

AGENDA



City Council Meeting

Tuesday, June 8, 2021 @ 6:30 PM

**Anna ISD Boardroom
201 E. 7th Street, Anna, Texas 75409**

The City Council of the City of Anna will meet at 6:30 PM, on June 8, 2021, at the Anna ISD Board Room, located at 201 E. 7th Street, Anna, Texas, 75409, to consider the following items.

Welcome to the City Council meeting. Please sign the Sign-In-Sheet as a record of attendance. If you wish to speak on an open-session agenda item, please fill out the Opinion/Speaker Registration Form and turn it in to the City Secretary before the meeting starts.

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

2. Invocation and Pledge of Allegiance.

3. Neighbor Comments.

At this time, any person may address the City Council regarding an item on this meeting agenda that is not scheduled for public hearing. Also, at this time any person may address the City Council regarding an item that is not on this meeting agenda. Each person will be allowed up to 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 information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.

4. Work Session.

- a. Review and discuss concept plan for enhancements to Sherley Heritage Park including display track for the steam locomotive, potential locations for the Collin McKinney statue and other public art, and opinions of probable construction costs for the projects. (Director of Neighborhood Services Marc Marchand)
- b. FY21/21 Budget Preview (City Manager Jim Proce ICMA-CM)
- c. Discuss annual Solid Waste Contract renewal. (Public Works Director Greg Peters, P.E.)

5. Reports.

Receive reports from Staff or the City Council about items of community interest. Items of community interest include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen (but not including a change in status of a person's public office or public employment); a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or

sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

- a. Update on upcoming City events and activities. (Director of Neighborhood Services Marc Marchand)

6. **Consent Items.**

These items consist of non-controversial or "housekeeping" items required by law. Items may be considered individually by any Council member making such request prior to a motion and vote on the Consent Items.

- a. Approve the City Council Meeting Minutes from May 25, 2021. (City Secretary Carrie Land)
- b. Approve a Vandalism Damage Reimbursement Agreement & Liability Release (Police Chief Dean Habel)
- c. Review minutes of the May 3, 2021 Planning & Zoning Commission meeting. (Director of Development Services Ross Altobelli)
- d. Approve a Resolution regarding the Riley Estate Development Plat, Block A, Lot 1, Development Plat. (Director of Development Services Ross Altobelli)
- e. Approve a Resolution regarding the 2380 W FM 455 Addition, Block A, Lot 1, Development Plat. (Director of Development Services Ross Altobelli)
- f. Approve a Resolution regarding the West Crossing, Phase 10, Final Plat. (Director of Development Services Ross Altobelli)
- g. Approve a Resolution regarding the Waterview, Block A, Lot 1, Final Plat. (Director of Development Services Ross Altobelli)
- h. Approve a Resolution regarding the Waterview, Block A, Lot 1, Site Plan. (Director of Development Services Ross Altobelli)

7. **Items For Individual Consideration.**

- a. Consider/Discuss/Action on a Contract and Authorizing Execution of Same for the Purchase of a Fire Ladder Truck from Siddons-Martin Emergency Group (Fire Chief Ray Isom)
- b. (1) Acting as the Anna Housing Finance Corporation Board of Directors, Consider/Discuss/Act on corporate bylaws and appoint offices of president, vice president, secretary and executive director. (Economic Development Director Joey Grisham).

(2) Acting as the Anna Housing Finance Corporation Board of Directors, Consider/Discuss/Act on entering into a Memorandum of Understanding (MOU) with Anna Senior Living LP for a senior living project. (Economic Development Director Joey Grisham)
- c. 1) Conduct a Public Hearing/Consider/Discuss/Action on a Resolution regarding the Anna High School #1 Addition, Block 1, Lot 1, Replat. Applicant: Anna Independent School District. (Director of Development Services Ross Altobelli)

2) Approve a Resolution regarding the Anna High School #1 Addition, Block 1, Lot 1, Revised Site Plan.

8. **Closed Session (Exceptions).**

Under Tex. Gov't Code Chapter 551, The City Council May Enter Into Closed Session To Discuss Any Items Listed Or Referenced On This Agenda Under The Following Exceptions:

- a. Consult with legal counsel regarding pending or contemplated litigation and/or on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code (Tex. Gov't Code §551.071). Purchase and sale agreement, City Ordinances and regulations
- b. Discuss or deliberate the purchase, exchange, lease, or value of real property (Tex. Gov't Code §551.072).
- c. Discuss or deliberate Economic Development Negotiations: (1) To discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City of Anna and with which the City is conducting economic development negotiations; or (2) To deliberate the offer of a financial or other incentive to a business prospect described by subdivision (1). (Tex. Gov't Code §551.087). Proposed development projects
- d. Discuss or deliberate personnel matters (Tex. Gov't Code §551.074).

The Council further reserves the right to enter into executive session at any time throughout any duly noticed meeting under any applicable exception to the Open Meetings Act.

- e. Consider/Discuss/Action on any items listed on any agenda - work session, regular meeting, or closed session - that is duly posted by the City of Anna for any City Council meeting occurring on the same date as the meeting noticed in this agenda.

9. **Adjourn.**

This is to certify that I, Carrie L. Land, City Secretary, posted this Agenda on the City's website (www.annatexas.gov) and at a place readily accessible to the public at the Anna City Hall and on the City Hall bulletin board at or before 5:00 p.m. on June 4, 2021.

Carrie L. Land, City Secretary

- 1. The Council may vote and/or act upon each of the items listed in this agenda.
- 2. The Council reserves the right to retire into executive session concerning any of the items listed on this agenda, whenever it is considered necessary and legally justified under the Open Meeting Act.
- 3. 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.



Item No. 4.a.

City Council Agenda
Staff Report

Meeting Date: 6/8/2021
Staff Contact: Marc Marchand

AGENDA ITEM:

Review and discuss concept plan for enhancements to Sherley Heritage Park including display track for the steam locomotive, potential locations for the Collin McKinney statue and other public art, and opinions of probable construction costs for the projects.
(Director of Neighborhood Services Marc Marchand)

SUMMARY:

Staff will update Council on proposed enhancements to Sherley Heritage Park, seek feedback on the location of the Collin McKinney statue, provide an opinion of probable construction costs for the park enhancements as well as the construction of the display track for the steam locomotive.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:
Aligns with the Parks Master Plan and Goal 3 of the Strategic Plan: A Great Place to Live

STAFF RECOMMENDATION:

N/A

ATTACHMENTS:

APPROVALS:

Marc Marchand, Director of Neighborhood Services
Jim Proce, City Manager

Created/Initiated - 6/4/2021
Final Approval - 6/4/2021



Item No. 4.b.

City Council Agenda
Staff Report

Meeting Date: 6/8/2021
Staff Contact: Jim Proce

AGENDA ITEM:

FY21/21 Budget Preview (City Manager Jim Proce ICMA-CM)

SUMMARY:

The City Manager will present preliminary figures with regard to the FY21/22 budget.

One of the most important processes in local government each year is the preparation, delivery, presentation, and approval of the annual budget. In an effort to be transparent and to keep Council informed on the progress of the development of the budget, the City Manager will provide a short presentation highlighting the latest tax rate projections for valuations, department requests, and projected revenue.

Additionally, the voter approved propositions will yield revenue that will be factored into the budget for the upcoming fiscal year.

There are no decision points at this stage of the budget development as this is preliminary information that require no formal action.

FINANCIAL IMPACT:

For information only

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:
The preparation of the budget addresses all strategic goals.

Goal 1: Growing Anna Economy

Goal 2: Anna – Great Place to Live

Goal 3: Sustainable Anna Community Through Planned Managed Growth

Goal 4: High Performing, Professional City

STAFF RECOMMENDATION:

For information only

ATTACHMENTS:

APPROVALS:

Jim Proce, City Manager

Created/Initiated - 6/4/2021



Item No. 4.c.

City Council Agenda
Staff Report

Meeting Date: 6/8/2021
Staff Contact: Gregory Peters

AGENDA ITEM:

Discuss annual Solid Waste Contract renewal. (Public Works Director Greg Peters, P.E.)

SUMMARY:

Staff will provide a brief report and update with regard to the CARDS solid waste disposal contract. The report will cover several elements of this contract, the performance of the contractor, contract in general, and seek input on minor revisions that we will recommend as a part of the contract renewal in September 2021.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 4: High Performing, Professional City

STAFF RECOMMENDATION:

For information only; no action is required at this meeting.

ATTACHMENTS:

APPROVALS:

Carrie Land, City Secretary
Jim Proce, City Manager

Created/Initiated - 6/4/2021
Final Approval - 6/4/2021



Item No. 5.

City Council Agenda
Staff Report

Meeting Date: 6/8/2021

Staff Contact:

AGENDA ITEM:

Reports.

Receive reports from Staff or the City Council about items of community interest. Items of community interest include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen (but not including a change in status of a person's public office or public employment); a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

SUMMARY:

FINANCIAL IMPACT:

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

STAFF RECOMMENDATION:

ATTACHMENTS:

APPROVALS:

Carrie Land, City Secretary

Created/Initiated - 6/3/2021



Item No. 5.a.

City Council Agenda
Staff Report

Meeting Date: 6/8/2021
Staff Contact: Marc Marchand

AGENDA ITEM:

Update on upcoming City events and activities. (Director of Neighborhood Services
Marc Marchand)

SUMMARY:

Brief update on upcoming events and activities.

FINANCIAL IMPACT:

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

STAFF RECOMMENDATION:

ATTACHMENTS:

APPROVALS:

Marc Marchand, Director of Neighborhood Services
Jim Proce, City Manager

Created/Initiated - 6/4/2021
Final Approval - 6/4/2021



Item No. 6.a.

City Council Agenda
Staff Report

Meeting Date: 6/8/2021

Staff Contact:

AGENDA ITEM:

Approve the City Council Meeting Minutes from May 25, 2021. (City Secretary Carrie Land)

SUMMARY:

FINANCIAL IMPACT:

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

STAFF RECOMMENDATION:

ATTACHMENTS:

1. CCmin20210525 DRAFT

APPROVALS:

Carrie Land, City Secretary
Jim Proce, City Manager

Created/Initiated - 6/3/2021
Final Approval - 6/4/2021

**Regular City Council Meeting
Meeting Minutes**



Tuesday, May 25, 2021 @ 6:30 PM

**Anna ISD Boardroom
201 E. 7th Street, Anna, Texas 75409**

The City Council of the City of Anna met at 6:30 PM, on May 25, 2021, at the Anna ISD Board Room, Located at 201 E. 7th Street, Anna, Texas, 75409, to consider the following items.

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

Mayor Pike called the meeting to order at 6:36 PM.

All Council Members were present.

2. Invocation and Pledge of Allegiance.

Mayor Pike led the Invocation and Pledge.

3. Neighbor Comments.

Darrell Stinson spoke to Council about the naming of his street, Briar Cove in Anna's ETJ, and a new street named Briarcove Road in Anna's City Limits. He would like the City to do something about the similar names.

Melissa Stinson spoke with regard to the street names being too similar and causing confusion for delivery trucks and first responders.

Paul and Andre Austin requested Council do something about the street name, Briar Cove in Anna's City Limits.

Joe Calburn spoke with regards to Briar Cove Road being a private street and maintained by the owners. Large construction trucks are driving down their road causing damage.

Donna Crabtree spoke with regards to Briar Cove Road.

Clyde B. spoke with regards to Briar Cove Road.

Blair Benjamin, thanked the City Council for appointing her to the Diversity and

Inclusion Advisory Board.

Andrew Michrina requested Council not approve the Parks Board Minutes on this evening's Consent Agenda.

4. **Work Session.**

- a. Discuss the potential for regulations relating to the use of golf carts in the public right-of-way. (Director of Development Services Ross Altobelli)

Police Chief Habel discussed the potential for creating regulations relating to the use of golf carts in the public right-of-way. Communities sometimes allow for the use of golf carts in neighborhoods for local transportation. There are already state regulations, attorney general opinion, and a local cities in the region having regulations in place to govern such an initiative.

Additionally, the Texas Attorney General ruled in April of 2021 that anyone operating a golf cart on a public roadway must have a valid driver's license.

- b. Discuss a potential Franchise Agreement with ENERTEX, NB, LLC for a non-exclusive franchise and right to enter the public way to install, operate, and maintain a distribution system for the distribution and sale of gas to customers and the public. (Director of Public Works Greg Peters)

Staff briefed the City Council on the potential of a franchise agreement to allow another franchise gas utility to provide gas to customers in the City of Anna. Currently there is only one gas supplier in Anna, Atmos Energy. A new franchise agreement will allow another professional company to provide services as new development occurs, providing developers and the public with more choice when it comes to their gas service.

5. **Reports.**

Receive reports from Staff or the City Council about items of community interest.

Items of community interest include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen (but not including a change in status of a person's public office or public employment); a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

- a. Recognition of Kevin Hall, outgoing President/CEO of the Greater Anna Chamber of Commerce (Director of Economic Development Joey Grisham)

- b. Proclamation - Anna High School Narrative Filmmakers (Mayor Nate Pike)
- c. Anna "Big Dreams Are Built Here" Magazine Ad Wins Platinum Hermes Creative Award (Economic Development Manager Taylor Lough)
- d. Update on COVID-19 Protocols (City Manager Jim Proce)
- e. Legislative updates (City Manager Jim Proce)
- f. Update on DART property located in Downtown (Greg Peters)

6. **Consent Items.**

These items consist of non-controversial or "housekeeping" items required by law. Items may be considered individually by any Council member making such request prior to a motion and vote on the Consent Items.

MOTION: Council Member Toten moved to approve Consent Items 6.a. through 6.g. and 6.j . Council Member Miller seconded. Motion carried 7-0.

- a. Approve City Council Meeting Minutes for May 11, 2021. (City Secretary Carrie Land)
- b. Review minutes of the March 4, 2021 Joint Community Development Corporation Board and Economic Development Corporation Board Meeting. (Director of Economic Development Joey Grisham)
- c. Review minutes of the April 1, 2021 Joint Community Development Corporation Board and Economic Development Corporation Board Meeting. (Director of Economic Development Joey Grisham)
- d. Approve a Resolution of the City of Anna, Texas for renewal of the Interlocal Dispatch Agreement with Collin County for the Fire Department. (Fire Chief Ray Isom)

Fire and EMS dispatch and radio communication services are provided by the Collin County Sheriff's Office. This function is vital to the operation of the fire department and for the continuation of emergency services. There are currently no viable alternative service providers available.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING THE RENEWAL OF THE INTERLOCAL DISPATCH SERVICES AGREEMENT WITH COLLIN COUNTY, TEXAS.

- e. Approve an Ordinance Adopting Financial Policies (Finance Director Alan Guard)

The City's current Financial Policies were adopted April 20, 2020. Proposed revisions to the policy include an updated section of the budget process to coincide with the City Charter and changes to state law, expansion of the sections for cash handling and internal controls, and a post-issuance debt policy. Cash handling and internal control policies are specific strategic plan goals. Since the neighbors approved three bond propositions for a total of \$58 million it is appropriate to adopt a post-issuance debt policy at this time.

AN ORDINANCE OF THE CITY OF ANNA, TEXAS ADOPTING FINANCIAL POLICIES

- f. Approve a Resolution authorizing the City of Anna, Texas to participate in the Collin County Purchasing Cooperative for the purchase of goods and services for the public and authorize the city manager to sign the agreement. (Finance Director Alan Guard)

The City of Anna has participated in a cooperative purchasing agreement with Collin County since 2015. It is time to renew the agreement. Council approved the renewal at the November 10, 2020 meeting. However, Collin County provided the wrong agreement for signature. Council must approve a new resolution with the correct agreement.

A RESOLUTION RENEWING THE COOPERATIVE PURCHASING AGREEMENT WITH COLLIN COUNTY.

- g. Approve an Ordinance adopting the 2018 Edition of the International Building Code (IBC), 2018 Edition of the International Residential Code (IRC), 2018 International Plumbing Code (IPC), 2018 International Mechanical Code (IMC), 2018 International Fuel Gas Code (IFGC), 2018 International Energy Conservation Code (IECC), 2018 International Existing Building Code (IEBC), 2018 International Swimming Pool and Spa Code (ISPSC), and 2017 National Electrical Code (NEC); and adopting the North Central Texas Council of Governments recommended amendments to each adopted code; and amended certain related provisions in The Anna City Code of Ordinances. (Director of Development Services Ross Altobelli)

Currently, the City of Anna is under 2015 International Building Code, 2015

International Residential Code, 2015 International Energy Conservation Code, 2015 International Fire Code, 2015 International Fuel Gas Code, 2015 International Mechanical Code, 2015 International Plumbing Code, and 2014 National Electric Code with amendments recommended by NCCOG. In order to preserve and protect public health, safety and welfare and to have a Building Code uniformity in North Texas Central Region among other communities, it is essential to adopt the updated Edition of the Building Codes such as 2018 ICC Codes with amendments recommended by NCCOG as follows:

- ☐ 2018 International Building Code (IBC)
- ☐ 2018 International Residential Code (IRC)
- ☐ 2018 International Plumbing Code (IPC)
- ☐ 2018 International Mechanical Code (IMC)
- ☐ 2018 International Fuel Gas Code (IFGC)
- ☐ 2018 International Energy Conservation Code (IECC)
- ☐ 2018 International Existing Building Code (IEBC)
- ☐ 2018 International Swimming Pool and Spa Code (ISPSC)
- ☐ 2017 National Electrical Code (NEC)

AN ORDINANCE OF THE CITY OF ANNA, TEXAS, ADOPTING THE 2018 INTERNATIONAL BUILDING CODE, 2018 INTERNATIONAL RESIDENTIAL CODE, 2018 INTERNATIONAL ENERGY CONSERVATION CODE, 2018 INTERNATIONAL PLUMBING CODE, 2018 INTERNATIONAL MECHANICAL CODE, 2018 INTERNATIONAL FUEL GAS CODE, 2017 NATIONAL ELECTRICAL CODE, 2018 EXISTING BUILDING CODE, 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE; AMENDING SPECIFIC SECTIONS OF THE ANNA CITY CODE OF ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

- h. Approve a Resolution authorizing the submittal of a grant application for the Solid Waste Pass-Through Program, from the TCEQ through the NCTCOG, for funding to develop a Beautification and Enhancement Strike Team Program in the City of Anna, Texas. (Public Works Director, Greg Peters, PE)

The City is submitting a grant request for funding related to the development of a Beautification and Enhancement Strike Team (B.E.S.T.) Program to provide additional efforts and resources toward litter and trash removal, enforcement against illegal dumping, and education on litter and trash impacts on our community. If awarded, the grant will provide for the creation of a Mobile Litter Elimination Unit which can be deployed by Public Works and Parks staff to address identified trash problems which may impact the community. The enforcement components include cameras and software to assist Code Enforcement and Anna PD in the identification of individuals participating in illegal dumping activities, and the subsequent enforcement against those individuals.

A RESOLUTION OF THE CITY OF ANNA, TEXAS AUTHORIZING THE APPLICATION FOR THE SUBMISSION OF AND RECEIPT OF A GRANT, THE SOLID WASTE PASS THROUGH GRANT PROGRAM, FROM THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) THROUGH THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG), FOR FUNDING TO DEVELOP A BEAUTIFICATION AND ENHANCEMENT STRIKE TEAM PROGRAM FOR THE CITY OF ANNA, TEXAS, WITH A TOTAL GRANT

VALUE OF \$90,000.00 THAT IS FULLY FUNDED AND DOES NOT REQUIRE A CITY MATCH; AND AUTHORIZING THE CITY MANAGER AS THE AUTHORIZED OFFICIAL TO EXECUTE ALL DOCUMENTS IN REGARD TO THE REQUESTED FUNDS, WHICH INCLUDES THE POWER TO APPLY FOR, ACCEPT, REJECT, ALTER, OR TERMINATE THE GRANT; AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION: Council Member Miller moved to approve. Council Member Ussery seconded. Motion carried 7-0.

- i. Approve Parks Advisory Board meeting minutes for 2019. (Neighborhood Services Director Marc Marchand)

After a diligent search by staff, the signed Parks Advisory Board's 2019 meeting minutes have not been found. Per City Attorney McCoy, Council may approve the unsigned minutes and they will become the official record of the City.

MOTION: Council Member Miller moved to take no action. Council Member Ussery seconded. Motion carried 6-1. Council Member Toten opposed.

- j. Approve the Quarterly Investment Report for the Period Ending March 31, 2021.

In accordance with the Public Funds Investment Act (PFIA), the City of Anna is required to submit a quarterly report on the investment of all public funds held by the City. The report includes:

- ☐ Review of the City's holdings
- ☐ Comparison of book vs. market value
- ☐ Allocation information
- ☐ Other information related to PFIA.

The City's portfolio as of the quarter ending March 31, 2021, earned an average yield of 0.3294%. The total year-to-date interest earned is \$117,861.

7. Items For Individual Consideration.

- a. Consider/Discuss/Act Plan of Finance for the issuance of General Obligation Bonds, Series 2021 (Finance Director Alan Guard and Economic Development Manager Taylor Lough)

The City Council approved the creation of the Anna Housing Finance Corporation on April 13, 2021, to facilitate projects in the City of Anna. This item includes the approval of bylaws and appointment of officers for the Board. The City Council will serve as the Board for the Anna Housing Finance Corporation.

MOTION: Mayor Pike moved to table. Council Member Miller seconded. Motion carried 7-0.

8. **Closed Session (Exceptions).**

Under Tex. Gov'T Code Chapter 551, The City Council May Enter Into Closed Session To Discuss Any Items Listed Or Referenced On This Agenda Under The Following Exceptions:

- a. Consult with legal counsel regarding pending or contemplated litigation and/or on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code (Tex. Gov't Code §551.071). Municipal Utility Districts. City Charter. City ordinances. Council policies and procedures.
- b. Discuss or deliberate the purchase, exchange, lease, or value of real property (Tex. Gov't Code §551.072).
- c. Discuss or deliberate Economic Development Negotiations: (1) To discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City of Anna and with which the City is conducting economic development negotiations; or (2) To deliberate the offer of a financial or other incentive to a business prospect described by subdivision (1). (Tex. Gov't Code §551.087). Proposed development projects.

MOTION: Mayor Pike moved to enter closed session. Council Member Miller seconded. Motion carried 7-0.

Mayor Pike recessed the meeting at 7:01 PM.

Mayor Pike reconvened the meeting at 8:34 PM.

- b. Consider/Discuss/Action on a RESOLUTION OF THE CITY OF ANNA, TEXAS DETERMINING THE COSTS OF CERTAIN AUTHORIZED IMPROVEMENTS TO BE FINANCED BY THE SHERLEY TRACT PUBLIC IMPROVEMENT DISTRICT NO. 2; APPROVING A PRELIMINARY SERVICE PLAN AND ASSESSMENT PLAN, INCLUDING PROPOSED ASSESSMENT ROLLS; CALLING A REGULAR MEETING AND NOTICING A PUBLIC HEARING FOR JUNE 22, 2021 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN THE SHERLEY TRACT PUBLIC IMPROVEMENT DISTRICT NO. 2; DIRECTING THE FILING OF THE PROPOSED ASSESSMENT ROLLS WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.

See Item 7.c.

- c. Consider/Discuss/Action on a RESOLUTION SETTING A PUBLIC HEARING UNDER SECTION 311.003 OF THE TEXAS TAX CODE FOR THE CREATION OF A TAX INCREMENT REINVESTMENT ZONE WITHIN THE CITY OF ANNA, TEXAS; AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF ANNA, TEXAS REGARDING THE PUBLIC HEARING; AND DIRECTING THE CITY TO PREPARE A PRELIMINARY REINVESTMENT ZONE FINANCING PLAN.

MOTION: Mayor Pike moved to approve Items 7.c. and 7.d. Council Member Toten seconded. Motion carried 7-0.

8. **Closed Session (Exceptions).**

Under Tex. Gov't Code Chapter 551, The City Council May Enter Into Closed Session To Discuss Any Items Listed Or Referenced On This Agenda Under The Following Exceptions:

- a. Consult with legal counsel regarding pending or contemplated litigation and/or on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code (Tex. Gov't Code §551.071). Municipal Utility Districts. City Charter. City ordinances. Council policies and procedures.
- b. Discuss or deliberate the purchase, exchange, lease, or value of real property (Tex. Gov't Code §551.072).
- c. Discuss or deliberate Economic Development Negotiations: (1) To discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City of Anna and with which the City is conducting economic development negotiations; or (2) To deliberate the offer of a financial or other incentive to a business prospect described by subdivision (1). (Tex. Gov't Code §551.087). Proposed development projects.

MOTION: Council Member Carver moved to enter closed session. Council Member Atchley seconded. Motion carried 7-0.

Mayor Pike recessed the meeting at 9:43 PM.

Mayor Pike reconvened the meeting at 10:34 PM.

- 9. Consider/Discuss/Action on any items listed on any agenda - work session, regular

meeting, or closed session - that is duly posted by the City of Anna for any City Council meeting occurring on the same date as the meeting noticed in this agenda.

10. **Adjourn.**

Mayor Pike adjourned the meeting at 10:34 PM.



Item No. 6.b.

City Council Agenda
Staff Report

Meeting Date: 6/8/2021
Staff Contact: Dean Habel

AGENDA ITEM:

Approve a Vandalism Damage Reimbursement Agreement & Liability Release (Police Chief Dean Habel)

SUMMARY:

The city is looking to reimburse police and fire employees that had their personal vehicles vandalized while they were on duty on March 15, 2021. The Council previously provided consensus on this item and staff has reviewed the item with the City Attorney who has prepared the agreement. The reimbursement will be for amount of the out of pocket insurance deductibles only, and will be in return for them signing the attached Agreement and Liability Release.

FINANCIAL IMPACT:

Approximately \$3600.00

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 4: High Performing, Professional City

STAFF RECOMMENDATION:

Consent Approve

ATTACHMENTS:

1. Vandalism Reimbursement Agreement and Release C03029D20210514CR1

APPROVALS:

Dean Habel, Police Chief
Jim Proce, City Manager

Created/Initiated - 6/4/2021
Final Approval - 6/4/2021

CONFIDENTIAL – DO NOT DISTRIBUTE

Vandalism Damage Reimbursement Agreement & Liability Release

READ THIS AGREEMENT CAREFULLY, INCLUDING ITS LIABILITY AND INDEMNIFICATION

PROVISIONS. The offer of reimbursement set forth below constitutes an additional benefit of City employment which is only available during the time periods authorized by the City Manager and may be terminated at any time. **Only employees who timely submit their complete and signed request for participation are eligible.** The terms and conditions for this Vandalism Damage Reimbursement Agreement & Liability Release (“Agreement”) are as follows:

1. **RELEASE OF LIABILITY AND INDEMNIFICATION:** By signing this form and/or accepting the discretionary personal vandalism expense reimbursement offered by the City of Anna (the “City”) herein, and in consideration for the provision of such funds, the undersigned City employee (“Employee”) agree that the City (and all of its employees, officials, officers, representatives and agents, collectively “Released Parties”) shall not bear any responsibility, liability, or fault for any injury or damages in any way related to third-party vandalism of the Employee’s property (or any property under the Employee’s control) occurring during work hours while such property was located at a City facility. Each Participant agrees to RELEASE, DEFEND, INDEMNIFY, AND HOLD HARMLESS the Released Parties from any and all claims, demands, liabilities, and causes of action of any kind of character, including the costs of defense thereof, brought by any Participant or third party for any claim, injury, loss, or damage to persons and/or to property that is in any manner related to the criminal acts of third parties or the provision of the personal expense reimbursement set forth below. **This release includes, but is not limited to, a release of liability and forfeiture of any and all causes of action or legal claims as to the Released Parties for any and all injuries or damage, including death, for the negligence or gross negligence of any of the Released Parties, any other Participant(s), or any third party in any way associated with this agreement.** Each of the undersigned persons represents to the Released Parties that: he or she has read and understood this entire document; voluntarily and knowingly agrees to be forever legally bound by these terms on behalf of themselves and all of their heirs, assigns, and survivors; that the consideration provided by the Released Parties is sufficient in exchange for the promises to release and forever waive claims against the Released Parties; and that he or she has full capacity to enter into this binding agreement.
2. **ELIGIBLE VANDALISM DAMAGE EXPENSES:** Subject to available funds, the City Manager shall only approve vandalism reimbursement applications (in whole or in part) which meet all of the criteria below. **Any reimbursement approved is premised on the vandalism expenses being an unforeseeable event occurring without the fault of Employee, but also associated with City employment: it is not a “gift” or a “bonus” or compensation for work performed.**
 - a. Employee’s personal property was damaged by the act(s) of vandalism (criminal mischief) by one or more third parties not associated with the City of Anna.
 - b. The damage occurred when the Employee’s property was located at a City facility, at a City site or while being used as authorized during the course and scope of City employment.
 - c. At the time the damage occurred, the Employee was on-duty.
 - d. The City cannot identify any reasonable measures which the Employee could have taken to prevent or mitigate the damage.
 - e. Employee has incurred, or is reasonably certain to incur, expenses to repair the damage caused by third parties or to replace property destroyed by third parties.
3. **AMOUNT OF VANDALISM DAMAGE REIMBURSEMENT:** The City will only reimburse incurred expenses as identified by and properly documented by the Employee, subject to the following limitations:

CONFIDENTIAL – DO NOT DISTRIBUTE

- a. The City will not reimburse any expenses for which the Employee receives compensation from any other source, e.g., Employee's insurance policies. If the vandalism event is, or becomes, covered the Employee's insurance carrier(s), the Employee will be required to return the funds supplied under this Agreement, less any deductible. If the City receives an application for a qualified vandalism incident which is subject to an insurance policy of Employee, it will consider reimbursement only up to the maximum of the Employee's deductible amount (i.e., the Employee's out-of-pocket).
- b. Expenses must be reasonable and directly related to restoration of the Employee's property to its approximate condition immediately before the act of third-party vandalism. Any application for reimbursement of repair expenses already incurred be accompanied by a detailed, line item invoice of the work performed. Insufficiently detailed applications may be denied in their entirety or only approved for a portion of the requested reimbursement amount.
- c. If the Employee later receives reimbursement from any outside source (e.g., insurance proceeds, civil settlement with vandal, restitution from criminal court proceedings, independent civil suit, etc.) relating to the same act of third-party vandalism underlying their application, Employee agrees that it will return to the City an amount equal the City's reimbursement not later than 30 days after receiving such outside funds.

4. **ADDITIONAL TERMS & CONDITIONS:**

- a. This document constitutes and embodies the entire set of agreed terms relating to its subject matter, and replaces and supersedes any and all prior offers, negotiations, discussions, or agreements between the City and Employee prior the signatures set forth below.
- b. This Agreement may only be modified in a writing signed by all Parties. It will be interpreted under Texas law as if both parties were equal participants in the choice of terms. Venue and jurisdiction over this Agreement shall lie exclusively in the courts of Collin County, Texas.
- c. The offer of this discretionary personal expense reimbursement is agreed and deemed by both City and Employee to have no effect on the existing employment relationship between them and does not constitute a contract for employment. All Parties agree that this document is insufficient to modify the at-will employment relationship between them. In requesting reimbursement, Employee releases any and all claims against the Released Parties (as defined above) for any damages arising from the act of third-party vandalism.
- d. The Employee agrees and understands that the City will only offer a one-time reimbursement under this Agreement. The City will not be in any way responsible if the funds requested for reimbursement are insufficient to fully restore the Employee's property to its former condition.
- e. Employee agrees and understands that the City is in no manner responsible for the quantity, quality, or sufficiency of repair work performed by third parties. For example, if the repairs are deficiently performed in some manner, the City will not provide additional reimbursement for remedial work.
- f. **Employee agrees to maintain all information relating to the City's offer of vandalism reimbursement, including this application and any amount approved or denied, strictly confidential to the extent permissible under law. This Agreement should only be discussed on a "need-to-know" basis, even among other City employees.**

CONFIDENTIAL – DO NOT DISTRIBUTE

- g. Employee agrees and understands that approval of any application for reimbursement of expenses relating to third-party vandalism for one event does NOT create any entitlement to reimbursements for future events, no matter how similar.
- h. There are no third-party beneficiaries, express or implied, who are entitled to enforce the terms of this Agreement, save and except for the Released Parties, who may enforce the release, indemnification, and other provisions set forth in paragraph 1, above.
- i. Employee is not required to sign this **document** as a condition of their at-will employment with the City of Anna. Signing this document and agreement to all terms set forth herein is required for Employee to receive expense reimbursement.
- j. In submitting a request for reimbursement, the Employee agrees and acknowledges that any bad faith in the submission of an application (including but not limited to exaggeration of damages or lack of any credible evidence of third party vandalism) for reimbursement may constitute fraud against the City and/or result in disciplinary action including without limitation termination.

AGREED BY EMPLOYEE:

Signature

Printed Name

Date

APPLICATION FOR VANDALISM DAMAGE REIMBURSEMENT:

The Employee of the City of Anna signing above requests the City Manager approve a discretionary one-time reimbursement for damages to my personal property which occurred on City premises or during my use of such vehicle while in the course and scope of my employment with the City, during my work hours, by act(s) of vandalism by third parties not affiliated with the City of Anna. Employee also incorporates the attached photos, invoices, estimates, and other documentation of the damage as part of this application, and agrees to provide additional detail as requested by the City.

Date of incident: _____

Police Report # (required): _____

Location of incident (address and relative location, e.g., "City Hall parking lot"):

Description of Damage:

Estimated Cost to Repair: _____

Insurance Deductible: _____



Item No. 6.c.

City Council Agenda
Staff Report

Meeting Date: 6/8/2021
Staff Contact: Ross Altobelli

AGENDA ITEM:

Review minutes of the May 3, 2021 Planning & Zoning Commission meeting. (Director of Development Services Ross Altobelli)

SUMMARY:

Meeting Minutes

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 4: High Performing, Professional City

STAFF RECOMMENDATION:

N/A

ATTACHMENTS:

1. 05-03-2021 PZ Minutes signed

APPROVALS:

Lauren Mecke, Planner II
Ross Altobelli, Director of Development Services

Created/Initiated - 6/2/2021
Final Approval - 6/2/2021

MINUTES
PLANNING AND ZONING COMMISSION
May 3, 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 7:03 pm.

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

2. Invocation and Pledge of Allegiance

Councilman Carver 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 Grady, seconded by Commissioner Henke to recommend approval of consent items 5 through 10 and 12 through 16. The vote was unanimous.

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

Mr. Altobelli informed the Commission that the applicant provided a request to table this item along with item 18. Staff requested it be considered concurrently with item 18.

A motion was made by Commissioner Rubits, seconded by Commissioner Grady to table the final plat to the June 1, 2021 Planning & Zoning Commission meeting. The vote was unanimous.

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

Mr. Altobelli provided a brief presentation.

The Public Hearing was opens at 7:08 p.m.

Commissioner Henke asked about the purpose of the maintenance easement. Mr. Altobelli explained that the maintenance easement allows someone to access private property for the purpose of fixing a wall. City staff recommend to developers to dedicate retaining walls over 4 feet in height to be owned and maintained by a Homeowner's Association due to the cost associated with fixing them in the future is difficult for a typical homeowner.

The Public Hearing was closed at 7:11 p.m.

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

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

Mr. Altobelli provided a brief presentation. The applicant submitted a request to table in order to refine the site plan and final plat (item 11).

Commissioner Henke asked about the layout looking different from the concept plan. Mr. Altobelli stated that it is very familiar to the concept plan.

Commissioner Grady asked about the covered parking since it was a contentious topic at a previous meeting. Mr. Altobelli stated that staff is working with the City Attorney and the applicant to address the concern.

A motion was made by Commissioner Rubits, seconded by Commissioner Grady to table the site plan to the June 1, 2021 Planning & Zoning Commission meeting. The vote was unanimous.

19. Consider/Discuss/Action on direction to staff.

Ms. Mecke and Mr. Altobelli provided a brief presentation to the Commission regarding conflicting information for attached accessory structures and confusion for the Anna Crossing (also known as Anna Town Square) Planned Development Zoning to seek the Commission's direction.

Commissioner Henke asked how many Ordinances there had been. Mr. Altobelli and Ms. Mecke stated that it started with one ordinance and that as land was added or a section modified, the ordinances were never consolidated.

Mr. Altobelli stated that staff is looking for direction to:

- 1) Modify the attached accessory structure regulations citywide; and
- 2) Consolidate all of the ordinances for the Anna Crossing Planned Development Zoning into one ordinance without modifications.

Chairman Tutson stated this has been modified many times over the years.

Mr. Altobelli clarified the process for modifications to the zoning requires a call for public hearing from either the Planning & Zoning Commission or City Council which is why staff is presenting to the Commission.

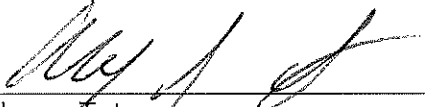
Commissioner Henke talked about his experience with other cities regarding attached and detached structures. Mr. Altobelli explained the City of Anna's regulations.

Officer Osborne, Anna PD, stated that she was contacted by her Lieutenant that a funnel cloud was heading in the direction of City Hall from Celina with nickel-sized hail.

A motion was made by Commissioner Henke, seconded by Commissioner Grady to call a public hearing for the two items. The vote was unanimous.

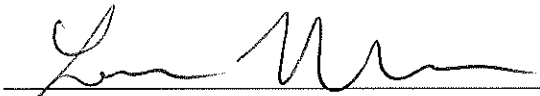
Adjourn

A motion was made by Commissioner Rubits, seconded by Commissioner Grady to adjourn the meeting. The vote was unanimous. The meeting adjourned at 7:27 pm.



Alonzo Tutson
Planning and Zoning Commission Chairman

ATTEST: _





Item No. 6.d.

City Council Agenda
Staff Report

Meeting Date: 6/8/2021
Staff Contact: Ross Altobelli

AGENDA ITEM:

Approve a Resolution regarding the Riley Estate Development Plat, Block A, Lot 1, Development Plat. (Director of Development Services Ross Altobelli)

SUMMARY:

Single-family dwelling, detached structure on one lot on 5.7± acres located on the west side of County Road 479, 3,218± feet south of County Road 429. Located within the extraterritorial jurisdiction (ETJ).

The Planning & Zoning Commission recommended approval.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 3: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

Recommended for approval.

ATTACHMENTS:

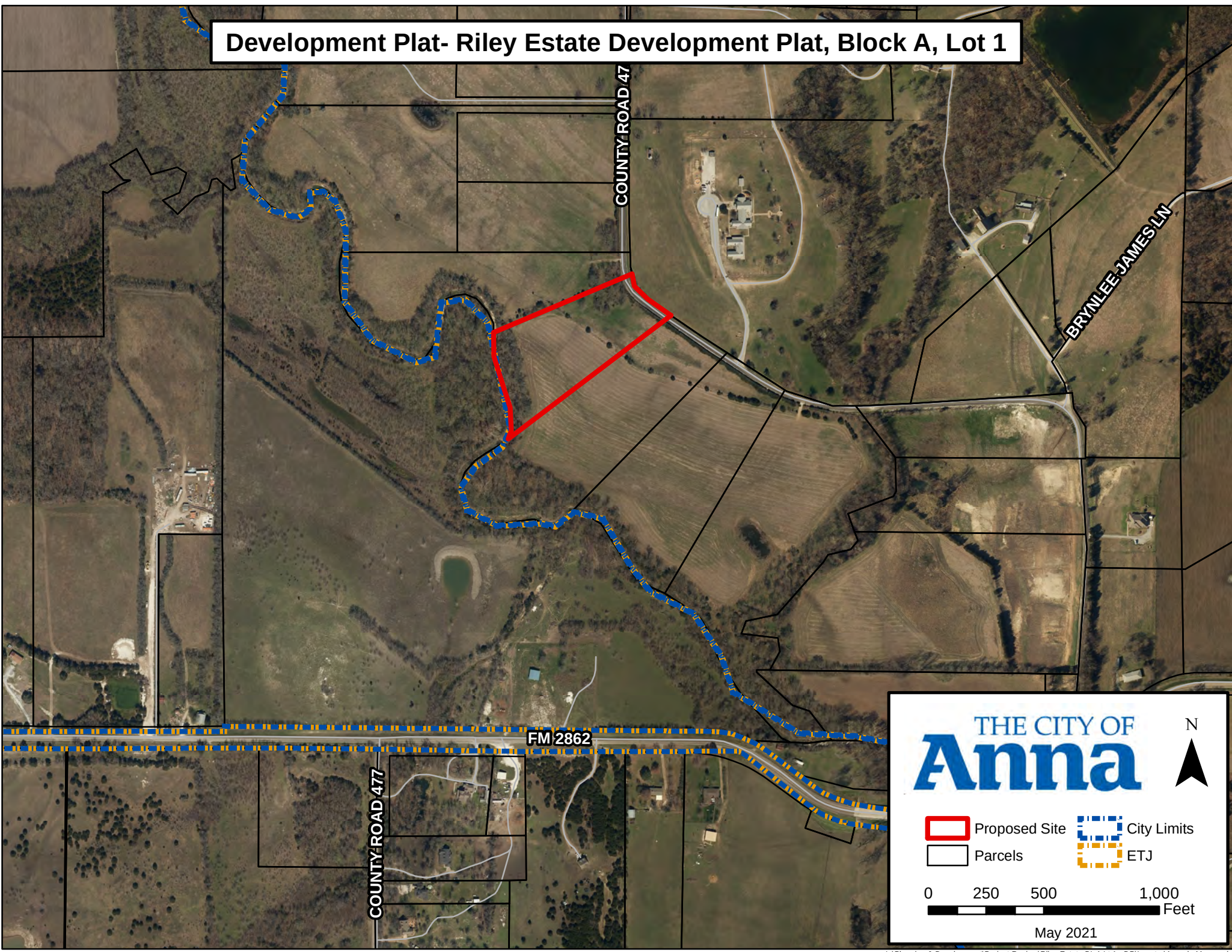
1. Agenda Map
2. RESOLUTION - (DP) Riley Estate DP BL A Lt 1
3. Exhibit A (DP) Riley Estate BL A Lt 1 STAMPED

APPROVALS:

Lauren Mecke, Planner II
Ross Altobelli, Director of Development Services
Jim Proce, City Manager

Created/Initiated - 6/2/2021
Approved - 6/2/2021
Final Approval - 6/4/2021

Development Plat- Riley Estate Development Plat, Block A, Lot 1



THE CITY OF
Anna

N

Proposed Site
Parcels

City Limits
ETJ

0 250 500 1,000 Feet

May 2021

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING RILEY ESTATE DEVELOPMENT PLAT, BLOCK A, LOT 1, DEVELOPMENT PLAT

WHEREAS, in order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the "City Council") has adopted Article 9.02 of the Anna City Code of Ordinances ("Subdivision Regulations"); and

WHEREAS, Jacob and Skyler Riley, has submitted an application for the approval of the Riley Estate Development Plat, Block A, Lot 1, Development Plat.

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

Recitals Incorporated

The recitals above are incorporated herein as if set forth in full for all purposes.

Approval of Development Plat.

The City Council hereby approves the Riley Estate Development Plat, Block A, Lot 1, Development Plat attached hereto as Exhibit A.

PASSED AND APPROVED by the City Council of the City of Anna, Texas on this 8th day of June 2021.

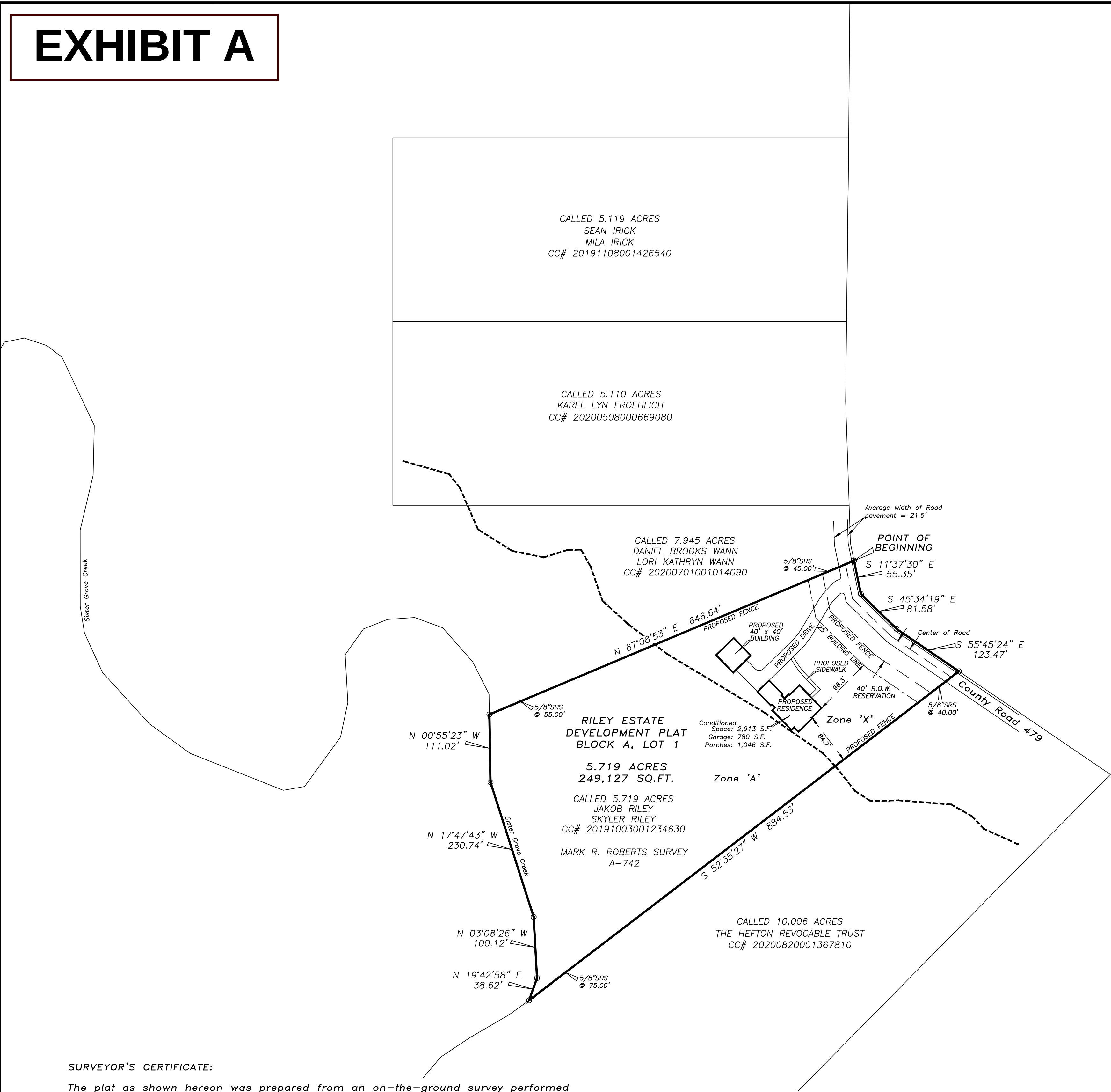
ATTEST:

APPROVED:

City Secretary, Carrie L. Land

Mayor, Nate Pike

EXHIBIT A



SURVEYOR'S CERTIFICATE:

The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of April, 2021; the visible improvements on the ground are as shown on the survey; there are no visible intrusions, protrusions, overlapping of improvements or conflicts found except as shown on the survey plat.

Development Plat
May 17, 2021



Matthew Busby
Matthew Busby
R.P.L.S. No. 5751

CERTIFICATE OF APPROVAL

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

Mayor

City Secretary

Notice: Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State Platting Statutes and is subject to fines and withholdings of utilities and building certificates.

STATE OF TEXAS
COUNTY OF COLLIN

DESCRIPTION

BEING all that tract of land in Collin County, Texas, out of the Mark R. Roberts Survey, A-742, and being all of that called 5.719 acres of land described in deed to Jakob Riley and Skyler Riley as recorded under CC# 20191003001234630 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at point on the East side of County Road No. 479, at the Northeast corner of said 5.719 acres, and at the Southeast corner of that called 7.945 acres of land described in deed to Daniel Brooks Wann and Lori Kathryn Wann as recorded under CC# 20200701001014090 of the Official Public Records of Collin County, Texas, from which a 5/8 inch steel rod set bears South 67 degrees 08 minutes 53 seconds West, 45.00 feet for witness;

THENCE along the East line of said 135.609 acres and the East side of County Road No. 479 as follows:

South 11 degrees 37 minutes 30 seconds East, 55.35 feet;
South 45 degrees 34 minutes 19 seconds East, 81.58 feet;
South 55 degrees 45 minutes 24 seconds East, 123.47 feet to a point at the East corner of said 5.719 acres, from which a 5/8 inch steel rod set bears South 52 degrees 35 minutes 27 seconds West, 40.00 feet for witness;

THENCE South 52 degrees 35 minutes 27 seconds West, 884.53 feet to a point at the Southwest corner of said 5.719 acres, and in the center of Sister Grove Creek, from which a 5/8 inch steel rod set bears North 52 degrees 35 minutes 27 seconds East, 75.00 feet for witness;

THENCE along the center of said Sister Grove Creek as follows:

North 19 degrees 42 minutes 58 seconds East, 38.62 feet;
North 03 degrees 08 minutes 26 seconds West, 100.12 feet;
North 17 degrees 47 minutes 43 seconds West, 230.74 feet;
North 00 degrees 55 minutes 23 seconds West, 111.02 feet to a point at the Northwest corner of said 5.719 acres, and at the Southwest corner of said 7.945 acres, from which a 5/8 inch steel rod set bears North 67 degrees 08 minutes 53 seconds East, 55.00 feet for witness;

THENCE North 67 degrees 08 minutes 53 seconds East, 646.64 feet to the POINT OF BEGINNING, containing 5.719 acres of land.

FLOOD DEFINITIONS -----
F.I.R.M. 48085C0070J, dated June 2, 2009.

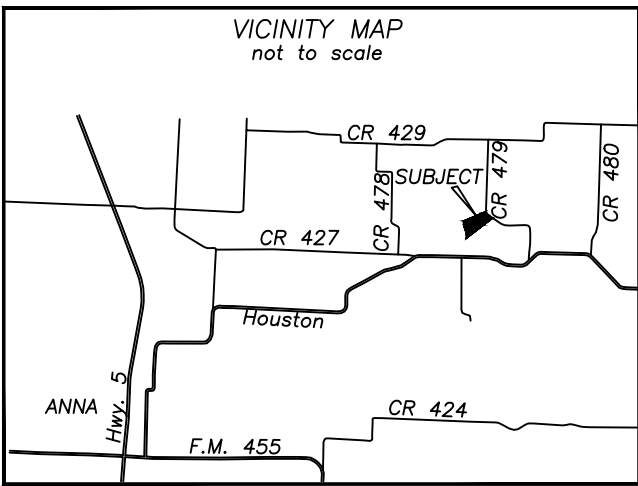
Zone 'X' - "Areas determined to be outside the 0.2% annual chance floodplain."

Zone 'A' - "Special flood hazard areas subject to inundation by the 1% annual chance flood. No base flood elevations determined."

Notes:

Easement to Grayson-Collin Electric, Vol. 1927, Pg. 603 - Blanket.

Note: Verify exact location of underground utilities prior to construction.
Note: All 5/8 inch steel rods set have red plastic cap stamped "Boundary Solutions"
Note: Bearings based on Texas State Plane Coordinate System, Texas North Central Zone 4202, NAD83.



LEGEND

SRS = STEEL ROD SET
SRF = STEEL ROD FOUND

RILEY ESTATE
DEVELOPMENT PLAT
BLOCK A, LOT 1

5.719 ACRES
MARK R. ROBERTS SURVEY, A-742
COLLIN COUNTY, TEXAS

SURVEYOR: Boundary Solutions
116 McKinney St.
Farmersville, TX
214-499-8472
Matthew Busby

OWNER: Jakob & Skyler Riley
2925 Pecan Grove Drive
Anna, TX 75409
918-857-0299

APPROVED
JUNE 8, 2021
CITY COUNCIL
CITY OF ANNA

APPROVED
JUNE 1, 2021
P&Z COMMISSION
CITY OF ANNA



Item No. 6.e.

City Council Agenda
Staff Report

Meeting Date: 6/8/2021
Staff Contact: Ross Altobelli

AGENDA ITEM:

Approve a Resolution regarding the 2380 W FM 455 Addition, Block A, Lot 1, Development Plat. (Director of Development Services Ross Altobelli)

SUMMARY:

Auto Storage on 2.3± acres located at the northeast corner of Farm-to-Market Road 455 and County Road 288. Located within the extraterritorial jurisdiction (ETJ).

The Planning & Zoning Commission recommended approval.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 3: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

Recommended for approval.

ATTACHMENTS:

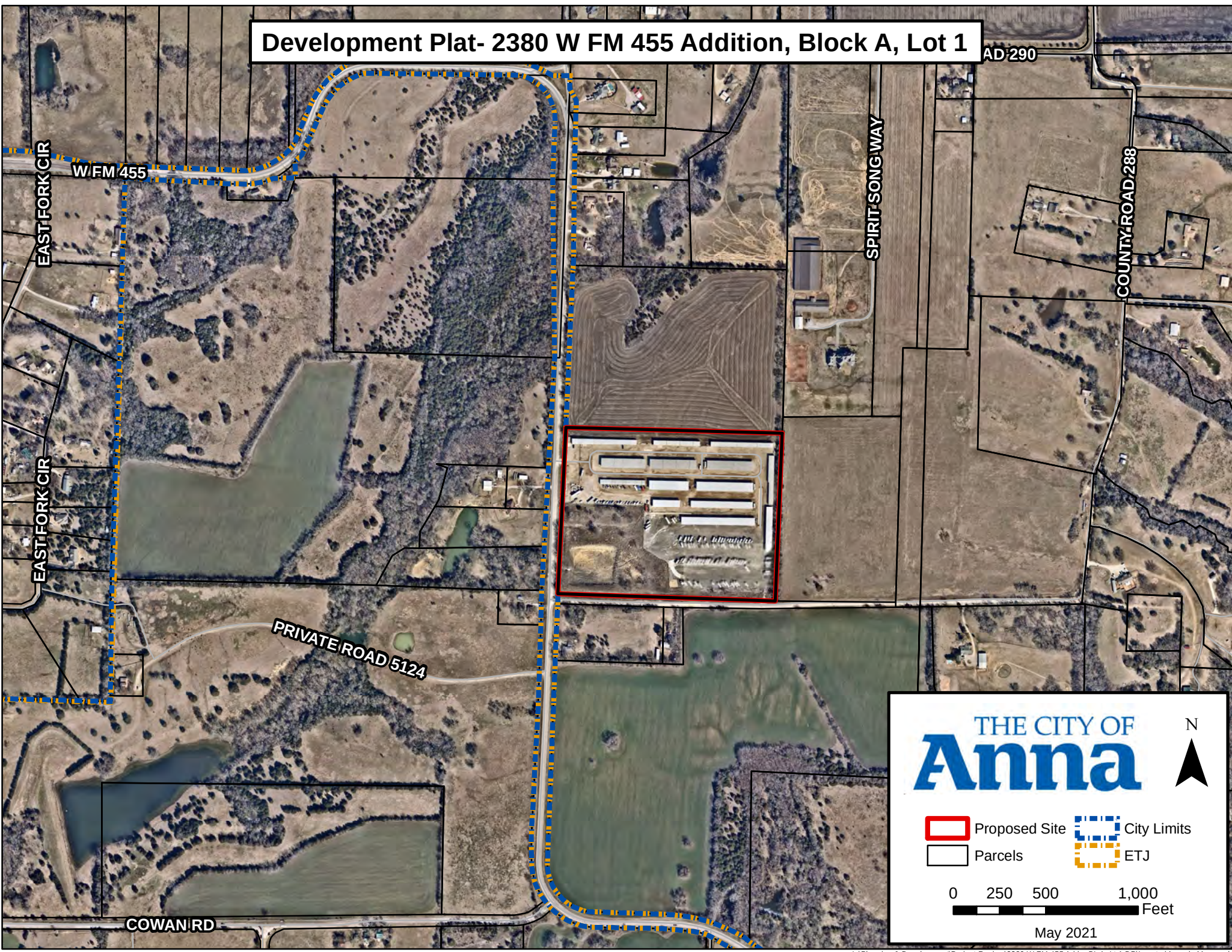
1. Agenda Map
2. RESOLUTION - (DP) 2380 W FM 455 Addn BL A Lt 1
3. Exhibit A (DP) 2380 W FM 455 Addn BL A Lt 1 STAMPED

APPROVALS:

Lauren Mecke, Planner II
Ross Altobelli, Director of Development Services
Jim Proce, City Manager

Created/Initiated - 6/2/2021
Approved - 6/2/2021
Final Approval - 6/4/2021

Development Plat- 2380 W FM 455 Addition, Block A, Lot 1



THE CITY OF
Anna

N



-  Proposed Site
-  City Limits
-  Parcels
-  ETJ

0 250 500 1,000
Feet

May 2021

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING 2380 W FM 455 ADDITION, BLOCK A, LOT 1, DEVELOPMENT PLAT

WHEREAS, in order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the "City Council") has adopted Article 9.02 of the Anna City Code of Ordinances ("Subdivision Regulations"); and

WHEREAS, TBS Property Co 4, LLC, has submitted an application for the approval of the 2380 W FM 455 Addition, Block A, Lot 1, Development Plat.

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

Recitals Incorporated

The recitals above are incorporated herein as if set forth in full for all purposes.

Approval of Development Plat.

The City Council hereby approves the 2380 W FM 455 Addition, Block A, Lot 1, Development Plat attached hereto as Exhibit A.

PASSED AND APPROVED by the City Council of the City of Anna, Texas on this 8th day of June 2021.

ATTEST:

APPROVED:

City Secretary, Carrie L. Land

Mayor, Nate Pike

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF ANNA

WHEREAS TBS Property Co. 4, LLC is the owner of a 24.496 acre tract situated in the Richard Phalen Survey, Abstract Number 694, Collin County, Texas, and being all of a that tract of land described in deed to TBS Property Co. 4 LLC, as recorded in Instrument Number 20210104000001610 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found with cap "illegible" at the southwest corner of said TBS Property tract and the northwest corner of a tract of land described in a deed to Mary Sue Cowan, as recorded in Volume 626, Page 44 of the Deed Records of Collin County, Texas, and within County Road No. 288 and on the east right-of-way line of West F.M. Highway No. 455, (80 foot right-of-way);

THENCE North 02 degrees 16 minutes 26 seconds East, along the west line of said TBS Property tract and on the east right-of-way line of said West F.M. Highway No. 455, a distance of 273.98 feet to a 1/2 inch iron rod found with cap stamped "GLAS", for a corner;

THENCE North 02 degrees 47 minutes 26 seconds East, continuing along the west line of said TBS Property tract and on the east right-of-way line of said West F.M. Highway No. 455, a distance of 427.52 feet to a 1/2 inch iron rod found with cap stamped "GLAS", for a corner;

THENCE North 02 degrees 12 minutes 26 seconds East, continuing along the west line of said TBS Property tract and on the east right-of-way line of said West F.M. Highway No. 455, a distance of 207.33 feet to a 1/2 inch iron rod found with cap stamped "GLAS", at the northwest corner of said TBS Property tract and the southwest corner of a tract of land described in a deed to Sri Divya Muppala & Raj V. Kakarlapudi, trustee of the Sri Divya Muppala revocable trust, as recorded in Instrument No. 20150218000177610, O.P.R.C.C.T., for a corner;

THENCE South 88 degrees 41 minutes 35 seconds East, along the north line of said TBS Property tract and the south line of said Muppala & Kakarlapudi tract, a distance of 1,166.63 feet to a 1/2 inch iron rod found with cap stamped "GLAS", at the northeast corner of said TBS Property tract and the southeast corner of said Muppala & Kakarlapudi tract and on the west line of a tract of land described in a deed to Howard G. Schroeder and Helen L. Schroeder Living Trust, as recorded in Instrument No. 20010424000448900, O.P.R.C.C.T., for a corner;

THENCE South 01 degrees 32 minutes 01 seconds West, along the east line of said TBS Property tract and the west line of said Schroeder tract, a distance of 908.63 feet to a 1/2 inch iron rod found at the southeast corner of said TBS Property tract and the southwest corner of said Schroeder tract and on the north line of said Annaland LTD. as recorded in Instrument No. 20050601000716960, O.P.R.C.C.T. and within County Road No. 288, for a corner;

THENCE North 88 degrees 41 minutes 35 seconds West, along the south line of said TBS Property tract and on the north lines of said Annaland tract and the north line of a tract of land described in a deed to Mary C. Rollins, as recorded in Instrument No. 20090519000609560, O.P.R.C.C.T., and on the north line of said Cowan tract, and being within said County Road No. 288, a distance of 1,181.99 feet to the POINT OF BEGINNING AND CONTAINING 1,067,050 square feet or 24.496 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **TBS PROPERTY CO. 4, LLC** acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **LOT 1, BLOCK A 2380 W.F.M. 455 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.

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

WITNESS, my hand, this the _____ day of _____, 20_____.

BY: TBS PROPERTY CO. 4, LLC

Authorized Signature

Printed Name and Title

NOTARY BLOCK

STATE OF TEXAS §
COUNTY OF § COLLIN

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20_____.

Notary Public, State of Texas

EXHIBIT A

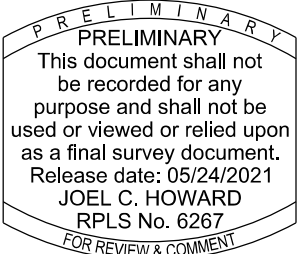
SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

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

Dated this the _____ day of _____, 20_____.

Notary Public, State of Texas



NOTARY BLOCK

STATE OF TEXAS §
COUNTY OF § COLLIN

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20_____.

Notary Public, State of Texas

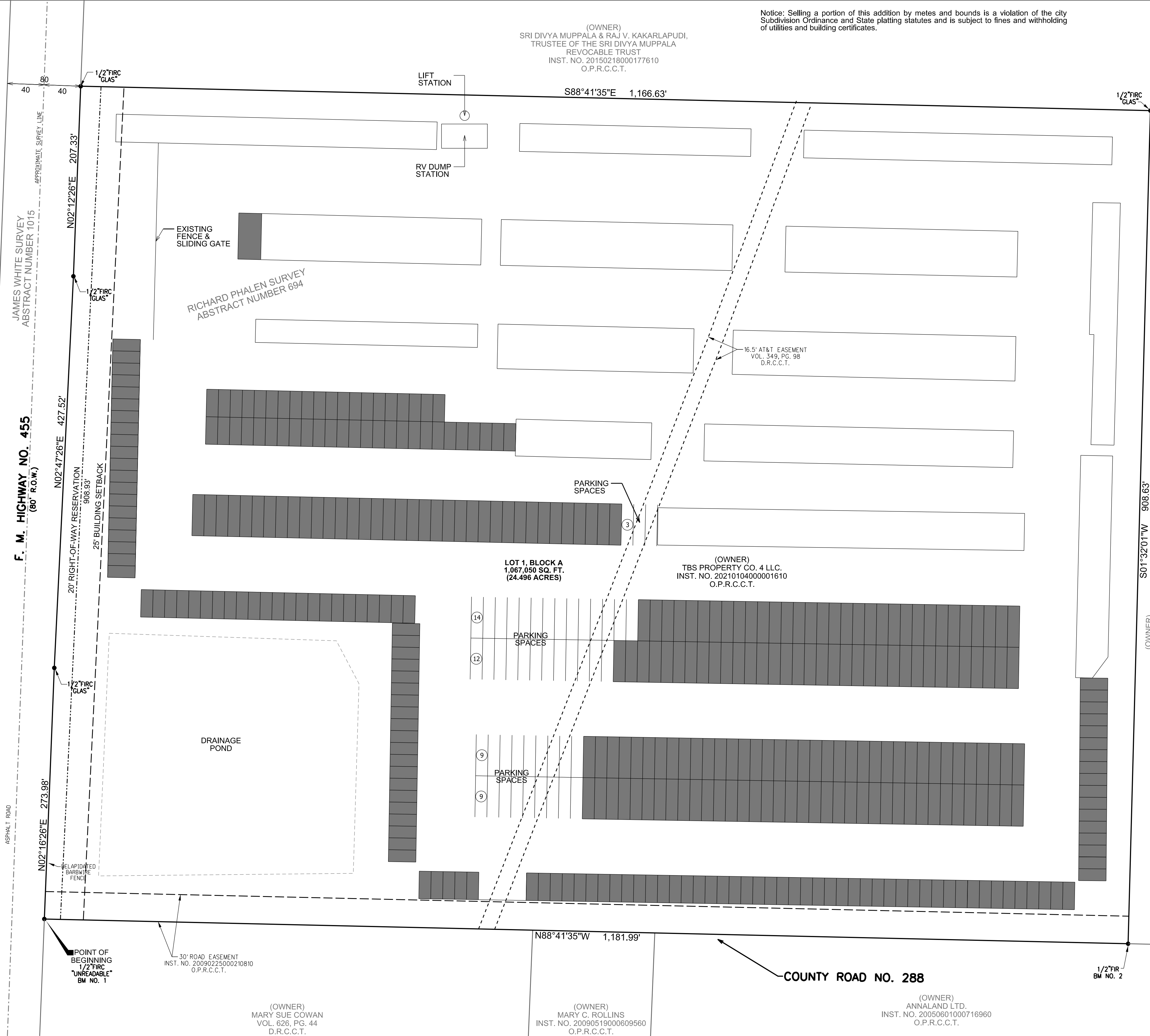
(OWNER)
MARY SUE COWAN
VOL. 626, PG. 44
D.R.C.C.T.

(OWNER)
MARY C. ROLLINS
INST. NO. 20090519000609560
O.P.R.C.C.T.

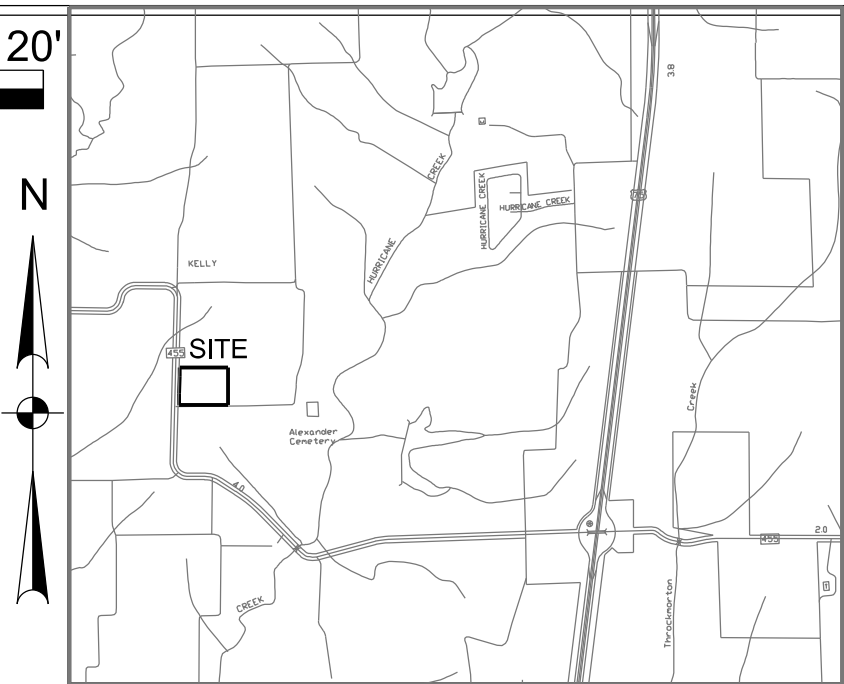
(OWNER)
ANNALAND LTD.
INST. NO. 20050601000716960
O.P.R.C.C.T.

(OWNER)
SRI DIVYA MUPPALA & RAJ V. KAKARLAPUDI,
TRUSTEE OF THE SRI DIVYA MUPPALA
REVOCABLE TRUST
INST. NO. 20150218000177610
O.P.R.C.C.T.

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.



0' 30' 60' 120'
1" = 60'



VICINITY MAP
NOT TO SCALE

LEGEND

O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
SQ.FT.	SQUARE FEET
VOL.	VOLUME
R.O.W.	RIGHT OF WAY
PG.	PAGE
INST.	INSTRUMENT
NO.	NUMBER
IRFC	IRON ROD FOUND WITH CAP
	EXISTING STURCTURE
	PROPOSED STRUCTURE

SURVEYOR'S NOTES:

- Bearing system for this survey based on the Texas Coordinate System of 1983, North Central Zone (4202).
- The surveyor has relied upon that comitment for title insurance as prepared by First Am erican Title Guaranty Company, GF Number 1005-32224-RTT, having an effective date of November 08, 2020 and an issued date of November 25, 2020, in the preparation of this plat.
- Based upon graphical plotting the subject property is located within Zone "X" (unshaded), being defined as those areas determined to be outside the 0.2% annual chance floodplain, as delineated on Flood Insurance Rate Map, Number 48085CO155J, dated June 02, 2009.
- The purpose of this plat is to create an addition to the city for development.

CERTIFICATE OF APPROVAL

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

Mayor

City Secretary

APPROVED
JUNE 8, 2021
CITY COUNCIL
CITY OF ANNA

APPROVED
JUNE 1, 2021
P&Z COMMISSION
CITY OF ANNA

GEONAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD. SUITE 110 CARROLLTON, TEXAS 75006
SCALE 1"=60' (972) 243-2409 PROJECT NUMBER: 2145
TBPLS FIRM NO. 10194205

DATED: MAY 24, 2020 DRAWN BY: LEO

DEVELOPMENT PLAT

OF
LOT 1, BLOCK A
2380 W. F.M. 455
ADDITION
OF
24.496 ACRES
IN
RICHARD PHALEN SURVEY, ABSTRACT NO. 694
COLLIN COUNTY, TEXAS



Item No. 6.f.

City Council Agenda
Staff Report

Meeting Date: 6/8/2021
Staff Contact: Ross Altobelli

AGENDA ITEM:

Approve a Resolution regarding the West Crossing, Phase 10, Final Plat. (Director of Development Services Ross Altobelli)

SUMMARY:

65 single-family dwelling, detached lots on 13.5± acres located east of West Crossing Boulevard at the northwest and northeast corners of Berry Court and Lacebark Lane. Zoned: Planed Development 632-2013.

The purpose for the final plat is to dedicate rights-of-way, lot and block boundaries, and easements necessary for the creation of the single-family development.

The Planning & Zoning Commission recommended approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 3: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

Recommended for approval.

ATTACHMENTS:

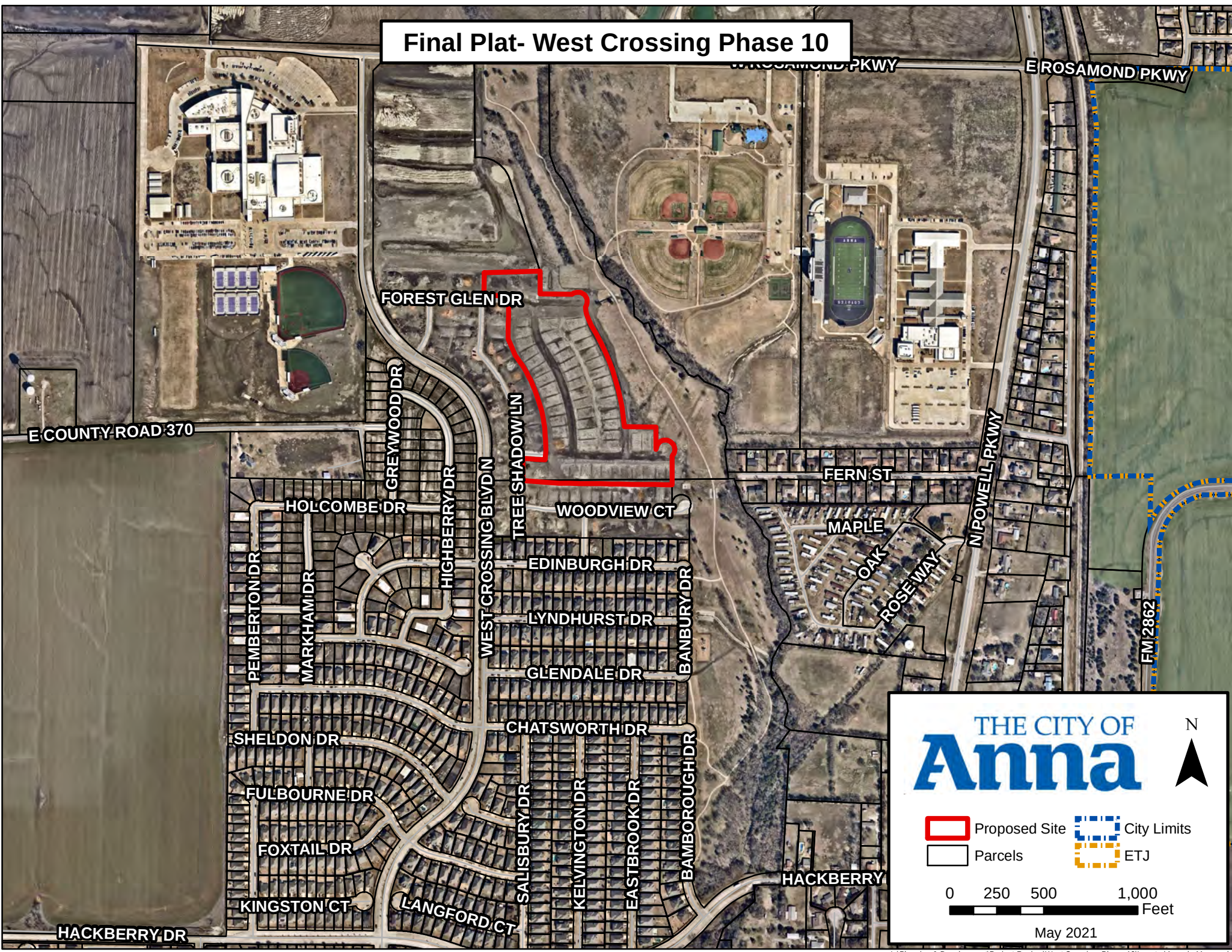
1. Agenda Map
2. RESOLUTION (FP) West Crossing PH 10
3. Exhibit A (FP) West Crossing PH 10

APPROVALS:

Lauren Mecke, Planner II
Ross Altobelli, Director of Development Services
Jim Proce, City Manager

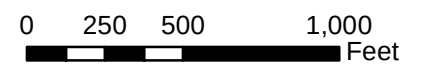
Created/Initiated - 6/2/2021
Approved - 6/3/2021
Final Approval - 6/4/2021

Final Plat- West Crossing Phase 10



THE CITY OF
Anna

- Proposed Site
- City Limits
- Parcels
- ETJ



May 2021

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A FINAL PLAT OF WEST CROSSING, PHASE 10.

WHEREAS, In order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the "City Council") has adopted Article 9.02 ("Subdivision Regulations") and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, Jim Douglas has submitted an application for the approval of the Final Plat of West Crossing, Phase 10;

WHEREAS, The West Crossing, Phase 10, Final Plat generally conforms to the approved West Crossing, Phase 8, 10, & 12, Preliminary Plat;

WHEREAS, The West Crossing, Phase 10, Final Plat conforms to the existing zoning;

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

Section 1. Recitals Incorporated.

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Final Plat

The City Council hereby approves the Final Plat of West Crossing, Phase 10 attached hereto as Exhibit A.

PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 8h day of June, 2021.

ATTEST:

APPROVED:

City Secretary, Carrie L. Land

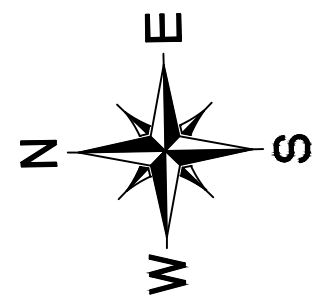
Mayor, Nate Pike

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	575.00	48.97	4°52'46"	N01°35'34"W
C2	975.00	73.72	4°19'57"	S86°54'44"E
C3	1525.00	44.39	1°40'04"	S85°34'48"E
C4	50.00	141.51	162°09'21"	S44°55'48"E
C5	224.00	104.39	26°42'07"	S17°20'40"E
C6	50.00	196.43	225°05'23"	S66°36'30"E
C7	5000.00	44.53	0°30'37"	N88°53'52"W
C8	5000.00	40.33	0°27'44"	N88°52'26"W
C9	700.00	59.60	4°52'41"	N01°35'31"W
C10	1201.00	558.92	26°39'51"	N17°21'48"W
C11	249.00	137.08	31°32'32"	N14°55'27"W
C12	250.00	153.63	35°12'33"	N16°45'28"W
C13	921.00	605.66	37°40'43"	N15°31'23"W
C14	1500.00	70.45	2°41'28"	N87°45'34"W

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N03°35'10"E	50.00
L2	N01°10'05"W	61.48
L3	N04°27'41"W	59.57
L4	N09°08'41"W	52.58
L5	N11°37'18"W	47.84
L6	N17°35'13"W	52.62
L7	N19°10'26"W	57.43
L8	N23°31'49"W	53.09
L9	N27°14'54"W	48.29
L10	N31°01'43"W	54.22
L11	N00°50'49"E	25.00
L12	N04°01'52"W	8.81
L13	N45°50'47"E	21.22
L14	N00°50'49"E	25.00



VICINITY MAP
N.T.S.



LEGEND	
•	1/2" C.I.R.F. STAMPED "GOODWIN & MARSHALL" UNLESS OTHERWISE NOTED
o	1/2" C.I.R.S. STAMPED "GOODWIN & MARSHALL"
①	25'X25' SIDEWALK, VISIBILITY, AND MAINTENANCE EASEMENT
SQ. FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT-OF-WAY
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET
---	BOUNDARY LINE
- - -	ADJONER LINE
- . -	EASEMENT LINE
- - -	BUILDING LINE
.....	FLOODPLAIN LINE
- - -	FLOODWAY LINE
- - -	ULTIMATE FLOODWAY LINE

APPROVED
JUNE 8, 2021
CITY COUNCIL
CITY OF ANNA

APPROVED
JUNE 1, 2021
P&Z COMMISSION
CITY OF ANNA

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.
Issued for review 5/26/2021 8:21 AM

FINAL PLAT
OF
WEST CROSSING, PHASE 10

BEING
13.514 ACRES
SITUATED IN THE

GUYN MORRISON SURVEY, ABSTRACT No. 559
HENRY BRANTLY SURVEY, ABSTRACT No. 71
CITY OF ANNA, COLLIN COUNTY, TEXAS

65 RESIDENTIAL LOTS - TRACT D (ORD. No. 632-2013 & ORD No. 133-2004)

Date: May 2021

SHEET 1 of 2

EXHIBIT A

REMAINDER OF CALLED 85.196 ACRES, TRACT B
BLOOMFIELD HOMES, L.P.
INST. NO. 20131227001685590
D.R.C.C.T.

OWNER:
BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTH LAKE, TX 76092
(817) 416-1572
CLINT VINCENT

DEVELOPER:
DOUGLAS PROPERTIES, INC.
2309 AVE. K
SUITE 100
PLANO, TX 75074
(972) 422-1658
JR DOUGLAS

PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TIRE REGISTRATION # F-2944
TBS # 10021700
EDWARD ECKART, P.E.

OWNER'S CERTIFICATION

STATE OF TEXAS)
JSS.
COUNTY OF COLLIN)

WHEREAS, BLOOMFIELD HOMES, L.P., as owner of that certain lot, tract, or parcel of land, situated in a portion of the Henry Brantly Survey, Abstract No. 71, the Guyn Morrison Survey, Abstract No. 559, City of Anna, Collin County, Texas, being part of that certain called 85.196 acre tract described as Tract 8 in a deed from Dechornaf Asset Trust to Bloomfield Homes, L.P. recorded in Instrument No. 20131227001685590 of the Deed Records of Collin County, Texas (DRCC1), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" hereinafter referred to as 1/2" capped iron rod found, being in the East line of said 85.196 acre tract, and for the most southerly Northeast corner of West Crossing Phase 8 as recorded in Instrument No. 2021-274 of the Plat records of Collin County, Texas (PRCCT);

THENCE North 89 deg. 09 min. 11 sec. West, along the North line of said West Crossing Phase 8, a distance of 625.00 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL" hereinafter referred as 1/2" capped iron rod set;

THENCE North 86 deg. 07 min. 17 sec. West, along the North line of said West Crossing Phase 8, a distance of 193.49 feet to a 1/2" capped iron rod found for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 575.00 feet, a central angle of 04 deg. 52 min. 46 sec., and being subtended by a chord which bears North 01 deg. 35 min. 34 sec. West - 48.95 feet;

THENCE departing the North line in a northerly direction along the East line of said West Crossing Phase 8 the following eight-teen (18) courses:

Continue in a northerly direction along said curve to the right, a distance of 48.97 feet to a 1/2" capped iron rod found;

North 00 deg. 50 min. 49 sec. East, tangent to said curve, a distance of 69.03 feet to a 1/2" capped iron rod found for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 975.00 feet, a central angle of 04 deg. 19 min. 57 sec., and being subtended by a chord which bears South 86 deg. 44 min. 44 sec. East - 73.71 feet;

Continue in an easterly direction along said curve to the right, a distance of 73.72 feet to a 1/2" capped iron rod found for a Point of Curvature of a reverse circular curve to the left, having a radius of 1,525.00 feet, a central angle of 01 deg. 40 min. 4 sec., and being subtended by a chord which bears South 85 deg. 34 min. 48 sec. East - 44.39 feet;

Continue in an easterly direction along said curve to the left, a distance of 44.39 feet to a 1/2" capped iron rod found;

North 03 deg. 35 min. 10 sec. East non-tangent to said curve, a distance of 50.00 feet to a 1/2" capped iron rod found;

North 01 deg. 10 min. 05 sec. West, a distance of 61.48 feet to a 1/2" capped iron rod found;

North 04 deg. 27 min. 41 sec. West, a distance of 59.57 feet to a 1/2" capped iron rod found;

North 09 deg. 08 min. 41 sec. West, a distance of 52.58 feet to a 1/2" capped iron rod found;

North 11 deg. 37 min. 18 sec. West, a distance of 47.84 feet to a 1/2" capped iron rod found;

North 17 deg. 35 min. 13 sec. West, a distance of 52.62 feet to a 1/2" capped iron rod found;

North 19 deg. 10 min. 26 sec. West, a distance of 57.43 feet to a 1/2" capped iron rod found;

North 23 deg. 31 min. 49 sec. West, a distance of 53.09 feet to a 1/2" capped iron rod found;

North 27 deg. 14 min. 54 sec. West, a distance of 48.29 feet to a 1/2" capped iron rod found;

North 31 deg. 01 min. 43 sec. West, a distance of 54.22 feet to a 1/2" capped iron rod found;

North 35 deg. 09 min. 27 sec. West, a distance of 56.05 feet to a 1/2" capped iron rod found;

North 23 deg. 41 min. 51 sec. West, a distance of 93.64 feet to a 1/2" capped iron rod found;

North 00 deg. 50 min. 49 sec. East, a distance of 230.80 feet to a 1/2" capped iron rod found;

North 89 deg. 09 min. 11 sec. West, a distance of 131.76 feet to a 1/2" capped iron rod found;

North 00 deg. 50 min. 49 sec. East, a distance of 120.00 feet to a 1/2" capped iron rod found for the Northeast corner of said West Crossing Phase 8;

THENCE South 89 deg. 09 min. 11 sec. East, departing the East line of West Crossing Phase 8, a distance of 335.00 feet to a 1/2" capped iron rod set in the East line of said 85.196 acre tract;

THENCE in a southerly direction along the East line of said 85.196 acre tract the following nine (9) courses:

South 00 deg. 50 min. 49 sec. West, a distance of 120.00 feet to a 1/2" capped iron rod set;

South 89 deg. 09 min. 11 sec. East, a distance of 171.76 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 50.00 feet, a central angle of 162 deg. 09 min. 21 sec., and being subtended by a chord which bears South 44 deg. 55 min. 48 sec. East - 98.79 feet;

Continue in a southeasterly direction along said curve to the right, a distance of 141.51 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 224.00 feet, a central angle of 26 deg. 42 min. 07 sec., and being subtended by a chord which bears South 17 deg. 20 min. 40 sec. East - 103.45 feet;

Continue in a southerly direction along said curve to the left, a distance of 104.39 feet to a 1/2" capped iron rod set for a Point of Curvature of a reverse circular curve to the right, having a radius of 1,226.00 feet, a central angle of 26 deg. 39 min. 51 sec., and being subtended by a chord which bears South 17 deg. 21 min. 48 sec. East - 565.42 feet;

Continue in a southerly direction along said curve to the right, a distance of 570.56 feet to a 1/2" capped iron rod found stamped "TIPION";

South 89 deg. 16 min. 18 sec. East, non-tangent to said curve, a distance of 168.43 feet to a 1/2" capped iron rod set;

South 00 deg. 50 min. 49 sec. West, a distance of 120.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 50.00 feet, a central angle of 225 deg. 05 min. 23 sec., and being subtended by a chord which bears South 66 deg. 36 min. 30 sec. East - 92.36 feet;

Continue in a southeasterly direction along said curve to the right, a distance of 196.43 feet to a 1/2" capped iron rod set;

South 00 deg. 50 min. 49 sec. West, non-tangent to said curve, a distance of 134.59 feet to the **POINT OF BEGINNING**, containing 588,689 square feet or 13.514 acres of land, more or less.

OWNER'S CERTIFICATION Cont...

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BLOOMFIELD HOMES, L.P., acting herein by and through its duly authorized officer does hereby adopt this plat designating the herein above described property as WEST CROSSING PHASE 10 an addition to the city of Anna, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over or across the easement strips on side plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements, or growths, which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easement strips, and any public utility company shall at all times have the right of ingress or egress to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

WITNESS MY HAND THIS ____ DAY OF _____, 20__.

BLOOMFIELD HOMES, LP.,

a TEXAS LIMITED PARTNERSHIP

By: BLOOMFIELD PROPERTIES, INC.

a TEXAS CORPORATION, GENERAL PARTNER

By: _____

Donald J. Dykstra, President

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Donald J. Dykstra, President of Bloomfield Properties, Inc., the General Partner of Bloomfield Homes, LP, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE
THIS ____ DAY OF _____, 20__.

Notary public, State of Texas

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, John Nicholas Rogers, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Anna, Texas.

Dated this the ____ day of _____, 20__.

John Nicholas Rogers, R.P.L.S. #6372
Goodwin & Marshall, Inc.
2405 Mustang Drive
Grapevine, TX 76051
(817) 329-4373

STATE OF TEXAS)
JSS
COUNTY OF TARRANT)

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE
this the ____ day of _____, 20__.

Notary public, State of 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. Issued for review 5/26/2021 8:21 AM

CERTIFICATE OF ACCEPTANCE BY THE ANNA CITY COUNCIL

Approved this _____ day of _____, 20__, by the City Council of Anna, Texas.

Mayor, City of Anna, Texas

City Secretary, City of Anna, Texas

OWNER:

BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
(817) 416-1572
CLINT VINCENT

DEVELOPER:

DOUGLAS PROPERTIES, INC.
2309 AVE. K
SUITE 100
PLANO, TX 75074
(972) 422-1658
JR DOUGLAS

PREPARED BY:

GOODWIN AND MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

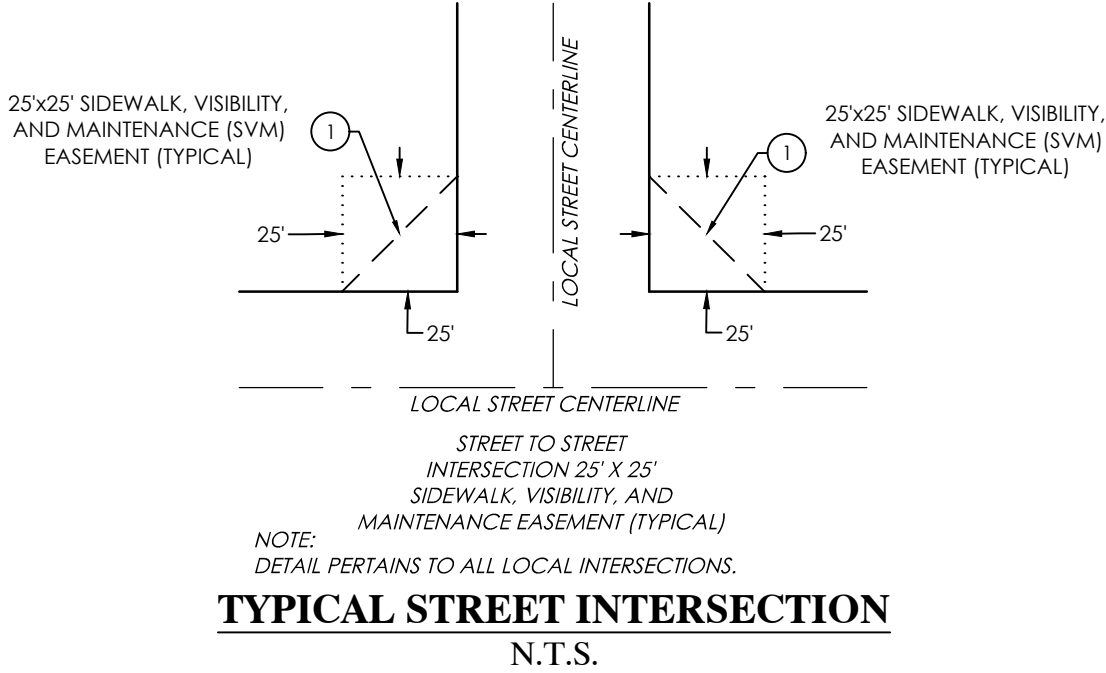
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373

TBPE REGISTRATION # F-2944
TBS # 10021700

EDWARD ECKART, P.E.

NOTES

- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation. The combined scale factor for this is 0.99985652. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to State Plane grid.
- All property corners are set with 1/2" iron rods with yellow plastic caps stamped "Goodwin & Marshall", unless otherwise noted.
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
- Right-of-way will be owned by the city of Anna. Landscape improvements within the medians, open space lots and the U.L.S.W.E. will be maintained by the HOA.
- According to the Flood Insurance Rate Map (FIRM) panel 48085C0160J, effective June 2, 2009 and LOMR 17-06-1736P effective April 16, 2018, a portion of this plat is located in Flood Insurance Zone "AE".
- Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, and sidewalks may be required at time of building permit issuance via a parkway permit.
- The City of Anna is not responsible for the maintenance of the retaining walls so the H.O.A. will be responsible for the maintenance of the retaining walls over 4' in height.
- Utility, Landscape, & Screening Wall Easement to be maintained by Home Owners Association.



FINAL PLAT

OF
WEST CROSSING, PHASE 10

BEING
13.514 ACRES

SITUATED IN THE

GUYN MORRISON SURVEY, ABSTRACT No. 559

HENRY BRANTLY SURVEY, ABSTRACT No. 71

CITY OF ANNA, COLLIN COUNTY, TEXAS

65 RESIDENTIAL LOTS - TRACT D (ORD. No. 632-2013 & ORD No. 133-2004)

Date: May 2021

EXHIBIT A



Item No. 6.g.

City Council Agenda
Staff Report

Meeting Date: 6/8/2021
Staff Contact: Ross Altobelli

AGENDA ITEM:

Approve a Resolution regarding the Waterview, Block A, Lot 1, Final Plat. (Director of Development Services Ross Altobelli)

SUMMARY:

Multiple-family residence on 20.8± acres located on the west side of State Highway 5, 1,420± feet south of West White Street. Zoned Planned Development-843-2020.

The purpose of the final plat is to dedicate easements necessary for the multiple-family development.

The Planning & Zoning Commission recommended approval.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 3: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

1. FP Agenda Map
2. RESOLUTION - (FP) Waterview, BL A, Lt 1
3. Exhibit A (FP) Waterview BL A Lt 1 STAMPED

APPROVALS:

Lauren Mecke, Planner II
Ross Altobelli, Director of Development Services
Jim Proce, City Manager

Created/Initiated - 6/2/2021
Approved - 6/2/2021
Final Approval - 6/4/2021

Final Plat- Waterview, Block A, Lot 1



THE CITY OF
Anna

N

0 250 500 1,000 Feet

May 2021

Proposed Site
Parcels
City Limits
ETJ

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A FINAL PLAT OF
WATerview, BLOCK A, LOT 1.**

WHEREAS, in order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the "City Council") has adopted Article 9.02 ("Subdivision Regulations") and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, Anna 21, LLC, has submitted an application for approval of a Final Plat of Waterview, Block A, Lot 1;

WHEREAS, The Final Plat of Waterview, Block A, Lot 1 generally conforms to the Preliminary Plat of Waterview, Block A, Lot 1;

WHEREAS, The Final Plat of Waterview, Block A, Lot 1 conforms to the existing zoning;

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

Section 1. Recitals Incorporated

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Final Plat

The City Council hereby approves the final plat of Waterview, Block A, Lot 1 hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 8th day of June 2021.

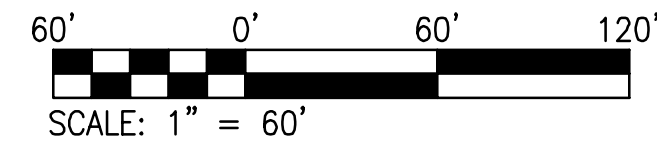
ATTEST:

APPROVED:

City Secretary, Carrie L. Land

Mayor, Nate Pike

USER: Michael Hodges TAB: PAGE 1
DATE: May 24, 2021 - 9:41:38 AM
DRAWING: S:\0085\Job2021\20-0085\Provident - Anna - Multifamily\CADD\Work\20-0085-ANNA_FINAL_PLAT.dwg



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

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

ANNA 21, LLC
CALLLED 20.799 ACRES
DOCUMENT NO.
20191101001387120
O.P.R.C.C.T.

CALLLED 11.226 ACRES
ANNA VILLAGE, LLC
DOCUMENT NO. 20131016001427770
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

CALLLED 0.3417 ACRES
U.S. AUTO
TRANSMISSIONS, INC.
VOLUME 5924,
PAGE 184
O.P.R.C.C.T.

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)

**APPROVED
JUNE 8, 2021**
CITY COUNCIL
CITY OF ANNA

**APPROVED
JUNE 1, 2021**
P&Z COMMISSION
CITY OF ANNA

PROJECT #PRPL 2021-0008

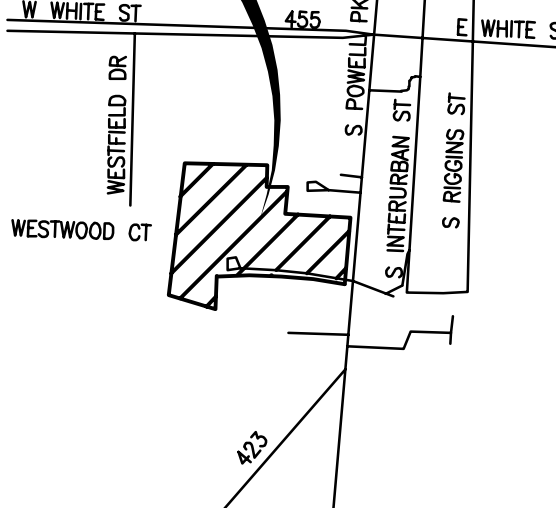
FINAL PLAT WATERVIEW LOT 1, BLOCK A

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

SITE



LOCATION MAP
NOT TO SCALE

LEGEND

●	5/8" IRON ROD WITH YELLOW CAP MARKED "COLE 10193871" SET
⊕	FOUND 600NAIL
⊗	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
ACKNOWLEDGES THAT THE INFORMATION ON WHICH THIS PLAT IS BASED
WAS OBTAINED FROM THE SOURCES INDICATED ON THIS PLAT AND THAT HE
SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS NOT
SPECIALLY REFERRED TO ON THIS PLAT ARE NOT PART OF THE PROJECT TO WHICH THIS PLAT
RELATES AND ARE NOT TO BE USED FOR ANY PURPOSES OTHER THAN THOSE FOR WHICH THIS PLAT
WAS PREPARED.

WATERVIEW APARTMENTS
1220 SOUTH POWELL PARKWAY
ANNA, TEXAS 75409

FINAL PLAT

+ DALLAS
Frisco Square
6175 Main Street
Suite 367
Frisco, TX 75034
972-624-6000
COLE
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/DLJ
DRAWING SCALE: 1" = 60'
DATE: 05/24/2021
Job Number: 20-0085
Sheet Number: 1 of 3

EXHIBIT A

USER: Michael Hodges TAB: PAGE 2
DATE: May 24, 2021 -- 9:41:51 AM
DRAWING: S:\0085\Jobs\2020\20-0085_Provident -- Anna -- Multifamily\CADD\V-Work\V-20-0085_ANNAL_FINAL_PLAT.dwg

EXHIBIT A

Easement Line Table			
Line #	Length	Direction	
L1	33.45	N42° 46' 33.82"E	
L2	15.00	S47° 13' 26.18"E	
L3	33.96	S42° 46' 33.82"W	
L4	29.63	S45° 06' 35.42"W	
L5	15.00	N45° 16' 45.88"W	
L6	40.87	N45° 06' 35.42"E	
L7	19.38	N32° 56' 19.81"E	
L8	15.00	N57° 03' 40.19"W	
L9	12.75	S32° 56' 19.81"W	
L10	33.52	N32° 56' 19.81"E	
L11	15.00	S57° 03' 40.19"E	
L12	38.53	S32° 56' 19.81"W	
L13	13.72	S84° 25' 43.56"W	
L14	15.00	S5° 34' 16.44"E	
L15	13.72	N84° 25' 43.56"E	
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	
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	11.53	S56° 56' 34.28"W	
L26	15.00	S33° 03' 25.72"E	
L27	19.41	N56° 56' 34.28"E	
L28	8.18	S29° 26' 33.34"W	
L29	15.00	S60° 33' 26.66"E	
L30	12.71	N29° 26' 33.34"E	
L31	15.21	N10° 43' 39.82"E	

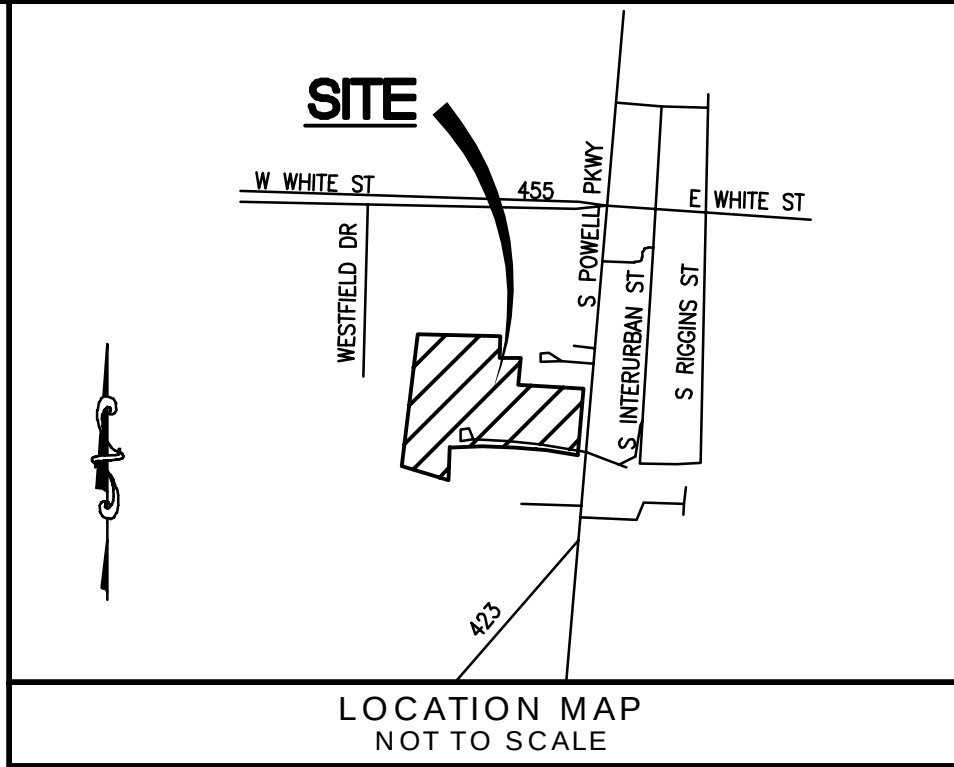
Easement Line Table			
Line #	Length	Direction	
L32	15.00	N79° 16' 20.18"W	
L33	15.21	S10° 43' 39.82"W	
L34	5.86	N4° 52' 25.62"E	
L35	15.00	S85° 07' 34.38"E	
L36	14.89	S4° 52' 25.62"W	
L37	11.18	N4° 53' 27.82"E	
L38	15.00	S85° 06' 32.18"E	
L39	11.18	S4° 53' 27.82"W	
L40	11.19	N2° 01' 22.82"E	
L41	15.00	S87° 58' 37.18"E	
L42	11.19	S2° 01' 22.82"W	
L43	15.69	N79° 08' 10.24"W	
L44	15.00	N10° 51' 49.76"E	
L45	15.93	S79° 08' 10.24"E	
L46	73.24	N4° 53' 27.82"E	
L47	15.00	N85° 06' 32.18"W	
L48	70.92	S4° 53' 27.82"W	
L49	157.92	S5° 48' 19.82"W	
L50	24.00	S84° 11' 40.18"E	
L51	157.92	N5° 48' 19.82"E	
L52	80.31	N30° 26' 09.92"W	
L54	23.52	N87° 53' 21.18"W	
L56	97.01	N10° 54' 17.09"E	
L58	11.37	N0° 27' 41.82"E	
L60	146.73	S87° 46' 33.82"W	
L62	65.45	S10° 54' 17.09"W	
L65	75.95	S45° 06' 35.42"W	
L68	49.22	S45° 06' 35.42"W	
L70	28.46	N44° 58' 05.49"W	
L71	26.00	S45° 01' 54.51"W	
L72	39.73	S44° 58' 05.49"E	

Easement Line Table			
Line #	Length	Direction	
L74	59.66	S0° 00' 00.00"E	
L75	26.00	N90° 00' 00.00"E	
L76	89.09	N0° 00' 00.00"E	
L78	73.72	N45° 06' 35.42"E	
L81	100.24	N45° 06' 35.42"E	
L83	83.59	S5° 34' 16.44"E	
L85	91.10	S47° 57' 00.17"E	
L86	58.13	S40° 31' 58.62"E	
L88	104.35	N59° 33' 50.08"E	
L90	68.79	S33° 03' 25.72"E	
L93	72.27	S16° 31' 59.46"W	
L95	16.88	S73° 00' 00.00"W	
L97	75.42	S17° 00' 00.00"E	
L99	21.75	S4° 10' 50.81"W	
L101	52.96	N85° 06' 32.18"W	
L104	72.65	N85° 06' 32.18"W	
L106	114.65	N17° 00' 00.02"W	
L107	55.29	S72° 59' 59.98"W	
L108	40.67	S89° 58' 58.76"W	
L109	61.81	S72° 59' 59.98"W	
L110	47.70	S17° 00' 00.02"E	
L112	9.43	N87° 58' 37.18"W	
L113	34.16	S89° 43' 23.82"W	
L115	7.04	N11° 22' 06.70"W	
L117	40.82	S78° 37' 53.36"W	
L121	144.02	N89° 43' 23.82"E	
L122	155.28	S87° 58' 37.18"E	
L123	153.68	S85° 06' 32.18"E	
L126	52.42	S85° 06' 32.18"E	
L129	160.92	S79° 16' 20.18"E	
L130	122.28	S78° 49' 17.18"E	

Easement Line Table			
Line #	Length	Direction	
L131	26.20	N4° 10' 50.82"E	
L132	119.19	N78° 49' 17.18"W	
L133	126.49	N79° 16' 20.18"W	
L135	15.13	N4° 10' 50.81"E	
L137	75.43	N17° 00' 00.00"W	
L139	16.91	N72° 59' 03.49"E	
L141	69.81	N16° 31' 59.46"E	
L143	71.13	S60° 33' 26.66"E	
L145	53.75	S85° 42' 02.43"E	
L146	27.16	N12° 31' 21.18"W	
L147	45.89	N85° 42' 02.43"W	
L149	75.81	N60° 33' 26.66"W	
L152	72.93	N33° 03' 25.72"W	
L156	93.65	N30° 26' 09.92"W	
L158	56.11	N87° 53' 21.18"W	
L160	131.40	S10° 54' 17.09"W	
L162	29.75	S40° 31' 58.62"E	
L164	99.88	N59° 33' 50.08"E	
L166	23.48	S47° 57' 00.17"E	
L168	239.35	N10° 54' 17.09"E	
L170	11.37	N0° 27' 41.82"E	
L172	147.21	S87° 46' 33.82"W	
L174	65.34	S10° 54' 17.09"W	
L177	61.07	S5° 34' 16.44"E	
L178	22.52	S5° 34' 16.44"E	
L180	268.45	N22° 19' 14.40"E	
L181	97.63	S0° 07' 16.60"E	
L182	213.51	S78° 07' 27.94"W	
L183	256.99	N22° 19' 14.40"E	
L184	62.23	S78° 07' 27.94"W	
L185	93.92	N0° 07' 16.60"W	

Easement Line Table			
Line #	Length	Direction	
L186	303.41	N78° 07' 27.94"E	
L187	64.88	S77° 50' 33.69"E	
L188	82.33	N42° 02' 59.76"E	
L189	86.25	S77° 50' 33.69"E	
L190	81.30	N42° 02' 59.76"E	
L191	34.63	S8° 45' 25.32"W	
L192	68.56	S73° 55' 57.06"W	
L193	25.05	S8° 45' 25.32"W	
L194	59.21	S73° 55' 57.06"W	
L195	36.18	S10° 53' 51.27"W	
L196	14.96	S78° 15' 03.81"E	
L197	15.01	S11° 38' 11.30"W	
L198	14.76	N78° 21' 48.70"W	
L199	185.12	S10° 53' 51.27"W	
L200	9.10	S78° 21' 48.70"E	
L201	15.00	S11° 38' 11.30"W	
L202	8.91	N78° 21' 48.70"W	
L203	3.70	S10° 53' 51.27"W	
L204	274.24	N10° 53' 51.27"E	
L205	33.87	N81° 13' 36.27"W	
L206	34.30	S80° 35' 49.30"W	
L207	39.57	S52° 08' 26.45"W	
L208	22.47	S27° 45' 37.02"W	
L209	78.48	N85° 00' 02.79"W	
L210	8.22	N90° 00' 00.00"W	
L211	20.71	N87° 44' 16.80"W	
L212	31.39	N75° 21' 10.16"W	
L213	56.28	S79° 08' 38.72"W	
L214	41.42	N47° 08' 10.74"W	
L215	0.64	N22° 53' 33.36"W	
L216	16.68	N67° 06' 26.64"E	

Easement Line Table			
Line #	Length	Direction	
L217	19.40	S77° 50' 33.69"E	
L218	15.00	N12° 09' 26.31"E	
L219	24.14	N77° 50' 33.69"W	
L220	21.42	S67° 06' 26.64"W	
L221	101.61	N22° 53' 33.36"W	
L222	31.23	N33° 00' 08.14"W	
L223	35.31	N50° 14' 26.50"W	
L224	88.48	S47° 59' 35.55"W	
L225	205.94	S15° 28' 12.19"E	
L226	81.05	S10° 42' 45.15"E	
L227	51.35	S89° 32' 05.40"E	
L228	28.72	S84° 11' 33.40"E	
L229	51.29	N69° 04' 07.48"E	
L230	54.28	N68° 18' 05.92"E	
L231	23.36	S72° 39' 50.87"E	
L232	75.56	S81° 14' 34.68"E	
L233	105.67	N66° 28' 24.63"E	
L234	41.33	S87° 20' 17.58"E	
L235	32.90	N66° 02' 55.14"E	
L236	21.69	N48° 07' 14.50"E	
L237	25.71	N14° 14' 52.36"E	
L238	16.32	N15° 02' 16.84"W	
L239	7.00	N16° 31' 59.46"E	
L240	61.92	N35° 31' 33.56"W	
L241	13.84	N46° 46' 42.62"W	
L242	13.25	N4° 12' 53.85"E	
L243	15.00	S85° 47' 06.15"E	
L244	14.90	S4° 12' 53.85"W	
L245	13.51	S8° 30' 22.67"W	
L246	15.00	S81° 29' 37.33"E	
L247	14.09	N8° 30' 22.67"E	



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	58.30	56.00	59.65	S35° 37' 41"W	55.70
C2	21.76	32.00	38.96	N25° 17' 00"E	21.34
C3	21.38	15.00	81.67	N85° 35' 52"E	19.62



Item No. 6.h.

City Council Agenda
Staff Report

Meeting Date: 6/8/2021
Staff Contact: Ross Altobelli

AGENDA ITEM:

Approve a Resolution regarding the Waterview, Block A, Lot 1, Site Plan. (Director of Development Services Ross Altobelli)

SUMMARY:

Multiple-family residence on 20.8± acres located on the west side of State Highway 5, 1,420± feet south of West White Street. Zoned Planned Development-843-2020.

The purpose of the site plan is to show proposed site improvements associated with the multiple-family development.

The Planning & Zoning Commission recommended approval.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 3: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

Recommended for approval.

ATTACHMENTS:

1. Agenda Map
2. RESOLUTION - (SP) Waterview BL A Lt 1
3. Exhibit A (SP) Waterview BL A Lt 1 STAMPED

APPROVALS:

Lauren Mecke, Planner II
Ross Altobelli, Director of Development Services
Jim Proce, City Manager

Created/Initiated - 6/2/2021
Approved - 6/2/2021
Final Approval - 6/4/2021

Site Plan- Waterview, Block A, Lot 1



THE CITY OF
Anna

N

0 250 500 1,000 Feet

May 2021

Proposed Site
Parcels
City Limits
ETJ

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A SITE PLAN OF WATERVIEW, BLOCK A, LOT 1.

WHEREAS, In order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the "City Council") has adopted Article 9.02 ("Subdivision Regulation") and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, Anna 21, LLC, has submitted an application for approval for the site plan of Waterview, Block A, Lot 1.

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

Section 1. Recitals Incorporated.

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Site Plan

The City Council hereby approves the site plan of Waterview, Block A, Lot 1 attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 8th day of June 2021.

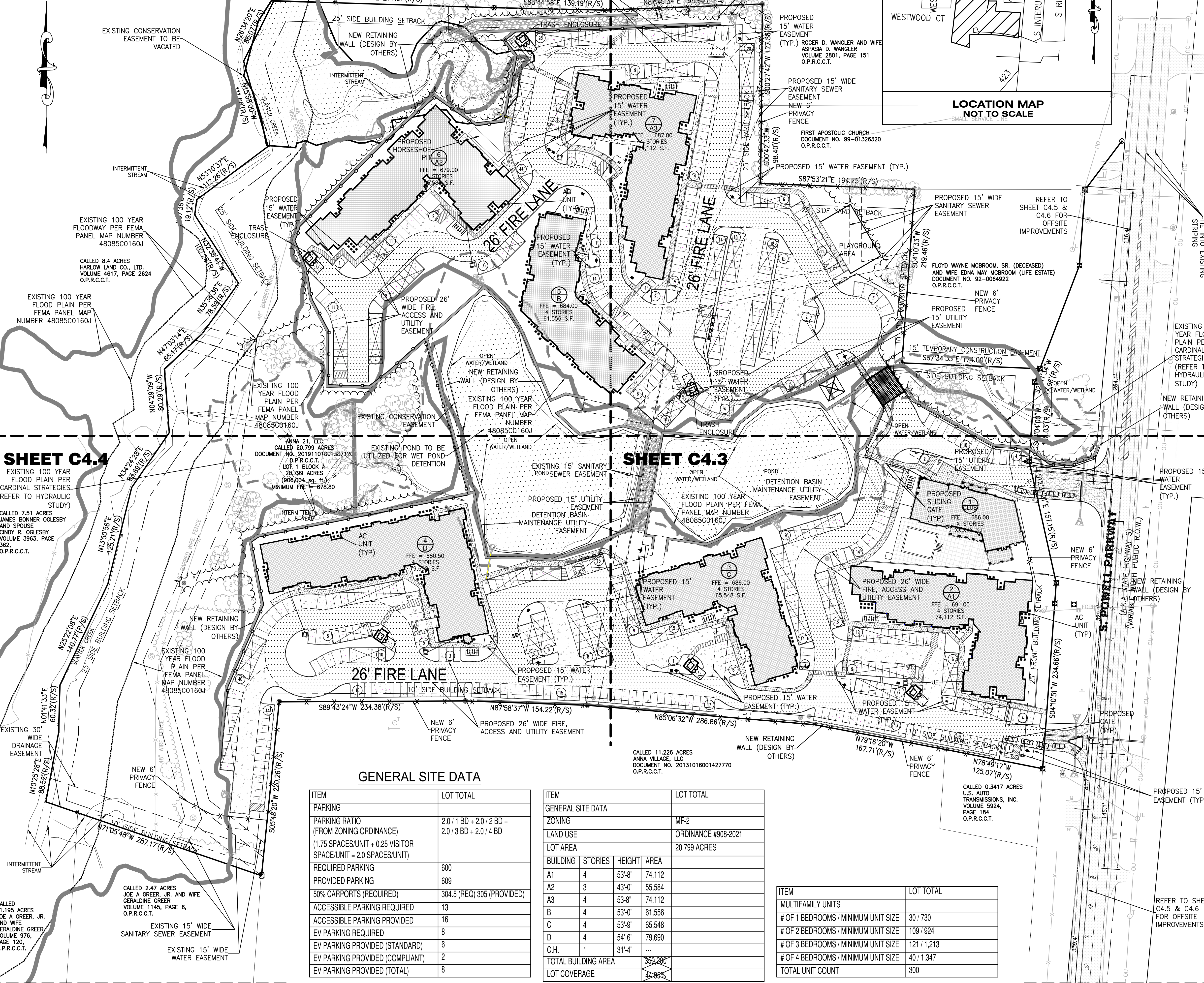
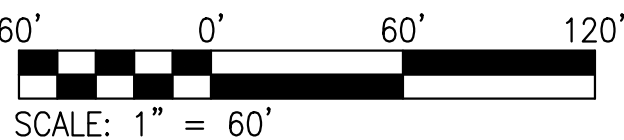
ATTEST:

APPROVED:

City Secretary, Carrie L. Land

Mayor, Nate Pike

SHEET C4.2



SHEET C4.4

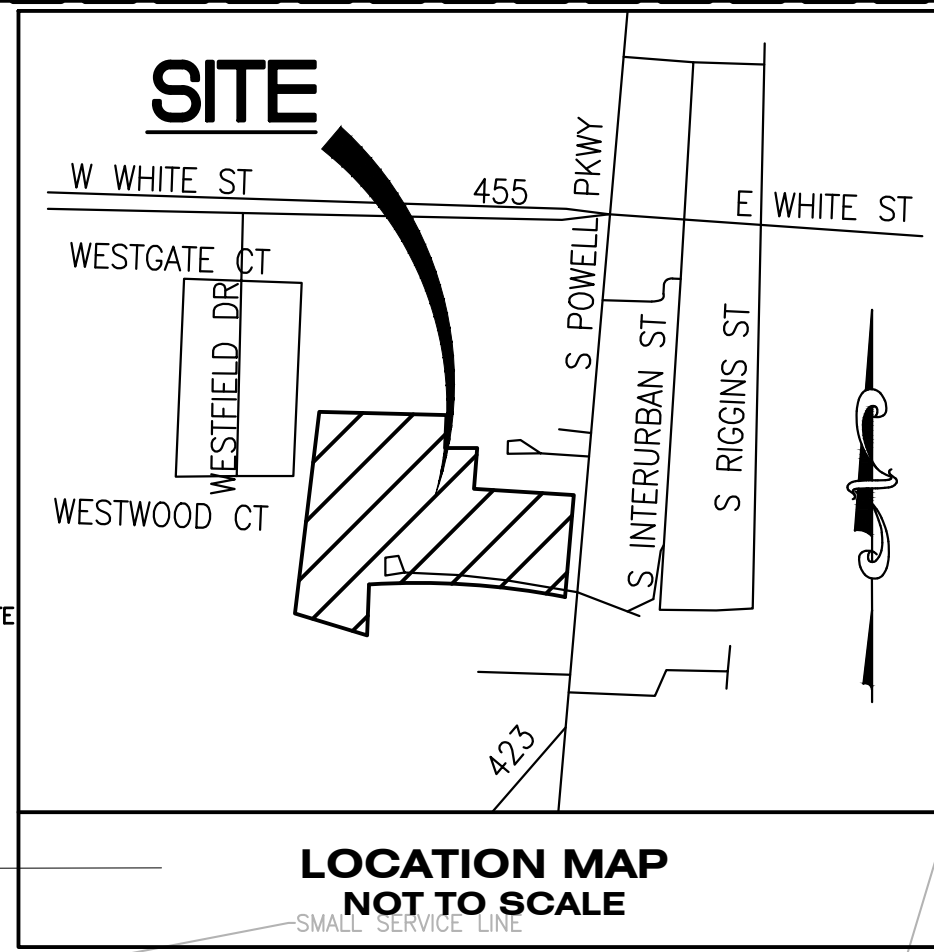
EXISTING 100 YEAR FLOOD PLAIN PER CARDINAL STRATEGIES (REFER TO HYDRAULIC STUDY)

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

SHEET C4.1



SHEET C4.3

CALLLED 11.226 ACRES ANNA VILLAGE, LLC DOCUMENT NO. 2013101600142770 O.P.R.C.C.T.

CALLLED 3.417 ACRES U.S. AUTO TRANSMISSIONS, INC. VOLUME 5924, PAGE 184, O.P.R.C.C.T.

GENERAL SITE DATA

ITEM	LOT TOTAL
PARKING	
PARKING RATIO (FROM ZONING ORDINANCE) (1.75 SPACES/UNIT + 0.25 VISITOR SPACE/UNIT = 2.0 SPACES/UNIT)	2.0 / 1 BD + 2.0 / 2 BD + 2.0 / 3 BD + 2.0 / 4 BD
REQUIRED PARKING	600
PROVIDED PARKING	609
50% CARPORTS (REQUIRED)	304.5 (REQ) 305 (PROVIDED)
ACCESSIBLE PARKING REQUIRED	13
ACCESSIBLE PARKING PROVIDED	16
EV PARKING REQUIRED	8
EV PARKING PROVIDED (STANDARD)	6
EV PARKING PROVIDED (COMPLIANT)	2
EV PARKING PROVIDED (TOTAL)	8

ITEM	LOT TOTAL
GENERAL SITE DATA	
ZONING	MF-2
LAND USE	ORDINANCE #908-2021
LOT AREA	20.799 ACRES
BUILDING	
A1	4 53'-8" 74,112
A2	3 43'-0" 55,584
A3	4 53'-8" 74,112
B	4 53'-0" 61,556
C	4 53'-9" 65,548
D	4 54'-6" 79,690
C.H.	1 31'-4" ---
TOTAL BUILDING AREA	356,200
LOT COVERAGE	43.98%

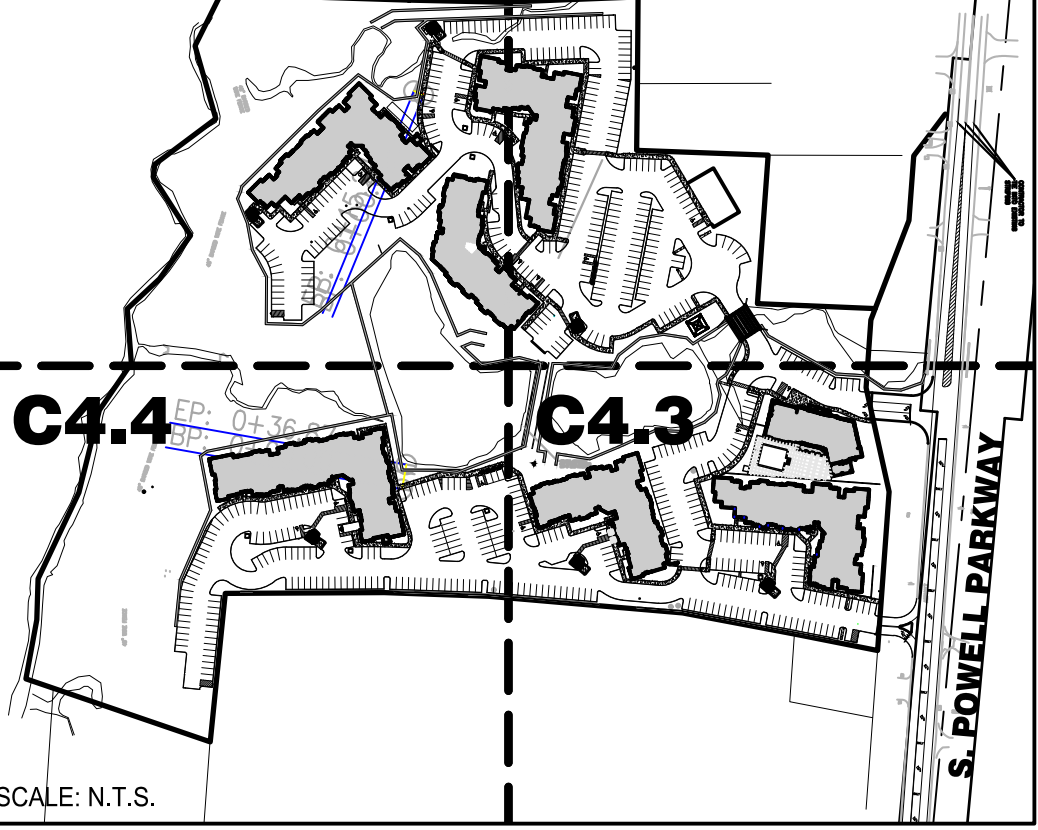
ITEM	LOT TOTAL
MULTIFAMILY UNITS	
# OF 1 BEDROOMS / MINIMUM UNIT SIZE	30 / 730
# OF 2 BEDROOMS / MINIMUM UNIT SIZE	109 / 924
# OF 3 BEDROOMS / MINIMUM UNIT SIZE	121 / 1,213
# OF 4 BEDROOMS / MINIMUM UNIT SIZE	40 / 1,347
TOTAL UNIT COUNT	300

C4.2

C4.1

C4.4

C4.3



LEGEND

- EXISTING PAVEMENT
- ADA ACCESSIBLE ROUTE
- CONCRETE SIDEWALK
- FIRE LANE / MEDIUM DUTY PAVEMENT
- ASPHALT APPROACH PAVEMENT
- STANDARD DUTY PAVEMENT
- PROPOSED BUILDING
- PROPOSED ADA/RAMP
- PARKING SPACES PER ROW
- UNIT TYPE
- UNIT NUMBER

SITE PLAN NOTES

- ALL BUILDINGS ARE EQUIPPED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM.
- ALL DIMENSIONS ARE F-F UNLESS OTHERWISE SPECIFIED.
- ALL 90 DEGREE PARKING STALLS ARE 9'X18' WITH A 2' OVERHANG UNLESS OTHERWISE SPECIFIED.
- TANDEM PARKING STALL ARE 8'X22'
- ADA ACCESSIBLE ROUTES SHALL BE PROVIDED FROM ACCESSIBLE PARKING TO ALL COMMON AREAS OF AMENITY.
- SANITATION CONTAINER SCREENING WALL WILL BE BRICK MASONRY, STONE, MASONRY, OR OTHER ARCHITECTURAL FINISH, INCLUDING A METAL GATE, PRIMER AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
- LIGHTING FOR SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH ARTICLE 4.06 OF THE CITY OF ANNA CODE OF ORDINANCES.
- ALL MAN-GATES ARE 5' WIDE UNLESS OTHERWISE NOTED.
- ALL INTERNAL DRIVES ARE PRIVATE.
- THE SITE IS WITHIN THE THOR - THOROUGHFARE OVERLAY DISTRICT AND SHALL COMPLY WITH ALL APPLICABLE ORDINANCES AND GUIDELINES.
- FROM ORTHOMETRIC INFORMATION PROVIDED BY F.E.M.A., 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 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 48085C0160J, BEARING AN EFFECTIVE DATE JUNE 2, 2009.

EXHIBIT A

APPROVED
JUNE 8, 2021
CITY COUNCIL
CITY OF ANNA

APPROVED
JUNE 1, 2021
P&Z COMMISSION
CITY OF ANNA

SITE PLAN
CITY PROJECT NO. SP 2021-0009

WATERVIEW APARTMENTS
20.799 ACRES
LOT 1, BLOCK A
GRANDERSON STARK SURVEY, ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS
PREPARATION DATE 00/00/00

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

LANDSCAPE ARCHITECT
COLE DESIGN GROUP, INC.
JEREMY DON ROACH
POWER HOUSE AT UNION STATION,
401 S. 10TH STREET, SUITE 200,
ST. LOUIS, MO 63103
314-984-9887

ENGINEER
COLE DESIGN GROUP, INC.
JAMES T. ROTH P.E.
6175 MAIN ST, STE 367
FRISCO, TX 75034
972-624-6000

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

PROVIDENT REALTY ADVISORS
10210 N CENTRAL EXPRESSWAY
SUITE 300 DALLAS, TEXAS 75231
PHONE: (972) 385-4112

WATERVIEW APARTMENTS
1220 SOUTH POWELL PARKWAY
ANNA, TEXAS 75409

OVERALL SITE PLAN

APPROVED
JUNE 8, 2021
CITY COUNCIL
CITY OF ANNA

APPROVED
JUNE 1, 2021
P&Z COMMISSION
CITY OF ANNA

SITE PLAN
CITY PROJECT NO. SP 2021-0009

WATERVIEW APARTMENTS
20.799 ACRES
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CITY OF ANNA, COLLIN COUNTY, TEXAS
PREPARATION DATE 00/00/00

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DESIGN/CALC BY
MAB/LLW/CMK

DRAWN BY
MAB/LLW/CMK

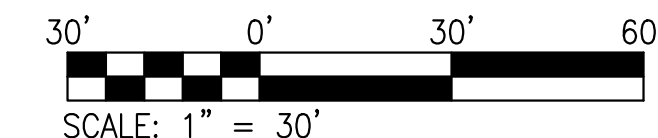
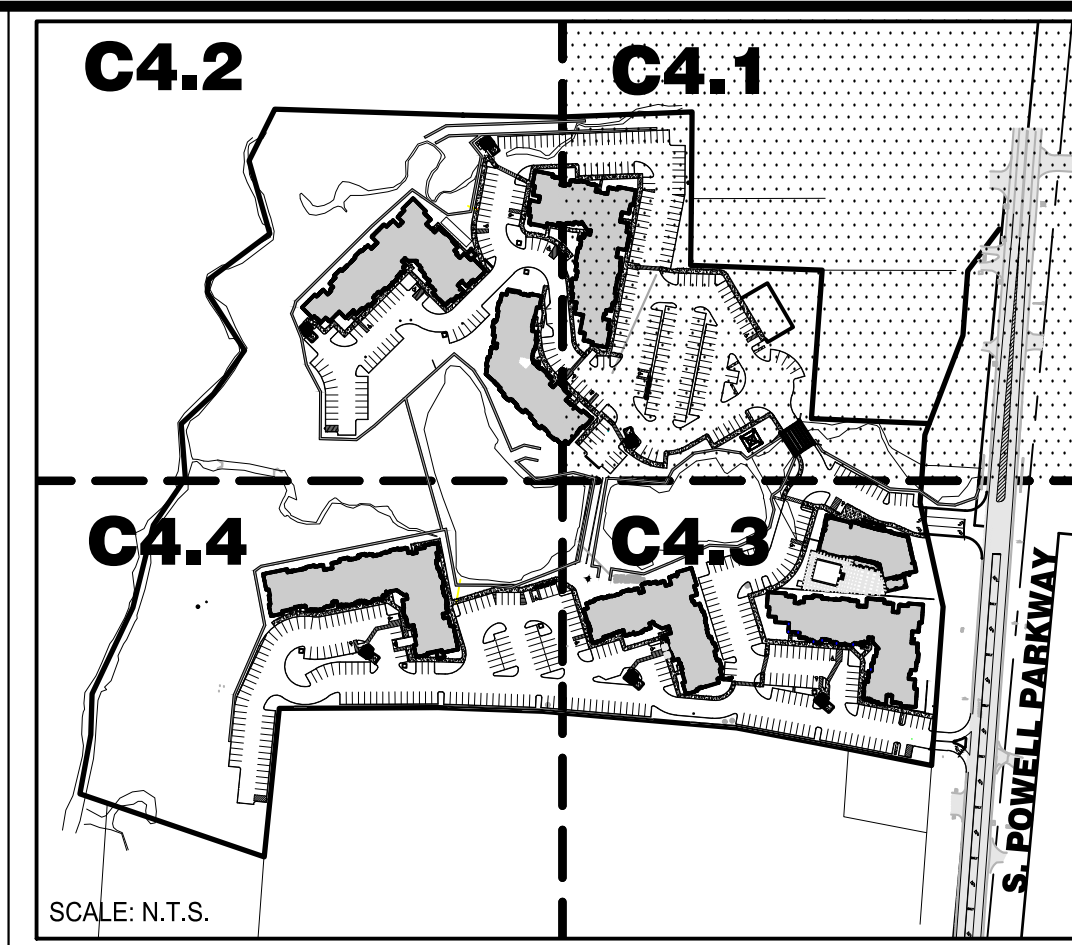
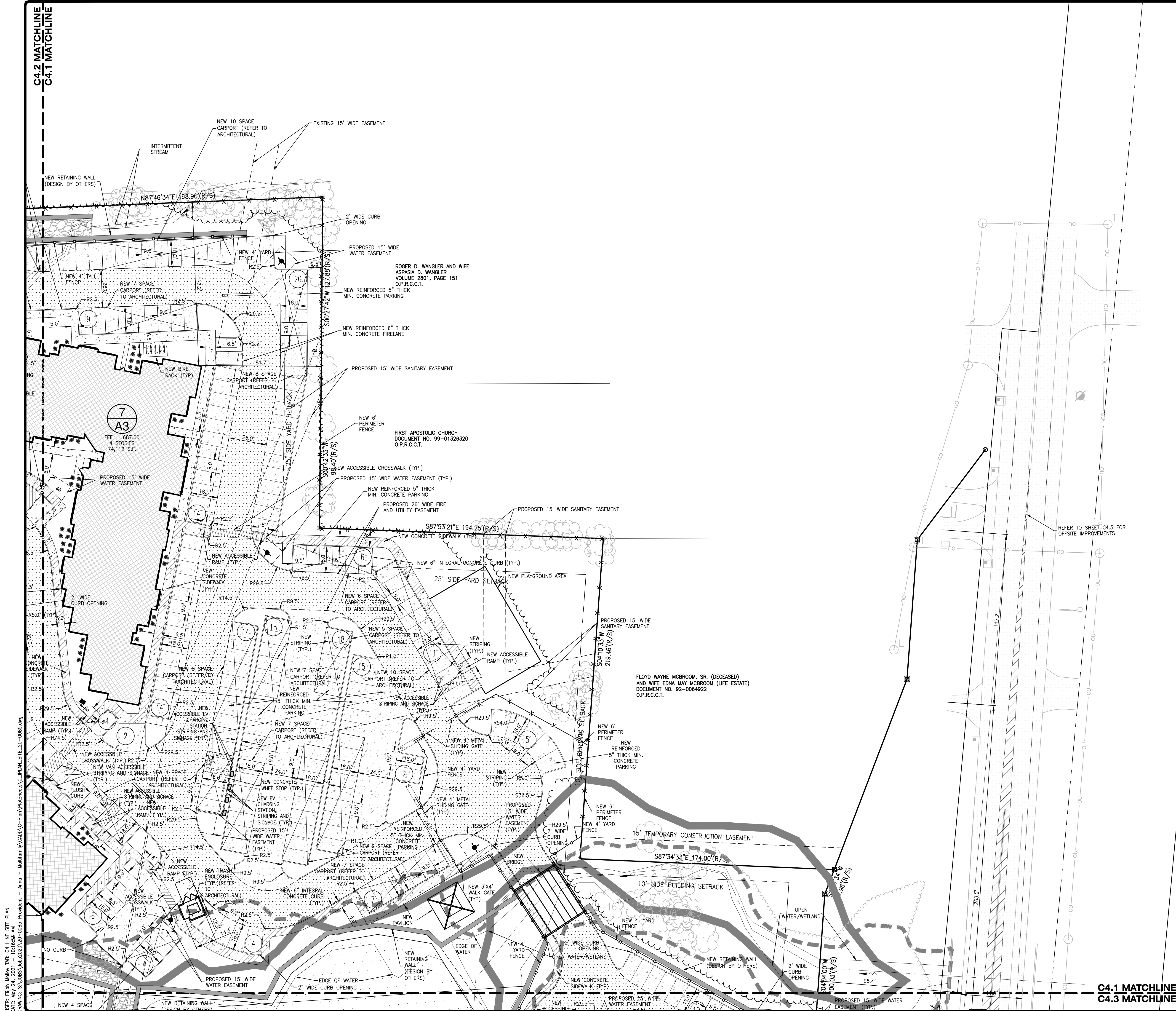
CHECKED BY
KAK/EJM/SHS

DRAWING SCALE
AS SHOWN

DATE
05/24/2021

JOB NUMBER
20-0085-00B

SHEET NUMBER
C4.0



LEGEND

- [Symbol] EXISTING PAVEMENT
- [Symbol] ADA/ATAS ACCESSIBLE ROUTE
- [Symbol] CONCRETE SIDEWALK
- [Symbol] FIRE LANE / MEDIUM DUTY PAVEMENT
- [Symbol] ASPHALT APPROACH PAVEMENT
- [Symbol] STANDARD DUTY PAVEMENT
- [Symbol] PROPOSED BUILDING
- [Symbol] PROPOSED ADA/ATAS RAMP
- [Symbol] = PARKING SPACES PER ROW
- A = UNIT TYPE
- 101 = UNIT NUMBER

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- CONTRACTOR SHALL CROSSCHECK ARCHITECTURAL FOOTPRINTS PRIOR TO STAKING FOR CONSTRUCTION PAD.

SITE BENCHMARK INFORMATION

DESCRIPTION
SITE BENCHMARK 100:
5/8 INCH IRON ROD WITH ORANGE CAP STAMPED "CONTROL"
N: 7175620.603
E: 2563216.154
ELEV: 695.50

SITE BENCHMARK 101:
5/8 INCH IRON ROD WITH ORANGE CAP STAMPED "CONTROL"
N: 71776033.554
E: 2563282.585
ELEV: 692.09

EXHIBIT A

APPROVED
JUNE 8, 2021
CITY COUNCIL
CITY OF ANNA

APPROVED
JUNE 1, 2021
P&Z COMMISSION
CITY OF ANNA

SITE PLAN
CITY PROJECT NO. SP 2021-0009

WATERVIEW APARTMENTS
20.799 ACRES
LOT 1, BLOCK A
GRANDERSON STARK SURVEY, ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS
PREPARATION DATE 00/00/00

OWNER
PROVIDENT REALTY ADVISORS
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SUITE 300
DALLAS, TX 75203
972-385-4112

ENGINEER
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972-624-6000

LANDSCAPE ARCHITECT
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ST. LOUIS, MO 63103
314-984-9887

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

DESIGN/CALC BY: MAB/LLW/CMK
DRAWN BY: MAB/LLW/CMK
CHECKED BY: KAK/EJM/SHS
DRAWING SCALE: AS SHOWN
DATE: 05/24/2021
JOB NUMBER: 20-0085-00B
SHEET NUMBER: C4.1

USER: Eliph.Molloy TAB: C4.1 NE SITE PLAN
DATE: May 24, 2021 10:16:53 AM
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PROJECT: Anna - Multifamily CAD/C-Plan\Sheets\01\PLAN SITE_20-0085.dwg

DEVELOPER/OWNER:
PROVIDENT REALTY ADVISORS
10210 N CENTRAL EXPRESSWAY
SUITE 300 DALLAS, TEXAS 75231
PHONE: (972) 385-4112

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James T. Roth
P.E. # 133695
on 5/24/2021.
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purposes.
DATE: 05/24/2021

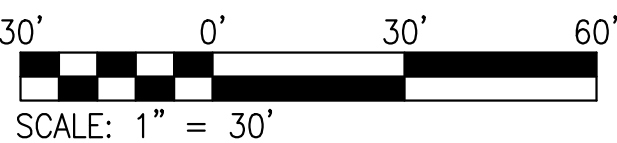
WATERVIEW APARTMENTS
1220 SOUTH POWELL PARKWAY
ANNA, TEXAS 75409

NE SITE PLAN

+ DALLAS
Frisco Square
6175 Main Street
Suite 367
Frisco, TX 75034
www.colecogroup.com

COLE
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
Texas Board of Professional Engineers and Land Surveyors
Registered Engineering Firm, F-1033 Corporate Land Surveying Firm, #1019871
and a member of the American Professional Surveyors Association, Inc.

DESIGN/CALC BY: MAB/LLW/CMK
DRAWN BY: MAB/LLW/CMK
CHECKED BY: KAK/EJM/SHS
DRAWING SCALE: AS SHOWN
DATE: 05/24/2021
JOB NUMBER: 20-0085-00B
SHEET NUMBER: C4.1



	EXISTING PAVEMENT
	= ADA/TAS ACCESSIBLE ROUTE
	= CONCRETE SIDEWALK
	= FIRE LANE / MEDIUM DUTY PAVEMENT
	= ASPHALT APPROACH PAVEMENT
	= STANDARD DUTY PAVEMENT
	= PROPOSED BUILDING
	= PROPOSED ADA/TAS RAMP
	= PARKING SPACES PER ROW
A	= UNIT TYPE
101	= UNIT NUMBER

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E: 2563216.154
ELEV: 695.50

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5/8 INCH IRON ROD WITH ORANGE CAP STAMPED "CONTROL"
N: 71776033.554
E: 2563282.585
ELEV: 692.09

EXHIBIT A

EXHIBIT A

APPROVED
JUNE 8, 2021
CITY COUNCIL
CITY OF ANNA

APPROVED
JUNE 1, 2021
P&Z COMMISSION
CITY OF ANNA

SITE PLAN
CITY PROJECT NO. SP 2021-0009

WATERVIEW APARTMENTS
20.799 ACRES
LOT 1, BLOCK A
PERSON STARK SURVEY, ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS
PREPARATION DATE 00/00/00

OWNER	LANDSCAPE ARCHITECT
PROVIDENT REALTY ADVISORS	COLE DESIGN GROUP, INC.
JOHN HICKMAN	JEREMY DON ROACH
10210 N. CENTRAL EXPRESSWAY,	POWER HOUSE AT UNION STATION,
SUITE 300	401 S. 18TH STREET, SUITE 200,
DALLAS, TX 75203	ST. LOUIS, MO 63103
972-385-4112	314-984-9887
ENGINEER	SURVEYOR
COLE DESIGN GROUP, INC.	COLE DESIGN GROUP, INC.
GARY L. JACKSON	GARY L. JACKSON
6175 MAIN ST., STE 367	6175 MAIN ST., STE 367
FRISCO, TX 75034	FRISCO, TX 75034
972-624-6000	972-624-6000

DEVELOPER/OWNER:

PROVIDENT REALTY ADVISORS
10210 N CENTRAL EXPRESSWAY
SUITE 300 DALLAS, TEXAS 75231
PHONE: (972) 385-4112

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WATERVIEW APARTMENTS
1220 SOUTH POWELL PARKWAY
ANNA, TEXAS 75409

NW SITE PLAN

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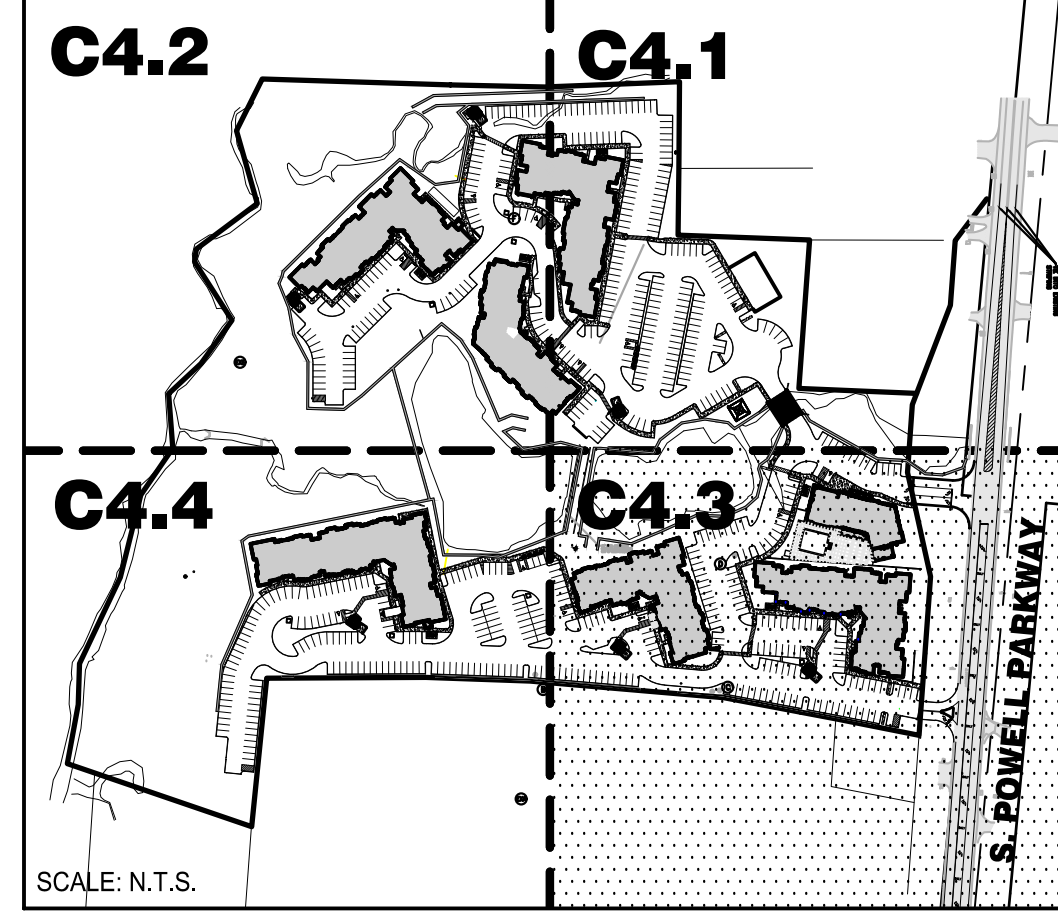
Frisco Square
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Suite 377
Frisco, TX 75034
972.624.6000 /el
www.colecs.com

CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE

Texas Board of Professional Engineers and Land Surveyors
Registered Engineering Firm: 1-0253 Corporate Land Surveying Firm: 01/93871

DESIGN/CALC BY	MAB/LLW/CMK
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CHECKED BY	KAK/EJM/SHS
DRAWING SCALE	AS SHOWN
DATE	05/24/2021
JOB NUMBER	20-0085-00B
SHEET NUMBER	

C4.2



30' 0' 30' 60'

SCALE: 1" = 30'

LEGEND

-  EXISTING PAVEMENT
-  = ADA/TAS ACCESSIBLE ROUTE
-  = CONCRETE SIDEWALK
-  = FIRE LANE / MEDIUM DUTY PAVEMENT
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SITE BENCHMARK INFORMATION

DESCRIPTION	DATE	AMOUNT	REMARKS
...	...	...	...

SITE BENCHMARK 100:
5/8 INCH IRON ROD WITH ORANGE CAP STAMPED "CONTROL"
N: 7175620.603
E: 2563216.154
ELEV: 695.50

SITE BENCHMARK 101:
5/8 INCH IRON ROD WITH ORANGE CAP STAMPED "CONTROL"
N: 71776033.554
E: 2563282.585
ELEV: 692.09

EXHIBIT A

APPROVED
JUNE 8, 2021
CITY COUNCIL
CITY OF ANNA

APPROVED
JUNE 1, 2021
P&Z COMMISSION
CITY OF ANNA

SITE PLAN

CITY PROJECT NO. SP 2021-0009

WATERVIEW APARTMENTS
20.799 ACRES
LOT 1, BLOCK A
GRANDERSON STARK SURVEY, ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS
PREPARATION DATE 00/00/00

OWNER	LANDSCAPE ARCHITECT
PROVIDENT REALTY ADVISORS	COLE DESIGN GROUP, INC.
JOHN HICKMAN	JEREMY DON ROACH
10210 N. CENTRAL EXPRESSWAY,	POWER HOUSE AT UNION STATION,
SUITE 300	401 S. 18TH STREET, SUITE 200,
DALLAS, TX 75203	ST. LOUIS, MO 63103
972-365-4112	314-984-9887
ENGINEER	SURVEYOR
COLE DESIGN GROUP, INC.	COLE DESIGN GROUP, INC.
JAMES T. ROTH P.E.	CARLE L. JACKSON
6175 MAIN ST, STE 367	6175 MAIN ST, STE 367
FRISCO, TX 75034	FRISCO, TX 75034
972-624-6000	972-624-6000

DEVELOPER/OWNER:

PROVIDENT REALTY ADVISORS
10210 N CENTRAL EXPRESSWAY
SUITE 300 DALLAS, TEXAS 75231
PHONE: (972) 385-4112

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WATERVIEW APARTMENTS
1220 SOUTH POWELL PARKWAY
ANNA, TEXAS 75409

SE SITE PLAN

colle
®

+ DALLAS
Fricko Square
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972.624.6000 tel
www.colleco.com

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CHECKED BY	KAK/EJM/SHS
DRAWING SCALE	AS SHOWN
DATE	05/24/2021
JOB NUMBER	20-0085-00B
SHEET NUMBER	

C4.3

USER: Eliph Molloy TAB: C4.4 SW SITE PLAN
DATE: May 24, 2021 - 10:19:28 AM
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CALLLED 11.195 ACRES
JOE A GREER, JR.
AND WIFE
GERALDINE GREER
VOLUME 976,
PAGE 120,
O.P.R.C.C.T.

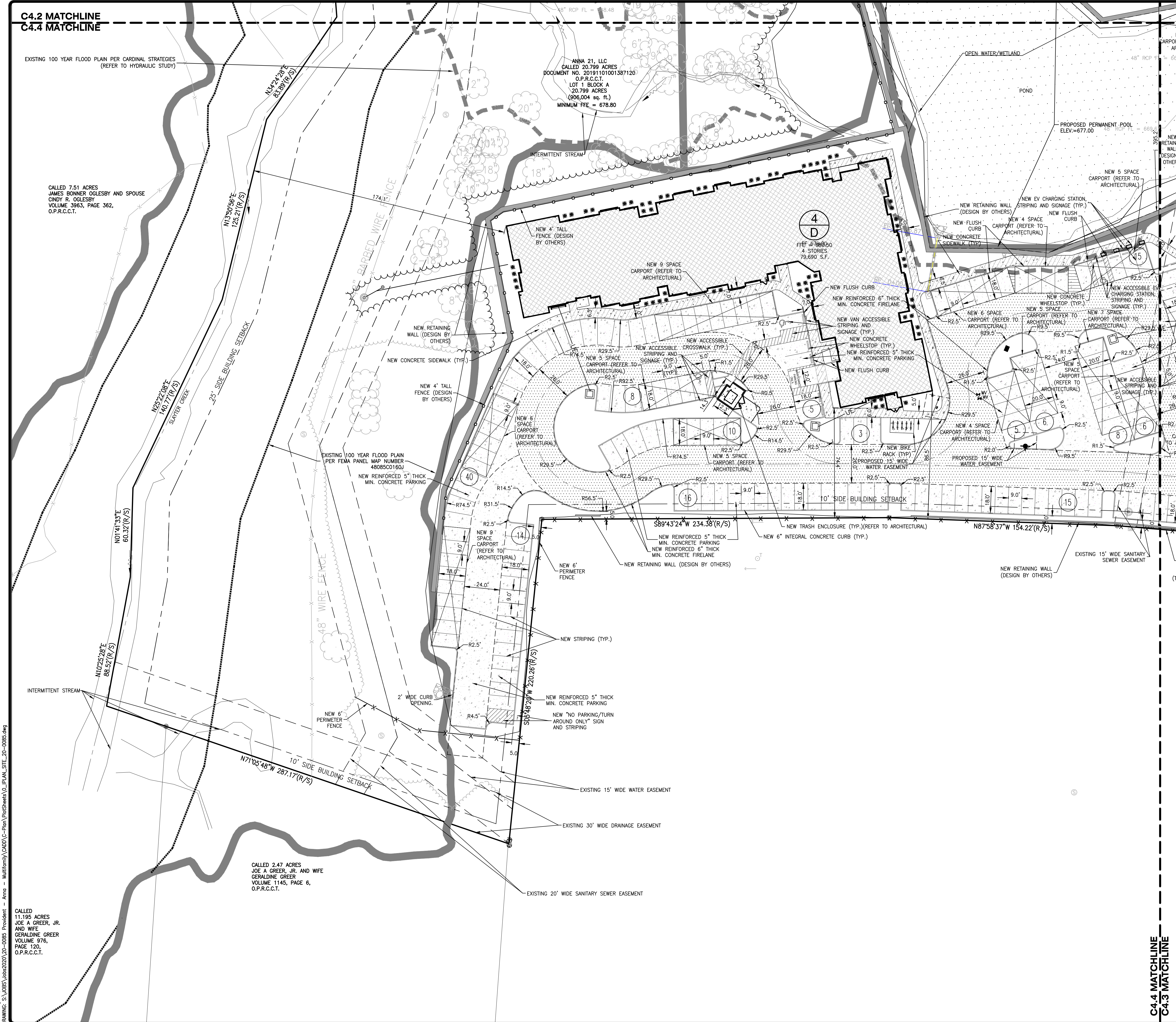
C4.2 MATCHLINE
C4.4 MATCHLINE

EXISTING 100 YEAR FLOOD PLAIN PER CARDINAL STRATEGIES
(REFER TO HYDRAULIC STUDY)

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

ANNA 21, LLC
CALLED 20.799 ACRES
DOCUMENT NO. 20191101001387126
O.P.R.C.C.T.
LOT 1 BLOCK A
20.799 ACRES
(906,004 sq. ft.)
MINIMUM FFE = 678.80



C4.2

C4.1

C4.4

C4.3

SCALE: N.T.S.

30' 0' 30' 60'
SCALE: 1" = 30'

LEGEND

- EXISTING PAVEMENT
- = ADA/AS ACCESSIBLE ROUTE
- = CONCRETE SIDEWALK
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SITE BENCHMARK INFORMATION

DESCRIPTION

SITE BENCHMARK 100:
5/8 INCH IRON ROD WITH ORANGE CAP STAMPED "CONTROL"
N: 7175620.603
E: 2563216.154
ELEV: 695.50

SITE BENCHMARK 101:
5/8 INCH IRON ROD WITH ORANGE CAP STAMPED "CONTROL"
N: 71776033.554
E: 2563282.585
ELEV: 692.09

EXHIBIT A

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JUNE 8, 2021
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CITY OF ANNA

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JUNE 1, 2021
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CITY OF ANNA

SITE PLAN
CITY PROJECT NO. SP 2021-0009

WATERVIEW APARTMENTS
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LOT 1, BLOCK A
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PREPARATION DATE 00/00/00

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

LANDSCAPE ARCHITECT
COLE DESIGN GROUP, INC.
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972-624-6000

SURVEYOR
COLE DESIGN GROUP, INC.
DANIEL L. JACKSON
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FRISCO, TX 75034
972-624-6000

DEVELOPER:

PROVIDENT REALTY ADVISORS
10210 N CENTRAL EXPRESSWAY
SUITE 300 DALLAS, TEXAS 75231
PHONE: (972) 385-4112

This document is released for
preliminary review only
under the authority of
James T. Roth
P.E. # 133695
on 5/24/2021.
It is not to be used for bidding,
construction or permitting
purposes.

DATE: 05/24/2021

WATERVIEW APARTMENTS
1220 SOUTH POWELL PARKWAY
ANNA, TEXAS 75409

SW SITE PLAN

+ DALLAS
Frisco Square
6175 Main Street
Suite 367
Frisco, TX 75034
www.colec.com

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CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
Texas Board of Professional Engineers and Land Surveyors
Registered Engineering Firm, F-1033 Corporate Land Surveying Firm, #1015871
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MAB/LLW/CMK

CHECKED BY
KAK/EJM/SHS

DRAWING SCALE
AS SHOWN

DATE
05/24/2021

JOB NUMBER
20-0085-00B

SHEET NUMBER

C4.4



Item No. 7.a.

City Council Agenda
Staff Report

Meeting Date: 6/8/2021
Staff Contact: Ray Isom

AGENDA ITEM:

Consider/Discuss/Action on a Contract and Authorizing Execution of Same for the Purchase of a Fire Ladder Truck from Siddons-Martin Emergency Group (Fire Chief Ray Isom)

SUMMARY:

On May 1, 2021, the City of Anna held a series of bond elections that included Proposition A. This bond referendum was approved (*by an 87% margin*) and provides an \$8M allocation towards construction of Fire Station #2 and the purchase an aerial ladder truck. The Anna Fire Department continues to face new risks and challenges as a result of rapid commercial and residential growth in our community. The acquisition of an aerial device greatly enhances our firefighting and rescue abilities to meet these challenges.

The aerial truck is an essential vehicle for fire and rescue response to new multi-story developments in our city. It also provides elevated master stream capabilities for firefighting in dense neighborhoods where protecting exposures is critical. Presently, the City's closest mutual aid aerial apparatus is approximately 12 miles to the south resulting in a 20-25 minute response time. As development increases with large commercial buildings, multi-story structures, and dense subdivisions, the need for aerial operations has become significant. The purchase of this vehicle also aligns with the Anna Fire Department's current Strategic Plan.

In order to take advantage of the price guarantee and ensure progression of the build, a letter of intent was issued to Siddons-Martin Emergency Group in May of 2021. This letter has helped ensure that we maintain our position in the factory assembly line. Currently, the approximate build time for this vehicle is 10 months with an anticipated delivery of March 2022. Bond proceeds will be available before the completion of the manufacturing process. The approval of this resolution allows continuation of the manufacturing process with an invoice to be completed on October 1, 2021.

The base price of the Pierce-Enforcer Aerial, Platform 100' truck is \$1,366,529.00 with a loose equipment expense (additional firefighting and rescue equipment) of \$152,850.62. Upon delivery, the not-to-exceed total cost has been established at \$1.66M.

This vehicle will be an addition to our fleet rather than a replacement apparatus. The Anna Fire Department utilizes the National Fire Protection Association (NFPA) 1901 standard as the baseline for replacement and maintenance of first-line fire apparatus. NFPA codes are the industry standard and adherence to these standards will assist us in obtaining Best Practices designation in the near future.

This proposal is in alignment with the fire department's internal Strategic Plan and apparatus matrix which defines our vehicle acquisition and replacement schedule through FY 2040.

FINANCIAL IMPACT:

\$1.66M in Bond Funding

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 4: High Performing, Professional City

STAFF RECOMMENDATION:

Approval

ATTACHMENTS:

1. Resolution for Aerial Truck_FINAL_6.8.21
2. Aerial Ladder Truck Exhibit A

APPROVALS:

Stephanie Welch, Adm Assistant
Jim Proce, City Manager

Created/Initiated - 6/1/2021
Final Approval - 6/4/2021

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A CONTRACT AND AUTHORIZING EXECUTION OF SAME FOR THE PURCHASE OF A FIRE LADDER TRUCK FROM SIDDONS-MARTIN EMERGENCY GROUP.

WHEREAS, the City Council of the City of Anna, Texas ("City Council") finds that the City of Anna Fire Chief – in furtherance of the Fire Department's purpose of preserving and protecting the public health and safety of the City's residents – has, after extensive research, recommended that the City purchase a new aerial fire truck for fire prevention and protection services, and specifically recommends that the City purchase a 2021 Pierce Enforcer PUC 100' Platform Aerial Truck, equipped with a 1,500 GPM Pump and 500 Gallon Tank ("Fire Ladder Truck"); and,

WHEREAS, the City of Anna, Texas (the "City") has received a written quote attached as Exhibit A from Siddons-Martin Emergency Group to purchase the Fire Ladder Truck for the purchase price of \$1,366,529 with additional firefighting and rescue equipment not-to-exceed a total of \$1.66M; and,

WHEREAS, the City's Financial Policy adopted on September 28, 2010 by Ordinance No. 511-2010 requires that all purchases exceeding \$50,000 must be purchased under formal competitive sealed bidding rules or as otherwise permitted by the Texas Local Government Code under Chapters 252 and 271; and

WHEREAS, Section 252.022(a)(2) of the Texas Local Government Code exempts from competitive bidding a procurement necessary to preserve or protect the public health or safety of the municipality's residents; and

WHEREAS, the City's Fire Chief has advised the Council and the Council has found and determined that the purchase of the Fire Ladder Truck is necessary and essential to preserve the public health or safety of the City's residents; and

WHEREAS, the City Attorney has advised that based on these findings competitive bidding is not required for the purchase of the Fire Ladder Truck as it falls under the exemption in Section 252.022(a)(2) of the Texas Local Government Code; and

WHEREAS, the purchase price is contained in the written quote attached as Exhibit A offered by Siddons-Martin Emergency Group:

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

Section 1. Recitals Incorporated.

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Authorization of Contract Award.

The City Council hereby authorizes the City Manager or designee to execute on its behalf, subject to legal review and approval by the City Attorney, a contract with Siddons-Martin Emergency Group for the purchase of the 2021 Pierce Enforcer PUC 100' Platform Aerial Truck, as shown on the written quotation attached hereto as Exhibit A.

PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 8th day of June 2021.

ATTEST:

APPROVED:

City Secretary Carrie L. Land

Mayor Nate Pike

Siddons Martin Emergency Group, LLC
3500 Shelby Lane
Denton, TX 76207
GDN P115891
TXDOT MVD No. A115890

May 11, 2021

Ray Isom
ANNA FIRE DEPARTMENT
305 S POWELL PKWY
ANNA, TX 75409



Proposal For: 100' Aerial

Siddons-Martin Emergency Group, LLC is pleased to provide the following proposal to ANNA FIRE DEPARTMENT. Unit will comply with all specifications attached and made a part of this proposal. Total price includes delivery FOB ANNA FIRE DEPARTMENT and training on operation and use of the apparatus.

Description	Amount
Qty. 1 - 980 - Pierce-Custom Enforcer Aerial, Platform 100'	
(Unit Price - \$1,408,269.00)	
Delivery within 12-13 months of order date	
QUOTE # - SMEG-0002095-0	
Vehicle Price	\$1,408,269.00
Chassis Prepay Discount	(\$13,196.00)
Aerial Prepay Discount	(\$7,634.00)
Full Prepay Discount	(\$22,910.00)
980 - UNIT TOTAL	\$1,364,529.00
SUB TOTAL	\$1,364,529.00
HGAC FS12-19 (FIRE)	\$2,000.00
TOTAL	\$1,366,529.00

Price guaranteed until 5/31/2021

Additional: The invoice will be sent on October 1,2021 to continue to receive the full discount.

Taxes: Tax is not included in this proposal. In the event that the purchasing organization is not exempt from sales tax or any other applicable taxes and/or the proposed apparatus does not qualify for exempt status, it is the duty of the purchasing organization to pay any and all taxes due. Balance of sale price is due upon acceptance of the apparatus at the factory.

Late Fee: A late fee of .033% of the sale price will be charged per day for overdue payments beginning ten (10) days after the payment is due for the first 30 days. The late fee increases to .044% per day until the payment is received. In the event a prepayment is received after the due date, the discount will be reduced by the same percentages above increasing the cost of the apparatus.

Cancellation: In the event this proposal is accepted and a purchase order is issued then cancelled or terminated by Customer before completion, Siddons-Martin Emergency Group may charge a cancellation fee. The following charge schedule based on costs incurred may be applied:

- (A) 10% of the Purchase Price after order is accepted and entered by Manufacturer;
- (B) 20% of the Purchase Price after completion of the approval drawings;
- (C) 30% of the Purchase Price upon any material requisition.

The cancellation fee will increase accordingly as costs are incurred as the order progresses through engineering and into manufacturing. Siddons-Martin Emergency Group endeavors to mitigate any such costs through the sale of such product to another purchaser; however, the customer shall remain liable for the difference between the purchase price and, if applicable, the sale price obtained by Siddons-Martin Emergency Group upon sale of the product to another purchaser, plus any costs incurred by Siddons-Martin to conduct such sale.

Acceptance: In an effort to ensure the above stated terms and conditions are understood and adhered to, Siddons-Martin Emergency Group, LLC requires an authorized individual from the purchasing organization sign and date this proposal and include it with any purchase order. Upon signing of this proposal, the terms and conditions stated herein will be considered binding and accepted by the Customer. The terms and acceptance of this proposal will be governed by the laws of the state of Texas. No additional terms or conditions will be binding upon Siddons-Martin Emergency Group, LLC unless agreed to in writing and signed by a duly authorized officer of Siddons-Martin Emergency Group, LLC.

Sincerely,



Scott Beckwith

I, _____, the authorized representative of ANNA FIRE DEPARTMENT, agree to purchase the proposed and agree to the terms of this proposal and the specifications attached hereto.

Signature & Date

Platform Loose Equipment Anna Fire Department

For Reorder	Part #	Name	Description	Unit Price	Quantity	Retail Price	Saving	Selling Price	Extend Discount	Extended Price
	FA - 6	FHU 6 lb. Flat Head Axe		\$ 53.10	1	\$ 53.10	\$ -	\$ 53.10	\$ -	
	FAP - 6	FHU 6 lb. Pick Head Axe		\$ 57.82	1	\$ 57.82	\$ -	\$ 57.82	\$ -	
	APH - 6	All Purpose Hook w/ Pry; 6'		\$ 96.76	1	\$ 96.76	\$ -	\$ 96.76	\$ -	
	APH - 8	All Purpose Hook w/ Gas; 8'		\$ 108.56	1	\$ 108.56	\$ -	\$ 108.56	\$ -	
	APH - 10 - P	FHU, All Purpose Hook, 10' Pry Eni.		\$ 146.32	1	\$ 146.32	\$ -	\$ 146.32	\$ -	
	APH -12 - P	FHU, All Purpose Hook, 12' Pry Eni.		\$ 151.04	1	\$ 151.04	\$ -	\$ 151.04	\$ -	
	DWHS - 4 W/D	4', Dry Wall Hook w/ Handle		\$ 118.00	2	\$ 236.00	\$ -	\$ 118.00	\$ -	
	22-000590	Claw Tool 30"		\$ 389.46	2	\$ 778.92	\$ -	\$ 389.46	\$ -	
	90503	Flashlight, Stream Survivor LED		\$ 140.11	4	\$ 560.44	\$ -	\$ 140.11	\$ -	
	HTV12X18 - 18	Salvage Cover, 12 X 18, Red 18 oz		\$ 170.00	6	\$ 1,020.00	\$ 54.48	\$ 115.52	\$ -	
	KS34 - P09	Storz Holder w/ 4 Wrenches Silvadillo		\$ 71.39	1	\$ 71.39	\$ -	\$ 71.39	\$ -	
	SHV - S27	FHU 27" Scoop Shovel D Handle		\$ 47.20	2	\$ 94.40	\$ -	\$ 47.20	\$ -	
	BC -24	FHU 24" Bolt Cutters		\$ 64.90	1	\$ 64.90	\$ -	\$ 64.90	\$ -	
	48 - 22 - 7212	Milwaukee 12" Pipe Wrench		\$ 43.66	1	\$ 43.66	\$ -	\$ 43.66	\$ -	
	48 - 22 - 7224	Milwaukee 24" Pipe Wrench		\$ 100.30	1	\$ 100.30	\$ -	\$ 100.30	\$ -	
	80028	Tool Kit, 28-Piece by Klein Tools		\$ 398.88	1	\$ 398.88	\$ -	\$ 398.88	\$ -	
	94126	6-Piece Apprentice Tool Set by Klein Tools		\$ 99.97	1	\$ 99.97	\$ -	\$ 99.97	\$ -	
	RC50 - 450 - 100 Y - STZ	Hose, Pro Flow LHD 5" 100', 5" Storz		\$ 604.16	10	\$ 6,041.60	\$ -	\$ 604.16	\$ -	
	RC50 - 450 - 25 - Y - STZ	Hose, Pro Flow LHD 5" 25', 5" Storz		\$ 360.79	2	\$ 721.58	\$ -	\$ 360.79	\$ -	
	TFT - ABS1ST - NX	Short Ball Intake Valve 5" Storz Rigid X 6" F NH		\$ 1,515.00	2	\$ 3,030.00	\$ -	\$ 1,755.00	\$ -	
	72202-0303 K65 TIC	Thermal Camera Kit, NFPA		\$ 6,199.00	1	\$ 6,199.00	\$ -	\$ 6,199.00	\$ -	
	DP17-1000-50-ARN	1 3/4" Combat Hose X 50'	8-Red, 8-Blue, 8- Yellow,	\$ 234.00	24	\$ 5,616.00	\$ -	\$ 234.00	\$ -	
	DP25-1000-50-ARN	2 1/2" Combat Hose X 50'	8- Orange , 8- Green	\$ 309.00	16	\$ 4,944.00	\$ -	\$ 309.00	\$ -	
	CF -20 - 10"	Pansasonic CF -20 Toughbook		\$ 3,500.00	1	\$ 3,500.00	\$ -	\$ 3,500.00	\$ -	
	MS462RES	STIHL 462 Rescue		\$ 1,344.00	2	\$ 2,688.00	\$ -	\$ 2,688.00	\$ -	
		462 RESCUE DEPTH LIMITER		\$ 399.00	1	\$ 399.00				
		Holmarto Tools Set (Spreader, Cutter, Ram)		\$ 38,482.00	1	\$ 38,482.00				
	22-796852	Paratech Vehicle Extrication Kit		\$ 7,820.00	1	\$ 7,820.00				
	22-88D025BDK	ParatechMultiForce Air Lifting Bag Kit		\$ 9,115.00	1	\$ 9,115.00				
	V18-BL-12-AC	Super Vac PPV Fan 18" Milwaukee Battery Power		\$ 4,697.00	1	\$ 4,697.00	\$ -	\$ 4,700.00	\$ -	
	V20 - GX	Super Vac PPV Fan 20" Honda GX 200 Gas		\$ 3,275.00	1	\$ 3,275.00				
	37r2512-h52	2 1/2" to 1 1/2" Reducer		\$ 23.00	2	\$ 46.00	\$ -	\$ 35.00	\$ -	

Platform Loose Equipment Anna Fire Department

For Reorder	Part #	Name	Description	Unit Price	Quantity	Retail Price	Saving	Selling Price	Extend Discount	Extended Price
	30K0525-H52	Clappered Siamese 5" Storz to 2 1/2		\$ 476.00	1	\$ 476.00	\$ -	\$ 276.00	\$ -	
	09K25225M-H52	Hydrant Gate Valve 2 1/2"		\$ 205.00	1	\$ 205.00	\$ -	\$ 384.00	\$ -	
	Adaptor	Garden Hose with nozzle		\$ 20.00	1	\$ 20.00	\$ -	\$ 20.00	\$ -	
	Adaptor	5" Storz X 4" FNST		\$ 330.00	2	\$ 660.00	\$ -	\$ 330.00	\$ -	
	Adaptor	4" Storz to 5" Storz		\$ 175.00	1	\$ 175.00	\$ -	\$ 175.00	\$ -	
	S54L54-H52	4" Female to 5" Storz		\$ 173.86	1	\$ 173.86	\$ -	\$ 150.00	\$ -	
	S54L545-H52	4.5" Treaded to 5" Storz		\$ 169.34	1	\$ 169.34	\$ -	\$ 150.00	\$ -	
	PB-30	30" K Tool Manufactured Pro Bar		\$ 212.40	2	\$ 424.80	\$ -	\$ 490.00	\$ -	
	rh-6	6' Steel New York Hooks w/ chisel end		\$ 110.00	3	\$ 330.00	\$ -	\$ 134.00	\$ -	
	Rit Pak	Scott Rit Pak 3 with 60 minute bottle		\$ 4,755.00	1	\$ 4,755.00	\$ -	\$ 4,100.00	\$ -	
	Nozzles	TFT-H-VO 1.5 NH Detent		\$ 267.03	1	\$ 267.03	\$ -	\$ 325.00	\$ -	
	Nozzle	TFT-H-2VO Detent Valve 2.5" F HN x 1.5" M		\$ 313.95	1	\$ 313.95	\$ -	\$ 379.00	\$ -	
	Nozzle Tip	TFT-FSS8		\$ 71.00	1	\$ 71.00	\$ -	\$ 90.00	\$ -	
	Nozzle Tip	TFT-FSS12		\$ 71.00	1	\$ 71.00	\$ -	\$ 90.00	\$ -	
	Nozzle Tip	TFT-FSNISTACK		\$ 83.00	1	\$ 83.00	\$ -	\$ 100.00	\$ -	
	Nozzle Tip	TFT - FSSS10		\$ 71.00	1	\$ 71.00	\$ -	\$ 90.00	\$ -	
	GF2C1m Nozzle	G-Force 1.5" F Valve		\$ 650.00	2	\$ 1,300.00	\$ -	\$ 575.00	\$ -	
	3M Scott AirPak	Air-Pak™ X3 Pro SCBA		\$ 7,362.00	5	\$ 36,810.00	\$ -		\$ -	
	A-ALT5X-ALKF100C000	SA Altair 5X Portable Combustible Gas, Carbon Monoxide, Hydrogen Sulfide, and Oxygen Monitor		\$ 2,498.00	1	\$ 2,498.00	\$ -	\$ 2,498.00	\$ -	
	2997 - 27 - 48 -11 - 1852	18 Fuel 18-Volt Lithium-Ion Brushless Cordless Combo Kit (7-Tools) with two M18 5.0 Ah Batteries		\$ 999.00	1	\$ 999.00	\$ -	\$ 1,200.00	\$ -	
	48-32-4023-48-89-2331-48-89-9224	SHOCKWAVE Impact Duty Steel Driver Bit Set with Cobalt Drill Bit Set and Step Bit Set (66-Piece)		\$ 189.00	1	\$ 189.00	\$ -	\$ 189.00	\$ -	
	49-66-4484-49-66-4301	2 in. Drive SAE and 1/4 in. Drive Metric SHOCKWAVE Impact Duty Deep Well Socket Set (21-Piece)		\$ 109.00	1	\$ 109.00	\$ -	\$ 109.00	\$ -	
	49-66-5125	SHOCKWAVE Lineman's 1/2 in. Drive 2-in-1 12-Point Socket Set (10-Piece)		\$ 199.00	1	\$ 199.00	\$ -	\$ 199.00	\$ -	
	TP-32-NF	LoneStar Axe The PIG Forcible Entry Tool, 8 lbs - 32" Notched		\$ 202.00	2	\$ 404.00	\$ -	\$ 220.00	\$ -	
	NYH-6-S	Leatherhead NY-Style Hook with Angled Chisel at Foot		\$ 115.00	2	\$ 230.00	\$ -	\$ 115.00	\$ -	
	TS420	K12 STIHL		\$ 1,190.00	1	\$ 1,190.00				
	TOTAL					\$ 152,850.62				



PROOF

Client:

Anna Fire Department

Date: **04/06/2021**

Vehicle Description: **Pierce Fire Engine**

Color: **Red**

Proof Number: **2**

Materials Used: 3M 780cr with 3M 8518 laminate, Cut black,
cut Engine Turn Gold, gold leaf pin stripe at paint break.

Estimate Number: **1501**

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Please review proof carefully. Check that all spelling, punctuation, Phone numbers, dimensions, and colors are correct prior to approval. Any changes made after approval may be subject to additional charges.

Approved By: _____

Date: _____

☐ Approved

☐ Approved pending revisions

☐ Revise and Resubmit



Item No. 7.b.

City Council Agenda
Staff Report

Meeting Date: 6/8/2021
Staff Contact: Joey Grisham

AGENDA ITEM:

(1) Acting as the Anna Housing Finance Corporation Board of Directors, Consider/Discuss/Act on corporate bylaws and appoint offices of president, vice president, secretary and executive director. (Economic Development Director Joey Grisham).

(2) Acting as the Anna Housing Finance Corporation Board of Directors, Consider/Discuss/Act on entering into a Memorandum of Understanding (MOU) with Anna Senior Living LP for a senior living project. (Economic Development Director Joey Grisham)

SUMMARY:

As you are aware, the City Council approved the creation of the Anna Housing Finance Corporation on April 13, 2021 to facilitate projects in the City of Anna. This item includes the approval of bylaws and appointment of officers for the Board. The City Council will serve as the Board for the Anna Housing Finance Corporation.

FINANCIAL IMPACT:

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 1: Growing Anna Economy

Goal 2: Anna – Great Place to Live

STAFF RECOMMENDATION:

Approve corporate bylaws and appoint officers.

ATTACHMENTS:

1. AHFC Bylaws C03029D20210520CR1 clean
2. Original_Document
3. Acknowledgment

4. Certificate

APPROVALS:

Taylor Lough, Economic Development Administrator
Jim Proce, City Manager

Created/Initiated - 6/4/2021
Final Approval - 6/4/2021

ANNA HOUSING FINANCE CORPORATION

BYLAWS

ARTICLE I OFFICES

SECTION 1.01. Principal Office. The principal office of the Anna Housing Finance Corporation (the "Corporation") shall be at 111 N. Powell Parkway, Anna, Texas 75409.

ARTICLE II DIRECTORS

SECTION 2.01. General Authority. The affairs of the Corporation shall be managed by a board of directors (the "Board") which shall be composed in its entirety of persons appointed by and whose terms of office shall be fixed by the governing body of the City of Anna, Texas (the "City"). The property and business of the Corporation shall be managed by the Board which may exercise all powers of the Corporation and do all lawful acts.

SECTION 2.02. Membership. The Board of Directors shall consist of seven (7) directors, each of whom shall be appointed by the governing body of the City and shall reside in the City and who shall serve staggered terms of four (4) years unless otherwise specified by the City in the Articles of Incorporation, as amended from time to time. A director whose term expires shall continue to serve until his/her successor is appointed to the Board. The Initial Directors designated under Article VII of the Articles of Incorporation shall serve as the Board of Directors until the governing body of the City appoints replacements to serve as directors.

SECTION 2.03. Annual Meeting. The annual meeting of the Board shall be held at the principal office of the Corporation on the fourth Tuesday of January, if not a legal holiday, and if a legal holiday, then at the second Tuesday or the fourth Tuesday in February that is not legal holiday, at 6:30 p.m., or at such time and place as shall be fixed by the consent in writing of all of the directors. All other meetings may be held at the place selected by the Board within the boundaries of the State of Texas.

SECTION 2.04. Regular Meetings; Notice. Regular Meetings other than the annual meeting, may be held without notice at such time as shall from time to time be determined by resolution of the Board; provided, however, if the Board of Directors is composed of members consisting of a quorum or more of the governing body of the City, then advance written notice of all meetings shall be posted in compliance with the Texas Open Meetings Act ("TOMA").

SECTION 2.05. Special Meetings; Notice. Special Meetings of the Board may be called by the President on 72 hours' notice to each director, either personally or by mail or by facsimile; special meetings shall be called by the President or Secretary in like manner on like notices on the written request of two directors. Unless otherwise indicated in the notice thereof, any and all matters pertaining to the purposes of the Corporation may be considered

and voted upon at a Special Meeting. At any meeting at which every director shall be present, even though without any notice, any matter pertaining to the purpose of the Corporation may be considered and acted upon. Notwithstanding the foregoing or any other provision of these bylaws, if the Board of Directors is composed of members consisting of a quorum or more of the governing body of the City, then advance written notice of all meetings shall be posted in compliance with TOMA and all meetings shall be held in full compliance with TOMA.

SECTION 2.06. Remote Meetings. The Board may meet regularly or specially by means of conference telephone or similar communications equipment that permits all individuals participating in the meeting to hear one another and such participation shall constitute presence in person at the meeting. Notwithstanding the foregoing or any other provision of these bylaws, if the Board of Directors is composed of members consisting of a quorum or more of the governing body of the City, then advance written notice of all meetings shall be posted in compliance with TOMA and all meetings shall be held in full compliance with TOMA.

SECTION 2.07. Quorum. At all meetings of the Board the presence of a majority of the directors shall be necessary and sufficient to constitute a quorum for the transaction of business and the act of a majority of the directors present at any meeting at which there is a quorum shall be the act of the Board, except as may be otherwise specifically provided by the Texas Housing Finance Corporations Act (Chapter 394, Texas Local Government Code, as amended) (the "Act") or these Bylaws.

SECTION 2.08. Notice. A meeting of the Board can be held at any time without notice upon the execution by all directors of a written waiver of notice, and likewise may be held without notice when all of the directors are present at the meeting. Notwithstanding the foregoing or any other provision of these bylaws, if the Board of Directors is composed of members consisting of a quorum or more of the governing body of the City, then advance written notice of all meetings shall be posted in compliance with TOMA and all meetings shall be held in full compliance with TOMA.

SECTION 2.09. Action. Any action required by the Act to be taken at a meeting of the Board or any action which may be taken at a meeting of the Board may be taken without a meeting if a consent in writing, setting for the action to be taken, shall be signed by all of the directors. Such consent shall have the same force and effect as a unanimous vote and may be stated as such in any articles or document filed with the Secretary of State under the Act. Notwithstanding the foregoing or any other provision of these bylaws, if the Board of Directors is composed of members consisting of a quorum or more of the governing body of the City, then advance written notice of all meetings shall be posted in compliance with TOMA and all meetings shall be held in full compliance with TOMA.

SECTION 2.10. Meeting Location. All meetings of the Board shall be held within the State of Texas. Notwithstanding the foregoing or any other provision of these bylaws, if the Board of Directors is composed of members consisting of a quorum or more of the governing body of the City, then advance written notice of all meetings shall be posted in compliance with TOMA and all meetings shall be held in full compliance with TOMA.

SECTION 2.11. Ex-Officio Members. The City Manager or his or her respective designee, the City Finance Director, and any member of the governing body of the City or other appropriate person or entity designated by the Board may attend all meetings of the Board or committees, including but not limited to executive or closed meetings, but shall not have the power to vote in the meetings unless such Council member is also a member of the Board appointed by the governing body of the City. Their attendance shall be for the purpose of ensuring that information about the meetings is accurately recorded and communicated to the City Council as may be appropriate and necessary.

SECTION 2.12. No Compensation. Directors, as such, shall receive no compensation for services rendered as directors, but shall be reimbursed for all reasonable expenses incurred in performing their duties as directors.

SECTION 2.13 Ethics; Conflict of Interest. Directors and officers appointed by directors shall strictly adhere to the Anna Code of Ethics, as adopted and as may be amended by the governing body of the City (the "Ethics Code"). In the event that a director or officer is aware that he/she has a conflict of interest under applicable law or Ethics Code, with regard to any particular matter or vote coming before the Board, the director or officer shall bring the same to the attention of the Board and shall abstain from discussion and voting thereon. Any director or officer shall bring to the attention of the Board any apparent conflict of interest or potential conflict of interest of any other director or officer, in which case the Board shall determine whether a true conflict of interest exists before any further discussion or vote shall be conducted regarding that particular matter. The director or officer about whom a conflict of interest question has been raised shall refrain from voting with regard to the determination as to whether a true conflict exists.

SECTION 2.14. Public Records. Except as made confidential under the Texas Public Records Act or other applicable law, the Corporations records are public records and the Corporation shall comply with the Texas Open Records Act.

SECTION 2.15. Committees. The Board may, by resolution or resolutions adopted by a majority of the whole Board, establish one or more committees, each committee to consist of two or more of the directors of the Corporation. Such committee or committees shall have such name or names, and such powers, as may be determined from time to time by resolution adopted by the Board of Directors. The committees shall keep regular minutes of their proceedings and report the same to the Board when required.

ARTICLE III

NOTICES

SECTION 3.01. Generally. Whenever under the provisions of the statutes or these Bylaws, notice is required to be given to any director, it shall not be construed to mean personal notice, but such notice may be given in writing, by mail, electronic mail or facsimile, addressed to such director at such address, electronic mail address or facsimile number as appears on the books of the Corporation, and such notice shall be deemed to be given at the time when the same shall be thus mailed or transmitted by electronic mail or facsimile.

SECTION 3.02. Waiver. Whenever any notice is required to be given under the provisions of the statutes or of these Bylaws, a waiver thereof in writing signed by the person or persons entitled to said notice, whether before or after the time stated therein, shall be deemed equivalent thereto.

ARTICLE IV OFFICERS

SECTION 4.01. Appointment. The officers of the Corporation shall be chosen by the Board. The Board shall choose from its members a President and a Vice President. The Board shall also choose a Secretary who may or may not be a member of the Board. Any two or more offices may be held by the same person, except the offices of President and Secretary. The Board shall choose such officers at its first meeting and at each annual meeting thereafter in odd number years.

SECTION 4.02. Term. The officers of the Corporation chosen pursuant to Section 4.01 shall serve until the second annual meeting of the Board thereafter or until their successors are chosen and qualify in their stead. Officer appointed at or after the second annual meeting shall serve terms of two (2) years unless removed earlier by the Board.

SECTION 4.03. Other Officers. The Board may appoint such other officers and agents as it shall deem necessary, who shall hold their offices for such terms and shall exercise such powers and perform such duties as shall be determined from time to time by the Board.

SECTION 4.04. Removal; Vacancy. Any officer elected or appointed by the Board may be removed at any time by the affirmative vote of a majority of the whole Board. If the office of any officer becomes vacant for any reason, the vacancy shall be filled by the Board.

SECTION 4.05. City Officers. The Board shall have the right to utilize the services of the City Manager, City Secretary, and City Attorney provided (i) that the Corporation shall pay reasonable compensation to the City for such services, and (ii) the performance of such service does not materially interfere with the other duties of such personnel of the City.

SECTION 4.06. The President.

- (a) The President shall be the chief executive officer of the Corporation and shall preside at all meetings of the directors.
- (b) The President shall be an ex-officio a member of all standing committees, shall have general supervision of the management of the business of the Corporation, and shall see that all orders and resolutions of the Board are carried into effect.
- (c) The President shall execute bonds, mortgages, conveyances, assignments, notes and other contracts and instruments requiring a seal, under the seal of

the Corporation, except where required or permitted by law to be otherwise signed and executed and except where the signing and execution thereof shall be expressly delegated by the Board to some other officer or agent of the Corporation.

SECTION 4.07. The Vice President. The Vice President shall, in the absence or disability of the President, have the duties and exercise the powers of the President, and shall perform such other duties as the Board shall prescribe. Any action taken by the Vice President in the performance of the duties of the President shall be conclusive evidence of the absence or inability to act of the President at the time such action was taken.

SECTION 4.08. The Secretary. The Secretary shall attend all sessions of the Board and record all votes and the minutes of all proceedings and shall perform like duties for the standing committees when required. He/She shall give, or cause to be given, notice of all special meetings of the Board and shall perform such other duties as may be prescribed by the Board or the President under whose supervision he/she shall be. He/She shall keep in safe custody the seal of the Corporation and, when authorized by the Board, affix the same to any instrument requiring it, and, when so affixed, it shall be attested by his/her signature. And when the corporate seal is required as to instruments executed in the course of ordinary business, he/she shall attest to the signature of the President or Vice President and shall affix the seal thereto.

SECTION 4.09. Economic Development Director. The Economic Development Director shall be a full-time employee of the City and shall be the chief administrative officer of the Corporation, responsible for all daily operations and implementation of Board policies and resolutions. The Economic Development Director shall be appointed and managed by the City Manager. The Economic Development Director shall attend all called Board meetings and perform those duties and functions as the Board shall prescribe.

ARTICLE V FISCAL PROVISIONS

SECTION 5.01. Fiscal Year. The fiscal year, unless otherwise determined by the Board, shall end September 30 of each year.

SECTION 5.02. Expenditures. All checks or demands for money and notes of the Corporation shall be signed by such officer or officers or such other person or persons, including the Executive Director, as the Board may from time to time designate, provided that in no event shall a check be negotiable until it is signed by at least one officer.

SECTION 5.03 Policy. The Corporation will adhere to the City's Financial Policy to guide the overall financial condition and operations of the Corporation including without limitation compliance with the Texas Public Funds Investment Act.

SECTION 5.04. Debt Instruments. Notwithstanding anything to the contrary herein or in the Articles of Incorporation, the Corporation shall be required to obtain the consent of the City for issuing bonds, notes, certificates, notes or other obligations ("Obligations"). Obligations are limited obligations of the housing finance corporation and are payable

solely from the revenue, receipts, and other resources pledged to their payment. A bondholder or creditor may not compel the local government to pay the bond, the interest, or any redemption premium or other indebtedness. All proceeds from loans or from the issuance of bonds, notes, certificates, or other debt instruments ("Obligations") issued by the Corporation shall be deposited and invested as provided in the resolution, order, indenture, or other documents authorizing or relating to their execution or issuance. Subject to the requirements of contracts, loan agreements, indentures, or other agreements securing Obligations, all other monies of the Corporation, if any, shall be deposited, secured, and/or invested in the manner provided for the deposit, security, and/or investment of the public funds of the City. The Board shall designate the accounts and depositories to be created and designated for such purposes, and the methods of withdrawal of funds therefrom for use by and for the purposes of the Corporation upon the signature of its treasurer and such other persons as the Board shall designate. The accounts, reconciliation, and investment of such funds and accounts shall be performed by the Department of Finance of the City and the City's Finance Director shall be the Corporation's investment officer.

SECTION 5.05. Books, Records, Audits. The Corporation shall keep and properly maintain, in accordance with generally accepted accounting principles, complete books, records, accounts, and financial statements pertaining to its corporate funds, activities, and affairs. At the direction of the City Council, the books, records, accounts and financial statements of the Corporation may be maintained for the Corporation by the accountants, staff, and personnel of the City. The Corporation (or the City if the option described above is selected) shall cause its books, records, accounts, and financial statements to be audited at least once each fiscal year by an outside, independent, auditing and accounting firm selected by the City. Such audit shall be at the expense of the Corporation.

ARTICLE VI SEAL

SECTION 6.01. The corporate seal shall be circular and shall have inscribed in the outer circle "Anna Housing Finance Corporation" and shall have inscribed in the inner circle the letters "T-E-X-A-S" and a five-pointed star. Said seal may be used by causing it or a facsimile thereof to be impressed or affixed or reproduced or otherwise.

ARTICLE VII AMENDMENTS

SECTION 7.01. These Bylaws may be altered, changed, or amended at any meeting of the Board at which a quorum is present, provided notice of the proposed alteration, change, or amendment be contained in the notice of such meeting, by the affirmative vote of a majority of the directors at such meeting and present thereat.

ARTICLE VIII GENERAL PROVISIONS

SECTION 8.01. Effective Date. These Bylaws shall become effective upon adoption by the Board of Directors.

SECTION 8.02. Interpretation; Severability. Bylaws and all of the terms and provisions hereof shall be liberally construed to effectuate the purposes set forth herein. If any word, phrase, clause, sentence, paragraph, section or other part of these Bylaws, or the application thereof to any person or circumstance, shall ever be held to be invalid or unconstitutional by any court of competent jurisdiction, the remainder of these Bylaws and the application of such word, phrase, clause, sentence, paragraph, section or other part of these Bylaws to any other person or circumstance shall be affected thereby.

SECTION 8.03. Principal Office. The principal office of the Corporation shall be within the City. The Corporation shall have and continuously maintain in the State of Texas a registered office (which may be, but need not be, the same as the principal office) and registered agent in accordance with the provisions of Article 2.05, Texas Non-Profit Corporation Act. The Corporation may change its registered office and registered agent in accordance with applicable law. Process may be served on the Corporation in accordance with applicable law.

SECTION 8.04. Resignations. Any director or officer may resign at any time. Such resignation shall be made in writing and shall take effect at the time specified therein, or, if no time be specified, at the time of its receipt by the President or Secretary. The acceptance of a resignation shall not be necessary to make it effective, unless expressly so provided in the resignation.

SECTION 8.05. Indemnity. The Corporation shall indemnify the directors and any director acting in its capacity as an officer of the Corporation and any City officer, against any liability asserted against or reasonable expenses incurred by a director or officer because of his/her status or conduct as a director or officer, in accordance with and to the fullest extent permitted by the laws of the State of Texas.

Adopted and Approved this _____ day of _____, 2021.

President

ATTEST:

Secretary

ARTICLES OF INCORPORATION

OF THE

ANNA HOUSING FINANCE CORPORATION

We, the undersigned natural persons, each of whom is at least eighteen (18) years of age or more, and a resident of the City of Anna, Texas, (the "City") and a citizen of the State of Texas, acting as incorporators of a corporation under the provisions of Chapter 394, Texas Local Government Code, do hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE I
Corporation Name

The name of the corporation is the Anna Housing Finance Corporation (the "Corporation").

ARTICLE II
Nature of Corporation

The Corporation is a public, nonprofit corporation.

ARTICLE III
Duration of Corporation

The period of duration of the Corporation shall be perpetual.

ARTICLE IV
Corporate Purpose and Agency

4.01 The Corporation is organized solely to carry out the purposes of Chapter 394, Texas Local Government Code, i.e., exclusively for the purpose of benefitting and accomplishing public purposes of, and on behalf of, the City and any other local governments which become included in the Corporation pursuant to these articles, by financing the cost of residential ownership and development that will provide decent, safe and sanitary housing for residents of the City at prices they can afford. It has been determined and declared by the Legislature of the State of Texas that such residential ownership and development will (a) provide for and promote the public health, safety, morals, and welfare; (b) relieve conditions of unemployment and encourage the increase of industry and commercial activity and economic development so as to reduce the evils attendant upon unemployment; (c) provide for efficient and well-planned urban growth and development including the elimination and prevention of potential urban blight and the proper coordination of industrial facilities with public services, mass transportation and residential development; (d) assist persons of low and moderate income in acquiring and owning decent, safe and sanitary housing which they can afford; and (e) preserve and increase ad valorem tax bases of local governmental units; and the foregoing have been determined and declared by the Legislature of the State of Texas to lessen the burden of government and to be public purposes and functions.

4.02 The Corporation is formed pursuant to the provisions of Chapter 394, Texas Local Government Code as it now or may hereafter be amended.

4.03 The Corporation shall have all other powers of a like or different nature not prohibited by law which are available to non-profit corporations in Texas and which are necessary or useful to enable the Corporation to perform the purposes for which it is created, including the power to issue bonds, notes or other obligations, and otherwise exercise its borrowing power to accomplish the purposes for which it was created.

4.04 The Corporation is created as a housing finance corporation pursuant to Chapter 394, Texas Local Government Code and shall be a governmental unit within the meaning of Subdivision (2), Section 101.001, Texas Civil Practice and Remedies Code. The operations of the Corporation are governmental and not proprietary functions for purposes of the Texas Tort Claims Act, Section 101.001, et seq., Texas Civil Practice and Remedies Code. The Corporation shall have the all the powers authorized in in Chapter 394 of the Texas Local Government Code, including without limitation those enumerated in Section 394.032 of the Texas Local Government Code.

4.05 References herein to the City Council shall mean the City Council of the City of Anna, Texas.

4.06 A resolution approving the form of these articles of incorporation was adopted by the City Council on April 13, 2021.

ARTICLE V **No Members or Shareholders**

The Corporation shall have no members and shall have no stock.

ARTICLE VI **Board of Directors**

6.01 All powers of the Corporation shall be vested in a Board of Directors consisting of seven (7) members (the "Board").

6.02 The initial directors of the Corporation ("Director" or "Directors") shall be those persons named in Article VII, below. With respect to the initial Board, the terms of the initial Directors shall commence on the date the Secretary of State has issued the certificate of incorporation for the Corporation and end at the conclusion of two (2) or four (4) years thereafter, as indicated in Article VII. Subsequent Directors shall be appointed to the Board for terms of four (4) years. Any Director may be removed from office at any time, with or without cause, by simple majority of the City Council.

6.03 All Directors must be residents of the City of Anna, Texas.

6.04 All Directors shall be appointed by and serve at the will of the City Council. Appointments shall be made by majority vote of members present and need not be by formal resolution or ordinance. A vacancy on the Board occurring before the end of a Director's term shall be filled in the same manner as an appointment and shall be for the remainder of the unexpired term of office.

6.05 Except as set forth in Section 6.02 above, Directors shall serve staggered terms of office of four (4) years, with no term limits.

6.06 All other matters pertaining to the internal affairs of the Corporation shall be governed by Bylaws adopted by the Board, so long as such Bylaws are not inconsistent with these articles or the laws of the State of Texas; provided, however, that such Bylaws may change the number of Directors of the Corporation..

ARTICLE VII

Initial Directors

The names, addresses and initial terms of office of the seven (7) initial Directors, each of whom resides within the City, are:

Name	Address	Initial Term
Nate Pike	c/o City of Anna 111 N. Powell Parkway Anna, Texas 75409	4 years
Kevin Toten	c/o City of Anna 111 N. Powell Parkway Anna, Texas 75409	4 years
Lee Miller	c/o City of Anna 111 N. Powell Parkway Anna, Texas 75409	4 years
Josh Volmer	c/o City of Anna 111 N. Powell Parkway Anna, Texas 75409	4 years
Danny Ussery	c/o City of Anna 111 N. Powell Parkway Anna, Texas 75409	2 years
Stan Carver II	c/o City of Anna 111 N. Powell Parkway Anna, Texas 75409	2 years
Randy Atchley	c/o City of Anna 111 N. Powell Parkway Anna, Texas 75409	2 years

ARTICLE VIII

Registered Office and Agent

The street address of the initial registered office of the Corporation is 111 N. Powell Parkway, Anna, Texas 75409 and the name of its initial registered agent at such address is Jim Proce.

**ARTICLE IX
Incorporators**

The names and street addresses of the incorporators, each of whom resides within the City, are:

Name	Address
Alan Guard	c/o City of Anna 111 N. Powell Parkway Anna, Texas 75409
Rhandy Pena	c/o City of Anna 111 N. Powell Parkway Anna, Texas 75409
Jeffrey Freeth	c/o City of Anna 111 N. Powell Parkway Anna, Texas 75409

**ARTICLE X
Director Liability; Indemnification**

A Director or employee shall not be personally liable to the Corporation for monetary damages for breach of fiduciary duty as an officer, director or employee, except for liability (i) for any breach of the officer's duty of loyalty to the Corporation, (ii) for acts or omissions not in good faith or which involve intentional misconduct or a known violation of law, (iii) under Texas law, or (iv) for any transaction from which the director derived any improper personal benefit. The Corporation shall indemnify and defend Directors for acts done in their official capacity.

**ARTICLE XI
Limits on Use of Corporate Assets; Income of Corporation**

11.01 Regardless of any other provisions of these articles or the laws of the State of Texas, the Corporation shall not:

- A. permit any part of the net earnings of the Corporation to inure to the benefit of any private individual (except that reasonable compensation may be paid for personal services rendered to or for the Corporation in effecting one or more of its purposes);
- B. devote more than an insubstantial part of its activities to attempting to influence legislation by propaganda or otherwise;
- C. participate in, or intervene in (including the publication or distribution of statements), any political campaign on behalf of any candidate for public office; or
- D. attempt to influence the outcome of any election for public office or to call on, directly or indirectly, any voter registration drives.

No part of the Corporation's income shall inure to the benefit of any private interests, other than in the fulfillment of its purpose to provide decent, safe, and sanitary housing at affordable prices for residents of the City of Anna, Texas.

ARTICLE XII

Dissolution

12.01 If the Board determines by resolution that the purposes for which the Corporation was formed have been substantially met and all bonds or notes issued by and all obligations incurred by the Corporation or on behalf of the Corporation have been fully paid, the Board shall execute a certificate of dissolution which states those facts and declares the Corporation dissolved in accordance with the requirements of Section 394.026 of the Texas Local Government Code, or with applicable law then in existence.

12.02 Subject to any restrictions contained in applicable state law, if the City Council approves a resolution directing the Board to proceed with the dissolution of the Corporation, the Board shall promptly proceed with the dissolution. The failure of the Board to promptly proceed with the dissolution of the Corporation in accordance with this Section shall be deemed a cause for the removal from office of any or all of the Directors as permitted by these articles. In such event, dissolution may be conducted by the City Manager of the City or at his direction.

12.03 On the filing of a certificate of dissolution, the Corporation shall thereupon be dissolved. Title to all funds and property owned by the Corporation at the time of dissolution shall vest in the City of Anna, Texas, to be used exclusively by the City to provide for the housing needs of individuals and families of low and moderate incomes, including single-family units and mixed income multifamily projects found by the City Council to serve the interests of low and moderate income individuals and families if the single-family and multifamily projects have as a major purpose the provision of safe, sanitary, and decent housing for individuals and families of low income. The funds and property of the Corporation shall be promptly delivered to the City.

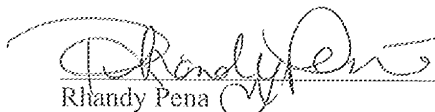
ARTICLE XIII

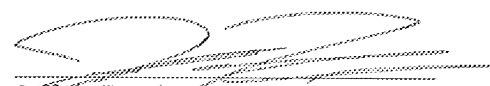
Amendments

These articles may not be changed or amended unless approved by resolution of the City Council for the City of Anna, Texas.

IN WITNESS HEREOF, we have hereunto set our hands this 21st day of May, 2021.


Alan Guard


Rhandy Pena


Jeffrey Freeth

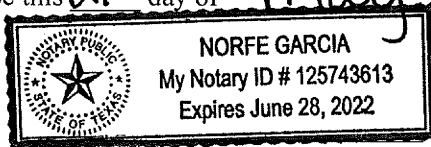
VERIFICATION

State of Texas
County of Collin

Alan Guard personally appeared before me, and being first duly sworn declared that he signed these articles in the capacity designated, if any, and further states that he has read the above application and the statements therein contained are true.

Norfe Garcia
Notary Public's Signature

Given under my hand and seal of office this 21st day of May, 2021.



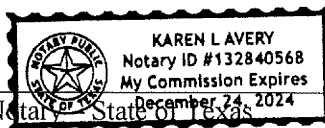
Notary – State of Texas

State of Texas
County of Collin

Rhandy Pena personally appeared before me, and being first duly sworn declared that he signed these articles in the capacity designated, if any, and further states that he has read the above application and the statements therein contained are true.

Karen L. Avery
Notary – State of Texas

Given under my hand and seal of office this 21st day of May, 2021.

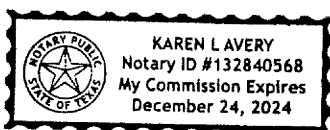


Notary – State of Texas

State of Texas
County of Collin

Jeffrey Freeth personally appeared before me, and being first duly sworn declared that he signed these articles in the capacity designated, if any, and further states that he has read the above application and the statements therein contained are true.

Given under my hand and seal of office this 21st day of May, 2021.



Karen L. Avery
Notary – State of Texas



Office of the Secretary of State

May 25, 2021

Attn: WOLFE TIDWELL MCCOY LLP FRISCO OFFICE

Wolfe, Tidwell & McCoy, LLP (Frisco office)
2591 Dallas Parkway, Suite 300
Frisco, TX 75034 USA

RE: Anna Housing Finance Corporation
File Number: 804082806

It has been our pleasure to file the certificate of formation and issue the enclosed certificate of filing evidencing the existence of the newly created nonprofit corporation.

Nonprofit corporations do not automatically qualify for an exemption from federal and state taxes. Shortly, the Comptroller of Public Accounts will be contacting the corporation at its registered office for information that will assist the Comptroller in setting up the franchise tax account for the corporation. Information about franchise tax, and contact information for the Comptroller's office, is available on their web site at <https://window.state.tx.us/taxinfo/franchise/index.html>. For information on state tax exemption, including applications and publications, visit the Comptroller's Exempt Organizations web site at <https://window.state.tx.us/taxinfo/exempt/index.html>. Information on exemption from federal taxes is available from the Internal Revenue Service web site at <https://www.irs.gov>.

Nonprofit corporations do not file annual reports with the Secretary of State, but do file a report not more often than once every four years as requested by the Secretary. It is important for the corporation to continuously maintain a registered agent and office in Texas as this is the address to which the Secretary of State will send a request to file a periodic report. Failure to maintain a registered agent or office in Texas, failure to file a change to the agent or office information, or failure to file a report when requested may result in the involuntary termination of the corporation. Additionally, a nonprofit corporation will file documents with the Secretary of State if the corporation needs to amend one of the provisions in its certificate of formation. If we can be of further service at any time, please let us know.

Sincerely,

Corporations Section
Business & Public Filings Division
(512) 463-5555
Enclosure



Office of the Secretary of State

CERTIFICATE OF FILING OF

Anna Housing Finance Corporation
File Number: 804082806

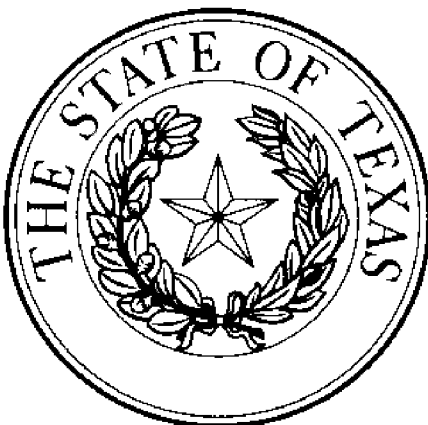
The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Nonprofit Corporation has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 05/25/2021

Effective: 05/25/2021



A handwritten signature in black ink, appearing to read "Ruth R. Hughs".

Ruth R. Hughs
Secretary of State



Item No. 7.c.

City Council Agenda
Staff Report

Meeting Date: 6/8/2021
Staff Contact: Ross Altobelli

AGENDA ITEM:

1) Conduct a Public Hearing/Consider/Discuss/Action on a Resolution regarding the Anna High School #1 Addition, Block 1, Lot 1, Replat. Applicant: Anna Independent School District. (Director of Development Services Ross Altobelli)

2) Approve a Resolution regarding the Anna High School #1 Addition, Block 1, Lot 1, Revised Site Plan.

SUMMARY:

Public school on 54.1± acres located at the southwest corner of Rosamond Parkway and West Crossing Boulevard. Zoned Single-Family Residential - Large Lot.

The purpose of the replat is to dedicate easements necessary for a building addition. The purpose of the revised site plan is to show proposed site improvements.

The Planning & Zoning Commission recommended approval.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 3: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

Recommended for approval.

ATTACHMENTS:

1. Agenda Map-RP
2. RESOLUTION - (RP) Anna High School #1 Addn BL 1 Lt 1
3. Exhibit A (RP) Anna High School #1 Addn BL 1 Lt 1 STAMPED
4. Agenda Map-SP
5. RESOLUTION - (SP) Anna High School #1 Addn BL 1 Lt 1
6. Exhibit A (SP) Anna High School #1 Addn, BL 1 Lt 1 STAMPED

APPROVALS:

Lauren Mecke, Planner II
Ross Altobelli, Director of Development Services
Jim Proce, City Manager

Created/Initiated - 6/2/2021
Approved - 6/3/2021
Final Approval - 6/4/2021

Replat- Anna High School #1 Addition, Block 1, Lot 1



WEST CROSSING BLVD N

FOREST GLEN DR

E COUNTY ROAD 370

GREYWOOD DR

HOLCOMBE DR

PEMBERTON DR

MARKHAM DR

HIGHBERRY DR

FARINGDON DR

SHELDON DR

TREE SHADOW LN

WOODVIEW CT

EDINBURGH DR

LYNDHURST DR

GLENDALE DR

CHATSWORTH DR

BANBURY DR

LANGD

W ROSAMOND PKWY

FERN ST

MAPLE

N POWELL PKWY

N RIGGINS ST

THE CITY OF
Anna

N



 Proposed Site

 Parcels

 City Limits

 ETJ

0 250 500 1,000 Feet

May 2021

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A REPLAT OF ANNA HIGH SCHOOL #1 ADDITION, BLOCK 1, LOT 1.

WHEREAS, in order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the "City Council") has adopted Article 9.02 of the Anna City Code of Ordinances ("Subdivision Regulations") and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, Anna Independent School District, has submitted an application for approval of a Replat of Anna High School #1 Addition, Block 1, Lot 1;

WHEREAS, The Final Plat of Anna High School #1 Addition, Block 1, Lot 1 conforms to the existing zoning;

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

Section 1. Recitals Incorporated

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Replat

The City Council hereby approves the replat of Anna High School #1 Addition, Block 1, Lot 1 hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

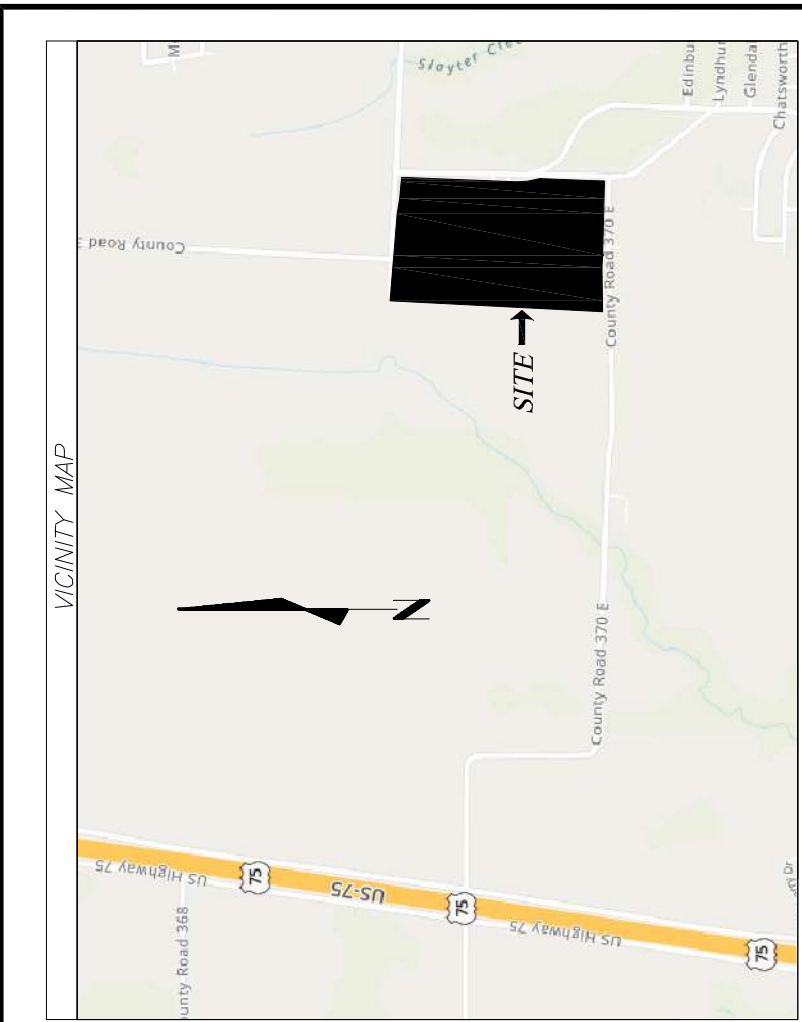
PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 8th day of June 2021.

ATTEST:

APPROVED:

City Secretary, Carrie L. Land

Mayor, Nate Pike



(NOT TO SCALE)

NOTE: The Bearings are based on the Texas State Plane NAD 83, Texas North Central Zone, FIPS202E 4202. NOTE: This survey was prepared without the benefit of a title report or title commitment. There may be additional easements or encumbrances affecting this tract that are not shown herein. FLOOD NOTE: By graphic plotting only, this property DOES NOT appear to lie within a 100 year flood zone area, according to Flood Insurance Rate Map No. 48085C0155J and 48085C0160J, dated June 02, 2009, published by the Federal Emergency Management Agency.

54.14 ACRES
2358340 Sq. Feet
LOT 1, BLOCK 1
ANNA HIGH SCHOOL
2011/176
P.R.C.C.T.

BOUNDARY DESCRIPTION

ALL that certain 54.14 acre lot, tract or parcel of land situated in the Martin Moore Survey, Abstract No. 649, Collin County, Texas, and being all of Lot 1, Block 1, Anna High School #1 Addition according to the plat thereof as recorded in Volume 2011, Page 176, Plat Records, Collin County, Texas, (P.R.C.C.T.), said 54.14 acre tract being described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found at the southwest corner of said Lot 1, Block 1, on the east line of a called 30.00 acre Tract 5 described in a deed to Kayata Holdings, LLC as recorded in Instrument No. 2018080700046750, Official Public Records, Collin County, Texas, (O.P.R.C.C.T.), a distance of 2016.09 feet to a 5/8" iron rod found at the northwest corner of said Lot 1, Block 1, and at a northwest corner of the variable width right-of-way of County Road No. 370 according to said Anna High School #1 Addition Plat;

THENCE N 00°42'20" E along the west line of said Lot 1, Block 1, the east line of said 50.00 acre Tract 5, and the east line of the remainder of a called 59.534 acre tract described in a deed to Kayata Holdings, LLC as recorded in Instrument No. 2018080700046750, O.P.R.C.C.T., a distance of 2016.09 feet to a 5/8" iron rod found at the northwest corner of said Lot 1, Block 1, and at a northwest corner of the variable width right-of-way of Rosamond Parkway according to said Anna High School #1 Addition Plat;

THENCE along the north line of said Lot 1, Block 1, and the south right-of-way line of Rosamond Parkway the following:
S 87°19'23" E a distance of 825.83 feet to a 1/2" iron rod and red cap stamped "Greer" found;
S 83°30'41" E a distance of 150.07 feet to a 1/2" iron rod and red cap stamped "Greer" found;
S 87°22'38" E a distance of 199.94 feet to a 1/2" iron rod and pink cap stamped "EST" set at the northwest corner of said Lot 1, Block 1, and at the intersection of the south right-of-way line of Rosamond Parkway and the west right-of-way line of West Crossing Boulevard;

THENCE along the east line of said Lot 1, Block 1 and the west right-of-way line of West Crossing Boulevard the following:
S 00°03'59" W a distance of 1084.98 feet to a 1/2" iron rod and pink cap stamped "EST" set at the beginning of a curve;
Along a curve to the left having a central angle of 72°22'00", a radius of 640.00 feet, a chord bearing and distance of S 1°07'01" E, 226.30 feet, through an arc length of 227.50 feet, to a 1/2" iron rod and pink cap stamped "EST" set at an angle point and at the north corner of Lot 22, Block MM of the West Crossing, Phase 11, according to the plat thereof as recorded in Volume 2020, Page 467, P.R.C.C.T.;

THENCE S 00°03'59" W along the east line of said Lot 1, Block 1, the west lines of Lots 22-27, Block MM of said West Crossing, Phase 11, and the west line of Lot 28B, Block MM, according to the Replat of Lots 23B, 23C, 23D, Block MM and Lot 28B, Block MM, West Crossing, Phase 11, as recorded in Volume 2020, Page 750, P.R.C.C.T., a distance of 614.92 feet to a 1/2" iron rod and pink cap stamped "EST" set at the southeast corner of said Lot 1, Block 1 and at a northeast corner of said County Road No. 370 right-of-way, from which a 1/2" iron rod and yellow cap stamped "Goodwin and Marshall" found at a southeast corner of County Road No. 370 right-of-way, at the southeast corner of a called 4.0 acre Tract 2 described in a deed to Jose and Josefine O. Fournio as recorded in Volume 4425, Page 759, Real Property Records, Collin County, Texas, (R.P.R.C.C.T.), and at the northeast corner of Lot 20A, Block K6 of said West Crossing, Phase 11 bears S 00°03'59" W a distance of 312.61 feet for reference;

THENCE along the south line of said Lot 1, Block 1 and the north right-of-way line of County Road No. 370 the following:
S 89°31'08" W a distance of 707.82 feet to a 1/2" iron rod and red cap stamped "Greer" found at the beginning of a curve;
Along a curve to the left having a central angle of 17°17'07", a radius of 3000.00 feet, a chord bearing and distance of S 88°28'57" W, 116.09 feet, through an arc length of 116.09 feet, to a 1/2" iron rod and red cap stamped "Greer" found;
S 87°17'07" W a distance of 413.09 feet to the POINT OF BEGINNING and containing 54.14 acres of land, more or less.

KNOW ALL MEN BY THESE PRESENTS:

That I, Stephen A. Hudson, Registered Professional Land Surveyor, 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 the 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.

Stephen A. Hudson, R.P.L.S. NO. 4896

Date 05/04/2021

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, on this day personally appeared Stephen A. Hudson, 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 and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 20____.

Notary Public for and in the State of Texas

NOTHING, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Anna Independent School District acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein described property as ANNA HIGH SCHOOL #1 ADDITION, BLOCK 1, LOT 1, on 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.

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire line 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 line easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lines, 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.

The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to or from 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.

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

WITNESS my hand this the _____ day of _____, 20____.

STATE OF: _____
COUNTY OF _____

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, 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 _____, 20____.

Notary Public in and for _____ 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

Anna Independent School District
Dr. Bradley Duncan,
Assistant Superintendent
501 S. Shirley Ave.
Anna, TX 75409
972-924-1022

LEGEND

CM Control Monument
◆ 5/8" Iron Rod Found
● 1/2" Iron Rod Found w/Yellow Cap Stamped "Goodwin and Marshall"
⊙ 1/2" Iron Rod Found w/Red Cap Stamped "Greer"
● 1/2" Iron Rod Set w/Pink Cap Stamped "EST"

RE-PLAT OF
LOT 1, BLOCK 1
ANNA HIGH SCHOOL #1 ADDITION
BEING A RE-PLAT OF LOT 1, BLOCK 1, ANNA HIGH SCHOOL
#1 ADDITION ACCORDING TO THE PLAT THEREOF AS
RECORDED IN VOLUME 2011, PAGE 176, PLAT RECORDS,
COLLIN COUNTY, TEXAS, SITUATED IN THE MARTIN
MOORE SURVEY, ABSTRACT NO. 649, COLLIN COUNTY,
TEXAS.

THE PURPOSE OF THIS RE-PLAT IS TO ADD ADDITIONAL
FIRELANE, ACCESS, UTILITY, AND WATER LINE EASEMENTS
FOR FUTURE DEVELOPMENT.

NOTE: The Bearings are based on the Texas State Plane NAD 83, Texas North Central Zone, FIPS202E 4202. NOTE: This survey was prepared without the benefit of a title report or title commitment. There may be additional easements or encumbrances affecting this tract that are not shown herein. FLOOD NOTE: By graphic plotting only, this property DOES NOT appear to lie within a 100 year flood zone area, according to Flood Insurance Rate Map No. 48085C0155J and 48085C0160J, dated June 02, 2009, published by the Federal Emergency Management Agency.

EXHIBIT A

0' 100' 200'

OWNERS

Anna Independent School District
Dr. Bradley Duncan,
Assistant Superintendent
501 S. Shirley Ave.
Anna, TX 75409
972-924-1022

LEGEND

CM Control Monument
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Site Plan- Anna High School #1 Addition, Block 1, Lot 1



THE CITY OF
Anna

N

Proposed Site
City Limits
Parcels
ETJ

0 250 500 1,000 Feet

May 2021

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A REVISED SITE PLAN OF ANNA HIGH SCHOOL #1 ADDITION, BLOCK 1, LOT 1.

WHEREAS, In order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the "City Council") has adopted Article 9.02 ("Subdivision Regulation") and Article 9.04 ("Zoning Ordinance") of the Anna City Code of Ordinances; and

WHEREAS, Anna Independent School District, has submitted an application for approval for the revised site plan of Anna High School #1 Addition, Block 1, Lot 1.

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

Section 1. Recitals Incorporated.

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of the Revised Site Plan

The City Council hereby approves the revised site plan of Anna High School #1 Addition, Block 1, Lot 1 attached hereto as Exhibit A subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

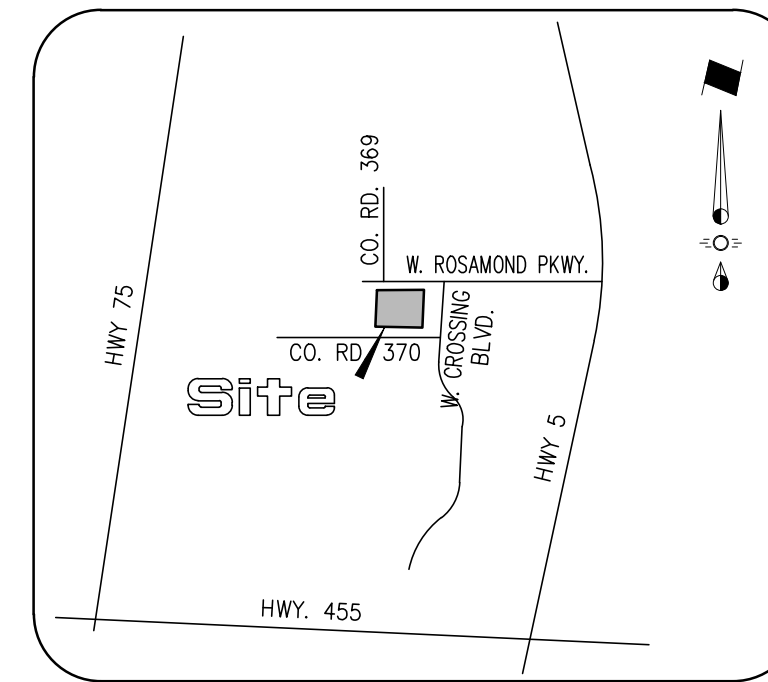
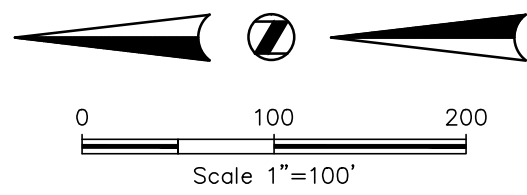
PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 8th day of June 2021.

ATTEST:

APPROVED:

City Secretary, Carrie L. Land

Mayor, Nate Pike



Vicinity Map
N.T.S.

SITE DATA SUMMARY — HIGH SCHOOL

Zoning	SF-E
Proposed Use	High School
Lot Area	54,152 Ac (2,358,861 sf)
Existing Building Area	304,291 Sq. Ft.
Proposed Building Area	61,380 Sq. Ft.
Building Area	365,671 Sq. Ft. (Total)
Building Height:	2-Story (48'-1/2") Tallest Building Element (48'-1/2")
Lot Coverage	15.5%
Parking Ratio	8 Spaces/Per Classroom
Required Parking	500 Spaces
Existing Provided Parking	707 Spaces (11 Spaces Removed)
Provided Parking	696 Spaces
Accessible Parking Required	14 Spaces
Existing Accessible Parking Provided	23 Spaces
Accessible Parking Provided	25 Spaces (2 HC Spaces Added)
Required Internal Landscape Area (8 Square Feet Per Parking Space)	5584 S.F.
Total Interior Landscape Area Provided	6980 S.F.
Total Site Landscape Area	1,350,142 S.F.

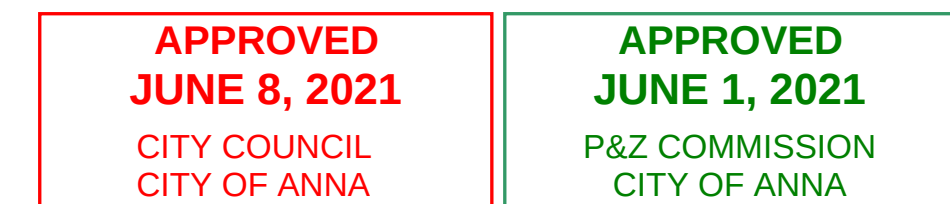
Note: Handicap parking is provided in accordance with ADA standards.

Note:
No Appurtenance between the height of 2.5' and 10' may be placed in the visibility triangles.

According to Flood Insurance Rate Map (FIRM) Map No. 48085C0155J, dated 6-2-2009, prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas, this property is within Zone X.

LEGEND

	24' Fire Lane, Access, Utility Easement
	Exist. Fire Hydrant
	Prop. Fire Hydrant
	Water Meter
	Water Valve
	Water Tee
	Water Bend
	Grease Trap
	Manhole
	Cleanout
	Storm Sewer Area Drain
	Property Line
	Existing Contour
	Barrier Free Ramp
	BFR



REVISED SITE PLAN ANNA HIGH SCHOOL #1 ADDITION

Block 1, Lot 1
54.152 Acres Situated In The
MARTIN MOORE SURVEY ~ ABST. 649
ANNA, COLLIN COUNTY, TEXAS

Owner
Anna Independent School District
Brad Duncan
Assistant Superintendent of District Operations
501 South Sherley Avenue
Anna, Texas 75409
Telephone 972 924-1000

Engineer/Applicant
RLK Engineering, Inc.
Texas Registration No. 579
Attn: Seth Kelly
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor
EST Surveying, Inc.
Attn: Stephen A. Hudson R.P.L.S.
Firm No. 10024400
101 Bill Bradford Road, Su. 13
Sulphur Springs, Texas 75482
Telephone 903 438-2400
May 20, 2021

Project No. SP2021-xxxx

Water Meter & Sewer Schedule				
I.D.	Type	Size	No.	Sewer
①	Domestic	3"	1	6"

EXHIBIT A

The Purpose Of This Revised Site Plan:
To add a Indoor Multi-Use Facility