

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Monday, May 3, 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, Planning Manager (LMECKE@annatexas.gov) by May 3, 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 April 5, 2021 Joint Planning & Zoning Commission, Economic Development Corporation, and Community Development Corporation meeting.
6. Consider/Discuss/Action to approve minutes of the April 1, 2021 Planning & Zoning Commission Meeting.
7. Consider/Discuss/Action on a recommendation regarding the R. D. Brown Addition, Block A, Lot 1, Development Plat. Applicant: Richard Brown Jr.
8. Consider/Discuss/Action on a recommendation regarding the Feagan Estates, Block A, Lot 1, Development Plat. Applicant: Carrie & Robert Feagan
9. Consider/Discuss/Action on a recommendation regarding the Godinez Estates, Block A, Lot 1, Development Plat. Applicant: Evaristo Godinez
10. Consider/Discuss/Action on a recommendation regarding the Janis Addition, Block A, Lot 1, Development Plat. Applicant: Jay & Irene Janis
11. Consider/Discuss/Action on a recommendation regarding the One Anna Two Addition, Block B, Lots 1 & 2, Final Plat. Applicant: Anna Village Residential LTD
12. Consider/Discuss/Action on a recommendation regarding the One Anna Two Addition, Block B, Lots 3 & 4, Final Plat. Applicant: One Anna Two LTD & QT South LLC

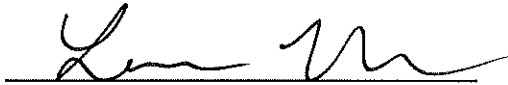
13. Consider/Discuss/Action on a recommendation regarding the One Anna Two Addition, Block B, Lots 3 & 4, Site Plan. Applicant: One Anna Two LTD & QT South LLC
14. Consider/Discuss/Action on a recommendation regarding the Shadowbend, Phase 1, Block G, Lot 1X, Site Plan. Applicant: LGI Homes – Texas LLC
15. Consider/Discuss/Action on a recommendation regarding the Sweet Cow Addition, Preliminary Plat. Applicant: Kenneth O'Neal & Kathyene Boring
16. Consider/Discuss/Action on a recommendation regarding the Waterview, Block A, Lot 1, Preliminary Plat. Applicant: Anna 21 LLC

Items for Individual Consideration

17. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation for the Anna Crossing, Phase 4B, Block C, Lots 15R, 20R and 21R, Replat. Applicant: DR Horton – Texas LTD & ATC Hayslett Lot Venture LTD
18. Consider/Discuss/Action on a recommendation regarding the One Anna Two Addition, Block B, Lots 1 & 2, Site Plan. Applicant: Anna Village Residential LTD
19. Consider/Discuss/Action on direction to staff.

Adjourn

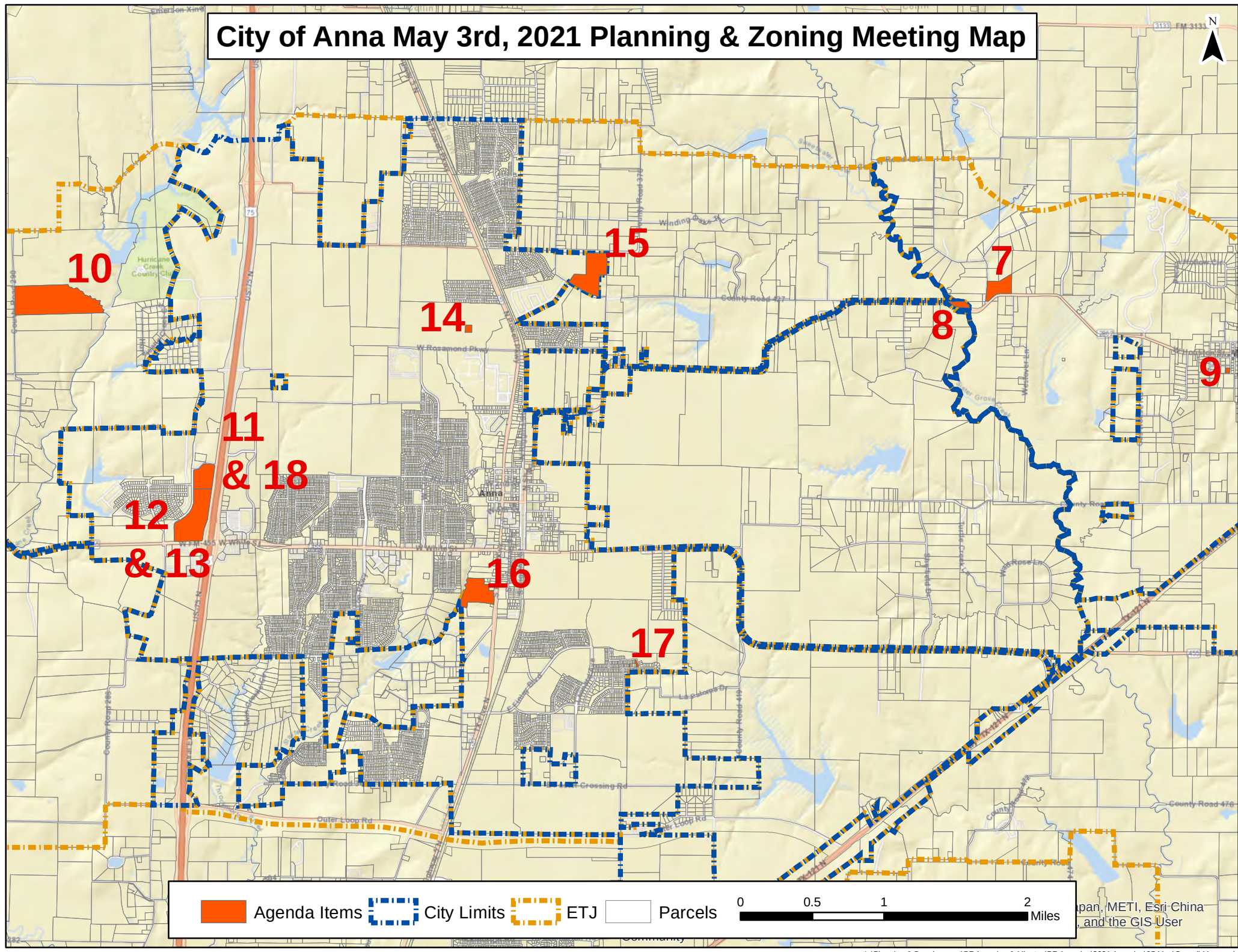
This is to certify that I, Lauren Mecke, Planning Manager, verify that this agenda was posted at a place readily accessible to the public at the Anna City Hall and on the City Hall bulletin board at or before 7:00 p.m. April 30, 2021.



Lauren Mecke
Planning Manager

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 May 3rd, 2021 Planning & Zoning Meeting Map



 Agenda Items

 City Limits

 ETJ

 Parcels

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MINUTES
JOINT MEETING OF THE PLANNING AND ZONING COMMISSION, ECONOMIC DEVELOPMENT CORPORATION AND THE COMMUNITY DEVELOPMENT CORPORATION
APRIL 5, 2021

The Planning and Zoning Commission, Economic Development Corporation and the Community Development Corporation of the City of Anna held a meeting at 6:30 p.m. on April 5, 2021, at the Anna ISD Board Room located at 201 E. 7th Street, to consider the following items.

1. Call to Order and Establishment of Quorum

Chairman Alonzo Tutson called the meeting to order at 7:03 p.m. on behalf of the Planning and Zoning Commission. Board President Anthony Richardson called the meeting to order at 7:03 p.m. on behalf of the CDC and EDC.

Planning and Zoning Commission Members Present: Alonzo Tutson, LaToya Grady, Brent Thomas, Wayne Barton, Duane Hayes Planning and Zoning Commission Members Absent: Donald Henke and Nick Rubits CDC and EDC Board Members Present: Anthony Richardson, Rocio Gonzalez, Matthew Seago and Shane Williams. CDC and EDC Board Members Absent: Bruce Norwood and Michelle Hawkins. Staff present: Ross Altobelli (Development Services Director), Lauren Mecke (Planning Manager), Joey Grisham (Economic Development Director), Taylor Lough (Economic Development Manager), and Kevin Johnson (IT Director). Others Present: Councilmember Lee Miller, Councilmember Kevin Toten, Councilmember Stan Carver, and the consultant team.

2. Invocation and Pledge of Allegiance

Invocation and was Pledge of Allegiance led by Planning and Zoning Commission Member Brent Thomas.

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.

Consent Items

4. Conduct a Public Hearing/Review/Discuss/Action on a recommendation regarding the Anna 2050 Comprehensive Plan.

Ross Altobelli explained that the City of Anna has been working with consultants Kimley-Horn over the past year to draft and update to the comprehensive plan, which was last adopted in 2010. While the process has been different with COVID-19, several task force and joint committee meetings have been held as well as extensive public outreach. Mr. Altobelli outlined the plan and asked for direction and feedback.

Mark Bowers and Daniel Acevedo with Kimley-Horn and Karen Walz with Strategic Community Solutions provided a presentation highlighting the public involvement and key plan components and implementation considerations.

Chairman Alonzo Tutson opened the public hearing at 7:36 p.m. Board President Anthony Richardson commented he appreciated the wise planning, consideration of the natural areas within the community, and clear implementation. Commissioner LaToya Grady stated she appreciated the options for public outreach and the involvement received. Board President Anthony Richardson asked about the roundabout and safety in comparison to the traffic light. Mark Bowers stated that over the past 15 years there have been a resurgence of the roundabout. With the future traffic counts at the proposed intersection data and computer modeling shows that roundabouts are safer and more effective at managing traffic. One consideration related to roundabouts can be pedestrian safety so the trail system must take the location into account. While there is an education for drivers to relearn to use roundabouts, cities using them currently as well as TxDOT have been very happy with them.

Chairman Alonzo Tutson closed the public hearing at 7:46 p.m.

Commissioner Brent Thomas made a motion on behalf of the Planning and Zoning Commission to adopt a recommendation regarding the comprehensive plan. Commissioner LaToya Grady seconded the motion. All were in favor. Motion passed.

Board member Shane Williams made a motion on behalf of the CDC and EDC to adopt a recommendation regarding the comprehensive plan. Board member Matthew Seago seconded the motion. All were in favor.

5. Conduct a Public Hearing/Review/Discuss/Action on a recommendation regarding the Anna 2050 Downtown Master Plan.

Chairman Alonzo Tutson opened the public hearing at 7:48 p.m.

Chairman Alonzo Tutson closed the public hearing at 7:49 p.m.

Chairman Alonzo Tutson recognized Councilmember Lee Miller and their discussions for the future of Downtown Anna. He appreciated that their input was included in the Downtown Master Plan.

Commissioner LaToya Grady made a motion on behalf of the Planning and Zoning Commission to adopt a recommendation regarding the Downtown Master Plan. Commissioner Brent Thomas seconded the motion. All were in favor. Motion passed.

Board member Matthew Seago made a motion on behalf of the CDC and EDC to adopt a recommendation regarding the Downtown Master Plan. Board President Anthony Richardson seconded the motion. All were in favor.

6. Conduct a Public Hearing/Review/Discuss/Action on a recommendation regarding the Anna 2050 Parks, Trails, and Open Space Master Plan.

Chairman Alonzo Tutson opened the public hearing at 7:56 p.m.

Councilmember Stan Carver stated there is a bond election with a proposition related to parks. If that proposition is approved how will certain elements be implemented? Board President Anthony Richardson explained that the plan serves as a guiding document with community input. The bond, if approved will provide funding to implement the plan.

Chairman Alonzo Tutson made a motion on behalf of the Planning and Zoning Commission to adopt a recommendation regarding the Parks, Trails, and Open Space Master Plan. Commissioner LaToya Grady seconded the motion. All were in favor. Motion passed.

Board member Shane Williams made a motion on behalf of the CDC and EDC to adopt a recommendation regarding the Parks, Trails, and Open Space Master Plan. Board member Rocio Gonzalez seconded the motion. All were in favor.

Adjourn

Commissioner LaToya Grady made a motion to adjourn the meeting at 7:58 p.m. Commissioner Brent Thomas seconded the motion. All were in favor. Motion passed.

Board President Anthony Richardson made a motion to adjourn the meeting at 7:58 p.m. Board member Matthew Seago seconded the motion. All were in favor. Motion passed.

Alonzo Tutson
Planning and Zoning Commission Chairman

ATTEST:

**MINUTES
PLANNING AND ZONING COMMISSION
APRIL 5, 2021**

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on April 5, 2021, at the Anna ISD Board Room located at 201 E. 7th Street, to consider the following items.

1. Call to Order and Establishment of Quorum

The meeting was called to order at 7:07 pm.

Commissioners present were Chairman Alonzo Tutson, Latoya Grady, Brent Thomas, and Duane Hayes. Commissioners Donald Henke and Nick Rubits was absent. Staff present was Ross Altobelli, Kevin Johnson, and Lauren Mecke. Councilmen present were Lee Miller, Kevin Toten, and Stan Carver.

2. Invocation and Pledge of Allegiance

Commissioner Thomas 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.

4. Location Map

Consent Items

A motion was made by Commissioner Thomas, seconded by Commissioner Grady to recommend approval of consent items 5 through 8 and 10. The vote was unanimous.

5. Consider/Discuss/Action to approve minutes of the March 1, 2021 Planning & Zoning Commission Meeting.
6. Consider/Discuss/Action to approve minutes of the March 15, 2021 Planning & Zoning Commission Meeting.
7. Consider/Discuss/Action on a recommendation regarding the Anacapri, Phase 1A, Final Plat. Applicant: Oakwood Village Apartments, Inc.
8. Consider/Discuss/Action on a recommendation regarding the Shadowbend, Phase 2, Final Plat. Applicant: LGI Homes - Texas, LLC
9. Consider/Discuss/Action on a recommendation regarding the Pecan Grove, Phase 2, Block M, Lot 1, Site Plan. Applicant: Pecan Grove Phase II Ltd

The item was pulled by Councilman Toten. As a resident of Pecan Grove, he expressed his dismay for the developer not providing a pool at this site. Asked for Commissioners to consider when new developments come during zoning, that the developers will provide proper amenities to do better for the Neighbors of Anna.

Chairman Tutson stated he felt the same frustrations in Oak Hollow. He wanted to point out that the issues with Pecan Grove predate current staff. He asked if the site plan could be voted on contingent of adding a pool or if it must be accepted as is.

Mr. Altobelli responded that the zoning does not contain language dictating the amenities. Due to the state law, the city must act on the site plan within 30 days of it being submitted. The site plan meets all zoning requirements.

Commissioner Thomas asked if the Commission could recommend denial. Mr. Altobelli clarified that the site plan meets the zoning regulations and cannot arbitrarily deny without reason. Councilman Carver added that City Council is bound by the same rules as the Planning & Zoning Commission.

Commissioner Hayes brought up his past experience on Council and the Planning & Zoning Commission as a learning experience. He stated that both the Planning & Zoning Commission and City Council need to continue to seek the help of professionals [such as Kimley-Horn who had presented in the Joint Work Session earlier in the evening] to make sure developers are not taking advantage of the city as they have in the past.

Commissioner Grady stated she empathized with Councilman Toten's feelings on the existing Pecan Grove pool as the only pool in the neighborhood. She stated that as the Planning & Zoning Commission and Council needs to hold the developers accountable for providing amenities. She added that she wishes to see more people, not just a councilmember, advocating for their neighborhoods.

Chairman Tutson asked for clarification from staff if there was the ability to amend the regulations once a subdivision reaches a certain size that they must provide certain amenities. Mr. Altobelli responded that with a planned development zoning, something like that would be possible. But if a developer comes in with "straight" zoning there is nothing outside of parkland dedication requirements saying they have to improve

A motion was reluctantly made by Commissioner Thomas, seconded by Commissioner Grady to recommend approval of the Pecan Grove, Phase 2, Block M, Lot 1, Site Plan. Commissioners Grady, Thomas, and Hayes voted in favor. Chairman Tutson voted in opposition and stated that the motion failed for a lack of majority.

*Clarification from City Attorney: The City Charter states that a quorum is four members of the Planning & Zoning Commission and that only a simple majority is needed to approve items before the Commission. This item did reach a majority, therefore is a recommendation for approval.

10. Consider/Discuss/Action on a recommendation regarding the Rosamond Sherley Elementary Addition, Block A, Lot 1, Site Plan. Applicant: Anna Independent School District.

Items for Individual Consideration

11. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation for the East Fork Estates, Lot 24, Replat. Applicants: Rigoberto Sanchez & Marissa Marino.

Ms. Mecke gave a brief presentation. The purpose of this replat is to plat property that was illegally subdivided.

Chairman Tutson opened the public hearing at 8:38 p.m.

The project representative, David Surdukan, answered that this property was part of the original plat and over time because the properties are so large, property owners have been selling off portions and it is only caught by the city when someone comes to get a building permit.

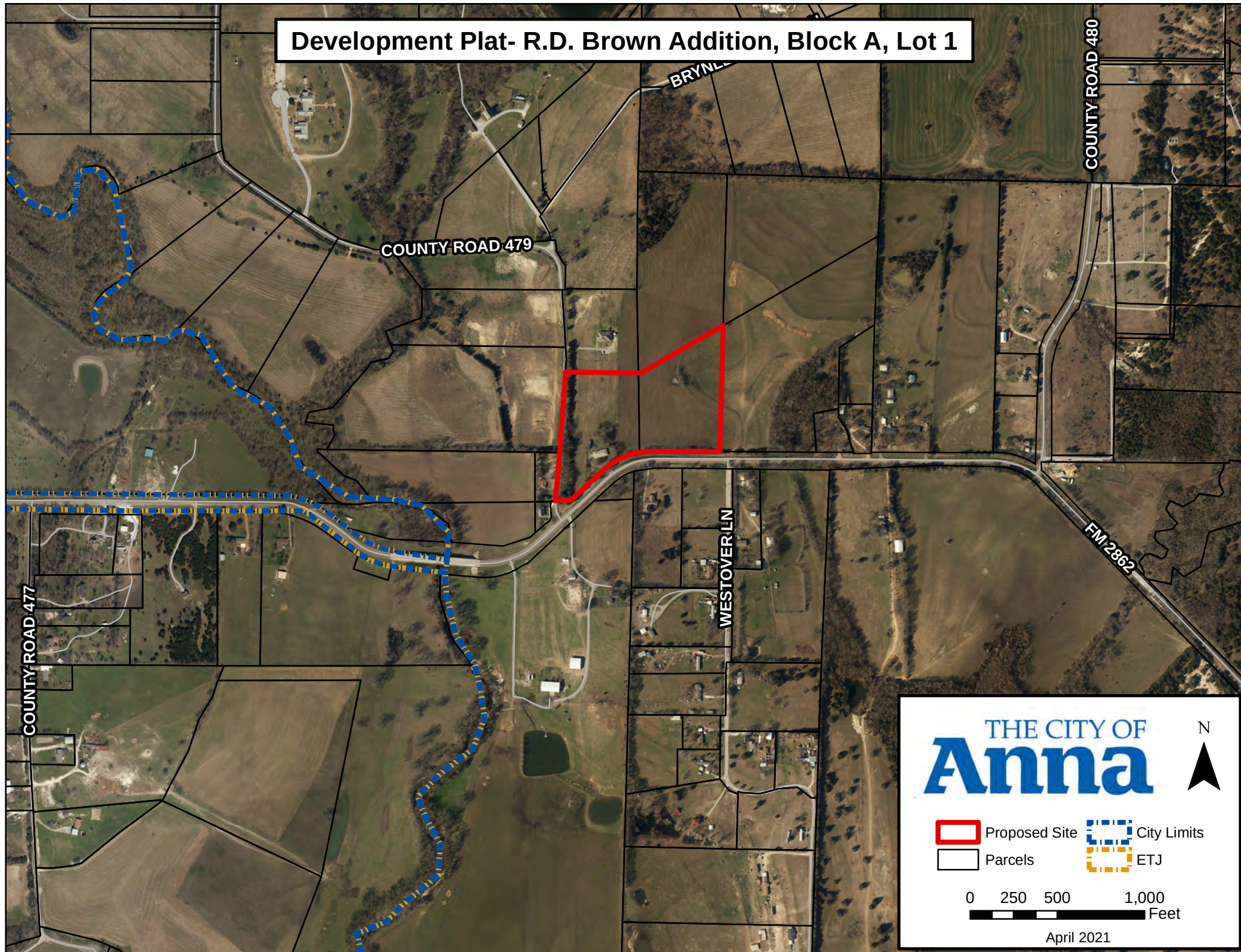
Ms. Mecke followed up Mr. Surdukan's statement that the County Clerk's Office does not confirm if a property is following the subdivision regulations or properly platted when filing a deed by metes and bounds and is especially a problem in the Extraterritorial Jurisdiction. Staff counterparts at the Collin County Development Services Department has the same issue. Once the issue is caught, the property owners must go through the process to correct it.

Chairman Tutson closed the public hearing at 8:35 p.m.

A motion was made by Commissioner Hayes, seconded by Commissioner Grady to recommend approval of the replat. The vote was unanimous.

12. A) Conduct a public hearing/Consider/Discuss/Action on a recommendation for rezoning 3.0 acres from Agricultural District (AG) and Single-Family Residential - Large Lot (SF-E) to Single-Family Residential (SF-84). Applicant: Julio Medina

Development Plat- R.D. Brown Addition, Block A, Lot 1



THE CITY OF
Anna

N



 Proposed Site  City Limits
 Parcels  ETJ

0 250 500 1,000
Feet

April 2021

CITY OF ANNA

Planning & Zoning Commission

May 3, 2021

Development Plat: R. D. Brown Addition, Block A, Lot 1

Applicant: Richard D. Brown, Jr.

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the R. D. Brown Addition, Block A, Lot 1, Development Plat.

SUMMARY:

Single-family dwelling, detached structure on one lot on 12.5± acres located at the northeast corner of FM 2862 and CR 479. Located within the extraterritorial jurisdiction (ETJ).

RECOMMENDATION:

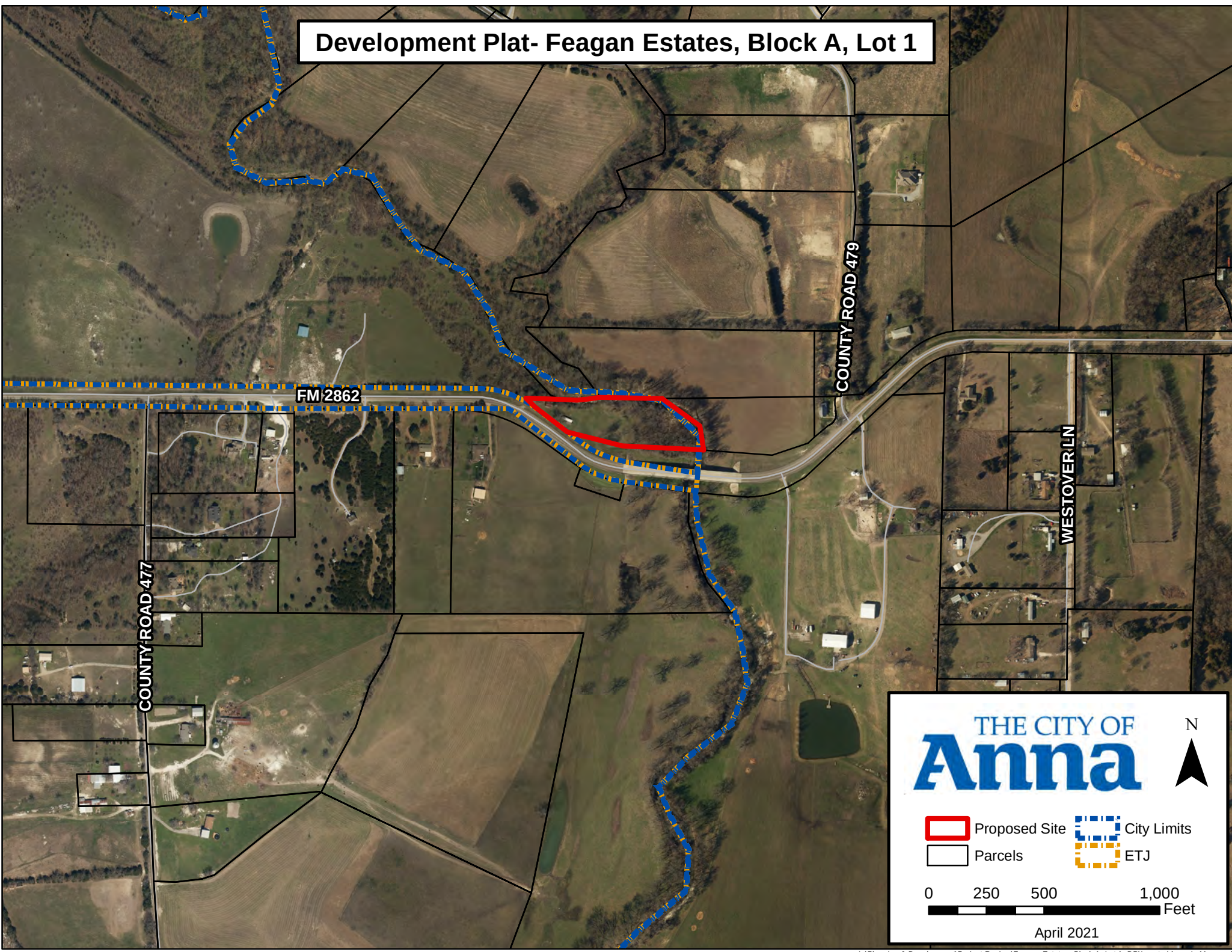
Recommended for approval as submitted.

ATTACHMENTS:

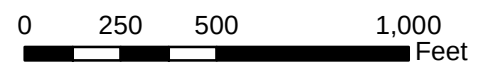
Locator

Exhibit

Development Plat- Feagan Estates, Block A, Lot 1



-  Proposed Site
-  City Limits
-  Parcels
-  ETJ



April 2021

CITY OF ANNA

Planning & Zoning Commission

May 3, 2021

Development Plat: Feagan Estates, Block A, Lot 1

Applicant: Robert and Carrie Feagan

AGENDA ITEM:

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

SUMMARY:

Manufactured home and two accessory buildings on one lot on 2.6± acres located on the north side of FM 2862, 1,590 feet east of CR 477. Located within the extraterritorial jurisdiction (ETJ).

RECOMMENDATION:

Recommended for approval as submitted.

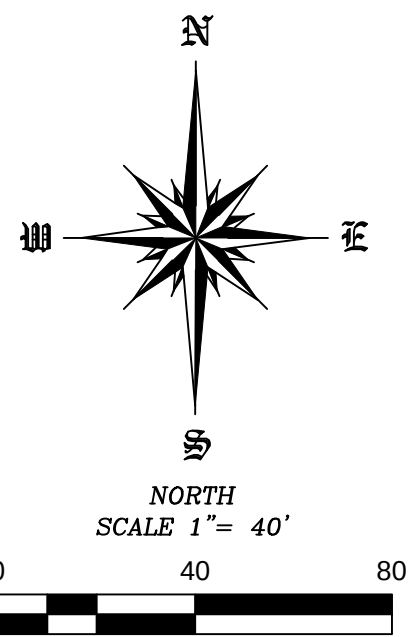
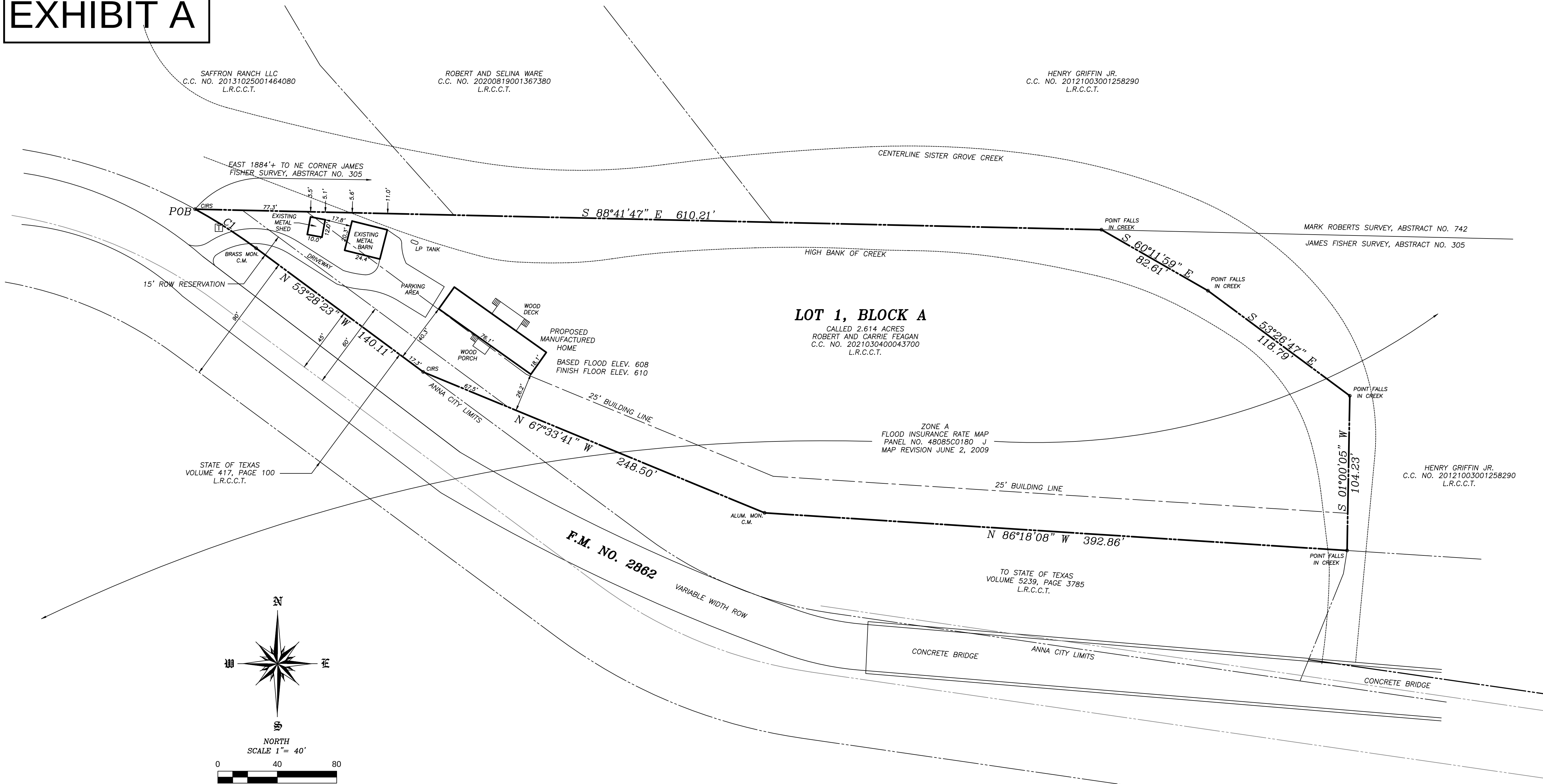
ATTACHMENTS:

Locator

Exhibit

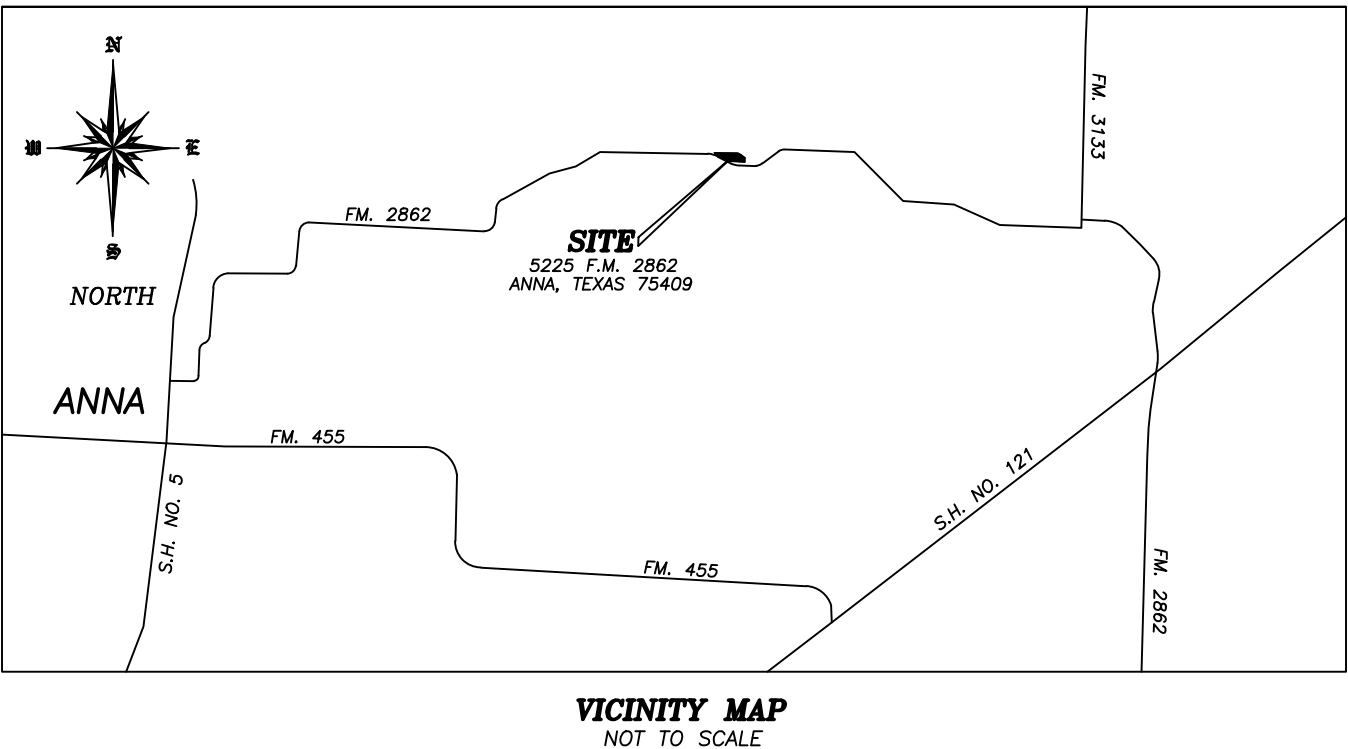
EXHIBIT A

CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	
C1	74°1'35"	363.31'	48.78'	N 57°19'10" W	48.75'	



- LEGEND
- C.M. = CONTROLLING MONUMENT
 - CIRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)
 - IRF = IRON ROD FOUND
 - PS = POWER POLE
 - ☐ = TELEPHONE BOX

- GENERAL NOTES:
- The surveyor has not abstracted subject property.
 - This survey is subject to all easements of record.
 - Copyright 2021, Surdukan Surveying, Inc.
 - 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.
 - The original copy will have original signatures, stamp seal and an impression seal.
 - 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.
 - Water service to this site is provided by Westminster Water Supply Corporation.
 - Sanitary Sewer will be provided by an approved onsite OSSF — permits through Collin County.
 - Gas will Liquid propane.
 - Electric is provided by Grayson—Collin Electric Company.
 - Solid waste will be provided through a private trash company.
 - 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.



LEGAL DESCRIPTION

BEING a tract of land situated in the James Fisher Survey, Abstract No. 305, Collin County, Texas, and being all of a 2.614 acre tract of land conveyed to Robert and Carrie Feagan as recorded in County Clerks Number 2021030400043700 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 with yellow plastic cap stamped "4613" set for corner at the northwest corner of said 2.614 acres, and said iron rod being the north Right Of Way line of F.M. No. 2862;

THENCE S 88°41'47" E a distance of 610.21' to a point for corner in Sister Grove Creek;

THENCE S 60°11'59" E a distance of 82.61' to a point for corner in Sister Grove Creek;

THENCE S 53°26'47" E a distance of 118.79' to a point for corner in Sister Grove Creek;

THENCE S 01°00'05" W a distance of 104.23' to a point for corner in Sister Grove Creek in the north ROW line of said F.M. No. 2862;

THENCE N 86°18'08" W following the north ROW line of said F.M. No. 2862 a distance of 392.86' to a TXDOT 3" aluminum disk found for corner;

THENCE N 67°33'41" W a distance of 248.50' to a point for corner;

THENCE N 53°28'23" W a distance of 140.11' to a TXDOT 3" brass monument found for corner at the beginning of a curve to the left;

THENCE along said curve to the left through a central angle of 07°41'35", a radius of 363.31', an arc length of 48.78', with a chord bearing of N 57°19'10" W, and a chord length of 48.75' to the POINT OF BEGINNING and containing 114,432 Square Feet or 2.627 Acres of land.

FLOOD NOTE

All of this property fall within Zone A (shaded without base elevation) according to the Flood Insurance Rate Maps, Panel No. 48085C0180 J, Map Revision June 2, 2009, as published by the Federal Emergence Management Agency and shown graphically on the survey.

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: _____

CERTIFICATE OF APPROVAL

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

(Mayor)

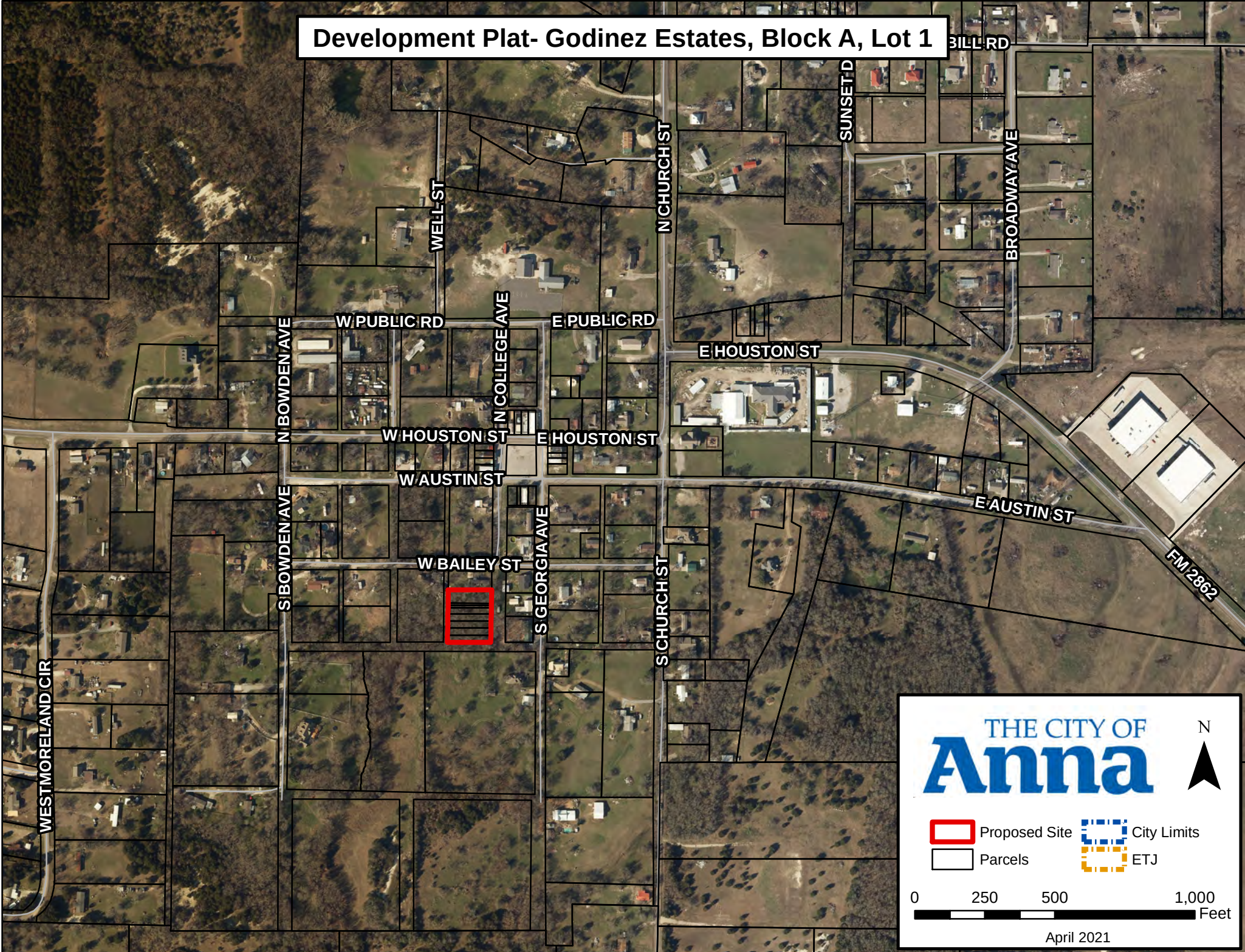
City Secretary

PROJECT #DP 2021-004
DEVELOPMENT PLAT
FEAGAN ESTATES
BLOCK A, LOT 1
BEING 2.627 ACRES OUT OF THE
JAMES FISHER SURVEY
ABSTRACT NO. 305
CITY OF ANNA ETJ
COLLIN COUNTY, TEXAS

OWNER
ROBERT AND CARRIE FEAGAN
5225 F.M. 2862
ANNA, TEXAS 75409
(469) 396-9815

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

Development Plat- Godinez Estates, Block A, Lot 1



THE CITY OF
Anna

N

Proposed Site

City Limits

Parcels

ETJ

0 250 500 1,000 Feet

April 2021

CITY OF ANNA

Planning & Zoning Commission

May 3, 2021

Replat: Godinez Estates, Block A, Lot 1

Applicant: Evaristo Godinez

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Godinez Estates, Block A, Lot 1, Replat.

SUMMARY:

One lot on 0.7± acre located on the west side of College Street, 75 feet south of Bailey Street. Located within the extraterritorial jurisdiction (ETJ).

The purpose for the Replat is to consolidate multiple lots into one lot.

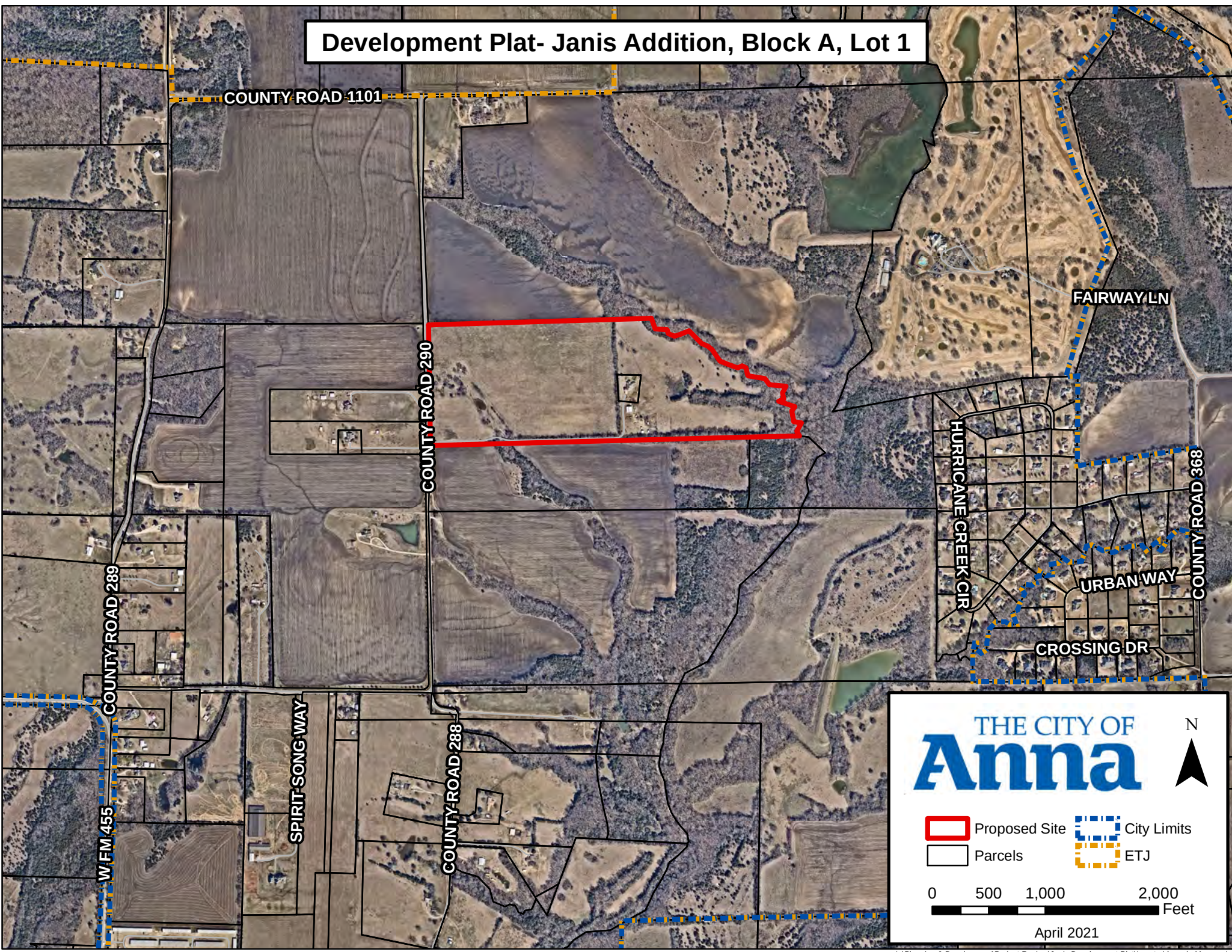
RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Locator
Exhibit

Development Plat- Janis Addition, Block A, Lot 1



THE CITY OF
Anna

Proposed Site **City Limits**
Parcels **ETJ**

0 500 1,000 2,000 Feet

April 2021

CITY OF ANNA

Planning & Zoning Commission

May 3, 2021

Development Plat: Janis Addition, Block A, Lot 1

Applicant: Jay and Irene Janis

AGENDA ITEM:

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

SUMMARY:

Two residences and eight accessory buildings on one lot on 69.1± acres located on the east side of CR 290, 2,047± feet south of CR 1101. Located within the extraterritorial jurisdiction (ETJ).

RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Locator

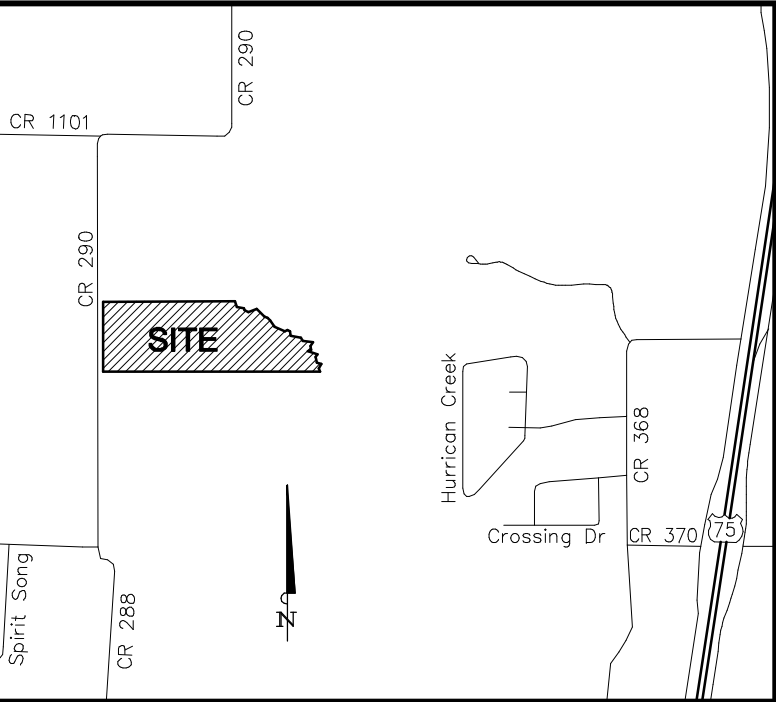
Exhibit

EXHIBIT A

Tract F
Called 2,304.493 Acres
Risland Mantua LLC
Document No.
20180625000783630,
O.P.R.C.C.T.

ABBREVIATIONS

I.R.F. = Iron Rod Found
(C.M.) = Controlling Monument
C.I.R.F. = Capped Iron Rod Found
C.I.R.S. = 1/2" Iron rod with yellow plastic cap
stamped "RPLS 5686" set
M.R.C.C.T. = Map Records, Collin County, Texas
D.R.C.C.T. = Deed Records, Collin County, Texas
O.P.R.C.C.T. = Official Public Records, Collin County, Texas



Vicinity Map
(not to scale)

Tract F
Called 2,304.493 Acres
Risland Mantua LLC
Document No.
20180625000783630,
O.P.R.C.C.T.

Jay P. Janis and
Irene C. Janis
C.C.F.# 96-0069284,
D.R.C.C.T.

Approximate Location of
Shaded Zone "A" as scaled
from FEMA Map listed herein.

Jay P. Janis and
Irene C. Janis
C.C.F.# 96-0069284,
D.R.C.C.T.

LOT 1, BLOCK A
3,010,820 SQ. FT.
69.119 ACRES

Called 48,900 Acres
Donna Gail Peeler
Vol. 4872, Pg. 5535,
D.R.C.C.T.

SYMBOLS LEGEND

✕	Wire Fence	⊠	Water Valve
—	Wood Fence	⊠	Water Meter
—	Chain Link Fence	⊠	Fire Hydrant
—	Concrete	⊠	Irrigation Control Valve
—	Asphalt	⊠	Sanitary Sewer Cleanout
⊠	Light Standard	⊠	Sanitary Sewer Manhole
—	Guy Wire/Anchor	⊠	Storm Drain Manhole
⊠	Utility Pole	⊠	Gas Meter
—	Overhead Wires	⊠	Gas Valve

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL B. ARTHUR, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this Development Plat from an actual on-the-ground survey of the above described property, and that the corner monuments shown hereon were found or were properly placed under my personal supervision.

Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5686

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 MICHAEL B. ARTHUR, 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.

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

NOTARY PUBLIC in and for the State of Texas

METES AND BOUNDS DESCRIPTION:

Being a tract of land, situated in the Zach Roberts Survey, Abstract No. 760, in the Extra-Territorial Jurisdiction of the City of Anna, Collin County, Texas, and being all of that called 68.835 acres, described by deed to Jay P. Janis and Irene C. Janis, as recorded under County Clerk's File No. 96-0069284, of the Deed Records, Collin County, Texas (D.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in County Road No. 290, being the northwesterly corner of said 68.835 acre tract, same being the most westerly southwest corner of Tract F, described by deed to Risland Mantua LLC, as recorded under Document No. 20180625000783630, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.);

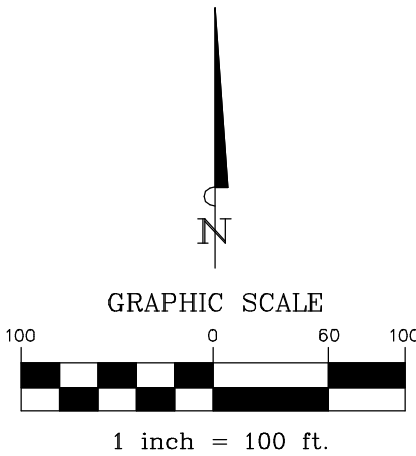
THENCE along the common line between said 68.835 acres and Tract F, the following (26) twenty-six courses and distances:

- North 88°29'06" East, passing a 1/2" iron rod found for reference, at a distance of 23.28', and also passing a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for reference, at a distance of 1925.27' and continuing in all a total distance of 2000.27' to a point for corner in a creek, from which a 2" iron pipe found bears, South 87°30'31" West, a distance of 89.78';
- South 19°00'59" East, a distance of 99.19' to a point for corner;
- South 85°51'58" East, a distance of 105.80' to a point for corner;
- South 20°24'23" East, a distance of 34.81' to a point for corner;
- South 64°12'10" East, a distance of 59.10' to a point for corner;
- North 69°55'54" East, a distance of 138.86' to a point for corner;
- South 45°04'49" East, a distance of 158.21' to a point for corner;
- South 66°49'57" East, a distance of 57.86' to a point for corner;
- South 51°13'44" East, a distance of 49.62' to a point for corner;
- South 34°46'00" East, a distance of 125.18' to a point for corner;
- South 69°13'54" East, a distance of 164.80' to a point for corner;
- North 65°35'13" East, a distance of 45.73' to a point for corner;
- South 63°24'41" East, a distance of 38.22' to a point for corner;
- South 12°49'50" East, a distance of 72.67' to a point for corner;

(Continued)

METES AND BOUNDS DESCRIPTION: (Continued)

- South 81°36'12" East, a distance of 152.82' to a point for corner;
- South 34°43'08" East, a distance of 67.07' to a point for corner;
- South 84°16'51" East, a distance of 149.39' to a point for corner;
- South 30°07'43" West, a distance of 64.46' to a point for corner;
- South 13°01'13" East, a distance of 55.24' to a point for corner;
- South 65°23'49" West, a distance of 51.17' to a point for corner;
- South 71°04'03" East, a distance of 152.19' to a point for corner;
- South 37°54'38" West, a distance of 45.95' to a point for corner;
- South 11°53'03" East, a distance of 95.50' to a point for corner;
- South 27°50'39" East, a distance of 50.09' to a point for corner, being the southeasterly corner of said 68.835 acre tract, same being in the northerly line of a called 48.900 acre tract of land, described by deed to Donna Gail Peeler, as recorded in Volume 4972, Page 5535, D.R.C.C.T.;
- THENCE** South 88°38'34" West, along the common line between said 68.835 acre and 48.900 acre tracts, passing a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for reference, at a distance of 330.00', and passing a 1/2" iron rod with a plastic cap stamped "PRECISE" found at a distance of 1016.84', and passing a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for reference, at a distance of 3269.19', and continuing in all, a total distance of 3294.19' to a mag nail set in County Road No. 290, same being the southwesterly corner of said 68.835 acre tract, same also being the northwesterly corner of said 48.900 acre tract;
- THENCE** North 00°58'35" West, along said County Road No. 290, same being the westerly line of said 68.835 acre tract, a distance of 1064.95' to the **POINT OF BEGINNING** and containing 3,010,820 square feet or 69.119 acres of land, more or less.



CERTIFICATE OF APPROVAL

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

Mayor

City Secretary

General Notes:

- According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C00155J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain" and in Shaded Zone "A", described by said map to be, "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood; no base flood elevations determined. This flood statement does not imply that the property and/or the structure 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 in any way.
- The surveyor has relied on the herein described subject deed with regard to any easements, restrictions, or rights-of-way affecting the herein described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
- Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD83. Surface values shown can be converted to grid with the combined scale factor of 0.999855496, at base point 0,0.
- This survey was completed without the benefit of a current title commitment.

Owner:

Jay and Irene Janis
11014 County Road No. 290
Anna, Texas 75409
(214) 733-4125

Surveyor:

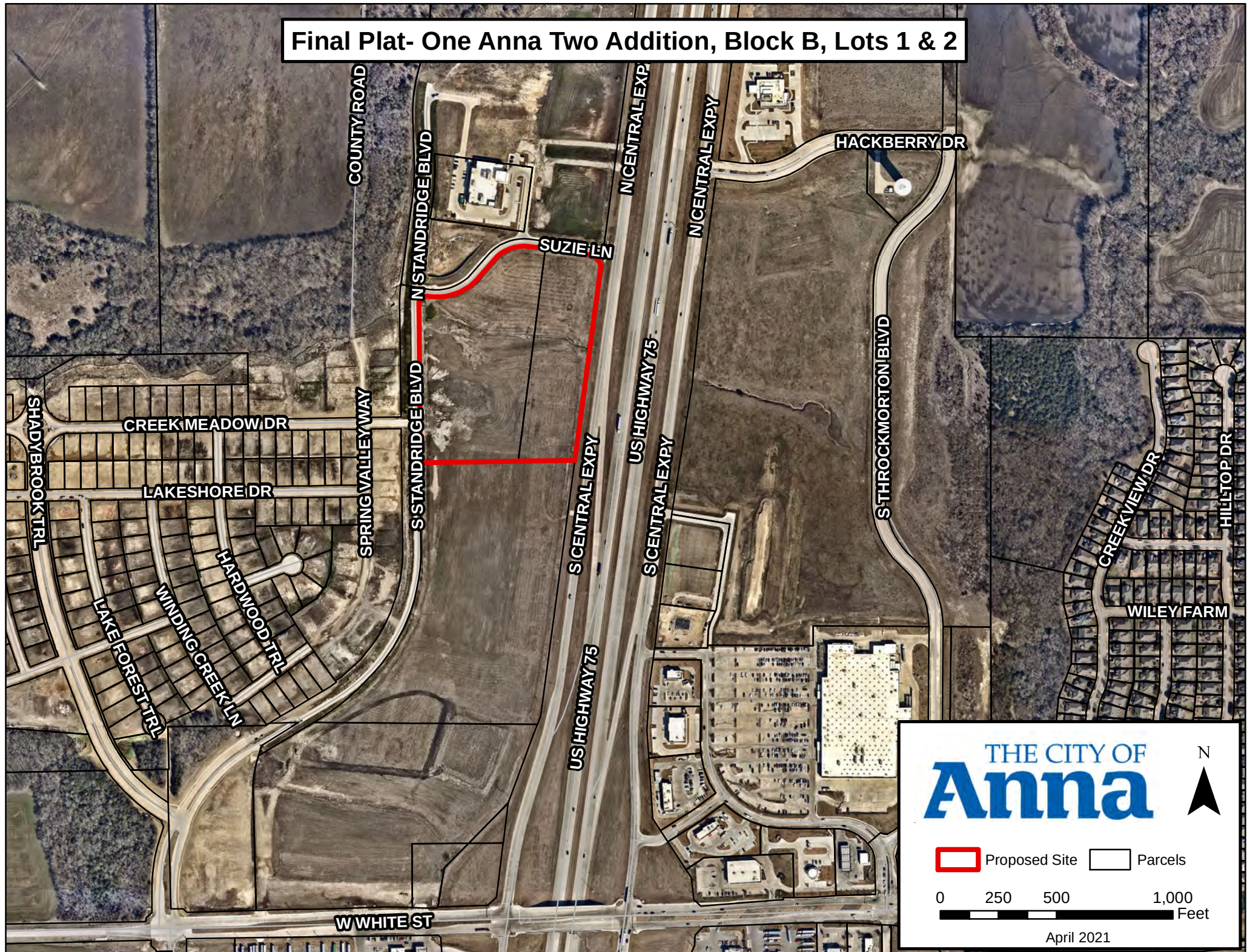
North Texas Surveying, LLC
1010 West University
McKinney, Texas 75069
(469) 424-2074
www.northtexassurveying.com
Firm Registration No. 10074200
Contact: Chad Holcomb

DEVELOPMENT PLAT JANIS ADDITION LOT 1, BLOCK A

Zach Roberts Survey,
Abstract No. 760
City of Anna ETJ
Collin County, Texas
Preparation Date: April 07, 2021
Scale: 1" = 100'

DATE: 04/07/2021 SCALE: 1" = 100' DRAWN BY: C.S.H. CHK'D BY: M.B.A. JOB NO.: 2021-0044

Final Plat- One Anna Two Addition, Block B, Lots 1 & 2



CITY OF ANNA

Planning & Zoning Commission

May 3, 2021

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

Applicant: Anna Village Residential LTD

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the One Anna Two Addition, Block B, Lots 3 & 4, Final Plat.

SUMMARY:

Multiple-family residence and commercial on two lots on 13.8± acres located at the southwest corner of U.S. Highway 75 and W Country Road 370 (Suzie Lane). Zoned: Planned Development 846-2020.

The purpose of the final plat is to dedicate easements necessary for the commercial development on lot 2.

RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Locator

Exhibit

EXHIBIT A

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 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 clear 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 therein where properly placed, under my personal supervision, in accordance with the subdivision regulations of Grayson County, Texas.

CERTIFICATE OF APPROVAL

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

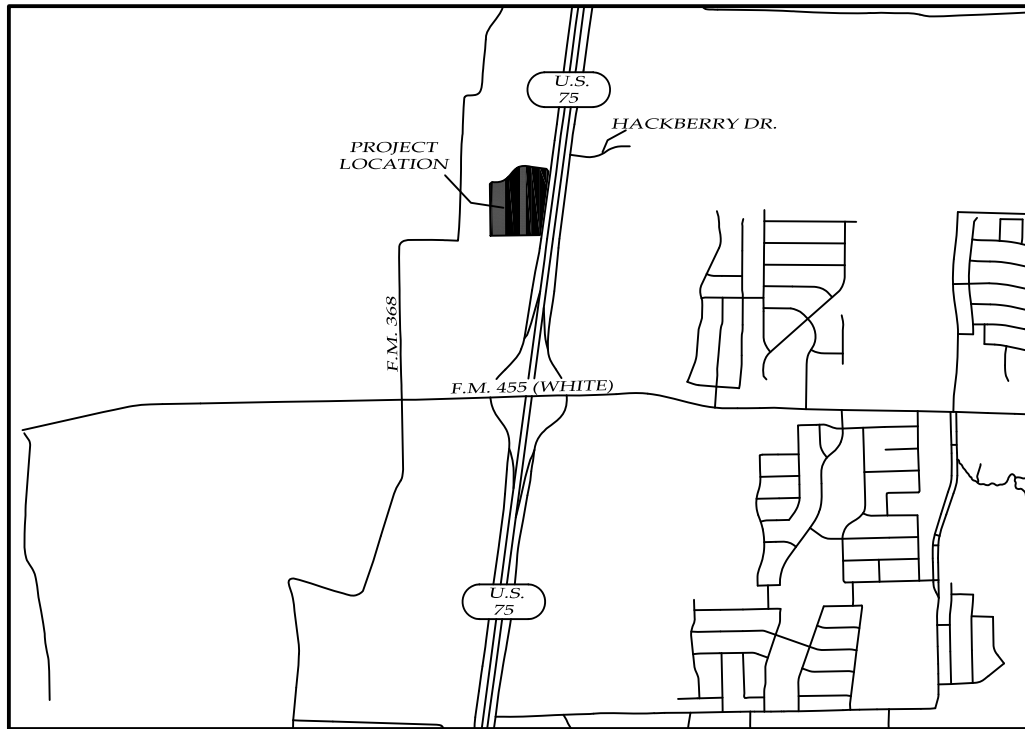
MAYOR

CITY SECRETARY

GENERAL NOTES

- ALL SET PROPERTY CORNER ARE 1/2" STEEL RODS WITH YELLOW PLASTIC CAP STAMPED RPLS 4709.
- BASIS OF BEARINGS GRID NORTH, NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE

LOCATION MAP

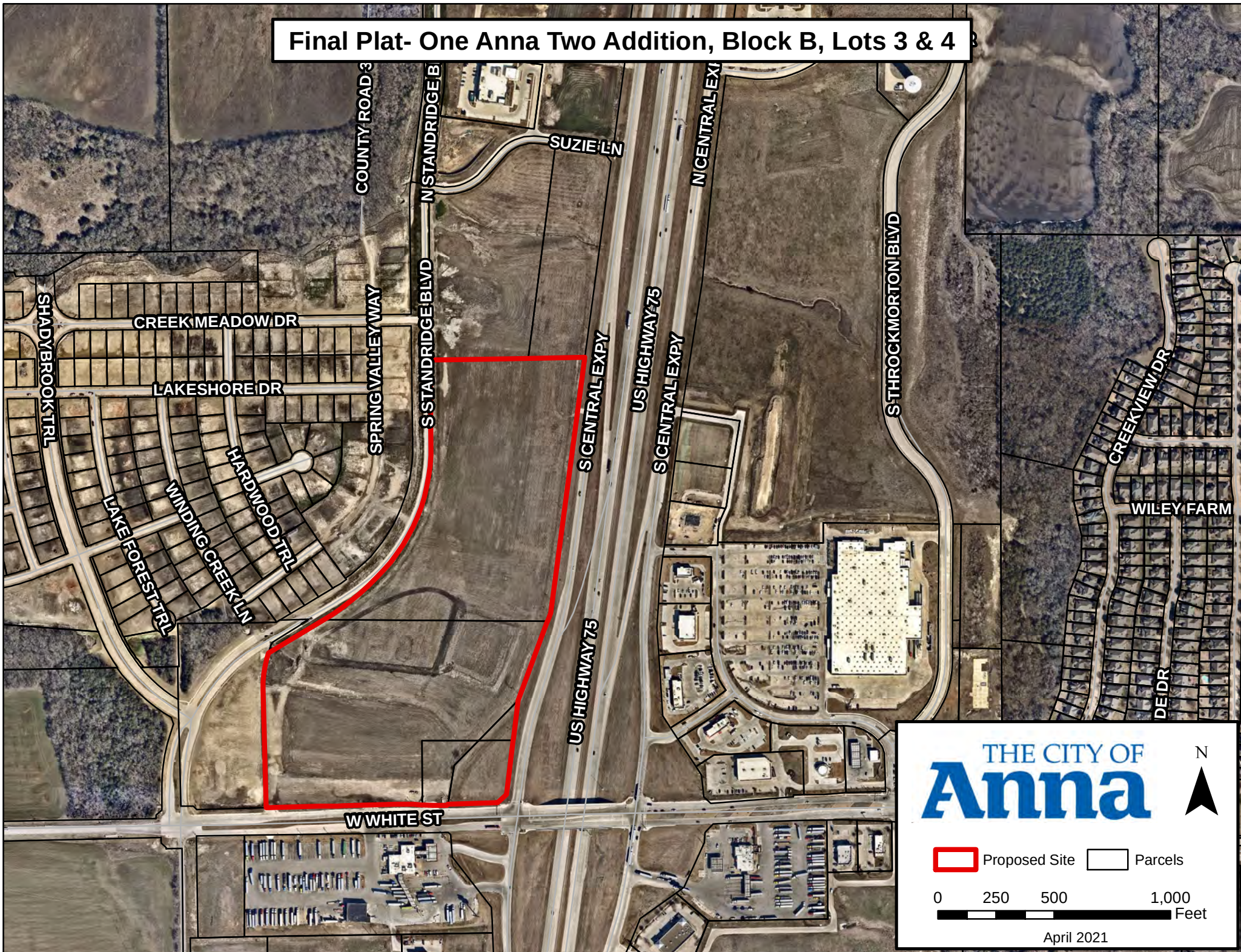


(NOT TO SCALE)

CURVE/RADIUS	CHORD	BEARING	CHORD
C1 30.00	42.73	S 48°25'50"	W 39.21
C2 30.00	47.12	N 45°46'01"	W 42.43
C3 30.00	22.26	N 20°29'52"	E 21.76
C4 30.00	40.05	N 20°30'08"	E 39.14
C5 30.00	47.12	N 44°51'13"	E 42.43
C6 30.00	47.12	N 45°46'01"	E 42.43
C7 30.00	17.92	N 24°55'09"	E 17.45
C8 30.00	41.39	N 63°58'19"	E 39.17
C9 30.00	50.88	S 40°58'19"	E 45.00
C10 30.00	49.97	S 45°46'01"	W 45.00
C11 30.00	87.36	N 45°46'01"	W 79.20
C12 30.00	42.95	N 21°15'34"	E 41.91
C13 30.00	44.54	N 45°46'01"	E 42.43
C14 30.00	24.08	S 69°44'53"	E 23.44
C15 30.00	49.28	N 45°46'01"	E 42.43
C16 30.00	27.58	N 21°43'47"	E 27.21
C17 30.00	49.28	N 01°43'07"	W 36.53
C18 30.00	12.68	N 51°19'59"	W 12.58
C19 30.00	51.98	S 69°44'53"	E 45.00
C20 30.00	17.91	S 22°09'24"	E 17.65
C21 125.00	119.48	N 69°44'53"	E 114.76
C22 30.00	1.00	S 83°20'15"	E 1.00
C23 30.00	45.12	S 83°20'15"	E 41.91
C24 30.00	32.01	S 57°48'15"	W 31.29
C25 30.00	46.62	N 45°46'01"	E 42.07
C26 30.00	17.57	N 25°03'15"	E 17.24
C27 30.00	40.05	N 20°30'08"	E 39.14
C28 30.00	47.12	N 44°51'13"	E 42.43
C29 30.00	47.12	N 45°46'01"	E 42.43
C30 30.00	17.92	N 24°55'09"	E 17.45
C31 30.00	41.39	N 63°58'19"	E 39.17
C32 30.00	50.88	S 40°58'19"	E 45.00
C33 30.00	49.97	S 45°46'01"	E 45.00
C34 30.00	87.36	N 45°46'01"	E 79.20
C35 30.00	42.95	N 21°15'34"	E 41.91
C36 170.00	41.13	S 55°03'15"	E 80.36
C37 30.00	46.62	N 45°46'01"	E 42.07
C38 30.00	65.24	N 01°43'07"	E 34.24
C39 30.00	65.24	N 01°43'07"	E 34.24
C40 30.00	26.49	N 63°59'40"	E 25.63

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1 N 89°15'59"	W	213.07	L57 N 82°30'04"	W	10.00
L2 N 89°15'59"	W	213.07	L58 S 09°58'56"	W	10.00
L3 N 89°15'12"	E	55.93	L59 S 82°30'04"	W	10.00
L4 N 07°40'05"	E	127.64	L60 S 07°47'00"	W	231.82
L5 N 07°40'05"	E	127.64	L61 S 07°47'00"	W	231.82
L6 S 07°47'00"	W	679.26	L62 S 07°47'00"	W	10.00
L7 S 07°47'00"	W	679.26	L63 S 07°47'00"	W	10.00
L8 S 89°15'59"	W	213.07	L64 S 07°47'00"	W	44.64
L9 N 00°46'01"	W	44.33	L65 N 09°58'56"	E	29.45
L10 N 00°46'01"	W	44.33	L66 N 09°58'56"	E	29.45
L11 N 07°40'05"	E	127.64	L67 S 89°15'12"	E	63.45
L12 N 07°40'05"	E	127.64	L68 S 89°15'12"	E	63.45
L13 N 39°13'37"	W	22.95	L69 S 18°14'40"	E	48.09
L14 N 39°13'37"	W	22.95	L70 S 18°14'40"	E	48.09
L15 N 41°30'14"	E	129.44	L71 N 09°46'01"	W	183.72
L16 N 41°30'14"	E	129.44	L72 N 09°46'01"	W	183.72
L17 S 07°47'00"	W	26.03	L73 S 67°00'47"	E	167.31
L18 S 07°47'00"	W	26.03	L74 S 67°00'47"	E	167.31
L19 S 07°47'00"	W	10.00	L75 S 45°44'50"	E	35.58
L20 S 07°47'00"	W	10.00	L76 S 45°44'50"	E	35.58
L21 S 07°47'00"	W	20.04	L77 N 09°46'01"	W	183.72
L22 S 07°47'00"	W	20.04	L78 N 09°46'01"	W	183.72
L23 N 82°30'04"	E	12.22	L79 N 07°47'00"	E	20.72
L24 N 82°30'04"	E	12.22	L80 N 07°47'00"	E	20.72
L25 S 82°30'04"	E	10.82	L81 S 09°46'01"	W	14.64
L26 S 82°30'04"	E	10.82	L82 S 09°46'01"	W	41.87
L27 N 00°46'01"	W	9.29	L83 N 09°46'01"	W	15.40
L28 N 00°46'01"	W	9.29	L84 N 09°46'01"	W	15.40
L29 S 00°46'01"	W	9.29	L85 N 07°47'00"	E	11.95
L30 S 00°46'01"	W	9.29	L86 N 07°47'00"	E	11.95
L31 N 89°15'12"	E	10.00	L87 N 07°47'00"	E	204.22
L32 N 89°15'12"	E	10.00	L88 N 07°47'00"	E	204.22
L33 S 89°15'59"	W	168.14	L89 N 07°47'00"	E	181.57
L34 S 89°15'59"	W	168.14	L90 N 07°47'00"	E	181.57
L35 N 89°15'10"	W	10.00	L91 N 07°47'00"	E	209.88
L36 N 89°15'10"	W	10.00	L92 N 07°47'00"	E	209.88
L37 N 00°46'01"	W	11.40	L93 N 23°19'52"	W	15.00
L38 N 00°46'01"	W	26.94	L94 S 09°46'01"	W	47.98
L39 N 00°46'01"	W	26.94	L95 S 09°46'01"	W	47.98
L40 N 00°46'01"	W	26.94	L96 S 09°46'01"	W	47.98
L41 N 00°46'01"	W	26.94	L97 S 09°46'01"	W	47.98
L42 N 89°15'10"	E	10.23	L98 S 07°47'00"	W	15.00
L43 N 89°15'10"	E	10.23	L99 S 07°47'00"	W	15.00
L44 S 89°15'10"	E	9.85	L100 S 07°47'00"	W	26.00
L45 S 89°15'10"	E	9.85	L101 S 07°47'00"	W	26.00
L46 N 07°40'05"	E	106.84	L102 S 07°47'00"	W	38.00
L47 N 07°40'05"	E	106.84	L103 S 07°47'00"	W	38.00
L48 S 82°02'18"	E	33.77	L104 S 82°30'04"	E	32.00
L49 S 82°02'18"	E	33.77	L105 S 82°30'04"	E	32.00
L50 N 82°03'39"	W	33.82	L106 N 82°30'04"	W	32.00
L51 N 82°03'39"	W	33.82	L107 N 82°30'04"	W	32.00
L52 N 41°30'14"	E	209.08	L108 N 10°26'21"	E	10.00
L53 N 41°30'14"	E	209.08	L109 N 10°26'21"	E	10.00
L54 S 82°30'04"	E	14.14	L110 N 41°04'14"	W	124.93
L55 S 82°30'04"	E	14.14	L111 S 41°04'14"	W	124.93
L56 S 82°30'04"	E	14.14	L112 S 41°04'14"	W	10.00

Final Plat- One Anna Two Addition, Block B, Lots 3 & 4



CITY OF ANNA

Planning & Zoning Commission

May 3, 2021

Final Plat: One Anna Two Addition, Block B, Lots 3 & 4

Applicant: One Anna Two LTD & QT South LLC

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the One Anna Two Addition, Block B, Lots 3 & 4, Final Plat.

SUMMARY:

Automobile service station, retail, & restaurant on 2.3± acres and vacant lot on 34.3± acres located at the northwest corner of W. White Street (FM 455) and U.S. Highway 75 frontage Road. Zoned PD-846-2020.

The purpose of the final plat is to dedicate easements necessary for the commercial development on lot 4.

RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Locator

Exhibit

EXHIBIT A

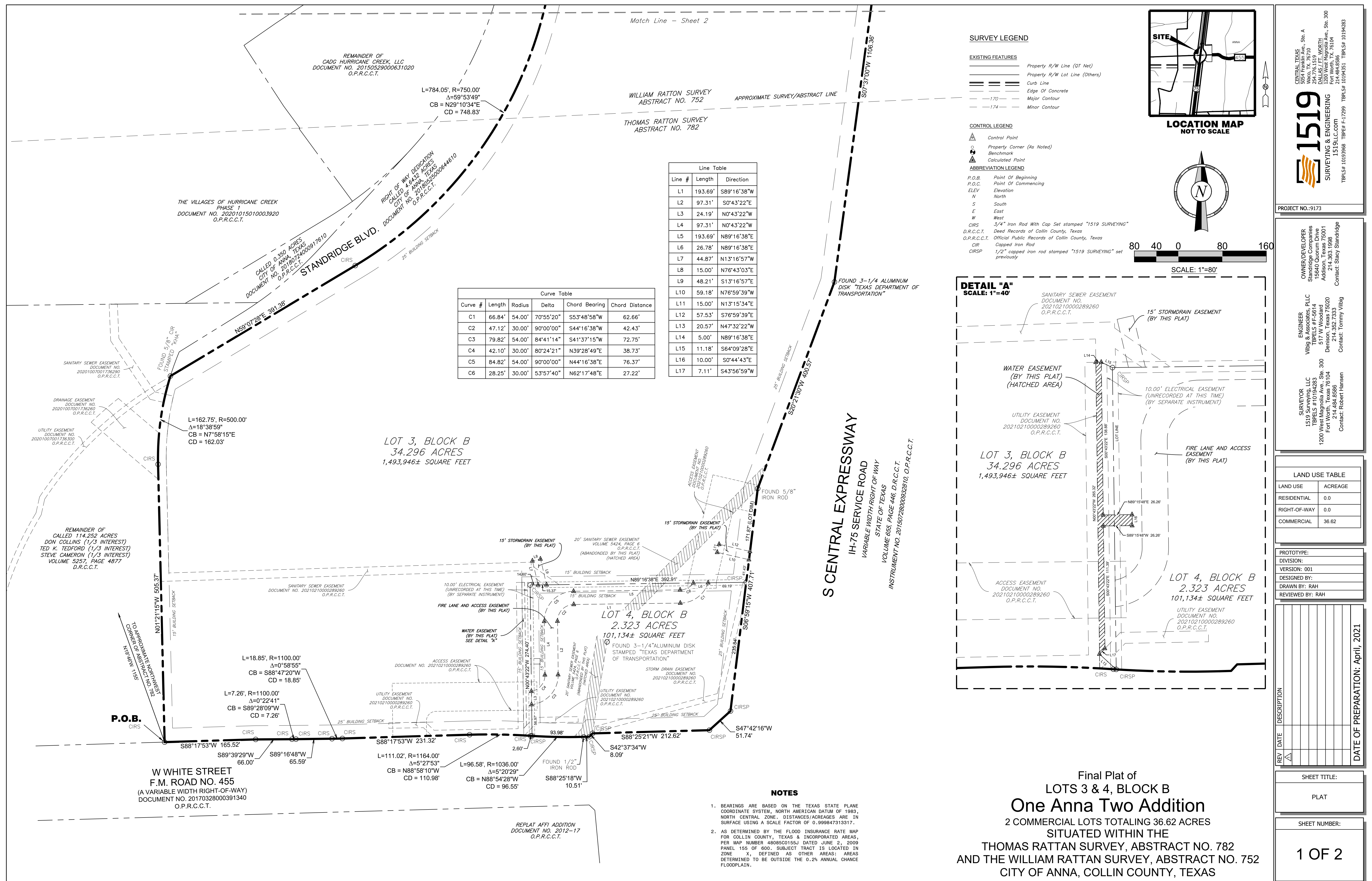


EXHIBIT A

LEGAL DESCRIPTION

Being a 36.62 acre tract of land situated within the Thomas Rattton Survey, Abstract No. 782 and the William Rattton Survey, Abstract No. 752, City of Anna, Collin County, Texas, being a portion of a called 39.396 acre tract of land as described in the deed to the State of Texas recorded in Volume 655, Page 466 of the Deed Records of Collin County, Texas and being the remainder of a called 81.8447 acre tract of land as described in the deed to One Anna Two, LTD. (an undivided 87.2917% interest) recorded under Document No. 200702101000151600 of the Official Public Records of Collin County, Texas, and also being a portion of a called 81.8447 acre tract of land as described in the deed to One Anna Two, LTD. (an undivided 12.7083% interest) recorded under Document No. 200702101000151610 of said Official Public Records and being all of a 1.373 acre tract of land "Tract 1" and a 0.9489 acre tract of land "Tract 2" as described in the deed to QT SOUTH, LLC recorded under Document No. 20210210000289250 of said Official Public Records. said 36.62 acre tract of land surveyed under the direction and supervision of Robert A. Hansen, Registered Professional Land Surveyor, No. 6439 (the Basis of Bearings being noted hereon) and more particularly described by metes and bounds as follow:

BEGINNING at a 3/4-inch capped iron rod stamped "1519 SURVEYING" set at the northwest corner of a called 0.555 acre tract of land as described in the street right-of-way deed to the City of Anna recorded under Instrument Number 20170328000391340 of said Official Public Records;

THENCE NORTH 01 degree 21 minutes 15 seconds WEST, 505.37 feet with the west line of said called 81.8447 acre tract of land and common with the east line of the remainder of a called 114.252 acre tract of land as described in the deed to Don Collins et al recorded in Volume 5257, Page 4877 of said Deed Records to a 3/4-inch capped iron rod stamped "1519 SURVEYING" set at the beginning of a tangent curve;

THENCE northerly with the west line of said called

81.8447 acre tract of land and common with the east line of said called 114.252 acre tract of land and with said tangent curve, concave to the east, having a radius of 500.00 feet and a chord bearing and distance of NORTH 07 degrees 58 minutes 15 seconds EAST, 162.03 feet, an arc length of 162.75 feet to a 5/8-inch capped iron rod stamped "KHA" found at the southwest corner of a called 4.6432 acre tract of land as described in the right of way dedication to the City of Anna recorded under Document No. 20180525000644610 of said Official Public Records;

THENCE the following three (3) calls coincident with the east line of said called 4.6432 acre tract of land:

1. NORTH 59 degrees 07 minutes 28 seconds EAST, 391.38 feet to a 3/4-inch capped iron rod stamped "1519 SURVEYING" set at the beginning of a tangent curve;
2. northeasterly with said tangent curve, concave to the northwest, having a radius of 750.00 feet, and a chord bearing and distance of NORTH 29 degrees 10 minutes 34 seconds EAST, 748.83 feet, an arc length of 784.05 feet to a 3/4-inch capped iron rod stamped "1519 SURVEYING" set;
3. NORTH 00 degrees 46 minutes 21 seconds WEST, 403.79 feet to a 3/4-inch capped iron rod stamped "1519 SURVEYING" set;

THENCE NORTH 89 degrees 13 minutes 59 seconds EAST, 420.65 feet through the interior of said called 81.8447 acre tract of land to a 3/4-inch capped iron rod stamped "1519 SURVEYING" set;

THENCE NORTH 89 degrees 07 minutes 38 seconds EAST, 237.60 feet through the interior of said called 81.8447 acre tract of land to a 3/4-inch capped iron rod stamped "1519 SURVEYING" set on the west right of way line of IH-75, a variable width right of way, as described in the deed to the State of Texas recorded under Instrument No.

20150728000932810 of said Official Public Records, from which a 5/8-inch iron rod found at the southeast corner of said called 4.6432 acre tract of land bears NORTH 07 degrees 37 minutes 00 seconds EAST, 855.80 feet;

THENCE SOUTH 07 degrees 37 minutes 00 seconds WEST, 1,106.36 feet with the west right of way line of said IH-75 to a 3 1/4-inch aluminum cap stamped "Texas Department of Transportation";

THENCE SOUTH 20 degrees 21 minutes 30 seconds WEST, 400.57 feet to a 5/8-inch iron rod found;

THENCE SOUTH 06 degrees 59 minutes 15 seconds WEST, 407.71 feet through the interior of said called 39.396 acre tract of land to a 1/2-inch capped iron rod stamped "1519 SURVEYING" set;

THENCE SOUTH 47 degrees 42 minutes 16 seconds WEST, 51.74 feet through the interior of said called 39.396 acre tract of land to a 1/2-inch capped iron rod stamped "1519 SURVEYING" set;

THENCE SOUTH 88 degrees 25 minutes 21 seconds WEST, 212.62 feet through the interior of said called 39.396 acre tract of land to a 1/2-inch capped iron rod stamped "1519 SURVEYING" set;

THENCE SOUTH 42 degrees 37 minutes 34 seconds WEST, 8.09 feet to the northeast corner of said called 0.555 acre tract of land and being the north right of way line of F.M. Road No. 455, a variable width right of way;

THENCE westerly the following nine (9) calls coincident with the north right of way line of said F.M. Road No. 455:

1. SOUTH 88 degrees 25 minutes 18 seconds WEST, 10.51 feet to a 1/2-inch iron rod found at the beginning of a tangent curve;

2. westerly with said tangent curve, concave to the north, having a radius of 1036.00 feet, and a chord bearing and distance of NORTH 88 degrees 54 minutes 28 seconds WEST, 96.55 feet, an arc length of 96.58 feet to a 3/4-inch capped iron rod stamped "1519 SURVEYING" set at the beginning of a reverse curve;
3. westerly with said reverse curve, concave to the south, having a radius of 1164.00 feet, and a chord bearing and distance of NORTH 88 degrees 58 minutes 10 seconds WEST, 110.98 feet, an arc length of 111.02 feet to a 3/4-inch capped iron rod stamped "1519 SURVEYING" set;
4. SOUTH 88 degrees 17 minutes 53 seconds WEST, 231.32 feet to a 3/4-inch capped iron rod stamped "1519 SURVEYING" set at the beginning of a tangent curve;
5. westerly with said tangent curve, concave to the north, having a radius of 1100.00 feet and a chord bearing and distance of SOUTH 88 degrees 47 minutes 20 seconds WEST, 18.85 feet, an arc length of 18.85 feet to a 3/4-inch capped iron rod stamped "1519 SURVEYING" set;
6. SOUTH 89 degrees 16 minutes 48 seconds WEST, 65.59 feet to a 3/4-inch capped iron rod stamped "1519 SURVEYING" set at the beginning of a tangent curve;
7. westerly with said tangent curve, concave to the north, having a radius of 1100.00 feet and a chord bearing and distance of SOUT 89 degrees 28 minutes 09 seconds WEST, 7.26 feet, an arc length of 7.26 feet to a 3/4-inch capped iron rod stamped "1519 SURVEYING" set;
8. SOUTH 89 degrees 39 minutes 29 seconds WEST, 66.00 feet to a 3/4-inch capped iron rod stamped "1519 SURVEYING" set;
9. SOUTH 88 degrees 17 minutes 53 seconds WEST, 165.52 feet to the **POINT OF BEGINNING**, containing 36.62 acres (1,493,946± square feet).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ONE ANNA TWO, LTD. acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as ONE ANNA TWO ADDITION, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. 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.

BY: ONE ANNA TWO, LTD., a Texas limited partnership

BY: One Anna Two GP, Inc., a Texas corporation, its General Partner

BY: _____
Stacy O Standridge, President

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 STACY O STANDRIDGE, 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: _____

BY: QT SOUTH, LLC

Joseph S. Faust, Vice President

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 JOSEPH S. FAUST, 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: _____

CERTIFICATE OF APPROVAL

APPROVED ON this the _____ day of _____, 2021, by the City Council, City of Anna, Texas.

Mayor

City Secretary

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

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.

RELEASED TO THE CITY OF ANNA FOR REVIEW
April, 2021

ROBERT A. HANSEN
REGISTERED PROFESSIONAL
LAND SURVEYOR, NO. 6439

STATE OF TEXAS
COUNTY OF _____

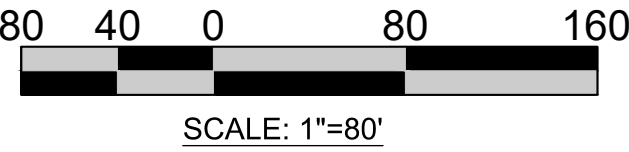
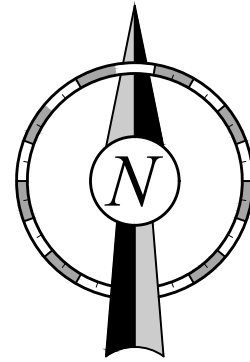
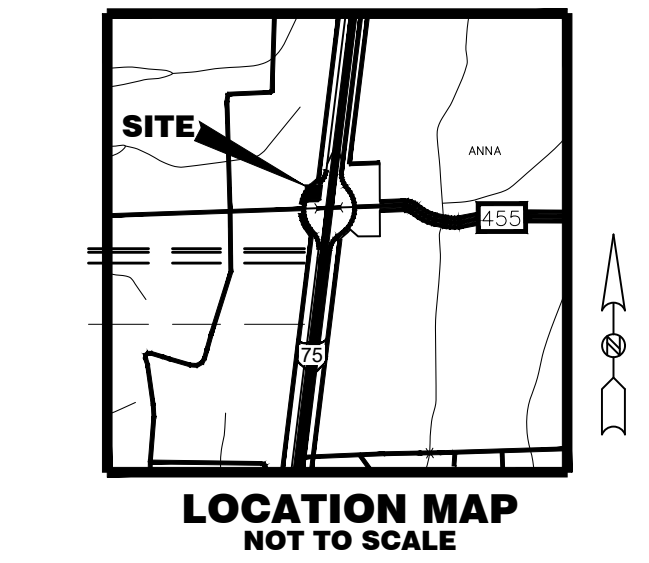
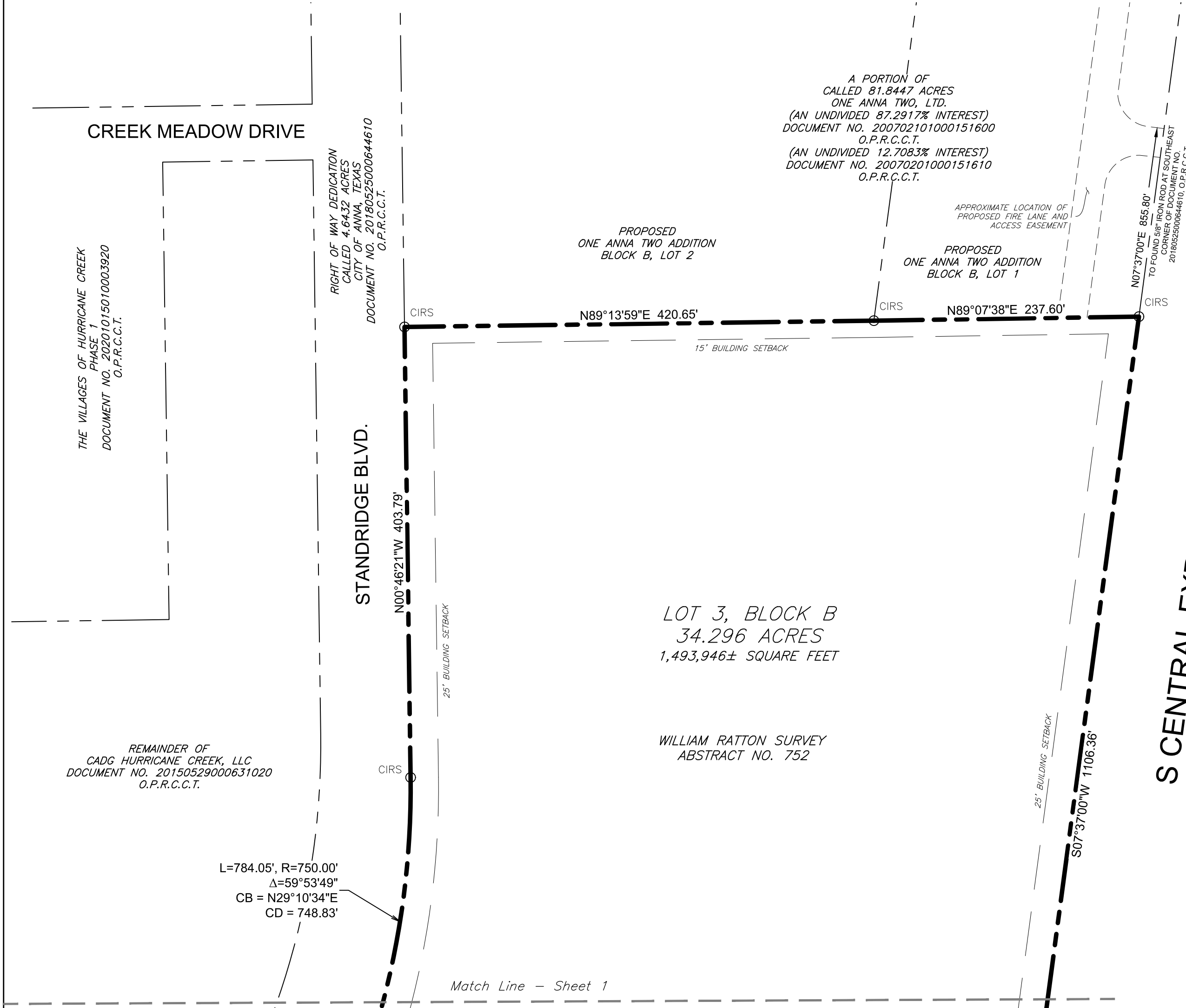
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ROBERT A. HANSEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION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



SURVEY LEGEND

EXISTING FEATURES

- Property R/W Line (OT Net)
- Property R/W Lot Line (Others)
- Curb Line
- Edge Of Concrete
- Major Contour
- Minor Contour

CONTROL LEGEND

- Control Point
- Property Corner (As Noted)
- Benchmark
- Calculated Point
- ABBREVIATION LEGEND
- P.O.B. Point Of Beginning
- P.O.C. Point Of Commencing
- ELEV Elevation
- N North
- S South
- E East
- W West
- CIRS 3/4" Iron Rod With Cap Set stamped "1519 SURVEYING"
- D.R.C.C.T. Deed Records of Collin County, Texas
- O.P.R.C.C.T. Official Public Records of Collin County, Texas
- Cir Capped Iron Rod
- CIRSP 1/2" capped iron rod stamped "1519 SURVEYING" set previously

NOTES

1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE. DISTANCES/ACREAGES ARE IN SURFACE USING A SCALE FACTOR OF 0.999847313317.
2. AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS & INCORPORATED AREAS, PER MAP NUMBER 4808C0155J DATED JUNE 2, 2009 PANEL 155 OF 600. SUBJECT TRACT IS LOCATED IN ZONE X1, DEFINED AS OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
3. 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.

Final Plat of
LOTS 3 & 4, BLOCK B
One Anna Two Addition
2 COMMERCIAL LOTS TOTALING 36.62 ACRES
SITUATED WITHIN THE
THOMAS RATTAN SURVEY, ABSTRACT NO. 782
AND THE WILLIAM RATTAN SURVEY, ABSTRACT NO. 752
CITY OF ANNA, COLLIN COUNTY, TEXAS

CENTRAL TEXAS
5054 Franklin Ave., Ste. A
Waco, TX 76710
TEL: 817.791.1519
FAX: 817.791.1519
CALL US AT 1-800-368-1519
1200 West Magnolia Ave., Ste. 300
Fort Worth, TX 76104
SURVEYING & ENGINEERING
1519LLC.COM
TBP#S: 10039368 TBP# F-17999 TBP#S# 10194351 TBP#S# 10194283

PROJECT NO.:9173

OWNER/DEVELOPER
Standridge Companies
15640 Quorum Drive
Addison, Texas 75001
Contact: Stacy Standridge

ENGINEER
Villeg & Associates, PLLC
TBP#S #F-5914
1200 West Magnolia Ave., Ste. 300
Fort Worth, Texas 76104
214.454.8586
Contact: Robert Hansen

SURVEYOR
1519 Surveying, LLC
TBP#S #10194283
1200 West Magnolia Ave., Ste. 300
Fort Worth, Texas 76104
214.454.8586
Contact: Robert Hansen

LAND USE TABLE	
LAND USE	ACREAGE
RESIDENTIAL	0.0
RIGHT-OF-WAY	0.0
COMMERCIAL	36.62

PROTOTYPE:
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY: RAH
REVIEWED BY: RAH

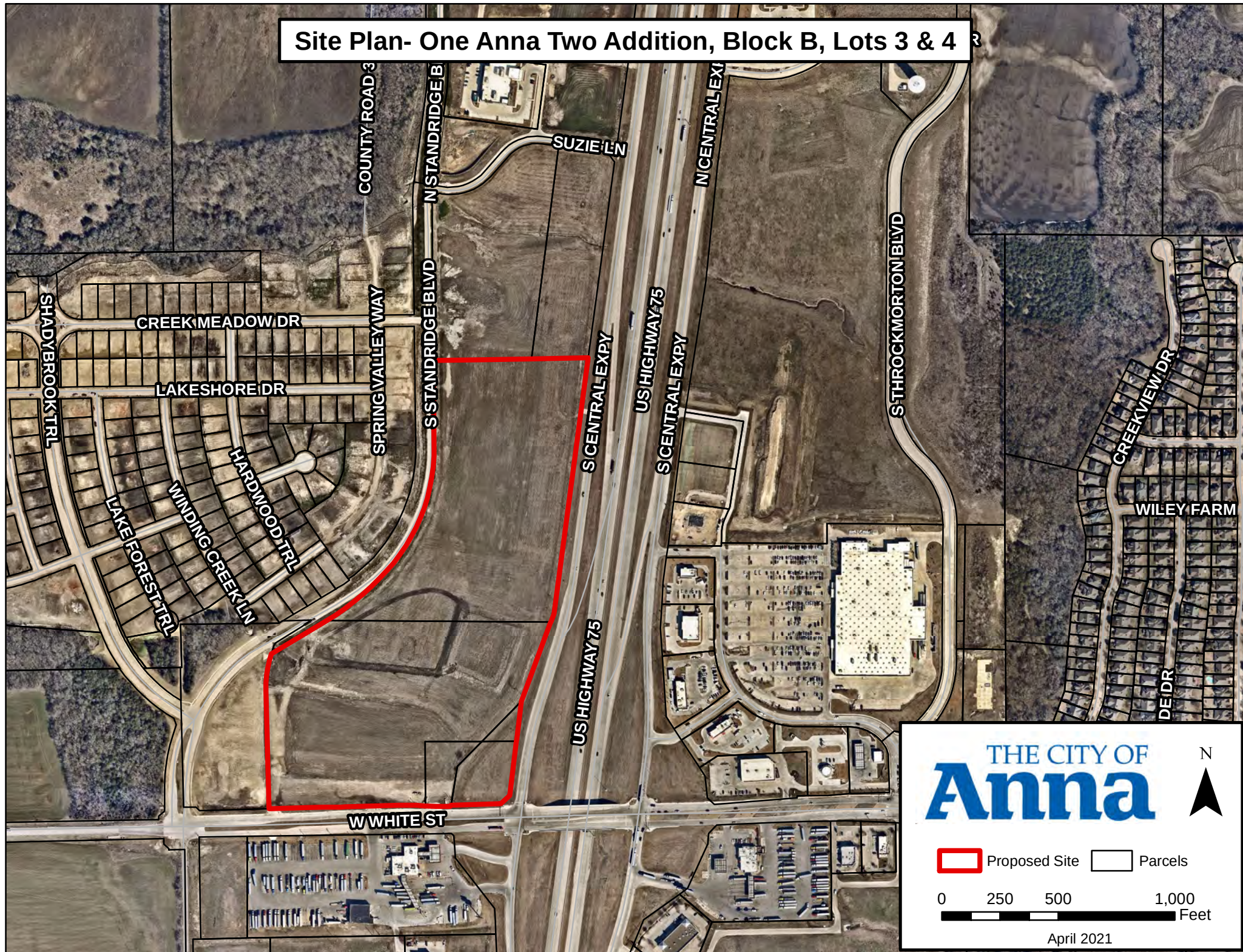
REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DATE OF PREPARATION: April, 2021

SHEET TITLE:
PLAT

SHEET NUMBER:
2 OF 2

Site Plan- One Anna Two Addition, Block B, Lots 3 & 4



THE CITY OF
Anna

N



Proposed Site Parcels

0 250 500 1,000 Feet

April 2021

CITY OF ANNA

Planning & Zoning Commission

May 3, 2021

Site Plan: One Anna Two Addition, Block B, Lots 3 & 4

Applicant: One Anna Two LTD & QT South LLC

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the One Anna Two Addition, Block B, Lots 3 & 4, Site Plan.

SUMMARY:

Automobile service station, retail, & restaurant on 2.3± acres and vacant lot on 34.3± acres located at the northwest corner of W. White Street (FM 455) and U.S. Highway 75 frontage Road. Zoned PD-846-2020.

The purpose of the site plan is to show improvements for the commercial development on lot 4.

RECOMMENDATION:

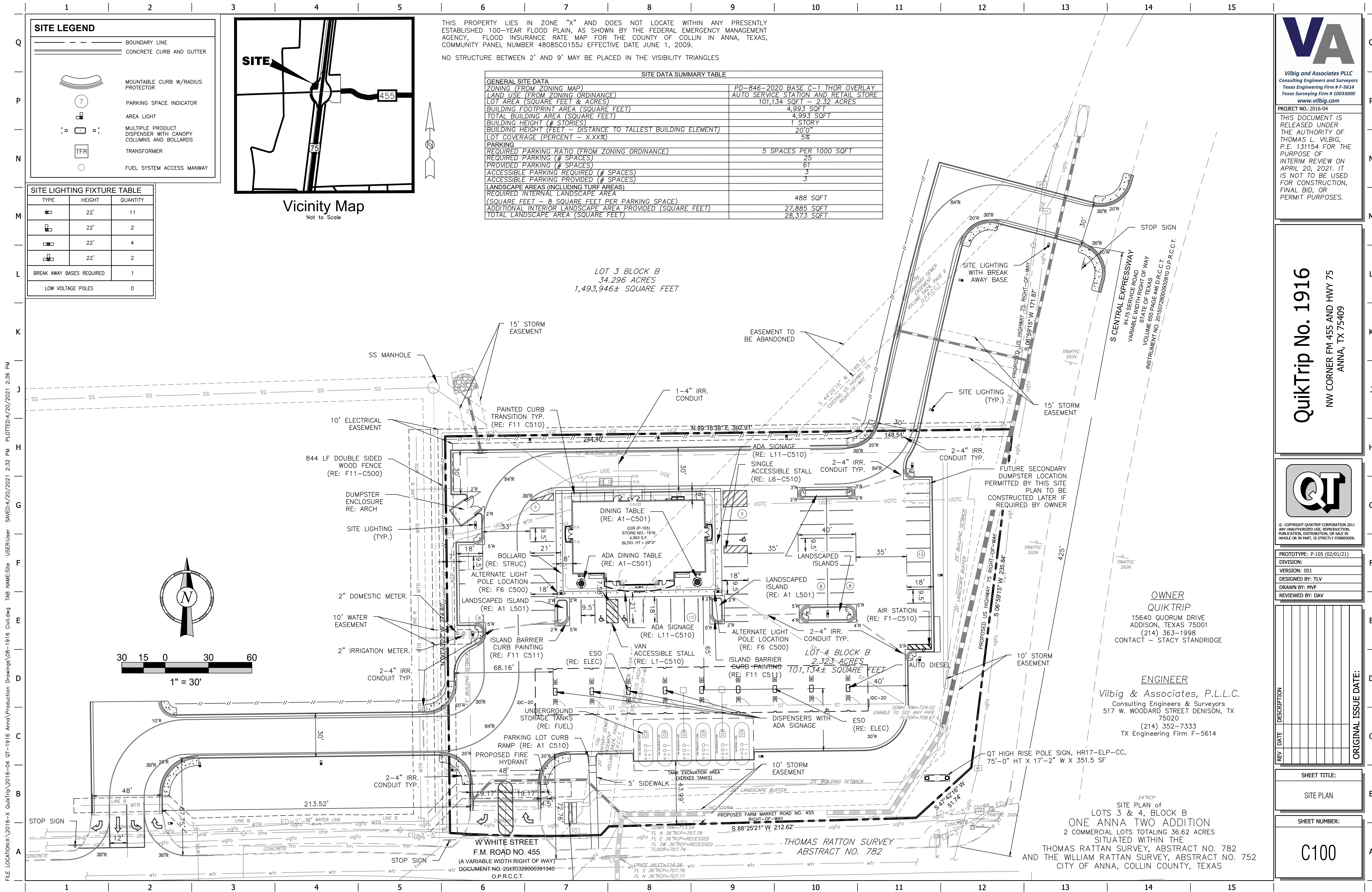
Recommended for approval as submitted.

ATTACHMENTS:

Locator

Exhibit

EXHIBIT A



Site Plan- Shadowbend Phase 1, Block G, Lot 1X



CITY OF ANNA

Planning & Zoning Commission

May 3, 2021

Site Plan: Shadowbend, Phase 1, Block G, Lot 1X

Applicant: LGI Homes – Texas, LLC

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Shadowbend, Phase 1, Block G, Lot 1X, Site Plan.

SUMMARY:

Park (private) lot on 1.5± acres, located at the northwest corner of Harbor Oaks Drive and Yarborough Drive. Zoned PD-797-2018.

The purpose of the site plan is to show the proposed amenity center lot improvements.

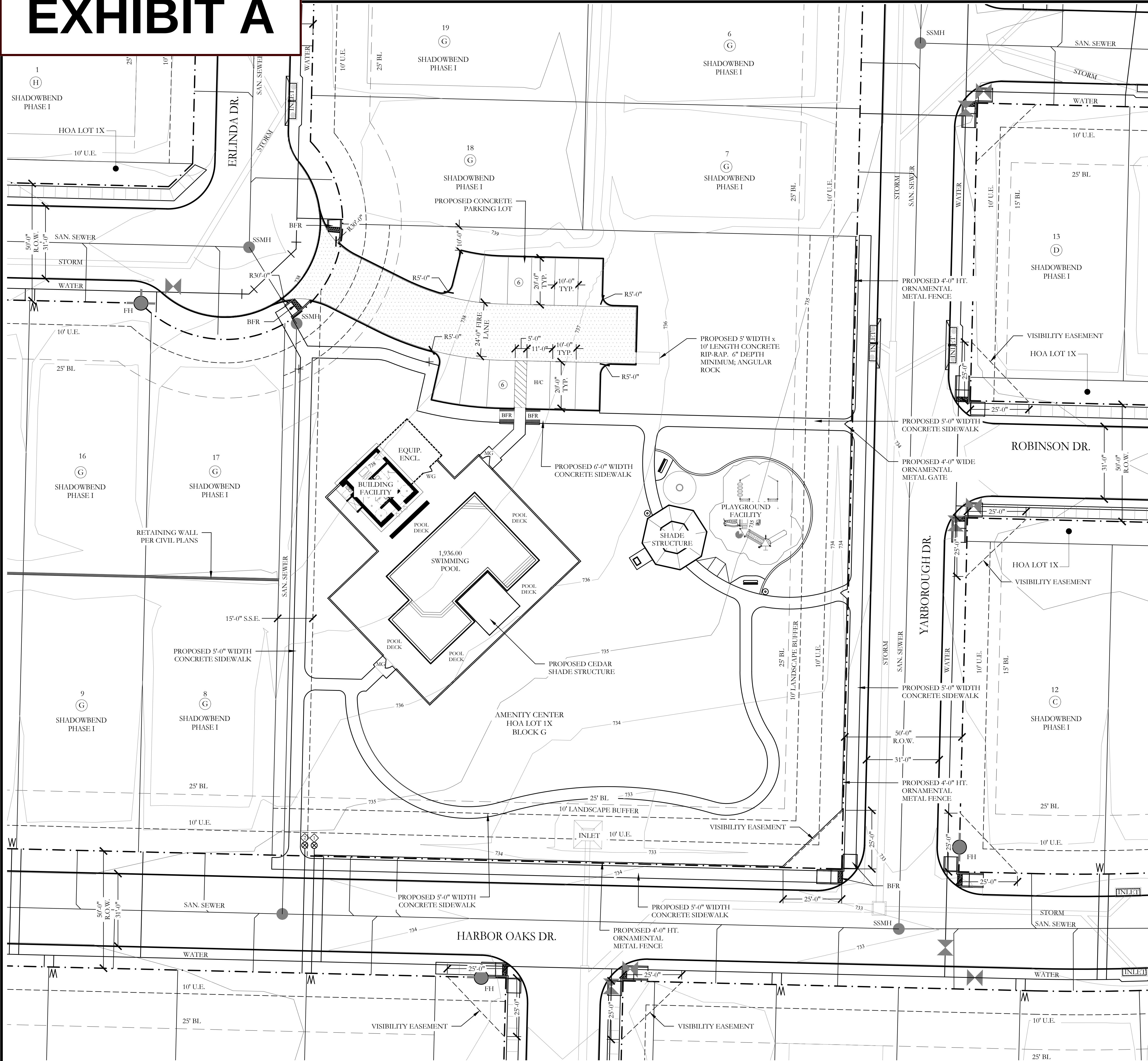
RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Locator
Exhibit

EXHIBIT A



LEGEND

⑥	PROPOSED PARKING COUNT	⊗	EXISTING 1.5" DOMESTIC WATER METER
BFR	PROPOSED CONCRETE BARRIER FREE RAMP	⊗	EXISTING 1.5" IRRIGATION WATER METER
H/C	HANDICAP PARKING SPACE	—	ORNAMENTAL METAL FENCE (6'-0" HT. AROUND SWIMMING POOL AREA)
⬮	EXISTING FIRE HYDRANT	7 MG	1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE
●	EXISTING SANITARY SEWER MANHOLE	7 WG	1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING WOODEN GATE
+	EXISTING WATER MAIN W/ VALVE	-----	6'-0" HT. WOOD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE
—	EXISTING SANITARY SEWER		
---	EXISTING STORM		
□	EXISTING CURB INLET		
- - -	RIGHT-OF-WAY		

BLOCK G, LOT 1X SITE INFORMATION

SHADE STRUCTURE AREA: 554.00 SF
SHADE STRUCTURE HEIGHT: 15'-0"
FLOOR TO AREA: .00851 [554.00/64,863]
LOT COVERAGE: 0.85%

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

TOTAL IMPERVIOUS SURFACE: 24,121.48 SF, 37.19%
INTERIOR LANDSCAPE REQUIRED: (LOT AREA X 10%) 6,986.30 SF
INTERIOR LANDSCAPE PROVIDED: 40,741.52 SF

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
ZONING (FROM ZONING MAP)	SINGLE FAMILY RESIDENTIAL
LAND USE (FROM ZONING & ORDINANCE)	PRIVATE RECREATIONAL CENTER
LOT AREA (SQUARE FEET & ACRES)	64,863 S.F. OR 1.489 ACRES
BUILDING FOOTPRINT AREA (SQUARE FEET)	569.00 S.F.
TOTAL BUILDING AREA (SQUARE FEET)	569.00 S.F.
BUILDING HEIGHT (# STORIES)	1 STORY
BUILDING HEIGHT (FEET - DISTANCE TO TALLEST BUILDING ELEMENT)	21'-3" HT.
LOT COVERAGE (PERCENT - XXX%)	0.87%
PARKING	
PARKING RATIO (FROM ZONING ORDINANCE)	10 PER 1,000 SF OF GROSS WATER SURFACE
REQUIRED PARKING (# SPACES)	5
PROVIDED PARKING SPACES (# SPACES)	12
ACCESSIBLE PARKING PROVIDED (# SPACES)	1
LANDSCAPE AREA (INCLUDING TURF AREAS)	
REQUIRED INTERNAL LANDSCAPE AREA (SQUARE FEET - 8 SQUARE FEET PER PARKING SPACE)	160
ADDITIONAL INTERIOR LANDSCAPE AREA PROVIDED (SQUARE FEET)	40,581.52 S.F.
TOTAL LANDSCAPE AREA (SQUARE FEET)	40,741.52 S.F.

SITE PLAN NOTES:

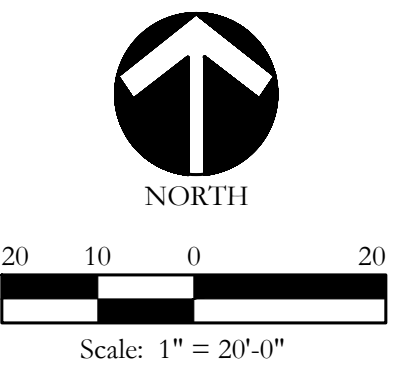
- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
- NO PROTECTED TREES EXIST ON DEVELOPMENT SITE.
- LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF ANNA CODE OF ORDINANCES.
- ALL POOL EQUIPMENT AND TRASH CAN TOTES SHALL BE SCREENING WITH A 6'-0" HT. WOODEN FENCE.
- FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF ANNA STANDARD CONSTRUCTION DETAILS.
- ALL SIDEWALKS IN FRONT OF HEAD-IN PARKING SHALL BE 6'-0" WIDTH.

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER		SAN. SERVICE SIZE
			DOM.	IRR.	
⊗	1.5"	1.5"	X		6"
⊗	1	1"		X	

UTILITY NOTES

- SANITARY SEWER LATERAL IS SHOWN ON PLAN TO BE LOCATED WITHIN 5'-0" FROM THE BUILDING PAD. MEP PLANS SHOW THE CONNECTION OF THE PROPOSED PLUMBING FIXTURES TO THIS LATERAL LINE. A TWO-WAY CLEAN OUT WILL BE PROVIDED AT THIS CONNECTION AS WELL AT THE PROPERTY LINE.
- WATER LATERAL LINE IS SHOWN ON PLAN TO BE LOCATED 5'-0" FROM THE BUILDING PAD. MEP PLANS WILL SHOW THE CONNECTION OF THE PROPOSED PLUMBING FIXTURES TO THIS LATERAL LINE. A CUT-OFF DRAIN VALVE WILL BE PROVIDED INSIDE A WATER CUT-OFF BOX WITH A LOCKABLE COVER AT THIS CONNECTION.



SITE PLAN SHADOWBEND PHASE ONE HOA LOT 1X BLOCK G ~AMENITY CENTER~

BEING 1.489 ACRES
SITUATED IN THE J C BRANTLEY SURVEY,
ABSTRACT NO. 114 IN THE
CITY OF ANNA, COLLIN COUNTY, TEXAS

OWNER / DEVELOPER:

LGI HOMES - TEXAS LLC
1450 LAKE ROBBINS DR.
SUITE 430
THE WOODLANDS, TEXAS 77380
PH. (281) 210-5484
CONTACT: ELAINE TORRES

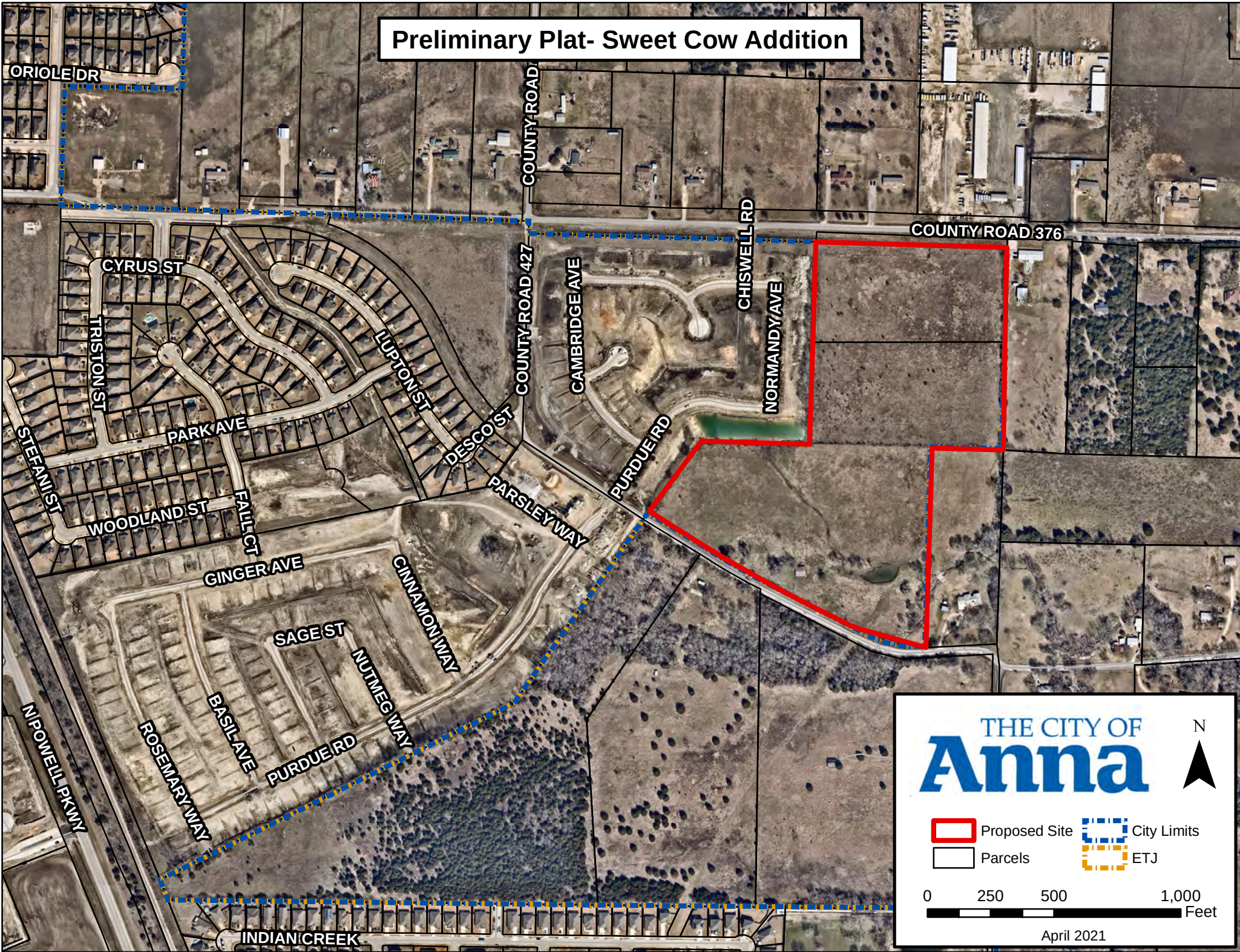
LANDSCAPE ARCHITECT:

CODY JOHNSON STUDIO, LLC
9720 COIT ROAD SUITE 220-333
PLANO, TEXAS 75025
PH. (903) 570-0162
CONTACT: CODY JOHNSON, RLA,
ASLA, LI

SUBMITTAL DATE: April 19, 2021

SP1

Preliminary Plat- Sweet Cow Addition



CITY OF ANNA
Planning & Zoning Commission
May 3, 2021

Preliminary Plat: Sweet Cow Addition
Applicant: Kenneth O'Neal and Kathyene Boring

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Sweet Cow Addition, Preliminary Plat.

SUMMARY:

92 Single-Family Residential (SF-72) lots and 6 HOA lots on 27.8± acres located on the south side of County Road 376, 3,910± feet east of N Powell Parkway (State Highway 5). Zoned: SF-72.

The purpose for the preliminary plat is to propose lot and block boundaries and easement necessary for the creation of the single-family subdivision.

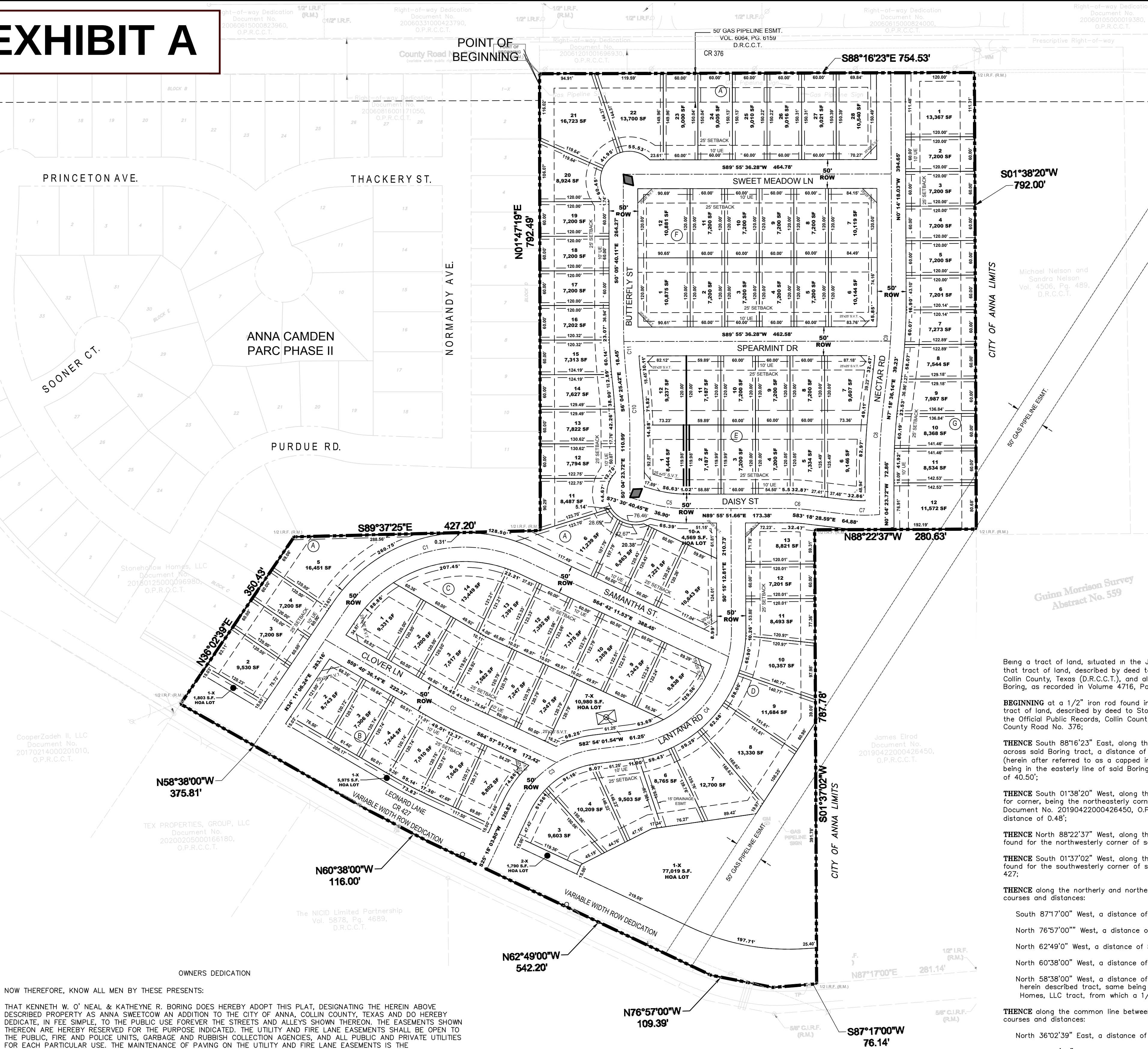
RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Locator
Exhibit

EXHIBIT A



NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT KENNETH W. O' NEAL & KATHYNE R. BORING DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS ANNA SWEETCOW AN ADDITION TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSE INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME. ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AN ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OF SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY).

WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.

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

WITNESS, MY HAND AT _____, TEXAS, THIS THE ____ DAY OF _____, 20____

OWNER

WITNESS, MY HAND AT _____, TEXAS, THIS THE ____ DAY OF _____, 20____

OWNER

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR COLLIN COUNTY, 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 CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR COLLIN COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR COLLIN COUNTY, 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 CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR COLLIN COUNTY, TEXAS

GENERAL NOTES:

- A 6" HIGH MASONRY FENCE REQUIRED ALONG LEONARD DRIVE.
- 10' UTILITY ESMT. TO BE PLATTED ALONG ALL STREET R.O.W.(S)
- NO LOT-TO-LOT DRAINAGE WILL BE ALLOWED.
- NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER THE EXISTING GAS PIPELINE EASEMENT.
- SALE OF A PORTION OF THE LOT BY METES AND BOUNDS IS PROHIBITED.
- PER CITY ORDINANCE, ALL STREETS SURROUNDING THE PROPOSED DEVELOPMENT SHALL BE IMPROVED TO CITY DESIGN STANDARDS AND CONSISTENT WITH THE CITY'S THOROUGHFARE PLAN.
- 25' FRONT YARD SETBACKS SHOWN.
- NO APPURTENANCES BETWEEN THE HEIGHT OF 2.5' AND 10' SHALL BE PLACED IN THE VISIBILITY EASEMENTS (S.V.T.'s)

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

MAYOR

CITY SECRETARY

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR COLLIN COUNTY, 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 CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR COLLIN COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF COLLIN §

THAT I, MICHAEL KERSTEN, DO HEREBY CERTIFY THAT I HAVE 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.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE

MICHAEL KERSTEN R.P.L.S. #6677

LEGAL DESCRIPTION

Being a tract of land, situated in the J. C. Brantley Survey, Abstract No. 114, in Collin County, Texas, and being all of that tract of land, described by deed to Kenneth W. O'Neal, as recorded in Volume 2874, Page 62, of the Deed Records, Collin County, Texas (D.R.C.C.T.), and also being the remainder of that tract of land, described by deed to Kathyene Rae Boring, as recorded in Volume 4716, Page 2511, D.R.C.C.T., said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the westerly line of said Boring tract, same being the northeasterly corner of a tract of land, described by deed to Stonehollow Homes, LLC, as recorded under Document No. 2018012500096980, of the Official Public Records, Collin County, Texas (D.P.R.C.C.T.), said corner being in the southerly monumented line of County Road No. 376;

THENCE South 88°16'23" East, along the southerly monumented line of County Road No. 376, same being over and across said Boring tract, a distance of 754.53' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod set) for the northeasterly corner of the herein described tract, same being in the easterly line of said Boring tract, from which a 1/2" iron rod found bears, North 01°38'20" East, a distance of 40.50';

THENCE South 01°38'20" West, along the easterly line of said Boring and O'Neal tracts, a distance of 792.00' to a point for corner, being the northeasterly corner of a tract of land, described by deed to James Elrod, as recorded under Document No. 20190422000426450, O.P.R.C.C.T., from which a 1/2" iron rod found bears, North 88°22'37" West, a distance of 0.48';

THENCE North 88°22'37" West, along the northerly line of said Elrod tract, a distance of 280.63' to a 1/2" iron rod found for the northeasterly corner of said Elrod tract;

THENCE South 01°37'02" West, along the westerly line of said Elrod tract, a distance of 787.78' to a 1/2" iron rod found for the southwesterly corner of said Elrod tract, same being in the northerly monumented line of County Road No. 427;

THENCE along the northerly and northeasterly monumented line of said County Road No. 427, the following 5 (five) courses and distances:

South 87°17'00" West, a distance of 76.14' to a capped iron rod set for an angle point;

North 76°57'00" West, a distance of 109.39' to a capped iron rod set for an angle point;

North 62°49'0" West, a distance of 542.20' to a 1/2" iron rod found for an angle point;

North 60°38'00" West, a distance of 116.00' to a 1/2" iron rod found for corner;

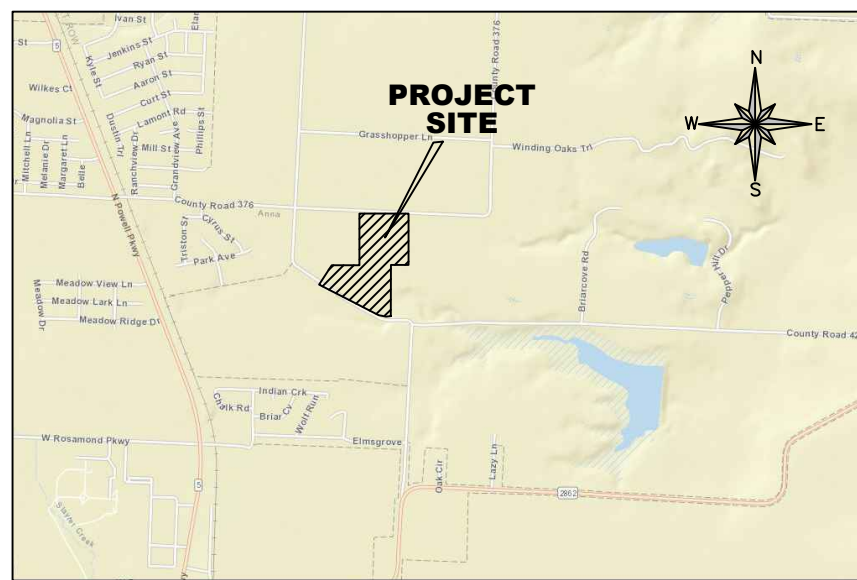
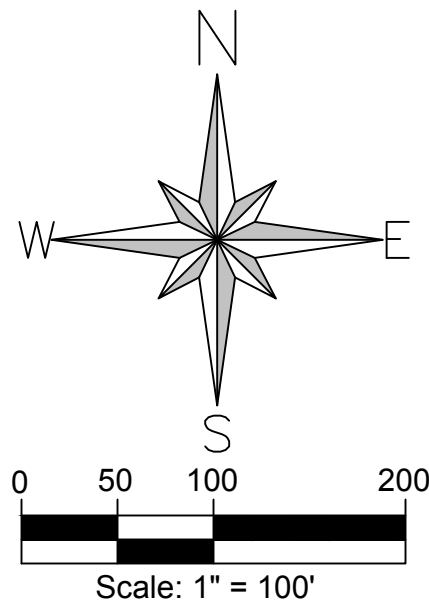
North 58°38'00" West, a distance of 375.81' to a capped iron rod set for the most westerly corner of the herein described tract, same being in the most southerly southeast line of the aforementioned Stonehollow Homes, LLC tract, from which a 1/2" iron rod found bears, South 36°02'39" East, a distance of 20.36';

THENCE along the common line between said Stonehollow Homes, LLC, O'Neal and Boring tracts, the following 3 (three) courses and distances:

North 36°02'39" East, a distance of 350.43' to a 1/2" iron rod found for corner;

South 89°37'25" East, a distance of 427.20' to a 1/2" iron rod found for corner;

North 01°47'19" East, passing the southwesterly corner of said Boring tract, at a distance of 337.54'; and continuing in all, a total distance of 792.49' to the **POINT OF BEGINNING** and containing 27.806 acres (1211229 SF) of land, more or less.



Location Map

N.T.S.

LEGEND

- D.E. DRAINAGE ESMT.
- U.E. UTILITY ESMT.
- B.L. BUILDING LINE
- S.V.T. SIGHT VISIBILITY TRIANGLE
- C.B.U. CLUSTER BOX UNIT
- W.M.E. WALL MAINTENANCE ESMT.

FLOOD CERTIFICATE:

AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS THIS PROPERTY APPEARS NOT TO LIE WITHIN THE SPECIAL FLOOD HAZARD AREA (100-YEAR FLOOD PLAIN), MAP PANEL NUMBER 48085C0160 J. DATED: JUNE 2, 2009 AND IS LOCATED IN ZONE "X".

APPROXIMATE DEVELOPMENT SCHEDULE

BEGIN CONSTRUCTION - JANUARY 2022
END CONSTRUCTION - SEPTEMBER 2022
BEGIN RESIDENTIAL CONSTRUCTION - SEPTEMBER 2022

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	353.92	250.00	81.11	N74° 44' 27"E	325.09
C2	59.06	640.00	5.29	S62° 19' 14"E	59.04
C3	175.93	175.00	57.60	S54° 06' 03"W	168.61
C4	290.26	200.00	83.15	S41° 19' 24"W	265.45
C5	64.57	233.00	15.88	S82° 07' 46"E	64.37
C6	35.42	300.00	6.77	S86° 41' 26"E	35.40
C7	60.84	300.00	11.62	S89° 07' 05"E	60.74
C8	128.86	1000.00	7.38	N3° 37' 06"E	128.77
C9	131.74	1000.00	7.55	N3° 32' 09"E	131.65
C10	83.78	800.00	6.00	S3° 04' 25"E	83.74
C11	83.49	800.00	5.98	S3° 05' 03"E	83.45

NOTE:

NO APPURTENANCES BETWEEN THE HEIGHT OF 2.5' AND 10' SHALL BE PLACED IN THE VISIBILITY EASEMENTS (S.V.T.'s)

PRELIMINARY PLAT

FOR

Sweet Cow Addition Anna, Tx Collin County

BEING 92 RESIDENTIAL LOTS

AND 6 X-LOTS

OUT OF 27.806 ACRES (1,211,229 S.F.) IN THE
J.C. BRANTLEY SURVEY, ABSTRACT NO. 114

COLLIN COUNTY, TEXAS

ZONED: SF-72

BLOCK A: LOTS 1-28

BLOCK B: LOTS 1-7

BLOCK C: LOTS 1-14

BLOCK D: LOTS 1-13

BLOCK E: LOTS 1-12

BLOCK F: LOTS 1-12

BLOCK G: LOTS 1-12

Owners:

KENNETH W. O'NEAL
2700 N Brook Dr Apt 159
McKinney, TX 75072-3667
Ph.: 214-548-5841

KATHYNE R. BORING
1605 CHANCELLOR LANE
McKinney, TX 75072-3667
Ph.: 972-824-2424

Engineer:

CCM ENGINEERING
2570 F.M. 407, Suite 209
Highland Village, Texas 75077
972.691.6633
TBPE Firm #605

W WHITE ST

Preliminary Plat- Waterview, Block A, Lot 1

E WHITE ST

WESTGATE CT

SLATER CREEK RD

BENS DR

WESTFIELD DR

HAZELSWAY

WESTWOOD CT

S POWELL PKWY

S INTERURBAN ST

S RIGGINS ST

CUNNINGHAM

THE CITY OF
Anna

N



 Proposed Site

 Parcels

 City Limits

 ETJ

0 200 400 800 Feet

April 2021

CITY OF ANNA
Planning & Zoning Commission
May 3, 2021

Preliminary Plat: Waterview, Block A, Lot 1

Applicant: Anna 21 LLC

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding Waterview, Block A, Lot 1, Preliminary Plat.

SUMMARY:

Multiple-family residential lot on 20.8± acres located on the west side of State Highway 5 (Powell Parkway), 1420 feet south of W. White Street. Zoned: Planned Development-XXX-2021.

The purpose for the preliminary plat is to propose lot and block boundaries and easements necessary for the proposed multiple-family residential development.

RECOMMENDATION:

Recommended for approval as submitted.

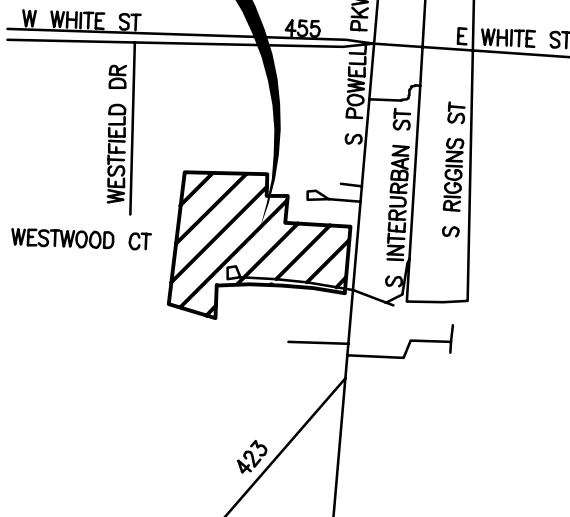
ATTACHMENTS:

Locator

Exhibit

EXHIBIT A

SITE



LOCATION MAP
NOT TO SCALE

LEGEND

●	5/8" IRON ROD WITH YELLOW CAP MARKED "COLE 10193871" SET
⊕	FOUND 60DNAIL
⊕	FOUND IRON ROD
✱	FOUND CROSS
R.P.R.C.C.T.	REAL PROPERTY RECORDS COLLIN COUNTY TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
CM	CONTROLLING MONUMENT
P.O.B.	POINT OF BEGINNING
⊕	CENTERLINE
⊕	5/8" IRON ROD STAMPED "TXDOT ROW"
FFE	FINISHED FLOOR ELEVATION

CLIENT/DEVELOPER/OWNER:
PROVIDENT REALTY ADVISORS
10210 N. CENTRAL EXPRESSWAY, SUITE 300
DALLAS, TEXAS 75203
PHONE: 972-385-4112

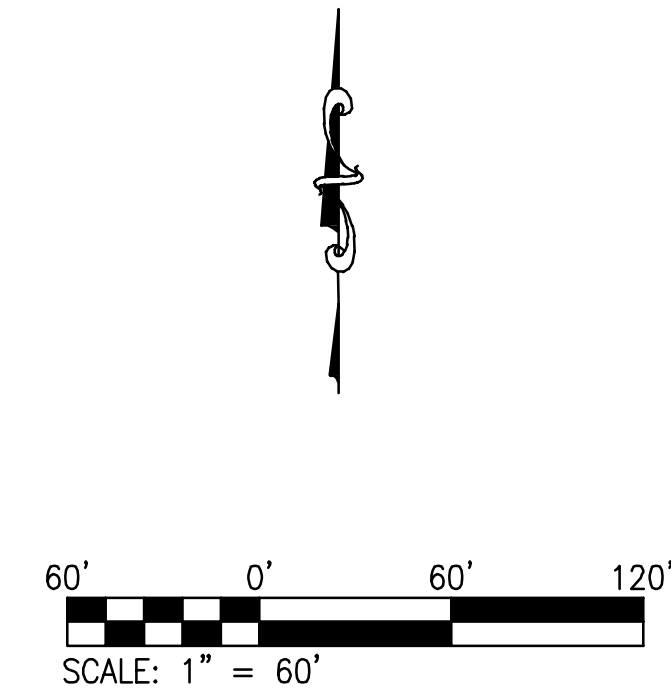
THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEAR HEREON
HEREBY CERTIFIES THAT HE OR SHE IS A LICENSED SURVEYOR IN THE STATE OF TEXAS
AND THAT THE SURVEY WAS MADE BY HIMSELF OR HERSELF OR UNDER HIS OR HER
SUPERVISION AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE
SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS NOT
SPECIALLY PREPARED FOR THIS SURVEY AND THAT THE SURVEY WAS MADE IN
ACCORDANCE WITH THE PRELIMINARY PLAT AND THE PRELIMINARY PLAT BEING USED
FOR THE PURPOSE OF THE PRELIMINARY PLAT AND THE PRELIMINARY PLAT BEING USED

WATERVIEW APARTMENTS
1220 SOUTH POWELL PARKWAY
ANNA, TEXAS 75409

PRELIMINARY PLAT

COLE
Frisco Square
6175 Main Street
Suite 367
Frisco, TX 75034
972.624.6000
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
Texas Board of Professional Engineers and Land Surveyors
Registered Engineering Firm, F-10253 Corporate Land Surveying Firm, #10193871
Cole & Associates, Inc. is a Missouri Corporation d.b.a. Cole Design Group, Inc. in Arizona & Texas licenses referred to as "Cole"

DRAWN BY: MDH
CHECKED BY: TDW/DLW
DRAWING SCALE: 1" = 60'
DATE: 04/28/2021
Job Number: 20-0085
Sheet Number: 1 of 3



CALLLED 8.4 ACRES
HARLOW LAND CO., LTD.
VOLUME 4617, PAGE 2624
O.P.R.C.C.T.

CALLLED 7.51 ACRES
JAMES BONNER OGLESBY AND SPOUSE
CINDY R. OGLESBY
VOLUME 3963, PAGE 362,
O.P.R.C.C.T.

CALLLED 7.82 ACRES
KIM THOMAS POOLE
AND RUTH ANN POOLE,
HUSBAND AND WIFE,
VOLUME 976, PAGE 120,
O.P.R.C.C.T.

CALLLED
11.195 ACRES
JOE A GREER, JR.
AND WIFE
GERALDINE GREER
VOLUME 976,
PAGE 120,
O.P.R.C.C.T.

CALLLED 2.47 ACRES
JOE A GREER, JR. AND WIFE
GERALDINE GREER
VOLUME 1145, PAGE 6,
O.P.R.C.C.T.

CALLLED 4.85 ACRES
CROSS POINT CHURCH ANNA
DOCUMENT NO.20200212000200140
O.P.R.C.C.T.

ROGER D. WANGLER AND WIFE
ASPASIA D. WANGLER
VOLUME 2801, PAGE 151
O.P.R.C.C.T.

FIRST APOSTOLIC CHURCH
DOCUMENT NO. 99-01326320
O.P.R.C.C.T.

FLOYD WAYNE MCBROOM, SR. (DECEASED)
AND WIFE EDNA MAY MCBROOM (LIFE ESTATE)
DOCUMENT NO. 92-0064922
O.P.R.C.C.T.

**LOT 1
BLOCK A**
20.799 ACRES
(906,004 sq. ft.)
MINIMUM FFE = 678.80

S. POWELL PARKWAY
(ALCA STATE HIGHWAY 9)
(VARIABLE WIDTH PUBLIC R.O.W.)

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
22 TEX. ADMIN. CODE § 663.18(D)

PROJECT #PRPL 2021-0008
**PRELIMINARY PLAT
WATERVIEW
LOT 1, BLOCK A**
CALLLED 20.799 ACRES TRACT OF LAND SITUATED
IN THE
GRANDERSON STARK SURVEY, ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS

OWNER
PROVIDENT REALTY ADVISORS
JOHN HICKMAN
10210 N. CENTRAL EXPRESSWAY, SUITE 300
DALLAS, TX 75203
972-385-4112

ENGINEER & SURVEYOR
COLE DESIGN GROUP, INC.
DANIEL L. JACKSON
6175 MAIN ST, STE 367
FRISCO, TX 75034
972-624-6000

Easement Line Table			
Line #	Length	Direction	
L1	33.96	N42° 46' 33.82"E	
L2	15.00	N47° 13' 26.18"W	
L3	33.45	S42° 46' 33.82"W	
L4	29.63	S45° 06' 35.42"W	
L5	15.00	N44° 53' 02.01"W	
L6	40.76	N45° 06' 38.98"E	
L7	5.50	N44° 53' 24.58"W	
L8	15.00	S45° 06' 35.42"W	
L9	5.50	S44° 53' 24.58"E	
L10	19.38	N32° 56' 19.81"E	
L11	15.00	N57° 16' 40.19"W	
L12	12.75	S32° 56' 19.81"W	
L13	33.52	N32° 56' 19.81"E	
L14	15.00	S57° 03' 40.19"E	
L15	38.53	S32° 56' 19.81"W	
L16	30.80	S65° 16' 38.17"W	
L17	15.00	S24° 43' 21.83"E	
L18	30.80	N65° 16' 38.17"E	
L19	11.70	N40° 07' 45.40"E	
L20	15.00	N49° 52' 14.60"W	

Easement Line Table			
Line #	Length	Direction	
L21	9.91	S40° 07' 45.40"W	
L22	9.07	S79° 01' 32.74"E	
L23	15.00	N10° 58' 27.26"E	
L24	14.69	N79° 01' 32.74"W	
L25	6.90	S59° 33' 50.08"W	
L26	15.00	S30° 26' 09.92"E	
L27	15.41	N59° 33' 50.08"E	
L28	17.21	S78° 21' 48.70"E	
L29	15.01	N11° 38' 11.30"E	
L30	17.21	N78° 15' 03.81"W	
L31	8.18	S29° 26' 33.34"W	
L32	15.00	S60° 33' 26.66"E	
L33	12.71	N29° 26' 33.34"E	
L34	13.93	S78° 21' 48.70"E	
L35	15.00	S11° 38' 11.30"W	
L36	13.93	N78° 21' 48.70"W	
L37	15.71	N10° 43' 39.82"E	
L38	15.00	N79° 16' 20.18"W	
L39	15.71	S10° 43' 39.82"W	
L40	15.41	N4° 52' 25.62"E	

Easement Line Table			
Line #	Length	Direction	
L41	15.00	N85° 07' 34.38"W	
L42	6.51	S4° 52' 25.62"W	
L43	72.46	N4° 53' 27.82"E	
L44	15.00	N85° 06' 32.18"W	
L45	71.42	S4° 53' 27.82"W	
L46	11.68	N4° 53' 27.82"E	
L47	15.00	N85° 06' 32.18"W	
L48	11.68	S4° 53' 27.82"W	
L49	11.69	N2° 01' 22.82"E	
L50	15.00	N87° 58' 37.18"W	
L51	11.69	S2° 01' 22.82"W	
L52	16.06	N79° 08' 10.24"W	
L53	15.00	N10° 51' 49.76"E	
L54	16.06	S79° 08' 10.24"E	
L55	51.19	S63° 44' 55.27"W	
L56	29.00	N26° 15' 04.73"W	
L57	207.22	N63° 44' 55.27"E	
L58	106.91	S63° 44' 55.27"W	
L59	268.45	N22° 19' 14.40"E	
L60	263.91	N22° 19' 14.40"E	

Easement Line Table			
Line #	Length	Direction	
L61	97.63	S0° 07' 16.60"E	
L62	213.51	S78° 07' 27.94"W	
L63	62.23	S78° 07' 27.94"W	
L64	93.92	N0° 07' 16.60"E	
L65	303.41	N78° 07' 27.94"E	
L66	20.30	N35° 25' 42.50"W	
L67	64.28	N44° 38' 29.83"E	
L68	176.19	S89° 38' 29.83"W	
L69	106.59	S44° 38' 29.83"W	
L70	32.00	N45° 21' 30.17"W	
L71	119.85	N44° 38' 29.83"E	
L72	22.78	N89° 38' 29.83"E	
L73	267.52	S11° 38' 11.30"W	
L74	93.19	S70° 22' 21.87"W	
L75	59.07	N70° 22' 21.87"E	
L76	265.00	N11° 38' 11.30"E	
L77	161.36	S5° 48' 19.82"W	
L78	23.12	N84° 11' 40.18"W	
L79	2.99	N14° 43' 14.51"W	
L80	4.54	N31° 13' 52.43"W	

Easement Line Table			
Line #	Length	Direction	
L81	3.12	N29° 59' 20.67"W	
L82	4.27	N5° 07' 10.17"W	
L83	6.87	N6° 41' 48.93"E	
L84	5.43	S84° 11' 40.18"E	
L85	141.36	N5° 48' 19.82"E	
L86	16.74	S73° 00' 00.00"W	
L87	75.23	S17° 00' 00.00"E	
L88	22.43	S4° 52' 25.62"W	
L89	52.42	N85° 06' 32.18"W	
L90	80.58	N85° 06' 32.18"W	
L91	59.34	N17° 00' 00.02"W	
L92	25.16	S89° 58' 58.76"W	
L93	8.55	S5° 38' 46.18"E	
L94	9.60	N87° 58' 37.18"W	
L95	34.06	S89° 43' 23.82"W	
L96	7.55	N11° 22' 06.70"W	
L97	40.97	S78° 37' 53.36"W	
L98	144.23	N89° 43' 23.82"E	
L99	155.26	S87° 58' 37.18"E	
L100	153.67	S85° 06' 32.18"E	

Easement Line Table			
Line #	Length	Direction	
L101	52.42	S85° 06' 32.18"E	
L102	160.81	S79° 16' 20.18"E	
L103	122.34	S78° 49' 17.18"E	
L104	26.20	N4° 10' 50.82"E	
L105	119.25	N78° 49' 17.18"W	
L106	127.42	N79° 16' 20.18"W	
L107	19.14	N4° 52' 25.62"E	
L108	75.24	N17° 00' 00.00"W	
L109	16.91	N72° 59' 03.49"E	
L110	69.81	N16° 31' 59.46"E	
L111	71.13	S60° 33' 26.66"E	
L112	53.75	S85° 42' 02.43"E	
L113	27.16	N12° 31' 21.18"W	
L114	45.89	N85° 42' 02.43"W	
L115	70.54	N60° 33' 26.66"W	
L116	214.77	N30° 26' 09.92"W	
L117	23.52	N87° 53' 21.18"W	
L118	97.01	N10° 54' 17.09"E	
L119	11.37	N0° 27' 41.82"E	
L120	146.73	S87° 46' 33.82"W	

Easement Line Table			
Line #	Length	Direction	
L121	65.45	S10° 54' 17.09"W	
L122	75.95	S45° 06' 35.42"W	
L123	49.22	S45° 06' 35.42"W	
L124	28.46	N44° 58' 05.49"W	
L125	26.00	S45° 01' 54.51"W	
L126	39.73	S44° 58' 05.49"E	
L127	59.66	S0° 00' 00.00"E	
L128	26.00	N90° 00' 00.00"E	
L129	89.09	N0° 00' 00.00"E	
L130	73.72	N45° 06' 35.42"E	
L131	100.24	N45° 06' 35.42"E	
L132	83.59	S5° 34' 16.44"E	
L133	91.10	S47° 57' 00.17"E	
L134	58.13	S40° 31' 58.62"E	
L135	99.88	N59° 33' 50.08"E	
L136	27.39	S30° 26' 09.92"E	
L137	82.25	S16° 35' 29.51"W	
L138	33.37	N85° 06' 32.18"W	
L139	77.26	N87° 58' 37.18"W	
L140	42.49	N17° 00' 00.02"W	

Easement Line Table			
Line #	Length	Direction	
L142	25.16	N89° 58' 58.76"E	
L145	69.17	S17° 00' 00.02"E	
L147	40.97	S78° 37' 53.36"W	
L148	41.28	N89° 43' 23.82"E	
L149	93.65	N30° 26' 09.92"W	
L151	62.54	N87° 53' 21.18"W	
L152	137.83	S10° 54' 17.09"W	
L154	29.75	S40° 31' 58.62"E	
L156	99.88	N59° 33' 50.08"E	
L158	11.37	S0° 27' 41.82"W	
L159	239.35	S10° 54' 17.09"W	
L160	23.48	N47° 57' 00.17"W	
L161	22.52	N5° 34' 16.44"W	
L162	61.07	N5° 34' 16.44"W	
L163	65.45	N10° 54' 17.09"E	
L164	147.22	N87° 46' 43.40"E	
L165	8.91	N11° 22' 06.70"W	
L167	82.33	S42° 02' 59.76"W	
L168	89.02	N77° 50' 33.69"W	
L169	18.42	S67° 06' 26.64"W	

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	40.78	20.00	116.82	S64° 12' 50"W	34.07
C2	53.75	44.00	69.99	N40° 48' 02"E	50.47
C3	29.50	30.00	56.33	S44° 49' 57"W	28.32
C4	87.96	56.00	90.00	S28° 00' 00"W	79.20
C5	11.45	30.00	21.87	S6° 03' 47"E	11.38
C6	47.13	30.00	90.02	S49° 52' 57"W	42.43
C7	19.56	30.00	37.35	N66° 26' 03"W	19.21
C8	19.56	30.00	37.35	N66° 26' 03"W	19.21
C9	35.66	30.00	68.11	N51° 03' 16"W	33.60
C10	84.59	56.00	86.54	N60° 16' 18"W	76.77
C11	7.08	30.00	13.53	S83° 13' 11"W	7.07
C12	93.47	56.00	95.63	S42° 10' 06"W	82.99
C13	51.14	30.00	97.67	S43° 11' 19"W	45.17
C14	41.32	30.00	78.91	N50° 49' 21"W	38.13
C15	87.96	56.00	90.00	N56° 22' 07"W	79.20

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C16	18.74	56.00	19.18	S88° 13' 10"W	18.65
C17	220.73	56.00	225.83	S15° 06' 33"E	103.16
C18	19.77	30.00	37.75	N70° 50' 55"E	19.41
C19	16.24	30.00	31.03	S69° 35' 47"E	16.05
C20	30.32	56.00	31.03	S69° 35' 47"E	29.95
C21	29.56	56.00	30.24	N79° 46' 13"E	29.22
C22	18.84	29.19	36.98	N82° 53' 03"E	18.51
C23	34.99	30.00	66.84	N45° 51' 15"W	33.04
C24	4.53	15.00	17.31	N3° 46' 53"W	4.51
C25	21.38	56.00	21.87	N6° 03' 47"W	21.25
C26	47.12	30.00	89.98	N27° 59' 31"E	42.42
C27	55.17	56.00	56.45	N44° 45' 32"E	52.97
C28	53.88	30.00	102.91	N67° 59' 16"E	46.93
C29	24.57	55.97	25.15	S73° 07' 52"E	24.37
C30	13.16	30.00	25.14	N73° 07' 45"W	13.06

USER: Michael Hodges TAB: PAGE 3
DATE: April 28, 2021 - 11:42:32 AM
DRAWING: S:\0085\Jobs\2020\20-0085 PROVIDENT - Anna - Multifamily\CADD\V-Mark\V-20-0085-ANNA-PR-2020\20-0085-ANNA-PR-2020.dwg

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING A CALLED 20.799 ACRES TRACT OF LAND SITUATED IN THE GRANDERSON STARK SURVEY, ABSTRACT NO. 798 IN THE CITY OF ANNA IN COLLIN COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO ANNA 21, LLC, RECORDED IN DOCUMENT NO. 20191101001387120, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), BEING MORE PARTICULARLY DESCRIBED HEREIN BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHERLY NORTHEAST CORNER OF SAID ANNA 21 TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ROGER D. WANGLER AND WIFE ASPASIA D. WANGLER RECORDED IN VOLUME 2801, PAGE 151, O.P.R.C.C.T. AND BEING IN THE SOUTH LINE OF A CALLED 4.85 ACRES TRACT OF LAND DESCRIBED IN DEED TO CROSS POINT CHURCH ANNA, RECORDED IN DOCUMENT NO. 20200212000200140, O.P.R.C.C.T.;
THENCE SOUTH 00 DEGREES 27 MINUTES 42 SECONDS WEST, WITH THE EAST LINE OF SAID ANNA 21 TRACT AND WEST LINE OF SAID WANGLER TRACT, A DISTANCE OF 127.88' FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID WANGLER TRACT AND NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED AS TRACT ONE AND TRACT TWO IN DEED TO FIRST APOSTOLIC CHURCH, RECORDED IN VOLUME 4531, PAGE 810, O.P.R.C.C.T.;
THENCE SOUTH 00 DEGREES 42 MINUTES 33 SECONDS WEST, CONTINUING WITH THE EASTERLY LINE OF SAID ANNA 21 TRACT AND WEST LINE OF SAID FIRST APOSTOLIC CHURCH TRACTS, A DISTANCE OF 98.40 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID FIRST APOSTOLIC CHURCH TRACT TWO AND ELL CORNER OF SAID ANNA 21 TRACT;
THENCE SOUTH 87 DEGREES 53 MINUTES 21 SECONDS EAST, WITH THE NORTH LINE OF SAID ANNA 21 TRACT AND SOUTH LINE OF SAID FIRST APOSTOLIC CHURCH TRACT TWO, A DISTANCE OF 194.25 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO FLOYD WAYNE MCBROOM, SR. (DECEASED) AND EDNA MAY MCBROOM (LIFE ESTATE) RECORDED IN DOCUMENT NO. 92-0064922, O.P.R.C.C.T. AND ELL CORNER OF SAID ANNA 21 TRACT;
THENCE SOUTH 04 DEGREES 10 MINUTES 33 SECONDS WEST, WITH THE WEST LINE OF SAID MCBROOM TRACT AND EAST LINE OF SAID ANNA 21 TRACT, A DISTANCE OF 219.46 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID MCBROOM TRACT AND ELL CORNER OF SAID ANNA 21 TRACT;
THENCE SOUTH 87 DEGREES 34 MINUTES 33 SECONDS EAST, WITH THE SOUTH LINE OF SAID MCBROOM TRACT AND NORTH LINE OF SAID ANNA 21 TRACT, A DISTANCE OF 174.00 FEET TO A 5/8 INCH IRON ROD STAMPED "TXDOT ROW" FOUND FOR THE SOUTHEAST CORNER OF SAID MCBROOM TRACT AND ANGLE CORNER OF SAID ANNA 21 TRACT AND BEING IN THE WESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY NO. 5 ALSO KNOWN AS POWELL PARKWAY (A CALLED VARIABLE WIDTH R.O.W.);
THENCE WITH THE EASTERLY LINE OF SAID ANNA 21 TRACT AND WESTERLY LINE OF SAID STATE HIGHWAY NO. 5 A.K.A. POWELL PARKWAY THE FOLLOWING COURSES AND DISTANCES:

SOUTH 21 DEGREES 11 MINUTES 34 SECONDS WEST, A DISTANCE OF 17.96 FEET TO A 5/8 INCH IRON ROD STAMPED "TXDOT ROW" FOUND FOR CORNER;
SOUTH 04 DEGREES 04 MINUTES 00 SECONDS WEST, A DISTANCE OF 100.03 FEET TO A 5/8 INCH IRON ROD STAMPED "TXDOT ROW" FOUND FOR CORNER;
SOUTH 12 DEGREES 31 MINUTES 21 SECONDS EAST, A DISTANCE OF 157.15 FEET TO A 5/8 INCH IRON ROD STAMPED "TXDOT ROW" FOUND FOR CORNER;
THENCE SOUTH 04 DEGREES 10 MINUTES 51 SECONDS WEST, A DISTANCE OF 234.66 FEET TO A 5/8 INCH IRON ROD STAMPED "TXDOT ROW" FOUND FOR THE EASTERLY SOUTHEAST CORNER OF SAID ANNA 21 TRACT AND NORTHEAST CORNER OF A CALLED 0.3417 ACRE TRACT OF LAND DESCRIBED IN DEED TO U.S. AUTO TRANSMISSIONS, INC. RECORDED IN VOLUME 5924, PAGE 184, O.P.R.C.C.T.;
THENCE NORTH 78 DEGREES 49 MINUTES 17 SECONDS WEST, DEPARTING THE WESTERLY LINE OF SAID STATE HIGHWAY NO. 5 A.K.A. POWELL ROAD, AND WITH THE SOUTH LINE OF SAID ANNA 21 TRACT AND NORTH LINE OF SAID U.S. AUTO TRANSMISSIONS TRACT, A DISTANCE OF 125.07 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID U.S. AUTO TRANSMISSIONS TRACT AND NORTHERLY NORTHEAST CORNER OF A CALLED 11.226 ACRES TRACT OF LAND DESCRIBED IN DEED TO ANNA VILLAGE, LLC RECORDED IN DOCUMENT NO. 20131016001427770, O.P.R.C.C.T.;
THENCE WITH THE SOUTHERLY LINE OF SAID ANNA 21 TRACT AND NORTHERLY LINE OF SAID ANNA VILLAGE TRACT THE FOLLOWING COURSES AND DISTANCES:
NORTH 79 DEGREES 16 MINUTES 20 SECONDS WEST, A DISTANCE OF 167.71 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;
NORTH 85 DEGREES 06 MINUTES 32 SECONDS WEST, A DISTANCE OF 286.86 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;
NORTH 87 DEGREES 58 MINUTES 37 SECONDS WEST, A DISTANCE OF 154.22 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;
THENCE SOUTH 89 DEGREES 43 MINUTES 24 SECONDS WEST, A DISTANCE OF 234.38 FEET TO A 5/8 INCH IRON ROD FOUND FOR ELL CORNER OF SAID ANNA 21 TRACT AND NORTHWEST CORNER OF SAID ANNA VILLAGE TRACT;
THENCE SOUTH 05 DEGREES 48 MINUTES 20 SECONDS WEST, WITH THE WEST LINE OF SAID ANNA VILLAGE TRACT AND EAST LINE OF SAID ANNA 21 TRACT, A DISTANCE OF 220.26 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF A TRACT OF A CALLED 2.47 ACRES TRACT OF LAND DESCRIBED IN DEED TO JOE A. GREER, JR. AND WIFE GERALDINE GREER RECORDED IN VOLUME 1145, PAGE 6, O.P.R.C.C.T.;
THENCE NORTH 71 DEGREES 05 MINUTES 48 SECONDS WEST, WITH THE NORTH LINE OF SAID GREER TRACT (1145/6) AND SOUTH LINE OF SAID ANNA 21 TRACT, PASSING THE NORTHWEST CORNER OF SAID GREER TRACT (1145/6) AND NORTHEAST CORNER OF A CALLED 11.195 ACRES TRACT DESCRIBED IN DEED TO JOE A. GREER, JR. AND WIFE GERALDINE GREER RECORDED IN VOLUME 976, PAGE 120, O.P.R.C.C.T. AND CONTINUING FOR A TOTAL DISTANCE OF 287.17 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID GREER TRACT IN THE CENTERLINE OF SLAYTER CREEK AND BEING IN THE EASTERLY LINE OF A CALLED 7.82 ACRES TRACT OF LAND DESCRIBED IN DEED TO KIM THOMAS POOLE AND RUTH ANN POOLE, HUSBAND AND WIFE, RECORDED IN DOCUMENT NO. 20090917001159430, O.P.R.C.C.T.;
THENCE NORTH 10 DEGREES 25 MINUTES 28 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID ANNA 21 TRACT AND THE EASTERLY LINE OF SAID POOLE TRACT, AND ALONG SAID CENTERLINE OF SLAYTER CREEK PASSING THE NORTHEASTERLY CORNER OF SAID POOLE TRACT AND SOUTHEASTERLY CORNER OF A CALLED 7.511 ACRES TRACT OF LAND DESCRIBED IN DEED TO JAMES BONNER OGLESBY AND SPOUSE, CINDY R. OGLESBY RECORDED IN VOLUME 3963, PAGE 362, O.P.R.C.C.T. AND CONTINUING FOR A TOTAL DISTANCE OF 88.52 FEET TO A POINT FOR CORNER;
THENCE NORTH 01 DEGREES 41 MINUTES 33 SECONDS EAST, CONTINUING ALONG THE WESTERLY LINE OF SAID ANNA 21 TRACT AND THE EASTERLY LINE OF SAID OGLESBY TRACT AND ALONG SAID CENTERLINE OF SLAYTER CREEK, A DISTANCE OF 60.32 FEET TO A POINT FOR CORNER;
THENCE NORTH 25 DEGREES 22 MINUTES 08 SECONDS EAST, CONTINUING ALONG THE WESTERLY LINE OF SAID ANNA 21 TRACT AND THE EASTERLY LINE OF SAID OGLESBY TRACT AND ALONG SAID CENTERLINE OF SLAYTER CREEK, PASSING THE SOUTHERNMOST CORNER OF A CALLED 8.4 ACRES TRACT OF LAND DESCRIBED IN DEED TO HARLOW LAND CO., LTD. RECORDED IN VOLUME 4617, PAGE 2624, O.P.R.C.C.T. AND CONTINUING FOR A TOTAL DISTANCE OF 140.77 FEET TO A POINT FOR CORNER;

THENCE ALONG THE WESTERLY LINE OF SAID HARLOW LAND CO., LTD. TRACT, THE EASTERLY LINE OF SAID ANNA 21 TRACT AND WITH THE CENTERLINE OF SAID SLAYTER CREEK THE FOLLOWING COURSES AND DISTANCES:
NORTH 13 DEGREES 50 MINUTES 56 SECONDS EAST, A DISTANCE OF 125.21 FEET TO A POINT FOR CORNER;
NORTH 34 DEGREES 24 MINUTES 28 SECONDS EAST, A DISTANCE OF 83.89 FEET TO A POINT FOR CORNER;
NORTH 04 DEGREES 29 MINUTES 09 SECONDS WEST, A DISTANCE OF 80.29 FEET TO A POINT FOR CORNER;
NORTH 47 DEGREES 03 MINUTES 14 SECONDS EAST, A DISTANCE OF 65.17 FEET TO A POINT FOR CORNER;
NORTH 35 DEGREES 38 MINUTES 36 SECONDS EAST, A DISTANCE OF 78.59 FEET TO A POINT FOR CORNER;
NORTH 32 DEGREES 38 MINUTES 41 SECONDS WEST, A DISTANCE OF 102.28 FEET TO A POINT FOR CORNER;
NORTH 07 DEGREES 36 MINUTES 04 SECONDS EAST, A DISTANCE OF 19.12 FEET TO A POINT FOR CORNER;
NORTH 53 DEGREES 10 MINUTES 37 SECONDS EAST, A DISTANCE OF 112.26 FEET TO A POINT FOR CORNER;
NORTH 15 DEGREES 58 MINUTES 00 SECONDS WEST, A DISTANCE OF 111.68 FEET TO A POINT FOR CORNER;
THENCE NORTH 26 DEGREES 34 MINUTES 20 SECONDS EAST, A DISTANCE OF 85.07 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID CROSS POINT CHURCH ANNA TRACT;
THENCE SOUTH 88 DEGREES 12 MINUTES 53 SECONDS EAST, DEPARTING THE CENTERLINE OF SAID SLAYTER CREEK AND WITH THE NORTH LINE OF SAID ANNA 21 TRACT AND SOUTH LINE OF SAID CROSS POINT CHURCH ANNA TRACT, A DISTANCE OF 277.61 FEET TO A NAIL FOUND FOR CORNER;
THENCE SOUTH 88 DEGREES 44 MINUTES 58 SECONDS EAST, CONTINUING WITH THE NORTH LINE OF SAID ANNA 21 TRACT AND SOUTH LINE OF SAID CROSS POINT CHURCH ANNA TRACT, A DISTANCE OF 139.19 FEET TO A NAIL FOUND FOR CORNER;
THENCE NORTH 87 DEGREES 46 MINUTES 34 SECONDS EAST, CONTINUING WITH THE NORTH LINE OF SAID ANNA 21 TRACT AND SOUTH LINE OF SAID CROSS POINT CHURCH ANNA TRACT, A DISTANCE OF 198.90 FEET TO THE POINT OF BEGINNING, AND CONTAINING, WITHIN THE METES AND BOUNDS HEREIN RECITED, 20.799 ACRES, (908,034 SQ. FT.) MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ ACTING HEREIN BY AND THROUGH IT'S DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS WATERVIEW LOT 1, BLOCK A, 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.

OWNER'S CERTIFICATION CONTINUED

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

WITNESS MY HAND THIS _____ DAY OF _____, 2021.

OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY JOHN HICKMAN, OWNER, 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: _____

ACCESS EASEMENT STATEMENT

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.

FIRE LANE EASEMENT STATEMENT

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.

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 HEREINAFORE DEFINED, UNLESS APPROVED BY THE CITY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO ERRECT OR CONSIDER ERRECTING 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 ERRECT, 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 ALLEVATE 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 DEFENDED. 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.

GENERAL NOTES:

1. BASIS OF BEARING: GRID BEARINGS BASED ON NAD 83, TEXAS NORTH CENTRAL ZONE 4202, STATE PLANE COORDINATES, DETERMINED USING A TRIMBLE R10 GNSS RECEIVER, TRIMBLE TSC3 CONTROLLER, TRIMBLE SOFTWARE, AND RTKNET OBSERVATIONS PERFORMED ON DECEMBER 17, 2020.
2. TOTAL AREA OF PLAT BOUNDARY = 906,034 SQUARE FEET OR 20.799 ACRES.
3. CORNER OF RECORD: FOUND 1/2 INCH IRON AT THE NORTHEAST CORNER OF PROPERTY.
4. FROM ORTHOMETRIC INFORMATION PROVIDED BY F.E.M.A. AND CONFIRMED BY GRAPHIC PLOTTING, A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN A REGULATORY FLOODWAY ZONE WITH BASE FLOOD ELEVATIONS DETERMINED. A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "Ae" FLOOD ZONE WITH BASE FLOOD ELEVATIONS DETERMINATION. A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN A ZONE "A" FLOOD ZONE WITHOUT BASE FLOOD ELEVATIONS DETERMINED AND THE REMAINING PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN A ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR CITY OF ANNA AND INCORPORATED AREAS, PANEL MAP NUMBER 48085C0160A, BEARING AN EFFECTIVE DATE JUNE 2, 2009.
5. THE CITY OF ANNA SANITARY SEWER LINE EASEMENTS RECORDED IN VOLUME 631 PG 39 AND VOLUME 631 PG 40, REAL PROPERTY RECORDS COLLIN COUNTY TEXAS, WERE BLANKET IN NATURE BY THEIR DESCRIPTIONS AND THE SANITARY SEWER LINE LOCATIONS REFERENCED THEREIN ARE REDEFINED AND REDEDICATED BY THIS PLAT. THE EASEMENTS WILL RUN PARALLEL AND PERPENDICULAR TO THE EXISTING SANITARY SEWER LINES 15 FEET IN WIDTH 7.5 FEET EACH SIDE OF SAID CENTERLINE.
6. ALL BUILDING SETBACKS SHOWN HEREON ARE DEDICATED BY THIS PLAT.
7. FINISHED FLOOR ELEVATIONS OF 678.8 FOR PROPOSED BUILDINGS ADJOINING FLOOD ZONE A ARE 2 FEET ABOVE BASE FLOOD ELEVATIONS.

SURVEYOR'S CERTIFICATION

I, DANIEL L. JACKSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT 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 SUBDIVISION REGULATIONS OF THE CITY OF ANNA, TEXAS.

"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"

DANIEL L. JACKSON, RPES
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 5577
STATE OF TEXAS REGISTRATION NO. 5577
EMAIL: LJACKSON@GMAIL.COM
COLE DESIGN GROUP, INC.
CORPORATE FIRM NUMBER 10193871
PROJECT NO. 20-0085
04/28/2021

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DANIEL L. JACKSON, 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: _____

CERTIFICATE OF APPROVAL

APPROVED on this the _____ day of _____, 20____, by the City Council, City of Anna, Texas.

Mayor

City Secretary

OWNER
PROVIDENT REALTY ADVISORS
10210 N. CENTRAL EXPRESSWAY, SUITE 300
DALLAS, TX 75203
972-385-4112

ENGINEER & SURVEYOR
COLE DESIGN GROUP, INC.
JOHN HICKMAN
6175 MAIN ST., STE. 367
FRISCO, TX 75034
972-624-6000

PROJECT #PRPL 2021-0008
PRELIMINARY PLAT
WATERVIEW
LOT 1, BLOCK A
CALLED 20.799 ACRES TRACT OF LAND SITUATED
IN THE
GRANDERSON STARK SURVEY, ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS

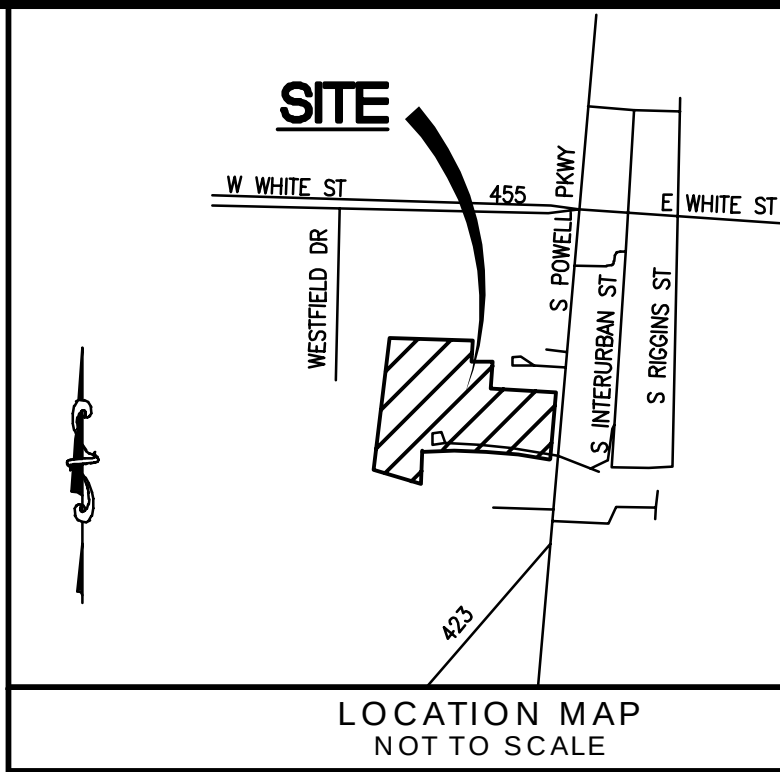


EXHIBIT A

CLIENT/DEVELOPER/OWNER:
PROVIDENT REALTY ADVISORS
10210 N. CENTRAL EXPRESSWAY, SUITE 300
DALLAS, TEXAS 75203
PHONE: 972-385-4112

THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEAR HEREON HAS ASSURED THE ACCURACY OF THE INFORMATION SHOWN ON THIS PAGE, AND DISCLAIMS ANY LIABILITY FOR ANY OTHER INFORMATION OR OTHER DOCUMENTS OR INSTRUMENTS NOT SPECIFICALLY REFERENCED HEREON. THIS INFORMATION IS NOT TO BE USED FOR ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.

WATERVIEW APARTMENTS
1220 SOUTH POWELL PARKWAY
ANNA, TEXAS 75409

PRELIMINARY PLAT

+ DALLAS
Cole
6125 Main Street
Suite 367
Frisco, TX 75034
972.624.6000 tel
www.colecd.com
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
Taylor & Associates, Inc. is a Missouri Corporation d.b.a. Cole Design Group, Inc. in Arkansas & Texas licentia registered as "Cole"

DRAWN BY MDH
CHECKED BY TDW/DJL
DRAWING SCALE 1" = 60'
DATE 04/28/2021
Job Number 20-0085
Sheet Number 3 of 3

Replat- Anna Crossing Phase 4B, Block C, Lots 15R, 20R, & 21R



CITY OF ANNA
Planning & Zoning Commission
May 3, 2021

Replat: Anna Crossing Phase 4B, Block C, Lots 15R, 20R, and 21R
Applicant: D.R. Horton-Texas, LTD. & ATC Hayslett Lot Venture, LTD.

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding the Anna Crossing Phase 4B, Block C, Lots 15R, 20R, and 21R, Replat.

SUMMARY:

Three single-family dwelling, detached on 0.6± acre located at the northwest corner of Elizabeth Street and Jamie Street. Zoned Planned Development-682-2015.

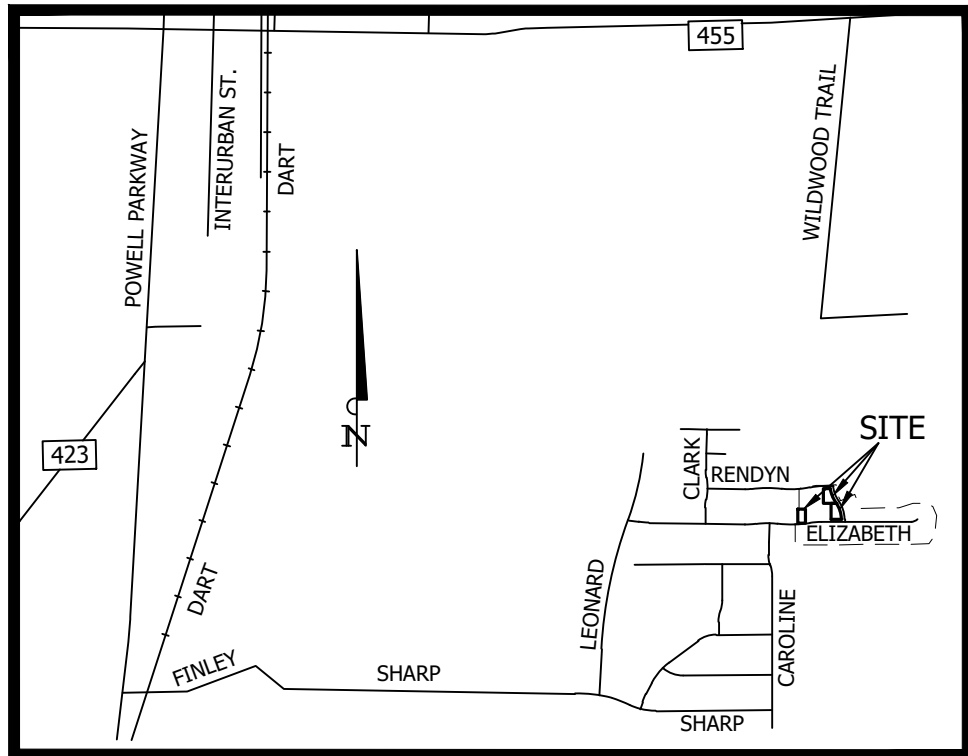
The purpose of the replat is to modify the building line setback for Lots 20R and 21R along Jamie Street to meet minimum zoning requirements and to add a 5' wall maintenance easement on Lot 15R.

RECOMMENDATION:

Recommend for approval as submitted.

ATTACHMENTS:

Locator
Exhibit



VICINITY MAP
NOT TO SCALE
ANNA, TEXAS

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF TARRANT §

THIS is to certify that I, Michael Dan Davis, Registered Professional Land Surveyor Number 4838 for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

PRELIMINARY

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

Michael Dan Davis DATE:
Registered Professional Land Surveyor No. 4838
BANNISTER ENGINEERING, LLC
T.B.P.L.S. REGISTRATION NO. 10193823
240 N. MITCHELL ROAD
MANSFIELD, TEXAS 76063
Office (817) 842-2094

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally Michael Dan Davis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2021.

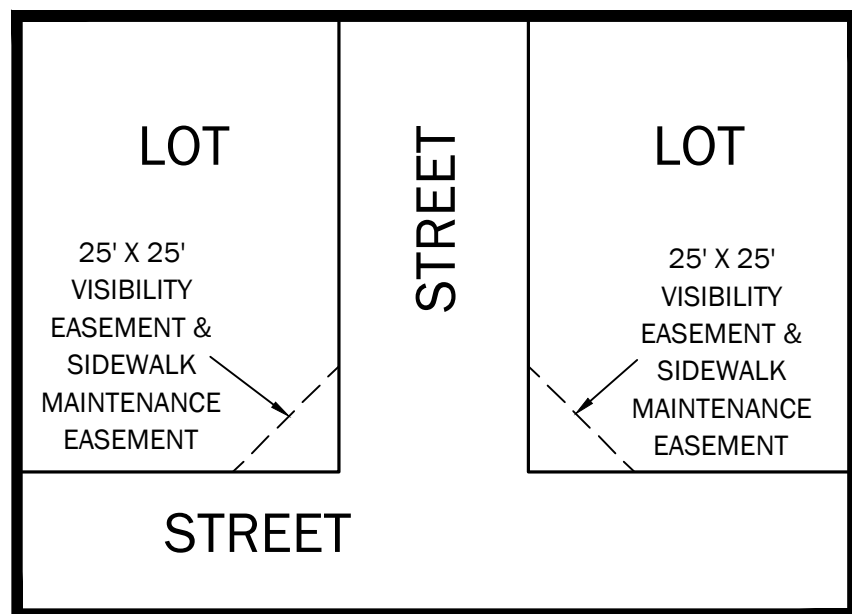
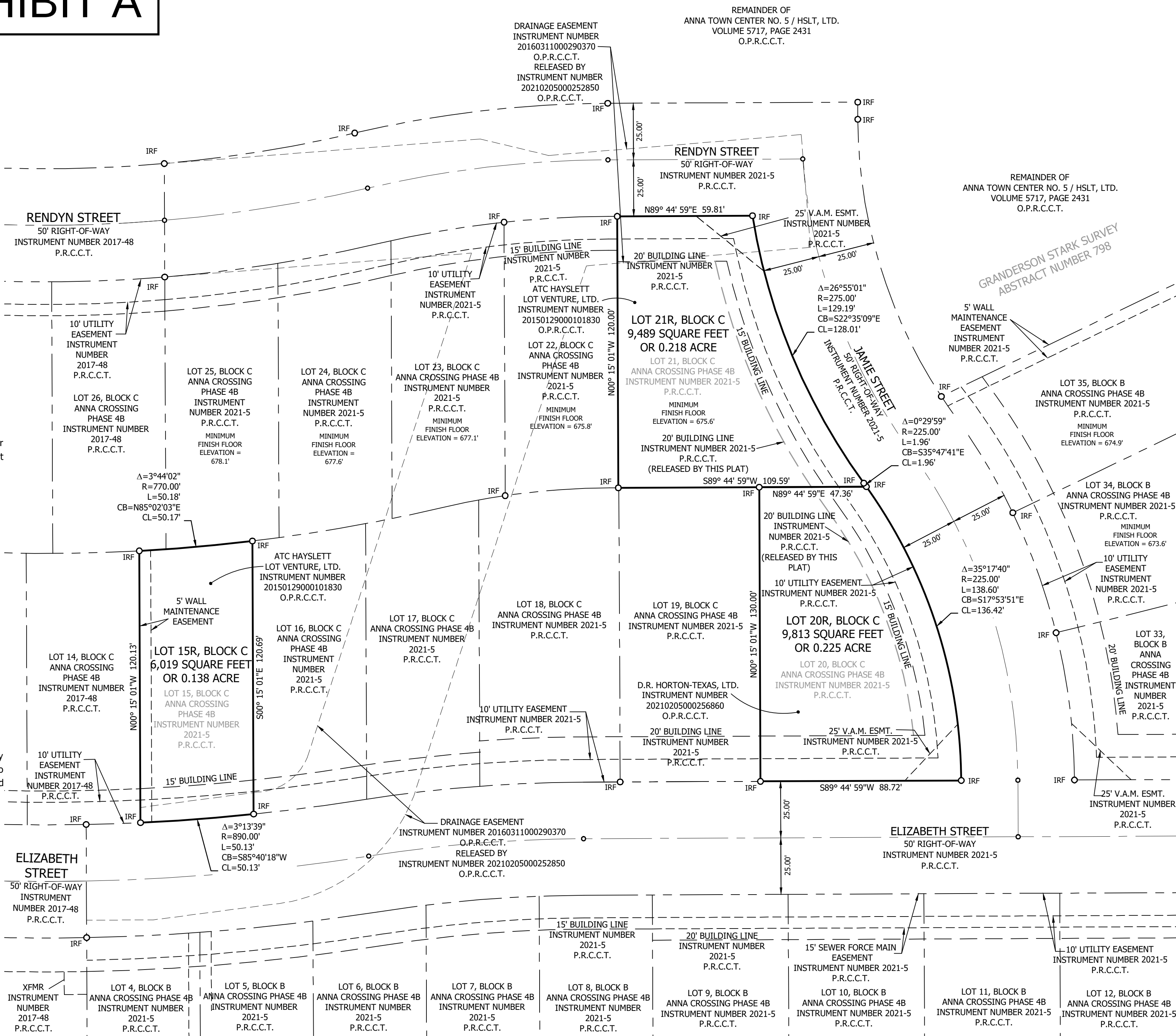
Notary Public in and for the State of Texas
My Commission Expires: _____

LEGEND

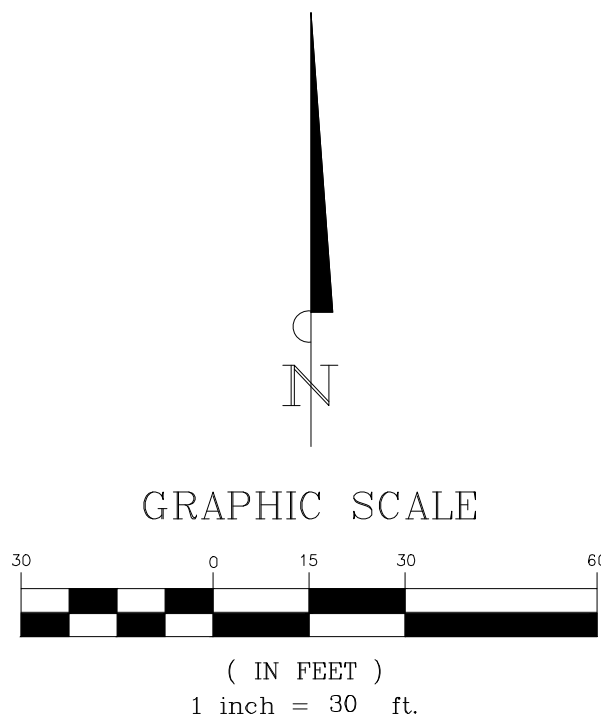
Δ CENTRAL ANGLE
N NORTH
S SOUTH
E EAST
W WEST
° DEGREES
' MINUTES/FEET
" SECONDS/INCHES
MIN. FF ELEV.
MINIMUM FINISH FLOOR ELEVATION
O.P.R.C.C.T.
OFFICIAL PUBLIC RECORDS
COLLIN COUNTY, TEXAS
P.R.C.C.T.
PLAY RECORDS
COLLIN COUNTY, TEXAS
IRF = 5/8" IRON ROD WITH
CAP STAMPED "RPLS
4838" FOUND
IRS = 5/8" IRON ROD WITH
CAP STAMPED "RPLS
4838" SET
25' V.A.M. ESMT.
25' VISIBILITY, ACCESS,
MAINTENANCE &
SIDEWALK EASEMENT
B.L. BUILDING LINE
U.E. UTILITY EASEMENT
SF SQUARE FEET
AC ACRES

GENERAL NOTES:

- All bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48085C0160J dated June 2, 2009. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
- The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
- All iron rods set and/or found (IRS and/or IRF) are 5/8-inch with a plastic cap stamped "RPLS 4838". All found monuments shown hereon are deemed to be controlling monuments.
- Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City Ordinance and is subject to penalties imposed by law.
- The purpose of this replat is to revise the side yard setback line as shown hereon and add 5' wall maintenance easement.



VISIBILITY EASEMENT DETAIL
NOT TO SCALE



OWNER'S CERTIFICATE:

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS ATC HAYSLETT LOT VENTURE, LTD. and D.R. HORTON-TEXAS, LTD., acting by and through the undersigned, its duly authorized agent is the owner of that certain tract of land in the Granderson Stark Survey, Abstract No. 798, City of Anna, Collin County, Texas; and being all of that certain tract of land described as Lot 15, Lot 20 and Lot 21, Block C, ANNA CROSSING PHASE 4B, an addition to the City of Anna, Collin County, Texas, according to the plat recorded in Instrument Number 2021-5, Plat Records, Collin County, Texas.

OWNER'S CERTIFICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ATC HAYSLETT LOT VENTURE, LTD. and D.R. HORTON-TEXAS, LTD. acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as LOT 15R, LOT 20R AND LOT 21R, BLOCK C, ANNA CROSSING PHASE 4B, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

This approved subject to all platting ordinances, rules, and regulations of the City of Anna, Texas.
WITNESS my hand this _____ day of _____, 2021.

ATC HAYSLETT LOT VENTURE, LTD.

D.R. HORTON-TEXAS, LTD.

Owner: John Arnold, Director

Owner:

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally John Arnold, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2021.

Notary Public in and for the State of Texas
My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2021.

Notary Public in and for the State of Texas
My Commission Expires: _____

PROJECT # RP2021-0003

REPLAT
OF
ANNA CROSSING
PHASE 4B

LOT 15R, LOT 20R AND LOT 21R, BLOCK C
0.581 ACRE OUT OF THE
GRANDERSON STARK SURVEY, ABSTRACT NUMBER 798
CITY OF ANNA, COLLIN COUNTY, TEXAS
3 RESIDENTIAL LOTS
PROJECT # RP2021-0003

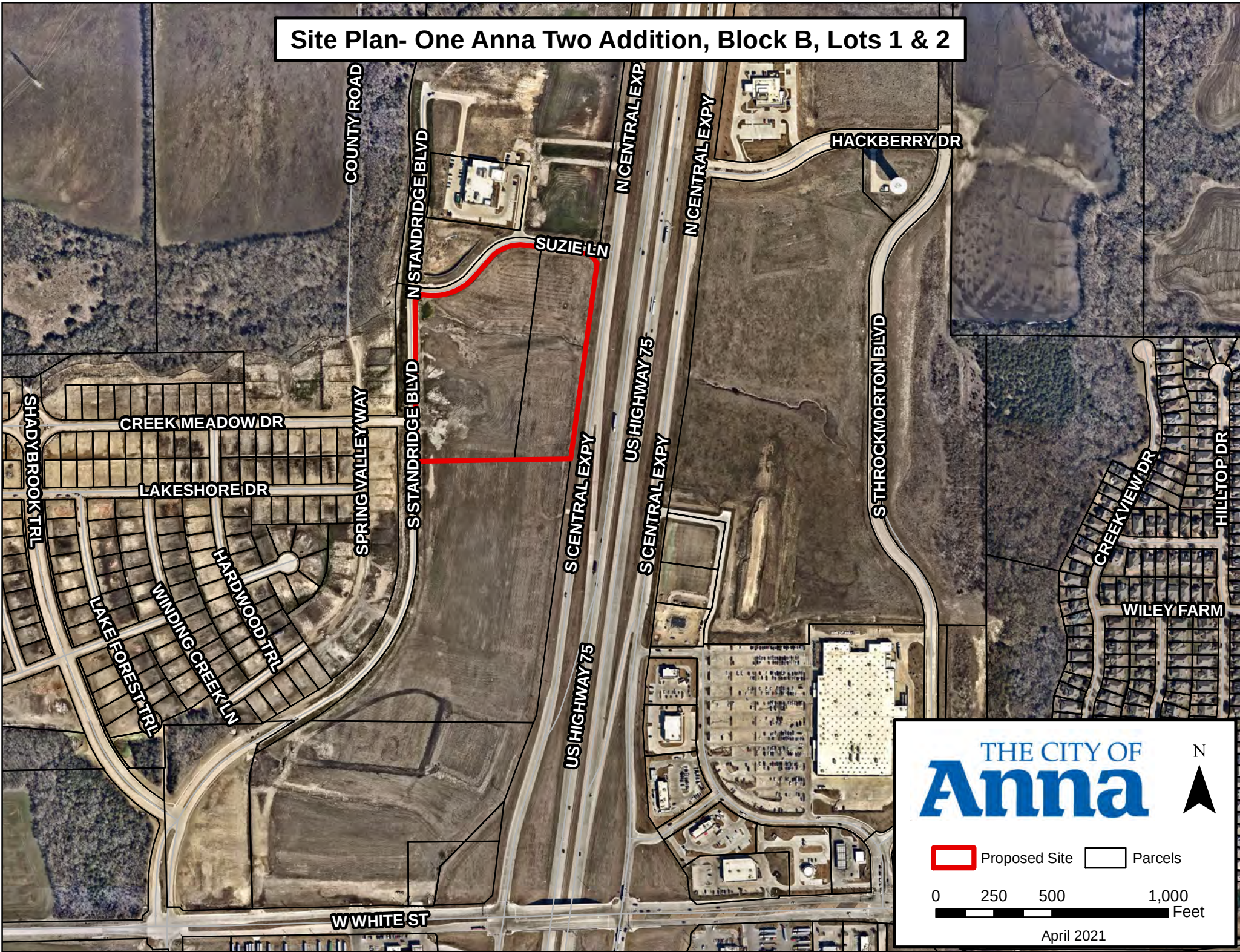
SURVEYOR / ENGINEER:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
PHONE: (817) 842-2094
FAX: (817) 842-2095
CONTACT: MICHAEL DAVIS, RPLS

OWNER / DEVELOPER:
ATC HAYSLETT LOT VENTURE, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
PHONE: (214) 522-4945
CONTACT: JOHN ARNOLD
(LOT 21 BLOCK C, LOT 33 BLOCK B)

OWNER:
D.R. HORTON-TEXAS, LTD.
4306 MILLER RD
ROWLETT, TX 75088-8035
(LOT 20, BLOCK C)

Preparation Date: April 2021 Sheet 1 of 1

Site Plan- One Anna Two Addition, Block B, Lots 1 & 2



THE CITY OF
Anna

N



 Proposed Site  Parcels

0 250 500 1,000
Feet

April 2021

CITY OF ANNA

Planning & Zoning Commission

May 3, 2021

Site Plan: One Anna Two Addition, Block B, Lots 1 & 2

Applicant: Anna Village Residential LTD

AGENDA ITEM:

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

DESCRIPTION:

Multiple-family residence and commercial on two lots on 13.8± acres located at the southwest corner of U.S. Highway 75 and W Country Road 370 (Suzie Lane). Zoned: Planned Development 846-2020.

REMARKS:

The applicant has submitted a site plan for a multifamily residential property, as seen in Exhibit A. The applicant is not meeting the required percentage of covered parking in accordance with Section 9.04.037 (Parking space regulations) of Article 9.04 (Zoning Ordinance).

ISSUES:

State Law Requirements

Chapter 212 of the State of Texas Local Government Code outlines the requirements of cities to process plans within a timely manner. Under this law, staff must bring forward to the Planning & Zoning Commission any plan that was submitted regardless of completeness. In accordance with the law, the Planning and Zoning Commission will make one of the following recommendations to City Council: approval as submitted, approval with conditions, or denial with explanation directly related to the requirements under the municipal ordinances.

Out of Compliance with the Zoning Ordinance

The Planned Development amended the parking standards for multiple-family residences but did not expressly exempt the development from the covered parking requirement. [Ordinance No. 846-2020](#) states:

“C-1” Property. Development of the Property must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the “C-1”, Restricted Commercial District, and “THOR Overlay”, except as otherwise provided herein.

[...]

Standards and Area Regulations (Multiple-Family Residence): Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the "MF-2", Multiple-Family Residential District – High Density, except as otherwise provided herein.

- A. *Maximum number of units: 350*
- B. *Maximum Building Height: 4 stories (55 feet)*
- C. *Maximum Lot Coverage: 60%*
- D. *Maximum Density: 39 units per acre*
- E. *Minimum open space: 20%*
- F. *Parking: 1 space / Studio & 1 bedroom units
2 spaces / 2 & 3 bedroom units*

The Site Plan site data summary table indicates that there will be a total of 204 studio and one-bedroom units and 113 two-bedroom units for a total count of 317 units. The total parking required based on the Planned Development parking standard is 430 required parking spaces. In order to meet the 75% covered parking requirement, the development would need to provide 323 covered parking spaces. The applicant is only proposing a total of 174 covered parking spaces (garage & carports) which represents only 40% of the total parking.

SUMMARY:

The applicant failed to resubmit changes to the site plan to be in compliance with Article 9.04 (Zoning Ordinance). Staff has reached out to the applicant several times to fix these issues. Due to state law for reviewing plans, the Planning & Zoning Commission is required to make a recommendation to City Council and for the City Council to act on this site plan.

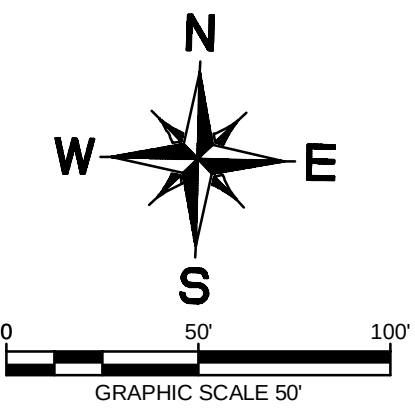
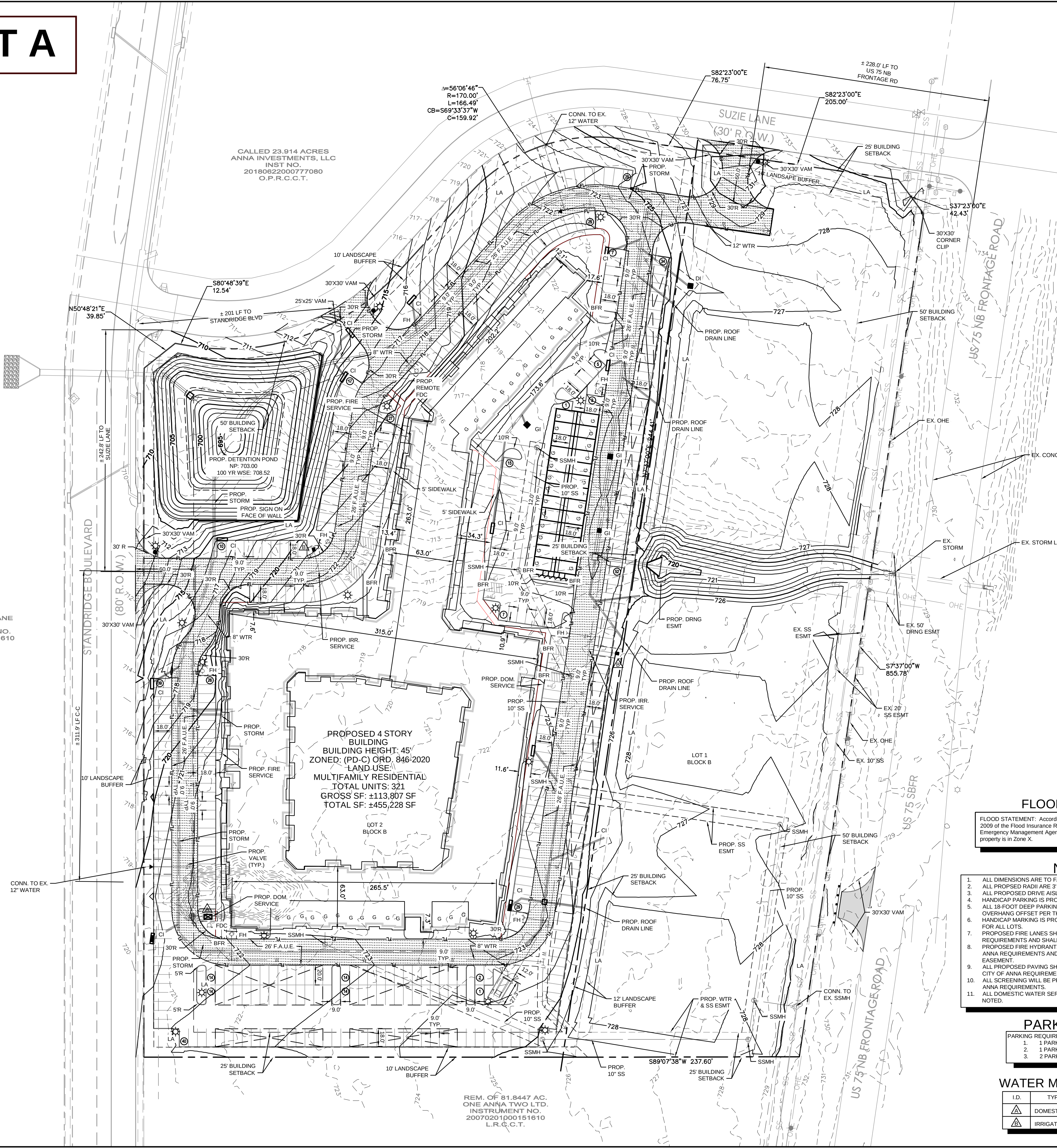
RECOMMENDATION:

Recommended for denial due to the site plan not meeting the minimum amount of required covered parking.

ATTACHMENTS:

Locator
Exhibit

EXHIBIT A



VICINITY MAP
SCALE: 1" = 1,000'

Site Data Summary Table	
Item	Lot 2*
Zoning (from zoning map)	PD-C #846-2020
Land Use (from Zoning Ordinance)	MULTI-FAMILY
Lot Area (square feet & acres)	391,398 SF / 8.99 AC
Building Footprint Area (square feet)	113,807 SF
Total Building Area (square feet)	455,228 SF
Building Height (# stories)	4
Building Height (feet - distance to tallest building element)	45'
Lot Coverage (percent - x.xx%)	29.08
# of studios / Minimum square feet	20
# of 1 bedrooms / Minimum unit size	184
# of 2 bedrooms / Minimum unit size	113
# of 3 bedrooms / Minimum unit size	0
Total Unit Count	317
Parking Ratio (from Zoning Ordinance)	SEE PARKING NOTE
Required Parking (# spaces)	430
Total Provided Parking (# spaces)	478
Garage Parking (# spaces)	54
Covered Parking - Carport (# spaces)	120
Standard Parking (# spaces)	304
Accessible Parking Required (# spaces)	9
Accessible Parking Provided (# spaces)	10
Required internal landscape area (square feet - 8 square feet per parking space)	3,664 SF
Additional interior landscape area provided (square feet)	
Total Landscape Area (square feet)	101,756

OPEN SPACE CALCULATION
101,756 SF / 391,398 = 0.260 = 26.0%

LEGEND

	PROPOSED MEDIUM DUTY FIRE LANE		SANITARY SEWER MANHOLE
	PROPOSED BUILDING		TRANSFORMER PAD
	BARRIER FREE RAMP (BFR)		CURB INLET
	ACCESSIBLE PARKING SYMBOL		GRATE INLET
	NUMBER OF PARKING SPACES		JUNCTION BOX OR WYE INLET
	WATER METER (AND VAULT)		HEADWALL
	FIRE HYDRANT		TYPICAL SANITARY SEWER EASEMENT
	FIRE DEPARTMENT CONNECTION		WATER EASEMENT
	WYE INLET		DRAINAGE EASEMENT
	JUNCTION BOX		FIRE LANE EASEMENT
	MANHOLE		SIDEWALK
	EXISTING		BARRIER FREE RAMP
	PROPOSED FIRELANE, ACCESS, & UTILITY EASEMENT		CURB INLET
			GRATE INLET
			DROP INLET
			LANDSCAPE AREA

FLOOD STATEMENT

FLOOD STATEMENT: According to flood map 48085C01551, 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.

NOTES

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

PARKING NOTE

- PARKING REQUIREMENTS:
- 1 PARKING SPACE PER STUDIO
 - 1 PARKING SPACE PER 1 BEDROOM
 - 2 PARKING SPACE PER 2 BEDROOM

WATER METER SCHEDULE

ID.	TYPE	SIZE	NO.
	DOMESTIC	4" TURBINE	1
	IRRIGATION	2"	1

SITE PLAN

CITY PROJECT NUMBER: CEP 21-0014
ONE ANNA TWO ADDITION

LOT 1 & 2, BLOCK B

13.85 GROSS ACRES

ANNA, TEXAS

BEING A PART OF THE W.S. RATTAN SURVEY, ABSTRACT NO. 752

Surveyor: Underwood Drafting & Surveying, INC. Tel: (903) 465-2151 Contact: Douglas Underwood	OWNER/DEVELOPER: Anna Village Residential, LTD & Anna Village Commercial, LTD 5712 Colleyville Boulevard, Suite 200 Colleyville, TX 76034 Tel: (817) 399-1100 Contact: Nathan McCartney	ENGINEER: Kimley»Horn 400 N. Oklahoma Dr. Suite 105 Celina, TX 75009 Tel: (469) 501-2200 Contact: Anthony Loeffel, P.E.
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DESIGNED BRP	DRAWN AML	CHECKED AML	SCALE AS SHOWN	DATE APRIL 2021	KH PROJECT NO. 063248500	03
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CITY OF ANNA
PLANNING & ZONING COMMISSION

May 3, 2021

Agenda Item: Direction & Discussion

DESCRIPTION:

Consider/Discuss/Action on direction to staff regarding an amendment to Article 9.04 (Zoning Ordinance) for accessory buildings and rear yard setback regulations and amending Anna Crossing Planned Development zoning.

REMARKS:

One of the Planning & Zoning Commission's duties is to hold public hearings and make recommendations to the City Council relating to the creation, amendment, and implementation of zoning regulations. Changes to the zoning regulations may only be amended by ordinance which requires a public hearing before the Planning & Zoning Commission and City Council.

The city has been approached by a neighbor whose building permit for an attached pergola and arbor was denied due to the structure extending into the rear yard setback. Several property owners of the Anna Crossing Planned Development have reached out to the city to amend the rear yard setbacks.

ISSUES:

Attached accessory structures within the rear yard setback

Within Article 9.04 Zoning Ordinance, there is conflicting direction for attached accessory structures in relation to the rear yard setback; see highlighted sections of the attachment. Staff believes it is in the best interest of the community to amend the regulations for attached accessory structures without modifying the rear yard setback.

Anna Crossing Planned Development

The Anna Crossing development, commonly known and referenced as Anna Town Square, has been amended several times since its initial adoption in 2004; see table 1. The amendments have never been consolidated over the years making it difficult for developers and staff to interpret.

One of the most challenging aspects of the development is the adopted sub district map (Exhibit 1). This map identifies the boundary limits for each of the sub districts. Unfortunately, the street configuration on this map was not followed and the sub district map was never amended at the preliminary plat stage of the development. To assist staff in interpreting the limits of the sub area boundaries staff created a color-coded overlay map that shows each sub district and how they align with the existing built environment (Exhibit 2).

Table 1

Ordinance No.	Reason
129-2004	Initial adoption
236-2005	Adding Tracts 1, 2, 3, & 4 (Phases 7 – 10)
352-2007	Adding 40 acres (Phase 1C)
627-2013	Amending Ord. No. 129-2004 standards; Added Districts J & K
682-2015	Amending standards
691-2015	Allow for 8 Longhorn Cattle
703-2015	Amend multifamily standards (Palladium; Phase 11)
755-2018	Amend commercial areas to allow SF-Z lots
768-2018	Amend SF-Z standards
787-2018	Amend Phase 1C
841-2020	Children's Lighthouse

Exhibit 1

Sub- District Map

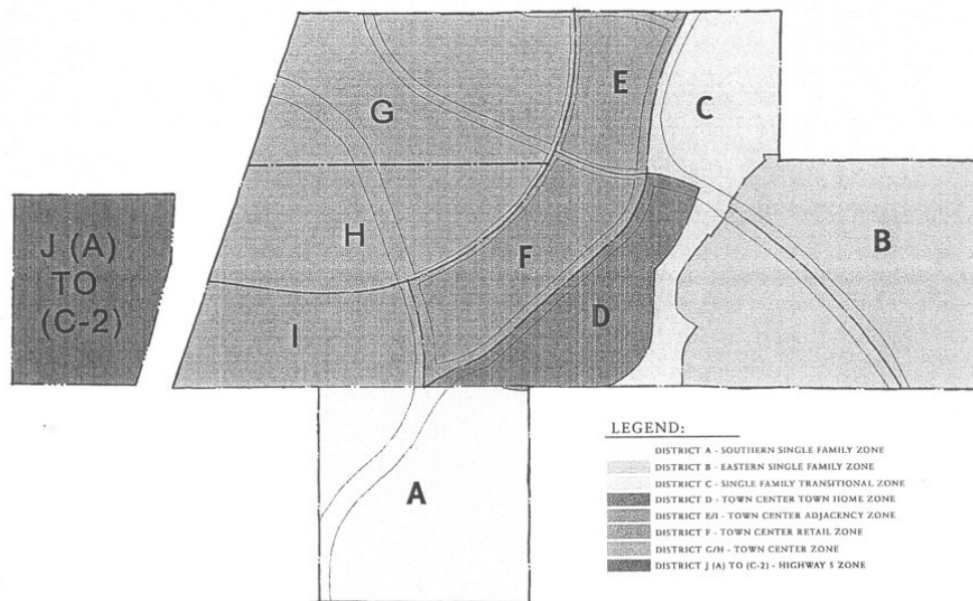
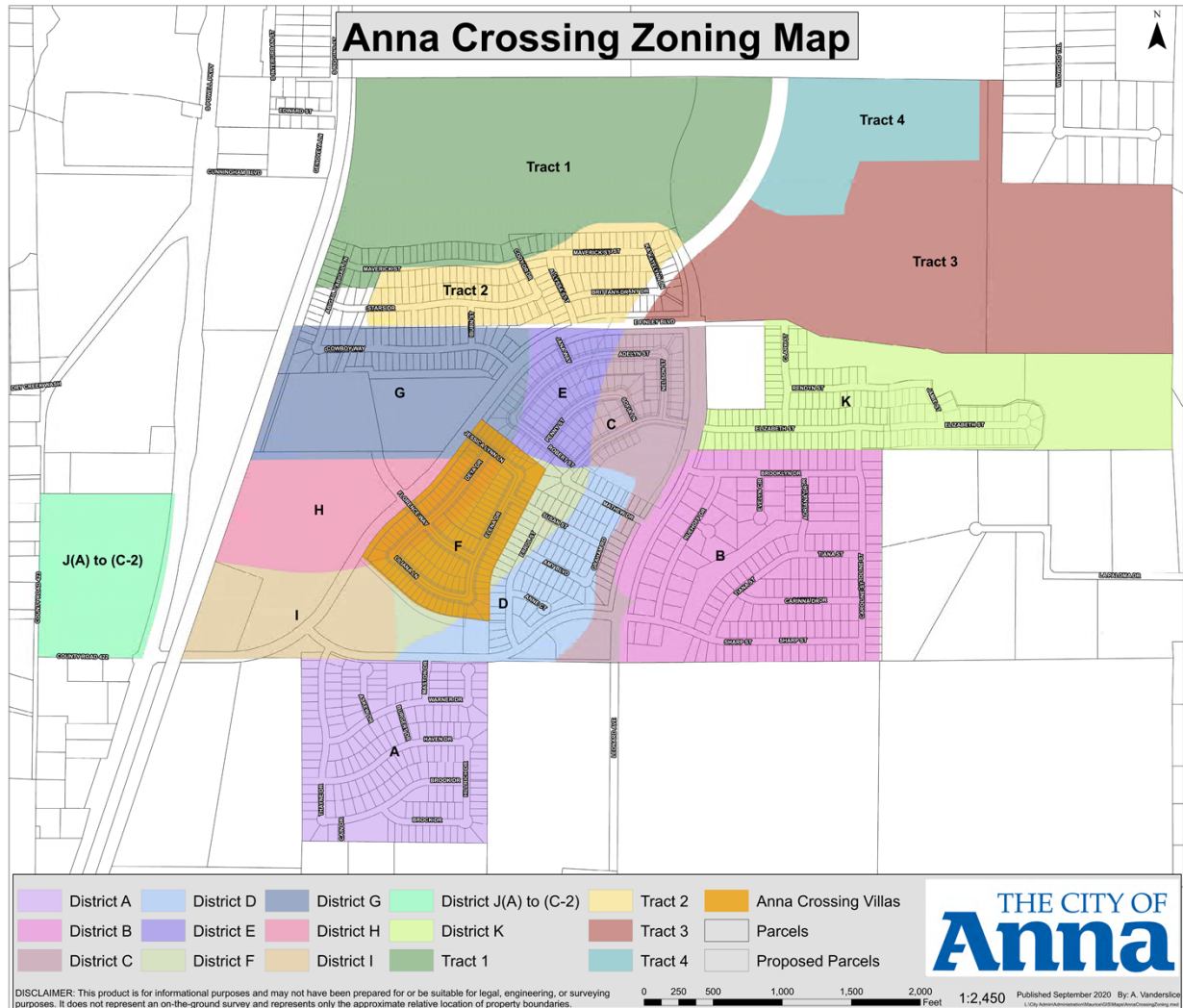
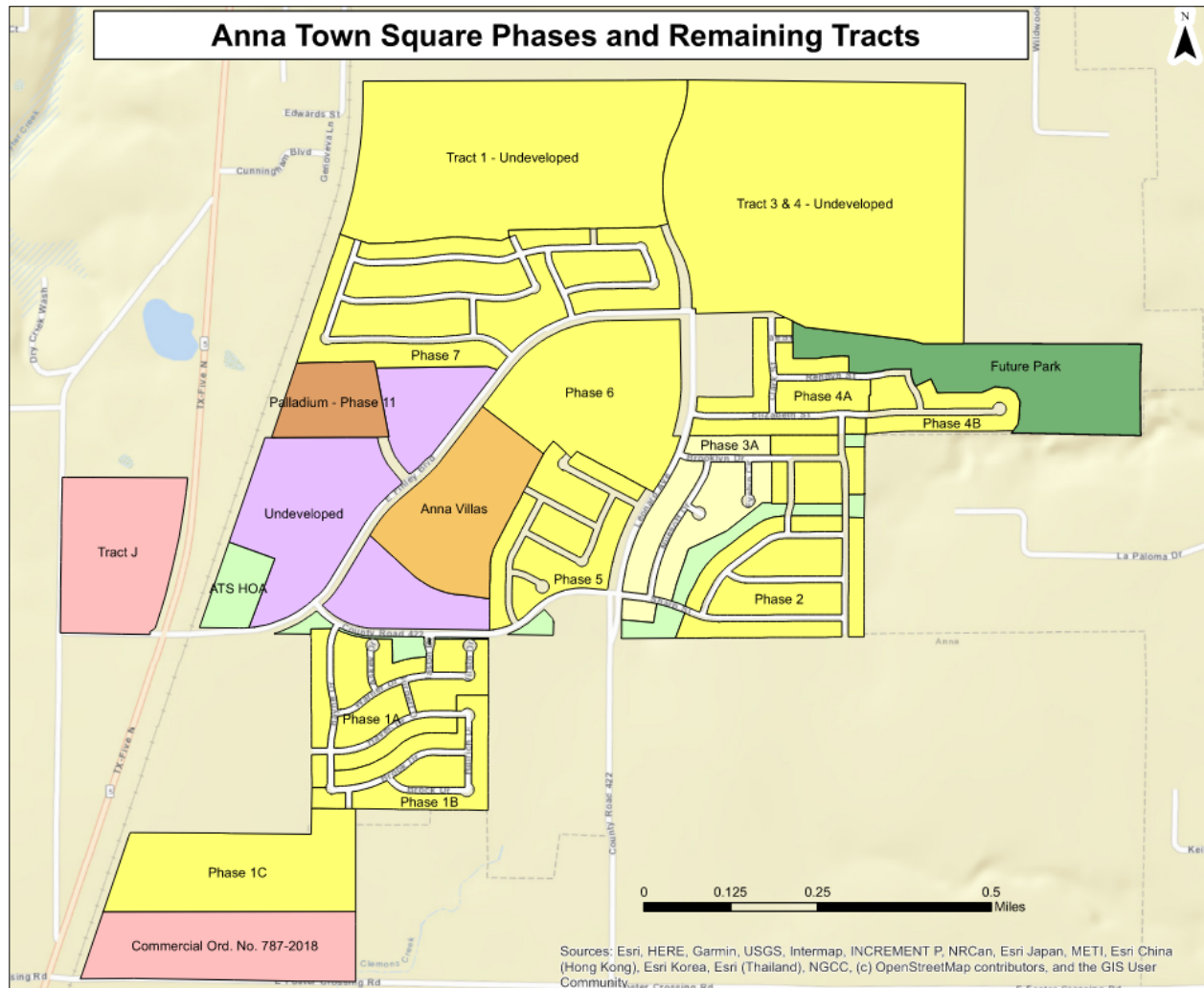


Exhibit 2



The following map (Exhibit 3) shows the completed or under construction phases along with the undeveloped tracts as it presently exists.

Exhibit 3



Staff recommends consolidating the previous Anna Town Square ordinances into one updated ordinance document and update the district map to reflect existing development.

SUMMARY:

The requested amendments to the Zoning Ordinance and Anna Crossing Planned Development will improve staff efficiency, clarify the City's development regulations and standards, and reduce costs to neighbors, developers, and property owners.

RECOMMENDATION:

Recommended for the Planning & Zoning Commission to call two Public Hearings. One Public hearing would be to amend Article 9.04 (Zoning Ordinance) to clarify and modify accessory building regulations. The other Public Hearing would be to consolidate the Anna Crossing Planned Development Ordinances, fix the associated district map, and discuss amending the rear yard setbacks.

Attachment
Selections from Article 9.04 (Zoning Ordinance)

Sec. 9.04.004 Definitions

Accessory building or use means a building or use which:

- (1) Is subordinate to and serves a principal building or principal use;
- (2) Is subordinate in area, extent, or purpose to the principal building or principal use served and **is not physically connected to the principal building;**
- (3) Contributes to the comfort, convenience and necessity of occupants of the principal building or principal use served; and
- (4) Is located on the same building lot as the principal use served. **If connected to the principal building, a structure becomes part of the principal building.**

Building means any structure built for the support, shelter, or enclosure of persons, chattels, or movable property of any kind. When such structure is divided into separate parts by one or more unpierced walls extending from the ground up, each part is deemed a separate building, except as regards minimum side yards.

Main building means a building in which is conducted the principal use of the lot on which it is situated.

Rear yard. The required rear yard is an open space unoccupied and unobstructed **except for accessory uses** extending across the rear of a lot from one side lot line to the other side lot line, the depth of which is dependent upon the zoning district in which the lot is located.

Sec. 9.04.034 Supplementary district regulations

(a) Accessory buildings. The following regulations shall govern the location, size, and use of any accessory buildings:

- (1) No accessory building shall be erected in any required yard area as stipulated in this article, except as allowed in the following subsections.
- (2) No accessory building shall be erected within 10 feet of any other building, except: detached residential garages may be located within five feet of the main dwelling, and the provisions of subsection (5) below are met.
- (3) No detached residential garage or carport shall be erected or placed closer to any street or alley right-of-way line than the minimum yard requirements (building setback line) governing the district in which such garage or carport is located.
- (4) No detached residential garage or carport shall be erected or placed within eight feet from any side lot line.
- (5) **Residential accessory buildings** and sheds housing domestic lawn and garden equipment and all other household effects **may be** detached or **attached to the main building but shall not encroach in any required front yard and may not occupy more than 30% of the rear yard.**

(6) *No accessory building shall be used for dwelling purposes other than by domestic employees employed on the premises, as provided in the applicable zoning district.*

(7) *No accessory building shall be higher than the main building and in no case be in excess of 18 feet in height.*

(8) *No accessory building shall be erected or placed within five feet of any side or rear lot line and shall not encroach upon any easement.*

Appendix 3. Descriptions/Definitions of Uses

3.7 Accessory uses

3.7.1 *Accessory building or use: An accessory building or use is one which: (i) is subordinate to and serves a principal building or principal use; and (ii) is subordinate in area, extent, or purpose to the principal building or principal use served and is not physically connected to the principal building (if connected to the principal building, a structure becomes part of the principal building); and (iii) contributes to the comfort, convenience and necessity of occupants of the principal building or principal use served; and (iv) is located on the same building lot as the principal use served.*