

The Planning and Zoning Commission of the City of Anna will hold a meeting at 7:00 p.m. on Tuesday, September 7, 2021, at the Anna City Hall located at 111 N. 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 September 3, 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 August 2, 2021 Planning & Zoning Commission Meeting.
6. Consider/Discuss/Action on a recommendation regarding the CR289 Addition, Block A, Lot 1, Development Plat. Applicant: Alexander Bastida
7. Consider/Discuss/Action on a recommendation regarding the Wann Estate Development Plat, Block A, Lot 1, Development Plat. Applicant: Daniel Wann
8. Consider/Discuss/Action on a recommendation regarding the Seekamp Estate Development Plat, Block A, Lot 1, Development Plat. Applicant: Joshua Seekamp
9. Consider/Discuss/Action on a recommendation regarding the 455/75 Business Addition, Block A, Lots 1R, 4, & 5, Replat. Applicant: Anna Eagle Realty, LP
10. Consider/Discuss/Action on a recommendation regarding the 455/75 Business Addition, Block A, Lot 1R, Revised Site Plan. Applicant: Anna Eagle Realty, LP
11. Consider/Discuss/Action on a recommendation regarding the Anacapri, Phase 1A, Final Plat. Applicant: Megatel Homes, LLC

12. Consider/Discuss/Action on a recommendation regarding the Anacapri, Phase 1B, Final Plat. Applicant: Megatel Homes, LLC
13. Consider/Discuss/Action on a recommendation regarding the Anna Crossing, Phase 1C, Final Plat. Applicant: Anna Crossing 40PGE, LTD
14. Consider/Discuss/Action on a recommendation regarding the Ferguson-White Addition, Block A, Lots 1, 2 & 3, Preliminary Plat. Applicant: Lamar National Bank
15. Consider/Discuss/Action on a recommendation regarding the Victoria Falls Center Addition, Block A, Lots 1R & 5R, Replat. Applicant: RR-LI Enterprises, LP
16. Consider/Discuss/Action on a recommendation regarding the Victoria Falls Center Addition, Block A, Lot 5R, Site Plan. Applicant: RR-LI Enterprises, LP
17. Consider/Discuss/Action on a recommendation regarding the Cedar Ridge Estates (formerly known as CR 427 Tract), Preliminary Plat. Applicant: Tex Properties Group LLC

Items for Individual Consideration

18. Consider/Discuss/Action on a recommendation regarding the Quail Creek Run Place, Phase 2, Preliminary Replat. Applicant: Lan Qi.
19. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding the Anacapri, Phase 1C, Replat. Applicant: Megatel Homes, LLC.
20. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation regarding the Camden Parc in Anna, Phase 5, Replat. Applicant: Anna 190, LLC
21. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to rezone 2.5± acres located at the southwest corner of State Highway 121 and Farm-to-Market Road 2862 from Single-Family – Large Lot (SF-E) to General Commercial (C-2) for a department store on one lot. Applicant: Westminster 121 Associates

B) Consider/Discuss/Action on a recommendation regarding the Vaquero DG Westminster, Block A, Lot 1, Preliminary Plat.
22. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to rezone 8.3± acres located at the northeast corner of E Foster Crossing and Vail Lane from Planned Development-General Commercial (PD-C-2) (Ord. No. 787-2018) to Planned Development-Multiple-Family - High Density (PD-MF-2) to allow for multiple-family residences on one lot. Applicant: East Foster Crossing, LLC

B) Consider/Discuss/Action on a recommendation regarding the Anna Crossing Phase 1C Addition, Block G, Lot 1, Concept Plan.
23. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to rezone 9.9± acres located at the northeast corner of Finley Boulevard and Florence Way from Planned Development-General Commercial/Multiple-Family – High Density (PD-C-2/MF-2) (Ord. No. 129-2004) to Planned Development-Multiple-Family- High Density (PD-MF-2)

with modified development standards for retirement housing on one lot. Applicant: Anna Town Center Mixed Use, LLC

B) Consider/Discuss/Action on a recommendation regarding the Parmore Addition, Block A, Lot 1, Concept Plan.

C) Consider/Discuss/Action on a recommendation regarding the Parmore Addition, Block A, Lot 1, Preliminary Plat.

24. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to rezone 13.4± acres located at the southwest corner of Finley Boulevard and Florence Way from Planned Development-General Commercial/Multiple-Family – High Density (PD-C-2/MF-2) (Ord. No. 129-2004) to Planned Development-Multiple-Family- High Density (PD-MF-2) with modified development standards for multiple-family residences on one lot. Applicant: Anna Town Center Mixed Use, LLC

B) Consider/Discuss/Action on a recommendation regarding The Grand at Anna Town Square, Block A, Lot 1, Concept Plan.

Adjourn

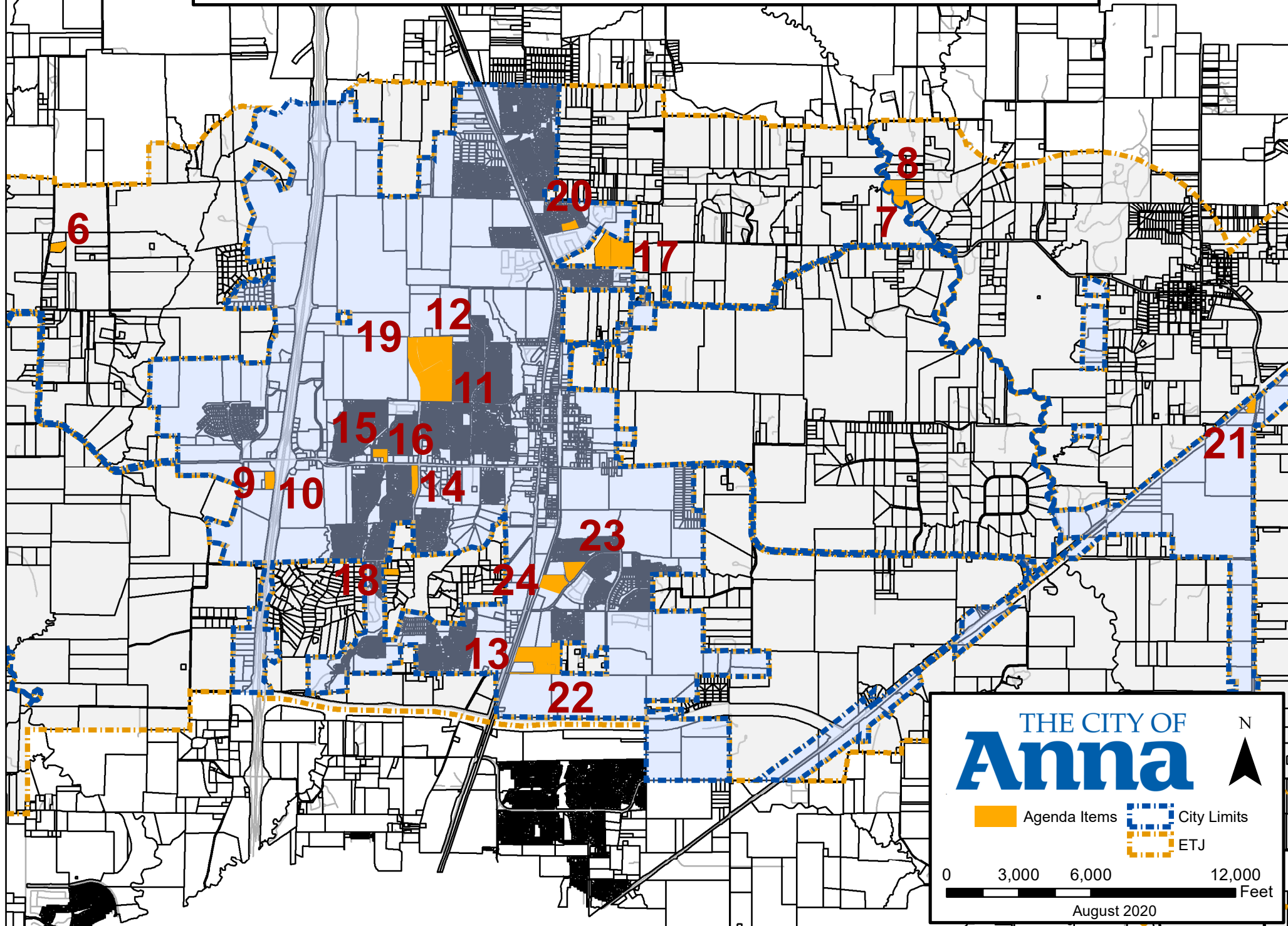
This is to certify that I, Lauren Mecke, Planning Manager, verify that this agenda was posted at a place readily accessible to the public at the Anna City Hall and on the City Hall bulletin board at or before 7:00 p.m. September 3, 2021.



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.

September 7, 2021 Planning & Zoning Commission



THE CITY OF
Anna

Agenda Items City Limits ETJ

0 3,000 6,000 12,000 Feet

August 2020

**MINUTES
PLANNING AND ZONING COMMISSION
AUGUST 2, 2021**

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on August 2, 2021, at the City Hall located at 111 N Powell Parkway, to consider the following items.

1. Call to Order and Establishment of Quorum

The meeting was called to order at 7:01 pm.

Commissioners present were Chairman Alonzo Tutson, Latoya Grady, Brent Nick Rubits, and Paul Wenzel. Commissioners were absent Dennis Ogan, Donald Henke, and Brent Thomas. Staff present was Ross Altobelli and Lauren Mecke.

2. Invocation and Pledge of Allegiance

Chairman Tutson 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.

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

Debra Pontious, 411 N Interurban St, spoke of concerns she and her neighbor have regarding the possible widening of Hackberry Dr, east of Highway 5, and how it will affect their properties.

Ross Altobelli, Director of Development Services, advised that he would provide Ms. Pontious with the contact information for Mr. Greg Peters, Director of Public Works, and provide more specific information as it pertains to the future widening of Hackberry Dr.

4. Location Map

Consent Items

A motion was made by Commissioner Grady, seconded by Commissioner Wenzel to recommend approval of consent items 5 through 7. The vote was unanimous.

5. Consider/Discuss/Action to approve minutes of the July 6, 2021 Planning & Zoning Commission Meeting.

6. Consider/Discuss/Action on a recommendation regarding the Villages of Hurricane Creek – North, Revised Preliminary Plat. Applicant: MM Anna 325, LLC.

7. Consider/Discuss/Action on a recommendation regarding the One Anna Two Addition, Block A, Lots 3R & 4, Preliminary Replat. Applicant: Dr. Richard Jelsma.

Items for Individual Consideration

8. Consider/Discuss/Action on a request to reduce the minimum 20-foot landscape buffer requirement and on a recommendation regarding the Willow Creek Addition, Phase 1B, Block G, Lot 1, Site Plan. Applicant: Marcus Property Company, LLC.

Mr. Altobelli gave a brief presentation.

Chairman Tutson expressed concerns regarding the number of requests to veer from the required landscaping buffer. Chairman Tutson also asked if staff foresees there to be a number of variances requested as it pertains to the 20-foot minimum landscape buffer and asked if staff should make amendments to the Zoning Ordinance regulations.

Mr. Altobelli and Ms. Mecke advised the Commission that they do not foresee this to be a reoccurring request and provided some examples of different types of lots that would have these specific types of requests.

A motion was made by Commissioner Rubits, seconded by Commissioner Grady to recommend approval of the 20-foot landscape buffer reduction. The vote was unanimous.

9. Consider/Discuss/Action on a request to reduce the minimum 20-foot landscape buffer requirement and on a recommendation regarding the Hometown Liquor Addition, Block A, Lot 1, Site Plan. Applicant: Hometown Liquor.

Ms. Mecke gave a brief presentation.

Chairman Tutson asked if any adjacent residents were provided notices regarding the request.

Ms. Mecke advised the Commission that this was not a public hearing and public notices were not necessary.

A motion was made by Chairman Tutson, seconded by Commissioner Rubits to recommend approval of the 20-foot landscape buffer reduction. The vote was unanimous.

10. Consider/Discuss/Action on a recommendation regarding the Quail Creek Run Place, Phase 2, Preliminary Replat. Applicant: Lan Qi.

Ms. Mecke advised the Commission that the applicant was not ready to proceed forward and requested a 30-day extension.

A motion was made by Commissioner Rubits, seconded by Commissioner Wenzel to recommend approval of the 30-day extension. The vote was unanimous.

11. A) Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to amend Ordinance No. 323-2007 and rezone 205± acres consisting of multiple tracts of land generally located at the northeast, southeast, and southwest corners of future Leonard Avenue (CR 422) and E Foster Crossing (CR 421) **from** Planned Development-Single-Family Residence (SF-60)/Restricted Commercial (C-1) with modified development standards **to** Planned Development-Single-Family Residence (SF-60)/Townhome District (SF-TH)/Multiple-Family Residential – High Density (MF-2)/Restricted Commercial (C-2)/Light Industrial District (I-1) with modified standards. Applicant: Harland Properties, Inc.

Ms. Mecke gave a brief presentation.

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

Thomas Meurer, Senior Planner, LJA Engineering gave a brief presentation.

Chairman Tutson and Commissioner Grady expressed their appreciation for the added amenities and features included in the development.

The Public Hearing was closed at 7:28 p.m.

A motion was made by Commissioner Rubits, seconded by Commissioner Wenzel to recommend approval of the Planned Development with modified development standards. The vote was unanimous.

B) Consider/Discuss/Action on a recommendation regarding a new concept plan for a portion of the Anna Ranch Planned Development, Concept Plan.

A motion was made by Chairman Tutson, seconded by Commissioner Grady to recommend approval of the concept plan. The vote was unanimous.

12. Consider/Discuss a recommendation to amend Article 9.04 Zoning Ordinance and related sections of the Development Regulations pertaining to new single-family residential districts.

Mr. Altobelli gave a brief presentation.

Chairman Tutson and Commissioner Grady expressed appreciation for staff's initiative and hard work towards the overall vision and goals for the City of Anna.

A motion was made by Chairman Tutson, seconded by Commissioner Rubits to recommend approval of amending various sections of the Development Regulations as it pertains to new single-family residential districts. The vote was unanimous.

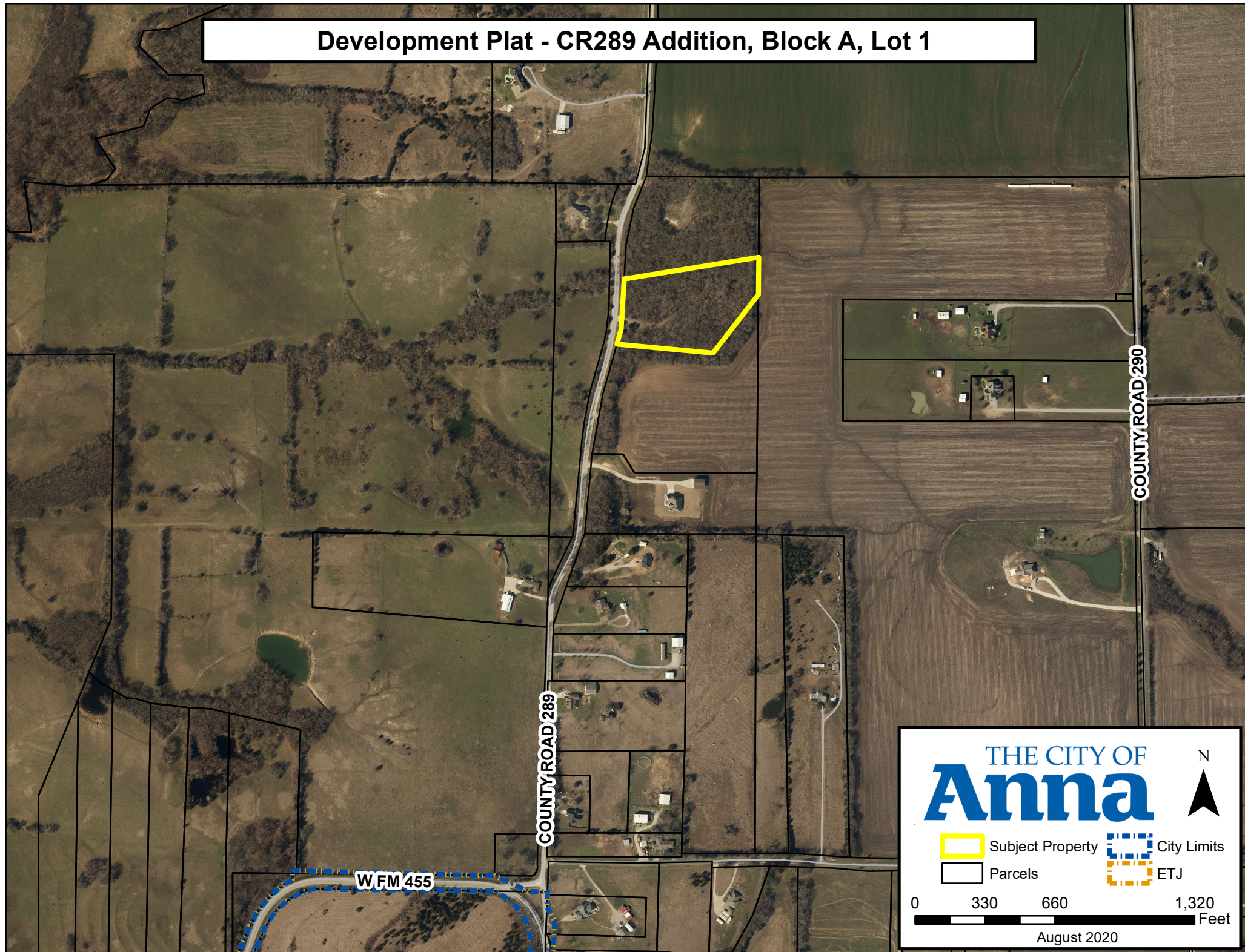
Adjourn

A motion was made by Commissioner Rubits, seconded by Commissioner Grady to adjourn the meeting. The vote was unanimous. The meeting adjourned at 7:40 pm.

Alonzo Tutson
Planning and Zoning Commission Chairman

ATTEST:

Development Plat - CR289 Addition, Block A, Lot 1



THE CITY OF

Anna

N

Subject Property

City Limits

Parcels

ETJ

0 330 660 1,320 Feet

August 2020

CITY OF ANNA

Planning & Zoning Commission

September 7, 2021

Development Plat: CR289 Addition, Block A, Lot 1

Applicant: Alexander Bastida

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the CR289 Addition, Block A, Lot 1, Development Plat.

SUMMARY:

Single-Family dwelling, detached on one lot on 5.0± acres located on the east side of County Road 289, 2,479± feet north of County Road 290. Located within the extraterritorial jurisdiction (ETJ).

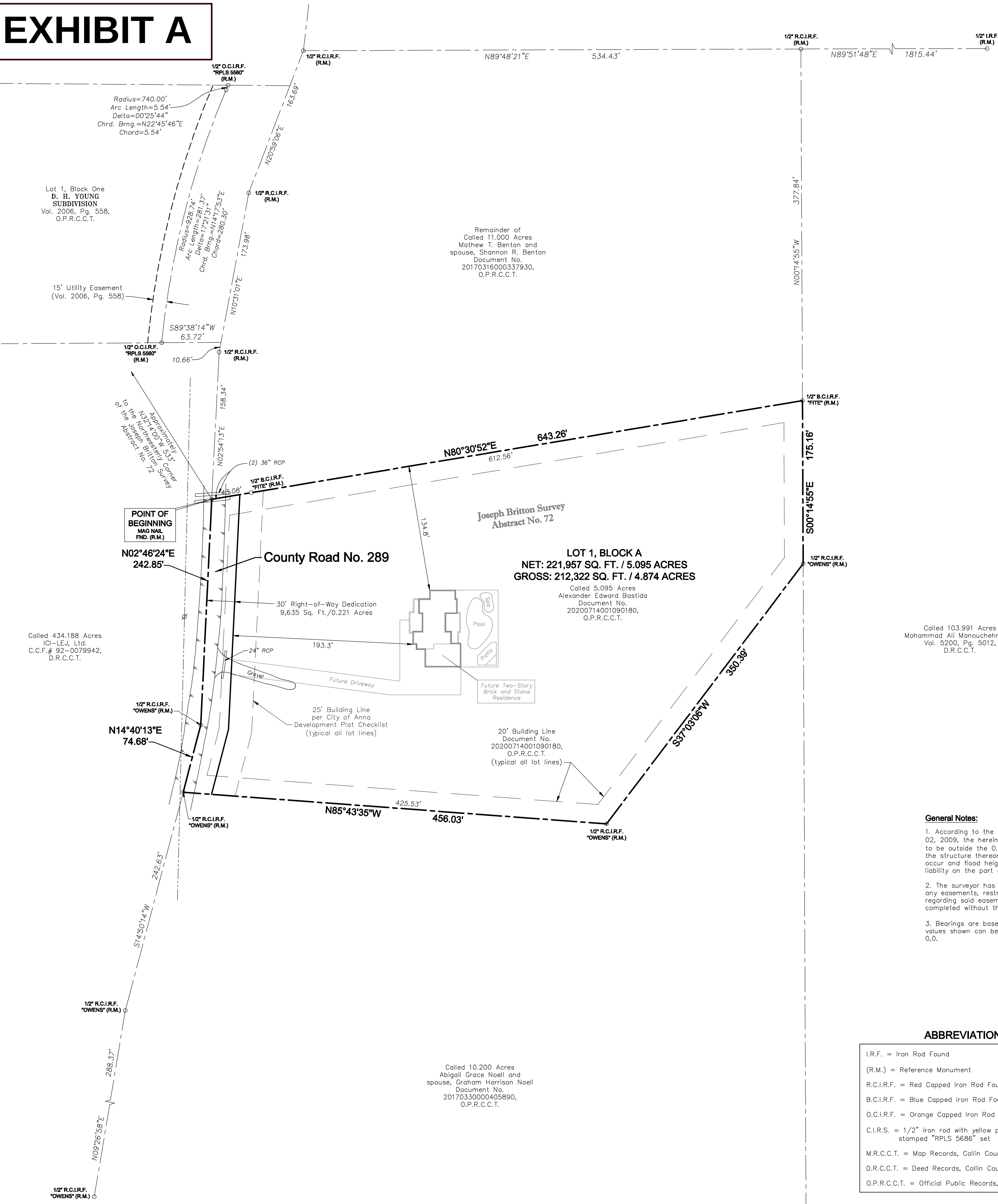
RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Locator
Exhibit

EXHIBIT A



METES AND BOUNDS DESCRIPTION:

Being a tract of land, situated in the Joseph Britton Survey, Abstract No. 72, in the Extraterritorial Jurisdiction of the City of Anna, Collin County, Texas, and being all of that called 5.095 acre tract of land, described by deed to Alexander Edward Britton, as recorded under Document No. 20200714001090180, 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 map nail found in County Road No. 289, being the northwesterly corner of said 5.095 acre tract, same being the southwesterly corner of the remainder of that called 11.000 acre tract of land, described by deed to Matthew T. Benton and spouse, Shannon R. Benton, as recorded under Document No. 20170316000337930, O.P.R.C.C.T.;

THENCE North 80°30'52" East, along the northerly line of said 5.095 acre tract, same being the southerly line of the remainder of said 11.000 acre tract, passing a 1/2" blue capped iron rod stamped "FITE" found for reference, at a distance of 43.08', and continuing in all, a total distance of 643.26' to a 1/2" blue capped iron rod stamped "FITE" found for the northeasterly corner of said 5.095 acre tract, same being the southeasterly corner of the remainder of said 11.000 acre tract, said corner also being in the westerly line of a called 103.991 acre tract of land, described by deed to Mohammad Ali Manouchehrpour, as recorded in Volume 5200, Page 5012, of the Deed Records, Collin County, Texas (D.R.C.C.T.);

THENCE South 00°14'55" East, along the common line between said 5.095 acre and said 103.991 acre tract, a distance of 175.16' to a 1/2" red capped iron rod stamped "OWENS" found for the most easterly southeast corner of said 5.095 acre tract, same being the most northerly corner of a called 10.200 acre tract, described by deed to Abigail Grace Noell and spouse, Graham Harrison Noell, as recorded under Document No. 20170330000405890, O.P.R.C.C.T.;

THENCE along the common line between said 5.095 acre tract and said 10.200 acre tract, the following (2) two courses and distances:

South 37°03'06" West, a distance of 350.39' to a 1/2" red capped iron rod stamped "OWENS" found for an angle point;

North 85°43'35" West, a distance of 456.03' to a 1/2" red capped iron rod stamped "OWENS" found for the southwesterly corner of said 5.095 acre tract, same being the northwesterly corner of said 10.200 acre tract, said corner also being in County Road No. 289;

THENCE in a northerly direction, along said County Road No. 289, same being the westerly line of said 5.095 acre tract, the following (2) two courses and distances:

North 14°40'13" East, a distance of 74.68' to a 1/2" red capped iron rod stamped "OWENS" found for an angle point;

North 02°46'24" East, a distance of 242.85' to the **POINT OF BEGINNING** and containing 221,957 square feet or 5.095 acres of land, more or less.

CERTIFICATE OF APPROVAL

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

Mayor

City Secretary

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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DODUCMENT.

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

STATE OF TEXAS COUNTY OF COLLIN

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

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

NOTARY PUBLIC in and for the State of Texas

SYMBOLS LEGEND

✕	Wire Fence	WV	Water Valve
W	Wood Fence	WM	Water Meter
CL	Chain Link Fence	FD	Fire Hydrant
CON	Concrete	ICV	Irrigation Control Valve
ASP	Asphalt	SC	Sanitary Sewer Cleanout
LS	Light Standard	SSM	Sanitary Sewer Manhole
GA	Guy Wire/Anchor	SDM	Storm Drain Manhole
UP	Utility Pole	GM	Gas Meter
OW	Overhead Wires	GV	Gas Valve

ABBREVIATIONS

I.R.F.	= Iron Rod Found
(R.M.)	= Reference Monument
R.C.I.R.F.	= Red Capped Iron Rod Found
B.C.I.R.F.	= Blue Capped Iron Rod Found
O.C.I.R.F.	= Orange 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: 07/12/2021 SCALE: 1" = 60' DRAWN BY: C.S.H. CHK'D BY: M.B.A. JOB NO.: 2021-0076

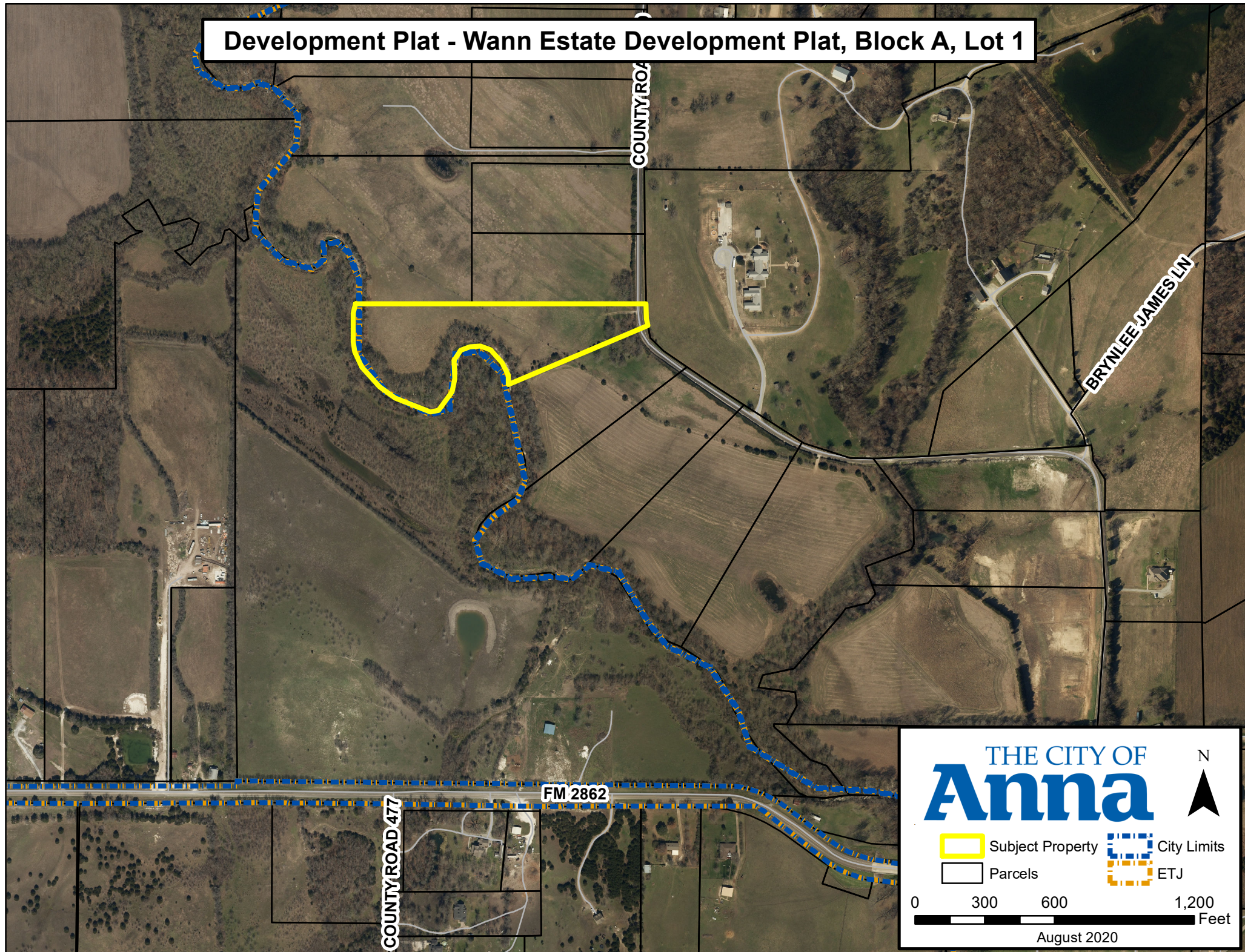
DEVELOPMENT PLAT CR289 ADDITION LOT 1, BLOCK A

Jospeh Britton Survey,
Abstract No. 72
City of Anna ETJ
Collin County, Texas
Preparation Date: July 12, 2021
Scale: 1" = 60'

Owner:
Alexander Edward Bastida
13548 NW State Highway 11
Whitewright, Texas 75491
Contact: Judy Sims
(214) 857-3416

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

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



THE CITY OF
Anna

Legend:
[Yellow Outline] Subject Property
[Black Outline] Parcels
[Blue Dashed Line] City Limits
[Orange Dashed Line] ETJ

Scale:
0 300 600 1,200 Feet

North Arrow:
N

August 2020

CITY OF ANNA

Planning & Zoning Commission

September 7, 2021

Development Plat: Wann Estate Development Plat, Block A, Lot 1

Applicant: Daniel Wann

AGENDA ITEM:

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

SUMMARY:

Single-Family dwelling, detached on one lot on 7.9± acres located on the west side of County Road 479, 3,663± feet north of Farm-to-Market Road 2862. Located within the extraterritorial jurisdiction (ETJ).

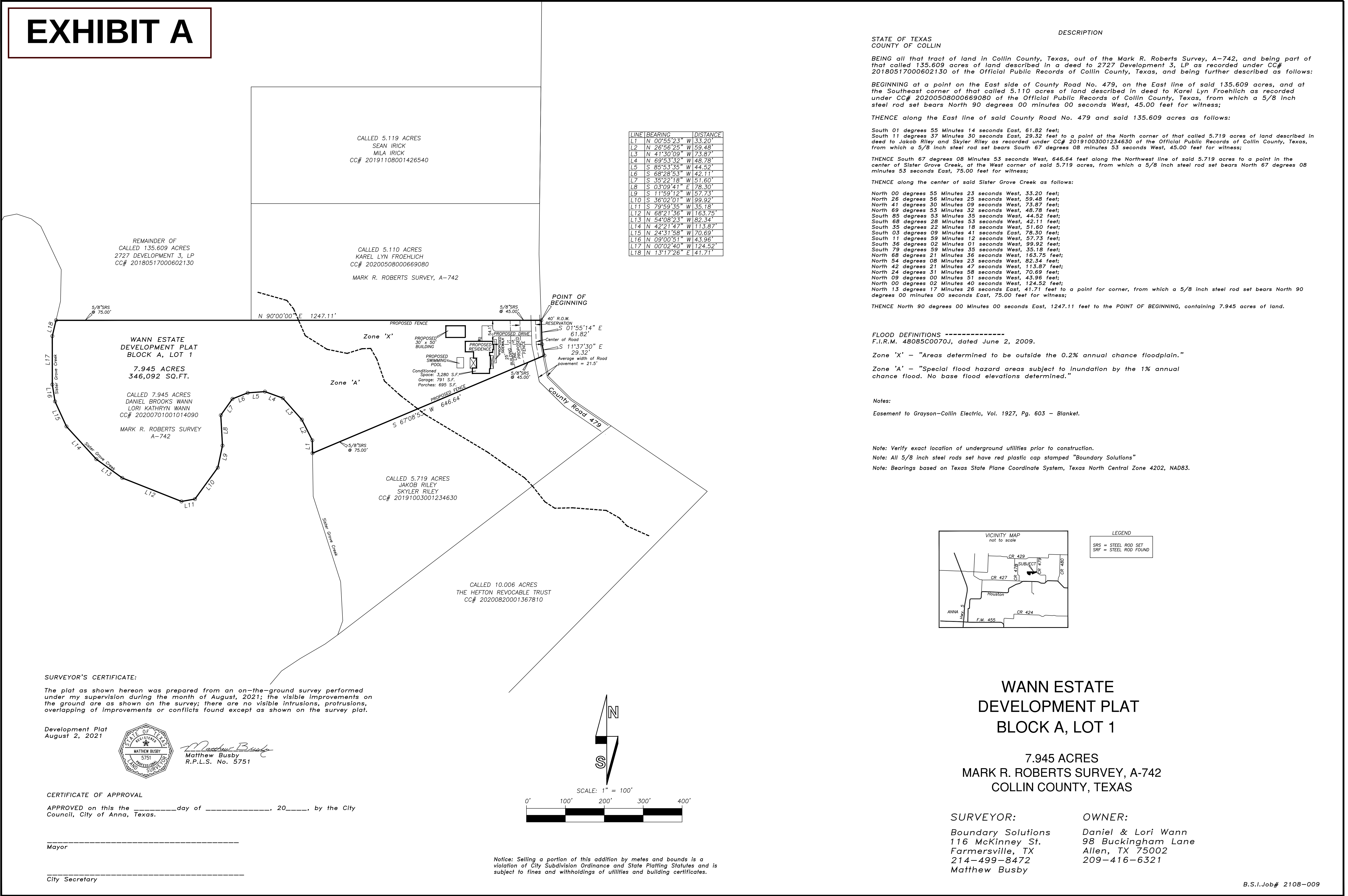
RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Locator
Exhibit

EXHIBIT A



STATE OF TEXAS
COUNTY OF COLLIN

DESCRIPTION

BEING all that tract of land in Collin County, Texas, out of the Mark R. Roberts Survey, A-742, and being part of that called 135.609 acres of land described in a deed to 2727 Development 3, LP as recorded under CC# 20180517000602130 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a point on the East side of County Road No. 479, on the East line of said 135.609 acres, and at the Southeast corner of that called 5.110 acres of land described in deed to Karel Lyn Froehlich as recorded under CC# 20200508000669080 of the Official Public Records of Collin County, Texas, from which a 5/8 inch steel rod set bears North 90 degrees 00 minutes 00 seconds West, 45.00 feet for witness;

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

South 01 degrees 55 Minutes 14 seconds East, 61.82 feet;
South 11 degrees 37 Minutes 30 seconds East, 29.32 feet to a point at the North corner of that called 5.719 acres of land described in deed to Jakob Riley and Skyler Riley as recorded under CC# 20191003001234630 of the Official Public Records of Collin County, Texas, from which a 5/8 inch steel rod set bears South 67 degrees 08 minutes 53 seconds West, 45.00 feet for witness;

THENCE South 67 degrees 08 Minutes 53 seconds West, 646.64 feet along the Northwest line of said 5.719 acres to a point in the center of Sister Grove Creek, at the West corner of said 5.719 acres, from which a 5/8 inch steel rod set bears North 67 degrees 08 minutes 53 seconds East, 75.00 feet for witness;

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

North 00 degrees 55 Minutes 23 seconds West, 33.20 feet;
North 26 degrees 56 Minutes 25 seconds West, 59.48 feet;
North 41 degrees 30 Minutes 09 seconds West, 73.87 feet;
North 69 degrees 53 Minutes 32 seconds West, 48.78 feet;
South 85 degrees 53 Minutes 35 seconds West, 44.52 feet;
South 68 degrees 28 Minutes 53 seconds West, 42.11 feet;
South 35 degrees 22 Minutes 18 seconds West, 51.60 feet;
South 03 degrees 09 Minutes 41 seconds East, 78.30 feet;
South 11 degrees 59 Minutes 12 seconds West, 57.73 feet;
South 36 degrees 02 Minutes 01 seconds West, 99.92 feet;
South 79 degrees 59 Minutes 35 seconds West, 35.18 feet;
North 68 degrees 21 Minutes 36 seconds West, 163.75 feet;
North 54 degrees 08 Minutes 23 seconds West, 82.34 feet;
North 42 degrees 21 Minutes 47 seconds West, 113.87 feet;
North 24 degrees 31 Minutes 58 seconds West, 70.69 feet;
North 09 degrees 00 Minutes 51 seconds West, 43.96 feet;
North 00 degrees 02 Minutes 40 seconds West, 124.52 feet;
North 13 degrees 17 Minutes 26 seconds East, 41.71 feet to a point for corner, from which a 5/8 inch steel rod set bears North 90 degrees 00 minutes 00 seconds East, 75.00 feet for witness;

THENCE North 90 degrees 00 Minutes 00 seconds East, 1247.11 feet to the POINT OF BEGINNING, containing 7.945 acres of land.

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

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

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

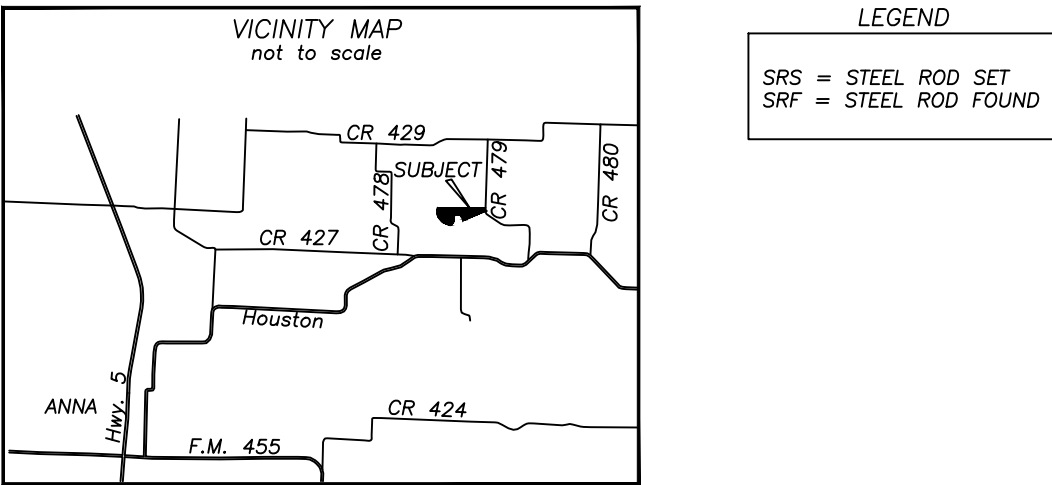
Notes:

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

Note: Verify exact location of underground utilities prior to construction.

Note: All 5/8 inch steel rods set have red plastic cap stamped "Boundary Solutions"

Note: Bearings based on Texas State Plane Coordinate System, Texas North Central Zone 4202, NAD83.



WANN ESTATE
DEVELOPMENT PLAT
BLOCK A, LOT 1

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

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

OWNER:
98 Buckingham Lane
Allen, TX 75002
209-416-6321

SURVEYOR'S CERTIFICATE:

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

Development Plat
August 2, 2021

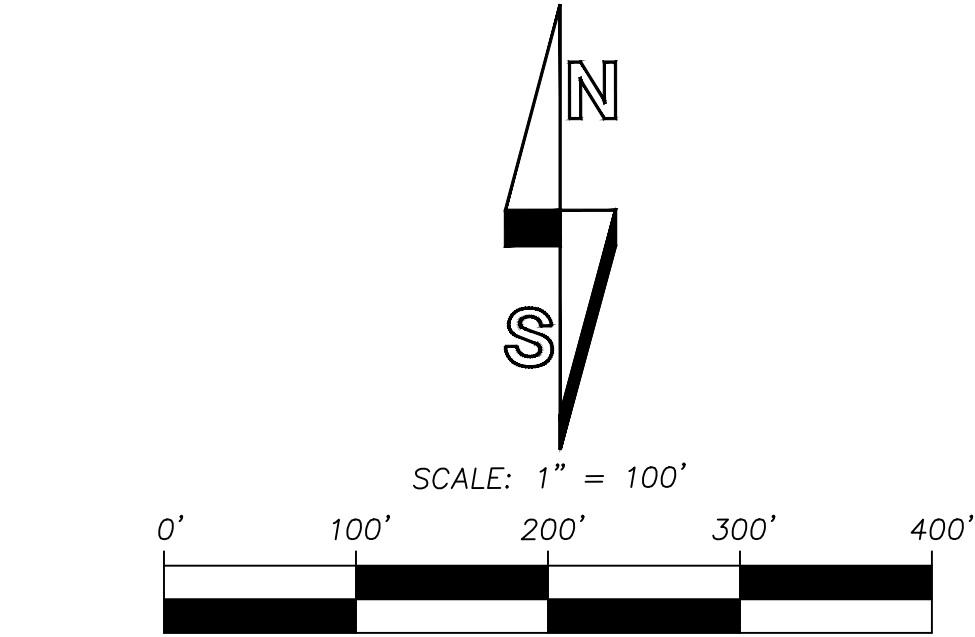
Matthew Busby
R.P.L.S. No. 5751

CERTIFICATE OF APPROVAL

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

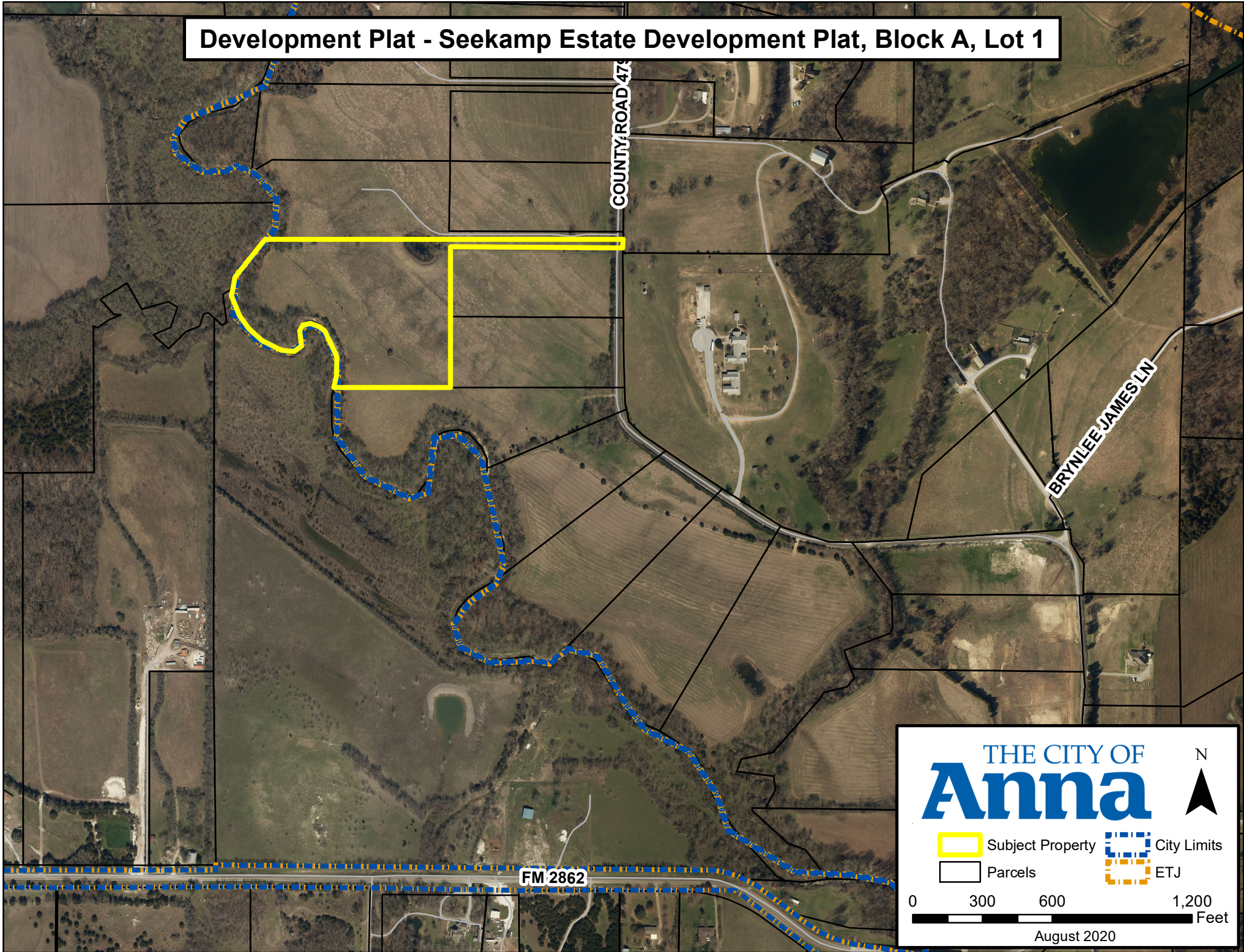
Mayor

City Secretary



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

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



THE CITY OF
Anna

Legend:
[Yellow Outline] Subject Property
[Black Outline] Parcels
[Blue Dashed Line] City Limits
[Yellow Dashed Line] ETJ

0 300 600 1,200 Feet

August 2020

CITY OF ANNA

Planning & Zoning Commission

September 7, 2021

Development Plat: Seekamp Estate Development Plat, Block A, Lot 1

Applicant: Joshua Seekamp

AGENDA ITEM:

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

SUMMARY:

Single-Family dwelling, detached on one lot on 11.7± acres located on the west side of County Road 479, 4,382± feet north of Farm-to-Market Road 2862. Located within the extraterritorial jurisdiction (ETJ).

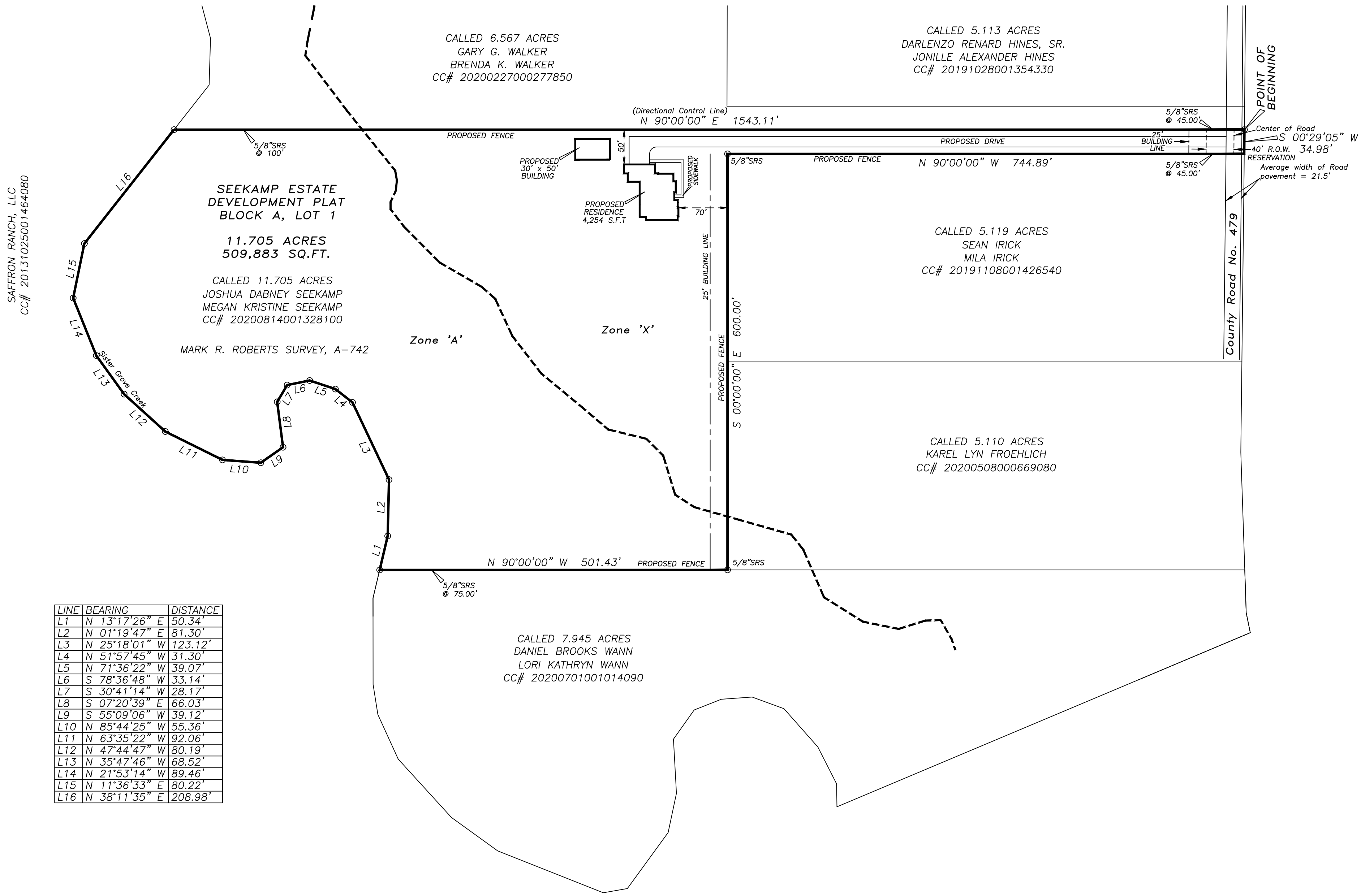
RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Locator
Exhibit

EXHIBIT A



STATE OF TEXAS
COUNTY OF COLLIN

DESCRIPTION

BEING all that tract of land in Collin County, Texas, out of the Mark R. Roberts Survey, A-742, and being all of that called 11.705 acres of land described in a deed to Joshua Dabney Seekamp and Megan Kristine Seekamp as recorded under CC# 20200814001328100 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a point on the East side of County Road No. 479, at the Northeast corner of said 11.705 acres, and at the Southeast corner of that called 6.567 acres of land described in deed to Gary G. Walker and Brenda K. Walker as recorded under CC# 20200227000277850 of the Official Public Records of Collin County, Texas, from which a 5/8 inch steel rod set bears North 90 degrees 00 minutes 00 seconds West, 45.00 feet for witness;

THENCE South 00 degrees 29 Minutes 05 seconds West, 34.98 feet along the East side of said County Road No. 479 to a point at the Northeast corner of that called 5.119 acres of land described in deed to Sean Irick and Mila Irick as recorded under CC# 20191108001426540 of the Official Public Records of Collin County, Texas, from which a 5/8 inch steel rod set bears North 90 degrees 00 minutes 00 seconds West, 45.00 feet for witness;

THENCE North 90 degrees 00 Minutes 00 seconds West, 744.89 feet along the North line of said 5.119 acres to a 5/8 inch steel rod set at the Northwest corner of said 5.119 acres;

THENCE South 00 degrees 00 Minutes 00 seconds East, 600.00 feet to a 5/8 inch steel rod set on the North line of that called 7.945 acres of land described in deed to Daniel Brooks Wann and Lori Kathryn Wann as recorded under CC# 20200701001014090 of the Official Public Records of Collin County, Texas, and at the Southwest corner of that called 5.110 acres of land described in deed to Karel Lyn Froehlich as recorded under CC# 20200508000669080 of the Official Public Records of Collin County, Texas;

THENCE North 90 degrees 00 Minutes 00 seconds West, 501.43 feet along the North line of said 7.945 acres to a point in the center of Sister Grove Creek, at the Northwest corner of said 7.945 acres, from which a 5/8 inch steel rod set bears North 90 degrees 00 minutes 00 seconds East, 75.00 feet for witness;

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

North 13 degrees 17 Minutes 26 seconds East, 50.34 feet;
North 01 degrees 19 Minutes 47 seconds East, 81.30 feet;
North 25 degrees 18 Minutes 01 seconds West, 123.12 feet;
North 51 degrees 57 Minutes 45 seconds West, 31.30 feet;
North 71 degrees 36 Minutes 22 seconds West, 39.07 feet;
South 78 degrees 36 Minutes 48 seconds West, 33.14 feet;
South 30 degrees 41 Minutes 14 seconds West, 28.17 feet;
South 07 degrees 20 Minutes 39 seconds East, 68.03 feet;
South 55 degrees 09 Minutes 06 seconds West, 39.12 feet;
North 85 degrees 44 Minutes 25 seconds West, 55.36 feet;
North 63 degrees 35 Minutes 22 seconds West, 92.06 feet;
North 47 degrees 44 Minutes 47 seconds West, 80.19 feet;
North 35 degrees 47 Minutes 46 seconds West, 68.52 feet;
North 21 degrees 53 Minutes 14 seconds West, 89.46 feet;
North 11 degrees 36 Minutes 33 seconds East, 80.22 feet;
North 38 degrees 11 Minutes 35 seconds East, 208.98 feet to a point at the Southwest corner of said Walker tract, from which a 5/8 inch steel rod set bears North 90 degrees 00 minutes 00 seconds East, 100.00 feet for witness;

THENCE North 90 degrees 00 Minutes 00 seconds East, 1543.11 feet along the South line of said Walker tract to the POINT OF BEGINNING, containing 11.705 acres of land.

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

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

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

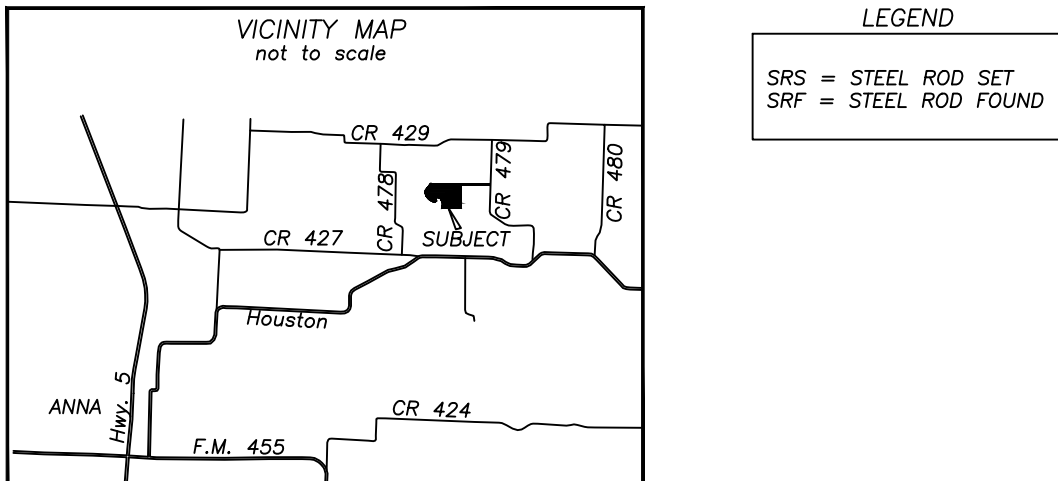
Notes:

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

Note: Verify exact location of underground utilities prior to construction.

Note: All 5/8 inch steel rods set have red plastic cap stamped "Boundary Solutions"

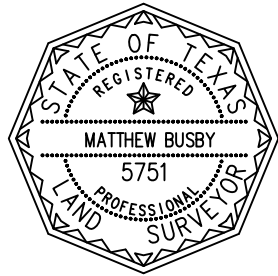
Note: Bearings based on Texas State Plane Coordinate System, Texas North Central Zone 4202, NAD83.



SURVEYOR'S CERTIFICATE:

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

Development Plat
August 19, 2021



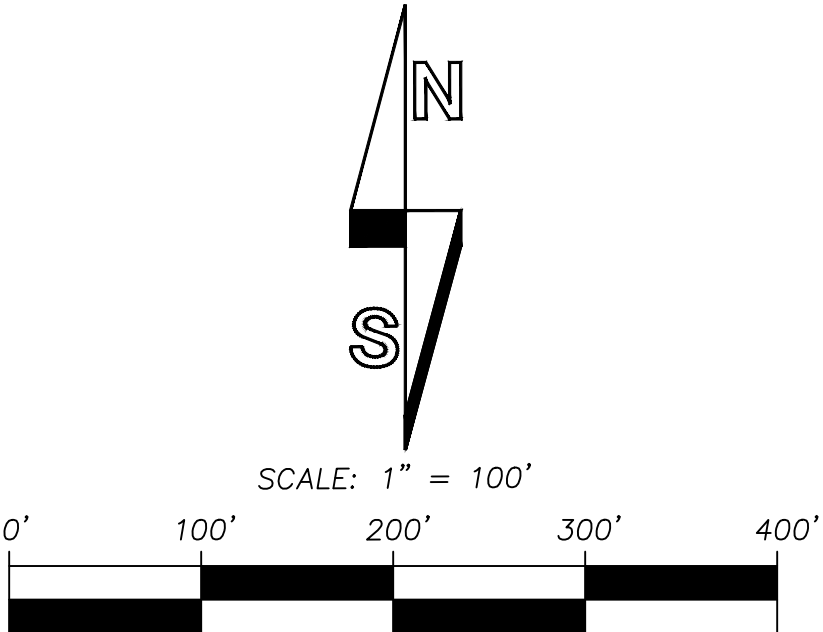
Matthew Busby
Matthew Busby
R.P.L.S. No. 5751

CERTIFICATE OF APPROVAL

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

Mayor

City Secretary



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

SEEKAMP ESTATE
DEVELOPMENT PLAT
BLOCK A, LOT 1

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

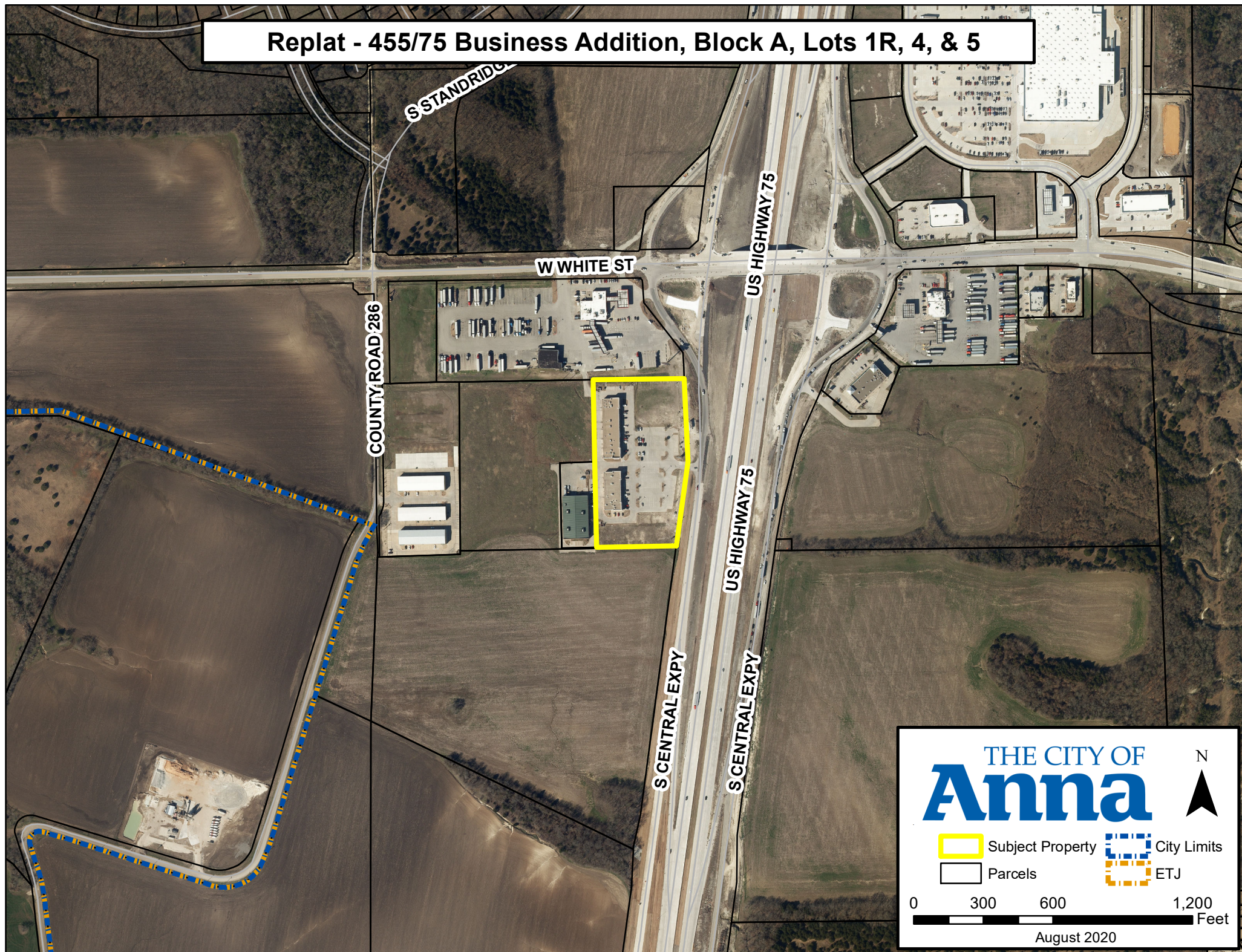
SURVEYOR:

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

OWNER:

Joshua & Megan
Seekamp
3710 Kendall
Melissa, TX 75454
210-913-9402

Replat - 455/75 Business Addition, Block A, Lots 1R, 4, & 5



THE CITY OF
Anna

Legend:

- Subject Property
- City Limits
- Parcels
- ETJ

Scale: 0 300 600 1,200 Feet

August 2020

CITY OF ANNA

Planning & Zoning Commission

September 7, 2021

Replat: 455/75 Business Addition, Block A, Lots 1R, 4 & 5

Applicant: Anna Eagle Realty, LP

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the 455/75 Business Addition, Block A, Lots 1R, 4 & 5, Replat.

SUMMARY:

Shopping Center on one lot and two vacant lots on 6.2± acres located on the west side of South Central Expressway, 460± feet south of W. White Street. Zoned: General Commercial (C-2).

The purpose of the replat is to divide Lot 1 into three lots and dedicate easements necessary for development of Lots 4 and 5.

RECOMMENDATION:

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

ATTACHMENTS:

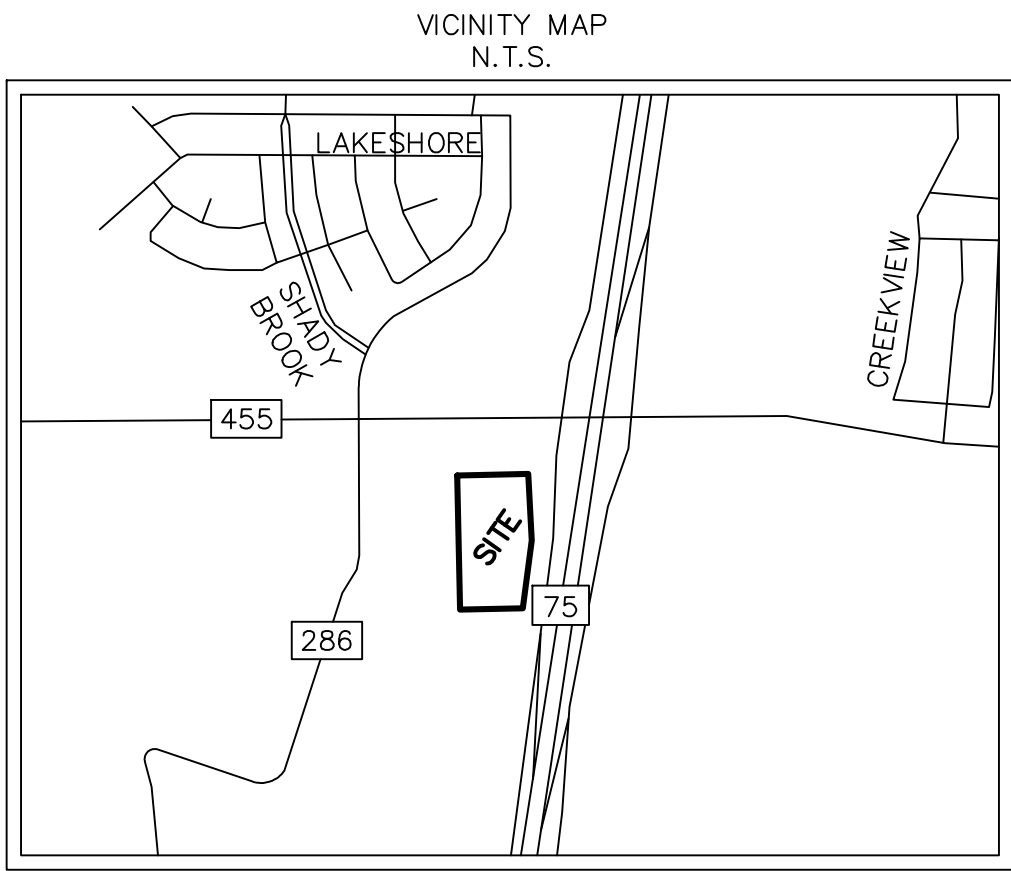
Locator

Exhibit

EXHIBIT A

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.28'	25.00'	90°00'54"	S 46°15'17" E	35.36'
C2	47.13'	30.00'	90°00'36"	S 43°47'30" W	42.43'
C3	47.13'	30.00'	90°00'00"	N 46°12'30" W	42.43'
C4	33.64'	30.00'	64°14'32"	N 30°53'28" E	31.90'
C5	47.13'	30.00'	90°00'18"	N 46°16'52" W	42.43'
C6	47.12'	30.00'	90°00'00"	S 43°47'30" E	42.43'
C7	47.13'	30.00'	90°00'17"	S 46°12'39" E	42.43'
C8	39.20'	25.00'	89°49'53"	S 43°47'30" W	35.30'
C9	42.51'	30.00'	81°11'02"	S 41°48'07" E	39.04'
C10	47.12'	30.00'	90°00'00"	S 52°36'16" W	42.43'
C11	51.37'	30.00'	98°06'32"	N 41°26'37" W	45.32'
C12	30.76'	20.00'	88°08'03"	S 42°51'38" W	27.82'
C13	15.59'	30.00'	29°45'55"	S 76°19'51" E	15.41'
C14	31.42'	20.00'	90°00'00"	S 46°12'30" E	28.28'
C15	47.12'	30.00'	90°00'00"	N 43°47'30" E	42.43'

EASEMENT LINE TABLE			EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 88°47'30" E	19.26'	L26	S 01°12'30" E	286.00'
L2	S 01°12'30" E	13.53'	L27	N 88°47'30" E	91.83'
L3	N 88°47'30" E	16.29'	L28	N 01°12'30" W	306.02'
L4	N 01°12'30" W	13.53'	L29	N 88°47'30" E	24.00'
L5	S 88°30'29" W	10.05'	L30	S 01°12'30" E	208.05'
L6	S 88°47'30" W	53.00'	L31	S 88°48'04" W	12.83'
L7	N 01°12'30" W	154.00'	L32	S 88°47'30" W	117.00'
L8	N 88°47'30" E	71.03'	L33	N 01°12'30" W	20.00'
L9	S 88°47'30" W	58.00'	L34	N 88°47'30" E	117.00'
L10	N 01°12'30" W	222.00'	L35	S 01°12'30" E	20.00'
L11	N 88°47'30" E	53.00'	L36	N 07°39'19" E	103.03'
L12	S 01°12'30" E	227.00'	L37	S 88°47'30" W	183.81'
L13	S 88°47'30" W	39.99'	L38	N 01°12'30" W	15.00'
L14	S 01°12'30" E	311.98'	L39	N 88°47'30" E	164.76'
L15	S 82°23'44" E	26.90'	L40	S 07°39'19" W	15.18'
L16	S 03°11'45" E	12.23'	L41	N 88°47'30" E	24.25'
L17	S 01°12'30" E	156.04'	L42	N 00°49'10" W	10.00'
L18	S 07°39'19" W	14.98'	L43	N 88°47'30" E	10.00'
L19	S 82°23'44" W	27.52'	L44	S 00°49'10" E	10.00'
L20	S 88°47'30" W	24.29'	L45	S 01°11'43" E	144.91'
L21	N 07°36'16" E	323.09'	L46	S 61°11'59" E	86.57'
L22	S 88°47'30" W	80.50'	L47	S 28°48'01" W	15.00'
L23	S 01°12'30" E	217.00'	L48	N 61°11'59" W	77.91'
L24	S 01°12'30" E	26.06'	L49	N 01°12'30" W	17.32'
L25	N 88°47'30" E	160.11'	L50	S 01°12'30" E	123.28'
			L51	N 88°30'29" E	10.00'
			L52	S 01°29'31" E	10.00'



OWNER'S DEDICATION

STATE OF TEXAS)
COUNTY OF COLLIN)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **ANNA EAGLE RETAIL, L.P.** is the owner of the above describe property and does hereby adopt this plat designating the herein above described property as **455 / 75 BUSINESS ADDITION, BLOCK A, LOTS 1R, 4 & 5**, an addition to the City of Anna, Collin County, Texas, and does hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon; the easements, as shown, for mutual use and accommodating of the City of Anna and all public utilities desiring to use or using same. all and any public utility and the City of Anna shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths which in any way, endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements' and the City of Anna and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of its 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, Texas.

ANNA EAGLE RETAIL, L.P.
By: Michael Hershman

Date: _____

STATE OF TEXAS)
COUNTY OF COLLIN)

WHEREAS, ANNA EAGLE RETAIL, L.P. is the owner of a tract of land located in the City of Anna, Collin County, Texas, being all that certain 6.213 acre tract of land situated in the Thomas Rattan Survey, Abstract Number 782, City of Anna, Collin County, Texas, and being part of that certain called 6.6864 acre tract described in deed to Anna Eagle Retail, L.P., as recorded in Instrument Number 20060918001341450, Official Public Records, Collin County, Texas, and being a portion of Block A, Lot 1, 455 / 75 Business Addition, an addition to the City of Anna, Collin County, Texas, according to the plat thereof recorded in Volume 2006, Page 689, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 3-1/4 inch TXDOT monument found for the northeast corner of the herein described tract, same being in the north line of said Lot 1, same being in the south line of Block A, Lot 1-R-1, Replat of AFFI Addition, an addition to the City of Anna, Collin County, Texas, according to the plat thereof recorded in Volume 2012, Page 17, Official Public Records, Collin County, Texas, same being the northwest corner of Parcel 54A to The State of Texas, by deed recorded in Document Number 20170511000607420, Official Public Records, Collin County, Texas, same being in the west right-of-way line of South Bound Frontage Road of U.S. Highway 75 (variable width right-of-way);

THENCE through the interior of said Lot 1 and along the west right-of-way line of said U.S. Highway 75 as follows:
South 03 deg. 11 min. 45 sec. East, a distance of 358.18 feet to an 'X' cut set in concrete for angle point;
South 07 deg. 39 min. 19 sec. West, a distance of 366.30 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for the southeast corner of the herein described tract, same being in the south line of said Lot 1, same being in a north line of Block A, Lot 2R, 455 / 75 Business Addition, an addition to the City of Anna, Collin County, Texas, according to the plat thereof recorded in Volume 2010, Page 378, Official Public Records, Collin County, Texas, same being the southwest corner of said State of Texas tract;

THENCE South 88 deg. 47 min. 30 sec. West, along the common line of said Lot 1 and said Lot 2R, a distance of 336.80 feet to a 5/8 inch iron rod found for the southwest corner of said Lot 1, same being the southeast corner of Block A, Lot 3, 455 / 75 Business Addition, an addition to the City of Anna, Collin County, Texas, according to the plat thereof recorded in Volume 2010, Page 378, Official Public Records, Collin County, Texas;

THENCE North 01 deg. 12 min. 30 sec. West, along the common line of said Lot 1 and said Lot 3, passing the northeast corner of said Lot 3, same being a southeast corner of said Lot 2R, and continuing along the common line of said Lot 1 and said Lot 2R, a total distance of 719.89 feet to a 1/2 inch iron rod with red cap found for the northwest corner of said Lot 1, same being the northeast corner of said Lot 2R, same being in the south line of aforesaid Lot 1-R-1;

THENCE North 88 deg. 47 min. 30 sec. East, along the common line of said Lot 1 and said Lot 1-R-1, a distance of 380.82 feet to the POINT OF BEGINNING and containing 270,654 square feet or 6.213 acre of computed land, more or less.

NOTES:

1. IRF - Iron Rod Found
2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. MON. - Monument
4. VOL. - Volume
5. PG. - Page
6. SQ. FT. - Square Feet
7. AC. - Acres
8. DOC. NO. - Document Number
9. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.0001451, was used to scale grid coordinates and distances to surface.
10. All private on-site storm sewer system shall be maintained by the property owner.
11. All subject property corners monumented with an 'X' cut set in concrete, unless otherwise noted hereon.

Certificate of Approval

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

Mayor, City of Anna, Texas

City Secretary

STATE OF TEXAS)
COUNTY OF _____)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael Hershman, 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

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Timothy R. Mankin, do hereby certify that I prepared this plat from the 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 in accordance to the Platting Rules and Regulations of City of Anna, Collin County, Texas

PRELIMINARY-FOR REVIEW ONLY

Timothy R. Mankin
Register Professional Land Surveyor
Texas Registration No. 6122

Date: _____

COUNTY OF TARRANT)
STATE OF TEXAS)
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Timothy R. Mankin, 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

The purpose of this Replat is to divide the property into three lots.

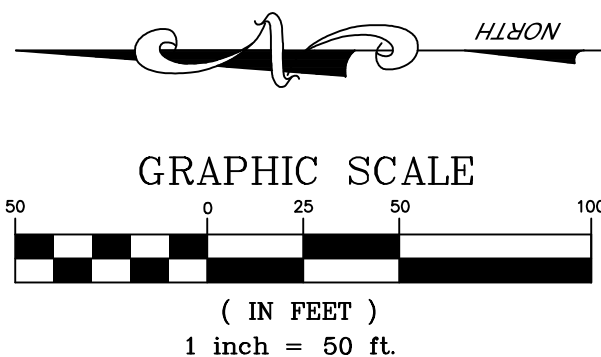
455 / 75 BUSINESS ADDITION
BLOCK A, LOTS 1R, 4 & 5

REPLAT OF BLOCK A, LOT 1
455 / 75 BUSINESS ADDITION,
RECORDED IN VOLUME 2006, PAGE 689,
PLAT RECORDS, COLLIN COUNTY, TEXAS

6.213 ACRES
OUT OF THE
THOMAS RATTAN SURVEY, ABSTRACT NO. 782
CITY OF ANNA, COLLIN COUNTY, TEXAS
AUGUST 2021

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°47'30" E	19.26'
L2	S 01°12'30" E	13.53'
L3	N 88°47'30" E	16.29'
L4	N 01°12'30" W	13.53'

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Collin County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 6/2/2009 Community Panel No. 48085C0155J subject lot is located in Zone 'X'.
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

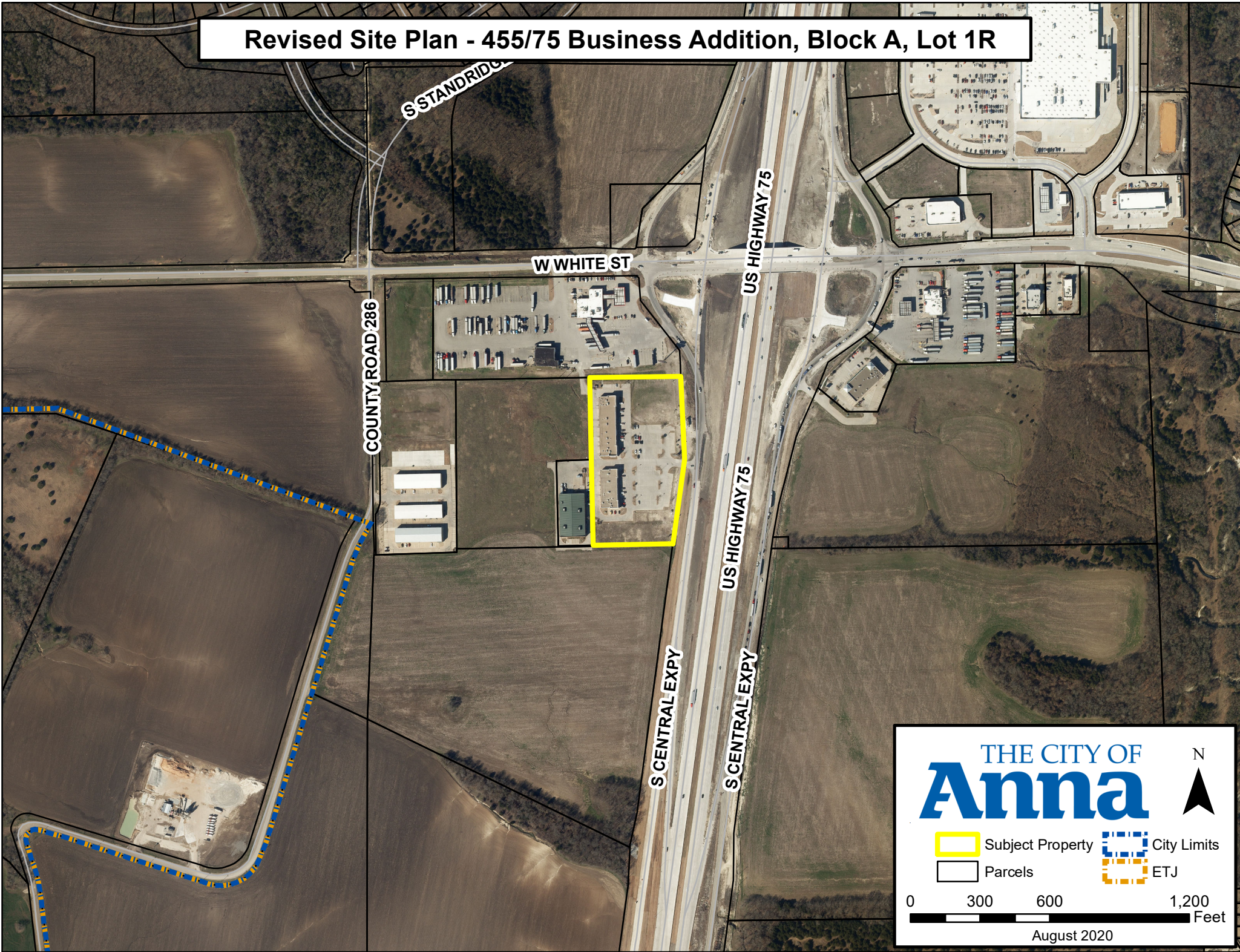


Engineer:
Juan Vasquez, P.E.
Vasquez Engineering, L.L.C.
1919 S. Shiloh Road
Suite 440
Garland, TX 75042
Office: 972-278-2948
Cell: 915-229-0166

Owner:
Anna Eagle Retail, L.P.
P.O. Box 12670
Dallas, TX 75225
CONTACT: Michael Hershman
PHONE: 214-734-6611

JOB NO.: 21-0613	PEISER & MANKIN SURVEYING, LLC			SHEET
DATE: 7/23/2021	www.peisersurveying.com			
FIELD DATE: 7/19/2021		1604 HART STREET	COMMERCIAL	1
SCALE: 1" = 50'		SOUTHLAKE, TEXAS 76092	RESIDENTIAL	OF
FIELD: A.R.M.		817-481-1806 (O)	BOUNDARIES	
DRAWN: J.B.W.			TOPOGRAPHY	1
CHECKED: T.R.M.	tmankin@peisersurveying.com FIRM No. 100999-00		Member Since 1977	

Revised Site Plan - 455/75 Business Addition, Block A, Lot 1R



THE CITY OF
Anna

N

Subject Property
City Limits
Parcels
ETJ

0 300 600 1,200 Feet

August 2020

CITY OF ANNA

Planning & Zoning Commission

September 7, 2021

Revised Site Plan: 455/75 Business Addition, Block A, Lot 1R

Applicant: Anna Eagle Realty, LP

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the 455/75 Business Addition, Block A, Lot 1R, Revised Site Plan.

SUMMARY:

Shopping Center on one lot on 3.8± acres located on the west side of S. Central Expressway, 636± feet south of W. White Street. Zoned: General Commercial (C-2).

The purpose of the revised site plan is to provide an updated site plan following the subdivision of Lot 1.

RECOMMENDATION:

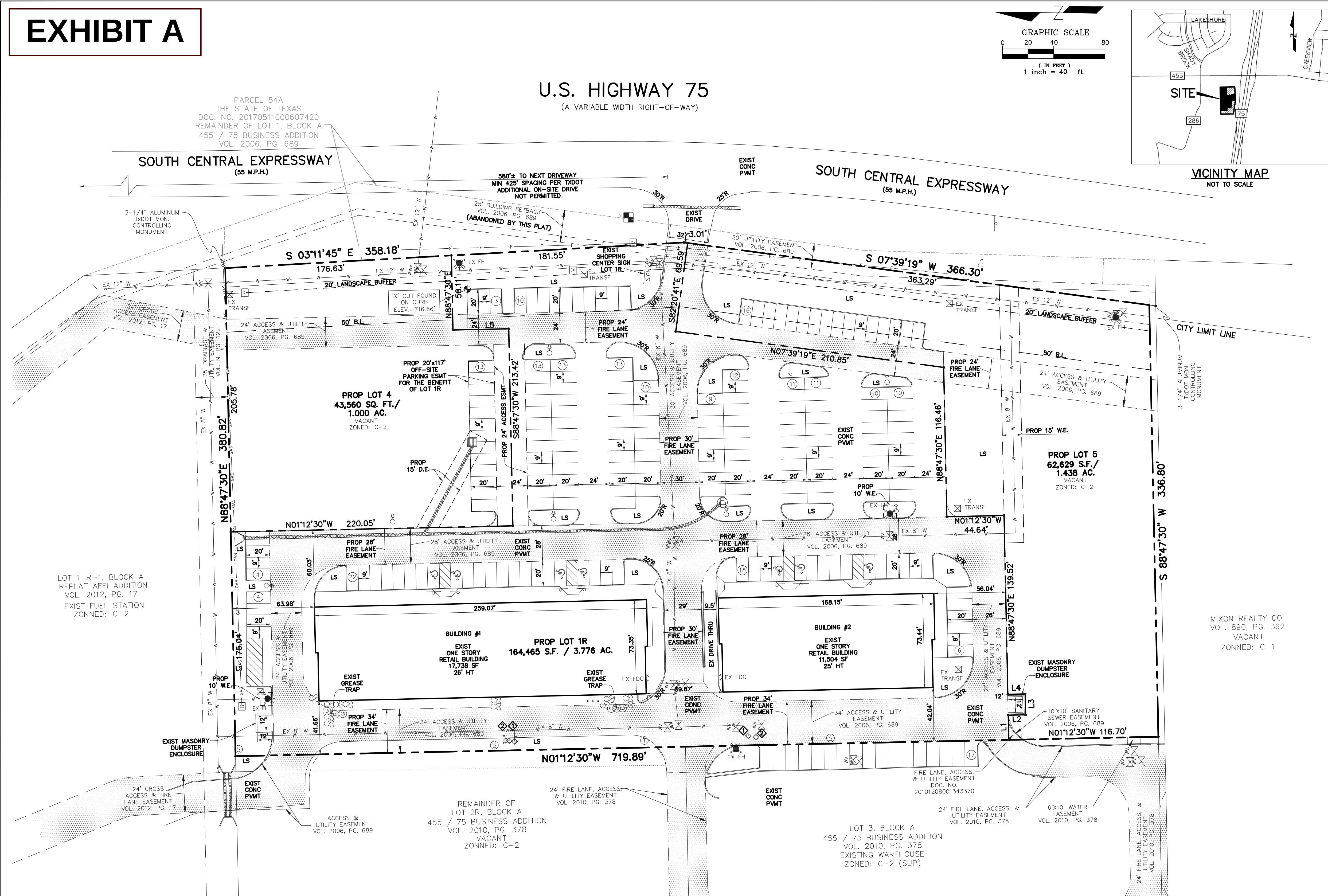
Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

Locator

Exhibit

EXHIBIT A



EXISTING	LEGEND	PROPOSED
	PROPERTY LINE	
	PAVEMENT	
	FIRE LANE	
	CONTOUR	
	WATER LINE	
	SAN. SEW. LINE	
	STORM SEWER	
	GAS	
	TELE	
	LIGHT POLE	
	HEADWALL	
	GAS METER	
	FIRE HYDRANT	
	PARKING COUNT	
	CURB INLET	
	GRATE INLET	
	WATER VALVE	
	TRANSFORMER	
	WATER VAULT	
	WATER METER	
	SEWER CLEANOUT	
	SAN. SEWER MH	
	BOLLARD	
	LANDSCAPE AREA	

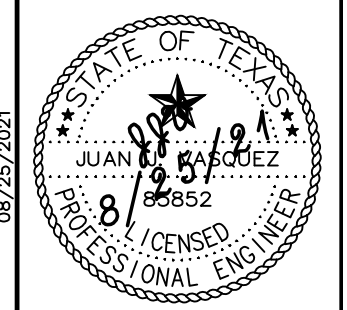
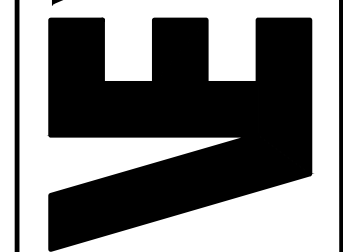
SITE SUMMARY TABLE LOT 1R

GENERAL SITE DATA		C-2 W/THOR OVERLAY
ZONING		RETAIL
LAND USE		3.776 AC, 164,465 SF
LOT AREA		17,738 SF
BUILDING FOOTPRINT AREA (BLDG 1)		11,504 SF
BUILDING FOOTPRINT AREA (BLDG 2)		
TOTAL BUILDING AREA		29,242 SF
BUILDING HEIGHT (BLDG 1)		1-STORY
BUILDING HEIGHT (BLDG 1)		26'
BUILDING HEIGHT (BLDG 2)		1-STORY
BUILDING HEIGHT (BLDG 2)		25'
LOT COVERAGE	31,050 / 164,465 = 0.18879 = 18.9%	
PARKING		
PARKING RATIO		
RETAIL= 1:250 SF	(14,262)	57 SPACES
MEDICAL= 1:200 SF	(2,700)	14 SPACES
OFFICE= 1:330 SF	(1,094)	4 SPACES
RESTAURANT= 1:100 SF	(6,686)	67 SPACES
FITNESS= 1:125 SF	(4,500)	36 SPACES
PARKING REQUIRED		178 SPACES
PROVIDED PARKING		189 SPACES
ON-SITE		176 SPACES
OFF-SITE		13 SPACES
ACCESSIBLE PARKING REQUIRED		7 SPACES
ACCESSIBLE PARKING PROVIDED		7 SPACES
LANDSCAPE AREA		
REQUIRED INTERNAL LANDSCAPE AREA		
(SQUARE FEET - 8 SF PER PARKING SPACE)		1,408 SF
ADDITIONAL INTERIOR LANDSCAPE AREA PROVIDED		17,193 SF
TOTAL LANDSCAPE AREA		18,601 SF

THE PURPOSE OF THIS REVISED SITE PLAN IS TO UPDATE THE
SITE PLAN FOR LOT 1R AFTER SUBDIVISION OF PROPERTY.

REVISED SITE PLAN
ANNA CORNERS
BLOCK A, LOT 1R
455/75 BUSINESS ADDITION
3.776 ACRES
THOMAS RATTAN SURVEY
ABSTRACT NO. 782
CITY OF ANNA, COLLIN COUNTY, TEXAS
AUGUST 25, 2021

ENGINEERING L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266



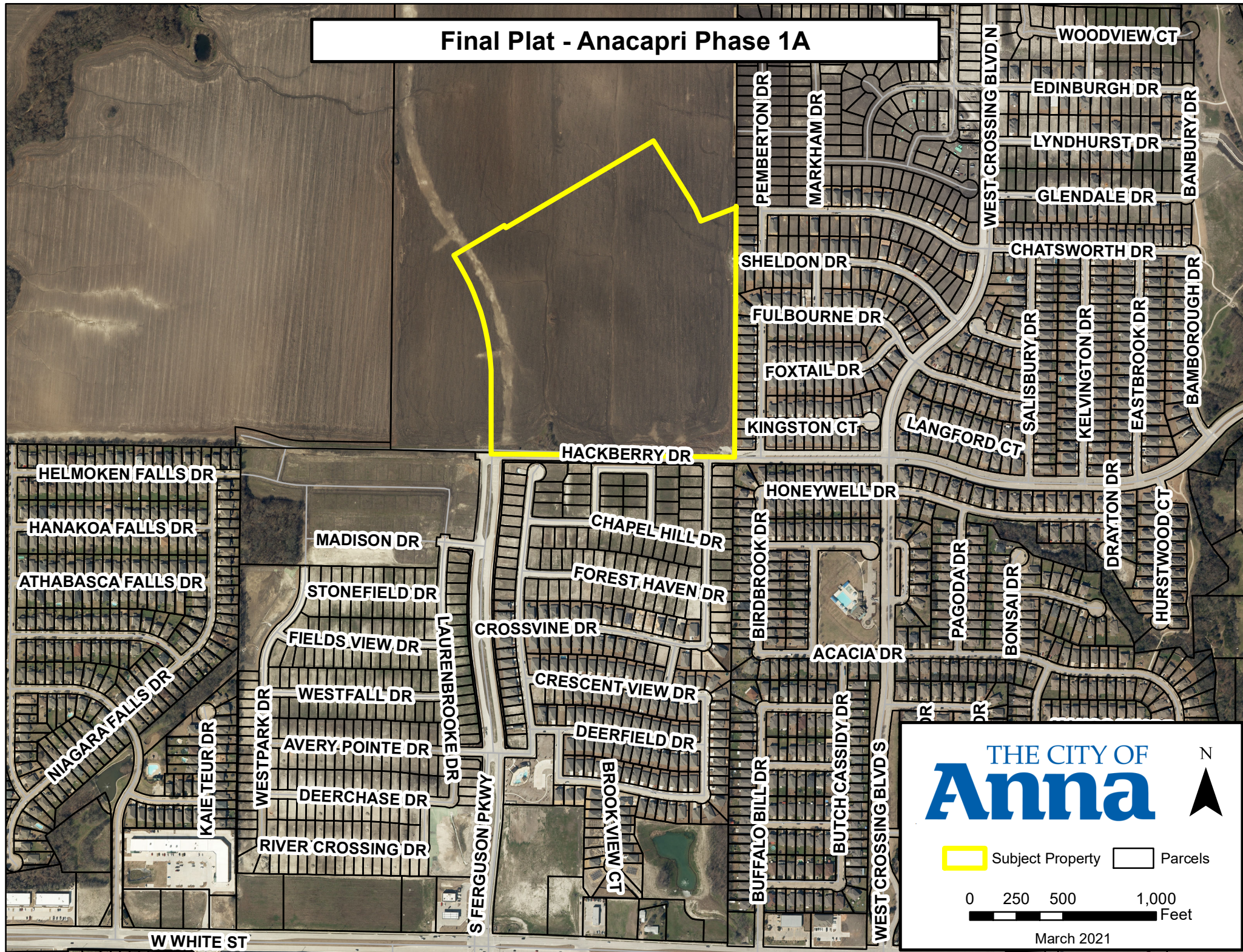
OWNER:
ANNA EAGLE RETAIL, LP
P.O. BOX 12670
DALLAS, TEXAS 75225

ANNA CORNERS
BLOCK A, LOT 1R
455/75 BUSINESS ADDITION
CITY OF ANNA, TEXAS

Scale: 1" = 40'
Designed by: JUV
Drawn by: DRS
Checked by: JUV
692-01\SITE PLAN\dwg
08/25/2021

SHEET
SP1

Final Plat - Anacapri Phase 1A



THE CITY OF
Anna

Subject Property Parcels

0 250 500 1,000
Feet

March 2021

CITY OF ANNA
Planning & Zoning Commission
September 7, 2021
Final Plat: Anacapri, Phase 1A
Applicant: Megatel Homes, LLC

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Anacapri, Phase 1A, Final Plat.

SUMMARY:

191 Single-Family Residence-60 (SF-60) lots & five common area lots on 44.2± acres located at the northeast corner of Hackberry Drive and future Ferguson Parkway. Zoned: Planned Development-Restricted Commercial/Single-Family Residence-60/Single-Family Residence – Zero lot lines homes (PD-C-1/SF-60/SF-Z Ord. No. 887-2020).

The purpose for the Final Plat is to dedicate right-of-way, lot and block boundaries, and easements necessary for the construction and ultimate 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

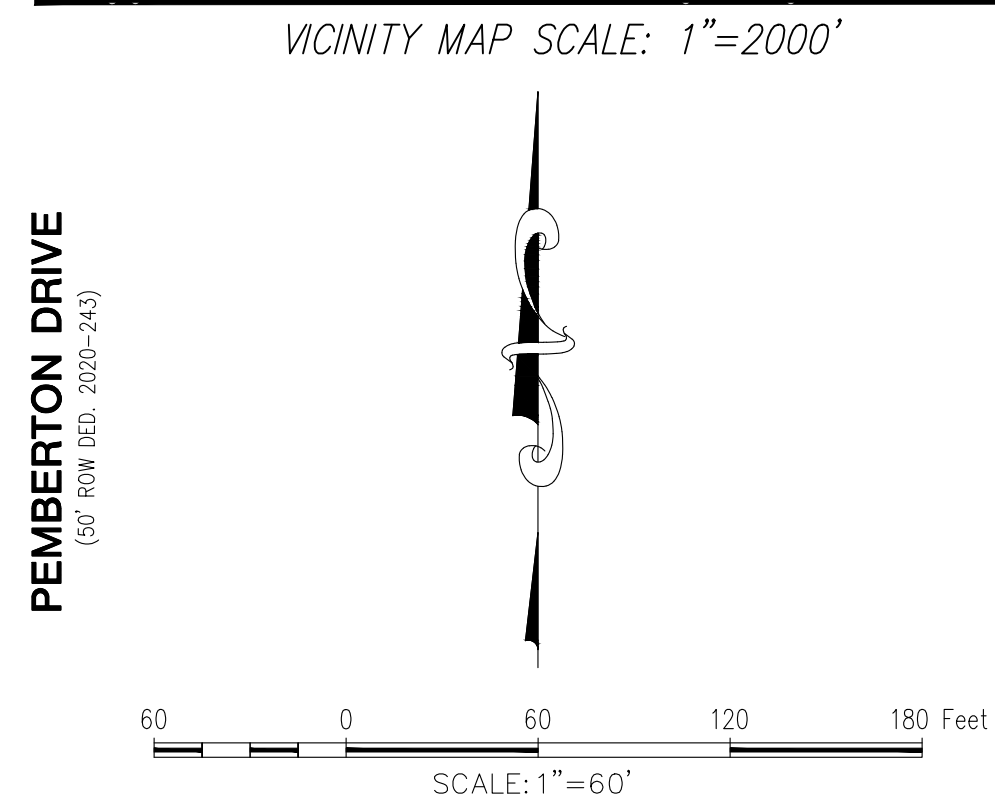
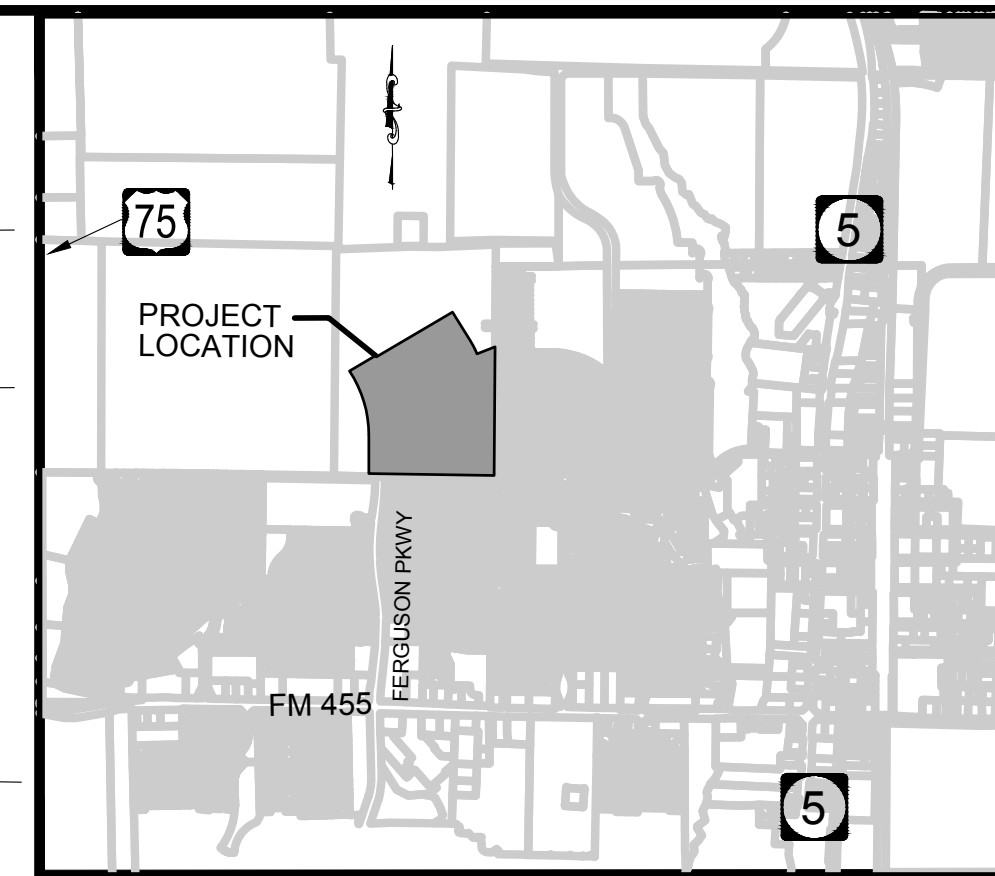
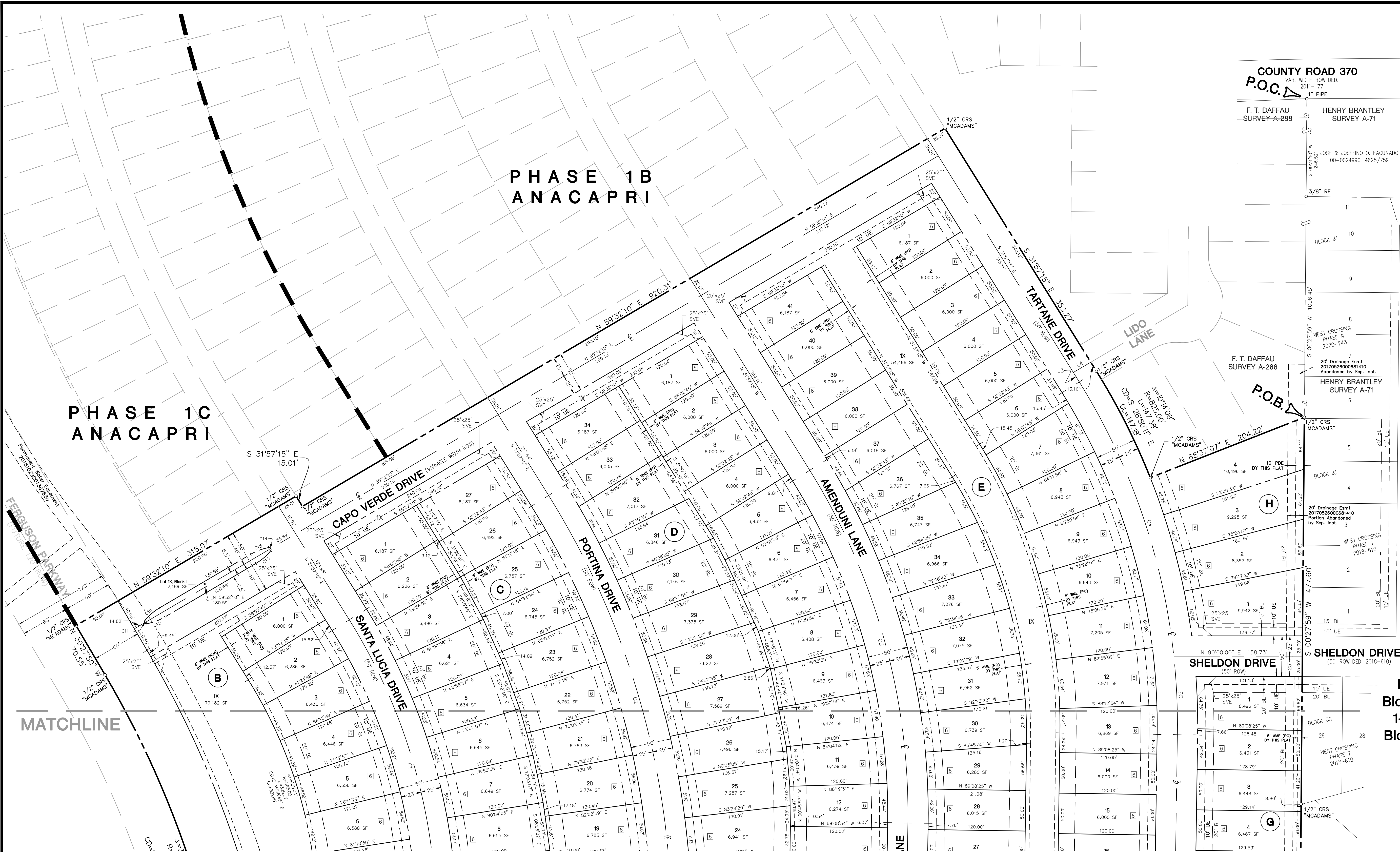
File: M:\Projects\Mapal\mapal\20210005\Survey\Phase1A\20210005 PHASE 1A FINAL PLAT
Project: 9/3/2021 11:22 AM by C. Bradley, Served: 9/3/2021 8:27 AM by C. Bradley

- LEGEND**
- P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - RF = REBAR FOUND
 - CRS = CAPPED REBAR SET
 - CRF = CAPPED REBAR FOUND
 - BL = BUILDING LINE
 - UL = UTILITY EASEMENT
 - SL = APPROXIMATE LOCATION SURVEY LINE
 - SSR = SANITARY SEWER EASEMENT
 - WMF = WALL MAINTENANCE EASEMENT
 - SVC = SIGHT VISIBILITY EASEMENT
 - PAR = PEDESTRIAN ACCESS EASEMENT
 - PDF = PRIVATE DRAINAGE EASEMENT
 - ST = STREET NAME CHANGE
 - SE = 60

PHASE 1A LOT / BLOCK ANALYSIS		
BLOCK	SQUARE FEET	ACRES
A	98,585	2.263
B	194,043	4.455
C	182,550	4.191
D	228,692	5.250
E	318,135	7.303
F	137,060	3.146
G	215,100	4.938
H	37,103	0.852
I	2,189	0.050
ROW	510,904	11.729
OVERALL SITE	1,924,350	44.177

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°08'54" W	25.00'
L2	N 44°08'25" W	20.71'
L3	S 31°57'15" E	13.81'
L4	N 59°32'10" E	25.01'
L5	S 06°00'38" W	14.17'
L6	N 83°59'22" W	15.00'
L7	S 06°00'38" W	1.69'
L8	S 47°36'27" E	25.18'
L9	S 26°34'52" E	23.08'
L10	S 41°23'40" E	29.64'
L11	N 27°34'57" W	30.31'

CURVE TABLE			
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	710.00'	32°48'21"	406.52'
C2	1000.00'	32°48'21"	572.57'
C3	800.00'	32°48'21"	458.06'
C6	605.00'	32°48'21"	346.40'
C7	655.00'	32°48'50"	375.13'
C8	10.00'	80°24'21"	14.03'
C9	50.00'	26°18'19"	22.96'
C10	50.00'	22°34'03"	19.69'
C11	2.50'	139°35'22"	6.09'
C12	67.50'	20°12'19"	23.80'
C13	67.50'	20°12'19"	23.80'
C14	2.50'	139°35'22"	6.09'
C15	67.50'	20°12'20"	23.80'
C16	67.50'	20°12'20"	23.80'



PROJECT #FP2021-0005
FINAL PLAT
ANACAPRI, PHASE 1A
Lots 1-16, Block A, Lots 1-18, & 1X,
Block B, Lots 1-27, & 1X, Block C, Lots
1-34, & 1X, Block D, Lots 1-41, & 1X,
Block E, Lots 1-22, Block F, Lots 1-29,
& 1X, Block G, Lots 1-4, Block H,
& Lot 1X, Block I
44.177 Acres
191 SF-60 & 6 COMMON AREAS
in the
F. T. DAFFAU SURVEY, ABSTRACT NO. 288
CITY OF ANNA
COLLIN COUNTY, TEXAS

PAGE 1 OF 3

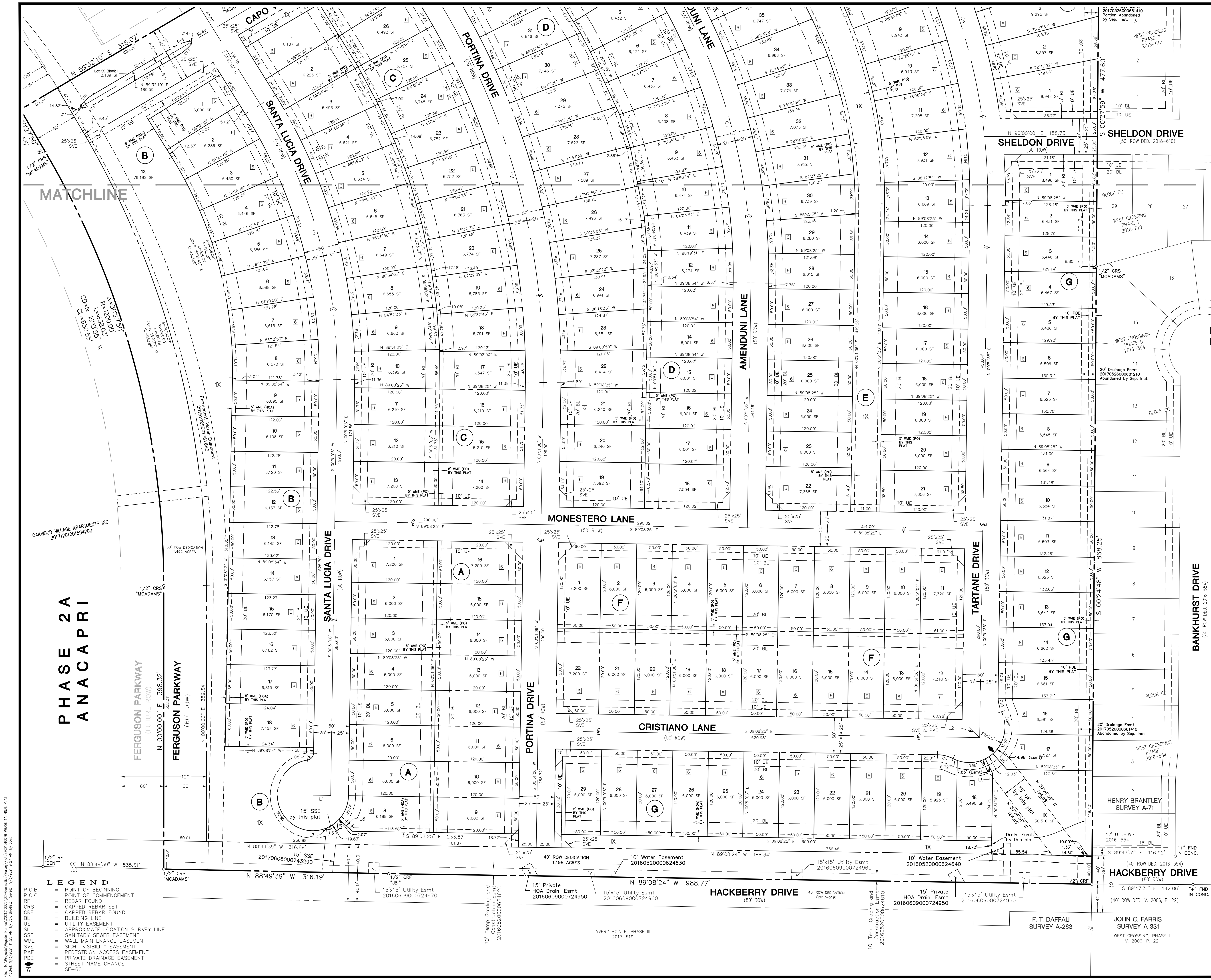


The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: BC DATE: 3/8/21 SCALE: 1"=60' JOB. NO. **MEGATEL 2021310076**

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

EXHIBIT A
Page 1 of 3



PROJECT #FP2021-0005
FINAL PLAT
ANACAPRI, PHASE 1A
Lots 1-16, Block A, Lots 1-18, & 1X,
Block B, Lots 1-27, & 1X, Block C, Lots
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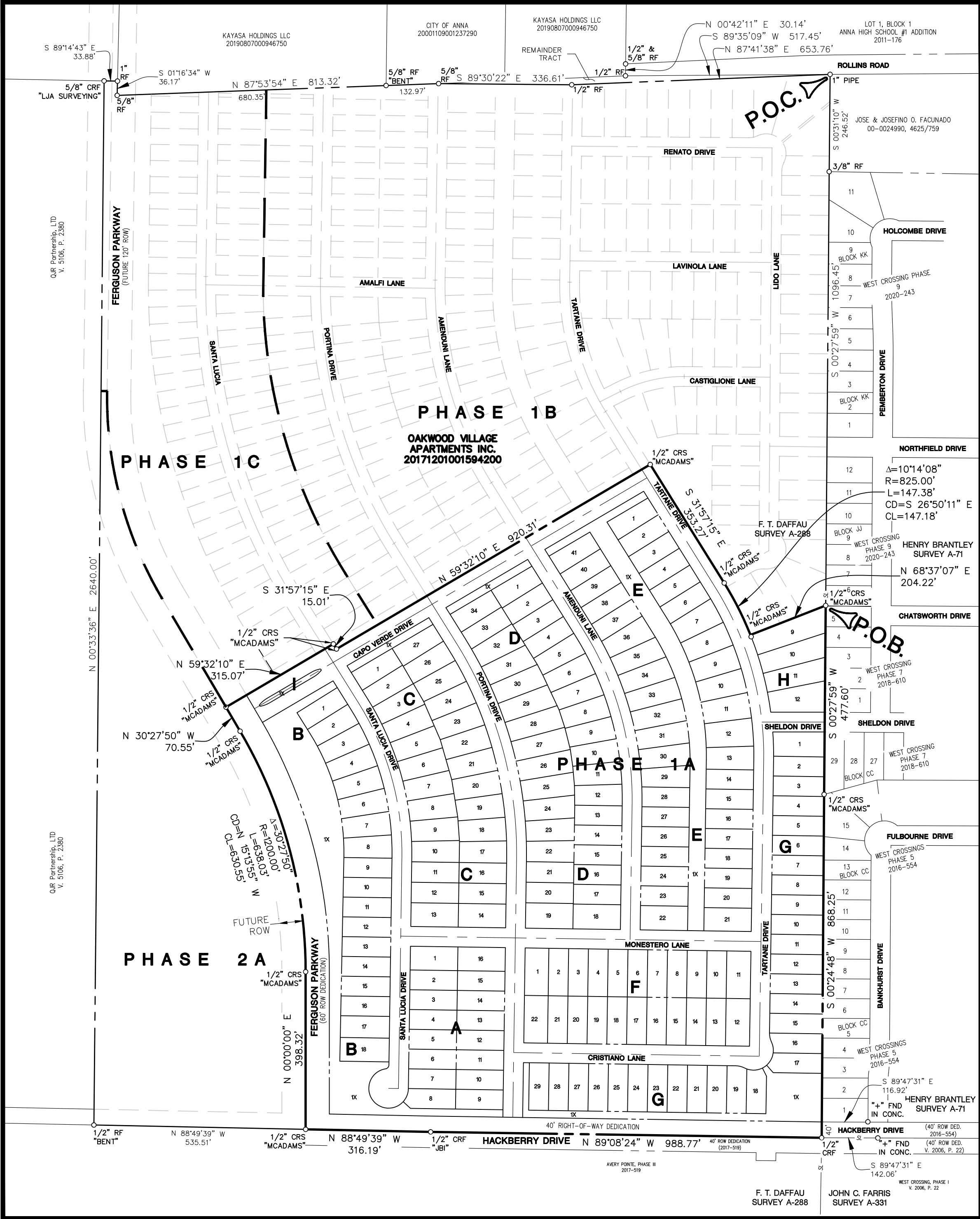
The John R. McAdams
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111 Hillside Drive
Lewisville, Texas 75007
972.436.9712
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940.240.1012
TBPE: 19762 TBPLS: 10194440
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www.mcadamsco.com

DRAWN BY: BC DATE: 3/8/21 SCALE: 1"=80' JOB. NO. **MEGATEL 2021310076**

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EXHIBIT A
Page 2 of 3

File: M:\Projects\Mapal\20210303\102-Coverages\Survey\Plan\20210303\PHASE 1A FINAL PLAT
Project: 3/3/2021 11:22 AM by C. Bradley, Served: 3/3/2021 8:27 AM by B. B. B.



OAKWOOD VILLAGE APARTMENTS INC. TRACT EXHIBIT

NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- Original copies of survey maps and descriptions prepared by the surveyor and firm whose names appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.
- Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. MCADAMS, and the Surveyor shall not be liable for any unauthorized use hereof.
- According to Community/Panel No. 48085C0155 J, effective June 2, 2009, of the FLOOD INSURANCE RATE MAP for Collin County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.
- This flood statement shall not create liability on the part of the surveyor.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- Lots 1X-Block B, 1X-Block C, 1X-Block D, 1X-Block E, 1X-Block G and 1X-Block I to be dedicated to and maintained by the HOA.
- All common area lots are hereby dedicated as Sidewalk, Hike and Bike Trail, Golf Cart, and Pedestrian Access Easements.
- All 5' WME (HOA), to be dedicated to and maintained by HOA. All 5' WME (PO), to be dedicated to and maintained by Property Owner.
- No appurtenance between the height of 2.5' and 10' may be placed in the visibility triangles.
- All Private Drainage Easements to be maintained by HOA.

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING all that certain lot, tract, or parcel of land, situated in the F. Daffau Survey, Abstract Number 288, Collin County, Texas, and being part that certain called 111.666 acre tract of land, described in deed to Oakwood Village Apartments, recorded in Instrument Number 20171201001594200, Official Public Records, Collin County, Texas, and being part of that certain 60.549 acre tract of land, described in deed to Two-J Partners, recorded in Instrument Number 20080509000562490, Official Public Records, Collin County, Texas, and being part of that certain called 51.195 acre tract of land described in deed to Two-J Partners, recorded in Instrument Number 20080509000562500, Official Public Records, Collin County, Texas;

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

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

THENCE S 00°27'59" W, with the east line of said 111.666 acre tract, and the west line of said West Crossing Phase 9, passing the southwest corner thereof, and being the northwest corner of West Crossing Phase 7, an addition to the City of Anna, according to the plat thereof, recorded in Instrument Number 2018-609, Plat Records, Collin County, Texas, continuing with the west line thereof, a total distance of 1096.45 feet to a 1/2" capped rebar set stamped "McAdams" at the POINT OF BEGINNING;

THENCE S 00°27'59" W, with the west line of said West Crossing Phase 7, a distance of 477.60 feet to a 1/2" capped rebar set stamped "McAdams" at southwest corner thereof, and being the northwest corner of West Crossing Phase 5, an addition to the City of Anna, according to the plat thereof, recorded in Instrument Number 2016-554, Plat Records, Collin County, Texas;

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

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

THENCE N 89°49'39" W, with the south line of said 111.666 acre tract, and the north line of said Hackberry Drive, a distance of 316.19 feet to a 1/2" capped rebar set stamped "McAdams", from which the southwest corner of said 111.666 acre tract, and the southeast corner of that certain tract of land, described in deed to QJR Partnership, Ltd, recorded in Volume 5106, Page 2380, Deed Records, Collin County, Texas, bears N 88°49'39" W, a distance of 535.51 feet, from which a 1/2" rebar found disturbed bears S 56°31' E, 0.5 feet;

THENCE over, across, and through said 111.666 acre tract, the following:

N 00°00'00" E, a distance of 398.32 feet to a 1/2" capped rebar set stamped "McAdams" at a point of curvature, of a curve to the left;

Northwesterly with the arc of said curve to the left, having a radius of 1200.00 feet, a central angle of 30°27'50", an arc length of 638.03 feet, and whose chord bears N 151°3'55" W, a distance of 630.55 feet to a 1/2" capped rebar set stamped "McAdams";

N 30°27'50" W, a distance of 70.55 feet to a 1/2" capped rebar set stamped "McAdams";

N 59°32'10" E, a distance of 315.07 feet to a 1/2" capped rebar set stamped "McAdams";

S 31°57'15" E, a distance of 15.01 feet to a 1/2" capped rebar set stamped "McAdams";

S 31°57'15" E, a distance of 15.01 feet to a 1/2" capped rebar set stamped "McAdams";

N 59°32'10" E, a distance of 920.31 feet to a 1/2" capped rebar set stamped "McAdams";

S 31°57'15" E, a distance of 353.27 feet to a 1/2" capped rebar set stamped "McAdams" at the point of curvature of a curve to the right;

Southeasterly with the arc of said curve to the right, having a radius of 825.00 feet, a central angle of 10°14'08", an arc length of 147.38 feet, and whose chord bears S 26°50'11" E, a distance of 147.18 feet to a 1/2" capped rebar set stamped "McAdams";

N 68°37'07" E, a distance of 204.22 feet to the POINT OF BEGINNING and containing approximately 44.177 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MATT HOOD, acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as ANACAPRI, PHASE 1A, 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.

Matt Hood, Authorized Representative

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Matt Hood, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged 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 ____ day of _____, 2021.

Notary Public
State of Texas

My commission expires the ____ day of _____, ____.

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 Lot 1X, Block G, 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.

CERTIFICATE OF APPROVAL

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

Mayor

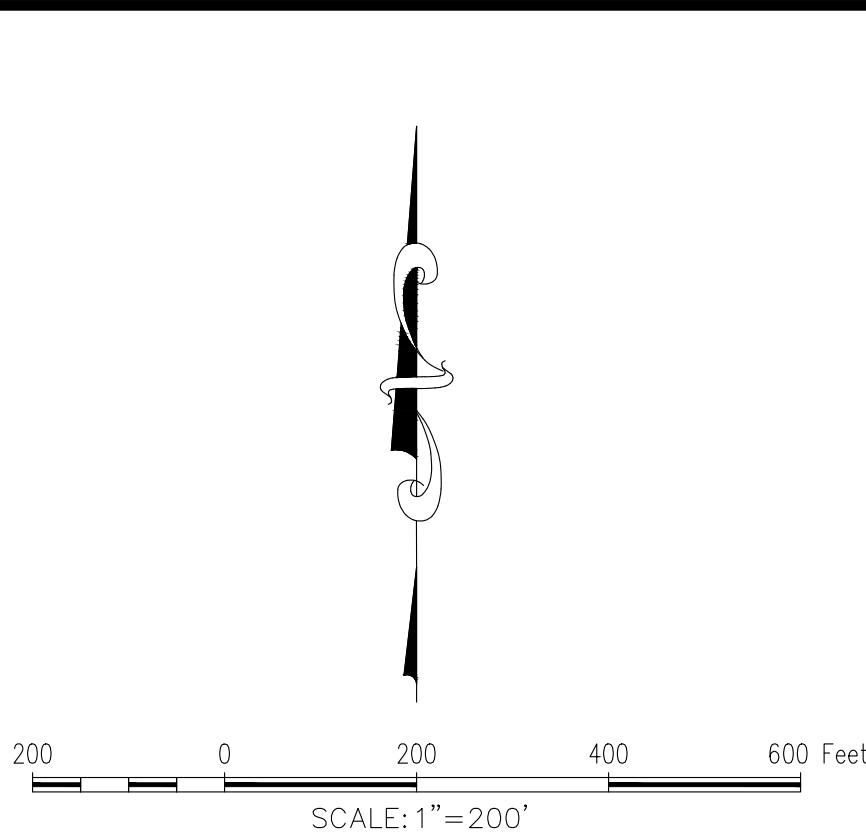
City Secretary

SURVEYOR'S STATEMENT

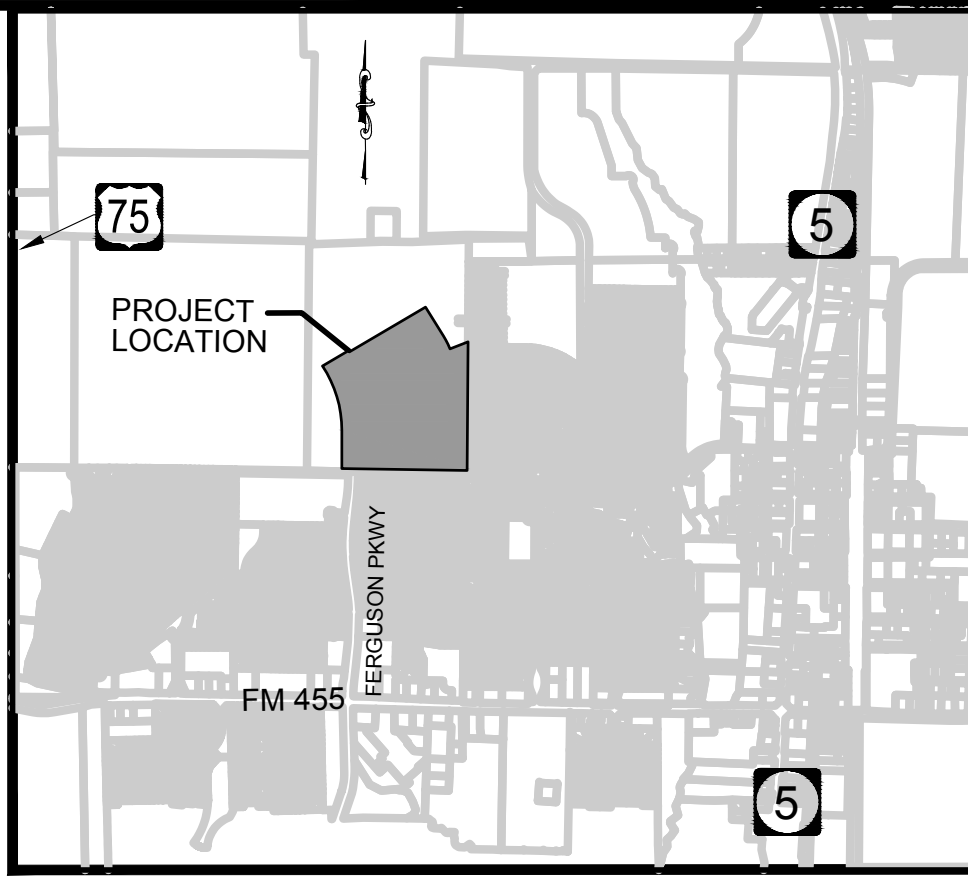
I, James Stowell, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
JAMES STOWELL, RPLS 6618 9/3/21

James Stowell, RPLS
Texas Registration No. 6513



*** 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.



VICINITY MAP SCALE: 1"=2000'

PROJECT #FP2021-0005
FINAL PLAT
ANACAPRI, PHASE 1A
Lots 1-16, Block A, Lots 1-18, & 1X,
Block B, Lots 1-27, & 1X, Block C, Lots
1-34, & 1X, Block D, Lots 1-41, & 1X,
Block E, Lots 1-22, Block F, Lots 1-29,
& 1X, Block G, Lots 1-4, Block H,
& Lot 1X, Block I
44.177 Acres
191 SF-60 & 6 COMMON AREAS
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F. T. DAFFAU SURVEY, ABSTRACT NO. 288
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PAGE 3 OF 3



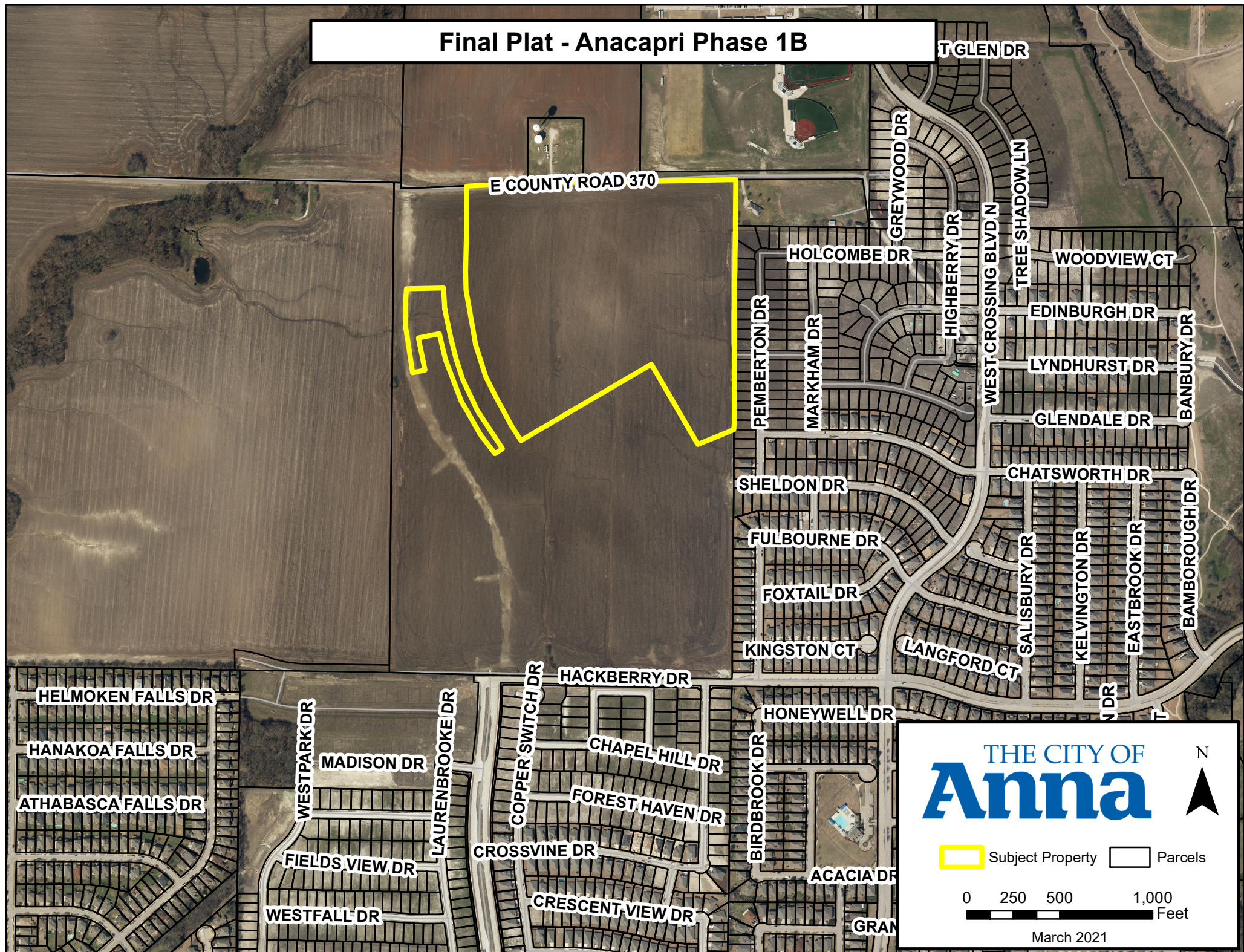
The John R. McAdams
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972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
Contact: MATT HOOD
MATT@MCDAMSCO.COM

DRAWN BY: BC DATE: 3/8/21 SCALE: 1"=200' JOB. No. **MEGATEL 2021310076**

OWNER/DEVELOPER
MEGATEL HOMES, LLC
2101 CEDAR SPRINGS RD, SUITE 700
DALLAS, TEXAS 75201
Ph. (214) 396-4233
Contact: MATT HOOD
MATT@MCDAMSCO.COM

EXHIBIT A
Page 3 of 3

Final Plat - Anacapri Phase 1B



THE CITY OF
Anna

Subject Property Parcels

0 250 500 1,000 Feet

March 2021

CITY OF ANNA
Planning & Zoning Commission
September 7, 2021
Final Plat: Anacapri, Phase 1B
Applicant: Megatel Homes, LLC

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Anacapri, Phase 1B, Final Plat.

SUMMARY:

92 Single-Family Residence-60 (SF-60) lots, 112 Single-Family Residence District - Zero lot line home lots (SF-Z), and seven common area lots on 41.2± acres located on the south side of CR 370, 330± feet east of future Ferguson Parkway. Zoned: Planned Development-Restricted Commercial/Single-Family Residence-60/Single-Family Residence – Zero lot lines homes (PD-C-1/SF-60/SF-Z Ord. No. 887-2020).

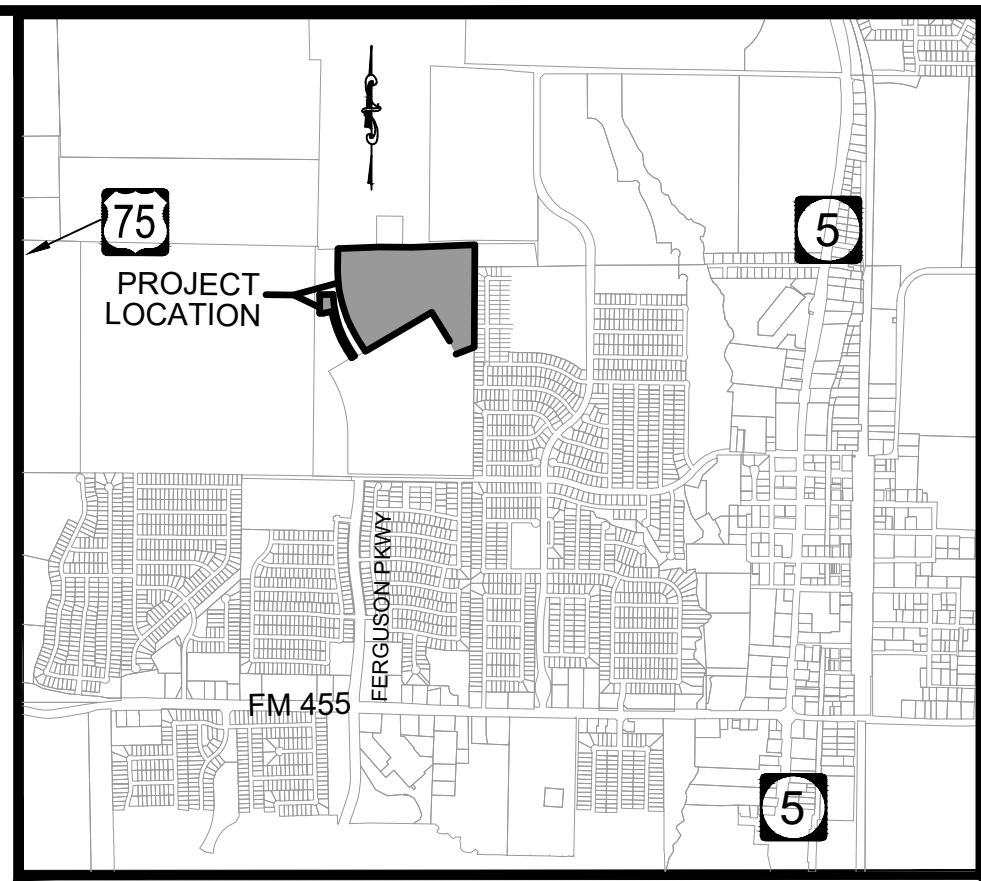
The purpose for the Final Plat is to dedicate right-of-way, lot and block boundaries, and easements necessary for the construction and ultimate completion of the single-family subdivision.

RECOMMENDATION:

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

ATTACHMENTS:

Locator
Exhibit



- LEGEND**
- P.O.B. = POINT OF BEGINNING
 - RF = REBAR FOUND
 - CRF = CAPPED REBAR SET
 - BL = BUILDING LINE
 - UE = UTILITY EASEMENT
 - SL = APPROXIMATE LOCATION SURVEY LINE
 - SSE = SANITARY SEWER EASEMENT
 - WME = WALL MAINTENANCE EASEMENT
 - PAE = PEDESTRIAN ACCESS EASEMENT
 - DE = DRAINAGE EASEMENT
 - PDE = PRIVATE DRAINAGE EASEMENT
 - SN = STREET NAME CHANGE
 - SF-60 = 60' SF
 - SF-Z = Z' SF

PROJECT #FP2021-0006 FINAL PLAT

ANACAPRI, PHASE 1B
Lots 5-12, Block H, Lots 1-20, & 1X,
Block J, Lots 1-33, & 1X, Block K,
Lots 1-11, & 1X, Block L, Lots 1-22, & 1X,
Block M, Lots 1-45, & 1X, Block N, Lots
1-10, & 1X, Block O, Lots 1-15, Block P,
Lots 1-16, Block Q, Lots 1-25, Block R,
& Lot 1X, Block S

41,209 Total Acres
92 SF-60, 112 SF-Z, & 7 COMMON AREAS

in the
F. T. DAFFAU SURVEY, ABSTRACT NO. 288
CITY OF ANNA
COLLIN COUNTY, TEXAS

PAGE 2 OF 3



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OWNER/DEVELOPER
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DALLAS, TEXAS 75201
Ph. (214) 596-4283
Contact: MATT HOOD
MATT.HOOD@MEGATELHOMES.COM

EXHIBIT A

Page 2 of 3

TRACT 2

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

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

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

THENCE S 00°27'59" W, with the east line of said 111.666 acre tract, and the west line of said West Crossing Phase 9, passing the southwest corner thereof, and being the northwest corner of West Crossing Phase 7, an addition to the City of Anna, according to the plat thereof, recorded in Instrument Number 2018-609, Plat Records, Collin County, Texas, continuing with the west line thereof, a total distance of 1101.68 feet to a 1/2" capped rebar set stamped 'McAdams';

THENCE S 68°37'07" W, a distance of 204.22 feet to a 1/2" capped rebar set stamped 'McAdams'

THENCE northwesterly with the arc of a curve to the left, having a radius of 825.00 feet, a central angle of 09°24'45", an arc length of 135.53 feet, and whose chord bears N 28°25'30" W, a distance of 135.38 feet to a 1/2" capped rebar set stamped 'McAdams';

THENCE N 31°57'15" W, a distance of 353.27 feet to a 1/2" capped rebar set stamped 'McAdams'

THENCE S 59°32'10" W, a distance of 920.31 feet to a 1/2" capped rebar set stamped 'McAdams';

THENCE N 31°57'15" W, a distance of 50.02 feet to a 1/2" capped rebar set stamped 'McAdams';

THENCE N 31°57'15" W, a distance of 133.23 feet to a 1/2" capped rebar set stamped 'McAdams';

THENCE northwesterly with the arc of a curve to the right, having a radius of 1545.00 feet, a central angle of 19°40'59", an arc length of 530.76 feet, and whose chord bears N 22°08'45" W, a distance of 528.16 feet to a 1/2" capped rebar set stamped 'McAdams';

THENCE S 77°43'44" W, a distance of 120.00 feet to a 1/2" capped rebar set stamped 'McAdams';

THENCE southeasterly with the arc of a curve to the left, having a radius of 1665.00 feet, a central angle of 4°27'41", an arc length of 129.65 feet, and whose chord bears S 14°30'06" E, a distance of 129.61 feet to a 1/2" capped rebar set stamped 'McAdams';

THENCE S 73°16'03" W, a distance of 72.92 feet to a 1/2" capped rebar set stamped 'McAdams';

THENCE northwesterly with the arc of a curve to the right, having a radius of 1110.00 feet, a central angle of 13°58'13", an arc length of 270.65 feet, and whose chord bears N 06°25'31" W, a distance of 269.98 feet to a 1/2" capped rebar set stamped 'McAdams';

THENCE N 00°33'36" E, a distance of 178.28 feet to a 1/2" capped rebar set stamped 'McAdams';

THENCE S 89°26'24" E, a distance of 28.69 feet to a 1/2" capped rebar set stamped 'McAdams';

THENCE N 88°08'20" E, a distance of 170.00 feet to a 1/2" capped rebar set stamped 'McAdams';

THENCE southeasterly with the arc of a curve to the left, having a radius of 1495.00 feet, a central angle of 30°05'35", an arc length of 785.21 feet, and whose chord bears S 16°54'27" E, a distance of 776.22 feet to a 1/2" capped rebar set stamped 'McAdams';

THENCE S 31°57'15" E, a distance of 134.53 feet to the POINT OF BEGINNING and containing approximately 2.387 Acres (103,970 Square Feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MATT HOOD, acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as ANACAPRI, 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. 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' 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.

Matt Hood, Authorized Representative

STATE OF TEXAS §
COUNTY OF COLLIN §
TRACT 1

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

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

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

THENCE S 00°27'59" W, with the east line of said 111.666 acre tract, and the west line of said West Crossing Phase 9, passing the southwest corner thereof, and being the northwest corner of West Crossing Phase 7, an addition to the City of Anna, according to the plat thereof, recorded in Instrument Number 2018-609, Plat Records, Collin County, Texas, continuing with the west line thereof, a total distance of 1101.68 feet to a 1/2" capped rebar set stamped 'McAdams';

THENCE S 68°37'07" W, a distance of 204.22 feet to a 1/2" capped rebar set stamped 'McAdams'

THENCE northwesterly with the arc of a curve to the left, having a radius of 825.00 feet, a central angle of 09°24'45", an arc length of 135.53 feet, and whose chord bears N 28°25'30" W, a distance of 135.38 feet to a 1/2" capped rebar set stamped 'McAdams';

THENCE N 31°57'15" W, a distance of 353.27 feet to a 1/2" capped rebar set stamped 'McAdams'

THENCE S 59°32'10" W, a distance of 920.31 feet to a 1/2" capped rebar set stamped 'McAdams';

THENCE N 31°57'15" W, a distance of 50.02 feet to a 1/2" capped rebar set stamped 'McAdams';

THENCE N 31°57'15" W, a distance of 133.23 feet to a 1/2" capped rebar set stamped 'McAdams';

THENCE northwesterly with the arc of a curve to the right, having a radius of 1545.00 feet, a central angle of 19°40'59", an arc length of 530.76 feet, and whose chord bears N 22°08'45" W, a distance of 528.16 feet to a 1/2" capped rebar set stamped 'McAdams';

THENCE S 77°43'44" W, a distance of 120.00 feet to a 1/2" capped rebar set stamped 'McAdams';

THENCE southeasterly with the arc of a curve to the left, having a radius of 1665.00 feet, a central angle of 4°27'41", an arc length of 129.65 feet, and whose chord bears S 14°30'06" E, a distance of 129.61 feet to a 1/2" capped rebar set stamped 'McAdams';

THENCE S 73°16'03" W, a distance of 72.92 feet to a 1/2" capped rebar set stamped 'McAdams';

THENCE northwesterly with the arc of a curve to the right, having a radius of 1110.00 feet, a central angle of 13°58'13", an arc length of 270.65 feet, and whose chord bears N 06°25'31" W, a distance of 269.98 feet to a 1/2" capped rebar set stamped 'McAdams';

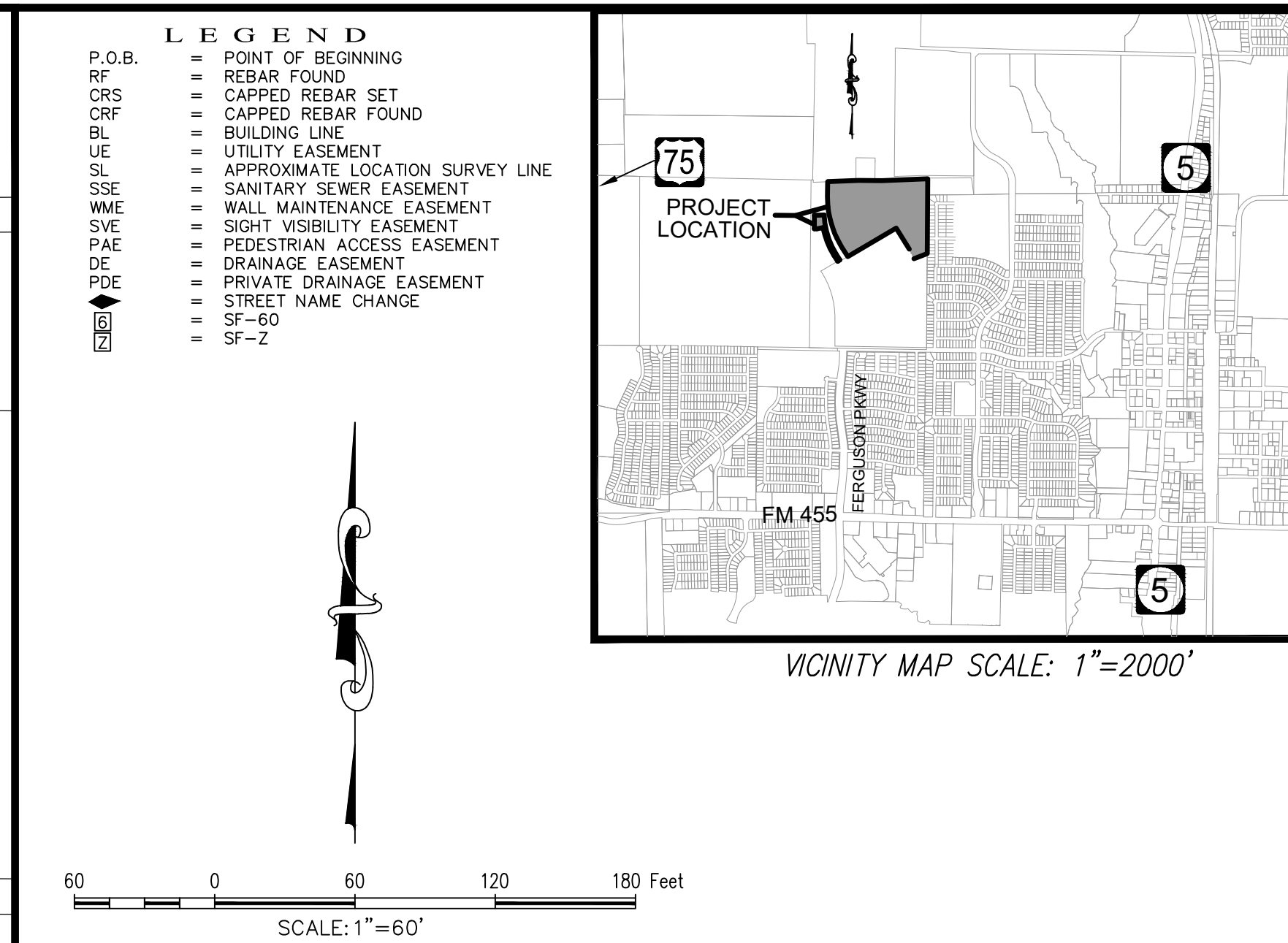
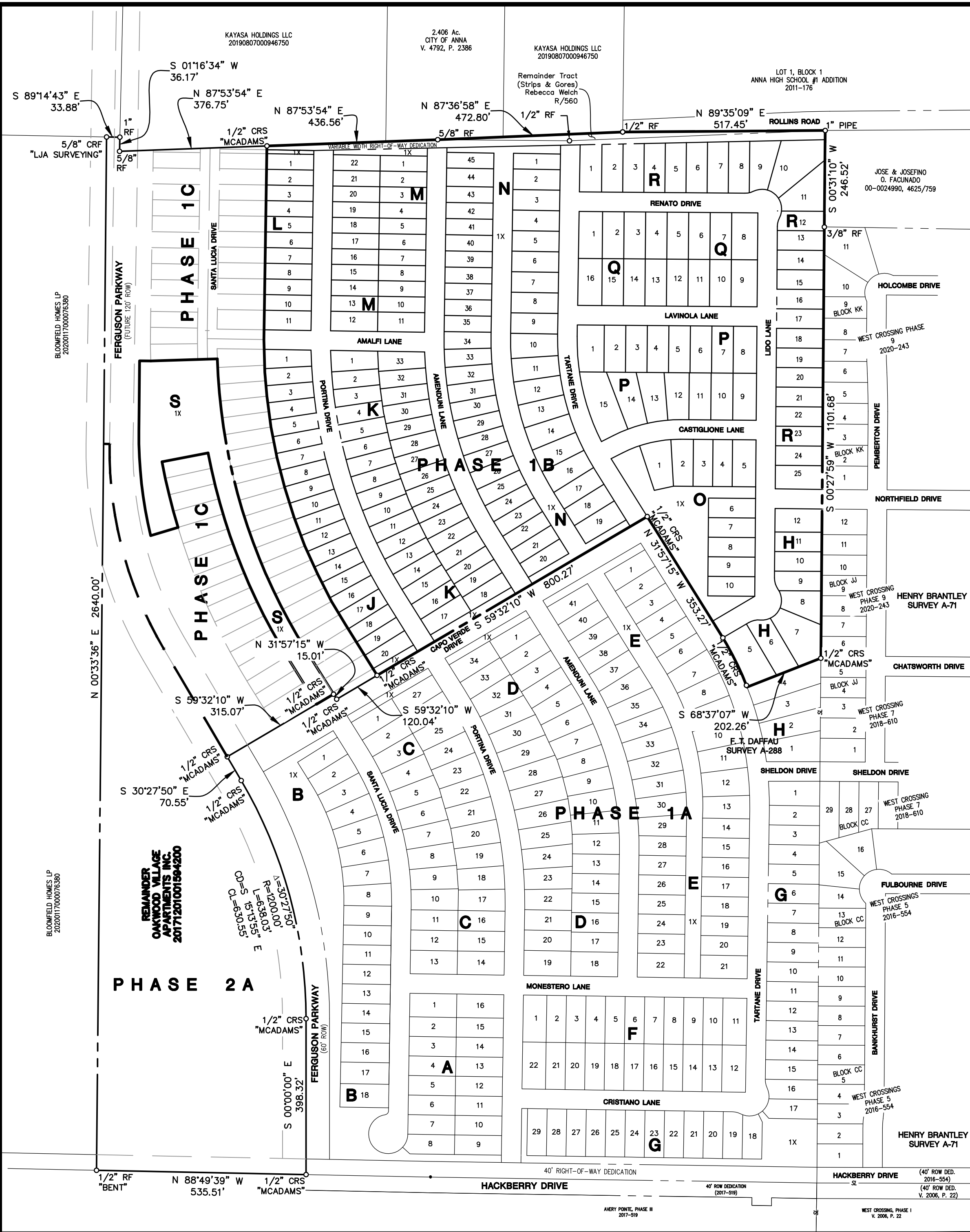
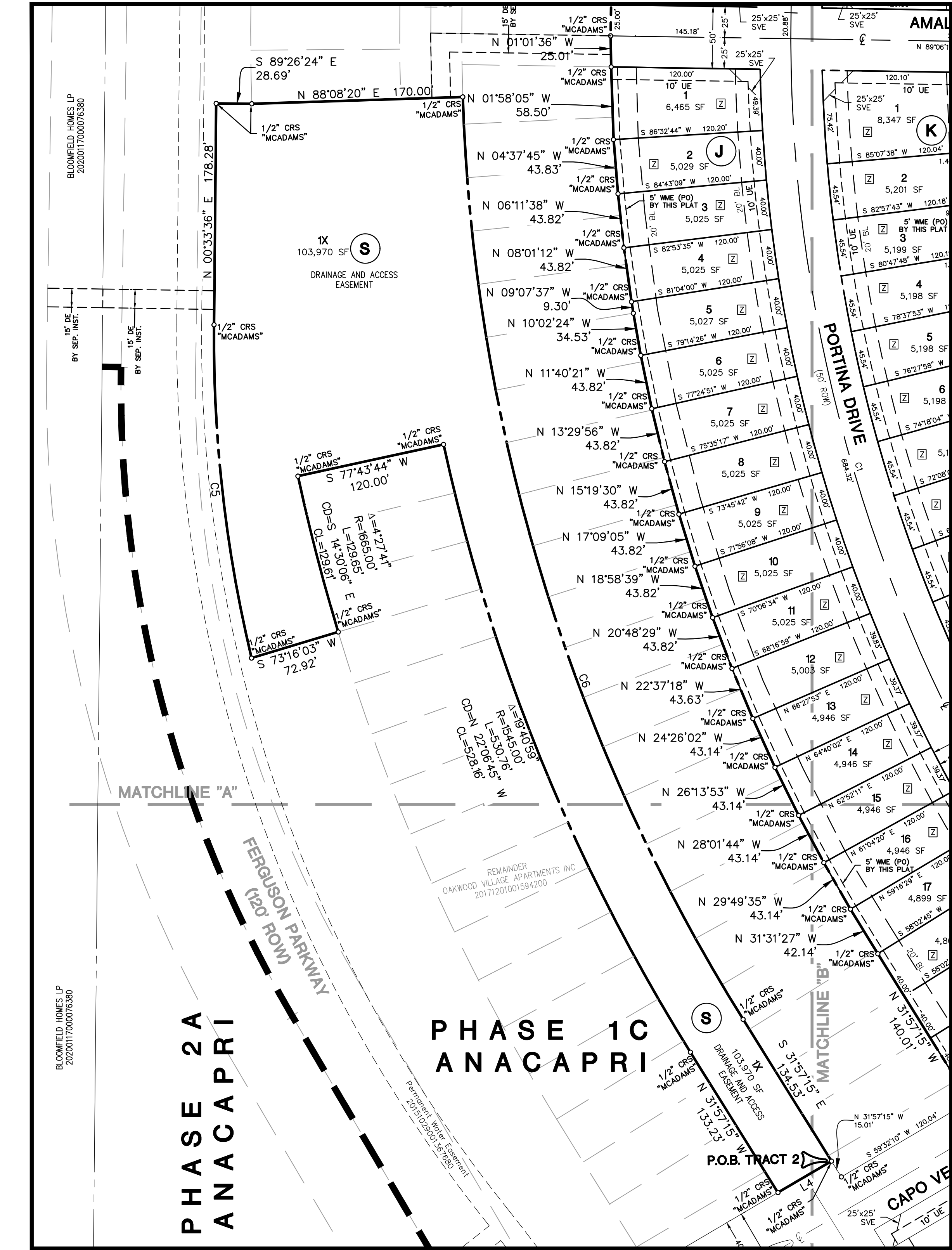
THENCE N 00°33'36" E, a distance of 178.28 feet to a 1/2" capped rebar set stamped 'McAdams';

THENCE S 89°26'24" E, a distance of 28.69 feet to a 1/2" capped rebar set stamped 'McAdams';

THENCE N 88°08'20" E, a distance of 170.00 feet to a 1/2" capped rebar set stamped 'McAdams';

THENCE southeasterly with the arc of a curve to the left, having a radius of 1495.00 feet, a central angle of 30°05'35", an arc length of 785.21 feet, and whose chord bears S 16°54'27" E, a distance of 776.22 feet to a 1/2" capped rebar set stamped 'McAdams';

THENCE S 31°57'15" E, a distance of 134.53 feet to the POINT OF BEGINNING and containing approximately 2.387 Acres (103,970 Square Feet) of land.



- NOTES:
- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
 - Original copies of survey maps and descriptions prepared by the surveyor and firm whose names appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.
 - Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. MCADAMS, and the Surveyor shall not be liable for any unauthorized use hereof.
 - According to Community/Panel No. 4808500155 J, effective June 2, 2009, of the FLOOD INSURANCE RATE MAP for Collin County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
 - Lots 1X-Block J, 1X-Block K, 1X-Block L, 1X-Block M, 1X-Block N, 1X-Block O, and 1X-Block S to be dedicated and maintained by the HOA.
 - All common area lots are hereby dedicated as Sidewalk, Hike and Bike Trail, Golf Cart, and Pedestrian Access Easements.
 - All 5' WME (PO), to be dedicated to and maintained by Property Owner.
 - No appurtenance between the height of 2.5' and 10' may be placed in the visibility triangles.

*** 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.

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	1230.00'	32°51'00"	705.21'	S 15°31'45" E, 695.59'
C2	940.00'	32°51'00"	538.94'	S 15°31'45" E, 531.59'
C3	600.00'	32°51'00"	344.00'	S 15°31'45" E, 339.31'
C4	350.00'	27°20'34"	167.03'	S 76°48'09" W, 165.45'
C5	1110.00'	13°58'13"	270.65'	N 06°25'31" W, 269.98'
C6	1495.00'	30°05'35"	785.21'	S 16°54'27" E, 776.22'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45°17'18" E	20.64'
L2	S 63°07'52" W	58.38'
L3	S 60°18'22" E	7.49'
L4	S 59°32'10" W	50.02'

LOT / BLOCK ANALYSIS		
BLOCK	SQUARE FEET	ACRES
H	63,205	1.451
J	103,336	2.372
K	176,730	4.057
L	55,200	1.267
M	111,902	2.569
N	316,632	7.269
O	111,025	2.549
P	112,196	2.576
Q	109,820	2.521
R	170,622	3.917
S	84,538	1.941
INTERIOR ROW	317,117	7.280
EXTERIOR ROW	33,672	0.773
OVERALL SITE	1,765,999	40.542

SURVEYOR'S STATEMENT

I, James Stowell, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
JAMES STOWELL, RPLS 6513 8/23/21

James Stowell, RPLS
Texas Registration No. 6513

PROJECT #FP2021-0006
FINAL PLAT
ANACAPRI, PHASE 1B
Lots 5-12, Block H, Lots 1-20, & 1X,
Block J, Lots 1-33, & 1X, Block K,
Lots 1-11, & 1X, Block L, Lots 1-22, & 1X,
Block M, Lots 1-45, & 1X, Block N, Lots
1-10, & 1X, Block O, Lots 1-15, Block P,
Lots 1-16, Block Q, Lots 1-25, Block R,
& Lot 1X, Block S
41,209 Total Acres
92 SF-60, 112 SF-Z, & 7 COMMON AREAS
in the
F. T. DAFFAU SURVEY, ABSTRACT NO. 288
CITY OF ANNA
COLLIN COUNTY, TEXAS

PAGE 3 OF 3



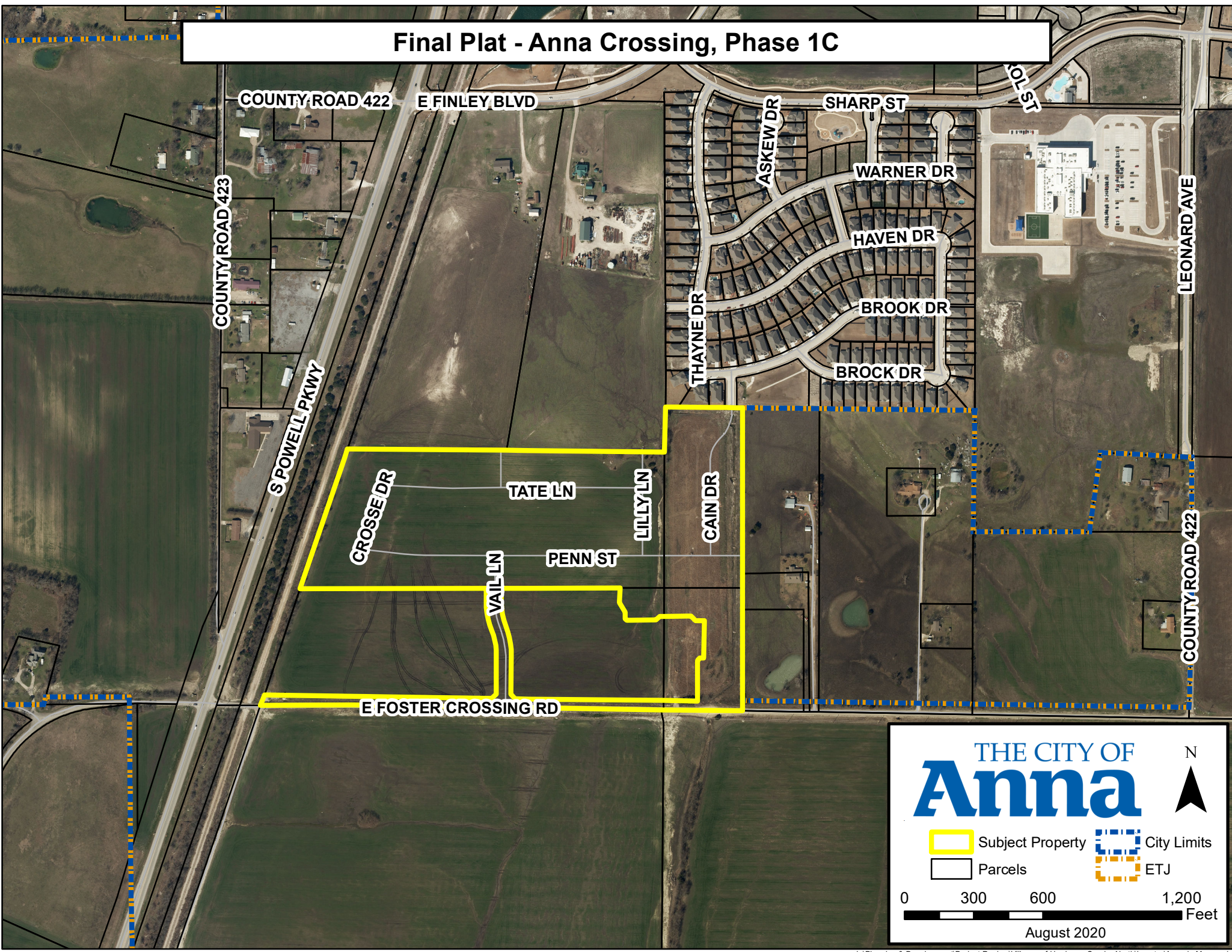
The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: BC DATE: 4/4/2021 SCALE: 1"=60' JOB. No. MEGATEL 2021310076

OWNER/DEVELOPER
MEGATEL HOMES, LLC
201 CEDAR SPRINGS RD, SUITE 700
DALLAS, TEXAS 75201
Ph. (214) 396-4283
Contact: MATT HOOD
MATT@MEGATELHOMES.COM

EXHIBIT A
Page 3 of 3

Final Plat - Anna Crossing, Phase 1C



CITY OF ANNA
Planning & Zoning Commission

September 7, 2021

Final Plat: Anna Crossing, Phase 1C

Applicant: Anna Crossing 40PGE, LTD

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Anna Crossing, Phase 1C, Final Plat.

SUMMARY:

102 Single-Family Residence-72 lots and 8 Common area lots on 31.4± acres located on the east and west sides of Vail Lane, 518± feet north of E Foster Crossing Road. Zoned: Planned Development-Single-Family Residence-72 (PD-SF-72) (Ord. No. 787-2018).

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

RECOMMENDATION:

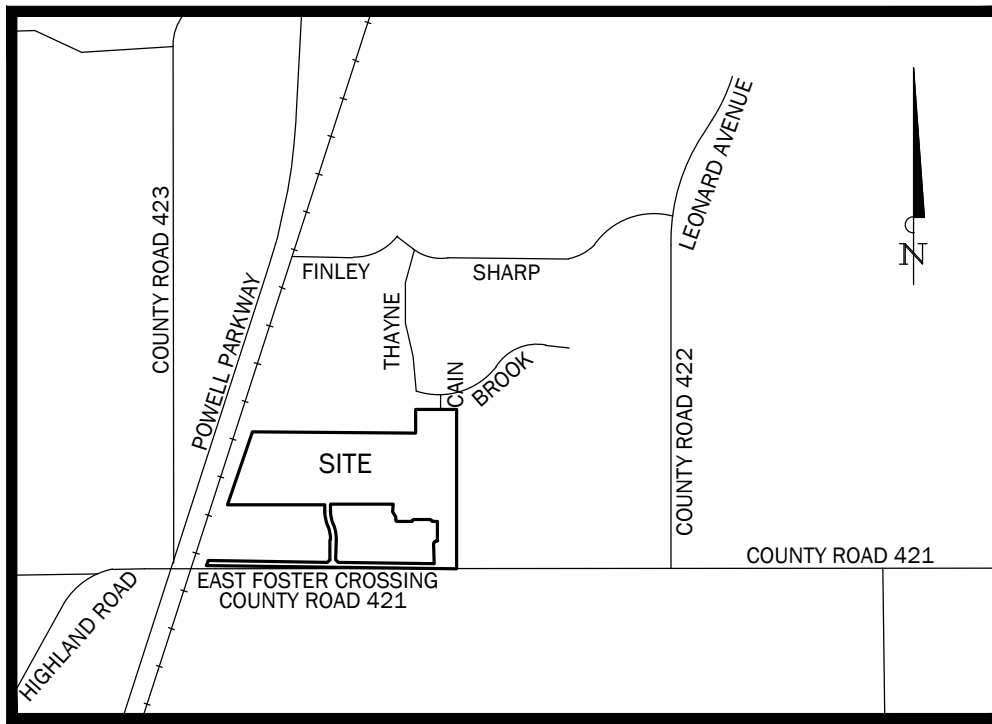
Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

ATTACHMENTS:

Locator
Exhibit

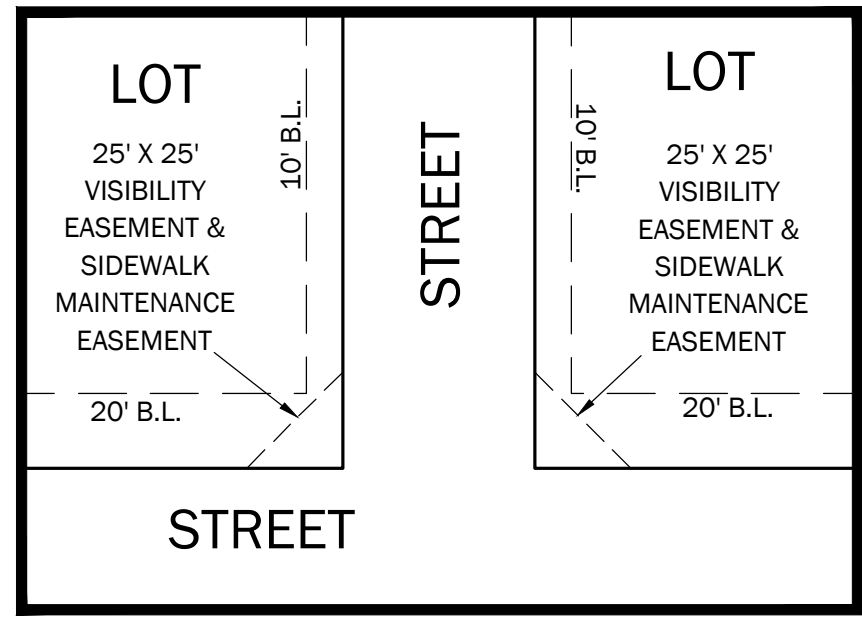
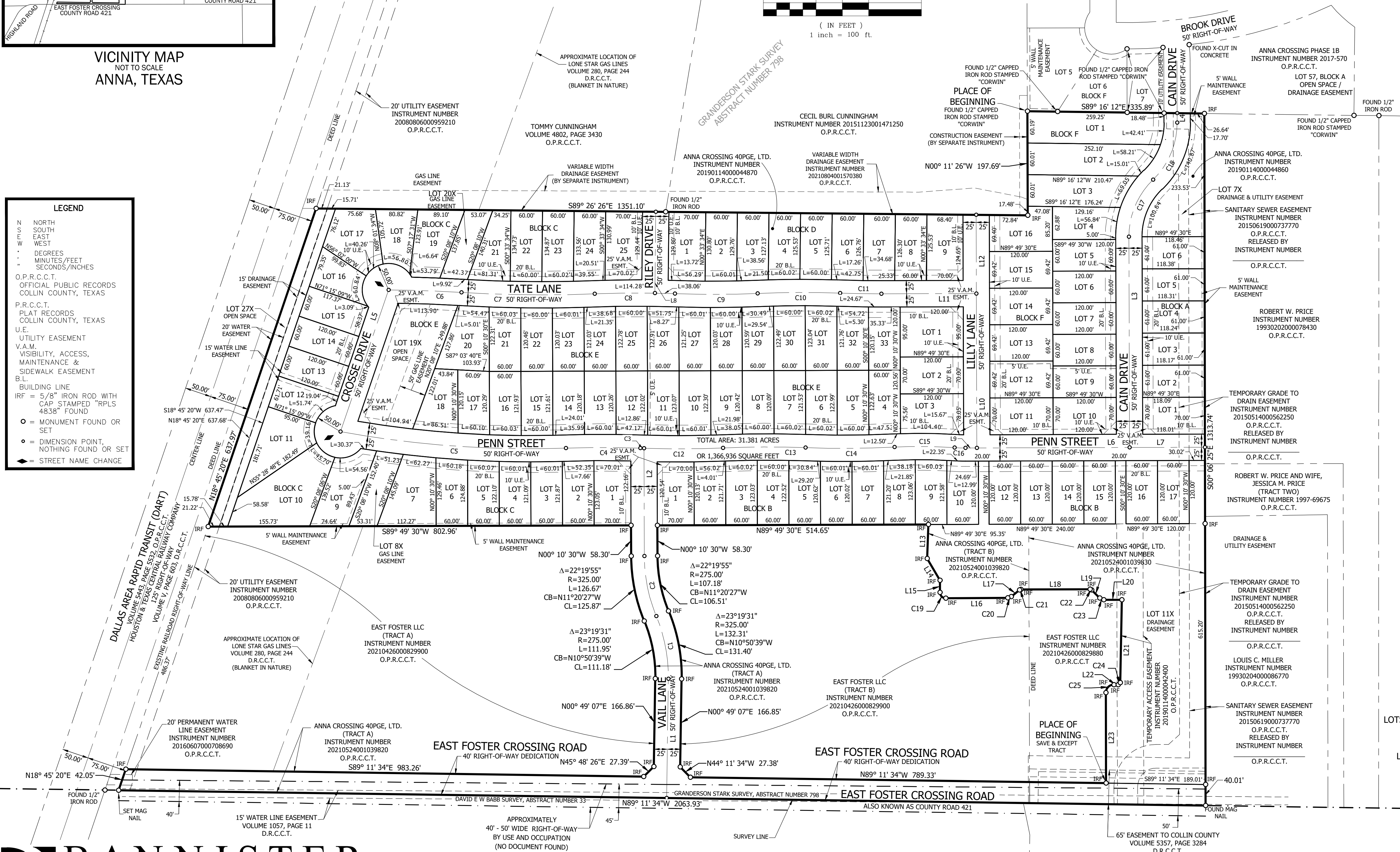
EXHIBIT A

Page 1 of 3



VICINITY MAP
NOT TO SCALE
ANNA, TEXAS

LEGEND	
N	NORTH
S	SOUTH
E	EAST
W	WEST
°	DEGREES
'	MINUTES/FEET
''	SECONDS/INCHES
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY, TEXAS
U.E.	UTILITY EASEMENT
V.A.M.	VISIBILITY, ACCESS, MAINTENANCE & SIDEWALK EASEMENT
B.L.	BUILDING LINE
IRF	5/8" IRON ROD WITH CAP STAMPED "RPLS 4838" FOUND
○	MONUMENT FOUND OR SET
•	DIMENSION POINT, NOTHING FOUND OR SET
◆	STREET NAME CHANGE



LOT EASEMENT &
BUILDING LINE DETAIL
NOT TO SCALE

General Notes:

- All coordinates and bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.
- Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City Ordinance and is subject to penalties imposed by law.
- All HOA Tracts are to be owned and maintained by the Home Owners Association.
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48085C0160J, dated June 2, 2009. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
- The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
- See Sheet 3 for Curve Table and Line Table.
- See Sheet 3 for Lot Area Tables.

STATE OF TEXAS §
COUNTY OF COLLIN §

I, _____ Mayor, City of Anna, Collin County, Texas, do hereby certify that the above plat and dedication was approved by the City of Anna, Texas, for filing in the map or deed records of Collin County, Texas, on the _____ day of _____, 2021.

Mayor
City of Anna, Texas

ATTEST:

City Secretary
City of Anna, Texas

FINAL PLAT
OF
ANNA CROSSING PHASE 1C
LOTS 1 thru 6 and 7X, BLOCK A, LOTS 1 thru 10, 11X, 12 thru 16, BLOCK B
LOTS 1 thru 8X, 9 thru 19, 20X, 21 thru 25 and 27X, BLOCK C,
LOTS 1 thru 9, BLOCK D
LOTS 1 thru 18, 19X, 20 thru 32, BLOCK E, LOTS 1 thru 16, BLOCK F
31.381 acres out of the
Granderson Stark Survey, Abstract Number 798
City of Anna, Collin County, Texas
102 Residential Lots & 6 Open Space Lots
Preparation Date: January 2020
Revision Date: August 2021
SHEET 1 OF 3

OWNER'S CERTIFICATE:

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS **Anna Crossing 40PGE, Ltd.**, acting by and through the undersigned, its duly authorized agent is the owner of 31.381 acres (1,366,936 square feet) of land in the Granderson Stark Survey, Abstract No. 798, City of Anna, Collin County, Texas; said 31.381 acres (1,366,936 square feet) of land being all of that certain tract of land described in a Special Warranty Deed to Anna Crossing 40 PGE, Ltd. (collectively hereinafter referred to as Anna Crossing 40PGE tract), as recorded in Instrument Number 20190114000044870, 20210524001039830 and 20210524001039820, Official Public Records, Collin County, Texas (O.P.R.C.C.T.); said 31.381 acres (1,366,936 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING a one-half inch iron rod with plastic cap stamped "CORWIN" found for the Northerly Northwest corner of said Anna Crossing 40PGE tract, same being the Southwesterly corner of that certain tract of land described as Anna Crossing Phase 1B (hereinafter referred to as Anna Crossing Phase 1B), an addition to the City of Anna, Collin County, Texas, according to the plat recorded in Instrument Number 2017-570, Plat Records, Collin County, Texas, same being in the East line of that certain tract of land described in a General Warranty Deed to Cecil Burl Cunningham (hereinafter referred to as Cunningham tract), as recorded in Instrument Number 20151123001471250, O.P.R.C.C.T.;

THENCE South 89 degrees 16 minutes 12 seconds East, departing the East line of said Cunningham tract and with the common line between said Anna Crossing 40PGE tract, and said Anna Crossing Phase 1B, a distance of 335.89 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Northeast corner of said Anna Crossing 40PGE tract, same being the Northwest corner of that certain tract of land described in a Contract of Sale and Purchase to Robert W. Price (hereinafter referred to as Price tract), as recorded in Instrument Number 1993-8676, O.P.R.C.C.T.;

THENCE South 00 degrees 06 minutes 25 seconds East, departing the South line of said Anna Crossing Phase 1B and with the common line between said Anna Crossing 40PGE tract and said Price tract, pass at a distance of 665.04 feet, the Northwest corner of that certain tract of land described in a Deed of Trust to Robert W. Price and wife, Jessica M. Price (hereinafter referred to as Robert and Jessica Price tract), as recorded in Instrument Number 1997-69675, O.P.R.C.C.T. and continue with said course and the common line between said Anna Crossing 40PGE tract and said Robert and Jessica Price tract, pass at a distance of 764.85 feet, the Westerly Southwest corner of said Robert and Jessica Price tract, same being the Northwest corner of that certain tract land described in a Deed of Trust to Louis C. Miller (hereinafter referred to as Miller tract), as recorded in 19930204000086770, O.P.R.C.C.T., and continue with said course and the common line between said Anna Crossing 40PGE tract and said Miller tract, pass at a distance of 778.53 feet, a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Southeast corner of said Anna Crossing 40PGE tract, same being the Northeast corner of the remainder of said Anna Town Center No. 8 tract and continue with said course and the common line between said Anna Crossing 40PGE tract and Miller tract for a total distance of 1313.74 feet to a mag nail found for the Southeast corner of said Anna Town Center No. 8 tract, same being the Southwest corner of said Miller tract, same being the North line of that certain tract of land described in a Warranty Deed with Vendor's Lien to Anna Highway 5, LLC (hereinafter referred to as Anna Highway 5 tract) as recorded in Instrument Number 20121228001650300, O.P.R.C.C.T., same also being in East Foster Crossing Road also known as County Road 421;

THENCE North 89 degrees 11 minutes 34 seconds West with the common line between said Anna Crossing 40PGE tract and said Anna Highway 5 tract and with said East Foster Crossing Road, pass at a distance of 346.13 feet, the Northwest corner of said Anna Highway 5 tract, same being the Northeast corner of that certain tract of land described in a Special Warranty Deed to Anna Economic Development Corporation and Anna Community Development Corporation (hereinafter referred to as Anna EDC tract), as recorded in Instrument Number 20170103000004800, O.P.R.C.C.T. and continue with said course and the common line between said Anna Crossing 40PGE tract and said Anna EDC tract and with said East Foster Crossing Road for a total distance of 2063.93 feet to a mag nail found for the Southwest corner of said Anna Crossing 40PGE tract, same being the existing Easterly right-of-way line of Dallas Area Rapid Transit (DART), as recorded in Volume 5443, Page 5532, O.P.R.C.C.T. and further described in a deed to Houston & Texas Central Railway Company (150' right-of-way), as recorded in Volume V, Page 603, Deed Records, Collin County, Texas;

THENCE North 18 degrees 45 minutes 20 seconds East with the common line between the remainder of said Anna Crossing 40PGE tract and the existing Easterly right-of-way line of said Dallas Area Rapid Transit, a distance of 42.05 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the Southwest corner of that certain tract of land described as Tract A in a Special Warranty Deed to East Foster LLC (hereinafter referred to as Tract A), as recorded in Instrument Number 20210426000829900, O.P.R.C.C.T.;

THENCE with the common line between said Anna Crossing 40PGE tract and said Tract A for the following **7** courses:

1. South 89 degrees 11 minutes 34 seconds East, departing the existing Easterly right-of-way line of said Dallas Area Rapid Transit, a distance of 983.26 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;
2. North 45 degrees 48 minutes 26 seconds East, a distance of 27.39 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;
3. North 00 degrees 49 minutes 07 seconds East, a distance of 166.86 feet to a to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the left, whose long chord bears North 10 degrees 50 minutes 39 seconds West, a distance of 111.18 feet;
4. Northerly with said curve to the left, having a radius of 275.00 feet, through a central angle of 23 degrees 19 minutes 31 seconds, for an arc distance of 111.95 feet to a to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a non-tangent curve to the right, whose long chord bears North 11 degrees 20 minutes 27 seconds West, a distance of 125.87 feet;
5. Northerly with said curve to the right, having a radius of 325.00 feet, through a central angle of 22 degrees 19 minutes 55 seconds, for an arc distance of 126.67 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;
6. North 00 degrees 10 minutes 30 seconds West, a distance of 58.30 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;
7. South 89 degrees 49 minutes 30 seconds East, a distance of 802.96 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the Northwest corner of said Tract A, same being the existing Easterly right-of-way line of said Dallas Area Rapid Transit;

THENCE North 18 degrees 45 minutes 20 seconds East with the common line between said Anna Crossing 40PGE tract and the existing Easterly right-of-way line of said Dallas Area Rapid Transit, a distance of 637.97 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being in the South line of that certain tract of land described in Warranty Deed to Tommy Cunningham, (hereinafter referred to as Tommy Cunningham tract), recorded in Volume 4802, Page 3430, O.P.R.C.C.T.;

THENCE South 89 degrees 26 minutes 26 seconds East, departing the existing Easterly right-of-way line of said Dallas Area Rapid Transit, and with the common line between said Anna Crossing 40PGE tract and said Tommy Cunningham tract, passing at a distance of 663.56 feet a one-half inch iron rod found for the Southeast corner of said Tommy Cunningham tract, same being the Southwest corner of said Cunningham tract, continue same course for a total distance of 1351.10 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for an inner-ell corner of said Anna Crossing 40PGE tract, same being the Southeast corner of said Cunningham tract;

THENCE North 00 degrees 11 minutes 26 seconds West, with the common line between said Anna Crossing 40PGE tract and said Cunningham tract, a distance of 197.69 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 39.637 acres (1,726,603 square feet) of land.

TOGETHER WITH SAVE & EXCEPT THE FOLLOWING:

BEING 8.257 acres (359,666 square feet) of land in the Granderson Stark Survey, Abstract No. 798, City of Anna, Collin County, Texas; said 8.257 acres (359,666 square feet) of land being all of that certain tract of land described as Tract B in a Special Warranty Deed to East Foster LLC (hereinafter referred to as Tract B), as recorded in Instrument Number 2021042000829900, Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and being all of that certain tract of land described in a Special Warranty Deed to East Foster LLC (hereinafter referred to as East Foster tract), as recorded in Instrument Number 20210426000829880, O.P.R.C.C.T.; said 8.257 acres (359,666 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Southwest corner of said East Foster tract, same being an inner-ell corner of that certain tract of land described in a Special Warranty Deed to Anna Crossing 40 PGE, Ltd. (hereinafter referred to as Anna Crossing 40PGE tract), as recorded in Instrument Number 20210524001039830, O.P.R.C.C.T.;

THENCE North 89 degrees 11 minutes 34 seconds West with the common line between said East Foster tract and said Anna Crossing 40PGE tract, pass at a distance of 145.03 feet, a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for an angle point in the West line of said Anna Crossing 40PGE tract, same being the Southwest corner of said East Foster tract, same also being the Easterly Northeast corner of that certain tract of land described as Tract A in a Special Warranty Deed to Anna Crossing 40 PGE, Ltd. (hereinafter referred to as Tract A), as recorded in Instrument Number 20210524001039820, O.P.R.C.C.T., continue with said course, with the common line between said Tract B and said Tract A for a total distance of 789.33 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE continue with the common line between said Tract B and said Tract A for the following **5** courses:

1. North 44 degrees 11 minutes 34 seconds West, a distance of 27.38 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;
2. North 00 degrees 49 minutes 07 seconds East, a distance of 166.85 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the left, whose long chord bears North 10 degrees 50 minutes 39 seconds West, a distance of 131.40 feet.;
3. Northerly with said curve to the left, having a radius of 325.00 feet, through a central angle of 23 degrees 19 minutes 31 seconds, for an arc distance of 132.31 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a non-tangent curve to the right, whose long chord bears North 11 degrees 20 minutes 27 seconds West, a distance of 106.51 feet;
4. Northerly with said curve to the right, having a radius of 275.00 feet, through a central angle of 22 degrees 19 minutes 55 seconds, for an arc distance of 107.18 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;
5. North 00 degrees 10 minutes 30 seconds West, a distance of 58.30 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the Northwest corner of said Tract B, same being the South line of that certain tract of land described in a Special Warranty Deed to Anna Crossing 40PGE, Ltd. (hereinafter referred to as Anna Crossing 40PGE tract 2), as recorded in Instrument Number 20190114000044870, O.P.R.C.C.T. ;

THENCE North 89 degrees 49 minutes 30 seconds East with the common line between said Tract B and said Anna Crossing 40PGE tract 2, a distance of 514.65 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the Northerly Northeast corner of said Tract B, same being the Northwest corner of that certain tract of land described in a Special Warranty Deed to Anna Crossing 40PGE, Ltd. (hereinafter referred to as Anna Crossing 40PGE tract 3), as recorded in Instrument Number 20210524001039820, O.P.R.C.C.T.;

THENCE with the common line between said Tract B and said Anna Crossing 40PGE tract 3 for the following **9** courses:

1. South 02degrees 08minutes 10seconds West, a distance of 64.76 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;
2. South 30 degrees 39 minutes 30 seconds East, a distance of 47.85 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;
3. South 00 degrees 14 minutes 47 seconds East, a distance of 23.04 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the left, whose long chord bears South 45 degrees 13 minutes 37 seconds East, a distance of 15.55 feet;
4. Southeasterly with said curve to the left, having a radius of 11.00 feet, through a central angle of 89degrees 57minutes 41seconds, for an arc distance of 17.27 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;
5. North 89 degrees 47 minutes 32 seconds East, a distance of 117.40 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the left, whose long chord bears North 70 degrees 23 minutes 01 second East, a distance of 7.31 feet;
6. Easterly with said curve to the left, having a radius of 11.00 feet, through a central angle of 38 degrees 49 minutes 02 seconds, for an arc distance of 7.45 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;
7. North 50 degrees 58 minutes 30 seconds East, a distance of 20.10 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the right, whose long chord bears North 70 degrees 23 minutes 44 seconds East, a distance of 2.66 feet;
8. Easterly with said curve to the right, having a radius of 4.00 feet, through a central angle of 38 degrees 54 minutes 28 seconds, for an arc distance of 2.72 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;
9. North 89 degrees 52 minutes 58 seconds East, pass at a distance of 15.39 feet, a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Easterly Northeast corner of said Tract B, same being the Northwest corner of said East Foster tract, same also being an angle point in the West line of the aforesaid Anna Crossing 40PGE tract, continue with said course, with the common line between said East Foster tract and said Anna Crossing 40PGE tract for a total distance of 131.51 feet to the beginning of a curve to the right, whose long chord bears South 67 degrees 35 minutes 37 seconds East, a distance of 3.06 feet;

THENCE continue with the common line between said East Foster tract and said Anna Crossing 40PGE tract for the following **9** courses:

1. Southeasterly with said curve to the right, having a radius of 4.00 feet, through a central angle of 45 degrees 02 minutes 50 seconds, for an arc distance of 3.14 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;
2. South 45 degrees 04 minutes 12 seconds East, a distance of 21.74 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the left, whose long chord bears South 67 degrees 32 minutes 07 seconds East, a distance of 8.41 feet;
3. Southeasterly with said curve to the left, having a radius of 11.00 feet, through a central angle of 44 degrees 55 minutes 52 seconds, for an arc distance of 8.63 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;
4. North 89 degrees 59 minutes 57 seconds East, a distance of 34.13 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;
5. South 01 degree 02 minutes 39 seconds West, a distance of 157.49 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the right, whose long chord bears South 45 degrees 56 minutes 18 seconds West, a distance of 5.65 feet;
6. Southwesterly with said curve to the right, having a radius of 4.00 feet, through a central angle of 89 degrees 47 minutes 17 seconds, for an arc distance of 6.27 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;
7. North 89 degrees 10 minutes 03 seconds West, a distance of 7.92 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the left, whose long chord bears South 45 degrees 24 minutes 31 seconds West, a distance of 21.37 feet;
8. Southwesterly with said curve to the left, having a radius of 15.00 feet, through a central angle of 90 degrees 50 minutes 52 seconds, for an arc distance of 23.78 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;
9. South 00 degrees 00 minutes 55 seconds East, a distance of 171.75 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 8.257 acres (359,666 square feet) of land.

LEAVING A TOTAL AREA OF 31.381 ACRES (1,366,936 SQUARE FEET)

DRAINAGE EASEMENT LANGUAGE:

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 **Tract 1, Tract 6, and Tract 8**, as shown on the plat is called " Drainage Easement." The Drainage 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 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 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 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 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 Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure, or structures, within the Easement.

OWNER'S CERTIFICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **Anna Crossing 40PGE, Ltd.** acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **ANNA CROSSING PHASE 1C**, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

Anna Crossing 40PGE, Ltd.

Owner: **John Arnold, Director**

STATE OF TEXAS §
COUNTY OF DALLAS §

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

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

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF TARRANT §

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

PRELIMINARY

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

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



STATE OF TEXAS §
COUNTY OF TARRANT §

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

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

Notary Public in and for the State of Texas

My Commission Expires: _____

FINAL PLAT
OF

ANNA CROSSING PHASE 1C

LOTS 1 thru 6 and 7X, BLOCK A, LOTS 1 thru 10, 11X, 12 thru 16, BLOCK B
LOTS 1 thru 8X, 9 thru 19, 20X, 21 thru 25 and 27X, BLOCK C,

LOTS 1 thru 9, BLOCK D

LOTS 1 thru 18, 19X, 20 thru 32, BLOCK E, LOTS 1 thru 16, BLOCK F

31.381 acres out of the

Granderson Stark Survey, Abstract Number 798

City of Anna, Collin County, Texas

102 Residential Lots & 6 Open Space Lots

Preparation Date: January 2020

Revision Date: August 2021

SHEET 2 OF 3

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

DEVELOPER:
SKORBURG COMPANY
8214 WESTCHESTER DRIVE,
SUITE 710
DALLAS, TEXAS 75225
PHONE: 214-522-4945
CONTACT: JOHN ARNOLD

OWNER:
ANNA CROSSING 40PGE, LTD.
8214 WESTCHESTER DRIVE,
SUITE 710
DALLAS, TEXAS 75225
PHONE: 214-522-4945

EXHIBIT A
Page 2 of 3

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 090-18-013

BLOCK A		
Lot Area Table		
Lot No.	Area:	Area:
1	8264 SF	0.190AC
2	7206 SF	0.165AC
3	7210 SF	0.166AC
4	7215 SF	0.166AC
5	7219 SF	0.166AC
6	7224 SF	0.166AC
7 X	15521 SF	0.356AC

BLOCK B		
Lot Area Table		
Lot No.	Area:	Area:
1	8409 SF	0.193AC
2	7247 SF	0.166AC
3	7351 SF	0.169AC
4	7376 SF	0.169AC
5	7291 SF	0.167AC
6	7210 SF	0.166AC
7	7228 SF	0.166AC
8	7338 SF	0.168AC
9	7357 SF	0.169AC
10	7221 SF	0.166AC
11 X	140498 SF	3.225AC
12	7200 SF	0.165AC
13	7200 SF	0.165AC
14	7200 SF	0.165AC
15	7200 SF	0.165AC
16	7200 SF	0.165AC
17	7200 SF	0.165AC

BLOCK C		
Lot Area Table		
Lot No.	Area:	Area:
1	8597 SF	0.197AC
2	7360 SF	0.169AC
3	7276 SF	0.167AC
4	7287 SF	0.167AC
5	7401 SF	0.170AC
6	7621 SF	0.175AC
7	11636 SF	0.267AC
8 X	7431 SF	0.171AC
9	10328 SF	0.237AC
10	18297 SF	0.420AC
11	11502 SF	0.264AC
12	6653 SF	0.153AC
13	7200 SF	0.165AC
14	7200 SF	0.165AC
15	7198 SF	0.165AC
16	6592 SF	0.151AC
17	10225 SF	0.235AC
18	7180 SF	0.165AC
19	9510 SF	0.218AC
20 X	6947 SF	0.159AC
21	7759 SF	0.178AC
22	8096 SF	0.186AC
23	8060 SF	0.185AC
24	7939 SF	0.182AC
25	9103 SF	0.209AC
27X	22320 SF	0.512AC

BLOCK D		
Lot Area Table		
Lot No.	Area:	Area:
1	9133 SF	0.210AC
2	7826 SF	0.180AC
3	7710 SF	0.177AC
4	7571 SF	0.174AC
5	7529 SF	0.173AC
6	7580 SF	0.174AC
7	7599 SF	0.174AC
8	7555 SF	0.173AC
9	8656 SF	0.199AC

BLOCK E		
Lot Area Table		
Lot No.	Area:	Area:
1	11400 SF	0.262AC
2	8400 SF	0.193AC
3	9107 SF	0.209AC
4	7302 SF	0.168AC
5	7378 SF	0.169AC
6	7345 SF	0.169AC
7	7240 SF	0.166AC
8	7206 SF	0.165AC
9	7278 SF	0.167AC
10	7370 SF	0.169AC
11	7362 SF	0.169AC
12	7261 SF	0.167AC
13	7205 SF	0.165AC
14	7250 SF	0.166AC
15	7318 SF	0.168AC
16	7276 SF	0.167AC
17	7223 SF	0.166AC
18	7756 SF	0.178AC
19 X	25826 SF	0.593AC
20	9972 SF	0.229AC
21	7276 SF	0.167AC
22	7207 SF	0.165AC
23	7225 SF	0.166AC
24	7318 SF	0.168AC
25	7380 SF	0.169AC
26	7333 SF	0.168AC
27	7229 SF	0.166AC
28	7210 SF	0.166AC
29	7292 SF	0.167AC
30	7375 SF	0.169AC
31	7353 SF	0.169AC
32	7249 SF	0.166AC
33	7201 SF	0.165AC

BLOCK F		
Lot Area Table		
Lot No.	Area:	Area:
1	15504 SF	0.356AC
2	14087 SF	0.323AC
3	11446 SF	0.263AC
4	7601 SF	0.175AC
5	7200 SF	0.165AC
6	7200 SF	0.165AC
7	7200 SF	0.165AC
8	7200 SF	0.165AC
9	7200 SF	0.165AC
10	8400 SF	0.193AC
11	8400 SF	0.193AC
12	8330 SF	0.191AC
13	8330 SF	0.191AC
14	8330 SF	0.191AC
15	8330 SF	0.191AC
16	9056 SF	0.208AC

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	122.13'	300.00'	23°19'32"	S10° 50' 39"E	121.29'
C2	116.93'	300.00'	22°19'55"	S11° 20' 27"E	116.19'
C3	6.77'	2000.00'	0°11'38"	S88° 01' 32"E	6.77'
C4	141.39'	2000.00'	4°03'02"	N89° 57' 14"W	141.36'
C5	429.99'	2000.00'	12°19'06"	S85° 49' 13"E	429.16'
C6	138.30'	2500.00'	3°10'11"	N88° 04' 18"W	138.28'
C7	253.33'	2500.00'	5°48'21"	S89° 23' 24"E	253.22'
C8	152.34'	2000.00'	4°21'51"	S89° 53' 21"W	152.30'
C9	156.82'	2000.00'	4°29'34"	N89° 49' 30"E	156.78'
C10	156.82'	2000.00'	4°29'34"	S89° 49' 30"W	156.78'
C11	78.41'	2000.00'	2°14'46"	S89° 03' 07"E	78.40'
C12	156.82'	2000.00'	4°29'34"	N89° 49' 30"E	156.78'
C13	156.82'	2000.00'	4°29'34"	S89° 49' 30"W	156.78'
C14	168.96'	2000.00'	4°50'25"	N89° 39' 04"E	168.91'
C15	114.05'	1000.00'	6°32'05"	N89° 30' 05"W	113.99'
C16	20.63'	300.00'	3°56'27"	S88° 12' 16"E	20.63'
C17	120.77'	150.00'	46°07'51"	N22° 53' 25"E	117.53'
C18	120.75'	150.00'	46°07'17"	N22° 53' 42"E	117.51'
C19	17.27'	11.00'	89°57'41"	S45° 13' 37"E	15.55'
C20	7.45'	11.00'	38°49'02"	N70° 23' 01"E	7.31'
C21	2.72'	4.00'	38°54'28"	N70° 25' 44"E	2.66'
C22	3.14'	4.00'	45°02'50"	S67° 35' 37"E	3.06'
C23	8.63'	11.00'	44°55'52"	S67° 32' 07"E	8.41'
C24	6.27'	4.00'	89°47'17"	S45° 56' 18"W	5.65'
C25	23.78'	15.00'	90°50'52"	S45° 24' 31"W	21.37'

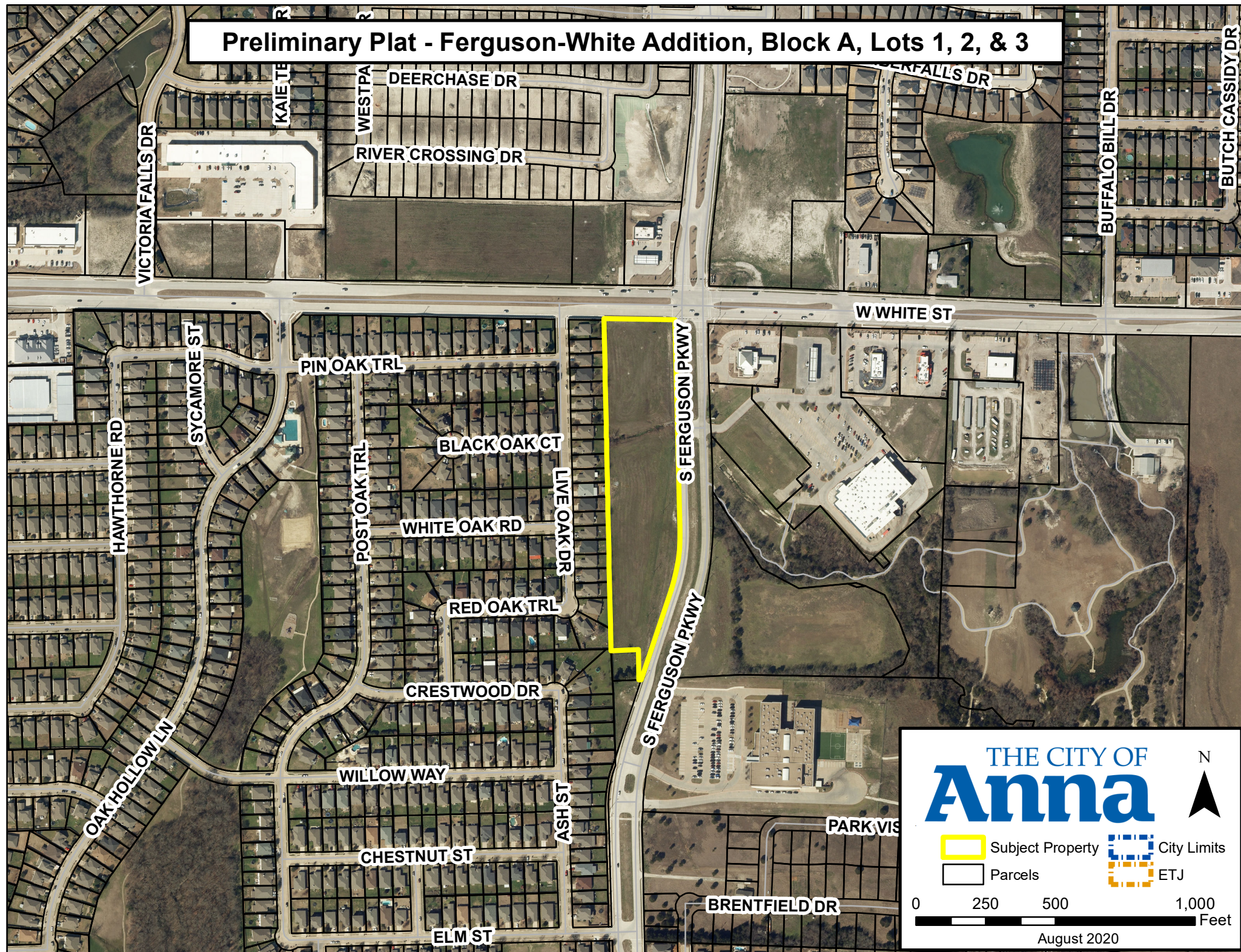
Line Table		
Line #	Length	Direction
L1	226.22'	S0° 49' 07"W
L2	204.58'	S0° 10' 30"E
L3	400.00'	N0° 10' 30"W
L4	18.09'	N0° 09' 57"W
L5	284.02'	N18° 45' 20"E
L6	290.00'	N89° 49' 30"E
L7	142.98'	N89° 49' 30"E
L8	154.47'	N0° 33' 34"E
L9	21.76'	N89° 49' 30"E
L10	293.07'	S0° 10' 30"E
L11	180.33'	N89° 49' 30"E
L12	149.33'	N0° 10' 30"W

Line Table		
Line #	Length	Direction
L13	64.76'	S2° 08' 10"W
L14	47.85'	S30° 39' 30"E
L15	23.04'	S0° 14' 47"E
L16	117.40'	N89° 47' 32"E
L17	20.10'	N50° 58' 30"E
L18	131.51'	N89° 52' 58"E
L19	21.74'	S45° 04' 12"E
L20	34.13'	N89° 59' 57"E
L21	157.49'	S1° 02' 39"W
L22	7.92'	S89° 10' 03"E
L23	171.75'	S0° 00' 55"E

EXHIBIT A
Page 3 of 3

FINAL PLAT
OF
ANNA CROSSING PHASE 1C
LOTS 1 thru 6 and 7X, BLOCK A, LOTS 1 thru 10, 11X, 12 thru 16, BLOCK B
LOTS 1 thru 8X, 9 thru 19, 20X, 21 thru 25 and 27X, BLOCK C,
LOTS 1 thru 9, BLOCK D
LOTS 1 thru 18, 19X, 20 thru 32, BLOCK E, LOTS 1 thru 16, BLOCK F
31.381 acres out of the
Granderson Stark Survey, Abstract Number 798
City of Anna, Collin County, Texas
102 Residential Lots & 6 Open Space Lots
Preparation Date: January 2020
Revision Date: August 2021
SHEET 3 OF 3

Preliminary Plat - Ferguson-White Addition, Block A, Lots 1, 2, & 3



CITY OF ANNA

Planning & Zoning Commission

September 7, 2021

Preliminary Plat: Ferguson-White Addition, Block A, Lots 1, 2, & 3

Applicant: Lamar National Bank

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Ferguson-White Addition, Block A, Lots 1, 2, & 3, Preliminary Plat.

SUMMARY:

Bank on one lot and two vacant lots on 6.4± acres located at the southwest corner of W White Street and Ferguson Parkway. Zoned: Planned Development-Restricted Commercial (Ord. No. 821-2019).

The purpose for the preliminary plat is to propose easements necessary for the bank construction on Lot 1.

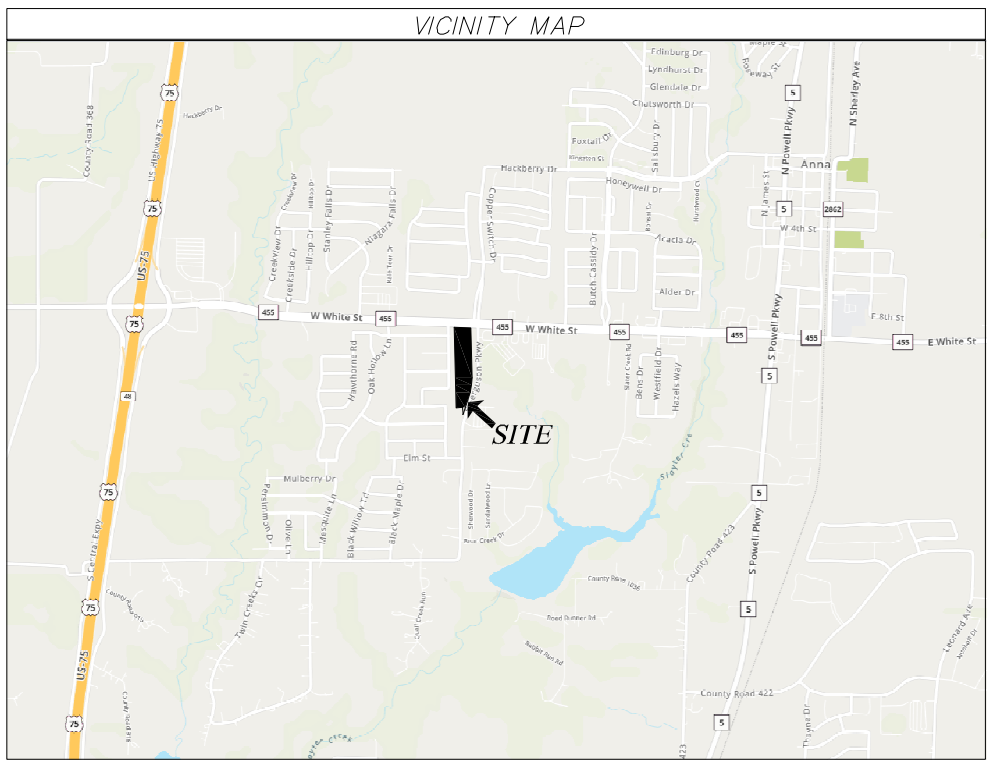
RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Locator

Exhibit



NOTICE: Selling a portion of this addition by metes and bounds us a violation of City ordinance and State Low and is subject to fines and withholding of utilities and building permits.

NOTE: All easements are proposed by this plat.

NOTE: No trees on this lot.

NOTE: No structures on this lot.

NOTE: Current zoning is PD-C, (Commercial Planned Development) and C-1, (Commercial).

NOTE: The Bearings are based on the Texas State Plane NAD 83, Texas North Central Zone, FIPSZONE 4202.

NOTE: All record calls are denoted in [] per document recorded in Inst. No. 2021-0723001483020, O.P.R.C.C.T., unless otherwise noted.

NOTE: This survey was prepared without the benefit of a title report or title commitment. There may be additional easements or encumbrances affecting this tract that are not shown hereon.

FLOOD NOTE: By graphic plotting only this property DOES NOT appear to lie within a 100 year flood zone area, according to Flood Insurance Rate Map No. 48085C01553, dated June 2, 2009, published by the Federal Emergency Management Agency.

BOUNDARY DESCRIPTION

ALL that certain 6.45 acre lot, tract or parcel of land situated in the Joseph Schluter Survey, Abstract No. 856, Collin County, Texas, and being all of a called 6.448 acre tract described in a deed from John H. Rattan and Patricia Diane Rattan to Lamar National Bank as recorded in Instrument No. 2021-0723001483020, Official Public Records, Collin County, Texas, (O.P.R.C.C.T.), said 6.45 acre tract being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod and cap stamped "Geer" found at the northeast corner of said 6.448 acre tract and at the intersection of the south right-of-way line of Farm to Market Highway No. 455 and the west right-of-way line of S. Ferguson Parkway;

THENCE S 01°38'01" E along the east line of said 6.448 acre tract and said west right-of-way line a distance of 749.92 feet to a 1/2" iron rod and cap stamped "Geer" found at the beginning of a curve;

THENCE along the east line of said 6.448 acre tract and said west right-of-way line, along a curve to the right having a central angle of 19°46'19", a radius of 640.00', a chord bearing and distance of S 08°15'14" W, 219.76 feet, through an arc length of 220.86 feet to a 1/2" iron rod and cap stamped "Geer" found;

THENCE S 18°08'02" W along the east line of said 6.448 acre tract and said west right-of-way line a distance of 340.87 feet to a 1/2" iron rod and cap stamped "Geer" found at the southeast corner of said 6.448 acre tract, at the northeast corner of Lot 2 of the Anna Elementary School #2 Addition according to the plat thereof as recorded in Volume 2006, Page 364, Plat Records, Collin County, Texas, (P.R.C.C.T.), and on said west right-of-way line;

THENCE S 86°53'08" W along a south line of said 6.448 acre tract and the north line of said Lot 2 a distance of 1.60 feet to a 1/2" iron rod and cap stamped "Geer" found at a southwest corner of the 6.448 acre tract, on the north line of said Lot 2, and at the southeast corner of the Lair Cemetery (No deed found);

THENCE N 01°41'14" W along a west line of said 6.448 acre tract and the east line of said cemetery a distance of 96.22 feet to a 1/2" iron rod and cap stamped "Geer" found at an all corner of said 6.448 acre tract and at the northeast corner of said cemetery;

THENCE S 87°11'35" W along a south line of said 6.448 acre tract and the north line of said cemetery a distance of 96.22 feet to a 1/2" iron rod and cap stamped "Geer" found at a southwest corner of said 6.448 acre tract, at the northwest corner of said cemetery, and on the east line of Lot 38, Block B of the Oak Hollow Estates Phase 2 according to the plat thereof as recorded in Volume 5355, Page 2121, P.R.C.C.T.;

THENCE N 01°32'50" W along the west line of said 6.448 acre tract and the east line of said Lot 38, Block B, at 20.32 feet passing a 1/2" iron rod found at the northeast corner of said Lot 38, Block B, and at the southeast corner of Lot 21, Block B of the Oak Hollow Estates Phase 1 according to the plat thereof as recorded in Volume 5093, Page 4114, P.R.C.C.T., continuing along said course and the east line of Lots 1-21, Block B of said Oak Hollow Estates Phase 1 (5093/4114 P.R.C.C.T.), at 1197.66 feet passing a 1/2" iron rod found at the northeast corner of Lot 1, Block B and at the southeast corner of a 20 foot landscape and utility easement of said Oak Hollow Estates Phase 1 (5093/4114 P.R.C.C.T.), continuing along said course and the east line of said 20 foot easement in a total distance of 1204.03 feet to a point at the northwest corner of said 6.448 acre tract, at the northeast corner of said 20 foot easement, and on said south right-of-way line;

THENCE S 89°02'01" E along the north line of said 6.448 acre tract and said south right-of-way line a distance of 249.36 feet to the POINT OF BEGINNING and containing 6.45 acres (28084.22 Sq. Feet) of land, more or less.

KNOW ALL MEN BY THESE PRESENTS:

That I, Stephen A. Hudson, Registered Professional Land Surveyor, State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Anna, Texas.

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



Date 08/25/2021

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, on this day personally appeared Stephen A. Hudson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

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

Notary Public for and in the State of Texas

CERTIFICATE OF APPROVAL
Approved on this _____ day of _____, 20____, by the City Council, City of Anna, Texas.

Mayor

City Secretary

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Lamar National Bank acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein described property as FERGUSON-WHITE ADDITION, BLOCK A, LOTS 1,2, & 3, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

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 A, 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 hereinbefore 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.

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

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

STATE OF:

COUNTY OF

BEFORE me, the undersigned authority, a Notary Public in and for said County and State,

on this day personally appeared _____, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

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

Notary Public in and for _____ County

My Commission Expires:

LINE	BEARING	DISTANCE
L1	S 86°53'08" W	1.60'
L2	N 01°41'14" W	96.49'
L3	S 87°11'35" W	96.22'
L4	S 01°38'01" E	49.32'
L5	N 88°21'59" E	24.00'
L6	N 00°28'58" E	110.41'
L7	N 88°51'02" E	9.59'
L8	S 00°28'58" E	100.18'
L9	N 88°21'59" E	46.14'
L10	N 89°31'02" E	15.00'
L11	N 71°51'36" W	15.00'

[S 86°54'26" W 1.70']
[N 01°26'32" W 96.72']
[S 87°02'59" W 96.61']

NO.	DELTA	RADIUS	CHORD	B	CHORD	L	ARC	L
C1	15°16'56"	20.00'	S 09°16'29" E	5.32'	5.33'			
C2	87°24'00"	30.00'	S 45°20'01" E	41.45'	45.76'			
C3	90°57'18"	30.00'	N 43°50'38" E	42.78'	47.62'			
C4	92°36'43"	30.00'	S 46°18'21" E	43.38'	48.49'			
C5	87°24'00"	54.00'	N 45°20'01" W	74.62'	82.37'			
C6	91°55'46"	30.00'	S 44°02'07" E	43.13'	48.13'			
C7	90°00'00"	20.00'	N 44°31'02" E	28.28'	31.42'			
C8	90°00'00"	20.00'	S 45°28'58" E	28.28'	31.42'			
C9	91°09'03"	20.00'	S 46°03'29" E	28.57'	31.82'			
C10	166°50'58"	3.00'	S 08°12'32" E	5.96'	8.74'			
C11	22°49'59"	252.66'	S 86°37'57" W	100.02'	100.69'			
C12	81°28'05"	20.00'	N 41°13'00" W	26.10'	28.44'			
C13	19°47'09"	625.00'	N 08°14'49" E	214.76'	215.83'			

PRELIMINARY PLAT
DATE: 09/02/2021
SURVEYED BY: A.A.
DRAWN BY: Z.M.F.
TECHNICIAN: Z.M.
JOB NO. 21-00420

LEGEND
CM Control Monument
Calculated Point
● 1/2" Iron Rod Found
● 1/2" Iron Rod Found w/ Cap
● Stamped "Geer"
● 1/2" Iron Rod Set w/ Pink Cap Stamped "ESI"

EST
101 Bill Bradford Road, Suite 13
Sulphur Springs, Texas 75482
Phone: 903-438-2400 Fax: 903-438-9955
Firm License No. 10024400
www.estinc.com

OWNER
Lamar National Bank
Greg Wilson
President & CEO
200 S. Colligate
Paris, TX 75460
903-785-0701

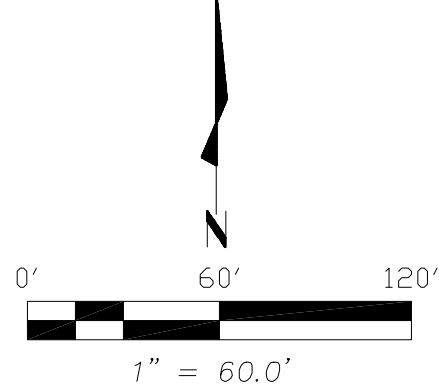
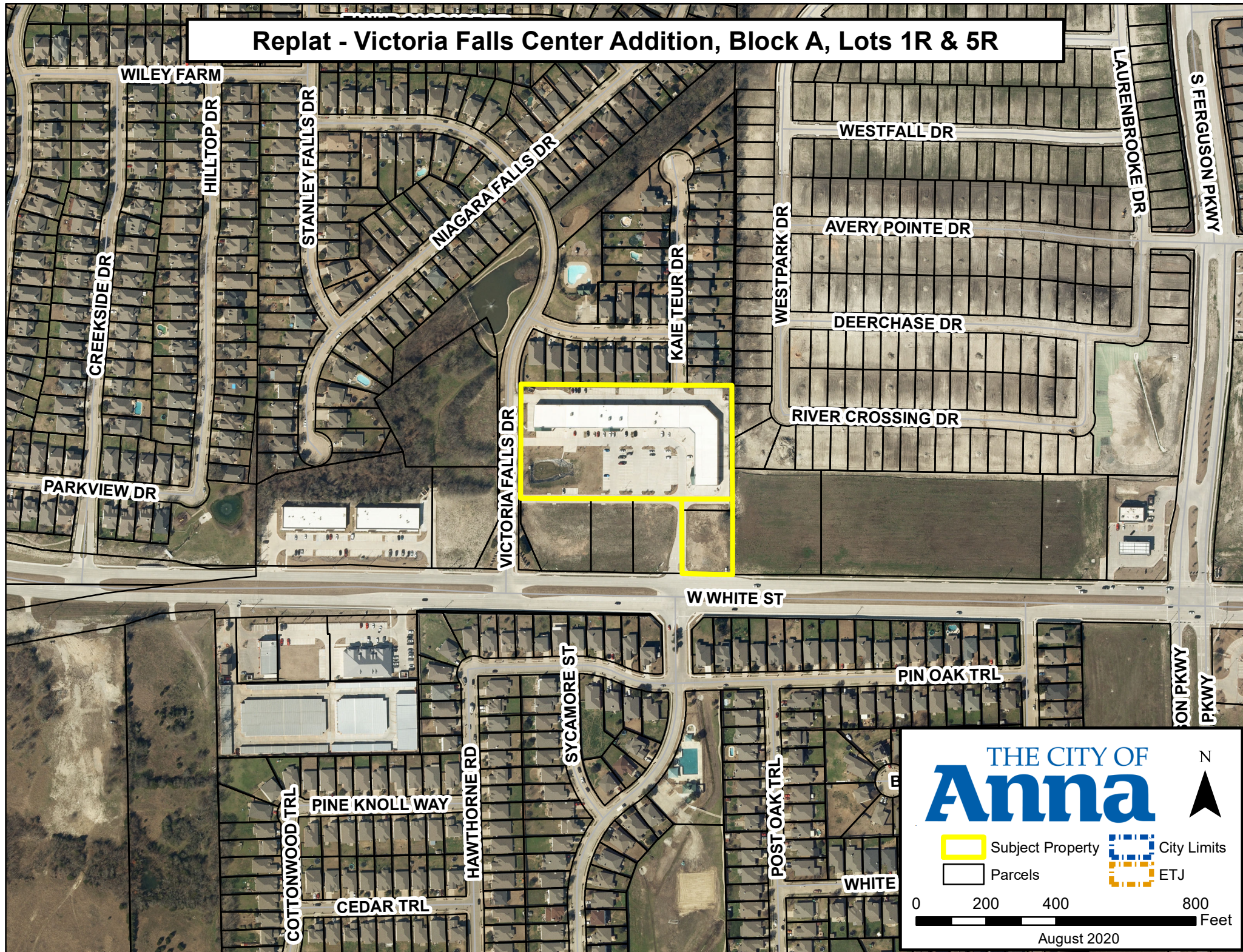


EXHIBIT A

**PRELIMINARY PLAT OF
FERGUSON-WHITE ADDITION
BLOCK A, LOTS 1,2, & 3
6.448 ACRES
ANNA, TEXAS, COLLIN COUNTY
JOSEPH SCHLUTER SURVEY, ABSTRACT NO. 856
AUGUST 20, 2021**

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



CITY OF ANNA

Planning & Zoning Commission

August 2, 2021

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

Applicant: RR-LI Enterprises, LP

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Victoria Falls Center Addition Block A, Lots 1R & 5R, Replat.

SUMMARY:

Shopping center, Lot 1R, and restaurant, Lot 5R, on two lots on 5.3± acres located on the north side of W White Street, 468± feet east of Victoria Falls Drive. Zoned: Planned Development-General Commercial (Ord. No. 119-2003).

The purpose of the replat is to modify property boundaries and dedicate easements necessary for the restaurant development on Lot 5R

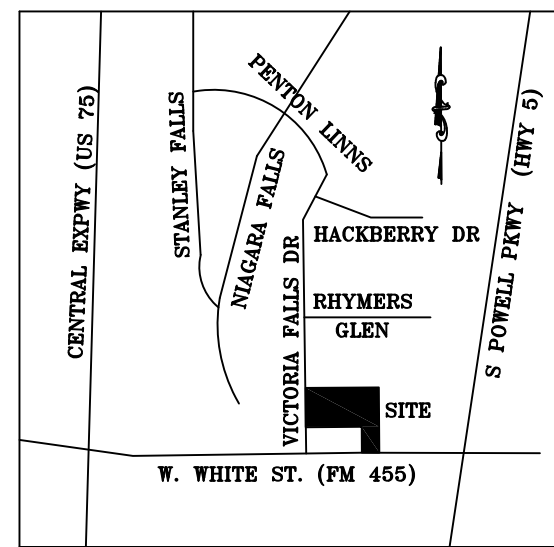
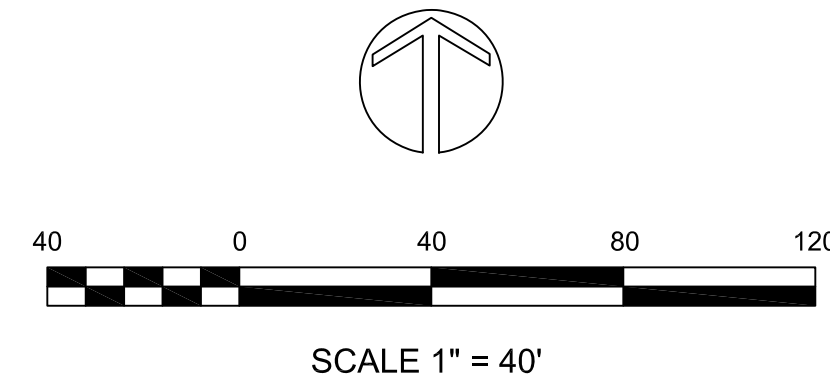
RECOMMENDATION:

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

ATTACHMENTS:

Locator

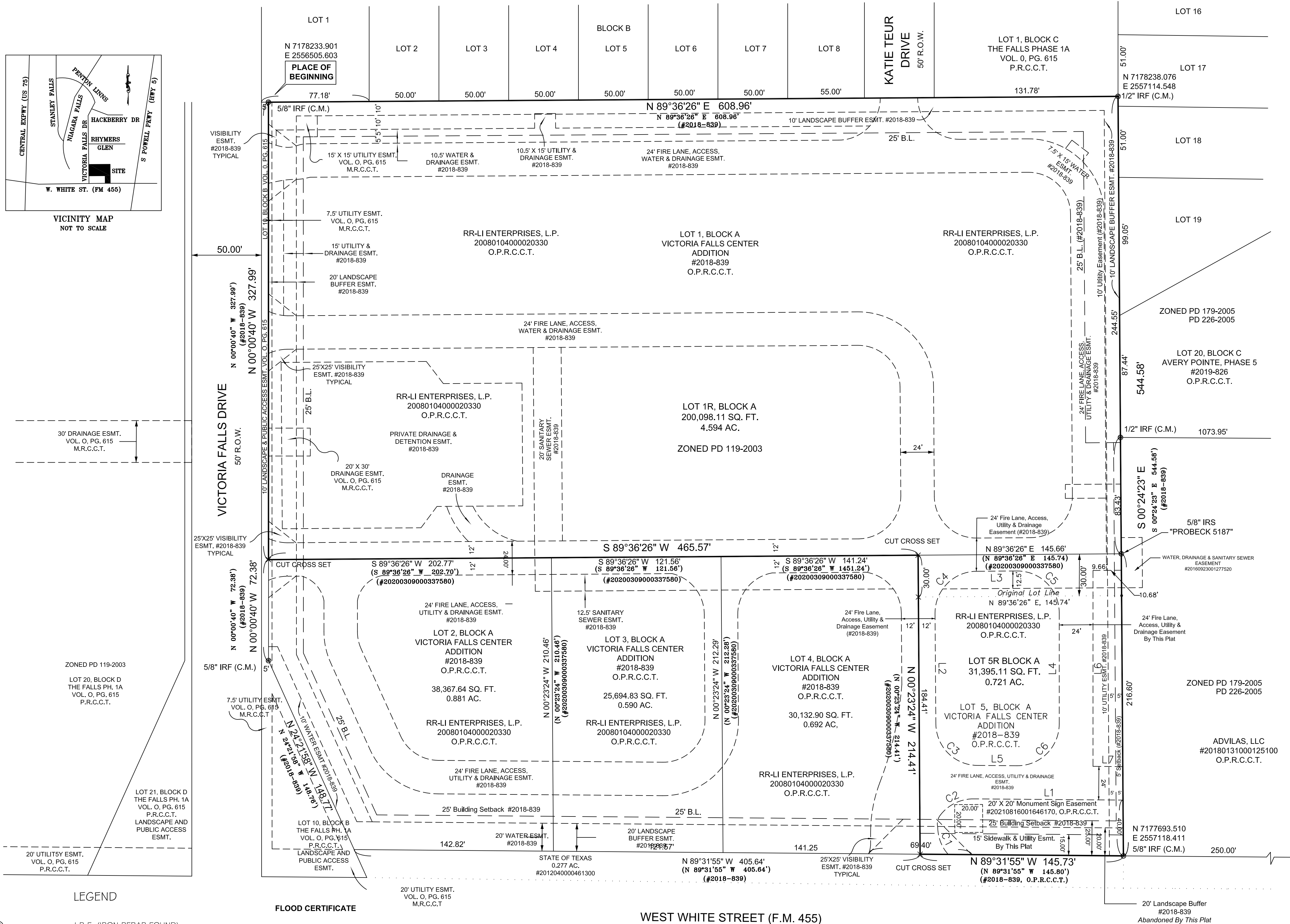
Exhibit



VICINITY MAP
NOT TO SCALE

EASEMENT LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 89°31'55" E	106.70'
L2	N 00°25'45" W	79.22'
L3	N 89°36'26" E	28.91'
L4	S 00°00'00" W	79.65'
L5	N 89°31'55" W	28.42'
L6	N 00°00'00" E	140.47'
L7	S 89°31'55" E	21.34'

EASEMENT CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	40°59'37"	30.00	21.46	N 20°53'33" W	21.01
C2	53°31'49"	30.00	28.03	N 64°17'16" E	27.02
C3	89°08'55"	30.00	46.68	N 44°57'44" W	42.11
C4	90°00'35"	30.00	47.13	N 44°36'26" E	42.43
C5	90°23'34"	30.00	47.33	S 45°11'47" E	42.57
C6	90°28'05"	30.00	47.37	S 45°14'02" W	42.60



LEGEND

Ⓡ	I.R.F. (IRON REBAR FOUND)
X	CUT CROSS SET/FOUND
I.R.S.	5/8" IRON REBAR SET (PROBECK 5187)
C.M.	CONTROLLING MONUMENT
B.L.	BUILDING LINE
R.O.W.	RIGHT-OF-WAY
D.E.D.	DEED RECORDS COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY, TEXAS
VOL. __, PG. __	VOLUME __, PAGE __
FND	FOUND

FLOOD CERTIFICATE

As determined from FLOOD INSURANCE RATE MAP (FIRM) for Collin County, Texas, the subject property does not appear to lie within a Special Flood Hazard Area (100 year flood), Map Panel Number 48085C0155, Suffix J dated June 2, 2009; subject property lies in Zone X. This Flood Certificate shall not incur any liability upon the part of the surveyor.

NOTES:

- Bearings are based on the east line of Lot 1 and Lot 5 of the **Final Plat of Victoria Falls Center Addition**, recorded in Volume 2018 at Page 839, O.P.R.C.C.T., called to be South 00° 24' 23" East. The interior Lot Line Bearings of Lots 1, 2, 3, 4 and 5, of Block A, were corrected by the **Certificate of Correction** recorded under Collin County Clerk's File No. 20200309000337580, O.P.R.C.C.T.
- Selling a portion of this addition by Metes and Bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this replat is to modify the property lines between Lot 1 and Lot 5, Block A, Victoria Falls Center Addition by 30.00 feet to add an additional 4,374 square feet to Lot 5, Block A.

WEST WHITE STREET (F.M. 455)
VARIABLE WIDTH R.O.W.

LOT AREA TABLE	
LOT 1R:	200,245 SF / 4.597 AC
LOT 5R:	31,257 SF / 0.718 AC

EXHIBIT A

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT RR-LI ENTERPRISES, LP, a Texas limited partnership, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **LOT 1R & 5R, BLOCK A, VICTORIA FALLS CENTER ADDITION**, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Anna. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

The Fire Lane Easement shown on this plat shall be for the use of emergency vehicles and shall not be blocked for any reason. The owners of each lot shall be responsible for the maintenance and repair of the pavement and subgrade within the easement area and the City shall not be responsible for the maintenance and/or repair of the Fire Lane Easement area, except for necessary to the City facilities and in which case, the pavement shall be restored to the same or better condition as existing prior to the repair.

The Access Easement shown on this plat shall be for the use and benefit of all owners, visitors and the general public for access to and from the property within this platted area. The owners of each lot shall be responsible for the maintenance and repair of the pavement and subgrade within the easement area and the City shall not be responsible for maintenance and/or repair of the Access Easement area.

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

BY: RR-LI Enterprises, LP
By RR-LI, LLC, its General Partner

BY: _____
Robert Wayne Richardson
Managing Partner

OWNER'S CERTIFICATION

BEING ALL OF THOSE certain lots, tracts or parcels of land lying and being situated in the City of Anna, Collin County, Texas, in the Francis T. Duffau Survey, Abstract No. 288, being a part of Lot 1, Block A and all of Lot 5, Block A of Victoria Falls Center Addition, an addition to the City of Anna, Collin County, Texas, recorded under Collin County Clerk's Document No. 20181029010005000 (#2018-839), of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), said tract of land being a portion of that tract of land conveyed to RR-LI Enterprises, LP, a Texas Limited Partnership, by Special Warranty Deed With Vendor's Lien recorded under Collin County Clerk's Document No. 20080104000020330 of the O.P.R.C.C.T., being more particularly described as follows:

BEGINNING at a 5/8 Iron Rebar found for the northwest corner of said Lot 1, Block A and the northeast corner of Lot 10, Block A, of The Falls, Phase 1A, an addition to the City of Anna, Collin County, Texas, recorded in Volume O at Page 615 of the Plat Records of Collin County, Texas, (P.R.C.C.T.) also being in the south line of Lot 1, Block B, of said The Falls, Phase 1A, being also in the east line of a 5.00 feet wide landscape and public access easement recorded in Volume O at Page 615 of the Plat Records of Collin County, Texas (P.R.C.C.T.);

THENCE North 89° 36' 26" East, with the common south line of Lots 1 through 8, Block B of The Falls Phase 1A addition, passing at a distance of 432.18 feet the west line of Katie Teur Drive, a 50.00 feet wide public right-of-way, continuing in all a total distance of 608.96 feet to a 1/2" Iron Rebar found for the southeast corner of Lot 1, Block C of said The Falls, Phase 1A addition, same being the northeast corner of said Lot 1, Block A, of said Victoria Falls Center Addition and in the west line of Lot 17, Block C of Avery Pointe, Phase 5, an addition to the City of Anna, Collin County, Texas, recorded under Collin County Clerk's Document No. 201912110005350 (2019-826) O.P.R.C.C.T.;

THENCE South 00° 24' 23" East, departing the common south line of Blocks B and C of said The Falls, Phase 1A addition, and the north line of Lot 5, Block A of said Victoria Falls Center Addition, continuing with the common east line of Lot 1, Block A of Victoria Falls Center Addition and the west line of Lots 17 through 20, Block C of The Falls, Phase 1A addition, passing at a distance of 244.55 feet the southwest corner of said Lot 20, Block C, and the northwest corner of that certain called 1.722 acre lot, tract or parcel of land conveyed to Advialis, LLC, a Texas limited liability company, recorded under Collin County Clerk's Document No. 20180131000125100, O.P.R.C.C.T., continuing in all a total distance of 544.58 feet to a 5/8" Iron Rebar found for the southeast corner of Lot 5, Block A and the southwest corner of said 1.722 acre tract of land and being also in the north line of West White Street (F.M. 455) a variable width public right-of-way;

THENCE North 89° 31' 55" West, continuing with the north line of West White Street, a distance of 145.73 feet (#2018-839 = North 89° 31' 55" West, 145.80 feet) to a Cut Cross set for the common southwest corner of Lot 5, Block A and the southeast corner of Lot 4, Block A of said Victoria Falls Center Addition;

THENCE North 00° 23' 24" West, departing the north line of West White Street, continuing with the common line of Lots 4 and 5, Block A, of said Victoria Falls Center Addition, a distance of 214.41 feet to a Cut Cross set for the common northeast corner of Lot 4, Block A same being in the south line of Lot 1, Block A of said addition;

THENCE South 89° 36' 26" West, continuing with the south line of Lot 1, Block A and the north line of Lots 4, 3 and 2, Block A, a distance of 465.57 feet (#20309000337580 = South 89° 36' 26" West, 465.50 feet) to a Cut Cross set for the southwest corner of Lot 1, Block A and the northwest corner of Lot 2, Block A of said addition being also in the east line of said Lot 10, Block B, The Falls, Phase 1 addition;

THENCE North 00° 00' 40" West, departing the north line of Lot 2, Block A and the south line of Lot 1, Block A of Victoria Falls Center Addition, continuing with the east line of Lot 10, Block B, of The Falls, Phase 1 addition, a distance of 327.99 feet to the **PLACE OF BEGINNING** containing 231,493.22 square feet or 5.314 acres of land more or less.

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared _____ known to me to be the person and officer 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 _____, 2021.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Larry Probeck, a Texas Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that the Subdivision Plat shown hereon accurately represents the described property as determined by a survey made on the ground, under my direction and supervision the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City of Anna, Texas.

DATED this the _____ day of _____, 2021

LARRY PROBECK, RPLS
Texas Registration No. 5187

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared Larry Probeck, 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 purpose and consideration therein expressed and in the capacity therein stated.

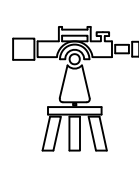
GIVEN under my hand and seal of office, this the _____ day of _____, 2021.

Notary Public in and for the State of Texas

OWNER:

RR-LI Enterprises, LP
217-B East Louisiana
McKinney, Texas 75069
(214) 991-1188

SURVEYOR:



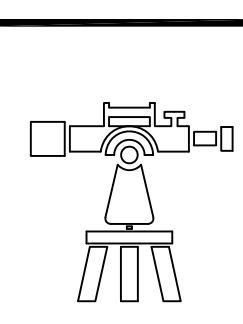
Probeck Land Surveyors
Boundary ~ Platting ~ Construction
PO Box 550695 ~ Dallas, Texas 75355-0695
Office (214) 549-5349 ~ lprobeck@earthlink.net

REPLAT
LOTS 1R & 5R, BLOCK A
VICTORIA FALLS CENTER ADDITION
BEING A REPLAT OF LOTS 1 & 5, BLOCK A
VICTORIA FALLS CENTER ADDITION
A 5.314 ACRE TRACT IN THE
FRANCIS T. DUFFAU SURVEY, ABSTRACT NO. 288
CITY OF ANNA, COLLIN COUNTY, TEXAS

BOUNDARY ~ COMMERCIAL
HOME BUILDING ~ PLATTING
TITLES ~ CONSTRUCTION

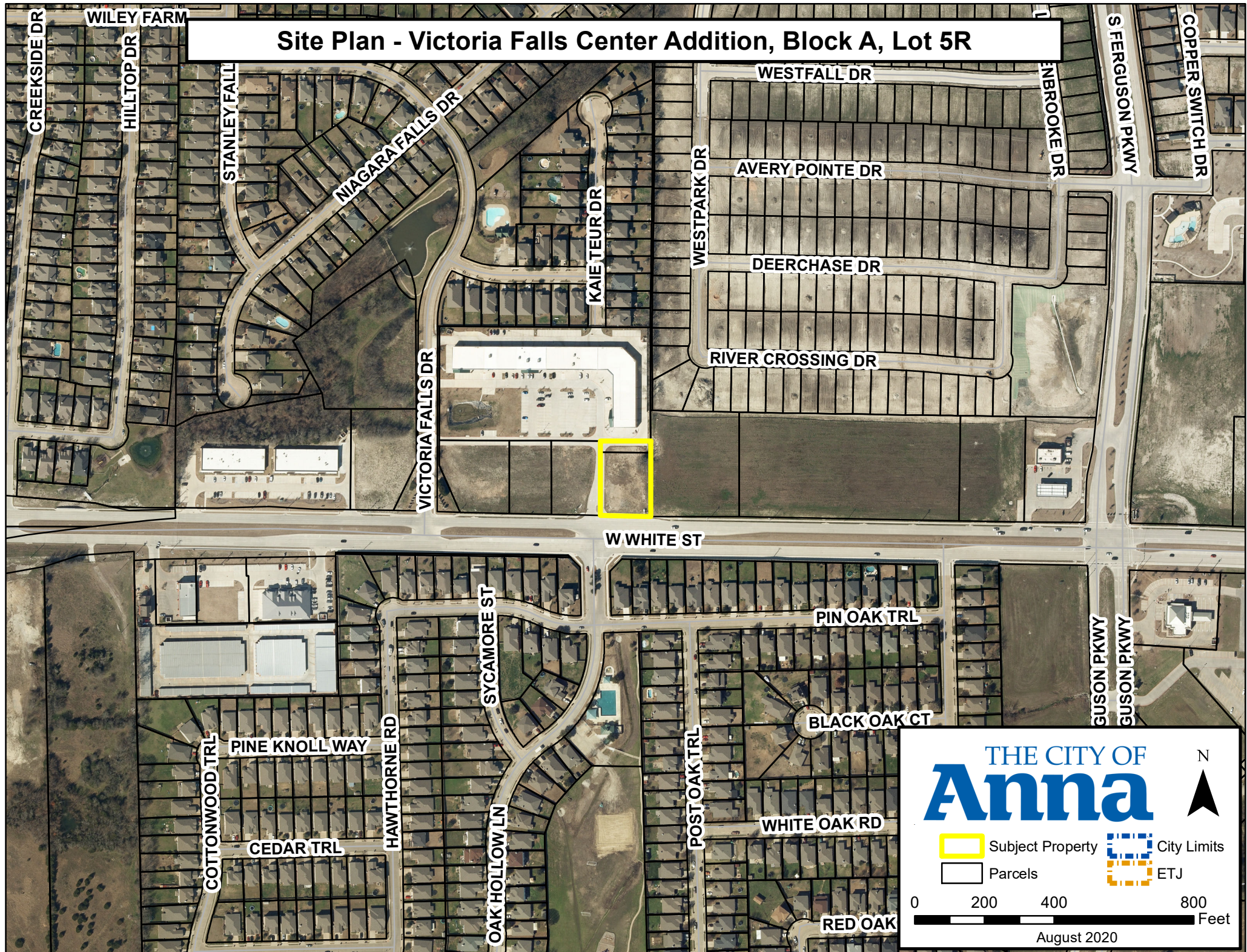
PROBECK LAND SURVEYORS
PO BOX 550695, DALLAS, TEXAS 75355-0695
OFFICE (214) 549-5349 ~ lprobeck@earthlink.net

LOTS 1R AND 5R, BLOCK A
VICTORIA FALLS CENTER ADDITION
FRANCIS T. DUFFAU SURVEY, ABST. NO. 288
CITY OF ANNA, COLLIN COUNTY, TEXAS



DATE:	07/16/2021
FIELD DATE:	04/13/2021
JOB NUMBER:	202112
DRAWING:	ANNA.DWG
PARTY CHIEF:	L.A.P.
SCALE:	1"= 40'
FILE NUMBER:	N/A
TITLE CO.:	N/A
MORTGAGE CO.:	N/A
PURCHASER:	N/A
REVISIONS:	07/16/2021
SHEET:	1 OF 1

Site Plan - Victoria Falls Center Addition, Block A, Lot 5R



CITY OF ANNA
PLANNING & ZONING COMMISSION

September 7, 2021

Site Plan: Victoria Falls Center Addition, Block A, Lot 5R

Applicant: RR-LI Enterprises, LP

AGENDA ITEM:

Consider/Discuss/Action on a request and recommendation regarding the Victoria Falls Center Addition, Block A, Lot 5R, Site Plan.

SUMMARY:

Restaurant on one lot on 0.7± acre located on the north side of W White Street, 468± feet east of Victoria Falls Drive. Zoned: Planned Development-General Commercial (Ord. No. 119-2003).

RECOMMENDATION:

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

ATTACHMENTS:

Locator
Exhibit



VICINITY MAP
NOT TO SCALE

SITE LEGEND

EXISTING

LIGHT POLE
FLARED END SECTION
TRAFFIC SIGN
FIRE HYDRANT
WATER VALVE
TREE
DRAINAGE MANHOLE
DRAINAGE CATCHBASIN
SANITARY MANHOLE
SANITARY CLEANOUT

EXISTING

EDGE OF SHOULDER
FLOW LINE
TOP OF BANK
CONTOUR
SILT FENCE
PROPERTY LINE
EASEMENT
FENCE
GAS LINE
FIBER OPTIC
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
OVERHEAD TELEPHONE
UNDERGROUND TELEPHONE
SANITARY SEWER
STORM SEWER
WATERLINE

PROPOSED

LIGHT POLE
FLARED END SECTION
TRAFFIC SIGN
FIRE HYDRANT
WATER VALVE
TREE
DRAINAGE MANHOLE
DRAINAGE CATCHBASIN
SANITARY MANHOLE
SANITARY CLEANOUT

PROPOSED

EDGE OF SHOULDER
FLOW LINE
TOP OF BANK
CONTOUR
SILT FENCE
PROPERTY LINE
EASEMENT
FENCE
GAS LINE
FIBER OPTIC
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
OVERHEAD TELEPHONE
UNDERGROUND TELEPHONE
SANITARY SEWER
STORM SEWER
WATERLINE

FIRE LANE EASEMENT

SITE INFORMATION

EXISTING ZONING: PD-C
AREA OF LOT: 31,257 S.F. (0.72 ACRES)
PROPOSED GROSS FLOOR AREA: 2,208 S.F.
PERCENTAGE (%) OF BUILDING COVERAGE: 7.06%

PARKING SPACES REQUIRED

(RESTAURANTS-10 SPACES PER 1,000 SF)
(OUTDOOR SEATING AREA-25'x8' - 200 SF)

PARKING SPACES REQUIRED: 22
OUTDOOR SEATING SPACES REQUIRED: 2
ADA PARKING SPACES REQUIRED: 1
PARKING SPACES PROVIDED: 25
ADA PARKING SPACES PROVIDED: 2

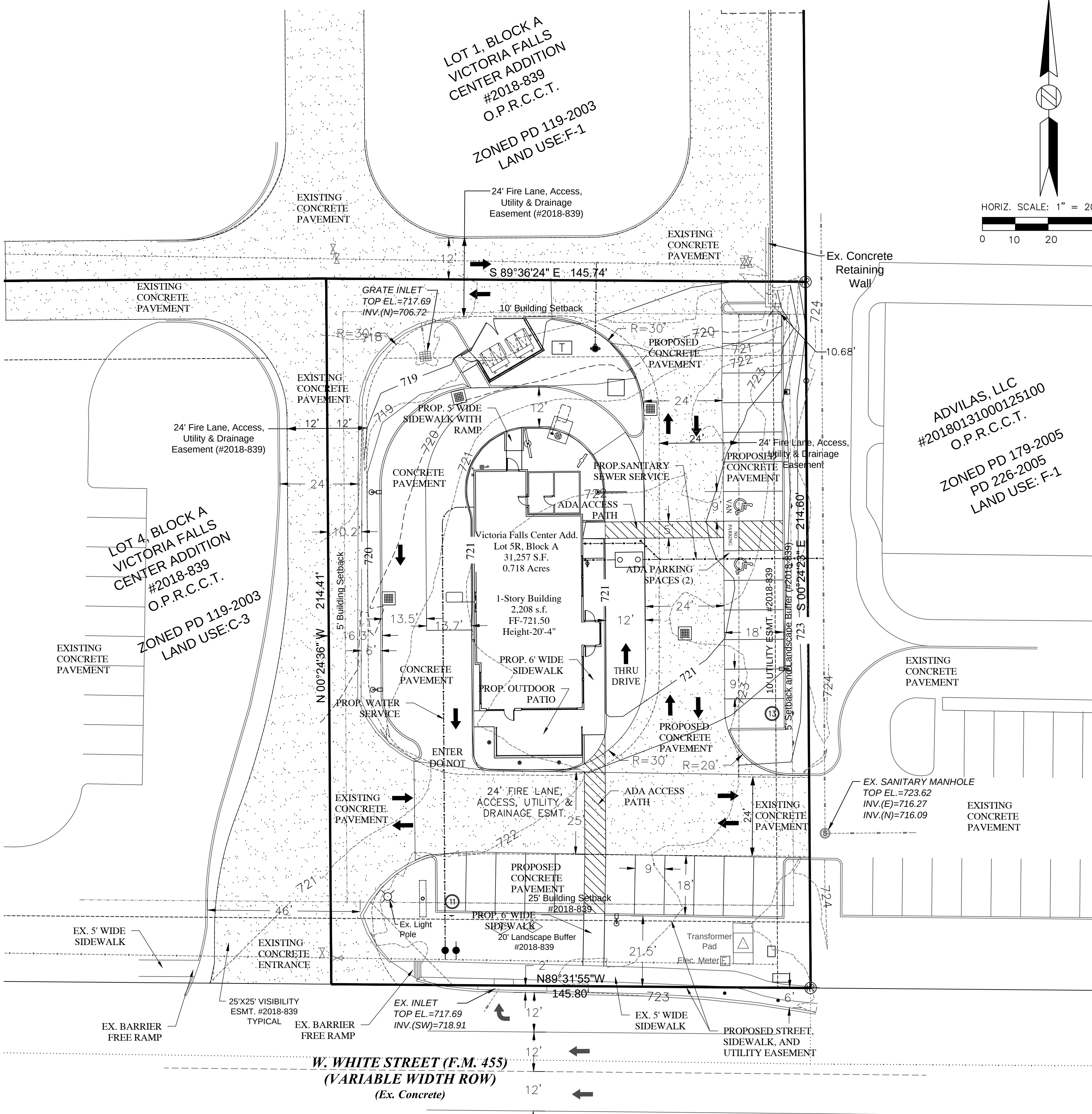
EXISTING IMPERVIOUS AREA: 8,385 S.F. (0.19 ACRES) (26.8%)
EXISTING PERVIOUS AREA: 22,872 S.F. (0.53 ACRES) (73.2%)

PARKING/SIDEWALK AREA: 22,543 S.F. (0.52 ACRES) (72.1%)

PROPOSED IMPERVIOUS AREA: 24,751 S.F. (0.57 ACRES) (79.2%)
PROPOSED PERVIOUS AREA: 6,506 S.F. (0.15 ACRES) (20.8%)

LANDSCAPE AREA:

REQUIRED INTERNAL AREA (8 SF PER PARKING SPACE): 200 S.F.
ADDITIONAL INTERIOR LANDSCAPE AREA: 3,472 S.F.
TOTAL LANDSCAPE AREA: 3,672 S.F.



WATER METER SCHEDULE

I.D.	TYPE	SIZE	COUNT
◇	DOMESTIC	2"	1
◇	IRRIGATION	1"	2

SITE PLAN

VICTORIA FALLS CENTER ADDITION
LOT 5R, BLOCK A
0.718 ACRES

CITY OF ANNA, COLLIN COUNTY, TEXAS
SUBMITTAL DATE: JUNE 9, 2021
RESUBMITTAL DATE: AUGUST 25, 2021

OWNER

ANNA INVESTMENT GROUP, LLC
6407 CHESWICK COURT
PARKER, TX 75002
469.231.6550

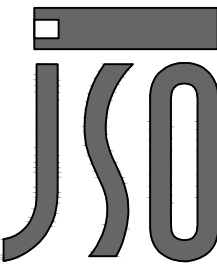
ARCHITECT

JSO SERVICES, LLC
JOHN ODOM, R.A.
99 MEADOWBROOK
COUNTRY CLUB ESTATES
BALLWIN, MO 63011
417.343.2602

CIVIL ENGINEER

RDC, LLC
TODD REYLING, P.E.
4516 BOARDWALK
SMITHTON, IL 62285
618.530.1694

Architect:

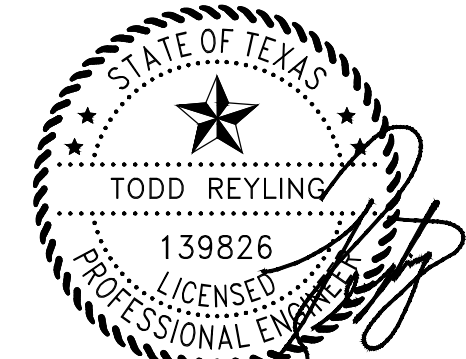


JOHN S. ODOM, ARCHITECT
99 MEADOWBROOK COUNTRY CLUB ESTATES
BALLWIN, MISSOURI 63011
PH. 1.417.343.2602
WWW.JOHNSODOM.COM
E-MAIL: JOHN@JOHNSODOM.COM

Civil Engineer:



REYLING DESIGN & CONSULTING
4516 Boardwalk | Smithton, IL | 62285
reylingdc@gmail.com



LICENSE EXPIRES - 09/30/2021
DATE SIGNED - 08/04/2021

ENGINEER OF RECORD:
Todd J. Reyling, PE
Texas PE 139826

ISSUED / REVISED	DATE
ISSUED FOR REVIEW	06.09.2021
REVISED PER CITY COMMENTS	08.04.2021

PROJECT NUMBER: 21-128

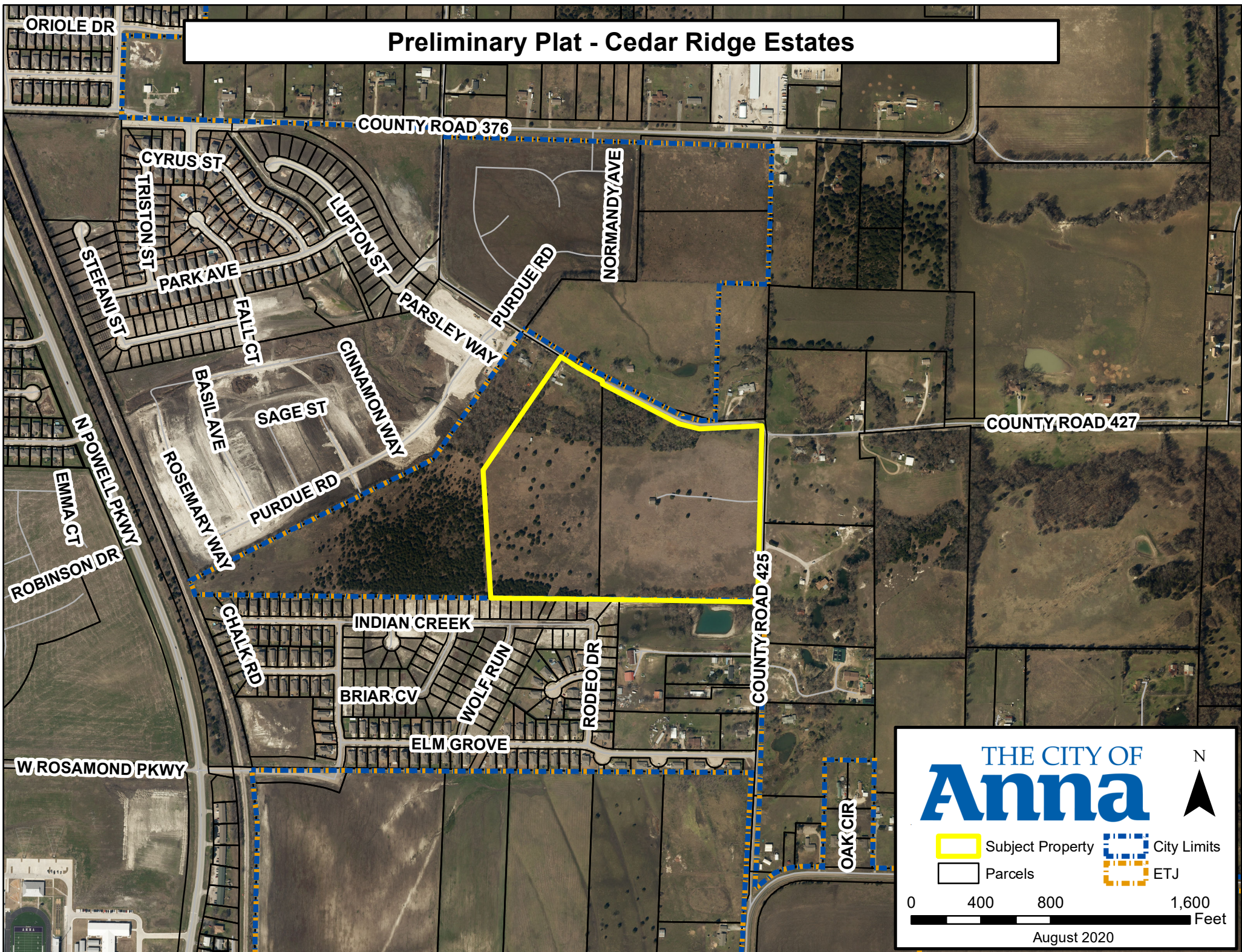
New Ground-Up Building:
DAIRY QUEEN
Victoria Falls Cneter Addition
Lot 5R, Block A, 0.718 Acres
W. White Street
City of Anna, Collin County, TX 75409

Civil Site
Plan

C200

EXHIBIT A

Preliminary Plat - Cedar Ridge Estates



CITY OF ANNA
Planning & Zoning Commission

September 7, 2021

Preliminary Plat: Cedar Ridge Estates

Applicant: Tex Properties Group LLC

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Cedar Ridge Estates, Preliminary Plat.

SUMMARY:

126 Single-Family Residence-72 lots and 7 common area lots on 39.7± acres located at the southwest intersection of CR 427 and CR 425 (Future Leonard Ave). Zoned: Single-Family Residence-72 (SF-72).

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 formerly annexed and zoned by the name CR 427 Tract.

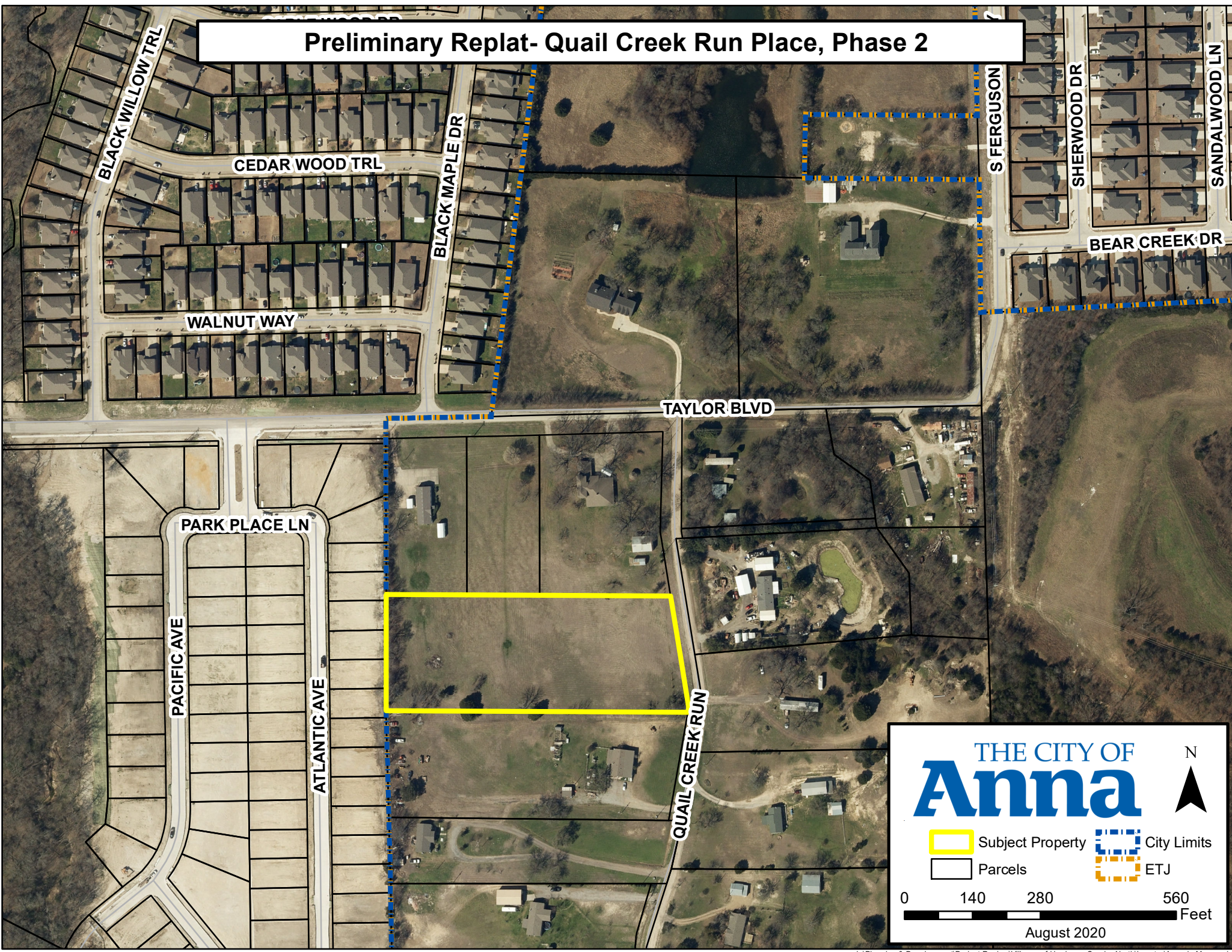
RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Locator
Exhibit

Preliminary Replat- Quail Creek Run Place, Phase 2



THE CITY OF

Anna

N

Subject Property

City Limits

Parcels

ETJ

0 140 280 560

Feet

August 2020

CITY OF ANNA

Planning & Zoning Commission

September 7, 2021

Preliminary Replat: Quail Creek Run Place, Phase 2

Applicant: Lan Qi

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Quail Creek Run Place, Phase 2, Preliminary Replat.

SUMMARY:

15 single-family detached lots on 3± acres, located on the west side of Quail Creek Run, 380± feet south of Taylor Boulevard. Zoned: Extraterritorial Jurisdiction (ETJ).

The purpose of the preliminary replat is to subdivide an existing vacant lot into 15 lots and proposed easements necessary for a residential subdivision.

Section 212.009 of the Texas Local Government Code requires development plans and plats to be approved, approved with conditions, or disapproved within 30 days of filing. If the project is not ready for consideration, the applicant and/or project contact may request one 30-day extension from the city if the request is made in writing, and it is granted by the municipal authority or governing body.

The project contact for the subject property is requesting the 30-day extension as noted in the attached letter to continue to refine their submittal. While staff can inform applicants of their rights under the law, neither the Planning & Zoning Commission nor city staff requested or required the applicant to waive the approval deadline. The items must be placed on an agenda or withdrawn by the October 4, 2021, Planning & Zoning Commission. Staff recommends the Commission grant the applicant's request for a 30-day extension.

RECOMMENDATION:

Recommended that the Planning & Zoning Commission grant the applicant's request for the 30-day extension of the final plat.

ATTACHMENTS:

Locator
Extension Request



Civil Urban Associates, Inc.

MBE/DBE/HUB Certified

(972) 253-2900 (Office)/(469) 226-5965(cell)

Received 8/25/2021
City of Anna

9401 LBJ Frwy, Suite #305, Dallas, Texas 75243

Email: mmi.engineers@CUAinc.com

Website: www.cuainc.com

August 25, 2021

City of Anna Texas
3223 N Powell Parkway
Anna, Texas 75409

Ref: Request for 30 day extension (2nd request) for application of replat of Quail Creek Run Place, Block A, Lot4, an addition to the City of Anna, Collin County, Texas.

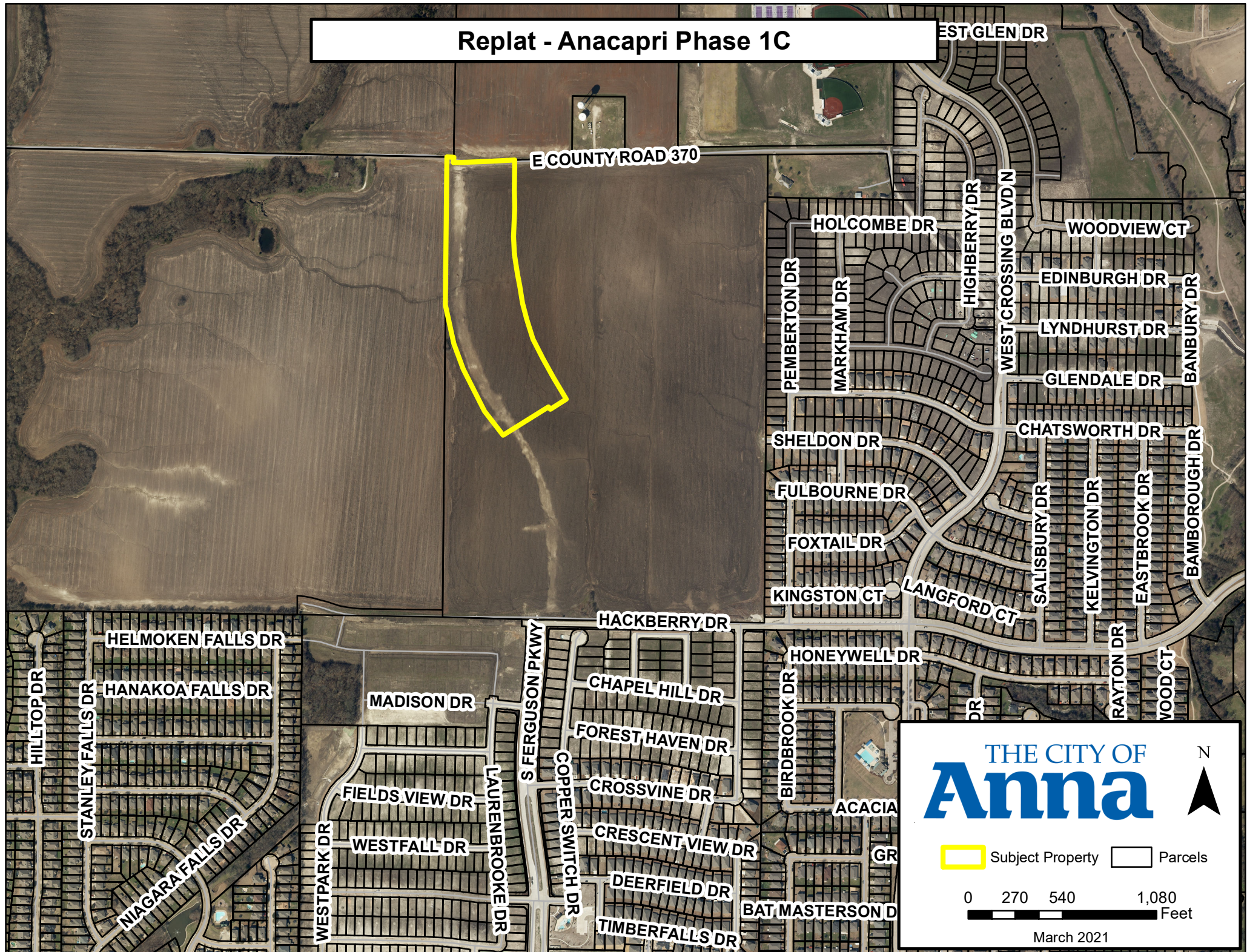
On behalf of Owner LAN QI of this property, we would like to request a 30-day extension to section 212.009 of the Texas Local Government Code for the above reference project.

If you have any questions or additional information needed, please let me know.

Sincerely

Md Mozharul Islam, P.E.
Civil Urban Associates, Inc.
9401 LBJ FRWY #305
Dallas, Texas 75243
469-226-5965

Replat - Anacapri Phase 1C



CITY OF ANNA
Planning & Zoning Commission
September 7, 2021
Replat: Anacapri, Phase 1C
Applicant: Megatel Homes, LLC

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Anacapri, Phase 1C, Replat.

SUMMARY:

One Single-Family Residence-60 (SF-60) lot, 61 Single-Family Residence District - Zero lot line home lots (SF-Z), and four common area lots on 14.7± acres located on the east side of future Ferguson Parkway, 1,106± feet north of Hackberry Drive. Zoned: Planned Development- Single-Family Residence-60/Single-Family Residence District - Zero lot line homes (PD-SF-60/SF-Z) (Ord. No. 887-2020).

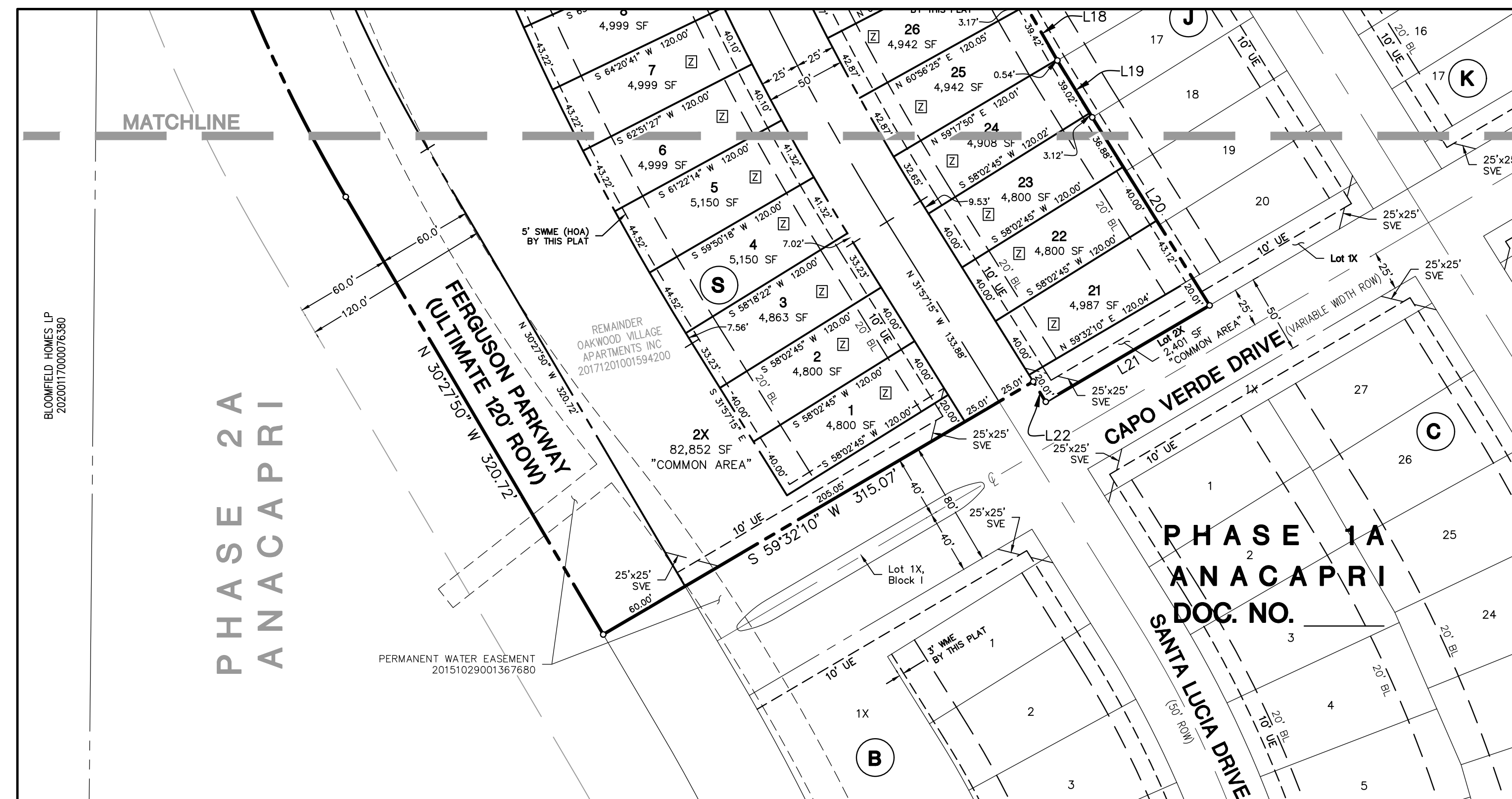
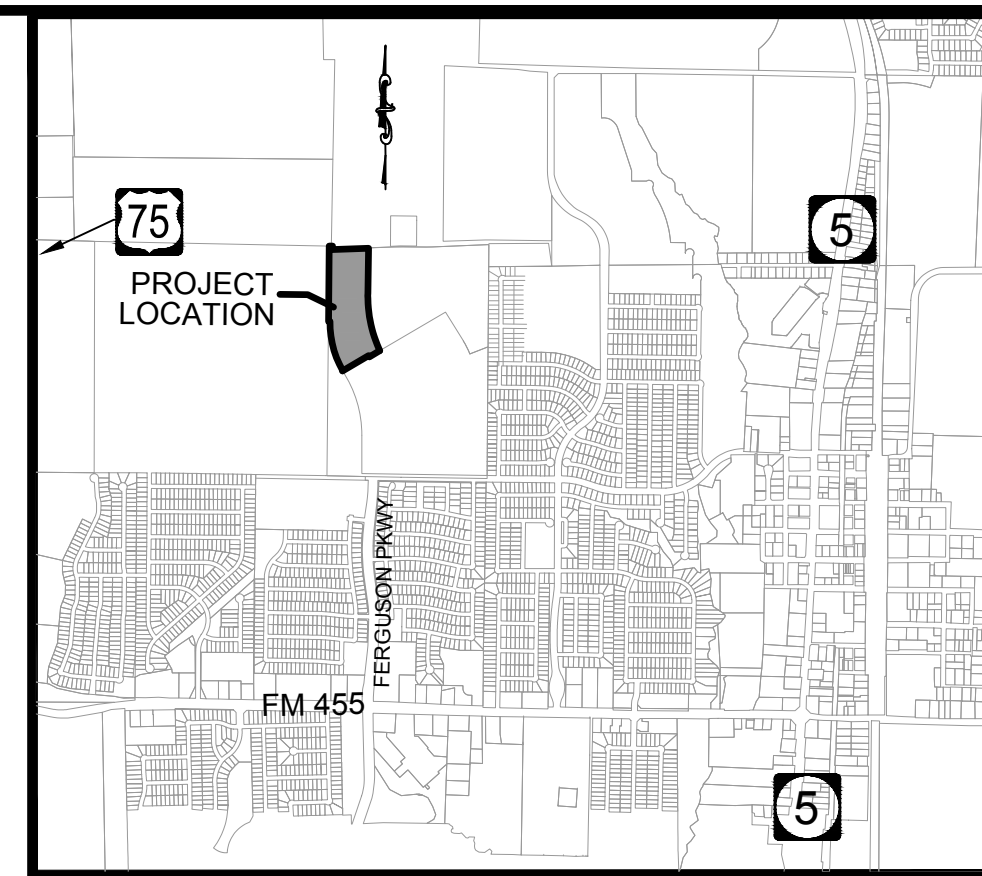
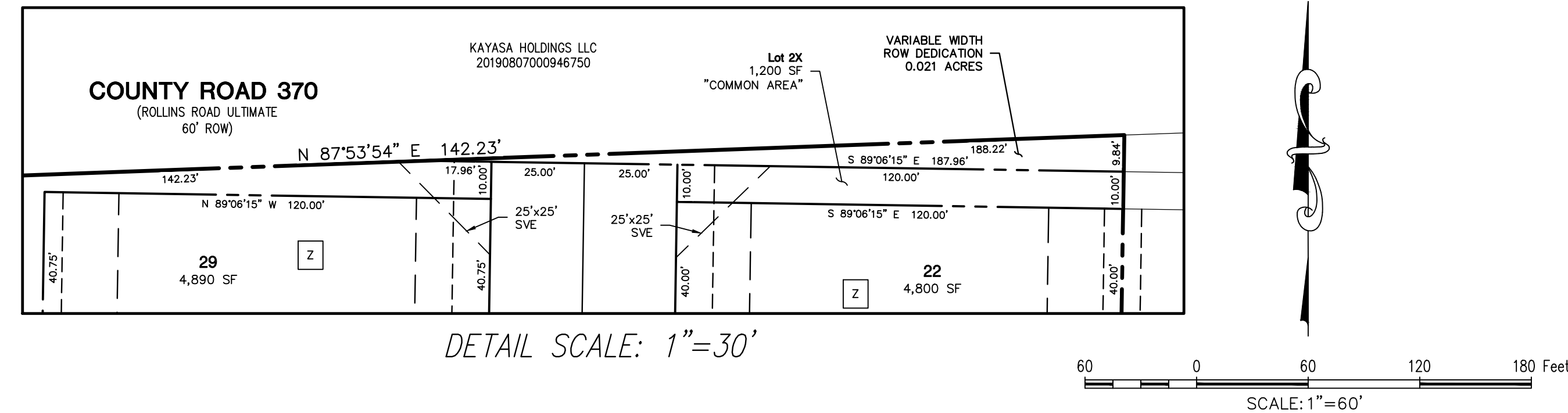
The purpose for the Replat is to dedicate right-of-way, lot and block boundaries, and easements necessary for the construction and ultimate completion of the single-family subdivision.

RECOMMENDATION:

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

ATTACHMENTS:

Locator
Exhibit



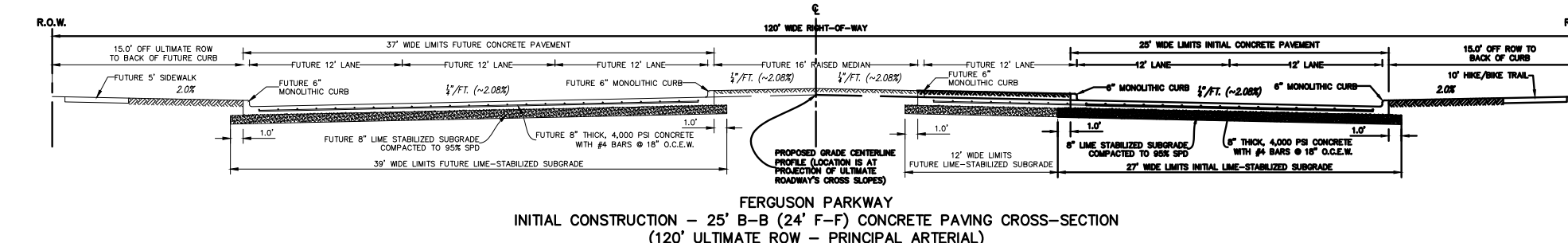
- LEGEND**
- P.O.B. = POINT OF BEGINNING
 - RF = REBAR FOUND
 - CRF = CAPPED REBAR FOUND
 - BL = BUILDING LINE
 - UE = UTILITY EASEMENT
 - SL = APPROXIMATE LOCATION SURVEY LINE
 - SSE = SANITARY SEWER EASEMENT
 - WME = WALL MAINTENANCE EASEMENT
 - SWME = SCREENING WALL MAINTENANCE EASEMENT
 - SVE = SIGHT VISIBILITY EASEMENT
 - PAE = PEDESTRIAN ACCESS EASEMENT
 - DE = DRAINAGE EASEMENT
 - POE = PRIVATE DRAINAGE EASEMENT
 - SF-60 = 60' SF
 - SF-Z = Z

LOT / BLOCK ANALYSIS		
BLOCK	SQUARE FEET	ACRES
L	55,200	1.267
J	111,434	2.558
S	283,724	6.513
INTERIOR ROW	79,473	1.825
EXTERIOR ROW	111,240	2.554
OVERALL SITE	641,071	14.717

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°01'36" E	25.01'
L2	S 01°58'05" E	58.50'
L3	S 04°37'45" E	43.83'
L4	S 06°11'38" E	43.82'
L5	S 08°01'12" E	43.82'
L6	S 09°07'37" E	9.30'
L7	S 10°02'24" E	34.53'
L8	S 11°40'21" E	43.82'
L9	S 13°29'56" E	43.82'
L10	S 15°19'30" E	43.82'
L11	S 17°09'05" E	43.82'
L12	S 18°58'39" E	43.82'

LINE TABLE		
LINE	BEARING	DISTANCE
L13	S 20°48'29" E	43.82'
L14	S 22°37'18" E	43.83'
L15	S 24°26'02" E	43.14'
L16	S 26°13'53" E	43.14'
L17	S 28°01'44" E	43.14'
L18	S 29°49'35" E	43.14'
L19	S 31°31'27" E	42.14'
L20	S 31°57'15" E	140.01'
L21	S 59°32'10" W	120.04'
L22	N 31°57'15" W	15.01'
L23	N 89°26'24" W	15.28'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	1520.0'	32°03'45"	850.59'	N 15°55'22" W, 839.53'
C2	940.00'	31°21'34"	514.49'	N 14°47'03" W, 508.09'
C3	1665.00'	1°29'14"	43.22'	N 23°25'28" W, 43.21'
C4	1665.00'	1°16'11"	36.90'	N 00°15'39" E, 36.89'
C5	1665.00'	4°27'41"	129.65'	N 14°30'06" W, 129.61'



REPLAT
ANACAPRI, PHASE 1C
Lots 21-42, & 2X, Block J, Lots 12-22, & 2X,
Block L & Lots 1-29, 1X-R, & 2X, Block S
14.717 Total Acres
1 SF-60, 61 SF-Z, & 4 COMMON AREAS
in the
F. T. DAFFAU SURVEY, ABSTRACT NO. 288
CITY OF ANNA
COLLIN COUNTY, TEXAS

PAGE 1 OF 2

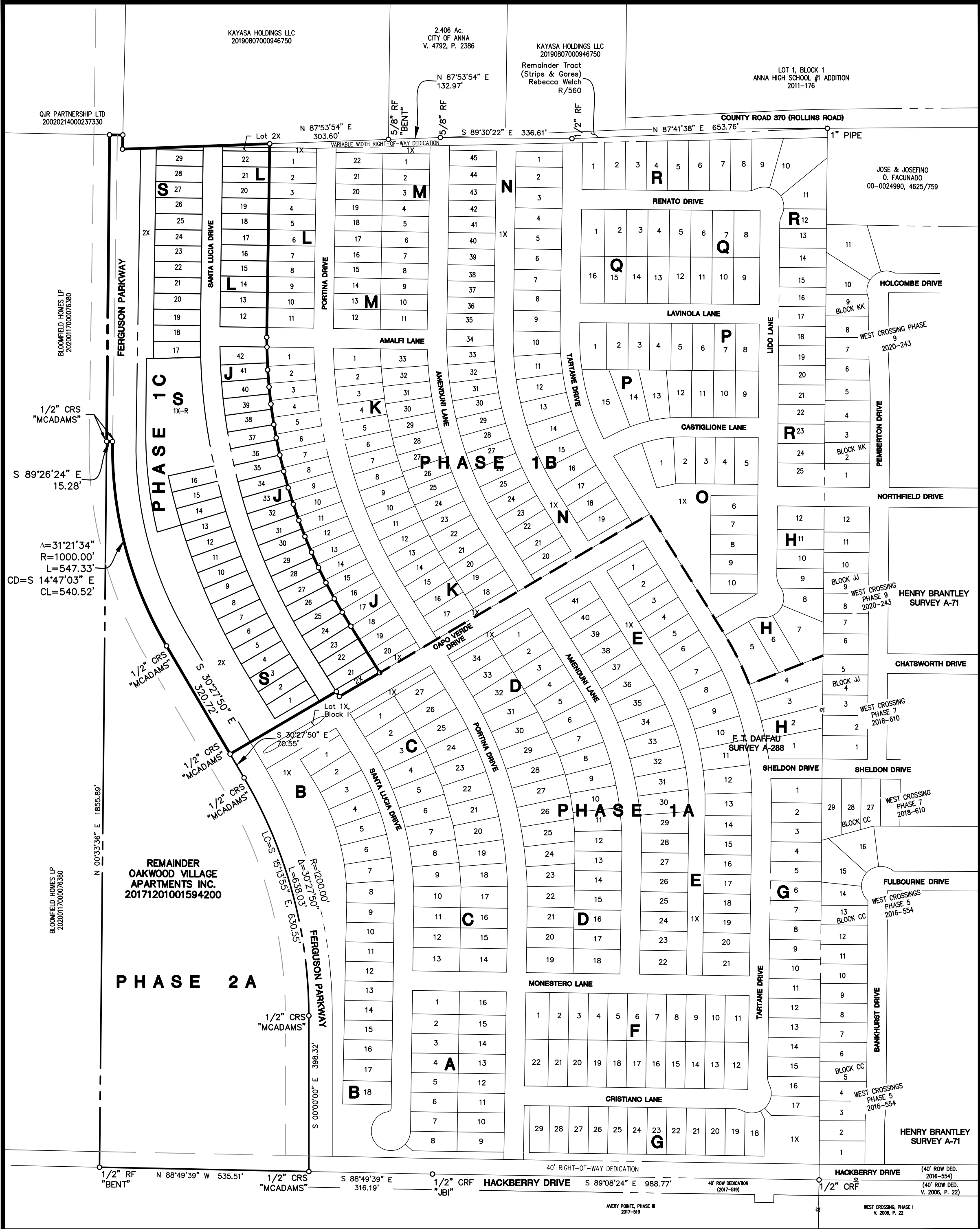


The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBP: 19762 TBP: 1019440
www.gacon.com
www.mcadamsco.com

DRAWN BY: BC DATE: 8/2/2021 SCALE: 1"=60' JOB. No. MEGATEL 2021310076

OWNER/DEVELOPER
MEGATEL HOMES, LLC
201 CEDAR SPRINGS RD, SUITE 700
DALLAS, TEXAS 75201
Ph. (214) 596-4233
Contact: MATT HOOD
MATT@MEGATELHOMES.COM

EXHIBIT A
Page 1 of 2



OAKWOOD VILLAGE APARTMENTS INC. TRACT EXHIBIT
SCALE: 1" = 200'

NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- Original copies of survey maps and descriptions prepared by the surveyor and firm whose names appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.
- According to Community/Panel No. 48085C0155 J, effective June 2, 2009, of the FLOOD INSURANCE RATE MAP for Collin County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.

This flood statement shall not create liability on the part of the surveyor.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- Lots 2X-Block J, 2X-Block L, 1X-R-Block S, and 2X-Block S, to be dedicated and maintained by the HOA.
- All common area lots are hereby dedicated as Sidewalk, Hike and Bike Trail, Golf Cart, and Pedestrian Access Easements.
- All 5' WME (PO), to be dedicated to and maintained by Property Owner.
- No appurtenance between the height of 2.5' and 10' may be placed in the visibility triangles.
- All corners are 1/2" capped rebar set, stamped "MCADAMS" unless otherwise noted.

*** 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.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING all that certain lot, tract, or parcel of land, situated in the F. Daffau survey, Abstract Number 288, Collin County, Texas, and being part of that certain called 111.666 acre tract of land, described in deed to Oakwood Village Apartments, recorded in Instrument Number 20171201001594200, Official Public Records, Collin County, Texas, and being part of that certain 60.549 acre tract of land, described in deed to Two-J Partners, recorded in Instrument Number 20080509000562490, Official Public Records, Collin County, Texas, and being part of that certain called 51.195 acre tract of land described in deed to Two-J Partners, recorded in Instrument Number 20080509000562500, Official Public Records, Collin County, Texas, and being all of Lot 1X, Block S, Anacapi, Phase 1B, an addition to the City of Anna, according to the plat thereof, recorded in Document Number, Plat Records, Collin County, Texas, and being more particularly described as follows:

Beginning at a 5/8" capped rebar found, at the northwest corner of said Oakwood tract, same being the northeast corner of a certain tract of land, described by deed to Bloomfield Homes LP, recorded in Instrument Number 2020011700007680, Deed Records, Collin County, Texas, and being in the south line of a certain tract of land, described by deed to QJR Partnership, LTD, recorded in Instrument Number 20020214000237330, Deed Records, Collin County, Texas;

THENCE S 89°14'43" E, with the north line of said Oakwood tract, same being the south line of said QJR tract, a distance of 33.88 feet to a 1" rebar found, at the southeast corner thereof, being in the north line of said Oakwood tract, same being the west line of a certain tract of land described by deed to Kayasa Holdings, LLC, recorded in Instrument Number 20190807000946750, Deed Records, Collin County, Texas;

THENCE S 01°16'34" W, with the north line of said oakwood tract, same being the west line of said kayasa tract, a distance of 36.17 feet to a 5/8" rebar found at the southwest corner thereof, and being in the north line of said oakwood tract;

THENCE N 87°53'54" E, with the north line of said Oakwood tract, and the south line of said Kayasa tract, a distance of 142.23 to a 1/2" capped rebar set, stamped "MCADAMS", at the northwest corner of a certain called 0.773 acre Variable Width Right-of-way Dedication to the City of Anna, according to said Anacapi, Phase 1B, and being in the north line of said Oakwood tract;

THENCE with the west line of said Anacapi, Phase 1B the following 21 bearings and distances:

- S 00°53'45" W, a distance of 460.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 01°01'36" E a distance of 25.01 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 01°58'05" E, a distance of 58.50 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 04°37'45" E, a distance of 43.83 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 06°11'38" E, a distance of 43.82 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 08°01'12" E, a distance of 43.82 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 09°07'37" E, a distance of 9.30 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 10°02'24" E, a distance of 34.53 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 11°40'21" E, a distance of 43.82 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 13°29'56" E, a distance of 43.82 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 15°19'30" E, a distance of 43.82 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 17°09'05" E, a distance of 43.82 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 18°58'39" E, a distance of 43.82 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 20°48'29" E, a distance of 43.82 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 22°37'18" E, a distance of 43.63 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 24°26'02" E, a distance of 43.14 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 26°13'53" E, a distance of 43.14 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 28°01'44" E, a distance of 43.14 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 29°49'35" E, a distance of 43.14 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 31°31'27" E, a distance of 42.14 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 31°57'15" E, a distance of 140.01 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the southwest corner of Lot 1X, of said Anacapi, Phase 1B, and being in the north line of Capo Verde Drive (called Variable Width Right-of-way), according to plat of Anacapi Phase 1A, an addition to the City of Anna, according to the plat thereof recorded in Instrument Number____, Plat Records, Collin County, Texas;

THENCE S 59°32'10" W, with the north line of said Capo Verde Drive, a distance of 120.04 feet to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE N 31°57'15" W, with the north line of said Capo Verde Drive, a distance of 15.01 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the southeast corner of said Lot 1X;

THENCE S 59°32'10" W, with the north line of said Capo Verde Drive, and the most southeasterly south line of said Lot 1X, passing the most southeasterly southwest corner thereof at a distance of 50.02 feet, passing the northeast intersection of said Capo Verde Drive and Ferguson Parkway at a distance of 255.08, continuing a total distance of 315.07 feet to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE N 30°27'50" W, a distance of 320.72 feet to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE northwesterly with the arc of a curve to the right, having a radius of 1000.00 feet, a central angle of 31°21'34", and an arc length of 547.33 feet, whose chord bears N 14°47'03" W, 540.52 feet to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE N 89°26'24" W, a distance of 15.28 feet to a 1/2" capped rebar set, stamped "MCADAMS" in the west line of said Oakwood tract, and being in the east line of said Bloomfield tract;

THENCE N 00°33'36" E, with the west line of said Oakwood tract, and the east line of said Bloomfield tract a distance of 784.11 feet to the POINT OF BEGINNING and containing approximately 14.717 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MATT HOOD, acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as ANACAPRI, PHASE 1C, 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.

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.

MATT HOOD, AUTHORIZED REPRESENTATIVE

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Matt Hood, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged 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 _____ day of _____, 2021.

Notary Public
State of Texas

My commission expires the _____ day of _____, _____

DRAINAGE AND DETENTION EASEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF ANNA §

This plat is hereby adopted by the Owners and approved by the City of Anna (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and successors: The portion of Lot 1X-R, Block S, 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.

CERTIFICATE OF APPROVAL

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

Mayor

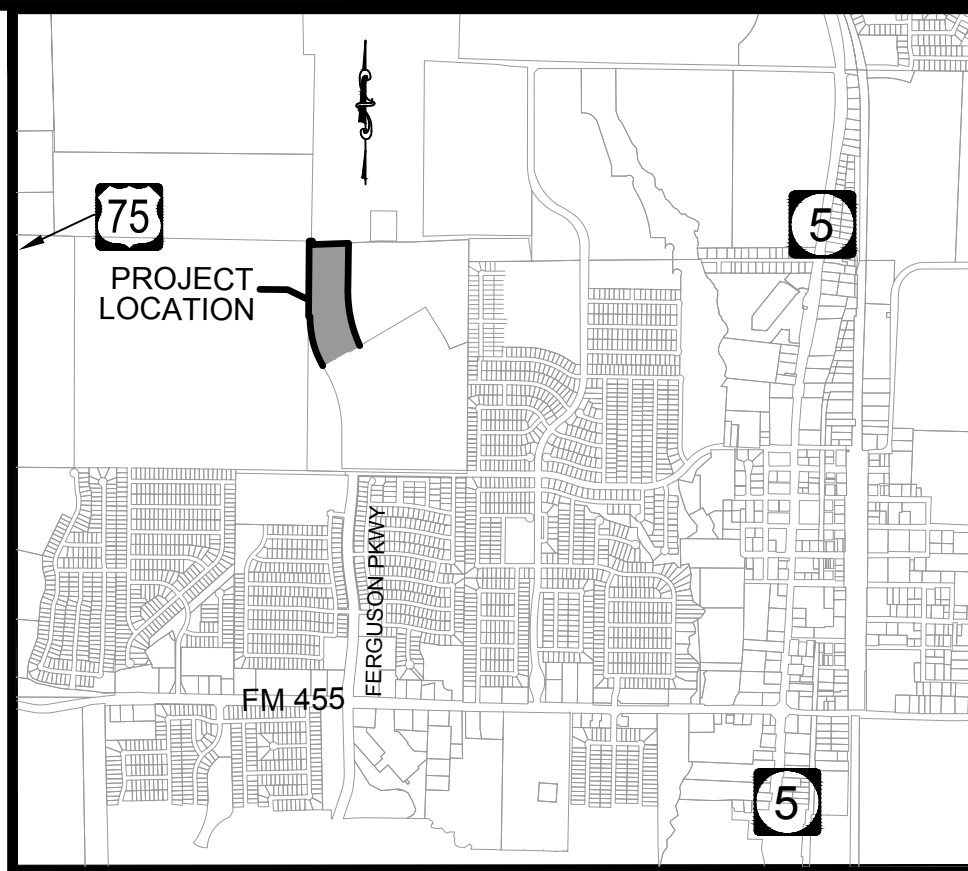
City Secretary

SURVEYOR'S STATEMENT

I, James Stowell, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

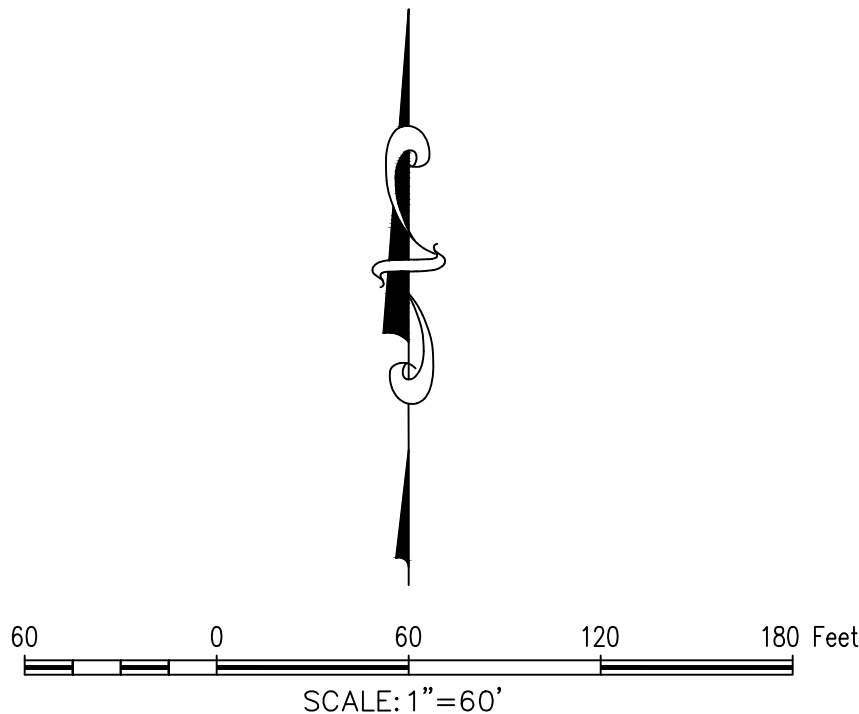
PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
JAMES STOWELL, RPLS 6513 9/3/21

James Stowell, RPLS
Texas Registration No. 6513



VICINITY MAP SCALE: 1"=2000'

LEGEND	
P.O.B.	= POINT OF BEGINNING
RF	= REBAR FOUND
CRS	= CAPPED REBAR SET
CRF	= CAPPED REBAR FOUND
BL	= BUILDING LINE
UE	= UTILITY EASEMENT
SL	= APPROXIMATE LOCATION SURVEY LINE
SSE	= SANITARY SEWER EASEMENT
WME	= WALL MAINTENANCE EASEMENT
SWME	= SCREENING WALL MAINTENANCE EASEMENT
SVE	= SIGHT VISIBILITY EASEMENT
PAE	= PEDESTRIAN ACCESS EASEMENT
DE	= DRAINAGE EASEMENT
PDE	= PRIVATE DRAINAGE EASEMENT
[6]	= SF-60
[Z]	= SF-Z



REPLAT
ANACAPRI, PHASE 1C
Lots 21-42, & 2X, Block J, Lots 12-22, & 2X,
Block L & Lots 1-29, 1X-R, & 2X, Block S
14.717 Total Acres
1 SF-60, 61 SF-Z, & 4 COMMON AREAS
in the
F. T. DAFFAU SURVEY, ABSTRACT NO. 288
CITY OF ANNA
COLLIN COUNTY, TEXAS

PAGE 2 OF 2



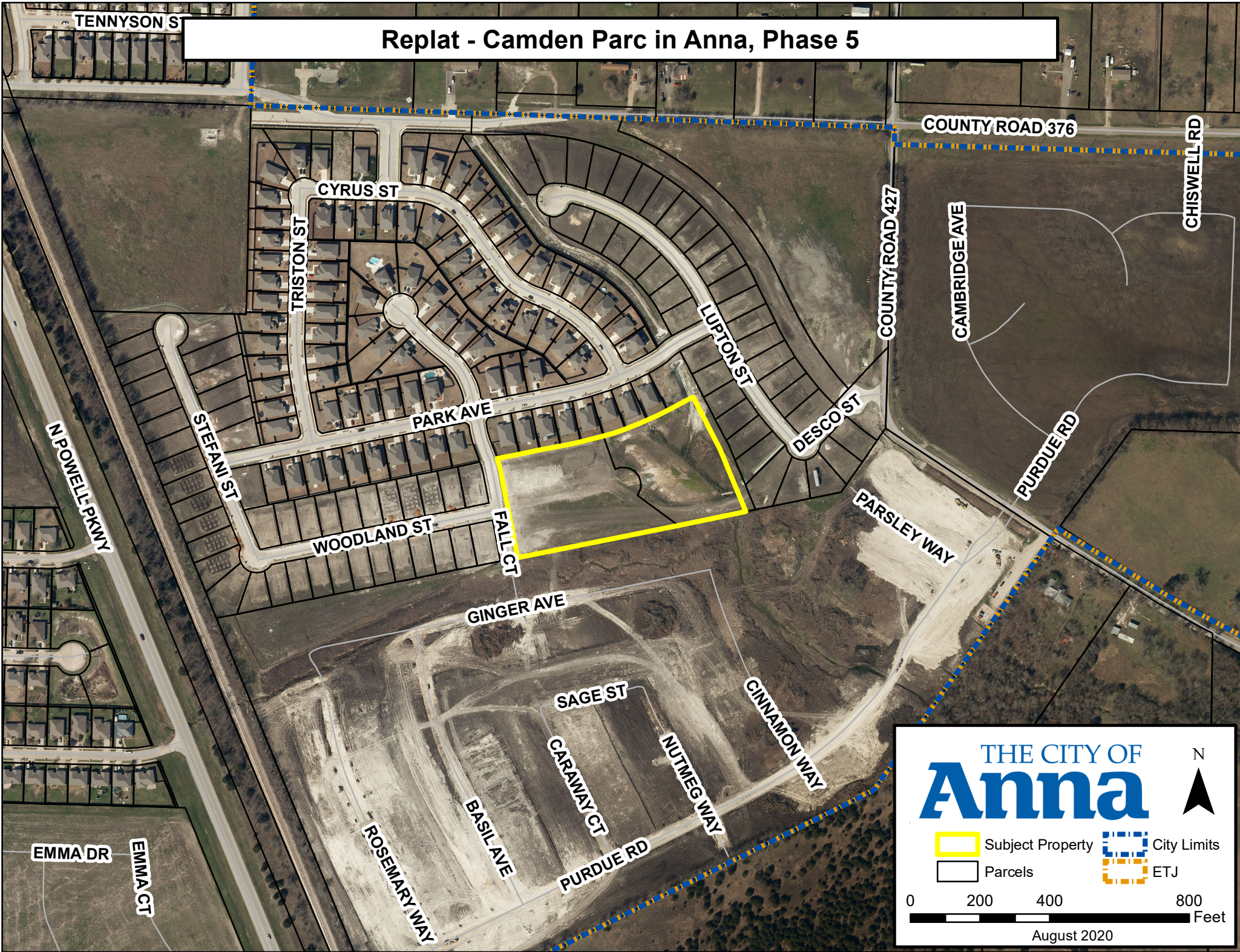
The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: BC DATE: 4/4/2021 SCALE: 1"=60' JOB. No. MEGATEL 2021310076

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

EXHIBIT A
Page 2 of 2



Replat - Camden Parc in Anna, Phase 5

COUNTY ROAD 376

CHISWELL RD

CAMBRIDGE AVE

PURDUE RD

PARSLEY WAY

DESCOST

LUPTON ST

PARK AVE

WOODLAND ST

FALL CT

GINGER AVE

SAGE ST

CARAWAY CT

NUTMEG WAY

CINNAMON WAY

ROSEMARY WAY

BASIL AVE

PURDUE RD

STEFANI ST

N POWELL PKWY

TENNYSON ST

CYRUS ST

TRISTON ST

EMMA DR

EMMA CT

THE CITY OF
Anna

N



Subject Property



Parcels



City Limits

ETJ

0 200 400 800 Feet

August 2020

CITY OF ANNA
Planning & Zoning Commission
September 7, 2021

Replat: Camden Parc in Anna, Phase 5

Applicant: Anna 190, LLC

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Camden Parc in Anna, Phase 5, Replat

SUMMARY:

16 single-family dwelling, detached lots and one common area lot on 4.5± 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).

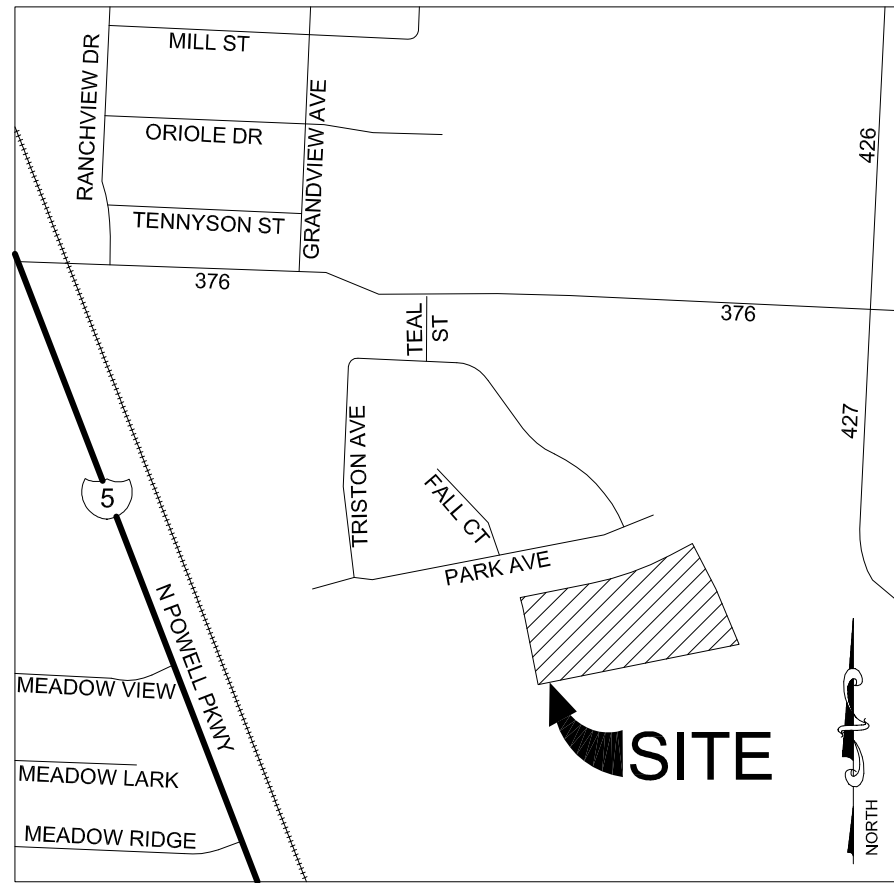
The purpose for the Replat is to dedicate right-of-way, lot and block boundaries, and easements necessary for the construction and ultimate completion of the single-family subdivision.

RECOMMENDATION:

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

ATTACHMENTS:

Locator
Exhibit



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
2. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF ANNA, COMMUNITY NUMBER 480132 EFFECTIVE DATE 6-2-2009 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 160 J OF SAID MAP.
3. THE PURPOSE OF THIS REPLAT IS TO CREATE 16 RESIDENTIAL LOTS AND 1 COMMON AREA LOT.
4. 10' UTILITY EASEMENT TO BE PLATTED ALONG ALL STREET R.O.W.(S)
5. NO LOT-TO-LOT DRAINAGE WILL BE ALLOWED.
6. LOT 28X (DRAINAGE POND) TO BE MAINTAINED BY HOA.
7. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
8. ALL RETAINING WALLS TO BE MAINTAINED BY THE H.O.A.
9. VAM EASEMENTS
The area or areas shown on the plat as "VAM" (Visibility, Access, and Maintenance) easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM easement. The city shall have the right, but not the obligation, to maintain any and all landscaping within the VAM easement. Should the city exercise this maintenance right, it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover, and fixtures. The city shall also have the right, but not the obligation, to add any landscape improvements to the VAM easement, to erect any traffic control devices or signs on the VAM easement, and to remove any obstruction thereon. The city, its successors, assigns, or agents, shall have the right and privilege at all times to enter upon the VAM easement or any part thereof for the purposes and with all rights and privileges set forth herein.
10. DRAINAGE AND DETENTION EASEMENT

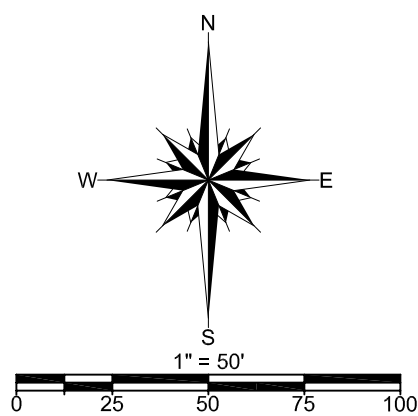
STATE OF TEXAS
COUNTY OF COLLIN
CITY OF ANNA

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 C, 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.

LEGEND

NAD 83 = NORTH AMERICAN DATUM 1983
INST. NO. = INSTRUMENT NUMBER
R.O.W. = RIGHT OF WAY
D.E. = DRAINAGE EASEMENT
V.A.M.E. = VISIBILITY, ACCESS & MAINTENANCE EASEMENT
S.M.E. = SIDEWALK MAINTENANCE EASEMENT
W.M.E. = WALL MAINTENANCE EASEMENT
U.E. = UTILITY EASEMENTS
B.L. = BUILDING LINE
POB = POINT OF BEGINNING
FIR = IRON ROD FOUND
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS

(A) = BLOCK DESIGNATION
= R.O.W. CENTERLINE



SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TX 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER:
ANNA 190, LLC
9400 N. CENTRAL EXPRESSWAY, SUITE 404
DALLAS, TEXAS 75231

ENGINEER:
CRANNELL, CRANNELL & MARTIN ENGINEERING CORPORATION
2570 FM 407, SUITE 209
HIGHLAND VILLAGE, TX 76037
PHONE: 972.691.6633
TBPE FIRM #605

EXHIBIT A



1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446
JOB NUMBER: 140544-36
DRAWN BY: MLB
DATE: 08-20-2021
R.P.L.S.
KENNETH A. ZOLLINGER

REPLAT
CAMDEN PARC IN ANNA
PHASE 5
BEING 16 SF-72 LOTS & 1 COMMON AREA LOT, OUT OF
4.45 ACRES IN THE J.C. BRANTLEY SURVEY,
ABSTRACT NO. 114, CITY OF ANNA,
COLLIN COUNTY, TEXAS.

OWNERS CERTIFICATE

WHEREAS, ANNA 190, LLC is the owner of all that certain lot, tract or parcel of land lying and being situated in Collin County, Texas and being a part of the J.C. Brantley Survey, Abstract Number 114 and being all of Lot 1X, Block C, Camden Parc in Anna, Phase 1, recorded in Instrument Number 2016-858, Plat Records, Collin County, Texas, and being a part of a tract of land described in a deed to Anna 190, LLC, recorded in Instrument Number 20140422000386740, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the Northeast corner of the herein described tract, same being in the South line of Lot 1-X, Block C, Camden Parc in Anna, Phase II, recorded in Instrument Number 2019-66, Plat Records, Collin County, Texas;

THENCE South 72 degrees 30 minutes 53 seconds East, along the common line of said herein describe tract and said Lot 1-X, a distance of 168.19 feet to a 1/2 inch iron rod found in the West line of said Lot 1-X;

THENCE South 22 degrees 29 minutes 55 seconds East, continuing along said common line, a distance of 195.23 feet to a 1/2 inch iron rod found for the Southeast corner of said herein described tract, same being the Southermost Southwest corner of said Lot 1-X;

THENCE South 78 degrees 42 minutes 21 seconds West, departing said common line and along the common line of said herein described tract and the North line of a tract of land described in a deed to CooperZadeh II, LLC, recorded in Instrument Number 20170214000201010, Official Public Records, Collin County, Texas, a distance of 669.54 feet to a 1/2 inch iron rod found for the Southwest corner of said herein described tract, same being in the East right of way line of Fall Court;

THENCE North 11 degrees 17 minutes 32 seconds West, departing said common line and along said East right of way line, a distance of 258.07 feet to a 1/2 inch iron rod for the beginning of a curve to the left;

THENCE continuing along said East right of way line and along said curve to the left, whose chord bears North 15 degrees 22 minutes 05 seconds East, 31.98 feet, having a radius of 225.00 feet, and an arc length of 32.01 feet to a 1/2 inch iron rod found for the Northwest corner of said herein described tract, same being the Southwest corner of Lot 20, Block C, of said Camden Parc in Anna, Phase 1;

THENCE North 78 degrees 42 minutes 28 seconds East, departing said East right of way line and along the common line of said herein described tract and said Block C, Camden Parc in Anna, Phase 1, a distance of 235.54 feet to 1/2 inch iron rod, being the beginning of a curve to the left;

THENCE continuing along said common line and along said curve to the left, whose chord bears North 70 degrees 20 minutes 59 seconds West, 274.73 feet, having a radius of 945.00 feet, and an arc length of 275.71 feet to a 1/2 inch iron rod found;

THENCE North 62 degrees 30 minutes 13 seconds East, continuing along said common line, a distance of 82.82 feet to the POINT OF BEGINNING and containing 4.45 acres of land, more or less.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANNA 190, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Camden Parc in Anna - Phase 5, 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 construction 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 designating to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 2021.

OWNER, ANNA 190, LLC

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR 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/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
COUNTY

MY COMMISSION EXPIRES ON _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AND ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF ANNA, COLLIN COUNTY, TEXAS.

KENNETH A. ZOLLINGER R.P.L.S. # _____ DATE _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 _____, 2021.

NOTARY PUBLIC, COLLIN COUNTY, TEXAS.

MY COMMISSION EXPIRES _____

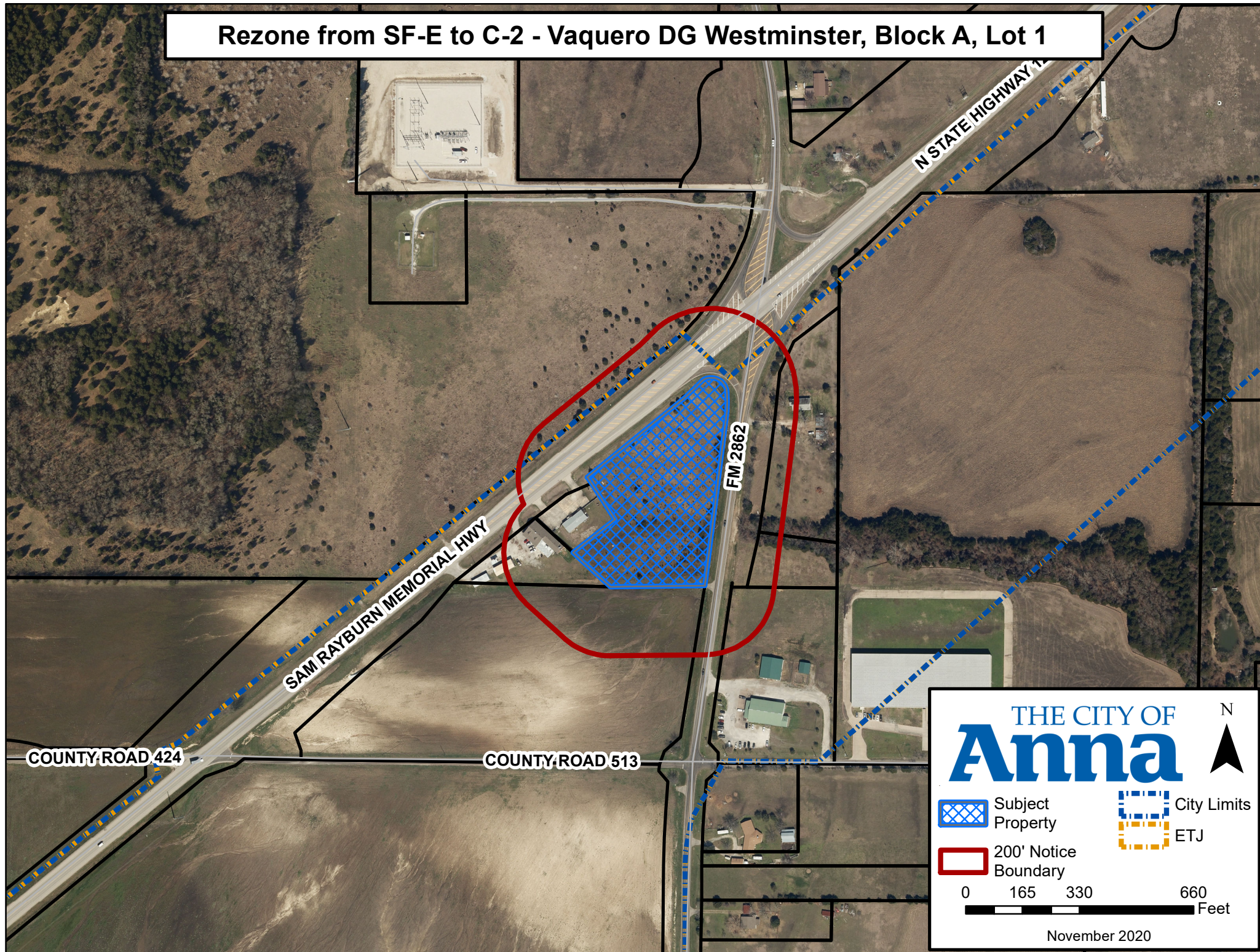
Approved this ____ day of _____, 2021, by the City Council of the City of Anna, Texas.

Mayor _____

City Secretary _____

FOR REVIEW ONLY

Rezone from SF-E to C-2 - Vaquero DG Westminster, Block A, Lot 1



THE CITY OF
Anna

N

Subject Property

City Limits

ETJ

200' Notice Boundary

0 165 330 660 Feet

November 2020

CITY OF ANNA

Planning & Zoning Commission

September 7, 2021

Zoning: Vaquero DG Westminster

Applicant: Westminster 121 Associates

DESCRIPTION:

Request to rezone 2.5± acres from Single-Family – Large Lot (SF-E) to General Commercial (C-2) to allow for a department store located at the southwest corner of State Highway 121 and Farm-to-Market Road 2862.

REMARKS:

The applicant is requesting to rezone the property in order to allow for a department store. The General Commercial (C-2) district is intended to accommodate those uses that are of city-wide and regional significance. Within this district are permitted retail, service, and office uses characteristic of retailing and wholesaling markets. This district is intended to accommodate commercial activities that cannot be accommodated in the C-1 Restricted Commercial District.

A preliminary plat, Vaquero DG Westminster Addition, Block A, Lot 1, accompanies this request.

Surrounding Land Use and Zoning

North	Across Sam Rayburn Highway, vacant tract. Located in the ETJ
East	Across FM 2862, Single-family residence, zoned SF-1
South	Vacant tract, zoned SF-E
West	Vacant building, zoned C-2

Conformance with the City of Anna Strategic Plan and Comprehensive Plan

Anna Vision 2036

1. Principle 6: Dynamic Business Community
 - a. Ability of neighbors to work in Anna
 - b. Attractive commercial centers with well-designed and well-maintained landscaping

City of Anna Goals for 2026

1. Goal 1: Growing Anna Economy
 - i. Expand the commercial tax base

Future Land Use Plan – The Future Land Use Plan designates this property as Community Commercial.

Community Commercial development is typically characterized by small, freestanding buildings containing one or more businesses. Unlike larger shopping centers that may attract regional customers, Community Commercial developments primarily provide services for residents of surrounding neighborhoods. Business types may include restaurants, local retail, medical offices, banks and other retail and services.

The proposed development conforms with the Future Land Use Plan for the commercial designation. Major corridors, such as Sam Rayburn Highway and Farm-to-Market 2862, are the most suitable locations for commercial uses due to the high visibility of passing traffic.



Adequacy of Public Facilities – The City does not currently service water nor sewer in this area. The property is served by the North Collin Special Utility District and will require an on-site sewage facility (septic).

SUMMARY:

The applicant is requesting to rezone the property in order to allow for a department store. The request is in conformance with elements of the City of Anna Strategic Plan and the Future Land Use Plan of the Comprehensive Plan by expanding the commercial tax base. The city's Planning & Development Regulations are in place to minimize impact to the existing adjacent residences. For these reasons, staff is in support of the requested rezoning from SF-E to C-2.

RECOMMENDATION:

Recommended for approval as submitted.



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.

Basil & Ann Sideris
Name (Please Print)

B. Sideris
Signature

Basil Sideris
Ann B. Sideris
Address **4237 Livingston Ave.**
Dallas, TX 75205

8-20-21
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
Public Works Building
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response

CITY OF ANNA

Planning & Zoning Commission

September 7, 2021

Preliminary Plat: Vaquero DG Westminster Addition, Block A, Lot 1

Applicant: Westminster 121 Associates

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Vaquero DG Westminster Addition, Block A, Lot 1, Preliminary Plat.

SUMMARY:

Department store on one lot on 2.5± acres located at the southwest corner of State Highway 121 and Farm-to-Market Road 2862.

The purpose for the preliminary plat is to propose easements necessary for development of a department store.

RECOMMENDATION:

Recommended for approval as submitted.

ATTACHMENTS:

Locator

Exhibit

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS Westminster 121 Associates, a California General Partnership, is the owner of that tract of land situated in the Samuel Craft Jr. Survey, Abstract Number 165, City of Anna, Collin County, Texas, being a portion of that certain tract of land described in the deed to Westminster 121 Associates, a California General Partnership, recorded in Volume 3235, Page 715, Deed Records, Collin County, Texas; the subject tract is more particularly described as follows:

Beginning at a 5/8" capped rebar stamped "TXDOT ROW" found at the most northern southeast corner of a tract of land described as "Parcel 9" in the deed to the State of Texas recorded under Instrument Number 20190403000351130, Official Public Records, Collin County, Texas, from which the northeast corner of the said Westminster tract bears NORTH 35°30'34" WEST, a distance of 19.99 feet;

THENCE with the perimeter and to the corners of the said Parcel 9, and through the interior of the Westminster tract, the following calls:

- NORTH 65°19'18" EAST, a distance of 124.66 feet to a 5/8" capped rebar stamped "TXDOT ROW";
- NORTH 54°20'30" EAST, a distance of 215.42 feet to a found 5/8" capped rebar stamped "TXDOT ROW";
- SOUTH 59°32'19" EAST, a distance of 40.48 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the beginning of a non-tangent curve to the left (concave east), having a radius of 5,619.58 feet, and a chord that bears SOUTH 07°32'38" WEST, a distance of 138.86 feet;
- Southerly along said curve, an arc length of 138.87 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the end of the curve;
- SOUTH 08°15'06" WEST, a distance of 94.35 feet to a found 5/8" capped rebar stamped "TXDOT ROW";
- SOUTH 03°03'25" WEST, a distance of 222.57 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set on the south line of the Westminster tract;

THENCE with the perimeter and to the corners of the Westminster tract, the following bearing and distances:

- NORTH 89°33'28" WEST, a distance of 212.41 feet to a found 1/2 inch rebar with a damaged cap;
- NORTH 48°38'02" WEST, a distance of 148.44 feet to a found 1/2 inch rebar;
- NORTH 47°58'09" EAST, a distance of 151.11 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";

THENCE NORTH 35°30'34" WEST, continuing with the perimeter of the Westminster tract, a distance of 117.04 feet returning to the Point of Beginning and enclosing 2.453 acres (±106, 839 Square Feet).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Westminster 121 Associates, a California General Partnership, acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Lot 1, Block A, **Vaquero DG Westminster Addition**, an addition to the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public or private utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by private utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

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

Witness my hand this the ____ day of _____, 20__.

By: Westminster 121 Associates, a California General Partnership

By: Randers Company , Its Managing General Partner

Todd Lockway, President of Westgold Financial

STATE OF _____ §
COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared **Todd Lockway**, President of Westgold Financial, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for _____ County

SURVEYOR'S CERTIFICATION

I, Jewel Chadd, do hereby certify that this plat has been prepared from an actual and accurate field survey of the land under my personal supervision on May 26, 2021, and that all information shown is true and correct; and that all monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Anna, Texas.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
jewel@jphls.com
Date: TBD

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, on this day personally appeared **Jewel Chadd**, 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 considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for Tarrant County

LEGEND OF SYMBOLS

Fire Lane & Utility Easement (F.L.U.E.)

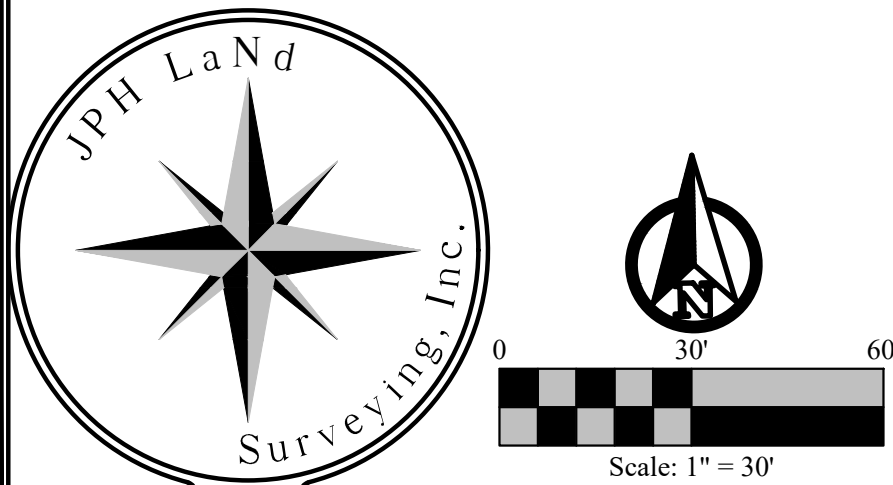
MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

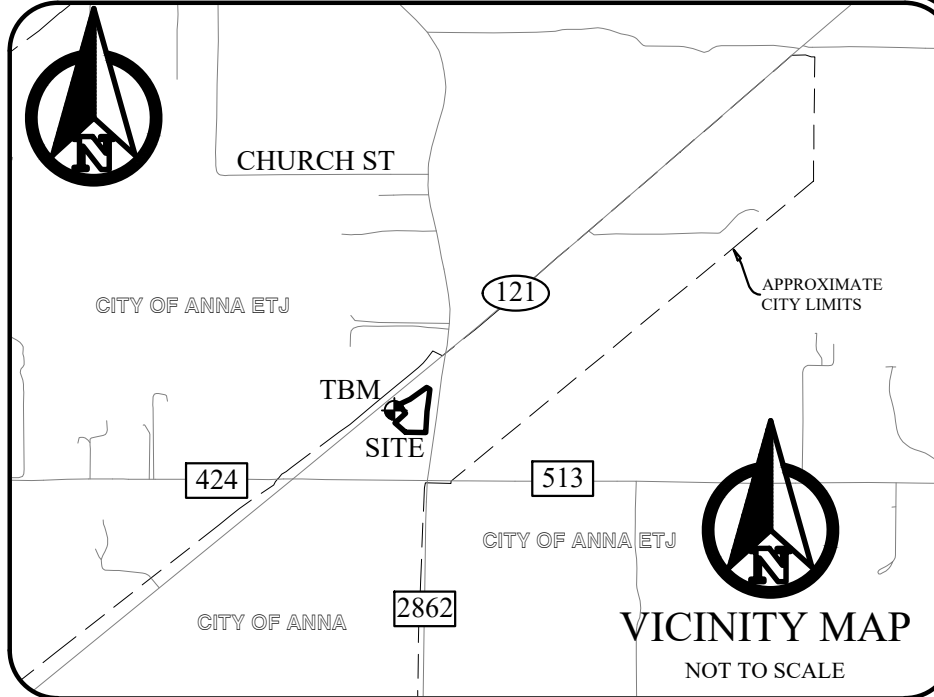
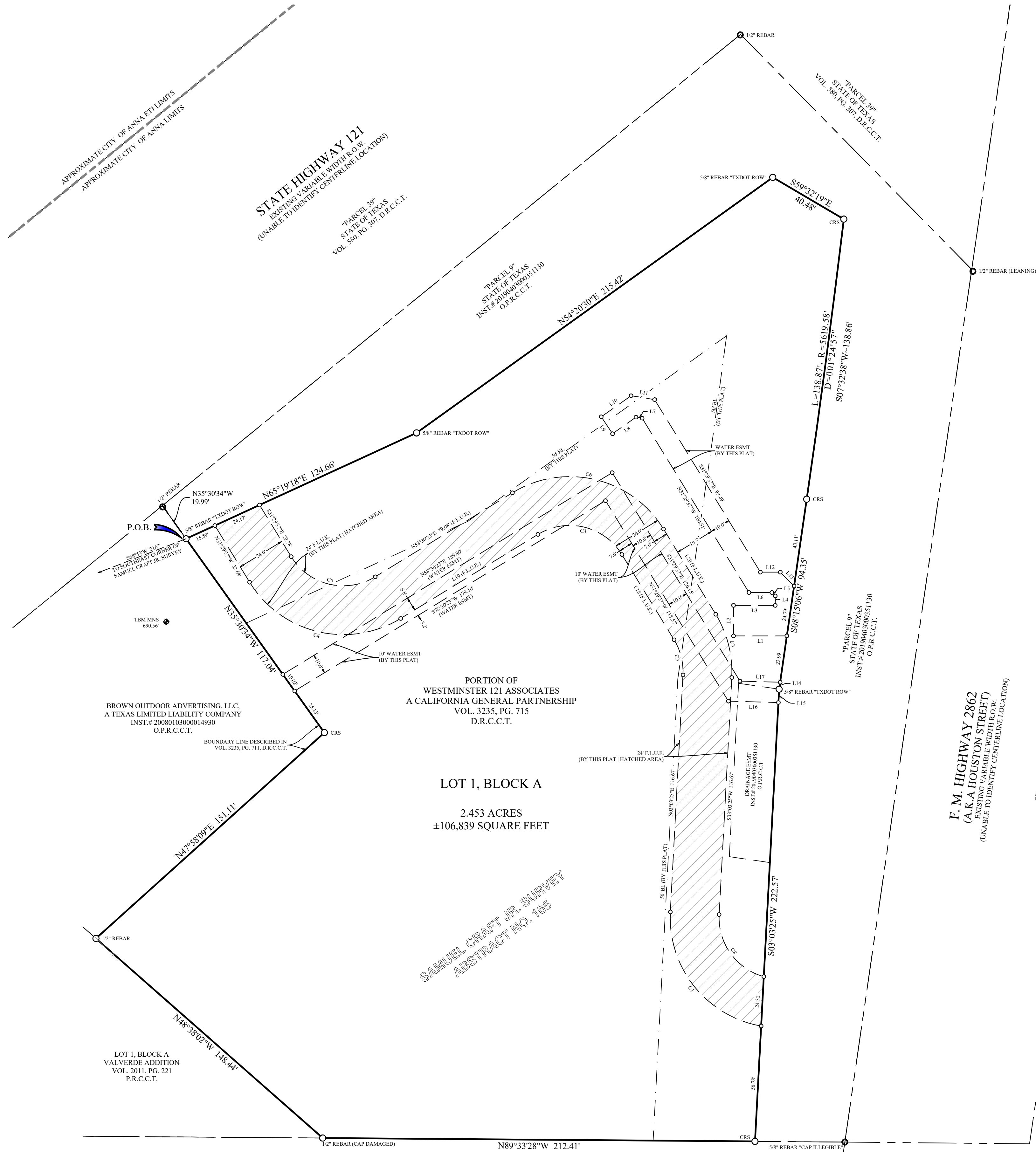
- CRS 1/2" rebar stamped "JPH Land Surveying" set
 - MNS Mag nail & washer stamped "JPH Land Surveying" set
 - TBM Site benchmark
 - Vertex or common point (not a monument)
- Coordinate values, if shown, are US.SyFt./TxCS/'83,NCZ
Bearings are based on the TxCS/'83,NCZ
Distances & areas shown are represented in surface values

LEGEND OF ABBREVIATIONS

US.SyFt. United States Survey Feet
TxCS/'83,NCZ Texas Coordinate System of 1983, North Central Zone
P.R.C.C.T. Plat Records of Collin County, Texas
O.P.R.C.C.T. Official Public Records of Collin County, Texas
D.R.C.C.T. Deed Records of Collin County, Texas
VOL/PG/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line
R.O.W./A.K.A. Right of Way/Also Known As
ETJ Extraterritorial Jurisdiction
F.L.U.E. Fire Lane & Utility Easement



JPH Job/Drawing No. (see below)
2021.022.033 DG 1.54 Ac. FM 2862, (Westminster), Collin Co., Tx - P-Plat.dwg
© 2021 JPH Land Surveying, Inc. - All Rights Reserved
785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500 #10194073 #10193867
DFW-Houston | Central Texas | West Texas



Line Data Table		
Line #	Bearing	Distance
L1	N90°00'00\"W	26.21'
L2	N00°00'00\"E	15.00'
L3	N90°00'00\"E	20.50'
L4	N00°00'00\"E	4.66'
L5	N45°00'00\"W	2.36'
L6	N90°00'00\"W	11.24'
L7	N80°39'30\"W	3.04'
L8	S54°45'22\"W	14.12'
L9	N33°47'27\"W	10.00'
L10	N54°45'22\"E	17.97'
L11	S80°39'30\"E	11.72'
L12	N90°00'00\"E	9.78'
L13	S45°00'00\"E	9.61'
L14	S08°15'06\"W	3.47'
L15	S03°03'25\"W	6.56'
L16	N88°25'51\"W	24.61'
L17	S88°25'51\"E	19.76'
L18	N31°29'37\"W	49.11'
L19	S58°30'23\"W	79.08'
L20	S31°29'37\"E	49.11'

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	78.35'	54.00'	083°07'53\"	N38°30'31\"W	71.66'
C2	18.09'	30.00'	034°33'02\"	N14°13'06\"W	17.82'
C3	47.12'	30.00'	090°00'00\"	N76°29'37\"W	42.43'
C4	84.82'	54.00'	090°00'00\"	N76°29'37\"W	76.37'
C5	47.12'	30.00'	090°00'00\"	S76°29'37\"E	42.43'
C6	84.82'	54.00'	090°00'00\"	S76°29'37\"E	76.37'
C7	32.56'	54.00'	034°33'02\"	S14°13'06\"E	32.07'
C8	40.61'	30.00'	077°34'07\"	S35°43'38\"E	37.58'

F. M. HIGHWAY 2862
(A.K.A. HOUSTON STREET)
(EXISTING VARIABLE WIDTH R.O.W.)
(UNABLE TO IDENTIFY CENTERLINE LOCATION)

STATE OF TEXAS
VOL. 367, PG. 517, D.R.C.C.T.

STATE OF TEXAS
VOL. 380, PG. 397, D.R.C.C.T.

OWNER:
Westminster 121 Associates
a California general partnership
79687 Country Club Drive Suite 201
Bermuda Dunes, California 92203

PREPARED BY:
Jewel Chadd, R.P.L.S.
JPH Land Surveying, Inc.
785 Lonesome Dove Trail
Hurst, Texas 76054
Phone: (817) 431-4971

DEVELOPER:
Vaquero DG Westminster Partners, LP
2900 Wingate Street Suite 200
Fort Worth, TX 76107
Phone: (512) 983-1793

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

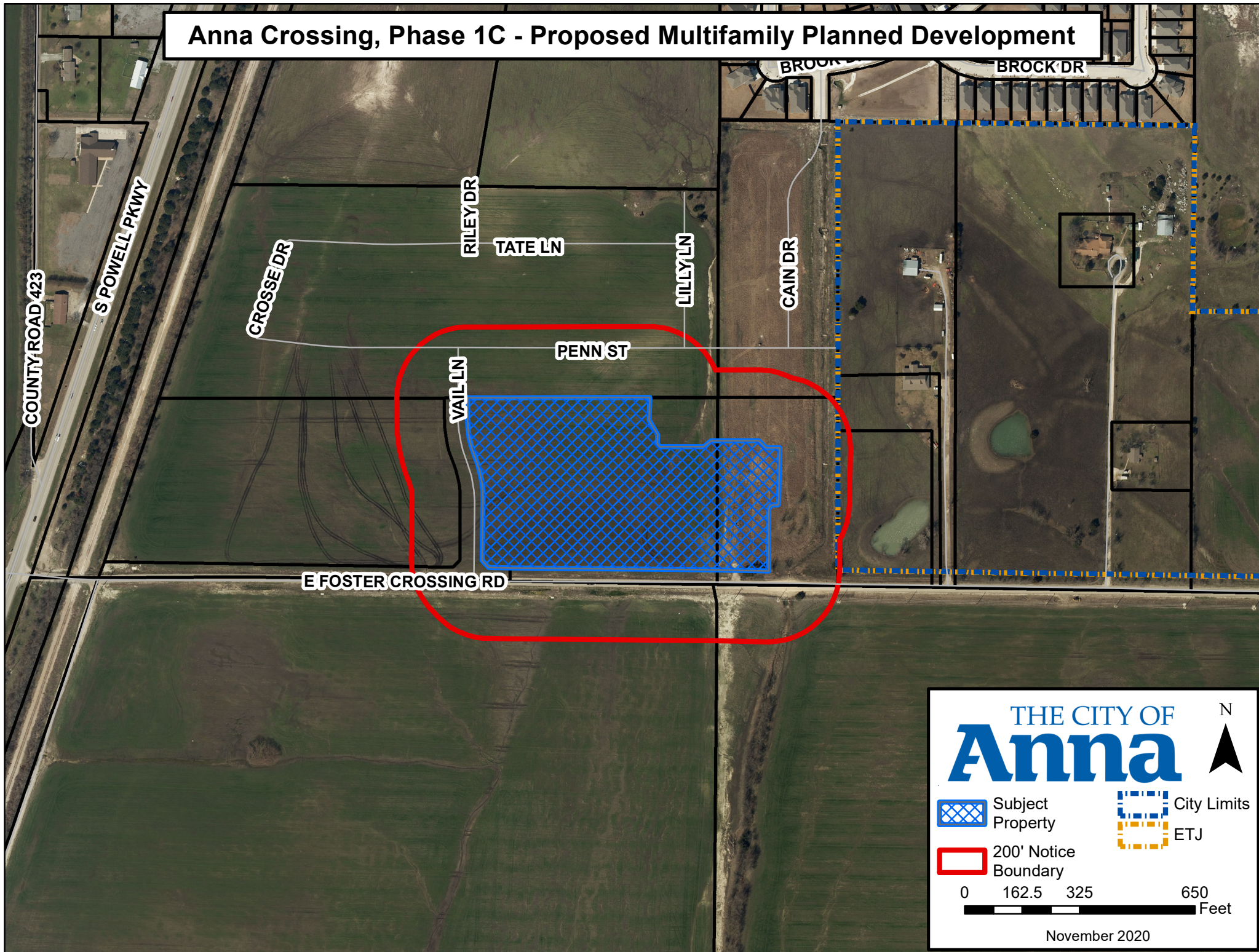
Mayor, City of Anna City Secretary

PRELIMINARY PLAT
LOT 1, BLOCK A
Vaquero DG WESTMINSTER ADDITION
BEING A 2.453 ACRES TRACT
SITUATED IN THE SAMUEL CRAFT JR. SURVEY, ABSTRACT NO. 165
CITY OF ANNA, COLLIN COUNTY, TEXAS

PREPARED: JUNE 2021

EXHIBIT A

Anna Crossing, Phase 1C - Proposed Multifamily Planned Development



CITY OF ANNA
PLANNING & ZONING COMMISSION

September 7, 2021

Public Hearing: Zoning – PD-MF-2 (Anna Crossing, Ph 1C – Multiple-Family)

Applicant: East Foster, LLC

DESCRIPTION:

Request to rezone 8.3± acres located at the northeast corner of E Foster Crossing and Vail Lane from Planned Development-General Commercial (PD-C-2) (Ord. No. 787-2018) to Planned Development-Multiple-Family - High Density (PD-MF-2) to allow for multiple-family residences on one lot.

REMARKS:

The applicant is requesting to rezone the property to allow for multiple-family residences with modified development standards.

A concept plan, Anna Crossing, Phase 1C Addition, Block A, Lot 1, accompanies this request.

Surrounding Land Uses and Zoning

North	Vacant land platted for single-family residences (Anna Crossing Phase 1C).
East	Vacant lot used for a drainage and detention.
South	Across E. Foster Crossing Road, vacant land zoned Planned Development – Anna Business Park (Ord. No. 743-2017).
West	Across Vail Lane, vacant land zoned PD-C-2 (Ord. No. 787-2018).

Proposed Planned Development Stipulations

The requested zoning is PD-MF-2. This Planned Development is to allow for multiple-family residence that will serve as a transition between the Anna Industrial Park located across E. Foster Crossing Road and the single-family residential development located directly to the north. There are two primary parts to this request: land use and design standards.

Land Use - The applicant is proposing to rezone the subject property to allow for multiple-family residences.

Design Standards - The language in the proposed PD district would allow for modified development standards associated with the multiple-family residence development.

Maximum height - The existing base zoning (PD-C-2) allows for a maximum height of 35 feet.

- The applicant is proposing a 4-story building design that will have a maximum height of 55 feet.

Density - The MF-2 zoning districts miscellaneous provisions allows for a maximum density of 25 units per gross acre as long as special fire protection requirements are observed.

- The applicant is proposing a density of 29 units per acre.

Parking - Sec. 9.04.037 (Parking space regulations) of the Zoning Ordinance require a minimum of 2 parking spaces per dwelling unit for multiple-family dwellings, plus 0.25 spaces per dwelling unit for visitor parking. Additionally, 75% of the required parking is required to be covered.

- The applicant is proposing to reduce the required parking to 1.5 space per dwelling unit, plus 0.25 spaces for visitor parking, and reduce the covered parking to 50%.

Screening fence - The MF-2 zoning requires border fencing of masonry construction no less than eight feet in height be installed along the property line on any perimeter not abutting a public street-right-of-way.

- The applicant is requesting to install the eight-foot-tall masonry fencing along the northwest property line adjacent to the proposed single-family lots. The remaining screening fence is requested to be a six-foot-high ornamental metal fence with masonry columns. Additionally, along the northwest property boundary adjacent to single-family residential lots and in addition to the 8-foot-tall masonry fencing, the site will include a 10-foot-wide landscape buffer with vegetative screening.

Refuse Facilities - The applicant is proposing to provide a 30 cubic yard compactor and an 8 cubic yard recycling container that will be centrally located for all residents.

To help support and justify the modified standards the applicant has provided additional information (Exhibit 1).

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

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 Professional Campus (grey).

The Professional Campus Place Type generally provides office jobs and is the location for major employers as well as smaller office or professional service companies. This Place Type features large, master-planned campuses. The sites are typically well landscaped and provide opportunities for many employment uses such as a corporate headquarters, institutional facilities, university campuses, and medical campuses. They typically locate near major transportation corridors and may include office parks or technology centers.



Although the proposed zoning is not in conformance with the Future Land Use Plan the proposed multiple-family zoning will help support the Professional Campus vision by providing the necessary housing needed for office campus environments.

SUMMARY:

Request to rezone 8.3± acres located at the northeast corner of E Foster Crossing and Vail Lane from PD-C-2 to PD-MF-2 to allow for multiple-family residences on one lot.

The proposed zoning and concept plan are in conformance with elements of the City of Anna Strategic Plan. The proposal includes the following:

- a. Standards that enhance the perimeters when adjacent to single-family residential developments.
- b. The zoning request proposes a development pattern that aligns with the Master Thoroughfare Plan and provides for a land use transition for development as it moves north of the Collin County Outer Loop that is superior to the existing zoning.
- c. Allows for a development that diversifies the range of housing choices within the City of Anna.

For these reasons, staff is in support of the zoning request.

RECOMMENDATION:

Recommended for approval as follows:

Restrictions:

1. The location of the planned development zoning district shall be in substantial conformance with the Concept Plan (Exhibit A).
2. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the MF-2 Multiple-Family Residential - High Density (MF-2) zoning district and the Planning and Development Regulations except as otherwise specified herein.
 - A. Maximum height (feet): 55 feet (4-story).
 - B. Maximum density: 29 units per gross acre.
 - C. Maximum number of units: 239
 - D. Parking: A minimum of 1.5 off-street parking spaces shall be provided unit, plus 0.25 per dwelling unit for visitor parking.
 - E. Covered Parking: 50% of the required parking must be covered.
 - F. Perimeter Fence:
 - i. Border screening and fencing along the northwest property line, adjacent to single-family lots, shall consist of a 10-foot-wide landscape buffer and 8-foot-tall masonry wall. The 10-foot-wide

landscape buffer shall consist of a vegetative screen comprised of minimum 3" caliber trees planted staggered at 25-foot centers.

- ii. Fencing on any perimeter not abutting a public right-of-way shall consist of ornamental metal fence, such as wrought iron or tubular steel not less than six feet in height along with masonry columns at no more than 50-foot intervals.

G. Refuse facilities: The site shall contain a minimum one 30 cubic yard compactor and an 8 cubic yard recycling container, which will be centrally located for all residents. The refuse and recycling facility shall be screened from view on three sides from persons standing at ground level on the site or immediately adjoining property, by a wall of masonry not less than seven feet nor more than eight feet in height or by an enclosure within a building. Compactor and recycling container shall be provided and maintained in a manner to satisfy city public health and sanitary regulations.

EXHIBIT 1

PALLADIUM EAST FOSTER CROSSING

REQUESTED VARIANCES OR RELIEF FROM MF-2 REGULATIONS:

Density: Per Sec. 9.04.020 (j) Miscellaneous Provisions (1) Density in this district does not ordinarily exceed 15 units per gross acre but can reach a maximum of 25 units per gross acre if special fire protection requirements are observed (see subsection (i) of this section). Density shall be 29 units per gross acre. NFPA 13R sprinkler system to be provided with 2 points of entry and exit to be provided for each unit to places of safety. The variance for the increase in density will allow for additional units to be developed on the site and will assist with accommodating for the City of Anna's growth and demand for housing. The development site will include enhanced site improvements including landscape buffers, fencing, etcetera.

Parking Regulations: 1.5 spaces per dwelling unit or 359 versus 2 spaces per dwelling unit or 478 and .25 guest parking spaces per dwelling unit or 60 for total of 419 parking spaces. Based on parking provided on properties that are comparable within the Palladium USA portfolio, 1.75 spaces per dwelling is sufficient parking for this multifamily development. There is prior precedence for allowing parking variances.

Building Height: The maximum building height is 35 feet as defined in Sec. 9.04.020 (d) of the City of Anna Code of Ordinances. The maximum height for the development is 55 feet based on the definition. Additional height requested to allow for 4-stories; ensure enough room for parapet, and higher ceiling.

Landscape Buffer: Per Sec. 9.06.007 of the Code of Ordinances the Owner shall only provide landscape buffers adjacent to the right-of-way of any street or major throughfare. The Owner shall commit to provide a 10' landscape buffer along the northern property boundary to provide an additional buffer to the single-family residential neighborhood.

Refuse Facility: Per Sec. 9.04.020 (g) Every dwelling unit in a multifamily complex shall be located within 250 feet of a refuse facility, measured along the designated pedestrian and vehicular travel way. There shall be available at all times at least 6 cubic yards of refuse container per 30 multifamily dwelling units. For complexes with less than 30 units, no less than 4 cubic yards of refuse container shall be provided.

Owner commits to providing a refuse container that shall be maintained in a manner to satisfy city public health and sanitary regulations. The refuse facility shall be located so as to provide safe and convenient pickup by refuse collection agencies. Owner will provide a 30 cubic yard compactor and an 8 cubic yard recycling container; which will be centrally located for all residents. The refuse facility shall be screened from view on 3 sides from persons standing at ground level on the site or immediately adjoining property, by a wall of masonry not less than 7 feet nor more than 8 feet in height or by an enclosure within a building. Variance is needed to allow for dense compact design.

Based on historical data, this will be sufficient for the entire site as residents will generate 1-1.2 cubic yards of trash per month. On the higher end with 239 units X 1.2 cubic yards per month = 286.8 total cubic yards per month serviced by a 30 cubic yard trash compactor. Owner will schedule a refuse collection agency to provide regular service as needed.

Covered Parking: Provide a minimum of 50% or 209 spaces must be covered versus 75% of the required parking spaces or 359 must be covered. Request variance for covered parking due to site constraints with locating carports within required setbacks and adjacent to residential neighborhood.

Open Space: Per City of Anna Code of Ordinances, the required open space area is 218,700 square feet. Owner shall provide 141,669.8 square feet or 39% of the site acreage as open space.

EXHIBIT 1 CONT.

Screening Fence: Perimeter fencing along the northwest property line shall masonry be not less than **8** feet in height and shall be maintained throughout the existence multifamily complex by the owner of the complex. The remaining perimeter fencing shall be of **6** feet metal wrought iron with **50**-foot intervals of masonry columns as full masonry wall is not allowed nor is conducive to be along drainage easement.

CITY OF ANNA
PLANNING & ZONING COMMISSION

September 7, 2021

Concept Plan: Anna Crossing, Phase 1C – multiple-family

Applicant: East Foster, LLC

DESCRIPTION:

Multiple-family residences on 8.3± acres located at the northeast corner of E Foster Crossing and Vail Lane. Proposed zoning Planned Development-Multiple-Family - High Density (PD-MF-2) with modified development standards.

REMARKS:

This concept plan is associated with the zoning case and is contingent upon approval of the zoning case. The purpose for the concept plan is to show the future multiple-family development and related site improvements. The concept plan complies with the zoning district area regulations as requested by the zoning case.

RECOMMENDATION:

Recommended for approval subject to City Council approval of the zoning request.

CITY OF ANNA, TX SITE DATA SUMMARY- GENERAL SITE DATA	
ZONING (FROM ZONING MAP)	PD-C
LAND USE (FROM ZONING ORDINANCE)	MULTI-FAMILY
LOT AREA (SQUARE FEET & ACRES)	8,257 ACRES = 359,674 S.F.
BUILDING FOOTPRINT AREA (SQUARE FEET)	74,837 S.F.
TOTAL BUILDING AREA (SQUARE FEET)	299,348 S.F.
BUILDING HEIGHT (#STORIES)	4 STORIES
BUILDING HEIGHT (FEET- DISTANCE TO TALLEST BUILDING ELEMENT)	55'-0"
LOT COVERAGE (PERCENT -X.XX%)	21%
MULTIFAMILY UNITS	
# OF 1 BEDROOMS/ MINIMUM IUNIT SIZE	75- 804 S.F.
# OF 2 BEDROOMS/ MINIMUM IUNIT SIZE	104 UNITS- 960 S.F., 17 UNITS - 1,005 S.F.
# OF 3 BEDROOMS/ MINIMUM IUNIT SIZE	43 UNITS- 1,164 S.F.
TOTAL UNIT COUNT	239 UNITS

CITY OF ANNA, TX SITE DATA SUMMARY-PARKING	
PARKING RATIO (FROM PLANNED DEVELOPMENT)	1.5 PER DWELLING UNIT/ .25 VISITOR PER UNIT
REQUIRED/PROVIDED PARKING (# SPACES)	419 PARKING SPACES
	RESIDENT SPACES 359
	VISITOR SPACES 60
LANDSCAPE AREA (INLCUDING TURF AREAS)	
REQUIRED INTERNAL LANDSCAPE AREA (SQUARE FEET-8 SQUARE PER PARKING SPACE	3,344 S.F.
TOTAL LANDSCAPE AREA (SQUARE FEET)	99,553 S.F.

SITE ACREAGE	
8.257 ACRES	
PARKING REQUIRED	
419	
SURFACE PARKING	
145	
HC PARKING	
3	
VAN HC PARKING	
1	
CARPORT	
205	
CARPORT HC	
4	
CARPORT VAN HC	
1	
.25 / UNIT VISITOR	
60	
@ PARKING/UNIT	
1.5	
@ PARKING/BED	
1.04	
TOTAL PARKING PROVIDED	
419	

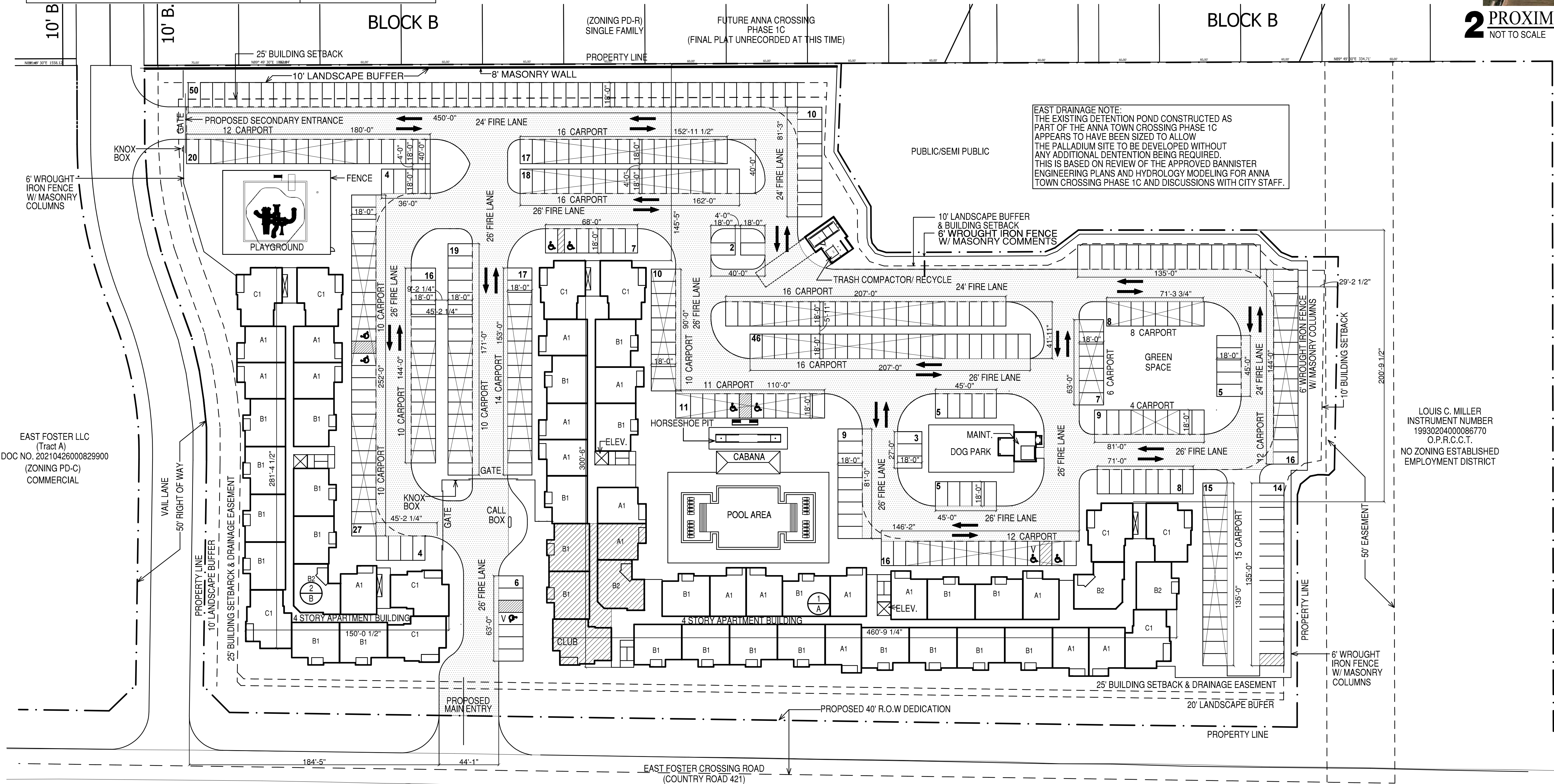
Palladium Anna				#21176
UNIT TABULATION			CREATED	08-02-2021
TYPE	AREA	NO.	%	TOTAL AREA
A1-1 BR.	804	75	31.38%	60.300
B1-2 BR.	960	104	43.51%	99.840
B2-2 BR.	1.005	17	7.11%	17.085
C1-3 BR.	1.164	43	17.99%	50.052
TOTAL		239	100.00%	227.277

31.38%
50.63%
17.99%

BUILDING TYPES			TOTAL
	A	B	
NO. BLDGS	1	1	2
A1	55	20	75
B1	68	36	104
B2	13	4	17
C1	23	20	43
UNITS/BLDG	159	80	
TS/BLDG TYPE	159	80	239

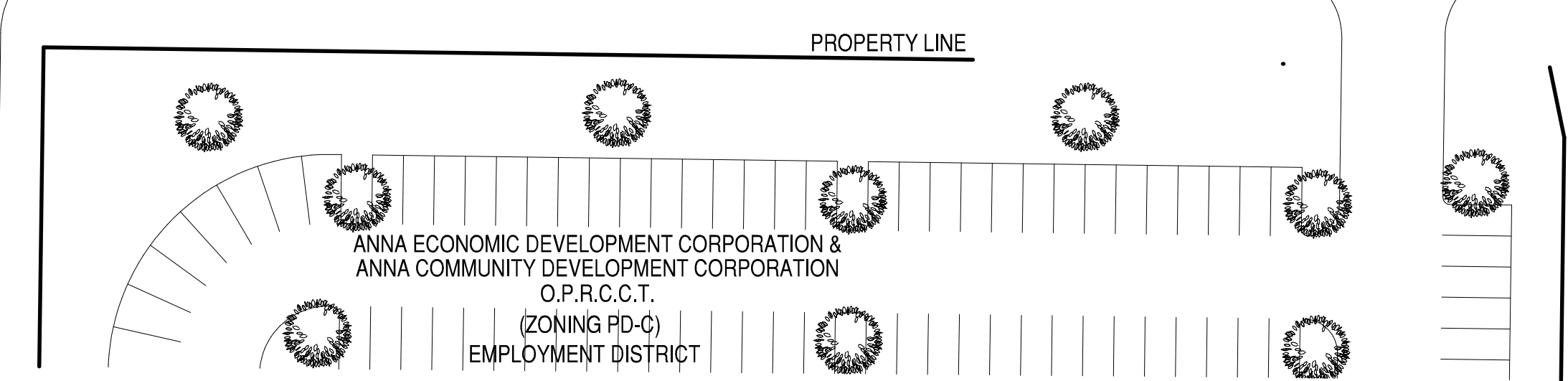
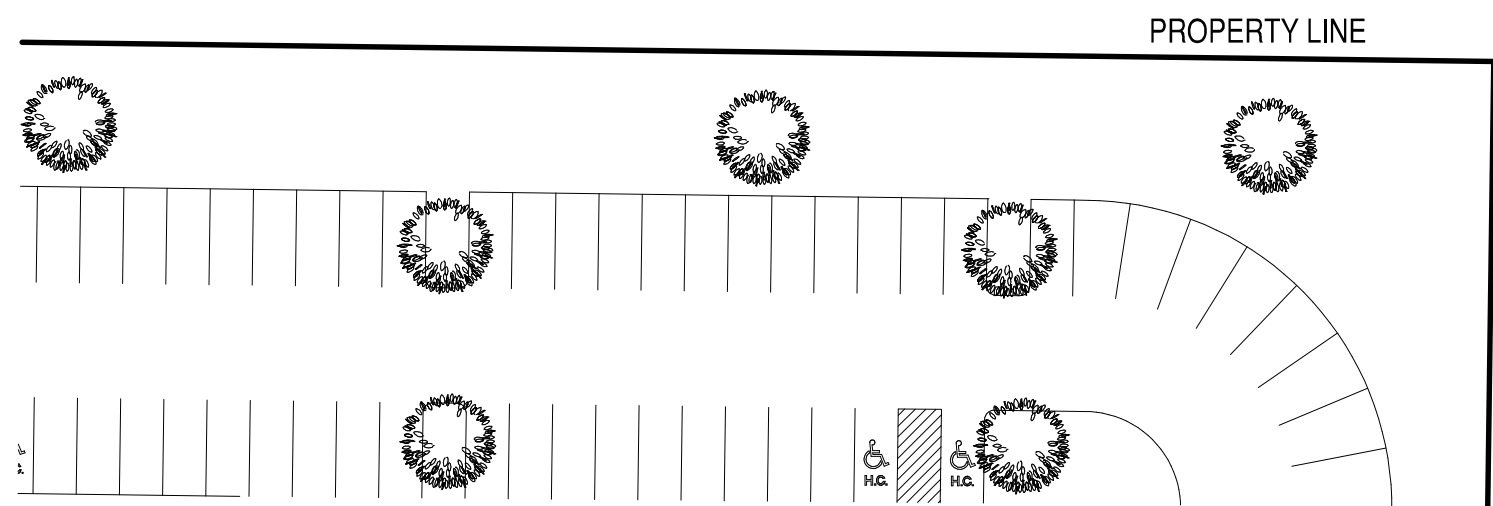


2 PROXIMITY MAP
NOT TO SCALE



EAST FOSTER LLC
(Tract A)
DOC NO. 20210426000829900
(ZONING PD-C)
COMMERCIAL

LOUIS C. MILLER
INSTRUMENT NUMBER
19930204000086770
O.P.R.C.C.T.
NO ZONING ESTABLISHED
EMPLOYMENT DISTRICT



CONCEPT PLAN
ANNA CROSSING PHASE 1C ADDITION
LOT 1, BLOCK G
8.257 ACRES
CITY OF ANNA, COLLIN COUNTY, TEXAS
GRANDERSON STARK SURVEY, ABSTRACT 798
AUGUST 18, 2021

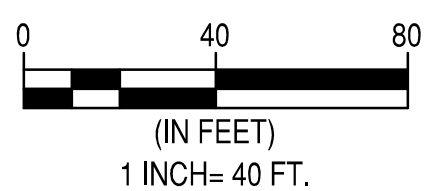


EXHIBIT A



REVISIONS

EAST FOSTER CROSSING

ANNA, TEXAS
PALLADIUM USA

ZONING APPLICATION
REVISED
08-26-2021



DATE
08-26-2021

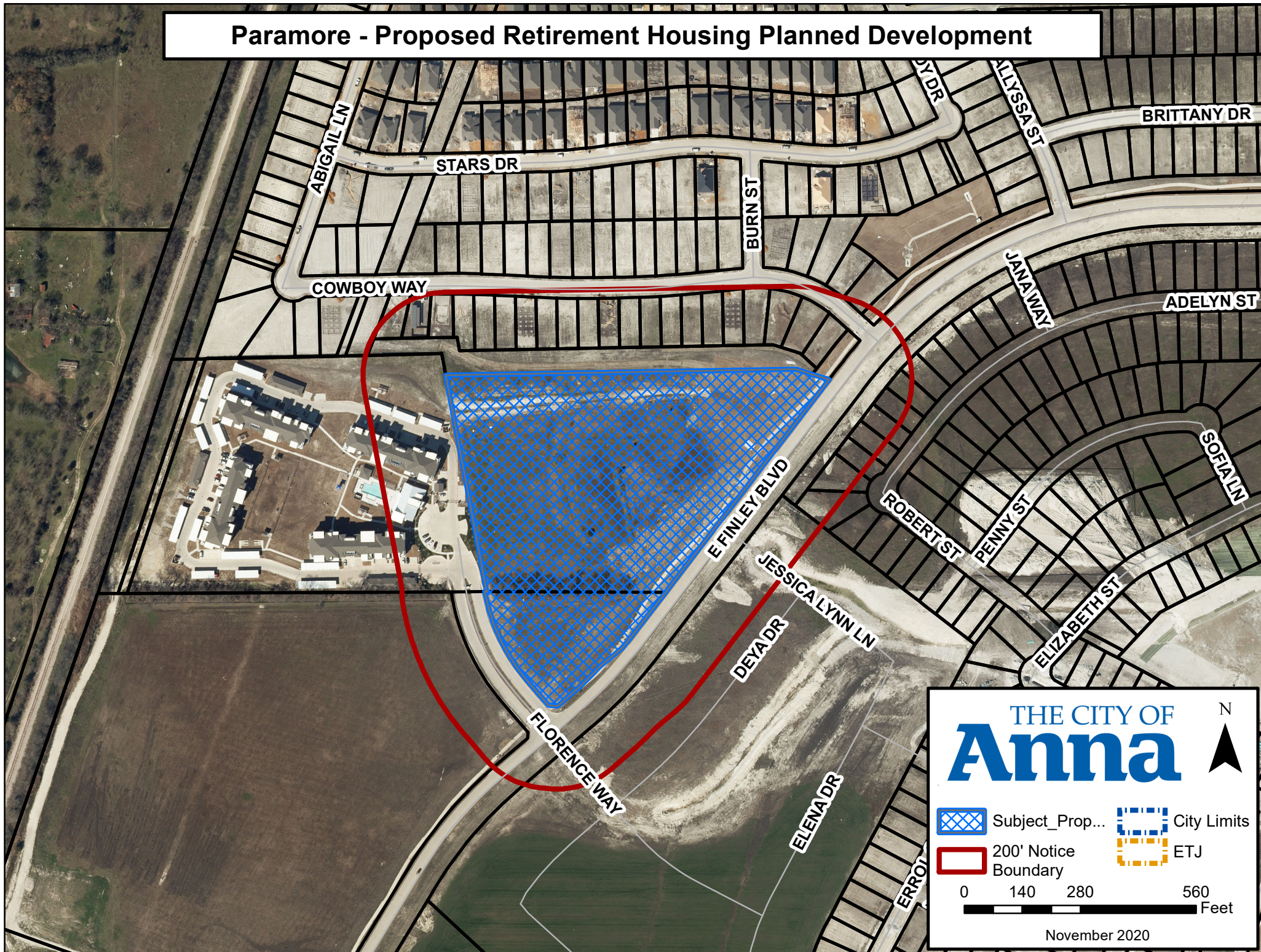
PROJECT
21176

SHEET NUMBER

A1-01
SITE PLAN

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Paramore - Proposed Retirement Housing Planned Development



CITY OF ANNA

PLANNING & ZONING COMMISSION

September 7, 2021

Public Hearing: Zoning – PD-MF-2 (Parmore-Anna)

Applicant: Anna Town Center Mixed Use, LLC

DESCRIPTION:

Request to rezone 9.9± acres located at the northeast corner of Finley Boulevard and Florence Way from Planned Development-General Commercial/Multiple-Family – High Density (PD-C-2/MF-2) (Ord. No. 129-2004) to Planned Development-Multiple-Family-High Density (PD-MF-2) with modified development standards for age restricted multiple-family residences on one lot.

REMARKS:

The subject property is located within portions of District G (Town Center Zone) and District H (Southern Town Center Zone) of the Anna Crossing zoning. Both districts allow multiple-family residence by-right. Staff is recommending the property be rezoned rather than amended in order to clean-up the zoning district boundary associated with the current request. Additionally, the applicant is requesting to modify MF-2 Multiple-Family Residential – High Density (MF-2) development standards pertaining to parking, fencing, and refuse facilities.

A concept plan, Parmore-Anna, Block A, Lot 1, accompanies this request.

Surrounding Land Uses and Zoning

North	Existing single-family residences (Anna Crossing Phase 7)
East & South	Across Finley Boulevard single-family residences (Anna Crossing Phase 6 & Anna Crossing Villas).
West	Existing multiple-family residence (Palladium) and across Florence Way a vacant tract of land zoned for either commercial and/or multiple-family residence.

Proposed Planned Development Stipulations

Design Standards – The existing zoning currently permits 3-story multiple-family residences. The language in the proposed stipulations re-establishes the allowed use with the same maximum height of 3 stories or 50 feet.

Parking – Sec. 9.04.037 (Parking space regulations) of the Zoning Ordinance requires a minimum of 2 parking spaces per dwelling unit for multiple-family dwellings, plus 0.25 spaces per dwelling unit for visitor parking. Additionally, 75% of the required parking is required to be covered.

- The applicant is proposing to reduce the required parking to 1 space per bedroom with guest parking included in the overall 1 space per bedroom parking ratio and reduce the covered parking to 50%.

Screening fence – The MF-2 zoning requires border fencing of masonry construction no less than eight feet in height be installed along the property line on any perimeter not abutting a public street right-of-way.

- The applicant is requesting to install a six-foot-high ornamental metal fence with masonry columns. Additionally, along the northern property boundary adjacent to single-family residential lots, in addition to the fencing the site will include a 10-foot-wide landscape buffer with vegetative screening.

Refuse Facilities – The applicant is proposing to locate every dwelling unit within 300 feet of a refuse facility (*current zoning states 250 feet*) and there shall be available at all times at least six cubic yards of refuse container per 35 multiple family dwelling units (*current zoning standards state 30 units*).

To help support and justify the modified standards the applicant has provided additional information (Exhibit 1).

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

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

ISSUES:

Building Height: The existing/current zoning allows for multiple-family dwellings with a maximum height of 3-story/50 feet. The applicant's request maintains the current zonings height allowance.

Parking: To help support and justify the applicants request to reduce the required parking and allow 1 parking space per bedroom the applicant has provided information on other age restricted developments they have developed (Exhibit 1). Additionally, the applicant is requesting to reduce the amount of covered parking from 75% to 50%. The reduced percentage matches that of other multiple-family developments recently approved over the last couple years.

Screening Fence: To soften the visual appearance between the multiple-family residence development and surrounding residential developments (both single-family and multiple-family) the applicant is requesting to install wrought iron fencing with masonry columns rather than a solid masonry wall. Additionally, along the northern property boundary adjacent to the existing single-family development, the applicant is proposing a 10-foot-wide landscape buffer comprised of trees planted staggered at 25-foot centers.

SUMMARY:

Request to rezone 9.9± acres from Planned Development-General Commercial/Multiple-Family – High Density (PD-C-2/MF-2) (Ord. No. 129-2004) to Planned Development-Multiple-Family- High Density (PD-MF-2) with modified development standards for age restricted housing on one lot.

The proposed zoning and concept plan are in conformance with elements of the City of Anna Strategic Plan. The multiple-family residence land use is currently allowed by-right on the property. The proposed development stipulations/restrictions allow for a superior development than what would be allowed under existing zoning allowances.

RECOMMENDATION:

Recommended for approval as follows:

Restrictions:

1. The location of the planned development zoning district shall be in substantial conformance with the Concept Plan (Exhibit A).
2. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the MF-2 Multiple-Family Residential - High Density (MF-2) zoning district and the Planning and Development Regulations except as otherwise specified herein.

- A. Multiple-family residences shall be age restricted (55+)
- B. Maximum height (feet): 3 stories / 50 feet
- C. Parking: A minimum of 1 off-street parking spaces shall be provided per bedroom provided that the community constructed is an age restricted community. Required parking may not be provided within the required front yard. 0.2 spots per dwelling unit shall be provided as guest parking and is included in the overall 1 space per bedroom parking ratio.
- D. Covered Parking: 50% of the required parking must be covered
- E. Perimeter Fence:
 - i. Fencing between single family lots and multi-family development shall consist of a 10-foot-wide landscape buffer with an ornamental metal fence, such as wrought iron or tubular steel no less than six feet in height, with masonry columns at no more than 50-foot intervals along with a vegetative screen comprised of minimum 3" caliber trees planted staggered at 25-foot centers. The vegetative screen may be planted within any required landscape buffer.
 - ii. Border screening on any perimeter not abutting a single-family lot or public right-of-way shall consist of ornamental metal fencing, such as wrought iron or tubular steel not less than six feet in height along with masonry columns at no more than 50-foot intervals
- F. Refuse facilities: Every dwelling unit in a multiple-family complex shall be located within 300 feet of a refuse facility, measured along the designated pedestrian and vehicular travel way. There shall be available at all times at least six cubic yards of refuse container per 35 multiple-family dwelling units. For complexes with less than 30 units, no less than four cubic yards of refuse container shall be provided. Each refuse facility shall be screened from view on three sides from persons standing at ground level on the site or immediately adjoining property, by a wall of masonry not less than seven feet nor more than eight feet in height or by an enclosure within a building. Refuse containers shall be provided and maintained in a manner to satisfy city public health and sanitary regulations.



Exhibit 1

AUGUST 19, 2021

TO: ROSS ALTOBELLI

FROM: ANNA SENIOR LIVING, LP AND JOE FRACCARO

SUBJECT: PARMORE ANNA

CC: RYAN COMBS, BRYAN GRANT, MATTHEW CROW, DANIEL RUEDA, RYAN DAUER, AND
CROSS ARCHITECTS, PLLC

In our previous discussions, the City of Anna has asked us to help explain our request to reduce the parking ratios for the Parmore Anna complex from 2.0 parking spaces per unit to 1.0 parking spaces per bedroom, inclusive of guest parking. Parmore Anna will be an independent senior, affordable community restricted to residents 55 years and older in age.

Our team has developed a number of independent senior living communities and wanted to provide some good data to explain our request. Most seniors who live in senior communities do not need or want to maintain two cars. Most of our seniors will be living on fixed incomes and will have exited the workforce. Therefore, many of our residents will be single and those who are married will likely want to maintain only one car. We have found that creating too many parking spaces in a senior community encourages recreational vehicles and other vehicles to occupy the property and sit. We are highly motivated to park the property properly in order to keep our residents. However, it is also in our best interest not to overpark the community so that we can maximize our greenspace and not provide vacant parking.

Cross Architects, PLLC ("Cross") have provided examples to JPI of other age restricted, senior developments previously completed with parking ratios lower than 2.0, as required by the City of Anna. All the site plans for the developments discussed below can be found in Exhibit A.

Example A: Artistry Senior Residences at Craig Ranch, McKinney, TX

- Age restricted (55+), market rate, senior complex
- 163 units
- Parking Required by City of McKinney
 - o 1.0 per unit
 - o 0.5 per garage without tandem
 - o 188 parking spaces required
- 188 parking spaces provided
- **1.15 parking ratio**

Example B: Aspens at Wade Park, Frisco, TX

- Age restricted (55+), market rate, senior complex

Exhibit 1 cont.

- 162 units
- 176 parking spaces provided
- **1.09 parking ratio**

Example C: Gala at Fate, Fate, TX

- Age Restricted (55+), affordable, senior complex
- 185 units
- Parking Required by City of Fate
 - o 1.0 spaces per unit
 - o 1.0 spaces per 100 sqft of common area
 - o 215 spaces required
- 215 parking spaces provided
- **1.16 parking ratio**

In addition to the above developed projects in the Dallas – Fort Worth metroplex, the proposed property management group, Alpha Barnes Real Estate (“Alpha Barnes”), the 13th largest property management provider for affordable housing the country and the largest affordable housing property management provider, provided that 1.0 parking spaces per bedroom is typical of a senior complex. Alpha Barnes further explained that the 1.0 parking space per bedroom does not typically lead to parking issues for the tenants of the complex.

In conclusion, based on the provided site plans by Cross and the statements from Alpha Barnes, we feel that 1.0 parking spaces per bedroom, 275 total parking spaces, at Parmore Anna would serve the tenants of the complex and allow adequate guest parking in excess of the parking required for the tenants.

If any further documentation is needed, please feel free to reach out to Bryan Grant (bryan.grant@jpi.com) and Ryan Dauer (ryan.dauer@jpi.com).

Thank you,

Anna Senior Living, LP

Exhibit 1 cont.

Exhibit A:

Site Plans for Senior Developments in the DFW Metroplex

UNIT TABULATION			HUD NET	HUD NET	HUD GROSS	HUD GROSS	MARKET	MARKET NET	MARKET	MARKET GROSS
TYPE	# UNITS	S.F.	TOTAL S.F.	S.F.	TOTAL S.F.	S.F.	NET S.F.	TOTAL S.F.	GROSS S.F.	TOTAL S.F.
A1 - ONE BEDROOM, ONE BATH	22	704	15,488	744	16,368	842	744	16,368	842	18,524
A1-HC	2	704	1,408	744	1,488	744	744	1,488	842	1,684
A2 - ONE BEDROOM, ONE BATH	27	735	19,845	775	20,925	875	775	20,925	875	23,625
A2-PARTIAL 1	9	785	8,885	807	7,263	907	807	7,263	907	8,163
B1 - TWO BEDROOM, ONE BATH	40	971	38,840	1,021	40,840	1,107	1,021	40,840	1,107	44,280
B1-HC	2	971	1,942	1,021	2,042	1,107	1,021	2,042	1,107	2,214
B2 - TWO BEDROOM, TWO BATH	45	1,001	45,045	1,050	47,250	1,143	1,050	47,250	1,143	51,435
B3 - TWO BEDROOM, TWO BATH	12	1,025	12,300	1,075	12,900	1,169	1,075	12,900	1,169	14,028
B3-PARTIAL 1	4	1,039	4,156	1,087	4,348	1,181	1,087	4,348	1,181	4,724
TOTAL	163		145,909		153,424			153,424		168,677
BUILDING TABULATION			HUD NET	HUD NET	HUD GROSS	HUD GROSS	MARKET	MARKET NET	MARKET	MARKET GROSS
TYPE	# BLDGS	UNITS/BLDG.	UNIT TYPES	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.
A	1	163	A1-24, A2-36, B1-42, B2-45, B3-16	145,909	153,424		153,424		168,677	
TOTAL	1	163		145,909	153,424		153,424		168,677	

SITE DATA

7.896 ACRES
20.64 UNITS PER ACRE
NO DETENTION
NO FLOOD PLAIN
NO RETAINING WALLS
NO DEMOLITION PLAN

SITE AMENITIES

- PERIMETER FENCING
- CONTROLLED ACCESS GATE
- POOL
- PAVILIONS
- CLUBHOUSE
- BOCCIE BALL COURT
- COMMUNITY GARDENS
- FIRE PIT
- OUTDOOR LIVING W/ 4 BBQ GRILLS

PARKING TABULATION

PARKING REQUIRED:

1 PER UNIT 163
5 PER GARAGE W/O TANDEM 25
TOTAL PARKING REQUIRED 188

ENCLOSED PARKING REQUIRED:
30% OF REQUIRED PARKING 49

PARKING PROVIDED:

UNCOVERED: 109
ENCLOSED:
CAPORT: 30
GARAGE: 49
TOTAL ENCLOSED: 79
TOTAL PARKING PROVIDED: 188

PARKING SPACES	
PARKING SPACE	9'-0" X 18'-0"
HANDICAP SPACE	9'-0" X 18'-0"
AISE	5'-0" X 18'-0"
VAN HANDICAP SPACE	9'-0" X 18'-0"
AISE	8'-0" X 18'-0"

LEGEND

PROPERTY LINE

EASEMENTS/SETBACKS

WOOD STAINED FENCE W/ MASONRY COLUMNS

PEDESTRIAN GATE

TARGET MARK

HANDICAP PARKING

HANDICAP VAN PARKING

TRAFFIC DIRECTIONAL ARROWS

HC ACCESSIBLE ROUTE

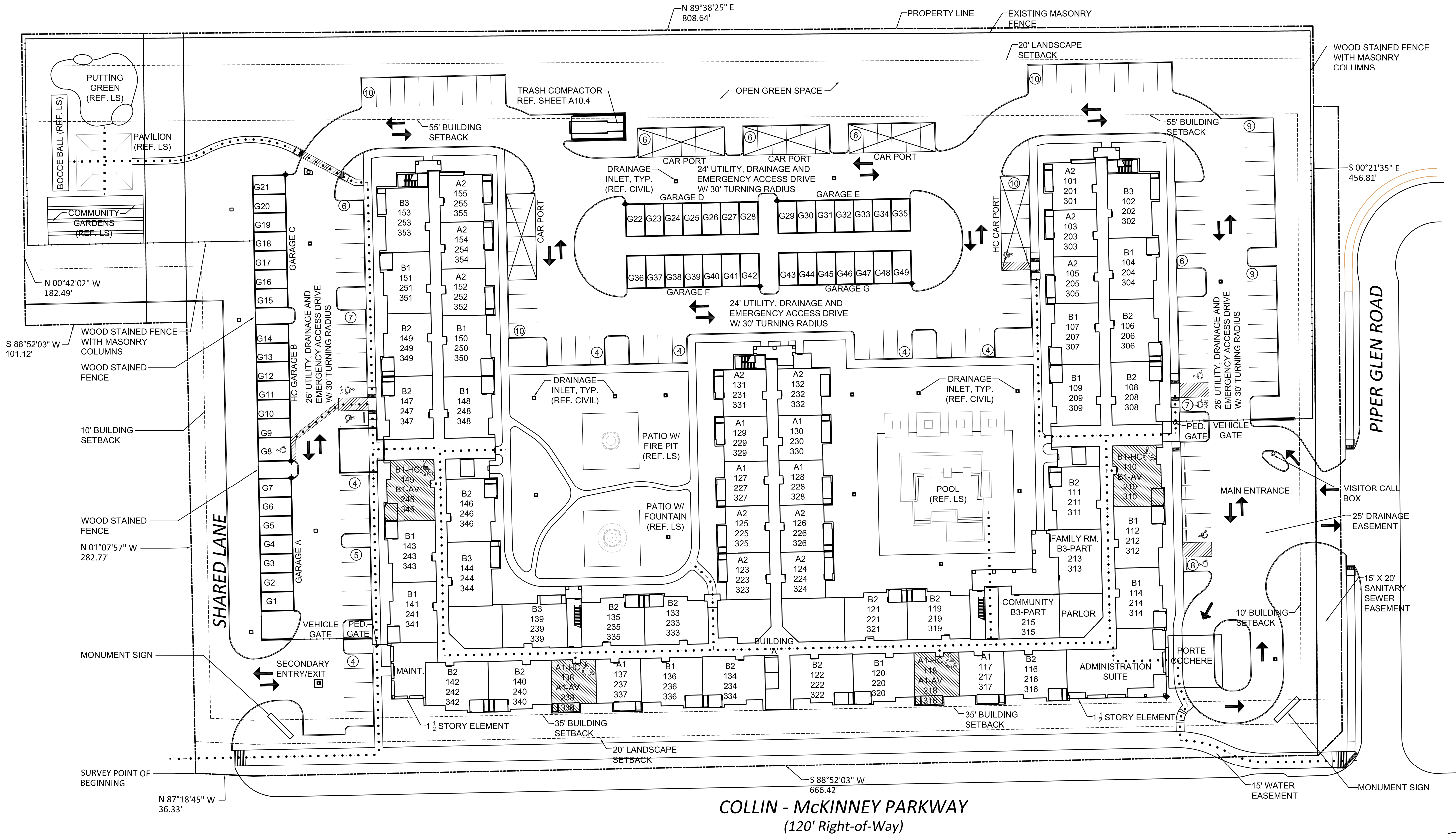


Exhibit 1 cont.

JOHN HICKMAN PARKWAY

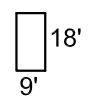
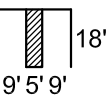
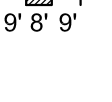
SITE

ACRES 5.807

PARKING COUNT

UNCOVERED PARKING SPACES	56	PARKING RATIO - OVERALL 1.09
-(2) VAN HANDICAP PARKING		
COVERED PARKING SPACES	94	
-(3) VAN HANDICAP PARKING		
GARAGE PARKING SPACES	12	
-(1) HC GARAGES		
CLUBHOUSE PARKING	14	
-(3) VAN HANDICAP PARKING		
TOTAL PARKING SPACES	176	

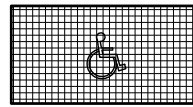
PARKING SPACES

PARKING SPACE	9'-0" X 18'X0"	
HANDICAP SPACE	9'-0" X 18'X0"	
AISE	5'-0" X 18'X0"	
VAN HANDICAP SPACE	9'-0" X 18'X0"	
AISE	8'-0" X 18'X0"	

UNIT TABULATION

AVERAGE UNIT SIZE 866.01 S.F.

TYPE		UNIT #	S.F.	TOTAL
A1	ONE BEDROOM ONE BATH	16	730 SQ.FT.	11,680 SQ.FT.
A1 ALT. 1	ONE BEDROOM ONE BATH	2	730 SQ.FT.	1,460 SQ.FT.
A1 PART. 1	ONE BEDROOM ONE BATH	38	730 SQ.FT.	27,740 SQ.FT.
A1 ALT. 1 PART. 1	ONE BEDROOM ONE BATH	8	730 SQ.FT.	5,840 SQ.FT.
A1 H.C.	ONE BEDROOM ONE BATH	1	730 SQ.FT.	730 SQ.FT.
A1 H.C. PART. 1	ONE BEDROOM ONE BATH	2	730 SQ.FT.	1,460 SQ.FT.
A1 PART. 2	ONE BEDROOM ONE BATH	1	805 SQ.FT.	805 SQ.FT.
A2	ONE BEDROOM ONE BATH	24	850 SQ.FT.	20,400 SQ.FT.
A2 ALT. 1	ONE BEDROOM ONE BATH	8	850 SQ.FT.	6,800 SQ.FT.
A2 PART. 1	ONE BEDROOM ONE BATH	12	850 SQ.FT.	10,200 SQ.FT.
A2 PART. 1 ALT. 1	ONE BEDROOM ONE BATH	4	850 SQ.FT.	3,400 SQ.FT.
B1	TWO BEDROOM TWO BATH	2	1,035 SQ.FT.	2,070 SQ.FT.
B1 PART. 1	TWO BEDROOM TWO BATH	2	1,035 SQ.FT.	2,070 SQ.FT.
B1 PART. 1 ALT. 1	TWO BEDROOM TWO BATH	2	1,035 SQ.FT.	2,070 SQ.FT.
B1 PART. 1 ALT. 2	TWO BEDROOM TWO BATH	4	1,035 SQ.FT.	4,140 SQ.FT.
B1 PART. 2	TWO BEDROOM TWO BATH	2	1,035 SQ.FT.	2,070 SQ.FT.
B1 PART. 2 ALT. 1	TWO BEDROOM TWO BATH	2	1,035 SQ.FT.	2,070 SQ.FT.
B1 PART. 2 ALT. 2	TWO BEDROOM TWO BATH	4	1,035 SQ.FT.	4,140 SQ.FT.
B1 PART. 3	TWO BEDROOM TWO BATH	2	1,035 SQ.FT.	2,070 SQ.FT.
B1 PART. 3 ALT. 1	TWO BEDROOM TWO BATH	2	1,035 SQ.FT.	2,070 SQ.FT.
B1 PART. 3 ALT. 2	TWO BEDROOM TWO BATH	4	1,035 SQ.FT.	4,140 SQ.FT.
B1 PART. 4	TWO BEDROOM TWO BATH	1	1,035 SQ.FT.	1,035 SQ.FT.
B1 H.C.	TWO BEDROOM TWO BATH	1	1,035 SQ.FT.	1,035 SQ.FT.
B2	TWO BEDROOM TWO BATH	4	1,125 SQ.FT.	4,500 SQ.FT.
B2 PART. 1	TWO BEDROOM TWO BATH	2	1,125 SQ.FT.	2,250 SQ.FT.
B2 ALT. 1	TWO BEDROOM TWO BATH	6	1,125 SQ.FT.	6,750 SQ.FT.
B2 PART. 1 ALT. 1	TWO BEDROOM TWO BATH	6	1,125 SQ.FT.	6,750 SQ.FT.
		162		139,745 SQ.FT.

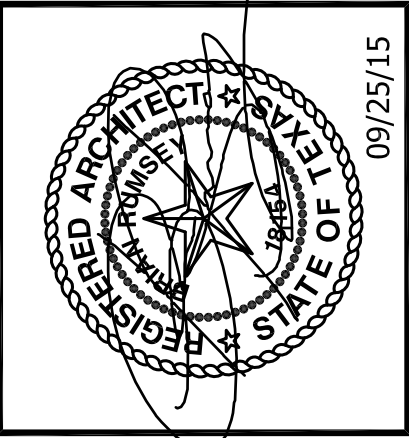
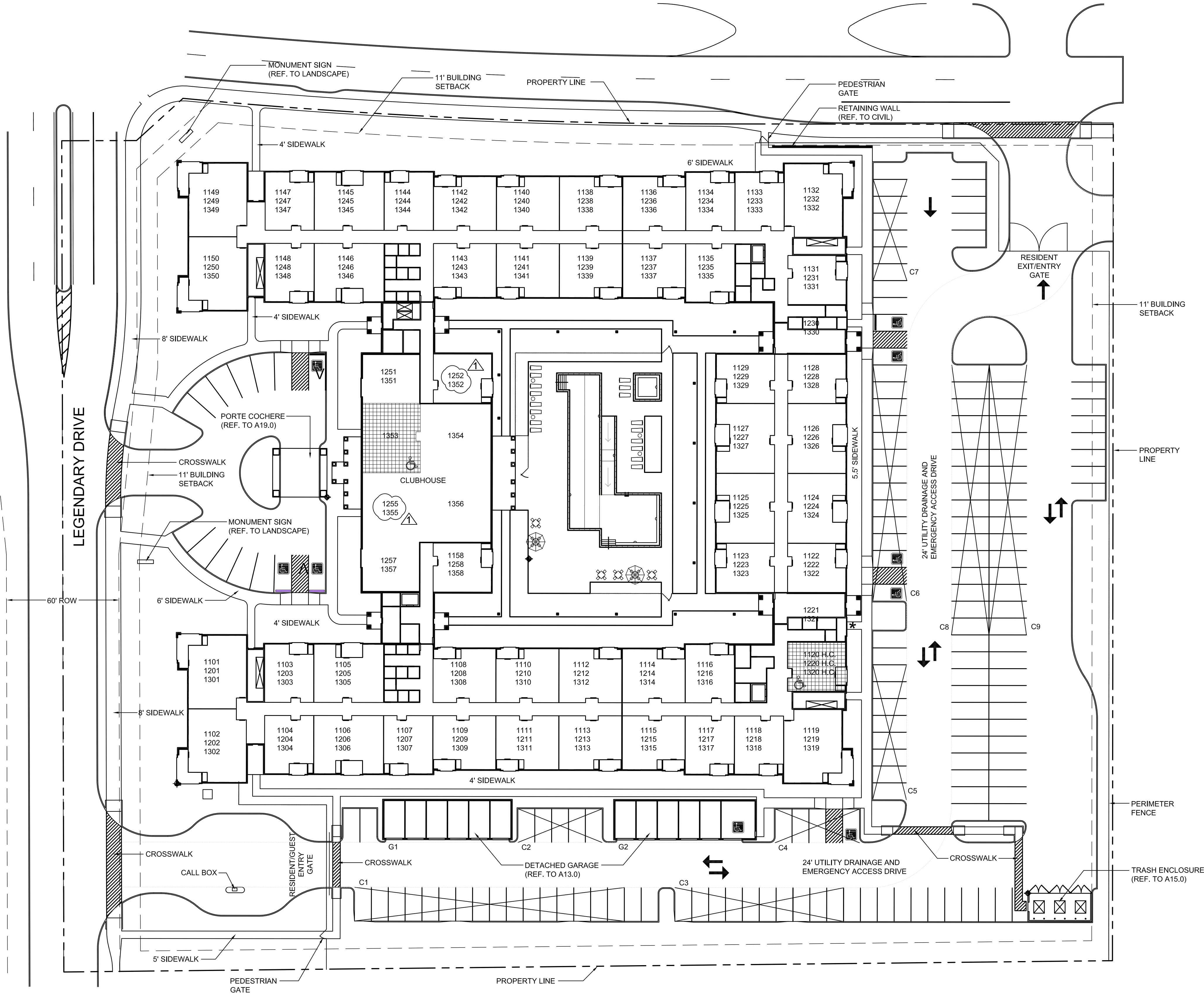


H.C. UNIT HATCH

* DENOTES FIRE RISER ROOM LOCATION

H.C. INFORMATION

1. A1-H.C. UNIT #1120
2. A1-H.C. PART. 1 UNIT #1220
3. A1-H.C. PART. 1 UNIT #1320
4. B1-H.C. UNIT #1353



ARCHITECT:
CROSS ARCHITECTS, PLLC
1255 W. 15TH STREET, SUITE 125
PLANO, TEXAS 75075
P: 972.398.6644
F: 972.312.8666
BRUMSEY@CROSSARCHITECTS.COM



ASPENS AT WADE PARK
FRISCO, TX

PROJECT:
ASPENS AT WADE PARK
FRISCO, TEXAS

162 UNITS

REVISIONS

NO	DATE
1	07/31/15

DATE: 06/18/15

PROJ. NO.: 14072

SHEET NUMBER

A1.0
SITE / ADDRESS
PLAN

Copyright © 2015

CONSTRUCTION
ISSUE
DATE: 09/25/2015

01 SITE PLAN
1" = 30'

Exhibit 1 cont.

SITE DATA
6.019 ACRES
185 UNITS
30.76 UNITS PER ACRE
KNOWN FLOOD PLAIN SHOWN
KNOWN EASEMENTS SHOWN
NO DETENTION NEEDED

SITE AMENITIES

CLUBHOUSE
CONTROLLED ACCESS GATES
SECURED ENTRY
FITNESS CENTER
SWIMMING POOL
DOG PARK
GAZEBO
LAUNDRY
BBQ PAVILION
BUSINESS CENTER
COMMUNITY ROOM
WIFI
HORSESHOE PIT
PUTTING GREEN
LIGHTED PATHWAY ALONG ACCESSIBLE ROUTES
COMMUNITY LIBRARY
ARTS & CRAFTS ROOM

UNIT TABULATION			
UNIT TYPE	# UNITS	UNIT S.F.	TOTAL S.F.
A1 - ONE BEDROOM, ONE BATH	46	700 S.F.	32,200 S.F.
A2 - ONE BEDROOM, ONE BATH	48	700 S.F.	33,600 S.F.
B1 - TWO BEDROOM, TWO BATH	91	900 S.F.	81,900 S.F.
TOTAL	185		147,700 S.F.

BUILDING TABULATION					
TYPE	# BLDGS	UNITS/BLDG.	UNIT TYPES.	BLDG. S.F.	TOTAL S.F.
A	1	185	A1,A2 & B1	147,700 S.F.	147,700 S.F.
TOTAL	1	185			147,700 S.F.

ACCESSIBLE (HC) UNIT INFORMATION

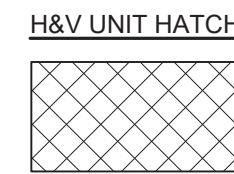
A1-HC UNIT @ BLDG #1, UNIT #133
BLDG #1, UNIT #157
BLDG #1, UNIT #220
BLDG #1, UNIT #245
BLDG #1, UNIT #342

B1-HC UNIT @ BLDG #1, UNIT #109
BLDG #1, UNIT #144
BLDG #1, UNIT #206
BLDG #1, UNIT #226
BLDG #1, UNIT #349



HEARING & VISUAL (HV) UNIT INFORMATION

A1-H&V UNIT @ BLDG #1, UNIT #152
BLDG #1, UNIT #229
B1-H&V UNIT @ BLDG #1, UNIT #116
BLDG #1, UNIT #244



PARKING TABULATION	
PARKING REQUIRED:	
UNITS = 1 /UNIT	185
COMMON AREA = 1 /100 S.F.	30
TOTAL SPACES REQUIRED	215
PARKING PROVIDED:	215
UNCOVERED	
HC STALLS (12)	
TOTAL SPACES PROVIDED	215

PARKING SPACES		
PARKING SPACE	9'-0" X 18'-0"	
HANDICAP SPACE	9'-0" X 18'-0"	
AISLE	5'-0" X 18'-0"	
VAN HANDICAP SPACE	9'-0" X 18'-0"	
AISLE	8'-0" X 18'-0"	

BUILDING KEY

 BUILDING NUMBER
BUILDING TYPE

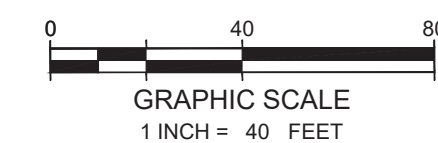
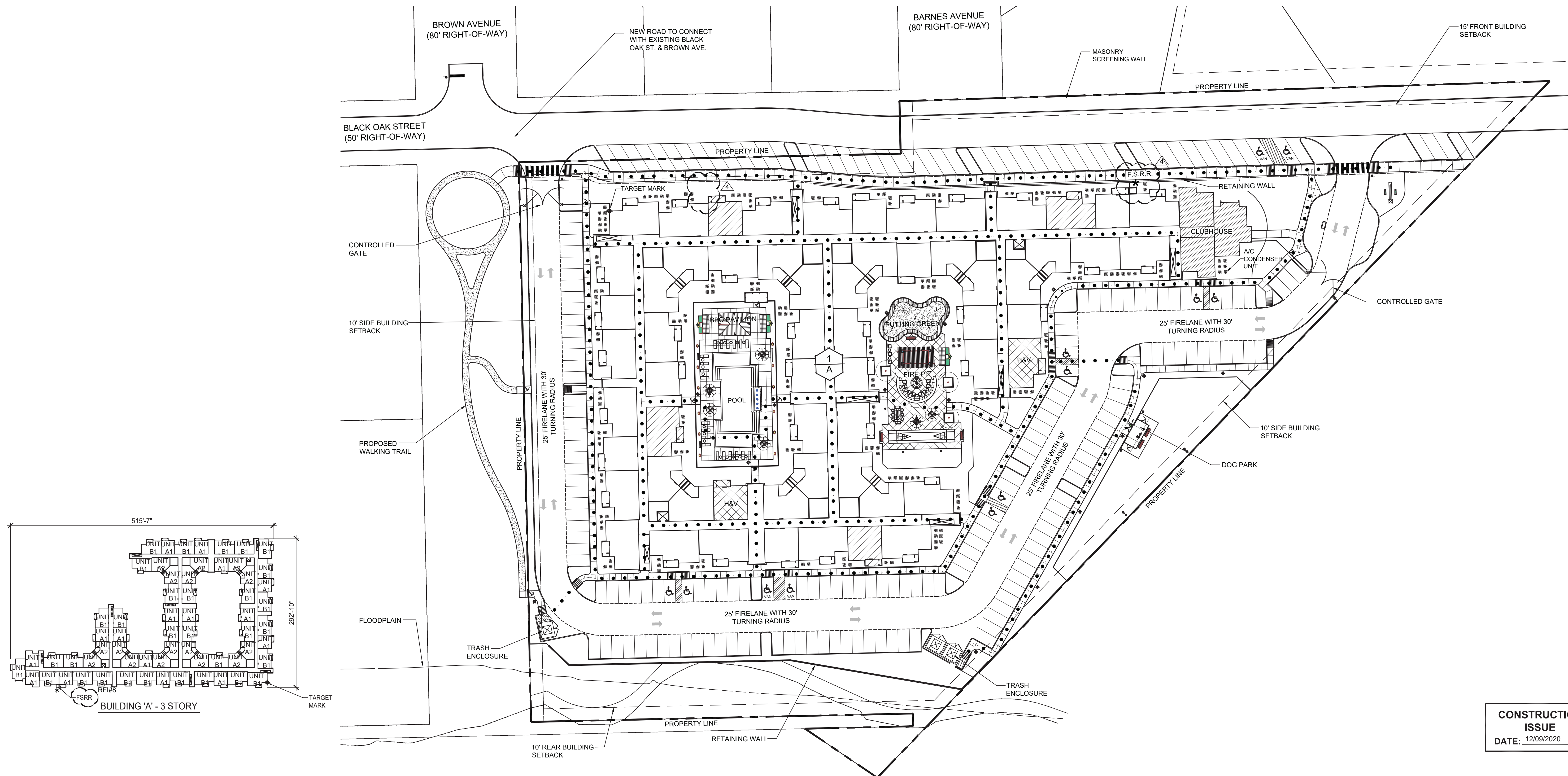
ADDRESS KEY

XXX

UNIT NUMBER

FLOOR NUMBER

LEGEND	
PROPERTY LINE	
EASEMENTS/SETBACKS	
TARGET MARK	
HANDICAP PARKING	
HANDICAP VAN PARKING	
A/C CONDENSING UNIT	
FIRE SPRINKLER RISER ROOM & FDC	
ACCESSIBLE ROUTE	



01 ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'-0"



Cross
architects

ARCHITECT:
CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE
ALLEN, TEXAS 75013
P: 972.398.6644
WWW.CROSSARCHITECTS.COM

GALA AT FATE SENIOR LIVING
FATE, TEXAS

DATE: 05/18/2020

PROJECT NUMBER:
19101

REVISIONS

[illegible]

ISSUED FOR:

PERMIT

SHEET NUMBER

A1.0

ARCHITECTURAL
SITE PLAN

COPYRIGHT © 2020

CITY OF ANNA
PLANNING & ZONING COMMISSION

September 7, 2021

Concept Plan: Parmore-Anna, Block A, Lot 1

Applicant: Anna Town Center Mixed Use, LLC

AGENDA ITEM:

Consider/Discuss/Action on a recommendation regarding the Parmore Addition, Block A, Lot 1, Concept Plan.

SUMMARY:

Multiple-family residences on 9.9± acres located at the northeast corner of Finley Boulevard and Florence Way. Proposed zoning Planned Development-Multiple-Family - High Density (PD-MF-2) with modified development standards.

This concept plan is associated with the zoning case and is contingent upon approval of the zoning case. The purpose for the concept plan is to show the future multiple-family development and related site improvements. The concept plan complies with the zoning district area regulations as requested by the zoning case.

RECOMMENDATION:

Recommended for approval subject to City Council approval of the zoning request.

ATTACHMENTS:

Exhibit



9.482 ACRES, 413,036 S.F. SCREEN WALL —
PALLADIUM, ANNA, LTD. (REF. TO 02/A1.0)
INST. NO. 20170606000732170
O.P.R.C.C.T.
MULTIFAMILY

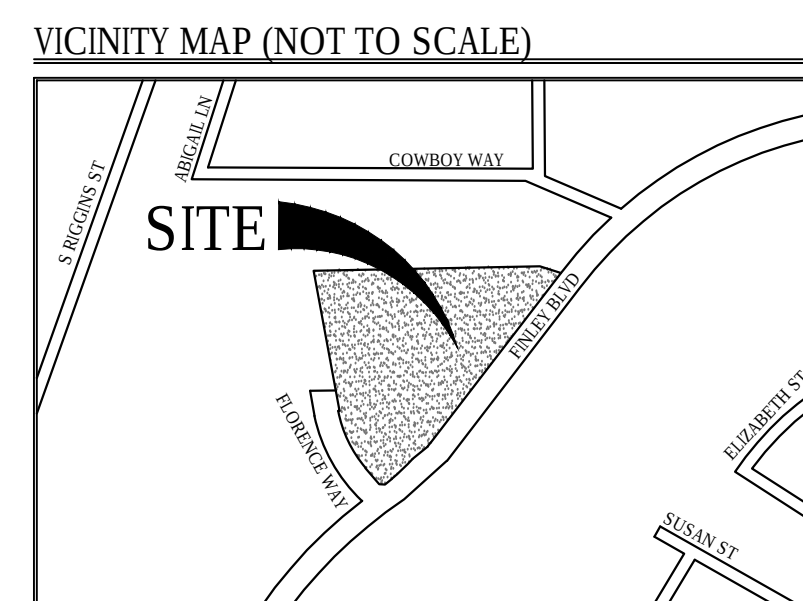
20' LANDSCAPE
BUFFER

PALLADIUM ←
ANNA APTS.

25' FRONT SETBACK —
ENDS AT PALLADIUM
PROPERTY LINE

PART OF 80.00 ACRES,
3,484,800 S.F.
ANNA TOWN CENTER MIXED
USE LLC
INST. NO. 20150317000291340
D.R.C.C.T.
MULTIFAMILY

EXHIBIT A



CONCEPT PLAN
PARMORE-ANNA
LOT 1, BLOCK A
9.9258 ACRES
GRANDERSON STARK SURVEY
ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS

ARCHITECT:
CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE
ALLEN, TEXAS 75013
CONTACT: BRIAN RUMSEY
972-398-6644

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455, TWO GALLERIA OFFICE TOWER
SUITE 700
DALLAS, TEXAS 75251
CONTACT: JOE FRACCARO, P.E.
JOE.FRACCARO@KIMLEY-HORN.COM
972-770-1300

CITY OF ANNA
PLANNING & ZONING COMMISSION

September 7, 2021

Preliminary Plat: Parmore-Anna, Block A, Lot 1

Applicant: Anna Town Center Mixed Use, LLC

AGENDA ITEM:

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

SUMMARY:

Multiple-family residences on 9.9± acres located at the northeast corner of Finley Boulevard and Florence Way. Proposed zoning Planned Development-Multiple-Family - High Density (PD-MF-2) with modified development standards.

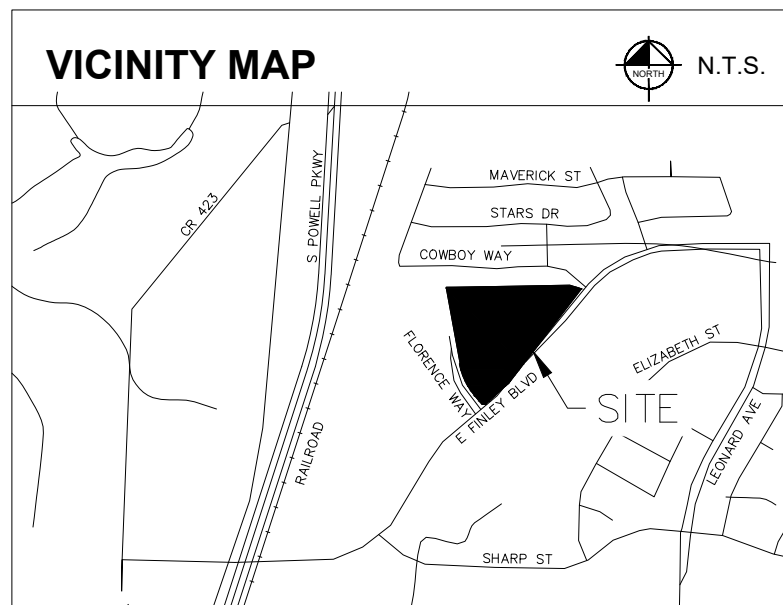
The purpose for the preliminary plat is to propose easements necessary for the future multiple-family development and related site improvements.

RECOMMENDATION:

Recommended for approval subject to City Council approval of the zoning request.

ATTACHMENTS:

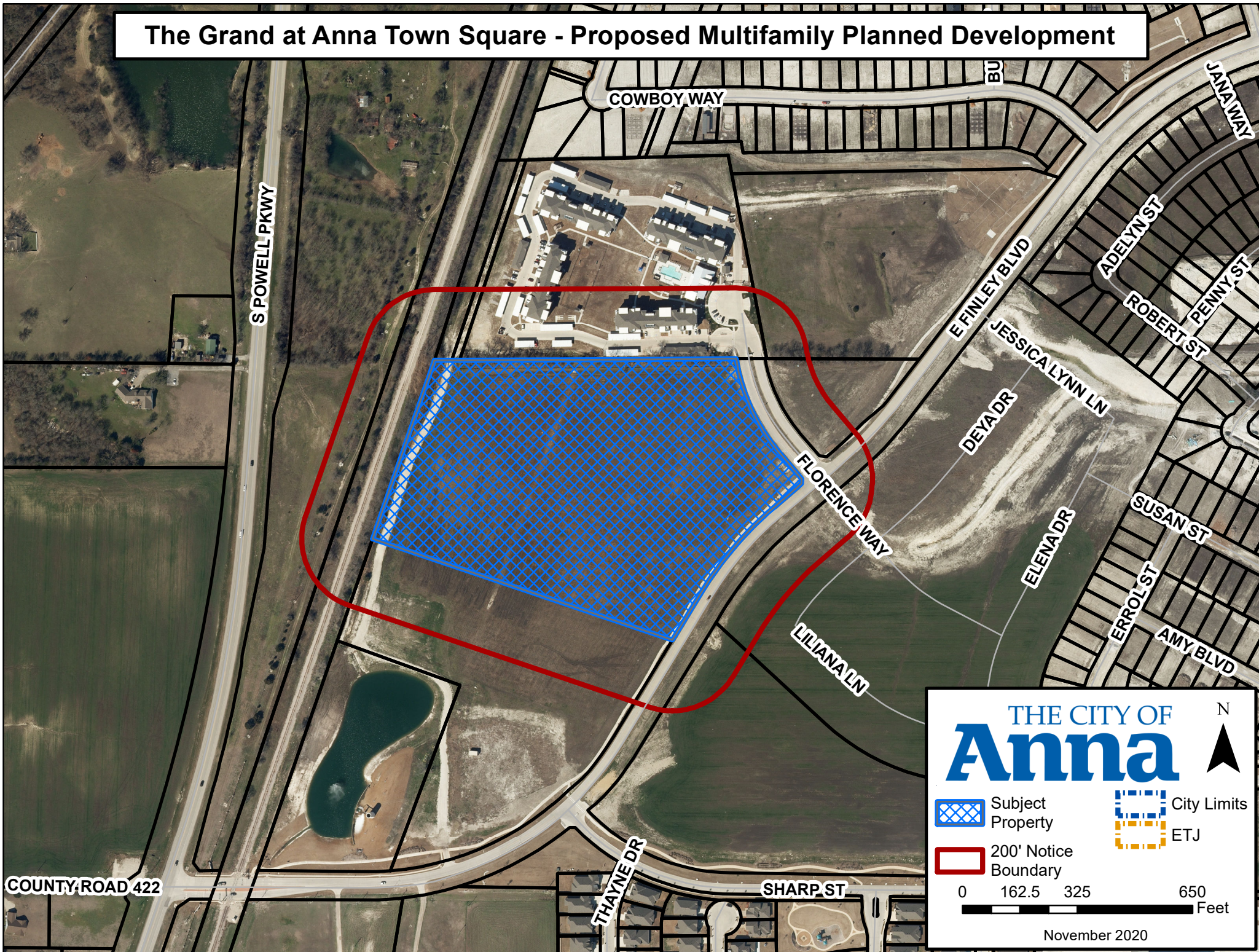
Exhibit



LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N26°34'46"W	36.38'	L15	N66°25'50"E	10.00'
L2	S50°09'15"W	34.08'	L16	S23°34'10"E	8.11'
L3	S24°29'40"W	30.37'	L17	S77°40'50"W	10.19'
L4	N52°17'12"E	8.84'	L18	S12°19'10"E	10.00'
L5	N12°04'49"E	8.63'	L19	N77°40'05"W	10.00'
L6	N71°17'38"W	76.02'	L20	N88°56'05"E	10.00'
L7	S52°17'12"E	50.29'	L21	S01°04'20"E	10.00'
L8	S27°34'11"E	22.25'	L22	N88°56'05"E	10.00'
L9	N24°29'40"W	59.82'	L23	N01°04'10"W	10.00'
L10	N50°09'15"E	34.08'	L24	S88°55'50"W	10.00'
L11	S52°19'43"E	8.55'	L25	S01°04'10"E	10.00'
L12	S37°40'17"W	10.00'	L26	N88°57'36"E	10.01'
L13	N52°19'43"W	12.78'	L27	S01°02'24"E	10.00'
L14	N23°34'10"W	10.00'	L28	S88°57'36"W	10.00'

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	49°18'02"	30.00'	25.81'	S46°13'41"W	25.02'	C14	90°00'00"	56.00'	87.96'	N43°55'50"E	79.20'
C2	79°45'06"	30.00'	41.76'	N66°44'31"W	38.47'	C15	90°00'00"	56.00'	87.96'	S46°04'10"E	79.20'
C3	63°29'59"	56.00'	62.06'	N59°19'10"W	58.94'	C16	51°11'42"	30.00'	26.82'	S26°40'55"E	25.94'
C4	38°46'35"	56.00'	37.90'	S69°32'32"W	37.18'	C17	44°55'13"	30.00'	23.52'	S74°44'49"E	22.92'
C5	12°33'17"	56.00'	12.27'	S43°52'36"W	12.25'	C18	63°29'59"	30.00'	33.25'	S59°19'10"E	31.57'
C6	13°06'17"	56.00'	12.81'	S31°02'49"W	12.78'	C19	16°19'33"	30.00'	8.55'	S19°24'25"E	8.52'
C7	11°37'38"	2.00'	0.05'	S25°08'29"W	0.05'	C20	10°10'28"	30.00'	5.33'	S66°09'24"E	5.32'
C8	101°55'30"	30.00'	53.37'	S76°45'03"W	46.60'	C21	90°00'00"	30.00'	47.12'	S43°55'50"W	42.43'
C9	44°43'38"	30.00'	23.42'	N82°50'53"W	22.83'	C22	90°00'00"	30.00'	47.12'	N46°04'10"E	42.43'
C10	50°42'26"	30.00'	26.55'	S82°30'58"E	25.69'	C23	25°33'50"	30.00'	13.39'	N11°42'45"E	13.27'
C11	83°22'18"	30.00'	43.65'	N30°26'40"E	39.90'	C24	13°06'17"	30.00'	6.86'	N31°02'49"E	6.85'
C12	186°00'00"	0.50'	0.00'	S11°14'34"E	1.00'	C25	32°38'17"	30.00'	6.57'	N43°52'36"E	6.56'
C13	10°10'28"	56.00'	9.94'	N88°09'24"W	9.93'	C26	18°46'35"	30.00'	20.30'	N69°32'32"E	19.92'

The Grand at Anna Town Square - Proposed Multifamily Planned Development



CITY OF ANNA

PLANNING & ZONING COMMISSION

September 7, 2021

Public Hearing: Zoning – PD-MF-2 (The Grand at Anna Town Square)

Applicant: Anna Town Center Mixed Use, LLC

DESCRIPTION:

Request to rezone 13.4± acres located at the southwest corner of Finley Boulevard and Florence Way from Planned Development-General Commercial/Multiple-Family – High Density (PD-C-2/MF-2) (Ord. No. 129-2004) to Planned Development-Multiple-Family-High Density (PD-MF-2) with modified development standards for multiple-family residences on one lot.

REMARKS:

The subject property is located within portions of District G (Town Center Zone) and District H (Southern Town Center Zone) of the Anna Crossing zoning. Both districts allow multiple-family residence by-right. Staff is recommending the property be rezoned rather than amended in order to clean-up the zoning district boundary associated with the current request. Additionally, the applicant is requesting to modify MF-2 Multiple-Family Residential – High Density (MF-2) development standards pertaining to parking, fencing, and refuse facilities.

A concept plan, The Grand at Anna Town Square Block A, Lot 1, accompanies this request.

Surrounding Land Uses and Zoning

North	Existing multiple-family residences (Anna Crossing Phase 11 - Palladium apartments)
East	Across Finley Boulevard single-family residences (Anna Crossing Villas).
South	Vacant Land zoned for commercial and/or multiple-family residences
West	D.A.R.T. R.O.W.

Proposed Planned Development Stipulations

Design Standards – The existing zoning currently permits 3-story multiple-family residences. The language in the proposed stipulations re-establishes the allowed use with the same maximum height of 3 stories or 50 feet.

Parking – Sec. 9.04.037 (Parking space regulations) of the Zoning Ordinance require a minimum of 2 parking spaces per dwelling unit for multiple-family dwellings, plus 0.25

spaces per dwelling unit for visitor parking. Additionally, 75% of the required parking is required to be covered.

- The applicant is proposing to reduce only the required parking for one-bedroom and studio units to 1.5 space and reduce the amount of covered parking to 40%.
- The zoning will maintain the required two (2) spaces per two or more-bedroom units and additional 0.25 visitor parking requirements.

Screening fence – The MF-2 zoning requires border fencing of masonry construction not less than eight feet in height be installed along the property line on any perimeter not abutting a public street right-of-way.

- The applicant is requesting to install a six-foot-high ornamental metal fence with masonry columns. Additionally, along any perimeter not abutting a public right-of-way the site will include a 20-foot-wide landscape buffer with vegetative screening.

Refuse Facilities – Rather than have multiple dumpsters, the application is proposing one compactor on-site. Additionally, the development will utilize a valet waste service to collect residents trash directly on scheduled days.

To help support and justify the modified standards the applicant has provided additional information (Exhibit 1).

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

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

ISSUES:

Building Height: The existing/current zoning allows for multiple-family dwellings with a maximum height of 3-story/50 feet. The applicant's request maintains the current zonings height allowance.

Parking: The applicant is only requesting to reduce the amount of parking allocated for 1-bedroom and studio units while maintaining requirements for larger units and guest parking. Additionally, the applicant is requesting to reduce the amount of covered parking from 75% to 40%.

Screening Fence: To soften the visual appearance between the multiple-family residence development and surrounding residential developments (both multiple-family) the applicant is requesting to install wrought iron fencing with masonry columns rather than a solid masonry wall. Additionally, along property boundaries not abutting street R.O.W., the applicant is proposing a 20-foot-wide landscape buffer comprised of trees planted staggered at 25-foot centers.

SUMMARY:

Request to rezone 13.4± acres located at the southwest corner of Finley Boulevard and Florence Way from Planned Development-General Commercial/Multiple-Family – High Density (PD-C-2/MF-2) (Ord. No. 129-2004) to Planned Development-Multiple-Family-High Density (PD-MF-2) with modified development standards for multiple-family residences on one lot.

The proposed zoning and concept plan are in conformance with elements of the City of Anna Strategic Plan. The multiple-family residence land use is currently allowed by-right on the property. The proposed development stipulations/restrictions allow for a superior development than what would be allowed under existing zoning allowances.

RECOMMENDATION:

Recommended for approval as follows:

Restrictions:

1. The location of the planned development zoning district shall be in substantial conformance with the Concept Plan (Exhibit A).
2. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the MF-2 Multiple-Family Residential - High Density (MF-2) zoning district and the Planning and Development Regulations except as otherwise specified herein.

A. Maximum height (feet): 50 feet (3-story)

- B. Maximum number of units: 280
- C. Parking: A minimum of 1.5 off-street parking spaces shall be provided per one-bedroom and studio units, two (2) spaces per two or more-bedroom units, plus 0.25 per dwelling unit for visitor parking.
- D. Covered Parking: 40% of the required unit parking must be covered to include garages.
- E. Perimeter Fence: Border screening and fencing on any perimeter not abutting a public right-of-way shall consist of the following:
 - i. Ornamental metal fence, such as wrought iron or tubular steel no less than six feet in height along with masonry columns at no more than 50-foot intervals.
 - ii. 20-foot-wide landscape buffer consisting of a vegetative screen comprised of minimum 3" caliber trees planted staggered at 25-foot centers.
- F. Refuse facilities: Development shall have a minimum of one compactor onsite. Each compactor facility shall be screened from view on three sides from persons standing at ground level on the site or immediately adjoining property, by a wall of masonry not less than seven feet nor more than eight feet in height or by an enclosure within a building. Refuse containers shall be provided and maintained in a manner to satisfy city public health and sanitary regulations. Development will utilize a valet waste service to collect residents trash directly on scheduled days.

EXHIBIT 1

The Grand at Anna Town Square – Zoning Standard Amendments

Parking Ratio

MF-2 Standard	Proposed Parking
Calls for 2 spaces per dwelling unit; plus 75% of the parking must be covered; an additional 0.25 spaces per unit for visitor parking is required.	- One-half (1.5) spaces per one-bedroom and studio units, two (2) spaces per two or more bedroom units. With this ratio and our unit mix; we would need 482 parking spaces. Our concept site plan has 552 parking spaces which includes tandem spaces and 12 handicap spaces. - Our justification for this amendment is based on actual unit mix. We have a much larger percent of 1 and 2 bedrooms in our unit mix. Our historical data and experience indicate our development will have more than adequate parking. - Studios = 12 1 Bedroom = 144 2 Bedroom = 118 3 Bedroom = 6 - We are proposing to have 193 covered spaces out of the proposed required parking (482 spaces). This is approximately 40% covered spaces which includes a minimum of 50 garages. - In our experience 30% to 40% covered spaces is the max that residents will actually rent. Covered parking should be based on market demand since these cost for these improvements must be passed on to the residents.

Unit Size

MF-2 Standard	Proposed Minimum Unit Size
According to staff, the city does not have any ordinance that regulates unit size for multi-family dwelling units.	- Studio minimum unit size: 575 SF 1 bedroom minimum unit size: 648 SF 2 bedroom minimum unit size: 987 SF 3 bedroom minimum unit size: 1,320 SF

Screening Fence

MF-2 Standard	Proposed Screening Fence
8' tall masonry border fence along property line not abutting a public street or right of way.	- Perimeter fence to be constructed with metal and masonry pilaster. - Justification: Our site is surrounded by public street and right of way on two sides. The other two sides are surrounded by multi-family zoning.

CITY OF ANNA
PLANNING & ZONING COMMISSION

September 7, 2021

Concept Plan: The Grand at Anna Town Square, Block A, Lot 1

Applicant: Anna Town Center Mixed Use, LLC

DESCRIPTION:

Multiple-family residences on 13.4± acres located at the southwest corner of Finley Boulevard and Florence Way. Proposed zoning Planned Development-Multiple-Family - High Density (PD-MF-2) with modified development standards.

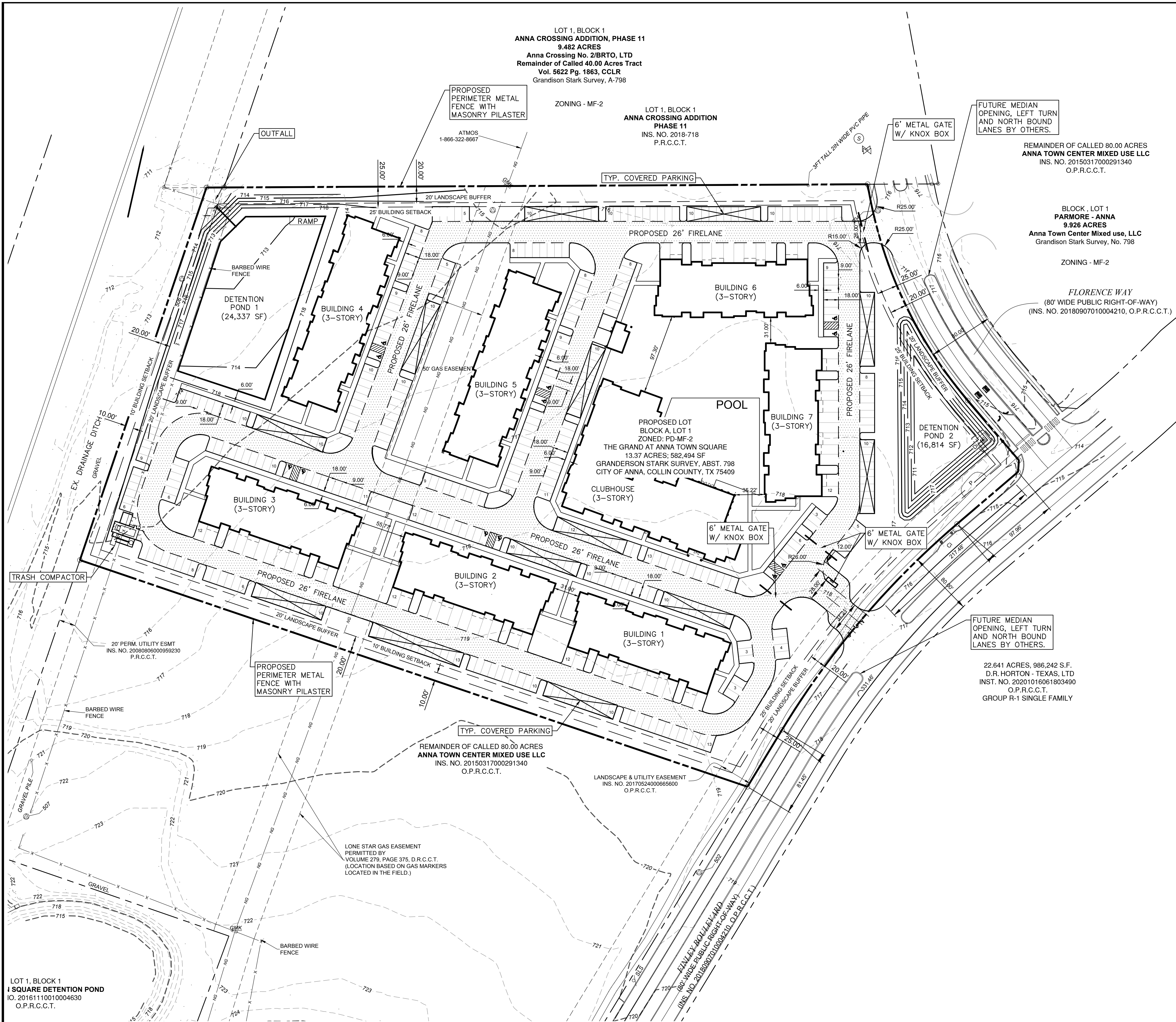
REMARKS:

This concept plan is associated with the zoning case and is contingent upon approval of the zoning case. The purpose for the concept plan is to show the future multiple-family development and related site improvements. The concept plan complies with the zoning district area regulations as requested by the zoning case.

RECOMMENDATION:

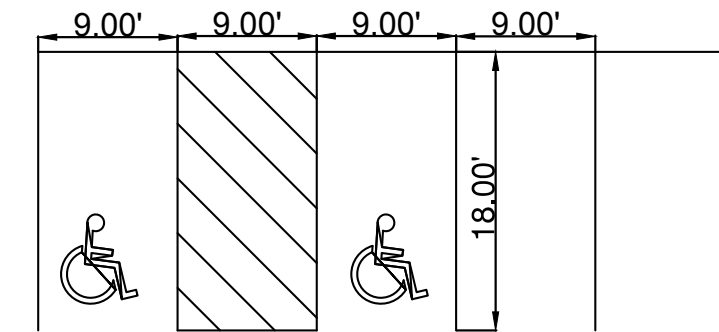
Recommended for approval subject to City Council approval of the zoning request.

V:\070416 - CLX Ventures - Anna, TX\070416-01-001 (ENG) - CLX Ventures\Engineering\Plans\Exhibits\Site Plan\Site Plan Exhibit.dwg, SITE PLAN EXHIBIT, August 24, 2021, 5:00 PM, bborr

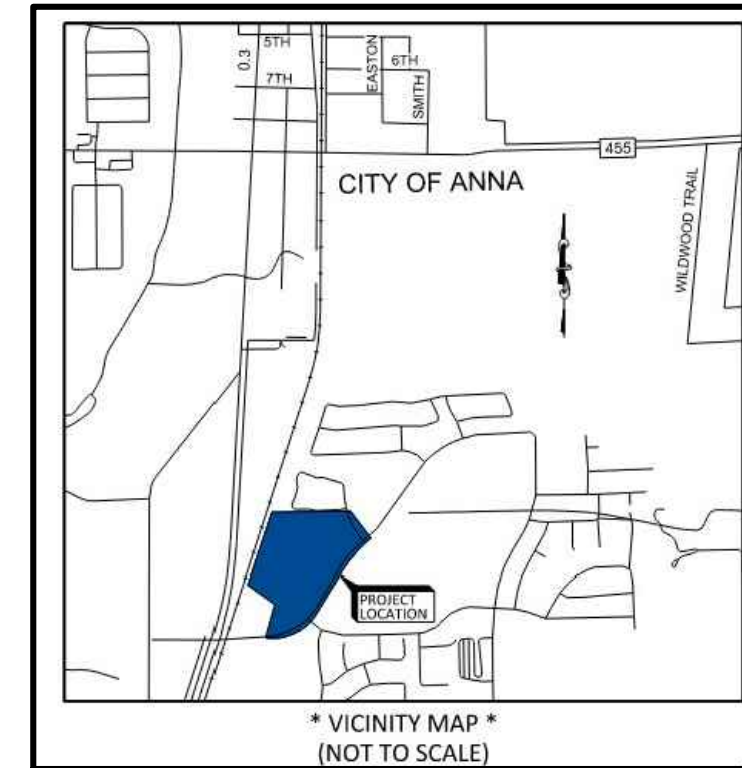
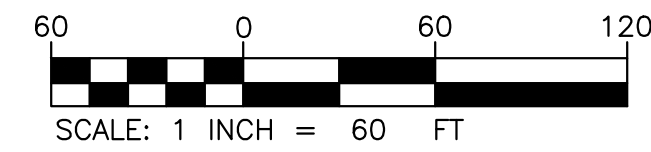


PROPOSED LEGEND

PROPOSED BUILDING	
PROPERTY LINE	
STD. 6" CONCRETE CURB	
FIRE LANE STRIPING	
PROPOSED FIRE LANE	



TYPICAL PARKING SPACE DIMENSION



Anna Site Data Summary Table

Item	Lot 1*
General Site Data	
Proposed Zoning	PD-MF-2
Land Use (from Zoning Ordinance)	MF-2
Lot Area (square feet & acres)	13.37 Ac (582,494 SF)
Building Footprint Area (square feet)	115,947 SF
Total Building Area (square feet)	346,323 SF
Building Height (# stories)	3 story
Building Height (feet - distance to tallest building element)	45'-0" to top of roof ridge
Lot Coverage (percent - x.xx%)	19.90%
Multifamily Units	
12 of studios / Minimum square feet	575 SF
144 - 1 bedrooms / Minimum unit size	648 SF
118 - 2 bedrooms / Minimum unit size	987 SF
6 - 3 bedrooms / Minimum unit size	1,320 SF
Total Unit Count	280 units
Parking	
Parking Ratio (from Zoning Ordinance)	
Studio and 1 bedroom	1.5 Spaces per Dwelling Unit
2 bedroom	2 Spaces per Dwelling Unit
3 bedroom	2 Spaces per Dwelling Unit
Required Parking (# spaces)	482
Provided Parking (# spaces)	552
Accessible Parking Required (# spaces)	12
Accessible Parking Provided (# spaces)	12
A minimum of 193 of the parking spaces must be covered. Of the 193 spaces, there must be 50 garages.	
Landscape Area (including turf areas)	
Internal landscape area (square feet - 8 square feet per parking space)	22,993 SF
Open Space Area Required	
1 Bedroom = 600 SF Open space	
Each additional bedroom over 1 Bedroom = 300 SF Open space	
Total Open space Required	207,000 SF
Open Space Area Provided	
Site Landscape	141,521 SF
Detention Pond Area	20,575 SF
Site Amenities	135,405 SF
Total Open space Provided	297,501 SF

PROPOSED PERIMETER FENCE TO BE CONSTRUCTED WITH METAL AND MASONRY PILASTER

LOT 1, BLOCK 1
1 SQUARE DETENTION POND
IO. 20161110010004630
O.P.R.C.C.T.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

PRELIMINARY NOT FOR CONSTRUCTION

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Contact: Welly Supangat

EXHIBIT A

CONCEPT SITE PLAN

THE GRAND AT ANNA TOWN SQUARE
13.37 ACRES
GRANDERSON STARK SURVEY, ABST. 798
CITY OF ANNA, COLLIN COUNTY, TX 75409

DRAWING DATE: 8/23/2021

DESIGN	DRAWN	CHKD
RS	JG	RS

JOB No. 070416-01-001

CONCEPT SITE PLAN

THE GRAND AT ANNA TOWN SQUARE
13.37 ACRES
GRANDERSON STARK SURVEY, ABST. 798
CITY OF ANNA, COLLIN COUNTY, TX 75409

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF RYAN C. SAFFORD, P.E. ON AUGUST 24, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

Bowman

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