

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Tuesday, July 6, 2021, at the Anna City Hall located at 111 North Powell Parkway, to consider the following items:

1. **Call to Order and Establishment of Quorum**
2. **Invocation and Pledge of Allegiance**
3. **Neighbor Comments:** At this time, any person may address the Planning & Zoning Commission regarding an item on this meeting agenda that is not scheduled for public hearing. Also, at this time any person may address the Commission regarding an item that is not on this meeting agenda. Each person will be allowed up to 3 minutes to speak. We are encouraging neighbors who wish to have their comments included, e-mail Lauren Mecke, Planning Manager (LMECKE@annatexas.gov) by July 6, 2021, no later than 4:00 PM so it may be read into the record.

No discussion or action may be taken at this meeting on items not listed on this agenda, other than to make statements of specific factual information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.

4. **Location Map**

Consent Items

5. Consider/Discuss/Action to approve minutes of the June 1, 2021 Planning & Zoning Commission Meeting.
6. Consider/Discuss/Action on a recommendation regarding the Luscombe Estates, Block A, Lot 1, Development Plat. Applicant: James Jr & Robyn Luscombe
7. Consider/Discuss/Action on a recommendation regarding the West Crossing, Phase 12, Final Plat. Applicant: Bloomfield Homes LP
8. Consider/Discuss/Action on a recommendation regarding the Anna Crossing, Phase 8, Final Plat. Applicant: Anna Town Center No 7/LNRD LLC
9. Consider/Discuss/Action on a recommendation regarding the Meadow Vista, Phase 1B, Preliminary Plat. Applicant: Bloomfield Homes LP

Items for Individual Consideration

10. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation for the East Fork Estates, Lot 8R1 & 8R2, Replat. Applicant: Damon & Tosha Douglas
11. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding the request to rezone 64.9± acres consisting of multiple tracts of land generally located on the south side of East White Street, 1,320± east of the Dallas Area Rapid Transit Railway from AG Agricultural District, SF-E Single-Family Residential – Large Lot, and SF-1 Single-Family Residential to Planned Development-Restricted Commercial (PD-C-1). Applicant: Jonic Investments LLC

12. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to zone 39.7± acres to Single-Family Residential (SF-72). Located at the southwest intersection of CR 427 and CR 425 (Future Leonard Ave). Applicant: Tex Properties Group LLC
13. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to establish zoning on 289.8± acres located at the southwest intersection of W CR 370 (Future Rosamond Pkwy) and FM 368 (Future Standridge Blvd) to Planned Development Mixed-Use (PD-MU). The planned development district will include the following zoning districts with modified development standards Single-Family Residence-84 (SF-84), Single-Family Residence-72 (SF-72), Single-Family Residence-60 (SF-60), Single-Family Residence - Zero lot line homes (SF-Z), and Townhome District (SF-TH) in conformance with Res. No. 2020-06-733 (Subdivision Improvement Agreement). Applicant: MM Anna 325 LLC

B) Consider/Discuss/Action on a recommendation regarding the Villages of Hurricane Creek – North, Concept Plan.
14. Consider/Discuss/Action on a recommendation regarding the Victoria Falls, Block A, Lots 1R & 5, Unified Development Zone and Signage Coordination Plan.
15. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to amend Article 9.04 Zoning Ordinance and related sections of the Development Regulations pertaining to accessory building regulations.
16. Discussion & Direction: Creation of new Single-Family Residence Districts.

Adjourn

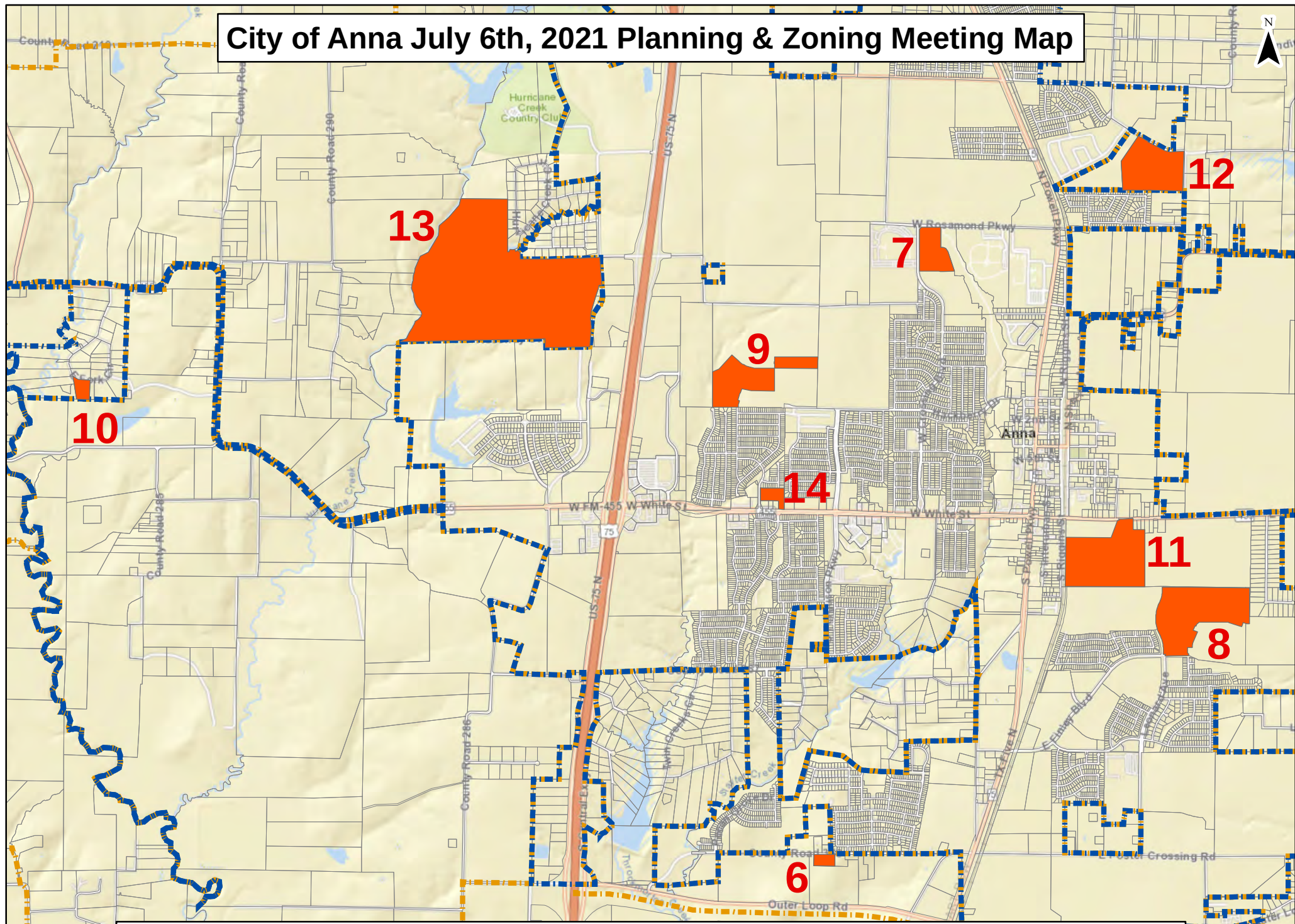
This is to certify that I, Lauren Mecke, Planning Manager, verify that this agenda was posted at a place readily accessible to the public at the Anna City Hall and on the City Hall bulletin board at or before 7:00 p.m. July 2, 2021.



Lauren Mecke
Planning Manager

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

City of Anna July 6th, 2021 Planning & Zoning Meeting Map



Agenda Items



City Limits



ETJ



Parcels

0

0.5

1

2

Miles



Esri China
GIS User

MINUTES
PLANNING AND ZONING COMMISSION
June 1, 2021

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on June 1, 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 7:04 pm.

Commissioners present were Chairman Alonzo Tutson, Latoya Grady, Brent Thomas, Dennis Ogan, Donald Henke, Nick Rubits, and Paul Wenzel. Commissioners was absent Brent Thomas and Duane Hayes. Staff present was Olivia Demings, 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.

Chairman Tutson welcomed everyone to the meeting and reminded speakers to state their name and address for the record.

4. Location Map

Consent Items

A motion was made by Commissioner Thomas, seconded by Commissioner Ogan to recommend approval of consent items 5 through 10. Commissioner Henke abstained for a conflict of interest. The vote was in favor 6-0-1.

5. Consider/Discuss/Action to approve minutes of the May 3, 2021 Planning & Zoning Commission Meeting.

6. Consider/Discuss/Action on a recommendation regarding the Riley Estate Development Plat, Block A, Lot 1, Development Plat. Applicant: Jakob & Skyler Riley

7. Consider/Discuss/Action on a recommendation regarding the 2380 W FM 455 Addition, Block A, Lot 1, Development Plat. Applicant: TBS Property Co. 4 LLC

8. Consider/Discuss/Action on a recommendation regarding the West Crossing, Phase 10, Final Plat. Applicant: Bloomfield Homes LP.

9. Consider/Discuss/Action on a recommendation regarding the Waterview, Block A, Lot 1, Final Plat. Applicant: Anna 21, LLC.

10. Consider/Discuss/Action on a recommendation regarding the Waterview, Block A, Lot 1, Site Plan. Applicant: Anna 21, LLC.

Items for Individual Consideration

11. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation for the Anna High School #1 Addition, Block 1, Lot 1, Replat. Applicant: Anna Independent School District.

Ms. Mecke gave a brief presentation.

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

Dr. Brad Duncan from Anna ISD spoke about the project and thanked the Planning & Zoning Commission.

Chairman Tutson & Commissioner Grady expressed their excitement for the project.

Commissioner Thomas stated that great cities have great schools and the success of the community thrives on the work done by the school district and city.

The Public Hearing was closed at 7:20 p.m.

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

B) Consider/Discuss/Action on a recommendation for the Anna High School #1 Addition, Block 1, Lot 1, Site Plan.

Commissioner Henke asked if there was any concern about the turn radius of the fire lane adjacent to the corner of the building. Ms. Mecke stated that the Fire Department did not comment on it and staff did not have a concern.

A motion was made by Commissioner Thomas, seconded by Commissioner Rubits to recommend approval of the site plan. The vote was unanimous.

12. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding the request to rezone 61.7± acres consisting of multiple tracts of land generally located on the south side of East White Street, 1,320± east of the Dallas Area Rapid Transit Railway from AG Agricultural District, SF-E Single-Family Residential – Large Lot, and SF-1 Single-Family Residential to Planned Development-Restricted Commercial (PD-C-1). Applicant: Jonic Investments LLC.

Ms. Mecke stated that the applicant had changed their land area from what was provided in the public hearing notices, therefore making the notices invalid and requiring a re-notice. Staff's recommendation is to table without discussion to the July 6th Planning & Zoning Commission Meeting.

A motion was made by Commissioner Rubits, seconded by Commissioner Wenzel to table the item to the July 6th meeting. The vote was unanimous.

13. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to amend Ordinance No. 846-2020 in order to amend Development Standards associated with the multiple-family residence. Applicant: Anna Village Residential, LTD and Anna Village Commercial, LTD.

Ms. Mecke presented the applicant's four requests and staff's recommendations.

Nathan McCarthy, applicant, gave a lengthy presentation.

The Public Hearing was opened at 7:41 p.m.

Commissioner Rubits asked if the applicant was only including the carports as the 40% covered parking or if they were including garages and tuck-under parking as covered parking. The applicant stated all three.

Commissioner Rubits asked if the city had an ordinance about balconies facing the highway. Ms. Mecke stated when the zoning was adopted in 2020, the Director of Development Services and Ms. Mecke made the recommendation to not have balconies facing the highway due to their professional experience in order to mitigate noise and air pollution for the future residents.

Commissioner Grady asked why the applicant is focused only with balconies for aesthetic purposes when there are many ways to articulate a building. The applicant's response was that there is no environmental reason to prohibit balconies and did not answer Commissioner Grady's question.

Commissioner Rubits asked about the distance from the highway and number of units affected by the balconies. The applicant stated 534 feet and 101 units. Commissioner Rubits asked if there were going to be openings along the retail buffering the multifamily. The applicant stated yes and also stated that the wind typically moves from west to east in this area.

Commissioner Henke asked if there was a distinction between a window opening and a balcony. Ms. Mecke agreed with Commissioner Henke that there are building material features that would help but it was not discussed when adopted in the planned development ordinance.

Mr. McCarthy stated that even in Plano there is a 1,200-foot rule that is not being followed if an applicant comes in with a Planned Development Zoning Request. Ms. Mecke stated the history of the 1,200-foot distance that was an agreement amongst several cities along State Highway 121.

Commissioner Wenzel asked if the 534 feet was from the frontage road or highway. Ms. Mecke and Mr. McCarthy answered that it is from the centerline of the highway.

Commissioner Grady asked about the applicant's statements on air pollution. Mr. McCarthy stated that air pollution is not a concern due to the low traffic counts and air pollution reducing as cars become more efficient and people working from home.

Chairman Tutson asked how many of the communities the applicant mentioned in the presentation are adjacent to the freeways. The applicant stated all of them.

Commissioner Grady asked the applicant, "what is the difference between the 40% and 50% covered parking?" The applicant stated that covered parking is an amenity and that people do not want to maneuver around carport poles. The applicant then stated that the concept plan never showed carports suggesting that the site was approved for no carports. Ms. Mecke stated that a concept plan is a requirement of a Planned Development to support the text of the ordinance and the Planned Development does not discuss covered parking. Mr. Rubits asked if the city left that out or if the applicant left that out. Ms. Mecke stated that it is the applicant's responsibility to propose amendments. Mr. McCarthy stated that the applicants were never aware of the covered parking requirement. Ms. Mecke stated it is an applicant's responsibility to read the ordinance.

Commissioner Thomas asked for staff's rationale for the two recommendations that differed from the applicant's request. Ms. Mecke gave a brief history of this multifamily project's zoning in relation to the current staff being employed with the city as well as the discussions the Planning and Zoning Commission has had regarding covered parking. Ms. Mecke stated in regards to the highways she personally would never live within 1,000 feet of the centerline of a highway after being on the Plano staff that researched affects of highways on human health. The staff recommendation is to mitigate hazards to health as much as possible. She continued that having the retail in front helps which is why staff is recommending the patios on the ground floor, it helps having the building setback which is why staff recommends the corner balconies that are not predominantly facing the highway, and the staff recommendation is based on staff's experience in Plano.

Commissioner Ogan asked about light rail on the west side of the highway. The applicant stated no.

The applicant chastised studies as being in developed cities. Commissioner Rubits asked Ms. Mecke if those were the studies being referenced. Ms. Mecke stated that she was not part of the research team.

Mr. McCarty stated that the applicants were intending to spend a significant amount of money on the project.

Commissioner Thomas asked if the state presentation could be brought up and clarified what was different between the applicant's request and staff's recommendation.

Mr. McCarty stated that their studies show that the covered parking should be 40% and that staff didn't have a reason for 50%. Ms. Mecke stated again that the recommendation of 50% of covered parking came from the conversations that the Planning & Zoning Commission and City Council regarding covered parking. Commissioner Henke spoke about how previous zoning cases have discussed the issue.

Mr. McCarty stated that aesthetically carports would not look good from Standridge Boulevard and Suzie Lane and balconies would look better from the highway.

Chairman Tutson stated he was concerned about balconies on the upper floors for safety reasons and the applicant's opinion about balconies only on the first and second floor. Mr. McCarty stated that balconies are to code and that is not the reason staff is recommending to not have balconies facing the highway.

Commissioner Grady rephrased her earlier question about building articulation. Mr. McCarty talked about building materials and that it would look better with balconies.

Mr. McCarty interrupted Chairman Tutson to state that the reason staff was restricting the balconies was for noise and air pollution and the applicants believed that they had the approval two years prior for the balconies. Ms. Mecke reminded the Commission that this is the first and closest multifamily in Anna to U.S. Highway 75, State Highway 121, and Collin County Outer Loop with maybe an exception to the Mantua project.

John Hendricks, 219 E White Street, stated that eye pollution has not been discussed. His concern is that many apartment complexes allow people to use their balconies as storage that becomes unsightly.

The public hearing was closed at 8:13 p.m.

Commissioner Rubits asked if they could vote for each of the recommendations separately. Ms. Mecke stated yes and would be presented to City Council.

A motion was made by Commissioner Henke, seconded by Commissioner Thomas to recommend the following stipulations:

- a. Remove the restriction prohibiting balconies, stoops, or patios on an exposed façade of a multifamily building directly facing U.S. Highway 75.
- b. Reduce the amount of required covered parking to 50%.
- c. Allow minimum parking space dimension of 9' x 18' where a 2' overhang is provided (minimum 20'). Dual head in parking spaces are required to be a minimum of 20 feet in length.
- d. Allowing car bumper overhangs within the 10-foot landscape buffer.

The vote was in favor of the motion 5-2, with Chairman Tutson and Commissioner Grady in opposition.

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

Ms. Mecke gave a brief presentation.

A motion was made by Commissioner Thomas, seconded by Commissioner Wenzel. The vote was unanimous.

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

Ms. Mecke gave a brief presentation.

A motion was made by Commissioner Rubits, seconded by Commissioner Henke. The vote was unanimous.

14. Consider/Discuss on a recommendation to amend Article 9.04 Zoning Ordinance and related sections of the Development Regulations pertaining to accessory building regulations.

Ms. Mecke gave a brief presentation.

Commissioner Henke, Commissioner Rubits, and Commissioner Ogan asked if staff could clarify between a building addition versus an attached accessory structure. Ms. Mecke and the Commission discussed various scenarios.

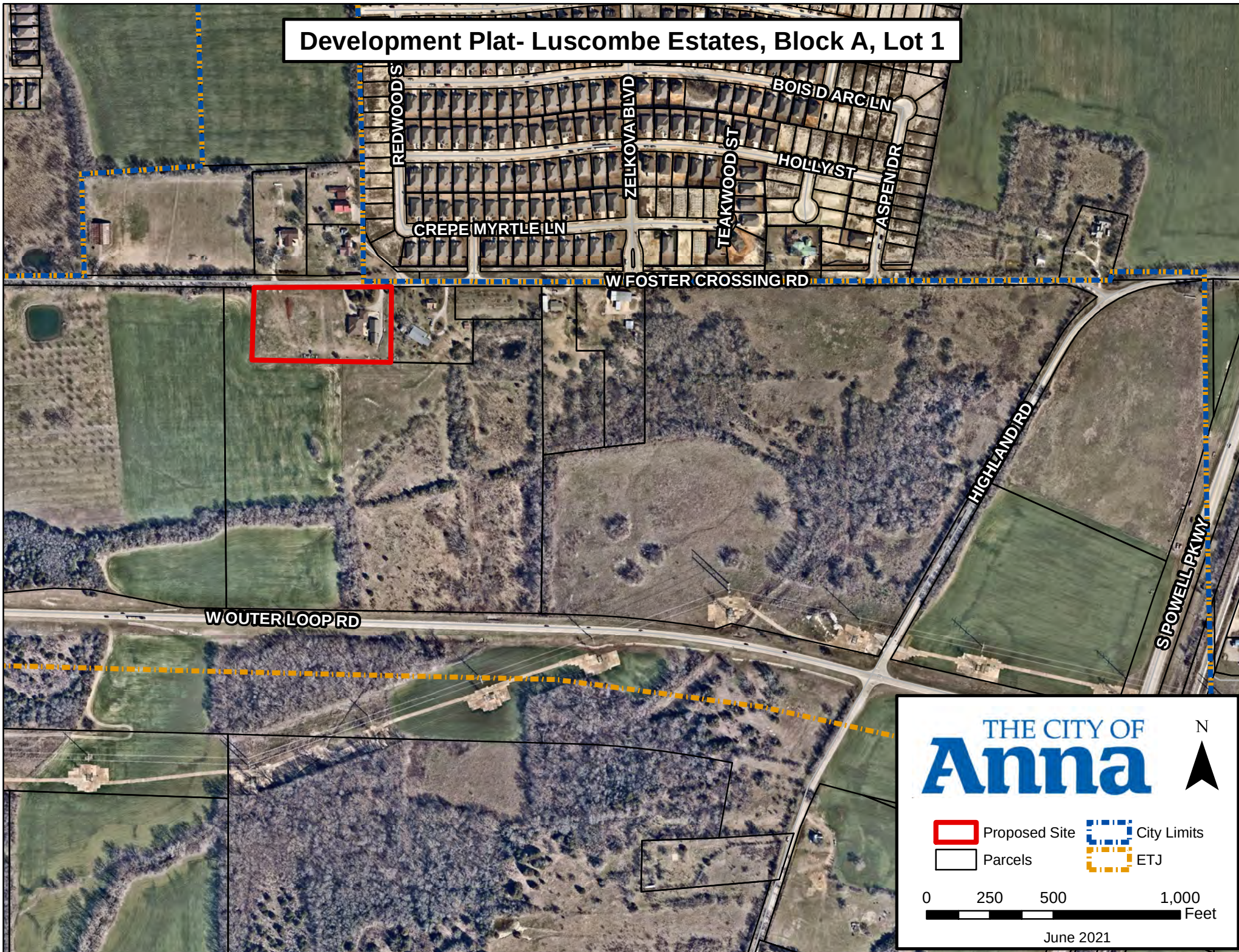
Adjourn

A motion was made by Commissioner Thomas, seconded by Commissioner Grady to adjourn the meeting. The vote was unanimous. The meeting adjourned at 8:27 pm.

Alonzo Tutson
Planning and Zoning Commission Chairman

ATTEST: _

Development Plat- Luscombe Estates, Block A, Lot 1



THE CITY OF
Anna

N



-  Proposed Site
-  City Limits
-  Parcels
-  ETJ

0 250 500 1,000 Feet

June 2021

CITY OF ANNA

Planning & Zoning Commission

June 6, 2021

Development Plat: Luscombe Estates, Block A, Lot 1

Applicant: James Jr & Robyn Luscombe

AGENDA ITEM:

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

SUMMARY:

Two residences and accessory buildings on one lot on 3.6± acres, located on the south side of W Foster Crossing, 327± feet west of Yucca Street. Located within the extraterritorial jurisdiction (ETJ).

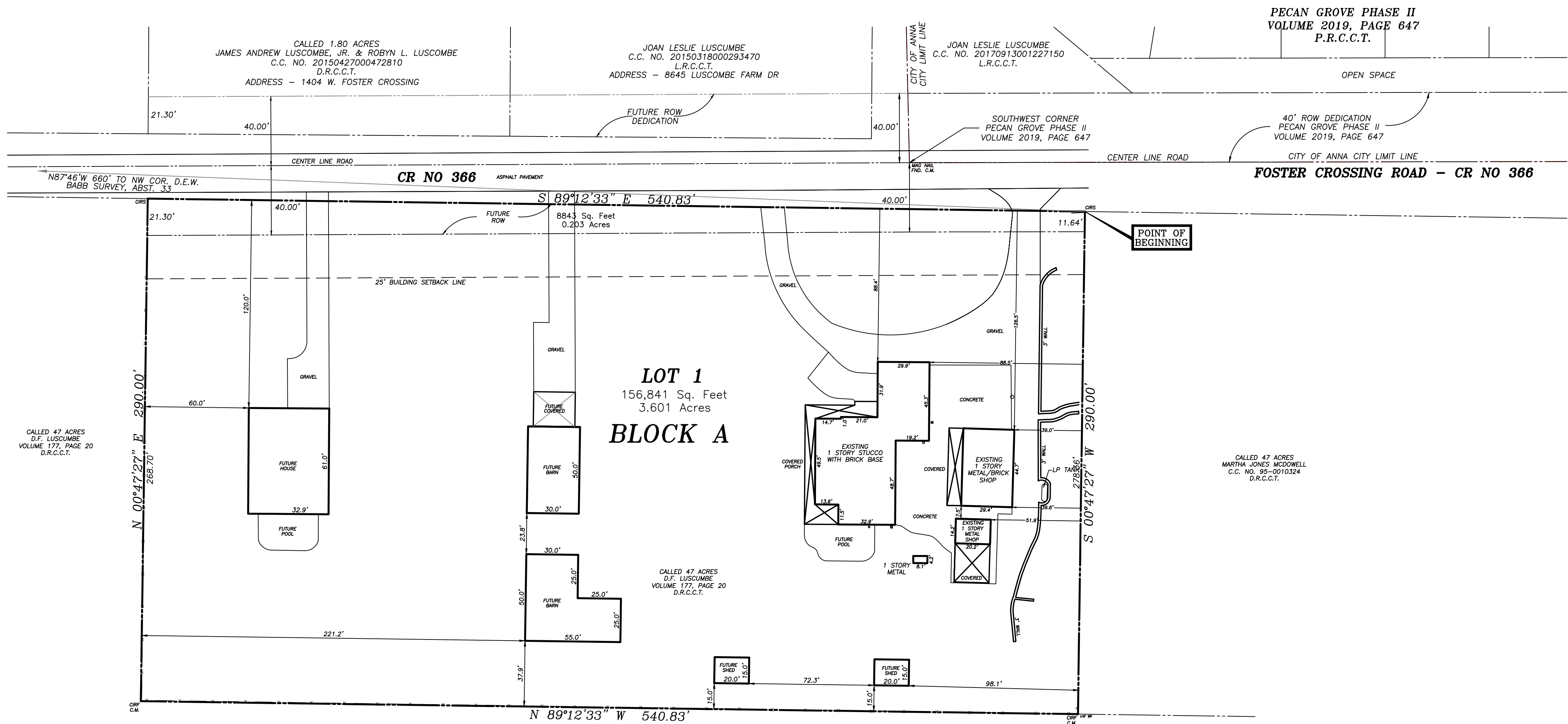
RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

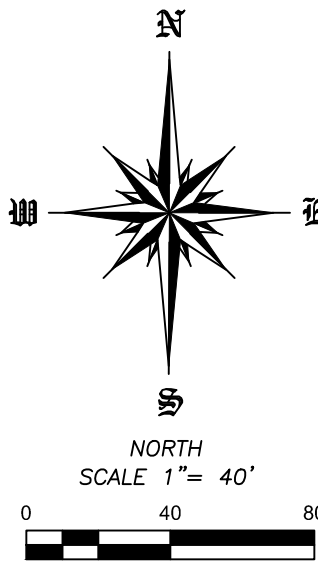
Locator
Exhibit

EXHIBIT A

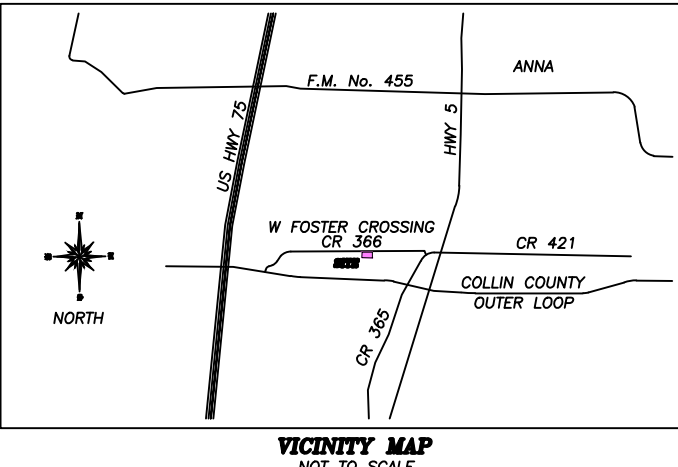


LEGAL DESCRIPTION

BEING a tract of land situated in the D.E.W. Babb Survey, Abstract No. 33, City of Anna ETJ, Collin County, Texas, and being all of a 3.60 acre tract conveyed to James Andrew Luscombe, JR. & Robyn L. Luscombe as recorded in Instrument No. 20101129001294960, Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner in the south line of West Foster Crossing Road (County Road No. 366), said 1/2" iron rod being at the northeast corner of said 3.60 acre tract;
THENCE S 00°47'27" W a distance of 290.00' to a 1/2" iron rod found for corner;
THENCE N 89°12'33" W a distance of 540.83' to a 1/2" iron rod found for corner;
THENCE N 00°47'27" E a distance of 290.00' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner in the south line of West Foster Crossing Road;
THENCE S 89°12'33" E a distance of 540.83' to the POINT OF BEGINNING and containing 156,841 Square Feet or 3.601 Acres of land.



LEGEND
C.M. = CONTROLLING MONUMENT
CRF = CAPPED 1/2" IRON ROD FOUND STAMPED (PREMER)
CRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)
IRF = IRON ROD FOUND



DEVELOPMENT PLAT
LUSCOMBE ESTATES
BLOCK A, LOT 1
BEING 3.601 ACRES OUT OF THE
D.E.W. BABB SURVEY
ABSTRACT NO. 33
CITY OF ANNA ETJ
COLLIN COUNTY, TEXAS

OWNER
JAMES ANDREW LUSCOMBE, JR.
& ROBYN L. LUSCOMBE
1303 W FOSTER CROSSING ROAD
ANNA, TEXAS 75409
(214) 458-4107

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

CERTIFICATE OF APPROVAL

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

Mayor

City Secretary

SURVEYOR'S CERTIFICATE

The survey shown hereon is a true representation of the property as determined by a survey made on the ground and under my personal supervision. All visible improvements are as shown. There are no visible encroachments, conflicts, or protrusions, except as shown. This survey conforms to the Texas Board of Professional Land Surveyors' Minimum Standards of Practice, as adopted by the Board effective September 1, 2017. The property is subject to all easements of record.

David J. Surdukan R.P.L.S. No. 4613



GENERAL NOTES:

1. The surveyor has not abstracted subject property.
2. This survey is subject to all easements of record.
3. Copyright 2021, Surdukan Surveying, Inc.
4. The survey is being provided solely for the use of the current parties and that no licenses has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction which shall take place within 3 months of the date of this survey.
5. The basis of bearings, horizontal position are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (GORS96) Epoch 2002.0.
7. Existing water service to this site is provided by North Collin Water Supply Co.
8. Sanitary Sewer is an existing system on site.
9. Existing electric is provided by Grayson-Collin Electric Company.
10. Solid waste will be provided through a private solid waste company.
11. Selling any portion of this addition by metes and bounds is a violation of City Ordinance and State laws, and is subject to fines and withholding of utilities and building permits.

Final Plat- West Crossing Phase 12



CITY OF ANNA
Planning & Zoning Commission
July 6, 2021

Final Plat: West Crossing, Phase 12

Applicant: Bloomfield Homes, LP

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the West Crossing, Phase 12, Final Plat.

SUMMARY:

75 single-family dwelling, detached lots and 2 common area lots on 18.6± acres located at the southeast intersection of Rosamond Parkway and West Crossing Boulevard. Zoned: Planned Development-Single-Family Residence-60 (PD-SF-60 Ord. No. 133-2004).

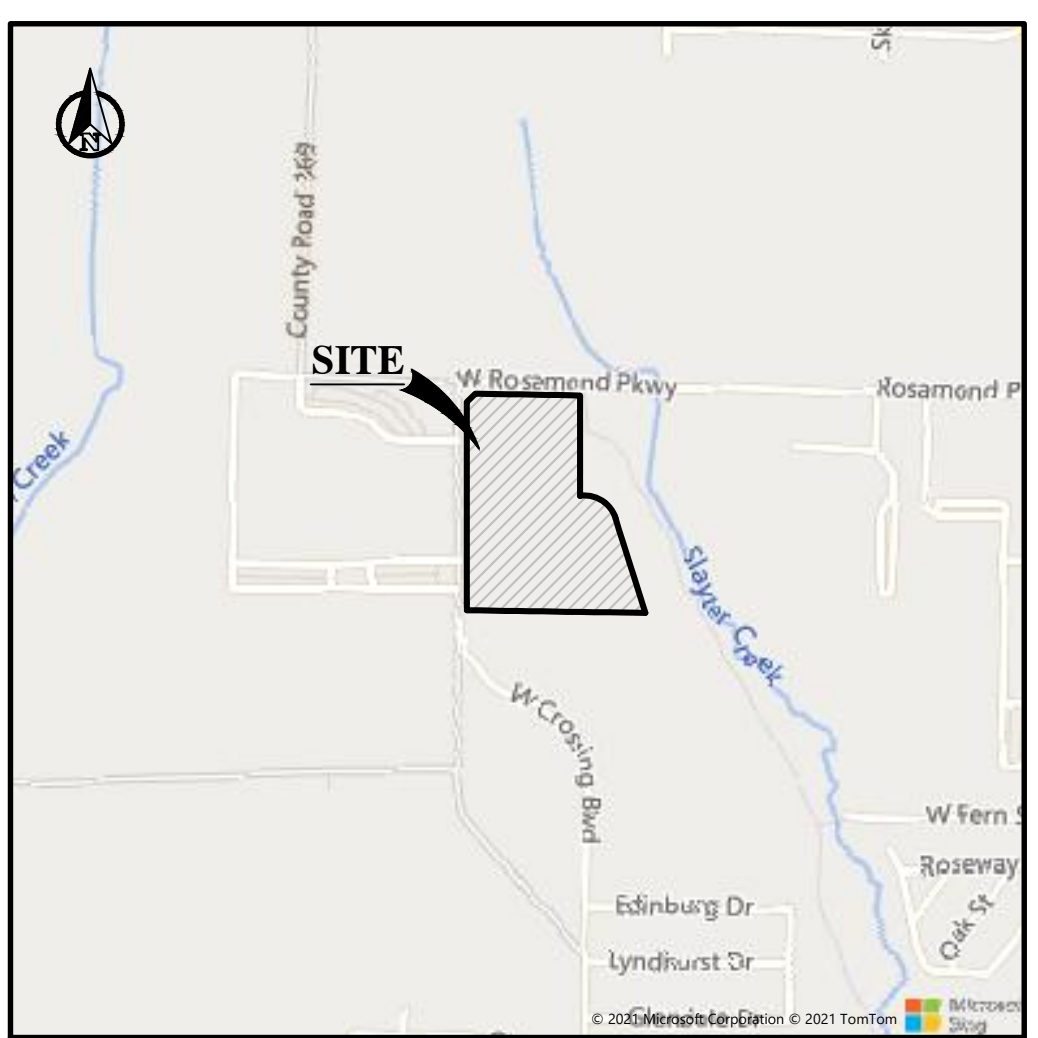
The purpose for the final plat is to dedicate right-of-way dedication, lot and block boundaries, and easements necessary for the completion of the single-family subdivision.

RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Locator
Exhibit



VICINITY MAP
N.T.S.

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	560.00	36.56	3°44'26"	N01°48'02"W	36.55
C2	170.00	237.43	80°01'20"	S57°32'10"E	218.60
C3	250.00	100.68	23°04'26"	N79°18'36"E	100.00
C4	250.00	100.68	23°04'26"	N05°59'17"W	100.00
C5	400.00	134.66	19°17'20"	N27°10'10"W	134.03
C6	200.00	131.63	37°42'37"	N71°59'30"E	129.27
C7	2085.00	298.46	8°12'06"	N85°03'08"W	298.21
C8	205.00	131.95	36°52'43"	N18°22'28"W	129.68
C9	1805.00	184.90	5°52'09"	N87°00'02"W	184.82
C10	675.00	123.72	10°30'05"	N78°48'55"W	123.54
C11	250.00	71.41	16°21'56"	N81°44'51"W	71.17
C12	1525.00	337.79	12°41'28"	N83°35'23"W	337.10

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N09°02'55"E	9.42
L2	N89°55'49"W	8.32
L3	N12°45'21"E	25.00
L4	N49°52'24"W	21.60
L5	N89°55'49"W	5.00

LEGEND	
●	1/2" C.I.R.F. STAMPED "GOODWIN & MARSHALL" UNLESS OTHERWISE NOTED
○	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
S.W.M.E.	SCREENING WALL MAINTENANCE EASEMENT
U.L.S.W.E.	UTILITY, LANDSCAPE, & SCREENING 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
- - - -	ADJOINER LINE
- . - . -	EASEMENT LINE
- - - - -	BUILDING LINE
.....	FLOODPLAIN LINE
- - - - -	FLOODWAY LINE
- - - - -	ULTIMATE FLOODWAY LINE
—>—	STREET NAME CHANGE

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
TBPE REGISTRATION # F-2944
TBLS # 10021700
EDWARD ECKART, P.E.

FINAL PLAT
OF
WEST CROSSING, PHASE 12
BEING
18.579 ACRES
SITUATED IN THE
GUYN MORRISON SURVEY, ABSTRACT No. 559
CITY OF ANNA, COLLIN COUNTY, TEXAS
75 RESIDENTIAL LOTS, 2 COMMON AREA LOTS
Date: July 2021

POINT OF BEGINNING
"GOODWIN & MARSHALL"
EXHIBIT A
1 OF 2

OWNER'S CERTIFICATION

STATE OF TEXAS }
 } ss.
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 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 Dechnomal Asset Trust to Bloomfield Homes, L.P. recorded in Instrument No. 20131227001685590 of the Deed Records of Collin County, Texas (DRCCT), 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, for the Northwest corner of West Crossing Phase 8 as recorded in Instrument No. 2021-274 of the Plat Records of Collin County, Texas (PRCCT), and being in the West line of said 85.196 acre tract, and being in the East right-of-way line of West Crossing Boulevard, being 80' wide right-of-way, recorded in Volume 2009, Page 413 (PRCCT), said point being a Point of Curvature of a circular curve to the right, having a radius of 560.00 feet, a central angle of 03 deg, 44 min, 26 sec., and being subtended by a chord which bears North 01 deg, 48 min, 02 sec, West - 36.55 feet;

THENCE in a northerly direction along said curve to the right, the East right-of-way line of said West Crossing Boulevard, and the West line of said 85.196 acre tract, a distance of 36.56 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL" hereinafter referred to as 1/2" capped iron rod set;

THENCE North 00 deg, 04 min, 11 sec, East, tangent to said curve, a distance of 1,047.54 feet to a 1/2" capped iron rod found stamped "GEER" at the beginning of a corner clip at the intersection of the East right-of-way line of said West Crossing Boulevard and the South right-of-way line of Rosamond Parkway;

THENCE North 45 deg, 33 min, 19 sec, East, along said corner clip, a distance of 63.10 feet to a 1/2" capped iron rod set in the North line of said 85.196 acre tract and the South right-of-way line of Rosamond Parkway;

THENCE South 88 deg, 57 min, 33 sec, East, along said North line and South right-of-way line, a distance of 545.08 feet to a 1/2" capped iron rod set for the Northeast corner of said 85.196 acre tract;

THENCE South 00 deg, 03 min, 53 sec, West, departing said South right-of-way line, and along the East line of the said 85.196 acre tract, a distance of 523.82 feet to a 1/2" capped iron rod found stamped "TIPTON" for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 170.00 feet, a central angle of 80 deg, 01 min, 20 sec., and being subtended by a chord which bears South 57 deg, 32 min, 10 sec, East - 218.60 feet;

THENCE in a southeasterly direction along said curve to the right, and said East line, a distance of 237.43 feet to a 1/2" capped iron rod found stamped "TIPTON";

THENCE South 17 deg, 31 min, 30 sec, East, tangent to said curve, along said East line, a distance of 514.83 feet to a 1/2" capped iron rod set;

THENCE North 89 deg, 09 min, 11 sec, West, departing said East line, and along the North line of West Crossing Phase 10 as recorded in Instrument No. (PRCCT), the North line of said West Crossing Phase 8, a distance of 929.14 feet to the **POINT OF BEGINNING**, containing 809,302 square feet or 18.579 acres of land, more or less.

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 ____ 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 }
 } ss
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 ____ 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 7/1/2021 9:01 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'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 12, 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, L.P.,

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

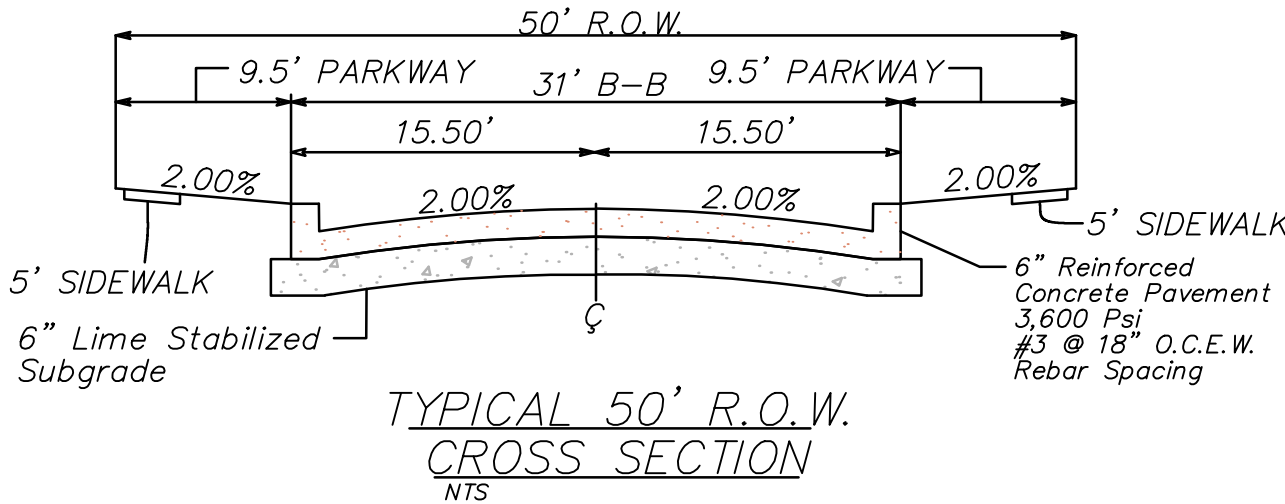


EXHIBIT A
2 OF 2

OWNER:

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

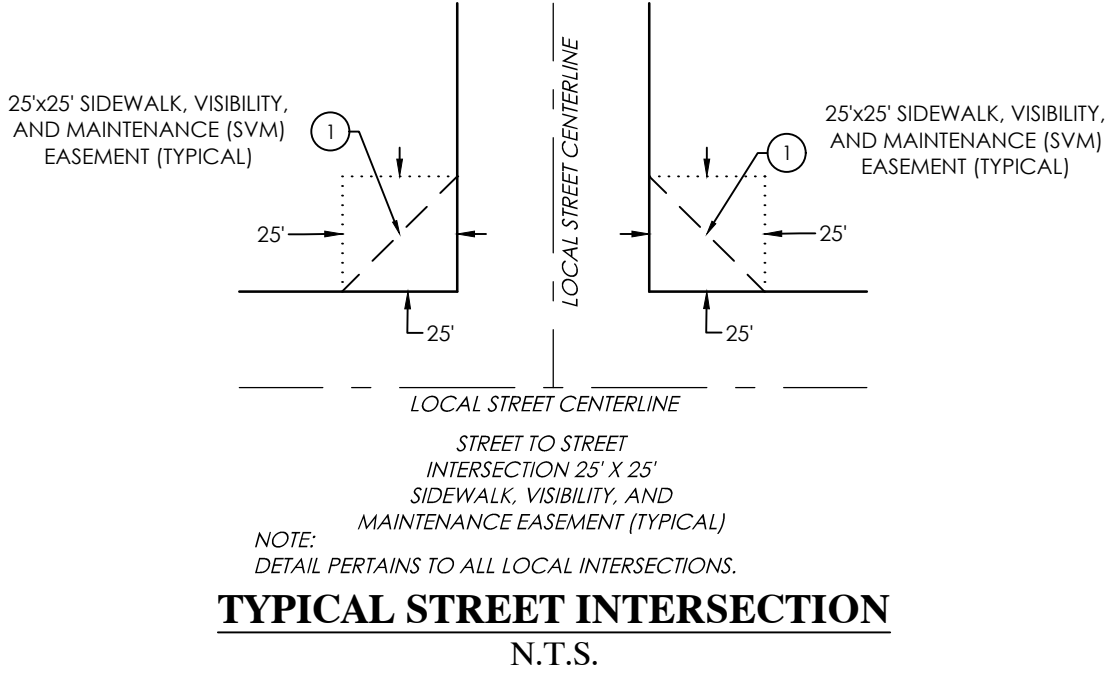
DEVELOPER:

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
TBLS # 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. This survey is located in Flood Insurance Zone (X) (non-shaded), being defined as areas outside the 0.2% annual chance floodplain.
 - 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.
 - Lots 39X, and 40X, Block Z are private H.O.A./Developer owned and maintained common area lots.
 - 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 along West Crossing Boulevard and retaining walls over 4' in height.
 - Utility, Landscape, & Screening Wall Easement to be maintained by Home Owners Association.
 - CBU to be maintained by the Home Owners Association.



TRACT SUMMARY TABLE					
TRACT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)	USAGE	MAINTENANCE RESPONSIBILITY
39X	Z	8241	0.189	LANDSCAPE, OPENSOURCE, UTILITY EASEMENT	H.O.A.
40X	Z	2811	0.065	LANDSCAPE, OPENSOURCE, UTILITY EASEMENT	H.O.A.

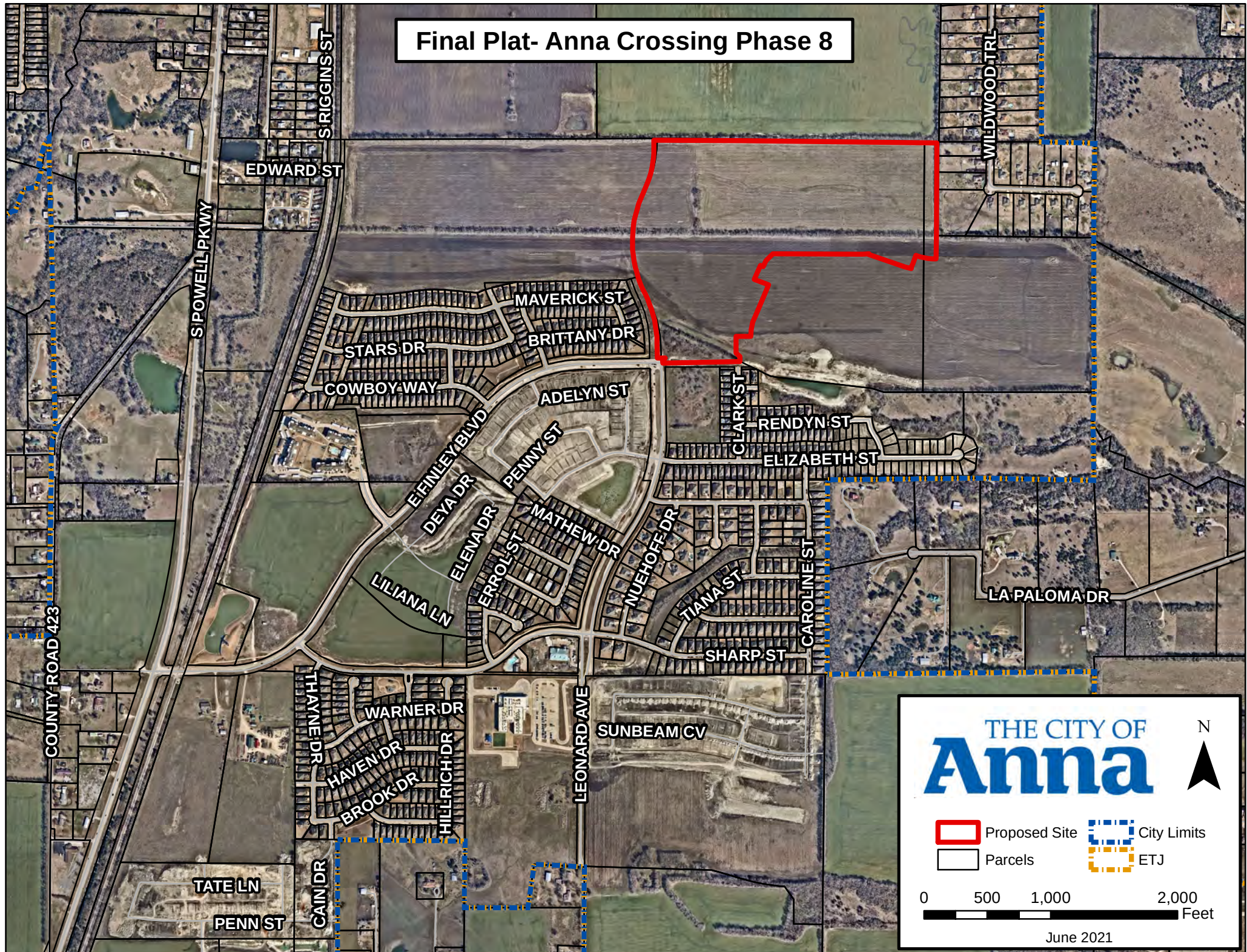
PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Issued for review 7/1/2021 9:01 AM

FINAL PLAT
OF
WEST CROSSING, PHASE 12
BEING
18.579 ACRES
SITUATED IN THE
GUYN MORRISON SURVEY, ABSTRACT No. 559
CITY OF ANNA, COLLIN COUNTY, TEXAS
75 RESIDENTIAL LOTS, 2 COMMON AREA LOTS
Date: July 2021

SHEET 2 of 2

EX-10749 - West Crossing\CCOG\PLAT\PHASE 12\PHASE 12 PLAT.dwg

Final Plat- Anna Crossing Phase 8



THE CITY OF
Anna



- Proposed Site
- City Limits
- Parcels
- ETJ

0 500 1,000 2,000
Feet

June 2021

CITY OF ANNA
Planning & Zoning Commission
July 6, 2021

Final Plat: Anna Crossing, Phase 8
Applicant: Anna Town Center No 7/LNRD LLC

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Anna Crossing, Phase 8, Final Plat.

SUMMARY:

260 single-family dwellings, detached lots and 3 common area lots on 64.7± acres located at the northeast intersection of Finley Boulevard and Leonard Avenue. Zoned: Planned Development-Single-Family Residence-60/Single-Family Residence-72 (PD-SF-60/SF-72 Ord. No. 236-2005).

The purpose for the final plat is to dedicate right-of-way dedication, lot and block boundaries, and easements necessary for the completion of the single-family subdivision.

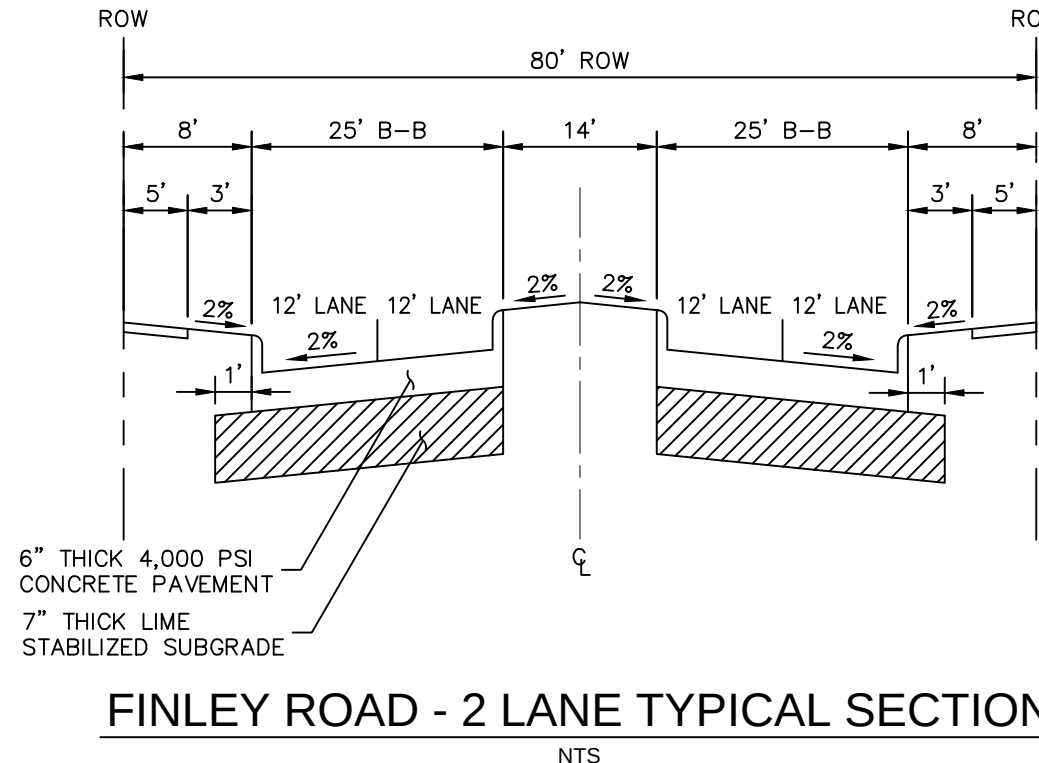
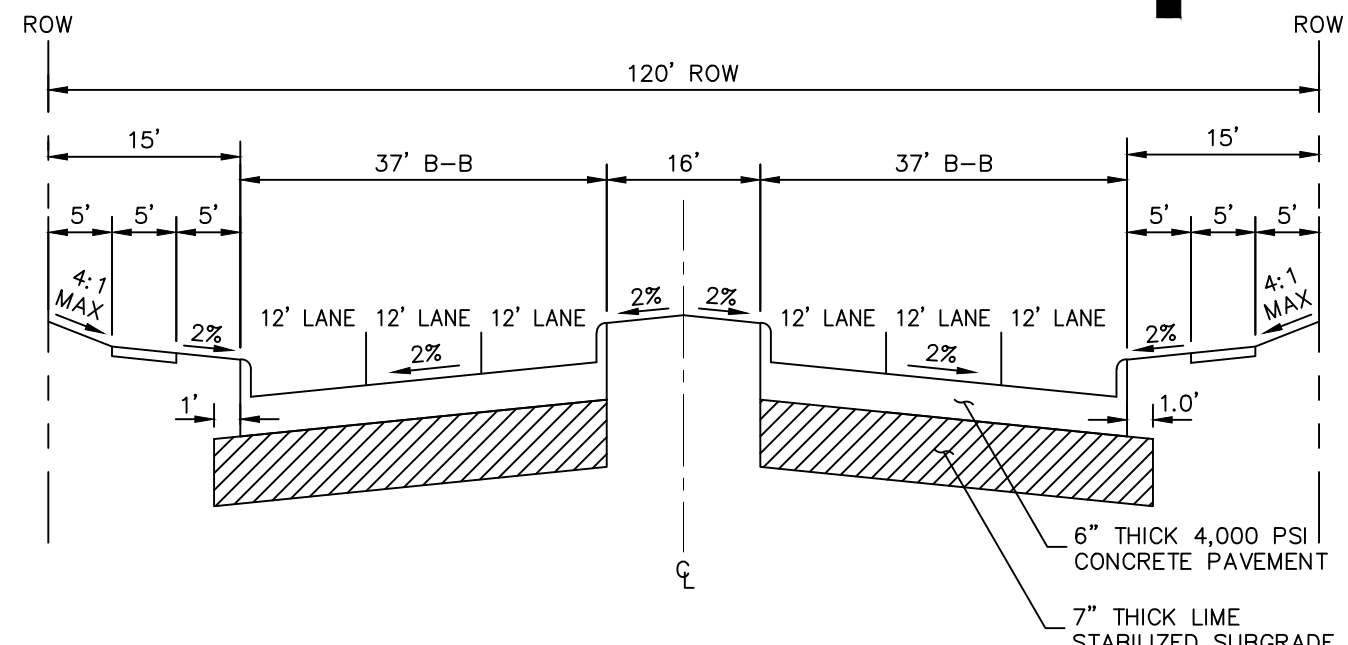
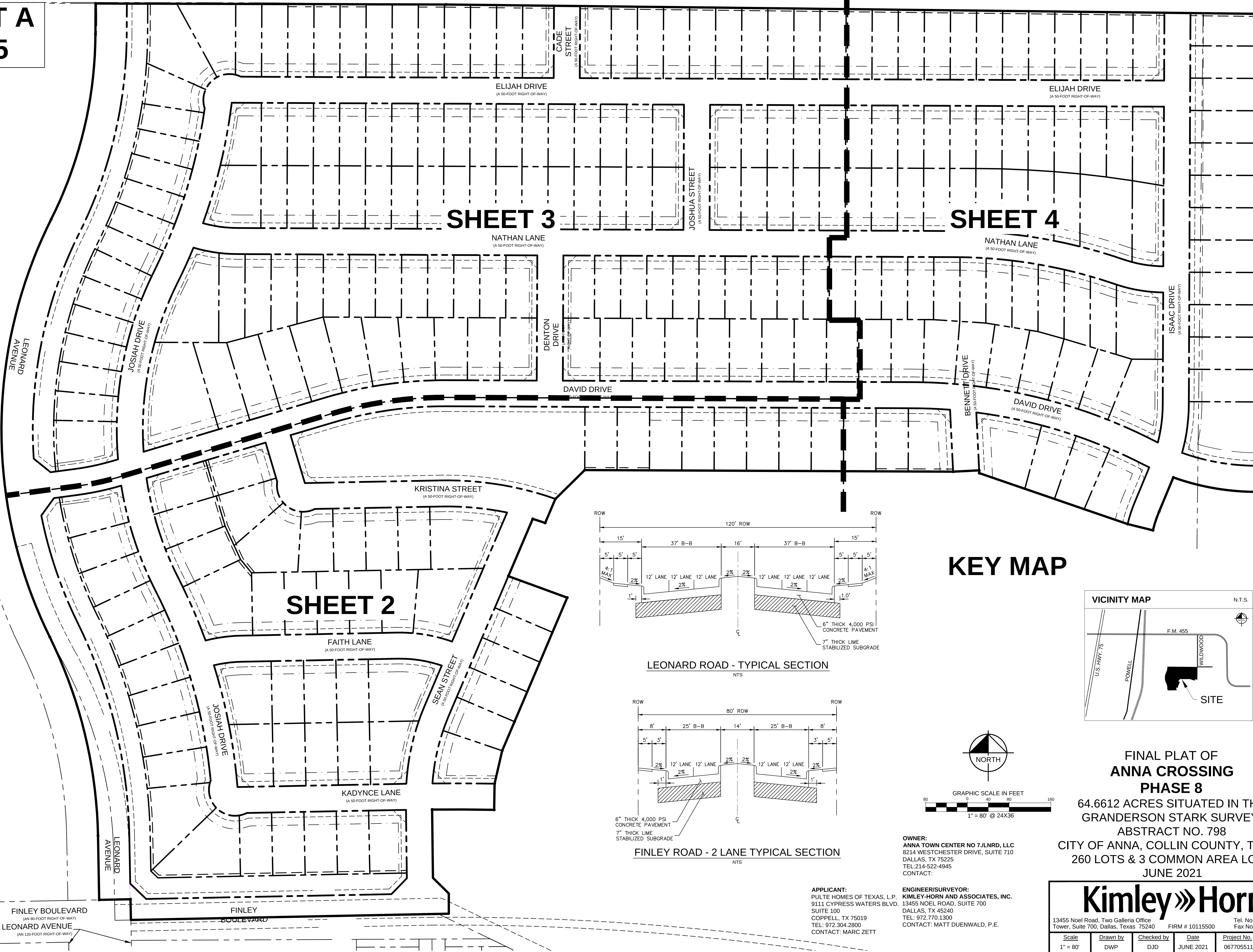
RECOMMENDATION:

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

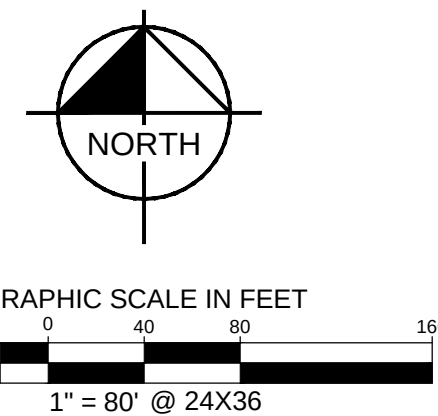
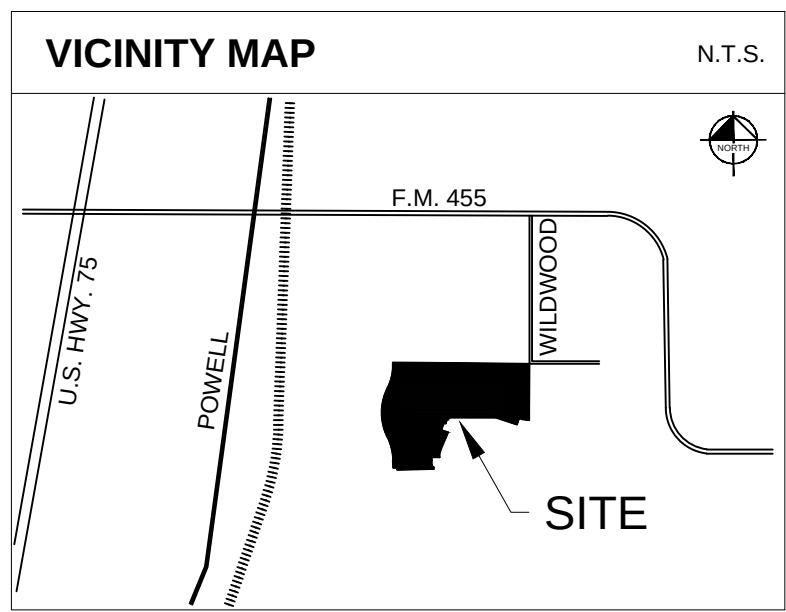
ATTACHMENTS:

Locator
Exhibit

EXHIBIT A
1 OF 5



KEY MAP



OWNER:
ANNA TOWN CENTER NO 7, LNRD, LLC
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TX 75225
TEL: 214-522-4945
CONTACT:

APPLICANT:
PULTE HOMES OF TEXAS, L.P.
9111 CYPRESS WATERS BLVD.
SUITE 100
COPPELL, TX 75019
TEL: 972.304.2800
CONTACT: MARC ZETT

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUITE 700
DALLAS, TX 75240
TEL: 972.770.1300
CONTACT: MATT DUENWALD, P.E.

FINAL PLAT OF
ANNA CROSSING
PHASE 8
64.6612 ACRES SITUATED IN THE
GRANDERSON STARK SURVEY,
ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS
260 LOTS & 3 COMMON AREA LOTS
JUNE 2021

Kimley»Horn					
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620					
Scale 1" = 80'	Drawn by DWP	Checked by DJD	Date JUNE 2021	Project No. 067705511	Sheet No. 1 OF 5

EXHIBIT A
2 OF 5

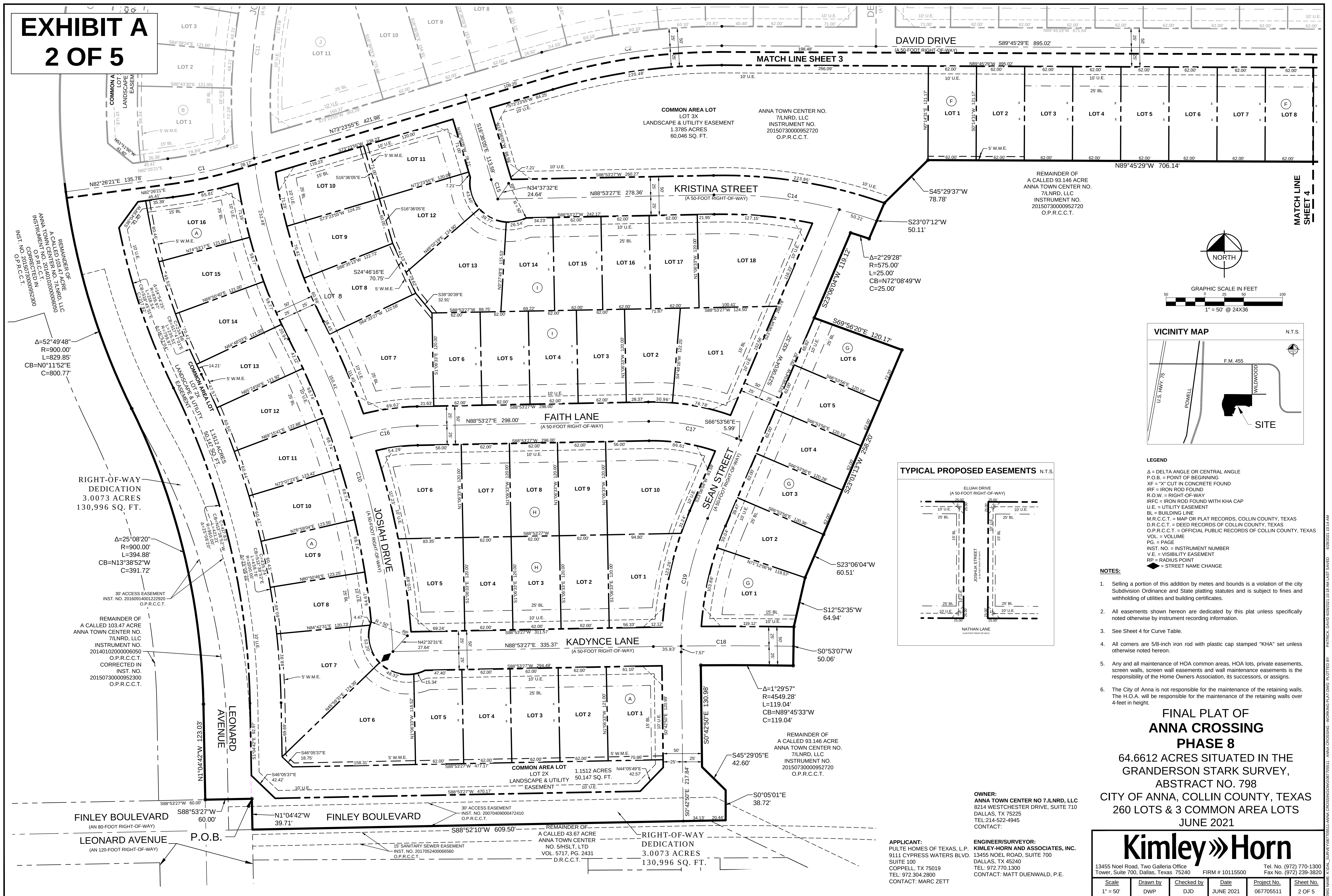


EXHIBIT A
3 OF 5

REMAINDER OF
A CALLED 103.47 ACRE
ANNA TOWN CENTER NO. 7/LNRD, LLC
INSTRUMENT NO. 2014010200006050
O.P.R.C.C.T.
CORRECTED IN
INST. NO. 20150730000952300
O.P.R.C.C.T.

$\Delta=26^{\circ}21'50''$
 $R=800.00'$
 $L=368.11'$
 $CB=N13^{\circ}25'51''E$
 $C=364.87'$

REMAINDER OF
A CALLED 103.47 ACRE
ANNA TOWN CENTER NO. 7/LNRD, LLC
INSTRUMENT NO. 2014010200006050
O.P.R.C.C.T.
CORRECTED IN
INST. NO. 20150730000952300
O.P.R.C.C.T.

RIGHT-OF-WAY
DEDICATION
3.0073 ACRES
130,996 SQ. FT.

$\Delta=52^{\circ}49'48''$
 $R=900.00'$
 $L=829.85'$
 $CB=N0^{\circ}11'52''E$
 $C=800.77'$

REMAINDER OF
A CALLED 103.47 ACRE
ANNA TOWN CENTER NO. 7/LNRD, LLC
INSTRUMENT NO. 2014010200006050
O.P.R.C.C.T.
CORRECTED IN
INST. NO. 20150730000952300
O.P.R.C.C.T.

CALLLED 105.482 ACRE
BHUSHAN AND SAROJ BHATIA
REVOCABLE TRUST
INST. NO. 20110825000099280
O.P.R.C.C.T.

ANNA TOWN CENTER NO.
7/LNRD, LLC
INSTRUMENT NO.
20150730000952720
O.P.R.C.C.T.

APPLICANT:
PULTE HOMES OF TEXAS, L.P.
13155 CYPRESS WATERS BLVD.
SUITE 100
COPELL, TX 75019
TEL: 972.304.2800
CONTACT: MARC ZETT

OWNER:
ANNA TOWN CENTER NO 7/LNRD, LLC
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TX 75225
TEL: 214-522-4945
CONTACT:

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUITE 700
DALLAS, TX 75240
TEL: 972.770.1300
CONTACT: MATT DUENWALD, P.E.

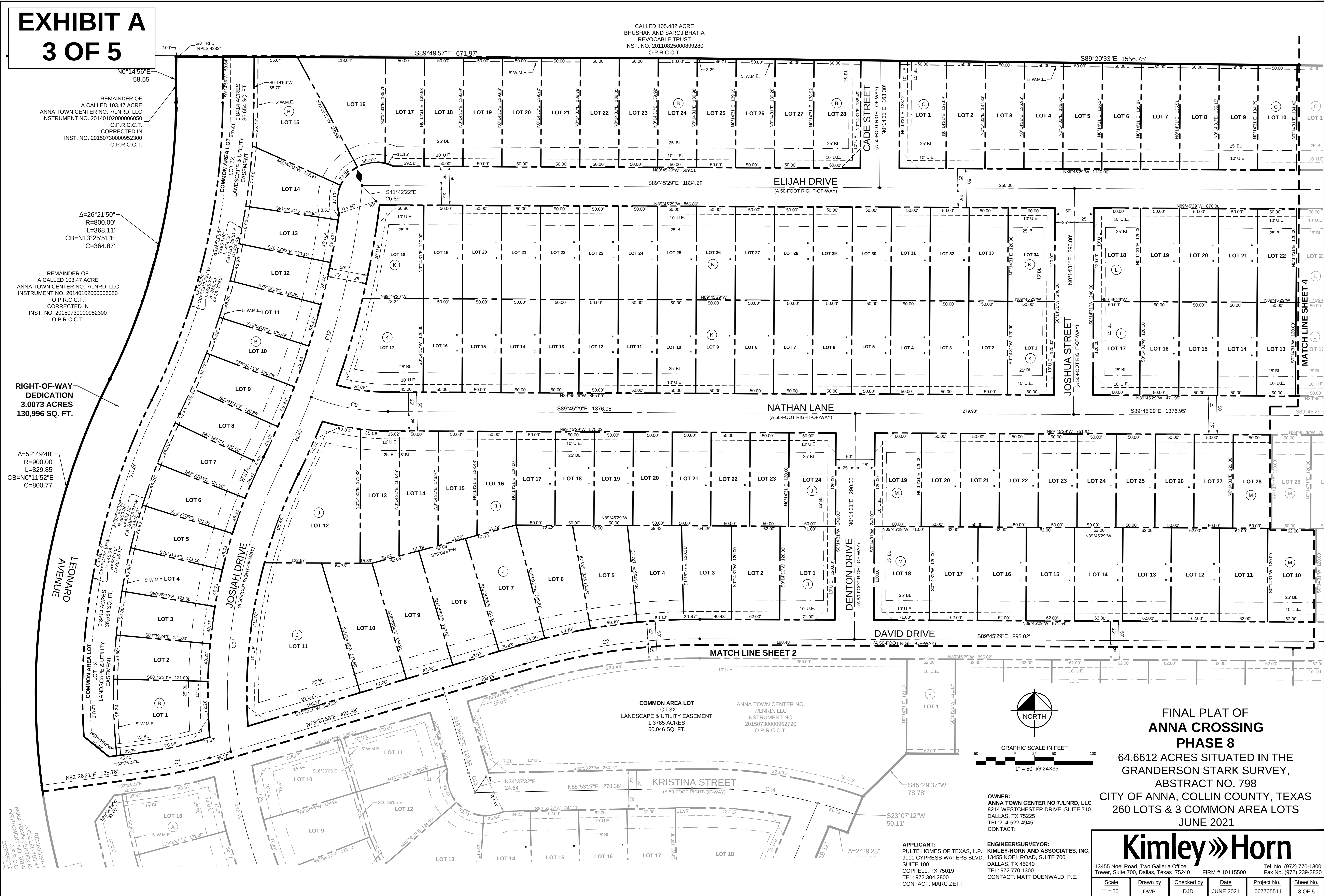
Kimley»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240

FIRM # 10115500

Tel. No. (972) 770-1300
Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	DWP	DJD	JUNE 2021	067705511	3 OF 5

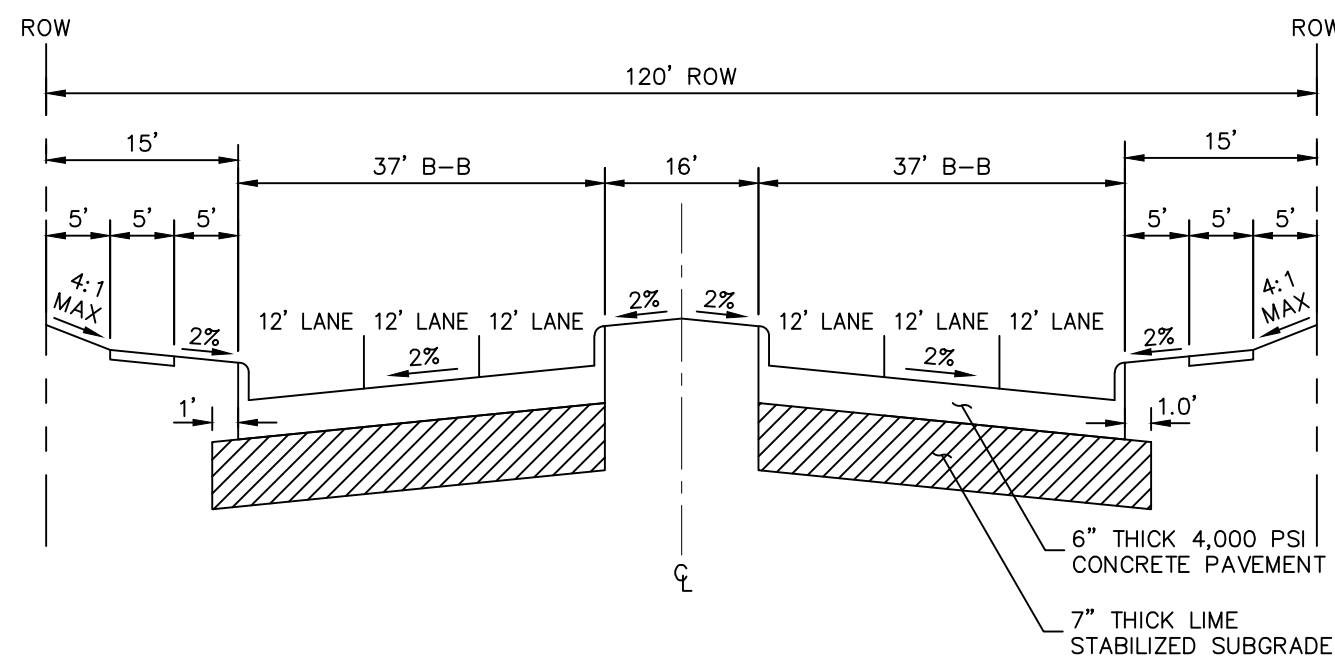
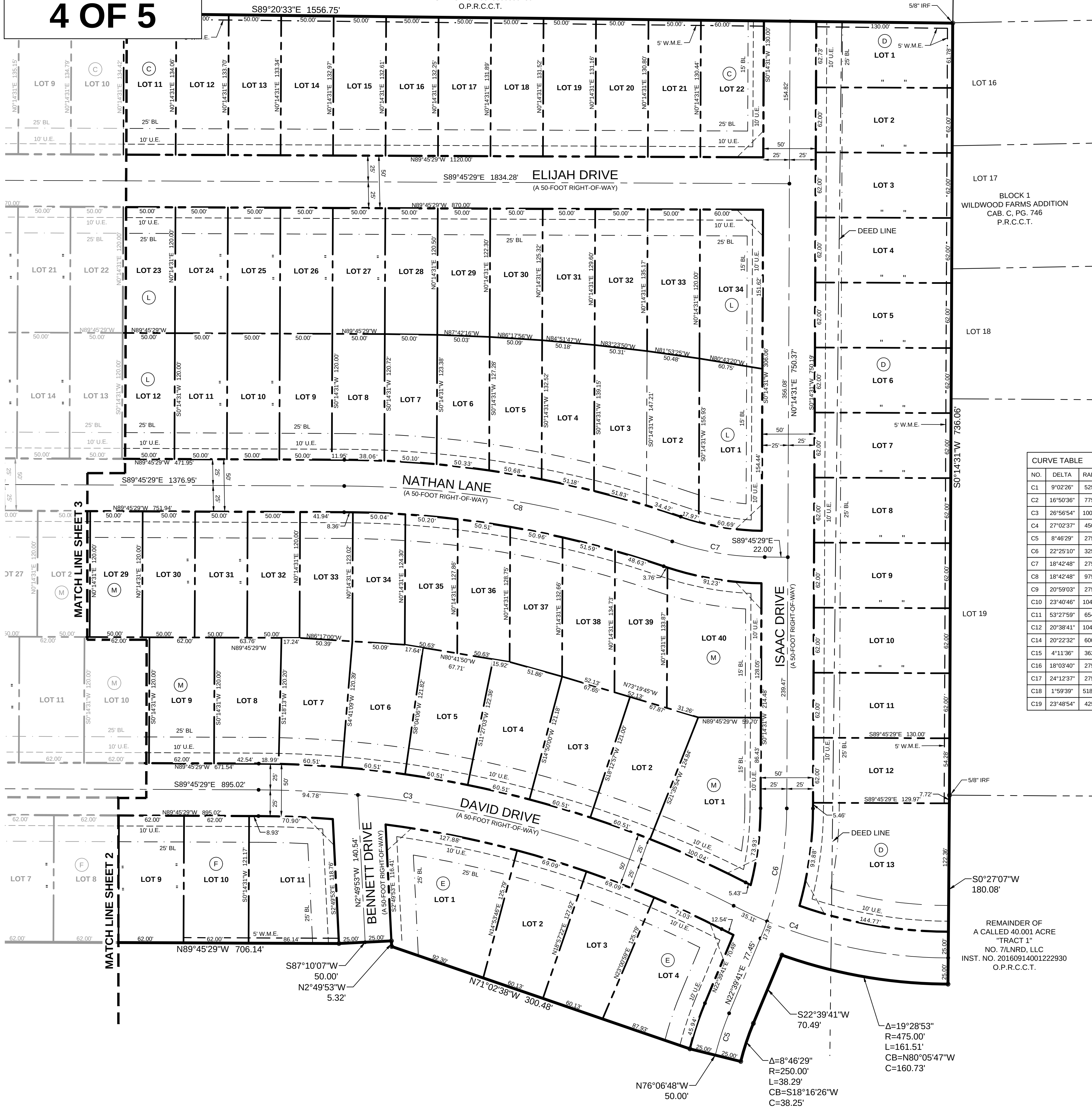


FINAL PLAT OF
ANNA CROSSING
PHASE 8
64.6612 ACRES SITUATED IN THE
GRANDSON STARK SURVEY,
ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS
260 LOTS & 3 COMMON AREA LOTS
JUNE 2021

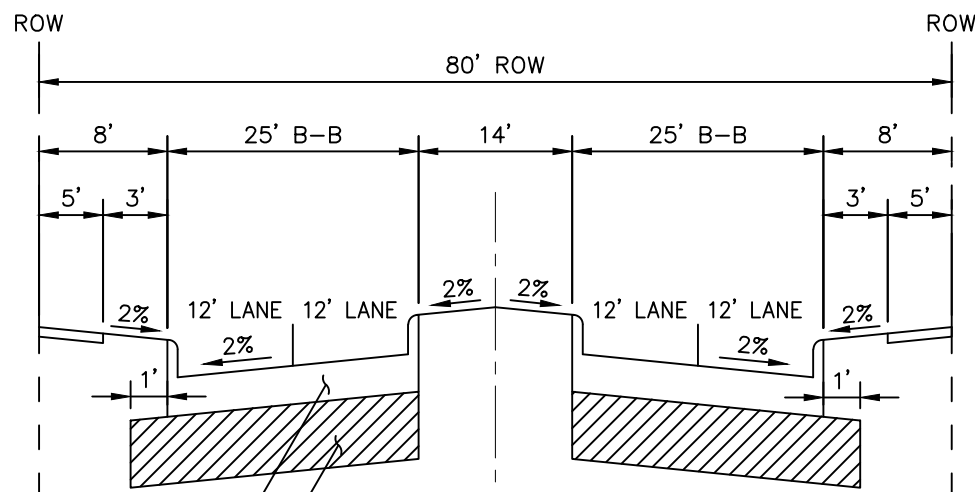
DWG NAME: KCDM_SURVEY/067705511-ANNA CROSSING- WORKING PLAT.DWG PLOTTED BY: PATRICK DAVID 6/26/2021 10:31 AM LAST SAVED: 6/26/2021 10:14 AM

EXHIBIT A
4 OF 5

CALLED 105.482 ACRE
BHUSHAN AND SAROJ BHATIA
REVOCABLE TRUST
INST. NO. 20110825000899280
O.P.R.C.C.T.



LEONARD ROAD - TYPICAL SECTION



FINLEY ROAD - 2 LANE TYPICAL SECTION

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	9°02'26"	525.00'	82.84'	N77°55'08"E	82.75'
C2	16°50'36"	775.00'	227.83'	N81°49'13"E	227.01'
C3	26°56'54"	1000.00'	470.34'	S76°17'02"E	466.02'
C4	27°02'37"	450.00'	212.40'	S76°19'53"E	210.43'
C5	8°46'29"	275.00'	42.12'	N18°16'26"E	42.07'
C6	22°25'10"	325.00'	127.17'	N11°27'06"E	126.36'
C7	18°42'48"	275.00'	89.82'	S80°24'05"E	89.42'
C8	18°42'48"	975.00'	318.45'	S80°24'05"E	317.03'
C9	20°59'03"	275.00'	100.72'	S79°15'57"E	100.16'
C10	23°40'46"	1045.00'	431.88'	N15°07'35"W	428.82'
C11	53°27'59"	654.00'	610.29'	N00°13'59"W	588.39'
C12	20°38'41"	1045.00'	376.53'	N16°10'40"E	374.50'
C14	20°22'32"	600.00'	213.37'	N80°55'17"W	212.25'
C15	41°31'36"	362.00'	26.49'	S18°41'53"E	26.49'
C16	18°03'40"	275.00'	86.69'	N79°51'37"E	86.33'
C17	24°12'37"	275.00'	116.20'	N79°00'14"W	115.34'
C18	1°59'39"	5186.00'	180.51'	S89°53'17"W	180.50'
C19	23°48'54"	425.00'	176.65'	S11°11'37"W	175.38'

NOTES:

- 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.
- All easements shown hereon are dedicated by this plat unless specifically noted otherwise by instrument recording information.
- See Sheet 4 for Curve Table.
- All corners are 5/8-inch iron rod with plastic cap stamped "KHA" set unless otherwise noted hereon.
- Any and all maintenance of HOA common areas, HOA lots, private easements, screen walls, screen wall easements and wall maintenance easements is the responsibility of the Home Owners Association, its successors, or assigns.
- The City of Anna is not responsible for the maintenance of the retaining walls. The H.O.A. will be responsible for the maintenance of the retaining walls over 4-feet in height.

FINAL PLAT OF
ANNA CROSSING
PHASE 8

64.6612 ACRES SITUATED IN THE
GRANDSON STARK SURVEY,
ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS
260 LOTS & 3 COMMON AREA LOTS
JUNE 2021

Kimley»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	DWP	DJD	JUNE 2021	067705511	4 OF 5

APPLICANT:
PULTE HOMES OF TEXAS, L.P.
9111 CYPRESS WATERS BLVD.
SUITE 100
COPPELL, TX 75019
TEL: 972.304.2800
CONTACT: MARC ZETT

OWNER:
ANNA TOWN CENTER NO 7/LNRD, LLC
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TEL: 214-522-4945
CONTACT:

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13455 NOEL ROAD, SUITE 700
DALLAS, TX 75240
TEL: 972.770.1300
CONTACT: MATT DUENWALD, P.E.

EXHIBIT A
5 OF 5

LOT TABLE - BLK. A	
LOT NO.	SQ. FT.
1	8,624
2	7,502
3	7,502
4	7,502
5	7,463
6	14,453
7	12,906
8	7,939
9	7,972
10	7,977
11	7,957
12	7,912
13	7,574
14	7,877
15	7,877
16	8,961

LOT TABLE - BLK. B	
LOT NO.	SQ. FT.
1	10,559
2	6,353
3	6,353
4	6,353
5	6,353
6	6,353
7	6,353
8	6,182
9	6,299
10	6,290
11	6,281
12	6,271
13	6,261
14	7,160
15	13,373
16	10,277
17	6,953
18	6,978
19	6,981
20	6,984
21	6,988
22	6,991
23	6,994
24	6,997
25	6,991
26	6,973
27	6,955
28	8,322

LOT TABLE - BLK. C	
LOT NO.	SQ. FT.
1	8,274
2	6,875
3	6,857
4	6,839
5	6,821
6	6,803
7	6,785
8	6,767
9	6,748
10	6,730
11	6,712
12	6,694
13	6,676
14	6,658
15	6,640
16	6,621
17	6,603
18	6,585
19	6,567
20	6,549
21	6,531
22	7,813

LOT TABLE - BLK. D	
1	SQ. FT.
2	8,093
3	8,060
4	8,060
5	8,060
6	8,060
7	8,060
8	8,060
9	8,060
10	8,060
11	8,060
12	8,060
13	8,060
14	15,439

LOT TABLE - BLK. E	
LOT NO.	SQ. FT.
1	13,186
2	8,216
3	8,216
4	10,251

LOT TABLE - BLK. F	
LOT NO.	SQ. FT.
1	7,512
2	7,512
3	7,512
4	7,512
5	7,512
6	7,512
7	7,512
8	7,512
9	7,512
10	7,512
11	9,982

COMMON AREA LOTS		
TRACT NO.	ACRES	SQ. FT.
1X	0.841	36,654
2X	1.151	50,147
3X	1.760	76,656

LOT TABLE - BLK. G	
LOT NO.	SQ. FT.
1	10,108
2	7,817
3	7,460
4	7,454
5	7,449
6	8,285

LOT TABLE - BLK. H	
LOT NO.	SQ. FT.
1	9,449
2	7,440
3	7,440
4	7,440
5	9,018
6	11,440
7	7,440
8	7,440
9	7,440
10	14,017

LOT TABLE - BLK. I	
LOT NO.	SQ. FT.
1	13,178
2	7,895
3	7,440
4	7,440
5	7,440
6	7,440
7	14,446
8	9,250
9	8,088
10	8,656
11	8,520
12	8,884
13	11,816
14	7,638
15	7,440
16	7,440
17	7,440
18	14,657

LOT TABLE - BLK. J	
LOT NO.	SQ. FT.
1	8,520
2	7,440
3	7,552
4	7,897
5	8,389
6	9,271
7	9,634
8	9,428
9	9,546
10	10,186
11	21,997
12	15,809
13	8,352
14	7,686
15	7,011
16	6,337
17	6,000
18	6,000
19	6,000
20	6,000
21	6,000
22	6,000
23	6,000
24	7,200

LOT TABLE - BLK. K	
LOT NO.	SQ. FT.
1	7,200
2	7,583
3	6,000
4	6,000
5	6,000
6	6,000
7	6,000
8	6,009
9	6,000
10	6,000
11	6,000
12	6,000
13	6,000
14	6,000
15	6,000
16	6,000
17	11,187
18	7,964
19	6,000
20	6,000
21	6,000
22	6,000
23	6,000
24	6,000
25	6,000
26	6,000
27	6,000
28	6,000
29	6,000
30	6,000
31	6,000
32	6,000
33	6,000
34	7,200

LOT TABLE - BLK. L	
LOT NO.	SQ. FT.
1	9,385
2	7,583
3	7,147
4	6,781
5	6,484
6	6,256
7	6,092
8	6,009
9	6,000
10	6,000
11	6,000
12	6,000
13	6,000
14	6,000
15	6,000
16	6,000
17	7,200
18	7,200
19	6,000
20	6,000
21	6,000
22	6,000
23	6,000
24	6,000
25	6,000
26	6,000
27	6,000
28	6,013
29	6,070
30	6,190
31	6,373
32	6,619
33	6,931
34	8,811

LOT TABLE - BLK. M	
LOT NO.	SQ. FT.
1	11,747
2	7,861
3	7,738
4	7,829
5	7,805
6	7,781
7	7,710
8	7,519
9	7,440
10	7,440
11	7,440
12	7,440
13	7,440
14	7,440
15	7,440
16	7,440
17	7,440
18	8,520
19	7,200
20	6,000
21	6,000
22	6,000
23	6,000
24	6,000
25	6,000
26	6,000
27	6,000
28	6,000
29	6,000
30	6,000
31	6,000
32	6,000
33	6,112
34	6,194
35	6,315
36	6,427
37	6,547
38	6,697
39	6,727
40	11,800

OWNERS DEDICATION AND ACKNOWLEDGMENT §

STATE OF TEXAS §

COUNTY OF COLLIN §

We, the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

WHEREAS Anna Town Center No 7./LNRD, LLC, is the owner of a tract of land situated in the Granderson Stark Survey, Abstract No. 798, City of Anna, Collin County, Texas and being a portion of a called 93.146 acre tract of land described in the Special Warranty Deed to Anna Town Center No. 7./LNRD, LLC, recorded in Instrument No. 20150730000952720, Official Public Records, Collin County, Texas, and being a portion of a called 40.001 acre tract of land described as "Tract 1" in Special Warranty Deed with Vendor's Lien, to Anna Town Center No 7./LNRD, LLC, recorded in Instrument No. 20160914001222930, Official Public Records, Collin County, Texas, and a portion of a called 103.347 acre tract described in the Special Warranty Deed to Anna Town Center No 7./LNRD, LLC , recorded in Instrument No. 20140102000006050, as and corrected in Instrument No. 20150730000952300, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" set at the intersection of the north right-of-way line of Finley Boulevard (an 80-foot right-of-way) with the east right-of-way line of Leonard Drive (an 120-foot right-of-way) as shown on the plat of Anna Crossing Phase 7 an addition to the City if Anna, Texas; according to the plat thereof recorded in Instrument No. 20180907010004210, Official Public Records, Collin County, Texas;

THENCE South 88°53'27" West, with said north right-of-way line, a distance of 60.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner from which the southeast corner of an H.O.A. Lot described as Tract 15 shown on said Anna Crossing plat bears South 88°53'27" West, a distance of 60.00 feet;

THENCE over and across said 103.47 acre tract, the following courses and distances:

North 1°04'42" West, a distance of 123.03 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 25°08'20", a radius of 900.00 feet, a chord bearing and distance of North 13°38'52" West, 391.72 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 394.88 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the common line of said 103.47 acre tract with said 93.146 acre tract and being at the beginning of a reverse curve to the right having a central angle of 52°49'48", a radius of 900.00 feet, a chord bearing and distance of North 01°11'52" East, 800.77 feet;

THENCE in a northwesterly direction, with said common line and said curve to the right, an arc distance of 829.85 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left having a central angle of 26°21'50", a radius of 800.00 feet, a chord bearing and distance of North 13°25'51" East, 364.87 feet;

THENCE in a northeasterly direction, with said curve to the left, an arc distance of 368.11 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 0°14'56" East, a distance of 58.55 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner in the north line of said 103.47 acre tract;

THENCE South 89°49'57" East, with said north line, passing at a distance of 2.00 feet a 5/8-inch iron rod with plastic cap stamped "RPLS 4383" found at the common north corner of said 103.47 and said 93.146 acre tract, continuing with the north line of said 93.146 acre tract a distance of 671.97 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 89°20'33" East, with said north line of said 93.146 acre tract a distance of 1556.75 feet to a 5/8-inch iron rod found at the most northerly northeast corner of said 40.001 acre tract and being in the west line of Block 1 of Wildwood Farms, an addition to the City of Anna, Texas, according to the plat thereof recorded in Cabinet C, Page 746, Plat Records, Collin County, Texas;

THENCE South 0°14'31" West, with the west line of said Block 1, a distance of 736.06 feet to a 5/8-inch iron rod found at the southwest corner of said Block 1;

THENCE over and across said 40.001 acre and said 93.146 acre tracts, the following courses and distances:

South 0°27'07" West, a distance of 180.08 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 19°28'53", a radius of 475.00 feet, a chord bearing and distance of North 80°05'47" West, 160.73 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 161.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 22°39'41" West, a distance of 70.49 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 8°46'29", a radius of 250.00 feet, a chord bearing and distance of South 18°16'26" West, 38.25 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 38.29 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 76°06'48" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 71°02'38" West, a distance of 300.48 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 2°49'53" West, a distance of 5.32 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 87°10'07" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°45'29" West, a distance of 706.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 45°29'37" West, a distance of 78.78 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 23°07'12" West, a distance of 50.11 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 2°29'28", a radius of 575.00 feet, a chord bearing and distance of North 72°08'49" West, 25.00 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 25.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 23°06'04" West, a distance of 119.12 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 69°56'20" East, a distance of 120.17 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 23°01'13" West, a distance of 258.20 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 23°06'04" West, a distance of 60.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 12°52'35" West, a distance of 64.94 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 0°53'07" West, a distance of 50.06 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 1°29'57", a radius of 4549.28 feet, a chord bearing and distance of North 89°45'33" West, 119.04 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 119.04 feet to a point for corner;

South 0°42'50" East, a distance of 130.98 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 45°29'05" East, a distance of 42.60 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 0°05'01" East, a distance of 38.72 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°52'10" West, passing at a distance of 20.44 feet the northeast corner of a called 43.67 acre tract of land described in the Special Warranty Deed with Vendor's Lien, to Anna Town Center No. 5/HSTL, LTD. Recorded in Volume 5717, Page 2431, Deed Records, Collin County, Texas, continuing with the common line of said 93.146 and aforementioned 43.67 acre tract a total distance of 609.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner in the east right-of-way line of said Leonard Drive;

THENCE North 1°04'42" West, with said east right-of-way line, a distance of 39.71 feet to the POINT OF BEGINNING and containing 64.6612 acres or 2,816,643 square feet of land.

APPLICANT:
PULTE HOMES OF TEXAS, L.P.
9111 CYPRESS WATERS BLVD.
SUITE 100
COPPELL, TX 75019
TEL: 972.304.2800
CONTACT: MARC ZETT

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUITE 700
DALLAS, TX 45240
TEL: 972.770.1300
CONTACT: MATT DUENWALD, P.E.

OWNER:
ANNA TOWN CENTER NO 7./LNRD, LLC
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TX 75225
TEL:214-522-4945
CONTACT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Anna Town Center No 7./LNRD, LLC acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as ANNA CROSSING PHASE 8, 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.

Anna Town Center No 7./LNRD, LLC

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

Notary Public in and for the State of Texas

Printed Name

SURVEYOR'S STATEMENT

I, David J. De Weirdt, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineering and Land Surveying, and in accordance with the subdivision regulations of the City of Ann, Texas.

Dated this the _____ day of _____, 2021.

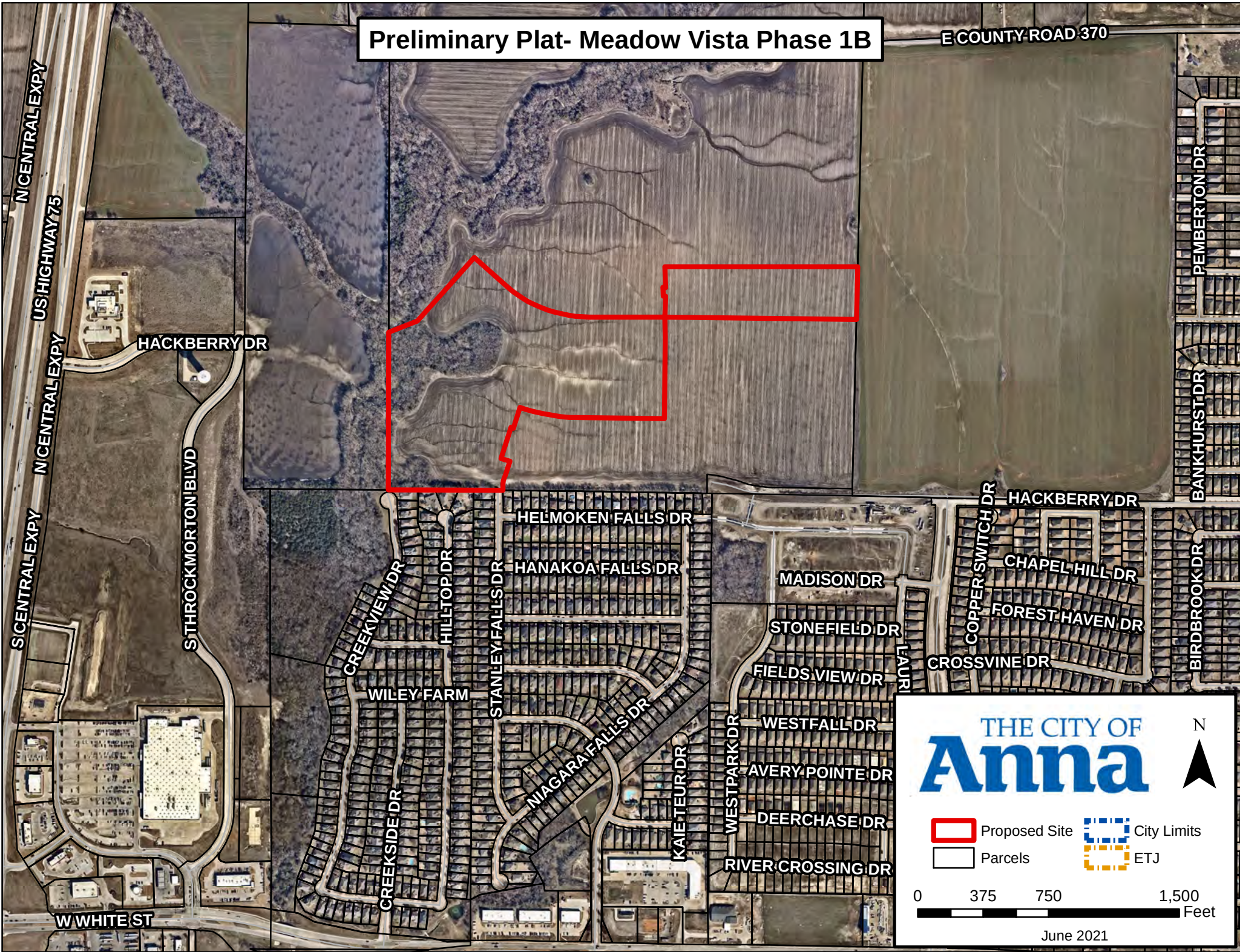
STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared David J. De Weirdt known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

Preliminary Plat- Meadow Vista Phase 1B

E COUNTY ROAD 370



THE CITY OF
Anna

Proposed Site
City Limits
Parcels
ETJ

0 375 750 1,500 Feet

June 2021

CITY OF ANNA
Planning & Zoning Commission
July 6, 2021

Preliminary Plat: Meadow Vista, Phase 1B

Applicant: Bloomfield Homes, LP

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Meadow Vista, Phase 1B, Preliminary Plat.

SUMMARY:

155 single-family dwelling, detached lots and 4 common area lots on 37.0± acres generally located on the north and south side of future Hackberry Drive, 541± feet west of Ferguson Parkway. Zoned: Planned Development-Restricted Commercial/Single-Family Residence-60 (PD-C-1/SF-60 Ord. No. 839-2019).

The purpose for the preliminary plat is to propose right-of-way dedication, lot and block boundaries, and easements necessary for the creation of the single-family subdivision.

RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

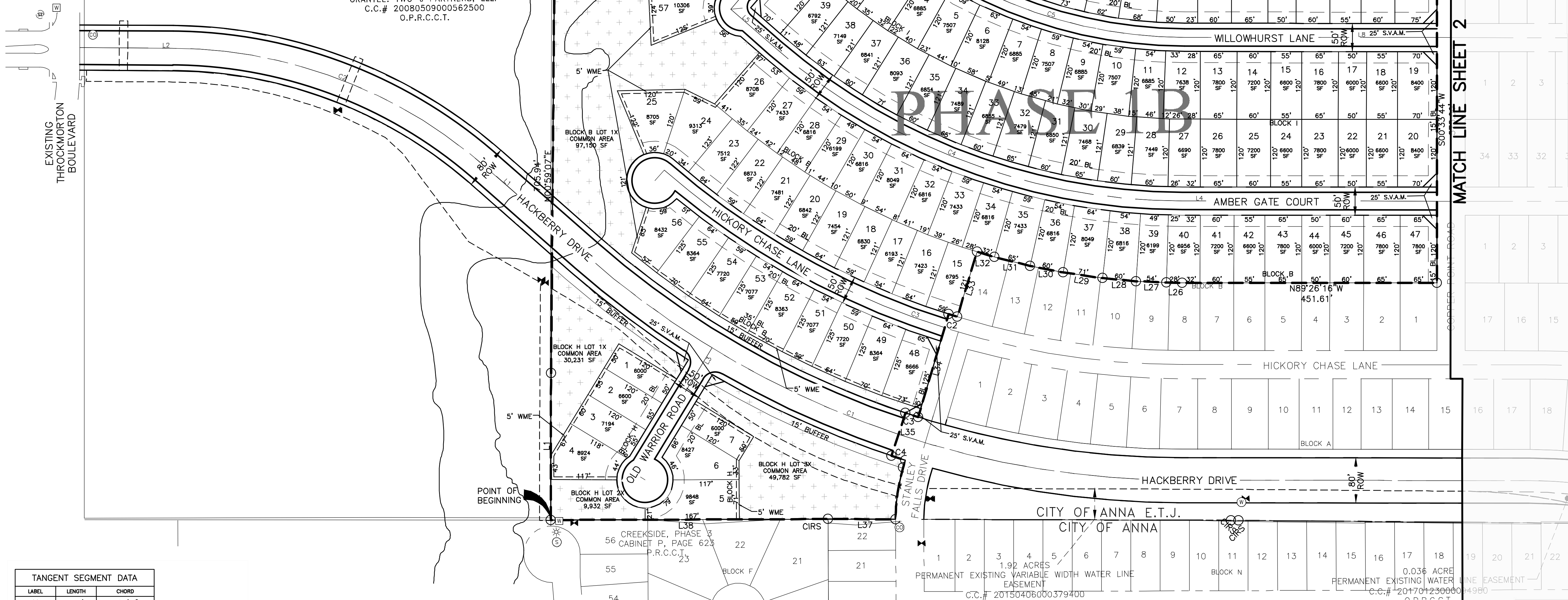
Locator
Exhibit

Data Time: Wed, 30 Jun 2021 - 1:30pm User Name: sschoch
Path Name: S:\ATX-LAND\00774400\00774400 Preliminary Plat\Phase 1B\0077BLK01.dwg

LOT AREA DATA											
LOT	BLOCK	AREA (SF)	LOT	BLOCK	AREA (SF)	LOT	BLOCK	AREA (SF)	LOT	BLOCK	AREA (SF)
15	B	6795	48	B	8666	27	F	6000	2	I	8351
16	B	7423	49	B	8364	28	F	6000	3	I	7507
17	B	6193	50	B	7721	29	F	6000	4	I	6885
18	B	6830	51	B	7077	30	F	6000	5	I	7507
19	B	7454	52	B	8363	31	F	6000	6	I	8128
20	B	6842	53	B	7077	32	F	6000	7	I	6885
21	B	7481	54	B	7720	33	F	6000	8	I	7507
22	B	6873	55	B	8364	34	F	7200	9	I	6885
23	B	7512	56	B	8432	1	G	7200	10	I	7507
24	B	9313	57	B	10306	2	G	6000	11	I	6885
25	B	8705	58	B	8531	3	G	6000	12	I	7638
26	B	8708	59	B	6250	4	G	6000	13	I	7800
27	B	7433	60	B	7500	5	G	6000	14	I	7200
28	B	6816	61	B	6875	6	G	6000	15	I	6600
29	B	6199	62	B	6250	7	G	6000	16	I	7800
30	B	6816	63	B	6875	8	G	6000	17	I	6000
31	B	8049	64	B	7500	9	G	6000	18	I	6600
32	B	6816	65	B	6875	10	G	6000	19	I	8400
33	B	7433	17	D	6196	11	G	6000	20	I	8400
34	B	6816	18	D	6250	12	G	6000	21	I	6600
35	B	7433	19	D	6250	13	G	6000	22	I	6000
36	B	6816	20	D	6250	14	G	6000	23	I	7800
37	B	8049	21	D	6250	15	G	6000	24	I	6600
38	B	6816	22	D	6250	16	G	6000	25	I	7200
39	B	6199	18	F	7200	17	G	7200	26	I	7800
40	B	6956	19	F	6000	1	H	6000	27	I	6690
41	B	7200	20	F	6000	2	H	6600	28	I	7449
42	B	6600	21	F	6000	3	H	7194	29	I	6839
43	B	7800	22	F	6000	4	H	8924	30	I	7458
44	B	6000	23	F	6000	5	H	9848	31	I	6839
45	B	7200	24	F	6000	6	H	8427	32	I	7479
46	B	7800	25	F	6000	7	H	6000	33	I	6855
47	B	7800	26	F	6000	1	I	8400	34	I	7489

AVERAGE AREA PER LOT IN PHASE 1B: 7013 SF
MINIMUM LOT AREA SHALL BE 5500 SF AND OVERALL AVERAGE SHALL BE 6600 SF

CALLER: 50.53 ACRES
GRANTOR: JULIA JACKSON GRAY
GRANTEE: TWO-J PARTNERS, LLLP
C.C.# 20080509000562500
O.P.R.C.C.T.



TANGENT SEGMENT DATA		
LABEL	LENGTH	CHORD
L1	3718'	S48°12'43"E
L2	3718'	S89°05'28"E
L3	262'	S31°52'31"W
L4	1345'	S89°28'16"E
L5	1345'	S48°28'05"E
L6	435'	S41°33'55"W
L7	1137'	S48°28'05"E
L8	1137'	S89°28'16"E
L9	290'	N03°34'4"E
L10	985'	N89°28'16"W
L11	299'	S03°34'4"W

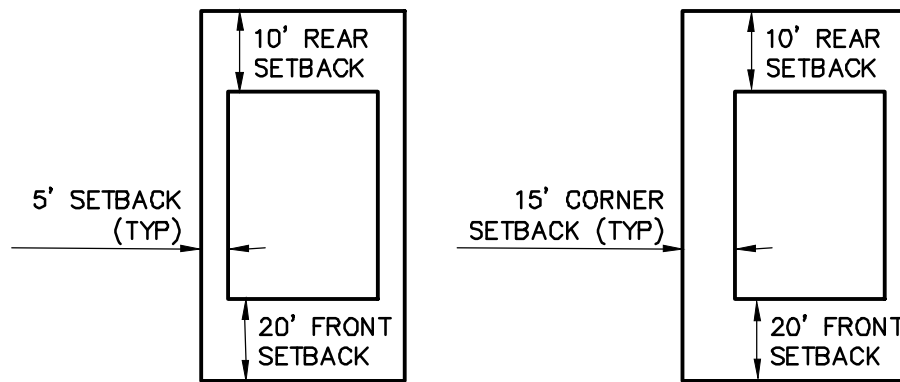
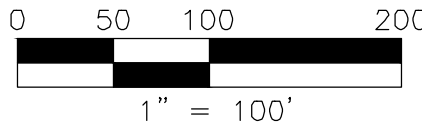
CENTERLINE CURVE DATA				
CV#	DELTA	RADIUS	LENGTH	CHORD
C1	041°13'33"	1605.00'	1154.84'	S66°49'29"E 1130.09'
C2	040°52'45"	850.00'	606.45'	S66°39'08"E 593.67'
C3	023°31'51"	1400.00'	574.97'	S80°09'32"E 570.63'
C4	041°00'10"	1100.00'	787.20'	S66°56'11"E 770.51'
C5	041°00'10"	820.00'	586.82'	S66°56'11"E 574.38'

MFFE TABLE	
LOT	MFFE
BLOCK B LOT 25	702.50
BLOCK B LOT 56	700.40
BLOCK B LOT 57	703.49
BLOCK B LOT 58	703.49
BLOCK B LOT 59	704.81
BLOCK B LOT 60	704.81
BLOCK B LOT 61	704.81
BLOCK B LOT 62	704.81
BLOCK B LOT 63	705.58
BLOCK B LOT 64	705.58
BLOCK B LOT 65	705.58
BLOCK H LOT 1	696.69
BLOCK H LOT 2	695.46
BLOCK H LOT 3	695.46
BLOCK H LOT 4	694.94

- PRELIMINARY PLAT NOTES:
1. THE LAYOUT SHOWN IS PRELIMINARY IN NATURE AND SUBJECT TO MINOR CHANGE WITH THE APPROVAL OF THE PLANNING DIRECTOR AT THE TIME OF FINAL PLAT AND CONSTRUCTION PLAN DESIGN.
 2. PHASING IS SUBJECT TO CHANGE AT THE TIME OF FINAL PLAT AND CONSTRUCTION PLAN DESIGN. EACH PHASE SHALL BE ABLE TO PROVIDE SAFE ACCESS AND CITY SERVICES.
 3. THE HOMEOWNERS ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL COMMON AREA (X) LOTS.
 4. ALL EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED. WATER, SEWER AND DRAINAGE EASEMENTS SHALL BE EXCLUSIVE OF FRANCHISE UTILITIES.
 5. EASEMENT LOCATIONS ARE SUBJECT TO CHANGE WITH THE FINAL PLAT.
 6. 10' UTILITY EASEMENTS ARE PROPOSED ADJACENT TO STREET FRONTAGES OF LOTS.
 7. SIDEWALKS ARE REQUIRED ALONG STREETS. THE DEVELOPER WILL CONSTRUCT SIDEWALKS ADJACENT TO HOA MAINTAINED LOTS AND THOROUGHFARES. THE BUILDER WILL CONSTRUCT SIDEWALKS ADJACENT TO RESIDENTIAL LOTS AT THE TIME OF HOME CONSTRUCTION.
 8. THE CITY OF ANNA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY RETAINING OR SCREENING WALLS. ANY WALL OVER 4' IN HEIGHT IS THE RESPONSIBILITY OF THE HOA.

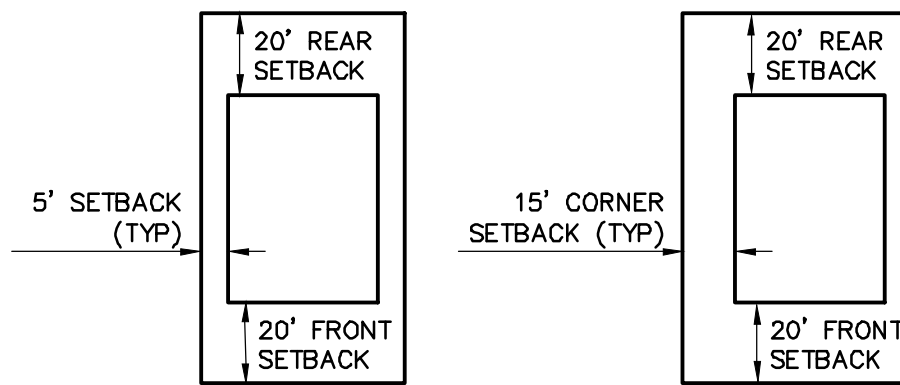
LEGEND

- IRF IRON ROD FOUND
CIRS 5/8" IRON ROD WITH YELLOW PLASTIC STAMPED "JACOBS" SET
CIRF CAPPED IRON ROD FOUND
(CM) CONTROLLING MONUMENT
O.P.R.C.C.T OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
BL BUILDING SETBACK LINE
PUE PUBLIC UTILITY EASEMENT
WME WALL MAINTENANCE EASEMENT
CAB. SL. CABINET SLIDE
R.O.W. RIGHT OF WAY
DE DRAINAGE EASEMENT
S.V.A.M. SIDEWALK, VISIBILITY, ACCESS, AND MAINTENANCE EASEMENT



STANDARD LOT CORNER LOT

TYPICAL LOT SETBACKS



STANDARD LOT CORNER LOT

TYPICAL SETBACKS OF LOTS BACKING UP TO MAJOR/MINOR COLLECTOR

LAND USE DATA TABLE

AREA DESCRIPTION	NUMBER OF LOTS	AREA (ACRE FEET)
RESIDENTIAL LOTS	155	24.954 AC
COMMON AREA LOTS	4	4.295 AC
ROW AREA	-	7.753 AC
TOTAL	-	37.002 AC

PRELIMINARY PLAT FOR MEADOW VISTA PHASE 1B

LOTS 15-65, 1X, BLOCK B; LOTS 17-22, BLOCK D;
LOTS 18-34, BLOCK F; LOTS 1-17, BLOCK G; LOTS 1-7,
1X-3X, BLOCK H; LOTS 1-40, BLOCK I; LOTS 1-17
BLOCK J.

OUT OF THE
FRANCIS T. DUFFAU SURVEY, ABSTRACT NO. 288 AND
THE JOHN ELLETT SURVEY, ABSTRACT NO. 296

IN THE
CITY OF ANNA, COLLIN COUNTY, TEXAS
32.707 ACRES / 155 RESIDENTIAL LOTS
4 COMMON AREA LOTS / 4.295 ACRES
GROSS AREA: 37.002 ACRES
ZONING: PD 507-2010

OWNER: BLOOMFIELD HOMES
1050 E. HWY 114 #210
SOUTH LAKE, TX 76092
CONTACT: CLINT VINCENT
OFFICE: 817-416-1572

DEVELOPER: DOUGLAS PROPERTIES
2309 K AVE #100,
PLANO, TX 75074
CONTACT: JIM DOUGLAS
OFFICE: (972) 422-1658

LJA Engineering, Inc.

6060 North Central Expressway
Suite 440
Dallas, Texas 75206
Contact: Taylor Freeman

Phone 469.621.0710

FRN - F-1386
Office: 214-451-0868

PRELIMINARY
THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF
REVIEW
UNDER THE AUTHORITY OF
TAYLOR FREEMAN, TEXAS P.E.
#139214
ON JUNE 2021
THIS DOCUMENT IS NOT TO BE
USED FOR THE PURPOSES OF
CONSTRUCTION.

CITY PROJECT NO. XXXX-XXXX

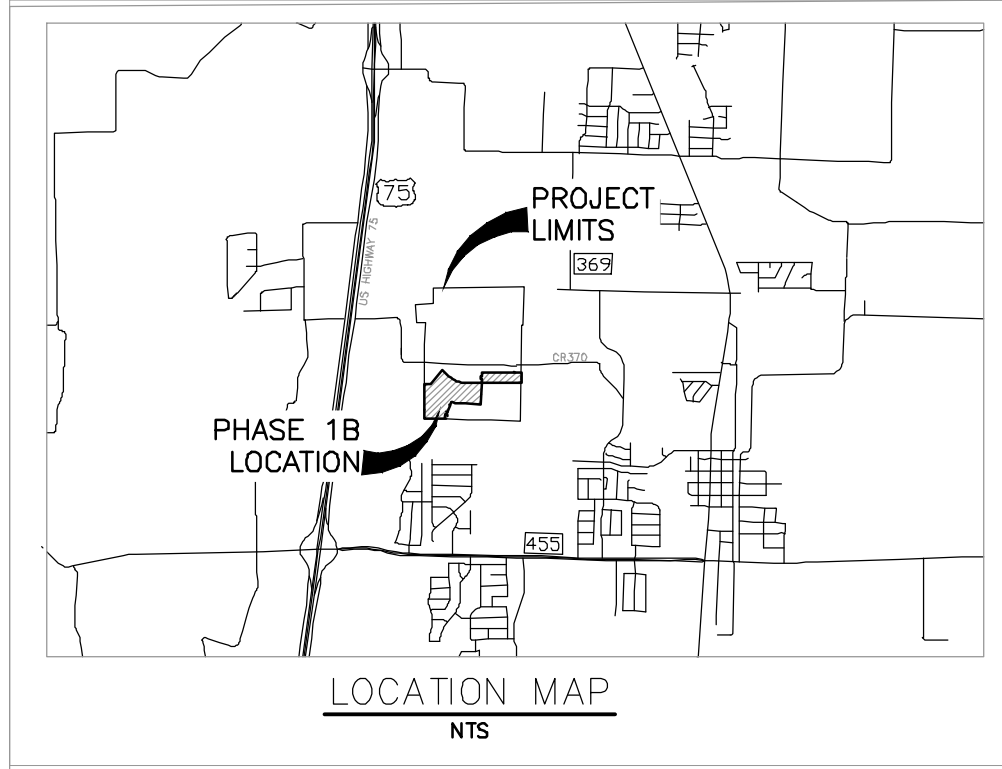
JUNE 2021

SCALE: 1" = 100'

SHEET 1 OF 4

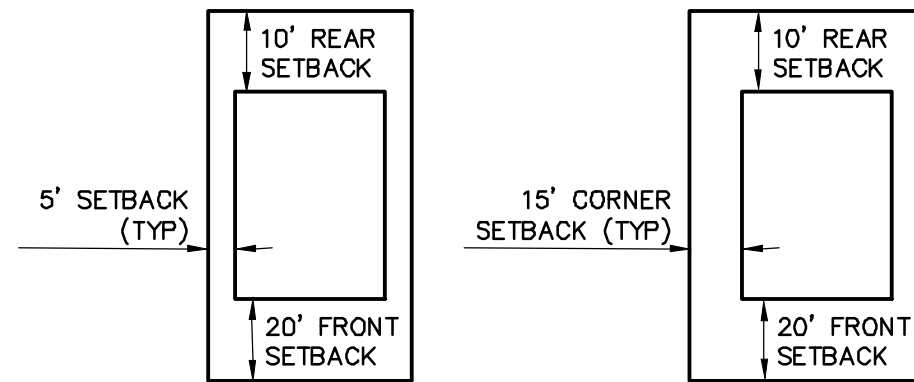
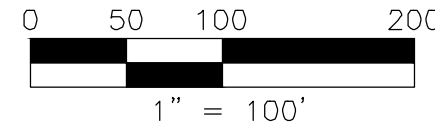
EXHIBIT A
1 OF 4

LOT AREA DATA											
LOT	BLOCK	AREA (SF)	LOT	BLOCK	AREA (SF)	LOT	BLOCK	AREA (SF)	LOT	BLOCK	AREA (SF)
15	B	6795	28	B	8666	27	F	6000	3	I	8311
16	B	7423	29	B	8364	28	F	6000	3	I	7507
17	B	6193	30	B	7721	29	F	6000	4	I	6885
18	B	6830	31	B	7077	30	F	6000	5	I	7507
19	B	7454	32	B	8363	31	F	6000	6	I	8128
20	B	6842	33	B	7077	32	F	6000	7	I	6885
21	B	7481	34	B	7720	33	F	6000	8	I	7507
22	B	6873	35	B	8364	34	F	7200	9	I	6885
23	B	7512	36	B	8432	1	G	7200	10	I	7507
24	B	9313	37	B	10306	2	G	6000	11	I	6885
25	B	8705	38	B	8531	3	G	6000	12	I	7638
26	B	8708	39	B	8250	4	G	6000	13	I	7800
27	B	7433	40	B	7500	5	G	6000	14	I	7200
28	B	6816	41	B	6875	6	G	6000	15	I	6900
29	B	6199	42	B	6250	7	G	6000	16	I	7800
30	B	6816	43	B	6875	8	G	6000	17	I	6000
31	B	8049	44	B	7500	9	G	6000	18	I	6000
32	B	6816	45	B	6875	10	G	6000	19	I	8400
33	B	7433	46	B	6196	11	G	6000	20	I	8400
34	B	6816	47	B	6250	12	G	6000	21	I	6600
35	B	7433	48	B	6250	13	G	6000	22	I	6000
36	B	6816	49	B	6250	14	G	6000	23	I	7800
37	B	8049	50	B	6250	15	G	6000	24	I	6000
38	B	6816	51	B	6250	16	G	6000	25	I	7200
39	B	6199	52	B	7200	17	G	7200	26	I	7800
40	B	6956	53	B	6000	1	H	6000	27	I	6980
41	B	7200	54	B	6000	2	H	6000	28	I	7449
42	B	6600	55	B	6000	3	H	7194	29	I	6839
43	B	7800	56	B	6000	4	H	8924	30	I	7468
44	B	6000	57	B	6000	5	H	9848	31	I	6850
45	B	7200	58	B	6000	6	H	8427	32	I	7479
46	B	7800	59	B	6000	7	H	6000	33	I	6855
47	B	7800	60	B	6000	8	H	8400	34	I	7489

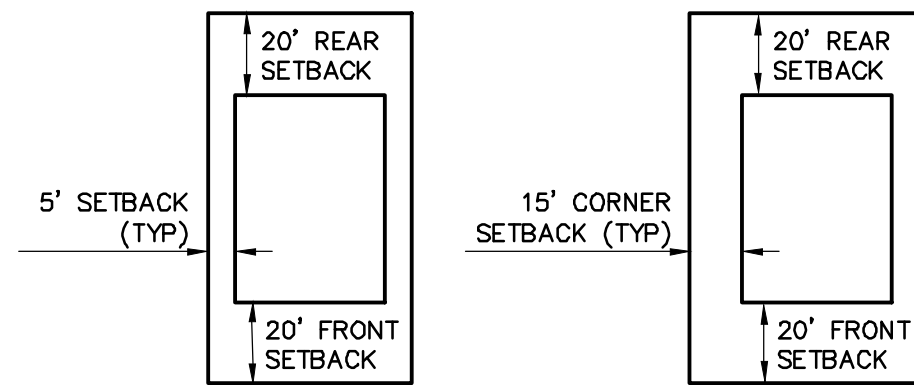


- PRELIMINARY PLAT NOTES:
1. THE LAYOUT SHOWN IS PRELIMINARY IN NATURE AND SUBJECT TO MINOR CHANGE WITH THE APPROVAL OF THE PLANNING DIRECTOR AT THE TIME OF FINAL PLAT AND CONSTRUCTION PLAN DESIGN.
 2. PHASING IS SUBJECT TO CHANGE AT THE TIME OF FINAL PLAT AND CONSTRUCTION PLAN DESIGN. EACH PHASE SHALL BE ABLE TO PROVIDE SAFE ACCESS AND CITY SERVICES.
 3. THE HOMEOWNERS ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL COMMON AREA (X) LOTS.
 4. ALL EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED. WATER, SEWER AND DRAINAGE EASEMENTS SHALL BE EXCLUSIVE OF FRANCHISE UTILITIES.
 5. EASEMENT LOCATIONS ARE SUBJECT TO CHANGE WITH THE FINAL PLAT.
 6. 10' UTILITY EASEMENTS ARE PROPOSED ADJACENT TO STREET FRONTAGES OF LOTS.
 7. SIDEWALKS ARE REQUIRED ALONG STREETS. THE DEVELOPER WILL CONSTRUCT SIDEWALKS ADJACENT TO HOA MAINTAINED LOTS AND THOROUGHFARES. THE BUILDER WILL CONSTRUCT SIDEWALKS ADJACENT TO RESIDENTIAL LOTS AT THE TIME OF HOME CONSTRUCTION.
 8. THE CITY OF ANNA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY RETAINING OR SCREENING WALLS. ANY WALL OVER 4' IN HEIGHT IS THE RESPONSIBILITY OF THE HOA.

- LEGEND
- IRF IRON ROD FOUND
 - CIRS 5/8" IRON ROD WITH YELLOW PLASTIC STAMPED "JACOBS" SET
 - CIRF CAPPED IRON ROD FOUND
 - (CM) CONTROLLING MONUMENT
 - O.P.R.C.C.T OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 - BL BUILDING SETBACK LINE
 - PUE PUBLIC UTILITY EASEMENT
 - WME WALL MAINTENANCE EASEMENT
 - CAB. SL. CABINET SLIDE
 - R.O.W. RIGHT OF WAY
 - DE DRAINAGE EASEMENT
 - S.V.A.M. SIDEWALK, VISIBILITY, ACCESS, AND MAINTENANCE EASEMENT



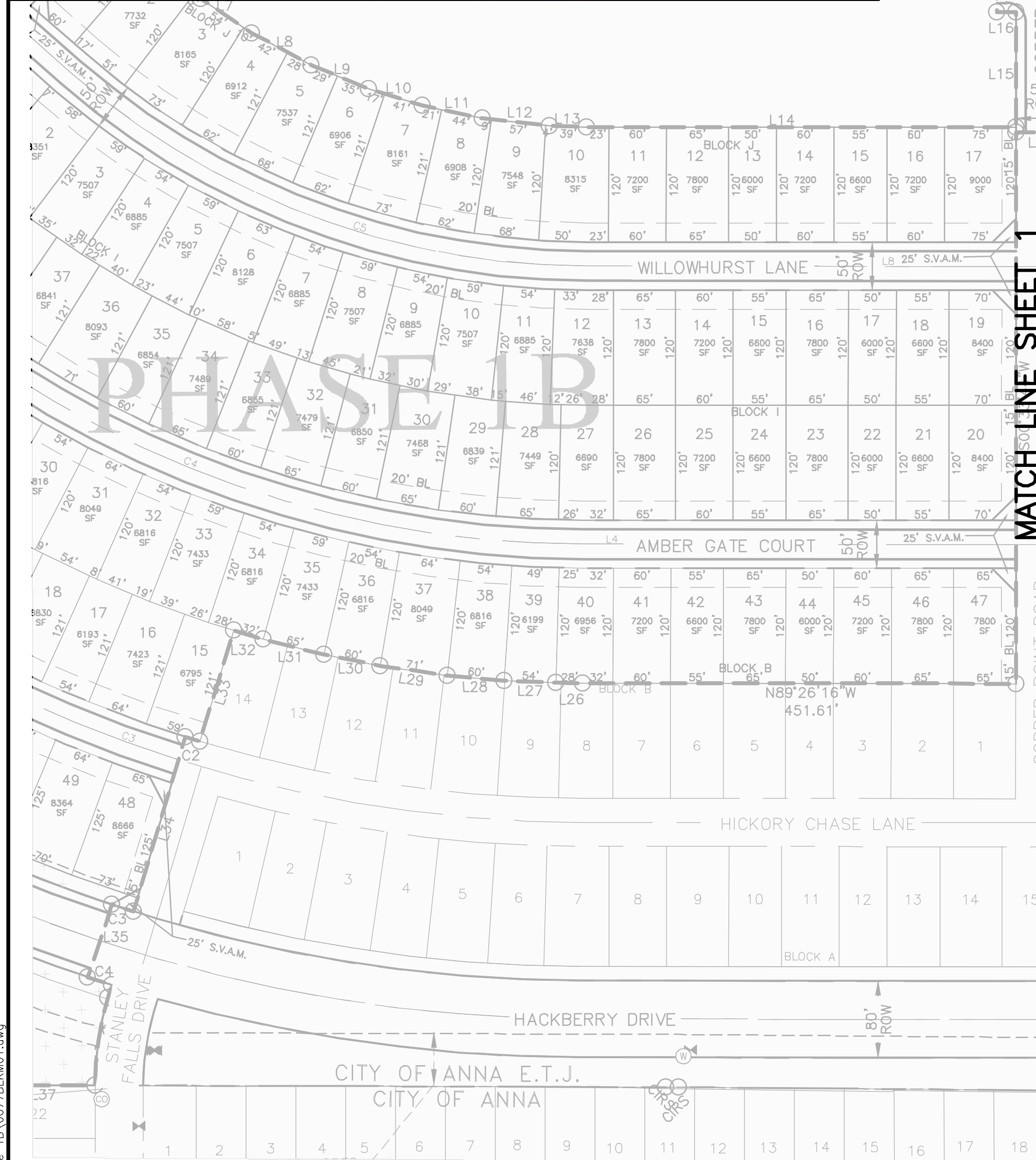
STANDARD LOT CORNER LOT
TYPICAL LOT SETBACKS
NTS



STANDARD LOT CORNER LOT
TYPICAL SETBACKS OF LOTS BACKING UP TO MAJOR/MINOR COLLECTOR
NTS

LAND USE DATA TABLE		
AREA DESCRIPTION	NUMBER OF LOTS	AREA (ACRE FEET)
RESIDENTIAL LOTS	155	24,954 AC
COMMON AREA LOTS	4	4,295 AC
ROW AREA	-	7,753 AC
TOTAL	-	37,002 AC

CALLED: 51.195 ACRES
GRANTOR: JULIA JACKSON GRAY
GRANTEE: TWO-J PARTNERS, LLLP
C.C.# 20080509000562500
O.P.R.C.C.T.



TANGENT SEGMENT DATA		
LABEL	LENGTH	CHORD
L1	3718'	S48°12'43"E
L2	3718'	S89°00'28"E
L3	282'	S31°52'31"W
L4	1345'	S89°26'16"E
L5	1345'	S48°26'05"E
L6	436'	S41°33'55"W
L7	1137'	S48°26'05"E
L8	1137'	S89°26'16"E
L9	290'	N0°33'44"E
L10	985'	N89°26'16"W
L11	290'	S0°33'44"W

CENTERLINE CURVE DATA				
CV#	DELTA	RADIUS	LENGTH	CHORD
C1	041°13'33"	1605.00'	1154.84'	588.49'29"E
C2	040°52'45"	850.00'	606.45'	588.39'05"E
C3	023°31'51"	1400.00'	574.97'	580°00'32"E
C4	041°00'10"	1100.00'	787.20'	588°56'11"E
C5	041°00'10"	820.00'	586.82'	588°56'11"E

MFFE TABLE	
LOT	MFFE
BLOCK B LOT 25	702.50
BLOCK B LOT 56	700.40
BLOCK B LOT 57	703.49
BLOCK B LOT 58	703.49
BLOCK B LOT 59	704.81
BLOCK B LOT 60	704.81
BLOCK B LOT 61	704.81
BLOCK B LOT 62	704.81
BLOCK B LOT 63	705.58
BLOCK B LOT 64	705.58
BLOCK B LOT 65	705.58
BLOCK H LOT 1	696.69
BLOCK H LOT 2	695.46
BLOCK H LOT 3	695.46
BLOCK H LOT 4	694.94

EXHIBIT A
2 OF 4

PRELIMINARY PLAT
FOR
MEADOW VISTA
PHASE 1B
LOTS 15-65, 1X, BLOCK B; LOTS 17-22, BLOCK D;
LOTS 18-34, BLOCK F; LOTS 1-17, BLOCK G; LOTS 1-7,
1X-3X, BLOCK H; LOTS 1-40, BLOCK I; LOTS 1-17
BLOCK J.
OUT OF THE
FRANCIS T. DUFFAU SURVEY, ABSTRACT NO. 288 AND
THE JOHN ELLETT SURVEY, ABSTRACT NO. 296
IN THE
CITY OF ANNA, COLLIN COUNTY, TEXAS
32.707 ACRES / 155 RESIDENTIAL LOTS
4 COMMON AREA LOTS / 4.295 ACRES
GROSS AREA: 37.002 ACRES
ZONING: PD 507-2010

OWNER: BLOOMFIELD HOMES
1050 E. HWY 114 #210
SOUTH LAKE, TX 76092
CONTACT: CLINT VINCENT
OFFICE: 817-416-1572

DEVELOPER: DOUGLAS PROPERTIES
2309 K AVE #100,
PLANO, TX 75074
CONTACT: JIM DOUGLAS
OFFICE: (972) 422-1658

LJA Engineering, Inc.
6060 North Central Expressway
Suite 440
Dallas, Texas 75206
Contact: Taylor Freeman

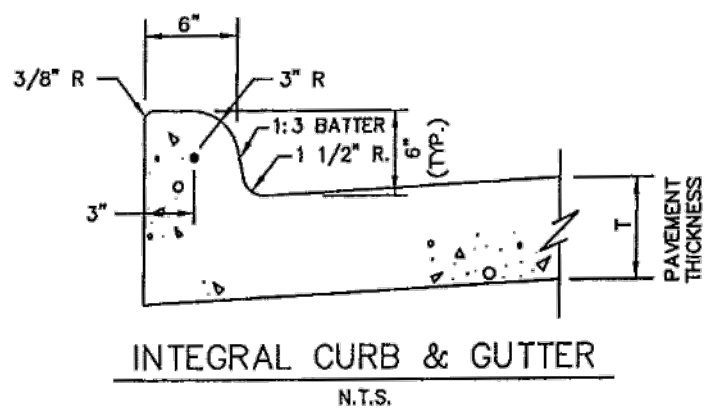


Phone 469.621.0710
FRN - F-1386
Office: 214-451-0868

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF
REVIEW
UNDER THE AUTHORITY OF
TAYLOR FREEMAN, TEXAS P.E.
#139214
ON JUNE 2021
THIS DOCUMENT IS NOT TO BE
USED FOR THE PURPOSES OF
CONSTRUCTION.

EXHIBIT A
3 OF 4

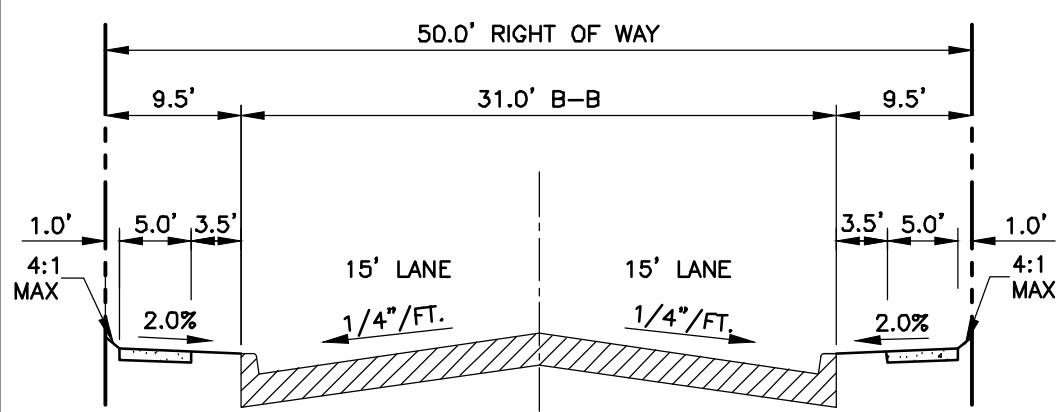
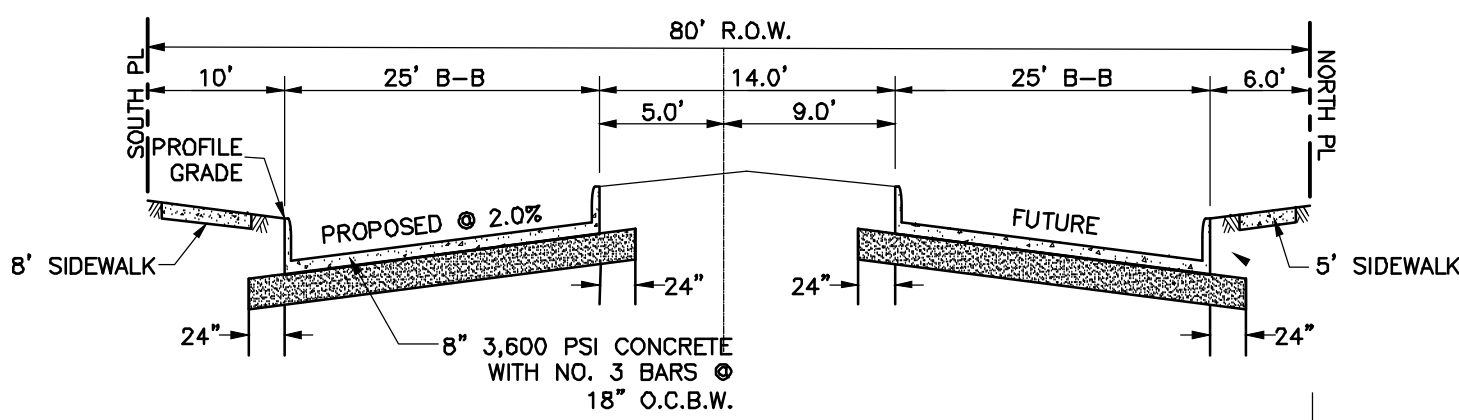
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TOTAL	-	37.002 AC



BENCHMARKS PROJECT NO 0077 MEADOW VISTA

BM#1 "X" CUT IN CONCRETE NEAR THE NORTHWEST CORNER OF THIS PROJECT, BEING LOCATED AT THE CENTERLINE INTERSECTION OF NIAGRA FALLS DRIVE WITH HELMOKEN FALLS DRIVE.
ELEVATION=730.37'

BM#2 "X" CUT IN CONCRETE NEAR THE SOUTHEAST CORNER OF THIS PROJECT, BEING LOCATED AT A BACK OF CURB INTERSECTION AT THE NORTHEAST CORNER OF THE PARKING LOT FOR AUTOZONE.
ELEVATION=705.20'



NOTE:
PAVEMENT SECTION TO BE VERIFIED BY GEOTECHNICAL RECOMMENDATION.

LOCAL RESIDENTIAL STREET SECTION
NTS

LINE	BEARING	DISTANCE
L1	N00°40'32"E	260.50'
L2	S89°00'53"E	165.63'
L3	S48°26'05"E	175.00'
L4	S41°33'55"W	2.23'
L5	S48°26'05"E	70.00'
L6	S50°19'56"E	58.40'
L7	S55°30'47"E	64.54'
L8	S61°14'33"E	70.40'
L9	S66°58'20"E	64.54'
L10	S72°12'13"E	58.68'
L11	S77°26'05"E	64.54'
L12	S83°09'52"E	70.40'

LINE	BEARING	DISTANCE
L13	S87°47'45"E	38.68'
L14	S89°26'16"E	447.87'
L15	N00°33'44"E	120.00'
L16	N89°26'16"W	20.00'
L17	N00°33'44"E	50.00'
L18	S89°26'16"E	20.00'
L19	N00°33'44"E	120.00'
L20	S89°26'16"E	175.05'
L21	S00°33'44"W	300.00'
L22	N89°26'16"W	175.00'
L23	N00°33'44"E	1.21'
L24	S00°33'44"W	5.00'
L25	N89°26'16"W	50.00'

LINE	BEARING	DISTANCE
L26	N88°48'01"W	27.70'
L27	N86°54'43"W	54.36'
L28	N84°17'05"W	59.80'
L29	N81°16'57"W	70.67'
L30	N78°16'48"W	59.80'
L31	N75°24'10"W	65.23'
L32	N72°31'32"W	31.93'
L33	S17°25'53"W	120.81'
L34	S17°03'04"W	190.03'
L35	S18°50'10"W	80.00'
L36	N17°03'04"E	13.55'
L37	N89°18'16"W	120.00'
L38	N89°41'14"W	492.18'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	00°31'00"	975.00'	N00°14'59"E	8.79'	8.79'
C2	00°39'41"	1375.00'	N72°14'16"W	15.87'	15.87'
C3	00°52'11"	1565.00'	N71°35'55"W	23.76'	23.76'
C4	00°54'51"	1645.00'	S71°37'16"E	26.25'	26.25'
C5	16°21'20"	325.00'	S08°52'24"W	92.46'	92.77'

PRELIMINARY
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CITY PROJECT NO. XXXX-XXXX

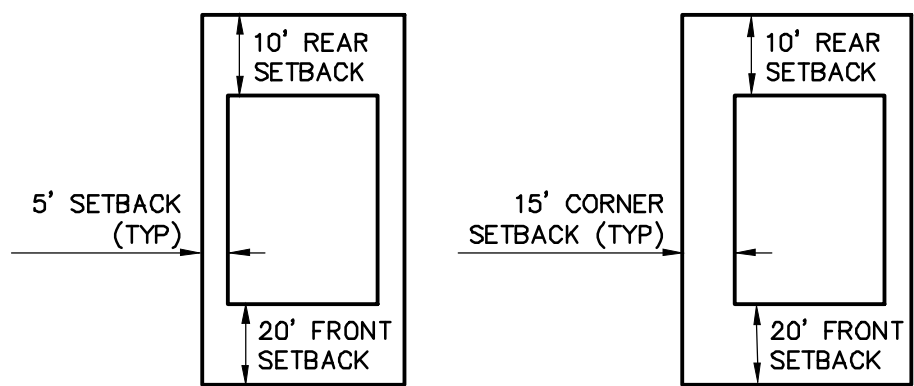
JUNE 2021

SCALE: 1" = 200'

SHEET 3 OF 4

PRELIMINARY PLAT NOTES:

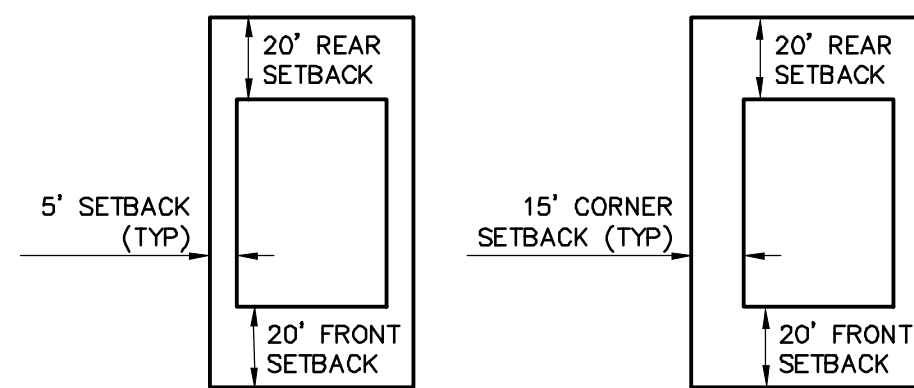
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STANDARD LOT

CORNER LOT

TYPICAL LOT SETBACKS
NTS



STANDARD LOT

CORNER LOT

TYPICAL SETBACKS OF LOTS BACKING
UP TO MAJOR/MINOR COLLECTOR
NTS

PRELIMINARY PLAT
FOR
MEADOW VISTA
PHASE 1B

LOTS 15-65, 1X, BLOCK B; LOTS 17-22, BLOCK D;
LOTS 18-34, BLOCK F; LOTS 1-17, BLOCK G; LOTS 1-7,
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OUT OF THE
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THE JOHN ELLETT SURVEY, ABSTRACT NO. 296

IN THE
CITY OF ANNA, COLLIN COUNTY, TEXAS
32.707 ACRES / 155 RESIDENTIAL LOTS
4 COMMON AREA LOTS / 4.295 ACRES
GROSS AREA: 37.002 ACRES
ZONING: PD 507-2010

OWNER:
BLOOMFIELD HOMES
1050 E. HWY 114 #210
SOUTH LAKE, TX 76092
CONTACT: CLINT VINCENT
OFFICE: 817-416-1572

DEVELOPER:
DOUGLAS PROPERTIES
2309 K AVE #100,
PLANO, TX 75074
CONTACT: JIM DOUGLAS
OFFICE: (972) 422-1658

LJA Engineering, Inc.

6060 North Central Expressway
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Contact: Taylor Freeman

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DataTime : Wed, 30 Jun 2021 - 1:30pm User Name : sschwech PathName : S:\MIX-LAND\0077\400 LAND\415 Preliminary Plct\Phase 1B\0077BLK001.dwg

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF COLLIN)

BEING A 37.002 ACRE TRACT OF LAND SITUATED IN THE FRANCIS T. DUFFAU SURVEY, ABSTRACT NO. 288, CITY OF ANNA E.T.J., COLLIN COUNTY, TEXAS, AND BEING PART OF A 160.197 ACRE TRACT OF LAND CONVEYED TO BLOOMFIELD HOMES, LP, AS RECORDED IN COUNTY CLERK'S FILE NO. 20200117000076380, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 37.002 ACRE TRACT WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DENTON CORS ARP (PID-DF8986) AND DALLAS CORS ARP (PID-DF8984) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF SAID 160.197 ACRE TRACT, THE COMMON NORTHWEST CORNER OF LOT 56, BLOCK F AND THE NORTHEAST CORNER OF LOT 3, BLOCK G OF CREEKSIDE PHASE 3, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN CABINET P, SLIDE 623, PLAT RECORDS, COLLIN COUNTY, TEXAS AND BEING THE COMMON SOUTHEAST CORNER OF CALLED 50.53 ACRE TRACT OF LAND CONVEYED TO TWO-J PARTNERS, LLLP, AS RECORDED IN COUNTY CLERK'S FILE NO. 20080509000562500, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE WEST LINE OF SAID 160.197 ACRE TRACT AND THE EAST LINE OF SAID 50.53 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00 DEGREES 40 MINUTES 32 SECONDS EAST, A DISTANCE OF 260.50 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 59 MINUTES 07 SECONDS EAST, A DISTANCE OF 705.94 FEET TO A POINT FOR CORNER;

THENCE, OVER AND ACROSS SAID 160.197 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 00 MINUTES 53 SECONDS EAST, A DISTANCE OF 165.63 FEET TO A POINT FOR CORNER;

NORTH 41 DEGREES 33 MINUTES 55 SECONDS EAST, A DISTANCE OF 489.00 FEET TO A POINT FOR CORNER;

SOUTH 48 DEGREES 26 MINUTES 05 SECONDS EAST, A DISTANCE OF 175.00 FEET TO A POINT FOR CORNER;

SOUTH 41 DEGREES 33 MINUTES 55 SECONDS WEST, A DISTANCE OF 2.23 FEET TO A POINT FOR CORNER;

SOUTH 48 DEGREES 26 MINUTES 05 SECONDS EAST, A DISTANCE OF 70.00 FEET TO A POINT FOR CORNER;

SOUTH 50 DEGREES 19 MINUTES 56 SECONDS EAST, A DISTANCE OF 58.40 FEET TO A POINT FOR CORNER;

SOUTH 55 DEGREES 30 MINUTES 47 SECONDS EAST, A DISTANCE OF 64.54 FEET TO A POINT FOR CORNER;

SOUTH 61 DEGREES 14 MINUTES 33 SECONDS EAST, A DISTANCE OF 70.40 FEET TO A POINT FOR CORNER;

SOUTH 66 DEGREES 58 MINUTES 20 SECONDS EAST, A DISTANCE OF 64.54 FEET TO A POINT FOR CORNER;

SOUTH 72 DEGREES 12 MINUTES 13 SECONDS EAST, A DISTANCE OF 58.68 FEET TO A POINT FOR CORNER;

SOUTH 77 DEGREES 26 MINUTES 05 SECONDS EAST, A DISTANCE OF 64.54 FEET TO A POINT FOR CORNER;

SOUTH 83 DEGREES 09 MINUTES 52 SECONDS EAST, A DISTANCE OF 70.40 FEET TO A POINT FOR CORNER;

SOUTH 87 DEGREES 47 MINUTES 45 SECONDS EAST, A DISTANCE OF 38.68 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 26 MINUTES 16 SECONDS EAST, A DISTANCE OF 447.87 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 33 MINUTES 44 SECONDS EAST, A DISTANCE OF 120.00 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 26 MINUTES 16 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 33 MINUTES 44 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 26 MINUTES 16 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 33 MINUTES 44 SECONDS EAST, A DISTANCE OF 120.00 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 26 MINUTES 16 SECONDS EAST, A DISTANCE OF 920.00 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 31 MINUTES 00 SECONDS, A RADIUS OF 975.00 FEET, AND A LONG CHORD THAT BEARS NORTH 00 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 8.79 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 8.79 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 26 MINUTES 16 SECONDS EAST, A DISTANCE OF 175.05 FEET TO A POINT FOR CORNER ON THE EAST LINE OF SAID 160.197 ACRE TRACT AND THE WEST LINE OF A 111.666 ACRE TRACT OF LAND CONVEYED TO OAKWOOD VILLAGE APARTMENTS, INC., AS RECORDED IN COUNTY CLERK'S FILE NO. 201712001001594200, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 00 DEGREES 33 MINUTES 44 SECONDS WEST, ALONG SAID EAST LINE OF 160.197 ACRE TRACT AND SAID WEST LINE OF 111.666 ACRE TRACT, A DISTANCE OF 300.00 FEET TO A POINT FOR CORNER;

THENCE, OVER AND ACROSS SAID 160.197 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 26 MINUTES 16 SECONDS WEST, A DISTANCE OF 175.00 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 33 MINUTES 44 SECONDS EAST, A DISTANCE OF 1.21 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 26 MINUTES 16 SECONDS WEST, A DISTANCE OF 870.00 FEET TO A POINT FOR CORNER;

SOUTH 00 DEGREES 33 MINUTES 44 SECONDS WEST, A DISTANCE OF 5.00

FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 26 MINUTES 16 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

SOUTH 00 DEGREES 33 MINUTES 44 SECONDS WEST, A DISTANCE OF 575.00 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 26 MINUTES 16 SECONDS WEST, A DISTANCE OF 451.61 FEET TO A POINT FOR CORNER;

NORTH 88 DEGREES 48 MINUTES 01 SECONDS WEST, A DISTANCE OF 27.70 FEET TO A POINT FOR CORNER;

NORTH 86 DEGREES 54 MINUTES 43 SECONDS WEST, A DISTANCE OF 54.36 FEET TO A POINT FOR CORNER;

NORTH 84 DEGREES 17 MINUTES 05 SECONDS WEST, A DISTANCE OF 59.80 FEET TO A POINT FOR CORNER;

NORTH 81 DEGREES 16 MINUTES 57 SECONDS WEST, A DISTANCE OF 70.67 FEET TO A POINT FOR CORNER;

NORTH 78 DEGREES 16 MINUTES 48 SECONDS WEST, A DISTANCE OF 59.80 FEET TO A POINT FOR CORNER;

NORTH 75 DEGREES 24 MINUTES 10 SECONDS WEST, A DISTANCE OF 65.23 FEET TO A POINT FOR CORNER;

NORTH 72 DEGREES 31 MINUTES 32 SECONDS WEST, A DISTANCE OF 31.93 FEET TO A POINT FOR CORNER;

SOUTH 17 DEGREES 25 MINUTES 53 SECONDS WEST, A DISTANCE OF 120.81 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 39 MINUTES 41 SECONDS, A RADIUS OF 1375.00 FEET, AND A LONG CHORD THAT BEARS NORTH 72 DEGREES 14 MINUTES 16 SECONDS WEST, A DISTANCE OF 15.87 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 15.87 FEET TO A POINT FOR CORNER;

SOUTH 17 DEGREES 03 MINUTES 04 SECONDS WEST, A DISTANCE OF 190.03 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 52 MINUTES 11 SECONDS, A RADIUS OF 1565.00 FEET, AND A LONG CHORD THAT BEARS NORTH 71 DEGREES 35 MINUTES 55 SECONDS WEST, A DISTANCE OF 23.76 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 23.76 FEET TO A POINT FOR CORNER;

SOUTH 18 DEGREES 50 MINUTES 10 SECONDS WEST, A DISTANCE OF 80.00 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 54 MINUTES 51 SECONDS, A RADIUS OF 1645.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 71 DEGREES 37 MINUTES 16 SECONDS EAST, A DISTANCE OF 26.25 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 26.25 FEET TO A POINT FOR CORNER;

SOUTH 17 DEGREES 03 MINUTES 04 SECONDS WEST, A DISTANCE OF 13.55 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16 DEGREES 21 MINUTES 20 SECONDS, A RADIUS OF 325.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 08 DEGREES 52 MINUTES 24 SECONDS WEST, A DISTANCE OF 92.46 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 92.77 FEET TO A POINT FOR CORNER ON THE SOUTH LINE OF SAID 160.497 ACRE TRACT AND THE NORTH LINE OF THE FALLS, PHASE 2, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN CABINET P, PAGE 870, PLAT RECORDS, COLLIN COUNTY TEXAS. SAID POINT BEING THE NORTHWEST CORNER OF STANLEY FALLS DRIVE (A 50' RIGHT-OF-WAY);

THENCE, NORTH 89 DEGREES 18 MINUTES 16 SECONDS WEST, ALONG SAID SOUTH LINE OF 160.197 ACRE TRACT AND SAID NORTH LINE OF THE FALLS, PHASE 2, A DISTANCE OF 120.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID FALLS, PHASE 2 AND THE NORTHEAST CORNER OF AFORESAID CREEKSIDE, PHASE 3;

THENCE, NORTH 89 DEGREES 41 MINUTES 14 SECONDS WEST, ALONG SAID SOUTH LINE OF 160.197 ACRE TRACT AND SAID NORTH LINE OF CREEKSIDE, PHASE 3, A DISTANCE OF 492.18 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 37.002 ACRES, OR 1,611,824 SQUARE FEET OF LAND.

EXHIBIT A
4 OF 4

EASEMENT LANGUAGE

ACCESS EASEMENT

THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE, IN, ALONG, UPON, AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF ANNA, ITS AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON, AND ACROSS SAID PREMISES.

DRAINAGE AND DETENTION EASEMENT

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF ANNA

THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF ANNA (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES AND SUCCESSORS: THE PORTION OF BLOCK 1, AS SHOWN ON THE PLAT IS CALLED "DRAINAGE AND DETENTION EASEMENT." THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT AS HEREINABOVE DEFINED, UNLESS APPROVED BY THE CITY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO ERECT OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE, OR STRUCTURES, WITHIN THE EASEMENT.

SVAM EASEMENT

THE AREA OR AREAS SHOWN ON THE PLAT AS "SVAM" (SIDEWALK, VISIBILITY , ACCESS, AND MAINTENANCE) EASEMENT(S) ARE HEREBY GIVEN AND GRANTED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO PROVIDE SIDEWALKS, VISIBILITY , RIGHT OF ACCESS, AND MAINTENANCE UPON AND ACROSS SAID SVAM EASEMENT. THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY AND ALL LANDSCAPING WITHIN THE SVAM EASEMENT. SHOULD THE CITY EXERCISE THIS MAINTENANCE RIGHT, IT SHALL BE PERMITTED TO REMOVE AND DISPOSE OF ANY AND ALL LANDSCAPING IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ANY TREES, SHRUBS, FLOWERS, GROUND COVER, AND FIXTURES. THE CITY MAY WITHDRAW MAINTENANCE OF THE SVAM EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE SVAM EASEMENT SHALL REST WITH THE OWNERS. NO BUILDING, FENCE, SHRUB, TREE, OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE VISIBILITY, SHALL BE CONSTRUCTED IN, ON, OVER, OR ACROSS THE SVAM EASEMENT. THE CITY SHALL ALSO HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ADD ANY LANDSCAPE IMPROVEMENTS TO THE SVAM EASEMENT, TO ERECT ANY TRAFFIC CONTROL DEVICES OR SIGNS ON THE SVAM EASEMENT, AND TO REMOVE ANY OBSTRUCTION THEREON. THE CITY, ITS SUCCESSORS, ASSIGNS, OR AGENTS, SHALL HAVE THE RIGHT AND PRIVILEGE AT ALL TIMES TO ENTER UPON THE SVAM EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN.

OWNERS CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **BLOOMFIELD HOMES, L.P.**, ACTING HEREIN BY AND THROUGH IT'S DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS **MEADOW VISTA PHASE 1B**, AN ADDITION TO THE CITY OF ANNA, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF ANNA'S USE THEREOF. THE CITY OF ANNA AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR ARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF ANNA AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

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

WITNESS MY HAND THIS THE ____ DAY OF _____, A.D. 2021.

BLOOMFIELD HOMES, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: BLOOMFIELD PROPERTIES, INC.,
A TEXAS CORPORATION, GENERAL PARTNER

BY: DONALD J. DYKSTRA, PRESIDENT

STATE OF TEXAS)
COUNTY OF _____)

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, A.D. 2021.

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

SURVEYOR'S CERTIFICATE

I, MICHAEL J. BAITUP, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND THE SUPERVISION IN _____, 20____, AND THAT ALL CORNERS ARE AS SHOWN.

MICHAEL J. BAITUP
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4574
DATE: _____

STATE OF TEXAS)
COUNTY OF _____)

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, A.D. 2021.

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

PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF TAYLOR FREEMAN, TEXAS P.E. #139214 ON JUNE 2021. THIS DOCUMENT IS NOT TO BE USED FOR THE PURPOSES OF CONSTRUCTION.

CITY PROJECT NO. XXXX-XXXX
JUNE 2021
SCALE: N/A

PRELIMINARY PLAT
FOR
MEADOW VISTA
PHASE 1B
LOTS 15–65, 1X, BLOCK B; LOTS 17–22, BLOCK D;
LOTS 18–34, BLOCK F; LOTS 1–17, BLOCK G; LOTS 1–7,
1X–3X, BLOCK H; LOTS 1–40, BLOCK I; LOTS 1–17
BLOCK J.
OUT OF THE
FRANCIS T. DUFFAU SURVEY, ABSTRACT NO. 288 AND
THE JOHN ELLETT SURVEY, ABSTRACT NO. 296
IN THE
CITY OF ANNA, COLLIN COUNTY, TEXAS
32.707 ACRES / 155 RESIDENTIAL LOTS
4 COMMON AREA LOTS / 4.295 ACRES
GROSS AREA: 37.002 ACRES
ZONING: PD 507–2010
OWNER: DOUGLAS PROPERTIES
BLOOMFIELD HOMES 2309 K AVE #100,
1050 E. HWY 114 #210 PLANO, TX 75074
SOUTHLAKE, TX 76092
CONTACT: CLINT VINCENT CONTACT: JIM DOUGLAS
OFFICE: 817–416–1572 OFFICE: (972) 422–1658
LJA Engineering, Inc. LJA
6060 North Central Expressway Phone 469.621.0710
Suite 440
Dallas, Texas 75206 FRN - F-1386
Contact: Taylor Freeman Office: 214-451-0868

CITY PROJECT NO. XXXX-XXXX
JUNE 2021
SCALE: N/A
SHEET 4 OF 4



8' TRAIL



PARK BENCH



TRASH RECEPTACLE



PET STATION



PLAYGROUND



AMENITY PLAYGROUND



PAVILION

NEIGHBORHOOD ENTRY AND INTERIOR FEATURES POINT				CATEGORY 2		POINTS AVAILABLE	POINTS PROVIDED
CATEGORY 1		POINTS AVAILABLE	POINTS PROVIDED	I	ADDITION & MAINTENANCE OF SEASONAL LANDSCAPING (HOA)	3	3
A	ADDITIONAL GREEN SPACE	1/2 LOT = 2 1 LOT = 4	4	J	(2) PLAYGROUND	2	2
B	AMENITY CENTER (3,00 SF OF COVERED SPACE)	5	5	K	INTERNAL PARKING SPACES	2	2
C	GAZEBO	1	1	L	DOG PARK	8	8
D	SIGNIFICANT FLORAL FOCAL POINT	2	2	M	ADDITIONAL BENCH & TRASH CAN IN COMMON AREAS	1	1
E	ADDITIONAL LANDSCAPING ABOVE AND BEYOND THE REQUIREMENTS	2	2	N	SUBSTANTIAL TRAIL LENGTH	2	2
F	LARGE TREE PRESERVATION AREAS	2	2	SUBTOTAL		15 MIN	18
G	LARGE OPEN SPACES ALONG TRIBUTARIES	2	2	TOTAL		35	38
H	DIVIDED ENTRY	2	2	This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, floodplains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.			
SUBTOTAL		20 MIN	20				

PARKS PLAN
MEADOW VISTA
BLOOMFIELD HOMES
JUNE 2021

LJA Engineering, Inc.

6060 North Central Expressway
Suite 440
Dallas, Texas 75206



Phone 469.621.0710

FRN - F-1386

Replat- East Fork Estates, Lots 8R1 & 8R2

W/FM 455

EAST FORK CIR

PRIVATE ROAD

THE CITY OF
Anna

N
▲

 Proposed Site	 City Limits
 Parcels	 ETJ

0 250 500 1,000 Feet

June 2021

EXHIBIT A

Lot 1, Block A
G. MARTINEZ ADDITION
Vol. 2014, Pg. 56,
O.P.R.C.C.T.

Lot 21-R1, Block A
EAST FORK ESTATES
Vol. 2017, Pg. 548,
O.P.R.C.C.T.

Lot 5-R3, Block A
EAST FORK ESTATES
Vol. 2012, Pg. 260,
O.P.R.C.C.T.

OWNERS CERTIFICATE

Being a tract of land, situated in the James White Survey, Abstract No. 1015, in the City of Anna ETJ, Collin County, Texas, and being a part of Lot 8, of **EAST FORK ESTATES**, an addition to Collin County, Texas, as recorded in Volume C, Page 206, of the Map Records, Collin County, Texas (M.R.C.C.T.), and being all of that tract of land, described by deed to Damon Douglas and Toshia Douglas, as recorded under Document No. 20170420000501890, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described, as follows:

BEGINNING at a point for corner in East Fork Circle, same being the northeasterly corner of said Douglas tract, same being in the northerly line of said Lot 8, and being in the southerly line of Lot 22, of said addition, said corner also being the a northwesterly corner of a tract of land, described by deed to Annaland, Ltd., as recorded in Volume 5806, Page 3203, of the Deed Records, Collin County, Texas (D.R.C.C.T.), from which a 1/2" iron rod found bears, North 12°54'12" East, a distance of 0.80';

THENCE South 02°36'59" West, along the common line between said Douglas and Annaland, Ltd. tracts, same being over and across said Lot 8, a distance of 479.47' to a point for corner, being the southeasterly corner of said Douglas tract, same being in the southerly line of said Lot 8, said corner also being an "el" corner of said Annaland, Ltd. tract, from which a 1/2" iron rod found bears, North 25°00'58" West, a distance of 0.60';

THENCE North 88°56'28" West, along the southerly line of said Douglas tract and said Lot 8, same being the most westerly north line of said Annaland, Ltd. tract, a distance of 330.00', to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod set), for the southwesterly corner of said Lot 8 and said Douglas tract, same being the southeasterly corner of Lot 9, of said addition;

THENCE North 10°10'28" West, along the common line between said Lot 8/Douglas tract and Lot 9, a distance of 382.24' to a capped iron rod set for the northeasterly corner of said Lot 9, same being the southeasterly corner of Lot 10, of said addition, same also being in East Fork Circle;

THENCE North 08°35'31" West, along the common line between said Lot 8/Douglas tract and Lot 10, and along said East Fork Circle, a distance of 198.93' to a capped iron rod set for the northwesterly corner of said Lot 8/Douglas tract, same being the northeasterly corner of said Lot 10, said corner also being in the southerly line of the aforementioned Lot 22, said corner also being the southeasterly corner of Lot 11, of said addition;

THENCE along the common line between said Lot 8/Douglas tract and Lot 22, same being along East Fork Circle, the following courses and distances:

South 54°33'59" East, a distance of 154.57' to a capped iron rod set for corner;

South 88°08'58" East, a distance of 323.30' to the **POINT OF BEGINNING** and containing 190,090 square feet or 4.364 acres of land, more or less.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Damon Douglas and Toshia Douglas, are the owners of the above described property and do hereby adopt this Replat designating the herein above described property as **EAST FORK ESTATES, LOTS 8R1 AND 8R2, BLOCK A**, and do hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon; the easements, as shown, for mutual use and accommodation of the City of Anna and all public utilities design to use or using same. All and any public utility and the City of Anna shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths which in any way, endanger or interfere with the construction, maintenance or efficiency of it's respective systems on said easements; and the City of Anna and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of it's respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of Anna, Collin County, Texas.

WITNESS MY HAND at Collin County, Texas, this the _____ day of _____, 2021.

Damon Douglas

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 Damon Douglas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

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

NOTARY PUBLIC in and for the State of Texas.

Toshia Douglas

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 Toshia Douglas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

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

NOTARY PUBLIC in and for the State of Texas.

General Notes:

1. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C00135J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain" and in Shaded Zone "A", described by said map to be, "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood; no base flood elevations determined. This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor in any way.
2. The surveyor has relied on the herein described subject deed with regard to any easements, restrictions, or rights-of-way affecting the herein described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
3. Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD83. Surface values shown can be converted to grid with the combined scale factor of 0.999856540, at base point 0,0.
4. This survey was completed without the benefit of a current title commitment.

REPLAT EAST FORK ESTATES LOTS 8R1 AND 8R2, BLOCK A

2 Residential Lots

190,090 Sq. ft. / 4.364 Acres

in the James White Survey,

Abstract No. 1015

City of Anna ETJ

Collin County, Texas

Preparation Date: June 01, 2021

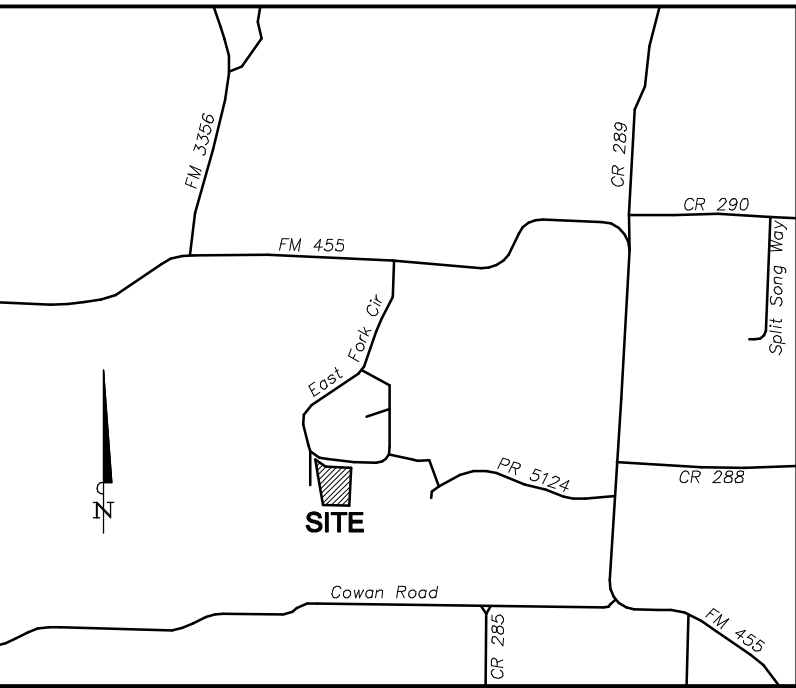
Scale: 1" = 50'

Owner:

Damon and Toshia Douglas
9540 East Fork Road
Anna, Texas 75409
(972) 786-1861

Surveyor:

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

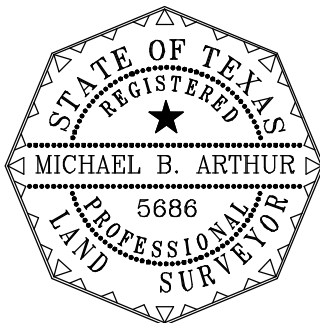


SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

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



Date: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

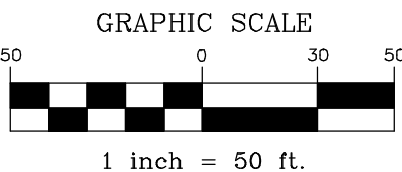
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared MICHAEL B. ARTHUR, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

NOTARY PUBLIC in and for the State of Texas

ABBREVIATIONS

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



DATE: 05/25/2021 SCALE: 1" = 50' DRAWN BY: C.S.H. CHK'D BY: M.B.A. JOB NO.: 2021-0059



Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Tosha Douglas / Damon Douglas

Name (Please Print)

Tosha Douglas / [Signature]

Signature

9540 E. Fork Cir. Anna, TX 75409

Address

6/22/21

Date

Please return form to:

USPS Mail:

City of Anna

Planning and Development Department

P.O. Box 776

Anna, TX 75409

Hand Delivery:

Planning and Development Department

3223 N. Powell Parkway

Anna, TX 75409

Or by e-mail to imecke@annatexas.gov

Subject: Replat Response – East Fork Estates, Lot 8

CITY OF ANNA
Planning & Zoning Commission
July 6, 2021

Replat: East Fork Estates, Lots 8R1 & 8R2

Applicant: Damon & Tosha Douglas

AGENDA ITEM:

Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding the East Fork Estates, Lots 8R1 & 8R2, Replat.

SUMMARY:

Two single-family residence, detached lots on 3.9± acres located on the south side of East Fork Circle, 2,724± south of W FM 455. Zoned Agricultural.

The purpose of the replat is to subdivide the lot into two Agricultural District lots.

RECOMMENDATION:

Recommend for approval as submitted.

ATTACHMENTS:

Locator
Exhibit

WEIGHT

Rezoning- Alpha Athletic Complex, Block A, Lot 1

E EIGHTH ST

SMITH'S

W WHITE ST

E WHITE ST

E FM 455

S INTERURBAN ST

S POWELL PKWY

S RIGGINS ST

EDWARD ST

GENOVEVA LN

CUNNINGHAM BLVD

MAVERICK ST

THE CITY OF
Anna

N



 Proposed Site

 City Limits

 Parcels

 ETJ

0 250 500 1,000 Feet



May 2021

CITY OF ANNA
PLANNING & ZONING COMMISSION

July 6, 2021

Public Hearing: Zoning – Alpha Sports Complex

Applicant: Jonic Investments LLC

DESCRIPTION:

Request to rezone 64.9± acres consisting of multiple tracts of land generally located at the southeast corner of East White Street and Dallas Area Rapid Transit Railway from AG Agricultural District, SF-E Single-Family Residential – Large Lot, and SF-1 Single-Family Residential to Planned Development-Restricted Commercial (PD-C-1) to include new land uses, descriptions/definitions of new uses, and modified development standards.

REMARKS:

The applicant is requesting to withdraw the zoning and development application in order to continue to refine the zoning request.

RECOMMENDATION:

Staff recommends the P&Z accept the applicant withdrawal request.



6017 Main Street
Frisco, TX 75034
469.458.7300

June 28, 2021
Via Email
Ross Altobelli
Director of Development Services
City of Anna
3223 N. Powell Parkway
Anna, TX 75409

Re: **Alpha Athletic Complex**
616 E White St. Anna, TX 75409

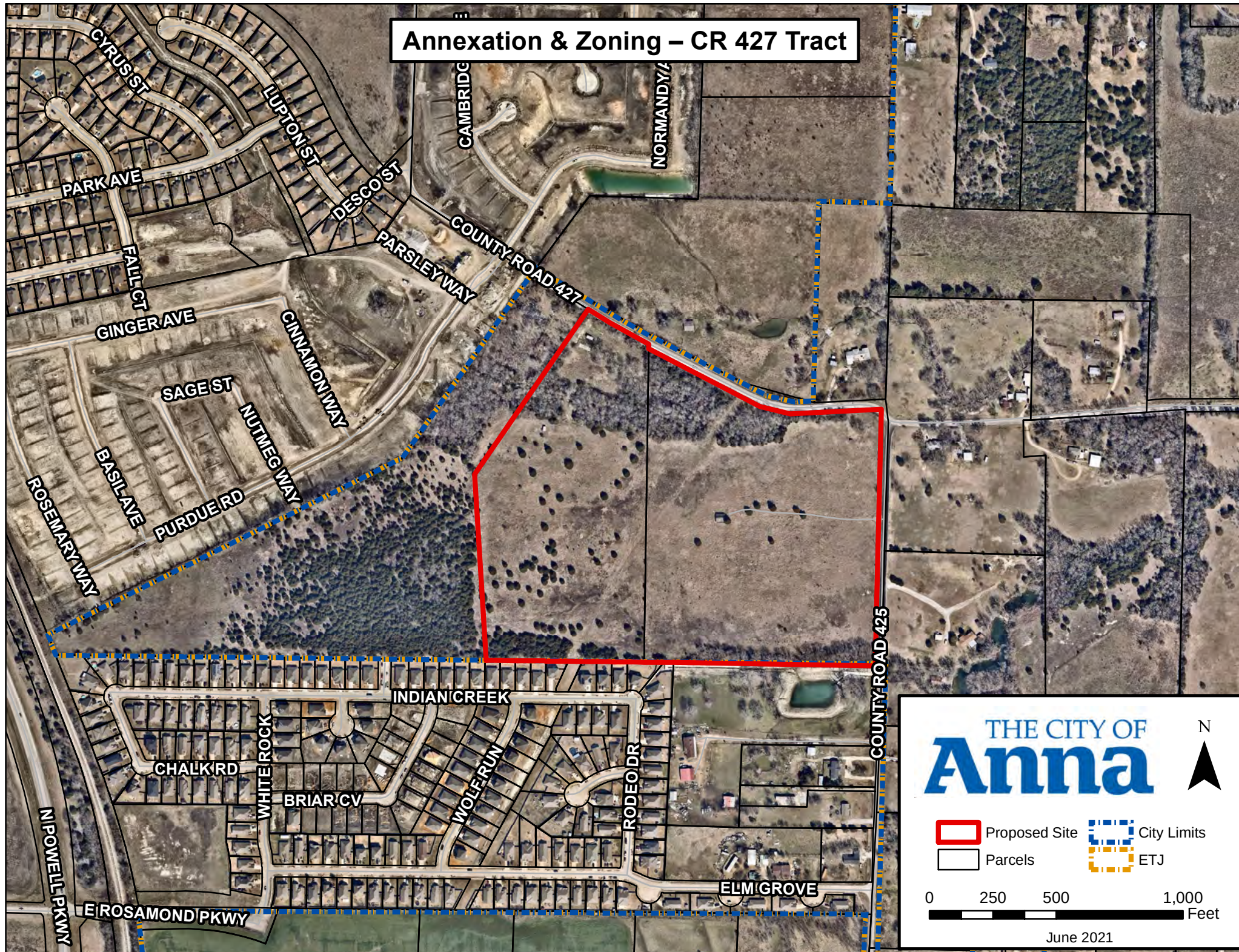
Dear Mr. Altobelli:

Please use this notification to respectfully request that the zoning and development applications be withdrawn to allow the development team to continue to refine the request. Please contact me if you require any additional information. Thank you.

A handwritten signature in black ink, appearing to read "Mathias Haubert", with a stylized flourish at the end.

Mathias Haubert, P.E.
Project Manager

Annexation & Zoning – CR 427 Tract



THE CITY OF
Anna



- Proposed Site
- City Limits
- Parcels
- ETJ

0 250 500 1,000
Feet

June 2021

CITY OF ANNA

PLANNING & ZONING COMMISSION

July 6, 2021

Public Hearing: Zoning – CR 427 Tract

Applicant: Tex Properties Group LLC

DESCRIPTION:

Request to zone 39.7± located at the southwest intersection of CR 427 and CR 425 (Future Leonard Ave) to Single-Family Residential District (SF-72). The property is currently located in the extraterritorial jurisdiction (ETJ) and the applicant has submitted an annexation petition.

REMARKS:

The applicant is requesting to zone the subject property in order to allow for single-family residences. The Single-Family Residential District (SF-72) is designed to accommodate single-family residential development on relatively ample lots. The district can be appropriately located in proximity to agricultural and single-family residential uses.

The subject property is currently undeveloped. A Zoning Exhibit (Exhibit A) accompanies this request.

The applicant is not requesting to vary from any of the City of Anna adopted regulations.

Surrounding Land Uses and Zoning

North	Undeveloped property zoned SF-72 (Sweet Cow Addition, Ord. No. 899-2021)
East	Single-family residences located in the Extraterritorial Jurisdiction (ETJ).
South	Single-family residences zoned Agricultural and Planned Development-SF-72 (Sweetwater Crossing, Ord. No. 127-2004)
West	Vacant land located in the Extraterritorial Jurisdiction (ETJ).

Conformance with the City of Anna Strategic Plan and Comprehensive Plan

Anna Vision 2036

- a. Principle 3: Beautiful Community
 - i. Well-maintained, attractive neighborhoods and single-family homes complying with City codes and ordinances
- b. Principle 5: Great Housing Opportunities

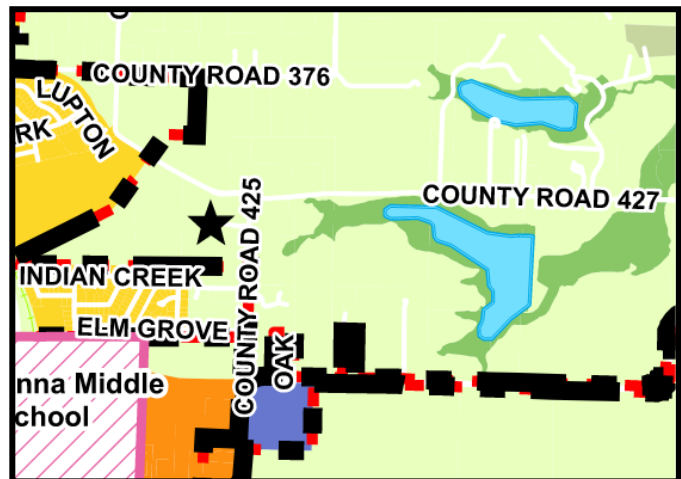
- i. Strong code compliance protecting and enhancing the appearance, protecting property values and supporting neighborhood integrity.

City of Anna Goals for 2026

- a. Sustainable Anna Community Through Planned, Managed Growth
 - i. Manage residential growth
 - ii. Have a diverse range of housing choices available in Anna

Future Land Use Plan – The Future Land Use Plan designates this property as Ranching & Agriculture (RA). This category is only generally defined within the current Comprehensive Plan.

Character & Intent: Agricultural areas are characterized by very large tracts of undeveloped land utilized for agricultural production, wildlife management or ranching, including the raising of livestock. There are opportunities for additional uses that support the character and economic viability of agriculture.



Land Use Considerations: Single-family detached homes and supporting structures, agriculture related tourism, local food production and distributed energy generation. Cluster Residential may be permitted within a larger Ranching and Agriculture property if an amount of open space equal to the platted lots is preserved and water and wastewater requirements can be met.

The Anna 2050 Future Land Use Plan identifies areas that require significant infrastructure improvements as Ranching & Agricultural. The proposed development is the same with the zoning of surrounding subdivisions and will dedicate right-of-way for two major roads identified on the Thoroughfare Plan.

SUMMARY:

Request to zone 39.7± located at the southwest intersection of CR 427 and CR 425 (Future Leonard Ave) to Single-Family Residential District (SF-72). The property is currently located in the extraterritorial jurisdiction (ETJ) and the applicant has submitted an annexation petition.

The request is in conformance with the Future Land Use Plan and elements of the City of Anna Strategic Plan and Anna 2050 Comprehensive Plan. For these reasons, staff is in support of the zoning request.

RECOMMENDATION:

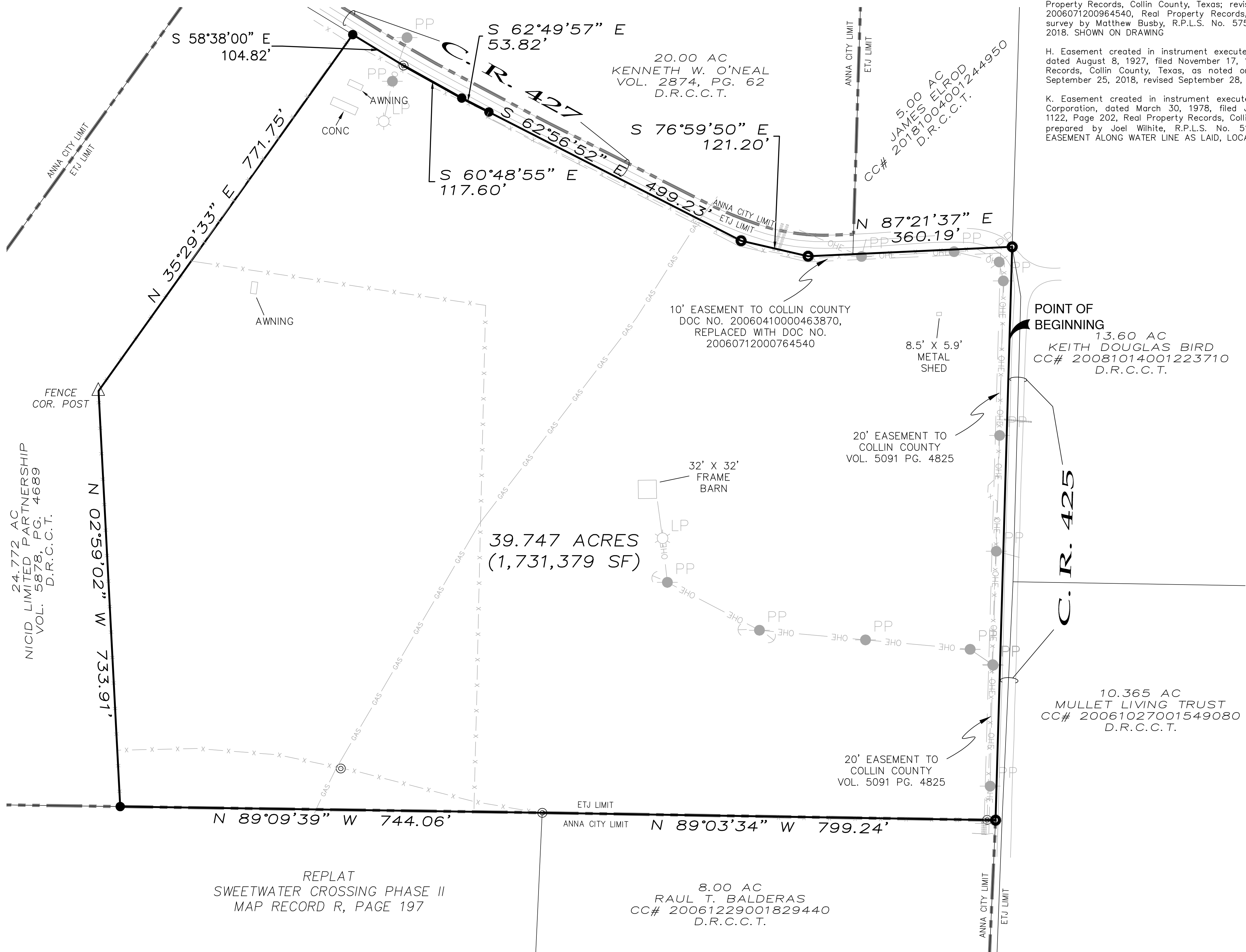
Recommended for approval subject to City Council approval of annexation.

Single-Family Residence (SF-72) Standards:

Maximum height (feet)	35
Side yard, interior (feet)	5 feet or 10% of the lot width, whichever is greater.
Side yard, corner lot, street side (feet)	15
Rear yard (feet) (d)	25
Front yard (feet)	25
Lot area (feet)	7,200
Min. lot width (feet)	60
Min. lot depth (feet)	120
Max. lot coverage (%)	40%
Building size (square feet)	1800

(d) The required rear yard shall be open and unobstructed to the sky from a point 30 inches above the average elevation of the graded rear yard, except for accessory buildings as permitted herein. Eaves, covered porches, and roof extensions without structural support in the rear yard may extend into the rear yard a distance not to exceed four feet. Balconies shall not project into the required rear yard.

EXHIBIT A



SCHEDULE "B" ITEMS

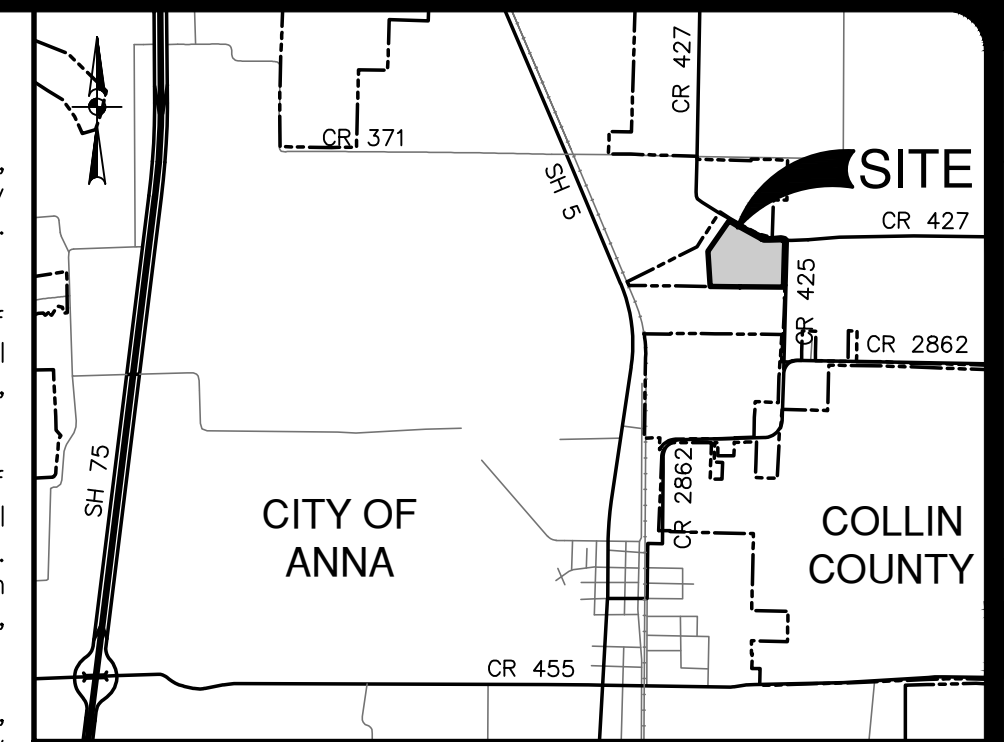
E. Easement created in instrument executed by Don Braley to Grayson Collin Electric Cooperative, Inc. dated June 21, 2000, filed March 27, 2002, recorded in Volume 5135, Page 164, Real Property Records, Collin County, Texas, and as shown and noted on survey by Matthew Busby, R.P.L.S. No. 5751, dated September 25, 2018, revised September 28, 2018. BLANKET EASEMENT OVER TRACT

F. Easement created in instrument executed by Donald B. Braley and Nova N. Braley to County of Collin, dated January 17, 2002, filed January 24, 2002, recorded in Volume 5091, Page 4825, Real Property Records, Collin County, Texas, as shown and noted on survey by Matthew Busby, R.P.L.S. No. 5751, dated September 25, 2018, revised September 28, 2018. SHOWN ON DRAWING

C. Easement created instrument executed by Donald B. Braley and Nova N. Braley to County of Collin, dated April 3, 2006, filed April 10, 2006, recorded in Clerk's No. 20060410000463870, Real Property Records, Collin County, Texas; revised and replaced by instrument recorded in Clerk's No. 2006071200964540, Real Property Records, Collin County, Texas, and as shown and noted on survey by Matthew Busby, R.P.L.S. No. 5751, dated September 25, 2018, revised September 28, 2018. SHOWN ON DRAWING

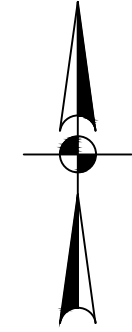
H. Easement created in instrument executed by Jerry Cravens et al to Lone Star Gas Company, dated August 8, 1927, filed November 17, 1927, recorded in Volume 269, Page 73, Real Property Records, Collin County, Texas, as noted on survey by Matthew Busby, R.P.L.S. No. 5751, dated September 25, 2018, revised September 28, 2018. BLANKET EASEMENT OVER PROPERTY

K. Easement created in instrument executed by Geo M. Phenix to South Grayson Water Supply Corporation, dated March 30, 1978, filed July 20, 1978, recorded in CC# 19780000237, Volume 1122, Page 202, Real Property Records, Collin County, Texas, Blanket Easement as noted on Survey prepared by Joel Wilhite, R.P.L.S. No. 5190, dated 10/29/2014. DOCUMENT CREATES A 15' EASEMENT ALONG WATER LINE AS LAID, LOCATION UNDETERMINED.



LOCATION MAP

NOT-TO-SCALE



SCALE: 1" = 100'



LEGEND

- | | |
|---------|------------------------|
| ● | 1/2" STEEL ROD SET |
| ◎ | 1/2" STEEL ROD FOUND |
| ● | 5/8" STEEL ROD FOUND |
| PP | POWER POLE |
| — | BOUNDARY LINE |
| — | PROPERTY LINE |
| x — x — | BARB WIRE FENCE |
| — GAS — | GAS LINE |
| — OHE — | OVERHEAD ELECTRIC LINE |

LEGAL DESCRIPTION
39.747 ACRES

Situated in the County of Collin, State of Texas, being a part of the J. C. Brantley Survey, Abstract No. 114, and being all of the same tract of land described as 17.268 acres conveyed to Tex Properties Group, LLC, by deed recorded in Collin County Number 20200205000166180, Deed Records, Collin County, Texas, and being all of the same tract of land described as 22.432 acres conveyed to Tex Properties Group, LLC, by deed recorded in Collin County Number 20181004001244950, Deed Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a found 5/8" steel rod being the Southeast corner of a 5.00 acre tract of land conveyed to James Elrod by deed recorded in Collin County Number 20181004001244950 Deed Records, Collin County, Texas also being the Northeast corner of said 22.432 acre tract also being in a county road;

Thence South 01°39'41" West leaving the county road and continuing along the West line of County Road No. 425 a distance of 1011.50 feet to a found 5/8" steel rod;
Thence North 89°03'34" West passing a found 1/2" steel rod at 15.00 feet and continuing for a total distance of 799.24 feet to a found 1/2" steel rod;
Thence North 89°09'39" West a distance of 744.06 feet to a set 1/2" steel rod being the Southwest corner of said 17.268 acre tract;
Thence North 02°59'02" West a distance of 733.91 feet to a fence corner post marking an angle point in the West line of said 17.268 acre tract;
Thence North 35°29'33" East a distance of 771.75 feet to a set 1/2" steel rod in the South line of County Road No. 427;
Thence along the South line of County Road No. 427 the following calls and distances:
South 58°38'00" East a distance of 104.82 feet to a found 5/8" steel rod;
South 60°48'55" East a distance of 117.60 feet to a set 1/2" steel rod;
South 62°49'57" East a distance of 53.82 feet to a set 1/2" steel rod;
South 62°56'52" East a distance of 499.23 feet to a found 5/8" steel rod;
South 76°59'50" East a distance of 121.20 feet to a found 5/8" steel rod;
North 87°21'37" East a distance of 360.19 feet to the Point of Beginning and containing 39.747 acres of land.

OWNER/DEVELOPER:
TEX PROPERTIES GROUP, LLC
1008 COWBOYS PARKWAY
IRVING, TEXAS 75063
TEL: (972) 971-4959

DATE OF PREPARATION: JUNE 28, 2021

ZONING EXHIBIT
OF
CR 427 TRACT

SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
5810 TENNYSON PARKWAY, SUITE 42
PLANO, TEXAS 75024
TEL: (214) 420-8494
TBPLS FIRM NO. 10194390
CONTACT: LANCE STEWART, P.E.

BEING A 39.747 ACRES SITUATED IN THE J. C. BRANTLEY
SURVEY, ABSTRACT NUMBER 114, IN COLLIN COUNTY, TEXAS.

ZONE: SF-72

**PAPE-DAWSON
ENGINEERS**

DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
5810 TENNISON PARKWAY, STE 425 | PLANO, TX 75024 | 214.420.8464
TEXAS ENGINEERING 4470 | TEXAS SURVEYING FIRM #10194390

CR 427 TRACT
ANNA, TEXAS

ZONING EXHIBIT I

[illegible]

LAT NO. _____
 JOB NO. 70180-00
 DATE JUNE 2021
 DESIGNER SMM
 CHECKED JLS DRAWN SMM
 SHEET 1



Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

Natural beauty of the Texas landscape should be
preserved, not bulldozed.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Elizabeth Keshner
Name (Please Print)

[Signature]
Signature

603 Indian Creek
Address

6/21/2021
Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov
Subject: Zoning Response – CR 427 Tract



Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Kenneth W. O'Neal
Name (Please Print)

Kenneth W. O'Neal
Signature

2700 North Brook, McKinney, TX 75072
Address

6-23-2021
Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

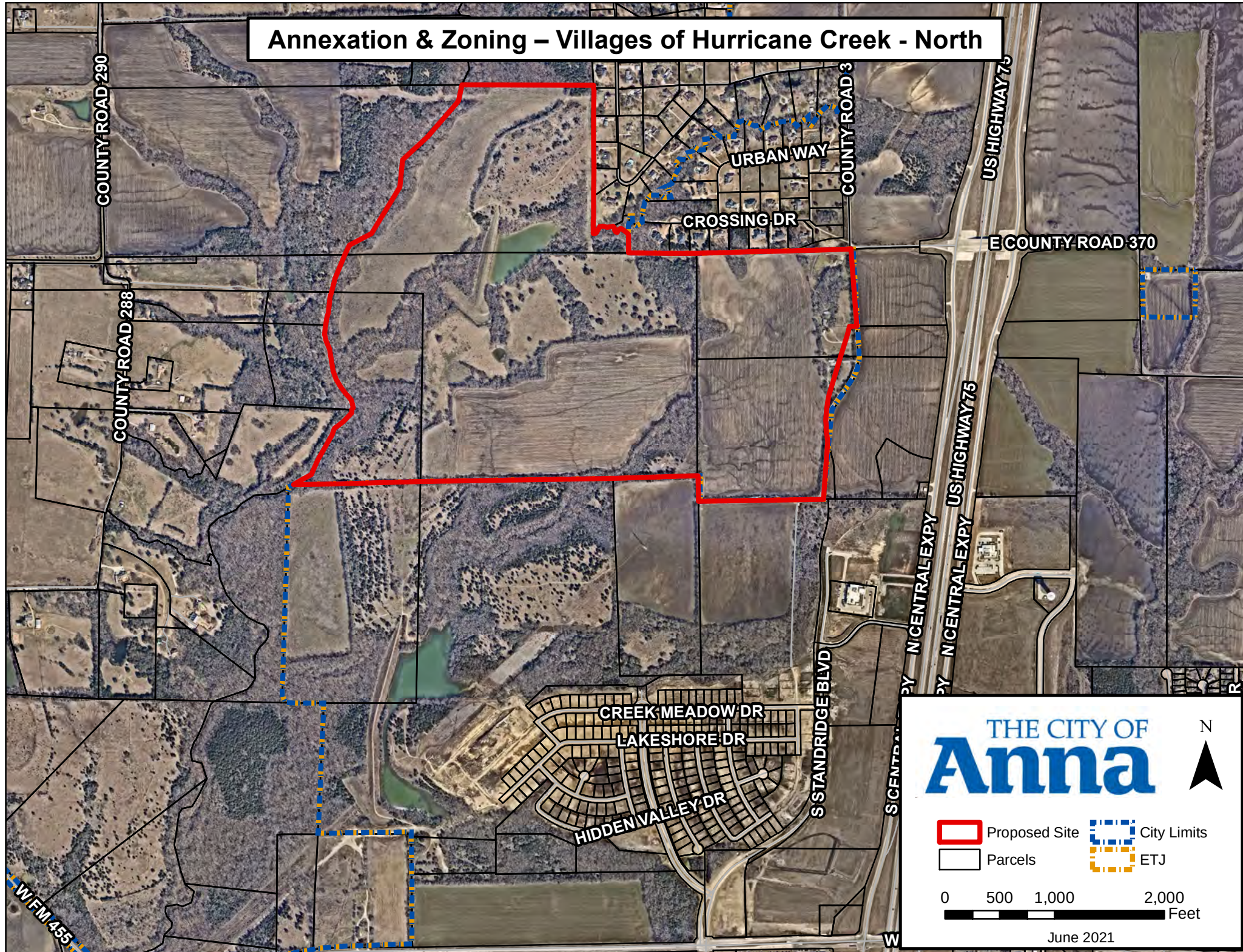
Hand Delivery:

Planning and Development Department
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response – CR 427 Tract

Annexation & Zoning – Villages of Hurricane Creek - North



CITY OF ANNA

Planning & Zoning Commission

July 6, 2021

Zoning: The Villages of Hurricane Creek - North

Applicant: MM Anna 325 LLC

DESCRIPTION:

Request to establish zoning on 289.8± acres located at the southwest intersection of W CR 370 (Future Rosamond Pkwy) and FM 368 (Future Standridge Blvd) to Planned Development Mixed-Use (PD-MU). The planned development district will include the following zoning districts with modified development standards Single-Family Residence-84 (SF-84), Single-Family Residence-72 (SF-72), Single-Family Residence-60 (SF-60), Single-Family Residence - Zero lot line homes (SF-Z), and Townhome District (SF-TH) in conformance with Res. No. 2020-06-733 (Subdivision Improvement Agreement) and Res. No. 2020-07-02 (Amendment to the Subdivision Improvement Agreement).

REMARKS:

The property is currently located in the extraterritorial jurisdiction (ETJ) and the applicant has submitted an annexation petition. The applicant is requesting to annex and establish zoning in conformance with Res. No. 2020-06-733 (Subdivision Improvement Agreement) and Res. No. 2020-07-02 (Amendment to the Subdivision Improvement Agreement).

A concept plan, The Villages of Hurricane Creek - North, accompanies this request as Exhibit B.

History

The developer, Centurion American, presented a new overall master plan for the Villages of Hurricane Creek and the Villages of Hurricane Creek - North at the December 10, 2019, City Council meeting. At the meeting on June 9, 2020, City Council approved a Subdivision Improvement Agreement which contained development standards, Exhibits C-1, C-2, and D, complementary of the zoning of the Villages of Hurricane Creek (Ord. No. 689-2015, later revised by Ord. No. 886-2020) and mirroring the townhome zoning established in the Sherley Commercial zoning (Ord. No. 860-2020).

Surrounding Land Uses and Zoning

North	Vacant land and Single-Family lots partially in the ETJ and partially zoned Single-Family Residential – Large Lots (SF-E) (Urban Crossing)
East	Vacant land zoned General Commercial (C-2) and Planned Development-General Commercial (C-2) (Sherley Commercial, Ord. No. 860-2020)
South	Vacant land zoned Planned Development-Mixed Use (Villages of Hurricane Creek, Ord. No. 886-2020)
West	Vacant land in the ETJ

Conformance with the City of Anna Strategic Plan and Comprehensive Plan

Anna Vision 2036

- a. Principle 3: Beautiful Community
 - i. Design standards and development agreements that promote beautiful and “enduring” buildings and commercial areas
 - ii. Preserved some natural areas/open space through the community
- b. Principle 5: Great Housing Opportunities
 - i. Diverse housing choices for all family generations
- c. Principle 7: Fun Community for all
 - ii. Connected trails linking Neighbors to parks and other community destinations

City of Anna Goals for 2026

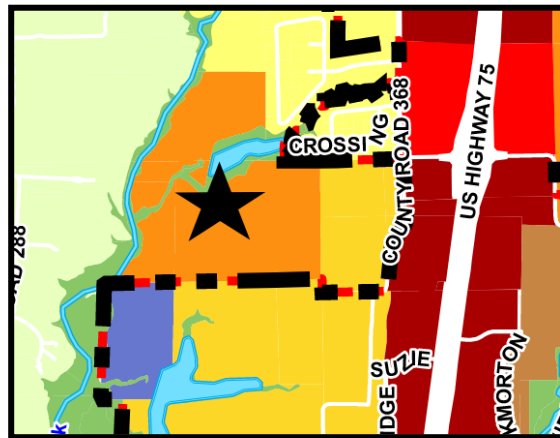
- a. Sustainable Anna Community Through Planned, Managed Growth
 - i. Manage residential growth
 - ii. Have a diverse range of housing choices available in Anna

Future Land Use Plan

The Future Land Use Plan designates this property as Cluster Residential (orange) and Parks (green).

Character & Intent (Cluster Residential): Cluster residential neighborhoods are intended to provide smaller single family detached and attached residential lots. Home sites are located in platted subdivisions with all utilities, residential streets and sidewalks.

Land Use Considerations (Cluster Residential): Single-family detached homes, townhomes and other single-family attached homes.



Parks are land devoted to active or passive recreation, or preservation of open space, natural beauty, or environmentally sensitive lands. Locally significant park and pedestrian/open space opportunities exist in Anna. Additional recreational development with a better distribution into all areas of the City is needed.

SUMMARY:

Request to establish zoning on 289.8± acres located at the southwest intersection of W CR 370 (Future Rosamond Pkwy) and FM 368 (Future Standridge Blvd) to Planned Development Mixed-Use (PD-MU). The planned development district will include the following zoning districts with modified development standards Single-Family Residence-84 (SF-84), Single-Family Residence-72 (SF-72), Single-Family Residence-60 (SF-60), Single-Family Residence - Zero lot line homes (SF-Z), and Townhome District (SF-TH) in conformance with Res. No. 2020-06-733 (Subdivision Improvement Agreement). The property is currently located in the extraterritorial jurisdiction (ETJ) and the applicant has submitted an annexation petition.

The request is in conformance with the Future Land Use Plan and elements of the City of Anna Strategic Plan and Comprehensive Plan, as well as Res. No. 2020-06-733 and Res. No. 2020-07-02. For these reasons, staff is in support of the zoning request.

RECOMMENDATION:

Recommended for approval subject to City Council approval of annexation.

DESCRIPTION:

BEING that certain tract of land situated in the J. Kincade Survey, Abstract Number 509, the J. Boyle Survey, Abstract Number 105, the J. Roberts Survey, Abstract Number 760, the J. Ellet Survey, Abstract Number 296, and the W. Rattan Survey, Abstract Number 752, Collin County, Texas, being all of that land described in deed to MM Anna 325, LLC Tract 1 recorded in Instrument Number 20190411000386110 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 the most southerly southeast corner of said MM Anna 325, LLC Tract 1 and being in the north line of that tract of land described in deed to CADG Hurricane Creek, LLC Tract 2 recorded in Instrument Number 201505290000631020 of said O.P.R.C.C.T.;

THENCE N 00° 42' 12" W, 232.26 feet;

THENCE S 88° 18' 50" W, 793.96 feet to the south line of said MM Anna 325, LLC Tract 1 and being in the northeast corner of said CADG Hurricane Creek LLC (Tract 1);

THENCE along the common line between said MM Anna 325, LLC Tract 1 and said CADG Hurricane Creek LLC (Tract 1) the following bearings and distances:

S 89° 05' 29" W, 1757.67 feet;

S 88° 18' 31" W, 742.84 feet;

S 88° 59' 33" W, 427.28 feet;

THENCE departing said CADG Hurricane Creek, LLC Tract 1 along the common line between said MM Anna 325, LLC Tract 1 and that tract of land described in deed to Blue Spruce L.P. recorded in Instrument Number 19940826000793830 of the O.P.R.C.C.T. the following bearings and distances:

N 61° 49' 20" E, 205.61 feet;

N 19° 24' 17" E, 181.73 feet;

N 38° 49' 43" E, 172.63 feet;

N 20° 25' 25" E, 121.13 feet;

N 49° 53' 58" E, 215.37 feet;

N 04° 32' 42" E, 69.40 feet;

THENCE N 30° 41' 24" W, 236.43 feet departing said Blue Spruce L.P. tract along the common line of said MM Anna 325, LLC Tract 1 and that tract of land described in deed to Kimberly Powell recorded in Volume 5820 Page 2130 of the O.P.R.C.C.T.;

Thence continuing along said MM Anna 325, LLC Tract 1 and said Kimberly Powell tract the following bearings and distances:

N 21° 14' 27" W, 129.45 feet;

N 11° 58' 09" W, 106.75 feet;

N 09° 26' 49" W, 132.42 feet;

N 17° 32' 12" W, 108.70 feet;

THENCE N 03° 35' 21" E, 118.10 feet departing said Kimberly Powell tract along the common line of said MM Anna 325, LLC Tract 1 and that tract of land described in deed to Harrison and Janet Smith recorded in Instrument Number 19920612000392310 of the O.P.R.C.C.T.;

THENCE continuing along said MM Anna 325, LLC Tract 1 and said Kimberly Powell tract the following bearings and distances:

N 16° 24' 37" E, 135.67 feet;

N 06° 20' 57" E, 127.72 feet;

N 18° 30' 44" E, 70.24 feet;

N 10° 53' 53" E, 77.78 feet;

N 19° 15' 05" E, 240.38 feet;

THENCE departing said Harrison and Janet Smith tract along the common line of said MM Anna 325, LLC Tract 1 and that tract of land described in deed to Dasara, LLC recorded in Instrument Number 20150123000077570 of the O.P.R.C.C.T. the following bearings and distances:

N 59° 17' 04" E, 231.36 feet;

N 39° 06' 49" E, 113.71 feet;

N 18° 28' 30" E, 79.37 feet;

N 45° 20' 55" E, 130.09 feet;

N 24° 01' 10" E, 163.50 feet;

N 29° 16' 45" E, 139.03 feet;

N 07° 19' 23" W, 145.67 feet;

N 22° 22' 47" E, 72.91 feet;

N 66° 09' 44" E, 68.86 feet;

N 49° 46' 52" E, 125.19 feet;

N 25° 25' 25" E, 105.50 feet;

N 41° 12' 53" E, 204.93 feet;

N 44° 25' 31" E, 122.72 feet;

N 40° 33' 22" E, 129.29 feet;

N 01° 34' 54" E, 105.14 feet;

THENCE N 30° 43' 16" E, 12.80 feet departing said Dasara, LLC tract across the common line of said MM Anna 325, LLC Tract 1 and that tract of land described in deed to Donna Peeler recorded in Volume 4972 Page 5535 of the O.P.R.C.C.T.;

THENCE departing said Donna Peeler tract along the common line of said MM Anna 325, LLC Tract 1 and that tract of land described in deed to Risland Mantua LLC recorded in Instrument Number 20180625000783630 of the O.P.R.C.C.T. the following bearings and distances:

N 88° 46' 52" E, 274.56 feet;

N 89° 03' 01" E, 938.03 feet;

THENCE departing said Risland Mantua LLC tract along the common line of said MM Anna 325, LLC Tract 1 and that tract of land described in deed to Hurricane Creek Estates (Unrecorded) the following bearings and distances:

S 02° 31' 07" E, 46.18 feet;

S 00° 43' 55" E, 239.62 feet;

S 00° 54' 34" E, 240.98 feet;

S 00° 35' 30" E, 240.11 feet;

S 00° 46' 25" E, 193.73 feet;

S 00° 41' 51" E, 159.37 feet;

S 02° 15' 50" W, 136.17 feet;

S 00° 41' 12" E, 117.45 feet;

N 43° 06' 55" E, 28.85 feet;

N 36° 57' 57" E, 59.11 feet;

S 81° 37' 00" E, 76.35 feet;

N 64° 47' 48" E, 51.43 feet;

S 23° 02' 34" E, 61.07 feet;

N 53° 19' 07" E, 45.87 feet;

S 82° 24' 22" E, 25.36 feet;

S 39° 57' 49" E, 56.11 feet;

S 48° 02' 59" E, 22.02 feet;

THENCE departing said Hurricane Creek Estates tract along the common line of said MM Anna 325, LLC Tract 1 and that tract of land described in plat to Urban Crossing Block B tract recorded in Instrument Number 2013-568 of the Plat Records, Collin County, Texas (P.R.C.C.T.) the following bearings and distances:

S 02° 04' 20" E, 28.82 feet;

S 00° 05' 05" E, 119.18 feet;

S 89° 47' 13" E, 602.59 feet;

N 88° 59' 00" E, 933.16 feet;

N 88° 55' 42" E, 491.23 feet;

THENCE S 04° 03' 22" E, 703.80 feet departing said Urban Crossing Block B tract along the common line of said MM Anna 325, LLC Tract 1 and that tract of land described in deed to Sheikh Alam tract recorded in Volume 4335 Page 955, to the most northerly northwest corner of a tract of land described in deed to Mantua 30 Partners, LTD recorded in Instrument Number 20201022001847220 of said O.P.R.C.C.T.;

THENCE following the common line of said MM Anna 325, LLC Tract 1 and said Mantua 30 Partners, LTD Tract the following bearings and distances:

S 88° 44' 00" W, 60.25 feet to the beginning of a curve to the right;

With said curve to the right, having an arc distance of 99.55 feet, through a central angle of 03° 42' 13", having a radius of 1,540.00 feet, and the long chord which bears S 13° 52' 00" W, 99.53 feet;

S 15° 43' 07" W, 512.37 feet to the beginning of a curve to the left;

With said curve to the left, having an arc distance of 504.39 feet, through a central angle of 30° 06' 13", having a radius of 960.00 feet, and the long chord which bears S 00° 40' 00" W, 498.61 feet passing at a distance of 30.78 feet, the east line of said MM Anna 325, LLC Tract 1 and the northeast corner of a tract of land to MM Anna 325, LLC recorded in Instrument Number 20201201002152900 of said O.P.R.C.C.T.;

THENCE following along the common line of said MM Anna 325, LLC Tract and Mantua 30 Partners, LTD Tract the following bearings and distances:

S 14° 23' 07" E, 120.30 feet to the most southerly southeast corner of said MM Anna 325, LLC Tract 1 and the northeast corner of said CADG Hurricane Creek, LLC Tract 2 to the beginning of a curve to the right;

With said curve to the right, having an arc distance of 101.47 feet, through a central angle of 12° 30' 04", having a radius of 465.07 feet, and the long chord which bears S 08° 14' 28" E, 101.27 feet;

S 01° 59' 25" E, 283.25 feet to the north line of a tract of land to Anna Investments, LLC recorded in Instrument Number 20180622000777080 of said O.P.R.C.C.T.;

THENCE S 89° 04' 42" W, 1,264.39 feet to the POINT OF BEGINNING and containing 289.751 acres or 12,621,555 square feet more or less.

"This document was prepared under 22 Texas Administrative Code 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."



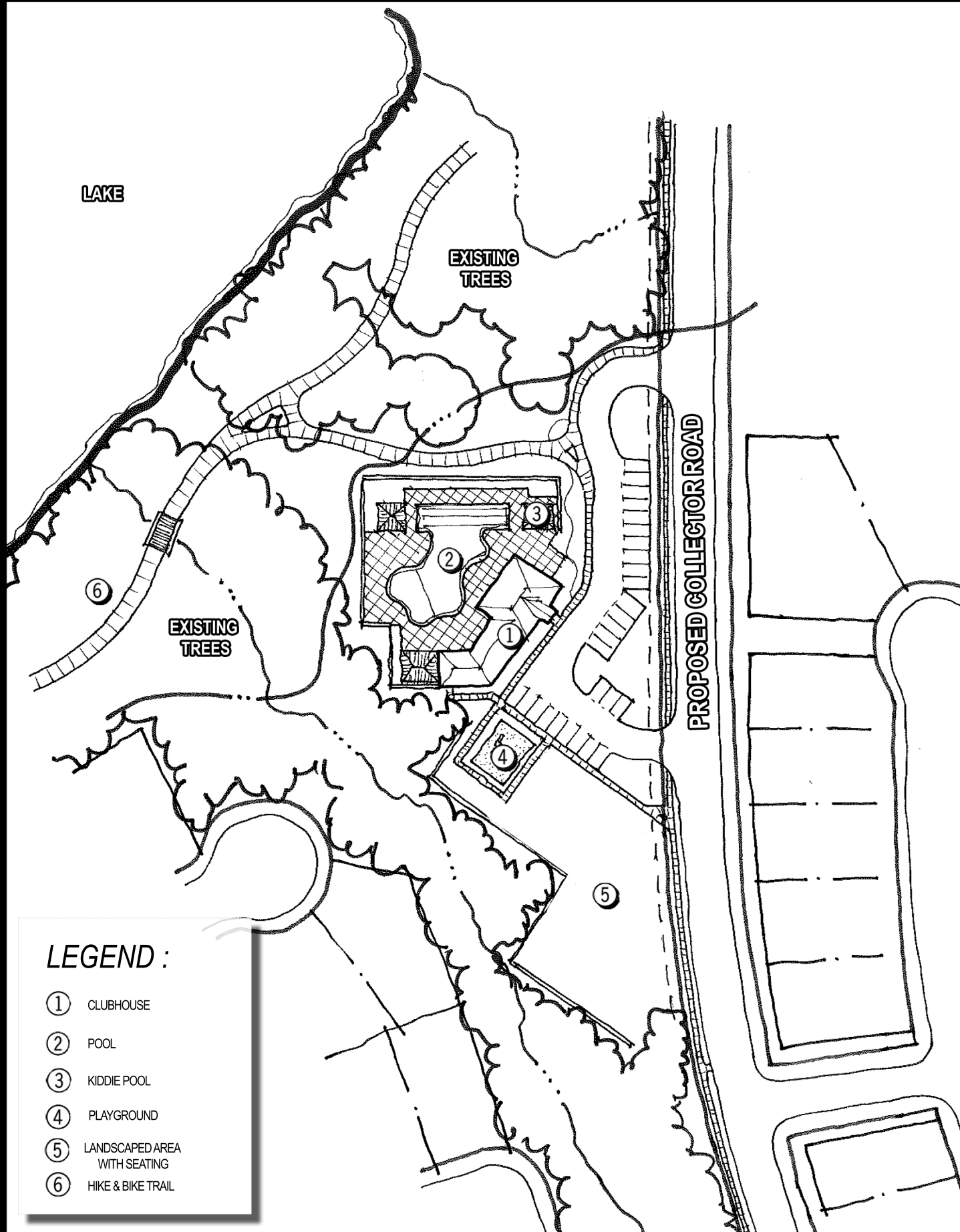
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**CONCEPT PLAN
VILLAGES OF HURRICANE CREEK NORTH**

LOTS 1-8, BLK A; LOTS 1-8, BLK B; LOTS 1-7, BLK C; LOTS 1-5, BLK D; LOTS 1-7, BLK E; LOTS 1-3, BLK F; LOTS 1-14, BLK G; LOTS 1-14, BLK H; LOTS 1-24, BLK I; LOTS 1-30, BLK J; LOTS 1-27, BLK K; LOTS 1-23, BLK L; LOTS 1-19, BLK M; LOTS 1-8, BLK N; LOTS 1-23, BLK O; LOTS 1-30, BLK P; LOTS 1-27, BLK Q; LOTS 1-23, BLK R; LOTS 1-27, BLK S; LOTS 1-23, BLK T; LOTS 1-27, BLK U; LOTS 1-23, BLK V; LOTS 1-27, BLK W; LOTS 1-23, BLK X; LOTS 1-27, BLK Y; LOTS 1-23, BLK Z; LOTS 1-27, BLK AA; LOTS 1-11, BLK BB; LOTS 1-7, BLK CC; LOTS 1-7, BLK DD; LOTS 1-2, BLK EE; LOTS 1-32, BLK FF; LOTS 1-15, BLK GG; LOTS 1-17, BLK HH; LOTS 1-18, BLK II.

PROPOSED PD-R ZONING

BEING A 289.751 ACRE TRACT OF LAND SITUATED IN THE Z. ROBERTS SURVEY, ABSTRACT NUMBER 760, COUNTY OF JEFFERSON, SURVEY, ABSTRACT NUMBER 105, THE J.M. KIRKAGE SURVEY, ABSTRACT NUMBER 609, AND COUNTY OF JEFFERSON, SURVEY, ABSTRACT NUMBER 296, COLON COUNTY, TEXAS.



NOTE:
 THIS PLAN IS CONCEPTUAL IN NATURE AND MAY NOT NECESSARILY BE BUILT AS DEPICTED.

TRAILS TO BE CONSTRUCTED IN PHASES CONCURRENT WITH ADJACENT RESIDENTIAL DEVELOPMENT.

THE ULTIMATE LOCATION OF TRAILS SHALL BE DETERMINED DURING THE FINAL DESIGN PROCESS.



Exhibit D Development Standards

The permitted uses and standards for the Single Family Development located partially within the extraterritorial jurisdiction (the "ETJ") of the City and located partially within the city limits of the City shall be in accordance with the SF-Z Single-Family Residence District - Zero lot line homes, SF-TH Townhome District, SF-60 Single-Family Residence District, SF-72 Single-Family Residence District, and SF-84 Single-Family Residence District zoning districts and applicable City Regulations including without limitation the City's Planning and Development Regulations. (Deletions are indicated in strikethrough text.)

Disclaimer: Ordinance modifications are specifically related to the land area associated with this Subdivision Improvement Agreement and shall not apply to any additional areas within or outside of the city limits.

ARTICLE 9.04 ZONING ORDINANCE

1. Sec. 9.04.004 Definitions

Quadplex: Single-story residential building with a maximum of four dwelling units per building. These buildings will be specifically designated as age-restricted (55+) as established and recorded in the Covenants, Conditions, and Restrictions (CCR's). Each dwelling unit will have a distinct ingress/egress and garage. Driveways can be shared between adjacent garages.

2. Sec. 9.04.015 SF-TH Townhome District

(b) Permitted uses.

(1) Residential buildings containing townhome units.

(2) Quadplex dwelling units with age restrictions to be established and recorded in the Covenants, Conditions, and Restrictions (CCR's).

(3) Other uses as allowed in the TF zone.

3. Sec. 9.04.034 Supplementary district regulations

(d) Waiver of strict compliance with masonry requirements. An existing or proposed use that includes or is proposed to include one or more buildings with exterior walls that are normally constructed with materials that are consistent with regionally or nationally recognized commercial brand architectural design shall not apply to the city council for a full or partial waiver of any masonry requirement that applies to such exterior walls. ~~The city council by ordinance may grant such a full or partial waiver if:~~

~~(1) The city council finds that the design will not negatively impact the surrounding properties; and~~

~~(2) The request is deemed by the city council to be appropriate and desirable for the overall design and direction of the city and not directly in conflict with the city's comprehensive zoning plan.~~

(e) Residential architectural standards.

(1) House repetition.

(A) Within residential developments, single-family homes with substantially identical exterior elevations can only repeat every three (3) lots when fronting the same right-of-way including both sides of the street.

(3) Garages. On front entry garages the face of a garage may not: (i) be extended more than ten feet beyond the remainder of the front elevation of the primary living area of a house; or (ii) only lots developed as SF-TH, SF-TH-SR, SF-Z and SF-60 may be over 60% of the total frontage width of a house whether or not swing drives ("J" drives) are used. Porches or columns are not considered part of the front elevation of the primary living area.

(4) Building articulation. At least three (3) facade articulation techniques are required on each single-family home to add architectural variety and interest to a building. The following features shall be acceptable techniques of exterior articulation.

(A) A base course or plinth course; banding, moldings, or stringcourses; quoins; oriels; cornices; arches; brackets; keystones; dormers; louvers as part of the exterior wall construction. (Quoins and banding shall wrap around the corners of the structure for at least two feet.)

(B) Balconies;

(C) Shutters;

(D) Bay windows;

(E) Masonry chimney(s);

(F) Double-entry door(s);

(G) Covered Entry(ies);

(H) Horizontal banding continuing the length of the wall that faces a street, or other similar highly visible areas.

(I) The use of both stone and brick on the front elevations with a minimum of ten percent coverage of one of the elements.

(J) Front porch of at least 40 square feet.

(K) The installation of at least two (2) coach lights.

(L) Other techniques for building articulation can be substituted if administratively approved by the administrative official.

(M) Divided light windows in front is an acceptable technique for building façade articulation.

(N) All garages must also incorporate wood clad (or equivalent) garage doors or wood composite doors and contain at least two of the following enhancements:

i. Two single garage doors (in lieu of double doors);

ii. Decorative windows;

iii. Decorative hardware;

iv. Garage door recessed a minimum of 12 inches from the garage face; or

v. Cast stone surround.

(6) All doors on the front facade of a residence shall be constructed of wood, iron, glass, and/or architectural fiberglass.

(7) Front entry driveways on SF-72 & SF-84 lots must incorporate at least one of the following enhanced decorative paving techniques:

(A) Earth tone colored stained concrete;

(B) Stamped/patterned concrete;

(C) Brick, stone, or concrete pavers;

(D) Salt-finished concrete;

(E) Washed aggregate

(8) All fences on a residential lot abutting and/or adjacent to an open space/common area lot must be ornamental metal fences, such as wrought iron or tubular steel. Fences constructed between residences can be wood. All wood fencing shall be at least six feet in height. Wood fencing shall be stained and sealed. Plastic and chain link fencing is prohibited.

4. APPENDIX 1. ZONING DISTRICT AREA REGULATIONS

	SF-84	SF-72	SF-60	SF-Z	SF-TH	SF-TH (Quadplex)
Maximum height (feet)	35	35	35	35	35	35
Side yard, interior (feet)	5	5	5	0/5	0/5	0/5
Side yard, corner lot, street side (feet) (c)	10	10	10	10	10	10
Rear yard (feet) (d)	10	10	10	10	10	10
Front yard (feet)	25	25	25	20	20	20
Lot area (feet)	8,400	7,200	5,000	4,000	2000 per unit	2000 per unit
Min. lot width (feet)	70	60	50	40	20	20
Min. lot depth (feet) (e)	120	110	100	100	80	80
Max. lot coverage (%)	55%	55%	55%	85%	70%	70%
Building size (square feet)	1800	1800	1600	1200	900	900
Masonry* (%)	60%	60%	60%	60%	60%	60%
Lot/Unit Count per Concept Plan	81	139	323	143	190	108
Maximum Lot/Unit Count (+5%)	85	145	340	150	200	115
Minimum Lot/Unit Count (-5%)	77	132	305	135	180	100

* Brick or rock veneer; see also [section 9.04.034](#)(e)(6).

**If there are conflicts between the Appendix 1 Area Regulations and City Regulations, Appendix 1 shall supersede.

(c) 45 feet where adjacent to single-family or duplex residential district.

(d) The required rear yard shall be open and unobstructed to the sky from a point 30 inches above the average elevation of the graded rear yard, except for accessory buildings as permitted herein. Eaves, covered porches, and roof extensions without structural support in the rear yard may extend into the rear yard a distance not to exceed four feet. Balconies shall not project into the required rear yard.

(e) Minimum lot depth may be reduced to 110' for SF-84 lots in cul-de-sacs and knuckles.

5. APPENDIX 2. SCHEDULE OF USES

Type of Use	Def *	AG	SF -E	SF -1	SF - 84	SF - 72	SF - 60	SF -Z	SF - TH	MH -1	MH -2	TF	MF -1	MF -2	C- 1	NC	C- 2	CBRD	C- 3	O- 1	I- 1	I- 2
Quadplex	3.1.30								Y													

6. APPENDIX 3. DESCRIPTIONS/DEFINITIONS OF USES

3.1.30 Quadplex: Single-story residential building with a maximum of four dwelling units per building. These buildings will be specifically designated as age-restricted (55+) as established and recorded in the Covenants, Conditions, and Restrictions (CCR's). Each dwelling unit will have a distinct ingress/egress and garage. Driveways can be shared between adjacent garages.

ARTICLE 9.06 LANDSCAPE REGULATIONS

7. Sec. 9.06.006 Minimum landscaping requirements

~~(p) For all single-family and duplex parcels, builders shall be required to plant two large trees (minimum of three-inch caliper and seven feet high at time of planting) per lot prior to obtaining a certificate of occupancy. At least one of the trees shall be located in the front yard. Existing quality trees of at least three-inch caliper size located on the lot shall count to meet this standard if appropriate tree protection measures have been followed.~~

(q) Requirements for single-family residential and duplex lots. Three-inch caliper trees selected from the large tree list in this article shall be planted on all single-family residential, duplex, and town home lots, and single-story quadplex buildings. ~~At least one of the trees must be placed in the front yard of the lot.~~ The following minimum standards apply:

Single-Family Residential - 84 (SF-84)	2 trees
Single-Family Residential - 72 (SF-72)	2 trees
Single-Family Residential - 60 (SF-60)	2 trees
Single-Family Residential - Zero Lot Line (SF-Z)	1 trees
Single-Family Residential- Town Home (SF-TH)	1 tree

Trees in the SF-Z, and SF-TH lots shall be planted in either the front or rear yard at the builder's discretion. For SF-60, SF-72 and SF-80 lots; at least one tree must be planted in the front yard. ~~Only tree species listed in Section 9.07 Appendix 2, Overstory (Shade) Trees will be required to satisfy these Standards.~~ All large trees required above will be planted prior to issuance of the certificate of occupancy on the dwelling.

8. Sec. 9.06.007 Setbacks

(d) For all residential parcels, a minimum 15'-wide tract to be owned and maintained by a homeowners' association will be required adjacent to all sides of major thoroughfares and a 10' wide tract adjacent to minor thoroughfares with an ultimate right-of-way width of 60 feet or greater. This landscaped buffer area shall consist of trees, turf, or other living ground cover shall be provided adjacent to and outside of the rights-of-way. The buffer shall contain a minimum of one three-inch caliper large canopy tree for every 75 linear feet of roadway,. Required trees may be clustered.

ARTICLE 9.07 TREE PRESERVATION

9. Sec. 9.07.002 Definitions

Aerial Photography mean the taking of photographs from an aircraft or other flying object.

Remove:

- ~~Protected tree means a quality tree with a trunk six inches or greater in caliper at four feet six inches above the ground. The caliper of a multi-trunk tree shall be determined by adding the total caliper of the largest trunk to one half the caliper of each additional trunk.~~
- ~~Quality tree means a tree species which typically has significant positive characteristics worthy of preservation, as listed in this article (see [appendix 1](#) at the end of this article).~~
- ~~Specimen tree means a tree which has been determined by the city to be of high value because of its type, size, or other specific criteria. Generally, specimen trees are trees having 24" trunk caliper at a point 4.5 feet above ground level but other criteria may also be utilized.~~
- ~~Tree survey means a plan drawing that identifies the location of protected trees and contains the information required to be set forth within this article. The tree survey shall be prepared by an arborist, a licensed surveyor, a licensed landscape architect, or other qualified person approved by the landscape administrator. For projects of limited scope, the landscape administrator may approve a tree survey prepared by a non-professional if complete and accurate information is provided.~~

10. Sec. 9.07.008 Tree preservation permit submittal and review

(b) An application for a tree permit shall include these required documents:

(2) ~~A tree survey at the same scale as the site plan or preliminary plat with building pad, pavement areas, and other construction features that will disturb the land indicated.~~ An aerial photography

canopy map accompanied by a transparent plan of the development at the same. Photography showing all non-disturbance areas and proposed exemption areas where no trees will be critically altered will be provided, the aerial photograph will also include an outline of the existing tree canopy area on the property and the calculated area (square feet or acres) of the existing canopy coverage. The ~~tree-survey~~ aerial photograph canopy map shall include the following information:

- (A) Name and phone number of the person who prepared the survey;
- (B) Property lines with dimensions;
- (C) Engineering scale (same scale as the preliminary plat);
- (D) Location of all rights-of-way and easements (existing and proposed);
- (E) Location of all buildings, structures, pools, parking and vehicular maneuvering area, utilities, sidewalks, and other improvements (existing and proposed);
- (F) Location of FEMA 100-year floodplain, NRCS lake tree preservation zone, or erosion hazard setback easement;
- (G) Any proposed non-disturbance area;
- ~~(H) Identifying numbers for all trees of two inches or greater DBH;~~
- ~~(I) The common and botanical name of all trees with identifying numbers;~~
- ~~(J) Caliper size of all trees six inches or greater DBH; and~~
- ~~(K) Location of all trees not included in a non-disturbance area that are to be preserved.~~
- (H) Showing tree canopy, not included in a non-disturbance area, that are to be preserved.

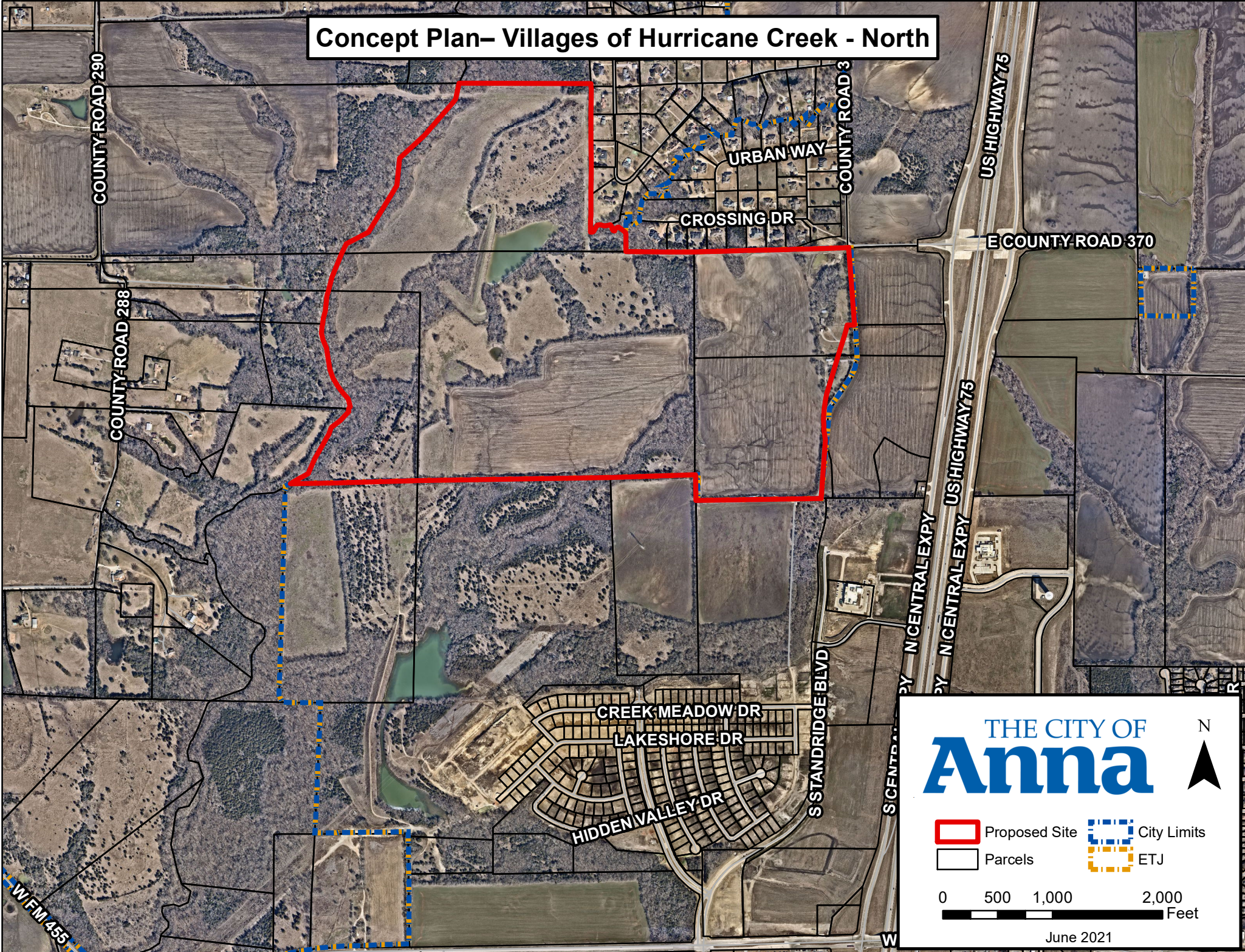
(d) A tree preservation plan shall be submitted showing existing tree canopy to remain, existing tree canopy to be removed, and replacement trees with type, location, number and size of replacement trees indicated. The tree preservation plan information may be included on the aerial photograph if all information can be clearly delineated.

- b. Trees planted to provide canopy coverage will be credited at its canopy coverage at normal maturity. These credits are as follows:

- Large canopy tree with typical crown width of fifty (50) feet in diameter two thousand (2,000) square feet;
- Medium canopy tree with typical crown width of thirty (30) feet in diameter seven hundred (700) square feet;
- Small canopy tree with typical crown width of ten (10) feet in diameter one hundred (100) square feet.

Tree replacement canopy will be provided for up to 25% of the tree canopy removed from the site [9.07.011(I) and 9.07.013 (B-E)];

Concept Plan– Villages of Hurricane Creek - North



THE CITY OF
Anna

N

Proposed Site

City Limits

Parcels

ETJ

0 500 1,000 2,000 Feet

June 2021

Proposed Unified Signage Coordination Plan- Victoria Falls, Block A, Lots 1R & 5



CITY OF ANNA
Planning & Zoning Commission
July 6, 2021

Unified Development Zone and Sign Coordination Plan:

Victoria Falls Center Addition, Block A, Lots 1R & 5

Applicant: RR-LI Enterprises LP

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Victoria Falls, Block A, Lots 1R & 5, Unified Development Zone and Signage Coordination Plan.

SUMMARY:

Shopping center lot (Lot 1R) and vacant lot (Lot 5) on 5.3± acres, located at the northeast corner of W White Street (FM 455) and Victoria Falls Drive.

Unified Development Zone

The existing shopping center cannot have signage along W White Street unless it is part of an established unified development zone. The original 7.5± acre property was divided into five lots with four lots having frontage along W. White Street and the shopping center lot fronting onto Victoria Falls Drive. The city's regulations on signage (Article 9.05 Signs) does not permit off-site signage unless the sign is part of a unified development zone.

The applicant is requesting the establishment of a unified development zone consisting for Lots 1R & 5, Block A, Victoria Falls. A unified development zone is described in the zoning ordinance as multiple lots with the same subdivision name that are united through common building architecture, color, and materials, landscaping, and parking.

Sign Coordination Plan

As part of the unified development zone request the applicant is also requesting approval of a sign coordination plan that includes the location of a unified development monument sign to be located on Lot 5. Below are some of the regulations/standards associated with unified development monument signs:

- *Shall be located within a unified development zone.*
- *Permitted on the same lot as an individual monument sign.*

- *Minimum front yard setback of 15 feet from the property line and no minimum side and rear yards setbacks.*
- *Shall not be located closer than 75 feet to another unified development monument sign or an individual monument sign.*

The limits of the unified development zone and location of the proposed unified development monument sign are illustrated on Exhibit A. Exhibit B is the elevations of the unified development monument sign illustrating the materials to be used for the sign.

RECOMMENDATION:

Recommended the Planning & Zoning Commission:

- a. Approve the Unified Development Zone for Victoria Falls Center Addition, Block A, Lots 1R & 5; and
- b. Approve the Sign Coordination Plan identifying the location of the unified development monument sign on Lot 5.

ATTACHMENTS:

Locator

Exhibit A Unified Development Zone & Sign Coordination Plan

Exhibit B Elevations





BUILDING - STONE AND BRICK FINISH TO MATCH

WHITE AUSTIN STACKED STONE CAP TO MATCH BUILDING

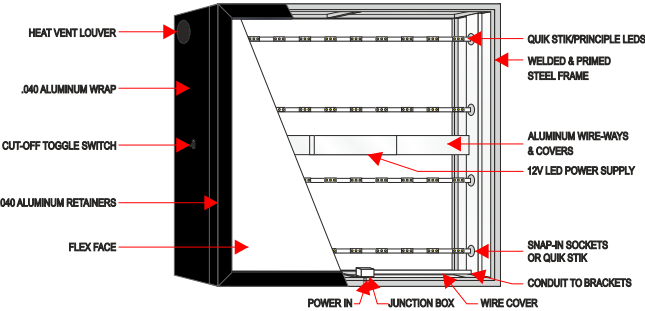
1/4" ALUM. FCO LETTERS PAINTED BLACK
PIN MOUNTED FLUSH TO AUSTIN STONE

RED BRICK SURROUND TO MATCH BUILDING

DOUBLE SIDED ILLUMINATED CABINET
- 2" RETAINERS PAINTED BLACK
- 2" DIVIDER BARS PAINTED BLACK
- 3/16" #7328 WHITE PLEX FACES
- TRANSL. VINYL OVERLAYS TBD BY TENANTS
- WHITE LED QUIK STIK ILLUMINATION

1/4" ALUM. FCO NUMBERS
PAINTED BLACK
PIN MOUNTED FLUSH
TO BRICK

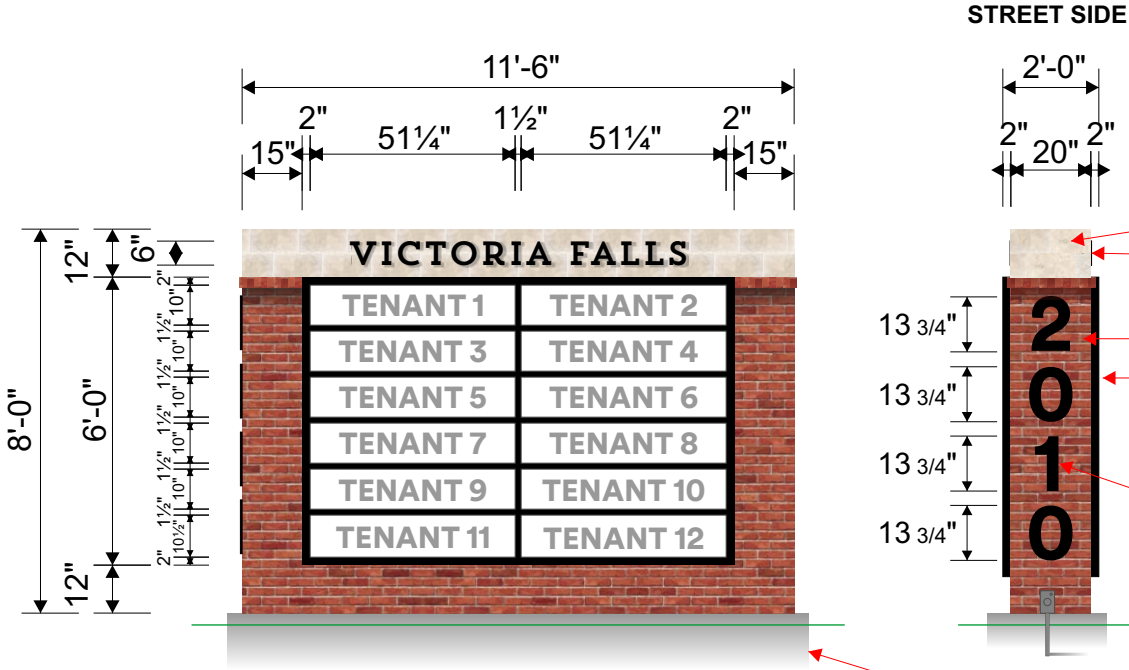
STEEL POLES MOUNTED TO
EXISTING CONCRETE FOUNDATION.
2"x11'-11 1/2"



DOUBLE SIDED CABINET SIGN



ELECTRICAL NOTES
Sign Company DOES NOT provide primary electrical to sign.
Power to the sign must be done by a licensed electrical contractor or licensed electrician.
Each sign must have: 1. A minimum of one dedicated 120V 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral



OPTION 2 - MULTI-TENANT MONUMENT DESCRIPTION:

Scale: 1/4" = 1'-0"

(1) ONE REQUIRED-MANUFACTURE AND INSTALL

SCOPE OF WORK:

MANUFACTURE AND INSTALL (1) NEW D/F MONUMENT SIGN.

COLOR:

■ BLACK

92.0 SQ FT



10375 Alta Vista Road, Keller, TX 76244
O 817.431.5700 F 817.431.5799
UL E226292 BBB TDLR 18933

JOB DESCRIPTION	SIGN PACKAGE	DATE	BY	REV
COMPANY OR JOB NAME	VICTORIA FALLS	2-2-21	AB	R1
CUSTOMER CONTACT		2-3-21	AB	R2
ADDRESS	2010 White St (FM 455) ANNA, TX	2-4-21	AB	R3
PHONE		5-10-21	AB	R4
EMAIL			AB	
FILE NAME	VICTORIA FALLS - Anna R4		AB	
SALESMAN	ROGER		AB	

CUSTOMER APPROVAL: Note: The colors depicted on this rendering may not match actual colors used on the finished display. Note: The proportion of signs shown on building and landscape area photos is an approximate representation.
PLEASE READ CAREFULLY: Before you OK this proof, please read your copy carefully and completely. Check for spelling errors and copy omissions. Any changes or alterations from the original instructions will be charged according to time and material.
FINAL PROOF APPROVAL: By signing this form I am approving the above described job and I hereby acknowledge that I have read and accept the proofing policy and Terms and Conditions of Legacy Signs of Texas. Please sign and return so that we may process your order.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local municipal codes. This includes proper grounding and bonding of the sign.

CITY OF ANNA
PLANNING & ZONING COMMISSION

July 6, 2021

Agenda Item: Text Amendments

DESCRIPTION:

Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding an amendment to Article 9.04 (Zoning Ordinance) for accessory buildings and rear yard setback regulations.

REMARKS:

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

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

ISSUES:

Attached accessory structures within the rear yard setback

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

SUMMARY:

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

RECOMMENDATION:

Recommended for approval as follows: (additions are indicated in green, underlined text; deletions are indicated in red, strikethrough text).

Sec. 9.04.004 Definitions

Accessory building or use means a building or use which:

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

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

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

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

Sec. 9.04.034 Supplementary district regulations

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

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

building but shall not encroach in any required front yard and may not occupy more than 30% of the rear yard.

(6) Attached accessory structures that encroach the rear yard setback may not be converted to livable space and must remain open-air with three or less walls.

~~(7)(6)~~ No accessory building shall be used for dwelling purposes other than by domestic employees employed on the premises, as provided in the applicable zoning district.

~~(8)(7)~~ No accessory building shall be higher than the main building and in no case be in excess of 18 feet in height.

~~(9)(8)~~ No accessory building shall be erected or placed within five feet of any side or rear lot line and shall not encroach upon any easement.

(c) Projections of buildings, structures, and appurtenances into required yards.

(3) An unenclosed porch containing not more than 40 square feet may project into a required front yard for a distance not to exceed five feet. An unenclosed porch/patio may not occupy more than 30% of the rear yard or be placed within five feet of any side or rear lot line and shall not encroach upon any easement. An unenclosed porch encroaching any yard setback may not be converted to livable space and must remain open-air with three or less walls.

(5) Eaves, covered porches, and roof extensions without structural support in the rear yard may extend into the rear yard a distance not to exceed four feet. Balconies shall not project into the required rear yard.

~~(6)(5)~~ Every part of a required yard shall be open to the sky, unobstructed by a building, except for the ordinary projections of sills, belt courses, cornices, and ornamental features not exceeding twelve inches, or as otherwise excepted in subsections (1) through ~~(5)(4)~~ above. Roof eaves may project in required side yards not to exceed twenty-four inches.

Appendix 1. Zoning District Area Regulations

(d) The required rear yard shall be open and unobstructed to the sky from a point 30 inches above the average elevation of the graded rear yard, except ~~for accessory buildings as permitted herein. Eaves, covered porches, and roof extensions without structural support in the rear yard may extend into the rear yard a distance not to exceed four feet. Balconies shall not project into the required rear yard.~~ in Sec. 9.04.034 Supplementary District Regulations.

Appendix 3. Descriptions/Definitions of Uses

3.7 Accessory uses

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

the principal building, an open-air structure with three or less walls is not considered a building addition of the main building.

CITY OF ANNA
PLANNING & ZONING COMMISSION

July 6, 2021

Agenda Item: Direction & Discussion

DESCRIPTION:

Consider/Discuss calling a public hearing to amend Article 9.04 (Zoning Ordinance) in order to create new residential zoning district and associated area regulations.

REMARKS:

Within the City Council's Strategic Plan under Goal 2 (Sustainable Anna Community Through Planned Managed Growth) listed as the Top Priority item under the Policy Agenda

- Executive/Large Homes on Large Lots Development Strategy: Outcomes, Report Direction and City Actions.

The objective of this action item is to increase executive/large homes on large lot developments with amenities which will lead to diversifying the range of housing choices and lot size available in the City of Anna.

ISSUES:

Development Form

To better understand existing development patterns within the City of Anna staff mapped lot area data of all existing platted residential lots. Based on this data over 72% of all residential lots platted (9,513 lots) within the City limits are less than 8,000 square feet.

- Up to 5,999 square feet = 14%
- 6,000 – 6,999 square feet = 29.2%
- 7,000 – 7,999 square feet = 29.4%

Residential Lot Area Requirements

The City of Anna currently has 7 single-family residential districts. The lot sizes of these range from 4,500 square feet to 1 acre (43,560 square feet) however there are no districts with minimum lot size requirements between 8,400 and 43,560.

Market basket research

Staff reviewed and compared the City of Anna's Residential Zoning District Area Regulations against other cities within Collin County (Exhibit A) that are facing similar residential development pressures. Staff also included two larger cities that have successfully navigated the pressures of

residential development. Specific areas analyzed were minimum lot size, width, depth, setbacks, lot coverage, and building size requirements. Below is a complete list of the cities reviewed.

- Princeton
- Prosper
- Melissa
- Wylie
- Sachse
- Celina (Form Base Code)
- Frisco
- Plano

Based on simple comparison the City of Anna's adopted residential district area regulations allow for the densest form of development of any of the communities identified include Plano and Frisco.

New Residential District

To increase the variety of lot sizes staff is requesting the Commission consider the adoption of four (4) new residential zoning districts. These districts would generally be located east of the State Highway 5 and west of U.S. Highway 75. Below is a table identifying the area regulations of each.

Lot Size (Square feet)	Min. Lot Width	Min. Lot Depth	*Front Bldg. Setback	Min. Side Yard	Rear Yard	Lot Coverage	Min. Bldg. Size
20,000	100'	150'	30'	10'	30'	35%	2,500
14,500	90'	135'	30'	9'	25'	35%	2,200
12,000	80'	130'	30'	8'	25'	40%	2,200
10,500	80'	120'	25'	8'	25'	40%	2,200
* Attached or detached garages shall not face any street. If facing street, the garage face shall be setback a minimum of 40' from the front property boundary.							

Minimum lot width

Each of the new residential districts will require a minimum lot width of 80' or greater. The lot width increase will allow for the necessary area to construct a variety type of J swing garage style homes (garages that do not face the R.O.W.). This design feature is known to reduce the amount of congestion on neighborhood streets due to the ability of driveways to accommodate a minimum of 4 vehicles not including two enclosed garage spaces. Additionally, some J swing designs create greater separation between residential homes enhancing privacy which also creates additional on-street parking in-front of the residence to accommodate visitors.

If a housing product is proposed that do not incorporate a J swing design the minimum setback from the face of the garage to the front lot line shall be 40 feet. This increased setback will provide the necessary length to accommodate 4 vehicles not including the two enclosed garage spaces.

SUMMARY:

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

The proposed amendments to the Zoning Ordinance will specifically address the number 1 Objective under Goal #2 Sustainable Anna Community Through Planned Managed Growth of the Strategic Plan: ***Increase executive/large homes on large lot developments with amenities.***

RECOMMENDATION:

Recommended for the Planning & Zoning Commission call a Public Hearing to amend Article 9.04 (Zoning Ordinance) in order to create new residential zoning districts area regulations.

Exhibit A

City	Residential Zoning Districts	Lot Size	Lot Width	Lot Depth	Front Yard	Side Yard	Rear Yard	Max. Lot Coverage	Min. Building Size
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Anna

SF-Z	4,500	40'	100'	20'	0/10'	25'	50%	1,200
SF-60	6,000	50'	120'	25'	5'		45%	1,600
SF-2							40%	1,800
SF-1	7,200	60'					35%	2,000
SF-72							40%	2,400
SF-84	8,400	70'			10'		35%	2,000
SF-E / AG	43,560	75'			15'		40%	2,400

Princeton

SF-Z	4,500	40'	90'	20'	0/10'	20'	55%	1,200
SF-2	6,000	55'	100'	25'	7.5'		40%	1,800
SF-1	7,500	60'	100'		10'			2,000
SF-SE (small estate)	12,000	90'	100'		35'	15'	25'	35%
SF-E (estate)	1 acre (43,560)	100'	200'	30'			35%	2,400
Agriculture	2 acres (87,120)	200'	400'				10%	1,200

Exhibit A

City	Residential Zoning Districts	Lot Size	Lot Width	Lot Depth	Front Yard	Side Yard	Rear Yard	Max. Lot Coverage	Min. Building Size
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Prosper

Downtown	6,000	50	120	25		10	55%
SF-10	10,000	80	125			25	45%
SF-12.5	12,500	80	135	30			
SF-15	15,000	100	135	35			
SF-17.5	17,500	100	150				
SF-22	22,000	120	170	40			
Estate	1 acre (43,560)	150	200				
Agriculture	2 acres (87,120)	200	200			20	20%

Melissa

SF-3	7,800	60	100	20	5	20	50%	1,800
SF-2	10,000	75	115	25	7.5			2,250
SF-1	20,000	110	140	30	10	25	40%	2,500
Agriculture	2 acres (87,120)	150	200	50			15%	1,100

Wylie

SF-10	10,000	75'	100'	25'	10'	25'	45%	2,400
SF-20	20,000	100'	150'	30'	15'	30'		2,600
Estate	1 acre (43,560)	100'	200'	50'	20'	50'		1,900
Agriculture	2 acres (87,120)	200'	300'					3,000

Exhibit A

City	Residential Zoning Districts	Lot Size	Lot Width	Lot Depth	Front Yard	Side Yard	Rear Yard	Max. Lot Coverage	Min. Building Size
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Sachse

R-10	10,000	70' at Bldg Line / 40' at R.O.W.	N/A	90'	10% of the lot width	25' or 20% of the lot depth (whichever is smaller)	35%
R-12	12,000	80' at Bldg Line / 50' at R.O.W.		40' / 50' max			
R-15	15,000	100' at Bldg Line / 50' at R.O.W.		30' / 40' max			
R-39	39,000	130' at Bldg Line / 100' at R.O.W.		25' / 40' max			

Frisco

SF-7	7,000	60'	100'	25'	7'	20'	45%	800
SF-8.5	8,500	70'	100'		7'			
SF-10	10,000	80'	100'	30'	10'	25'	40%	
SF-12	12,500	90'	120'	20'	15'		30%	
SF-16	16,000	90'	140'	40'	15'		20%	
RE	1 acre (43,560)	150'	200'		15'		N/A	
Agriculture	2 acres (87,120)	150'	250'		20'		N/A	

Exhibit A

City	Residential Zoning Districts	Lot Size	Lot Width	Lot Depth	Front Yard	Side Yard	Rear Yard	Max. Lot Coverage	Min. Building Size
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Plano

SF-6	6,000	55'	100'	25'	6'	10'	45%	800
SF-7	7,000	65'	100'	30'	6.5			
SF-9	9,000	75'	100'	30'	7.5			
SF-20	20,000	100'	150'	35'	10'		25% plus 10% for	
Estate	1 acre (43,560)	150'	250'	50'	25'		20% plus 10% for	
Agriculture	85,000	150'	150'	40'	15'		accessory	

Celina

Form Base Code	Maximum Overall Density = 3.5 units/acre (12,446 sq.ft.)	35' at building line.		40' total (front & rear - minimum 10')	5'	see "front"		1,200
	Min. 3 lot sizes (small, medium, large) - min. 15% large and max. 50% small	A min. of 10' in width variation is required between lot sizes						

