 20'.
4. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
5. ALL 18'-FOOT DEEP PARKING STALLS SHALL PROVIDE A 2'-FOOT PARKING OVERHANG OFFSET PER THE ORDINANCE.
6. HANDICAP MARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS FOR ALL LOTS.
7. PROPOSED FIRE LANES SHALL BE PROVIDED IN ACCORDANCE WITH ANNA REQUIREMENTS AND SHALL HAVE A MIN. INSIDE TURNING RADIUS OF 30'.
8. PROPOSED FIRE HYDRANTS SHALL BE PROVIDED IN ACCORDANCE WITH ANNA REQUIREMENTS AND WILL BE LOCATED IN A 10'x10' WATER EASEMENT.
9. ALL PROPOSED PAVING SHALL BE CONCRETE IN ACCORDANCE WITH THE CITY OF ANNA REQUIREMENTS.
10. ALL SCREENING WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF ANNA REQUIREMENTS.

FLOOD STATEMENT

According to flood map 48085C0155J, effective June 2, 2009 of the Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is in Zone X.

ACCESS EASEMENT

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

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 Block 1, 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 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.

FIRE LANE EASEMENT

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

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of Grayson County, Texas.

Douglas W. Underwood
Registered Professional
Land Surveyor, No. 4709

Date

CERTIFICATE OF APPROVAL

APPROVED ON THIS THE _____ DAY OF _____, 2021, BY THE CITY COUNCIL, CITY OF ANNA, TEXAS.

MAYOR

CITY SECRETARY

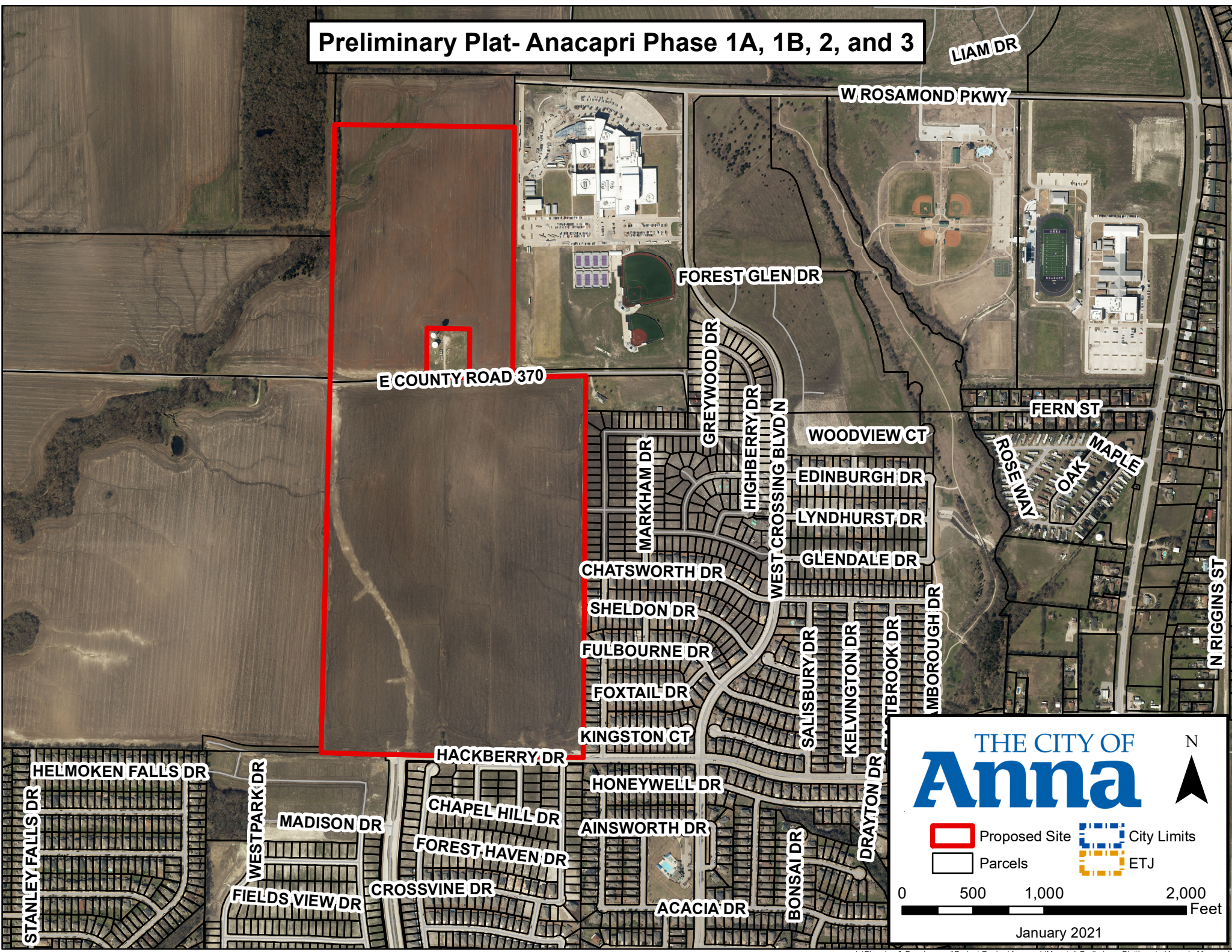
LEGEND

● 1/2" STEEL ROD SET
○ 1/2" STEEL ROD FOUND
--- PROPERTY LINE
--- EASEMENT LINE
--- BUILDING LINE
--- FIRELANE
--- UTILITY EASEMENT
--- DRAINAGE EASEMENT

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	56.00	87.96	N 45°46'01" W	79.20
C2	56.00	42.98	N 21°13'51" E	43.81
C3	56.00	94.23	N 45°47'25" W	60.00
C4	56.00	42.98	N 21°13'51" E	43.81
C5	56.00	42.98	N 21°13'51" E	43.81
C6	56.00	42.98	N 21°13'51" E	43.81
C7	56.00	42.98	N 21°13'51" E	43.81
C8	56.00	42.98	N 21°13'51" E	43.81
C9	56.00	42.98	N 21°13'51" E	43.81
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C24	56.00	42.98	N 21°13'51" E	43.81
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C59	56.00	42.98	N 21°13'51" E	43.81
C60	56.00	42.98	N 21°13'51" E	43.81
C61	56.00	42.98	N 21°13'51" E	43.81
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C68	56.00	42.98	N 21°13'51" E	43.81
C69	56.00	42.98	N 21°13'51" E	43.81
C70	56.00	42.98	N 21°13'51" E	43.81
C71	56.00	42.98	N 21°13'51" E	43.81
C72	56.00	42.98	N 21°13'51" E	43.81
C73	56.00	42.98	N 21°13'51" E	43.81
C74	56.00	42.98	N 21°13'51" E	43.81
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C80	56.00	42.98	N 21°13'51" E	43.81
C81	56.00	42.98	N 21°13'51" E	43.81
C82	56.00	42.98	N 21°13'51" E	43.81
C83	56.00	42.98	N 21°13'51" E	43.81
C84	56.00	42.98	N 21°13'51" E	43.81
C85	56.00	42.98	N 21°13'51" E	43.81
C86	56.00	42.98	N 21°13'51" E	43.81
C87	56.00	42.98	N 21°13'51" E	43.81
C88	56.00	42.98	N 21°13'51" E	43.81
C89	56.00	42.98	N 21°13'51" E	43.81
C90	56.00	42.98	N 21°13'51" E	43.81
C91	56.00	42.98	N 21°13'51" E	43.81
C92	56.00	42.98	N 21°13'51" E	43.81
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C95	56.00	42.98	N 21°13'51" E	43.81
C96	56.00	42.98	N 21°13'51" E	43.81
C97	56.00	42.98	N 21°13'51" E	43.81
C98	56.00	42.98	N 21°13'51" E	43.81
C99	56.00	42.98	N 21°13'51" E	43.81
C100	56.00	42.98	N 21°13'51" E	43.81

LINE	TYPE	DISTANCE	LINE	TYPE	DISTANCE
L1	S 07°37'00" W	679.28	L31	S 07°36'43" W	70.9319
L2	S 07°37'00" W	679.28	L32	S 07°36'43" W	70.9319
L3	N 00°40'01" W	236.65	L33	S 07°36'58" W	19.00
L4	S 07°37'00" W	679.28	L34	S 07°36'58" W	19.00
L5	S 07°37'00" W	679.28	L35	S 07°36'58" W	19.00
L6	S 07°37'00" W	679.28	L36	S 07°36'58" W	19.00
L7	S 07°37'00" W	679.28	L37	S 07°36'58" W	19.00
L8	S 07°37'00" W	679.28	L38	S 07°36'58" W	19.00
L9	S 07°37'00" W	679.28	L39	S 07°36'58" W	19.00
L10	S 07°37'00" W	679.28	L40	S 07°36'58" W	19.00
L11	S 07°37'00" W	679.28	L41	S 07°36'58" W	19.00
L12	S 07°37'00" W	679.28	L42	S 07°36'58" W	19.00
L13	S 07°37'00" W	679.28	L43	S 07°36'58" W	19.00
L14	N 89°57'07" E	57.94	L44	S 07°37'00" W	679.28
L15	N 89°57'07" E	57.94	L45	S 07°37'00" W	679.28
L16	N 41°00'14" E	204.49	L46	S 07°37'00" W	679.28
L17	S 07°37'00" W	679.28	L47	S 07°37'00" W	679.28
L18	S 07°37'00" W	679.28	L48	S 07°37'00" W	679.28
L19	S 07°37'00" W	679.28	L49	S 07°37'00" W	679.28
L20	S 07°37'00" W	679.28	L50	S 07°37'00" W	679.28
L21	S 07°37'00" W	679.28	L51	S 07°37'00" W	679.28
L22	S 07°37'00" W	679.28	L52	S 07°37'00" W	679.28
L23	S 07°37'00" W	679.28	L53	S 07°37'00" W	679.28
L24	S 07°37'00" W	679.28	L54	S 07°37'00" W	679.28
L25	S 07°37'00" W	679.28	L55	S 07°37'00" W	679.28
L26	S 07°37'00" W	679.28	L56	S 07°37'00" W	679.28
L27	S 07°37'00" W	679.28	L57	S 07°37'00" W	679.28
L28	S 07°37'00" W	679.28	L58	S 07°37'00" W	679.28
L29	S 07°37'00" W	679.28	L59	S 07°37'00" W	679.28
L30	S 07°37'00" W	679.28	L60	S 07°37'00" W	679.28
L31	S 07°37'00" W	679.28	L61	S 07°37'00" W	679.28
L32	S 07°37'00" W	679.28	L62	S 07°37'00" W	679.28
L33	S 07°37'00" W	679.28	L63	S 07°37'00" W	679.28
L34	S 07°36'58" W	19.00	L64	S 07°36'58" W	19.00
L35	S 07°36'58" W	19.00	L65	S 07°36'58" W	19.00
L36	S 07°37'00" W	679.28	L66	S 07°36'58" W	19.00
L37	S 07°36'58" W	19.00	L67	S 07°36'58" W	19.00
L38	S 07°36'58" W	19.00	L68	S 07°36'58" W	19.00
L39	S 07°36'58" W	19.00	L69	S 07°36'58" W	19.00
L40	S 07°37'00" W	679.28	L70	S 07°36'58" W	19.00
L41	S 07°36'58" W	19.00	L71	S 07°36'58" W	19.00
L42	S 07°36'58" W	19.00	L72	S 07°36'58" W	19.00
L43	S 07°36'58" W	19.00	L73	S 07°36'58" W	19.00
L44	S 07°36'58" W	19.00	L74	S 07°36'58" W	19.00
L45	S 07°36'58" W	19.00	L75	S 07°36'58" W	19.00
L46	S 07°36'58" W	19.00	L76	S 07°36'58" W	19.00
L47	S 07°36'58" W	19.00	L77	S 07°36'58" W	19.00
L48	S 07°36'58" W	19.00	L78	S 07°36'58" W	19.00
L49	S 07°36'58" W	19.00	L79	S 07°36'58" W	19.00
L50	S 07°36'58" W	19.00	L80	S 07°36'58" W	19.00
L51	S 07°36'58" W	19.00	L81	S 07°36'58" W	19.00
L52	S 07°36'58" W	19.00	L82	S 07°36'58" W	19.00
L53	S 07°36'58" W	19.00	L83	S 07°36'58" W	19.00
L54	S 07°36'58" W	19.00	L84	S 07°36'58" W	19.00
L55	S 07°36'58" W	19.00	L85	S 07°36'58" W	19.00
L56	S 07°36'58" W	19.00	L86	S 07°36'58" W	19.00
L57	S 07°36'58" W	19.00	L87	S 07°36'58" W	19.00
L58	S 07°36'58" W	19.00	L88	S 07°36'58" W	19.00
L59	S 07°36'58" W	19.00	L89	S 07°36'58" W	19.00
L60	S 07°36'58" W	19.00	L90	S 07°36'58" W	19.00
L61	S 07°36'58" W	19.00	L91	S 07°36'58" W	19.00
L62	S 07°36'58" W	19.00	L92	S 07°36'58" W	19.00
L63	S 07°36'58" W	19.00	L93	S 07°36'58" W	19.00
L64	S 07°36'58" W	19.00	L94	S 07°36'58" W	19.00
L65	S 07°36'58" W	19.00	L95	S 07°36'58" W	19.00
L66	S 07°36'58" W	19.00	L96	S 07°36'58" W	19.00
L67	S 07°36'58" W	19.00	L97	S 07°36'58" W	19.00
L68	S 07°36'58" W	19.00	L98	S 07°36'58" W	19.00
L69	S 07°36'58" W	19.00	L99	S 07°36'58" W	19.00
L70	S 07°36'58" W	19.00	L100	S 07°36'58" W	19.00
L71	S 07°36'58" W	19.00			
L72	S 07°36'58" W	19.00			
L73	S 07°36'58" W	19.00			
L74	S 07°36'58" W	19.00			
L75	S 07°36'58" W	19.00			
L76	S 07°36'58" W	19.00			
L77	S 07°36'58" W	19.00			
L78	S 07°36'58" W	19.00			
L79	S 07°36'58" W	19.00			
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L85	S 07°36'58" W	19.00			
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L88	S 07°36'58" W	19.00			
L89	S 07°36'58" W	19.00			
L90	S 07°36'58" W	19.00			
L91	S 07°36'58" W	19.00			
L92	S 07°36'58" W	19.00			
L93	S 07°36'58" W	19.00			
L94	S 07°36'58" W	19.00			
L95	S 07°36'58" W	19.00			
L96	S 07°36'58" W	19.00			
L97	S 07°36'58" W	19.00			
L98	S 07°36'58" W	19.00			
L99	S 07°36'58" W	19.00			
L100	S 07°36'58" W	19.00			

Preliminary Plat- Anacapri Phase 1A, 1B, 2, and 3



THE CITY OF
Anna

N

Legend:

- Proposed Site (Red outline)
- City Limits (Blue dashed line)
- Parcels (Black outline)
- ETJ (Orange dashed line)

Scale: 0 500 1,000 2,000 Feet

January 2021

CITY OF ANNA
Planning & Zoning Commission
February 1, 2021

Preliminary Plat: Anacapri, Phases 1A, 1B, 2, & 3

Applicant: Hayden Moses, Peloton Land Solutions

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding Anacapri, Phases 1A, 1B, 2, & 3 Preliminary Plat.

SUMMARY:

465 single-family residential lots, 11 common area lots, two commercial lots, two multiple-family residential lots, and one vacant lot on 161.7± acres located at the northeast and northwest corners of Hackberry Drive and future Ferguson Parkway. Zoned Planned Development-887-2020-Mixed Use.

The purpose for the preliminary plat is to propose right-of-way dedication, lot and block boundaries, and easements necessary for the creation of 465 residential lots, 11 common area lots, two commercial lots, two multiple-family residential lots, and one vacant lot.

RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

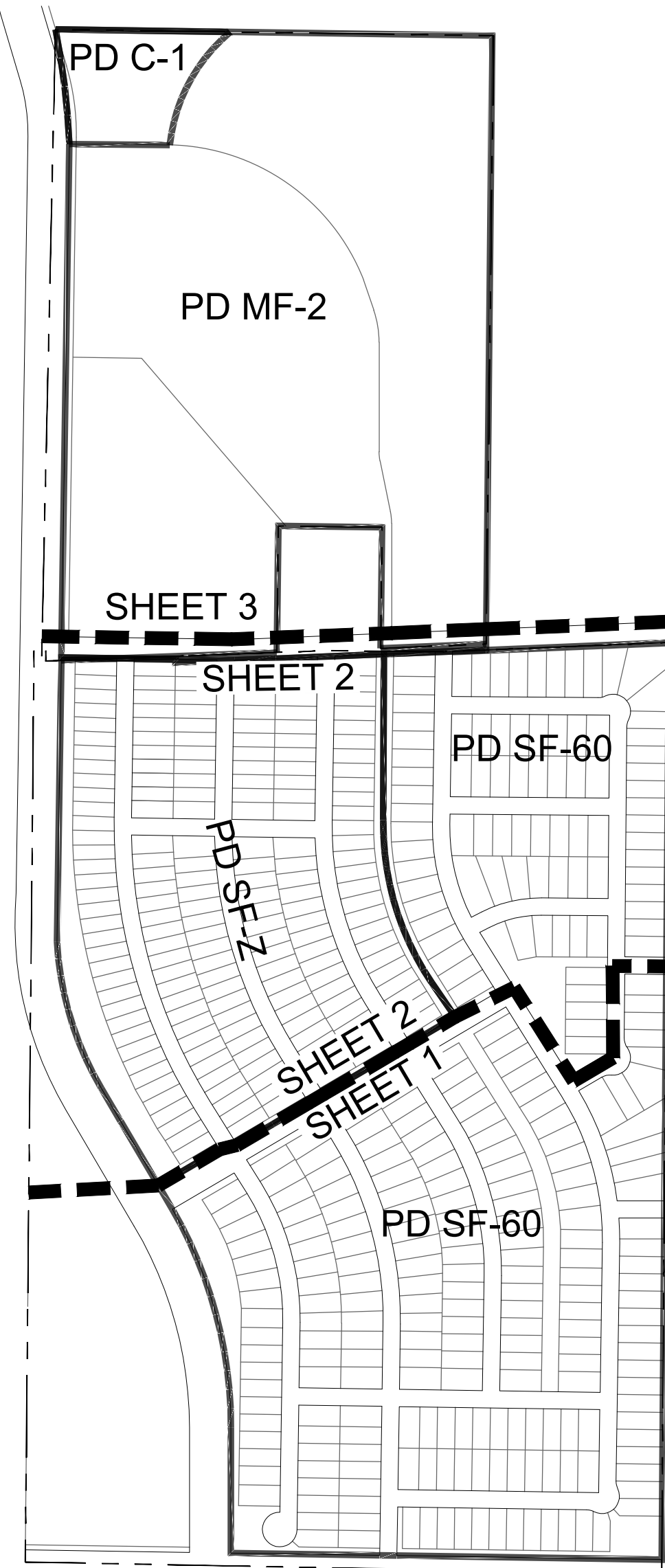
Locator

Exhibit

PRELIMINARY PLAT

ANACAPRI

ANNA, COLLIN COUNTY, TEXAS



KEY MAP
SCALE : N.T.S.



January 2021

SHEET INDEX	
SHEET NUMBER	SHEET DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAT
3	PRELIMINARY PLAT
4	PRELIMINARY PLAT
5	LOT DESCRIPTION

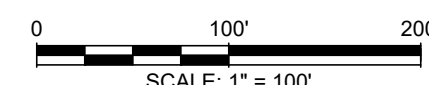
MATCH LINE

BASE ZONING ORDINANCE
—————

OWNER/DEVELOPER
NAME: MEGATEL HOMES, LLC
ADDRESS: 2101 CEDAR SPRINGS RD, SUITE 700
CITY, TX ZIP: DALLAS, TEXAS 75201
PHONE: (214) 396-4233

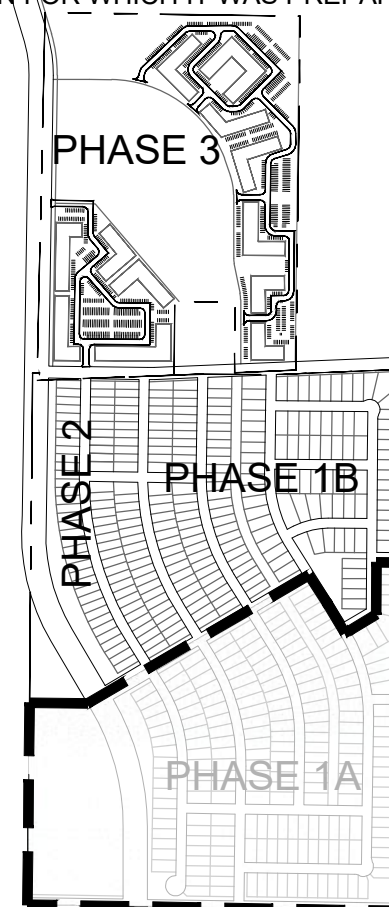
 **PELTON**
LAND SOLUTIONS
ENGINEER
PELTON LAND SOLUTIONS
11000 FRISCO ST., SUITE 400
FRISCO, TEXAS 75033
PHONE #: (469) 213-1800
TBPE FIRM NO. 12207

PLS PROJECT #: MEG20002



 PROPERTY LINE
 PHASE BOUNDARY LINE
 100YR FP 100' YR FLOODPLAIN BOUNDARY

1. NO LOTS WILL BE SERVED BY A SEPTIC SYSTEM.
2. ALL CORNER CLIPS TO BE 25x25'.
3. ALL CURB RADI AT INTERSECTIONS TO BE 20'.
4. ALL REAR YARD BUILDING LINE SETBACKS ARE 20' UNLESS OTHERWISE NOTED.
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KEY MAP
N.T.S.

CONTAINING LOTS 1-3: BLK A; LOTS 1-22, BLK B; LOTS 1-42, BLK C; LOTS 1-22, BLK D; LOTS 1-45, BLK E; LOTS 1-25, BLK F; LOTS 1-10, BLK G; LOTS 1-15, BLK H; LOTS 1-12, BLK I; LOTS 1-41, BLK J; LOTS 1-34, BLK L; LOTS 1-27, BLK M; LOTS 1-18, BLK N; LOTS 1-29, BLK P; LOTS 1-16, BLK R; LOTS 1-16, BLK S; LOTS 1-22, BLK U; LOTS 1-33, BLK V, 11 X-LOTS, 4 MF LOTS.
FOR A TOTAL OF 465 RESIDENTIAL LOTS, 11 OPEN SPACE LOTS, AND 4 MF LOTS.
161.60 ACRES ZONED C-1 RESTRICTED COMMERCIAL, MF-2 MULTIPLE-FAMILY RESIDENTIAL - HIGH DENSITY, SF-60 SINGLE-FAMILY RESIDENCE DISTRICT, & SD-Z SINGLE-FAMILY RESIDENCE DISTRICT - ZERO LOT LINE HOMES

NAME: MEGATEL HOMES, LLC
ADDRESS: 2101 CEDAR SPRINGS RD, SUITE 700
DALLAS, TEXAS 75201
PHONE: (214) 396-4233
CONTACT: MATT HOOD
EMAIL: MATT.HOOD@MEGATELHOMES.COM



PELOTON
LAND SOLUTIONS

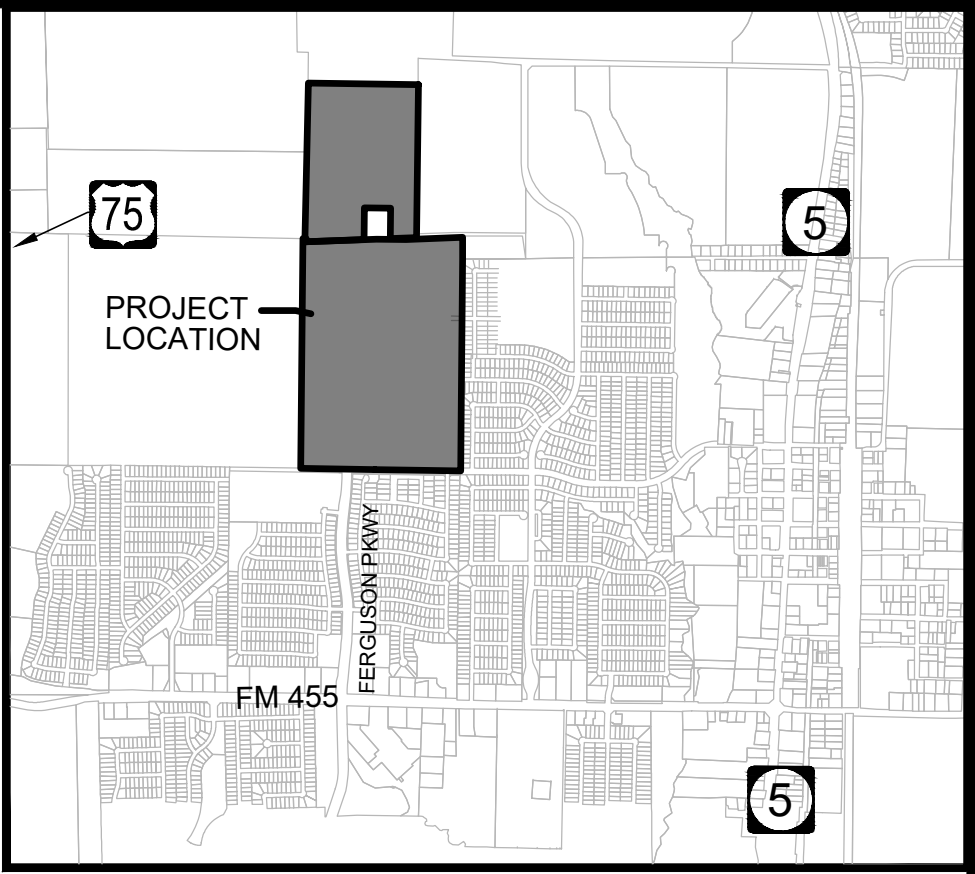
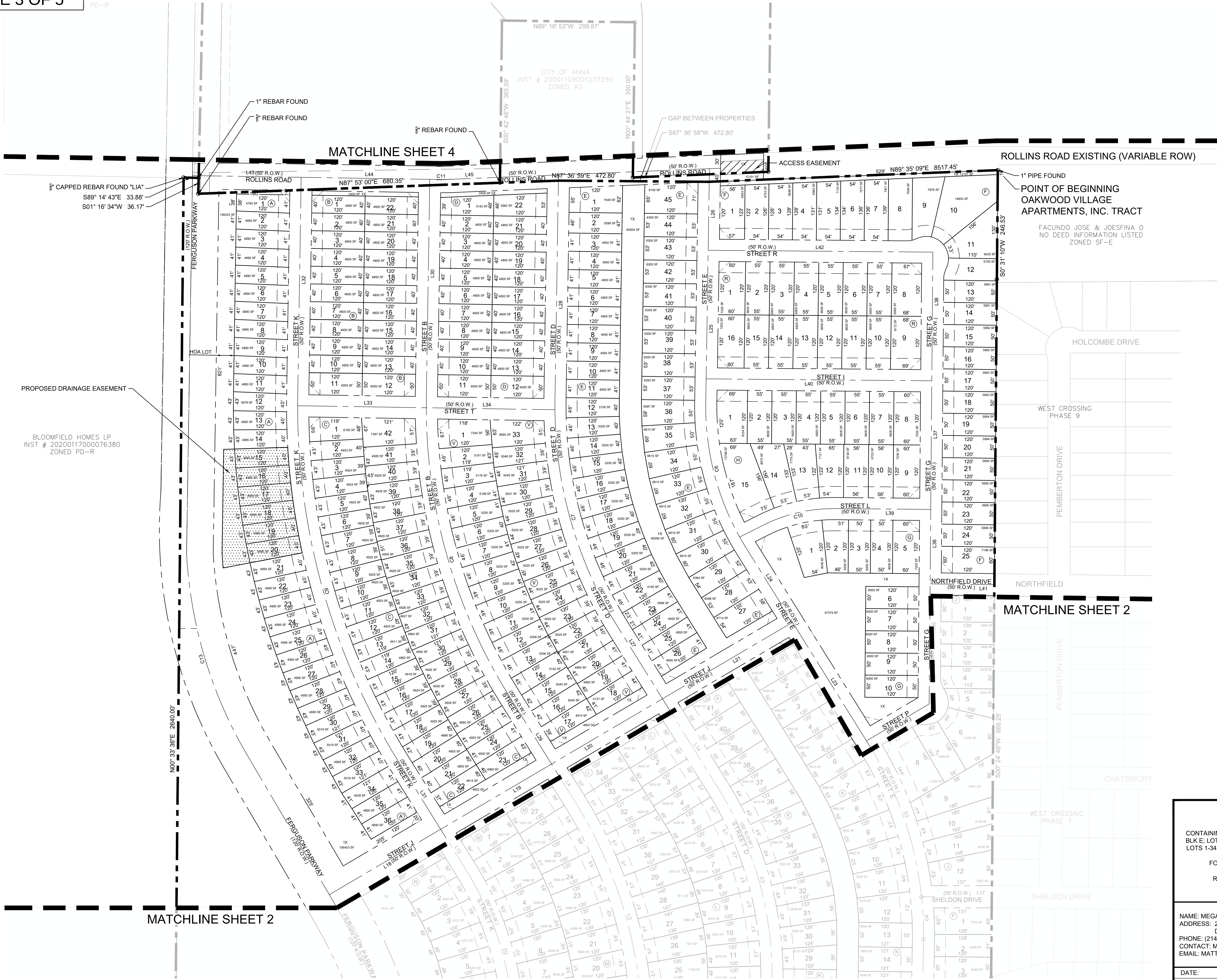
TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033

BELOTON PROJECT #:	MEG30003
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DRAWN: THM

REVIEWER: RJS

PD-R



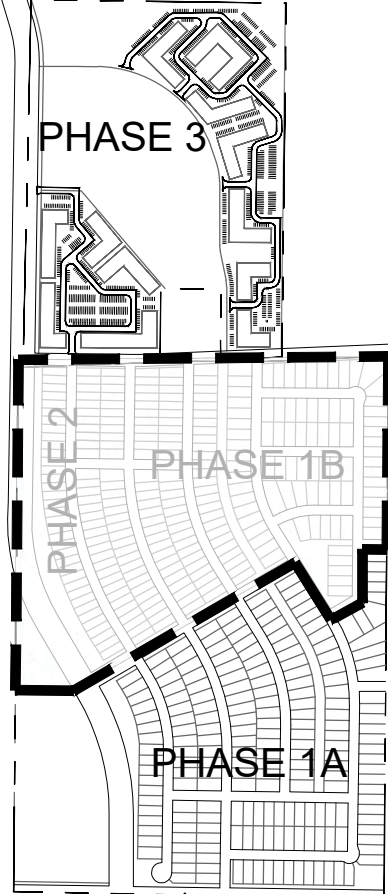
0 100' 200'
SCALE: 1" = 100'

LEGEND

- PROPERTY LINE
- PHASE BOUNDARY LINE
- 100' YR FLOODPLAIN BOUNDARY

NOTES:

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KEY MAP
N.T.S.

A PRELIMINARY PLAT FOR
ANACAPRI

CONTAINING LOTS 1-36, BLK A; LOTS 1-22, BLK B; LOTS 1-42, BLK C; LOTS 1-22, BLK D; LOTS 1-45, BLK E; LOTS 1-25, BLK F; LOTS 1-10, BLK G; LOTS 1-15, BLK H; LOTS 1-12, BLK J; LOTS 1-41, BLK K; LOTS 1-34, BLK L; LOTS 1-27, BLK M; LOTS 1-18, BLK N; LOTS 1-29, BLK P; LOTS 1-16, BLK R; LOTS 1-16, BLK S; LOTS 1-22, BLK U; LOTS 1-33, BLK V; 11 X LOTS; 4 MF LOTS.
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ANNA, COLLIN COUNTY, TEXAS

OWNER / DEVELOPER
NAME: MEGATEL HOMES, LLC
ADDRESS: 2101 CEDAR SPRINGS RD, SUITE 700
DALLAS, TEXAS 75201
PHONE: (214) 396-4233
CONTACT: MATT HOOD
EMAIL: MATT.HOOD@MEGATELHOMES.COM

PLANNER / ENGINEER / SURVEYOR
PELOTON
LAND SOLUTIONS
TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 233-1800

DATE: JANUARY 2021
PELOTON PROJECT #: MEG20002

DESIGNED: THM
DRAWN: THM
REVIEWER: RJS

SHEET
3 OF 5

FUTURE PHASE ANACAPRI

JOINC INVESTMENTS LLC
INST # 20150605000666010
ZONED AG

LOT 1 BLOCK Q2
133868 SF
3.07 ACRES
COMMERCIAL

LOT 2 BLOCK Q2
797867 SF
18.32 ACRES
MULTI-FAMILY

LOT 3 BLOCK Q2
708668 SF
16.27 ACRES
AMENITY

LOT 4 BLOCK Q
424032 SF
9.73 ACRES
MULTI-FAMILY

ANNA ISD
ANNA HIGH SCHOOL #1 ADDITION
VOL 2011 PG 176
ZONED SF-E

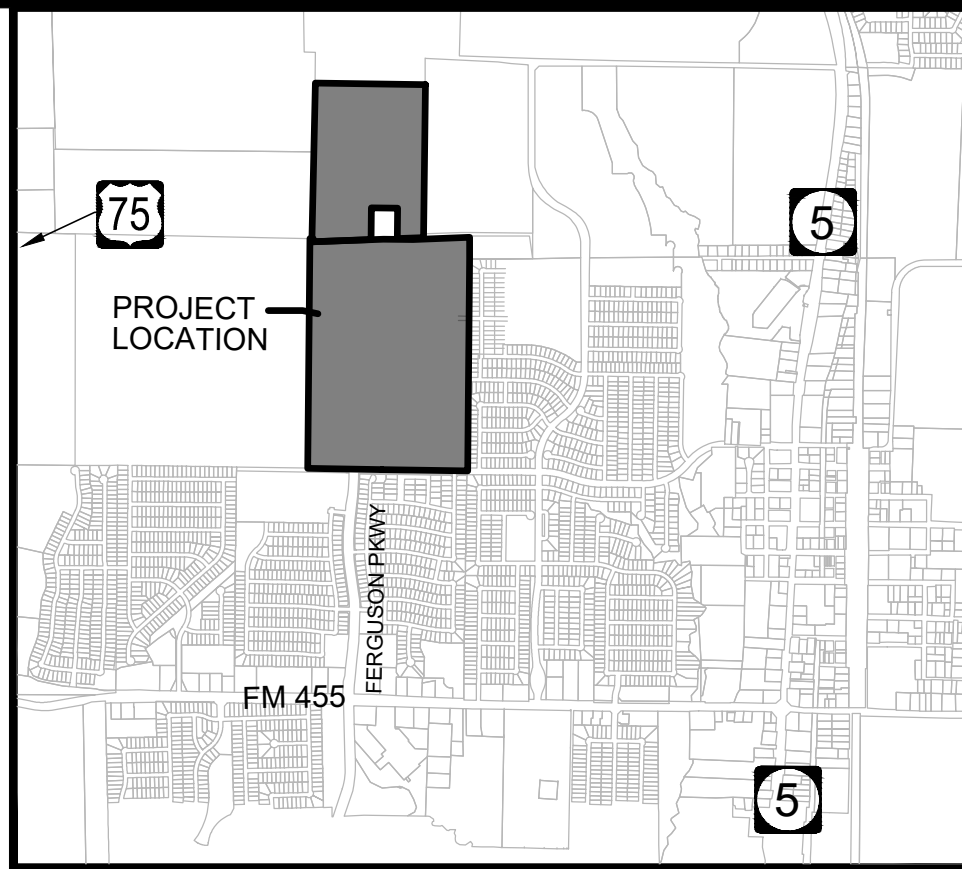
QJR PARTNERSHIP LTD
INST # 20020214000237330
ZONED PD-R

5.59 CITY OF ANNA
INST # 200011090012372
ZONED AG

PK NAIL SET WITH WASH
STAMPED "MCADAM"

- ACCESS EASEMENT
- POINT OF BEGINNING
KASAYA HOLDINGS LLC TRACT

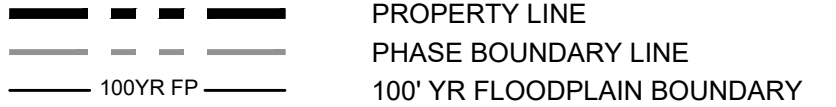
ROLLINS ROAD

POINT OF
OAKWOOD

0 100' 200'

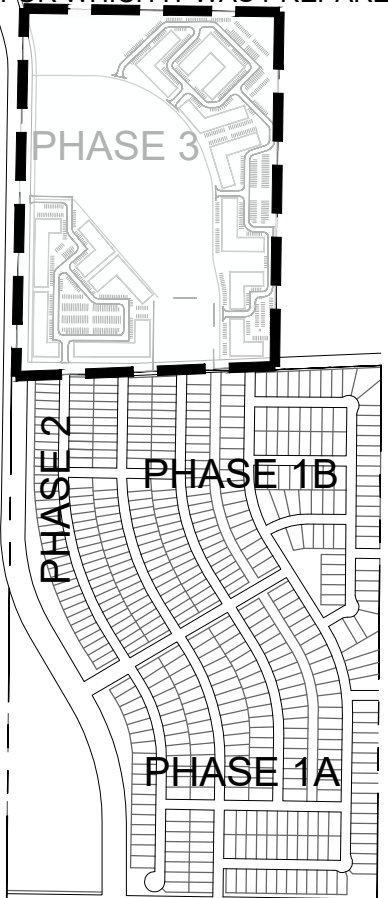
SCALE: 1" = 100'

LEGEND



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KEY MAP

N.T.S.



A PRELIMINARY PLAT FOR
ANACAPRI

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DEVELOPE

NAME: MEGATEL HOMES, LLC
ADDRESS: 2101 CEDAR SPRINGS RD, SUITE 700
DALLAS, TEXAS 75201
PHONE: (214) 396-4233
CONTACT: MATT HOOD
EMAIL: MATT.HOOD@MEGATELHOMES.COM

PLANNER / ENGINEER / SURVEYOR



TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
1000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 343-1000

DATE: JANUARY 202

PELTON PROJECT #: MEG20002

DESIGNED: THM	SHEET
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DRAWN: THM	
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4 OF 5

ANACAPRI, ANNA TX - PRELIMINARY PLAT

Drawing: J:\Job\MEG2002_Anacorp\MasterDev\Entitlements\Preliminary-Plat\Phase 1\MEG2002-C-PPLAT
 Last Saved by: Sdonnelly
 Last Saved: 1/28/2021 6:16 PM
 Plot Date: 1/28/2021 6:40 PM

EXHIBIT A
PAGE 5 OF 5

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT KASAYA HOLDINGS LLC, BEING THE SOLE OWNER DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE. DESCRIBED REAL PROPERTY AS ANACAPRI, AN ADDITION TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS AND WE DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS SHOWN THEREON, THE STREETS 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 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.

BY: KASAYA HOLDINGS 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 _____, 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 _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES: _____

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT OAKWOOD VILLAGE APARTMENTS, INC. BEING THE SOLE OWNER DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE. DESCRIBED REAL PROPERTY AS ANACAPRI, AN ADDITION TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS AND WE DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS SHOWN THEREON, THE STREETS 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 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.

BY: OAKWOOD VILLAGE APARTMENTS, INC.

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 _____, 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 _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION - KASAYA HOLDINGS LLC TRACT

BEING all that certain lot, tract or parcel of land, situated in the M. Moore Survey, Abstract Number 649, and the F. Daffau Survey, Abstract Number 288, Collin County, Texas, and being part of that certain called 59.534 acre tract of land, described in deed to Jonic Investments, LLC, recorded in Instrument Number 2050605000666010, Official Public Records, Collin County, Texas, and being part of that certain called 61.994 acre tract of land, described as Tract Three, in deed to Sportsman Limited Partnership, recorded in Volume 4339, Page 2466, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the southeast corner of said Jonic Investments tract, and being the southwest corner of that certain right-of-way dedication, as shown on plat of Anna High School Addition, an addition to the City of Anna, according to the plat thereof, recorded in Instrument Number 2011-177, Plat Records, Collin County, Texas, and being on the north line of that certain tract of land, described in deed to Rebecca Welch, recorded in Volume R, Page 560, Deed Records, Collin County, Texas and being in County Road 370;

THENCE S 87°36'58" W, with the south line of said Jonic Investments tract, a distance of 305.65 feet, to a PK nail set with washer stamped "McAdams" at the southeast corner of that certain called 2.460 acre tract of land, described in deed to the City of Anna, recorded in Volume 4792, Page 2386, Deed Records, Collin County, Texas and being in County Road 370;

THENCE N 00°44'21" E, with a south line of said Jonic Investments tract, and the east line of said 2.460 acre tract, passing at 30.16 feet a 5/8" rebar found, continuing with the common line thereof, a total distance of 350.00 feet to a Railroad Spike found at the northeast corner thereof;

THENCE N 89°16'53" W, with a south line of said Jonic Investments tract, and the north line of said 2.460 acre tract, a distance of 299.87 feet to a 5/8" rebar found at the northwest corner thereof;

THENCE S 00°42'48" W, with a south line of said Jonic Investments tract, and the west line of said 2.460 acre tract, passing at 332.31 feet a 5/8" rebar found, continuing with the common line thereof, a total distance of 365.59 feet to a 5/8" rebar found at the southwest corner thereof, and being in County Road 370, and the being on the north line of that certain tract of land, described in deed to Oakwood Village Apartments, recorded in Instrument Number 20171201001594200, Official Public Records, Collin County, Texas, and the north line of that certain called 51.195 acre tract of land, described in deed to Two-J Partners, recorded in Instrument Number 20080509000562500, Official Public Records, Collin County, Texas;

THENCE S 87°53'54" W, with the south line of said Jonic Investments tract, and the north line of said Oakwood Village Apartments tract, a distance of 680.35 feet to a 5/8" rebar found at the southwest corner of said Jonic Investments tract;

THENCE N 01°16'34" E, with the west line of said Jonic Investments tract, passing at a distance of 36.17 feet a 1" rebar found at a northerly corner of said Oakwood Village Apartments tract, being the southeast corner of a tract of land, described in deed to QJR Partnership, Ltd, recorded in Volume 5106, Page 2380, Deed Records, Collin County, Texas, continuing with the east line thereof, a total distance of 1825.99 feet to a 1/2" capped rebar set stamped "McAdams";

THENCE S 89°11'38" E, a distance of 1266.20 feet to a 1/2" capped rebar set stamped "McAdams" in the east line of said Jonic Investments tract, and being in the west line of Lot 1, Block 1, of said Anna High School Addition, from which a 5/8" capped rebar found at the northwest corner thereof bears N 00°42'11" E, a distance of 60.04 feet, and from which a Bois D'Arc tree at the northeast corner of said Jonic Investments tract, bears N 00°42'11" E, a distance of 348.15 feet;

THENCE S 00°42'11" W, with the east line of said Jonic Investments tract, and the west line of said Lot 1, passing at a distance of 1728.22 feet a 5/8" capped rebar found at the southwest corner thereof, being the northwest corner of said right-of-way dedication, continuing with the west line thereof, a total distance of 1758.36 feet to the POINT BEGINNING and containing approximately 50.021 acres of land.

LEGAL DESCRIPTION - OAKWOOD VILLAGE APARTMENTS, INC. TRACT

BEING all that certain lot, tract, or parcel of land, situated in the F. Daffau Survey, Abstract Number 288, Collin County, Texas, and being all that certain called 111.666 acre tract of land, described in deed to Oakwood Village Apartments, recorded in Instrument Number 20171201001594200, Official Public Records, Collin County, Texas, and being all of that certain 60.549 acre tract of land, described in deed to Two-J Partners, recorded in Instrument Number 20080509000562490, Official Public Records, Collin County, Texas, and being all of that certain called 51.195 acre tract of land described in deed to Two-J Partners, recorded in Instrument Number 20080509000562500, Official Public Records, Collin County, Texas, and being part of that certain tract of land, described in partition deed between Samuel A. Welch and F.H. Sherley, recorded in Volume 253, Page 17, Deed Records, Collin County, Texas, and being part of that certain tract of land, described in deed to Rebecca Welch, recorded in Volume R, Page 560, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1" pipe found at the northeast corner of said 60.549 acre tract, being the approximate northeast corner of said Daffau Survey, being the northwest corner of that certain tract of land, described in deed to Jose Facundo and wife, Josefina O. Facundo, recorded in Volume 4625, Page 759, Deed Records, Collin County, Texas, and being on the south line of County Road 370, and the south line of a variable width right-of-way dedication, as dedicated by plat of Anna High School Addition, an addition to the City of Anna, according to the plat thereof, recorded in Instrument Number 2011-177, Plat Records, Collin County, Texas;

THENCE S 00°31'10" W, with the east line of said 111.666 acre tract, and the west line of said Facundo tract, a distance of 246.52 feet to a 3/8" rebar found at the southwest corner thereof, and being the northwest corner of West Crossing Phase 9, an addition to the City of Anna, according to the plat thereof, recorded in Instrument Number 2020-243, Plat Records, Collin County, Texas;

THENCE S 00°27'59" W, with the east line of said 111.666 acre tract, and the west line of said West Crossing Phase 9, passing the southwest corner thereof, and being the northwest corner of West Crossing Phase 7, an addition to the City of Anna, according to the plat thereof, recorded in Instrument Number 2018-609, Plat Records, Collin County, Texas, continuing with the west line thereof, a total distance of 1574.05 feet to a 1/2" capped rebar set stamped "McAdams" at the southwest corner thereof, and being the northwest corner of West Crossing Phase 5, an addition to the City of Anna, according to the plat thereof, recorded in Instrument Number 2016-554, Plat Records, Collin County, Texas;

THENCE S 00°24'48" W, with the east line of said 111.666 acre tract, and the west line of said West Crossing Phase 5, a distance of 868.25 feet to a 1/2" capped rebar found stamped "JBI" at the southeast corner of the aforementioned 111.666 acre tract, and being the southwest corner of a 40' right-of-way dedication, as shown on said West Crossing Phase 5, and being on the north line of Hackberry Drive as dedicated by plat of Avery Pointe Phase 1, an addition to the City of Anna, according to the plat thereof, recorded in Instrument Number 2016-454, Plat Records, Collin County, Texas;

THENCE N 89°08'24" W, with the south line of said 111.666 acre tract, and the north line of said Hackberry Drive, a distance of 988.77 feet to a 1/2" capped rebar found stamped "JBI" at the common south corner of said Two-J Partners tracts of land;

THENCE N 89°49'44" W, with the south line of said 111.666 acre tract, and the north line of said Hackberry Drive, passing the north west corner thereof, and continuing with the north line of that certain called 114.608 acre tract of land, described in deed to Anna 455 Residential, L.P., recorded in Instrument Number 20070403000444410, Official Public Records, Collin County, Texas, a total distance of 851.69 feet to a point, being the southwest corner of said 111.666 acre tract, and the southeast corner of that certain tract of land, described in deed to QJR Partnership, Ltd, recorded in Volume 5106, Page 2380, Deed Records, Collin County, Texas, from which a 1/2" rebar found disturbed bears S 56°31' E, 0.5 feet;

THENCE N 00°33'36" E, with the west line of said 111.666 acre tract, and the east line of said QJR Partnership tract, a distance of 2640.00 feet to a 5/8" capped rebar found stamped "LJA" at the northeast corner thereof, being the northwest corner of said 111.666 acre tract, and being on the south line of QJR Partnership tract;

THENCE S 89°14'43" E, with the north line of said 111.666 acre tract, and the south line of said QJR Partnership tract, a distance of 33.88 feet to a 1" rebar found, and being on the west line of that certain called 59.534 acre tract of land, described in deed to Jonic Investments, recorded in Instrument Number 201506050000666010, Official Public Records, Collin County, Texas;

THENCE S 01°16'34" W, with the north line of said 111.666 and the west line of said Jonic Investments tract, a distance of 36.17 feet to a 5/8" rebar found on the south line of said County Road 370;

THENCE N 87°53'54" E, with the north line of said 111.666 acre tract, and the south line of said Jonic Investments tract, passing at a distance of 680.35 feet, to a 5/8" rebar found in said County Road 370, being the southwest corner of that certain called 2.460 acre tract of land, described in deed to the City of Anna, recorded in Volume 4792, Page 2386, Deed Records, Collin County, Texas, continuing with the south line thereof, a total distance of 813.32 feet to a 5/8" rebar found in said County Road 370, from which a 5/8" rebar found for witness bears S 00°26' E, a distance of 30.0 feet;

THENCE N 87°36'59" E with the south line of said City of Anna Tract, passing at 167.15 feet the southeast corner thereof, continuing with the south line of said Jonic Investments tract, a total distance of 472.80 feet to a 1/2" rebar found at the southeast corner thereof, being the southwest corner of said right-of-way dedication shown on Anna High School Addition;

THENCE N 89°35'09" E, with the north line of said Welch tract, and the south line of said right-of-way dedication, a distance of 517.45 feet to the POINT OF BEGINNING and containing approximately 111.902 acres of land

SHEET 2

LINE TABLE		
LINE	LENGTH	BEARING
L1	203.83'	S00° 51' 06"W
L2	290.00'	S00° 51' 06"W
L3	213.86'	S00° 51' 06"W
L4	100.82'	S31° 57' 15"E
L5	629.98'	S89° 08' 25"E
L6	290.00'	S89° 08' 25"E
L7	290.02'	S89° 08' 25"E
L8	340.00'	S89° 08' 25"E
L9	25.00'	N89° 08' 54"W
L10	385.27'	S00° 51' 06"W
L11	213.82'	S00° 51' 06"W
L12	108.37'	S31° 57' 15"E
L13	357.93'	S00° 51' 35"W
L14	237.64'	S31° 55' 01"E
L15	290.00'	S00° 51' 35"W
L17	158.54'	N90° 00' 00"E
L46	398.77'	N00° 00' 00"E

SHEET 3

LINE TABLE		
LINE	LENGTH	BEARING
L18	291.11'	S59° 32' 10"W
L19	290.10'	S59° 32' 10"W
L20	290.25'	S59° 32' 10"W
L21	339.96'	S59° 32' 10"W
L22	87.57'	S00° 28' 27"W
L23	315.11'	S31° 57' 15"E
L24	226.07'	S31° 47' 09"E
L25	289.91'	S00° 53' 45"W
L26	184.02'	S00° 53' 45"W
L27	212.40'	S31° 47' 01"E
L28	529.57'	S00° 52' 14"W
L29	167.57'	S31° 57' 15"E
L30	515.00'	S00° 52' 33"W
L31	173.89'	S31° 57' 15"E
L32	515.00'	S00° 53' 45"W
L33	290.03'	S89° 06' 15"E
L34	290.06'	S89° 06' 15"E
L35	183.42'	S00° 28' 27"W
L36	167.85'	S00° 28' 27"W
L37	290.00'	S00° 28' 27"W

SHEET 3

LINE TABLE		
LINE	LENGTH	BEARING
L38	290.00'	S00° 28' 27"W
L39	217.54'	N89° 31' 33"W
L40	508.72'	N89° 30' 54"W
L41	145.00'	N89° 13' 58"W
L42	506.59'	S89° 31' 33"E

SHEET 4

LINE TABLE		
LINE	LENGTH	BEARING
L43	245.00'	S89° 06' 15"E
L44	290.00'	S89° 06' 15"E
L45	85.75'	N87° 38' 54"E
L47	2326.33'	N00° 53' 45"E
L48	181.40'	N16° 40' 16"W
L49	101.77'	N00° 28' 00"W

SHEET 2

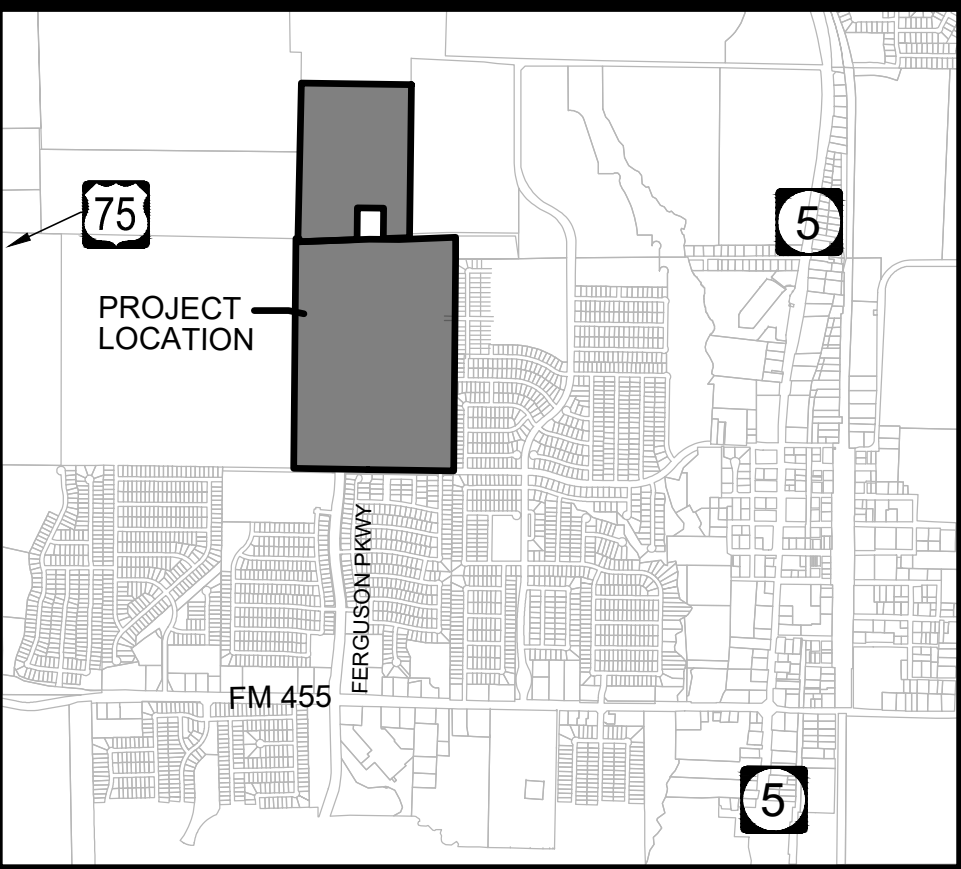
CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	032° 48' 21"	1000.00'	294.37'	572.57'	564.78'	S15° 33' 05"E
C2	032° 48' 21"	710.00'	209.00'	406.53'	401.00'	S15° 33' 05"E
C3	032° 48' 50"	800.00'	235.56'	458.17'	451.93'	S15° 32' 50"E
C5	026° 51' 50"	802.17'	191.58'	376.11'	372.68'	S19° 27' 24"E
C12	031° 47' 44"	1204.85'	343.16'	668.62'	660.07'	N15° 55' 43"W

SHEET 3

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C6	031° 13' 08"	601.44'	168.03'	327.71'	323.67'	S13° 37' 51"E
C7	030° 08' 58"	940.00'	253.19'	494.64'	488.95'	S15° 27' 08"E
C8	032° 30' 09"	1230.79'	358.77'	698.19'	688.87'	S16° 19' 57"E
C9	032° 01' 27"	1521.85'	436.73'	850.60'	839.58'	S15° 55' 56"E
C10	027° 20' 34"	350.00'	85.14'	167.03'	165.45'	S76° 48' 09"W
C11	003° 47' 47"	756.96'	25.09'	50.16'	50.15'	N89° 47' 41"E
C13	027° 23' 56"	1000.00'	243.76'	478.20'	473.66'	N16° 45' 52"W

SHEET 4

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C16	017° 34' 01"	600.00'	92.71'	183.96'	183.24'	N07° 53' 16"W
C17	016° 12' 16"	600.00'	85.42'	169.69'	169.13'	N08° 34' 08"W



A PRELIMINARY PLAT FOR
ANACAPRI
CONTAINING LOTS 1-36, BLK A; LOTS 1-22, BLK B; LOTS 1-42, BLK C; LOTS 1-22, BLK D; LOTS 1-45, BLK E; LOTS 1-25, BLK F; LOTS 1-10, BLK G; LOTS 1-15, BLK H; LOTS 1-12, BLK J; LOTS 1-41, BLK K; LOTS 1-34, BLK L; LOTS 1-27, BLK M; LOTS 1-18, BLK N; LOTS 1-29, BLK P; LOTS 1-16, BLK R; LOTS 1-16, BLK S; LOTS 1-22, BLK U; LOTS 1-33, BLK V; 11 X-LOTS; 4 MF LOTS.
FOR A TOTAL OF 465 RESIDENTIAL LOTS, 11 OPEN SPACE LOTS, AND 4 MF LOTS.
161.60 ACRES ZONED C-1 RESTRICTED COMMERCIAL, MF-2 MULTIPLE-FAMILY RESIDENTIAL - HIGH DENSITY, SF-60 SINGLE-FAMILY RESIDENCE DISTRICT, & SD-Z SINGLE-FAMILY RESIDENCE DISTRICT - ZERO LOT LINE HOMES
ANNA, COLLIN COUNTY, TEXAS

OWNER / DEVELOPER

NAME: MEGATEL HOMES, LLC
ADDRESS: 2101 CEDAR SPRINGS RD, SUITE 700
DALLAS, TEXAS 75201
PHONE: (214) 396-4233
CONTACT: MATT HOOD
EMAIL: MATT.HOOD@MEGATELHOMES.COM

PLANNER / ENGINEER / SURVEYOR

PELOTON
LAND SOLUTIONS
TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DATE: JANUARY 2021

DESIGNED: THM

PELOTON PROJECT #: MEG20002

DRAWN: THM

REVIEWER: RJS

SHEET

5 OF 5

EXHIBIT B: PUBLIC WORKS
APPROVED POTENTIAL
ALTERNATE ALIGNMENT FOR
FERGUSON PARKWAY

FUTURE PHASE ANACAPRI

Ferguson Parkway
Alternate Alignment
if Gas Main is not
relocated

FERGUSON ALIGNMENT SHOWN REQUIRES THAT THE
EXISTING GAS MAIN BE RE-ROUTED OUTSIDE THE
ROW. IF IT IS DETERMINED THAT RELOCATING THIS
GAS MAIN IS NOT PRACTICAL, FERGUSON PARKWAY
WILL BE SHIFTED OUTSIDE THE EASEMENT TO THE
WEST.

50' EXISTING GAS EASEMENT

1/2" CAPPED REBAR STAMPED "MCADAMS"

JOINC INVESTMENTS LLC
INST # 20150605000666010
ZONED AG

8" CAPPED REBAR FOUND

LOT 1 BLOCK Q2
133868 SF
3.07 ACRES
COMMERCIAL

N89° 11' 38"W 1266.20'

LOT 2 BLOCK Q2
797867 SF
18.32 ACRES
MULTI-FAMILY

LOT 3 BLOCK Q2
708668 SF
16.27 ACRES
AMENITY

LOT 4 BLOCK Q2
424032 SF
9.73 ACRES
MULTI-FAMILY

QJR PARTNERSHIP LTD
INST # 20020214000237330
ZONED PD-R

CITY OF ANNA
INST # 20001109001237290
ZONED AG

ANNA ISD
ANNA HIGH SCHOOL #1 ADDITION
VOL 2011 PG 176
ZONED SF-E

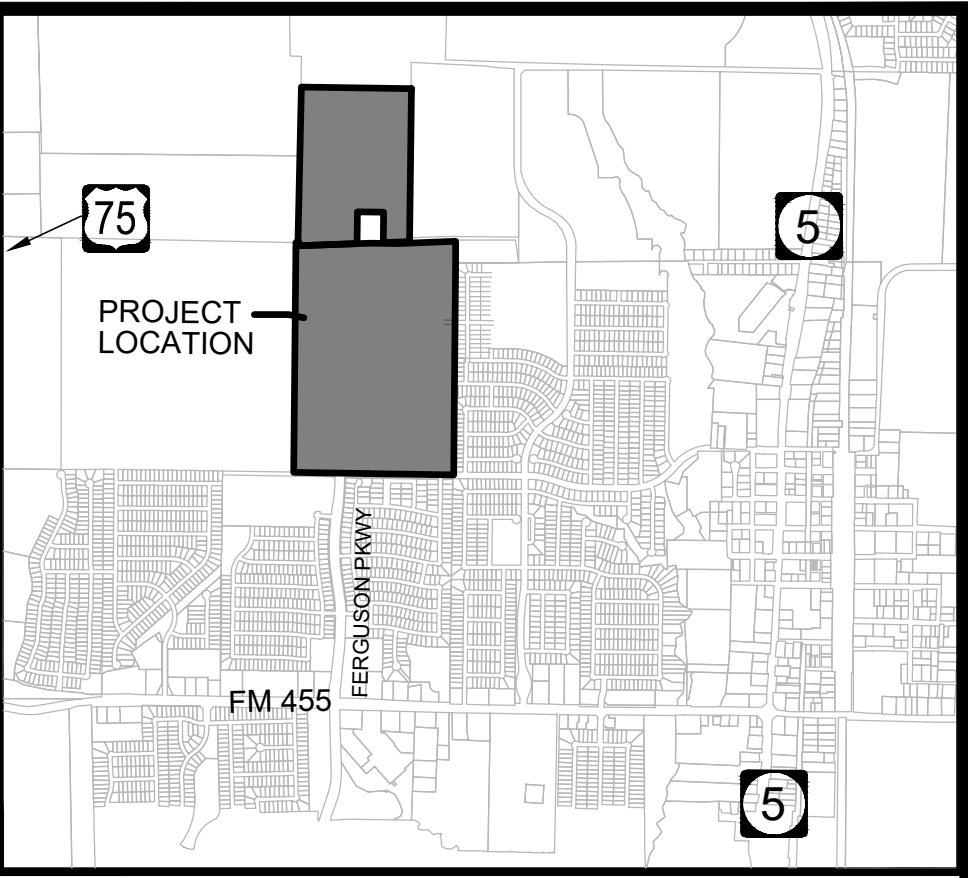
ACCESS EASEMENT
POINT OF BEGINNING
KASAYA HOLDINGS LLC TRACT

PK NAIL SET WITH WASHER
STAMPED "MCADAMS"

MATCHLINE SHEET 4

ROLLINS ROAD

POINT OF I
OAKWOOD

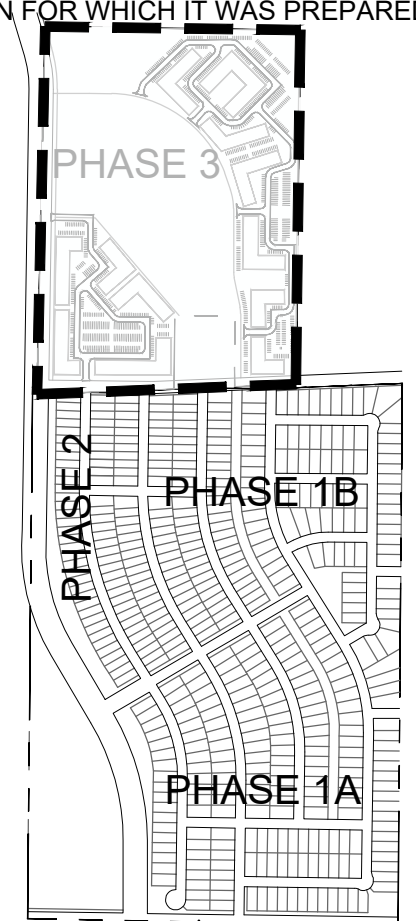


0 100' 200'
SCALE: 1" = 100'

LEGEND

- PROPERTY LINE
- PHASE BOUNDARY LINE
- 100' YR FLOODPLAIN
- 100' YR FLOODPLAIN BOUNDARY

- NOTES:
1. NO LOTS WILL BE SERVED BY A SEPTIC SYSTEM.
 2. ALL CORNER CLIPS TO BE 25'x25'.
 3. ALL CURB RADII AT INTERSECTIONS TO BE 20'.
 4. ALL REAR YARD BUILDING LINE SETBACKS ARE 20' UNLESS OTHERWISE NOTED.
 5. RETAINING WALLS SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY WHERE SUCH RETAINING WALLS ARE LOCATED. RETAINING WALLS OVER 4' WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 6. ALL REQUIRED SCREENING WALLS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 7. BOUNDARY SURVEY AND LEGAL DESCRIPTIONS ARE BASED ON SURVEY AND LEGAL DESCRIPTIONS PROVIDED BY MCADAMS ON JANUARY 28, 2021
 8. THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



KEY MAP
N.T.S.

A PRELIMINARY PLAT FOR
ANACAPRI

CONTAINING LOTS 1-36, BLK A; LOTS 1-22, BLK B; LOTS 1-42, BLK C; LOTS 1-22, BLK D; LOTS 1-45, BLK E; LOTS 1-25, BLK F; LOTS 1-10, BLK G; LOTS 1-15, BLK H; LOTS 1-12, BLK J; LOTS 1-41, BLK K; LOTS 1-34, BLK L; LOTS 1-27, BLK M; LOTS 1-18, BLK N; LOTS 1-29, BLK P; LOTS 1-16, BLK R; LOTS 1-16, BLK S; LOTS 1-22, BLK U; LOTS 1-33, BLK V; 11 X-LOTS; 4 MF LOTS.
FOR A TOTAL OF 465 RESIDENTIAL LOTS, 11 OPEN SPACE LOTS, AND 4 MF LOTS.
161.60 ACRES ZONED C-1 RESTRICTED COMMERCIAL, MF-2 MULTIPLE-FAMILY RESIDENTIAL - HIGH DENSITY, SF-60 SINGLE-FAMILY RESIDENCE DISTRICT, & SD-Z SINGLE-FAMILY RESIDENCE DISTRICT - ZERO LOT LINE HOMES
ANNA, COLLIN COUNTY, TEXAS

OWNER / DEVELOPER		PLANNER / ENGINEER / SURVEYOR	
NAME: MEGATEL HOMES, LLC ADDRESS: 2101 CEDAR SPRINGS RD, SUITE 700 DALLAS, TEXAS 75201 PHONE: (214) 396-4233 CONTACT: MATT HOOD EMAIL: MATT.HOOD@MEGATELHOMES.COM		 TEXAS REGISTRATION ENGINEERING FIRM NO. 12207 11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033 FRISCO OFFICE PHONE: (469) 233-1899	
DATE:	JANUARY 2021	DESIGNED:	THM
PELOTON PROJECT #:	MEG020002	DRAWN:	THM
		REVIEWER:	RJS
			SHEET 4 OF 5

C:\Users\jhooper\OneDrive\Documents\Projects\ANACAPRI\Drawings\ANACAPRI\ANACAPRI_Prelim\ANACAPRI_Prelim.dwg
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ANACAPRI, ANNA TX - PRELIMINARY PLAT