AGENDA

City Council Meeting

Tuesday, March 22, 2022 @ 6:30 PM

Anna ISD Board Room
201 E. 7th Street
Anna, Texas, 75409

The City Council of the City of Anna will meet at 6:30 PM, on March 22, 2022, at the Anna ISD Board Room located at 201 E. 7th Street, Anna, Texas, 75409, to consider the following items.

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

1. **Call to Order, Roll Call, and Establishment of Quorum.**
2. **Invocation and Pledge of Allegiance.**
3. **Neighbor Comments.**

   At this time, any person may address the City Council regarding an item on this meeting Agenda that is not scheduled for public hearing. Also, at this time, any person may address the City Council regarding an item that is not on this meeting Agenda. Each person will be allowed up to three minutes to speak. No discussion or action may be taken at this meeting on items not listed on this Agenda, other than to make statements of specific information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.

4. **Reports.**

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

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

   a. Recognize Anna Middle School Gifted and Talented Program for providing Little Libraries in City Parks. (Neighborhood Services Coordinator Olivia Demings)

b. We Notice! Campaign recognition of the January, February, and March designees. (Neighborhood Services Coordinator Olivia Demings)

c. Announcement of 2021 Tree City USA Designation (Neighborhood Services Coordinator Olivia Demings).

d. Recognize City Secretary for achieving her Texas Registered Municipal Clerks Recertification. (City Manager Jim Proce)

5. **Work Session.**

a. Biweekly Update on the Municipal Complex by Lee Lewis Construction. (Director of Public Works Greg Peters, P.E.)

6. **Consent Items.**

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

a. Approve the City Council Meeting Minutes for February 28, 2022, and March 8, 2022. (City Secretary Carrie Land)

b. Review Minutes of the January 6, 2022, and February 10, 2022 (Special Called) Joint Community Development Corporation and Economic Development Corporation Board Meetings. (Director of Economic Development Joey Grisham)

c. Approve a Resolution entering into a Development Agreement with PC5 Properties, LLC, for the Anna Business Park. (Director of Economic Development Joey Grisham)

d. Monthly Financial Report for the month ending February 28, 2022. (City Manager Jim Proce)

e. Approve a Resolution approving a one-year extension of the primary depository bank services contract with Independent Bank. (Director of Finance Alan Guard)

f. Approve a Resolution approving a three-year contract with Grayson County Electric Cooperative (GCEC) for fiber and telephone services and authorizing the City Manager to execute the contract. (IT Director Kevin Johnson)

g. Approve a Resolution setting a public hearing under Section 372.009 of the Texas Local Government Code on the advisability of the creation of a public improvement district and improvements within the City of Anna, Texas, for the Crystal Park Development and authorizing the issuance of notice by the City Secretary of Anna, Texas, regarding the public hearing. (Director of Economic Development Joey Grisham)

h. Development Agreement – Anna Retail Multifamily (Director of Development Services Ross Altobelli)

Approve a Resolution entering into a development agreement with Anna 31 Retail, LP, to establish development and design regulations for residential development on 15.4± acres located on the east and west sides of Throckmorton Boulevard, 370± feet south of W. White Street (FM 455).

i. Approve a Resolution of the City Council of the City of Anna, Texas, finding that a public necessity exists for acquisition of a permanent sanitary sewer line easement providing limited rights on and under 0.667 acres of real property, more or less, and a temporary construction easement providing temporary limited rights on and under 0.85 acres of real property, more or less; authorizing

the City Manager, staff, contractors, and the city's attorneys to acquire said easements by any lawful means, including but not limited to negotiations, and, if necessary, proceedings in eminent domain; providing an effective date. (Director of Public Works Greg Peters, P.E.)

j. Approve a Resolution resizing the Diversity and Inclusion Advisory Commission from 11 to 7 members (Assistant City Manager Ryan Henderson).

7. **Items For Individual Consideration.**

a. Zoning - Affi Addition, Block A, Lot 2R (Director of Development Services Ross Altobelli)

Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to rezone 2.0± acres located at the southeast corner of W. White Street and Standridge Boulevard (CR 286) from C-2 General Commercial (C-2) to I-1 Light Industrial (I-1) to allow the use of Automotive repair, major.

Consider/Discuss/Action on a Resolution regarding the Affi Addition, Block A, Lot 2R, Concept Plan.

b. Annexation Crystal Park. (Director of Development Services Ross Altobelli)

Consider/Discuss/Act on a Resolution approving an Agreement regarding services including a plan for municipal services regarding 290.7± acres of land generally located on the west side of County Road 286, 1035± feet south of W. White Street (FM 455).

Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance regarding annexation of 290.7± acres of land into the City's corporate boundaries generally located on the west side of County Road 286, 1035± feet south of W. White Street (FM 455).

c. Zoning Crystal Park. (Director of Development Services Ross Altobelli)

Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to establish zoning and rezone 391± acres located on the west side of U. S. Highway 75, 2,645± feet south of W. White Street (FM 455) in accordance with Resolution No. 2021-12-1077.

Consider/Discuss/Action on a Resolution regarding the Crystal Park, Concept Plan.

d. Zoning - Anna Retail Addition, Block A, Lot 6 (Director of Development Services Ross Altobelli)

Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to rezone 15.4± acres located on the east and west sides of Throckmorton Boulevard, 370± feet south of W White Street (FM 455) from C-2 General Commercial to Planned Development-MF-2 Multiple-Family Residential – High Density.

Consider/Discuss/Action on a Resolution regarding the Anna Retail Addition, Block A, Lots 3R, 6, 7, 8, 9 and Block B, Lot 1, Concept Plan.

e. Consider/Discuss/Action regarding approval of a Resolution authorizing a professional services agreement for professional services with Freese and Nichols, Inc., for the updating of the City of Anna Planning and Development Regulations. (Director of Development Services Ross Altobelli).

f. Consider/Discuss/Action approving a Resolution appointing a Greater Texoma Utility Authority (GTUA) Board Member to Place 8. (City Secretary Carrie Land)

g. Consider/Discuss/Action on revising the appointments to the 2022 Boards and Commissions Interview Committee. (City Secretary Carrie Land)

h. Consider/Discuss/Action on approval of a Resolution authorizing the City Manager to execute a contract with Blue Star Utilities, LLC, for the construction of the Hurricane Creek Line "B" Sanitary Sewer project. (Director of Public Works Greg Peters, P.E.)

i. Consider approval of a Resolution authorizing the City Manager to execute a Purchase Order to Wopac Construction, Incorporated, for the rehabilitation of North James Street in the City of Anna, Texas. (Director of Public Works Greg Peters, P.E.)

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

Under Tex. Gov't Code Chapter 551, the City Council may enter into Closed Session to discuss any items listed or referenced on this Agenda under the following exception

a. Consult with legal counsel regarding pending or contemplated litigation and/or on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code (Tex. Gov't Code §551.071). Proposed development; municipal facilities; utility contracts.

b. Discuss or deliberate the purchase, exchange, lease, or value of real property (Tex. Gov't Code §551.072).

c. Discuss or deliberate Economic Development Negotiations: (1) To discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City of Anna and with which the City is conducting economic development negotiations; or (2) To deliberate the offer of a financial or other incentive to a business prospect described by subdivision (1). (Tex. Gov't Code §551.087).

d. Discuss or deliberate personnel matters (Tex. Gov't Code §551.074).

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

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

10. **Adjourn.**

This is to certify that I, Karen L. Avery, Deputy City Secretary, posted this Agenda on the City's website (www.annatexas.gov) and at a place readily accessible to the public at the Anna City Hall and on the City Hall bulletin board at or before 5:00 p.m. on Friday, March 18, 2022.

_____

Karen L. Avery, Deputy City Secretary

1. The Council may vote and/or act upon each of the items listed in this agenda.
2. The Council reserves the right to retire into executive session concerning any of the items listed on this agenda, whenever it is considered necessary and legally justified under the Open Meeting Act.
3. Persons with a disability who want to attend this meeting who may need assistance should contact the City Secretary at 972 924-3325 two working days prior to the meeting so that appropriate arrangements can be made.

Item No. 1.

City Council Agenda
Staff Report

Meeting Date: 3/22/2022
Staff Contact:

AGENDA ITEM:
Call to Order, Roll Call, and Establishment of Quorum.

SUMMARY:

FINANCIAL IMPACT:

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

STAFF RECOMMENDATION:

ATTACHMENTS:

APPROVALS:

Carrie Land, City Secretary	Created/Initiated - 3/17/2022
Jim Proce, City Manager	Final Approval - 3/17/2022

Item No. 3.

City Council Agenda
Staff Report

Meeting Date: 3/22/2022
Staff Contact:

AGENDA ITEM:
Neighbor Comments.

SUMMARY:

FINANCIAL IMPACT:

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

STAFF RECOMMENDATION:

ATTACHMENTS:

APPROVALS:

Carrie Land, City Secretary	Created/Initiated - 3/17/2022
Jim Proce, City Manager	Final Approval - 3/17/2022

Item No. 4.

City Council Agenda
Staff Report

Meeting Date: 3/22/2022
Staff Contact:

AGENDA ITEM:
Reports.

SUMMARY:

FINANCIAL IMPACT:

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

STAFF RECOMMENDATION:

ATTACHMENTS:

APPROVALS:

Carrie Land, City Secretary	Created/Initiated - 3/17/2022
Jim Proce, City Manager	Final Approval - 3/17/2022

Item No. 4.a.

City Council Agenda
Staff Report

Meeting Date: 3/22/2022
Staff Contact: Olivia Demings

AGENDA ITEM:
Recognize Anna Middle School Gifted and Talented Program for providing Little Libraries in City Parks. (Neighborhood Services Coordinator Olivia Demings)

SUMMARY:

Students from Anna Middle School Gifted and Talented program have installed four “little free libraries” at Slayter Creek Park, Johnson Park, Natural Springs Park, and Sherley Heritage Park. The Little Coyote Libraries provide access to books for the entire community. The program is based on book donatation and invites citizens to take a book and leave a book. Anna Middle School will monitor and maintain this program. The project will pass on to the next class as students move up.

FINANCIAL IMPACT:
Not Applicable

STRATEGIC CONNECTIONS:
This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 3: Anna – Great Place to Live

STAFF RECOMMENDATION:

ATTACHMENTS:

APPROVALS:

Olivia Demings, Events Coordinator	Created/Initiated - 3/17/2022
Jim Proce, City Manager	Final Approval - 3/17/2022

Item No. 4.b.

City Council Agenda
Staff Report

Meeting Date: 3/22/2022
Staff Contact: Olivia Demings

AGENDA ITEM:
We Notice! Campaign recognition of the January, February, and March designees. (Neighborhood Services Coordinator Olivia Demings)

SUMMARY:
We Notice! Campaign recognition of the January, February, and March recipients by Neighborhood Services Coordinator Olivia Demings. The "We Notice!" initiative serves to recognize a property in the City of Anna that has gone the extra mile to show pride of ownership. Each month, Neighborhood Services will select a property to recognize for their effort and role in Keeping Anna Beautiful.

Creekside homeowners have been selected for the January “We Notice!” Property. Code Enforcement officers have observed the family on many occasions caring for their yard. Their hard work has resulted in a beautifully landscaped home that is a great addition to the Anna Community.

February’s property of the month is Bronco-MFG, located on FM455. We have observed that the property is maintained to a high standard, that litter is always removed, and that they have added their own unique flair by styling their hedges in the name of the company. The Bronco-MFG Inc. is a Veteran Owned Business that has been a part of the Anna Community for many years.

A downtown property has been selected for the March property of the month. The residents of 113 East 3rd Street have maintained many enhancements to the property, including a wooden perimeter fence and concrete driveway.

FINANCIAL IMPACT:
Not Applicable

STRATEGIC CONNECTIONS:
This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 3: Anna – Great Place to Live

STAFF RECOMMENDATION:

ATTACHMENTS:

1. January 22 - We Notice
2. February 22 - We Notice
3. March 22 - We Notice

APPROVALS:

Olivia Demings, Events Coordinator	Created/Initiated - 3/17/2022
Jim Proce, City Manager	Final Approval - 3/17/2022

HUGHES
117
WE
notice!
Property of the Month
Anna

BRONCO
notice!

113
WELCOME
WE
notice!
Property of the Month

Item No. 4.c.

City Council Agenda
Staff Report

Meeting Date: 3/22/2022
Staff Contact: Olivia Demings

AGENDA ITEM:
Announcement of 2021 Tree City USA Designation (Neighborhood Services Coordinator Olivia Demings).

SUMMARY:
Cooler temperatures. Cleaner air. Higher property values. Healthier residents. The benefits trees bring to urban environments are endless and by earning Tree City USA recognition, our community can experience them firsthand.

The Tree City USA program provides communities with a four-step framework to maintain and grow their tree cover. It also gives them an avenue to celebrate their work, showing residents, visitors, and the entire country that they're committed to the mission of environmental change.

Started in 1976, Tree City USA is one of the Arbor Day Foundation's oldest programs. The founders had a vision for a greener, healthier America, and hoped this initiative would inspire change on a nationwide level.The first Tree City USA cohort was comprised of 42 communities in 16 states.

Today, the program includes more than 3,600 communities from all 50 states, Washington D.C., and Puerto Rico. There has been a lot of change over the years but our participants' passion for trees has remained the same.

WHY BECOME A TREE CITY USA COMMUNITY?

A thriving urban forest offers many advantages to communities. Here are just a few:

- Trees help absorb the sounds of traffic in urban areas by 40%.
- Neighborhoods with trees are seven to nine degrees cooler than those without.
- Trees reduce energy costs up to 25% by shading buildings and protecting them from winter winds.
- Homes with trees have higher property values.
- Green space plays a major role in improving mental and physical health.
- Planting and maintaining trees absorbs carbon dioxide in the atmosphere, mitigating the effects of climate change.

Publicly demonstrating our commitment to the environment is a great way to build pride among residents, as well as position our community as an attractive place to live.

FINANCIAL IMPACT:
Not Applicable

STRATEGIC CONNECTIONS:
This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 3: Anna – Great Place to Live

Goal 4: High Performing, Professional City

STAFF RECOMMENDATION:

ATTACHMENTS:

APPROVALS:

Jeff Freeth, Recreation Manager	Created/Initiated - 3/17/2022
Jim Proce, City Manager	Final Approval - 3/17/2022

Item No. 4.d.

City Council Agenda
Staff Report

Meeting Date: 3/22/2022
Staff Contact: Carrie Land

AGENDA ITEM:
Recognize City Secretary for achieving her Texas Registered Municipal Clerks Recertification. (City Manager Jim Proce)

SUMMARY:
The Texas Municipal Clerks Certification Program, located at the University of North Texas, Denton, Texas, is a university-level professional education program for city clerks and city secretaries in Texas. The program is the third oldest of forty-seven programs around the world. The Certification Program is recognized and endorsed by Section 22.074 of the Local Government Code, Vernon's Texas Codes Annotated.

City Secretary Carrie Land completed her required professional education for recertification as a Texas Registered Municipal Clerk.

As an officer of the City, Carrie makes every professional and personal effort to keep up-to-date in legal and administrative duties. Achieving recertification confirms her commitment to Anna.

Original certification required successful completion of approximately 200 hours of individual home study on a four-course curriculum and attendance at 96 hours of professional development seminars. Recertification required 72 hours of classroom instruction and a selection of additional options, which includes college-level courses and facilitated book discussions with independent comprehension assessments.

FINANCIAL IMPACT:
Not Applicable

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

STAFF RECOMMENDATION:

ATTACHMENTS:

APPROVALS:

Carrie Land, City Secretary	Created/Initiated - 3/15/2022
Jim Proce, City Manager	Final Approval - 3/17/2022

Item No. 5.a.

City Council Agenda
Staff Report

Meeting Date: 3/22/2022
Staff Contact: Gregory Peters

AGENDA ITEM:
Biweekly Update on the Municipal Complex by Lee Lewis Construction. (Director of Public Works Greg Peters, P.E.)

SUMMARY:
Biweekly Update on the Municipal Complex by Lee Lewis Construction.

FINANCIAL IMPACT:
Not Applicable

STRATEGIC CONNECTIONS:
This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 1: Growing Anna Economy

Goal 2: Sustainable Anna Community Through Planned Managed Growth

Goal 3: Anna – Great Place to Live

Goal 4: High Performing, Professional City

STAFF RECOMMENDATION:
Information only

ATTACHMENTS:

APPROVALS:

Karen Avery, Deputy City Secretary	Created/Initiated - 3/18/2022
Jim Proce, City Manager	Final Approval - 3/18/2022

Item No. 6.a.

City Council Agenda
Staff Report

Meeting Date: 3/22/2022
Staff Contact: Carrie Land

AGENDA ITEM:
Approve the City Council Meeting Minutes for February 28, 2022, and March 8, 2022. (City Secretary Carrie Land)

SUMMARY:
Approve the City Council Meeting Minutes for February 28, 2022 and March 8, 2022.

FINANCIAL IMPACT:
N/A

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

STAFF RECOMMENDATION:

ATTACHMENTS:
1. CCmin2022-02-28 Joint Meeting
2. CCmin2022-02-28 Special Meeting
3. CCmin2022-03-08

APPROVALS:

Carrie Land, City Secretary	Created/Initiated - 3/15/2022
Jim Proce, City Manager	Final Approval - 3/17/2022

MINUTES

City Council Meeting
Parks Advisory Board
Joint Meeting

Monday, February 28, 2022 @ 6:30 PM

Anna Fire Department, EOC Room
305 S. Powell Parkway, Anna, Texas 75409

The City Council and Parks Advisory Board of the City of Anna met at 6:30 PM, on February 28, 2022, at the Anna Fire Department, EOC Room, located at 305 S. Powell Parkway (Hwy 5), to consider the following items.

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

   Mayor Pike called the meetings to order at 6:31 PM.

   All City Council Members were present.

   Parks Board Member LeQuey Douglas was absent.

2. **Invocation and Pledge of Allegiance.**

   Mayor Pike led the Invocation and Pledge of Allegiance.

3. **Neighbor Comments.**
   - Andrew Michrina spoke regarding the proposed basketball courts in Yank and Slayter.

4. **Reports.**

   There were no reports given.

5. **Work Session.**

   a. Discussion & Direction on Parks Capital Improvement Plan and Bond Projects.

      Director of Neighborhood Services Marchand presented a PowerPoint presentation on the Parks CIP and Bond Projects. (See Exhibit 5 a.)

      A presentation was given by Newline Skate Parks.

      Discussion ensued. The consensus of the City Council and Parks Advisory Board was to fix the current issues with the Parks first and then as follows:
      - Bathroom – North Slayer Creek Park
      - Permanent Lights at Johnson Park and Slayter Multi-use field
      - Skatepark Design – Slayter Creek Park
      - Park Design – Bryant Park

7. **Items For Individual Consideration.**

a. Discuss, Consider and Act on Parks Advisory Board meeting minutes on January 24, 2022.

Parks Advisory Board took action on their meeting minutes from the January 24, 2022, Meeting.

MOTION: Board Member Baker moved to approve the Minutes as presented. Board Member Hansen seconded. Motion carried.

8. **Adjourn.**

Mayor Pike adjourned the meeting at 8:37 PM.

Approved on 03.09.22.

Erik Hansen

Parks Advisory Board

Attest:

Carrie L. Land

Approved on March 22, 2022.

Mayor Nate Pike

Attest:

City Secretary Carrie L. Land

Exhibit 5a.

JOINT CITY COUNCIL
PARKS ADVISORY BOARD MEETING

February 28, 2022

CIP PROJECT UPDATE

NEIGHBORHOOD SERVICES
THE CITY OF
Anna

PRESENTATION OUTLINE

- Projects currently approved in budget
- Slayter Creek Park options
- Yank Park
- Bryant Park
- Sherley Heritage Park
- Five year CIP
- Discussion and direction

NEIGHBORHOOD SERVICES
THE CITY OF
Anna

PROJECTS CURRENTLY APPROVED IN BUDGET

Sherley Heritage Park

- Display track and train

Slayter Creek Park

- Concrete skate/wheeled sports park & restroom
- Splash pad renovations

Johnson Park

- Small improvements

NEIGHBORHOOD SERVICES
THE CITY OF
Anna

PROJECTS CURRENTLY APPROVED IN BUDGET

Natural Springs Park

- Secondary parking lot
- Playground

Disc Golf Course Renovation

- Course redesign
- Signs at each hole

Trails

- Analysis, alignment and design

NEIGHBORHOOD SERVICES
THE CITY OF
Anna

PROJECTS ON THE HORIZON

- Geer Park concept plan
- Pecan Grove Park concept plan
- Oak Hollow Park concept plan
- Creekside Park concept plan

** Funded through Land Acquisition / Amenities budget*

NEIGHBORHOOD SERVICES
THE CITY OF
Anna

SLAYTER CREEK PARK

PROJECT OPTIONS

- Concrete skate/wheeled sports park
- Restroom
- Basketball courts
- Pickleball courts
- Additional parking
- Synthetic grass fields
- Practice field lighting
- Storage for staff/rec

SLAYTER CREEK PARK

PROJECT OPTIONS

CONCRETE SKATE/ WHEELED SPORTS PARK

- Parks Master Plan
- Strategic Plan
- FY22 Budget
- Bond Debt Issuance
- Presentations
- Design Proposal

SLAYTER CREEK PARK

PROJECT OPTIONS

PICKLEBALL/BASKETBALL

- Evaluating space available
- Existing drainage issues
- Prefer 8 pickleball courts
- One pickleball court for wheelchair play
- Two full basketball courts
- Research shade-covered courts
- Develop cost estimates

NEXT STEPS:

- Procure topographic survey
- Realign disc golf course holes 1 and 2

SLAYTER CREEK PARK

PROJECT OPTIONS

NEXT STEPS:

- **Concrete Skate/Wheeled Sports Park & Restroom**
  - Joint City Council/Parks Advisory Board meeting
- **Additional Parking**
  - Order topo survey and develop preliminary cost
- **Synthetic Grass Fields**
  - Evaluate options and develop cost
- **Practice Field Lighting**
  - Research electric source and develop cost
- **Storage for Staff/Rec**
  - Evaluate space and storage needs

HENRY CLAY "YANK" WASHINGTON PARK

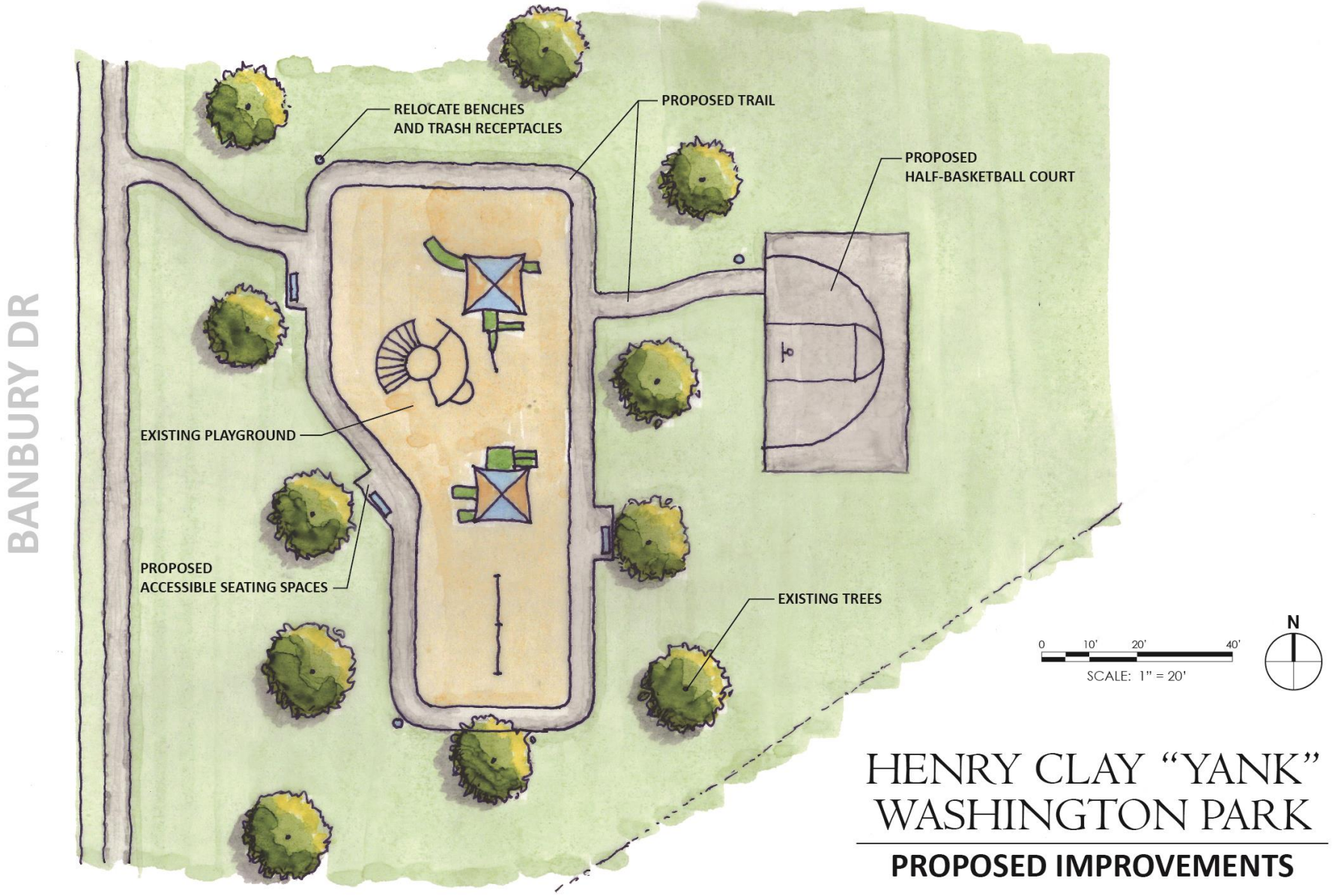
Phase I enhancements completed in 2021

- Playground installed by developer
- Trees planted by City

NEIGHBORHOOD SERVICES
THE CITY OF
Anna

YANK PARK

- Basketball half-court
- Trail around playground
- ADA compliant benches



HENRY CLAY "YANK" WASHINGTON PARK

PROPOSED IMPROVEMENTS

BRYANT PARK

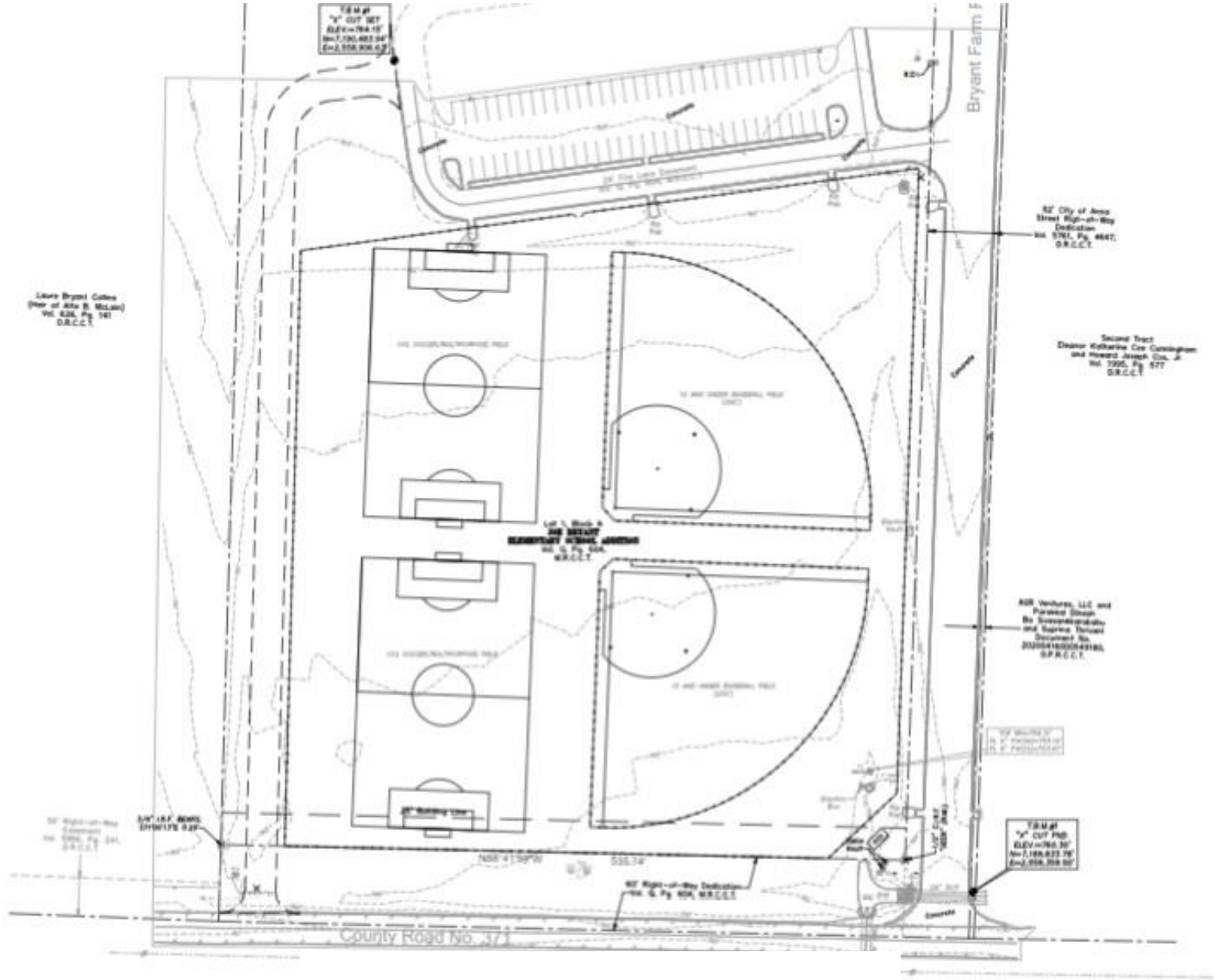
Option A: Two ballfields and two soccer/multi

Option B: Four soccer/multi

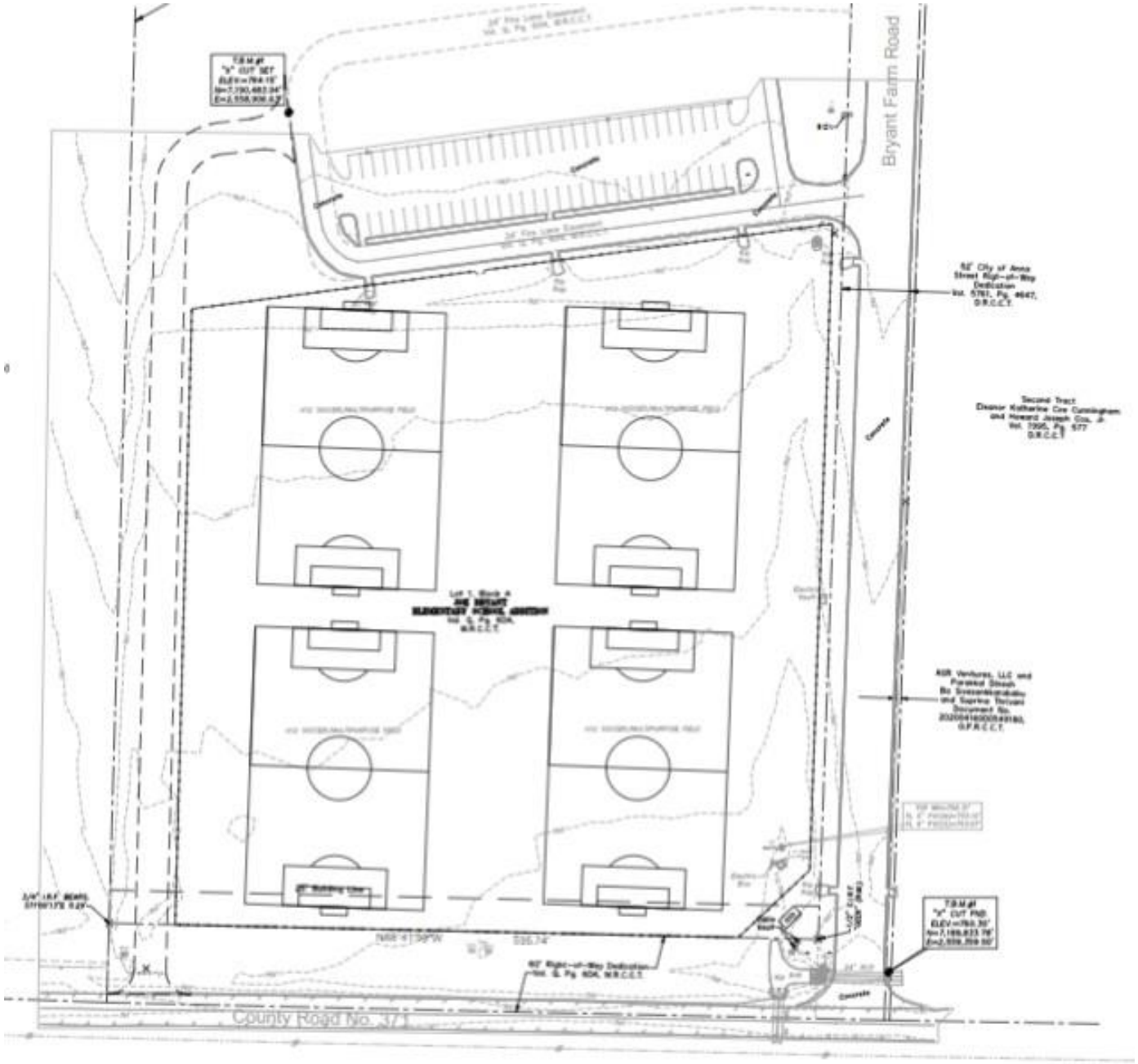
- Recommended by Parks Advisory Board and AISD

NEIGHBORHOOD SERVICES
THE CITY OF
Anna

OPTION A



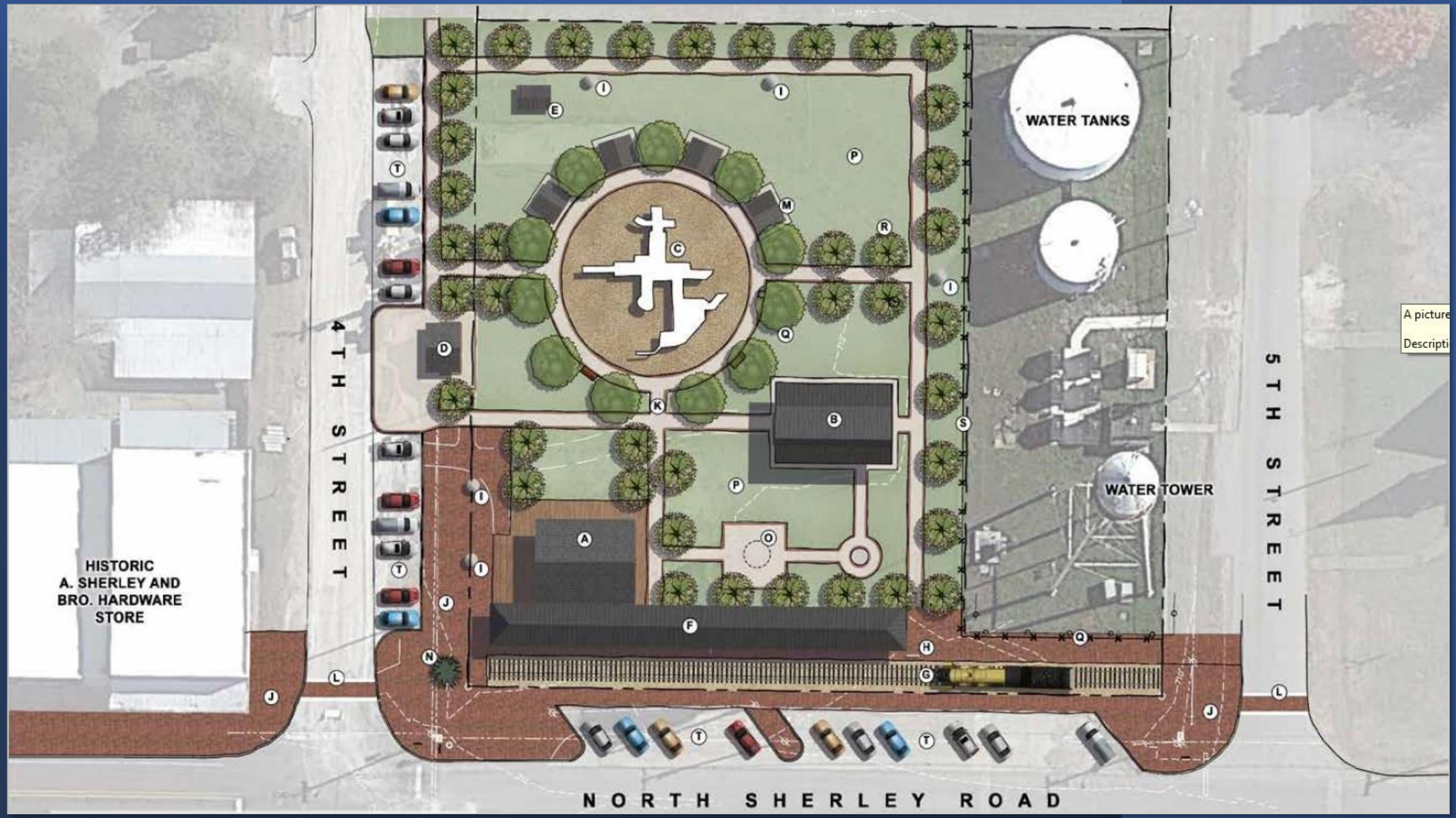
OPTION B



SHERLEY HERITAGE PARK

- Phase I completed 2021
- Display track / train renovation
- Park build-out (phase II)

NEIGHBORHOOD SERVICES
THE CITY OF
Anna



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Descripti

5 YEAR CIP PROJECTS

- Bryant Park improvements
- Sherley Heritage Park buildout
- Recreation center feasibility study
- Sports complex feasibility study
- Slayter Creek Park synthetic grass fields

NEIGHBORHOOD SERVICES
THE CITY OF
Anna

5 YEAR CIP PROJECTS

- Trail design and construction
- Land acquisition for rec/sports
- Recreation center
- Sports complex

NEIGHBORHOOD SERVICES
THE CITY OF
Anna

JOINT CITY COUNCIL
PARKS ADVISORY BOARD MEETING

February 28, 2022

Discussion and Direction

NEIGHBORHOOD SERVICES
THE CITY OF
Anna

MINUTES

City Council Special Meeting

Monday, February 28, 2022 @ 7:30 PM

Anna Fire Department EOC Room
305 South Powell Parkway
Anna, Texas 75409

The City Council of the City of Anna met at 7:30 PM, on February 28, 2022, at the Anna Fire Department EOC Room, located at 305 South Powell Parkway (Hwy 5), to consider the following items.

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

   Mayor Pike called the meeting to order at 8:47 PM.

   All Council Members were present.

2. **Invocation and Pledge of Allegiance.**

   The Invocation and Pledge of Allegiance were provided earlier during the Joint Meeting.

3. **Neighbor Comments.**
   There were no comments.

4. **Work Session.**

   a. Discuss the Municipal Complex with a representative from Lee Lewis Construction.

      Lee Lewis Senior Vice President Bob Fullington provided an update and project timeline for the Municipal Complex project. (See Exhibit 4a.)

5. **Closed Session (Exceptions).**
   Under Tex. Gov't Code Chapter 551, the City Council may enter into Closed Session to discuss any items listed or referenced on this Agenda under the following exception.

   a. Consult with legal counsel regarding pending or contemplated litigation and/or on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code (Tex. Gov't Code §551.071). Public Facilities

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

   Mayor Pike recessed the meeting at 9:07 PM.

   Mayor Pike reconvened the meeting at 9:35 PM.

6. Consider/Discuss/Action on any items listed on any agenda - work session, regular meeting, or closed session - that is duly posted by the City of Anna for any City Council meeting occurring on the same date as the meeting noticed in this agenda.
No action taken.

7. **Adjourn.**

Mayor Pike adjourned the meeting at 9:35 PM.

Approved on March 22, 2022.

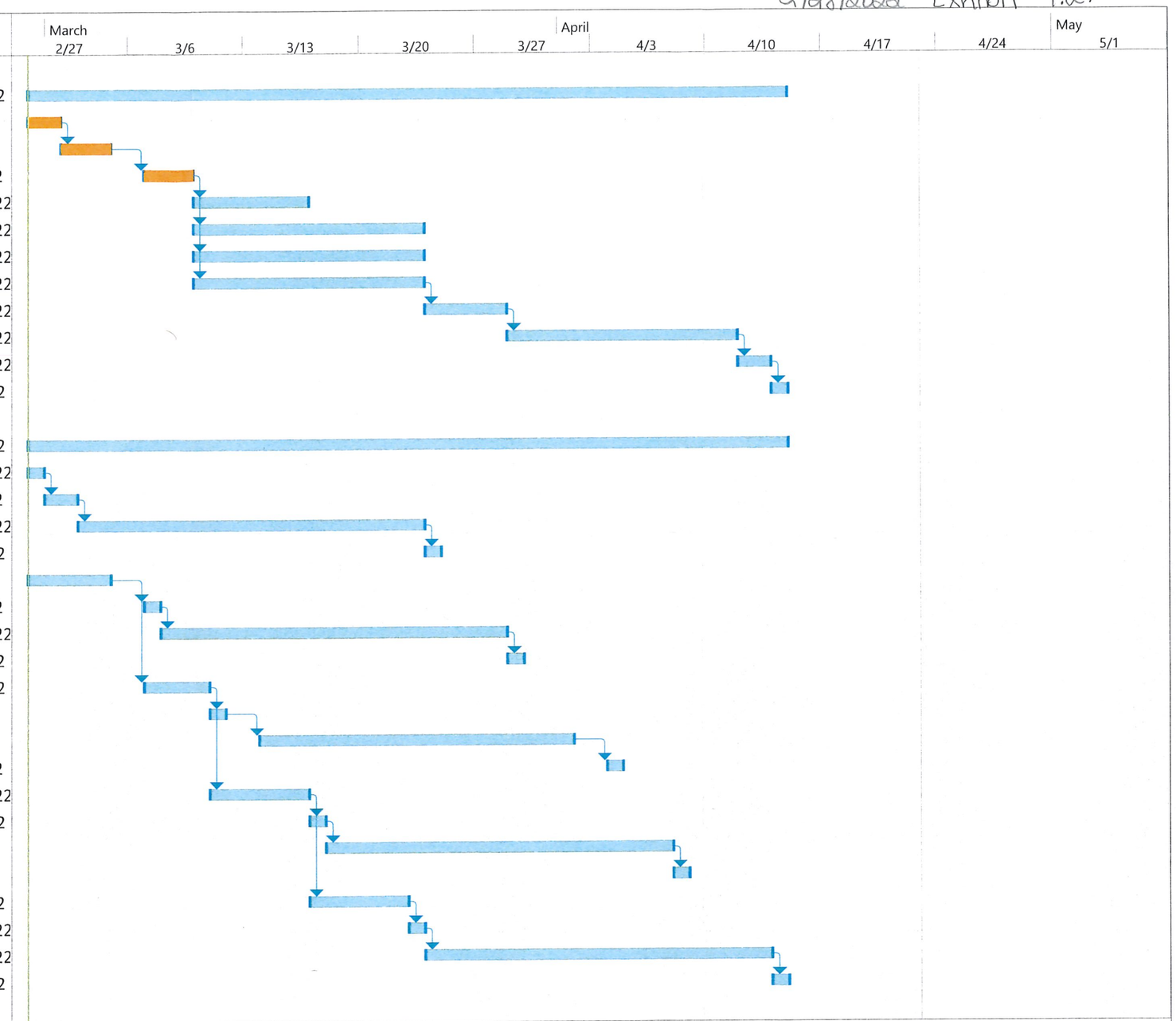
_____
Mayor Nate Pike

Attest:

_____
City Secretary Carrie L. Land

2/28/2022 Exhibit 4.a.

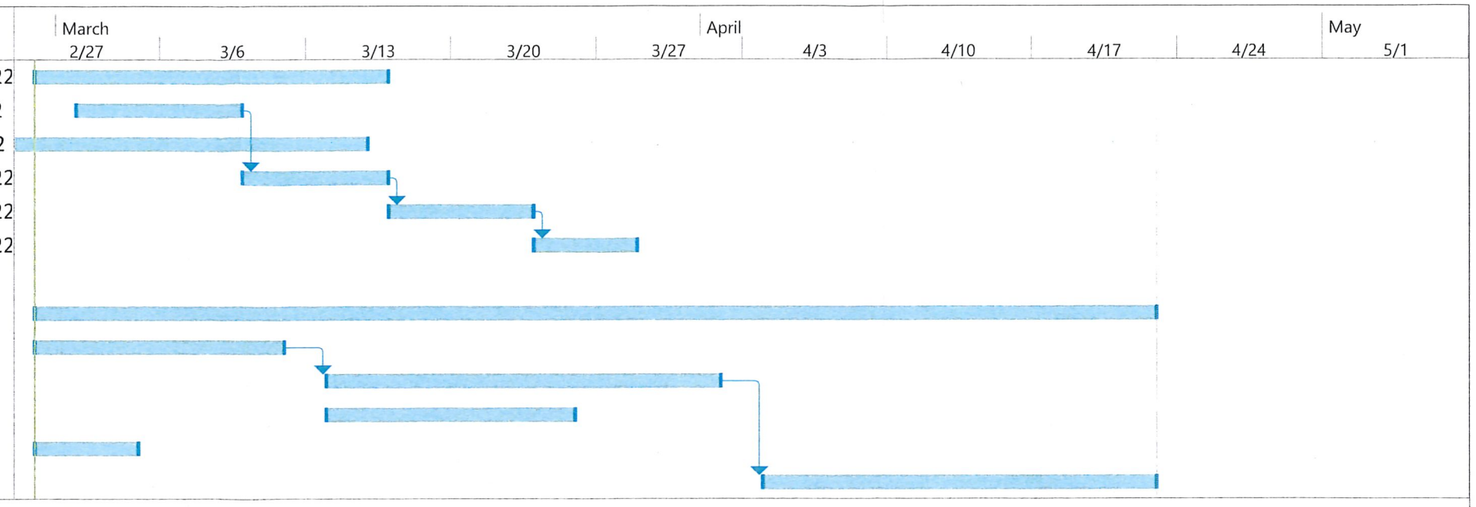
ID	Task Mode	Task Name	Duration	Start	Finish
1					
2		COUNCIL CHAMBERS	34 days	Mon 2/28/22	Thu 4/14/22
3		Architect Punch List - Ceiling	2 days	Mon 2/28/22	Tue 3/1/22
4		LLCI Completion of Punch List - Ceiling	3 days	Wed 3/2/22	Fri 3/4/22
5		Remove Scaffold System	3 days	Mon 3/7/22	Wed 3/9/22
6		Finish Walls	5 days	Thu 3/10/22	Wed 3/16/22
7		Install Fabric Wall Panels	10 days	Thu 3/10/22	Wed 3/23/22
8		Install Wood Wall Panels	10 days	Thu 3/10/22	Wed 3/23/22
9		Install Millwork	10 days	Thu 3/10/22	Wed 3/23/22
10		Install Flooring	3 days	Thu 3/24/22	Mon 3/28/22
11		Install Fixed Seating	10 days	Tue 3/29/22	Mon 4/11/22
12		Trim Out	2 days	Tue 4/12/22	Wed 4/13/22
13		Clean & Punch	1 day	Thu 4/14/22	Thu 4/14/22
14					
15		COUNCIL SHARDS	34 days	Mon 2/28/22	Thu 4/14/22
16		Install Curtain Wall Metal - 1	1 day	Mon 2/28/22	Mon 2/28/22
17		Measure For Glass - 1	2 days	Tue 3/1/22	Wed 3/2/22
18		Temporary Glass Lead Time - 1	15 days	Thu 3/3/22	Wed 3/23/22
19		Install Glass - 1	1 day	Thu 3/24/22	Thu 3/24/22
20		Install Curtain Wall Metal - 2	5 days	Mon 2/28/22	Fri 3/4/22
21		Measure For Glass - 2	1 day	Mon 3/7/22	Mon 3/7/22
22		Temporary Glass Lead Time - 2	15 days	Tue 3/8/22	Mon 3/28/22
23		Install Glass - 2	1 day	Tue 3/29/22	Tue 3/29/22
24		Install Curtain Wall Metal - 3	4 days	Mon 3/7/22	Thu 3/10/22
25		Measure For Glass - 3	1 day	Fri 3/11/22	Fri 3/11/22
26		Temporary Glass Lead Time - 3	15 days	Mon 3/14/22	Fri 4/1/22
27		Install Glass - 3	1 day	Mon 4/4/22	Mon 4/4/22
28		Install Curtain Wall Metal - 4	4 days	Fri 3/11/22	Wed 3/16/22
29		Measure For Glass - 4	1 day	Thu 3/17/22	Thu 3/17/22
30		Temporary Glass Lead Time - 4	15 days	Fri 3/18/22	Thu 4/7/22
31		Install Glass - 4	1 day	Fri 4/8/22	Fri 4/8/22
32		Install Curtain Wall Metal - 5	4 days	Thu 3/17/22	Tue 3/22/22
33		Measure For Glass - 5	1 day	Wed 3/23/22	Wed 3/23/22
34		Temporary Glass Lead Time - 5	15 days	Thu 3/24/22	Wed 4/13/22
35		Install Glass - 5	1 day	Thu 4/14/22	Thu 4/14/22
36					



Project: Anna Schedule
Date: Mon 2/28/22

Task	Inactive Milestone	Start-only	Path Driving Predecessor Summary Task
Split	Inactive Summary	Finish-only	Path Driving Predecessor Normal Task
Milestone	Manual Task	External Tasks	Progress
Summary	Duration-only	External Milestone	Manual Progress
Project Summary	Manual Summary Rollup	Deadline	
Inactive Task	Manual Summary	Path Driving Predecessor Milestone Task	

ID	Task Mode	Task Name	Duration	Start	Finish
37		LOBBY	13 days	Mon 2/28/22	Wed 3/16/22
38		Install Mud Bed	6 days	Wed 3/2/22	Wed 3/9/22
39		Install Wall Stone	15 days	Wed 2/23/22	Tue 3/15/22
40		Install Floor Tile	5 days	Thu 3/10/22	Wed 3/16/22
41		Install Base/Chair Rail	5 days	Thu 3/17/22	Wed 3/23/22
42		Clean & Punch	3 days	Thu 3/24/22	Mon 3/28/22
43					
44		SITEWORK	40 days	Mon 2/28/22	Fri 4/22/22
45		Regrade Site	10 days	Mon 2/28/22	Fri 3/11/22
46		Irrigation	15 days	Mon 3/14/22	Fri 4/1/22
47		Flatwork/Hardscape	10 days	Mon 3/14/22	Fri 3/25/22
48		Pavers	5 days	Mon 2/28/22	Fri 3/4/22
49		Plantings/Landscape	15 days	Mon 4/4/22	Fri 4/22/22



Project: Anna Schedule
Date: Mon 2/28/22

Task	Inactive Milestone	Start-only	Path Driving Predecessor Summary Task
Split	Inactive Summary	Finish-only	Path Driving Predecessor Normal Task
Milestone	Manual Task	External Tasks	Progress
Summary	Duration-only	External Milestone	Manual Progress
Project Summary	Manual Summary Rollup	Deadline	
Inactive Task	Manual Summary	Path Driving Predecessor Milestone Task	

Regular City Council Meeting
Meeting Minutes

Tuesday, March 8, 2022 @ 6:30 PM

Anna ISD Board Room
201 E. 7th Street
Anna, Texas, 75409

The City Council and the Planning and Zoning Commission of the City of Anna met at 6:30 PM, on March 8, 2022, at the Anna ISD Board Room located at 201 E. 7th Street, Anna, Texas, 75409, to consider the following items.

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

Mayor Pike called the meeting to order at 6:37 PM. All City Council Members present.

Commissioner Rubits called the Planning and Zoning Meeting to order at 6:37 PM.

Commissioners Grady and Wenzel were absent. Chairman Henke arrived at 6:52 PM.

2. **Invocation and Pledge of Allegiance.**

Mayor Pike led the Invocation and Pledge of Allegiance.

3. **Neighbor Comments.**

There were no public comments.

4. **Reports.**

a. Update on TXDOT Meeting with Staff.

City Manager Proce stated that the City of Anna held a coordination meeting with TxDOT Dallas District Engineer Mo Bur on Monday, February 28, 2022, at 10 AM at the Central Fire Station. Topics discussed were Right-of-Way Maintenance on US 75, SH 5 Widening, US 75 Widening, Traffic Signal Needs, and US 75 Phase 1 Widening - Utility Reimbursement.

5. **Work Session.**

6. **Consent Items.**

Consent Items 6 i. and k. were removed.

MOTION: Council Member Toten moved to approve Consent Items 6 a. - h., j, and l. Council Member Ussery seconded. Motion carried 7-0.

a. Approve City Council Meeting Minutes from the February 22, 2022, Meeting. (City Secretary Carrie Land)

b. Review minutes of the February 7, 2022, Planning & Zoning Commission Meeting. (Director of Development Services Ross Altobelli)

c. Review minutes of the January 24th, 2022, Parks Advisory Board Meetings. (Director of Neighborhood Services Marc Marchand)

d. Approve an Ordinance declaring the Election to the Office of Three City Council Members and the Unopposed Candidates for Election to those offices. (City Secretary Carrie Land)

The City Secretary is responsible for preparing the ballot and must certify the unopposed status to the City Council. The governing body must meet, accept this certificate, and issue an ordinance declaring the Election canceled and the unopposed candidates elected. To complete the cancelation process, a copy of the ordinance canceling the election must be posted on Election Day at each polling place that would have been used in the election.

Each candidate whose name is to appear on the ballot is unopposed.

Results are as follows:

Place 2 - Pete Cain

Place 4 - Randy Atchley

Place 6 - Lee Miller

AN ORDINANCE OF THE CITY OF ANNA, TEXAS, DECLARING THE ELECTION TO THE OFFICE OF THREE CITY COUNCIL MEMBERS AND THE UNOPPOSED CANDIDATES FOR ELECTION TO THOSE OFFICES; PROVIDING THAT SUCH ELECTION SHALL BE EFFECTIVE AS OF MAY 7, 2022, AND THAT SUCH CANDIDATES SHALL TAKE THEIR OFFICE AS PROVIDED BY LAW; PROVIDING THAT A COPY OF THIS ORDINANCE SHALL BE POSTED ON ELECTION DAY AT EACH POLLING PLACE THAT WOULD HAVE BEEN USED IN THE ELECTION; PROVIDING AN EFFECTIVE DATE.

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

Single-family residence and three accessary buildings on one lot on 2.2± acres located at the southeast corner of County Road 525 and County Road 528. Located within the Extraterritorial Jurisdiction (ETJ). The Planning & Zoning Commission recommended approval.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING DUNKIN ESTATES, BLOCK A, LOT 1, DEVELOPMENT PLAT

f. Approve a Resolution regarding the Anna Town Center Addition, Block A, Lots 10R & 11R, Replat. (Director of Development Services Ross Altobelli)

Restaurant on lot 11R and vacant lot on 2.2± acres located on the east side of U.S. Highway 75, 1,300± north of W. White Street. Zoned: Planned Development-C-2 General Commercial (Ord. No. 648-2014).

The purpose of the replat is to dedicate lot and block boundaries and dedicate easements necessary for the development of a restaurant on Lot 11R.

The Planning & Zoning Commission recommended approval.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA TOWN CENTER ADDITION, BLOCK A, LOTS 10R & 11R, REPLAT.

g. Approve a Resolution regarding the Anna Town Center Addition, Block A, Lot 11R, Site Plan. (Director of Development Services Ross Altobelli)

Restaurant on one lot on 1.4± acres located on the east side of U.S. Highway 75, 1,487± feet north of W. White Street. Zoned: Planned Development-C-2 General Commercial (Ord. No. 648-2014).

The purpose of the site plan is to show the proposed restaurant development site improvements.

The Planning & Zoning Commission recommended approval.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA TOWN CENTER ADDITION, BLOCK A, LOT 11R, SITE PLAN.

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

Multiple-family residences on one lot on 8.3± acres located at the northeast corner of E. Foster Crossing Road and Vail Lane. Zoned: Planned Development-MF-2 Multiple-Family Residential – High Density (PD-MF-2) (Ord. No. 941-2021).

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

The Planning & Zoning Commission recommended approval.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING EAST FOSTER CROSSING, BLOCK A, LOT 1, SITE PLAN.

i. Development Agreement – Anna West (Director of Development Services Ross Altobelli)

Approve a Resolution entering into a Development Agreement with Yn, LLC, to establish development and design regulations for residential and nonresidential development on 43.9± acres located on the north side of Farm-to-Market Road 455, 250± feet west of County Road 287.

The Developer submitted a letter to withdraw this item.

j. Development Agreement – Avery Pointe Commercial, Block A, Lot 3 (Director of Development Services Ross Altobelli)

Approve a Resolution entering into a Development Agreement with Anna 455 Commercial, LP, to establish development and design regulations for self-storage, mini-warehouse development on 3.9± acres located on the east side of Ferguson Parkway, 314± feet north of W. White Street.

The intent of the Development Agreement is to ensure the use of high quality, durable materials for nonresidential and residential development within the City to create well designed and attractive architecture.

Approving the Development Agreement in no way puts an obligation on the City Council to approve the rezoning request. It only puts in place development and design regulations should the decision be made to approve the rezoning request.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A DEVELOPMENT AGREEMENT WITH ANNA 455 COMMERCIAL, LP, RELATING TO DEVELOPMENT AND DESIGN REGULATIONS FOR SELF-STORAGE, MINI-WAREHOUSE DEVELOPMENT ON 3.9± ACRES LOCATED ON THE EAST SIDE OF FERGUSON PARKWAY, 314± FEET NORTH OF W. WHITE STREET.

k. Approve a Resolution entering into a Professional Services Agreement with New Line Skateparks and authorizing the City Manager to execute the contract. (Director of Neighborhood Services Marc Marchand)

The skatepark project will be located on the east side of Slayter Creek Park along the channel that runs between the park and the Anna Middle School stadium. The project budget is $1.5 million funded by the 2021 Bond Program. The consultant selected to design the skatepark is New Line Skateparks. New Line Skateparks is an internationally renowned full-service municipal skatepark design team. Out of Toronto, Ontario, they have over 20 years of concrete skatepark development experience. Though their skateparks have been built all over North America, local projects include the Northeast

Community Skatepark in Frisco, Vandergriff Skatepark in Arlington, Roanoke Skatepark, and McKinney Skatepark. They were selected based on the quality and success of their previous projects. This item was reviewed and approved to move forward during the Joint Council/Park Advisory Board joint meeting work session on February 28, 2022.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH NEW LINE SKATEPARKS FOR THE DESIGN OF A SKATEPARK AND ASSOCIATED LANDSCAPING AND IRRIGATION AT SLAYTER CREEK PARK

MOTION: Council Member Carver moved to approve. Council Member Toten seconded. Motion carried 4-3. Council Members Miller, Vollmer, and Atchley opposed.

l. Approve an Ordinance revising the International Property Maintenance Code and Amending Chapter 4 of the Anna City Code of Ordinances. (Neighborhood Services Director Marc Marchand)

The IPMC amendments add additional provisions which are necessary to make it conform to the unique parts of the Texas law, such as notice provisions. Also, these provisions have been modified to better reflect other City policies and procedures. And finally, the revisions are based on the City's past experiences and revised legal recommendations.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS ESTABLISHING A REVISED PROPERTY MAINTENANCE CODE AND AMENDING CHAPTER 4 (BUILDING REGULATIONS) OF THE ANNA CITY CODE OF ORDINANCES; PROVIDING A PENALTY FOR VIOLATION OF THIS ORDINANCE NOT TO EXCEED $2,000; PROVIDING FOR SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

7. **Items For Individual Consideration.**

a. Planned Development Amendment, Avery Point Commercial, Block A, Lots 1R and 3 (Director of Development Services Ross Altobelli)

1) Conduct a Joint Public Hearing with the Planning and Zoning Commission regarding a request to amend Permitted Uses and General Conditions in Ordinance No. 179-2005 as modified by Ord. No. 226-2005, Ord. No. 709-2015, and Ord. No. 955-2022 within Avery Pointe Commercial, Block A, Lots 1R & 3.

Mayor Pike opened the Public Hearing at 7:02 PM.

Director of Development Services Altobelli presented.

The City has received a zoning application to amend the zoning and development regulations in Ordinance No. 179-2005 as modified by Ord. No. 226-2005, Ord. No. 709-2015, and Ord. No. 955-2022 within Avery Pointe Commercial, Block A, Lots 1R & 3. The proposed amendments include

REMOVING Hotels, Apartment Hotels, and Motels from the list of Permitted Uses and REMOVING the Conditional Use requirement for Mini-warehouse. Additionally, the zoning request includes ADDING development standards associated with the development of a mini-warehouse.

The proposed mini-warehouse development standards include:

o Reduced building height adjacent to residential homes - Two-story buildings must be setback 160 feet from the eastern property boundary.
o Reduced parking for self-storage, mini-warehouse - 1 space per 100 storage units plus 1 space per 1,000 sf GFA of office space.
o Hours of operation - 6:00 a.m. to 10:00 p.m.
o Prohibit outside storage
o Self-storage / mini-warehouse is limited to Avery Point Commercial, Block A, Lot 3

Concept Plan:

The Concept Plan for Avery Point Commercial, Block A, Lot 3 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 self-storage, mini-warehouse development and related site improvements.

Property Developer Clint Richardson spoke and answered questions regarding the proposed project.

Mayor Pike closed the Public Hearing at 7:21 PM.

2) Planning & Zoning Commission - Consider/Discuss/Action on a recommendation regarding the request to amend Permitted Uses and General Conditions in Ordinance No. 179-2005 as modified by Ord. No. 226-2005, Ord. No. 709-2015, and Ord. No. 955-2022 within Avery Pointe Commercial, Block A, Lots 1R & 3.

MOTION: Commissioner Rubits moved to approve. Commissioner Patterson-Herndon seconded. Motion was withdrawn.

MOTION: Commissioner Rubits moved to require a closing time of 9:00 PM. Commissioner Patterson-Herndon seconded. Motion carried 5-0.

3) City Council - Consider/Discuss/Action on a recommendation from the Planning and Zoning Commission and Ordinance to amend Permitted Uses and General Conditions in Ordinance No. 179-2005 as modified by Ord. No. 226-2005, Ord. No. 709-2015, and Ord. No. 955-2022 within Avery Pointe Commercial, Block A, Lots 1R & 3.

MOTION: Council Member Vollmer moved to approve as presented. Council Member Atchley seconded.

Council Member Vollmer withdrew his motion. Council Member Atchley withdrew his second.

MOTION: Council Member Vollmer moved to approve requiring a closing time of 9:00 PM. Council Member Miller seconded. Motion carried 7-0.

4) Planning & Zoning Commission - Consider/Discuss/Action on a recommendation regarding the Avery Pointe Commercial, Block A, Lot 3, Concept Plan.

MOTION: Commissioner Patterson-Herndon moved to approve. Commissioner Wenzel seconded. Motion carried 3-2. Commissioners Rubits and Ogan opposed.

5) City Council - Consider/Discuss/Action on a recommendation from the Planning and Zoning Commission and Resolution regarding the Avery Pointe Commercial, Block A, Lot 3, Concept Plan.

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

6) Planning & Zoning Commission - Adjourn

MOTION: Commissioner Patterson-Herndon moved to adjourn. Commissioner Ogan seconded. Motion carried 5-0.

b. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance amending Appendix 2. Schedule of Uses within Article 9.04 Zoning Ordinance of Chapter 9 Planning & Development Regulations of the City of Anna Code of Ordinances. (Director of Development Services, Ross Altobelli)

Proposed amendments to Appendix 2. Schedule of Uses within Article 9.04 Zoning Ordinance of Chapter 9 Planning & Development Regulations of the City of Anna Code of Ordinances.

REMARKS:

To add a level of protection for residential neighborhoods located immediately adjacent to commercial zoning districts, staff is recommending amendments to the Schedule of Uses (Appendix 2) by requiring the issuance of specific use permits (SUP) for specific land uses. An SUP allows the city to evaluate a land use as to its probable effect on the adjacent property and the community welfare and gives the city greater authority in either approving or denying, as the findings indicate appropriate with regard to the health, safety and welfare of the general public. Additionally, by requiring the issuance of a SUP for a land use additional development standards and operational conditions and safeguards area allowed to be considered for the general welfare and protection of adjacent property and the community, as a whole.

The specific land uses in question include:

- o Motel, motor hotel, or motor lodge
- o Residence hotel
- o Hotel

Mayor Pike opened the Public Hearing at 7:34 PM.

There were no comments from the public.

Mayor Pike closed the Public Hearing at 7:34 PM.

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

c. Annexation - Anna West (Director of Development Services Ross Altobelli)

1) Consider/Discuss/Action on a Resolution approving an Agreement regarding services including a plan for municipal services regarding 43.9± acres located on the north side of Farm-to-Market Road 455, 250± feet west of County Road 287.

2) Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to annex 43.9± acres located on the north side of Farm-to-Market Road 455, 250± feet west of County Road 287.

Developer withdrew the item.

d. Zoning - Anna West (Director of Development Services Ross Altobelli)

1) Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to establish zoning for 43.9± acres located on the north side of Farm-to-Market Road 455, 250± feet west of County Road 287. Currently zoned: Extraterritorial Jurisdiction (ETJ).

2) Consider/Discuss/Action on a Resolution regarding the Anna West, Block A, Lot 1, Concept Plan.

Developer withdrew the item.

e. Consider/Discuss/Action on a Resolution regarding the Nelson Ranch, Block A, Lots 1-6 & Block B, Lot 1, Final Plat.

Seven lots on 74.1± acres located on the south side of Farm to Market Road 455 (FM 455), 1,951± feet west of Houston Street (Farm to Market Road 2862). Zoned: Extraterritorial Jurisdiction (ETJ).

The purpose for the Final Plat is to dedicate lot and block boundaries and easements necessary for future development.

Both the City of Anna Fire Department and the Westminster Volunteer Fire Department have reviewed the proposed plan and layout and are amenable to the variance requests subject to:

The proposed roadway will support a load equal to or greater than 75,000 pounds. Final approval and acceptance is subject to field verification once constructed and confirmed by a certified engineer. Fire access acceptance letter will be provided to the property owner by the Westminster Volunteer Fire Department to forward to the Collin County Fire Marshal for final approval.

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

f. Approve a Resolution setting a public hearing under Section 372.009 of the Texas Local Government Code on the advisability of the creation of a Public Improvement District and improvements within the City of Anna, Texas, for the AnaCapri Development and authorizing the issuance of notice by the City Secretary of Anna, Texas, regarding the public hearing. (Director of Economic Development Joey Grisham)

Mayor Pike recused himself from the meeting.

In accordance with the AnaCapri Development Agreement, the Developer has submitted a petition to the City to create the AnaCapri (PID). The petition is attached to the resolution as Exhibit A. Before the City Council can create the PID, it must hold a public hearing after 15 days' publication notice. The form of the notice is attached to the Resolution as Exhibit B. This Resolution does not create the PID; it only accepts the Developer's petition and provides for scheduling of the public hearing and publishing of the notice. The Resolution sets the public hearing for April 12, 2022. After the hearing, the City Council will consider a separate resolution creating the PID.

A RESOLUTION SETTING A PUBLIC HEARING UNDER SECTION 372.009 OF THE TEXAS LOCAL GOVERNMENT CODE ON THE ADVISABILITY OF THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT AND IMPROVEMENTS WITHIN THE CITY OF ANNA, TEXAS, FOR THE ANACAPRI DEVELOPMENT AND AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF ANNA, TEXAS, REGARDING THE PUBLIC HEARING.

MOTION: Council Member Vollmer moved to approve. Council Member Toten seconded. Motion carried 6-1. Mayor Pike abstained.

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

Under Tex. Gov't Code Chapter 551, the City Council may enter into Closed Session to discuss any items listed or referenced on this Agenda under the following exception

a. Consult with legal counsel regarding pending or contemplated litigation and/or on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code (Tex. Gov’t Code §551.071). Annexation Petition.

b. Discuss or deliberate the purchase, exchange, lease, or value of real property (Tex. Gov’t Code §551.072).

c. Discuss or deliberate Economic Development Negotiations: (1) To discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City of Anna and with which the City is

conducting economic development negotiations; or (2) To deliberate the offer of a financial or other incentive to a business prospect described by subdivision (1). (Tex. Gov't Code §551.087).

d. Discuss or deliberate personnel matters (Tex. Gov't Code §551.074). Boards and Commissions and officers of Anna Economic Development Corporations and Anna Community Development Corporation.

MOTION: Council Member Miller moved to enter Closed Session. Council Member Carver seconded. Motion carried 7-0.

Mayor Pike recessed the meeting at 7:43 PM.

Mayor Pike reconvened the meeting at 8:46 PM.

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

No action was taken.

10. **Adjourn.**

Mayor Pike adjourned the meeting at 8:46 PM.

Approved on March 22, 2022.

_____
Mayor Nate Pike

ATTEST:

_____
City Secretary Carrie L. Land

Item No. 6.b.

City Council Agenda
Staff Report

Meeting Date: 3/22/2022
Staff Contact: Joey Grisham

AGENDA ITEM:

Review Minutes of the January 6, 2022, and February 10, 2022 (Special Called) Joint Community Development Corporation and Economic Development Corporation Board Meetings. (Director of Economic Development Joey Grisham)

SUMMARY:

FINANCIAL IMPACT:

STRATEGIC CONNECTIONS:

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

STAFF RECOMMENDATION:

ATTACHMENTS:

1. January 6 2022 CDC EDC Joint Meeting Minutes - Signed
2. February 10 2022 CDC EDC Joint Special Meeting Minutes_Signed

APPROVALS:

Kimberly Garduno, Economic Development Coordinator	Created/Initiated - 3/16/2022
Jim Proce, City Manager	Final Approval - 3/17/2022

Officers:
Anthony Richardson, President
Bruce Norwood, Vice-President
Rocio Gonzalez, Secretary

Staff:
Joey Grisham, Director of Economic Development
Taylor Lough, Assistant Director of Economic Development
Kimberly Garduno, Economic Development Coordinator

Anna Community Development Corporation and Anna Economic Development Corporation Regular Meeting Minutes

Thursday, January 6, 2022, at 6:00 pm
City of Anna, City Hall, Council Chambers
111 N. Powell Parkway, Anna, Texas 75409

The Anna Community Development Corporation and the Anna Economic Development Corporation conducted a regular called meeting at 6:00 p.m. on Thursday, January 6, 2022, at the Anna City Hall Council Chambers, Anna, Texas 75409.

A video recording of the open session portions of the meeting may be viewed online at the City of Anna's website: https://www.annatexas.gov/962/AgendasMinutes

CDC and EDC Board Members Present: Anthony Richardson, Shane Williams, Kylee Kelley Bruce Norwood, Michelle Hawkins. **CDC and EDC Board Members Absent:** Rocio Gonzalez and Matthew Seago (Resigned) **Others Present:** Joey Grisham (Director of Economic Development), Kimberly Garduno (Economic Development Coordinator), and Lee Miller (Mayor Pro Tem) **Others Participating Remotely**: Clark McCoy (Attorney).

1. **Call to Order. Roll Call and Establishment of Quorum.**
   The meeting was called to order by Anthony Richardson, Board President, at 6:01 p.m.

2. **Invocation and Pledge.**
   Invocation and Pledge of Allegiance were led by Anthony Richardson.

3. **Neighbor Comments.**
   None.

4. **Introduction of new Economic Development Coordinator, Kimberly Garduno.**
   Joey Grisham introduced Kimberly Garduno.

5. **Consent Agenda.**
   a. Consider/Discuss/Act on approving minutes from the December 2, 2021, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)

Officers:	Staff:
Anthony Richardson, President	Joey Grisham, Director of Economic Development
Bruce Norwood, Vice-President	Taylor Lough, Assistant Director of Economic Development
Rocio Gonzalez, Secretary	Kimberly Garduno, Economic Development Coordinator

b. Consider/Discuss/Act on approving minutes from the December 2, 2021, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)

Shane Williams made a motion on behalf of the CDC and EDC to approve the consent agenda. Kylee Kelley seconded the motion. All were in favor. Motion passed.

6. **Individual Consideration**
   a. Consider/Discuss/Act on a resolution approving an Agreement with Wolfe, Tidewell, & McCoy, LLP for legal services. (EDC)
   b. Consider/Discuss/Act on resolution approving an Agreement with Wolfe, Tidwell, & McCoy, LLP for legal services. (CDC)

Joey Grisham explained that EDC/CDC Attorney Clark McCoy had not adjusted his fees in several years and provided a history of previous agreements.

Anthony Richardson made a motion on behalf of the EDC and CDC to adopt a resolution approving an agreement with Wolfe, Tidwell, & McCoy, LLP for legal services and authorizing the Board President to execute an agreement for legal services with Wolfe, Tidwell, & McCoy, LLP, subject to approval as to legal form. Shane Williams seconded the motion. All were in favor. Motion passed.

7. **Director's Report**
   a. October Sales Tax Report / November Budget Update
   Sales tax and budget reports were included in the packet. The month of October resulted in an increase of 24 percent more sales tax revenue than October 2020.
   b. Strategic Plan Update
   City Council approved the creation of Tax Increment Reinvestment Zone (TIRZ No. 6) for Downtown. Staff co-hosted the Business Appreciation Luncheon with Hurricane Creek Rotary Club at First Anna Church.
   c. ICSC Red River / February Meeting Date
   Please let staff know if you would like to attend. The event will be held at the Kay Bailey Convention Center in Dallas February 1 – 3, 2022. Will have booth at this event and working with Navi Retail. Joey Grisham requested to move February Board meeting to February 10, 2022.

8. **Closed Session (Exceptions).**
   a. Deliberate regarding the purchase, exchange lease or value of real property.
   (Tex. Gov't Code §551.072) possible property acquisition; possible land sale/purchase; Anna Business Park.
   b. Consult with legal counsel on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code (Tex. Gov't Code §551.071); City Charter provisions; Lease agreement and professional services contract.
   c. Discuss or deliberate Economic Development Negotiations: (1) To discuss or deliberate regarding commercial or financial information that the Board of

Officers:
Anthony Richardson, President
Bruce Norwood, Vice-President
Rocio Gonzalez, Secretary

Staff:
Joey Grisham, Director of Economic Development
Taylor Lough, Assistant Director of Economic Development
Kimberly Garduno, Economic Development Coordinator

Directors has received from a business prospect that the Board of Directors seeks to have locate, stay, or expand in or near the territory of the City of Anna and with which the Board is conducting economic development negotiations; or, (2) To deliberate the offer of a financial or other incentive to a business prospect described by subdivision (1). (Tex. Gov't Code §551.087) Anna Business Park Property; potential commercial, retail and medical projects.

Bruce Norwood made a motion to enter closed session. Michelle Hawkins seconded the motion. All were in favor. Motion passed. CDC Board entered closed session at 6:18 p.m.

9. **Reconvene into open session and take any action on closed session items.**
Michelle Hawkins made a motion to reconvene into open session. Kylee Kelley seconded the motion. All were in favor. Motion passed. The CDC reconvened into open session at 6:46 p.m.

Anthony Richardson made a motion on behalf of the CDC and EDC to authorize the Board President to execute a purchase sale agreement for the Anna Business Park property, subject to approval as to legal form. Bruce Norwood seconded the motion. All were in favor. Motion passed.

10. **Receive reports from staff or Board Members about items of community interest.**
None.

11. **Adjourn.**
Anthony Richardson made a motion to adjourn the meeting at 6:48 p.m. Kylee Kelley seconded the motion. All were in favor. Motion passed.

APPROVED:

Anthony Richardson
President of CDC/EDC

ATTESTED:

Rocio Gonzalez
Secretary of CDC/EDC

Officers:
Anthony Richardson, President
Bruce Norwood, Vice-President
Rocio Gonzalez, Secretary

Staff:
Joey Grisham, Director of Economic Development
Taylor Lough, Assistant Director of Economic Development
Kimberly Garduno, Economic Development Coordinator

Anna Community Development Corporation and Anna Economic Development Corporation Special-Called Meeting Minutes

Thursday, February 10, 2022, at 6:00 pm
City of Anna, City Hall, Council Chambers
111 N. Powell Parkway, Anna, Texas 75409

The Anna Community Development Corporation and the Anna Economic Development Corporation conducted a special-called meeting at 6:00 p.m. on Thursday, February 10, 2022, at the Anna City Hall Council Chambers, Anna, Texas 75409.

A video recording of the open session portions of the meeting may be viewed online at the City of Anna's website: https://www.annatexas.gov/962/AgendasMinutes

CDC and EDC Board Members Present: Anthony Richardson, Shane Williams, Kylee Kelley Bruce Norwood, Michelle Hawkins, and Rocio Gonzalez. **CDC and EDC Board Members Absent:** Matthew Seago (Resigned). **Others Present:** Joey Grisham (Director of Economic Development), Kimberly Garduno (Economic Development Coordinator), and Clark McCoy (Attorney).

1. **Call to Order. Roll Call and Establishment of Quorum.**
   The meeting was called to order by Anthony Richardson, Board President, at 6:11 p.m.

2. **Invocation and Pledge.**
   Invocation and Pledge of Allegiance were led by Anthony Richardson.

3. **Neighbor Comments.**
   None.

4. **Consent Agenda.**
   a. Consider/Discuss/Act on approving minutes from the January 6, 2022, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)
   b. Consider/Discuss/Act on approving minutes from the January 6, 2022, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)

Officers:	Staff:
Anthony Richardson, President	Joey Grisham, Director of Economic Development
Bruce Norwood, Vice-President	Taylor Lough, Assistant Director of Economic Development
Rocio Gonzalez, Secretary	Kimberly Garduno, Economic Development Coordinator

Shane Williams made a motion on behalf of the CDC and EDC to approve the consent agenda. Michelle Hawkins seconded the motion. All were in favor. Motion passed.

5. **Individual Consideration**
   a. **Conduct a Public Hearing regarding financial incentives and Consider/Discuss/Action on a resolution approving an Incentive Agreement with Zablink Hospitality, LLC for a hotel project. (CDC)**
   Anthony Richardson opened the public hearing at 6:14 pm. Joey Grisham discussed the original Chapter 380 agreement with Zablink Hospitality. Joey explained the initial agreement included a deferral of roadway impact fees. After securing a loan in early 2020, the lender immediately rescinded the loan offer because of COVID 19. Now that the hotel industry is rebounding, Zablink was able to secure a new loan, but costs rose by over $2 million because of increased labor and materials costs. Zablink approached the EDC about assistance and staff recommends a grant of impact fees not to exceed $208.990.06 should Zablink meet the performance criteria. Staff feels that it is important to get the city's first hotel up and running to start collecting hotel occupancy taxes.

   Clark McCoy discussed two important sections of the performance agreement that outline the four conditions required to meet the incentive agreement. Anthony Richardson closed the public hearing at 6:35 pm.

   Rocio Gonzalez made a motion on behalf of the CDC approving a resolution approving an Incentive Agreement with Zablink Hospitality, LLC subject to approval as to legal form. Bruce Norwood seconded the motion. All were in favor. Motion passed.

   b. **Hold a work session to discuss Downtown and a prospective incentive policy.**
   Joey Grisham provided a presentation on proposed downtown incentive policy options and provided updates on items outlined in the Downtown Master Plan. City Council approved the downtown TIRZ in December and staff will seek Collin County's participation on TIRZ number 6. Several projects are in motion and staff will continue to update the Board on progress. Mr. Grisham discussed catalyst areas, façade improvement grants, challenges with parking, right-of-way acquisition, plans to upgrade infrastructure, public-private partnerships, and various financing tools. Mr. Grisham mentioned staff is working with Freese & Nichols on a plan to update downtown ordinances/zoning and answered Board questions about the difference between Type A/Type B sales tax structures.

   Anthony Richardson recommended staff create an incentive policy that will help downtown Anna become a unique destination, with policies distinct from other

cities. Kylee Kelly suggested staff evaluate each business applying for incentive agreements to ensure they do not close in a few months.

c. **Consider/Discuss/Action on a resolution approving a Professional Services Agreement with Teague, Nall, and Perkins, Inc. (TNP) for a Downtown Drainage Study. (CDC)**
One of the major parts on the Downtown Master Plan includes upgrading the water and sewer infrastructure and addressing drainage issues. The Public Works Department has taken the lead on refurbishing the water tower and will also work with Teague, Nall and Perkins on the downtown drainage study. Upgrading infrastructure is key to bringing in new development downtown.

Shane Williams made a motion on behalf of the CDC to approve a resolution approving a Professional Services Agreement with Teague, Nall, & Perkins (TNP) for a Downtown Drainage Study not to exceed $55,000 and authorizing the Board President to execute the Agreement subject to approval as to legal form. Kylee Kelly seconded the motion. All were in favor. Motion passed.

d. **Consider/Discuss/Action on a resolution approving an Agreement with Red Productions, LLC for the creation of a promotional video. (CDC)**
This item was discussed at the January 2022 CDC/EDC Board Meeting. The current fiscal year budget includes funding for a new promotional video. Staff worked with Cooksey Communications to solicit and review proposals from 5-6 vendors. After reviewing each proposal, staff recommends Red Productions based on their quality work and extensive experience producing chamber and economic development videos. Filming of the video will start in March and will be completed sometime in May.

Michelle Hawkins made a motion on behalf of the CDC to approve a resolution approving an Agreement with Red Productions, LLC for the creation of a promotional video not to exceed $22,000 subject to approval as to legal form and authorizing the Board President to execute the Agreement. Rocio Gonzalez seconded the motion. All were in favor. Motion passed.

e. **Consider/Discuss/Action on a resolution amending the 2021-2022 Fiscal Year Budget by carrying forward unexpended promotional funds in the amount of $28,355.45. (EDC)**
Joey Grisham explained the department marketing plan changes last year resulted in unexpended promotional funds. Funds carried forward will be reflected in the Fiscal Year 2022 EDC budget.

Rocio Gonzalez made a motion on behalf of the EDC to approve a resolution approving an amendment to the FY 22 EDC Budget by carrying forward unexpended promotional funds in the

amount of $28,355.45. Anthony Richardson seconded the motion. All were in favor. Motion passed.

f. **Consider/Discuss/Action on a resolution authorizing all actions necessary for closing on sale of real property (business park) to PC5 Properties, LLC or assigns. (CDC)**
Joey Grisham stated this item is related to sale of the business park and execution of documents.

Bruce Norwood made a motion on behalf of the CDC approving a resolution authorizing the Board President to execute all actions related to the sale of the Business Park. Kylee Kelly seconded the motion. All were in favor. Motion passed.

g. **Consider/Discuss/Action on a resolution authorizing all actions necessary for closing on sale of real property (business park) to PC5 Properties, LLC or assigns. (EDC)**

Kylee Kelly made a motion on behalf of the EDC approving a resolution authorizing the Board President to execute all actions related to the sale of the Business Park. Anthony Richardson seconded the motion. All were in favor. Motion passed.

h. **Consider/Discuss/Action on accepting the resignation of Matthew Seago for the Board of Directors. (CDC & EDC)**
Joey Grisham received Mr. Seago's resignation since he no longer lives in the city limits and no longer meets the residency requirement.

Anthony Richardson made a motion on behalf of the EDC and CDC to accept the resignation of Matthew Seago from the Board of Directors. Rocio Gonzalez seconded the motion. All were in favor. Motion passed.

6. **Director's Report**
   a. **Chamber of Commerce Annual Banquet – April 2**
   The Chamber Banquet is scheduled for Saturday, April 2, 2022. The EDC will have four tables for board members and staff. Board members are encouraged to notify staff if you plan to attend the banquet.
   b. **ICSC ReCON and Red River Show**
   The ICSC Red River show will take place March 30 – April 1st and will be in Dallas this year at the Kay Bailey Hutchison Convention Center. The Las Vegas Convention Center is the location for ICSC ReCON beginning May 22-24th. Board members are encouraged to notify staff if you plan to attend either event.
   c. **Strategic Plan Update**

Officers:
Anthony Richardson, President
Bruce Norwood, Vice-President
Rocio Gonzalez, Secretary

Staff:
Joey Grisham, Director of Economic Development
Taylor Lough, Assistant Director of Economic Development
Kimberly Garduno, Economic Development Coordinator

A February update was included in the packet. Taylor Lough completed the 2022 Women's Leadership Institute and TCMA awarded Taylor the 2022 Assistant of the Year Award. Project updates included the closing of the senior living project. The AnaCapri project was submitted to D CEO and is a project finalist in the best real estate deals category.

d. **Financial Report/Sales Tax Update**
Joey Grisham explained sales tax continues strong upward trend. December 2021 sales tax revenue is up 32 percent.

7. **CLOSED SESSION (exceptions):**
   a. **Deliberate regarding the purchase, exchange, lease, or value of real property.** (Tex. Gov't Code §551.072) possible property acquisition; possible land sale/purchase; Anna Business Park.
   b. **Consult with legal counsel** on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code (Tex. Gov't Code §551.071) ; Grant program; Lease agreement and professional services contract.
   c. **Discuss or deliberate Economic Development Negotiations:** (1) To discuss or deliberate regarding commercial or financial information that the Board of Directors has received from a business prospect that the Board of Directors seeks to have locate, stay, or expand in or near the territory of the City of Anna and with which the Board is conducting economic development negotiations; or, (2) To deliberate the offer of a financial or other incentive to a business prospect described by subdivision (1). (Tex. Gov't Code §551.087) Anna Business Park Property; potential commercial, retail, and medical projects.

   Bruce Norwood made a motion to enter closed session. Rocio Gonzalez seconded the motion. All were in favor. Motion passed. CDC Board entered closed session at 7:31 p.m.

8. **Reconvene into open session and take any action on closed session items.**
   Rocio Gonzalez made a motion to reconvene into open session. Kylee Kelly seconded the motion. All were in favor. Motion passed. The CDC reconvened into open session at 7:48 p.m.

9. **Receive reports from staff or Board Members about items of community interest.**
   None.

10. **Adjourn.**
    Shane Williams made a motion to adjourn the meeting at 7:50 p.m. Anthony Richardson seconded the motion. All were in favor. Motion passed.

Officers:
Anthony Richardson, President
Bruce Norwood, Vice-President
Rocio Gonzalez, Secretary

Staff:
Joey Grisham, Director of Economic Development
Taylor Lough, Assistant Director of Economic Development
Kimberly Garduno, Economic Development Coordinator

APPROVED:

Bruce Norwood (Mar 14, 2022 15:24 CDT) Mar 14, 2022

Bruce Norwood
Vice-President of CDC/EDC

ATTESTED:

Mar 16, 2022

Rocio Gonzalez
Secretary of CDC/EDC

Item No. 6.c.

City Council Agenda
Staff Report

Meeting Date: 3/22/2022
Staff Contact: Joey Grisham

AGENDA ITEM:
Approve a Resolution entering into a Development Agreement with PC5 Properties, LLC, for the Anna Business Park. (Director of Economic Development Joey Grisham)

SUMMARY:
This Development Agreement outlines building standards related to the Anna Business Park.

FINANCIAL IMPACT:
N/A

STRATEGIC CONNECTIONS:
This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 1: Growing Anna Economy

STAFF RECOMMENDATION:

ATTACHMENTS:
1. Resolution - DA PC5 Properties C03029D20220318CR1

APPROVALS:

Joey Grisham, Economic Development Director	Created/Initiated - 3/18/2022
Jim Proce, City Manager	Final Approval - 3/18/2022

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A DEVELOPMENT AGREEMENT WITH PC5 PROPERTIES, LLC

WHEREAS, PC5 Properties, LLC, a Texas limited liability company ("Developer") is under contract to purchase 81.893± acres of real property described and defined as "Property" in the Development Agreement attached hereto as Exhibit 1 (the "Agreement"); and

WHEREAS, the City and Developer have agreed to building standards that shall apply to the Property in the event that Developer acquires the Property;

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

Section 1. **Recitals Incorporated.**

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

Section 2. **Approval**

Subject to approval as to legal form by the City's legal counsel, the City Council hereby approves the Development Agreement with PC5 Properties, LLC, attached hereto as Exhibit 1, and ratifies and approves the City Manager's execution of the same. The City Manager is hereby authorized to execute all documents and take all other actions necessary to finalize, act under, and enforce the Agreement.

PASSED by the City Council of the City of Anna, Texas, on this 22nd day of March 2022.

ATTESTED:	APPROVED:
_____	_____
Carrie L. Land, City Secretary	Nate Pike, Mayor

Item No. 6.d.

City Council Agenda
Staff Report

Meeting Date: 3/22/2022
Staff Contact: Terri Doby

AGENDA ITEM:
Monthly Financial Report for the month ending February 28, 2022. (City Manager Jim Proce)

SUMMARY:
The City of Anna's financial policies require the publication of a financial report monthly. This report covers the financial performance for Fiscal Year 2022 through February 28, 2022. Enclosed in the report is an executive dashboard that provides a high level look at major funds along with detailed reporting of sales tax collections and single family residential building permits.

The financial condition of the City remains strong and the reported funds adhere to fund balance requirements.

FINANCIAL IMPACT:
For information only

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

STAFF RECOMMENDATION:
For information only

ATTACHMENTS:
1. FY2022 City Council Monthly Financial Report February

APPROVALS:

Terri Doby, Budget Manager	Created/Initiated - 3/17/2022
Jim Proce, City Manager	Final Approval - 3/17/2022

CITY OF ANNA
GENERAL & UTILITY FUNDS DASHBOARD
Through February 28th, 2022

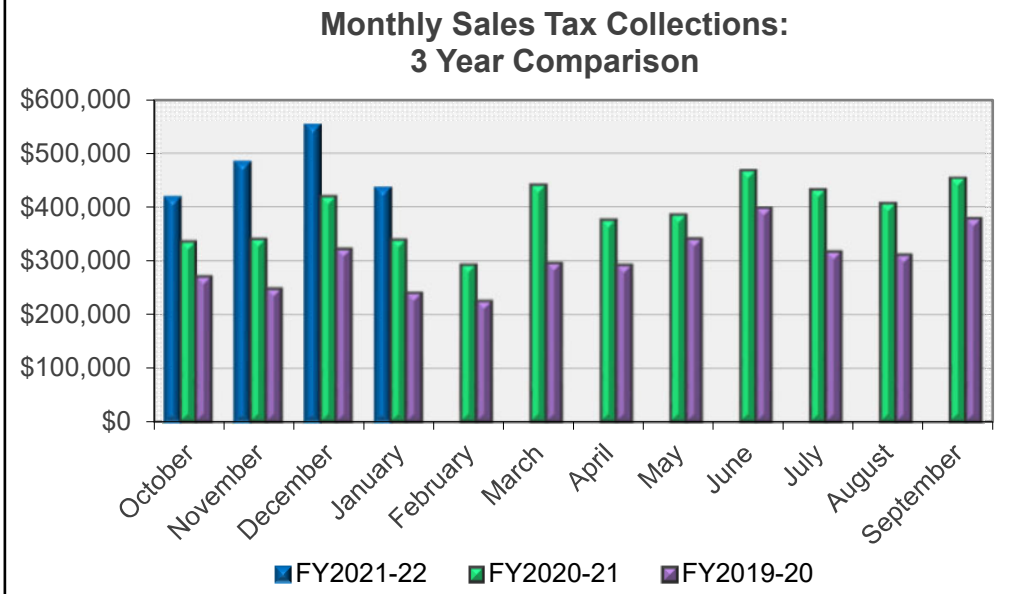
Positive	Positive variance compared to historical trends
Warning	Negative variance of 3%-5% compared to historical trends
Negative	Negative variance of >5% compared to historical trends

	FY2022 Budget	FY2022 YTD	%	Favorable / Unfavorable
REVENUES				
General Fund				
Property Taxes	$ 8,015,000	$ 7,870,345	98.2%	Property taxes are collected in January & February
Sales Tax	2,760,000	1,180,046	42.8%	Remitted from the Comptroller with lag time of 30 - 60 days; amount is four months of collections
Franchise and Local Taxes	485,000	289,000	59.6%	Most franchise fees are remitted quarterly.
Charges for Services	111,600	47,950	43.0%	
Licenses, Permits & Fees	3,668,100	2,838,925	77.4%	
Investment Income	30,000	9,222	30.7%	
Other Revenues	16,300	10,426	64.0%	
Intergovernmental	48,395	23,820	49.2%	
Fines	90,000	70,402	78.2%	
Revenue Total	**$ 15,224,395**	**$ 12,340,136**	81.1%	**With 41.7% of the year expired, revenues are at 81.1% of budget.**
EXPENDITURES				
General Fund				
Expense Total	**$ 15,208,754**	**$ 6,000,813**	39.5%	**With 41.7% of the year expired, expenses are 39.5% of budget.**
Utility Fund				
REVENUES				
Water Sales	$ 6,000,000	$ 2,261,296	37.7%	
Sewer Charges	3,600,000	1,588,134	44.1%	
Sanitation Revenue	1,100,000	664,800	60.4%	
Other Charges for Services	745,000	239,809	32.2%	
Licenses, Permits & Fees	505,000	1,553,455	307.6%	
Investment Income	20,000	3,684	18.4%	
Other Revenues	188,700	92,692	49.1%	
Utility Fund Total	**$ 12,158,700**	**$ 6,403,870**	52.7%	**With 41.7% of the year expired, revenues are 52.7% of budget.**
EXPENDITURES				
Administration	$ 1,219,038	$ 632,897	51.9%	One-time payment made for insurance
Water	5,654,073	2,970,164	52.5%	Water purchases higher than expected to be paid from higher than expected water sales
Sewer	4,712,683	1,392,517	29.5%	
Sanitation	1,100,000	468,887	42.6%	
Utility Billing	560,311	154,144	27.5%	
Utility Fund Total	**$ 13,246,105**	**$ 5,618,609**	42.4%	**With 41.7% of the year expired, expenses are 42.5% of budge**

CITY OF ANNA
Schedule of Sales Tax Collections
For the month January 31, 2022

	2021-22 Collections Monthly	% Change from Prior Year	2020-21 Collections Monthly
October	$ 417,343	24.4%	$ 335,454
November	483,556	42.2%	340,156
December	552,138	31.7%	419,319
January	435,037	28.4%	338,879
February			292,405
March			441,021
April			375,823
May			385,457
June			467,686
July			432,097
August			406,214
September			453,292
	$ 1,888,074		**$ 4,687,804**

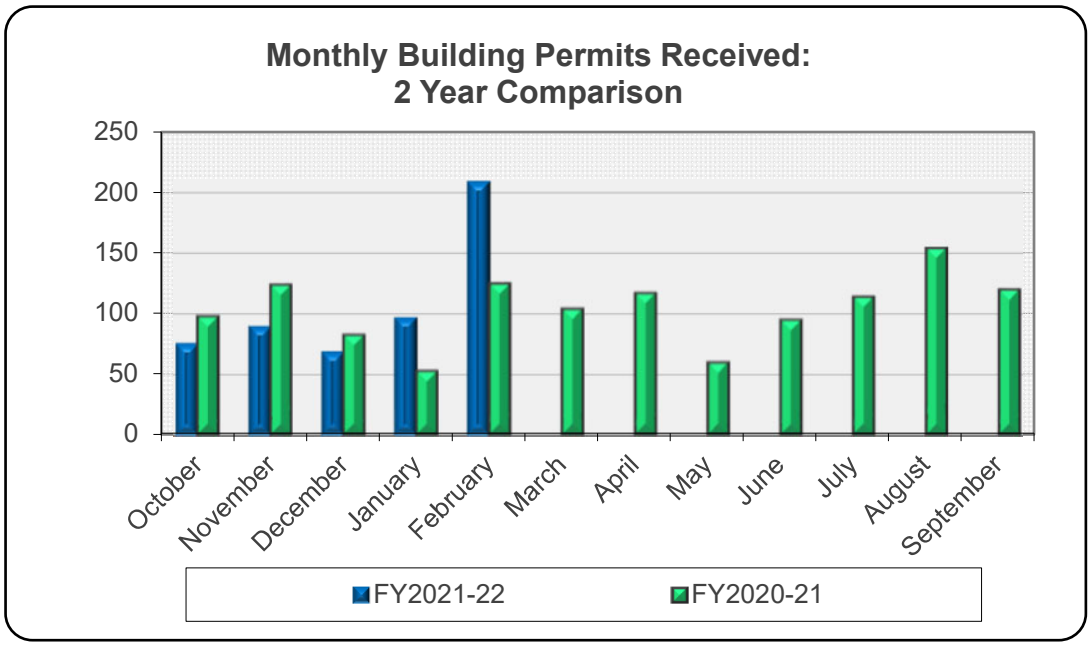
		% Budget
FY2022 Budget:	4,390,000	43.0%



CITY OF ANNA
Building Permits Received
Thru the month February 28, 2022

	Fiscal Year 2021-22 Monthly	Fiscal Year 2020-21 Monthly
October	75	98
November	89	124
December	68	83
January	96	53
February	208	125
March		104
April		117
May		60
June		95
July		114
August		154
September		120
	536	**1,247**

		% Budget
FY2022 Budget:	1,100	48.7%



Item No. 6.e.

City Council Agenda
Staff Report

Meeting Date: 3/22/2022
Staff Contact: Alan Guard

AGENDA ITEM:
Approve a Resolution approving a one-year extension of the primary depository bank services contract with Independent Bank. (Director of Finance Alan Guard)

SUMMARY:
Approve a Resolution approving a one-year extension of the primary depository bank services contract with Independent Bank.

In 2018, the City of Anna solicited Request for Proposals for primary depository banking services in accordance with Chapter 105 (the "Depositories for Municipal Funds" Act) of the Texas Local Government Code. The City Council approved Resolution No. 2018-03-421 on March 27, 2018, awarding the contract to Independent Bank.

The contract was for an initial period of two years. The contract allows for three one-year renewal extensions. Staff is satisfied with the services provided by Independent Bank and recommends the City exercise the third and final extension. A new RFP will be distributed in 2023.

FINANCIAL IMPACT:
NA

STRATEGIC CONNECTIONS:
This item supports the City of Anna Strategic Plan, specifically advancing:
GOAL #4 High Performing, Professional City

STAFF RECOMMENDATION:
Approve the Resolution approving a one-year extension.

ATTACHMENTS:
1. Resolution Approving One Year Extension for Depository Services 03.22.2022
2. Resolution 2018-03-421 Primary Depository Services Contract to Inependent Bank
3. Extension Letter with Independent Bank

APPROVALS:
Alan Guard, Finance Director Created/Initiated - 3/14/2022

Jim Proce, City Manager Final Approval - 3/17/2022

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A ONE-YEAR EXTENSION OF THE PRIMARY DEPOSITORY BANK SERVICES CONTRACT TO INDEPENDENT BANK .

WHEREAS, the State of Texas Local Government Codes: Chapter 105 Municipal Depository Act; Chapter 176 Conflict of Interest Act; Chapter 2256 Public Funds Investment Act; and Chapter 2257 Public Funds Collateral Act established the process for selecting a depository bank; and,

WHEREAS, Resolution 2013-02-06 of the City of Anna (City) authorized applications to be received from financial institutions located outside the City; and,

WHEREAS, the City of Anna, Texas City Council ("City Council") approved resolution 2018-03-421 awarding a contract for primary depository bank services with Independent Bank; and

WHEREAS, the contract allows for three one-year extensions.

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

Section 1. Recitals Incorporated.

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

Section 2. Approval and Authorization of Contract

The City Council hereby approves a one-year extension, subject to approval as to form by the City Attorney, for Primary Depository Bank Services with Independent Bank.

PASSED by the City Council of the City of Anna, Texas, on this the 22nd day of March, 2022.

ATTEST:	APPROVED:
_____	_____
Carrie L. Land, City Secretary	Nate Pike, Mayor

DEPOSITORY BANK SERVICES AGREEMENT

THIS DEPOSITORY BANK SERVICES AGREEMENT hereinafter called the "Agreement", is made and entered into on the date last herein written by and between the City of Anna, Texas, hereinafter called the "City", and Independent Bank a banking association, organized under the law of the United States and authorized by law to do banking business in the State of Texas, hereinafter called the "Bank", and provides as follows:

1. **Designation of Depository**. The City, through action of the City Council, on March 27, 2018, hereby designates Bank as a primary depository bank for the period beginning June 1, 2018, and **continuing** through May 31, 2020, with the option for three (3) one-year extensions under the same terms and conditions.

2. **General.** All services rendered to City by Bank under this Agreement shall be performed in accordance with accepted commercial banking standards for public fund organizations and under the overall direction and instructions of City pursuant to Bank's standard operations, policies, and procedures.

3. **Scope of Services.** Bank agrees to provide those services as described in the City of Anna, Texas Request for Application for Depository Bank Services released on November 30, 2017 hereinafter referred to as the "RFA". The RFA and Bank's response to the RFA, hereinafter referred to as the "Application", are incorporated herein by reference. Bank acknowledges that all services performed by Bank are subject to the approval of City.

4. **City Representatives**. During the term of this Agreement, City will, through appropriate action of its City Council, designate the officer, or officers, who singly or jointly will be authorized to represent and act on behalf of City in any and all matters of every kind arising under this Agreement and to (a) appoint and designate, from time to time, a person or persons who may request withdrawals, orders for payment or transfer on behalf of City in accordance with the electronic funds or funds transfer agreement and addenda, and (b) make withdrawals or transfer by written instrument.

5. **Custodian**. City and Bank, by execution of this Agreement, hereby designate Federal Home Loan Bank as custodian, hereinafter called "Custodian", to hold in trust, according to the terms and conditions of this Agreement, the collateral described and pledged by Bank in accordance with the provisions of this Agreement.

6. **Custodian Fees**. Any and all fees associated with Custodian's holding of collateral for the benefit of City will be paid by Bank and City will have no liability therefore.

7. **Entire Agreement**. The entire agreement between Bank and City shall consist of this Agreement, City's RFA (except to the extent Bank took specific exceptions in the Bank's Application), Bank's Application, the Custodial Agreement with Custodian, and other such bank service agreements, policies and documents as may be required and approved by the parties (together, the "Banking Agreements"), each incorporated by reference as they presently exist and each listed in governing order of precedence in the event of conflict among the documents. This Agreement supersedes any and all prior representations, statements, and agreements, whether written or oral. The terms and provisions of this Agreement may not be amended, altered, or waived except by mutual agreement evidenced by a written instrument signed by duly authorized representatives of both parties.

8. **Collateralization**. All funds on deposit with Bank to the credit of City shall be secured by collateral as provided for in the Public Funds Investment Act (Chapter 2256 of the Texas Government Code

as amended), the Public Funds Collateral Act (Chapter 2257 of the Texas Government Code), City's Investment Policy, and Bank's Application.

If marketable securities are pledged, the total market value of the securities securing such deposits will be in an amount at least equal to the minimum required amount as per City's Investment Policy. The market value of any pledged securities (collateral) will be obtained from non-Bank-affiliated sources. Bank will monitor and maintain the required collateral margins and levels at all times.

Bank has heretofore, or will immediately hereafter, deliver to Custodian collateral of the kind and character above mentioned of sufficient amount and market value to provide adequate collateral for the funds of City deposited with Bank. Custodian will accept said collateral and hold the same in trust for the purposes herein stated. Said collateral or substitute collateral, as hereinafter provided for, shall be kept and retained by Custodian in trust so long as deposits of City remain with Bank. Bank hereby grants a security interest in such collateral to City.

If at any time the collateral in the hands of Custodian shall have a market value in excess of the required balances, City may authorize the withdrawal of a specified amount of collateral, and Custodian shall deliver this amount of collateral (and no more) to Bank.

If surety bonds or letters of credit are utilized, City shall agree as to the issuer and form of contract prior to the pledge. The amount of surety bonds or letters of credit will be at least equal to the minimum required amount as per City's Investment Policy. The termination or expiration of any surety bond or letter of credit shall be a minimum of two (2) business days after City anticipates withdrawing the secured deposit.

9. **Successors**. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. Whenever a reference is made herein to either party, such reference shall include the party's successors and assigns.

10. **Compensation**. City and Bank agree that any compensation for the performance of all duties and services is set forth in the Application accepted by City. Except as may otherwise be provided in the Banking Agreements, said compensation shall constitute full payment for all services, liaison, products, materials, and equipment required to provide the professional banking services, including services, materials, training, equipment, travel, overhead, and expenses. Fees shall be fixed for the term of the Banking Agreements, including all extensions.

11. **Consideration**. The Banking Agreements are executed by the parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.

12. **Counterparts.** The Banking Agreements may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. A facsimile signature will also be deemed to constitute an original if properly executed.

13. **Authority to Execute**. The individuals executing the Banking Agreements on behalf of the respective parties below represent to each other and to others that all appropriate and necessary action has been taken to authorize the individual who is executing the Banking Agreements to do so for and on behalf of the party for which his or her signature appears, that there are no other parties or entities required to execute the Banking Agreements in order for the same to be authorized and binding on the party for whom the individual is signing and that each individual affixing his or her signature hereto is authorized to do so.

14. **Governing Law and Venue**. This Agreement shall be governed by the laws of the State of Texas. Collin County will be the venue for any lawsuit arising out of this Agreement.

15. **Notices**. Except as may otherwise be specified in the applicable service-level agreements and/or set-up forms, any demand, notice, request, instruction, designation, or other communication(s) required in writing under this Agreement shall be personally delivered or sent certified mail, return receipt requested, to the other party as follows:

Bank: Mr. Johnny Bratcher, Executive Vice President
Independent Bank
223 McKinney Street
Farmersville, Texas 75442

City: Ms. Dana Thornhill, Finance Director
City of Anna
111 North Powell Parkway
Anna, Texas 75409

Changes to notice information may be made by either party with written notification to the other party.

16. **Severability**. If any provision of this Agreement is held to be illegal, invalid, or unenforceable by a court of competent jurisdiction, the parties, shall, if possible, agree on a legal, valid, and enforceable substitute provision that is as similar in effect to the illegal, invalid, or unenforceable provision as possible. The remaining portion of the Agreement not declared illegal, invalid, or unenforceable shall remain valid and in full force and effect for the term remaining.

17. **Binding Commitment**. Bank hereby acknowledges itself duly and firmly bound for the faithful performance of all the duties and obligations required by applicable law, including the Government Code and Local Government Code, such that all funds deposited with it as depository shall be faithfully kept by it and accounted for according to law.

18. **Continuation**. Unless this Agreement is terminated sooner, Bank's designation as the primary City Depository will remain continuously in effect through May 31, 2020 subject to execution of the extension options if applicable.

Executed by the undersigned duly authorized officers of the parties hereto:

CITY OF ANNA, TEXAS

By: Bill Sypp
Name: Bill Sypp
Title: Interim City Manager
Date: 3/29/2018

ATTEST:
By: Carrie L. Smith
Name: Carrie L. Smith
Title: City Secretary

INDEPENDENT BANK

By: Amy A Feagin
Name: Amy A Feagin
Title: SVP/Treasurer
Date: 4/5/2018

ATTEST
By:
Name: Nick Elrod
Title: AVP

City of Anna
111 North Powell Parkway
Anna, TX 75409
972-924-3325
www.annatexas.gov

THE CITY OF Anna

March 22, 2022

Mr. Johnny Bratcher
Executive Vice President and Regional President
Independent Financial
P. O. Box 592
Farmersville, Texas 75442

RE: City of Anna, Texas - Depository Bank Services Contract Extension

Dear Mr. Bratcher:

The expiration of the second of three (3) one-year terms of the Depository Bank Services Agreement is May 31, 2022. The City is opting to exercise the third of the three (3) one-year contract extension options provided for in the Agreement to extend the term through May 31, 2023 under the same terms and conditions.

To confirm the Bank's acceptance of this contract extension, please complete the section below and return a copy of this letter to me.

We have appreciated our business relationship with you and the Bank and look forward to the extended term.

Should you have any questions or need additional information or explanation, please contact me at 972.924.3325.

Sincerely,

Alan Guard
Finance Director

INDEPENDENT FINANCIAL

ACCEPTED BY: _____ **DATE:** _____

PRINTED NAME: _____ **TITLE:**_____

Item No. 6.f.

City Council Agenda
Staff Report

Meeting Date: 3/22/2022
Staff Contact: Kevin Johnson

AGENDA ITEM:

Approve a Resolution approving a three-year contract with Grayson County Electric Cooperative (GCEC) for fiber and telephone services and authorizing the City Manager to execute the contract. (IT Director Kevin Johnson)

SUMMARY:

The City of Anna agreed to a 10-year contract with GCEC in December of 2020 for fiber and telephone services. As part of the agreement, GCEC agreed to construct fiber lines to the new City Hall and incorporated those costs into the 10-year term of the contract. In June 2021, the City engaged a consultant to assist the City with a review of telephone costs and develop a Request for Proposal for a new telephone system for the new City Hall. The consultant's review of the GCEC contract revealed a number of items that were not advantageous to the City. The consultant recommended that the City renegotiate the contract with GCEC from a 10-year term to a 3-year term. GCEC has agreed to renegotiate the contract.

The shorter term will allow the City to take advantage of specific advancements that will save the City considerable money over time. These items include:
1) competition from new providers that are starting to build infrastructure in Anna due to our growth;
2) changes in technology that will make some of our current technology obsolete, such as the current PRI lines, and the deployment of 5G technology, which will become a standard, and
3) The City will not be locked into using a GCEC telephone system and will be able to take advantage of other available telephone systems and technology.

Based on the change from a 10-year term to a 3-year term, the consultant estimates the City will save $7,850.

FINANCIAL IMPACT:

$84,735 per year for three years. Pays for the construction costs of the fiber and three years of service for all City facilities. Funding is budgeted in the IT operating budget.

STRATEGIC CONNECTIONS:

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

STAFF RECOMMENDATION:

Approve the Resolution approving the three-year contract with GCEC and authorize the city manager to sign the contract.

ATTACHMENTS:

1. Resolution Approving GCEC Contract 2022
2. City of Anna Dark Fiber Internet 36 month Agreement
3. Original Quote GCEC Signed

APPROVALS:

Alan Guard, Finance Director	Created/Initiated - 3/18/2022
Jim Proce, City Manager	Final Approval - 3/18/2022

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION APPROVING A THREE-YEAR CONTRACT WITH GRAYSON COUNTY ELECTRIC COOPERATIVE (GCEC) FOR FIBER AND TELEPHONE SERVICES AND AUTHORIZING THE CITY MANAGER TO SIGN THE CONTRACT.

WHEREAS, the City of Anna, Texas ("the City") has used the telephone and internet services of Grayson County Electric Cooperative (GCEC) for many years; and

WHEREAS, GCEC is willing to continue to provide these services to the City; and

WHEREAS, GCEC is willing to construct the necessary infrastructure for telephone and internet services for City facilities; and

WHEREAS, a recent review of the most recent contract with GCEC has prompted the previous contract to be renegotiated; and

WHEREAS, staff believes it in is in the best long-term interests to approve the new contract;

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

Section 1. Recitals Incorporated.

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

Section 2. GCEC Contract Reviewed

The City Council has reviewed the GCEC contract and approves the amended agreement attached hereto as Exhibit 1 and authorizes the city manager to sign the contract.

PASSED by the City Council of the City of Anna, Texas, on this the 22nd day of March, 2022.

ATTEST:	APPROVED:
_____	_____
Carrie L. Land, City Secretary	Nate Pike, Mayor

Quote

Date: 02-28-2022
Quote #:
Expiration Date: 03-31-2022

Customer:
City of Anna
101 S Powell Pkwy
Anna, TX 75409
Attn: Kevin Johnson

Main Service Address:

*** Multi Location ***

Salesperson	MSA Number	Payment Terms	Account Tel #
Steve Mills		Monthly	972-924-3325

Qty	Description	NRC	MRC
	DARK FIBER		
1	Public Works Fiber Swing and Programming	$ 1,000.00	
1	Waste Water Fiber Swing & Programming	$ 1,000.00	
	Leasing of Dark Fiber (4 Strands of Fiber)		$ 1,300.00
	Public Works to City Hall, Waste Water to City Hall		
	120 Month Contract Term		
	INTERNET		
1	1Gig Interbnet Fiber Loop Active E		$ 2,750.00
	City Hall,Public Works, PD & Fire IPADR16 Static IP		
	36 Month Contract Term		
1	**INTERNET**		
	Fire Department Secondary Circuit 100X100MB	$ 1,000.00	$ 600.00
	Public Works Secondary Circuit	$ 1,000.00	$ 200.00
	36 Month Contract Term		
1	**Fiber facilities monthly construction cost**		$ 1,412.37
	PHONE LINES		
	PRI Loop, Bchannels Dchannel 100 DID's		$ 498.87
	PRI ONLY is Month to Month		
6	Basic Business Line/Fac(S)	$ 750.00	$ 300.00
	36 Month Contract Term		
		$ 4,750.00	$ 7,061.24
		Applicable State and Federal Taxes	Applicable State and Federal Taxes
	TOTAL	**$ 4,750.00**	**$ 7,061.24**

(Excludes any Taxes & Fees)

This is a quotation on the goods and services named, subject to the conditions noted below:
(Describe any conditions pertaining to these prices and any additional terms of the agreement.
You may want to include contingencies that will affect the quotation.)

To accept this quotation, sign here and return: _____ Date: _____

Thank you for your business!

PO Box 2119 Van Alstyne, TX 75495 903-482-7000

Grayson Collin Communications

Quote

Date: 12-17-2020
Quote #: 0212172020
Expiration Date: 12-31-2020

Customer:
City of Anna
101 S Powell Pkwy
Anna, TX 75409
Attn: Kevin Johnson/Greg Peters

Main Service Address:

*** Multi Location ***

Add To Master Service Agreement # 01282019

Salesperson	MSA Number	Payment Terms	Account Tel #
Steve Mills		Monthly	972-924-3325

Qty	Description	NRC	MRC
	DARK FIBER		
1	Public Works Fiber Swing and Programming	$ 1,000.00	
1	Waste Water Fiber Swing & Programming	$ 1,000.00	
	Leasing of Dark Fiber (4 Strands of Fiber)		$ 1,200.00
	Public Works to City Hall, Waste Water to City Hall		
	120 Month Contract Term		
	INTERNET		
1	1GB Interbnet Fiber Loop Active E		$ 3,105.00
	City Hall,Public Works & Fire Includes IPADR16 Static IP		
	84 Month Contract Term		
1	INTERNET		
	Public works secondary circuit 10 x 10 MB	$ 1,000.00	$ 100.00
	Fire Department Secondary Circuit 100X100MB	$ 1,000.00	$ 400.00
	84 Month Contract Term		
	PHONE LINES		
1	ISDN PRI B-Channels/D-Channel Included		
	ISDN PRI Loop, ISDN PRI Interface, ISDN AP, DID 1st 100		$ 498.87
2	Basic Business Line/Fac(S)		$ 60.00
	84 Month Contract Term		
		$ 4,000.00	$ 5,363.87
		Applicable State and Federal Taxes	Term Discount -1,203.87
	TOTAL	$ 4,000.00	$ 4,160.00

(Excludes any Taxes & Fees)

This is a quotation on the goods and services named, subject to the conditions noted below: (Describe any conditions pertaining to these prices and any additional terms of the agreement. You may want to include contingencies that will affect the quotation.)

To accept this quotation, sign here and return: _____ Date: 1-27-21

Grayson Collin Communications _____ Date: 1/27/2021

Please note: This quote will replace quote dated 02-01-2019. Billing on this quote will begin 03-01-2021

Thank you for your business!

Item No. 6.g.

City Council Agenda
Staff Report

Meeting Date: 3/22/2022
Staff Contact: Joey Grisham

AGENDA ITEM:

Approve a Resolution setting a public hearing under Section 372.009 of the Texas Local Government Code on the advisability of the creation of a public improvement district and improvements within the City of Anna, Texas, for the Crystal Park Development and authorizing the issuance of notice by the City Secretary of Anna, Texas, regarding the public hearing. (Director of Economic Development Joey Grisham)

SUMMARY:

In accordance with the Crystal Park Development Agreement, the developer has submitted a petition to the City to create the Crystal Park (PID). The petition is attached to the resolution as Exhibit A. Before the City Council can create the PID, it must hold a public hearing after 15 days' publication notice. The form of the notice is attached to the resolution as Exhibit B. This resolution does not create the PID; it only accepts the developer's petition and provides for scheduling of the public hearing and publishing of the notice. The resolution sets the public hearing for April 12, 2022. After the hearing, the Council will consider a separate resolution creating the PID.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

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

Goal 1: Growing Anna Economy

Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

Approve the Resolution.

ATTACHMENTS:

1. (BLOOMFIELD) CRYSTAL PARK PID -- Petition for Creation of PID (executed)
2. Crystal Park PID Legal Notice
3. Resolution Accepting Petition and Calling Public Hearing (Crystal Park PID) v3

APPROVALS:

Joey Grisham, Economic Development Director	Created/Initiated - 3/17/2022
Jim Proce, City Manager	Final Approval - 3/17/2022

PETITION FOR CREATION OF THE CRYSTAL PARK PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY OF ANNA, TEXAS

TO THE HONORABLE MAYOR AND CITY COUNCIL, CITY OF ANNA, TEXAS:

COMES NOW Bloomfield Homes, L.P., a Texas limited partnership ("Petitioner"), the owner of certain taxable real property, and pursuant to Chapter 372 of the Texas Local Government Code, as amended (the "Act"), hereby petitions the City of Anna, Texas ("City") to establish the Crystal Park Public Improvement District to include property owned by the Petitioner and located within the corporate limits of the City (the "District"). In support of same, Petitioner would respectfully show the following:

I.

The boundaries of the proposed District are set forth in Exhibit A attached hereto and incorporated by reference herein.

II.

The general nature of the proposed public improvements to be provided by the District that are necessary for the development of the Property within the District and which shall promote the interests of the City and confer a special benefit upon the Property, may include: (i) street, roadway and sidewalk improvements, including related drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) drainage improvements and facilities; (iii) parks, trails and recreational facilities improvements; (iv) projects similar to those listed above authorized by the Act, including similar off-site projects that provide a benefit to the Property within the District; (v) acquisition of real property, interests in real property, or contract rights in connection with each Authorized Improvement; (vi) payment of costs, including, without limitation, design, engineering, permitting, legal, required payment, performance and maintenance bonds, bidding, support, construction, construction management, administrative and inspection costs, associated with developing and financing the public improvements listed in (i) through (v) above; (vii) payment of costs associated with operating and maintaining the public improvements listed in (i) through (v) above; (viii) payment of costs of establishing, administering, and operating the District, as well as the interest, costs of issuance, reserve funds, or credit enhancement of bonds issued for the purposes described in (i) through (viii) above (collectively, the "Authorized Improvements").

III.

The estimated total cost of the proposed Authorized Improvements is $50,000,000.

IV.

The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. Each assessment may be paid in part or in full at any time (including interest), and certain assessments may be paid in annual installments (including interest). If the City allows an assessment to be paid in

installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment and must continue for a period necessary to retire the indebtedness on those Authorized Improvements (including interest).

V.

The City will not be obligated to provide any funding to finance the Authorized Improvements, other than from assessments levied in the District. No City property in the District shall be assessed. The Petitioner may fund certain improvements from other funds available to the Petitioner.

VI.

The management of the District will be by the City, with the assistance of one or more consultants, who shall, from time to time, advise the City regarding certain operations of the District.

VII.

The person or entity (through authorized representatives) signing this Petition concurs with the establishment of the District and has the corporate authority to execute and deliver the Petition.

VIII.

The Petitioner proposes the District be established and managed without the creation of an advisory board. However, if an advisory board is created, the Petitioner requests a representative of the Petitioner be appointed to the advisory board.

IX.

The person or entity (through authorized representatives) signing this Petition is also owner of taxable real property representing more than fifty percent (50%) of the appraised value of taxable real property liable for assessment under the proposal as determined by the current roll of the appraisal district in which the property is located; and the record owner of real property liable for assessment under the proposal who (a) constitutes more than fifty percent (50%) of all record owners of property that is liable for assessment under the proposal, and (b) owns taxable real property that constitutes more than fifty percent (50%) of the area of all taxable real property that is liable for assessment under the proposal.

X.

This Petition will be filed with the City Secretary, City of Anna, Texas, in support of the creation of the District by the City Council of the City as herein provided.

EXECUTED on this 1st March, 2022.

PETITIONER

BLOOMFIELD HOMES, L.P.,
a Texas limited partnership

By: Bloomfield Properties, Inc.,
a Texas corporation, its General Partner

By: _____
Timothy M. Stewart, Vice President

EXHIBIT A

Legal Description

BEING A 390.452 ACRE TRACT OF LAND SITUATED IN THE R. JOHNSON SURVEY, ABSTRACT NO. 479, THE W. KITCHINGS SURVEY, ABSTRACT NO. 504, THE T. RATTAN SURVEY, ABSTRACT NO. 782, THE J. CAHILL SURVEY, ABSTRACT NO. 144, THE H. CHENAWETH SURVEY, ABSTRACT NO. 158, THE J. COFFMAN SURVEY, ABSTRACT NO. 197, THE J. ELLETT SURVEY, ABSTRACT NO. 295 AND THE J. KINCADE SURVEY, ABSTRACT NO. 510, CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING PART OF A 148.68 ACRE TRACT OF LAND, CONVEYED TO F.A. MILLER, AS RECORDED IN COUNTY CLERK'S FILE NO. 19960321000231110, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, A 244.135 ACRE TRACT OF LAND CONVEYED TO FREDERICK ALEXANDER MILLER (18.6%), VIRGIL WREN MILLER (18.6%), MAQUIN JAN KUNKLE (18.6%), JEFFEREY WAYNE ROLLINS (22.1%), AND REBECCA LORRAINE BONA (22.1%), AS RECORDED IN VOLUME 5086, PAGE 1760, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 390.452 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982), AND DENTON CORS ARP (PID-DF8986), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A TxDOT HIGHWAY MONUMENT WITH ALUMINUM DISC FOUND FOR THE SOUTHEAST CORNER OF SAID 148.68 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF COFFMAN CEMETERY, (NO RECORD DOCUMENT FOUND). SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 75, (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, ALONG THE COMMON LINES OF SAID 148.68 ACRE TRACT AND SAID COFFMAN CEMETERY, THE FOLLOWING COURSES AND DISTANCES:

> NORTH 89 DEGREES 48 MINUTES 27 SECONDS WEST, A DISTANCE OF 322.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID 148.68 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF SAID CEMETERY;
>
> SOUTH 01 DEGREE 32 MINUTES 33 SECONDS WEST, A DISTANCE OF 93.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID 148.68 ACRE TRACT. SAID POINT BEING ON THE NORTH LINE OF A 97.682 ACRE TRACT OF LAND CONVEYED TO RATTAN PROPERTIES, LTD., AS RECORDED IN VOLUME 4820, PAGE 2729, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY,

TEXAS AND BEING WITHIN COUNTY ROAD NO. 284, (A PRESCRIPTIVE RIGHT-OF-WAY, BY USE AND OCCUPATION);

THENCE, NORTH 88 DEGREES 35 MINUTES 24 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 148.68 ACRE TRACT AND THE COMMON NORTH LINE OF SAID 97.682 ACRE TRACT, WITH SAID COUNTY ROAD NO. 284, A DISTANCE OF 1509.22 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR ELL CORNER OF SAID 148.68 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JOHN RATTAN AND SUE RATTAN, (NO RECORD DOCUMENT FOUND);

THENCE, ALONG THE COMMON LINES OF SAID 148.68 ACRE TRACT AND SAID RATTAN TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 18 DEGREES 15 MINUTES 04 SECONDS EAST, A DISTANCE OF 800.08 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 148.68 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF SAID RATTAN TRACT;

NORTH 78 DEGREES 24 MINUTES 56 SECONDS WEST, A DISTANCE OF 700.67 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID 148.68 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF SAID RATTAN TRACT. SAID POINT BEING ON THE EAST LINE OF AFORESAID 244.135 ACRE TRACT AND BEING WITHIN COUNTY ROAD NO. 286, (A PRESCRIPTIVE RIGHT-OF-WAY, BY USE AND OCCUPATION);

THENCE, ALONG SAID COMMON LINES OF SAID 244.135 ACRE TRACT AND THE WEST LINE OF A SAID RATTAN TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 02 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF 22.19 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 04 DEGREES 42 MINUTES 42 SECONDS WEST, A DISTANCE OF 362.07 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 05 DEGREES 43 MINUTES 05 SECONDS WEST, A DISTANCE OF 496.57 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF SAID RATTAN TRACT AND A COMMON NORTHWEST CORNER OF A 97.682 ACRE TRACT OF LAND CONVEYED TO RATTAN PROPERTIES, LTD, AS RECORDED IN

VOLUME 4820, PAGE 2729, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 01 DEGREE 13 MINUTES 34 SECONDS WEST, ALONG THE EAST LINE OF SAID 244.135 ACRE TRACT AND THE COMMON WEST LINE OF SAID 97.682 ACRE TRACT, WITH SAID COUNTY ROAD NO. 286, A DISTANCE OF 484.11 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 244.135 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF A 140.00 ACRE TRACT OF LAND CONVEYED TO JOHN ANDREW ADAMS AND LESLIE JANE BOX, AS RECORDED IN VOLUME 5389, PAGE 3671, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 87 DEGREES 14 MINUTES 28 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 244.135 ACRE TRACT AND THE COMMON NORTH LINE OF SAID 140.00 ACRE TRACT, A DISTANCE OF 3215.64 FEET TO A 60D NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID 244.135 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF SAID 140.00 ACRE TRACT. SAID POINT BEING ON THE EAST LINE OF A 216.801 ACRE TRACT OF LAND CONVEYED TO VERLA SUE HOLLAND AND MAURINE DICKEY, AS RECORDED IN COUNTY CLERK'S FILE NO. 95-0011069, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 244.135 ACRE TRACT AND THE SAID 216.801 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 02 DEGREES 16 MINUTES 14 SECONDS EAST, A DISTANCE OF 119.99 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 42 MINUTES 51 SECONDS WEST, A DISTANCE OF 640.05 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF 357.30 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 01 DEGREE 39 MINUTES 21 SECONDS WEST, A DISTANCE OF 381.16 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER, OF SAID 244.135 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF SAID 216.801 ACRE TRACT. SAID POINT BEING AT THE END OF AFORESAID COUNTY ROAD NO. 937;

NORTH 87 DEGREES 21 MINUTES 39 SECONDS WEST, A DISTANCE OF 29.55 FEET TO A 60D NAIL FOUND FOR AN EXTERIOR ELL CORNER OF SAID

244.135 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF A 245.6 ACRE TRACT OF LAND CONVEYED TO VIRGIL WREN MILLER, AS RECORDED IN VOLUME 5823, PAGE 3619, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE WEST LINE OF SAID 244.135 ACRE TRACT AND THE COMMON EAST LINE OF SAID 245.6 ACRE TRACT, WITH SAID COUNTY ROAD NO. 937, THE FOLLOWING COURSES AND DISTANCES:

NORTH 12 DEGREES 06 MINUTES 31 SECONDS WEST, A DISTANCE OF 109.36 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 06 DEGREES 52 MINUTES 41 SECONDS WEST, A DISTANCE OF 258.10 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 09 DEGREES 46 MINUTES 25 SECONDS WEST, A DISTANCE OF 725.61 FEET TO A 60D NAIL FOUND FOR CORNER;

NORTH 28 DEGREES 35 MINUTES 06 SECONDS WEST, A DISTANCE OF 186.41 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 14 DEGREES 05 MINUTES 23 SECONDS WEST, A DISTANCE OF 170.86 FEET TO A 60D NAIL FOUND FOR CORNER;

NORTH 00 DEGREES 03 MINUTES 33 SECONDS EAST, A DISTANCE OF 250.08 FEET TO A 60D NAIL FOUND (BENT) FOR CORNER;

NORTH 02 DEGREES 44 MINUTES 20 SECONDS EAST, PASSING THE NORTH LINE OF SAID 245.6 ACRE TRACT AND THE COMMON SOUTH LINE OF AFORESAID 64 ACRE TRACT, AND CONTINUING ALONG THE WEST LINE OF SAID 244.135 ACRE TRACT AND THE COMMON EAST LINE OF SAID 64 ACRE TRACT, IN ALL, A TOTAL DISTANCE OF 254.07 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, NORTH 03 DEGREES 55 MINUTES 14 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, WITH SAID COUNTY ROAD NO. 937, A DISTANCE OF 923.21 FEET A 1/2" IRON FOUND FOR THE NORTH CORNER OF SAID 244.135 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF A 5.765 ACRE TRACT OF LAND CONVEYED TO SUNLIT HOLDING, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20190221000181710, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY,

TEXAS. SAID POINT BEING ON THE EAST LINE OF A 64 ACRE TRACT OF LAND CONVEYED TO NAOMI L. WATSON, AS RECORDED IN COUNTY CLERK'S FILE NO. 20140313000236380, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING WITHIN THE APPROXIMATE CENTER OF COUNTY ROAD NO. 937, (A PRESCRIPTIVE RIGHT-OF-WAY BY USE AND OCCUPATION), FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "PEISER.MANKIN.SUR" FOUND FOR THE NORTHWEST CORNER OF SAID 5.765 ACRE TRACT AND A COMMON SOUTHWEST CORNER OF A 101.118 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO SUNLIT HOLDING, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20180925001201240, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, BEARS NORTH 03 DEGREES 55 MINUTES 14 SECONDS EAST, A DISTANCE OF 50.00 FEET;

THENCE, ALONG THE NORTHEAST LINE OF SAID 244.135 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 5.765 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 48 DEGREES 26 MINUTES 03 SECONDS EAST, A DISTANCE OF 82.66 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 67 DEGREES 30 MINUTES 05 SECONDS EAST, A DISTANCE OF 84.40 FEET TO 60D NAIL FOUND FOR CORNER;

SOUTH 62 DEGREES 35 MINUTES 14 SECONDS EAST, A DISTANCE OF 296.45 FEET TO A 60D NAIL FOUND FOR CORNER;

SOUTH 41 DEGREES 10 MINUTES 03 SECONDS EAST, A DISTANCE OF 157.79 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 78 DEGREES 06 MINUTES 15 SECONDS EAST, A DISTANCE OF 262.41 FEET TO A 60D NAIL FOUND FOR CORNER;

SOUTH 55 DEGREES 39 MINUTES 45 SECONDS EAST, A DISTANCE OF 144.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 5.765 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF AFORESAID 101.118 ACRE TRACT;

THENCE, CONTINUING ALONG THE NORTHEAST LINE OF SAID 244.135 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 101.118 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 18 MINUTES 28 SECONDS EAST, A DISTANCE OF 348.05 FEET TO A 60D NAIL FOUND FOR CORNER;

SOUTH 21 DEGREES 37 MINUTES 21 SECONDS EAST, A DISTANCE OF 346.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 06 DEGREES 07 MINUTES 23 SECONDS EAST, A DISTANCE OF 211.96 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 37 DEGREES 30 MINUTES 06 SECONDS EAST, A DISTANCE OF 88.02 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 64 DEGREES 23 MINUTES 44 SECONDS EAST, A DISTANCE OF 62.59 FEET TO A 60D NAIL FOUND FOR CORNER;

SOUTH 42 DEGREES 35 MINUTES 09 SECONDS EAST, A DISTANCE OF 246.54 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 88 DEGREES 51 MINUTES 58 SECONDS EAST, A DISTANCE OF 72.92 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 61 DEGREES 26 MINUTES 55 SECONDS EAST, A DISTANCE OF 164.75 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 36 MINUTES 03 SECONDS EAST, A DISTANCE OF 58.91 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 17 DEGREES 13 MINUTES 17 SECONDS EAST, A DISTANCE OF 15.78 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 06 DEGREES 10 MINUTES 57 SECONDS EAST, A DISTANCE OF 125.36 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 53 DEGREES 17 MINUTES 57 SECONDS EAST, A DISTANCE OF 61.31 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 78 DEGREES 59 MINUTES 39 SECONDS EAST, A DISTANCE OF 125.01 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 80 DEGREES 01 MINUTE 26 SECONDS EAST, A DISTANCE OF 234.63 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 78 DEGREES 24 MINUTES 21 SECONDS EAST, A DISTANCE OF 426.09 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 80 DEGREES 54 MINUTES 25 SECONDS EAST, A DISTANCE OF 239.90 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 77 DEGREES 43 MINUTES 11 SECONDS EAST, A DISTANCE OF 68.50 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 71 DEGREES 14 MINUTES 49 SECONDS EAST, A DISTANCE OF 42.49 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 66 DEGREES 21 MINUTES 02 SECONDS EAST, A DISTANCE OF 67.58 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 55 DEGREES 56 MINUTES 20 SECONDS EAST, A DISTANCE OF 73.51 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 101.118 ACRE TRACT AND THE WEST CORNER OF AFORESAID 148.68 ACRE TRACT;

THENCE, ALONG THE COMMON LINES OF SAID 148.68 ACRE TRACT AND SAID 101.118 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 35 DEGREES 12 MINUTES 23 SECONDS EAST, A DISTANCE OF 177.76 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 42 DEGREES 44 MINUTES 06 SECONDS WEST, A DISTANCE OF 131.40 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 19 DEGREES 54 MINUTES 38 SECONDS WEST, A DISTANCE OF 41.83 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 03 DEGREES 33 MINUTES 44 SECONDS WEST, A DISTANCE OF 30.38 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 23 DEGREES 14 MINUTES 16 SECONDS EAST, A DISTANCE OF 444.46 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 24 DEGREES 17 MINUTES 36 SECONDS EAST, A DISTANCE OF 387.15 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 25 DEGREES 22 MINUTES 03 SECONDS EAST, A DISTANCE OF 293.24 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 24 DEGREES 23 MINUTES 10 SECONDS EAST, A DISTANCE OF 419.41 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID 148.68 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF SAID 101.118 ACRE TRACT. SAID POINT BEING ON THE SOUTH LINE OF A 41.531 ACRE TRACT OF LAND CONVEYED AS “TRACT NO. 2” TO WBK PARTNERS, LTD., AS RECORDED IN COUNTY CLERK’S FILE NO. 98-126145, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 69 DEGREES 20 MINUTES 00 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 148.68 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 41.531 ACRE TRACT, A DISTANCE OF 1130.40 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID 148.68 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A 33 ACRE TRACT OF LAND CONVEYED TO MIXON REALITY CO., AS RECORDED IN COUNTY CLERK’S FILE NO. 20110407000364750, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID POINT BEING IN THE APPROXIMATE CENTER LINE OF AFORESAID COUNTY ROAD NO. 286;

THENCE, ALONG THE COMMON LINES OF SAID 148.68 ACRE TRACT AND SAID 33 ACRE TRACT, WITH SAID COUNTY ROAD NO. 286, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 32 DEGREES 23 MINUTES 30 SECONDS WEST, A DISTANCE OF 148.50 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 16 DEGREES 40 MINUTES 30 SECONDS WEST, A DISTANCE OF 597.04 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 148.68 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF SAID 33 ACRE TRACT;

SOUTH 63 DEGREES 20 MINUTES 08 SECONDS EAST, DEPARTING SAID COUNTY ROAD NO. 286, A DISTANCE OF 1552.52 FEET TO A TxDOT MONUMENT WITH ALUMINUM DISC FOUND FOR THE NORTHEAST CORNER OF SAID 148.68 ACRE TRACT. SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF AFORESAID U.S. HIGHWAY NO. 75, FROM WHICH A TxDOT MONUMENT WITH BRASS DISC FOUND BEARS NORTH 00 DEGREES 38 MINUTES 39 SECONDS WEST, A DISTANCE OF 12.19 FEET;

THENCE, ALONG THE EAST LINE OF SAID 148.68 ACRE TRACT AND SAID COMMON WEST RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 10 MINUTES 25 SECONDS EAST, A DISTANCE OF 150.17 FEET TO A TxDOT MONUMENT WITH BRASS DISC FOUND FOR CORNER;

SOUTH 07 DEGREES 36 MINUTES 36 SECONDS WEST, A DISTANCE OF 500.39 FEET TO A TxDOT MONUMENT WITH BRASS DISC FOUND FOR CORNER;

SOUTH 09 DEGREES 37 MINUTES 12 SECONDS WEST, A DISTANCE OF 400.10 FEET TO A TxDOT MONUMENT WITH BRASS DISC FOUND FOR CORNER;

SOUTH 06 DEGREES 39 MINUTES 30 SECONDS WEST, A DISTANCE OF 696.34 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 17,008,076 SQUARE FEET OR 390.452 ACRES OF LAND.

LESS AND EXCEPT:

TRACT 1: 30.000 ACRES

BEING A 30.000 ACRE TRACT OF LAND SITUATED IN THE R. JOHNSON SURVEY, ABSTRACT NO. 479, THE W. KITCHINGS SURVEY, ABSTRACT NO. 504 AND THE T. RATTAN SURVEY ABSTRACT NO. 782, CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING PART OF A 148.68 ACRE TRACT OF LAND, CONVEYED TO F.A. MILLER, AS RECORDED IN COUNTY CLERK'S FILE NO. 19960321000231110, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 30.000 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982), AND DENTON CORS ARP (PID-DF8986), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A TxDOT HIGHWAY MONUMENT WITH ALUMINUM DISC FOUND FOR THE SOUTHEAST CORNER OF SAID 148.68 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF COFFMAN CEMETERY, (NO RECORD DOCUMENT FOUND). SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 75, (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, ALONG THE COMMON LINES OF SAID 148.68 ACRE TRACT AND SAID COFFMAN CEMETERY, THE FOLLOWING COURSES AND DISTANCES:

> NORTH 89 DEGREES 48 MINUTES 27 SECONDS WEST, A DISTANCE OF 322.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID 148.68 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF SAID CEMETERY;
>
> SOUTH 01 DEGREE 32 MINUTES 33 SECONDS WEST, A DISTANCE OF 93.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID 148.68 ACRE TRACT. SAID POINT BEING ON THE NORTH LINE OF A 97.682 ACRE TRACT OF LAND CONVEYED TO RATTAN PROPERTIES, LTD., AS RECORDED IN VOLUME 4820, PAGE 2729, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING WITHIN COUNTY ROAD NO. 284, (A PRESCRIPTIVE RIGHT-OF-WAY, BY USE AND OCCUPATION);

THENCE, NORTH 88 DEGREES 35 MINUTES 24 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 148.68 ACRE TRACT AND THE COMMON NORTH LINE OF SAID 97.682 ACRE TRACT, WITH SAID COUNTY ROAD NO. 284, A DISTANCE OF 470.36 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, NORTH 13 DEGREES 05 MINUTES 58 SECONDS EAST, OVER AND ACROSS SAID 148.68 ACRE TRACT, A DISTANCE OF 2131.68 FEET TO A 5/8" IRON

ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE NORTH LINE OF SAID 148.68 ACRE TRACT AND THE COMMON SOUTH LINE OF A 33 ACRE TRACT OF LAND CONVEYED TO MIXON REALITY CO., AS RECORDED IN COUNTY CLERK'S FILE NO. 20110407000364750, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 63 DEGREES 20 MINUTES 08 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 587.47 FEET TO A TxDOT MONUMENT WITH ALUMINUM DISC FOUND FOR THE NORTHEAST CORNER OF SAID 148.68 ACRE TRACT. SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF AFORESAID U.S. HIGHWAY NO. 75, FROM WHICH A TxDOT MONUMENT WITH BRASS DISC FOUND BEARS NORTH 00 DEGREES 38 MINUTES 39 SECONDS WEST, A DISTANCE OF 12.19 FEET;

THENCE, ALONG THE EAST LINE OF SAID 148.68 ACRE TRACT AND SAID COMMON WEST RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 10 MINUTES 25 SECONDS EAST, A DISTANCE OF 150.17 FEET TO A TxDOT MONUMENT WITH BRASS DISC FOUND FOR CORNER;

SOUTH 07 DEGREES 36 MINUTES 36 SECONDS WEST, A DISTANCE OF 500.39 FEET TO A TxDOT MONUMENT WITH BRASS DISC FOUND FOR CORNER;

SOUTH 09 DEGREES 37 MINUTES 12 SECONDS WEST, A DISTANCE OF 400.10 FEET TO A TxDOT MONUMENT WITH BRASS DISC FOUND FOR CORNER;

SOUTH 06 DEGREES 39 MINUTES 30 SECONDS WEST, A DISTANCE OF 696.34 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 1,306,800 SQUARE FEET OR 30.000 ACRES OF LAND.

CITY OF ANNA, TEXAS
NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended (the "Act"), notice is hereby given that the City Council of the City of Anna, Texas ("City"), will hold a public hearing to accept public comments and discuss the petition (the "Petition"), filed by Bloomfield Homes, L.P., a Texas limited partnership (the "Petitioner"), requesting that the City create the Crystal Park Public Improvement District (the "District") to include property owned by the Petitioner and further described herein (the "Property").

Time and Place of the Hearing. The public hearing will start at 6:30 p.m. on April 12, 2022 at the Anna I.S.D. Board Room, 201 E. 7th Street, Anna, Texas, 75409 or such other location as designated by the City.

General Nature of the Proposed Authorized Improvements. The proposed public improvements may include: (a) acquisition, construction and improvements, and maintenance of the improvements, consisting of (i) street, roadway and sidewalk improvements, including related drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) drainage improvements and facilities; (iii) parks, trails and recreational facilities improvements; (iv) projects similar to those listed above authorized by the Act, including similar off-site projects that provide a benefit to the Property within the District; (v) acquisition of real property, interests in real property, or contract rights in connection with each Authorized Improvement; (vi) payment of costs, including, without limitation, design, engineering, permitting, legal, required payment, performance and maintenance bonds, bidding, support, construction, construction management, administrative and inspection costs, associated with developing and financing the public improvements listed in (i) through (v) above; (vii) payment of costs associated with operating and maintaining the public improvements listed in (i) through (v) above; (viii) payment of costs of establishing, administering, and operating the District, as well as the interest, costs of issuance, reserve funds, or credit enhancement of bonds issued for the purposes described in (i) through (viii) above (collectively, the "Authorized Improvements"); and (b) the payment of expenses incurred in the establishment, administration, and operation of the District, including maintenance costs, costs of issuance, funding debt service and capitalized interest reserves and credit enhancement fees of any bonds issued by or on behalf of the District, if necessary. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in establishment, administration and operation of the District is approximately $50,000,000.

Proposed District Boundaries. The District is proposed to include approximately 360.452 acres of land to be included within the city limits of the City and as more particularly described by a metes and bounds description available for public inspection at the office of the City Secretary, 111 N. Powell Parkway, Anna, Texas 75409.

Proposed Method of Assessment. The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and principal), and certain assessments may be paid in annual installments (including interest and principal). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness of those Authorized Improvements (including interest).

Proposed Apportionment of Cost between the District and the City. The City will not be obligated to provide any funds to finance the Authorized Improvements, except for assessments levied on real property within the District. No municipal property in the District shall be assessed. All of the costs of the Authorized Improvements will be paid from assessments and from other sources of funds, if any, available to the Petitioner.

During the public hearing, any interested person may speak for or against the establishment of the District and the advisability of the improvements to be made for the benefit of the property within the District.

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS
COLLIN COUNTY
CITY OF ANNA

We, the undersigned officers of the City of Anna, Texas (the "City"), hereby certify as follows:

1. The City Council (the "Council") of the City convened in a regular meeting on March 22, 2022, at the regular designated meeting place, and the roll was called of the duly constituted officers and members of the Council, to wit:

Nate Pike, Mayor
Lee Miller, Mayor Pro Tem
Josh Vollmer, Deputy Mayor Pro-Tem
Kevin Toten, Council Member
Stan Carver II, Council Member
Randy Atchley, Council Member
Danny Ussery, Council Member

Jim Proce, City Manager
Carrie Land, City Secretary

and all of said persons were present, except _____, thus constituting a quorum. Whereupon, among other business the following was transacted at said meeting: a written

A RESOLUTION SETTING A PUBLIC HEARING UNDER SECTION 372.009 OF THE TEXAS LOCAL GOVERNMENT CODE ON THE ADVISABILITY OF THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT AND IMPROVEMENTS WITHIN THE CITY OF ANNA, TEXAS, FOR THE CRYSTAL PARK DEVELOPMENT AND AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF ANNA, TEXAS, REGARDING THE PUBLIC HEARING.

was duly introduced for the consideration of the Council. It was then duly moved and seconded that said Resolution be passed; and, after due discussion, said motion, carrying with it the passage of said Resolution, prevailed and carried, with all members of the Council shown present above voting "Aye," except as noted below:

NAYS: _____ ABSTENTIONS: _____

2. A true, full, and correct copy of the aforesaid Resolution passed at the meeting described in the above and foregoing paragraph is attached to and follows this Certificate; said Resolution has been duly recorded in the Council's minutes of said meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the Council's minutes of said meeting pertaining to the passage of said Resolution; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Council as indicated therein; that each of the officers and members of the Council was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the aforesaid meeting, and that said Resolution would be introduced and considered for passage at said meeting, and each of said officers and members consented, in advance, to the holding of said meeting for such purpose; and that said meeting was open to the public, and public notice of the time, place, and purpose of said meeting was given all as required by the Texas Government Code, Chapter 551.

3. The Council has approved and hereby approves the Resolution; and the Mayor and City Secretary hereby declare that their signing of this certificate shall constitute the signing of the attached and following copy of said Resolution for all purposes.

SIGNED AND SEALED ON MARCH 22, 2022.

ATTEST:

_____
Nate Pike, Mayor

_____
Carrie Land, City Secretary

(SEAL)

Signature Page to a Certificate for
A RESOLUTION SETTING A PUBLIC HEARING UNDER SECTION 372.009 OF THE TEXAS LOCAL GOVERNMENT CODE ON THE ADVISABILITY OF THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT AND IMPROVEMENTS WITHIN THE CITY OF ANNA, TEXAS, FOR THE CRYSTAL PARK DEVELOPMENT AND AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF ANNA, TEXAS, REGARDING THE PUBLIC HEARING

CITY OF ANNA, TEXAS
RESOLUTION NO. _____

A RESOLUTION SETTING A PUBLIC HEARING UNDER SECTION 372.009 OF THE TEXAS LOCAL GOVERNMENT CODE ON THE ADVISABILITY OF THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT AND IMPROVEMENTS WITHIN THE CITY OF ANNA, TEXAS, FOR THE CRYSTAL PARK DEVELOPMENT AND AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF ANNA, TEXAS, REGARDING THE PUBLIC HEARING.

WHEREAS, the City of Anna, Texas (the "City"), is authorized under Chapter 372 of the Texas Local Government Code (the "Act"), to create a public improvement district within its corporate limits; and

WHEREAS, on March 1, 2022, Bloomfield Homes, L.P. a Texas limited partnership (the "Petitioner"), being the owner of (1) taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located and (2) record owner of real property liable for assessment under the proposal who: (A) constitutes more than 50 percent of all record owners of property that is liable for assessment under the proposal; or (B) owns taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal, to be included within the corporate limits of the City, submitted and filed with the City Secretary (the "City Secretary") a petition ("Petition"), attached as **Exhibit A**, requesting the establishment of the Crystal Park Public Improvement District for approximately 360.452 acres of property to be included within the corporate limits of the City (the "District"); and

WHEREAS, said petition described public improvements that the property desires to be made within the District; and

WHEREAS, the City Council (the "City Council") will hold a public hearing in accordance with Section 372.009 of the Act regarding the advisability of establishing the District, the nature of the improvements contemplated, the estimated costs of the improvements, the boundaries of the District, the method of assessment, and the apportionment, if any, of the costs; and

WHEREAS, it is hereby officially found and determined that the meeting at which this resolution was considered was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code; and

WHEREAS, in order to hold a public hearing for the creation of a public improvement district, notice must be given in a newspaper of general circulation in the municipality before the

15th day before the date of the hearing, and written notice must be mailed to the current address of each owner, as reflected on the tax rolls, of property that would be subject to assessment under the proposed public improvement district; and

WHEREAS, both newspaper notice and mailed notice must contain the information required for notice as provided for in Section 372.009 of the Act; and

WHEREAS, the City Council has determined to hold a public hearing on April 12, 2022 on the creation of the District; and

WHEREAS, the City Council finds that the passage of this Resolution is in the best interest of the citizens of the City.

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

Section 1: All of the above recitals are hereby found to be true and correct factual determinations of the City and are hereby approved and incorporated by reference as though fully set forth herein.

Section 2: City Staff reviewed the Petition and determined that the same complied with the requirements of the Act and the City Council accepts the Petition.

Section 3: That a public hearing is hereby called for April 12, 2022 at 6:30 p.m. at the Anna I.S.D. Board Room, 201 E. 7th Street, Anna, Texas, 75409 or such other location as designated by the City, for the purpose of hearing public testimony with respect to the advisability of establishing the District, the nature of the improvements contemplated, the estimated costs of the improvements, the boundaries of the District, the method of assessment, and the apportionment, if any, of the costs.

.**Section 4:** At such time and place the City Council will hear testimony regarding the creation of the proposed public improvement district and the City Council may, within its sole discretion, consider the adoption of a resolution authorizing the creation of the proposed District.

Section 5: Attached hereto as **Exhibit A** is the Petition for Creation of the Crystal Park Public Improvement District to be included within the City of Anna, Texas, which includes a metes and bounds description for the District.

Section 6: Attached hereto as **Exhibit B** is a form of the Notice of Public Hearing (the "Notice") the form and substance of which is hereby adopted and approved.

Section 7: Included as part of **Exhibit A** hereto—as Exhibit "A" thereof—is a legal description of the 360.452 acres of property to be included in the proposed District.

Section 8: The City Secretary is hereby authorized and directed to cause said Notice to be published in substantially the form attached hereto, in a newspaper of general circulation in the City, and to mail a copy of said Notice to all landowners to be included within the boundaries of the proposed District as required by law. The City Secretary shall provide Notice on or before the 15th day before the April 12, 2022 hearing.

Section 9: If any portion of this resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the City Council hereby determines that it would have adopted this resolution without the invalid provision.

Section 10: This resolution shall be in full force and effect from and after its passage, and it is accordingly so resolved.

PASSED AND APPROVED ON THIS 22ND DAY OF MARCH, 2022.

ATTEST:	APPROVED:
_____	_____
Carrie L. Land, City Secretary	Nate Pike, Mayor

EXHIBIT A

Petition for Creation of Crystal Park Public Improvement District

EXHIBIT B

CITY OF ANNA, TEXAS
NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended (the "Act"), notice is hereby given that the City Council of the City of Anna, Texas ("City"), will hold a public hearing to accept public comments and discuss the petition (the "Petition"), filed by Bloomfield Homes, L.P., a Texas limited partnership (the "Petitioner"), requesting that the City create the Crystal Park Public Improvement District (the "District") to include property owned by the Petitioner and further described herein (the "Property").

Time and Place of the Hearing. The public hearing will start at 6:30 p.m. on April 12, 2022 at the Anna I.S.D. Board Room, 201 E. 7th Street, Anna, Texas, 75409 or such other location as designated by the City.

General Nature of the Proposed Authorized Improvements. The proposed public improvements may include: (a) acquisition, construction and improvements, and maintenance of the improvements, consisting of (i) street, roadway and sidewalk improvements, including related drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) drainage improvements and facilities; (iii) parks, trails and recreational facilities improvements; (iv) projects similar to those listed above authorized by the Act, including similar off-site projects that provide a benefit to the Property within the District; (v) acquisition of real property, interests in real property, or contract rights in connection with each Authorized Improvement; (vi) payment of costs, including, without limitation, design, engineering, permitting, legal, required payment, performance and maintenance bonds, bidding, support, construction, construction management, administrative and inspection costs, associated with developing and financing the public improvements listed in (i) through (v) above; (vii) payment of costs associated with operating and maintaining the public improvements listed in (i) through (v) above; (viii) payment of costs of establishing, administering, and operating the District, as well as the interest, costs of issuance, reserve funds, or credit enhancement of bonds issued for the purposes described in (i) through (viii) above (collectively, the "Authorized Improvements"); and (b) the payment of expenses incurred in the establishment, administration, and operation of the District, including maintenance costs, costs of issuance, funding debt service and capitalized interest reserves and credit enhancement fees of any bonds issued by or on behalf of the District, if necessary. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in establishment, administration and operation of the District is approximately $50,000,000.

Proposed District Boundaries. The District is proposed to include approximately 360.452 acres of land to be included within the city limits of the City and as more particularly described by a metes and bounds description available for public inspection at the office of the City Secretary, 111 N. Powell Parkway, Anna, Texas 75409.

Proposed Method of Assessment. The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and principal), and certain assessments may be paid in annual installments (including interest and principal). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness of those Authorized Improvements (including interest).

Proposed Apportionment of Cost between the District and the City. The City will not be obligated to provide any funds to finance the Authorized Improvements, except for assessments levied on real property within the District. No municipal property in the District shall be assessed. All of the costs of the Authorized Improvements will be paid from assessments and from other sources of funds, if any, available to the Petitioner.

During the public hearing, any interested person may speak for or against the establishment of the District and the advisability of the improvements to be made for the benefit of the property within the District.

Item No. 6.h.

City Council Agenda
Staff Report

Meeting Date: 3/22/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:
Development Agreement – Anna Retail Multifamily (Director of Development Services Ross Altobelli)

Approve a Resolution entering into a development agreement with Anna 31 Retail, LP, to establish development and design regulations for residential development on 15.4± acres located on the east and west sides of Throckmorton Boulevard, 370± feet south of W. White Street (FM 455).

SUMMARY:
The intent of the development agreement is to ensure the use of high quality, durable materials for nonresidential and residential development within the City to create well-designed and attractive architecture.

Approving the development agreement in no way puts an obligation on the City Council to approve the rezoning request. It only puts in place development and design regulations should the decision be made to approve the rezoning request.

FINANCIAL IMPACT:
N/A

STRATEGIC CONNECTIONS:
This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

ATTACHMENTS:
1. Resolution - DA (Anna Retail, multiple-family)
2. Dev Agreement - Anna Retail (multi-family)
3. Anna Developers Agreement Exhibit 1A
4. Anna Developers Agreement Exhibit 1B
5. Anna Developers Agreement Exhibit 2

APPROVALS:
Lauren Mecke, Planning Manager Created/Initiated - 3/18/2022

Ross Altobelli, Director of Development Services	Approved - 3/18/2022
Jim Proce, City Manager	Final Approval - 3/18/2022

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A DEVELOPMENT AGREEMENT WITH ANNA 31 RETAIL, LP, RELATING TO DEVELOPMENT AND DESIGN REGULATIONS FOR MULTIPLE-FAMILY RESIDENCE DEVELOPMENT GENERALLY LOCATED ON THE EAST AND WEST SIDE OF THROCKMORTON BOULEVARD, 370± FEET SOUTH OF W. WHITE STREET (FM 455).

WHEREAS, Anna 31 Retail LP, is the Property Owners of real estate generally located on the east and west sides of Throckmorton Boulevard, 370± feet south of W. White Street (FM 455); and

WHEREAS, Property Owners desire to rezone the subject property to allow residential uses; and

WHEREAS, Property Owner has agreed to development and design regulations should the City approve rezoning the property.

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

Section 1. **Recitals Incorporated.**

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

Section 2. **Approval**

The City Council hereby approves the Development Agreement with Anna 31 Retail, LP, attached hereto as Exhibit A, and ratifies and approves the City Manager's execution of the same. The City Manager is hereby authorized to execute all documents and take all other actions necessary to finalize, act under and enforce the Agreement.

PASSED by the City Council of the City of Anna, Texas, on this 22nd day of March 2022.

ATTESTED:	APPROVED:
_____	_____
Carrie L. Land, City Secretary	Nate Pike, Mayor

DEVELOPMENT AGREEMENT

This Development Agreement (this "**Agreement**") is entered effective as of March 22, 2022 ("Effective Date") between and among the City of Anna, Texas, a Texas home-rule municipality **("City")** and Anna 31 Retail, LP **("Property Owner")** as follows:

RECITALS

WHEREAS, the Property Owner is the sole owner of 15.4± acres of real property described in Exhibit 1A and Exhibit 1B and depicted on Exhibit 2, (the "**Property**"); and,

WHEREAS, Property Owner has, at the request of Developer, applied to rezone the Property to allow for Planned Development-Multiple-Family - High Density (PD-MF-2) to allow for multiple-family residences with modified development standards; and,

WHEREAS, the City's Planning & Zoning Commission and City Council have given the requisite notices by publication and otherwise and have scheduled public hearings with respect to the rezoning of the Property as required by law; and,

WHEREAS, in the case of the Property being rezoned, the City and Property Owner desire to enter into a development agreement to establish development and design regulations to ensure that future development is appropriate for the area and fits in well with adjacent properties; and,

WHEREAS, it is the Parties' mutual intent that this agreement shall govern only the subject matter specifically set forth herein and shall supersede City Regulations only to the extent that any such City Regulations directly conflict with the terms of this development agreement; and,

NOW, THEREFORE, in consideration of the above recitals and the mutual consideration as reflected in the covenants, duties and obligations contained herein, the sufficiency of which is hereby acknowledged, the Parties hereto agree as follows, effective as of the Effective Date:

SECTION 1. RECITALS INCORPORATED.

The recitals set forth above are incorporated herein as if set forth in full to further describe the Parties' intent under this development agreement and said recitals constitute representations by Property Owner, Developer, and the City.

SECTION 2. DEVELOPMENT STANDARDS / BUILDING MATERIALS.

Development and use of the Property, including, without limitation, the construction, installation, maintenance, repair, and replacement of all buildings and all other improvements and facilities of any kind whatsoever on and within the Property, shall be in compliance with City Regulations

unless expressly stated to the contrary in this Agreement. City Regulations shall apply to the development and use of the Property unless expressly set forth to the contrary in this Agreement. It is expressly understood and the Parties agree that City Regulations applicable to the Property and its use and development include but are not limited to City Code provisions, ordinances, design standards, uniform codes, zoning regulations not affected by this Agreement, and other policies duly adopted by the City including without limitation any such regulations or requirements that were affected by the passage of Texas H.B. 2439, 86(R), codified as Chapter 3000 of the Texas Government Code ("Materials and Methods Regulations"), which are collectively incorporated herein as if set forth in full for all purposes; provided, however, to the extent of any conflict between the requirements of Materials and Methods Regulations and the requirements of this Agreement, this Agreement shall control. For purposes of this Agreement, "City Regulations" mean the City's applicable development regulations in effect on the Effective Date, including without limitation City Code provisions, ordinances (including, without limitation, all development fees), design standards, and other policies duly adopted by the City; provided, however, that as it relates to public infrastructure for any given phase of the Project, the applicable construction standards (including, without limitation, uniform building codes) shall be those that the City has duly adopted at the time of the filing of an application for a preliminary plat for that phase unless construction has not commenced within two years of approval of such preliminary plat in which case the construction standards shall be those that the City has duly adopted at the time that construction commences.

With respect to all structures/development within the PD-MF-2 Zoning District, Property Owner agrees to comply or to cause the builders to comply and any other successors or assigns to comply with all City Regulations and with the masonry material requirements and all other requirements of the Anna City Code of Ordinances, Article 9.04 Zoning Ordinance, Section 9.04.034 Supplementary District Regulations, Subsection (e) Architectural Design Standards, which are incorporated herein as if set forth in full for all purposes, and with the following standards (in the event of any conflict, the following listed standards shall govern).

Multiple-Family Residence Buildings

A. All multi-family buildings and structures shall have at least seventy percent (70%), for the first three stories of the total exterior walls above grade level, excluding doors and windows, and recessed balcony areas (should be allowed as plane break), constructed of masonry (brick, stone, pre-cast stone, and other similar veneer material) or Stucco materials with no more than (30%) consisting of cementitious siding (Hardie products).

B. Roofing materials for buildings and structures must be architectural roof shingles, said shingles shall be accompanied with a minimum 25-year warranty. Under no circumstances shall three-tab shingles be used as roofing material.

C. Accessory buildings shall use similar building and roofing materials as those used on the primary buildings.

D. A covered entry area shall be designed at the main entry to each building.

E. A minimum of 75% of all units must have one of the following design features:

1) true balcony, stoop, or patio to create outdoor living space.

F. Four architectural design features are required on facades facing public streets, parking and common areas. Acceptable architectural design features may include but are not limited to:

1) Articulation of building facade,

2) Extensions to the building through bay or box windows, and other similar features projecting out from the facade,

3) A horizontal change in building materials between stories of a building,

4) Variation in building materials between vertical intervals,

5) Variations in window placement,

6) Architectural features such as shutters, awnings, dormers, chimneys, decorative moldings or ornamental details, and

7) Roof height, pitch, ridgelines and materials shall be varied to create visual interest and avoid repetition.

SECTION 3. NOTICES.

Any and all notices required to be given by either of the parties hereto must be in writing and will be deemed delivered upon personal service, if hand-delivered, or when mailed in the United States mail, certified, return receipt requested, addressed as follows:

To City:
City Manager
City of Anna
111 North Powell Parkway
PO Box 776
Anna, Texas 75409

To Property Owner:
Anna 31 Retail, LP
c/o David E Claassen
8400 Westchester Dr. Suite 300
Dallas, TX 75225

SECTION 4. MODIFICATIONS OR TERMINATION.

This Agreement may only be modified and/or terminated as follows: (a) by mutual written agreement of Property Owner (or, after the Closing (as hereinafter defined), by Developer instead of Property Owner) and City; and/or (b) unilaterally by City upon default of the Property Owner. Notwithstanding the foregoing or any other provision of this Agreement, this Agreement shall terminate and be null and void if the City does not approve the rezoning of the Property to be zoned as Planned Development-Multiple-Family Residential - High Density (PD-MF-2), as set forth in Section 9.04 of the Anna City Code of Ordinances, ("Zoning Ordinance") on or before the 22nd day of March, 2022. The parties acknowledge and agree that the rezoning of the Property is a legislative act and that this Agreement does not bind the City Council to approve any proposed rezoning of the Property.

SECTION 5. DEFAULT.

If Property Owner, its heirs, successors or assigns or subsequent owners of the Property, including but not limited to the subsequent Property Owner, fail to comply with all the material terms and conditions included in this Agreement (the "Defaulting Owner"), City will have the following non-exclusive and cumulative remedies.

A. Withholding of utilities or withholding or revocation of permits and other approvals required for development and use of the portion of the Property that is the subject of the default (but no other portions of the Property) including without limitation building permits and certificates of occupancy.

B. The Defaulting Owner shall be liable to pay to the City the sum of $2,000 for each failure to materially comply with the development standards set forth in Section 3 of this Agreement. The Defaulting Owner shall be liable to pay the City said $2,000 sum per day for each day that such failure to comply occurs. The sums of money to be paid for such failure(s) is not to be considered as a penalty, but shall be deemed, taken and treated as reasonable liquidated damages that accrue per day that such a failure shall exist or occur. The said amounts are fixed and agreed upon by the parties because of the impracticability and extreme difficulty of fixing and ascertaining the actual damages the City in such event would sustain; and said amounts are agreed to be the amounts of damages which the City would sustain. In the event of a breach that is not timely cured as set forth below, the sum of liquidated damages shall be calculated to include each and every day of the occurrence of the breach beginning on the date that the City first provided written notice of such breach under this paragraph and the City shall not be required to provide any subsequent written notices as to subsequent dates or times during which such breach is repeated or continues to occur

C. The non-defaulting party will additionally have any and all remedies available to it at equity or in law.

Notwithstanding the foregoing, a Defaulting Owner shall not be liable for the remedies under this Section 6 unless there is a breach of any material term or condition of this Agreement and such breach remains uncured after forty-five (45) calendar days following receipt of written notice from the City provided in accordance with this Agreement describing said breach in reasonable detail (or, if the cure of the breach has diligently and continuously been undertaken but reasonably requires more than forty-five (45) calendar days to cure, then such additional amount of time as is reasonably necessary to effect the cure, as determined by both Parties mutually and in good faith but in no event shall such additional period exceed 120 days unless agreed to in writing by the parties to this Agreement).

SECTION 6. BINDING ON SUCCESSORS, AGREEMENT RUNS WITH THE LAND.

This Agreement will be binding upon and inure to the benefit of the parties' respective successors, assigns and personal representatives, including without limitation the Subsequent Property Owner and its successors, assigns and personal representatives. This Agreement will run with the land and be binding on all subsequent Property Owners and Developers including without limitation the Subsequent Property Owner.

SECTION 7. INDEMNIFICATION AND HOLD HARMLESS.

THE PROPERTY OWNER, INCLUDING ITS SUCCESSORS AND ASSIGNS (THE "INDEMNIFYING PARTY"), HEREBY COVENANTS AND AGREES TO RELEASE, DEFEND, HOLD HARMLESS, AND INDEMNIFY THE CITY AND ITS OFFICIALS, OFFICERS, AGENTS, SERVANTS AND EMPLOYEES, FROM AND AGAINST ALL THIRD-PARTY CLAIMS, SUITS, JUDGMENTS, DAMAGES, AND DEMANDS AGAINST THE CITY, WHETHER REAL OR ASSERTED INCLUDING WITHOUT LIMITATION REASONABLE ATTORNEY'S FEES, RELATED EXPENSES, EXPERT WITNESS FEES, CONSULTANT FEES, AND OTHER COSTS (TOGETHER, "CLAIMS"), ARISING OUT OF THE NEGLIGENCE OR OTHER WRONGFUL CONDUCT OF THE INDEMNIFYING PARTY, INCLUDING THE NEGLIGENCE OR OTHER WRONGFUL CONDUCT OF ANY OF ITS EMPLOYEES, CONTRACTORS, SUBCONTRACTORS, MATERIAL MEN, AND AGENTS, IN CONNECTION WITH THE DESIGN OR CONSTRUCTION OF ANY PUBLIC INFRASTRUCTURE, STRUCTURES, OR OTHER FACILITIES OR IMPROVEMENTS THAT ARE REQUIRED OR PERMITTED UNDER THIS AGREEMENT AND/OR CITY REGULATIONS AND/OR ANY APPLICABLE DEVELOPMENT STANDARDS AND/OR ANY OTHER GOVERNING REGULATIONS; AND IT IS EXPRESSLY UNDERSTOOD THAT

SUCH CLAIMS SHALL, EXCEPT AS MODIFIED BELOW, INCLUDE CLAIMS EVEN IF CAUSED BY THE CITY'S OWN CONCURRENT NEGLIGENCE SUBJECT TO THE TERMS OF THIS SECTION. THE INDEMNIFYING PARTY SHALL NOT, HOWEVER, BE REQUIRED TO INDEMNIFY THE CITY AGAINST CLAIMS CAUSED BY THE CITY'S SOLE NEGLIGENCE OR BY THE CITY'S WILLFUL MISCONDUCT OR GROSS NEGLIGENCE. IF THE CITY INCURS CLAIMS THAT ARE CAUSED BY THE CONCURRENT NEGLIGENCE OF THE INDEMNIFYING PARTY AND THE CITY, THE INDEMNIFYING PARTY'S INDEMNITY OBLIGATION WILL BE LIMITED TO A FRACTION OF THE TOTAL CLAIMS EQUIVALENT TO THE INDEMNIFYING PARTY'S OWN PERCENTAGE OF RESPONSIBILITY. THE INDEMNIFYING PARTY FURTHER COVENANTS AND AGREES TO RELEASE, DEFEND, HOLD HARMLESS, AND INDEMNIFY, THE CITY AGAINST ANY AND ALL CLAIMS BY ANY PERSON CLAIMING AN OWNERSHIP INTEREST IN THE PROPERTY AS OF THE DATE HEREOF WHO HAS NOT SIGNED THIS AGREEMENT IF SUCH CLAIMS RELATE IN ANY MANNER OR ARISE IN CONNECTION WITH: (1) THE CITY'S RELIANCE UPON ANY OF THE INDEMNIFYING PARTIES' REPRESENTATIONS IN THIS AGREEMENT; (2) THIS AGREEMENT OR OWNERSHIP OF THE PROPERTY; OR (3) THE CITY'S APPROVAL OF ANY TYPE OF DEVELOPMENT APPLICATION OR SUBMISSION WITH RESPECT TO THE PROPERTY. At no time shall the City have any control over or charge of the design, construction or installation of any of the improvements to the Property or related work or undertakings, nor the means, methods, techniques, sequences or procedures utilized for the design, construction or installation related to same. This Agreement does not create a joint enterprise or venture between the City and any of the Indemnified Parties. This Section 8 will survive the termination of this Agreement.

SECTION 8. RECORDATION.

This document, including all Exhibits, may be recorded in the Official Records of Collin County, Texas.

SECTION 9. ENTIRE AGREEMENT.

This Agreement is the entire agreement of the parties regarding the subject matter hereto.

SECTION 10. RECITALS AND EXHIBITS.

The recitals herein and exhibits attached hereto are hereby incorporated by reference.

SECTION 11. AUTHORITY.

Property Owner represents and warrants to the City that the Property Owner owns the Property that this Agreement is binding and enforceable on the Property.

SECTION 12. INVALID PROVISIONS.

If any provision of this Agreement is held not valid, such provision will be deemed to be excised there from and the invalidity thereof will not affect any of the other provisions contained herein.

SECTION 13. ESTOPPEL.

On or before 15 days after receipt of a written request from an owner of the Property that desires to transfer its interest in the Property or borrow money secured by a mortgage or deed of trust against the Property or a prospective transferee of an owner's interest or an existing or prospective mortgagee, the City will execute and deliver an estoppel certificate stating if, to the actual knowledge of the City executing the certificate, (i) the transferring or borrowing owner is in default under this Agreement after notice from the City executing the certificate and expiration of any applicable grace period; and (ii) this Agreement is in full force and effect and whether there are any amendments thereto.

SECTION 14. EFFECTIVE DATE.

This Agreement will be effective upon the Effective Date first stated herein.

[signature page follows]

CITY OF ANNA

By: _____
Jim Proce, City Manager

IN WITNESS WHEREOF:
STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned notary public, on the _____ day of _____, 2022, appeared Jim Proce, known to me (or proved to me) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in his capacity as City Manager of the City of Anna, Texas.

_____
Notary Public, State of Texas

Anna 31 Retail, LP

By: DEC Properties, L.L.C., its general partner

By:_____
David E. Claassen, its Manager

IN WITNESS WHEREOF:
STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned notary public, on the ____ day of _____,2022, appeared David E. Claassen, known to me (or proved to me) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me and verified under oath that he/she executed the same in his/her capacity as Manager of DEC Properties, LLC, in its capacity as general partner of Anna 31 Retail, LP.

_____
Notary Public, State of Texas

EXHIBIT “1A”
PROPERTY DESCRIPTION

EXHIBIT “1B”
PROPERTY DESCRIPTION

EXHIBIT “2”
LAND AREA

PROPERTY DESCRIPTION

Being a 2.52 acre tract of land located in the Thomas Rattan Survey, Abstract Number 782, Collin County, Texas, being a part of Lot 3, Block A of the Anna Retail Addition, recorded in Instrument Number 20220310010000970 of the Official Public Records of Collin County, Texas, (OPRCCT), said 2.52 acre tract as determined from a survey by Kenneth Yazel, RPLS 6182 on February 28, 2022 (ground distances are expressed in US survey feet using a projected combined scale factor of 1.000152710) and being more particularly described as follows:

COMMENCING at a found 5/8" iron rod having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone (4202) Grid Coordinates of Northing 7176569.4 and Easting 2552835.6, on the east right-of-way line of U.S. Highway 75 (Variable Width Right-of-Way) and at the southwest corner of said Lot 3;

THENCE North 88 degrees 57 minutes 21 seconds East (Grid Bearings based on said Texas Coordinate System), with the south line of said Lot 3, a distance of 1635.97 feet to a found 5/8" iron rod at the southeast corner of said Lot 3;

THENCE North 02 degrees 45 minutes 07 seconds West, with the east line of said Lot 3, a distance of 59.39 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE South 88 degrees 57 minutes 21 seconds West, across said Lot 3, a distance of 88.00 feet to a point for corner;

THENCE North 45 degrees 32 minutes 35 seconds West, continuing across said Lot 3, a distance of 14.97 feet to a point for corner;

THENCE North 01 degrees 05 minutes 11 seconds West, continuing across said Lot 3, a distance of 58.82 feet to a point for corner in a curve to the left having a radius of 740.00 feet and whose chord bears North 14 degrees 35 minutes 12 seconds West, a distance of 345.51 feet;

THENCE Northwesterly, continuing across said Lot 3 with said curve to the left through a central angle of 27 degrees 00 minutes 03 seconds an arc length of 348.73 feet to a point for corner at the beginning of a curve to the right having a radius of 656.66 feet and whose chord bears North 14 degrees 34 minutes 09 seconds West, a distance of 308.55 feet;

THENCE Northwesterly, continuing across said Lot 3 with said curve to the left through a central angle of 27 degrees 10 minutes 34 seconds an arc length of 311.46 feet to a point for corner on the north line of said Lot 3, from which a found 1/2" iron rod with cap stamped "ypassociates.com" bears South 88 degrees 54 minutes 49 seconds West, a distance of 12.72 feet;

THENCE North 88 degrees 54 minutes 49 seconds East, with the north line of said Lot 3, a distance of 230.56 feet to a found 1/2" iron rod with cap stamped "ypassociates.com" at the northeast corner of said Lot 3;

THENCE South 02 degrees 45 minutes 07 seconds East, with the east line of said Lot 3, a distance of 705.88 feet to the **POINT OF BEGINNING** and containing 2.52 acres, or 109,799 square feet of land, more or less.

STATE OF TEXAS
REGISTERED
KENNETH H. YAZEL JR.
6182
PROFESSIONAL
LAND SURVEYOR

PROPERTY DESCRIPTION

Being a 12.87 acre tract of land located in the Thomas Rattan Survey, Abstract Number 782, Collin County, Texas, being a part of Lot 3, Block A of the Anna Retail Addition, recorded in Instrument Number 20220310010000970 of the Official Public Records of Collin County, Texas, (OPRCCT), said 12.87 acre tract as determined from a survey by Kenneth Yazel, RPLS 6182 on February 28, 2022 (ground distances are expressed in US survey feet using a projected combined scale factor of 1.000152710) and being more particularly described as follows:

COMMMENCING at a found 5/8" iron rod having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone (4202) Grid Coordinates of Northing 7176569.4 and Easting 2552835.6, on the east right-of-way line of U.S. Highway 75 (Variable Width Right-of-Way) and at the southwest corner of said Lot 3;

THENCE North 88 degrees 57 minutes 21 seconds East (Grid Bearings based on said Texas Coordinate System), with the south line of said said Lot 3, a distance of 369.85 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE North 01 degrees 02 minutes 37 seconds West, across said Lot 3, a distance of 508.22 feet to a set 1/2" iron rod with a cap stamped "ypassociates.com";

THENCE North 88 degrees 57 minutes 22 seconds East, continuing across said Lot 3, a distance of 69.28 feet to a point for corner;

THENCE North 01 degrees 03 minutes 24 seconds West, continuing across said Lot 3, a distance of 24.87 feet to a point for corner from which a found 1/2" iron rod with a cap stamped "ypassociates.com" at an angle point on the north line of said Lot 3 bears North 01 degrees 03 minutes 24 seconds West, a distance of 26.13 feet;

THENCE North 88 degrees 52 minutes 55 seconds East, continuing across said Lot 3, a distance of 900.32 feet to a point for corner in a curve to the left having a radius of 740.00 feet and whose chord bears South 23 degrees 38 minutes 38 seconds East, a distance of 114.66 feet;

THENCE Southeasterly, continuing across said Lot 3 with said curve to the left through a central angle of 08 degrees 53 minutes 12 seconds an arc length of 114.77 feet to a point for corner at the beginning of a curve to the right having a radius of 660.00 feet and whose chord bears South 14 degrees 35 minutes 12 seconds East, a distance of 308.16 feet;

THENCE Southeasterly, continuing across said Lot 3 with said curve to the left through a central angle of 27 degrees 00 minutes 03 seconds an arc length of 311.03 feet to a point for corner;

THENCE South 01 degrees 05 minutes 11 seconds East, continuing across said Lot 3, a distance of 128.81 feet to a point of corner from which a found 5/8" iron rod at the southeast corner of said Lot 3 bears North 88 degrees 57 minutes 21 seconds East, a distance of 180.20 feet;

THENCE South 88 degrees 57 minutes 21 seconds West, with the south line of said Lot 3, a distance of 1085.91 feet to the **POINT OF BEGINNING** and containing 12.87 acres, or 560,585 square feet of land, more or less.

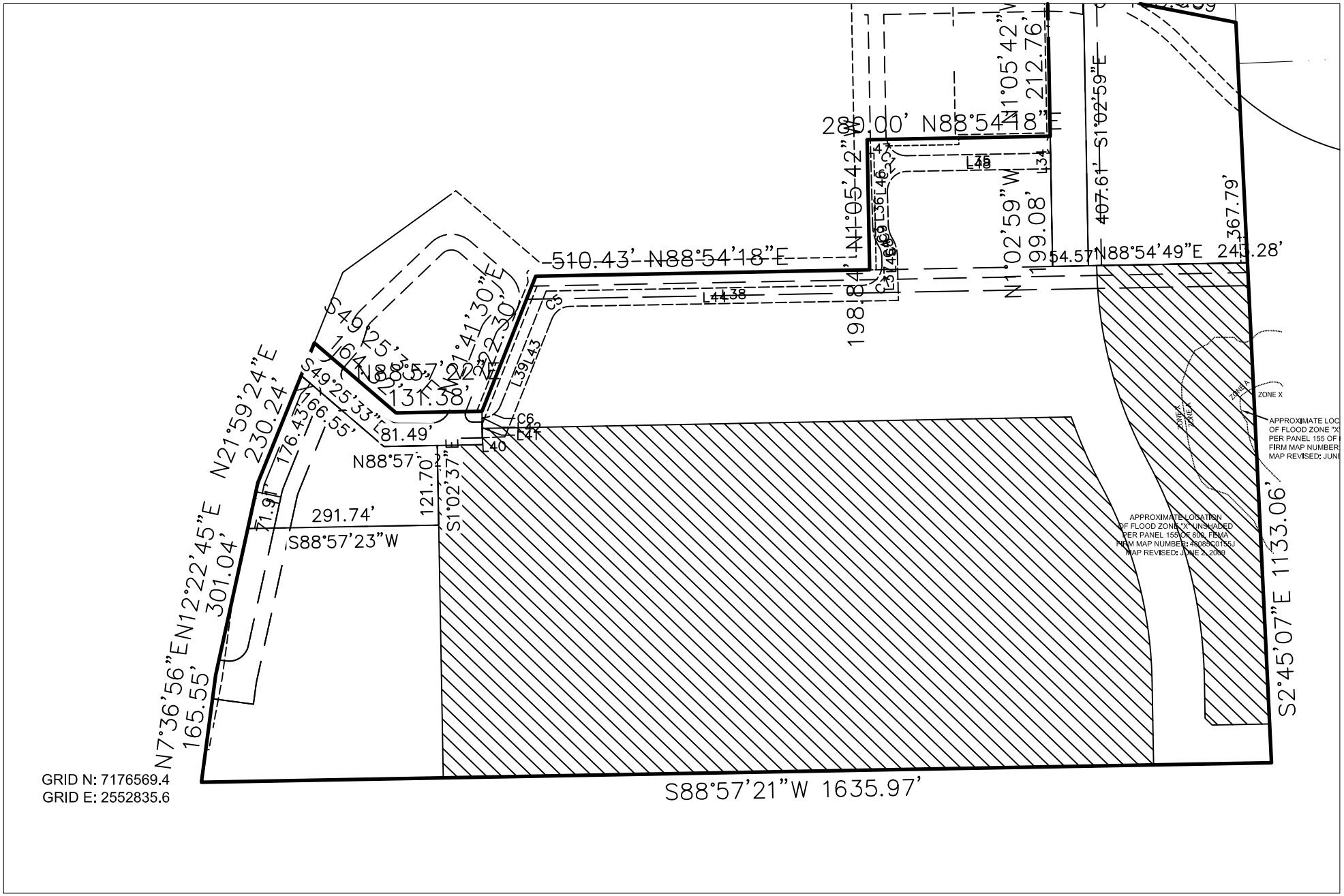

S88°57'21"W 1635.97'
S2°45'07"E 1133.06'
N7°36'56"E 165.55'
N12°22'45"E 301.04'
N21°59'24"E 230.24'
S88°57'23"W
291.74'
S1°02'37"E
121.70'
N88°57'
81.49'
S49°25'33"E
166.43'
176.43'
S49°25'
164.82'
N88°57'22"E
131.38'
N21°41'30"E
22.30'
510.43' N88°54'18"E
198.84' N1°05'42"W
N88°54'49"E 243.28'
54.57'
N1°02'59"W
199.08'
407.61' S1°02'59"E
367.79'
N1°05'42"W 212.76'
280.00' N88°54'18"E
ZONE X
ZONE A
APPROXIMATE LOCATION
OF FLOOD ZONE "X" UNSHADED
PER PANEL 155 OF 600, FEMA
FIRM MAP NUMBER: 48088C0155J
MAP REVISED: JUNE 2, 2009
GRID N: 7176569.4
GRID E: 2552835.6

Exhibit 2

Item No. 6.i.

City Council Agenda
Staff Report

Meeting Date: 3/22/2022
Staff Contact: Gregory Peters

AGENDA ITEM:
Approve a Resolution of the City Council of the City of Anna, Texas, finding that a public necessity exists for acquisition of a permanent sanitary sewer line easement providing limited rights on and under 0.667 acres of real property, more or less, and a temporary construction easement providing temporary limited rights on and under 0.85 acres of real property, more or less; authorizing the City Manager, staff, contractors, and the city's attorneys to acquire said easements by any lawful means, including but not limited to negotiations, and, if necessary, proceedings in eminent domain; providing an effective date. (Director of Public Works Greg Peters, P.E.)

SUMMARY:
The City of Anna entered into a Development Agreement with D.R. Horton in 2021 for the construction of the public roadway, water, and sanitary sewer systems associated with the Woods at Lindsey Place development located near Rosamond Parkway and US 75.

There is a tract of land owned by Two-J Partners on County Road 370, just east of Throckmorton, which is essential to the extension of the Throckmorton Creek Sanitary Sewer Extension. A sanitary sewer easement along the south and southeast edge of the Two-J property is needed for the extension of the trunk sewer.

This trunk sewer will provide sewer service for three large residential developments, including the Woods at Lindsey Place, AnaCapri, and Meadow Vista subdivisions. In addition, the sewer extension will provide sewer service for the Two-J property as well. The project is key to the development of the north central portion of the City.

D.R. Horton's contractor is moving forward with the utility construction, requiring the City to acquire the remaining right-of-way needed for the project.

Initially, the City had great difficulty making contact with Two-J Partners, who's owners appear to reside out of state. In February, the City was notified that the owner of Two-J Partners had passed away, and that the property was being passed on to the children of the owner. At this time, the City was able to locate the family's attorney and begin coordination.

City staff provided the attorney with the engineering plans, the City of Anna Wastewater Master Plans, information on future land use, and copies of the proposed easement. At the request of the attorney, staff also provided a will-serve letter demonstrating that the

City will provide utility access for the property.

Over the past month the City has been in touch with the attorney. Negotiations to date have been cordial and positive, but the new owners are not familiar with land development, and thus may not understand the urgency of the matter. At the suggestion of their attorney, the City is prepared to move forward with condemnation proceedings if necessary to keep the project moving forward. All purchase of real property requires approval by the City Council.

Staff will continue to work to reach a reasonable negotiated settlement with the new owners and acquire the easement. However, we want to make sure that the City Council has granted staff all options available, including condemnation. If approved, this item will authorize the City to negotiate with the trust for the purchase of the necessary sewer easement based on the appraised value of the property and in accordance with State law.

Action on this item will require the motion to be made using the exact language provided in the staff recommendation.

FINANCIAL IMPACT:

To be determined, based upon a final appraisal. Funds will come from the Wastewater Impact Fee Fund.

STRATEGIC CONNECTIONS:

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

Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

Staff recommends approval of the resolution of the City Council of the City of Anna, Texas, finding that a public necessity exists for acquisition of a permanent sanitary sewer line easement providing limited rights on and under 0.667 acres of real property, more or less, and a temporary construction easement providing temporary limited rights on and under 0.85 acres of real property, more or less; authorizing the City Manager, staff, contractors, and the city's attorneys to acquire said easements by any lawful means, including but not limited to negotiations, and, if necessary, proceedings in eminent domain; providing an effective date.

ATTACHMENTS:

1. Sewer Line Easement Resolution Two J Partners
2. Exhibit A - 2018 WW Master Plan-36x42
3. Exhibit B - Wastewater Master Plan - Zoomed In
4. Exhibit C - Future Land Use Map
5. Exhibit D - Will Serve Letter - Two J Partners
6. Exhibit E - Two-J Permanent Sanitary Sewer Easement

APPROVALS:

Gregory Peters, Director of Public Works	Created/Initiated - 3/18/2022
Jim Proce, City Manager	Final Approval - 3/18/2022

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS, FINDING THAT A PUBLIC NECESSITY EXISTS FOR ACQUISITION OF A PERMANENT SANITARY SEWER LINE EASEMENT PROVIDING LIMITED RIGHTS ON AND UNDER 0.667 ACRES OF REAL PROPERTY, MORE OR LESS, AND A TEMPORARY CONSTRUCTION EASEMENT PROVIDING TEMPORARY LIMITED RIGHTS ON AND UNDER 0.85 ACRES OF REAL PROPERTY, MORE OR LESS; AUTHORIZING THE CITY MANAGER, STAFF, CONTRACTORS, AND THE CITY'S ATTORNEYS TO ACQUIRE SAID EASEMENTS BY ANY LAWFUL MEANS, INCLUDING BUT NOT LIMITED TO NEGOTIATIONS, AND, IF NECESSARY, PROCEEDINGS IN EMINENT DOMAIN; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Anna plans to construct and/or install sanitary sewer lines and associated appurtenances to meet the public need to provide sanitary sewer system improvements to benefit the City of Anna, its citizens and the general health, safety and welfare; and

WHEREAS, it is necessary to acquire a certain permanent sanitary sewer line easement not now held by the City of Anna for such sanitary sewer system improvements; and

WHEREAS, it is necessary for the City to use its authority to pursue negotiations for the acquisition of said easements and/or to pursue the easements under power of eminent domain; and

WHEREAS, the City Council of the City of Anna, Texas ("City Council"), after careful consideration, finds that a public necessity exists for acquisition of a permanent sanitary sewer line easement and a temporary construction easement, respectively providing limited rights on and under 0.667 acres of real property, more or less, and 0.85 acres of real property, more or less, said tracts being more particularly described in Section 2 of this resolution, for the purposes of constructing, laying, maintaining, repairing and/or replacing of sanitary sewer lines and related appurtenances, and benefiting the public health, safety and welfare;

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

Section 1. Incorporation of Recitals; Purpose

1.01 The City Council finds that the above-stated recitals are true and correct and said recitals are incorporated herein as if set forth in full for all purposes.

1.02 This resolution is intended to comply in all respects with Texas Government Code § 2206.001, et seq., Texas Local Government Code § 251.001, et seq., and Texas Property Code § 21.001 et seq., to the extent the provisions of such statutes are applicable, and to comply with all other applicable law.

1.03 The City Council, by this resolution, intends, if necessary, to exercise the City's powers of eminent domain under Texas Local Government Code § 251.001 and any and all other applicable law.

Section 2. Easements to be Acquired

(a) The necessary permanent sanitary sewer line easement sought to be acquired will provide limited rights on and under a portion of a tract of real property, said portion totaling approximately 0.667 acres of real property (the "Permanent Sanitary Sewer Line Easement"), held by Two-J Partners, LLP, and/or others. Said approximate 0.667 acres of real property is generally aligned and described as shown in Exhibit A, attached to this resolution and incorporated herein by reference as if fully set forth for all purposes. The precise permanent easement to be acquired may differ from what is shown in said alignment and description but said alignment and description approximates the general route and general area of the permanent sanitary sewer line easement to be acquired.

(b) The necessary temporary construction easement sought to be acquired will provide temporary limited rights on and under a portion of a tract of real property, said portion totaling approximately 0.85 acres of real property (the "Temporary Construction Easement"), held by Two-J Partners, LLP, and/or others. Said approximate 0.85 acres of real property is generally aligned and described as shown in Exhibit A, attached to this resolution and incorporated herein by reference as if fully set forth for all purposes. The precise temporary easement to be acquired may differ from what is shown in said alignment and description but said alignment and description approximates the general route and general area of the temporary construction easement to be acquired.

Section 3. Finding of Public Necessity and Authorization to Take Action

3.01 The City Council finds a public necessity for the public welfare and convenience to acquire the Permanent Sanitary Sewer Line Easement and Temporary Construction Easement identified in Section 2, above, for the purpose of constructing, laying, maintaining, repairing and/or replacing sanitary sewer lines

and related appurtenances. The City Council authorizes the City Manager, City staff and/or City consultants or contractors, and, Wolfe, Tidwell & McCoy, LLP, attorneys, and other legal counsel if determined necessary by said attorneys, to acquire the needed Permanent Sanitary Sewer Line Easement and Temporary Construction Easement by any lawful means including but not limited to negotiations with landowners and, if necessary, proceedings in eminent domain.

3.02 The City Council by this resolution directs the City Manager, his staff, and Wolfe, Tidwell & McCoy, LLP, attorneys, and other legal counsel if determined necessary by said attorneys—as necessary and in the appropriate sequence—to have the Permanent Sanitary Sewer Line Easement and Temporary Construction Easement appraised by a certified appraiser, to send the landowner(s) a copy of the appraisal and the State of Texas Landowner's Bill of Rights prepared by the Office of the Attorney General of Texas, to enter into good-faith negotiations with the landowner(s), to make a bona-fide offer and make any necessary initial and final monetary offers in an attempt to acquire the Permanent Sanitary Sewer Line Easement and Temporary Construction Easement consistent with the appraisal(s), when appropriate, and to convey the City's desire to acquire the Permanent Sanitary Sewer Line Easement and Temporary Construction Easement in an efficient manner, and, if necessary, to institute proceedings in eminent domain and take all necessary actions in such proceedings to condemn and acquire the Permanent Sanitary Sewer Line Easement and Temporary Construction Easement. The City Council hereby authorizes and ratifies any such actions taken thus far, and hereby further asserts its full authority, to the greatest extent provided by law, to acquire the Permanent Sanitary Sewer Line Easement and Temporary Construction Easement identified in Section 2, above.

Section 4. Effective Date.

This resolution shall take effect immediately upon its passage.

PASSED AND APPROVED by the City Council of the City of Anna, Texas, this ___ day of _____ 2022.

ATTESTED:

_____
Carrie L. Land, City Secretary

APPROVED:

_____
Nate Pike, Mayor

Exhibit A

30' SANITARY SEWER EASEMENT EASEMENT
TWO-J PARTNERS, LLLP
FRANCIS T DUFFAN SURVEY, ABSTRACT No. 288
CITY OF ANNA, COLLIN COUNTY, TEXAS
PAGE 1 OF 3

FIELD DESCRIPTION:

BEING a 30 foot wide Sanitary Sewer Easement situated in the City of Anna, Collin County, Texas, a part of Francis T. Duffan Survey, Abstract No. 288, being part of a called 50.53 acre tract of land described in a Quit Claim Deed to Two-J Partners, LLLP, recorded in Instrument No. 20080509000562500, Official Public Records, Collin County, Texas (O.P.R.C.C.T) and being more particularly described as follows:

COMMENCING at a Mag Nail with shiner stamped LJA Surveying found at the northeast corner of said 50.53 acre tract of land, said Mag Nail being at the northwest corner of a called 160.197 acre tract of land described in a Special Warranty Deed to Bloomfield Homes, LP, recorded in Instrument No. 20200117000076380, O.P.R.C.C.T, and said Mag Nail being in or near the centerline of County Road 370, from which a five-eighths inch iron rod with cap stamped "LJA Surveying" found in the north line of said 50.53 acre tract of land bears North 88 degrees 49 minutes 17 seconds West, a distance of 251.59 feet;

THENCE along the east line of said 50.53 acre tract of land and along the west line of said 160.197 acre tract of land South 00 degrees 41 minutes 43 seconds West, a distance of 596.23 feet, South 00 degrees 35 minutes 43 seconds West, a distance of 368.00 feet, South 00 degrees 48 minutes 43 seconds West, a distance of 309.20 feet, South 00 degrees 58 minutes 18 seconds West, a distance of 998.45 feet to the **POINT OF BEGINNING** of the herein described 30 foot Sanitary Sewer Easement;

THENCE South 00 degrees 58 minutes 18 seconds West, a distance of 117.38 feet along the east line of said 50.53 acre tract of land and along the west line of said 160.197 acre tract of land to a point for corner;

THENCE South 00 degrees 39 minutes 43 seconds West, a distance of 26.58 feet along the east line of said 50.53 acre tract of land and along the west line of said 160.197 acre tract of land to a point for corner;

THENCE South 00 degrees 39 minutes 43 seconds West, a distance of 223.92 feet along the east line of said 50.53 acre tract of land and along the west line of said 160.197 acre tract of land to the southeast corner of said 50.53 acre tract of land, said point being the southwest corner of said 160.197 acre tract of land and said point being in the north line of Lot 3, Block G of Creekside Phase 3, as addition to the City of Anna, as recorded in Instrument No. 2004-60537, O.P.R.C.C.T;

THENCE North 89 degrees 08 minutes 17 seconds West, a distance of 296.24 feet along the south line of said 50.53 acre tract of land and along the north line of said Lot 3 to a point for corner;

THENCE North 89 degrees 21 minutes 17 seconds West, a distance of 395.58 feet along the south line of said 50.53 acre tract of land to a point in the north line of Lot 5, Block A of Anna Town Center Addition, as addition to the City of Anna, as recorded in Instrument No. 2019-776, O.P.R.C.C.T.;

THENCE North 00 degrees 15 minutes 05 seconds East, a distance of 30.00 feet to a point for corner;

THENCE South 89 degrees 21 minutes 17 seconds East, a distance of 395.79 feet to a point for corner;

THENCE South 89 degrees 08 minutes 17 seconds East, a distance of 266.14 feet to a point for corner;

THENCE North 00 degrees 39 minutes 43 seconds East, a distance of 206.94 feet to a point for corner;

THENCE North 12 degrees 56 minutes 03 seconds East, a distance of 144.13 feet to the **POINT OF BEGINNING** and containing 29,073 square feet or 0.667 acres.

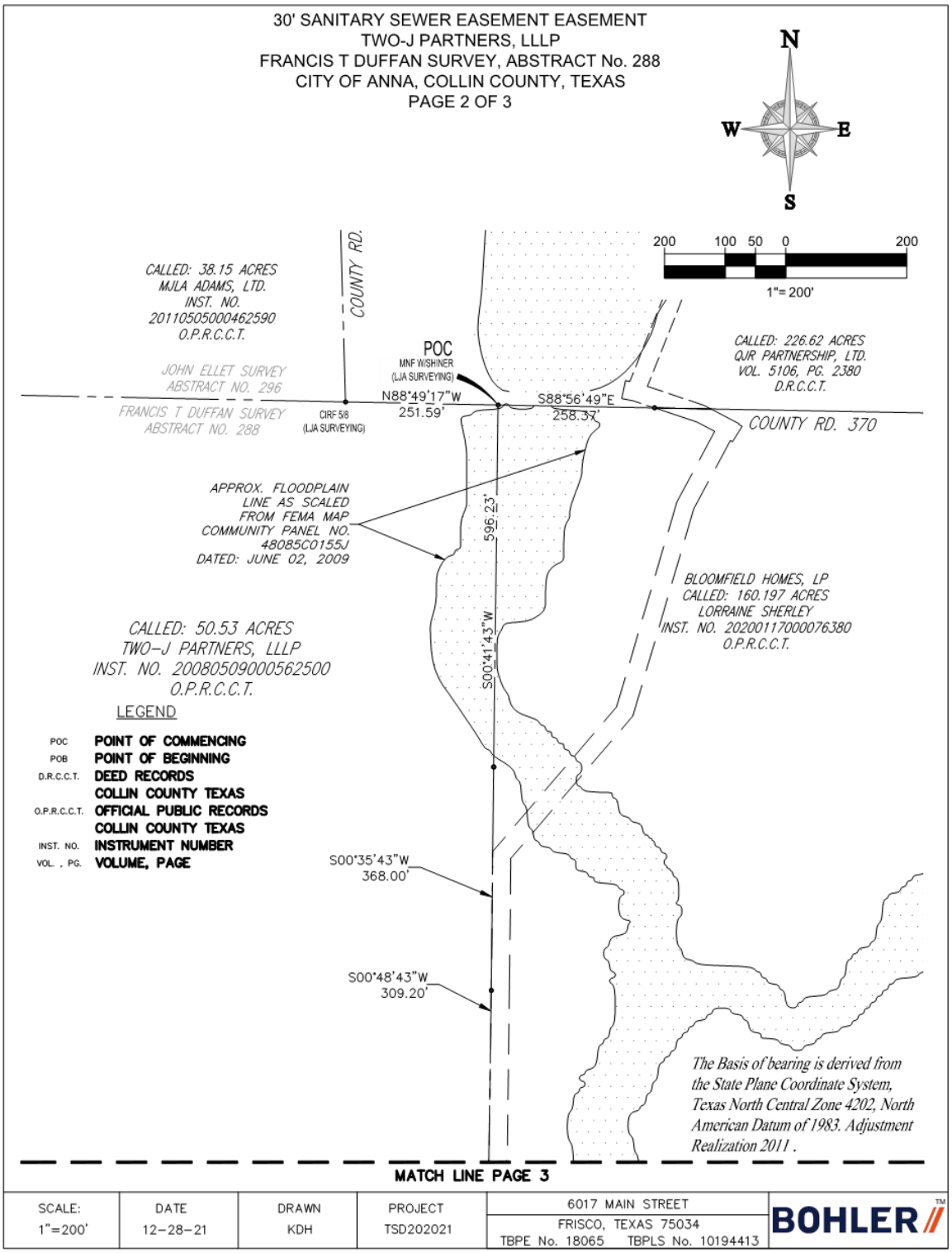
STATE OF TEXAS
REGISTERED
BILLY M. LOGSDON, JR.
6487
PROFESSIONAL
LAND SURVEYOR

BILLY M. LOGSDON, JR.
R.P.L.S. NO. 6487
DECEMBER 28, 2021

SCALE:	DATE	DRAWN	PROJECT	6017 MAIN STREET	BOHLER
	12-28-21	KDH	TSD202021	FRISCO, TEXAS 75034 TBPE No. 18065 TBPLS No. 10194413	

Drawing: H:\20\TSD202021\Drawings\Survey\Offsite Easements\TSD202021_OFFSITE SSWR ESMT(TWO-J PARTNERS) - new alignment.dwg

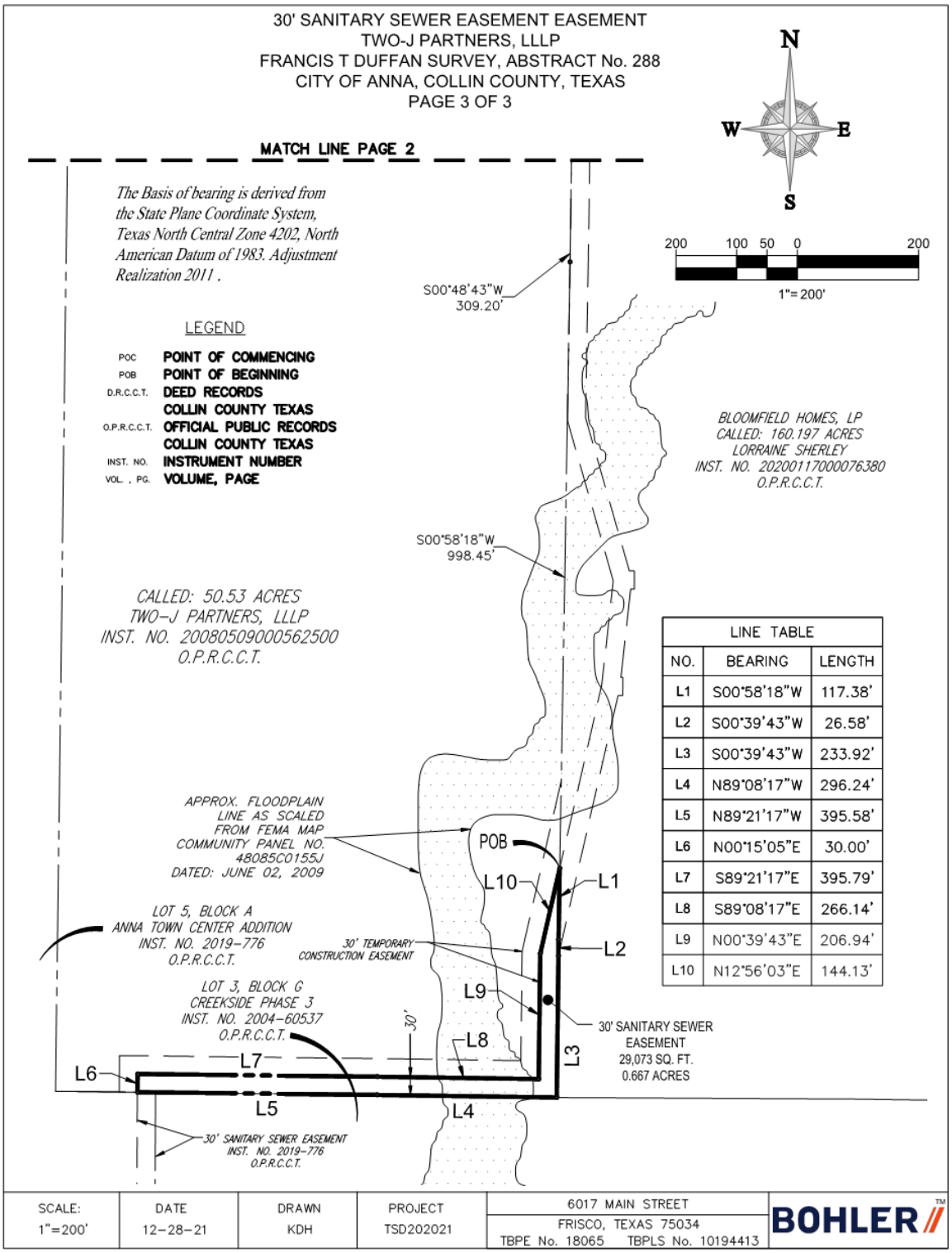
Exhibit A



SCALE:	DATE	DRAWN	PROJECT	6017 MAIN STREET	BOHLER
1"=200'	12-28-21	KDH	TSD202021	FRISCO, TEXAS 75034 TBPE No. 18065 TBPLS No. 10194413	

Drawing: H:\20\TSD202021\Drawings\Survey\Offsite Easements\TSD202021_OFFSITE SSWR ESMT(TWO-J PARTNERS) - new alignment.dwg

Exhibit A



LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°58'18"W	117.38'
L2	S00°39'43"W	26.58'
L3	S00°39'43"W	233.92'
L4	N89°08'17"W	296.24'
L5	N89°21'17"W	395.58'
L6	N00°15'05"E	30.00'
L7	S89°21'17"E	395.79'
L8	S89°08'17"E	266.14'
L9	N00°39'43"E	206.94'
L10	N12°56'03"E	144.13'

SCALE:	DATE	DRAWN	PROJECT	6017 MAIN STREET FRISCO, TEXAS 75034 TBPE No. 18065 TBPLS No. 10194413	BOHLER
1"=200'	12-28-21	KDH	TSD202021		

Drawing: H:\20\TSD202021\Drawings\Survey\Offsite Easements\TSD202021_OFFSITE SSWR ESMT(TWO-J PARTNERS) - new alignment.dwg

PROPOSED MANTUA DEVELOPMENT

EXISTING NORTHPOINTE CROSSING LIFT STATION

EAST FORK TRINITY

THROCKMORTON CREEK

SLATER CREEK

HURRICANE CREEK

SISTER GROVE CREEK

WEST SISTER GROVE CREEK

CLEMONS CREEK

PILOT GROVE CREEK

HARRINGTON BRANCH

EXISTING SLATER CREEK WWTP CAPACITY: 0.5 MGD

NTMWD TRINITY EAST FORK P.O.E.

NTMWD THROCKMORTON CREEK P.O.E.

NTMWD CLEMONS CREEK P.O.E.

CITY OF ANNA THROCKMORTON INTERCEPTOR TOTAL PEAK FLOW 12.2 MGD

CITY OF ANNA CLEMONS CREEK CONTRACTED CAPACITY 3.0 MGD (2014)

CITY OF ANNA CLEMONS CREEK TRUNK SEWER TOTAL PEAK FLOW 46.5 MGD

CITY OF ANNA TRINITY EAST FORK PEAK FLOW 21.5 MGD

CITY OF ANNA (MH1578) THROCKMORTON CREEK/TRINITY RIVER INTERCEPTOR CONTRACTED CAPACITY UPSTREAM: 5.60 MGD (2014) CONTRACTED CAPACITY DOWNSTREAM: 9.60 MGD (2014)

CITY OF ANNA THROCKMORTON INTERCEPTOR TOTAL PEAK FLOW 33.3 MGD

CITY OF MELISSA

CITY OF McKINNEY

NTMWD P.O.E. #3

NTMWD P.O.E. #2

TO NTMWD UPPER EAST FORK REGIONAL SYSTEM

PROPOSED SISTER GROVE CREEK LIFT STATION BUILDOUT PEAK FLOW 45.1 MGD

PROPOSED HARRINGTON BRANCH LIFT STATION BUILDOUT PEAK FLOW 13.1 MGD

PROPOSED PILOT GROVE CREEK LIFT STATION 1 BUILDOUT PEAK FLOW 5.9 MGD

PROPOSED PILOT GROVE CREEK LIFT STATION 2 BUILDOUT PEAK FLOW 7.8 MGD

PROPOSED PILOT GROVE CREEK LIFT STATION 3 BUILDOUT PEAK FLOW 10.2 MGD

PROPOSED PILOT GROVE CREEK LIFT STATION 4 BUILDOUT PEAK FLOW 11.8 MGD

FUTURE COLLIN COUNTY OUTER LOOP

COLLIN COUNTY OUTER LOOP

U.S. HWY 75

S.H. 5

S.H. 121

F.M. 455

F.M. 2862

F.M. 545

C.R. 290

C.R. 289

C.R. 371

C.R. 286

C.R. 421

F.M. 3133

HOUSTON ST.

DART

MAP LEGEND

- PROPOSED MANHOLES
- EXISTING MANHOLES
- EXISTING ANNA/MELISSA MANHOLES
- P-1000 8" — EXISTING SEWER LINE AND SIZE
- P-2000 8" — PROPOSED SEWER LINE AND SIZE
- P-3000 8" — EXISTING ANNA/MELISSA SEWER LINE AND SIZE
- PROPOSED LIFT STATION
- EXISTING LIFT STATION
- P-1000 8" FORCE MAIN — EXISTING FORCE MAIN AND SIZE
- P-2000 8" FORCE MAIN — PROPOSED FORCE MAIN AND SIZE
- PLANNING AREA BOUNDARY (E.T.J.)
- BASIN BOUNDARY
- MANTUA BOUNDARY
- P.O.E. — POINT OF ENTRY
- ESTATE LOT BOUNDARY
- FLOOD PLAIN LIMITS

0 2000 4000

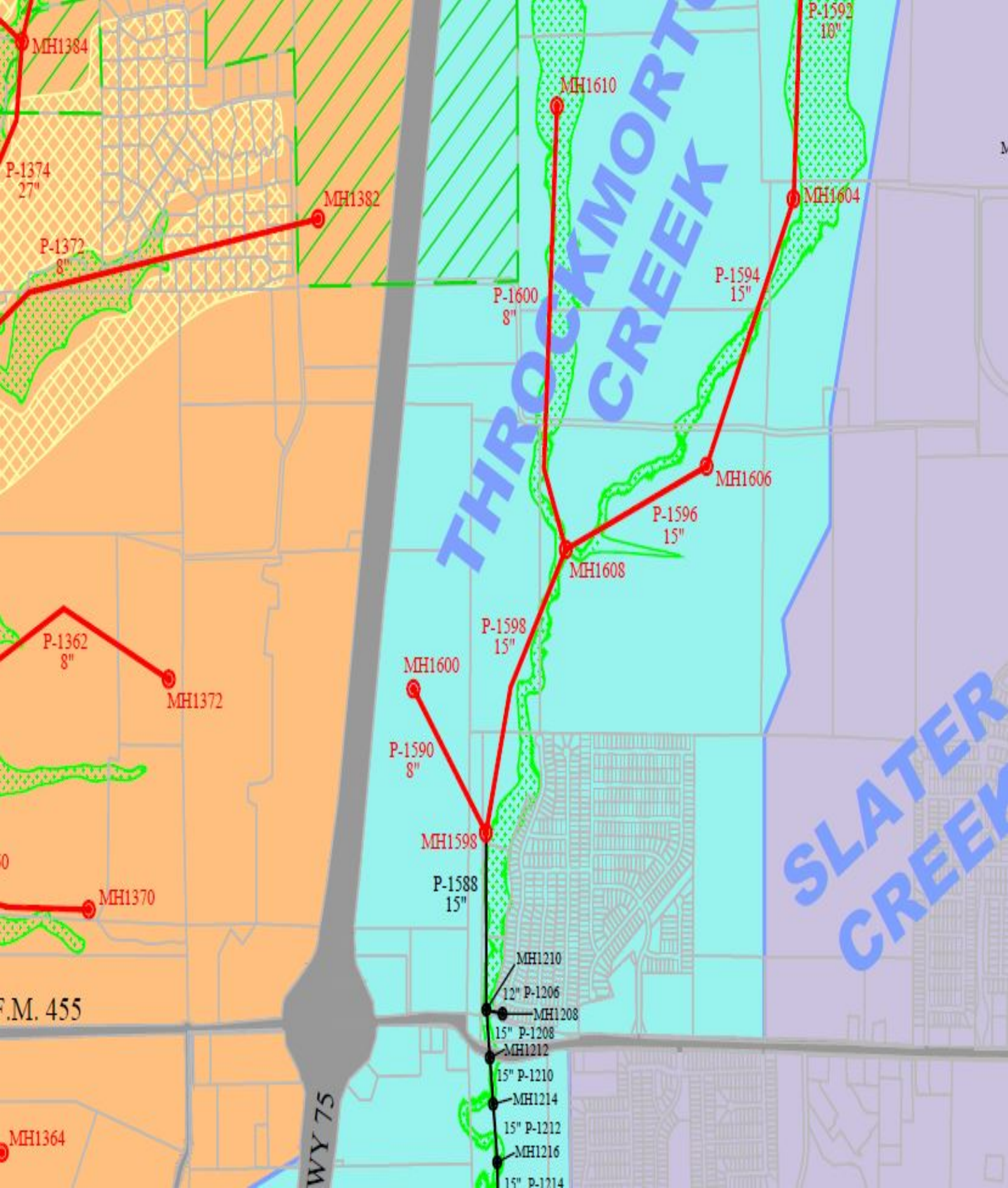
SCALE IN FEET

CITY OF ANNA, TEXAS
WASTEWATER COLLECTION SYSTEM MASTER PLAN 2018

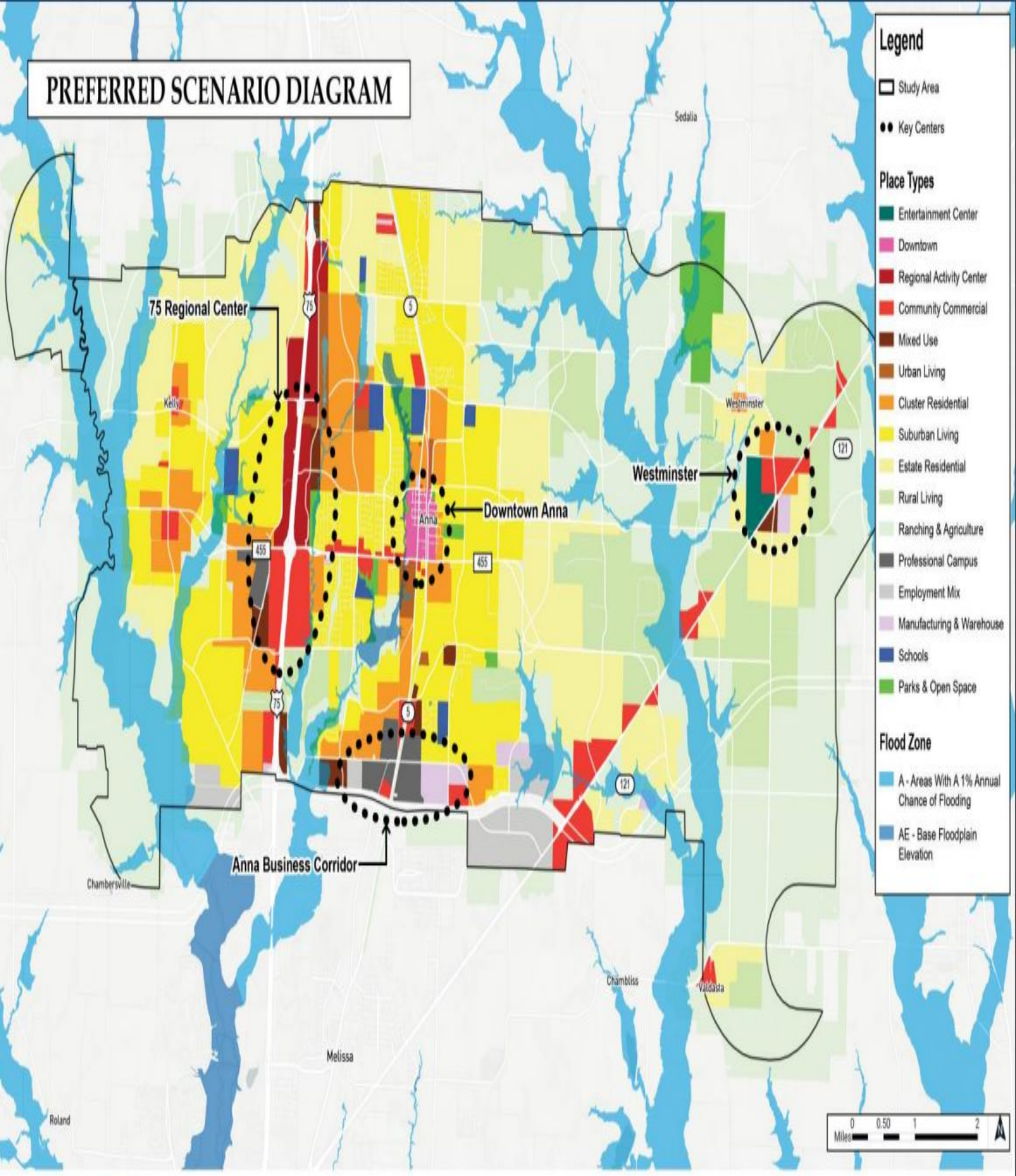
BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPE FIRM NO. 526 / TBPLS FIRM NO. 100318-00
11910 Greenville Ave., Suite 600
Dallas, Texas 75243 (214) 361-7900

November 2018

H:\Projects\Anna\2013105 WWMP\Maps\2018 WW Master Plan.dwg


MH1384
P-1374
27"
MH1382
P-1372
8"
P-1362
8"
MH1372
MH1370
F.M. 455
MH1364
WY 75
MH1610
P-1592
10"
MH1604
P-1600
8"
P-1594
15"
THROCKMORTON
CREEK
MH1606
P-1596
15"
MH1608
P-1598
15"
MH1600
P-1590
8"
MH1598
P-1588
15"
SLATER
CREEK
MH1210
12" P-1206
MH1208
15" P-1208
MH1212
15" P-1210
MH1214
15" P-1212
MH1216
15" P-1214

PREFERRED SCENARIO DIAGRAM



THE CITY OF Anna

ANNA 2050 COMPREHENSIVE PLAN

THE CITY OF Anna

Two-J Partners, LLP – Sanitary Sewer Service

Date: February 23, 2022

To: Two-J Partners, LLC % John T. Westrom, Jones & Westrom

From: Greg Peters, P.E., Director of Public Works, and Engineering

Re: Sanitary Sewer Service for Two-J Partners Tract (Will Serve)

The City of Anna is in final preparations to begin construction of a 15-inch sanitary sewer trunk main along the southeast portion of the 50.53 Acre Tract of land on the east side of Throckmorton Boulevard currently owned by Two-J Partners, LLP. Said tract of land is located approximately 3,500 feet north of FM 455 and approximately 1,200 feet east of US 75.

Currently this area has no access to a public sanitary sewer main. The proposed 15-inch trunk sewer main project, known as the Throckmorton Creek Sanitary Sewer Extension, will provide gravity sanitary sewer collection service to the subject tract and other surrounding properties. This proposed sewer main is sized to account for the fully developed conditions of the Two-J Partners tract. The City is requesting for Two-J Partners, LLP to dedicate a sanitary sewer easement so that the City can cause the construction of the proposed sewer main. The proposed sanitary sewer easement is provided as a separate document with this letter.

This important capital improvement project is intended to allow the property to be developed to the highest and best uses as depicted in the City of Anna Comprehensive Plan and Future Land Use Map. Upon completion of the easement dedication and construction of the sewer main, the City will be able to accept fully developed sanitary sewer flows from the Two-J Partners tract. Two-J Partners will not be required to construct any off-site improvements in order to receive full sanitary sewer service of the property if and when the property develops in the future.

Sincerely,

Greg Peters, P.E.
Director of Public Works
City of Anna, Texas

PERMANENT SANITARY SEWER EASEMENT

Date: Executed and effective on the dates of the acknowledgments set out below.

Grantor: Two-J Partners, LLLP
Grantor's Mailing Address:
3157 Chatham Road, NW
Atlanta, GA 30305

Grantee: City of Anna, Texas, a municipal corporation
Grantee's Mailing Address:
P.O. Box 776
Anna, Texas 75409 in Collin County, Texas

Grantor's Property: The Grantor's Property is in the Francis T. Duffan Survey, Abstract No. 288, City of Anna, Collin County, Texas, and being under, over, and across a 50.53 acre tract of land described in a Quit Claim Deed recorded in Document Number 2008059000562500 of O.P.R.C.C.T.

Permanent Sanitary Sewer Easement: The Permanent Sanitary Sewer Easement ("Easement") is 0.667 acres of property within Grantor's Property, said 0.667 acres being a strip of land approximately 30.0 feet wide, A metes and bounds legal description of the Easement is attached as Exhibit A.

Easement Purpose: As more fully described herein, to construct and use sanitary sewer utility lines, together with the right of ingress and egress along, upon and across Grantor's Property and along, upon, over, under, and across Grantor's Property within the bounds of the Easement.

Consideration: The sum often dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor.

Grant of Easement: Grantor, for the Consideration described herein, grants, sells, and conveys to Grantee and Grantee's heirs, successors and assigns, the Easement over, under, on and across Grantor's Property for the Easement Purpose, including the right of construction, installation, reconstruction, operation, maintenance, replacement, alteration, expansion, relocation, upgrade, repair, abandonment, removal and other associated uses of sanitary sewer utility lines together with all and singular the rights and appurtenances thereto in any way belonging, (collectively, the '*Easement Rights"), to have and to hold the Easement Rights to Grantee and Grantee's heirs, successors and assigns forever, Grantor binds Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend the title to the Easement and the Easement Rights in Grantee and Grantee's heirs, successors and assigns against every person whomsoever lawfully claiming or to claim the Easement or any part of the Easement Rights. Grantee shall have the right to prevent excavation within the Easement; the right to prevent construction of any and all buildings, structures or other obstructions which would endanger or interfere with the efficiency, safety, and/or convenient operation of the aforementioned utility lines and their appurtenances; and the right to trim or remove trees or shrubbery within, but not limited to, said Easement, to the extent as may be necessary to prevent possible interference with the operation of said lines or their appurtenances, or to remove possible hazard thereto. Grantor recognizes that the general course of said lines and appurtenances to be constructed, or the metes and bounds as described herein, is based on preliminary survey(s) only, and Grantor hereby agrees that this Easement and its general dimensions hereby granted shall apply to the actual location of said lines and appurtenances.

Duration of Easement: The duration of the Easement is perpetual, until all of said facilities shall be abandoned. If abandoned, said Easement shall cease and all rights herein granted shall terminate and revert to Grantor or Grantor' s successors or assigns.

Character of Easement: The Easement is appurtenant to and runs with the title to Grantor's Property, whether or not the Easement is referenced or described in any conveyance of all or such portion of Grantor's Property.

Binding Effect: This Easement binds and inures to the benefit of the parties and their respective heirs, successors, and permitted assigns.

Secondary Easement: Grantee has the right (the ''Secondary Easement") to use up to 15 feet of the surface of the property that is adjacent to the Easement as may be reasonably necessary to construct and install the facilities within the Easement that are reasonably suited for the Easement Purpose. After full completion of Grantee's construction and installation of improvements the secondary easement shall expire. Grantee must reasonably restore the Adjacent Property and the Secondary Easement to its previous physical condition if changed by use of the rights granted by this Secondary Easement.

_____

Two-J Partners, LLLP

_____

Name:

_____

Title:

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2022, by _____, who states under oath that they are an owner of Grantors' Property described herein, and has the authority to execute this document.

_____

Notary Public, State of Texas

EXHIBIT "A"

30' SANITARY SEWER EASEMENT EASEMENT
TWO-J PARTNERS, LLLP
FRANCIS T DUFFAN SURVEY, ABSTRACT No. 288
CITY OF ANNA, COLLIN COUNTY, TEXAS
PAGE 1 OF 3

FIELD DESCRIPTION:

BEING a 30 foot wide Sanitary Sewer Easement situated in the City of Anna, Collin County, Texas, a part of Francis T. Duffan Survey, Abstract No. 288, being part of a called 50.53 acre tract of land described in a Quit Claim Deed to Two-J Partners, LLLP, recorded in Instrument No. 20080509000562500, Official Public Records, Collin County, Texas (O.P.R.C.C.T) and being more particularly described as follows:

COMMENCING at a Mag Nail with shiner stamped LJA Surveying found at the northeast corner of said 50.53 acre tract of land, said Mag Nail being at the northwest corner of a called 160.197 acre tract of land described in a Special Warranty Deed to Bloomfield Homes, LP, recorded in Instrument No. 20200117000076380, O.P.R.C.C.T, and said Mag Nail being in or near the centerline of County Road 370, from which a five-eighths inch iron rod with cap stamped "LJA Surveying" found in the north line of said 50.53 acre tract of land bears North 88 degrees 49 minutes 17 seconds West, a distance of 251.59 feet;

THENCE along the east line of said 50.53 acre tract of land and along the west line of said 160.197 acre tract of land South 00 degrees 41 minutes 43 seconds West, a distance of 596.23 feet, South 00 degrees 35 minutes 43 seconds West, a distance of 368.00 feet, South 00 degrees 48 minutes 43 seconds West, a distance of 309.20 feet, South 00 degrees 58 minutes 18 seconds West, a distance of 998.45 feet to the **POINT OF BEGINNING** of the herein described 30 foot Sanitary Sewer Easement;

THENCE South 00 degrees 58 minutes 18 seconds West, a distance of 117.38 feet along the east line of said 50.53 acre tract of land and along the west line of said 160.197 acre tract of land to a point for corner;

THENCE South 00 degrees 39 minutes 43 seconds West, a distance of 26.58 feet along the east line of said 50.53 acre tract of land and along the west line of said 160.197 acre tract of land to a point for corner;

THENCE South 00 degrees 39 minutes 43 seconds West, a distance of 223.92 feet along the east line of said 50.53 acre tract of land and along the west line of said 160.197 acre tract of land to the southeast corner of said 50.53 acre tract of land, said point being the southwest corner of said 160.197 acre tract of land and said point being in the north line of Lot 3, Block G of Creekside Phase 3, as addition to the City of Anna, as recorded in Instrument No. 2004-60537, O.P.R.C.C.T;

THENCE North 89 degrees 08 minutes 17 seconds West, a distance of 296.24 feet along the south line of said 50.53 acre tract of land and along the north line of said Lot 3 to a point for corner;

THENCE North 89 degrees 21 minutes 17 seconds West, a distance of 395.58 feet along the south line of said 50.53 acre tract of land to a point in the north line of Lot 5, Block A of Anna Town Center Addition, as addition to the City of Anna, as recorded in Instrument No. 2019-776, O.P.R.C.C.T.;

THENCE North 00 degrees 15 minutes 05 seconds East, a distance of 30.00 feet to a point for corner;

THENCE South 89 degrees 21 minutes 17 seconds East, a distance of 395.79 feet to a point for corner;

THENCE South 89 degrees 08 minutes 17 seconds East, a distance of 266.14 feet to a point for corner;

THENCE North 00 degrees 39 minutes 43 seconds East, a distance of 206.94 feet to a point for corner;

THENCE North 12 degrees 56 minutes 03 seconds East, a distance of 144.13 feet to the **POINT OF BEGINNING** and containing 29,073 square feet or 0.667 acres.

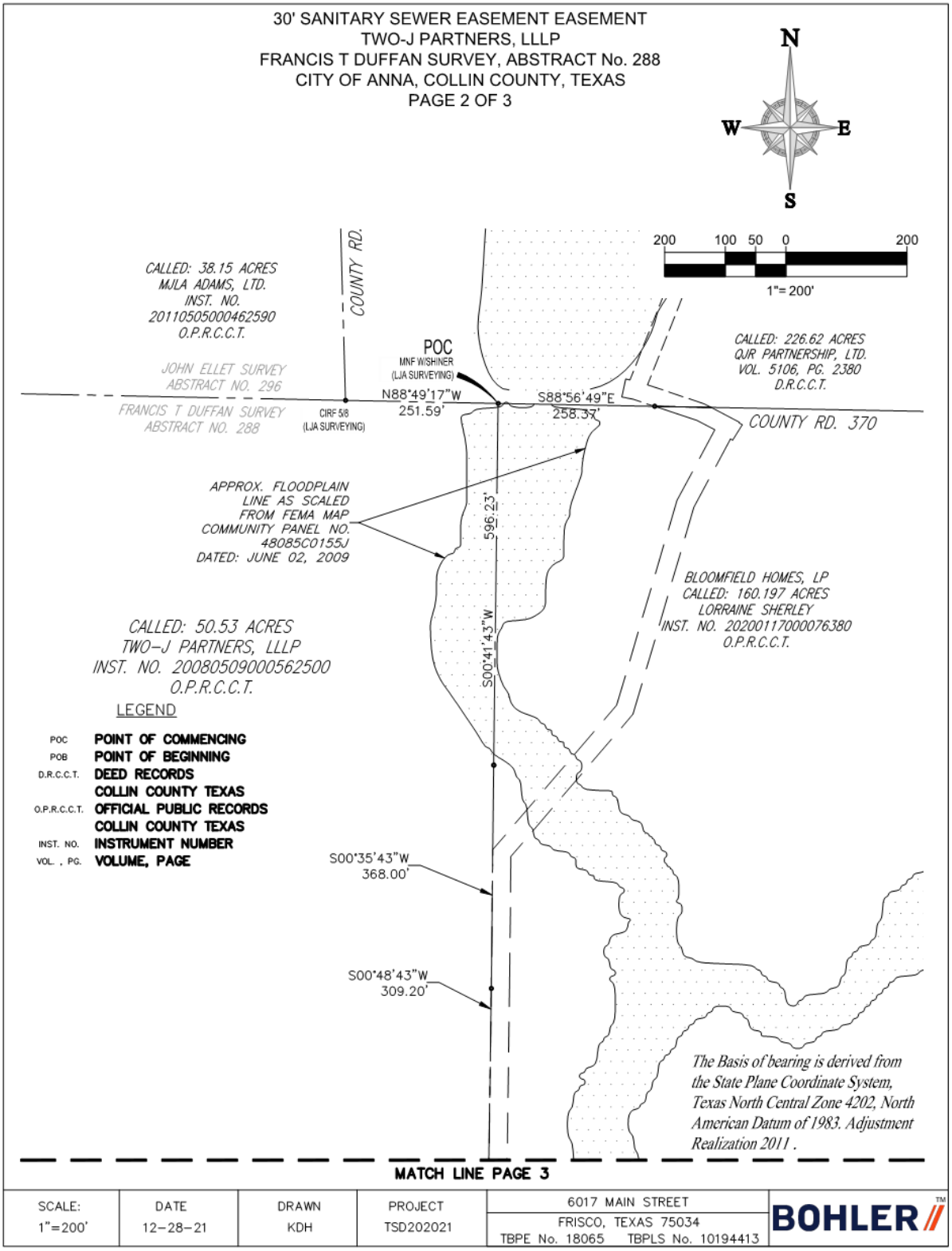
STATE OF TEXAS
REGISTERED
BILLY M. LOGSDON, JR.
6487
PROFESSIONAL
LAND SURVEYOR

BILLY M. LOGSDON, JR.
R.P.L.S. NO. 6487
DECEMBER 28, 2021

SCALE:	DATE	DRAWN	PROJECT	6017 MAIN STREET	BOHLER
	12-28-21	KDH	TSD202021	FRISCO, TEXAS 75034 TBPE No. 18065 TBPLS No. 10194413	

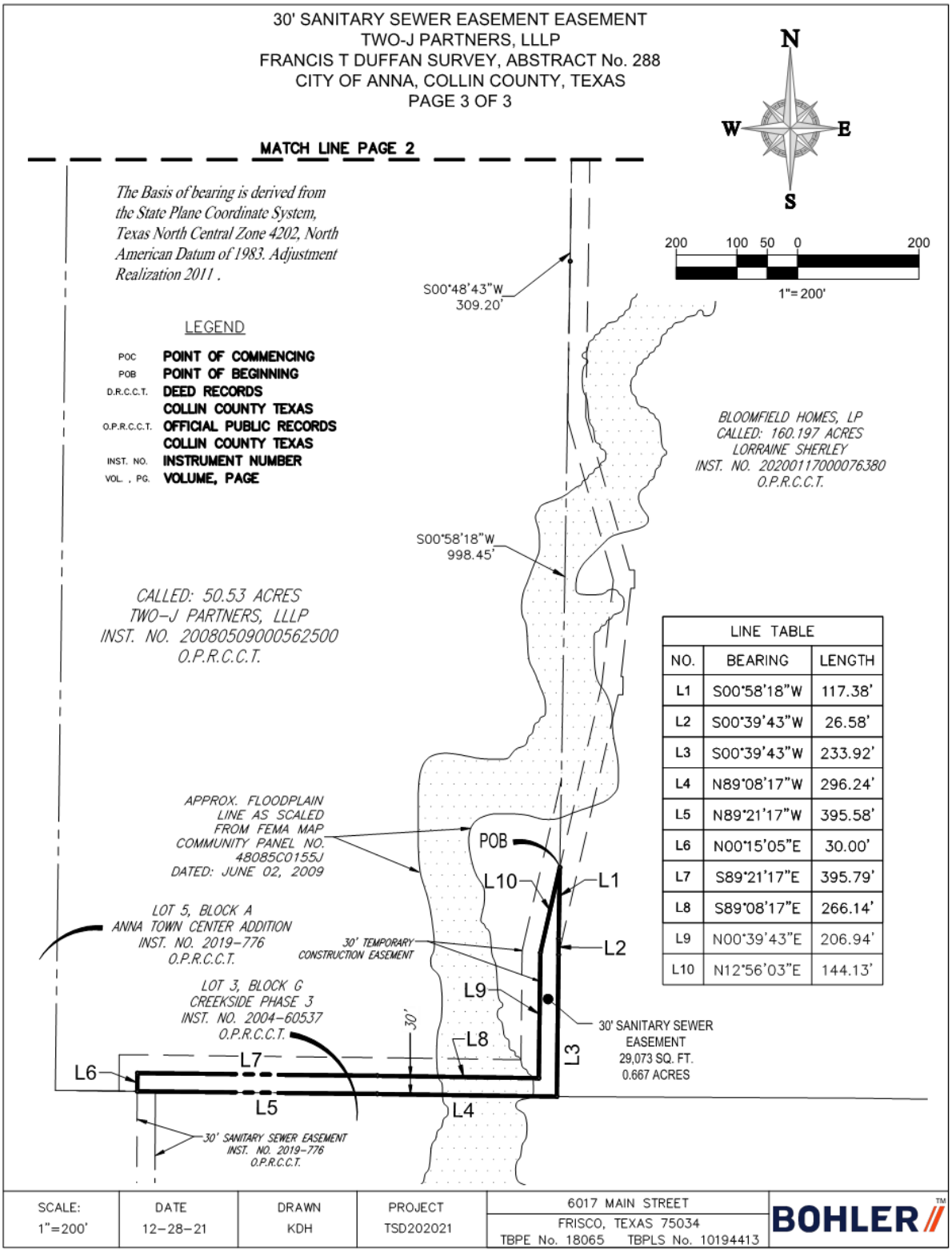
Drawing: H:\20\TSD202021\Drawings\Survey\Offsite Easements\TSD202021_OFFSITE SSWR ESMT(TWO-J PARTNERS) - new alignment.dwg

EXHIBIT "A"



Drawing: H:\20\TSD202021\Drawings\Survey\Offsite Easements\TSD202021_OFFSITE SSWR ESMT(TWO-J PARTNERS) - new alignment.dwg

EXHIBIT "A"


30' SANITARY SEWER EASEMENT EASEMENT
TWO-J PARTNERS, LLLP
FRANCIS T DUFFAN SURVEY, ABSTRACT No. 288
CITY OF ANNA, COLLIN COUNTY, TEXAS
PAGE 3 OF 3
N
W
E
S
MATCH LINE PAGE 2
The Basis of bearing is derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011 .
200 100 50 0 200
1"= 200'
S00°48'43"W
309.20'
LEGEND
POC POINT OF COMMENCING
POB POINT OF BEGINNING
D.R.C.C.T. DEED RECORDS COLLIN COUNTY TEXAS
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
INST. NO. INSTRUMENT NUMBER
VOL. , PG. VOLUME, PAGE
BLOOMFIELD HOMES, LP
CALLED: 160.197 ACRES
LORRAINE SHERLEY
INST. NO. 20200117000076380
O.P.R.C.C.T.
S00°58'18"W
998.45'
CALLED: 50.53 ACRES
TWO-J PARTNERS, LLLP
INST. NO. 20080509000562500
O.P.R.C.C.T.
APPROX. FLOODPLAIN LINE AS SCALED FROM FEMA MAP COMMUNITY PANEL NO. 48085C0155J DATED: JUNE 02, 2009
POB
L10
L1
L2
LOT 5, BLOCK A
ANNA TOWN CENTER ADDITION
INST. NO. 2019-776
O.P.R.C.C.T.
30' TEMPORARY CONSTRUCTION EASEMENT
L9
LOT 3, BLOCK G
CREEKSIDE PHASE 3
INST. NO. 2004-60537
O.P.R.C.C.T.
30'
L8
L3
30' SANITARY SEWER EASEMENT
29,073 SQ. FT.
0.667 ACRES
L6
L7
L5
L4
30' SANITARY SEWER EASEMENT
INST. NO. 2019-776
O.P.R.C.C.T.
LINE TABLE
NO. BEARING LENGTH
L1 S00°58'18"W 117.38'
L2 S00°39'43"W 26.58'
L3 S00°39'43"W 233.92'
L4 N89°08'17"W 296.24'
L5 N89°21'17"W 395.58'
L6 N00°15'05"E 30.00'
L7 S89°21'17"E 395.79'
L8 S89°08'17"E 266.14'
L9 N00°39'43"E 206.94'
L10 N12°56'03"E 144.13'
SCALE: 1"=200'
DATE 12-28-21
DRAWN KDH
PROJECT TSD202021
6017 MAIN STREET
FRISCO, TEXAS 75034
TBPE No. 18065 TBPLS No. 10194413
BOHLER
Drawing: H:\20\TSD202021\Drawings\Survey\Offsite Easements\TSD202021_OFFSITE SSWR ESMT(TWO-J PARTNERS) - new alignment.dwg

Item No. 6.j.

City Council Agenda
Staff Report

Meeting Date: 3/22/2022
Staff Contact:

AGENDA ITEM:
Approve a Resolution resizing the Diversity and Inclusion Advisory Commission from 11 to 7 members (Assistant City Manager Ryan Henderson).

SUMMARY:
At the February 8, 2022, City Council Meeting, City staff presented a workshop item with a recommendation to resize the Diversity and Inclusion Advisory Commission from its current 11 members to seven members. The recommendation was made to align this advisory board with the City's other governmental boards, which all have seven members.

As the Board was created by resolution (Resolution No. 2020-07-757), a resolution needs to be approved to amend the Board's size.

FINANCIAL IMPACT:
There is no fiscal impact associated with this item.

STRATEGIC CONNECTIONS:
This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 3: Anna – Great Place to Live

STAFF RECOMMENDATION:
Staff recommends approving the resolution.

ATTACHMENTS:
1. Resolution Approving Board Resizing

APPROVALS:

Kimberly Winarski, Management Analyst	Created/Initiated - 3/18/2022
Jim Proce, City Manager	Final Approval - 3/18/2022

CITY OF ANNA, TEXAS

RESOLUTION NO._____

A RESOLUTION OF THE CITY OF ANNA, TEXAS AMENDING RESOLUTION NO. 2020-07-757 CREATING THE ANNA DIVERSITY AND INCLUSION ADVISORY COMMISSION; ESTABLISHING PROCEDURES FOR APPOINTMENT AND REMOVAL OF MEMBERS; AND ESTABLISHING DUTIES AND RESPONSIBILITIES OF THE COMMISSION.

WHEREAS, the City Council of the City of Anna (the "City Council") has previously determined that there exists a need in the City of Anna (the "City") for the facilitation of community dialog, representation of diverse neighbor voices, review of policies and services as they pertain to supporting all members of the community, and creation of events and programming within the City that purposefully engages with all neighbors; and

WHEREAS, the City Council has previously created a diversity and inclusion advisory commission will assist the City in its efforts to engage with and support its community; and

WHEREAS, the City Council has determined a need to amend City of Anna Resolution No. 2020-07-757, which created the Anna Diversity and Inclusion Advisory Commission (the "Commission") in order to change the number of persons serving as members on the Commission;

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

Section 1. Amendment.

Section 2 and Section 3 of City of Anna Resolution No. 2020-07-757 is hereby amended to read as set forth below.

Section 2. Membership; Organization; Compensation.

2.01 Membership.

The Commission shall consist of 7 members. Each member must be a resident of the City and a qualified voter in the City. Members are appointed by the City Council for a term of two years, but serve strictly at the pleasure of the City Council, who may remove any member at any time with or without cause. A person may not serve on the Commission for more than three full terms.

Vacancies shall be filled by the City Council for the unexpired term of any member whose place becomes vacant for any cause in the same manner as the original appointment was made.

The terms of members filling places 1, 3, 5, and 7 shall expire on May 31 of each odd-numbered year and the terms of members filling places 2, 4, and 6 shall expire on May 31 of each even-numbered year. Commission members may be appointed to succeed themselves.

Notwithstanding any other provision of this resolution, a Commission member shall continue to serve after the expiration of the member's term until the Council removes the member or appoints a succeeding member. Newly appointed members shall be installed at the first Commission meeting after their appointment.

The City Council may appoint one or more liaisons to attend meetings of the Commission and the liaisons shall be considered ex-officio members and shall not vote on matters considered by the Commission.

2.02 Organization.

The Commission shall hold an organizational meeting in July of each year or as soon thereafter as reasonably practicable. The Commission shall adopt its own rules of procedure and keep a record of its proceedings consistent with the provisions of this resolution and the requirements of law.

The Commission shall elect a chairperson and vice chairperson from its own membership at its annual organizational meeting. Meetings of the Commission may be held at the call of the chair, or in his/her absence, the vice-chair.

The Commission shall keep minutes of its proceedings, showing the vote of each member upon each question or, if absent or failing to vote, indicating such fact. The minutes shall become official records of the City upon approval of the minutes by the City Council.

A quorum for the conduct of business shall consist of four members of the Commission.

2.03 Compensation.

Members shall serve without compensation, except for reimbursement of authorized expenses attendant to the performance of their duties and authorized by the City Council or City Manager.

Section 3. Duties and Responsibilities.

The Commission is purely advisory in nature with no decision-making or policy-making authority, and any action or omission by the Commission is not binding on the City. The Commission is hereby charged with the duties and responsibilities to provide recommendations to the City Council and City staff as requested from time to time in matters relating to the City's diversity and equity strategies that strengthen connections among diverse community groups with City government.

Section 2. Savings.

Except as amended as set forth in Section 1 of this resolution, Resolution No. 2020-07-757 shall remain in full force and effect.

PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 22nd day of March 2022.

_____

Mayor Nate Pike

_____

City Secretary Carrie L. Land

Item No. 7.a.

City Council Agenda
Staff Report

Meeting Date: 3/22/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:
Zoning - Affi Addition, Block A, Lot 2R (Director of Development Services Ross Altobelli)

Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to rezone 2.0± acres located at the southeast corner of W. White Street and Standridge Boulevard (CR 286) from C-2 General Commercial (C-2) to I-1 Light Industrial (I-1) to allow the use of Automotive repair, major.

Consider/Discuss/Action on a Resolution regarding the Affi Addition, Block A, Lot 2R, Concept Plan.

SUMMARY:
The applicant is requesting to rezone the property in order to allow for the use of Automotive repair, major.

Automobile repair, major: General repair or reconditioning of engines and air conditioning systems for motor vehicles; wrecker service; collision services including body, frame or fender straightening or repair; customizing; overall painting or paint shop; vehicle steam cleaning; those uses listed under “Automobile repair, minor”; and other similar uses.

Per the zoning ordinance, the Light Industrial (I-1) district is intended to accommodate those uses that are of a non-nuisance type located in relative proximity to residential areas.

A concept plan, Affi Addition, Block A, Lot 2R, accompanies this request.

Surrounding Land Use and Zoning

North: Across W. White Street, vacant tract, zoned C-1
East: Truck Stop, zoned C-2
South: Office / Warehouse and partially vacant tract, zoned C-2
West: Across Standridge Boulevard, vacant tract, zoned PD-C-1/MF-2

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.

Since automotive repair would be considered a service type use, the proposed development would conform with the Future Land Use Plan for the commercial designation.

SUMMARY:

The applicant is requesting to rezone the property in order to allow for the use of an automotive repair, major.

The Planning and Zoning Commission recommended approval.

FINANCIAL IMPACT:
N/A

STRATEGIC CONNECTIONS:
This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 1: Growing Anna Economy

Goal 2: Sustainable Anna Community Through Planned Managed Growth

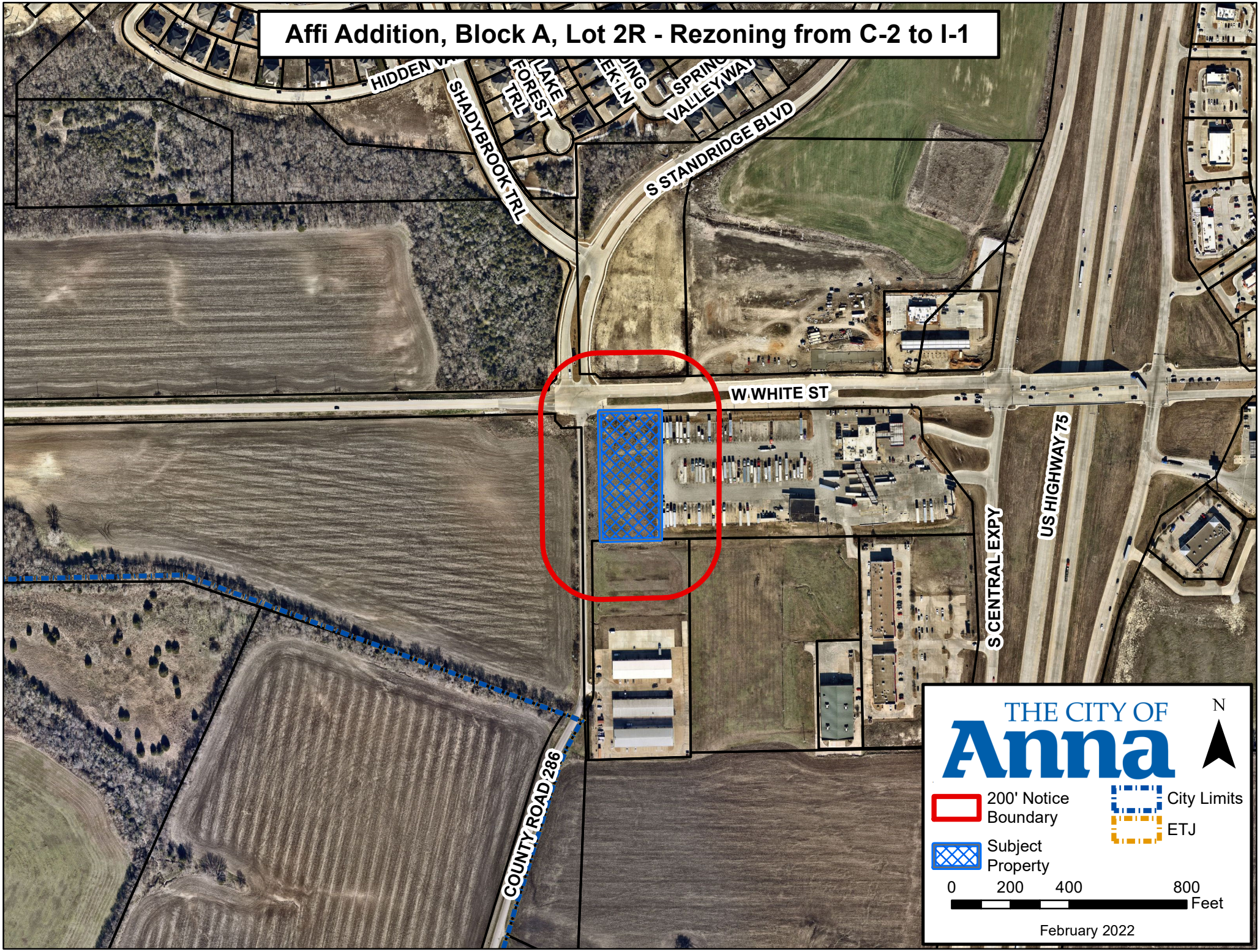
STAFF RECOMMENDATION:
The request is in conformance with the Future Land Use Plan

ATTACHMENTS:
1. Affi Addition Locator Map
2. Ordinance - Affi Addition BL A Lt 2R C-2 to I-1
3. Exhibit 1 Metes & Bounds - Affi Addition
4. RESOLUTION (CP) Affi Addn BL A Lt 2R
5. Exhibt A - Concept Plan

APPROVALS:

Lauren Mecke, Planning Manager	Created/Initiated - 3/18/2022
Ross Altobelli, Director of Development Services	Approved - 3/18/2022
Jim Proce, City Manager	Final Approval - 3/18/2022

Affi Addition, Block A, Lot 2R - Rezoning from C-2 to I-1



L:\Planning & Development\Project Review\Anacapri Zoning (Megatel)\Locator\Notification Location Map.mxd

CITY OF ANNA, TEXAS
(Property rezoned under this ordinance is generally located at the southeast corner of W. White Street and Standridge Boulevard)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ANNA, TEXAS AMENDING THE CITY'S COMPREHENSIVE PLAN, ZONING MAP, AND ZONING ORDINANCE AND CHANGING THE ZONING OF CERTAIN PROPERTY AS DESCRIBED HEREIN; PROVIDING FOR SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR A PENALTY CLAUSE NOT TO EXCEED $2,000 OR THE HIGHEST PENALTY AMOUNT ALLOWED BY LAW, WHICHEVER IS LESS; AND, PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City of Anna, Texas ("City") has previously adopted ordinances, rules and regulations governing the zoning in the City; and

WHEREAS, the City has received a requested zoning change on Property described in Exhibit 1 ("Property") attached hereto and incorporated herein for all purposes as if set forth in full; and

WHEREAS, said Property generally located at the southeast corner of W. White Street and Standridge Boulevard being rezoned from C-2 General Commercial (C-2) to Light Industrial (I-1) zoning; and

WHEREAS, the Planning and Zoning Commission of the City and the City Council of the City of Anna ("City Council") have given the requisite notices by publication and otherwise and have held the public hearings as required by law and afforded a full and fair hearing to all property owners and generally to all persons interested in and situated in the affected area and in the vicinity thereof, the City Council has concluded that the Zoning Ordinance of the City should be amended as set forth below.

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

Section 1. **Recitals Incorporated**

The above recitals are incorporated herein by reference for all purposes.

Section 2. **Zoning Change**

The Anna City Code of Ordinances are hereby amended by changing the zoning of the Property described in Exhibit 1 from C-2 General Commercial (C-2) to I-1 Light Industrial (I-1) zoning.

Section 3. **Official Zoning Map**

The official Zoning Map of the City shall be corrected to reflect the change in zoning described herein.

Section 4. **Savings, Repealing and Severability Clauses**

It is hereby declared to be the intention of the City Council that the words, sentences, paragraphs, subdivisions, clauses, phrases, and provisions of this ordinance are severable and, if any phrase, sentence, paragraph, subdivision, clause, or provision of this ordinance shall be declared unconstitutional or otherwise invalid or inapplicable by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality, invalidity or inapplicability shall not affect any of the remaining words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional, invalid or inapplicable words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions. Further, all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are consistent and do not conflict with the terms and provisions of this ordinance are hereby ratified to the extent of such consistency and lack of conflict, and all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are inconsistent or in conflict with the terms and provisions contained in this ordinance are hereby repealed only to the extent of any such conflict.

Section 5. **Penalty**

Any violation of any of the terms of this ordinance, whether denominated in this ordinance as unlawful or not, shall be deemed a misdemeanor. Any person convicted of any such violation shall be fined in an amount not to exceed $2,000 for each incidence of violation. Each day a violation exists is considered a separate offense and will be punished separately.

Section 6. **Publication of the Caption and Effective Date**

This ordinance shall be effective upon its passage by the City Council, approval by the Mayor, and posting and/or publication, if required by law, of its caption. The City Secretary is hereby authorized and directed to implement such posting and/or publication.

PASSED by the City Council of the City of Anna, Texas this 22nd day of March 2022.

ATTESTED: APPROVED:

_____ _____

Carrie L. Land, City Secretary Nate Pike, Mayor

BEING A 2.054 ACRE TRACT OF LAND OUT OF THE THOMAS RATTAN SURVEY, ABSTRACT NO. 782, LOCATED IN THE CITY OF ANNA, COLLIN COUNTY, TEXAS, SAME BEING ALL OF LOT 2-R, REPLAT AFFI ADDITION, SUBDIVISION OF RECORD IN DOCUMENT No. 20120119010000120 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAID 2.054 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND ½ INCH IRON ROD SITUATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF FM 455 AND THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 286 (HURRICANE CREEK BOULEVARD), MARKING THE NORTHWESTERLY CORNER OF LOT 2-R OF SAID REPLAT AFFI ADDITION AND THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF FM 455, COMMON WITH THE NORTHERLY BOUNDARY LINE OF SAID LOT 2-R, THE FOLLOWING COURSES AND DISTANCES:

N 88° 33' 27" E, A DISTANCE OF 73.09 FEET TO A FOUND CAPPED 1/2 INCH IRON ROD;

N 88° 24' 53" E, A DISTANCE OF 135.48 FEET TO A FOUND CAPPED 1/2 INCH IRON ROD, MARKING THE NORTHWESTERLY CORNER OF LOT 1-R-1 OF SAID REPLAT AFFI ADDITION, AND THE NORTHEASTERLY CORNER OF SAID LOT 2-R AND THE HEREIN DESCRIBED TRACT;

THENCE, S 00° 55' 43" E, LEAVING THE SOUTHERLY RIGHT OF WAY LINE OF FM 455, ALONG THE EASTERLY BOUNDARY LINE OF LOT 2-R, COMMON WITH THE WESTERLY BOUNDARY LINE OF SAID LOT 1-R-1, A DISTANCE OF 436.63 FEET TO A FOUND CAPPED 1/2 INCH IRON ROD SITUATED IN THE NORTHERLY BOUNDARY LINE OF LOT 1, BLOCK A, CARLEO ADDITION, SUBDIVISION OF RECORD IN CABINET O, SLIDE 123 OF THE PLAT RECORDS OF COLLIN, TEXAS, MARKING THE SOUTHWESTERLY CORNER OF LOT 1-R-1, AND THE SOUTHEASTERLY CORNER OF LOT 2-R AND THE HEREIN DESCRIBED TRACT;

THENCE, S 88° 43' 34" W, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 2-R, COMMON WITH THE NORTHERLY BOUNDARY LINE OF SAID LOT 1, BLOCK A, CARLEO ADDITION, A DISTANCE OF 201.82 FEET TO A FOUND ½ INCH IRON ROD TAGGED "5258", SITUATED IN THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 286 (HURRICANE CREEK BOULEVARD), MARKING THE SOUTHWESTERLY CORNER OF SAID LOT 2-R AND THE HEREIN DESCRIBED TRACT;

THENCE, N 01° 48' 53" W, ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 2-R, COMMON WITH THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 286 (HURRICANE CREEK BOULEVARD), A DISTANCE OF 435.69 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 2.054 ACRES OF LAND, MORE OR LESS.

EXHIBIT 1

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A CONCEPT PLAN FOR AFFI ADDITION, BLOCK A, LOT 2R.

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

WHEREAS, SAHI – ANTOINE, LLC, has submitted an application for the approval of the Concept Plan for Affi Addition, Block A, Lot 2R; and

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

Section 1. Recitals Incorporated.

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

Section 2. Approval of Revised Concept Plan

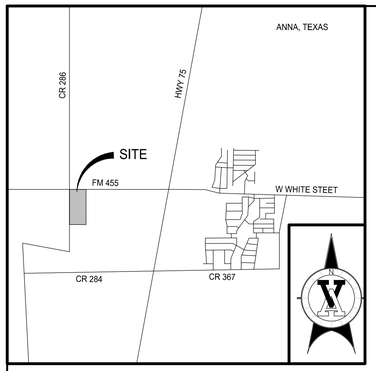
The City Council hereby approves the Concept Plan for Affi Addition, Block A, Lot 2R attached hereto as Exhibit A.

PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 22nd day of March 2022.

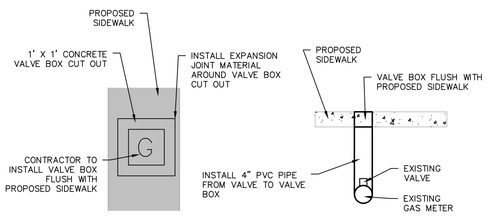
ATTEST: APPROVED:

_____ _____

City Secretary, Carrie L. Land Mayor, Nate Pike



LOCATION MAP
NOT TO SCALE

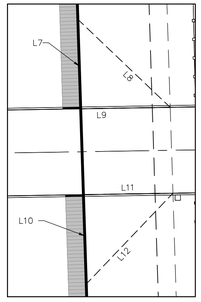


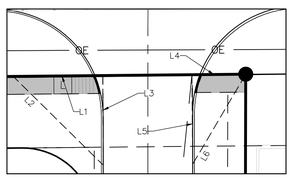
PLAN VIEW

SECTION VIEW

NOTE: GAS METER WILL NOT SIT BELOW BFE.

DETAIL A

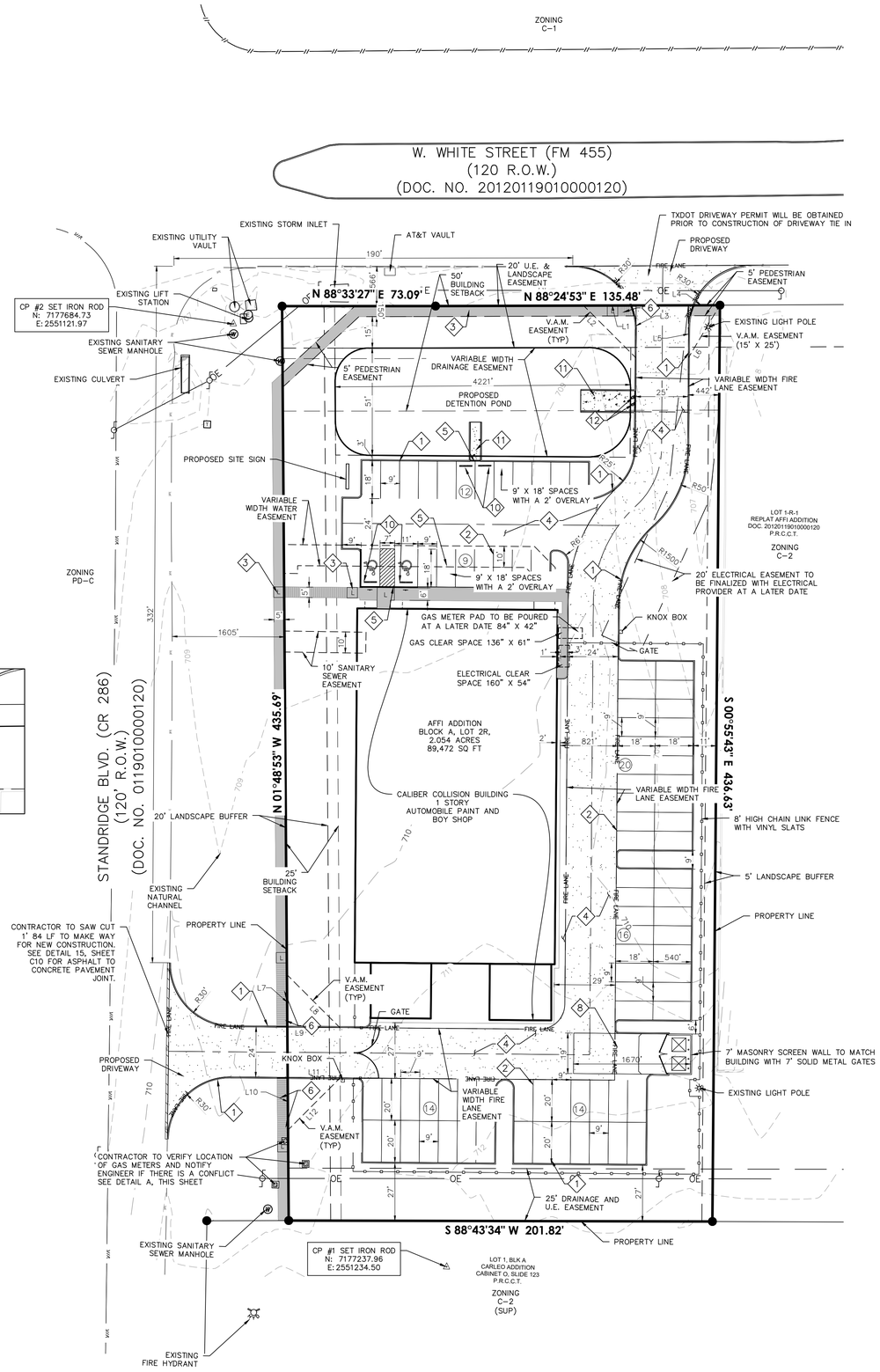




SCALE: 1"=20'

Parcel Line Table		
Line #	Length	Bearing
L1	25.00	S88°24'53"W
L2	35.26	N46°25'51"W
L3	25.00	N01°16'36"W
L4	14.92	N88°24'53"E
L5	25.00	N01°30'35"W
L6	29.19	S29°29'18"W
L7	25.00	N01°48'49"W
L8	35.63	N46°22'12"W
L9	25.00	S89°04'25"W
L10	25.00	N01°48'53"W
L11	25.00	N89°04'26"E
L12	35.08	S43°37'59"W

VAM DETAIL INFORMATION



SCALE: 1"=30'

LEGEND

●	SET 1/2 INCH IRON ROD w/ V/A PROPERTY CORNER CAP.
○	FOUND 1/2 INCH IRON ROD (UNLESS OTHERWISE NOTED)
R.O.W.	RIGHT OF WAY
BSL	BUILDING SETBACK LINE
RCP	REINFORCED CONCRETE PIPE
GETCA	GAS, ELECTRIC, TELEPHONE, CABLE
VOL.	VOLUME
PG.	PAGE
EX.	EXISTING
ESM'T	EASEMENT
SD	STORM DRAIN
FIRE LANE	FIRE LANE STRIPING
	EXISTING FIRE HYDRANT
	FIRE HYDRANT
WTR	WATER
	LIGHT POLE
	H/C CURB RAMP
	ELECTRIC BOX
	GROUND LIGHT
	GRASSED DRAINAGE FLOW
	PAVEMENT DRAINAGE FLOW
HP	HIGH POINT
LP	LOW POINT
C	COMPACT SPACE
FDC	FIRE DEPARTMENT CONNECTION
	FENCE
L	LANDING
	HANDRAIL
OU E	EXISTING OVERHEAD UTILITIES
OU	OVERHEAD UTILITIES
DS	ROOF DOWNSPOUT
	EDGE OF CONCRETE
WK	EDGE OF ASPHALT
675	EXISTING CONTOURS
675	PROPOSED CONTOURS
	HANDICAP PARKING
	CONCRETE SIDEWALK
	JUNCTION BOX
WW E	EX. SAN. SEWER LINE
	SEWER MANHOLE
W	EX. SAN. SEWER MANHOLE
S	EX. STORM SEWER MANHOLE
	CLEAN OUT
	CURB INLET
SS LAT	SANITARY SEWER LATERAL
GAS E	GAS LINE
	GAS VALVE
	GAS METER
	GAS MANHOLE
T	TELEPHONE LINE
	EX POWER POLE
	GUY WIRE
GAS E	EXISTING GAS LINE
GAS	GAS LINE
UE	UNDERGROUND ELECTRIC LINE
WTR E	EXISTING WATER LINE
E	ELECTRIC JUNCTION BOX
T	TELEPHONE MANHOLE
	SIGN
	EX. WATER VALVE
RET. WALL	RETAINING WALL
	SIDEWALK DRAIN
	STORM DRAIN INLET
	PROP POWER POLE
T	TRANSFORMER
	RISER POLE
E	ELECTRIC PULL BOX
	STORM GRATE INLET

ITEM	TOTAL
GENERAL SITE DATA	
CURRENT ZONING	C-2
PROPOSED ZONING	I-1
LOT AREA (SF & ACRES)	89,482 SF & 2.054 ACRES
BUILDING FOOTPRINT AREA (SF)	17,640 SF
BUILDING HEIGHT (# STORIES)	1
LOT COVERAGE (%)	19.71%
PARKING	
PARKING RATIO	4 SPACES PER 100 SF GFA
REQUIRED PARKING (# SPACES)	71
PROVIDED PARKING (# SPACES)	85
ADA PARKING REQUIRED (# SPACES)	2
ADA PARKING PROVIDED (# SPACES)	2
LANDSCAPE AREA	
REQUIRED INTERNAL LANDSCAPE (SF – 8 SF PER PARKING SPACE)	680 SF
ADDITIONAL LANDSCAPE AREA PROVIDED (SF)	17,946 SF
TOTAL LANDSCAPE AREA	18,626 SF

NOTES:

1. ALL SIDEWALKS ARE TO BE 5' AND ADA ACCESSIBLE UNLESS OTHERWISE NOTED. A MINIMUM UNOBSTRUCTED CLEARANCE OF 4' IS TO BE MAINTAINED AROUND POWER POLE ENCROACHMENTS. ALL SIDEWALKS TO HAVE A MAXIMUM 5% RUN-SLOPE AND A MAXIMUM 2% CROSS-SLOPE.
2. ALL BUILDINGS SHALL HAVE A MAXIMUM 1/2" DROP FROM FINISHED FLOOR AT THRESHOLDS, AND FINISHED GROUND ELEVATIONS AT EXTERIOR SHALL BE 8" LOWER THAN FINISHED FLOOR ELEVATIONS.
3. CONTRACTOR TO SECURE ANY POWER POLES IF WITHIN 5' RADIUS DURING CONSTRUCTION.
4. ALL SPOILS AND DEBRIS SHALL BE REMOVED FROM SITE AND DISPOSED OF PROPERLY.
5. CONTRACTOR SHALL INCORPORATE CURB WEEPHOLES WHERE NEEDED, BUT AT MINIMUM AT DOWNSTREAM END OF ALL GRASSED ISLANDS.
6. ALL DIMENSIONS ARE REFERENCED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
7. ALL HANDICAPPED PARKING SPACES AND SIDEWALK LANDINGS TO HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS.
8. ALL PARKING SPACES ARE 9'W X 18'L UNLESS OTHERWISE NOTED. PARKING SPACES IDENTIFIED WITH A "C" ARE MINIMUM 8'W X 16' LONG COMPACT SPACES UNLESS OTHERWISE NOTED.
9. CONTRACTOR TO LOCATE AND FIELD VERIFY ALL EXISTING UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER LINES, GAS LINES, SEWER LINES, ELECTRIC LINES AND POWER POLES.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING INFRASTRUCTURE, INCLUDING, BUT NOT LIMITED TO, PAVEMENT, CURBS, SIDEWALKS AND UTILITIES.
11. CONTRACTOR SHALL STORE ALL CONSTRUCTION MATERIALS ON SITE.
12. ALL CURB RETURN RADII ARE 2' UNLESS SHOWN OTHERWISE.
13. PARKING SPACE COUNT IS DESIGNATED BY CIRCLE WITH NUMBER INSIDE.
14. REFER TO LANDSCAPE ARCHITECT SHEET 2.0 FOR BMP DETAILS
15. ALL SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH TEXAS ACCESSIBILITY STANDARDS
16. PER FIRM PANEL NO 48085C0155J, DATED 06/02/2009, NO PORTION OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN OR OTHER SPECIAL FLOOD HAZARD AREA.
17. PROPOSED BUILDING SHALL BE EQUIPPED WITH SPRINKLERS.
18. V.A.M. = 25' X 25' VISIBILITY, ACCESS, AND MAINTENANCE EASEMENT TYP
19. CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
20. GATES SHALL BE OPEN DURING OPERATING HOURS.

DETAIL LEGEND

1	6" CURB, DETAIL 1, SHEET C10
2	4" STRIPING, DETAIL 2, SHEET C10
3	SIDEWALK, DETAIL 3, SHEET C10
4	CONCRETE PAVEMENT, DETAIL 4, SHEET C10
5	H/C PARKING, DETAIL 5, SHEET C10
6	H/C RAMP, DETAIL 6, SHEET C10
7	COMMERCIAL DRIVEWAY, DETAIL 7, SHEET C10
8	DUMPSTER PAD, DETAIL 4, SHEET C10
9	HEADER CURB, DETAIL 8, SHEET C10
13	CONCRETE WHEEL STOP, DETAIL 9, SHEET C10
11	CURB CUT, DETAIL 10, SHEET C10
12	REMOVABLE BOLLARD, DETAIL 14, SHEET C10

APPROVED
MARCH 22, 2022
CITY COUNCIL
CITY OF ANNA

APPROVED
MARCH 7, 2022
P&Z COMMISSION
CITY OF ANNA

EXHIBIT A

CONCEPT PLAN
AFFI ADDITION
BLOCK A, LOT 2R
2.054 ACRES
LOCATED AT 714 S
CENTRAL EXPY, ANNA, TX
75409
CITY OF ANNA, COLLIN
COUNTY,
02/22/2022

PROPERTY DESCRIPTION:
CALIBER COLLISION
2.054 ACRES
LEGAL DESCRIPTION: BEING LOT 2-R, REPLAT OF AFFI ADDITION, DOCUMENT NUMBER 20120119010000120, PLAT RECORDS, COLLIN COUNTY, TEXAS
714 S CENTRAL EXPY,
ANNA, TEXAS 75409

Mar 01, 2022 – 9:15am
R:\3050.002\Engineering\DWG\sh_Concept Plan.dwg

DRAWN BY: RM/AW CHECKED BY: VW APPROVED BY: JT

REVISIONS		
Δ	DESC.	DATE
1		
2		
3		
4		

VICKREY & ASSOCIATES, LLC.
CONSULTING ENGINEERS
3600 W PARMER LANE, SUITE 175, AUSTIN, TX 78727
Telephone: (512) 494-8014
Firm Registration No: F-159

©2022

PROPERTY OWNER
NAME: TIM KRAFTSON
PHONE NUMBER: (469)-646-6191
COMPANY: VICTORY REAL ESTATE DEVELOPMENT, L.C.
ADDRESS: 8201 PRESTON ROAD, SUITE 700,
DALLAS, TEXAS 75225

CONCEPT PLAN
CALIBER COLLISION
ANNA, TEXAS

DATE: MARCH 2022

Vertical Scale 1"=N/A
Horizontal Scale 1"= 30'
0 15' 30' 45'

SHEET	OF
C1	C1

PROJ NO. 3050.002

Item No. 7.b.

City Council Agenda
Staff Report

Meeting Date: 3/22/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:
Annexation Crystal Park. (Director of Development Services Ross Altobelli)

Consider/Discuss/Act on a Resolution approving an Agreement regarding services including a plan for municipal services regarding 290.7± acres of land generally located on the west side of County Road 286, 1035± feet south of W. White Street (FM 455).

Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance regarding annexation of 290.7± acres of land into the City's corporate boundaries generally located on the west side of County Road 286, 1035± feet south of W. White Street (FM 455).

SUMMARY:
Bloomfield Homes, LP has submitted a petition to annex 290.7± acres of land located on the west side of County Road 286, 1035± feet south of W. White Street (FM 455)..

It is recommended that the City Council approve a resolution for an agreement regarding services and an ordinance regarding the request to annex the 290.7± acres of land located on the west side of County Road 286, 1035± feet south of W. White Street (FM 455).

FINANCIAL IMPACT:
N/A

STRATEGIC CONNECTIONS:
This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 1: Growing Anna Economy

Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

ATTACHMENTS:
1. Ordinance (Annexation) Crystal Park
2. Exhibit A (Legal Description Exhibit) Crystal Park Annexation
3. Exhibit B - Service Plan-Agreement - Crystal Park

4. Resolution (Service Agreement) Crystal Park Annexation
5. Exhibit A (Legal Description Exhibit) Crystal Park Annexation
6. Exhibit B - Service Plan-Agreement - Crystal Park

APPROVALS:

Lauren Mecke, Planning Manager	Created/Initiated - 3/16/2022
Ross Altobelli, Director of Development Services	Approved - 3/18/2022
Jim Proce, City Manager	Final Approval - 3/18/2022

CITY OF ANNA, TEXAS

ORDINANCE NO. _____

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID MUNICIPALITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID MUNICIPAL CORPORATE LIMITS AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY AS SET FORTH HEREIN; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 43 of the Texas Local Government Code authorizes the annexation of territory, subject to the laws of this state; and

WHEREAS, the City of Anna, Texas (the "City") is a Texas home-rule municipality; and

WHEREAS, Section 43.0671 of the Texas Local Government Code authorizes a municipality to extend the boundaries of the municipality and annex areas by request of the owner(s) of the areas; and

WHEREAS, the procedures prescribed by the Texas Local Government Code and the laws of this state have been duly followed with respect to the City's annexation of following described territory, to wit: a combined 290.7± acres of land consisting of a 47.244 acre tract of land situated in the J. COFFMAN SURVEY, Abstract No. 197, City Of Anna, Collin County, Texas, and being part of a 116.974 acre tract of land, conveyed to Bloomfield Homes, L.P., as recorded in County Clerk's file no. 20211220002551800, official public records, Collin County, Texas and part of County Road No. 286, (a prescriptive right-of-way by use and occupation), and a 243.477 acre tract of land situated in the J. Cahill Survey, Abstract No. 144, the H. Chenaweth Survey, Abstract No. 158, the J. Coffman Survey, Abstract No. 197, the J. Ellet Survey, Abstract No. 295, the W. Kitchings Survey, Abstract No. 504 and the J. Kincade Survey Abstract No. 510, City Of Anna, Collin County, Texas, as conveyed to Bloomfield Homes, L.P. and recorded in County Clerk's file No. 20211222002575780, official public records, Collin County, Texas; and

WHEREAS, the land being annexed under this ordinance (the "Annexation Tract") is described more specifically in EXHIBIT A, attached hereto; and

WHEREAS, the Annexation Tract is wholly located with the City's extraterritorial jurisdiction; and

WHEREAS, on or about February 9, 2022, the respective owners of the Annexation Tract submitted a written request to the City for annexation of said tract into the corporate limits of the City and the City and said owners have entered into a written agreement regarding municipal

services to be provided by the City in accordance with Texas Local Government Code § 43.0672 and said written agreement is as set forth in EXHIBIT B, attached hereto; and

WHEREAS, the City timely published notice and held a public hearing on this annexation at a duly noticed public meeting in accordance with the laws of this state;

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

SECTION 1. The recitals set forth above are hereby incorporated in this ordinance as if set forth in full for all purposes.

SECTION 2. The Annexation Tract is hereby annexed into the corporate boundary limits of the City of Anna, Collin County, Texas, and that said corporate boundary limits of the City of Anna be and the same are hereby extended to include the above described territory within the corporate limits of the City, and the same shall hereafter be included within the territorial limits of the City, and the inhabitants thereof shall hereafter as set forth be entitled to all the rights and privileges of other similarly situated citizens of the City of Anna and they shall be bound by the acts, ordinances, resolutions, regulations and all other legal acts of said city.

SECTION 3. The official map and boundaries of the City of Anna are hereby amended and revised so as to include the area annexed, and to reflect the expansion of the City's extraterritorial jurisdiction resulting from such annexation and the City Manager is directed to take all actions necessary to make said changes to the official boundary map of the City.

SECTION 4. The City Secretary is hereby directed to file a certified copy of this ordinance and the amended official boundary map referenced in Section 3 with the with the County Clerk of Collin, Texas and the Texas Comptroller's Office.

SECTION 5. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, and the remainder of this ordinance shall be enforced as written.

SECTION 6. All ordinances and parts thereof in conflict herewith are hereby expressly repealed insofar as they conflict herewith.

SECTION 7. This ordinance shall become effective immediately upon the date and time of its adoption and it is accordingly so ordained.

PASSED, APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS, THIS THE 22ND DAY OF MARCH, 2022.

CITY OF ANNA, TEXAS

_____

NATE PIKE, MAYOR

ATTEST:

_____

CARRIE L. LAND, CITY SECRETARY

PROPERTY DESCRIPTION

BEING A 47.244 ACRE TRACT OF LAND SITUATED IN THE J. COFFMAN SURVEY, ABSTRACT NO. 197, CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING PART OF A 116.974 ACRE TRACT OF LAND, CONVEYED TO BLOOMFIELD HOMES, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 20211220002551800, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND PART OF COUNTY ROAD NO. 286, (A PRESCRIPTIVE RIGHT-OF-WAY BY USE AND OCCUPATION). SAID 47.244 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982), AND DENTON CORS ARP (PID-DF8986), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR AN EXTERIOR ELL CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF A 101.118 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO SUNLIT HOLDING, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20180925001201240, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID POINT BEING ON THE NORTH LINE OF A 244.135 ACRE TRACT OF LAND CONVEYED TO FREDERICK ALEXANDER MILLER (18.6%), VIRGIL WREN MILLER (18.6%), MAQUIN JAN KUNKLE (18.6%), JEFFEREY WAYNE ROLLINS (22.1%), AND REBECCA LORRAINE BONA (22.1%), AS RECORDED IN VOLUME 5086, PAGE 1760, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 116.974 ACRE TRACT AND SAID 101.118 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

> NORTH 35 DEGREES 12 MINUTES 23 SECONDS EAST, A DISTANCE OF 177.76 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;
>
> NORTH 42 DEGREES 44 MINUTES 06 SECONDS WEST, A DISTANCE OF 131.40 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;
>
> NORTH 19 DEGREES 54 MINUTES 38 SECONDS WEST, A DISTANCE OF 41.83 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
>
> NORTH 03 DEGREES 33 MINUTES 44 SECONDS WEST, A DISTANCE OF 30.38 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
>
> NORTH 23 DEGREES 14 MINUTES 16 SECONDS EAST, A DISTANCE OF 444.46 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 24 DEGREES 17 MINUTES 36 SECONDS EAST, A DISTANCE OF 387.15 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 25 DEGREES 22 MINUTES 03 SECONDS EAST, A DISTANCE OF 293.24 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 24 DEGREES 23 MINUTES 10 SECONDS EAST, A DISTANCE OF 419.41 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF SAID 101.118 ACRE TRACT. SAID POINT BEING ON THE SOUTH LINE OF A 41.531 ACRE TRACT OF LAND CONVEYED AS “TRACT NO. 2” TO WBK PARTNERS, LTD., AS RECORDED IN COUNTY CLERK’S FILE NO. 98-126145, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 67 DEGREES 06 MINUTES 02 SECONDS EAST, A DISTANCE OF 4.48 FEET;

THENCE, SOUTH 69 DEGREES 20 MINUTES 00 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 116.974 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 41.531 ACRE TRACT, A DISTANCE OF 1130.40 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A 33 ACRE TRACT OF LAND CONVEYED TO MIXON REALITY CO., AS RECORDED IN COUNTY CLERK’S FILE NO. 20110407000364750, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID POINT BEING IN THE APPROXIMATE CENTER LINE OF AFORESAID COUNTY ROAD NO. 286;

THENCE, ALONG THE COMMON LINES OF SAID 116.974 ACRE TRACT AND SAID 33 ACRE TRACT, WITH SAID COUNTY ROAD NO. 286, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 32 DEGREES 23 MINUTES 30 SECONDS WEST, A DISTANCE OF 148.50 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 16 DEGREES 40 MINUTES 30 SECONDS WEST, A DISTANCE OF 597.04 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF SAID 33 ACRE TRACT;

SOUTH 63 DEGREES 20 MINUTES 08 SECONDS EAST, OVER AND ACROSS SAID COUNTY ROAD NO. 286, A DISTANCE OF 14.08 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE CITY OF ANNA, TEXAS

ORDINANCE NO. 524-2010. TRACT 2, AND ALONG THE EAST PAVEMENT LINE OF SAID COUNTY ROAD NO. 286;

THENCE, OVER AND ACROSS SAID 116.974 ACRE TRACT AND ALONG THE WESTERLY AND NORTHERLY LINES OF SAID ORDINANCE AND WITH SAID PAVEMENT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 17 DEGREES 00 MINUTES 22 SECONDS WEST, A DISTANCE OF 782.09 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89 DEGREES 41 MINUTES 58 SECONDS, A RADIUS OF 120.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 61 DEGREES 51 MINUTES 21 SECONDS WEST, A DISTANCE OF 169.26 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 187.87 FEET TO A POINT FOR CORNER;

NORTH 73 DEGREES 17 MINUTES 41 SECONDS WEST, A DISTANCE OF 798.99 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 125 DEGREES 13 MINUTES 07 SECONDS, A RADIUS OF 64.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 44 DEGREES 05 MINUTES 38 SECONDS WEST, A DISTANCE OF 113.65 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 139.87 FEET TO A POINT FOR CORNER;

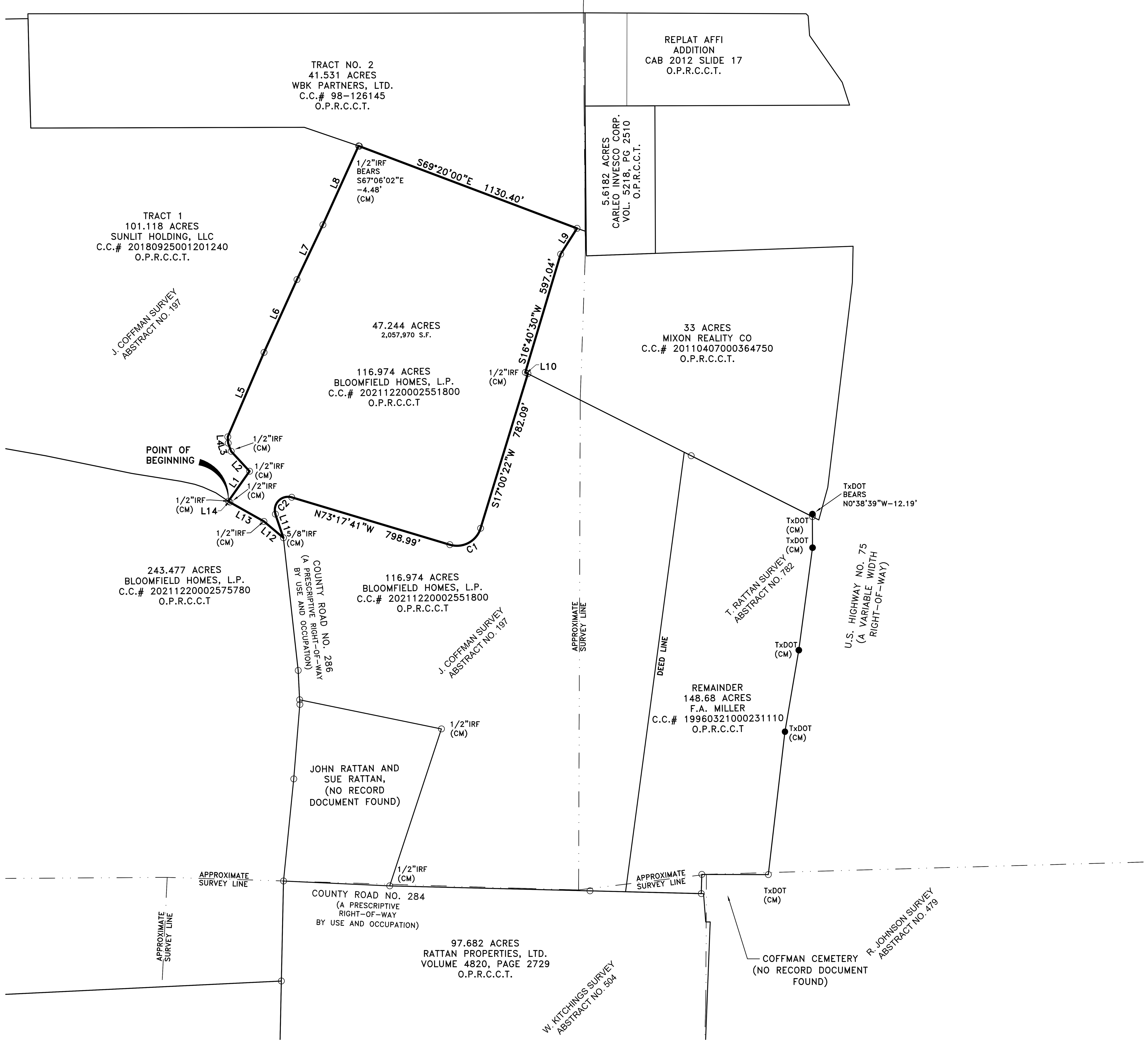
SOUTH 18 DEGREES 50 MINUTES 12 SECONDS EAST, A DISTANCE OF 120.74 FEET TO A 5/8” IRON ROD FOUND FOR CORNER ON A SOUTHWESTERLY LINE OF SAID 116.974 ACRE TRACT AND THE COMMON NORTHEASTERLY LINE OF AFORESAID 244.135 ACRE TRACT. SAID POINT BEING IN THE EAST PAVEMENT LINE OF SAID COUNTY ROAD NO. 286;

THENCE, ALONG SAID COMMON LINE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 50 DEGREES 05 MINUTES 21 SECONDS WEST, DEPARTING SAID COUNTY ROAD NO. 286, A DISTANCE OF 123.56 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 60 DEGREES 35 MINUTES 50 SECONDS WEST, A DISTANCE OF 189.23 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 55 DEGREES 56 MINUTES 20 SECONDS WEST, A DISTANCE OF 8.44 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 2,057,970 SQUARE FEET OR 47.244 ACRES.



LINE	BEARING	DISTANCE
L1	N35°12'23"E	177.76'
L2	N42°44'06"W	131.40'
L3	N19°54'38"W	41.83'
L4	N3°33'44"W	30.38'
L5	N23°14'16"E	444.46'
L6	N24°17'36"E	387.15'
L7	N25°22'03"E	293.24'
L8	N24°23'10"E	419.41'
L9	S32°23'30"W	148.50'
L10	S63°20'08"E	14.08'
L11	S18°50'12"E	120.74'
L12	N50°05'21"W	123.56'
L13	N60°35'50"W	189.23'
L14	N55°56'20"W	8.44'

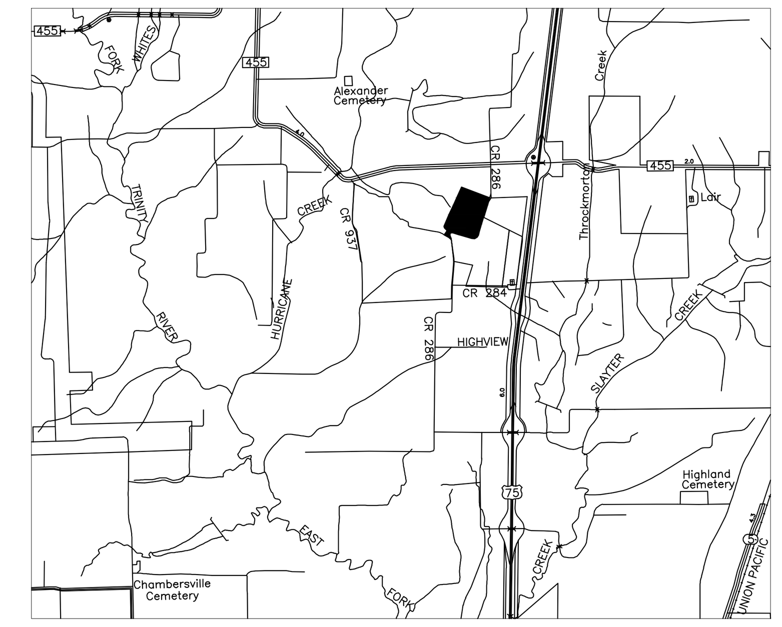
CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	89°41'58"	120.00'	S61°51'21"W	169.26'	187.87'
C2	125°13'07"	64.00'	S44°05'38"W	113.65'	139.87'

LEGEND

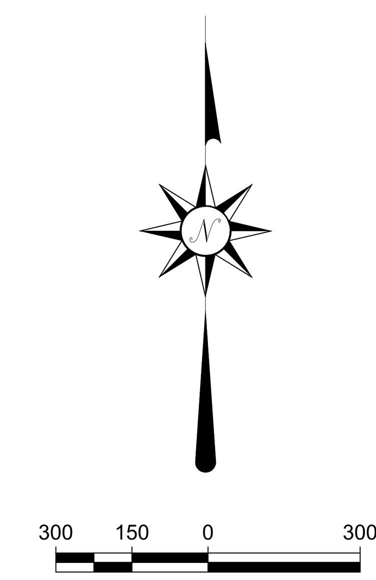
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
C.C.# COUNTY CLERK'S FILE NO.
○ TxDOT TxDOT MONUMENT WITH ALUMINUM DISC FOUND
● TxDOT TxDOT MONUMENT WITH BRASS DISC FOUND
IRF IRON ROD FOUND
"PEISER" 1/2" IRON ROD WITH CAP STAMPED "PEISER.MANKIN.SUR" FOUND
60D FND 60D NAIL FOUND
(CM) CONTROLLING MONUMENT

NOTES:
1. BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982), AND DENTON CORS ARP (PID-DF8986).

S:\NTX-LAND\0186\200SURVEY\290 Mapping\0186BY04-ANNEX.dwg 1/7/2022



VICINITY MAP
NOT TO SCALE



PROPERTY DESCRIPTION

BEING A 47.244 ACRE TRACT OF LAND SITUATED IN THE J. COFFMAN SURVEY, ABSTRACT NO. 197, CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING PART OF A 116.974 ACRE TRACT OF LAND, CONVEYED TO BLOOMFIELD HOMES, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 20211220002551800, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND PART OF COUNTY ROAD NO. 286, (A PRESCRIPTIVE RIGHT-OF-WAY BY USE AND OCCUPATION). SAID 47.244 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982), AND DENTON CORS ARP (PID-DF8986), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR AN EXTERIOR ELL CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF A 101.118 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO SUNLIT HOLDING, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20180925001201240, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID POINT BEING ON THE NORTH LINE OF A 244.135 ACRE TRACT OF LAND CONVEYED TO FREDERICK ALEXANDER MILLER (18.6%), VIRGIL WREN MILLER (18.6%), MAQUIN JAN KUNKLE (18.6%), JEFFEREY WAYNE ROLLINS (22.1%), AND REBECCA LORRAINE BONA (22.1%), AS RECORDED IN VOLUME 5086, PAGE 1760, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 116.974 ACRE TRACT AND SAID 101.118 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 35 DEGREES 12 MINUTES 23 SECONDS EAST, A DISTANCE OF 177.76 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 42 DEGREES 44 MINUTES 06 SECONDS WEST, A DISTANCE OF 131.40 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 19 DEGREES 54 MINUTES 38 SECONDS WEST, A DISTANCE OF 41.83 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 03 DEGREES 33 MINUTES 44 SECONDS WEST, A DISTANCE OF 30.38 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 23 DEGREES 14 MINUTES 16 SECONDS EAST, A DISTANCE OF 444.46 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 24 DEGREES 17 MINUTES 36 SECONDS EAST, A DISTANCE OF 387.15 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 25 DEGREES 22 MINUTES 03 SECONDS EAST, A DISTANCE OF 293.24 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 24 DEGREES 23 MINUTES 10 SECONDS EAST, A DISTANCE OF 419.41 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF SAID 101.118 ACRE TRACT. SAID POINT BEING ON THE SOUTH LINE OF A 41.531 ACRE TRACT OF LAND CONVEYED AS "TRACT NO. 2" TO WBK PARTNERS, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 98-126145, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 67 DEGREES 06 MINUTES 02 SECONDS EAST, A DISTANCE OF 4.48 FEET;

THENCE, SOUTH 69 DEGREES 20 MINUTES 00 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 116.974 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 41.531 ACRE TRACT, A DISTANCE OF 1130.40 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A 33 ACRE TRACT OF LAND CONVEYED TO MIXON REALITY CO., AS RECORDED IN COUNTY CLERK'S FILE NO. 20110407000364750, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID POINT BEING IN THE APPROXIMATE CENTER LINE OF AFORESAID COUNTY ROAD NO. 286;

THENCE, ALONG THE COMMON LINES OF SAID 116.974 ACRE TRACT AND SAID 33 ACRE TRACT, WITH SAID COUNTY ROAD NO. 286, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 32 DEGREES 23 MINUTES 30 SECONDS WEST, A DISTANCE OF 148.50 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 16 DEGREES 40 MINUTES 30 SECONDS WEST, A DISTANCE OF 597.04 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF SAID 33 ACRE TRACT;

SOUTH 63 DEGREES 20 MINUTES 08 SECONDS EAST, OVER AND ACROSS SAID COUNTY ROAD NO. 286, A DISTANCE OF 14.08 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE CITY OF ANNA, TEXAS ORDINANCE NO. 524-2010. TRACT 2, AND ALONG THE EAST PAVEMENT LINE OF SAID COUNTY ROAD NO. 286;

THENCE, OVER AND ACROSS SAID 116.974 ACRE TRACT AND ALONG THE WESTERLY AND NORTHERLY LINES OF SAID ORDINANCE AND WITH SAID PAVEMENT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 17 DEGREES 00 MINUTES 22 SECONDS WEST, A DISTANCE OF 782.09 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89 DEGREES 41 MINUTES 58 SECONDS, A RADIUS OF 120.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 61 DEGREES 51 MINUTES 21 SECONDS WEST, A DISTANCE OF 169.26 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 187.87 FEET TO A POINT FOR CORNER;

NORTH 73 DEGREES 17 MINUTES 41 SECONDS WEST, A DISTANCE OF 798.99 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 125 DEGREES 13 MINUTES 07 SECONDS, A RADIUS OF 64.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 44 DEGREES 05 MINUTES 38 SECONDS WEST, A DISTANCE OF 113.65 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 139.87 FEET TO A POINT FOR CORNER;

SOUTH 18 DEGREES 50 MINUTES 12 SECONDS EAST, A DISTANCE OF 120.74 FEET TO A 5/8" IRON ROD FOUND FOR CORNER ON A SOUTHWESTERLY LINE OF SAID 116.974 ACRE TRACT AND THE COMMON NORTHEASTERLY LINE OF AFORESAID 244.135 ACRE TRACT. SAID POINT BEING IN THE EAST PAVEMENT LINE OF SAID COUNTY ROAD NO. 286;

THENCE, ALONG SAID COMMON LINE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 50 DEGREES 05 MINUTES 21 SECONDS WEST, DEPARTING SAID COUNTY ROAD NO. 286, A DISTANCE OF 123.56 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 60 DEGREES 35 MINUTES 50 SECONDS WEST, A DISTANCE OF 189.23 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 55 DEGREES 56 MINUTES 20 SECONDS WEST, A DISTANCE OF 8.44 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 2,057,970 SQUARE FEET OR 47.244 ACRES.

REVISIONS	DATE

PROJECT NO.	0186
DRAWN BY	B.M.Y.
APPROVED BY	C.M.
DATE	01/07/22

ANNEXATION EXHIBIT
47.244 ACRES
IN THE
J. COFFMAN SURVEY, ABSTRACT NO. 197,
CITY OF ANNA, COLLIN COUNTY, TEXAS

LJA Surveying, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
T.B.P.E.L.S. Firm No. 10194382

SHEET 1 OF 1

LEGAL DESCRIPTION
243.477 ACRES

LEGAL DESCRIPTION
243.477 ACRES

BEING A 243.477 ACRE TRACT OF LAND SITUATED IN THE J. CAHILL SURVEY, ABSTRACT NO. 144, THE H. CHENAWETH SURVEY, ABSTRACT NO. 158, THE J. COFFMAN SURVEY, ABSTRACT NO. 197, THE J. ELLETT SURVEY, ABSTRACT NO. 295, THE W. KITCHINGS SURVEY, ABSTRACT NO. 504 AND THE J. KINCADE SURVEY ABSTRACT NO. 510, CITY OF ANNA, COLLIN COUNTY, TEXAS, AS CONVEYED TO BLOOMFIELD HOMES, L.P. AND RECORDED IN COUNTY CLERK'S FILE NO. 20211222002575780, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 243.477 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982), AND DENTON CORS ARP (PID-DF8986), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON FOUND FOR THE NORTH CORNER OF SAID 243.477 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF A 5.765 ACRE TRACT OF LAND CONVEYED TO SUNLIT HOLDING, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20190221000181710, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID POINT BEING ON THE EAST LINE OF A 64 ACRE TRACT OF LAND CONVEYED TO NAOMI L. WATSON, AS RECORDED IN COUNTY CLERK'S FILE NO. 20140313000236380, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING WITHIN THE APPROXIMATE CENTER OF COUNTY ROAD NO. 937, (A PRESCRIPTIVE RIGHT-OF-WAY BY USE AND OCCUPATION), FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "PEISER.MANKIN.SUR" FOUND FOR THE NORTHWEST CORNER OF SAID 5.765 ACRE TRACT AND A COMMON SOUTHWEST CORNER OF A 101.118 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO SUNLIT HOLDING, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20180925001201240, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, BEARS NORTH 03 DEGREES 55 MINUTES 14 SECONDS EAST, A DISTANCE OF 50.00 FEET;

THENCE, ALONG THE NORTHEAST LINE OF SAID 243.477 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 5.765 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

> SOUTH 48 DEGREES 26 MINUTES 03 SECONDS EAST, A DISTANCE OF 82.66 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 67 DEGREES 30 MINUTES 05 SECONDS EAST, A DISTANCE OF 84.40 FEET TO 60D NAIL FOUND FOR CORNER;

SOUTH 62 DEGREES 35 MINUTES 14 SECONDS EAST, A DISTANCE OF 296.45 FEET TO A 60D NAIL FOUND FOR CORNER;

SOUTH 41 DEGREES 10 MINUTES 03 SECONDS EAST, A DISTANCE OF 157.79 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 78 DEGREES 06 MINUTES 15 SECONDS EAST, A DISTANCE OF 262.41 FEET TO A 60D NAIL FOUND FOR CORNER;

SOUTH 55 DEGREES 39 MINUTES 45 SECONDS EAST, A DISTANCE OF 144.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 5.765 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF AFORESAID 101.118 ACRE TRACT;

THENCE, CONTINUING ALONG THE NORTHEAST LINE OF SAID 243.477 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 101.118 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 18 MINUTES 28 SECONDS EAST, A DISTANCE OF 348.05 FEET TO A 60D NAIL FOUND FOR CORNER;

SOUTH 21 DEGREES 37 MINUTES 21 SECONDS EAST, A DISTANCE OF 346.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 06 DEGREES 07 MINUTES 23 SECONDS EAST, A DISTANCE OF 211.96 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 37 DEGREES 30 MINUTES 06 SECONDS EAST, A DISTANCE OF 88.02 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 64 DEGREES 23 MINUTES 44 SECONDS EAST, A DISTANCE OF 62.59 FEET TO A 60D NAIL FOUND FOR CORNER;

SOUTH 42 DEGREES 35 MINUTES 09 SECONDS EAST, A DISTANCE OF 246.54 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 88 DEGREES 51 MINUTES 58 SECONDS EAST, A DISTANCE OF 72.92 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 61 DEGREES 26 MINUTES 55 SECONDS EAST, A DISTANCE OF 164.75 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 36 MINUTES 03 SECONDS EAST, A DISTANCE OF 58.91 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 17 DEGREES 13 MINUTES 17 SECONDS EAST, A DISTANCE OF 15.78 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 06 DEGREES 10 MINUTES 57 SECONDS EAST, A DISTANCE OF 125.36 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 53 DEGREES 17 MINUTES 57 SECONDS EAST, A DISTANCE OF 61.31 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 78 DEGREES 59 MINUTES 39 SECONDS EAST, A DISTANCE OF 125.01 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 80 DEGREES 01 MINUTE 26 SECONDS EAST, A DISTANCE OF 234.63 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 78 DEGREES 24 MINUTES 21 SECONDS EAST, A DISTANCE OF 426.09 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 80 DEGREES 54 MINUTES 25 SECONDS EAST, A DISTANCE OF 239.90 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 77 DEGREES 43 MINUTES 11 SECONDS EAST, A DISTANCE OF 68.50 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 71 DEGREES 14 MINUTES 49 SECONDS EAST, A DISTANCE OF 42.49 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 66 DEGREES 21 MINUTES 02 SECONDS EAST, A DISTANCE OF 67.58 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 55 DEGREES 56 MINUTES 20 SECONDS EAST, PASSING AT A DISTANCE OF 73.50 FEET A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 101.118 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF A 148.68 ACRE TRACT OF LAND CONVEYED TO F.A. MILLER, AS RECORDED IN COUNTY CLERK'S FILE NO. 19960321000231110, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND CONTINUING ALONG SAID NORTHEAST LINE AND THE COMMON SOUTHWEST LINE OF SAID 148.68 ACRE TRACT, IN ALL, A TOTAL DISTANCE OF 81.95 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE, CONTINUING ALONG SAID COMMON LINE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 60 DEGREES 35 MINUTES 50 SECONDS EAST, A DISTANCE OF 189.23 FEET TO A 1/2” IRON ROD FOUND FOR CORNER

SOUTH 50 DEGREES 05 MINUTES 21 SECONDS EAST, A DISTANCE OF 123.56 FEET TO A 1/2" IRON ROD FOUND FOR CORNER WITHIN COUNTY ROAD NO. 286, (A PRESCRIPTIVE RIGHT-OF-WAY BY USE AND OCCUPATION);

THENCE, CONTINUING ALONG SAID COMMON LINES OF SAID 243.477 ACRE TRACT, SAID 148.68 ACRE TRACT, AND THE WEST LINE OF A TRACT OF LAND CONVEYED TO JOHN RATTAN AND SUE RATTAN, (NO RECORD DOCUMENT FOUND), AND WITH SAID COUNTY ROAD NO. 286, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 06 DEGREES 21 MINUTES 15 SECONDS EAST, A DISTANCE OF 646.20 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 02 DEGREES 45 MINUTES 42 SECONDS EAST, PASSING AT A DISTANCE OF 142.20 FEET A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR AN EXTERIOR ELL CORNER OF SAID 148.68 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF SAID RATTAN TRACT, AND CONTINUING, IN ALL, A TOTAL DISTANCE OF 164.39 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 04 DEGREES 42 MINUTES 42 SECONDS WEST, A DISTANCE OF 362.07 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 05 DEGREES 43 MINUTES 05 SECONDS WEST, A DISTANCE OF 496.57 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF SAID RATTAN TRACT AND A COMMON NORTHWEST CORNER OF A 97.682 ACRE TRACT OF LAND CONVEYED TO RATTAN PROPERTIES, LTD, AS RECORDED IN VOLUME 4820, PAGE 2729, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 01 DEGREE 13 MINUTES 34 SECONDS WEST, ALONG THE EAST LINE OF SAID 243.477 ACRE TRACT AND THE COMMON WEST LINE OF SAID 97.682 ACRE TRACT, WITH SAID COUNTY ROAD NO. 286, A DISTANCE OF 484.11 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 243.477 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF A 140.00 ACRE TRACT OF LAND CONVEYED TO JOHN ANDREW ADAMS AND LESLIE JANE BOX, AS RECORDED IN VOLUME 5389, PAGE 3671, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 87 DEGREES 14 MINUTES 28 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 243.477 ACRE TRACT AND THE COMMON NORTH LINE OF SAID 140.00 ACRE TRACT, A DISTANCE OF 3215.64 FEET TO A 60D NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID 243.477 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF SAID 140.00 ACRE TRACT. SAID POINT BEING ON THE EAST LINE OF A 216.801 ACRE TRACT OF LAND CONVEYED TO VERLA SUE HOLLAND AND MAURINE DICKEY, AS RECORDED IN COUNTY CLERK'S FILE NO. 95-0011069, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 243.477 ACRE TRACT AND THE SAID 216.801 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 02 DEGREES 16 MINUTES 14 SECONDS EAST, A DISTANCE OF 119.99 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 42 MINUTES 51 SECONDS WEST, A DISTANCE OF 640.05 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF 357.30 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 01 DEGREE 39 MINUTES 21 SECONDS WEST, A DISTANCE OF 381.16 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER, OF SAID 243.477 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF SAID 216.801 ACRE TRACT. SAID POINT BEING AT THE END OF AFORESAID COUNTY ROAD NO. 937;

NORTH 87 DEGREES 21 MINUTES 39 SECONDS WEST, A DISTANCE OF 29.55 FEET TO A 60D NAIL FOUND FOR AN EXTERIOR ELL CORNER OF SAID 243.477 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF A 245.6 ACRE TRACT OF LAND CONVEYED TO VIRGIL WREN MILLER, AS RECORDED IN VOLUME 5823, PAGE 3619, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE WEST LINE OF SAID 243.477 ACRE TRACT AND THE COMMON EAST LINE OF SAID 245.6 ACRE TRACT, WITH SAID COUNTY ROAD NO. 937, THE FOLLOWING COURSES AND DISTANCES:

NORTH 12 DEGREES 06 MINUTES 31 SECONDS WEST, A DISTANCE OF 109.36 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 06 DEGREES 52 MINUTES 41 SECONDS WEST, A DISTANCE OF 258.10 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 09 DEGREES 46 MINUTES 25 SECONDS WEST, A DISTANCE OF 725.61 FEET TO A 60D NAIL FOUND FOR CORNER;

NORTH 28 DEGREES 35 MINUTES 06 SECONDS WEST, A DISTANCE OF 186.41 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

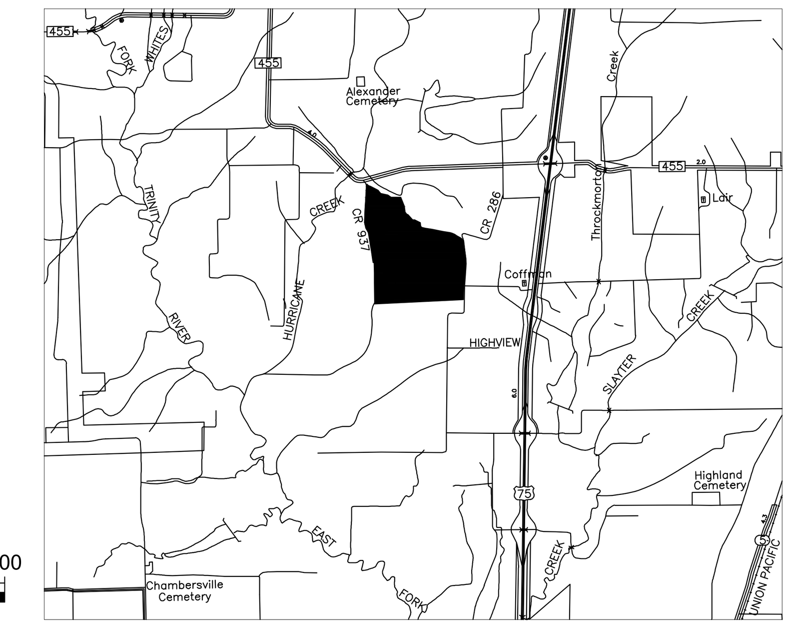
NORTH 14 DEGREES 05 MINUTES 23 SECONDS WEST, A DISTANCE OF 170.86 FEET TO A 60D NAIL FOUND FOR CORNER;

NORTH 00 DEGREES 03 MINUTES 33 SECONDS EAST, A DISTANCE OF 250.08 FEET TO A 60D NAIL FOUND (BENT) FOR CORNER;

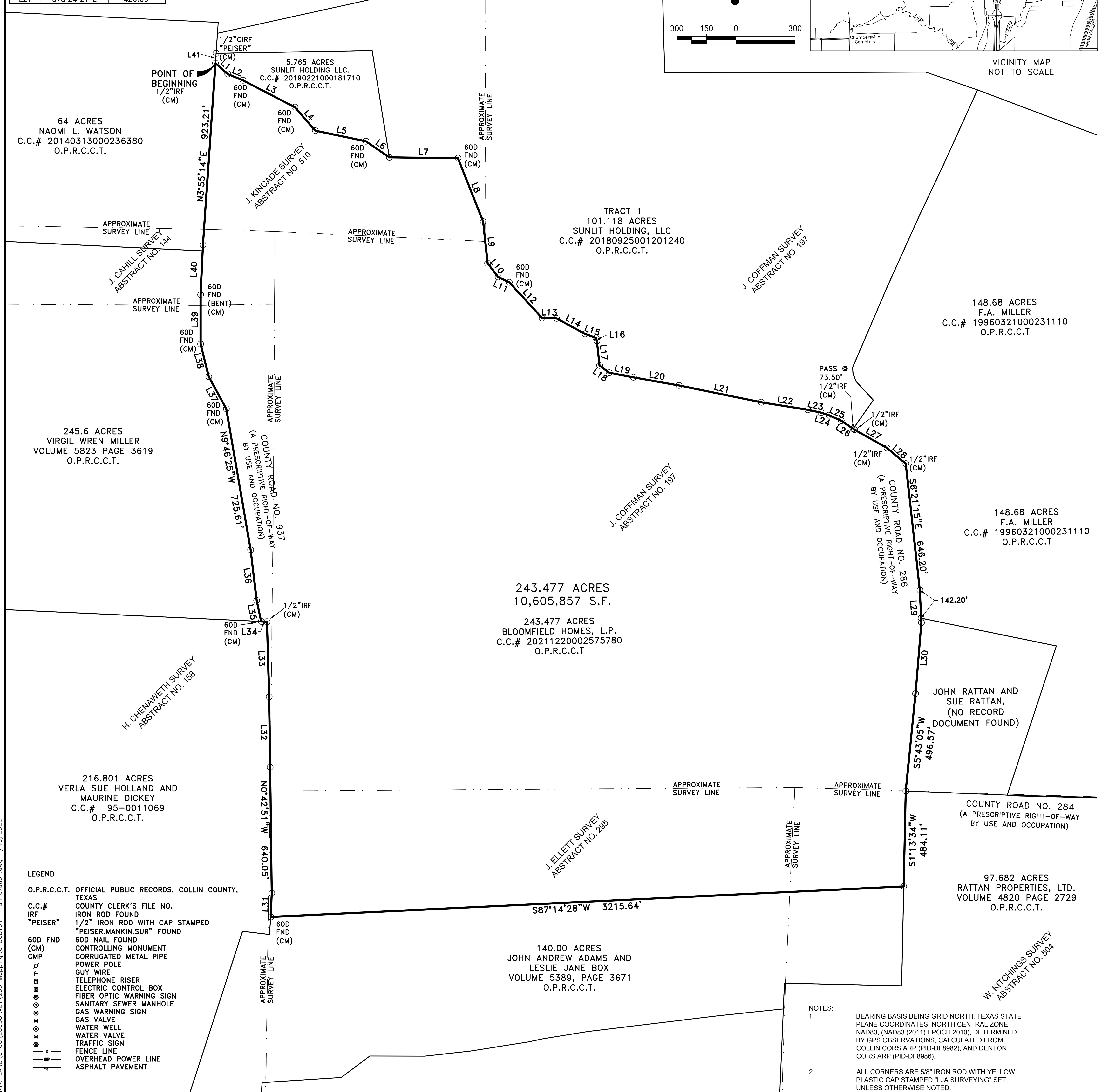
NORTH 02 DEGREES 44 MINUTES 20 SECONDS EAST, PASSING THE NORTH LINE OF SAID 245.6 ACRE TRACT AND THE COMMON SOUTH LINE OF AFORESAID 64 ACRE TRACT, AND CONTINUING ALONG THE WEST LINE OF SAID 243.477 ACRE TRACT AND THE COMMON EAST LINE OF SAID 64 ACRE TRACT, IN ALL, A TOTAL DISTANCE OF 254.07 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, NORTH 03 DEGREES 55 MINUTES 14 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, WITH SAID COUNTY ROAD NO. 937, A DISTANCE OF 923.21 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 10,605,857 SQUARE FEET OR 243.477 ACRES OF LAND.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S48°26'03"E	82.66'	L22	S80°54'25"E	239.90'
L2	S67°30'05"E	84.40'	L23	S77°43'11"E	68.50'
L3	S62°35'14"E	296.45'	L24	S71°14'49"E	42.49'
L4	S41°10'03"E	157.79'	L25	S66°21'02"E	67.58'
L5	S78°06'15"E	262.41'	L26	S55°56'20"E	81.95'
L6	S55°39'45"E	144.29'	L27	S60°35'50"E	189.23'
L7	S89°18'28"E	348.05'	L28	S50°05'21"E	123.56'
L8	S21°37'21"E	346.53'	L29	S2°45'42"E	164.39'
L9	S6°07'23"E	211.96'	L30	S4°42'42"W	362.07'
L10	S37°30'06"E	88.02'	L31	N2°16'14"E	119.99'
L11	S64°23'44"E	62.59'	L32	N0°45'11"W	357.30'
L12	S42°35'09"E	246.54'	L33	N1°39'21"W	381.16'
L13	S88°51'58"E	72.92'	L34	N87°21'39"W	29.55'
L14	S61°26'55"E	164.75'	L35	N12°06'31"W	109.36'
L15	S69°36'03"E	58.91'	L36	N6°52'41"W	258.10'
L16	S17°13'17"E	15.78'	L37	N28°35'06"W	186.41'
L17	S6°10'57"E	125.36'	L38	N14°05'23"W	170.86'
L18	S53°17'57"E	61.31'	L39	N0°03'33"E	250.08'
L19	S78°59'39"E	125.01'	L40	N2°44'20"E	254.07'
L20	S80°01'26"E	234.63'	L41	N3°55'14"E	50.00'
L21	S78°24'21"E	426.09'			



VICINITY MAP
NOT TO SCALE



LEGEND

O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
C.C.# COUNTY CLERK'S FILE NO.
IRF IRON ROD FOUND
"PEISER" 1/2" IRON ROD WITH CAP STAMPED "PEISER.MANKIN.SUR" FOUND
60D FND 60D NAIL FOUND
(CM) CONTROLLING MONUMENT
CMP CORRUGATED METAL PIPE
POWER POLE
GUY WIRE
TELEPHONE RISER
ELECTRIC CONTROL BOX
FIBER OPTIC WARNING SIGN
SANITARY SEWER MANHOLE
GAS WARNING SIGN
GAS VALVE
WATER WELL
WATER VALVE
TRAFFIC SIGN
FENCE LINE
OVERHEAD POWER LINE
ASPHALT PAVEMENT

NOTES:

1. BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982), AND DENTON CORS ARP (PID-DF8986).

2. ALL CORNERS ARE 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET, UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION
243.477 ACRES

BEING A 243.477 ACRE TRACT OF LAND SITUATED IN THE J. CAHILL SURVEY, ABSTRACT NO. 144, THE H. CHENAWETH SURVEY, ABSTRACT NO. 158, THE J. COFFMAN SURVEY, ABSTRACT NO. 197, THE J. ELLETT SURVEY, ABSTRACT NO. 295, THE W. KITCHINGS SURVEY, ABSTRACT NO. 504 AND THE J. KINCADE SURVEY ABSTRACT NO. 510, CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING ALL OF A 243.477 ACRE TRACT OF LAND, CONVEYED TO BLOOMFIELD HOMES, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 20211220002575780, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 243.477 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982), AND DENTON CORS ARP (PID-DF8986), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT FEET TO A 1/2" IRON FOUND FOR THE NORTH CORNER OF SAID 234.477 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF A 5.765 ACRE TRACT OF LAND CONVEYED TO SUNLIT HOLDING, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20190221000181710, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID POINT BEING ON THE EAST LINE OF A 64 ACRE TRACT OF LAND CONVEYED TO NAOMI L. WATSON, AS RECORDED IN COUNTY CLERK'S FILE NO. 20140313000236380, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING WITHIN THE APPROXIMATE CENTER OF COUNTY ROAD NO. 937, (A PRESCRIPTIVE RIGHT-OF-WAY BY USE AND OCCUPATION), FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "PEISER.MANKIN.SUR" FOUND FOR THE NORTHWEST CORNER OF SAID 5.765 ACRE TRACT AND A COMMON SOUTHWEST CORNER OF A 101.118 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO SUNLIT HOLDING, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20180925001201240, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, BEARS NORTH 03 DEGREES 55 MINUTES 14 SECONDS EAST, A DISTANCE OF 50.00 FEET;

THENCE, ALONG THE NORTHEAST LINE OF SAID 234.477 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 5.765 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 48 DEGREES 26 MINUTES 03 SECONDS EAST, A DISTANCE OF 82.66 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 67 DEGREES 30 MINUTES 05 SECONDS EAST, A DISTANCE OF 84.40 FEET TO 60D NAIL FOUND FOR CORNER;
SOUTH 62 DEGREES 35 MINUTES 14 SECONDS EAST, A DISTANCE OF 296.45 FEET TO A 60D NAIL FOUND FOR CORNER;

SOUTH 41 DEGREES 10 MINUTES 03 SECONDS EAST, A DISTANCE OF 157.79 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 78 DEGREES 06 MINUTES 15 SECONDS EAST, A DISTANCE OF 262.41 FEET TO A 60D NAIL FOUND FOR CORNER;

SOUTH 55 DEGREES 39 MINUTES 45 SECONDS EAST, A DISTANCE OF 144.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 5.765 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF AFORESAID 101.118 ACRE TRACT;

THENCE, CONTINUING ALONG THE NORTHEAST LINE OF SAID 234.477 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 101.118 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 18 MINUTES 28 SECONDS EAST, A DISTANCE OF 348.05 FEET TO A 60D NAIL FOUND FOR CORNER;

SOUTH 21 DEGREES 37 MINUTES 21 SECONDS EAST, A DISTANCE OF 346.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 06 DEGREES 07 MINUTES 23 SECONDS EAST, A DISTANCE OF 211.96 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 37 DEGREES 30 MINUTES 06 SECONDS EAST, A DISTANCE OF 88.02 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 64 DEGREES 23 MINUTES 44 SECONDS EAST, A DISTANCE OF 62.59 FEET TO A 60D NAIL FOUND FOR CORNER;

SOUTH 42 DEGREES 35 MINUTES 09 SECONDS EAST, A DISTANCE OF 246.54 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 88 DEGREES 51 MINUTES 58 SECONDS EAST, A DISTANCE OF 72.92 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 61 DEGREES 26 MINUTES 55 SECONDS EAST, A DISTANCE OF 164.75 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 36 MINUTES 03 SECONDS EAST, A DISTANCE OF 58.91 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 17 DEGREES 13 MINUTES 17 SECONDS EAST, A DISTANCE OF 15.78 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 06 DEGREES 10 MINUTES 57 SECONDS EAST, A DISTANCE OF 125.36 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 53 DEGREES 17 MINUTES 57 SECONDS EAST, A DISTANCE OF 61.31 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 78 DEGREES 59 MINUTES 39 SECONDS EAST, A DISTANCE OF 125.01 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 80 DEGREES 01 MINUTE 26 SECONDS EAST, A DISTANCE OF 234.63 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 78 DEGREES 24 MINUTES 21 SECONDS EAST, A DISTANCE OF 426.09 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 80 DEGREES 54 MINUTES 25 SECONDS EAST, A DISTANCE OF 239.90 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 77 DEGREES 43 MINUTES 11 SECONDS EAST, A DISTANCE OF 68.50 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 71 DEGREES 14 MINUTES 49 SECONDS EAST, A DISTANCE OF 42.49 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 66 DEGREES 21 MINUTES 02 SECONDS EAST, A DISTANCE OF 67.58 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 55 DEGREES 56 MINUTES 20 SECONDS EAST, PASSING AT A DISTANCE OF 73.50 FEET A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 101.118 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF A 148.68 ACRE TRACT OF LAND CONVEYED TO F.A. MILLER, AS RECORDED IN COUNTY CLERK'S FILE NO. 19960321000231110, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND CONTINUING ALONG SAID NORTHEAST LINE AND THE COMMON SOUTHWEST LINE OF SAID 148.68 ACRE TRACT, IN ALL, A TOTAL DISTANCE OF 81.95 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE, CONTINUING ALONG SAID COMMON LINE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 60 DEGREES 35 MINUTES 50 SECONDS EAST, A DISTANCE OF 189.23 FEET TO A 1/2" IRON ROD FOUND FOR CORNER

SOUTH 50 DEGREES 05 MINUTES 21 SECONDS EAST, A DISTANCE OF 123.56 FEET TO A 1/2" IRON ROD FOUND FOR CORNER WITHIN COUNTY ROAD NO. 286, (A PRESCRIPTIVE RIGHT-OF-WAY BY USE AND OCCUPATION);

THENCE, CONTINUING ALONG SAID COMMON LINES OF SAID 234.477 ACRE TRACT, SAID 148.68 ACRE TRACT, AND THE WEST LINE OF A TRACT OF LAND CONVEYED TO JOHN RATTAN AND SUE RATTAN, (NO RECORD DOCUMENT FOUND), AND WITH SAID COUNTY ROAD NO. 286, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 06 DEGREES 21 MINUTES 15 SECONDS EAST, A DISTANCE OF 646.20 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 02 DEGREES 45 MINUTES 42 SECONDS EAST, PASSING AT A DISTANCE OF 142.20 FEET A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID 148.68 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF SAID RATTAN TRACT, AND CONTINUING, IN ALL, A TOTAL DISTANCE OF 164.39 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 04 DEGREES 42 MINUTES 42 SECONDS WEST, A DISTANCE OF 362.07 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 05 DEGREES 43 MINUTES 05 SECONDS WEST, A DISTANCE OF 496.57 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF SAID RATTAN TRACT AND A COMMON NORTHWEST CORNER OF A 97.682 ACRE TRACT OF LAND CONVEYED TO RATTAN PROPERTIES, LTD, AS RECORDED IN VOLUME 4820, PAGE 2729, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 01 DEGREE 13 MINUTES 34 SECONDS WEST, ALONG THE EAST LINE OF SAID 234.477 ACRE TRACT AND THE COMMON WEST LINE OF SAID 97.682 ACRE TRACT, WITH SAID COUNTY ROAD NO. 286, A DISTANCE OF 484.11 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 234.477 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF A 140.00 ACRE TRACT OF LAND CONVEYED TO JOHN ANDREW ADAMS AND LESLIE JANE BOX, AS RECORDED IN VOLUME 5389, PAGE 3671, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 87 DEGREES 14 MINUTES 28 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 234.477 ACRE TRACT AND THE COMMON NORTH LINE OF SAID 140.00 ACRE TRACT, A DISTANCE OF 3215.64 FEET TO A 60D NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID 234.477 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF SAID 140.00 ACRE TRACT. SAID POINT BEING ON THE EAST LINE OF A 216.801 ACRE TRACT OF LAND CONVEYED TO VERLA SUE HOLLAND AND MAURINE DICKEY, AS RECORDED IN COUNTY CLERK'S FILE NO. 95-0011069, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 234.477 ACRE TRACT AND THE SAID 216.801 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 02 DEGREES 16 MINUTES 14 SECONDS EAST, A DISTANCE OF 119.99 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 42 MINUTES 51 SECONDS WEST, A DISTANCE OF 640.05 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF 357.30 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 01 DEGREE 39 MINUTES 21 SECONDS WEST, A DISTANCE OF 381.16 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER, OF SAID 234.477 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF SAID 216.801 ACRE TRACT. SAID POINT BEING AT THE END OF AFORESAID COUNTY ROAD NO. 937;

NORTH 87 DEGREES 21 MINUTES 39 SECONDS WEST, A DISTANCE OF 29.55 FEET TO A 60D NAIL FOUND FOR AN EXTERIOR ELL CORNER OF SAID 234.477 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF A 245.6 ACRE TRACT OF LAND CONVEYED TO VIRGIL WREN MILLER, AS RECORDED IN VOLUME 5823, PAGE 3619, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE WEST LINE OF SAID 234.477 ACRE TRACT AND THE COMMON EAST LINE OF SAID 245.6 ACRE TRACT, WITH SAID COUNTY ROAD NO. 937, THE FOLLOWING COURSES AND DISTANCES:

NORTH 12 DEGREES 06 MINUTES 31 SECONDS WEST, A DISTANCE OF 109.36 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 06 DEGREES 52 MINUTES 41 SECONDS WEST, A DISTANCE OF 258.10 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 09 DEGREES 46 MINUTES 25 SECONDS WEST, A DISTANCE OF 725.61 FEET TO A 60D NAIL FOUND FOR CORNER;

NORTH 28 DEGREES 35 MINUTES 06 SECONDS WEST, A DISTANCE OF 186.41 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 14 DEGREES 05 MINUTES 23 SECONDS WEST, A DISTANCE OF 170.86 FEET TO A 60D NAIL FOUND FOR CORNER;

NORTH 00 DEGREES 03 MINUTES 33 SECONDS EAST, A DISTANCE OF 250.08 FEET TO A 60D NAIL FOUND (BENT) FOR CORNER;

NORTH 02 DEGREES 44 MINUTES 20 SECONDS EAST, PASSING THE NORTH LINE OF SAID 245.6 ACRE TRACT AND THE COMMON SOUTH LINE OF AFORESAID 64 ACRE TRACT, AND CONTINUING ALONG THE WEST LINE OF SAID 234.477 ACRE TRACT AND THE COMMON EAST LINE OF SAID 64 ACRE TRACT, IN ALL, A TOTAL DISTANCE OF 254.07 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, NORTH 03 DEGREES 55 MINUTES 14 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, WITH SAID COUNTY ROAD NO. 937, A DISTANCE OF 923.21 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 10,605,857 SQUARE FEET OR 243.477 ACRES OF LAND.

REVISIONS	DATE

PROJECT NO.	0186
DRAWN BY	B.M.Y.
APPROVED BY	C.M.
DATE	09/07/21

ANNEXATION EXHIBIT
243.477 ACRES

IN THE
J. CAHILL SURVEY, ABSTRACT NO. 144, THE H. CHENAWETH SURVEY, ABSTRACT NO. 158, THE J. COFFMAN SURVEY, ABSTRACT NO. 197, THE J. ELLETT SURVEY, ABSTRACT NO. 295, THE W. KITCHINGS SURVEY, ABSTRACT NO. 504 AND THE J. KINCADE SURVEY ABSTRACT NO. 510, CITY OF ANNA, COLLIN COUNTY, TEXAS

LJA Surveying, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
T.B.P.E.L.S. Firm No. 10194382

SHEET 1 OF 1

S:\NTX-LAND\0186\200SURVEY\290 Mapping\0186BY01 - annexation.dwg 1/10/2022

AGREEMENT REGARDING SERVICES

This Agreement Regarding Services (this "Agreement" or "Service Plan") is entered into this 22nd day of March, 2022 by and between Bloomfield Homes, LP, and the City of Anna, Texas a home rule municipality.

SUBJECT PROPERTY

The real property that is the subject of this Service Plan is described as follows:

Crystal Park. 290.7± acres. Located on the west side on the west side of County Road 286, 1035± feet south of W. White Street (FM 455).

AGREEMENT CONDITIONED ON ANNEXATION

This Agreement is conditioned on the City of Anna City Council adopting an ordinance annexing the Subject Property described above on or before the 22nd day of March, 2022. If the City Council does not adopt such ordinance on or before said date then this Agreement shall be null and void in its entirety. Nothing in this Agreement shall require the City Council to annex the Subject Property.

POLICE PROTECTION

On the effective date of annexation, the City of Anna, Texas and its Police Department will provide police protection to the newly annexed area at the same or similar level of service now being provided to other areas of the City of Anna, Texas with similar topography, land use, and population density within the newly annexed area.

FIRE PROTECTION

On the effective date of annexation, the City of Anna, Texas and its Fire Department will provide fire protection to the newly annexed area at the same or similar level of service now being provided to other areas of the City of Anna, Texas with similar topography, land use, and population density within the newly annexed area.

EMERGENCY MEDICAL SERVICES

On the effective date of annexation, the City of Anna, Texas, through its contract with Collin County or another service provider, will provide emergency medical services to the newly annexed area at the same or similar level of service now being provided to other areas of the City of Anna, Texas with similar topography, land use, and population density within the newly annexed area.

SOLID WASTE COLLECTION

On the effective date of annexation, the City of Anna, Texas, through its contract with CARDS Dallas, Inc. or another service provider, will provide solid waste collection to residents and businesses in the newly annexed area (to the extent that the service provider has access to the area to be serviced) at the same or similar level of service now being provided to other areas of the City of Anna, Texas with similar topography, land use, and population density within the newly annexed area. Such service will be provided in accordance with existing City policies and Ordinances, and only upon payment of any required deposits and the agreement to pay lawful service fees and charges for solid waste collection. Solid waste collection through a subscription with the City's solid waste franchisee is mandatory for City of Anna residents and businesses operating within the city limits unless provided for otherwise by ordinance.

WATER AND WASTEWATER FACILITIES

On the effective date of annexation, any and all water or wastewater facilities owned by the City of Anna, Texas at the time of annexation shall be maintained and operated by the City of Anna, Texas. Of such facilities, the City will maintain the main water transmission and wastewater collection lines. All water and wastewater service lines from the building to the easement or right-of-way line, shall be maintained by the property owner served by the service connection.

Residents and owners of property in newly annexed areas that are located within the City's water or wastewater CCN will be offered water and wastewater service in accordance with City policies and ordinances in existence at the time of annexation or as may be amended from time-to-time by the City Council. Generally, these ordinances state that the landowner or customer must bear the cost of construction of water and wastewater system facilities to a point where suitable connection to the existing system can be made and service to the customer can be provided. All water and wastewater facilities designed to connect to the City's existing system must be approved by the City and meet all City zoning, subdivision, and other development ordinances and requirements.

ROADS AND STREETS

On the effective date of annexation, any and all existing public roads or streets in the newly annexed area which have been dedicated to Collin County, Texas or to the City of Anna, Texas, or which are owned by the City of Anna, Texas shall be maintained to the same degree and extent that other roads and streets are maintained in areas of the City with similar topography land use and population density. Specific maintenance activities are determined by available funding and the need for maintenance as determined by the City. The City is not obligated to maintain any portion of a private road or street. Any and all lighting of roads and streets which may be positioned in a public right of way, roadway or utility company easement shall be maintained by the applicable utility company servicing that area of the City of Anna, Texas pursuant to the rules regulations and fees of such utility.

An owner of land within the newly annexed area that desires to develop said property will be required pursuant to the ordinances of the City of Anna, Texas to provide internal and peripheral streets and to construct those streets in accordance with the specifications required by the City of Anna, Texas.

PARKS PLAYGROUNDS AND SWIMMING POOLS OR ANY OTHER PUBLICLY OWNED FACILITY BUILDING OR SERVICE

The City Council of the City of Anna, Texas is not aware of the existence of any public parks, public playgrounds, public swimming pools, or any other publicly owned facility, building or service now located in the area proposed for annexation. In the event any such parks, playgrounds, swimming pools, or any other public facilities, buildings or services do exist and are public facilities, the City of Anna, Texas will maintain such areas upon annexation to the same extent and degree that it maintains public parks, public playgrounds, public swimming pools, other public facilities buildings or services and other similar areas of the City now incorporated in the City of Anna, Texas.

To the extent that it becomes necessary because of development demands population growth or a bona fide need, the City Council of the City of Anna, Texas will undertake to provide any such facility which it deems necessary to adequately provide for the health and safety of the citizens of the newly incorporated area based upon the standard considerations of topography, land use and population density.

OTHER MUNICIPAL SERVICES

Following annexation by the City of Anna, Texas, the City will provide code enforcement, planning, and animal control services to the newly annexed area, to the extent such services are funded in the annual budget and provided by the City within its full-purpose boundaries. In addition, the City will provide other municipal services that the City may from time to time provide to other similarly situated areas within the City's corporate limits. The services referenced in this paragraph will be provided to the newly

annexed area at the same or similar level of service now being provided to other areas of the City of Anna, Texas with similar topography, land use, and population density within the newly annexed area.

CONSTRUCTION OF CAPITAL IMPROVEMENTS

The City Council of the City of Anna, Texas finds and determines it may be necessary to acquire or construct specific capital improvements for the purposes of providing full municipal services to the newly annexed area. These capital improvements shall be constructed as part of the development of the property and may be eligible for impact fee reimbursement. Subject to the foregoing, the City Council finds and determines that it has at the present time adequate facilities to provide the same type, kind and level of service which exists in and is presently being administered to other areas already incorporated in the City of Anna, Texas with the same or similar topography, land use and population density.

SPECIFIC FINDINGS

The City Council of the City of Anna, Texas finds and determines that this Service Plan will not provide any fewer services and it will not provide a lower level of service in the area proposed to be annexed than were in existence in the proposed area at the time immediately preceding the annexation process. Furthermore, the City Council of the City of Anna, Texas finds and determines that the rural nature of the area is characteristically different from other more highly developed areas within the corporate limits of the City of Anna, Texas. Consequently because of the differing characteristics of topography, land use, and population density the service levels which may ultimately be provided in the newly annexed area may differ somewhat from services provided in other areas of the City of Anna, Texas. These differences are specifically dictated because of differing characteristics of the property. The City of Anna, Texas will undertake to perform consistent with this contract so as to provide this newly annexed area with the same type, kind and quality of service presently enjoyed by the citizens of the City of Anna, Texas who reside in areas of similar topography, land use and population density.

AMENDMENTS

This Service Plan may be amended if the City Council determines at a public hearing that changed conditions or subsequent occurrences make this Service Plan unworkable or obsolete. The City Council may amend the Service Plan to conform to the changed conditions or subsequent occurrences pursuant to Texas Local Government Code, Section 43.056.

Owner(s):

Bloomfield Homes, LP
a Texas Limited Partnership

By: Bloomfield Homes, LP
a Texas Limited Partnership
Its Manager

By:_____
Name: Timothy Stewart
Title: Vice President

IN WITNESS WHEROF:
STATE OF TEXAS §
§
COUNTY OF TARRANT §

This instrument was acknowledged before me on the ____ day of _____, 20____, by _____ as owner of _____.

_____
Notary Public, State of Texas

City of Anna:

By:_____
Name: Jim Proce
Title: City Manager

IN WITNESS WHEROF:
STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 22nd day of March, 2022, by Jim Proce as representative of the City of Anna.

_____
Notary Public, State of Texas

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION ADOPTING A CONDITIONAL AGREEMENT REGARDING SERVICES RELATED TO ANNEXATION OF A 150.2± ACRE TRACT OF LAND

WHEREAS, Chapter 43 of the Texas Local Government Code authorizes the annexation of territory, subject to the laws of this state; and

WHEREAS, the City of Anna, Texas (the "City") is a Texas home-rule municipality; and

WHEREAS, Section 43.0671 of the Texas Local Government Code authorizes a municipality to extend the boundaries of the municipality and annex areas by request of the owner(s) of the areas; and

WHEREAS, on or about February 9, 2022, the respective owners submitted a written request to the City for annexation of a tract of land into the corporate limits of the City (the "Annexation Tract"); and

WHEREAS, the Annexation Tract is a combined 290.7± acres of land consisting of a 47.244 acre tract of land situated in the J. COFFMAN SURVEY, Abstract No. 197, City Of Anna, Collin County, Texas, and being part of a 116.974 acre tract of land, conveyed to Bloomfield Homes, L.P., as recorded in County Clerk's file no. 20211220002551800, official public records, Collin County, Texas and part of County Road No. 286, (a prescriptive right-of-way by use and occupation), and a 243.477 acre tract of land situated in the J. Cahill Survey, Abstract No. 144, the H. Chenaweth Survey, Abstract No. 158, the J. Coffman Survey, Abstract No. 197, the J. Ellet Survey, Abstract No. 295, the W. Kitchings Survey, Abstract No. 504 and the J. Kincade Survey Abstract No. 510, City Of Anna, Collin County, Texas, as conveyed to Bloomfield Homes, L.P. and recorded in County Clerk's file No. 20211222002575780, official public records, Collin County, Texas; and

WHEREAS, the Annexation Tract is described more specifically in EXHIBIT A, attached hereto; and

WHEREAS, the owners of the Annexation Tract have executed a conditional written agreement regarding municipal services to be provided by the City in accordance with Texas Local Government Code § 43.0672 (the "Conditional Agreement") and said agreement is as set forth in EXHIBIT B, attached hereto; and

WHEREAS, the Conditional Agreement is conditioned on the City of Anna City Council (the "City Council") adopting an ordinance annexing the Annexation Tract described above on or before the 22nd day of March 2022 and if the City Council does not adopt such ordinance on or before said date then the Conditional Agreement shall be null and void in its entirety; and

WHEREAS, the City desires to adopt and enter into the Conditional Agreement; provided, however, that the Conditional Agreement shall not require the City Council to annex the Annexation Tract;

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

SECTION 1. The recitals set forth above are hereby incorporated in this resolution as if set forth in full for all purposes.

SECTION 2. The City Council hereby approves and enters into the Conditional Agreement and authorizes the City Manager to execute said agreement on behalf of the City.

SECTION 3. This resolution shall become effective immediately upon the date and time of its adoption and it is accordingly so resolved.

PASSED, APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS, THIS THE 22ND DAY OF MARCH 2022.

CITY OF ANNA, TEXAS

_____
NATE PIKE
MAYOR

ATTEST:

_____
CARRIE L. LAND
CITY SECRETARY

PROPERTY DESCRIPTION

BEING A 47.244 ACRE TRACT OF LAND SITUATED IN THE J. COFFMAN SURVEY, ABSTRACT NO. 197, CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING PART OF A 116.974 ACRE TRACT OF LAND, CONVEYED TO BLOOMFIELD HOMES, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 20211220002551800, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND PART OF COUNTY ROAD NO. 286, (A PRESCRIPTIVE RIGHT-OF-WAY BY USE AND OCCUPATION). SAID 47.244 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982), AND DENTON CORS ARP (PID-DF8986), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR AN EXTERIOR ELL CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF A 101.118 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO SUNLIT HOLDING, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20180925001201240, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID POINT BEING ON THE NORTH LINE OF A 244.135 ACRE TRACT OF LAND CONVEYED TO FREDERICK ALEXANDER MILLER (18.6%), VIRGIL WREN MILLER (18.6%), MAQUIN JAN KUNKLE (18.6%), JEFFEREY WAYNE ROLLINS (22.1%), AND REBECCA LORRAINE BONA (22.1%), AS RECORDED IN VOLUME 5086, PAGE 1760, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 116.974 ACRE TRACT AND SAID 101.118 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

> NORTH 35 DEGREES 12 MINUTES 23 SECONDS EAST, A DISTANCE OF 177.76 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;
>
> NORTH 42 DEGREES 44 MINUTES 06 SECONDS WEST, A DISTANCE OF 131.40 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;
>
> NORTH 19 DEGREES 54 MINUTES 38 SECONDS WEST, A DISTANCE OF 41.83 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
>
> NORTH 03 DEGREES 33 MINUTES 44 SECONDS WEST, A DISTANCE OF 30.38 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
>
> NORTH 23 DEGREES 14 MINUTES 16 SECONDS EAST, A DISTANCE OF 444.46 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 24 DEGREES 17 MINUTES 36 SECONDS EAST, A DISTANCE OF 387.15 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 25 DEGREES 22 MINUTES 03 SECONDS EAST, A DISTANCE OF 293.24 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 24 DEGREES 23 MINUTES 10 SECONDS EAST, A DISTANCE OF 419.41 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF SAID 101.118 ACRE TRACT. SAID POINT BEING ON THE SOUTH LINE OF A 41.531 ACRE TRACT OF LAND CONVEYED AS “TRACT NO. 2” TO WBK PARTNERS, LTD., AS RECORDED IN COUNTY CLERK’S FILE NO. 98-126145, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 67 DEGREES 06 MINUTES 02 SECONDS EAST, A DISTANCE OF 4.48 FEET;

THENCE, SOUTH 69 DEGREES 20 MINUTES 00 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 116.974 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 41.531 ACRE TRACT, A DISTANCE OF 1130.40 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A 33 ACRE TRACT OF LAND CONVEYED TO MIXON REALITY CO., AS RECORDED IN COUNTY CLERK’S FILE NO. 20110407000364750, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID POINT BEING IN THE APPROXIMATE CENTER LINE OF AFORESAID COUNTY ROAD NO. 286;

THENCE, ALONG THE COMMON LINES OF SAID 116.974 ACRE TRACT AND SAID 33 ACRE TRACT, WITH SAID COUNTY ROAD NO. 286, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 32 DEGREES 23 MINUTES 30 SECONDS WEST, A DISTANCE OF 148.50 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 16 DEGREES 40 MINUTES 30 SECONDS WEST, A DISTANCE OF 597.04 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF SAID 33 ACRE TRACT;

SOUTH 63 DEGREES 20 MINUTES 08 SECONDS EAST, OVER AND ACROSS SAID COUNTY ROAD NO. 286, A DISTANCE OF 14.08 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE CITY OF ANNA, TEXAS

ORDINANCE NO. 524-2010. TRACT 2, AND ALONG THE EAST PAVEMENT LINE OF SAID COUNTY ROAD NO. 286;

THENCE, OVER AND ACROSS SAID 116.974 ACRE TRACT AND ALONG THE WESTERLY AND NORTHERLY LINES OF SAID ORDINANCE AND WITH SAID PAVEMENT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 17 DEGREES 00 MINUTES 22 SECONDS WEST, A DISTANCE OF 782.09 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89 DEGREES 41 MINUTES 58 SECONDS, A RADIUS OF 120.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 61 DEGREES 51 MINUTES 21 SECONDS WEST, A DISTANCE OF 169.26 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 187.87 FEET TO A POINT FOR CORNER;

NORTH 73 DEGREES 17 MINUTES 41 SECONDS WEST, A DISTANCE OF 798.99 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 125 DEGREES 13 MINUTES 07 SECONDS, A RADIUS OF 64.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 44 DEGREES 05 MINUTES 38 SECONDS WEST, A DISTANCE OF 113.65 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 139.87 FEET TO A POINT FOR CORNER;

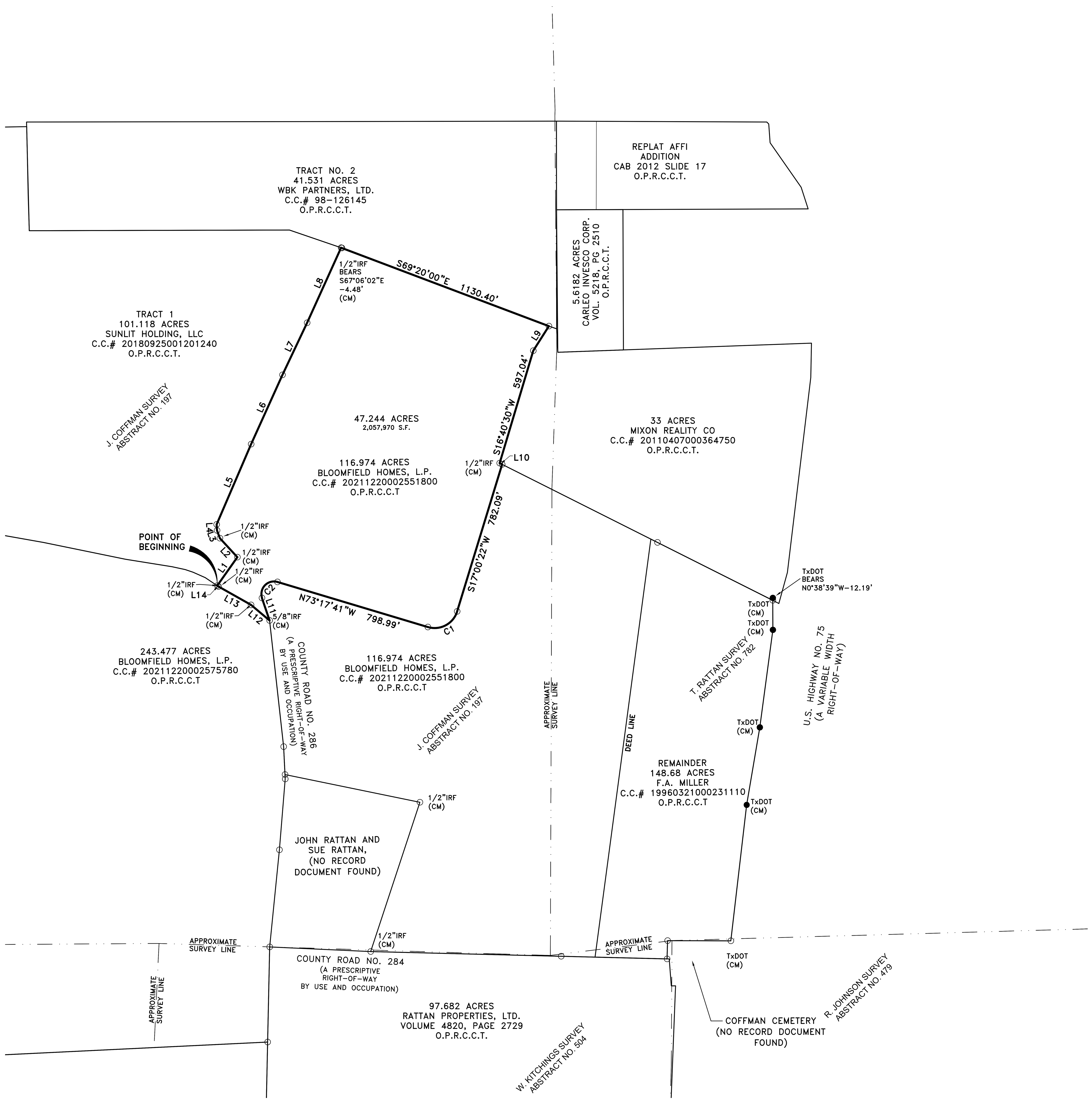
SOUTH 18 DEGREES 50 MINUTES 12 SECONDS EAST, A DISTANCE OF 120.74 FEET TO A 5/8” IRON ROD FOUND FOR CORNER ON A SOUTHWESTERLY LINE OF SAID 116.974 ACRE TRACT AND THE COMMON NORTHEASTERLY LINE OF AFORESAID 244.135 ACRE TRACT. SAID POINT BEING IN THE EAST PAVEMENT LINE OF SAID COUNTY ROAD NO. 286;

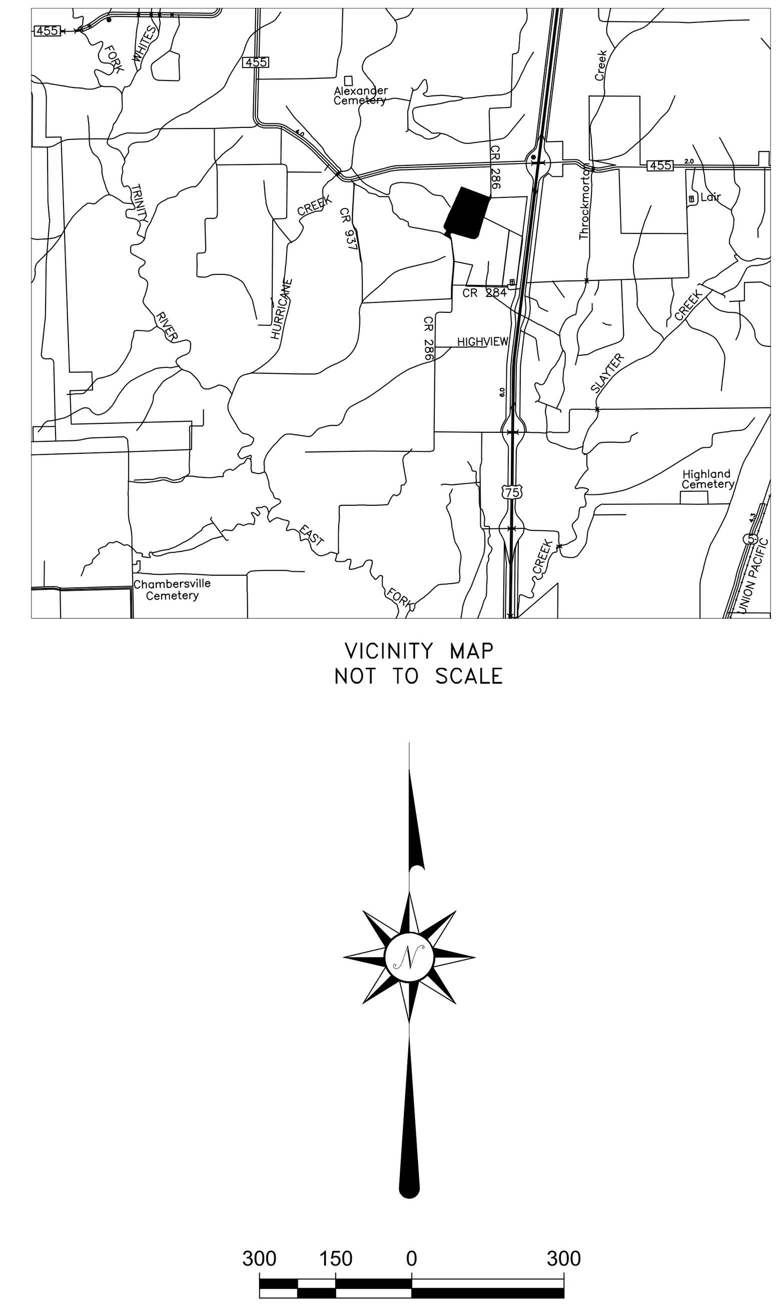
THENCE, ALONG SAID COMMON LINE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 50 DEGREES 05 MINUTES 21 SECONDS WEST, DEPARTING SAID COUNTY ROAD NO. 286, A DISTANCE OF 123.56 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 60 DEGREES 35 MINUTES 50 SECONDS WEST, A DISTANCE OF 189.23 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 55 DEGREES 56 MINUTES 20 SECONDS WEST, A DISTANCE OF 8.44 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 2,057,970 SQUARE FEET OR 47.244 ACRES.





VICINITY MAP
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	N35°12'23"E	177.76'
L2	N42°44'06"W	131.40'
L3	N19°54'38"W	41.83'
L4	N3°33'44"W	30.38'
L5	N23°14'16"E	444.46'
L6	N24°17'36"E	387.15'
L7	N25°22'03"E	293.24'
L8	N24°23'10"E	419.41'
L9	S32°23'30"W	148.50'
L10	S63°20'08"E	14.08'
L11	S18°50'12"E	120.74'
L12	N50°05'21"W	123.56'
L13	N60°35'50"W	189.23'
L14	N55°56'20"W	8.44'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	89°41'58"	120.00'	S61°51'21"W	169.26'	187.87'
C2	125°13'07"	64.00'	S44°05'38"W	113.65'	139.87'

LEGEND

O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
C.C.# COUNTY CLERK'S FILE NO.
○ TxDOT TxDOT MONUMENT WITH ALUMINUM DISC FOUND
● TxDOT TxDOT MONUMENT WITH BRASS DISC FOUND
IRF IRON ROD FOUND
"PEISER" 1/2" IRON ROD WITH CAP STAMPED "PEISER.MANKIN.SUR" FOUND
60D FND 60D NAIL FOUND
(CM) CONTROLLING MONUMENT

NOTES:

1. BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982), AND DENTON CORS ARP (PID-DF8986).

S:\NTX-LAND\0186\200SURVEY\290 Mapping\0186BY04-ANNEX.dwg 1/7/2022

PROPERTY DESCRIPTION

BEING A 47.244 ACRE TRACT OF LAND SITUATED IN THE J. COFFMAN SURVEY, ABSTRACT NO. 197, CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING PART OF A 116.974 ACRE TRACT OF LAND, CONVEYED TO BLOOMFIELD HOMES, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 20211220002551800, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND PART OF COUNTY ROAD NO. 286, (A PRESCRIPTIVE RIGHT-OF-WAY BY USE AND OCCUPATION). SAID 47.244 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982), AND DENTON CORS ARP (PID-DF8986), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR AN EXTERIOR ELL CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF A 101.118 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO SUNLIT HOLDING, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20180925001201240, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID POINT BEING ON THE NORTH LINE OF A 244.135 ACRE TRACT OF LAND CONVEYED TO FREDERICK ALEXANDER MILLER (18.6%), VIRGIL WREN MILLER (18.6%), MAQUIN JAN KUNKLE (18.6%), JEFFEREY WAYNE ROLLINS (22.1%), AND REBECCA LORRAINE BONA (22.1%), AS RECORDED IN VOLUME 5086, PAGE 1760, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 116.974 ACRE TRACT AND SAID 101.118 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 35 DEGREES 12 MINUTES 23 SECONDS EAST, A DISTANCE OF 177.76 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 42 DEGREES 44 MINUTES 06 SECONDS WEST, A DISTANCE OF 131.40 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 19 DEGREES 54 MINUTES 38 SECONDS WEST, A DISTANCE OF 41.83 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 03 DEGREES 33 MINUTES 44 SECONDS WEST, A DISTANCE OF 30.38 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 23 DEGREES 14 MINUTES 16 SECONDS EAST, A DISTANCE OF 444.46 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 24 DEGREES 17 MINUTES 36 SECONDS EAST, A DISTANCE OF 387.15 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 25 DEGREES 22 MINUTES 03 SECONDS EAST, A DISTANCE OF 293.24 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 24 DEGREES 23 MINUTES 10 SECONDS EAST, A DISTANCE OF 419.41 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF SAID 101.118 ACRE TRACT. SAID POINT BEING ON THE SOUTH LINE OF A 41.531 ACRE TRACT OF LAND CONVEYED AS "TRACT NO. 2" TO WBK PARTNERS, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 98-126145, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 67 DEGREES 06 MINUTES 02 SECONDS EAST, A DISTANCE OF 4.48 FEET;

THENCE, SOUTH 69 DEGREES 20 MINUTES 00 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 116.974 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 41.531 ACRE TRACT, A DISTANCE OF 1130.40 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A 33 ACRE TRACT OF LAND CONVEYED TO MIXON REALITY CO., AS RECORDED IN COUNTY CLERK'S FILE NO. 20110407000364750, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID POINT BEING IN THE APPROXIMATE CENTER LINE OF AFORESAID COUNTY ROAD NO. 286;

THENCE, ALONG THE COMMON LINES OF SAID 116.974 ACRE TRACT AND SAID 33 ACRE TRACT, WITH SAID COUNTY ROAD NO. 286, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 32 DEGREES 23 MINUTES 30 SECONDS WEST, A DISTANCE OF 148.50 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 16 DEGREES 40 MINUTES 30 SECONDS WEST, A DISTANCE OF 597.04 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF SAID 33 ACRE TRACT;

SOUTH 63 DEGREES 20 MINUTES 08 SECONDS EAST, OVER AND ACROSS SAID COUNTY ROAD NO. 286, A DISTANCE OF 14.08 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE CITY OF ANNA, TEXAS ORDINANCE NO. 524-2010. TRACT 2, AND ALONG THE EAST PAVEMENT LINE OF SAID COUNTY ROAD NO. 286;

THENCE, OVER AND ACROSS SAID 116.974 ACRE TRACT AND ALONG THE WESTERLY AND NORTHERLY LINES OF SAID ORDINANCE AND WITH SAID PAVEMENT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 17 DEGREES 00 MINUTES 22 SECONDS WEST, A DISTANCE OF 782.09 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89 DEGREES 41 MINUTES 58 SECONDS, A RADIUS OF 120.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 61 DEGREES 51 MINUTES 21 SECONDS WEST, A DISTANCE OF 169.26 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 187.87 FEET TO A POINT FOR CORNER;

NORTH 73 DEGREES 17 MINUTES 41 SECONDS WEST, A DISTANCE OF 798.99 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 125 DEGREES 13 MINUTES 07 SECONDS, A RADIUS OF 64.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 44 DEGREES 05 MINUTES 38 SECONDS WEST, A DISTANCE OF 113.65 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 139.87 FEET TO A POINT FOR CORNER;

SOUTH 18 DEGREES 50 MINUTES 12 SECONDS EAST, A DISTANCE OF 120.74 FEET TO A 5/8" IRON ROD FOUND FOR CORNER ON A SOUTHWESTERLY LINE OF SAID 116.974 ACRE TRACT AND THE COMMON NORTHEASTERLY LINE OF AFORESAID 244.135 ACRE TRACT. SAID POINT BEING IN THE EAST PAVEMENT LINE OF SAID COUNTY ROAD NO. 286;

THENCE, ALONG SAID COMMON LINE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 50 DEGREES 05 MINUTES 21 SECONDS WEST, DEPARTING SAID COUNTY ROAD NO. 286, A DISTANCE OF 123.56 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 60 DEGREES 35 MINUTES 50 SECONDS WEST, A DISTANCE OF 189.23 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 55 DEGREES 56 MINUTES 20 SECONDS WEST, A DISTANCE OF 8.44 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 2,057,970 SQUARE FEET OR 47.244 ACRES.

REVISIONS	DATE
PROJECT NO.	0186
DRAWN BY	B.M.Y.
APPROVED BY	C.M.
DATE	01/07/22

ANNEXATION EXHIBIT
47.244 ACRES
IN THE
J. COFFMAN SURVEY, ABSTRACT NO. 197,
CITY OF ANNA, COLLIN COUNTY, TEXAS

LJA Surveying, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
T.B.P.E.L.S. Firm No. 10194382

SHEET 1 OF 1

LEGAL DESCRIPTION
243.477 ACRES

LEGAL DESCRIPTION
243.477 ACRES

BEING A 243.477 ACRE TRACT OF LAND SITUATED IN THE J. CAHILL SURVEY, ABSTRACT NO. 144, THE H. CHENAWETH SURVEY, ABSTRACT NO. 158, THE J. COFFMAN SURVEY, ABSTRACT NO. 197, THE J. ELLETT SURVEY, ABSTRACT NO. 295, THE W. KITCHINGS SURVEY, ABSTRACT NO. 504 AND THE J. KINCADE SURVEY ABSTRACT NO. 510, CITY OF ANNA, COLLIN COUNTY, TEXAS, AS CONVEYED TO BLOOMFIELD HOMES, L.P. AND RECORDED IN COUNTY CLERK'S FILE NO. 20211222002575780, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 243.477 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982), AND DENTON CORS ARP (PID-DF8986), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON FOUND FOR THE NORTH CORNER OF SAID 243.477 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF A 5.765 ACRE TRACT OF LAND CONVEYED TO SUNLIT HOLDING, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20190221000181710, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID POINT BEING ON THE EAST LINE OF A 64 ACRE TRACT OF LAND CONVEYED TO NAOMI L. WATSON, AS RECORDED IN COUNTY CLERK'S FILE NO. 20140313000236380, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING WITHIN THE APPROXIMATE CENTER OF COUNTY ROAD NO. 937, (A PRESCRIPTIVE RIGHT-OF-WAY BY USE AND OCCUPATION), FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "PEISER.MANKIN.SUR" FOUND FOR THE NORTHWEST CORNER OF SAID 5.765 ACRE TRACT AND A COMMON SOUTHWEST CORNER OF A 101.118 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO SUNLIT HOLDING, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20180925001201240, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, BEARS NORTH 03 DEGREES 55 MINUTES 14 SECONDS EAST, A DISTANCE OF 50.00 FEET;

THENCE, ALONG THE NORTHEAST LINE OF SAID 243.477 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 5.765 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

> SOUTH 48 DEGREES 26 MINUTES 03 SECONDS EAST, A DISTANCE OF 82.66 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 67 DEGREES 30 MINUTES 05 SECONDS EAST, A DISTANCE OF 84.40 FEET TO 60D NAIL FOUND FOR CORNER;

SOUTH 62 DEGREES 35 MINUTES 14 SECONDS EAST, A DISTANCE OF 296.45 FEET TO A 60D NAIL FOUND FOR CORNER;

SOUTH 41 DEGREES 10 MINUTES 03 SECONDS EAST, A DISTANCE OF 157.79 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 78 DEGREES 06 MINUTES 15 SECONDS EAST, A DISTANCE OF 262.41 FEET TO A 60D NAIL FOUND FOR CORNER;

SOUTH 55 DEGREES 39 MINUTES 45 SECONDS EAST, A DISTANCE OF 144.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 5.765 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF AFORESAID 101.118 ACRE TRACT;

THENCE, CONTINUING ALONG THE NORTHEAST LINE OF SAID 243.477 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 101.118 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 18 MINUTES 28 SECONDS EAST, A DISTANCE OF 348.05 FEET TO A 60D NAIL FOUND FOR CORNER;

SOUTH 21 DEGREES 37 MINUTES 21 SECONDS EAST, A DISTANCE OF 346.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 06 DEGREES 07 MINUTES 23 SECONDS EAST, A DISTANCE OF 211.96 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 37 DEGREES 30 MINUTES 06 SECONDS EAST, A DISTANCE OF 88.02 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 64 DEGREES 23 MINUTES 44 SECONDS EAST, A DISTANCE OF 62.59 FEET TO A 60D NAIL FOUND FOR CORNER;

SOUTH 42 DEGREES 35 MINUTES 09 SECONDS EAST, A DISTANCE OF 246.54 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 88 DEGREES 51 MINUTES 58 SECONDS EAST, A DISTANCE OF 72.92 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 61 DEGREES 26 MINUTES 55 SECONDS EAST, A DISTANCE OF 164.75 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 36 MINUTES 03 SECONDS EAST, A DISTANCE OF 58.91 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 17 DEGREES 13 MINUTES 17 SECONDS EAST, A DISTANCE OF 15.78 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 06 DEGREES 10 MINUTES 57 SECONDS EAST, A DISTANCE OF 125.36 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 53 DEGREES 17 MINUTES 57 SECONDS EAST, A DISTANCE OF 61.31 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 78 DEGREES 59 MINUTES 39 SECONDS EAST, A DISTANCE OF 125.01 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 80 DEGREES 01 MINUTE 26 SECONDS EAST, A DISTANCE OF 234.63 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 78 DEGREES 24 MINUTES 21 SECONDS EAST, A DISTANCE OF 426.09 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 80 DEGREES 54 MINUTES 25 SECONDS EAST, A DISTANCE OF 239.90 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 77 DEGREES 43 MINUTES 11 SECONDS EAST, A DISTANCE OF 68.50 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 71 DEGREES 14 MINUTES 49 SECONDS EAST, A DISTANCE OF 42.49 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 66 DEGREES 21 MINUTES 02 SECONDS EAST, A DISTANCE OF 67.58 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 55 DEGREES 56 MINUTES 20 SECONDS EAST, PASSING AT A DISTANCE OF 73.50 FEET A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 101.118 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF A 148.68 ACRE TRACT OF LAND CONVEYED TO F.A. MILLER, AS RECORDED IN COUNTY CLERK'S FILE NO. 19960321000231110, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND CONTINUING ALONG SAID NORTHEAST LINE AND THE COMMON SOUTHWEST LINE OF SAID 148.68 ACRE TRACT, IN ALL, A TOTAL DISTANCE OF 81.95 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE, CONTINUING ALONG SAID COMMON LINE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 60 DEGREES 35 MINUTES 50 SECONDS EAST, A DISTANCE OF 189.23 FEET TO A 1/2” IRON ROD FOUND FOR CORNER

SOUTH 50 DEGREES 05 MINUTES 21 SECONDS EAST, A DISTANCE OF 123.56 FEET TO A 1/2" IRON ROD FOUND FOR CORNER WITHIN COUNTY ROAD NO. 286, (A PRESCRIPTIVE RIGHT-OF-WAY BY USE AND OCCUPATION);

THENCE, CONTINUING ALONG SAID COMMON LINES OF SAID 243.477 ACRE TRACT, SAID 148.68 ACRE TRACT, AND THE WEST LINE OF A TRACT OF LAND CONVEYED TO JOHN RATTAN AND SUE RATTAN, (NO RECORD DOCUMENT FOUND), AND WITH SAID COUNTY ROAD NO. 286, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 06 DEGREES 21 MINUTES 15 SECONDS EAST, A DISTANCE OF 646.20 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 02 DEGREES 45 MINUTES 42 SECONDS EAST, PASSING AT A DISTANCE OF 142.20 FEET A 5/8” IRON ROD WITH YELLOW PLASTIC CAP STAMPED “LJA SURVEYING” SET FOR AN EXTERIOR ELL CORNER OF SAID 148.68 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF SAID RATTAN TRACT, AND CONTINUING, IN ALL, A TOTAL DISTANCE OF 164.39 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 04 DEGREES 42 MINUTES 42 SECONDS WEST, A DISTANCE OF 362.07 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 05 DEGREES 43 MINUTES 05 SECONDS WEST, A DISTANCE OF 496.57 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF SAID RATTAN TRACT AND A COMMON NORTHWEST CORNER OF A 97.682 ACRE TRACT OF LAND CONVEYED TO RATTAN PROPERTIES, LTD, AS RECORDED IN VOLUME 4820, PAGE 2729, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 01 DEGREE 13 MINUTES 34 SECONDS WEST, ALONG THE EAST LINE OF SAID 243.477 ACRE TRACT AND THE COMMON WEST LINE OF SAID 97.682 ACRE TRACT, WITH SAID COUNTY ROAD NO. 286, A DISTANCE OF 484.11 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 243.477 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF A 140.00 ACRE TRACT OF LAND CONVEYED TO JOHN ANDREW ADAMS AND LESLIE JANE BOX, AS RECORDED IN VOLUME 5389, PAGE 3671, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 87 DEGREES 14 MINUTES 28 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 243.477 ACRE TRACT AND THE COMMON NORTH LINE OF SAID 140.00 ACRE TRACT, A DISTANCE OF 3215.64 FEET TO A 60D NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID 243.477 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF SAID 140.00 ACRE TRACT. SAID POINT BEING ON THE EAST LINE OF A 216.801 ACRE TRACT OF LAND CONVEYED TO VERLA SUE HOLLAND AND MAURINE DICKEY, AS RECORDED IN COUNTY CLERK'S FILE NO. 95-0011069, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 243.477 ACRE TRACT AND THE SAID 216.801 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 02 DEGREES 16 MINUTES 14 SECONDS EAST, A DISTANCE OF 119.99 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 42 MINUTES 51 SECONDS WEST, A DISTANCE OF 640.05 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF 357.30 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 01 DEGREE 39 MINUTES 21 SECONDS WEST, A DISTANCE OF 381.16 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER, OF SAID 243.477 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF SAID 216.801 ACRE TRACT. SAID POINT BEING AT THE END OF AFORESAID COUNTY ROAD NO. 937;

NORTH 87 DEGREES 21 MINUTES 39 SECONDS WEST, A DISTANCE OF 29.55 FEET TO A 60D NAIL FOUND FOR AN EXTERIOR ELL CORNER OF SAID 243.477 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF A 245.6 ACRE TRACT OF LAND CONVEYED TO VIRGIL WREN MILLER, AS RECORDED IN VOLUME 5823, PAGE 3619, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE WEST LINE OF SAID 243.477 ACRE TRACT AND THE COMMON EAST LINE OF SAID 245.6 ACRE TRACT, WITH SAID COUNTY ROAD NO. 937, THE FOLLOWING COURSES AND DISTANCES:

NORTH 12 DEGREES 06 MINUTES 31 SECONDS WEST, A DISTANCE OF 109.36 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 06 DEGREES 52 MINUTES 41 SECONDS WEST, A DISTANCE OF 258.10 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 09 DEGREES 46 MINUTES 25 SECONDS WEST, A DISTANCE OF 725.61 FEET TO A 60D NAIL FOUND FOR CORNER;

NORTH 28 DEGREES 35 MINUTES 06 SECONDS WEST, A DISTANCE OF 186.41 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

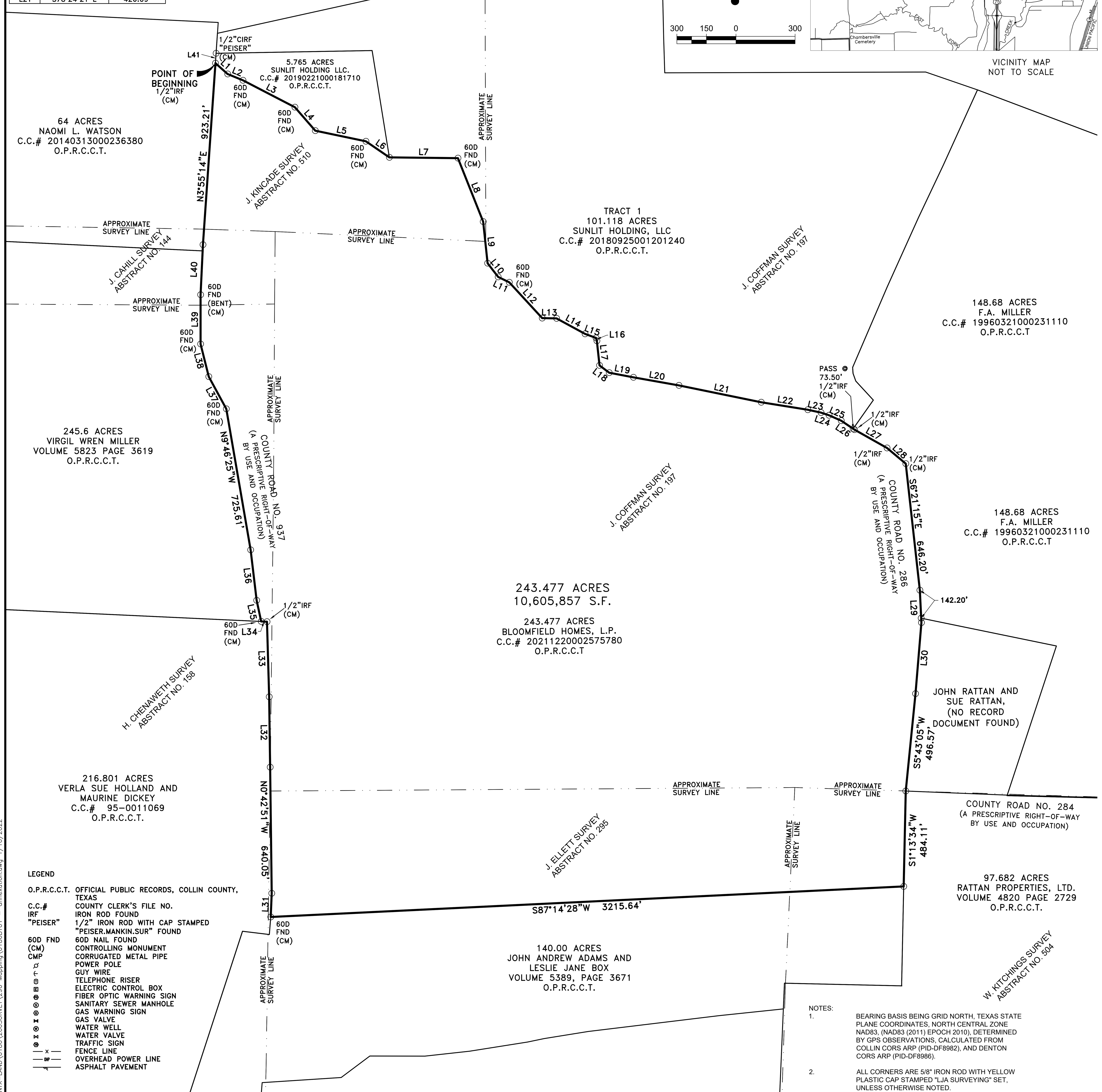
NORTH 14 DEGREES 05 MINUTES 23 SECONDS WEST, A DISTANCE OF 170.86 FEET TO A 60D NAIL FOUND FOR CORNER;

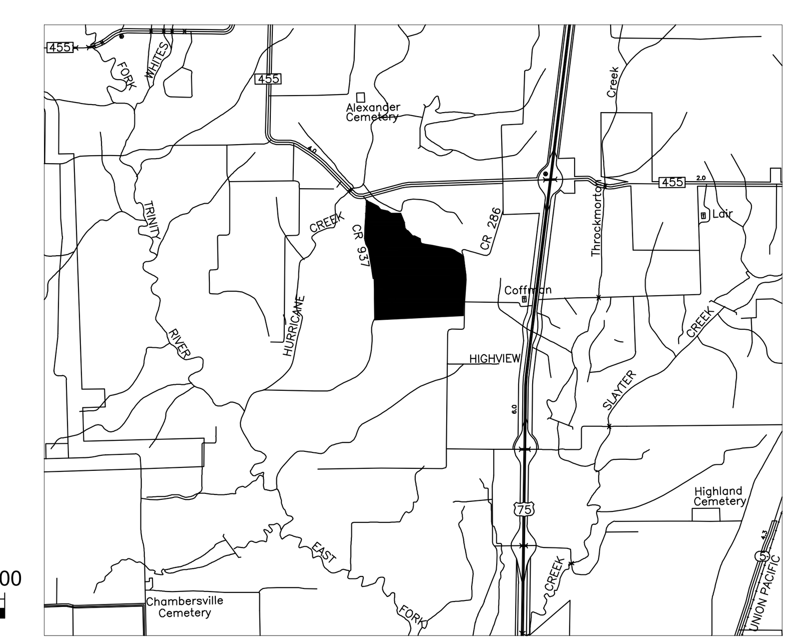
NORTH 00 DEGREES 03 MINUTES 33 SECONDS EAST, A DISTANCE OF 250.08 FEET TO A 60D NAIL FOUND (BENT) FOR CORNER;

NORTH 02 DEGREES 44 MINUTES 20 SECONDS EAST, PASSING THE NORTH LINE OF SAID 245.6 ACRE TRACT AND THE COMMON SOUTH LINE OF AFORESAID 64 ACRE TRACT, AND CONTINUING ALONG THE WEST LINE OF SAID 243.477 ACRE TRACT AND THE COMMON EAST LINE OF SAID 64 ACRE TRACT, IN ALL, A TOTAL DISTANCE OF 254.07 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, NORTH 03 DEGREES 55 MINUTES 14 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, WITH SAID COUNTY ROAD NO. 937, A DISTANCE OF 923.21 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 10,605,857 SQUARE FEET OR 243.477 ACRES OF LAND.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S48°26'03"E	82.66'	L22	S80°54'25"E	239.90'
L2	S67°30'05"E	84.40'	L23	S77°43'11"E	68.50'
L3	S62°35'14"E	296.45'	L24	S71°14'49"E	42.49'
L4	S41°10'03"E	157.79'	L25	S66°21'02"E	67.58'
L5	S78°06'15"E	262.41'	L26	S55°56'20"E	81.95'
L6	S55°39'45"E	144.29'	L27	S60°35'50"E	189.23'
L7	S89°18'28"E	348.05'	L28	S50°05'21"E	123.56'
L8	S21°37'21"E	346.53'	L29	S2°45'42"E	164.39'
L9	S6°07'23"E	211.96'	L30	S4°42'42"W	362.07'
L10	S37°30'06"E	88.02'	L31	N2°16'14"E	119.99'
L11	S64°23'44"E	62.59'	L32	N0°45'11"W	357.30'
L12	S42°35'09"E	246.54'	L33	N1°39'21"W	381.16'
L13	S88°51'58"E	72.92'	L34	N87°21'39"W	29.55'
L14	S61°26'55"E	164.75'	L35	N12°06'31"W	109.36'
L15	S69°36'03"E	58.91'	L36	N6°52'41"W	258.10'
L16	S17°13'17"E	15.78'	L37	N28°35'06"W	186.41'
L17	S6°10'57"E	125.36'	L38	N14°05'23"W	170.86'
L18	S53°17'57"E	61.31'	L39	N0°03'33"E	250.08'
L19	S78°59'39"E	125.01'	L40	N2°44'20"E	254.07'
L20	S80°01'26"E	234.63'	L41	N3°55'14"E	50.00'
L21	S78°24'21"E	426.09'			





VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION
243.477 ACRES

BEING A 243.477 ACRE TRACT OF LAND SITUATED IN THE J. CAHILL SURVEY, ABSTRACT NO. 144, THE H. CHENAWETH SURVEY, ABSTRACT NO. 158, THE J. COFFMAN SURVEY, ABSTRACT NO. 197, THE J. ELLETT SURVEY, ABSTRACT NO. 295, THE W. KITCHINGS SURVEY, ABSTRACT NO. 504 AND THE J. KINCADE SURVEY ABSTRACT NO. 510, CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING ALL OF A 243.477 ACRE TRACT OF LAND, CONVEYED TO BLOOMFIELD HOMES, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 20211220002575780, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 243.477 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982), AND DENTON CORS ARP (PID-DF8986), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT FEET TO A 1/2" IRON FOUND FOR THE NORTH CORNER OF SAID 234.477 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF A 5.765 ACRE TRACT OF LAND CONVEYED TO SUNLIT HOLDING, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20190221000181710, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID POINT BEING ON THE EAST LINE OF A 64 ACRE TRACT OF LAND CONVEYED TO NAOMI L. WATSON, AS RECORDED IN COUNTY CLERK'S FILE NO. 20140313000236380, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING WITHIN THE APPROXIMATE CENTER OF COUNTY ROAD NO. 937, (A PRESCRIPTIVE RIGHT-OF-WAY BY USE AND OCCUPATION), FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "PEISER.MANKIN.SUR" FOUND FOR THE NORTHWEST CORNER OF SAID 5.765 ACRE TRACT AND A COMMON SOUTHWEST CORNER OF A 101.118 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO SUNLIT HOLDING, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20180925001201240, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, BEARS NORTH 03 DEGREES 55 MINUTES 14 SECONDS EAST, A DISTANCE OF 50.00 FEET;

THENCE, ALONG THE NORTHEAST LINE OF SAID 234.477 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 5.765 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 48 DEGREES 26 MINUTES 03 SECONDS EAST, A DISTANCE OF 82.66 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 67 DEGREES 30 MINUTES 05 SECONDS EAST, A DISTANCE OF 84.40 FEET TO 60D NAIL FOUND FOR CORNER;
SOUTH 62 DEGREES 35 MINUTES 14 SECONDS EAST, A DISTANCE OF 296.45 FEET TO A 60D NAIL FOUND FOR CORNER;

SOUTH 41 DEGREES 10 MINUTES 03 SECONDS EAST, A DISTANCE OF 157.79 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 78 DEGREES 06 MINUTES 15 SECONDS EAST, A DISTANCE OF 262.41 FEET TO A 60D NAIL FOUND FOR CORNER;

SOUTH 55 DEGREES 39 MINUTES 45 SECONDS EAST, A DISTANCE OF 144.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 5.765 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF AFORESAID 101.118 ACRE TRACT;

THENCE, CONTINUING ALONG THE NORTHEAST LINE OF SAID 234.477 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 101.118 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 18 MINUTES 28 SECONDS EAST, A DISTANCE OF 348.05 FEET TO A 60D NAIL FOUND FOR CORNER;

SOUTH 21 DEGREES 37 MINUTES 21 SECONDS EAST, A DISTANCE OF 346.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 06 DEGREES 07 MINUTES 23 SECONDS EAST, A DISTANCE OF 211.96 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 37 DEGREES 30 MINUTES 06 SECONDS EAST, A DISTANCE OF 88.02 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 64 DEGREES 23 MINUTES 44 SECONDS EAST, A DISTANCE OF 62.59 FEET TO A 60D NAIL FOUND FOR CORNER;

SOUTH 42 DEGREES 35 MINUTES 09 SECONDS EAST, A DISTANCE OF 246.54 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 88 DEGREES 51 MINUTES 58 SECONDS EAST, A DISTANCE OF 72.92 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 61 DEGREES 26 MINUTES 55 SECONDS EAST, A DISTANCE OF 164.75 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 36 MINUTES 03 SECONDS EAST, A DISTANCE OF 58.91 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 17 DEGREES 13 MINUTES 17 SECONDS EAST, A DISTANCE OF 15.78 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 06 DEGREES 10 MINUTES 57 SECONDS EAST, A DISTANCE OF 125.36 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 53 DEGREES 17 MINUTES 57 SECONDS EAST, A DISTANCE OF 61.31 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 78 DEGREES 59 MINUTES 39 SECONDS EAST, A DISTANCE OF 125.01 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 80 DEGREES 01 MINUTE 26 SECONDS EAST, A DISTANCE OF 234.63 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 78 DEGREES 24 MINUTES 21 SECONDS EAST, A DISTANCE OF 426.09 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 80 DEGREES 54 MINUTES 25 SECONDS EAST, A DISTANCE OF 239.90 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 77 DEGREES 43 MINUTES 11 SECONDS EAST, A DISTANCE OF 68.50 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 71 DEGREES 14 MINUTES 49 SECONDS EAST, A DISTANCE OF 42.49 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 66 DEGREES 21 MINUTES 02 SECONDS EAST, A DISTANCE OF 67.58 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 55 DEGREES 56 MINUTES 20 SECONDS EAST, PASSING AT A DISTANCE OF 73.50 FEET A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 101.118 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF A 148.68 ACRE TRACT OF LAND CONVEYED TO F.A. MILLER, AS RECORDED IN COUNTY CLERK'S FILE NO. 19960321000231110, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND CONTINUING ALONG SAID NORTHEAST LINE AND THE COMMON SOUTHWEST LINE OF SAID 148.68 ACRE TRACT, IN ALL, A TOTAL DISTANCE OF 81.95 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE, CONTINUING ALONG SAID COMMON LINE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 60 DEGREES 35 MINUTES 50 SECONDS EAST, A DISTANCE OF 189.23 FEET TO A 1/2" IRON ROD FOUND FOR CORNER

SOUTH 50 DEGREES 05 MINUTES 21 SECONDS EAST, A DISTANCE OF 123.56 FEET TO A 1/2" IRON ROD FOUND FOR CORNER WITHIN COUNTY ROAD NO. 286, (A PRESCRIPTIVE RIGHT-OF-WAY BY USE AND OCCUPATION);

THENCE, CONTINUING ALONG SAID COMMON LINES OF SAID 234.477 ACRE TRACT, SAID 148.68 ACRE TRACT, AND THE WEST LINE OF A TRACT OF LAND CONVEYED TO JOHN RATTAN AND SUE RATTAN, (NO RECORD DOCUMENT FOUND), AND WITH SAID COUNTY ROAD NO. 286, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 06 DEGREES 21 MINUTES 15 SECONDS EAST, A DISTANCE OF 646.20 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 02 DEGREES 45 MINUTES 42 SECONDS EAST, PASSING AT A DISTANCE OF 142.20 FEET A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID 148.68 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF SAID RATTAN TRACT, AND CONTINUING, IN ALL, A TOTAL DISTANCE OF 164.39 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 04 DEGREES 42 MINUTES 42 SECONDS WEST, A DISTANCE OF 362.07 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 05 DEGREES 43 MINUTES 05 SECONDS WEST, A DISTANCE OF 496.57 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF SAID RATTAN TRACT AND A COMMON NORTHWEST CORNER OF A 97.682 ACRE TRACT OF LAND CONVEYED TO RATTAN PROPERTIES, LTD, AS RECORDED IN VOLUME 4820, PAGE 2729, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 01 DEGREE 13 MINUTES 34 SECONDS WEST, ALONG THE EAST LINE OF SAID 234.477 ACRE TRACT AND THE COMMON WEST LINE OF SAID 97.682 ACRE TRACT, WITH SAID COUNTY ROAD NO. 286, A DISTANCE OF 484.11 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 234.477 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF A 140.00 ACRE TRACT OF LAND CONVEYED TO JOHN ANDREW ADAMS AND LESLIE JANE BOX, AS RECORDED IN VOLUME 5389, PAGE 3671, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 87 DEGREES 14 MINUTES 28 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 234.477 ACRE TRACT AND THE COMMON NORTH LINE OF SAID 140.00 ACRE TRACT, A DISTANCE OF 3215.64 FEET TO A 60D NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID 234.477 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF SAID 140.00 ACRE TRACT. SAID POINT BEING ON THE EAST LINE OF A 216.801 ACRE TRACT OF LAND CONVEYED TO VERLA SUE HOLLAND AND MAURINE DICKEY, AS RECORDED IN COUNTY CLERK'S FILE NO. 95-0011069, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 234.477 ACRE TRACT AND THE SAID 216.801 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 02 DEGREES 16 MINUTES 14 SECONDS EAST, A DISTANCE OF 119.99 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 42 MINUTES 51 SECONDS WEST, A DISTANCE OF 640.05 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF 357.30 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 01 DEGREE 39 MINUTES 21 SECONDS WEST, A DISTANCE OF 381.16 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER, OF SAID 234.477 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF SAID 216.801 ACRE TRACT. SAID POINT BEING AT THE END OF AFORESAID COUNTY ROAD NO. 937;

NORTH 87 DEGREES 21 MINUTES 39 SECONDS WEST, A DISTANCE OF 29.55 FEET TO A 60D NAIL FOUND FOR AN EXTERIOR ELL CORNER OF SAID 234.477 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF A 245.6 ACRE TRACT OF LAND CONVEYED TO VIRGIL WREN MILLER, AS RECORDED IN VOLUME 5823, PAGE 3619, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE WEST LINE OF SAID 234.477 ACRE TRACT AND THE COMMON EAST LINE OF SAID 245.6 ACRE TRACT, WITH SAID COUNTY ROAD NO. 937, THE FOLLOWING COURSES AND DISTANCES:

NORTH 12 DEGREES 06 MINUTES 31 SECONDS WEST, A DISTANCE OF 109.36 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 06 DEGREES 52 MINUTES 41 SECONDS WEST, A DISTANCE OF 258.10 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 09 DEGREES 46 MINUTES 25 SECONDS WEST, A DISTANCE OF 725.61 FEET TO A 60D NAIL FOUND FOR CORNER;

NORTH 28 DEGREES 35 MINUTES 06 SECONDS WEST, A DISTANCE OF 186.41 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 14 DEGREES 05 MINUTES 23 SECONDS WEST, A DISTANCE OF 170.86 FEET TO A 60D NAIL FOUND FOR CORNER;

NORTH 00 DEGREES 03 MINUTES 33 SECONDS EAST, A DISTANCE OF 250.08 FEET TO A 60D NAIL FOUND (BENT) FOR CORNER;

NORTH 02 DEGREES 44 MINUTES 20 SECONDS EAST, PASSING THE NORTH LINE OF SAID 245.6 ACRE TRACT AND THE COMMON SOUTH LINE OF AFORESAID 64 ACRE TRACT, AND CONTINUING ALONG THE WEST LINE OF SAID 234.477 ACRE TRACT AND THE COMMON EAST LINE OF SAID 64 ACRE TRACT, IN ALL, A TOTAL DISTANCE OF 254.07 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, NORTH 03 DEGREES 55 MINUTES 14 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, WITH SAID COUNTY ROAD NO. 937, A DISTANCE OF 923.21 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 10,605,857 SQUARE FEET OR 243.477 ACRES OF LAND.

NOTES:

1. BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982), AND DENTON CORS ARP (PID-DF8986).

2. ALL CORNERS ARE 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET, UNLESS OTHERWISE NOTED.

LEGEND

O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
C.C.#	COUNTY CLERK'S FILE NO.
IRF	IRON ROD FOUND
"PEISER"	1/2" IRON ROD WITH CAP STAMPED "PEISER.MANKIN.SUR" FOUND
60D FND	60D NAIL FOUND
(CM)	CONTROLLING MONUMENT
CMP	CORRUGATED METAL PIPE
	POWER POLE
	GUY WIRE
	TELEPHONE RISER
	ELECTRIC CONTROL BOX
	FIBER OPTIC WARNING SIGN
	SANITARY SEWER MANHOLE
	GAS WARNING SIGN
	GAS VALVE
	WATER WELL
	WATER VALVE
	TRAFFIC SIGN
— x —	FENCE LINE
— OHP —	OVERHEAD POWER LINE
	ASPHALT PAVEMENT

S:\NTX-LAND\0186\200SURVEY\290 Mapping\0186BY01 - annexation.dwg 1/10/2022

REVISIONS	
DATE	
PROJECT NO.	0186
DRAWN BY	B.M.Y.
APPROVED BY	C.M.
DATE	09/07/21

ANNEXATION EXHIBIT
243.477 ACRES

IN THE
J. CAHILL SURVEY, ABSTRACT NO. 144, THE H. CHENAWETH SURVEY, ABSTRACT NO. 158,
THE J. COFFMAN SURVEY, ABSTRACT NO. 197, THE J. ELLETT SURVEY, ABSTRACT NO. 295,
THE W. KITCHINGS SURVEY, ABSTRACT NO. 504 AND THE J. KINCADE SURVEY ABSTRACT NO. 510,
CITY OF ANNA, COLLIN COUNTY, TEXAS

LJA Surveying, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
T.B.P.E.L.S. Firm No. 10194382

SHEET 1 OF 1

AGREEMENT REGARDING SERVICES

This Agreement Regarding Services (this "Agreement" or "Service Plan") is entered into this 22nd day of March, 2022 by and between Bloomfield Homes, LP, and the City of Anna, Texas a home rule municipality.

SUBJECT PROPERTY

The real property that is the subject of this Service Plan is described as follows:

Crystal Park. 290.7± acres. Located on the west side on the west side of County Road 286, 1035± feet south of W. White Street (FM 455).

AGREEMENT CONDITIONED ON ANNEXATION

This Agreement is conditioned on the City of Anna City Council adopting an ordinance annexing the Subject Property described above on or before the 22nd day of March, 2022. If the City Council does not adopt such ordinance on or before said date then this Agreement shall be null and void in its entirety. Nothing in this Agreement shall require the City Council to annex the Subject Property.

POLICE PROTECTION

On the effective date of annexation, the City of Anna, Texas and its Police Department will provide police protection to the newly annexed area at the same or similar level of service now being provided to other areas of the City of Anna, Texas with similar topography, land use, and population density within the newly annexed area.

FIRE PROTECTION

On the effective date of annexation, the City of Anna, Texas and its Fire Department will provide fire protection to the newly annexed area at the same or similar level of service now being provided to other areas of the City of Anna, Texas with similar topography, land use, and population density within the newly annexed area.

EMERGENCY MEDICAL SERVICES

On the effective date of annexation, the City of Anna, Texas, through its contract with Collin County or another service provider, will provide emergency medical services to the newly annexed area at the same or similar level of service now being provided to other areas of the City of Anna, Texas with similar topography, land use, and population density within the newly annexed area.

SOLID WASTE COLLECTION

On the effective date of annexation, the City of Anna, Texas, through its contract with CARDS Dallas, Inc. or another service provider, will provide solid waste collection to residents and businesses in the newly annexed area (to the extent that the service provider has access to the area to be serviced) at the same or similar level of service now being provided to other areas of the City of Anna, Texas with similar topography, land use, and population density within the newly annexed area. Such service will be provided in accordance with existing City policies and Ordinances, and only upon payment of any required deposits and the agreement to pay lawful service fees and charges for solid waste collection. Solid waste collection through a subscription with the City's solid waste franchisee is mandatory for City of Anna residents and businesses operating within the city limits unless provided for otherwise by ordinance.

WATER AND WASTEWATER FACILITIES

On the effective date of annexation, any and all water or wastewater facilities owned by the City of Anna, Texas at the time of annexation shall be maintained and operated by the City of Anna, Texas. Of such facilities, the City will maintain the main water transmission and wastewater collection lines. All water and wastewater service lines from the building to the easement or right-of-way line, shall be maintained by the property owner served by the service connection.

Residents and owners of property in newly annexed areas that are located within the City's water or wastewater CCN will be offered water and wastewater service in accordance with City policies and ordinances in existence at the time of annexation or as may be amended from time-to-time by the City Council. Generally, these ordinances state that the landowner or customer must bear the cost of construction of water and wastewater system facilities to a point where suitable connection to the existing system can be made and service to the customer can be provided. All water and wastewater facilities designed to connect to the City's existing system must be approved by the City and meet all City zoning, subdivision, and other development ordinances and requirements.

ROADS AND STREETS

On the effective date of annexation, any and all existing public roads or streets in the newly annexed area which have been dedicated to Collin County, Texas or to the City of Anna, Texas, or which are owned by the City of Anna, Texas shall be maintained to the same degree and extent that other roads and streets are maintained in areas of the City with similar topography land use and population density. Specific maintenance activities are determined by available funding and the need for maintenance as determined by the City. The City is not obligated to maintain any portion of a private road or street. Any and all lighting of roads and streets which may be positioned in a public right of way, roadway or utility company easement shall be maintained by the applicable utility company servicing that area of the City of Anna, Texas pursuant to the rules regulations and fees of such utility.

An owner of land within the newly annexed area that desires to develop said property will be required pursuant to the ordinances of the City of Anna, Texas to provide internal and peripheral streets and to construct those streets in accordance with the specifications required by the City of Anna, Texas.

PARKS PLAYGROUNDS AND SWIMMING POOLS OR ANY OTHER PUBLICLY OWNED FACILITY BUILDING OR SERVICE

The City Council of the City of Anna, Texas is not aware of the existence of any public parks, public playgrounds, public swimming pools, or any other publicly owned facility, building or service now located in the area proposed for annexation. In the event any such parks, playgrounds, swimming pools, or any other public facilities, buildings or services do exist and are public facilities, the City of Anna, Texas will maintain such areas upon annexation to the same extent and degree that it maintains public parks, public playgrounds, public swimming pools, other public facilities buildings or services and other similar areas of the City now incorporated in the City of Anna, Texas.

To the extent that it becomes necessary because of development demands population growth or a bona fide need, the City Council of the City of Anna, Texas will undertake to provide any such facility which it deems necessary to adequately provide for the health and safety of the citizens of the newly incorporated area based upon the standard considerations of topography, land use and population density.

OTHER MUNICIPAL SERVICES

Following annexation by the City of Anna, Texas, the City will provide code enforcement, planning, and animal control services to the newly annexed area, to the extent such services are funded in the annual budget and provided by the City within its full-purpose boundaries. In addition, the City will provide other municipal services that the City may from time to time provide to other similarly situated areas within the City's corporate limits. The services referenced in this paragraph will be provided to the newly

annexed area at the same or similar level of service now being provided to other areas of the City of Anna, Texas with similar topography, land use, and population density within the newly annexed area.

CONSTRUCTION OF CAPITAL IMPROVEMENTS

The City Council of the City of Anna, Texas finds and determines it may be necessary to acquire or construct specific capital improvements for the purposes of providing full municipal services to the newly annexed area. These capital improvements shall be constructed as part of the development of the property and may be eligible for impact fee reimbursement. Subject to the foregoing, the City Council finds and determines that it has at the present time adequate facilities to provide the same type, kind and level of service which exists in and is presently being administered to other areas already incorporated in the City of Anna, Texas with the same or similar topography, land use and population density.

SPECIFIC FINDINGS

The City Council of the City of Anna, Texas finds and determines that this Service Plan will not provide any fewer services and it will not provide a lower level of service in the area proposed to be annexed than were in existence in the proposed area at the time immediately preceding the annexation process. Furthermore, the City Council of the City of Anna, Texas finds and determines that the rural nature of the area is characteristically different from other more highly developed areas within the corporate limits of the City of Anna, Texas. Consequently because of the differing characteristics of topography, land use, and population density the service levels which may ultimately be provided in the newly annexed area may differ somewhat from services provided in other areas of the City of Anna, Texas. These differences are specifically dictated because of differing characteristics of the property. The City of Anna, Texas will undertake to perform consistent with this contract so as to provide this newly annexed area with the same type, kind and quality of service presently enjoyed by the citizens of the City of Anna, Texas who reside in areas of similar topography, land use and population density.

AMENDMENTS

This Service Plan may be amended if the City Council determines at a public hearing that changed conditions or subsequent occurrences make this Service Plan unworkable or obsolete. The City Council may amend the Service Plan to conform to the changed conditions or subsequent occurrences pursuant to Texas Local Government Code, Section 43.056.

Owner(s):

Bloomfield Homes, LP
a Texas Limited Partnership

By: Bloomfield Homes, LP
a Texas Limited Partnership
Its Manager

By:_____
Name: Timothy Stewart
Title: Vice President

IN WITNESS WHEROF:
STATE OF TEXAS §
§
COUNTY OF TARRANT §

This instrument was acknowledged before me on the ____ day of _____, 20____, by _____ as owner of _____.

_____
Notary Public, State of Texas

City of Anna:

By:_____
Name: Jim Proce
Title: City Manager

IN WITNESS WHEROF:
STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 22nd day of March, 2022, by Jim Proce as representative of the City of Anna.

_____
Notary Public, State of Texas

Item No. 7.c.

City Council Agenda
Staff Report

Meeting Date: 3/22/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:
Zoning Crystal Park. (Director of Development Services Ross Altobelli)

Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to establish zoning and rezone 391± acres located on the west side of U. S. Highway 75, 2,645± feet south of W. White Street (FM 455) in accordance with Resolution No. 2021-12-1077.

Consider/Discuss/Action on a Resolution regarding the Crystal Park, Concept Plan.

SUMMARY:
The proposed zoning will contain single-family homes of various sizes, townhomes, commercial, mixed-use, and professional campus development over multiples phases The permitted uses and standards for development of the Property shall be in accordance with the, SF-TH Townhome District (SF-TH), SF-Z Single Family Residence District – Zero Lot Line Homes (SF-Z), SF-60 Single-Family Residence District (SF-60), SF-72 Single-Family Residence District (SF-72), SF-84 Single-Family Residence District (SF-84), SF-10.5 Single-Family Residence District (SF 10.5), MF-2 Multiple-Family Residential - High Density (MF-2), and C-2 General Commercial District (C-2) of the Zoning Ordinance and applicable City Regulations, except as amended and modified in the Crystal Park Development Agreement (Resolution No. 2021-12-1007).

REMARKS:

On December 14, 2021, the City Council approved the Crystal Park Development Agreement which established development regulations and standards for the 391± acres. The applicant is requesting to annex and establish zoning in conformance with the approved development agreement.

The overall residential development outside of the Mixed-Use District will have a maximum of 969 residential lots meeting the following thresholds:

- Minimum SF-10.5 lots: 95 lots
- Minimum number of SF-84 lots: 149 lots
- Maximum number of SF-60 lots: 419 lots

A concept plan associated with the residential development (Exhibit B), Crystal Park, accompanies this request.

See attached Exhibit C for a complete list of the proposed zoning development standards.

Surrounding Land Uses and Zoning

North Vacant land zoned C-1 and vacant land located in the ETJ
East Vacant land zoned SF-E across U.S. Highway 75
South Vacant land located in the ETJ
West Vacant land located in the ETJ

SUMMARY:

The applicant has submitted an annexation and zoning petition to establish a planned development district to be located entirely within the city limits. The planned development will meet the design and development standards established with the Crystal Park Development Agreement (Res. No. 2021-12-1077).

The Planning and Zoning Commission recommended approval.

FINANCIAL IMPACT:
N/A

STRATEGIC CONNECTIONS:
This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 1: Growing Anna Economy

Goal 2: Sustainable Anna Community Through Planned Managed Growth

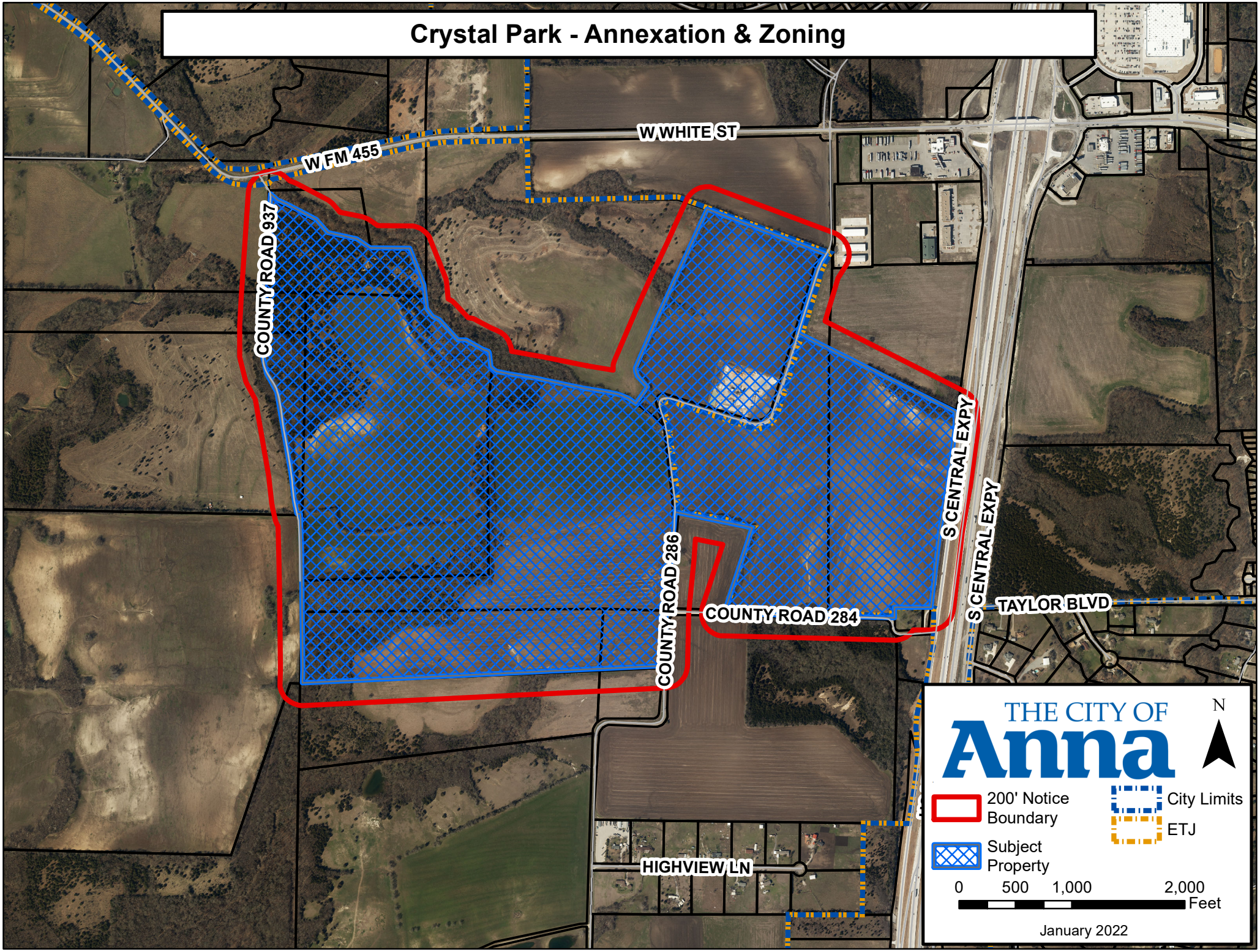
STAFF RECOMMENDATION:
The zoning request is in conformance with the Crystal Park Development Agreement (Res. No. 2021-12-1077)

ATTACHMENTS:
1. Crystal_Park_Locator_Map
2. Ordinance - Crystal Park
3. Exhibit 1 - Ord. Crystal Park (Legal Destription -390.451 acres)
4. Exhibit 2 - ORD. Crystal Park (Concept Plan)
5. Exhibit 3 -ORD. Crystal Park (Development)
6. Resolution - Crystal Park (Concept Plan)
7. Exhibit A - Resolution, Crystal Park (Concept Plan)
8. Response 1

APPROVALS:
Lauren Mecke, Planning Manager Created/Initiated - 3/17/2022

Ross Altobelli, Director of Development Services	Approved - 3/18/2022
Jim Proce, City Manager	Final Approval - 3/18/2022

Crystal Park - Annexation & Zoning



L:\Planning & Development\Project Review\Anacapri Zoning (Megatel)\Locator\Notification Location Map.mxd

CITY OF ANNA, TEXAS
(Property zoned under this Planned Development ordinance is generally located on the west side of U. S. Highway 75, 2,645± feet south of W. White Street (FM 455)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ANNA, TEXAS AMENDING THE CITY'S COMPREHENSIVE PLAN, ZONING MAP, AND ZONING ORDINANCE AND CHANGING THE ZONING OF CERTAIN PROPERTY AS DESCRIBED HEREIN; PROVIDING FOR SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR A PENALTY CLAUSE NOT TO EXCEED $2,000 OR THE HIGHEST PENALTY AMOUNT ALLOWED BY LAW, WHICHEVER IS LESS; AND, PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City of Anna, Texas ("City") has previously adopted ordinances, rules and regulations governing the zoning in the City as set forth in Article 9.04 of The Anna City Code of Ordinances ("Article 9.04"); and

WHEREAS, the City has received a requested zoning amendment from Bloomfield Homes, LP on Property described in Exhibit 1 ("Property") attached hereto and incorporated herein for all purposes as if set forth in full; and

WHEREAS, the applicant has entered into that certain Crystal Park Development Agreement associated with City of Anna Resolution No. 2021-12-1077 (the "Development Agreement") governing certain aspects of development of the Property including without limitation development standards that are enforceable independent of this ordinance; and

WHEREAS, said Property generally located on the west side of U. S. Highway 75, 2,645± feet south of W. White Street (FM 455); and

WHEREAS, the applicant agreed to residential architectural standards in accordance with Exhibit D of Resolution No. 2021-12-1077; and

WHEREAS, the Planning and Zoning Commission of the City and the City Council of the City of Anna ("City Council") have given the requisite notices by publication and otherwise and have held the public hearings as required by law and afforded a full and fair hearing to all property owners and generally to all persons interested in and situated in the affected area and in the vicinity thereof, the City Council has concluded that the Zoning Ordinance of the City should be amended as set forth below.

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

Section 1. **Recitals Incorporated**

The above recitals are incorporated herein by reference for all purposes.

Section 2. **Zoning Change**

The Anna City Code of Ordinances (the "Anna Code") are hereby amended by amending the zoning of the Property and as depicted in Exhibit 2 ("Concept Plan").

1. Purpose.

The purpose of this Planned Development District is to facilitate the development of a high-quality mixed-use, commercial, and single-family residence subdivision. The zoning classification(s) or combination of zoning classifications to which the uses in this Planned Development District are most similar include all of the following: SF-TH Townhome District (SF-TH), SF-Z Single Family Residence District – Zero Lot Line Homes (SF-Z), SF-60 Single-Family Residence District (SF-60), SF-72 Single-Family Residence District (SF-72), SF-84 Single-Family Residence District (SF-84), SF-10.5 Single-Family Residence District (SF 10.5), MF-2 Multiple-Family Residential - High Density (MF-2), and C-2 General Commercial District (C-2).

2. Definitions.

Except as otherwise provided herein, the definitions in Appendix 3 of Article 9.04 shall apply.

3. Development Standards.

Where there is conflict between Exhibit 3 ("Development Standards") and Article 9.04, the Development Standards shall control. Where there is a conflict between the Development Standards and the Development Agreement, the Development Agreement shall apply.

Section 3. **Official Zoning Map**

The official Zoning Map of the City shall be corrected to reflect the change in zoning described herein.

Section 4. **Savings, Repealing and Severability Clauses**

It is hereby declared to be the intention of the City Council that the words, sentences, paragraphs, subdivisions, clauses, phrases, and provisions of this ordinance are severable and, if any phrase, sentence, paragraph, subdivision, clause, or provision of this ordinance shall be declared unconstitutional or otherwise invalid or inapplicable by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality, invalidity or inapplicability shall not affect any of the remaining words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional, invalid or inapplicable words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions. Further, all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are consistent and do not conflict with the terms and provisions of this ordinance are hereby ratified to the extent of such consistency and lack of conflict, and all ordinances or parts of ordinances in force when the provisions of

this ordinance become effective that are inconsistent or in conflict with the terms and provisions contained in this ordinance are hereby repealed only to the extent of any such conflict. Notwithstanding any provision of this ordinance or the Anna Code, it is intended that this ordinance fully comply with Chapter 3000 of the Texas Government Code ("Chapter 3000") and this ordinance shall and the City Code shall be interpreted in a manner to comply with Chapter 3000. For the purposes of this ordinance, any provision of the City Code that does not comply with Chapter 3000 shall be deemed to have been excluded and not a part of this ordinance.

Section 5. **Penalty**

Any violation of any of the terms of this ordinance, whether denominated in this ordinance as unlawful or not, shall be deemed a misdemeanor. Any person convicted of any such violation shall be fined in an amount not to exceed $2,000 for each incidence of violation. Each day a violation exists is considered a separate offense and will be punished separately.

Section 6. **Publication of the Caption and Effective Date**

This ordinance shall be effective upon its passage by the City Council, approval by the Mayor, and posting and/or publication, if required by law, of its caption. The City Secretary is hereby authorized and directed to implement such posting and/or publication.

PASSED by the City Council of the City of Anna, Texas this 22nd day of March 2022.

ATTESTED:	APPROVED:
_____	_____
Carrie L. Land, City Secretary	Nate Pike, Mayor

ZONING EXHIBIT DESCRIPTION
390.451 ACRES

BEING A 390.451 ACRE TRACT OF LAND SITUATED IN THE R. JOHNSON SURVEY, ABSTRACT NO. 479, THE W. KITCHINGS SURVEY, ABSTRACT NO. 504, THE T. RATTAN SURVEY, ABSTRACT NO. 782, THE J. CAHILL SURVEY, ABSTRACT NO. 144, THE H. CHENAWETH SURVEY, ABSTRACT NO. 158, THE J. COFFMAN SURVEY, ABSTRACT NO. 197, THE J. ELLETT SURVEY, ABSTRACT NO. 295 AND THE J. KINCADE SURVEY, ABSTRACT NO. 510, CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING PART OF THE REMAINDER OF A 148.68 ACRE TRACT OF LAND, CONVEYED TO F.A. MILLER, AS RECORDED IN COUNTY CLERK'S FILE NO. 19960321000231110, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, ALL OF A 116.974 ACRE TRACT OF LAND CONVEYED TO BLOOMFIELD HOMES L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 20211220002551800, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND ALL OF A 243.477 ACRE TRACT OF LAND CONVEYED TO BLOOMFIELD HOMES, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 20211220002575780, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 390.451 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982), AND DENTON CORS ARP (PID-DF8986), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A TxDOT HIGHWAY MONUMENT WITH ALUMINUM DISC FOUND FOR THE SOUTHEAST CORNER OF SAID 148.68 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF COFFMAN CEMETERY, (NO RECORD DOCUMENT FOUND). SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 75, (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, ALONG THE COMMON LINES OF SAID 148.68 ACRE TRACT AND SAID COFFMAN CEMETERY, THE FOLLOWING COURSES AND DISTANCES:

> NORTH 89 DEGREES 48 MINUTES 27 SECONDS WEST, A DISTANCE OF 322.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID 148.68 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF SAID CEMETERY;
>
> SOUTH 01 DEGREE 32 MINUTES 33 SECONDS WEST, A DISTANCE OF 93.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID 148.68 ACRE TRACT. SAID POINT BEING ON THE NORTH LINE OF A 97.682 ACRE TRACT OF LAND CONVEYED TO RATTAN PROPERTIES, LTD., AS RECORDED IN VOLUME 4820, PAGE 2729, OFFICIAL PUBLIC RECORDS,

COLLIN COUNTY, TEXAS AND BEING WITHIN COUNTY ROAD NO. 284, (A PRESCRIPTIVE RIGHT-OF-WAY, BY USE AND OCCUPATION);

THENCE, NORTH 88 DEGREES 35 MINUTES 24 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 148.68 ACRE TRACT, THE SOUTH LINE OF AFORESAID 116.974 ACRE TRACT, AND THE COMMON NORTH LINE OF SAID 97.682 ACRE TRACT, WITH SAID COUNTY ROAD NO. 284, A DISTANCE OF 1509.22 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR ELL CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JOHN RATTAN AND SUE RATTAN, (NO RECORD DOCUMENT FOUND);

THENCE, ALONG THE COMMON LINES OF SAID 116.974 ACRE TRACT AND SAID RATTAN TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 18 DEGREES 15 MINUTES 04 SECONDS EAST, A DISTANCE OF 800.08 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF SAID RATTAN TRACT;

NORTH 78 DEGREES 24 MINUTES 56 SECONDS WEST, A DISTANCE OF 700.67 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF SAID RATTAN TRACT. SAID POINT BEING ON THE EAST LINE OF AFORESAID 243.477 ACRE TRACT AND BEING WITHIN COUNTY ROAD NO. 286, (A PRESCRIPTIVE RIGHT-OF-WAY, BY USE AND OCCUPATION);

THENCE, ALONG SAID COMMON LINES OF SAID 243.477 ACRE TRACT AND THE WEST LINE OF A SAID RATTAN TRACT, WITH SAID COUNTY ROAD NO. 286, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 02 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF 22.19 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 04 DEGREES 42 MINUTES 42 SECONDS WEST, A DISTANCE OF 362.07 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 05 DEGREES 43 MINUTES 05 SECONDS WEST, A DISTANCE OF 496.57 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF SAID RATTAN TRACT AND A COMMON NORTHWEST CORNER OF AFORESAID 97.682 ACRE TRACT;

THENCE, SOUTH 01 DEGREE 13 MINUTES 34 SECONDS WEST, ALONG THE EAST LINE OF SAID 243.477 ACRE TRACT AND THE COMMON WEST LINE OF SAID 97.682 ACRE TRACT, WITH SAID COUNTY ROAD NO. 286, A DISTANCE OF 484.11 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 243.477 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF A 140.00 ACRE TRACT OF LAND CONVEYED TO JOHN ANDREW ADAMS AND LESLIE JANE BOX, AS RECORDED IN VOLUME 5389, PAGE 3671, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 87 DEGREES 14 MINUTES 28 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 243.477 ACRE TRACT AND THE COMMON NORTH LINE OF SAID 140.00 ACRE TRACT, A DISTANCE OF 3215.64 FEET TO A 60D NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID 243.477 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF SAID 140.00 ACRE TRACT. SAID POINT BEING ON THE EAST LINE OF A 216.801 ACRE TRACT OF LAND CONVEYED TO VERLA SUE HOLLAND AND MAURINE DICKEY, AS RECORDED IN COUNTY CLERK'S FILE NO. 95-0011069, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 243.477 ACRE TRACT AND THE SAID 216.801 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

> NORTH 02 DEGREES 16 MINUTES 14 SECONDS EAST, A DISTANCE OF 119.99 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
>
> NORTH 00 DEGREES 42 MINUTES 51 SECONDS WEST, A DISTANCE OF 640.05 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
>
> NORTH 00 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF 357.30 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
>
> NORTH 01 DEGREE 39 MINUTES 21 SECONDS WEST, A DISTANCE OF 381.16 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER, OF SAID 243.477 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF SAID 216.801 ACRE TRACT. SAID POINT BEING AT THE END OF COUNTY ROAD NO. 937, (A PRESCRIPTIVE RIGHT-OF-WAY, BY USE AND OCCUPATION);
>
> NORTH 87 DEGREES 21 MINUTES 39 SECONDS WEST, A DISTANCE OF 29.55 FEET TO A 60D NAIL FOUND FOR AN EXTERIOR ELL CORNER OF SAID 243.477 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF A 245.6 ACRE TRACT OF LAND CONVEYED TO VIRGIL WREN MILLER, AS

RECORDED IN VOLUME 5823, PAGE 3619, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE WEST LINE OF SAID 243.477 ACRE TRACT AND THE COMMON EAST LINE OF SAID 245.6 ACRE TRACT, WITH SAID COUNTY ROAD NO. 937, THE FOLLOWING COURSES AND DISTANCES:

NORTH 12 DEGREES 06 MINUTES 31 SECONDS WEST, A DISTANCE OF 109.36 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 06 DEGREES 52 MINUTES 41 SECONDS WEST, A DISTANCE OF 258.10 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 09 DEGREES 46 MINUTES 25 SECONDS WEST, A DISTANCE OF 725.61 FEET TO A 60D NAIL FOUND FOR CORNER;

NORTH 28 DEGREES 35 MINUTES 06 SECONDS WEST, A DISTANCE OF 186.41 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 14 DEGREES 05 MINUTES 23 SECONDS WEST, A DISTANCE OF 170.86 FEET TO A 60D NAIL FOUND FOR CORNER;

NORTH 00 DEGREES 03 MINUTES 33 SECONDS EAST, A DISTANCE OF 250.08 FEET TO A 60D NAIL FOUND (BENT) FOR CORNER;

NORTH 02 DEGREES 44 MINUTES 20 SECONDS EAST, PASSING THE NORTH LINE OF SAID 245.6 ACRE TRACT AND THE COMMON SOUTH LINE OF A 64 ACRE TRACT OF LAND CONVEYED TO NAOMI L. WATSON, AS RECORDED IN COUNTY CLERK'S FILE NO. 20140313000236380, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND CONTINUING ALONG THE WEST LINE OF SAID 243.477 ACRE TRACT AND THE COMMON EAST LINE OF SAID 64 ACRE TRACT, IN ALL, A TOTAL DISTANCE OF 254.07 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, NORTH 03 DEGREES 55 MINUTES 14 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, WITH SAID COUNTY ROAD NO. 937, A DISTANCE OF 923.21 FEET A 1/2" IRON FOUND FOR THE NORTH CORNER OF SAID 243.477 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF A 5.765 ACRE TRACT OF LAND CONVEYED TO SUNLIT HOLDING, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20190221000181710, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "PEISER.MANKIN.SUR" FOUND FOR THE NORTHWEST CORNER OF SAID 5.765

ACRE TRACT AND A COMMON SOUTHWEST CORNER OF A 101.118 ACRE TRACT OF LAND CONVEYED AS “TRACT 1” TO SUNLIT HOLDING, LLC, AS RECORDED IN COUNTY CLERK’S FILE NO. 20180925001201240, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, BEARS NORTH 03 DEGREES 55 MINUTES 14 SECONDS EAST, A DISTANCE OF 50.00 FEET;

THENCE, ALONG THE NORTHEAST LINE OF SAID 243.477 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 5.765 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 48 DEGREES 26 MINUTES 03 SECONDS EAST, A DISTANCE OF 82.66 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 67 DEGREES 30 MINUTES 05 SECONDS EAST, A DISTANCE OF 84.40 FEET TO 60D NAIL FOUND FOR CORNER;

SOUTH 62 DEGREES 35 MINUTES 14 SECONDS EAST, A DISTANCE OF 296.45 FEET TO A 60D NAIL FOUND FOR CORNER;

SOUTH 41 DEGREES 10 MINUTES 03 SECONDS EAST, A DISTANCE OF 157.79 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 78 DEGREES 06 MINUTES 15 SECONDS EAST, A DISTANCE OF 262.41 FEET TO A 60D NAIL FOUND FOR CORNER;

SOUTH 55 DEGREES 39 MINUTES 45 SECONDS EAST, A DISTANCE OF 144.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 5.765 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF AFORESAID 101.118 ACRE TRACT;

THENCE, CONTINUING ALONG THE NORTHEAST LINE OF SAID 243.477 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 101.118 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 18 MINUTES 28 SECONDS EAST, A DISTANCE OF 348.05 FEET TO A 60D NAIL FOUND FOR CORNER;

SOUTH 21 DEGREES 37 MINUTES 21 SECONDS EAST, A DISTANCE OF 346.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 06 DEGREES 07 MINUTES 23 SECONDS EAST, A DISTANCE OF 211.96 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 37 DEGREES 30 MINUTES 06 SECONDS EAST, A DISTANCE OF 88.02 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 64 DEGREES 23 MINUTES 44 SECONDS EAST, A DISTANCE OF 62.59 FEET TO A 60D NAIL FOUND FOR CORNER;

SOUTH 42 DEGREES 35 MINUTES 09 SECONDS EAST, A DISTANCE OF 246.54 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 88 DEGREES 51 MINUTES 58 SECONDS EAST, A DISTANCE OF 72.92 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 61 DEGREES 26 MINUTES 55 SECONDS EAST, A DISTANCE OF 164.75 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 36 MINUTES 03 SECONDS EAST, A DISTANCE OF 58.91 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 17 DEGREES 13 MINUTES 17 SECONDS EAST, A DISTANCE OF 15.78 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 06 DEGREES 10 MINUTES 57 SECONDS EAST, A DISTANCE OF 125.36 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 53 DEGREES 17 MINUTES 57 SECONDS EAST, A DISTANCE OF 61.31 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 78 DEGREES 59 MINUTES 39 SECONDS EAST, A DISTANCE OF 125.01 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 80 DEGREES 01 MINUTE 26 SECONDS EAST, A DISTANCE OF 234.63 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 78 DEGREES 24 MINUTES 21 SECONDS EAST, A DISTANCE OF 426.09 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 80 DEGREES 54 MINUTES 25 SECONDS EAST, A DISTANCE OF 239.90 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 77 DEGREES 43 MINUTES 11 SECONDS EAST, A DISTANCE OF 68.50 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 71 DEGREES 14 MINUTES 49 SECONDS EAST, A DISTANCE OF 42.49 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 66 DEGREES 21 MINUTES 02 SECONDS EAST, A DISTANCE OF 67.58 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 55 DEGREES 56 MINUTES 20 SECONDS EAST, A DISTANCE OF 73.51 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 101.118 ACRE TRACT AND THE WEST CORNER OF AFORESAID 116.974 ACRE TRACT;

THENCE, ALONG THE COMMON LINES OF SAID 116.974 ACRE TRACT AND SAID 101.118 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 35 DEGREES 12 MINUTES 23 SECONDS EAST, A DISTANCE OF 177.76 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 42 DEGREES 44 MINUTES 06 SECONDS WEST, A DISTANCE OF 131.40 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 19 DEGREES 54 MINUTES 38 SECONDS WEST, A DISTANCE OF 41.83 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 03 DEGREES 33 MINUTES 44 SECONDS WEST, A DISTANCE OF 30.38 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 23 DEGREES 14 MINUTES 16 SECONDS EAST, A DISTANCE OF 444.46 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 24 DEGREES 17 MINUTES 36 SECONDS EAST, A DISTANCE OF 387.15 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 25 DEGREES 22 MINUTES 03 SECONDS EAST, A DISTANCE OF 293.24 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 24 DEGREES 23 MINUTES 10 SECONDS EAST, A DISTANCE OF 419.41 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF SAID 101.118 ACRE TRACT. SAID POINT BEING ON THE SOUTH LINE OF A 41.531 ACRE TRACT OF LAND CONVEYED AS “TRACT NO. 2” TO WBK PARTNERS, LTD., AS RECORDED IN COUNTY CLERK’S FILE NO. 98-126145, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 69 DEGREES 20 MINUTES 00 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 116.974 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 41.531 ACRE TRACT, A DISTANCE OF 1130.40 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A 33 ACRE TRACT OF LAND CONVEYED TO MIXON REALITY CO., AS RECORDED IN COUNTY CLERK’S FILE NO. 20110407000364750, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID POINT BEING IN THE APPROXIMATE CENTER LINE OF AFORESAID COUNTY ROAD NO. 286;

THENCE, ALONG THE COMMON LINES OF SAID 116.974 ACRE TRACT AND SAID 33 ACRE TRACT, WITH SAID COUNTY ROAD NO. 286, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 32 DEGREES 23 MINUTES 30 SECONDS WEST, A DISTANCE OF 148.50 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 16 DEGREES 40 MINUTES 30 SECONDS WEST, A DISTANCE OF 597.04 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF SAID 33 ACRE TRACT;

SOUTH 63 DEGREES 20 MINUTES 08 SECONDS EAST, DEPARTING SAID COUNTY ROAD NO. 286, ALONG SAID NORTHEAST LINE OF SAID 116.974 ACRE TRACT, THE NORTHEAST LINE OF AFORESAID 148.68 ACRE TRACT, AND THE COMMON SOUTHWEST LINE OF SAID 33 ACRE TRACT, A

DISTANCE OF 1555.52 FEET TO A TxDOT MONUMENT WITH ALUMINUM DISC FOUND FOR THE NORTHEAST CORNER OF SAID 148.68 ACRE TRACT. SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF AFORESAID U.S. HIGHWAY NO. 75, FROM WHICH A TxDOT MONUMENT WITH BRASS DISC FOUND BEARS NORTH 00 DEGREES 38 MINUTES 39 SECONDS WEST, A DISTANCE OF 12.19 FEET;

THENCE, ALONG THE EAST LINE OF SAID 148.68 ACRE TRACT AND SAID COMMON WEST RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 10 MINUTES 25 SECONDS EAST, A DISTANCE OF 150.17 FEET TO A TxDOT MONUMENT WITH BRASS DISC FOUND FOR CORNER;

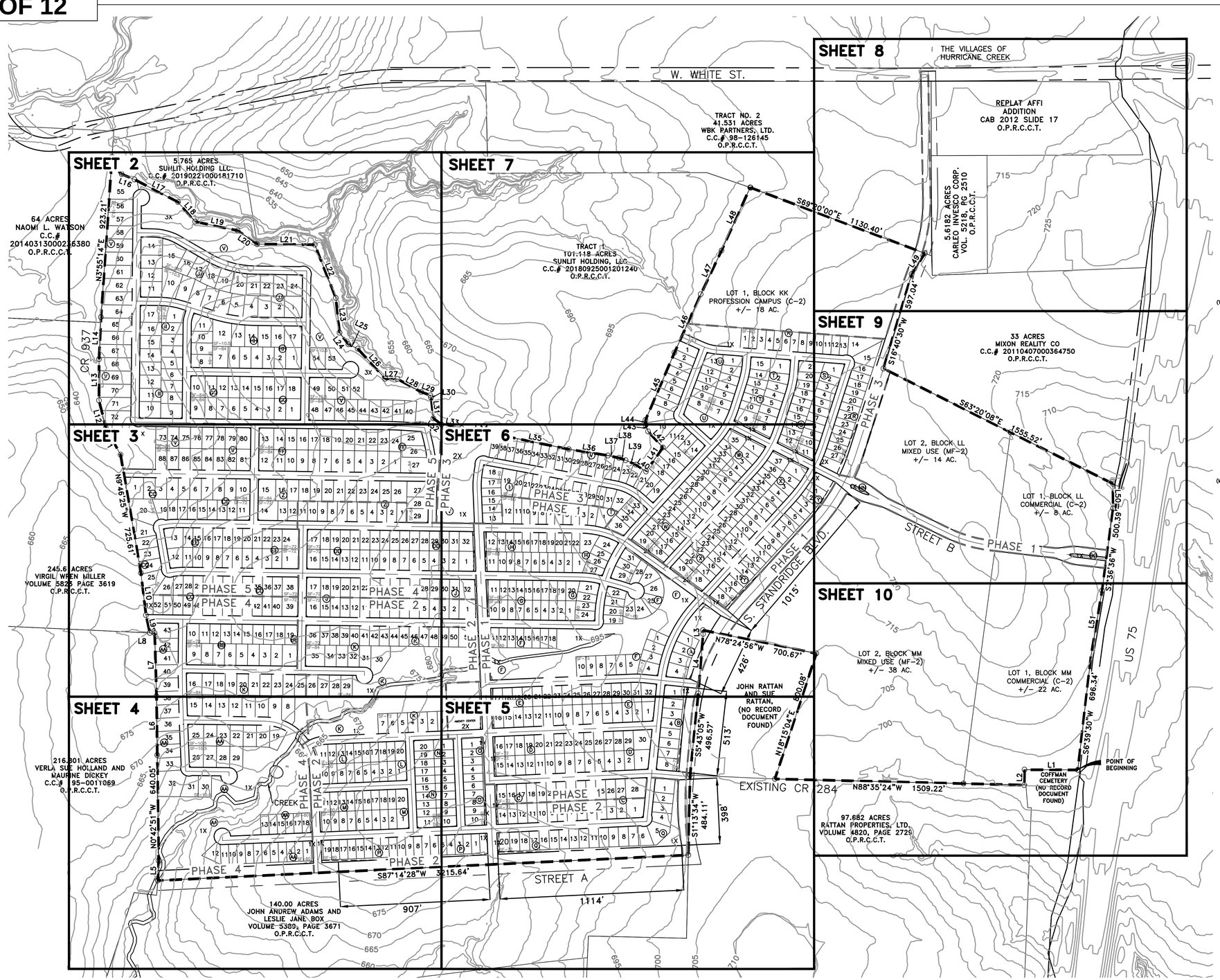
SOUTH 07 DEGREES 36 MINUTES 36 SECONDS WEST, A DISTANCE OF 500.39 FEET TO A TxDOT MONUMENT WITH BRASS DISC FOUND FOR CORNER;

SOUTH 09 DEGREES 37 MINUTES 12 SECONDS WEST, A DISTANCE OF 400.10 FEET TO A TxDOT MONUMENT WITH BRASS DISC FOUND FOR CORNER;

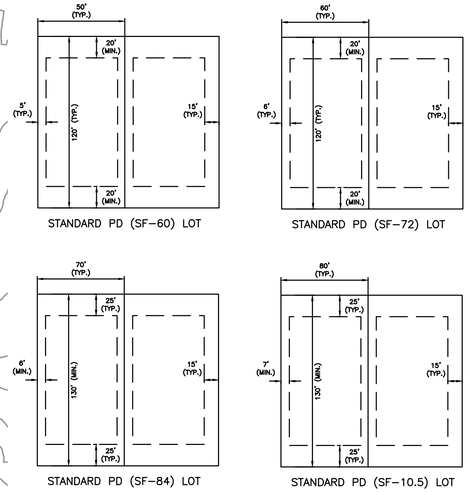
SOUTH 06 DEGREES 39 MINUTES 30 SECONDS WEST, A DISTANCE OF 696.34 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 17,008,076 SQUARE FEET OR 390.451 ACRES OF LAND.

EXHIBIT 2 - 1 OF 12

NTX080-0186 CRYSTAL PARK CONCEPT PLAN



VICINITY MAP
1" = 5000'



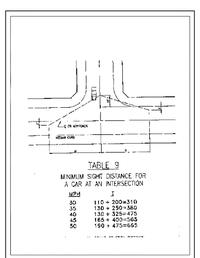
STANDARD PD (SF-60) LOT

STANDARD PD (SF-72) LOT

STANDARD PD (SF-84) LOT

STANDARD PD (SF-10.5) LOT

LINE	BEARING	DISTANCE
L1	N89°48'27"W	322.00'
L2	S1°32'33"W	93.00'
L3	S2°45'42"E	22.19'
L4	S4°42'42"W	362.07'
L5	N2°16'14"E	119.99'
L6	N0°45'11"W	357.30'
L7	N1°39'21"W	381.16'
L8	N87°21'39"W	29.55'
L9	N12°06'31"W	109.36'
L10	N6°52'41"W	258.10'
L11	N28°35'06"W	186.41'
L12	N14°05'23"W	170.86'
L13	N0°03'33"E	250.08'
L14	N2°44'20"E	254.07'
L15	S48°26'03"E	82.66'
L16	S67°30'05"E	84.40'
L17	S62°35'14"E	296.45'
L18	S41°10'03"E	157.79'
L19	S78°06'15"E	262.41'
L20	S55°39'45"E	144.29'
L21	S89°18'28"E	348.05'
L22	S21°37'21"E	346.53'
L23	S6°07'23"E	211.96'
L24	S37°30'06"E	88.02'
L25	S64°23'44"E	62.59'
L26	S42°35'09"E	246.54'
L27	S88°51'58"E	72.92'
L28	S61°26'55"E	164.75'
L29	S69°36'03"E	58.91'
L30	S17°13'17"E	15.78'
L31	S6°10'57"E	125.36'
L32	S53°17'57"E	61.31'
L33	S78°59'39"E	125.01'
L34	S80°01'26"E	234.63'
L35	S78°24'21"E	426.09'
L36	S80°54'25"E	239.90'
L37	S77°43'11"E	68.50'
L38	S71°14'49"E	42.49'
L39	S66°21'02"E	67.58'
L40	S55°56'20"E	73.51'
L41	N35°12'23"E	177.76'
L42	N42°44'06"W	131.40'
L43	N19°54'38"W	41.83'
L44	N3°33'44"W	30.38'
L45	N23°14'16"E	444.46'
L46	N24°17'36"E	387.15'
L47	N25°22'03"E	293.24'
L48	N24°23'10"E	419.41'
L49	S32°23'30"W	148.50'
L50	S0°10'25"E	150.17'
L51	S9°37'12"W	400.10'



TYPICAL VAM EASEMENT

NOT TO SCALE

NOTE: DETAIL TO BE USED FOR ROW GREATER THAN OR EQUAL TO 60'.

	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	35	35
Min. Side Yard, Interior (feet)	7	6	(c)	(c)
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
Min. Rear Yard (feet)	25	25	20	20
Min. Front Yard (feet)	25	25	20	20
Min. Lot Area (sq. feet)	10,500	8,400	7,200	6,000
Min. Lot Width (feet)	80	70	60	50
Min. Lot Depth (feet)	130	130	120	120
Max. Lot Coverage (%)	50%	50%	55%	55%
Building Size (sq. feet)	2,200	2,200	1,800	1,800
Min. Masonry (%)	80%	80%	80%	80%

(c) 5 feet or 10% of the lot width, whichever is greater.

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	SF-E
PROPOSED ZONING	SF-10.5, SF-84, SF-72, SF-60, C-2, MF-2
CURRENT LAND USE	SINGLE FAMILY - LARGE LOT
PROPOSED LAND USE	SINGLE FAMILY COMMUNITY
GROSS SITE AREA	390.452 ACRES

PRELIMINARY LOT COUNT TABLE

RESIDENTIAL TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
SF-60 (50' x 120')	84	89	228	18	-	*419*
SF-72 (60' x 120')	98	73	-	83	49	*303*
SF-84 (70' x 130')	-	10	-	19	121	*150*
SF-10.5 (80' x 130')	-	-	-	33	62	*95*
TOTAL	*182*	*172*	*228*	*153*	*232*	***967***

NOTE: LOT LAYOUT, LOT TYPE LOCATIONS, STREET PATTERNS, AND OPEN SPACES ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF THE FINAL PLAT. LOT TYPE MINIMUMS AND MAXIMUMS SHALL COMPLY WITH THE APPROVED DEVELOPMENT STANDARDS FOR CRYSTAL PARK. THE LIMITS OF THE RIGHT OF WAY FOR CR 284 WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.

LJA ENGINEERING

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER:

DOUGLAS PROPERTIES
2309 K AVENUE, SUITE 100
PLANO, TX 75074
PHONE: (972)-422-1658

OWNER:

BLOOMFIELD HOMES, LP
1050 E. SH. 114, SUITE 210
SOUTHLAKE, TX 76092
PHONE: (817)-416-1572

	SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1	02/09/22	1ST SUBMITTAL	--
2	02/24/22	2ND SUBMITTAL	--
3	02/25/22	3RD SUBMITTAL	--
4			
5			
6			
7			

390.452 ACRES

OUT OF THE

J. COFFMAN SURVEY, ABSTRACT NO. 197, THE R. JOHNSON SURVEY, ABSTRACT NO. 479,
THE W. KITCHINGS SURVEY, ABSTRACT NO. 504 AND THE T. RATTAN SURVEY ABSTRACT NO. 782,

CITY OF ANNA,
COLLIN COUNTY, TEXAS

LOTS 1-4, 1X, BLOCK A; LOTS 1-8, LOT 1X, BLOCK B; LOTS 1-28, 1X, BLOCK C; LOTS 1-30, 1X, BLOCK D; LOTS 1-32, 1X, BLOCK E; LOTS 1-31, 1X, BLOCK F; LOTS 1-24, 1X, BLOCK G; LOTS 1-27, 1X, BLOCK H; LOTS 1-36, BLOCK I; LOTS 1-32, BLOCK J; LOTS 1-51, 1X, 2X, BLOCK K; LOTS 1-20, 1X, BLOCK L; LOTS 1-20, 1X, BLOCK M; LOTS 1-20, BLOCK N; LOTS 1-10, 1X, BLOCK O; LOTS 1-19, 1X, BLOCK P; LOTS 1-20, 1X, BLOCK Q; LOTS 1-27, 1X, 2X, BLOCK R; LOTS 1-21, 1X, BLOCK S; LOTS 1-15, 1X, BLOCK T; LOTS 1-13, 1X, BLOCK U; LOTS 1-88, 1X-4X, BLOCK V; LOTS 1-35, 1X, 2X, BLOCK W; LOTS 1-37, 1X, 2X, BLOCK X; LOTS 1-18, 1X, BLOCK Y; LOTS 1-29, BLOCK Z; LOTS 1-43, 1X, BLOCK AA; LOTS 1-19, BLOCK BB; LOTS 1-52, BLOCK CC; LOTS 1-32, 1X, BLOCK DD; LOTS 1-24, BLOCK EE; LOTS 1-27, BLOCK FF; LOTS 1-21, 1X, BLOCK S; LOTS 1-18, BLOCK GG; LOTS 1-17, BLOCK HH; LOTS 1-17, BLOCK II; LOTS 1-24, BLOCK JJ; LOT 1X, BLOCK KK; LOT 1, 2, BLOCK LL; LOT 1, 2, BLOCK MM; LOT 1X, BLOCK NN; LOT 1X, BLOCK OO

CONCEPT PLAN
FOR
CRYSTAL PARK

SCALE: 1" = 300' FOR CONCEPT PURPOSES ONLY

REFERENCE NO:

PROJECT NO. 0186

SHEET 1 OF 12

DateTime: Thu, 24 Feb 2022 - 6:03pm
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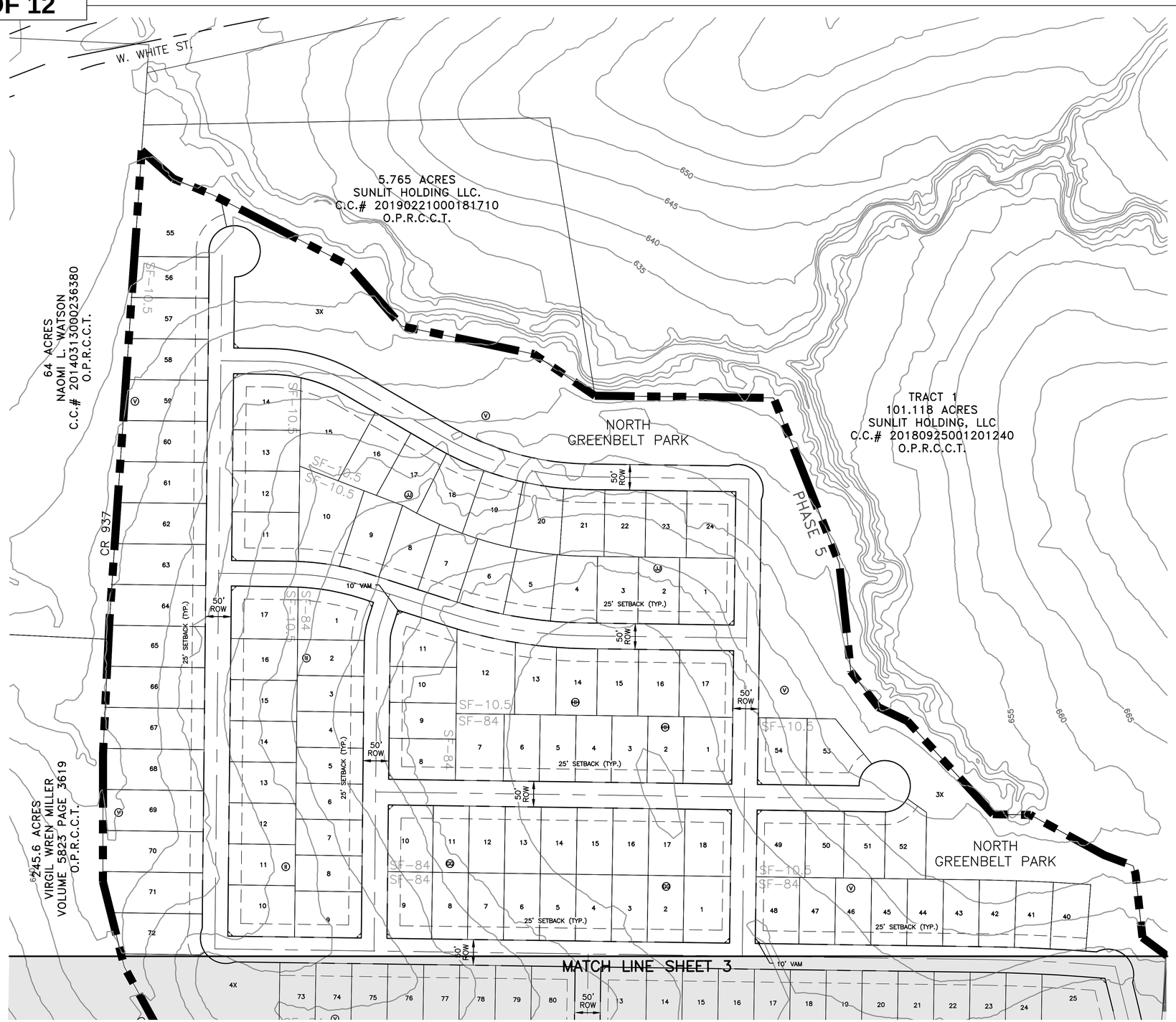
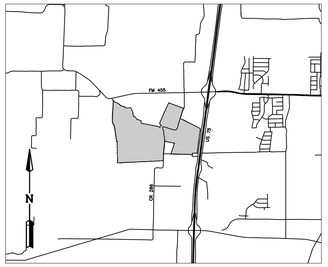
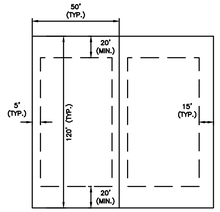
NTX080-0186 CRYSTAL PARK CONCEPT PLAN

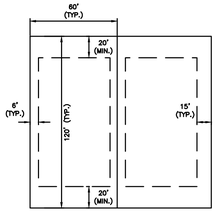




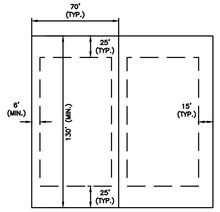
VICINITY MAP
1" = 5000'



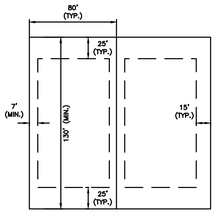
STANDARD PD (SF-60) LOT



STANDARD PD (SF-72) LOT



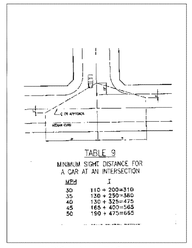
STANDARD PD (SF-84) LOT



STANDARD PD (SF-10.5) LOT

	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	35	35
Min. Side Yard, Interior (feet)	7	6	(c)	(c)
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
Min. Rear Yard (feet)	25	25	20	20
Min. Front Yard (feet)	25	25	20	20
Min. Lot Area (sq. feet)	10,500	8,400	7,200	6,000
Min. Lot Width (feet)	80	70	60	50
Min. Lot Depth (feet)	130	130	120	120
Max. Lot Coverage (%)	50%	50%	55%	55%
Building Size (sq. feet)	2,200	2,200	1,800	1,800
Min. Masonry (%)	80%	80%	80%	80%

(c) 5 feet or 10% of the lot width, whichever is greater.



TYPICAL VAM EASEMENT

NOT TO SCALE

NOTE: DETAIL TO BE USED FOR ROW GREATER THAN OR EQUAL TO 60'.

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	SF-E
PROPOSED ZONING	SF-10.5, SF-84, SF-72, SF-60, C-2, MF-2
CURRENT LAND USE	SINGLE FAMILY - LARGE LOT
PROPOSED LAND USE	SINGLE FAMILY COMMUNITY
GROSS SITE AREA	390.452 ACRES

PRELIMINARY LOT COUNT TABLE						
RESIDENTIAL TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
SF-60 (50' x 120')	84	89	228	18	-	*419*
SF-72 (60' x 120')	98	73	-	83	49	*303*
SF-84 (70' x 130')	-	10	-	19	121	*150*
SF-10.5 (80' x 130')	-	-	-	33	62	*95*
TOTAL	*182*	*172*	*228*	*153*	*232*	**967**

NOTE: LOT LAYOUT, LOT TYPE LOCATIONS, STREET PATTERNS, AND OPEN SPACES ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF THE FINAL PLAT. LOT TYPE MINIMUMS AND MAXIMUMS SHALL COMPLY WITH THE APPROVED DEVELOPMENT STANDARDS FOR CRYSTAL PARK. THE LIMITS OF THE RIGHT OF WAY FOR CR 284 WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.

LJA ENGINEERING

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER:

DOUGLAS PROPERTIES
2309 K AVENUE, SUITE 100
PLANO, TX 75074
PHONE: (972)-422-1658

OWNER:

BLOOMFIELD HOMES, LP
1050 E. SH. 114, SUITE 210
SOUTHLAKE, TX 76092
PHONE: (817)-416-1572

	SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1	02/09/22	1ST SUBMITTAL	--
2	02/24/22	2ND SUBMITTAL	--
3	02/25/22	3RD SUBMITTAL	--
4			
5			
6			
7			

390.452 ACRES

OUT OF THE

J. COFFMAN SURVEY, ABSTRACT NO. 197, THE R. JOHNSON SURVEY, ABSTRACT NO. 479,
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CITY OF ANNA,
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CONCEPT PLAN
FOR
CRYSTAL PARK

SCALE: 1" = 100' | FOR CONCEPT PURPOSES ONLY

REFERENCE NO:

PROJECT NO. 0186

SHEET 2 OF 12

Date/Time: Thu, 24 Feb 2022 - 6:04pm
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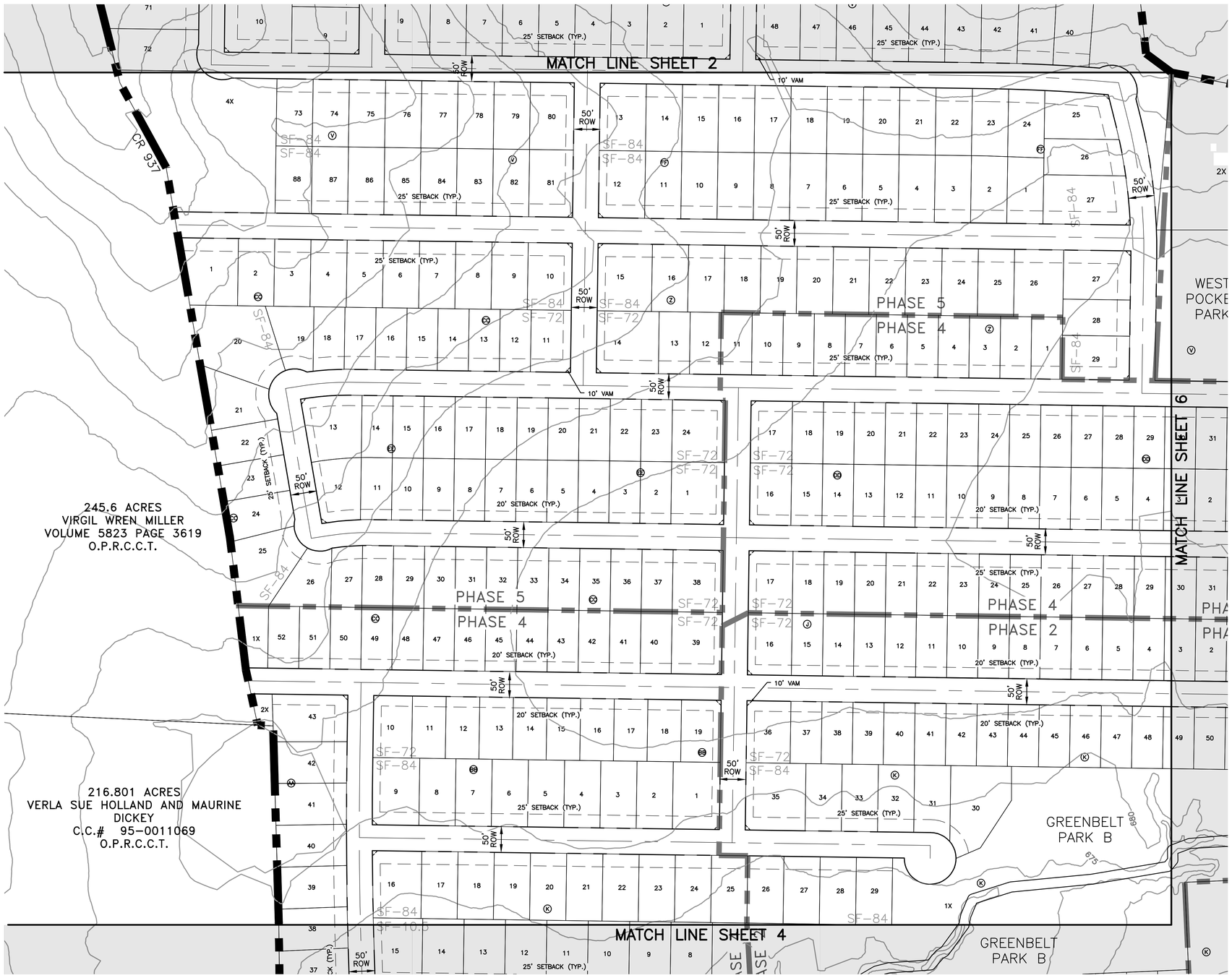
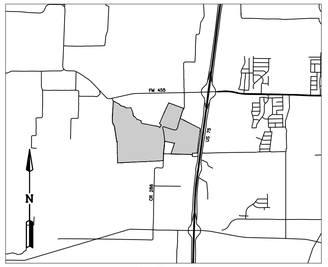
NTX080-0186 CRYSTAL PARK CONCEPT PLAN





VICINITY MAP
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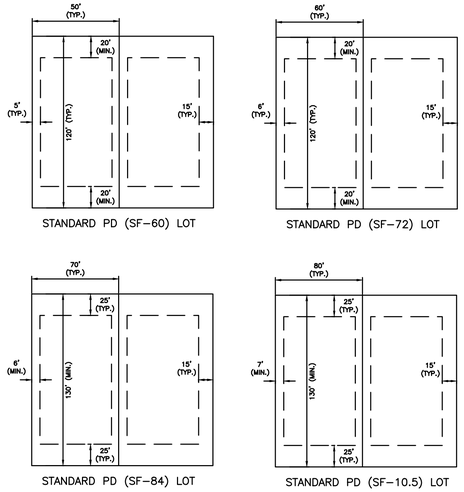

STANDARD PD (SF-60) LOT

STANDARD PD (SF-72) LOT

STANDARD PD (SF-84) LOT

STANDARD PD (SF-10.5) LOT

	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	35	35
Min. Side Yard, Interior (feet)	7	6	(c)	(c)
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
Min. Rear Yard (feet)	25	25	20	20
Min. Front Yard (feet)	25	25	20	20
Min. Lot Area (sq. feet)	10,500	8,400	7,200	6,000
Min. Lot Width (feet)	80	70	60	50
Min. Lot Depth (feet)	130	130	120	120
Max. Lot Coverage (%)	50%	50%	55%	55%
Building Size (sq. feet)	2,200	2,200	1,800	1,800
Min. Masonry (%)	80%	80%	80%	80%

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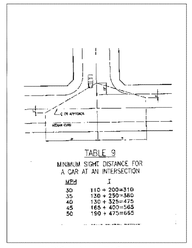

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TOTAL	*182*	*172*	*228*	*153*	*232*	**967**

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	SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
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390.452 ACRES

OUT OF THE

J. COFFMAN SURVEY, ABSTRACT NO. 197, THE R. JOHNSON SURVEY, ABSTRACT NO. 479,
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CONCEPT PLAN
FOR
CRYSTAL PARK

SCALE: 1" = 100' | FOR CONCEPT PURPOSES ONLY

REFERENCE NO:

PROJECT NO. 0186

SHEET 3 OF 12

Date\Time: Thu, 24 Feb 2022 - 6:04pm
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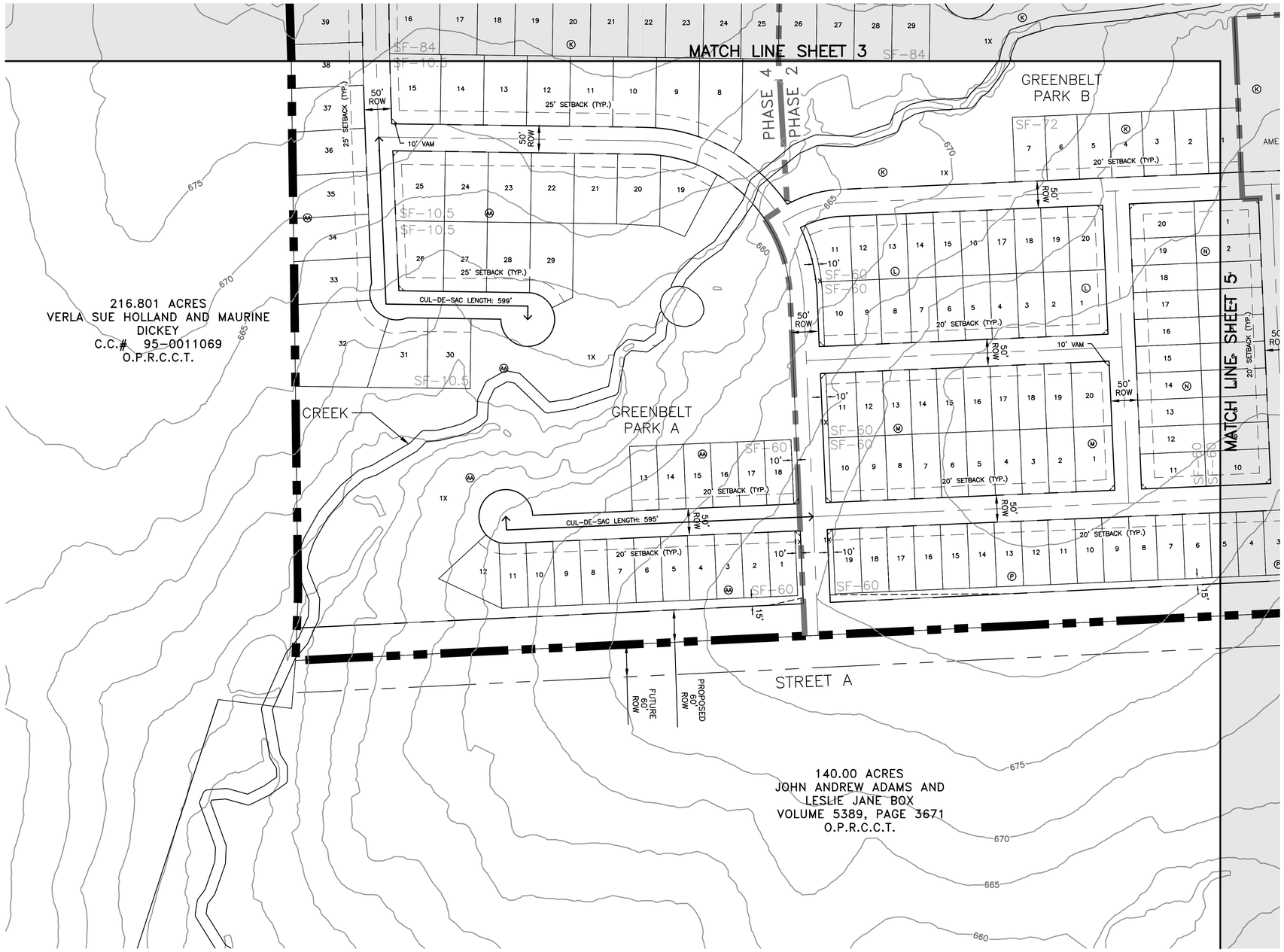
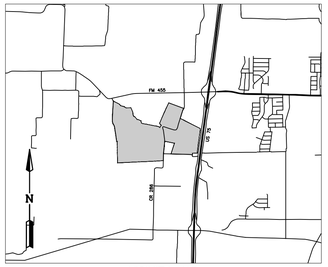
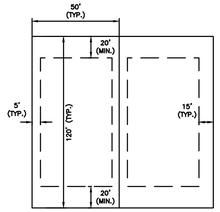
NTX080-0186 CRYSTAL PARK CONCEPT PLAN

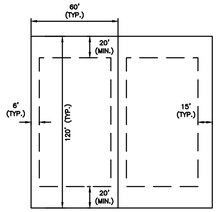




VICINITY MAP
1" = 5000'



STANDARD PD (SF-60) LOT



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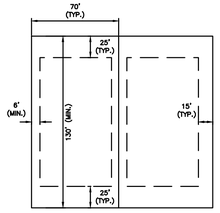
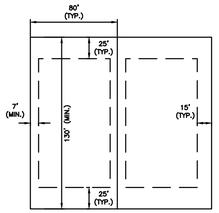


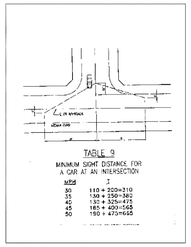
STANDARD PD (SF-84) LOT



STANDARD PD (SF-10.5) LOT

	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	35	35
Min. Side Yard, Interior (feet)	7	6	(c)	(c)
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
Min. Rear Yard (feet)	25	25	20	20
Min. Front Yard (feet)	25	25	20	20
Min. Lot Area (sq. feet)	10,500	8,400	7,200	6,000
Min. Lot Width (feet)	80	70	60	50
Min. Lot Depth (feet)	130	130	120	120
Max. Lot Coverage (%)	50%	50%	55%	55%
Building Size (sq. feet)	2,200	2,200	1,800	1,800
Min. Masonry (%)	80%	80%	80%	80%

(c) 5 feet or 10% of the lot width, whichever is greater.



TYPICAL VAM EASEMENT

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390.452 ACRES
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CONCEPT PLAN
FOR
CRYSTAL PARK

SCALE: 1" = 100' | FOR CONCEPT PURPOSES ONLY
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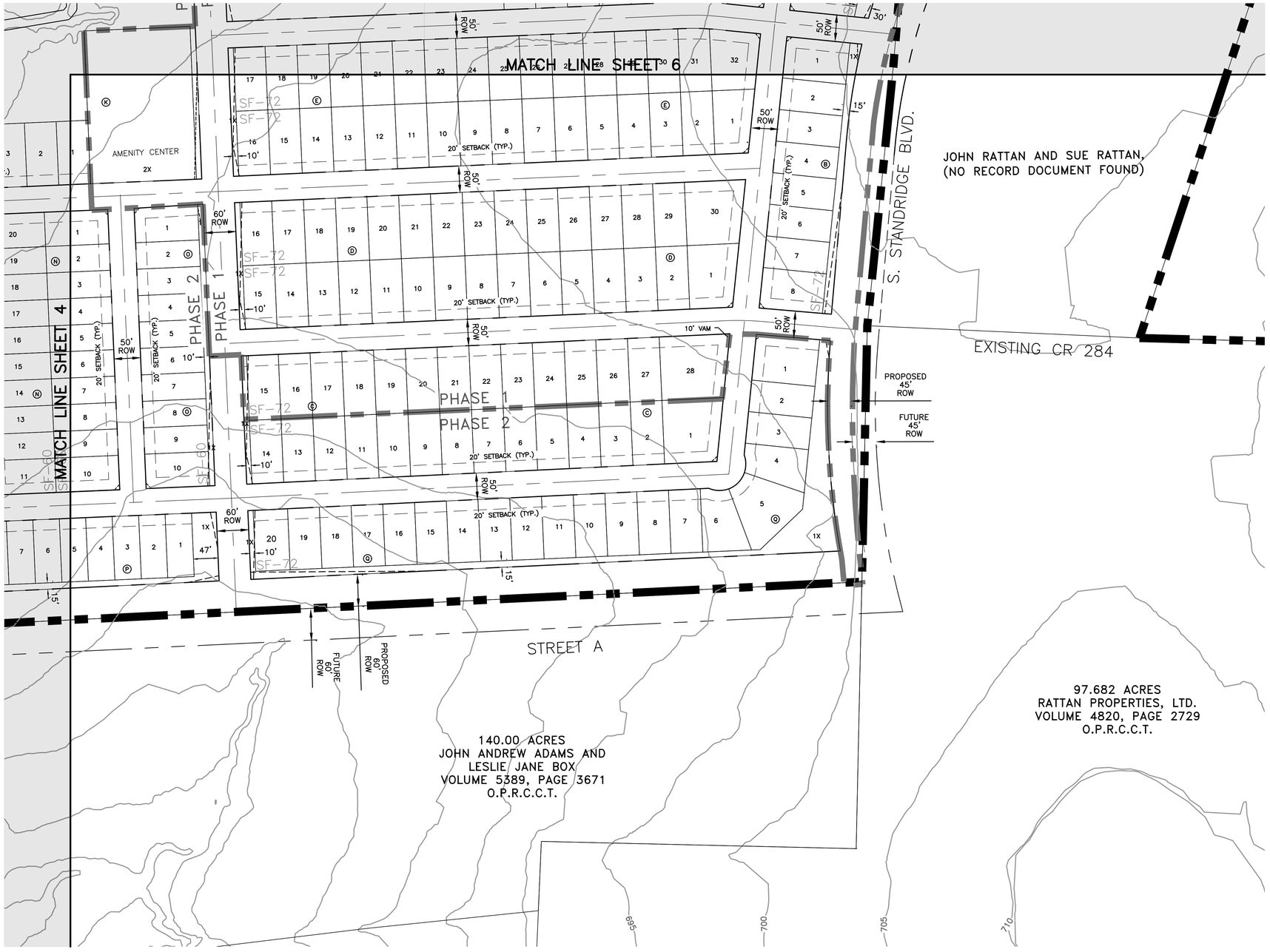
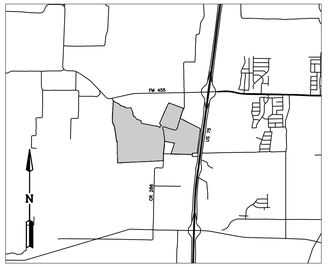
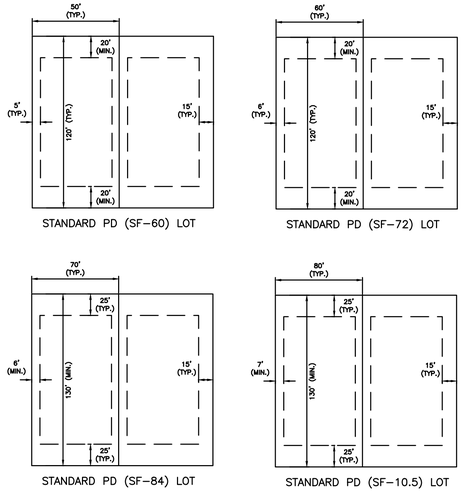
Date/Time : Thu, 24 Feb 2022 - 6:06pm
Path/Name : S:\NTX-LAND\0186\400LAND\410 Concept Plan\0186CPLCR02.dwg

NTX080-0186 CRYSTAL PARK CONCEPT PLAN





VICINITY MAP
N.T.S



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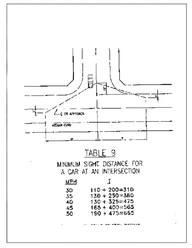

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3	02/25/22	3RD SUBMITTAL	--
4			
5			
6			
7			

390.452 ACRES
OUT OF THE
J. COFFMAN SURVEY, ABSTRACT NO. 197, THE R. JOHNSON SURVEY, ABSTRACT NO. 479,
THE W. KITCHINGS SURVEY, ABSTRACT NO. 504 AND THE T. RATTAN SURVEY ABSTRACT NO. 782,
CITY OF ANNA,
COLLIN COUNTY, TEXAS

LOTS 1-4, 1X, BLOCK A; LOTS 1-8, LOT 1X, BLOCK B; LOTS 1-28, 1X, BLOCK C; LOTS 1-30, 1X, BLOCK D; LOTS 1-32, 1X, BLOCK E; LOTS 1-31, 1X, BLOCK F; LOTS 1-24, 1X, BLOCK G; LOTS 1-27, 1X, BLOCK H; LOTS 1-36, BLOCK I; LOTS 1-32, BLOCK J; LOTS 1-51, 1X, 2X, BLOCK K; LOTS 1-20, 1X, BLOCK L; LOTS 1-20, 1X, BLOCK M; LOTS 1-20, BLOCK N; LOTS 1-10, 1X, BLOCK O; LOTS 1-19, 1X, BLOCK P; LOTS 1-20, 1X, BLOCK Q; LOTS 1-27, 1X, 2X, BLOCK R; LOTS 1-21, 1X, BLOCK S; LOTS 1-15, 1X, BLOCK T; LOTS 1-13, 1X, BLOCK U; LOTS 1-88, 1X-4X, BLOCK V; LOTS 1-35, 1X, 2X, BLOCK W; LOTS 1-37, 1X, 2X, BLOCK X; LOTS 1-18, 1X, BLOCK Y; LOTS 1-29, BLOCK Z; LOTS 1-43, 1X, BLOCK AA; LOTS 1-19, BLOCK BB; LOTS 1-52, BLOCK CC; LOTS 1-32, 1X, BLOCK DD; LOTS 1-24, BLOCK EE; LOTS 1-27, BLOCK FF; LOTS 1-21, 1X, BLOCK S; LOTS 1-18, BLOCK GG; LOTS 1-17, BLOCK HH; LOTS 1-17, BLOCK II; LOTS 1-24, BLOCK JJ; LOT 1X, BLOCK KK; LOT 1, 2, BLOCK LL; LOT 1, 2, BLOCK MM; LOT 1X, BLOCK NN; LOT 1X, BLOCK OO

CONCEPT PLAN
FOR
CRYSTAL PARK

SCALE: 1" = 100' | FOR CONCEPT PURPOSES ONLY

REFERENCE NO:

PROJECT NO. 0186

SHEET 5 OF 12

Date\Time: Thu, 24 Feb 2022 - 6:04pm
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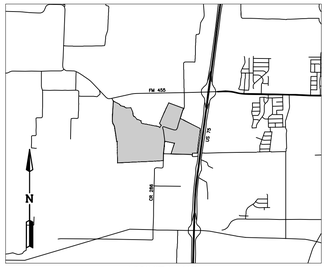
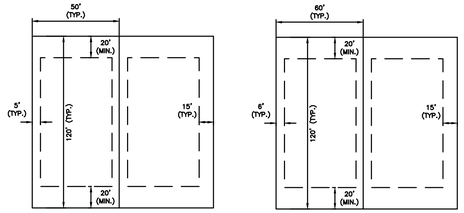
NTX080-0186 CRYSTAL PARK CONCEPT PLAN

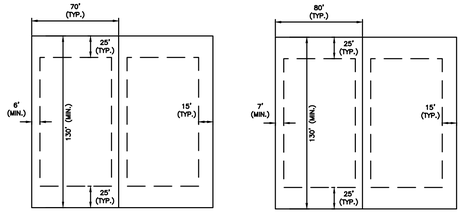


VICINITY MAP
1" = 5000'



STANDARD PD (SF-60) LOT

STANDARD PD (SF-72) LOT

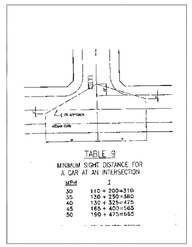


STANDARD PD (SF-84) LOT

STANDARD PD (SF-10.5) LOT

	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	35	35
Min. Side Yard, Interior (feet)	7	6	(c)	(c)
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
Min. Rear Yard (feet)	25	25	20	20
Min. Front Yard (feet)	25	25	20	20
Min. Lot Area (sq. feet)	10,500	8,400	7,200	6,000
Min. Lot Width (feet)	80	70	60	50
Min. Lot Depth (feet)	130	130	120	120
Max. Lot Coverage (%)	50%	50%	55%	55%
Building Size (sq. feet)	2,200	2,200	1,800	1,800
Min. Masonry (%)	80%	80%	80%	80%

(c) 5 feet or 10% of the lot width, whichever is greater.



TYPICAL VAM EASEMENT

NOT TO SCALE

NOTE: DETAIL TO BE USED FOR ROW GREATER THAN OR EQUAL TO 60'.

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	SF-E
PROPOSED ZONING	SF-10.5, SF-84, SF-72, SF-60, C-2, MF-2
CURRENT LAND USE	SINGLE FAMILY - LARGE LOT
PROPOSED LAND USE	SINGLE FAMILY COMMUNITY
GROSS SITE AREA	390.452 ACRES

PRELIMINARY LOT COUNT TABLE						
RESIDENTIAL TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
SF-60 (50' x 120')	84	89	228	18	-	*419*
SF-72 (60' x 120')	98	73	-	83	49	*303*
SF-84 (70' x 130')	-	10	-	19	121	*150*
SF-10.5 (80' x 130')	-	-	-	33	62	*95*
TOTAL	*182*	*172*	*228*	*153*	*232*	***967***

NOTE: LOT LAYOUT, LOT TYPE LOCATIONS, STREET PATTERNS, AND OPEN SPACES ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF THE FINAL PLAT. LOT TYPE MINIMUMS AND MAXIMUMS SHALL COMPLY WITH THE APPROVED DEVELOPMENT STANDARDS FOR CRYSTAL PARK. THE LIMITS OF THE RIGHT OF WAY FOR CR 284 WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.

LJA ENGINEERING

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER:

DOUGLAS PROPERTIES
2309 K AVENUE, SUITE 100
PLANO, TX 75074
PHONE: (972)-422-1658

OWNER:

BLOOMFIELD HOMES, LP
1050 E. SH. 114, SUITE 210
SOUTHLAKE, TX 76092
PHONE: (817)-416-1572

	SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1	02/09/22	1ST SUBMITTAL	--
2	02/24/22	2ND SUBMITTAL	--
3	02/25/22	3RD SUBMITTAL	--
4			
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6			
7			

390.452 ACRES
OUT OF THE
J. COFFMAN SURVEY, ABSTRACT NO. 197, THE R. JOHNSON SURVEY, ABSTRACT NO. 479,
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CITY OF ANNA,
COLLIN COUNTY, TEXAS

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CONCEPT PLAN
FOR
CRYSTAL PARK

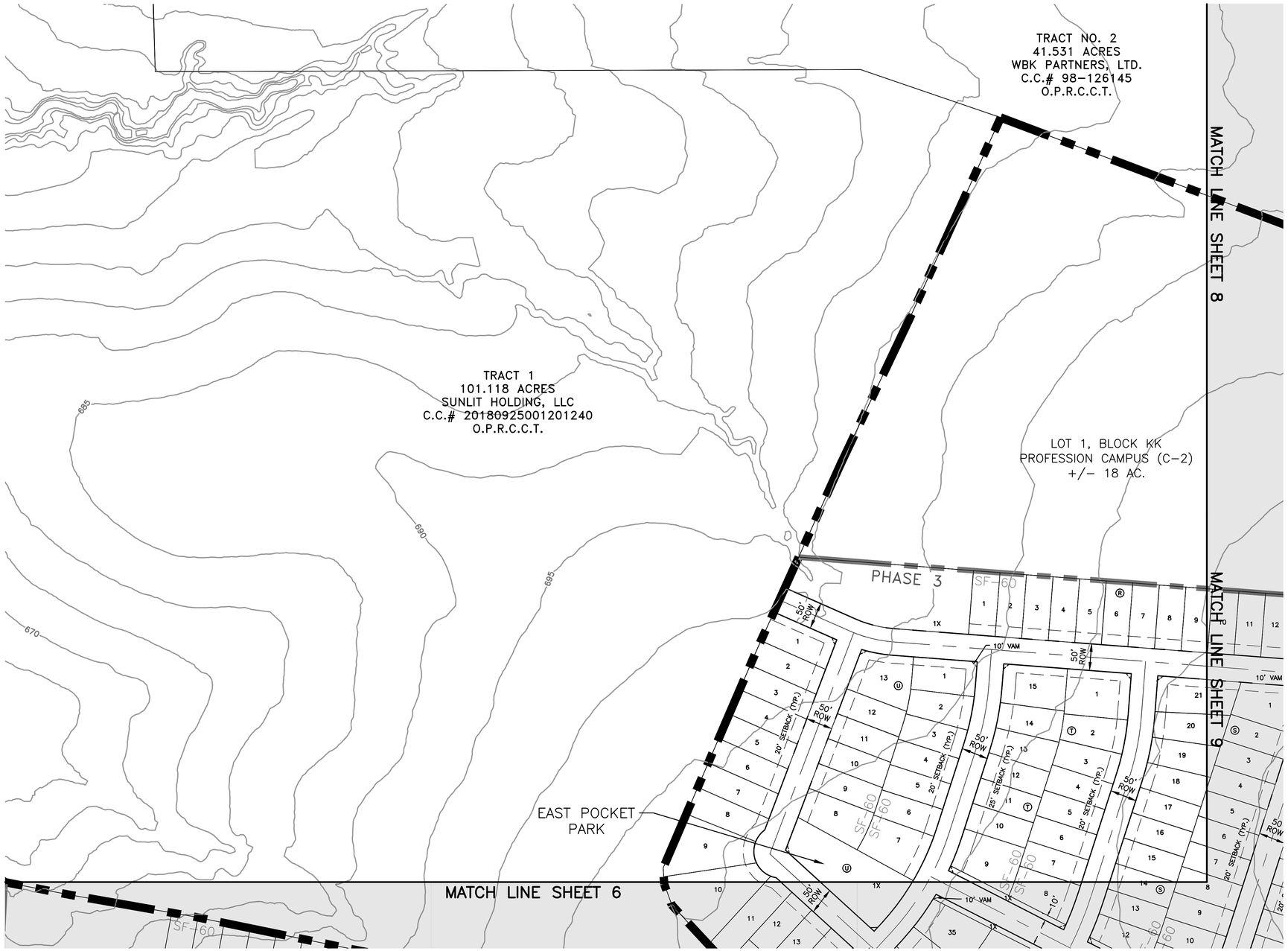
SCALE: 1" = 100' FOR CONCEPT PURPOSES ONLY

REFERENCE NO:

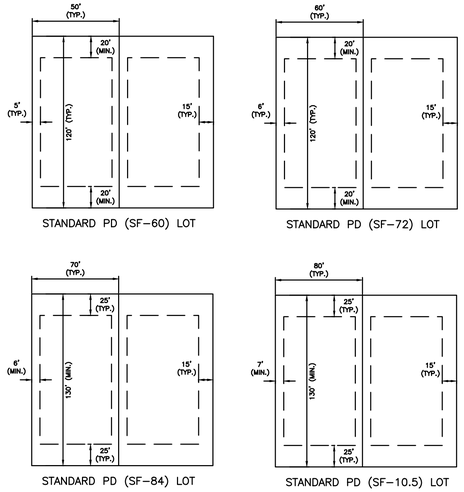
PROJECT NO. 0186

Date/Time : Thu, 24 Feb 2022 - 6:04pm
Path/Name : S:\NTX-LAND\0186\400\LAND\410 Concept Plan\0186CPLCP02.dwg

NTX080-0186 CRYSTAL PARK CONCEPT PLAN



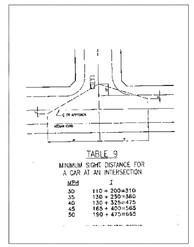
VICINITY MAP
1" = 5000'



STANDARD PD (SF-60) LOT
STANDARD PD (SF-72) LOT
STANDARD PD (SF-84) LOT
STANDARD PD (SF-10.5) LOT

	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	35	35
Min. Side Yard, Interior (feet)	7	6	(c)	(c)
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
Min. Rear Yard (feet)	25	25	20	20
Min. Front Yard (feet)	25	25	20	20
Min. Lot Area (sq. feet)	10,500	8,400	7,200	6,000
Min. Lot Width (feet)	80	70	60	50
Min. Lot Depth (feet)	130	130	120	120
Max. Lot Coverage (%)	50%	50%	55%	55%
Building Size (sq. feet)	2,200	2,200	1,800	1,800
Min. Masonry (%)	80%	80%	80%	80%

(c) 5 feet or 10% of the lot width, whichever is greater.



TYPICAL VAM EASEMENT

NOT TO SCALE

NOTE: DETAIL TO BE USED FOR ROW GREATER THAN OR EQUAL TO 60'.

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	SF-E
PROPOSED ZONING	SF-10.5, SF-84, SF-72, SF-60, C-2, MF-2
CURRENT LAND USE	SINGLE FAMILY - LARGE LOT
PROPOSED LAND USE	SINGLE FAMILY COMMUNITY
GROSS SITE AREA	390.452 ACRES

PRELIMINARY LOT COUNT TABLE						
RESIDENTIAL TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
SF-60 (50' x 120')	84	89	228	18	-	*419*
SF-72 (60' x 120')	98	73	-	83	49	*303*
SF-84 (70' x 130')	-	10	-	19	121	*150*
SF-10.5 (80' x 130')	-	-	-	33	62	*95*
TOTAL	*182*	*172*	*228*	*153*	*232*	**967**

NOTE: LOT LAYOUT, LOT TYPE LOCATIONS, STREET PATTERNS, AND OPEN SPACES ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF THE FINAL PLAT. LOT TYPE MINIMUMS AND MAXIMUMS SHALL COMPLY WITH THE APPROVED DEVELOPMENT STANDARDS FOR CRYSTAL PARK. THE LIMITS OF THE RIGHT OF WAY FOR CR 284 WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.

LJA ENGINEERING

ENGINEER:
LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER:
DOUGLAS PROPERTIES
2309 K AVENUE, SUITE 100
PLANO, TX 75074
PHONE: (972)-422-1658

OWNER:
BLOOMFIELD HOMES, LP
1050 E. SH. 114, SUITE 210
SOUTHLAKE, TX 76092
PHONE: (817)-416-1572

	SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1	02/09/22	1ST SUBMITTAL	--
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390.452 ACRES
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CONCEPT PLAN
FOR
CRYSTAL PARK

SCALE: 1" = 100' | FOR CONCEPT PURPOSES ONLY
REFERENCE NO:

PROJECT NO. 0186

Date/Time : Thu, 24 Feb 2022 - 6:05pm
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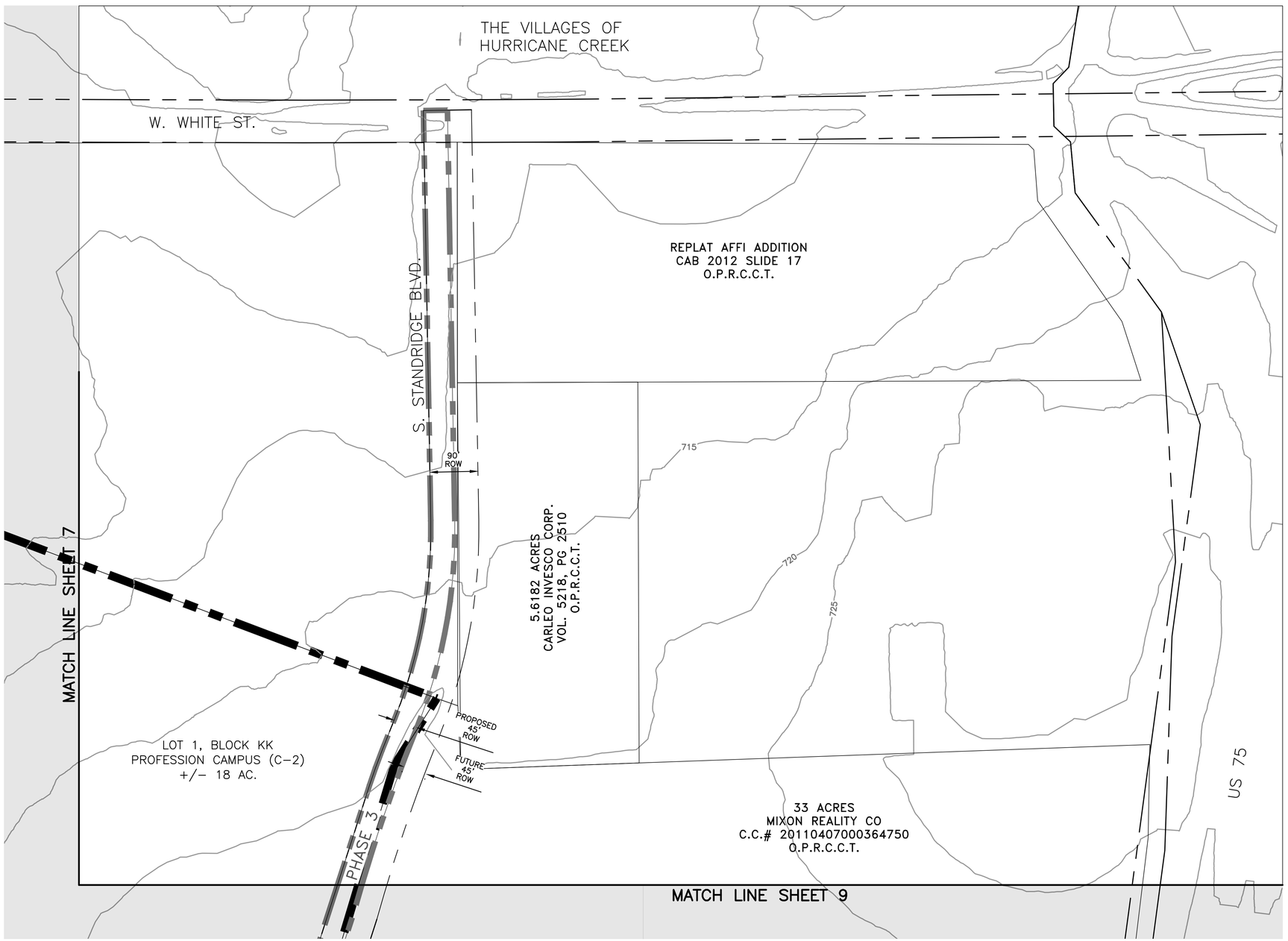
NTX080-0186 CRYSTAL PARK CONCEPT PLAN



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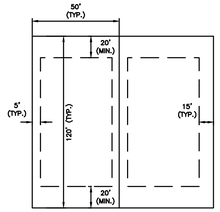
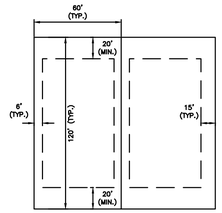
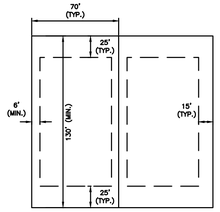


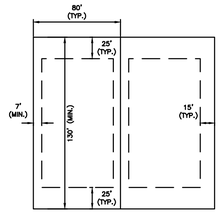
STANDARD PD (SF-60) LOT



STANDARD PD (SF-72) LOT



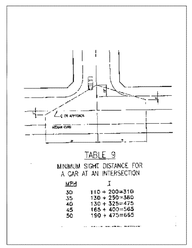
STANDARD PD (SF-84) LOT



STANDARD PD (SF-10.5) LOT

	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	35	35
Min. Side Yard, Interior (feet)	7	6	(c)	(c)
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
Min. Rear Yard (feet)	25	25	20	20
Min. Front Yard (feet)	25	25	20	20
Min. Lot Area (sq. feet)	10,500	8,400	7,200	6,000
Min. Lot Width (feet)	80	70	60	50
Min. Lot Depth (feet)	130	130	120	120
Max. Lot Coverage (%)	50%	50%	55%	55%
Building Size (sq. feet)	2,200	2,200	1,800	1,800
Min. Masonry (%)	80%	80%	80%	80%

(c) 5 feet or 10% of the lot width, whichever is greater.



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LJA ENGINEERING

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER:

DOUGLAS PROPERTIES
2309 K AVENUE, SUITE 100
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PHONE: (972)-422-1658

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CONCEPT PLAN
FOR
CRYSTAL PARK

SCALE: 1" = 100' | FOR CONCEPT PURPOSES ONLY

REFERENCE NO:

PROJECT NO. 0186

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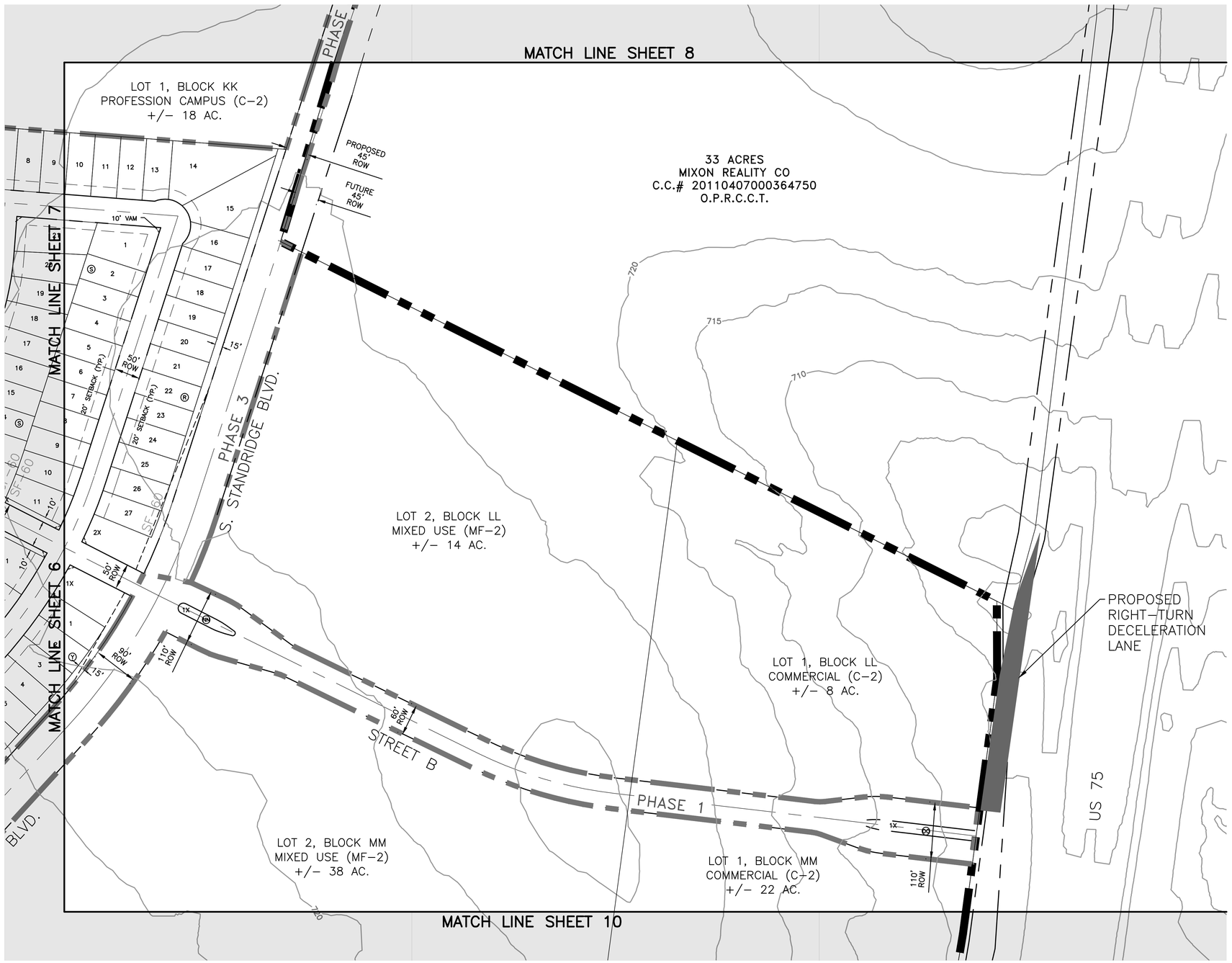
NTX080-0186 CRYSTAL PARK CONCEPT PLAN



VICINITY MAP
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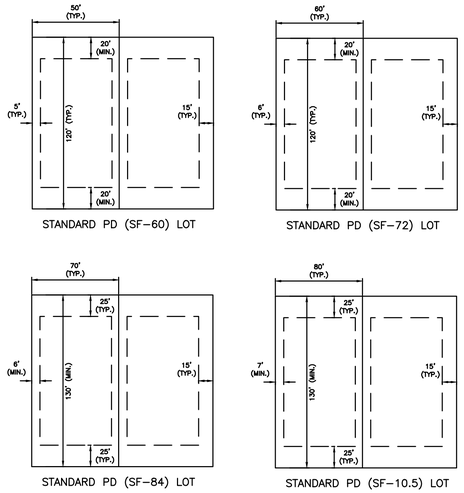


STANDARD PD (SF-60) LOT

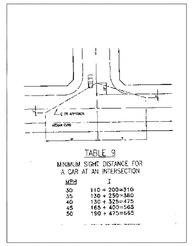
STANDARD PD (SF-72) LOT

STANDARD PD (SF-84) LOT

STANDARD PD (SF-10.5) LOT

	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	35	35
Min. Side Yard, Interior (feet)	7	6	(c)	(c)
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
Min. Rear Yard (feet)	25	25	20	20
Min. Front Yard (feet)	25	25	20	20
Min. Lot Area (sq. feet)	10,500	8,400	7,200	6,000
Min. Lot Width (feet)	80	70	60	50
Min. Lot Depth (feet)	130	130	120	120
Max. Lot Coverage (%)	50%	50%	55%	55%
Building Size (sq. feet)	2,200	2,200	1,800	1,800
Min. Masonry (%)	80%	80%	80%	80%

(c) 5 feet or 10% of the lot width, whichever is greater.



TYPICAL VAM EASEMENT

NOT TO SCALE

NOTE: DETAIL TO BE USED FOR ROW GREATER THAN OR EQUAL TO 80'.

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	SF-E
PROPOSED ZONING	SF-10.5, SF-84, SF-72, SF-60, C-2, MF-2
CURRENT LAND USE	SINGLE FAMILY - LARGE LOT
PROPOSED LAND USE	SINGLE FAMILY COMMUNITY
GROSS SITE AREA	390.452 ACRES

PRELIMINARY LOT COUNT TABLE						
RESIDENTIAL TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
SF-60 (50' x 120')	84	89	228	18	-	*419*
SF-72 (60' x 120')	98	73	-	83	49	*303*
SF-84 (70' x 130')	-	10	-	19	121	*150*
SF-10.5 (80' x 130')	-	-	-	33	62	*95*
TOTAL	*182*	*172*	*228*	*153*	*232*	***967***

NOTE: LOT LAYOUT, LOT TYPE LOCATIONS, STREET PATTERNS, AND OPEN SPACES ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF THE FINAL PLAT. LOT TYPE MINIMUMS AND MAXIMUMS SHALL COMPLY WITH THE APPROVED DEVELOPMENT STANDARDS FOR CRYSTAL PARK. THE LIMITS OF THE RIGHT OF WAY FOR CR 284 WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.

LJA ENGINEERING

ENGINEER:
LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER:
DOUGLAS PROPERTIES
2309 K AVENUE, SUITE 100
PLANO, TX 75074
PHONE: (972)-422-1658

OWNER:
BLOOMFIELD HOMES, LP
1050 E. SH. 114, SUITE 210
SOUTHLAKE, TX 76092
PHONE: (817)-416-1572

SUBMITTAL DATE		DESCRIPTION	APPROVAL DATE
1	02/09/22	1ST SUBMITTAL	--
2	02/24/22	2ND SUBMITTAL	--
3	02/25/22	3RD SUBMITTAL	--
4			
5			
6			
7			

390.452 ACRES
OUT OF THE
J. COFFMAN SURVEY, ABSTRACT NO. 197, THE R. JOHNSON SURVEY, ABSTRACT NO. 479,
THE W. KITCHINGS SURVEY, ABSTRACT NO. 504 AND THE T. RATTAN SURVEY ABSTRACT NO. 782,
CITY OF ANNA,
COLLIN COUNTY, TEXAS

LOTS 1-4, 1X, BLOCK A; LOTS 1-8, LOT 1X, BLOCK B; LOTS 1-28, 1X, BLOCK C; LOTS 1-30, 1X, BLOCK D; LOTS 1-32, 1X, BLOCK E; LOTS 1-31, 1X, BLOCK F; LOTS 1-24, 1X, BLOCK G; LOTS 1-27, 1X, BLOCK H; LOTS 1-36, BLOCK I; LOTS 1-32, BLOCK J; LOTS 1-51, 1X, 2X, BLOCK K; LOTS 1-20, 1X, BLOCK L; LOTS 1-20, 1X, BLOCK M; LOTS 1-20, BLOCK N; LOTS 1-10, 1X, BLOCK O; LOTS 1-19, 1X, BLOCK P; LOTS 1-20, 1X, BLOCK Q; LOTS 1-27, 1X, 2X, BLOCK R; LOTS 1-21, 1X, BLOCK S; LOTS 1-15, 1X, BLOCK T; LOTS 1-13, 1X, BLOCK U; LOTS 1-88, 1X-4X, BLOCK V; LOTS 1-35, 1X, 2X, BLOCK W; LOTS 1-37, 1X, 2X, BLOCK X; LOTS 1-18, 1X, BLOCK Y; LOTS 1-29, BLOCK Z; LOTS 1-43, 1X, BLOCK AA; LOTS 1-19, BLOCK BB; LOTS 1-52, BLOCK CC; LOTS 1-32, 1X, BLOCK DD; LOTS 1-24, BLOCK EE; LOTS 1-27, BLOCK FF; LOTS 1-21, 1X, BLOCK S; LOTS 1-18, BLOCK GG; LOTS 1-17, BLOCK HH; LOTS 1-17, BLOCK II; LOTS 1-24, BLOCK JJ; LOT 1X, BLOCK KK; LOT 1, 2, BLOCK LL; LOT 1, 2, BLOCK MM; LOT 1X, BLOCK NN; LOT 1X, BLOCK OO

CONCEPT PLAN
FOR
CRYSTAL PARK

SCALE: 1" = 100' | FOR CONCEPT PURPOSES ONLY

REFERENCE NO:

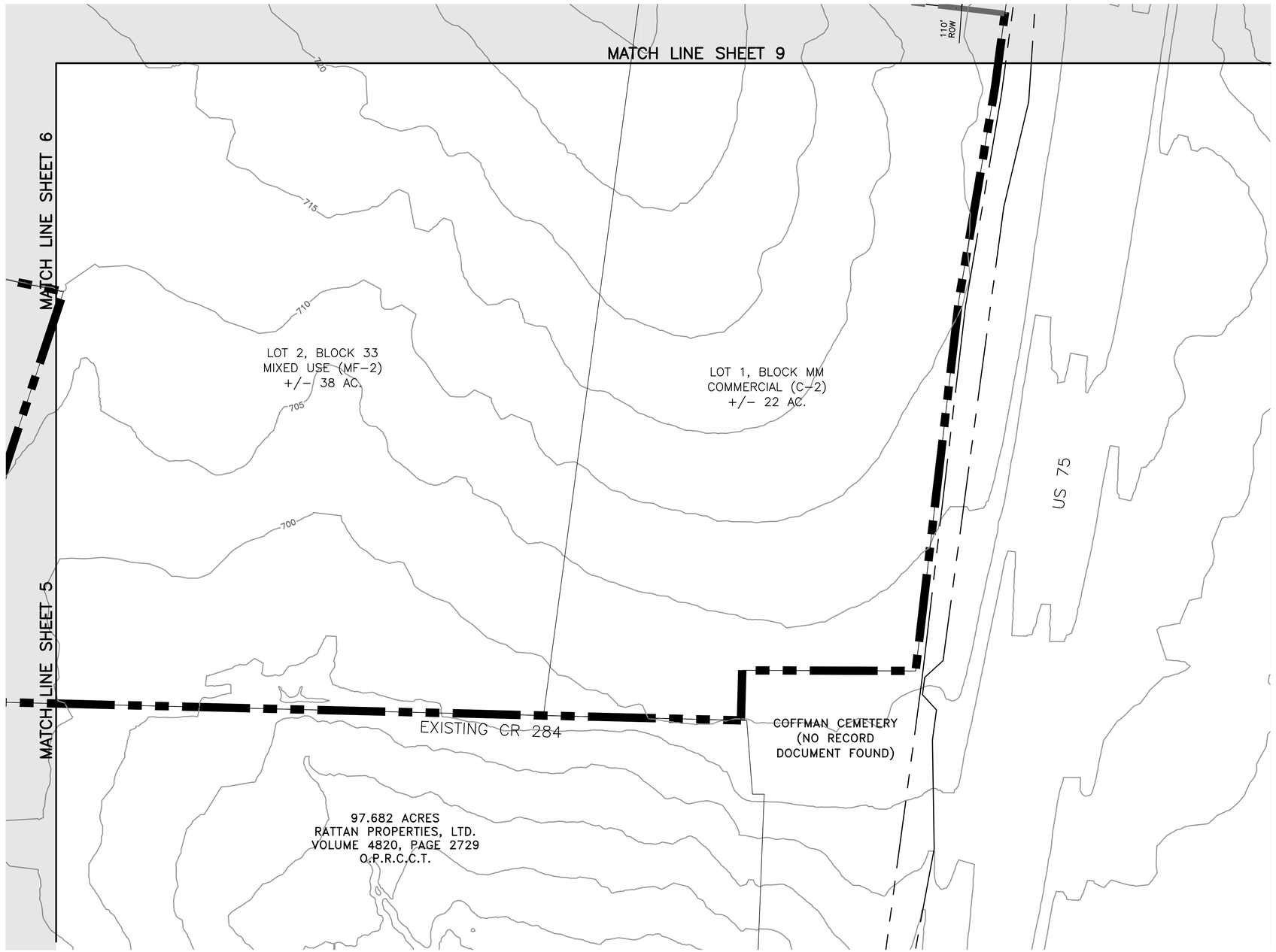
PROJECT NO. 0186

Date/Time : Thu, 24 Feb 2022 - 6:05pm
Path/Name : S:\NTX\LAND\0186\400\LAND\410 Concept Plan\0186CPLCP02.dwg

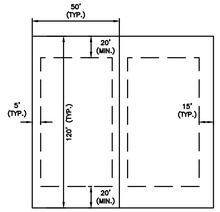
NTX080-0186 CRYSTAL PARK CONCEPT PLAN

N

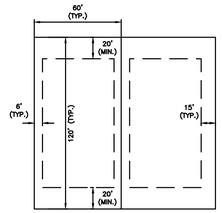
0 50 100 200



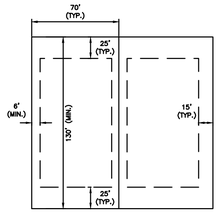
VICINITY MAP
1" = 5000'



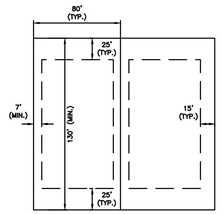
STANDARD PD (SF-60) LOT



STANDARD PD (SF-72) LOT



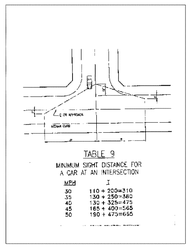
STANDARD PD (SF-84) LOT



STANDARD PD (SF-10.5) LOT

	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	35	35
Min. Side Yard, Interior (feet)	7	6	(c)	(c)
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
Min. Rear Yard (feet)	25	25	20	20
Min. Front Yard (feet)	25	25	20	20
Min. Lot Area (sq. feet)	10,500	8,400	7,200	6,000
Min. Lot Width (feet)	80	70	60	50
Min. Lot Depth (feet)	130	130	120	120
Max. Lot Coverage (%)	50%	50%	55%	55%
Building Size (sq. feet)	2,200	2,200	1,800	1,800
Min. Masonry (%)	80%	80%	80%	80%

(c) 5 feet or 10% of the lot width, whichever is greater.



TYPICAL VAM EASEMENT

NOT TO SCALE

NOTE: DETAIL TO BE USED FOR ROW GREATER THAN OR EQUAL TO 60'.

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	SF-E
PROPOSED ZONING	SF-10.5, SF-84, SF-72, SF-60, C-2, MF-2
CURRENT LAND USE	SINGLE FAMILY - LARGE LOT
PROPOSED LAND USE	SINGLE FAMILY COMMUNITY
GROSS SITE AREA	390.452 ACRES

PRELIMINARY LOT COUNT TABLE						
RESIDENTIAL TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
SF-60 (50' x 120')	84	89	228	18	-	*419*
SF-72 (60' x 120')	98	73	-	83	49	*303*
SF-84 (70' x 130')	-	10	-	19	121	*150*
SF-10.5 (80' x 130')	-	-	-	33	62	*95*
TOTAL	*182*	*172*	*228*	*153*	*232*	**967**

NOTE: LOT LAYOUT, LOT TYPE LOCATIONS, STREET PATTERNS, AND OPEN SPACES ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF THE FINAL PLAT. LOT TYPE MINIMUMS AND MAXIMUMS SHALL COMPLY WITH THE APPROVED DEVELOPMENT STANDARDS FOR CRYSTAL PARK. THE LIMITS OF THE RIGHT OF WAY FOR CR 284 WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.

LJA ENGINEERING

ENGINEER:
LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER:
DOUGLAS PROPERTIES
2309 K AVENUE, SUITE 100
PLANO, TX 75074
PHONE: (972)-422-1658

OWNER:
BLOOMFIELD HOMES, LP
1050 E. SH. 114, SUITE 210
SOUTHLAKE, TX 76092
PHONE: (817)-416-1572

SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1 02/09/22	1ST SUBMITTAL	--
2 02/24/22	2ND SUBMITTAL	--
3 02/25/22	3RD SUBMITTAL	--
4		
5		
6		
7		

390.452 ACRES
OUT OF THE
J. COFFMAN SURVEY, ABSTRACT NO. 197, THE R. JOHNSON SURVEY, ABSTRACT NO. 479,
THE W. KITCHINGS SURVEY, ABSTRACT NO. 504 AND THE T. RATTAN SURVEY ABSTRACT NO. 782,
CITY OF ANNA,
COLLIN COUNTY, TEXAS

LOTS 1-4, 1X, BLOCK A; LOTS 1-8, LOT 1X, BLOCK B; LOTS 1-28, 1X, BLOCK C; LOTS 1-30, 1X, BLOCK D; LOTS 1-32, 1X, BLOCK E; LOTS 1-31, 1X, BLOCK F; LOTS 1-24, 1X, BLOCK G; LOTS 1-27, 1X, BLOCK H; LOTS 1-36, BLOCK I; LOTS 1-32, BLOCK J; LOTS 1-51, 1X, 2X, BLOCK K; LOTS 1-20, 1X, BLOCK L; LOTS 1-20, 1X, BLOCK M; LOTS 1-20, BLOCK N; LOTS 1-10, 1X, BLOCK O; LOTS 1-19, 1X, BLOCK P; LOTS 1-20, 1X, BLOCK Q; LOTS 1-27, 1X, 2X, BLOCK R; LOTS 1-21, 1X, BLOCK S; LOTS 1-15, 1X, BLOCK T; LOTS 1-13, 1X, BLOCK U; LOTS 1-88, 1X-4X, BLOCK V; LOTS 1-35, 1X, 2X, BLOCK W; LOTS 1-37, 1X, 2X, BLOCK X; LOTS 1-18, 1X, BLOCK Y; LOTS 1-29, BLOCK Z; LOTS 1-43, 1X, BLOCK AA; LOTS 1-19, BLOCK BB; LOTS 1-52, BLOCK CC; LOTS 1-32, 1X, BLOCK DD; LOTS 1-24, BLOCK EE; LOTS 1-27, BLOCK FF; LOTS 1-21, 1X, BLOCK S; LOTS 1-18, BLOCK GG; LOTS 1-17, BLOCK HH; LOTS 1-17, BLOCK II; LOTS 1-24, BLOCK JJ; LOT 1X, BLOCK KK; LOT 1, 2, BLOCK LL; LOT 1, 2, BLOCK MM; LOT 1X, BLOCK NN; LOT 1X, BLOCK OO

CONCEPT PLAN
FOR
CRYSTAL PARK

SCALE: 1" = 100' | FOR CONCEPT PURPOSES ONLY
REFERENCE NO:

PROJECT NO. 0186

DateTime: Thu, 24 Feb 2022 - 6:05pm
PathName: S:\NTX-LAND\0186\400\LAND\410 Concept Plan\0186CPLCP02.dwg

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK A LOT 1	7,849 SF	0.18 ACRE
BLOCK A LOT 2	7,948 SF	0.18 ACRE
BLOCK A LOT 3	7,962 SF	0.18 ACRE
BLOCK A LOT 4	9,854 SF	0.23 ACRE
BLOCK AA LOT 1	6,000 SF	0.14 ACRE
BLOCK AA LOT 2	6,000 SF	0.14 ACRE
BLOCK AA LOT 3	6,000 SF	0.14 ACRE
BLOCK AA LOT 4	6,000 SF	0.14 ACRE
BLOCK AA LOT 5	6,000 SF	0.14 ACRE
BLOCK AA LOT 6	6,000 SF	0.14 ACRE
BLOCK AA LOT 7	6,001 SF	0.14 ACRE
BLOCK AA LOT 8	6,001 SF	0.14 ACRE
BLOCK AA LOT 9	6,001 SF	0.14 ACRE
BLOCK AA LOT 10	6,001 SF	0.14 ACRE
BLOCK AA LOT 11	6,012 SF	0.14 ACRE
BLOCK AA LOT 12	8,579 SF	0.20 ACRE
BLOCK AA LOT 13	6,000 SF	0.14 ACRE
BLOCK AA LOT 14	6,000 SF	0.14 ACRE
BLOCK AA LOT 15	6,000 SF	0.14 ACRE
BLOCK AA LOT 16	6,000 SF	0.14 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK C LOT 7	7,200 SF	0.17 ACRE
BLOCK C LOT 8	7,200 SF	0.17 ACRE
BLOCK C LOT 9	7,200 SF	0.17 ACRE
BLOCK C LOT 10	7,200 SF	0.17 ACRE
BLOCK C LOT 11	7,200 SF	0.17 ACRE
BLOCK C LOT 12	7,200 SF	0.17 ACRE
BLOCK C LOT 13	7,200 SF	0.17 ACRE
BLOCK C LOT 14	7,200 SF	0.17 ACRE
BLOCK C LOT 15	7,333 SF	0.17 ACRE
BLOCK C LOT 16	7,322 SF	0.17 ACRE
BLOCK C LOT 17	7,313 SF	0.17 ACRE
BLOCK C LOT 18	7,303 SF	0.17 ACRE
BLOCK C LOT 19	7,292 SF	0.17 ACRE
BLOCK C LOT 20	7,282 SF	0.17 ACRE
BLOCK C LOT 21	7,271 SF	0.17 ACRE
BLOCK C LOT 22	7,261 SF	0.17 ACRE
BLOCK C LOT 23	7,251 SF	0.17 ACRE
BLOCK C LOT 24	7,241 SF	0.17 ACRE
BLOCK C LOT 25	7,230 SF	0.17 ACRE
BLOCK C LOT 26	7,220 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK D LOT 7	7,200 SF	0.17 ACRE
BLOCK D LOT 8	7,200 SF	0.17 ACRE
BLOCK D LOT 9	7,200 SF	0.17 ACRE
BLOCK D LOT 10	7,200 SF	0.17 ACRE
BLOCK D LOT 11	7,200 SF	0.17 ACRE
BLOCK D LOT 12	7,200 SF	0.17 ACRE
BLOCK D LOT 13	7,200 SF	0.17 ACRE
BLOCK D LOT 14	7,200 SF	0.17 ACRE
BLOCK D LOT 15	7,200 SF	0.17 ACRE
BLOCK D LOT 16	7,200 SF	0.17 ACRE
BLOCK D LOT 17	7,200 SF	0.17 ACRE
BLOCK D LOT 18	7,200 SF	0.17 ACRE
BLOCK D LOT 19	7,200 SF	0.17 ACRE
BLOCK D LOT 20	7,200 SF	0.17 ACRE
BLOCK D LOT 21	7,200 SF	0.17 ACRE
BLOCK D LOT 22	7,200 SF	0.17 ACRE
BLOCK D LOT 23	7,200 SF	0.17 ACRE
BLOCK D LOT 24	7,200 SF	0.17 ACRE
BLOCK D LOT 25	7,200 SF	0.17 ACRE
BLOCK D LOT 26	7,200 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK E LOT 25	7,200 SF	0.17 ACRE
BLOCK E LOT 26	7,200 SF	0.17 ACRE
BLOCK E LOT 27	7,200 SF	0.17 ACRE
BLOCK E LOT 28	7,200 SF	0.17 ACRE
BLOCK E LOT 29	7,200 SF	0.17 ACRE
BLOCK E LOT 30	7,200 SF	0.17 ACRE
BLOCK E LOT 31	7,131 SF	0.16 ACRE
BLOCK E LOT 32	9,830 SF	0.23 ACRE
BLOCK EE LOT 1	12,241 SF	0.28 ACRE
BLOCK EE LOT 2	7,200 SF	0.17 ACRE
BLOCK EE LOT 3	7,200 SF	0.17 ACRE
BLOCK EE LOT 4	7,200 SF	0.17 ACRE
BLOCK EE LOT 5	7,200 SF	0.17 ACRE
BLOCK EE LOT 6	7,200 SF	0.17 ACRE
BLOCK EE LOT 7	7,200 SF	0.17 ACRE
BLOCK EE LOT 8	7,200 SF	0.17 ACRE
BLOCK EE LOT 9	7,200 SF	0.17 ACRE
BLOCK EE LOT 10	7,200 SF	0.17 ACRE
BLOCK EE LOT 11	7,201 SF	0.17 ACRE
BLOCK EE LOT 12	10,323 SF	0.24 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK FF LOT 18	9,100 SF	0.21 ACRE
BLOCK FF LOT 19	9,100 SF	0.21 ACRE
BLOCK FF LOT 20	9,100 SF	0.21 ACRE
BLOCK FF LOT 21	9,100 SF	0.21 ACRE
BLOCK FF LOT 22	9,108 SF	0.21 ACRE
BLOCK FF LOT 23	9,117 SF	0.21 ACRE
BLOCK FF LOT 24	9,165 SF	0.21 ACRE
BLOCK FF LOT 25	12,048 SF	0.28 ACRE
BLOCK FF LOT 26	10,660 SF	0.24 ACRE
BLOCK FF LOT 27	15,627 SF	0.36 ACRE
BLOCK G LOT 1	7,246 SF	0.17 ACRE
BLOCK G LOT 2	6,000 SF	0.14 ACRE
BLOCK G LOT 3	6,000 SF	0.14 ACRE
BLOCK G LOT 4	6,000 SF	0.14 ACRE
BLOCK G LOT 5	6,000 SF	0.14 ACRE
BLOCK G LOT 6	6,000 SF	0.14 ACRE
BLOCK G LOT 7	6,000 SF	0.14 ACRE
BLOCK G LOT 8	6,000 SF	0.14 ACRE
BLOCK G LOT 9	6,000 SF	0.14 ACRE
BLOCK G LOT 10	7,610 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK HH LOT 2	9,100 SF	0.21 ACRE
BLOCK HH LOT 3	9,100 SF	0.21 ACRE
BLOCK HH LOT 4	9,100 SF	0.21 ACRE
BLOCK HH LOT 5	9,100 SF	0.21 ACRE
BLOCK HH LOT 6	9,100 SF	0.21 ACRE
BLOCK HH LOT 7	12,154 SF	0.28 ACRE
BLOCK HH LOT 8	10,402 SF	0.24 ACRE
BLOCK HH LOT 9	9,098 SF	0.21 ACRE
BLOCK HH LOT 10	9,100 SF	0.21 ACRE
BLOCK HH LOT 11	11,895 SF	0.27 ACRE
BLOCK HH LOT 12	17,225 SF	0.40 ACRE
BLOCK HH LOT 13	10,822 SF	0.25 ACRE
BLOCK HH LOT 14	10,431 SF	0.24 ACRE
BLOCK HH LOT 15	10,400 SF	0.24 ACRE
BLOCK HH LOT 16	10,400 SF	0.24 ACRE
BLOCK HH LOT 17	13,650 SF	0.31 ACRE
BLOCK I LOT 1	10,713 SF	0.25 ACRE
BLOCK I LOT 2	6,416 SF	0.15 ACRE
BLOCK I LOT 3	6,410 SF	0.15 ACRE
BLOCK I LOT 4	6,322 SF	0.15 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK J LOT 12	7,200 SF	0.17 ACRE
BLOCK J LOT 13	7,200 SF	0.17 ACRE
BLOCK J LOT 14	7,200 SF	0.17 ACRE
BLOCK J LOT 15	7,200 SF	0.17 ACRE
BLOCK J LOT 16	10,200 SF	0.23 ACRE
BLOCK J LOT 17	10,200 SF	0.23 ACRE
BLOCK J LOT 18	7,200 SF	0.17 ACRE
BLOCK J LOT 19	7,200 SF	0.17 ACRE
BLOCK J LOT 20	7,200 SF	0.17 ACRE
BLOCK J LOT 21	7,200 SF	0.17 ACRE
BLOCK J LOT 22	7,200 SF	0.17 ACRE
BLOCK J LOT 23	7,200 SF	0.17 ACRE
BLOCK J LOT 24	7,200 SF	0.17 ACRE
BLOCK J LOT 25	7,200 SF	0.17 ACRE
BLOCK J LOT 26	7,200 SF	0.17 ACRE
BLOCK J LOT 27	7,200 SF	0.17 ACRE
BLOCK J LOT 28	7,200 SF	0.17 ACRE
BLOCK J LOT 29	7,200 SF	0.17 ACRE
BLOCK J LOT 30	7,200 SF	0.17 ACRE
BLOCK J LOT 31	7,200 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK K LOT 36	10,200 SF	0.23 ACRE
BLOCK K LOT 37	7,200 SF	0.17 ACRE
BLOCK K LOT 38	7,200 SF	0.17 ACRE
BLOCK K LOT 39	7,200 SF	0.17 ACRE
BLOCK K LOT 40	7,200 SF	0.17 ACRE
BLOCK K LOT 41	7,200 SF	0.17 ACRE
BLOCK K LOT 42	7,200 SF	0.17 ACRE
BLOCK K LOT 43	7,200 SF	0.17 ACRE
BLOCK K LOT 44	7,200 SF	0.17 ACRE
BLOCK K LOT 45	7,200 SF	0.17 ACRE
BLOCK K LOT 46	7,200 SF	0.17 ACRE
BLOCK K LOT 47	7,200 SF	0.17 ACRE
BLOCK K LOT 48	7,200 SF	0.17 ACRE
BLOCK K LOT 49	7,200 SF	0.17 ACRE
BLOCK K LOT 50	7,200 SF	0.17 ACRE
BLOCK K LOT 51	13,269 SF	0.30 ACRE
BLOCK L LOT 1	7,800 SF	0.18 ACRE
BLOCK L LOT 2	6,000 SF	0.14 ACRE
BLOCK L LOT 3	6,000 SF	0.14 ACRE
BLOCK L LOT 4	6,000 SF	0.14 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK AA LOT 17	6,000 SF	0.14 ACRE
BLOCK AA LOT 18	6,000 SF	0.14 ACRE
BLOCK AA LOT 19	10,604 SF	0.24 ACRE
BLOCK AA LOT 20	10,508 SF	0.24 ACRE
BLOCK AA LOT 21	10,400 SF	0.24 ACRE
BLOCK AA LOT 22	10,400 SF	0.24 ACRE
BLOCK AA LOT 23	10,400 SF	0.24 ACRE
BLOCK AA LOT 24	10,400 SF	0.24 ACRE
BLOCK AA LOT 25	12,181 SF	0.28 ACRE
BLOCK AA LOT 26	11,219 SF	0.26 ACRE
BLOCK AA LOT 27	10,400 SF	0.24 ACRE
BLOCK AA LOT 28	10,400 SF	0.24 ACRE
BLOCK AA LOT 29	11,421 SF	0.26 ACRE
BLOCK AA LOT 30	10,400 SF	0.24 ACRE
BLOCK AA LOT 31	11,798 SF	0.27 ACRE
BLOCK AA LOT 32	24,136 SF	0.55 ACRE
BLOCK AA LOT 33	11,388 SF	0.26 ACRE
BLOCK AA LOT 34	11,290 SF	0.26 ACRE
BLOCK AA LOT 35	11,099 SF	0.25 ACRE
BLOCK AA LOT 36	10,934 SF	0.25 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK C LOT 27	7,210 SF	0.17 ACRE
BLOCK C LOT 28	14,971 SF	0.34 ACRE
BLOCK CC LOT 1	13,562 SF	0.31 ACRE
BLOCK CC LOT 2	9,100 SF	0.21 ACRE
BLOCK CC LOT 3	9,100 SF	0.21 ACRE
BLOCK CC LOT 4	9,100 SF	0.21 ACRE
BLOCK CC LOT 5	9,100 SF	0.21 ACRE
BLOCK CC LOT 6	9,100 SF	0.21 ACRE
BLOCK CC LOT 7	9,100 SF	0.21 ACRE
BLOCK CC LOT 8	9,100 SF	0.21 ACRE
BLOCK CC LOT 9	9,100 SF	0.21 ACRE
BLOCK CC LOT 10	11,050 SF	0.25 ACRE
BLOCK CC LOT 11	9,290 SF	0.21 ACRE
BLOCK CC LOT 12	7,200 SF	0.17 ACRE
BLOCK CC LOT 13	7,200 SF	0.17 ACRE
BLOCK CC LOT 14	7,200 SF	0.17 ACRE
BLOCK CC LOT 15	7,200 SF	0.17 ACRE
BLOCK CC LOT 16	7,200 SF	0.17 ACRE
BLOCK CC LOT 17	7,200 SF	0.17 ACRE
BLOCK CC LOT 18	7,290 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK D LOT 27	7,200 SF	0.17 ACRE
BLOCK D LOT 28	7,200 SF	0.17 ACRE
BLOCK D LOT 29	7,200 SF	0.17 ACRE
BLOCK D LOT 30	12,841 SF	0.29 ACRE
BLOCK DD LOT 1	10,725 SF	0.25 ACRE
BLOCK DD LOT 2	7,200 SF	0.17 ACRE
BLOCK DD LOT 3	7,200 SF	0.17 ACRE
BLOCK DD LOT 4	7,200 SF	0.17 ACRE
BLOCK DD LOT 5	7,200 SF	0.17 ACRE
BLOCK DD LOT 6	7,200 SF	0.17 ACRE
BLOCK DD LOT 7	7,200 SF	0.17 ACRE
BLOCK DD LOT 8	7,200 SF	0.17 ACRE
BLOCK DD LOT 9	7,200 SF	0.17 ACRE
BLOCK DD LOT 10	7,200 SF	0.17 ACRE
BLOCK DD LOT 11	7,200 SF	0.17 ACRE
BLOCK DD LOT 12	7,200 SF	0.17 ACRE
BLOCK DD LOT 13	7,200 SF	0.17 ACRE
BLOCK DD LOT 14	7,200 SF	0.17 ACRE
BLOCK DD LOT 15	7,200 SF	0.17 ACRE
BLOCK DD LOT 16	9,600 SF	0.22 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK EE LOT 13	13,291 SF	0.31 ACRE
BLOCK EE LOT 14	7,203 SF	0.17 ACRE
BLOCK EE LOT 15	7,200 SF	0.17 ACRE
BLOCK EE LOT 16	7,200 SF	0.17 ACRE
BLOCK EE LOT 17	7,200 SF	0.17 ACRE
BLOCK EE LOT 18	7,200 SF	0.17 ACRE
BLOCK EE LOT 19	7,200 SF	0.17 ACRE
BLOCK EE LOT 20	7,200 SF	0.17 ACRE
BLOCK EE LOT 21	7,200 SF	0.17 ACRE
BLOCK EE LOT 22	7,200 SF	0.17 ACRE
BLOCK EE LOT 23	7,200 SF	0.17 ACRE
BLOCK EE LOT 24	12,241 SF	0.28 ACRE
BLOCK F LOT 1	7,524 SF	0.17 ACRE
BLOCK F LOT 2	7,499 SF	0.17 ACRE
BLOCK F LOT 3	7,524 SF	0.17 ACRE
BLOCK F LOT 4	9,474 SF	0.22 ACRE
BLOCK F LOT 5	9,808 SF	0.23 ACRE
BLOCK F LOT 6	7,200 SF	0.17 ACRE
BLOCK F LOT 7	7,200 SF	0.17 ACRE
BLOCK F LOT 8	7,200 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK G LOT 11	8,430 SF	0.19 ACRE
BLOCK G LOT 12	6,000 SF	0.14 ACRE
BLOCK G LOT 13	6,000 SF	0.14 ACRE
BLOCK G LOT 14	6,000 SF	0.14 ACRE
BLOCK G LOT 15	6,000 SF	0.14 ACRE
BLOCK G LOT 16	6,000 SF	0.14 ACRE
BLOCK G LOT 17	6,000 SF	0.14 ACRE
BLOCK G LOT 18	6,000 SF	0.14 ACRE
BLOCK G LOT 19	6,000 SF	0.14 ACRE
BLOCK G LOT 20	8,904 SF	0.20 ACRE
BLOCK G LOT 21	8,457 SF	0.19 ACRE
BLOCK G LOT 22	6,276 SF	0.14 ACRE
BLOCK G LOT 23	6,276 SF	0.14 ACRE
BLOCK G LOT 24	7,465 SF	0.17 ACRE
BLOCK GG LOT 1	11,760 SF	0.27 ACRE
BLOCK GG LOT 2	9,100 SF	0.21 ACRE
BLOCK GG LOT 3	9,100 SF	0.21 ACRE
BLOCK GG LOT 4	9,100 SF	0.21 ACRE
BLOCK GG LOT 5	9,100 SF	0.21 ACRE
BLOCK GG LOT 6	9,100 SF	0.21 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK I LOT 5	6,560 SF	0.15 ACRE
BLOCK I LOT 6	6,798 SF	0.16 ACRE
BLOCK I LOT 7	7,037 SF	0.16 ACRE
BLOCK I LOT 8	7,275 SF	0.17 ACRE
BLOCK I LOT 9	7,513 SF	0.17 ACRE
BLOCK I LOT 10	7,752 SF	0.18 ACRE
BLOCK I LOT 11	7,990 SF	0.18 ACRE
BLOCK I LOT 12	11,555 SF	0.27 ACRE
BLOCK I LOT 13	7,938 SF	0.18 ACRE
BLOCK I LOT 14	6,000 SF	0.14 ACRE
BLOCK I LOT 15	6,000 SF	0.14 ACRE
BLOCK I LOT 16	6,044 SF	0.14 ACRE
BLOCK I LOT 17	6,822 SF	0.16 ACRE
BLOCK I LOT 18	8,864 SF	0.20 ACRE
BLOCK I LOT 19	13,156 SF	0.30 ACRE
BLOCK I LOT 20	7,942 SF	0.18 ACRE
BLOCK I LOT 21	7,756 SF	0.18 ACRE
BLOCK I LOT 22	7,571 SF	0.17 ACRE
BLOCK I LOT 23	7,385 SF	0.17 ACRE
BLOCK I LOT 24	7,199 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK J LOT 32	11,287 SF	0.26 ACRE
BLOCK JJ LOT 1	13,960 SF	0.32 ACRE
BLOCK JJ LOT 2	10,400 SF	0.24 ACRE
BLOCK JJ LOT 3	10,400 SF	0.24 ACRE
BLOCK JJ LOT 4	11,017 SF	0.25 ACRE
BLOCK JJ LOT 5	11,169 SF	0.26 ACRE
BLOCK JJ LOT 6	11,181 SF	0.26 ACRE
BLOCK JJ LOT 7	10,478 SF	0.24 ACRE
BLOCK JJ LOT 8	11,191 SF	0.26 ACRE
BLOCK JJ LOT 9	11,939 SF	0.27 ACRE
BLOCK JJ LOT 10	17,750 SF	0.41 ACRE
BLOCK JJ LOT 11	12,368 SF	0.28 ACRE
BLOCK JJ LOT 12	10,440 SF	0.24 ACRE
BLOCK JJ LOT 13	10,463 SF	0.24 ACRE
BLOCK JJ LOT 14	14,172 SF	0.33 ACRE
BLOCK JJ LOT 15	19,288 SF	0.44 ACRE
BLOCK JJ LOT 16	11,566 SF	0.27 ACRE
BLOCK JJ LOT 17	10,984 SF	0.25 ACRE
BLOCK JJ LOT 18	11,527 SF	0.26 ACRE
BLOCK JJ LOT 19	11,527 SF	0.26 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK L LOT 5	6,000 SF	0.14 ACRE
BLOCK L LOT 6	6,000 SF	0.14 ACRE
BLOCK L LOT 7	6,000 SF	0.14 ACRE
BLOCK L LOT 8	6,600 SF	0.15 ACRE
BLOCK L LOT 9	6,000 SF	0.14 ACRE
BLOCK L LOT 10	6,790 SF	0.16 ACRE
BLOCK L LOT 11	7,950 SF	0.18 ACRE
BLOCK L LOT 12	6,000 SF	0.14 ACRE
BLOCK L LOT 13	6,600 SF	0.15 ACRE
BLOCK L LOT 14	6,000 SF	0.14 ACRE
BLOCK L LOT 15	6,000 SF	0.14 ACRE
BLOCK L LOT 16	6,000 SF	0.14 ACRE
BLOCK L LOT 17	6,000 SF	0.14 ACRE
BLOCK L LOT 18	6,000 SF	0.14 ACRE
BLOCK L LOT 19	6,000 SF	0.14 ACRE
BLOCK L LOT 20	7,800 SF	0.18 ACRE
BLOCK M LOT 1	8,584 SF	0.20 ACRE
BLOCK M LOT 2	6,000 SF	0.14 ACRE
BLOCK M LOT 3	6,000 SF	0.14 ACRE
BLOCK M LOT 4	6,000 SF	0.14 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK AA LOT 37	10,805 SF	0.25 ACRE
BLOCK AA LOT 38	10,704 SF	0.25 ACRE
BLOCK AA LOT 39	10,743 SF	0.25 ACRE
BLOCK AA LOT 40	10,872 SF	0.25 ACRE
BLOCK AA LOT 41	11,066 SF	0.25 ACRE
BLOCK AA LOT 42	11,280 SF	0.26 ACRE
BLOCK AA LOT 43	13,158 SF	0.30 ACRE
BLOCK B LOT 1	9,406 SF	0.22 ACRE
BLOCK B LOT 2	7,185 SF	0.16 ACRE
BLOCK B LOT 3	7,187 SF	0.17 ACRE
BLOCK B LOT 4	7,190 SF	0.17 ACRE
BLOCK B LOT 5	7,192 SF	0.17 ACRE
BLOCK B LOT 6	7,194 SF	0.17 ACRE
BLOCK B LOT 7	7,196 SF	0.17 ACRE
BLOCK B LOT 8	9,127 SF	0.21 ACRE
BLOCK BB LOT 1	11,814 SF	0.27 ACRE
BLOCK BB LOT 2	9,100 SF	0.21 ACRE
BLOCK BB LOT 3	9,100 SF	0.21 ACRE
BLOCK BB LOT 4	9,100 SF	0.21 ACRE
BLOCK BB LOT 5	9,100 SF	0.21 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK CC LOT 19	9,106 SF	0.21 ACRE
BLOCK CC LOT 20	21,395 SF	0.49 ACRE
BLOCK CC LOT 21	11,626 SF	0.27 ACRE
BLOCK CC LOT 22	9,081 SF	0.21 ACRE
BLOCK CC LOT 23	9,077 SF	0.21 ACRE
BLOCK CC LOT 24	9,564 SF	0.22 ACRE
BLOCK CC LOT 25	15,224 SF	0.35 ACRE
BLOCK CC LOT 26	9,289 SF	0.21 ACRE
BLOCK CC LOT 27	7,013 SF	0.16 ACRE
BLOCK CC LOT 28	7,198 SF	0.17 ACRE
BLOCK CC LOT 29	7,200 SF	0.17 ACRE
BLOCK CC LOT 30	7,200 SF	0.17 ACRE
BLOCK CC LOT 31	7,200 SF	0.17 ACRE
BLOCK CC LOT 32	7,200 SF	0.17 ACRE
BLOCK CC LOT 33	7,200 SF	0.17 ACRE
BLOCK CC LOT 34	7,200 SF	0.17 ACRE
BLOCK CC LOT 35	7,200 SF	0.17 ACRE
BLOCK CC LOT 36	7,200 SF	0.17 ACRE
BLOCK CC LOT 37	7,200 SF	0.17 ACRE
BLOCK CC LOT 38	11,637 SF	0.27 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK DD LOT 17	9,600 SF	0.22 ACRE
BLOCK DD LOT 18	7,200 SF	0.17 ACRE
BLOCK DD LOT 19	7,200 SF	0.17 ACRE
BLOCK DD LOT 20	7,200 SF	0.17 ACRE
BLOCK DD LOT 21	7,200 SF	0.17 ACRE
BLOCK DD LOT 22	7,200 SF	0.17 ACRE
BLOCK DD LOT 23	7,200 SF	0.17 ACRE
BLOCK DD LOT 24	7,200 SF	0.17 ACRE
BLOCK DD LOT 25	7,200 SF	0.17 ACRE
BLOCK DD LOT 26	7,200 SF	0.17 ACRE
BLOCK DD LOT 27	7,200 SF	0.17 ACRE
BLOCK DD LOT 28	7,200 SF	0.17 ACRE
BLOCK DD LOT 29	7,200 SF	0.17 ACRE
BLOCK DD LOT 30	7,200 SF	0.17 ACRE
BLOCK DD LOT 31	7,200 SF	0.17 ACRE
BLOCK DD LOT 32	9,905 SF	0.23 ACRE
BLOCK E LOT 1	8,621 SF	0.20 ACRE
BLOCK E LOT 2	7,201 SF	0.17 ACRE
BLOCK E LOT 3	7,218 SF	0.17 ACRE
BLOCK E LOT 4	7,228 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK F LOT 9	7,200 SF	0.17 ACRE
BLOCK F LOT 10	7,200 SF	0.17 ACRE
BLOCK F LOT 11	6,000 SF	0.14 ACRE
BLOCK F LOT 12	6,000 SF	0.14 ACRE
BLOCK F LOT 13	6,000 SF	0.14 ACRE
BLOCK F LOT 14	6,000 SF	0.14 ACRE
BLOCK F LOT 15	6,000 SF	0.14 ACRE
BLOCK F LOT 16	6,000 SF	0.14 ACRE
BLOCK F LOT 17	6,000 SF	0.14 ACRE
BLOCK F LOT 18	6,000 SF	0.14 ACRE
BLOCK F LOT 19	6,167 SF	0.14 ACRE
BLOCK F LOT 20	6,436 SF	0.15 ACRE
BLOCK F LOT 21	6,436 SF	0.15 ACRE
BLOCK F LOT 22	6,693 SF	0.15 ACRE
BLOCK F LOT 23	8,874 SF	0.20 ACRE
BLOCK F LOT 24	8,608 SF	0.20 ACRE
BLOCK F LOT 25	9,641 SF	0.22 ACRE
BLOCK F LOT 26	9,739 SF	0.22 ACRE
BLOCK F LOT 27	9,053 SF	0.21 ACRE
BLOCK F LOT 28	7,375 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK GG LOT 7	9,100 SF	0.21 ACRE
BLOCK GG LOT 8	9,100 SF	0.21 ACRE
BLOCK GG LOT 9	11,311 SF	0.26 ACRE
BLOCK GG LOT 10	11,381 SF	0.26 ACRE
BLOCK GG LOT 11	9,100 SF	0.21 ACRE
BLOCK GG LOT 12	9,100 SF	0.21 ACRE
BLOCK GG LOT 13	9,100 SF	0.21 ACRE
BLOCK GG LOT 14	9,100 SF	0.21 ACRE
BLOCK GG LOT 15	9,100 SF	0.21 ACRE
BLOCK GG LOT 16	9,100 SF	0.21 ACRE
BLOCK GG LOT 17	9,100 SF	0.21 ACRE
BLOCK GG LOT 18	11,747 SF	0.27 ACRE
BLOCK H LOT 1	9,842 SF	0.23 ACRE
BLOCK H LOT 2	6,000 SF	0.14 ACRE
BLOCK H LOT 3	6,000 SF	0.14 ACRE
BLOCK H LOT 4	6,000 SF	0.14 ACRE
BLOCK H LOT 5	6,000 SF	0.14 ACRE
BLOCK H LOT 6	6,000 SF	0.14 ACRE
BLOCK H LOT 7	6,000 SF	0.14 ACRE
BLOCK H LOT 8	6,000 SF	0.14 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK I LOT 25	7,013 SF	0.16 ACRE
BLOCK I LOT 26	6,827 SF	0.16 ACRE
BLOCK I LOT 27	6,641 SF	0.15 ACRE
BLOCK I LOT 28	6,456 SF	0.15 ACRE
BLOCK I LOT 29	6,270 SF	0.14 ACRE
BLOCK I LOT 30	6,237 SF	0.14 ACRE
BLOCK I LOT 31	6,972 SF	0.16 ACRE
BLOCK I LOT 32	9,472 SF	0.22 ACRE
BLOCK I LOT 33	6,491 SF	0.15 ACRE
BLOCK I LOT 34	6,000 SF	0.14 ACRE
BLOCK I LOT 35	6,064 SF	0.14 ACRE
BLOCK I LOT 36	9,716 SF	0.22 ACRE
BLOCK II LOT 1	12,784 SF	0.29 ACRE
BLOCK II LOT 2	9,100 SF	0.21 ACRE
BLOCK II LOT 3	9,100 SF	0.21 ACRE
BLOCK II LOT 4	9,100 SF	0.21 ACRE
BLOCK II LOT 5	9,100 SF	0.21 ACRE
BLOCK II LOT 6	9,100 SF	0.21 ACRE
BLOCK II LOT 7	9,100 SF	0.21 ACRE
BLOCK II LOT 8	9,100 SF	0.21 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK JJ LOT 20	11,527 SF	0.26 ACRE
BLOCK JJ LOT 21	10,823 SF	0.25 ACRE
BLOCK JJ LOT 22	10,400 SF	0.24 ACRE
BLOCK JJ LOT 23	10,400 SF	0.24 ACRE
BLOCK JJ LOT 24	12,350 SF	0.28 ACRE
BLOCK K LOT 1	7,200 SF	0.17 ACRE
BLOCK K LOT 2	7,200 SF	0.17 ACRE
BLOCK K LOT 3	7,200 SF	0.17 ACRE
BLOCK K LOT 4	7,200 SF	0.17 ACRE
BLOCK K LOT 5	7,200 SF	0.17 ACRE
BLOCK K LOT 6	7,200 SF	0.17 ACRE
BLOCK K LOT 7	7,200 SF	0.17 ACRE
BLOCK K LOT 8	12,789 SF	0.29 ACRE
BLOCK K LOT 9	10,925 SF	0.25 ACRE
BLOCK K LOT 10	10,402 SF	0.24 ACRE
BLOCK K LOT 11	10,400 SF	0.24 ACRE
BLOCK K LOT 12	10,400 SF	0.24 ACRE
BLOCK K LOT 13	10,400 SF	0.24 ACRE
BLOCK K LOT 14	10,400 SF	0.24 ACRE
BLOCK K LOT 15	12,095 SF	0.28 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK M LOT 5	6,000 SF	0.14 ACRE
BLOCK M LOT 6	6,000 SF	0.14 ACRE
BLOCK M LOT 7	6,000 SF	0.14 ACRE
BLOCK M LOT 8	6,000 SF	0.14 ACRE
BLOCK M LOT 9	6,000 SF	0.14 ACRE
BLOCK M LOT 10	6,600 SF	0.15 ACRE
BLOCK M LOT 11	6,600 SF	0.15 ACRE
BLOCK M LOT 12	6,000 SF	0.14 ACRE
BLOCK M LOT 13	6,000 SF	0.14 ACRE
BLOCK M LOT 14	6,000 SF	0.14 ACRE
BLOCK M LOT 15	6,000 SF	0.14 ACRE
BLOCK M LOT 16	6,000 SF	0.14 ACRE
BLOCK M LOT 17	6,000 SF	0.14 ACRE
BLOCK M LOT 18	6,000 SF	0.14 ACRE
BLOCK M LOT 19	6,000 SF	0.14 ACRE
BLOCK M LOT 20	8,584 SF	0.20 ACRE
BLOCK N LOT 1	7,800 SF	0.18 ACRE
BLOCK N LOT 2	6,000 SF	0.14 ACRE
BLOCK N LOT 3	6,000 SF	0.14 ACRE
BLOCK N LOT 4	6,000 SF	0.14 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK BB LOT 6	9,100 SF	0.21 ACRE
BLOCK BB LOT 7	9,100 SF	0.21 ACRE
BLOCK BB LOT 8	9,100 SF	0.21 ACRE
BLOCK BB LOT 9	11,765 SF	0.27 ACRE
BLOCK BB LOT 10	9,000 SF	0.21 ACRE
BLOCK BB LOT 11	7,800 SF	0.18 ACRE
BLOCK BB LOT 12	7,800 SF	0.18 ACRE
BLOCK BB LOT 13	7,800 SF	0.18 ACRE
BLOCK BB LOT 14	7,800 SF	0.18 ACRE
BLOCK BB LOT 15	7,800 SF	0.18 ACRE
BLOCK BB LOT 16	7,800 SF	0.18 ACRE
BLOCK BB LOT 17	7,800 SF	0.18 ACRE
BLOCK BB LOT 18	7,800 SF	0.18 ACRE
BLOCK BB LOT 19	9,181 SF	0.21 ACRE
BLOCK C LOT 1	12,891 SF	0.30 ACRE
BLOCK C LOT 2	7,200 SF	0.17 ACRE
BLOCK C LOT 3	7,200 SF	0.17 ACRE
BLOCK C LOT 4	7,200 SF	0.17 ACRE
BLOCK C LOT 5	7,200 SF	0.17 ACRE
BLOCK C LOT 6	7,200 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK CC LOT 39	11,649 SF	0.27 ACRE
BLOCK CC LOT 40	7,200 SF	0.17 ACRE
BLOCK CC LOT 41	7,200 SF	0.17 ACRE
BLOCK CC LOT 42	7,200 SF	0.17 ACRE
BLOCK CC LOT 43	7,200 SF	0.17 ACRE
BLOCK CC LOT 44	7,200 SF	0.17 ACRE
BLOCK CC LOT 45	7,200 SF	0.17 ACRE
BLOCK CC LOT 46	7,200 SF	0.17 ACRE
BLOCK CC LOT 47	7,200 SF	0.17 ACRE
BLOCK CC LOT 48	7,200 SF	0.17 ACRE
BLOCK CC LOT 49	7,200 SF	0.17 ACRE
BLOCK CC LOT 50	7,200 SF	0.17 ACRE
BLOCK CC LOT 51	7,200 SF	0.17 ACRE
BLOCK CC LOT 52	7,200 SF	0.17 ACRE
BLOCK D LOT 1	10,747 SF	0.25 ACRE
BLOCK D LOT 2	7,200 SF	0.17 ACRE
BLOCK D LOT 3	7,200 SF	0.17 ACRE
BLOCK D LOT 4	7,200 SF	0.17 ACRE
BLOCK D LOT 5	7,200 SF	0.17 ACRE
BLOCK D LOT 6	7,200 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK E LOT 5	7,238 SF	0.17 ACRE
BLOCK E LOT 6	7,247 SF	0.17 ACRE
BLOCK E LOT 7	7,257 SF	0.17 ACRE
BLOCK E LOT 8	7,267 SF	0.17 ACRE
BLOCK E LOT 9	7,276 SF	0.17 ACRE
BLOCK E LOT 10	7,286 SF	0.17 ACRE
BLOCK E LOT 11	7,295 SF	0.17 ACRE
BLOCK E LOT 12	7,305 SF	0.17 ACRE
BLOCK E LOT 13	7,315 SF	0.17 ACRE
BLOCK E LOT 14	7,324 SF	0.17 ACRE
BLOCK E LOT 15	7,334 SF	0.17 ACRE
BLOCK E LOT 16	7,344 SF	0.17 ACRE
BLOCK E LOT 17	7,200 SF	0.17 ACRE
BLOCK E LOT 18	7,200 SF	0.17 ACRE
BLOCK E LOT 19	7,200 SF	0.17 ACRE
BLOCK E LOT 20	7,200 SF	0.17 ACRE
BLOCK E LOT 21	7,200 SF	0.17 ACRE
BLOCK E LOT 22	7,200 SF	0.17 ACRE
BLOCK E LOT 23	7,200 SF	0.17 ACRE
BLOCK E LOT 24	7,200 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK F LOT 29	8,505 SF	0.20 ACRE
BLOCK F LOT 30	6,435 SF	0.15 ACRE
BLOCK F LOT 31	6,773 SF	0.16 ACRE
BLOCK FF LOT 1	8,965 SF	0.21 ACRE
BLOCK FF LOT 2	9,079 SF	0.21 ACRE
BLOCK FF LOT 3	9,110 SF	0.21 ACRE
BLOCK FF LOT 4	9,100 SF	0.21 ACRE
BLOCK FF LOT 5	9,118 SF	0.21 ACRE
BLOCK FF LOT 6	9,100 SF	0.21 ACRE
BLOCK FF LOT 7	9,082 SF	0.21 ACRE
BLOCK FF LOT 8	9,100 SF	0.21 ACRE
BLOCK FF LOT 9	9,100 SF	0.21 ACRE
BLOCK FF LOT 10	9,100 SF	0.21 ACRE
BLOCK FF LOT 11	9,100 SF	0.21 ACRE
BLOCK FF LOT 12	11,619 SF	0.27 ACRE
BLOCK FF LOT 13	11,601 SF	0.27 ACRE
BLOCK FF LOT 14	9,100 SF	0.21 ACRE
BLOCK FF LOT 15	9,100 SF	0.21 ACRE
BLOCK FF LOT 16	9,100 SF	0.21 ACRE
BLOCK FF LOT 17	9,100 SF	0.21 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK H LOT 9	6,000 SF	0.14 ACRE
BLOCK H LOT 10	6,000 SF	0.14 ACRE
BLOCK H LOT 11	8,210 SF	0.19 ACRE
BLOCK H LOT 12	8,210 SF	0.19 ACRE
BLOCK H LOT 13	6,000 SF	0.14 ACRE
BLOCK H LOT 14	6,000 SF	0.14 ACRE
BLOCK H LOT 15	6,000 SF	0.14 ACRE
BLOCK H LOT 16	6,000 SF	0.14 ACRE
BLOCK H LOT 17	6,000 SF	0.14 ACRE
BLOCK H LOT 18	6,000 SF	0.14 ACRE
BLOCK H LOT 19	6,000 SF	0.14 ACRE
BLOCK H LOT 20	6,000 SF	0.14 ACRE
BLOCK H LOT 21	6,000 SF	0.14 ACRE
BLOCK H LOT 22	6,000 SF	0.14 ACRE
BLOCK H LOT 23	10,810 SF	0.25 ACRE
BLOCK H LOT 24	9,161 SF	0.21 ACRE
BLOCK H LOT 25	6,276 SF	0.14 ACRE
BLOCK H LOT 26	6,276 SF	0.14 ACRE
BLOCK H LOT 27	6,829 SF	0.16 ACRE
BLOCK HH LOT 1	12,350 SF	0.28 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK II LOT 9	11,694 SF	0.27 ACRE
BLOCK II LOT 10	13,000 SF	0.30 ACRE
BLOCK II LOT 11	10,400 SF	0.24 ACRE
BLOCK II LOT 12	10,400 SF	0.24 ACRE
BLOCK II LOT 13	10,400 SF	0.24 ACRE
BLOCK II LOT 14	10,400 SF	0.24 ACRE
BLOCK II LOT 15	10,400 SF	0.24 ACRE
BLOCK II LOT 16	10,400 SF	0.24 ACRE
BLOCK II LOT 17	13,319 SF	0.31 ACRE
BLOCK J LOT 1	12,107 SF	0.28 ACRE
BLOCK J LOT 2	7,200 SF	0.17 ACRE
BLOCK J LOT 3	7,200 SF	0.17 ACRE
BLOCK J LOT 4	7,200 SF	0.17 ACRE
BLOCK J LOT 5	7,200 SF	0.17 ACRE
BLOCK J LOT 6	7,200 SF	0.17 ACRE
BLOCK J LOT 7	7,200 SF	0.17 ACRE
BLOCK J LOT 8	7,200 SF	0.17 ACRE
BLOCK J LOT 9	7,200 SF	0.17 ACRE
BLOCK J LOT 10	7,200 SF	0.17 ACRE
BLOCK J LOT 11	7,200 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK K LOT 16	12,228 SF	0.28 ACRE
BLOCK K LOT 17	9,100 SF	0.21 ACRE
BLOCK K LOT 18	9,100 SF	0.21 ACRE
BLOCK K LOT 19	9,100 SF	0.21 ACRE
BLOCK K LOT 20	9,100 SF	0.21 ACRE
BLOCK K LOT 21	9,100 SF	0.21 ACRE
BLOCK K LOT 22	9,100 SF	0.21 ACRE
BLOCK K LOT 23	9,100 SF	0.21 ACRE
BLOCK K LOT 24	9,100 SF	0.21 ACRE
BLOCK K LOT 25	9,100 SF	0.21 ACRE
BLOCK K LOT 26	9,100 SF	0.21 ACRE
BLOCK K LOT 27	9,100 SF	0.21 ACRE
BLOCK K LOT 28	9,100 SF	0.21 ACRE
BLOCK K LOT 29	9,100 SF	0.21 ACRE
BLOCK K LOT 30	16,408 SF	0.38 ACRE
BLOCK K LOT 31	9,295 SF	0.21 ACRE
BLOCK K LOT 32	9,100 SF	0.21 ACRE
BLOCK K LOT 33	9,100 SF	0.21 ACRE
BLOCK K LOT 34	9,100 SF	0.21 ACRE
BLOCK K LOT 35	15,041 SF	0.35 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK N LOT 5	6,000 SF	0.14 ACRE
BLOCK N LOT 6	6,000 SF	0.14 ACRE
BLOCK N LOT 7	6,000 SF	0.14 ACRE
BLOCK N LOT 8	6,000 SF	0.14 ACRE
BLOCK N LOT 9	6,000 SF	0.14 ACRE
BLOCK N LOT 10	7,800 SF	0.18 ACRE
BLOCK N LOT 11	7,800 SF	0.18 ACRE
BLOCK N LOT 12	6,000 SF	0.14 ACRE
BLOCK N LOT 13	6,000 SF	0.14 ACRE
BLOCK N LOT 14	6,000 SF	0.14 ACRE
BLOCK N LOT 15	6,000 SF	0.14 ACRE
BLOCK N LOT 16	6,000 SF	0.14 ACRE
BLOCK N LOT 17	6,000 SF	0.14 ACRE
BLOCK N LOT 18	6,000 SF	0.14 ACRE
BLOCK N LOT 19	6,000 SF	0.14 ACRE
BLOCK N LOT 20	7,800 SF	0.18 ACRE
BLOCK O LOT 1	7,930 SF	0.18 ACRE
BLOCK O LOT 2	6,000 SF	0.14 ACRE
BLOCK O LOT 3	6,000 SF	0.14 ACRE
BLOCK O LOT 4	6,000 SF	0.14 ACRE

NOTE: LOT LAYOUT, LOT TYPE LOCATIONS, STREET PATTERNS, AND OPEN SPACES ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF THE FINAL PLAT. LOT TYPE MINIMUMS AND MAXIMUMS SHALL COMPLY WITH THE APPROVED DEVELOPMENT STANDARDS FOR CRYSTAL PARK. THE LIMITS OF THE RIGHT OF WAY FOR CR 284 WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.

Date\Time : Thu, 24 Feb 2022 - 6:05pm
Path\Name : S:\NTX-LAND\0186\400LAND\410 Concept Plan\0186CPLCP02.dwg

LJA ENGINEERING

ENGINEER:
LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER:
DOUGLAS PROPERTIES
2309 K AVENUE, SUITE 100
PLANO, TX 75074
PHONE: (972)-422-1658

OWNER:
BLOOMFIELD HOMES, LP
1050 E. SH. 114, SUITE 210
SOUTHLAKE, TX 76092
PHONE: (817)-416-1572

	SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1	02/09/22	1ST SUBMITTAL	--
2	02/24/22	2ND SUBMITTAL	--
3	02/25/22	3RD SUBMITTAL	--
4			
5			
6			
7			

390.452 ACRES
OUT OF THE
J. COFFMAN SURVEY, ABSTRACT NO. 197, THE R. JOHNSON SURVEY, ABSTRACT NO. 479,
THE W. KITCHINGS SURVEY, ABSTRACT NO. 504 AND THE T. RATTAN SURVEY ABSTRACT NO. 782,
CITY OF ANNA,
COLLIN COUNTY, TEXAS

LOTS 1-4, 1X, BLOCK A; LOTS 1-8, LOT 1X, BLOCK B; LOTS 1-28, 1X, BLOCK C; LOTS 1-30, 1X, BLOCK D; LOTS 1-32, 1X, BLOCK E; LOTS 1-31, 1X, BLOCK F; LOTS 1-24, 1X, BLOCK G; LOTS 1-27, 1X, BLOCK H; LOTS 1-36, BLOCK I; LOTS 1-32, BLOCK J; LOTS 1-51, 1X, 2X, BLOCK K; LOTS 1-20, 1X, BLOCK L; LOTS 1-20, 1X, BLOCK M; LOTS 1-20, BLOCK N; LOTS 1-10, 1X, BLOCK O; LOTS 1-19, 1X, BLOCK P; LOTS 1-20, 1X, BLOCK Q; LOTS 1-27, 1X, 2X, BLOCK R; LOTS 1-21, 1X, BLOCK S; LOTS 1-15, 1X, BLOCK T; LOTS 1-13, 1X, BLOCK U; LOTS 1-88, 1X-4X, BLOCK V; LOTS 1-35, 1X, 2X, BLOCK W; LOTS 1-37, 1X, 2X, BLOCK X; LOTS 1-18, 1X, BLOCK Y; LOTS 1-29, BLOCK Z; LOTS 1-43, 1X, BLOCK AA; LOTS 1-19, BLOCK BB; LOTS 1-52, BLOCK CC; LOTS 1-32, 1X, BLOCK DD; LOTS 1-24, BLOCK EE; LOTS 1-27, BLOCK FF; LOTS 1-21, 1X, BLOCK S; LOTS 1-18, BLOCK GG; LOTS 1-17, BLOCK HH; LOTS 1-17, BLOCK II; LOTS 1-24, BLOCK JJ; LOT 1X, BLOCK KK; LOT 1, 2, BLOCK LL; LOT 1, 2, BLOCK MM; LOT 1X, BLOCK NN; LOT 1X, BLOCK OO

CONCEPT PLAN
FOR
CRYSTAL PARK

SCALE: N/A | FOR CONCEPT PURPOSES ONLY
REFERENCE NO:

PROJECT NO. 0186

NTX080-0186 CRYSTAL PARK CONCEPT PLAN

SINGLE–FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK O LOT 5	6,000 SF	0.14 ACRE
BLOCK O LOT 6	6,000 SF	0.14 ACRE
BLOCK O LOT 7	6,000 SF	0.14 ACRE
BLOCK O LOT 8	6,000 SF	0.14 ACRE
BLOCK O LOT 9	6,000 SF	0.14 ACRE
BLOCK O LOT 10	7,800 SF	0.18 ACRE
BLOCK P LOT 1	6,000 SF	0.14 ACRE
BLOCK P LOT 2	6,000 SF	0.14 ACRE
BLOCK P LOT 3	6,000 SF	0.14 ACRE
BLOCK P LOT 4	6,000 SF	0.14 ACRE
BLOCK P LOT 5	6,000 SF	0.14 ACRE
BLOCK P LOT 6	6,000 SF	0.14 ACRE
BLOCK P LOT 7	6,000 SF	0.14 ACRE
BLOCK P LOT 8	6,000 SF	0.14 ACRE
BLOCK P LOT 9	6,000 SF	0.14 ACRE
BLOCK P LOT 10	6,000 SF	0.14 ACRE
BLOCK P LOT 11	6,000 SF	0.14 ACRE
BLOCK P LOT 12	6,000 SF	0.14 ACRE
BLOCK P LOT 13	6,000 SF	0.14 ACRE
BLOCK P LOT 14	6,000 SF	0.14 ACRE

SINGLE–FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK P LOT 15	6,000 SF	0.14 ACRE
BLOCK P LOT 16	6,000 SF	0.14 ACRE
BLOCK P LOT 17	6,000 SF	0.14 ACRE
BLOCK P LOT 18	6,000 SF	0.14 ACRE
BLOCK P LOT 19	6,000 SF	0.14 ACRE
BLOCK Q LOT 1	10,525 SF	0.24 ACRE
BLOCK Q LOT 2	7,200 SF	0.17 ACRE
BLOCK Q LOT 3	7,200 SF	0.17 ACRE
BLOCK Q LOT 4	8,062 SF	0.19 ACRE
BLOCK Q LOT 5	12,186 SF	0.28 ACRE
BLOCK Q LOT 6	8,546 SF	0.20 ACRE
BLOCK Q LOT 7	7,185 SF	0.16 ACRE
BLOCK Q LOT 8	7,165 SF	0.16 ACRE
BLOCK Q LOT 9	7,145 SF	0.16 ACRE
BLOCK Q LOT 10	7,124 SF	0.16 ACRE
BLOCK Q LOT 11	7,104 SF	0.16 ACRE
BLOCK Q LOT 12	7,084 SF	0.16 ACRE
BLOCK Q LOT 13	7,064 SF	0.16 ACRE
BLOCK Q LOT 14	7,044 SF	0.16 ACRE
BLOCK Q LOT 15	7,024 SF	0.16 ACRE

SINGLE–FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK Q LOT 16	7,004 SF	0.16 ACRE
BLOCK Q LOT 17	6,984 SF	0.16 ACRE
BLOCK Q LOT 18	6,964 SF	0.16 ACRE
BLOCK Q LOT 19	6,944 SF	0.16 ACRE
BLOCK Q LOT 20	7,500 SF	0.17 ACRE
BLOCK R LOT 1	6,000 SF	0.14 ACRE
BLOCK R LOT 2	6,000 SF	0.14 ACRE
BLOCK R LOT 3	6,000 SF	0.14 ACRE
BLOCK R LOT 4	6,000 SF	0.14 ACRE
BLOCK R LOT 5	6,000 SF	0.14 ACRE
BLOCK R LOT 6	6,000 SF	0.14 ACRE
BLOCK R LOT 7	6,000 SF	0.14 ACRE
BLOCK R LOT 8	6,000 SF	0.14 ACRE
BLOCK R LOT 9	6,000 SF	0.14 ACRE
BLOCK R LOT 10	6,000 SF	0.14 ACRE
BLOCK R LOT 11	6,000 SF	0.14 ACRE
BLOCK R LOT 12	6,000 SF	0.14 ACRE
BLOCK R LOT 13	6,013 SF	0.14 ACRE
BLOCK R LOT 14	15,264 SF	0.35 ACRE
BLOCK R LOT 15	13,494 SF	0.31 ACRE

SINGLE–FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK R LOT 16	6,000 SF	0.14 ACRE
BLOCK R LOT 17	6,000 SF	0.14 ACRE
BLOCK R LOT 18	6,000 SF	0.14 ACRE
BLOCK R LOT 19	6,000 SF	0.14 ACRE
BLOCK R LOT 20	6,000 SF	0.14 ACRE
BLOCK R LOT 21	6,000 SF	0.14 ACRE
BLOCK R LOT 22	6,000 SF	0.14 ACRE
BLOCK R LOT 23	6,000 SF	0.14 ACRE
BLOCK R LOT 24	6,000 SF	0.14 ACRE
BLOCK R LOT 25	6,000 SF	0.14 ACRE
BLOCK R LOT 26	6,116 SF	0.14 ACRE
BLOCK R LOT 27	6,244 SF	0.14 ACRE
BLOCK S LOT 1	9,293 SF	0.21 ACRE
BLOCK S LOT 2	6,000 SF	0.14 ACRE
BLOCK S LOT 3	6,000 SF	0.14 ACRE
BLOCK S LOT 4	6,000 SF	0.14 ACRE
BLOCK S LOT 5	6,000 SF	0.14 ACRE
BLOCK S LOT 6	6,000 SF	0.14 ACRE
BLOCK S LOT 7	6,000 SF	0.14 ACRE
BLOCK S LOT 8	6,000 SF	0.14 ACRE

SINGLE–FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK S LOT 9	6,000 SF	0.14 ACRE
BLOCK S LOT 10	6,334 SF	0.15 ACRE
BLOCK S LOT 11	6,678 SF	0.15 ACRE
BLOCK S LOT 12	6,620 SF	0.15 ACRE
BLOCK S LOT 13	6,157 SF	0.14 ACRE
BLOCK S LOT 14	6,000 SF	0.14 ACRE
BLOCK S LOT 15	6,000 SF	0.14 ACRE
BLOCK S LOT 16	6,000 SF	0.14 ACRE
BLOCK S LOT 17	6,000 SF	0.14 ACRE
BLOCK S LOT 18	6,407 SF	0.15 ACRE
BLOCK S LOT 19	6,729 SF	0.15 ACRE
BLOCK S LOT 20	7,333 SF	0.17 ACRE
BLOCK S LOT 21	9,769 SF	0.22 ACRE
BLOCK T LOT 1	10,343 SF	0.24 ACRE
BLOCK T LOT 2	6,822 SF	0.16 ACRE
BLOCK T LOT 3	6,463 SF	0.15 ACRE
BLOCK T LOT 4	6,000 SF	0.14 ACRE
BLOCK T LOT 5	6,000 SF	0.14 ACRE
BLOCK T LOT 6	6,000 SF	0.14 ACRE
BLOCK T LOT 7	6,000 SF	0.14 ACRE

SINGLE–FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK T LOT 8	8,268 SF	0.19 ACRE
BLOCK T LOT 9	10,194 SF	0.23 ACRE
BLOCK T LOT 10	6,000 SF	0.14 ACRE
BLOCK T LOT 11	6,000 SF	0.14 ACRE
BLOCK T LOT 12	6,000 SF	0.14 ACRE
BLOCK T LOT 13	6,457 SF	0.15 ACRE
BLOCK T LOT 15	6,544 SF	0.15 ACRE
BLOCK T LOT 16	9,169 SF	0.21 ACRE
BLOCK U LOT 1	7,599 SF	0.17 ACRE
BLOCK U LOT 2	6,690 SF	0.15 ACRE
BLOCK U LOT 3	6,316 SF	0.15 ACRE
BLOCK U LOT 4	6,000 SF	0.14 ACRE
BLOCK U LOT 5	6,000 SF	0.14 ACRE
BLOCK U LOT 6	6,181 SF	0.14 ACRE
BLOCK U LOT 7	9,861 SF	0.23 ACRE
BLOCK U LOT 8	8,720 SF	0.20 ACRE
BLOCK U LOT 9	6,496 SF	0.15 ACRE
BLOCK U LOT 10	6,368 SF	0.15 ACRE
BLOCK U LOT 11	6,240 SF	0.14 ACRE
BLOCK U LOT 12	6,106 SF	0.14 ACRE

SINGLE–FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK U LOT 13	9,777 SF	0.22 ACRE
BLOCK V LOT 1	7,738 SF	0.18 ACRE
BLOCK V LOT 2	6,694 SF	0.15 ACRE
BLOCK V LOT 3	6,806 SF	0.16 ACRE
BLOCK V LOT 4	6,914 SF	0.16 ACRE
BLOCK V LOT 5	7,021 SF	0.16 ACRE
BLOCK V LOT 6	7,129 SF	0.16 ACRE
BLOCK V LOT 7	7,237 SF	0.17 ACRE
BLOCK V LOT 8	7,453 SF	0.17 ACRE
BLOCK V LOT 9	12,557 SF	0.29 ACRE
BLOCK V LOT 10	16,593 SF	0.38 ACRE
BLOCK V LOT 11	8,924 SF	0.20 ACRE
BLOCK V LOT 12	6,000 SF	0.14 ACRE
BLOCK V LOT 13	6,000 SF	0.14 ACRE
BLOCK V LOT 14	7,599 SF	0.17 ACRE
BLOCK V LOT 15	9,871 SF	0.23 ACRE
BLOCK V LOT 16	8,895 SF	0.20 ACRE
BLOCK V LOT 17	8,669 SF	0.20 ACRE
BLOCK V LOT 18	8,353 SF	0.19 ACRE
BLOCK V LOT 19	8,384 SF	0.19 ACRE

SINGLE–FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK V LOT 20	7,722 SF	0.18 ACRE
BLOCK V LOT 21	7,700 SF	0.18 ACRE
BLOCK V LOT 22	7,040 SF	0.16 ACRE
BLOCK V LOT 23	7,449 SF	0.17 ACRE
BLOCK V LOT 24	7,287 SF	0.17 ACRE
BLOCK V LOT 25	7,056 SF	0.16 ACRE
BLOCK V LOT 26	7,046 SF	0.16 ACRE
BLOCK V LOT 27	6,984 SF	0.16 ACRE
BLOCK V LOT 28	6,923 SF	0.16 ACRE
BLOCK V LOT 29	6,862 SF	0.16 ACRE
BLOCK V LOT 30	6,808 SF	0.16 ACRE
BLOCK V LOT 31	6,833 SF	0.16 ACRE
BLOCK V LOT 32	6,880 SF	0.16 ACRE
BLOCK V LOT 33	6,928 SF	0.16 ACRE
BLOCK V LOT 34	6,976 SF	0.16 ACRE
BLOCK V LOT 35	7,024 SF	0.16 ACRE
BLOCK V LOT 36	7,072 SF	0.16 ACRE
BLOCK V LOT 37	7,120 SF	0.16 ACRE
BLOCK V LOT 38	7,168 SF	0.16 ACRE
BLOCK V LOT 39	7,192 SF	0.17 ACRE

SINGLE–FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK V LOT 40	9,277 SF	0.21 ACRE
BLOCK V LOT 41	9,222 SF	0.21 ACRE
BLOCK V LOT 42	9,194 SF	0.21 ACRE
BLOCK V LOT 43	9,100 SF	0.21 ACRE
BLOCK V LOT 44	9,100 SF	0.21 ACRE
BLOCK V LOT 45	9,100 SF	0.21 ACRE
BLOCK V LOT 46	9,100 SF	0.21 ACRE
BLOCK V LOT 47	9,100 SF	0.21 ACRE
BLOCK V LOT 48	11,050 SF	0.25 ACRE
BLOCK V LOT 49	12,350 SF	0.28 ACRE
BLOCK V LOT 50	9,750 SF	0.22 ACRE
BLOCK V LOT 51	10,400 SF	0.24 ACRE
BLOCK V LOT 52	11,237 SF	0.26 ACRE
BLOCK V LOT 53	12,658 SF	0.29 ACRE
BLOCK V LOT 54	12,350 SF	0.28 ACRE
BLOCK V LOT 55	24,257 SF	0.56 ACRE
BLOCK V LOT 56	11,820 SF	0.27 ACRE
BLOCK V LOT 57	12,193 SF	0.28 ACRE
BLOCK V LOT 58	12,565 SF	0.29 ACRE
BLOCK V LOT 59	12,938 SF	0.30 ACRE

SINGLE–FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK V LOT 60	13,310 SF	0.31 ACRE
BLOCK V LOT 61	13,683 SF	0.31 ACRE
BLOCK V LOT 62	14,055 SF	0.32 ACRE
BLOCK V LOT 63	14,344 SF	0.33 ACRE
BLOCK V LOT 64	14,797 SF	0.34 ACRE
BLOCK V LOT 65	15,097 SF	0.35 ACRE
BLOCK V LOT 66	15,337 SF	0.35 ACRE
BLOCK V LOT 67	15,577 SF	0.36 ACRE
BLOCK V LOT 68	15,702 SF	0.36 ACRE
BLOCK V LOT 69	15,645 SF	0.36 ACRE
BLOCK V LOT 70	15,586 SF	0.36 ACRE
BLOCK V LOT 71	15,070 SF	0.35 ACRE
BLOCK V LOT 72	13,396 SF	0.31 ACRE
BLOCK V LOT 73	9,100 SF	0.21 ACRE
BLOCK V LOT 74	9,100 SF	0.21 ACRE
BLOCK V LOT 75	9,100 SF	0.21 ACRE
BLOCK V LOT 76	9,100 SF	0.21 ACRE
BLOCK V LOT 77	9,100 SF	0.21 ACRE
BLOCK V LOT 78	9,100 SF	0.21 ACRE
BLOCK V LOT 79	9,100 SF	0.21 ACRE

SINGLE–FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK V LOT 80	11,041 SF	0.25 ACRE
BLOCK V LOT 81	11,023 SF	0.25 ACRE
BLOCK V LOT 82	9,100 SF	0.21 ACRE
BLOCK V LOT 83	9,100 SF	0.21 ACRE
BLOCK V LOT 84	9,100 SF	0.21 ACRE
BLOCK V LOT 85	9,100 SF	0.21 ACRE
BLOCK V LOT 86	9,100 SF	0.21 ACRE
BLOCK V LOT 87	9,100 SF	0.21 ACRE
BLOCK V LOT 88	9,118 SF	0.21 ACRE
BLOCK W LOT 1	7,010 SF	0.16 ACRE
BLOCK W LOT 2	6,583 SF	0.15 ACRE
BLOCK W LOT 3	6,028 SF	0.14 ACRE
BLOCK W LOT 4	6,000 SF	0.14 ACRE
BLOCK W LOT 5	6,000 SF	0.14 ACRE
BLOCK W LOT 6	6,000 SF	0.14 ACRE
BLOCK W LOT 7	6,000 SF	0.14 ACRE
BLOCK W LOT 8	6,000 SF	0.14 ACRE
BLOCK W LOT 9	6,000 SF	0.14 ACRE
BLOCK W LOT 10	6,000 SF	0.14 ACRE
BLOCK W LOT 11	6,000 SF	0.14 ACRE

SINGLE–FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK W LOT 12	6,000 SF	0.14 ACRE
BLOCK W LOT 13	6,000 SF	0.14 ACRE
BLOCK W LOT 14	6,000 SF	0.14 ACRE
BLOCK W LOT 15	6,000 SF	0.14 ACRE
BLOCK W LOT 16	6,000 SF	0.14 ACRE
BLOCK W LOT 17	6,000 SF	0.14 ACRE
BLOCK W LOT 18	6,205 SF	0.14 ACRE
BLOCK W LOT 19	8,030 SF	0.18 ACRE
BLOCK W LOT 20	6,000 SF	0.14 ACRE
BLOCK W LOT 21	6,000 SF	0.14 ACRE
BLOCK W LOT 22	6,000 SF	0.14 ACRE
BLOCK W LOT 23	6,000 SF	0.14 ACRE
BLOCK W LOT 24	6,000 SF	0.14 ACRE
BLOCK W LOT 25	6,000 SF	0.14 ACRE
BLOCK W LOT 26	6,000 SF	0.14 ACRE
BLOCK W LOT 27	6,000 SF	0.14 ACRE
BLOCK W LOT 28	6,000 SF	0.14 ACRE
BLOCK W LOT 29	6,000 SF	0.14 ACRE
BLOCK W LOT 30	6,000 SF	0.14 ACRE
BLOCK W LOT 31	6,000 SF	0.14 ACRE

SINGLE–FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK W LOT 32	6,000 SF	0.14 ACRE
BLOCK W LOT 33	6,000 SF	0.14 ACRE
BLOCK W LOT 34	6,324 SF	0.15 ACRE
BLOCK W LOT 35	9,381 SF	0.22 ACRE
BLOCK X LOT 1	9,224 SF	0.21 ACRE
BLOCK X LOT 2	6,373 SF	0.15 ACRE
BLOCK X LOT 3	6,373 SF	0.15 ACRE
BLOCK X LOT 4	6,072 SF	0.14 ACRE
BLOCK X LOT 5	6,000 SF	0.14 ACRE
BLOCK X LOT 6	6,000 SF	0.14 ACRE
BLOCK X LOT 7	6,000 SF	0.14 ACRE
BLOCK X LOT 8	6,000 SF	0.14 ACRE
BLOCK X LOT 9	6,000 SF	0.14 ACRE
BLOCK X LOT 10	6,000 SF	0.14 ACRE
BLOCK X LOT 11	6,000 SF	0.14 ACRE
BLOCK X LOT 12	6,000 SF	0.14 ACRE
BLOCK X LOT 13	6,000 SF	0.14 ACRE
BLOCK X LOT 14	6,000 SF	0.14 ACRE
BLOCK X LOT 15	6,000 SF	0.14 ACRE
BLOCK X LOT 16	6,000 SF	0.14 ACRE

SINGLE–FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK X LOT 17	6,000 SF	0.14 ACRE
BLOCK X LOT 18	9,156 SF	0.21 ACRE
BLOCK X LOT 19	8,104 SF	0.19 ACRE
BLOCK X LOT 20	6,000 SF	0.14 ACRE
BLOCK X LOT 21	6,000 SF	0.14 ACRE
BLOCK X LOT 22	6,000 SF	0.14 ACRE
BLOCK X LOT 23	6,000 SF	0.14 ACRE
BLOCK X LOT 24	6,000 SF	0.14 ACRE
BLOCK X LOT 25	6,000 SF	0.14 ACRE
BLOCK X LOT 26	6,000 SF	0.14 ACRE
BLOCK X LOT 27	6,000 SF	0.14 ACRE
BLOCK X LOT 28	6,000 SF	0.14 ACRE
BLOCK X LOT 29	6,000 SF	0.14 ACRE
BLOCK X LOT 30	6,000 SF	0.14 ACRE
BLOCK X LOT 31	6,000 SF	0.14 ACRE
BLOCK X LOT 32	6,000 SF	0.14 ACRE
BLOCK X LOT 33	6,000 SF	0.14 ACRE
BLOCK X LOT 34	6,258 SF	0.14 ACRE
BLOCK X LOT 35	6,345 SF	0.15 ACRE
BLOCK X LOT 36	8,267 SF	0.19 ACRE

SINGLE–FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK Y LOT 1	6,244 SF	0.14 ACRE
BLOCK Y LOT 2	6,244 SF	0.14 ACRE
BLOCK Y LOT 3	6,244 SF	0.14 ACRE
BLOCK Y LOT 4	6,099 SF	0.14 ACRE
BLOCK Y LOT 5	6,000 SF	0.14 ACRE
BLOCK Y LOT 6	6,000 SF	0.14 ACRE
BLOCK Y LOT 7	6,000 SF	0.14 ACRE
BLOCK Y LOT 8	6,000 SF	0.14 ACRE
BLOCK Y LOT 9	6,000 SF	0.14 ACRE
BLOCK Y LOT 10	6,000 SF	0.14 ACRE
BLOCK Y LOT 11	6,000 SF	0.14 ACRE
BLOCK Y LOT 12	6,000 SF	0.14 ACRE
BLOCK Y LOT 13	6,000 SF	0.14 ACRE
BLOCK Y LOT 14	6,000 SF	0.14 ACRE
BLOCK Y LOT 15	6,000 SF	0.14 ACRE
BLOCK Y LOT 16	6,000 SF	0.14 ACRE
BLOCK Y LOT 17	6,000 SF	0.14 ACRE
BLOCK Y LOT 18	8,139 SF	0.19 ACRE
BLOCK Z LOT 1	7,201 SF	0.17 ACRE
BLOCK Z LOT 2	7,200 SF	0.17 ACRE

SINGLE–FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK Z LOT 3	7,200 SF	0.17 ACRE
BLOCK Z LOT 4	7,200 SF	0.17 ACRE
BLOCK Z LOT 5	7,200 SF	0.17 ACRE
BLOCK Z LOT 6	7,200 SF	0.17 ACRE
BLOCK Z LOT 7	7,200 SF	0.17 ACRE
BLOCK Z LOT 8	7,200 SF	0.17 ACRE
BLOCK Z LOT 9	7,200 SF	0.17 ACRE
BLOCK Z LOT 10	7,200 SF	0.17 ACRE
BLOCK Z LOT 11	7,200 SF	0.17 ACRE
BLOCK Z LOT 12	7,200 SF	0.17 ACRE
BLOCK Z LOT 13	7,200 SF	0.17 ACRE
BLOCK Z LOT 14	14,399 SF	0.33 ACRE
BLOCK Z LOT 15	13,650 SF	0.31 ACRE
BLOCK Z LOT 16	9,100 SF	0.21 ACRE
BLOCK Z LOT 17	9,100 SF	0.21 ACRE
BLOCK Z LOT 18	9,100 SF	0.21 ACRE
BLOCK Z LOT 19	9,100 SF	0.21 ACRE
BLOCK Z LOT 20	9,100 SF	0.21 ACRE
BLOCK Z LOT 21	9,100 SF	0.21 ACRE
BLOCK Z LOT 22	9,100 SF	0.21 ACRE

SINGLE–FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK Z LOT 23	9,100 SF	0.21 ACRE
BLOCK Z LOT 24	9,100 SF	0.21 ACRE
BLOCK Z LOT 25	9,100 SF	0.21 ACRE
BLOCK Z LOT 26	12,350 SF	0.28 ACRE
BLOCK Z LOT 27	12,348 SF	0.28 ACRE
BLOCK Z LOT 28	9,100 SF	0.21 ACRE
BLOCK Z LOT 29	11,050 SF	0.25 ACRE

PARKS		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK AA LOT 1X (GREENBELT PARK A)	400,491 SF	9.2 ACRES
BLOCK B LOT 1X (GREENBELT PARK B)	338,086 SF	7.8 ACRES
BLOCK F LOT 1X (GREENBELT PARK C)	247,832 SF	5.7 ACRES
BLOCK U LOT 1X (EAST POCKET PARK)	21,803 SF	0.5 ACRES
BLOCK V LOT 1X (WEST POCKET PARK)	65,594 SF	1.5 ACRES
BLOCK V LOT 3X (NORTH GREENBELT PARK)	349,035 SF	8.0 ACRES

COMMON AREA LOTS		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK A LOT 1X	37,774 SF	0.87 ACRES
BLOCK AA LOT 2X	2,139 SF	0.05 ACRES
BLOCK B LOT 1X	7,563 SF	0.17 ACRES
BLOCK C LOT 1X	2,419 SF	0.06 ACRES
BLOCK CC LOT 1X	6,091 SF	0.14 ACRES
BLOCK D LOT 1X	2,400 SF	0.06 ACRES
BLOCK DD LOT 1X	2,404 SF	0.06 ACRES
BLOCK E LOT 1X	2,422 SF	0.06 ACRES
BLOCK G LOT 1X	2,404 SF	0.06 ACRES
BLOCK H LOT 1X	2,404 SF	0.06 ACRES
BLOCK J LOT 1X	2,402 SF	0.06 ACRES
BLOCK K LOT 2X	57,866 SF	1.33 ACRES
BLOCK L LOT 1X	2,277 SF	0.05 ACRES
BLOCK M LOT 1X	2,400 SF	0.06 ACRES
BLOCK O LOT 1X	5,323 SF	0.12 ACRES
BLOCK P LOT 1X	19,765 SF	0.45 ACRES
BLOCK Q LOT 1X	33,047 SF	0.76 ACRES
BLOCK R LOT 1X	36,106 SF	0.83 ACRES
BLOCK R LOT 2X	20,666 SF	0.47 ACRES
BLOCK S LOT 1X	2,402 SF	0.06 ACRES
BLOCK T LOT 1X	2,428 SF	0.06 ACRES
BLOCK V LOT 2X	76,696 SF	1.76 ACRES
BLOCK V LOT 4X	65,077 SF	1.49 ACRES
BLOCK W LOT 1X	2,437 SF	0.06 ACRES
BLOCK W LOT 2X	2,394 SF	0.05 ACRES
BLOCK X LOT 1X	2,402 SF	0.06 ACRES
BLOCK X LOT 2X	2,415 SF	0.06 ACRES
BLOCK Y LOT 1X	25,134 SF	0.58 ACRES

NOTE: LOT LAYOUT, LOT TYPE LOCATIONS, STREET PATTERNS, AND OPEN SPACES ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF THE FINAL PLAT. LOT TYPE MINIMUMS AND MAXIMUMS SHALL COMPLY WITH THE APPROVED DEVELOPMENT STANDARDS FOR CRYSTAL PARK. THE LIMITS OF THE RIGHT OF WAY FOR CR 284 WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.

LJA ENGINEERING

ENGINEER:
LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER:
DOUGLAS PROPERTIES
2309 K AVENUE, SUITE 100
PLANO, TX 75074
PHONE: (972)-422-1658

OWNER:
BLOOMFIELD HOMES, LP
1050 E. SH. 114, SUITE 210
SOUTHLAKE, TX 76092
PHONE: (817)-416-1572

	SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1	02/09/22	1ST SUBMITTAL	--
2	02/24/22	2ND SUBMITTAL	--
3	02/25/22	3RD SUBMITTAL	--
4			
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390.452 ACRES
OUT OF THE
J. COFFMAN SURVEY, ABSTRACT NO. 197, THE R. JOHNSON SURVEY, ABSTRACT NO. 479,
THE W. KITCHINGS SURVEY, ABSTRACT NO. 504 AND THE T. RATTAN SURVEY ABSTRACT NO. 782,
CITY OF ANNA,
COLLIN COUNTY, TEXAS

LOTS 1-4, 1X, BLOCK A; LOTS 1-8, LOT 1X, BLOCK B; LOTS 1-28, 1X, BLOCK C; LOTS 1-30, 1X, BLOCK D; LOTS 1-32, 1X, BLOCK E; LOTS 1-31, 1X, BLOCK F; LOTS 1-24, 1X, BLOCK G; LOTS 1-27, 1X, BLOCK H; LOTS 1-36, BLOCK I; LOTS 1-32, BLOCK J; LOTS 1-51, 1X, 2X, BLOCK K; LOTS 1-20, 1X, BLOCK L; LOTS 1-20, 1X, BLOCK M; LOTS 1-20, BLOCK N; LOTS 1-10, 1X, BLOCK O; LOTS 1-19, 1X, BLOCK P; LOTS 1-20, 1X, BLOCK Q; LOTS 1-27, 1X, 2X, BLOCK R; LOTS 1-21, 1X, BLOCK S; LOTS 1-15, 1X, BLOCK T; LOTS 1-13, 1X, BLOCK U; LOTS 1-88, 1X-4X, BLOCK V; LOTS 1-35, 1X, 2X, BLOCK W; LOTS 1-37, 1X, 2X, BLOCK X; LOTS 1-18, 1X, BLOCK Y; LOTS 1-29, BLOCK Z; LOTS 1-43, 1X, BLOCK AA; LOTS 1-19, BLOCK BB; LOTS 1-52, BLOCK CC; LOTS 1-32, 1X, BLOCK DD; LOTS 1-24, BLOCK EE; LOTS 1-27, BLOCK FF; LOTS 1-21, 1X, BLOCK S; LOTS 1-18, BLOCK GG; LOTS 1-17, BLOCK HH; LOTS 1-17, BLOCK II; LOTS 1-24, BLOCK JJ; LOT 1X, BLOCK KK; LOT 1, 2, BLOCK LL; LOT 1, 2, BLOCK MM; LOT 1X, BLOCK NN; LOT 1X, BLOCK OO

CONCEPT PLAN
FOR
CRYSTAL PARK

SCALE: N/A | FOR CONCEPT PURPOSES ONLY
REFERENCE NO:

PROJECT NO. 0186

Date/Time: Thu, 24 Feb 2022 - 6:05pm
Path/Name: S:\NTX-LAND\0186\400\LAND\410 Concept Plan\0186CPLCP02.dwg

EXHIBIT 3

DEVELOPMENT STANDARDS FOR CRYSTAL PARK

a. General Terms: The location of the planned development zoning districts shall be in substantial conformance with the Concept Plan (Exhibit 2).

b. 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 SF-TH Townhome District (SF-TH), SF-Z Single Family Residence District – Zero Lot Line Homes (SF-Z), SF-60 Single-Family Residence District (SF-60), SF-72 Single-Family Residence District (SF-72), SF-84 Single-Family Residence District (SF-84), SF-10.5 Single-Family Residence District (SF 10.5), MF-2 Multiple-Family Residential - High Density (MF-2), and C-2 General Commercial District (C-2) of the Zoning Ordinance and applicable City Regulations except as otherwise specified herein.

1. The areas identified as "Commercial" on the Concept Plan shall have the base zoning of C-2. The following land uses shall be prohibited:
    A. Residential Uses
    B. Educational, Institutional and Special Uses
    C. Transportation, Utility and Communications Uses
    D. Automobile and Related Services Uses
    E. Manufacturing, Storage and Warehousing Uses
    F. Convenience store
    G. Feed and farm supply
    H. Massage therapy facility
    I. Metal dealer, crafted precious
    J. Mortuary or funeral home
    K. Taxidermist

2. The area identified as "Professional Campus" on the Concept Plan shall have the base zoning of C-2 but be limited to the following land uses:

    A. Hosp. (chronic care); long-term health care fac.
    B. Hospital (acute care)
    C. Hotel
    D. Laboratory, medical or dental

E. Laboratory, scientific or research
F. Office Center
G. Office, prof. or general administrative
H. Pharmacy
I. Restaurant or cafeteria, minimum 5,000 square feet (no drive-through)
J. Shopping center
K. Theater (indoor)
L. Veterinarian clinic (no outside pens)

3. The areas identified as “Mixed Use” on the Concept Plan shall have the base zoning of C-2 with the following restrictions.

   A. The following Residential Uses shall be allowed by-right

      i. Multiple-family residence

      ii. SF-TH Townhome

      iii. SF-Z Single-Family Residence – Zero lot line homes

   B. Commercial development within the area identified as “Mixed Use” on the Concept Plan, shall maintain a minimum 50% Floor Area Ratio (FAR)

   C. Residential uses shall be setback a minimum of 800’ from the approximate centerline of U.S. Highway 75.

   D. Multiple-family residence shall be a minimum of 4 stories. Each building shall be designed with flex place units. Flex space units are defined as a ground floor unit that may be occupied by a residential use, a nonresidential use, or both. Flex space units must have an individual exterior entrance and a minimum floor-to-ceiling separation of 12 feet. A flex-space unit must be constructed to accommodate nonresidential uses and may not be modified to prevent nonresidential occupancy.

4. Maximum number of single-family residences detached lots located outside of the Mixed-Use District:

   A. Maximum number of residential lots (combined total of SF-60, SF-

72, SF-84 and SF-10.5, but not including common area or open space lots): 969 lots.

B. Minimum number of SF-10.5 lots: 95 lots.

C. Minimum number of SF-84 lots: 149 lots.

D. Maximum number of SF-60 lots: 419 lots.

Lot size may be mixed within each area to provide additional options and character to project

5. Sidewalks: Refer to Res. No. 2021-12-1077 (Crystal Park Development Agreement) Exhibit K – Parks, Trails and Connectivity Plan

   A. Stipulation associated with front building setback:

      i. Minimum 25 feet required where a sidewalk is provided between building face and street curb.

      ii. Minimum 20 feet where no sidewalk is provided between building face and street curb.

6. Fencing:

   A. All fences on the portion(s) of a residential lot adjacent to an open space/common area lot(s), with the exception of lots backing and/or siding to required Home Owners Association (H.O.A.) lots adjacent to major/minor thoroughfares and internal primary entrance roadways, must be ornamental metal fences, such as wrought iron or tubular steel. Fences constructed between residences may be wood. All wood privacy fencing between residences shall be at least six feet in height. Wood fencing shall be stained and sealed. Plastic and chain link fencing is prohibited.

   B. Wood fencing of a uniform design shall be constructed along the rear or side lot lines of single-family homes that are adjacent to H.O.A. common area lots running parallel to the 4 primary streets, identified on the Concept Plan, within the interior of the community.

7. A minimum 10-foot-wide common area tract to be owned and maintained by the homeowners' association will be required along both side of the 4 primary neighborhoods streets as shown on the Concept Plan. Within the 10-foot-wide common area tract(s), Developer shall be required to plant one large tree (minimum of three-inch caliper and seven feet high at the time of planting) per 40 linear feet, or portion thereof, of street frontage. Trees may be grouped or clustered to facilitate site design.

8. Private Amenities:

   A. The creek corridor (greenbelt), pocket parks, and linear park areas shall be provided in the general location shown on the Concept Plan; provided, however, that the final locations of the greenbelt, pocket parks and linear park areas shall be determined at the time of Concept Plan approval and may be approved in phases per platting approval. The Director of Development Services or his/her designee is authorized to administratively approve modifications to the locations of the creek corridor, pocket parks and linear park areas during the platting stage or the permitting stage.

   B. The location of the trail system shall be in general conformance with the Illustrative Plan and Parks, Trails and Connectivity Plan Map as part of Res. No. 2021-12-1077 (Crystal Park Development Agreement); provided, however, that the final locations of the trail system shall be determined at the time of Concept Plan approval and may be approved in phases per platting approval. The Director of Development Services or his/her designee is authorized to administratively approve modifications to the locations of the trail system during the platting stage or the permitting stage.

   C. Two pocket parks with a minimum of 1.5± acres and 0.5± acre shall be provided in addition to the greenbelt and linear park areas that contain a minimum 20± acres and 8± acres respectively pursuant to subsection 9(A) above.

   D. A private amenity center facility shall be provided as part of the development. The amenity center facility shall include, at a minimum, a pool, bathroom facilities, guest parking, and associated improvements.

E. The greenbelt, linear park, and pocket parks shall be dedicated to the City and maintained by a homeowners' association, except as otherwise set forth in the Development Agreement.

F. All plans and specifications for the construction of such amenities and improvements must be reviewed and approved by the Director of Neighborhood Services, or applicable designees. Developer shall financially guarantee the construction of the amenities and improvements, and the city must approve same, prior to the filing of a plat in the case of platted subdivision. Developer may receive credits against Park Fees as set forth in the Development Agreement.

G. The trail system shall be accessible and open to the general public.

H. All sidewalks shall be in accordance with Res. No. 2021-12-1077 Exhibit K.

9. Infrastructure Improvements: As shown on the Concept Plan the east/west right-of-way (R.O.W.) that traverses between the Commercial and Mixed-Use areas, between the US Highway 75 frontage road and future 90 foot R.O.W. minor arterial, shall be a minimum of 60 foot wide R.O.W. and constructed as a minor collector.

10. Phasing Requirement

A. Prior to or concurrent with the approval of a final plat for any multiple-family residence development, a final plat for the following must be approved;

i. Minimum of 30,000 square feet of office and/or hotel

ii. Minimum of 10,000 square feet of retail and/or restaurant

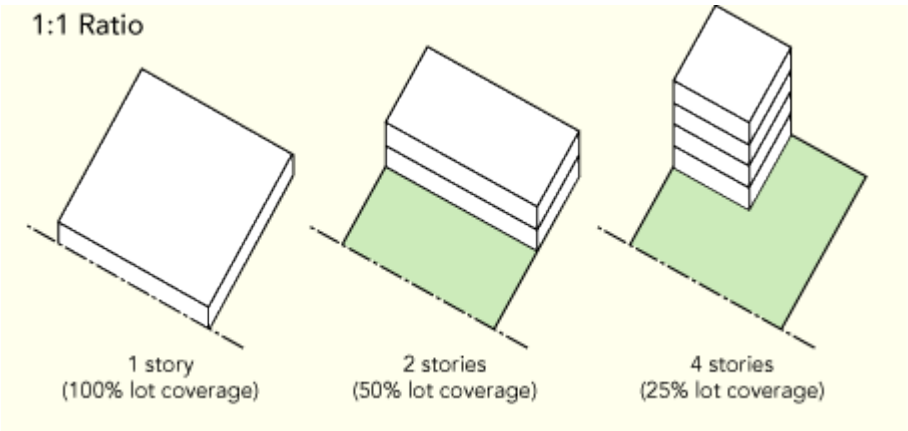
11. Private Improvements: Should a school site be needed and meet suitable School District requirements, Developer shall convey the School Site to AISD in accordance with this Agreement. Such conveyance may require that should construction of a school within the School Site not commence within ten (10) years from such conveyance, the School Site shall revert back to Developer.

ARTICLE 9.04 ZONING ORDINANCE

(For the purpose of this document Deletions of certain Zoning Ordinance and Landscape Regulation provisions that are not applicable are indicated in ~~strikethrough~~ text and Additions or Changes (i.e., added or revised development standards that are in addition to or differ from the Zoning Ordinance and Landscape Regulations) are indicated with underlined Green text.)

1. **Sec. 9.04.004 Definitions**

Floor Area Ratio means the floor area of a main building or buildings on a lot, divided by the lot area. See Figure



2. **Sec. 9.04.014 SF-Z Single-Family Residence District - Zero lot line homes**

(d) Height and area regulations.

(2) Minimum lot sizes for townhouses and zero lot line houses shall be ~~3,000~~ 2,125 square feet per dwelling unit.

3. **Sec. 9.04.015 SF-TH Townhome District**

(d) Height and area regulations.

(2) Minimum lot sizes for townhouses and zero lot line houses shall be ~~3,000~~ 2,125 square feet per dwelling unit.

~~(g) Miscellaneous provisions.~~

~~(1) Rear entry off-street parking shall be provided for all uses established in this zone.~~

~~(2) Site plan approval shall be required prior to development.~~

4. **Sec. 9.04.020 MF-2 Multiple-Family Residential – High Density**

I Parking regulations. ~~Two off-street parking spaces shall be provided per unit. Required parking may not be provided within the required front yard. Other o~~ Off-street parking spaces regulations are set forth in section 9.04.037.

5. **Sec. 9.04.037 Parking space regulations**

(a) Automobile parking space regulations. Whenever any ordinance, regulation, or plan enacted or adopted by the city council is for the purpose of providing off-street automobile parking spaces or of establishing requirements that such spaces be provided within any section or sections of the city, then such plan or requirements shall govern within such sections. Otherwise, off-street automobile parking spaces shall be provided as follows, applicable to buildings hereafter erected and uses hereafter established, to such nonconforming uses as may be required to conform to the regulations hereof, and to extensions and enlargements of buildings and uses.

(1) Except as otherwise provided in this section, off-street parking spaces shall be provided as follows:

Dwellings, multifamily	~~2 per dwelling unit~~ 1 space per each one (1) bedroom unit 2 spaces per each unit containing two (2) bedrooms or more. 1 space per each one (1) bedroom unit for Senior Housing/Age Restricted	~~75%~~ 50% of required parking must be covered, plus 0.25 per dwelling unit for visitor parking and evenly dispersed.

4. APPENDIX 1. ZONING DISTRICT AREA REGULATIONS

Each lot type shall be developed in accordance with the area regulations contained in Table 1 below.

		SF-10.5	SF-84	SF-72	SF-60	SF-Z	SF-TH	MF-2
Maximum Height (feet)		35	35	35	35	35	~~35~~ 45	~~45~~ 70
Side Yard, Interior (feet)[3]		~~8 (c)~~ 7	~~10~~ 6	~~(c)~~ 6	~~(c)~~ 5	~~(b)~~ 5 [1]	~~(b)~~ 10	10
Side Yard, Corner Lot, Street Side (feet)		15	15	15	15	15	15	15
Rear Yard (feet)		25	25	~~25~~ 20	~~25~~ 20	~~25~~ 20	~~25~~ 20	25
Front Yard (feet)[4]		25	25	25	25	~~20~~ 10	~~20~~ 10	25
Lot Area (feet)		10,500	8,400	7,200	6,000	~~6,000~~ 2,125	~~2,700~~ 2,125 per unit	5,000
Min. Lot Width (feet)		80	70	60	50	25	25	50
Min. Lot Depth (feet)[2]		~~120~~130	~~120~~ 130	120	120	~~100~~ 85	~~160~~ 85	120
Max. Lot Coverage (%)		~~40%~~ 50%	~~35%~~ 50%	~~40%~~ 55%	~~45%~~ 55%	~~50%~~ 65%	~~60%~~ 65%	40%
Building Size (square feet)		2,200	~~2,000~~ 2,200	1,800	~~1,600~~ 1,800	1,200	900	none
Min. Masonry (%)		80%	80%	80%	80%	80%	80%	80%

~~(b) 14 feet between ends of buildings.~~

[1] For SF-Z, Variations to side yard minimum allowed between 0' and 10' as long as 10' building separation is maintained between homes.

[2] 20% reduction to minimum depths allowed at knuckles and cul-de-sacs as long as minimum square footage is met

[3] Where adjacent to HOA lot along interior residential primary streets, side yard would be considered "interior"

[4] Sidewalks (as generally shown on the Res. No. 2021-12-1077 Exhibit K Parks, Trails and Connectivity Plan Map and as may be modified at time of final plat) shall be 5' minimum width and generally only located on one side of interior residential streets. For lots that have a 25' front yard setback, the front yard setbacks can be reduced by 5' on lots opposite the interior residential

sidewalks. Example: a 25' front building setback on the sidewalk-side can be reduced to 20' on the non-sidewalk side.

[5] All residential buildings, shall be constructed in such manner to include masonry construction covering at least eighty percent (80%) of the total exterior walls, excluding doors, windows and box outs. Masonry materials consist of brick, brick veneer, stone or stone veneer.

APPENDIX 2. SCHEDULE OF USES

1. Additional Prohibited Uses within the C-2 General Commercial District

   A. Educational, Institutional and Special Uses
   B. Transportation, Utility and Communications Uses
   C. Automobile and Related Services Uses
   D. Manufacturing, Storage and Warehousing Uses
   E. Convenience store
   F. Feed and farm supply
   G. Massage therapy facility
   H. Metal dealer, crafted precious
   I. Mortuary or funeral home
   J. Taxidermist

ARTICLE 9.06 LANDSCAPE REGULATIONS

1. **Sec. 9.06.006 Minimum landscaping requirements**

   (d) Single-family and duplex lots and subdivisions.

   (4) For all open space/common area parcels, developers shall be required to plant one large tree (minimum of three-inch caliper and seven feet high at the time of planting) per 40 linear feet, or portion thereof, of public street frontage along such open space/common area lot. Trees may be grouped or clustered to facilitate site design.

   (5) Minor modifications: The Director of Development Services or his/her designee is authorized to administratively approve modifications to landscaping requirements necessitated by conflicting requirements for public or franchise utilities or drainage improvements.

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING BRIDGE TOWER GP RESIDENTIAL & COMMERCIAL, CONCEPT PLAN

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

WHEREAS, Bloomfield Homes, LP has submitted an application for the approval of the Concept Plan for Crystal Park; and

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

Section 1. Recitals Incorporated.

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

Section 2. Approval of Revised Concept Plan

The City Council hereby approves the Concept Plan for Crystal Park attached hereto as Exhibit A.

PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 22nd day of March, 2022.

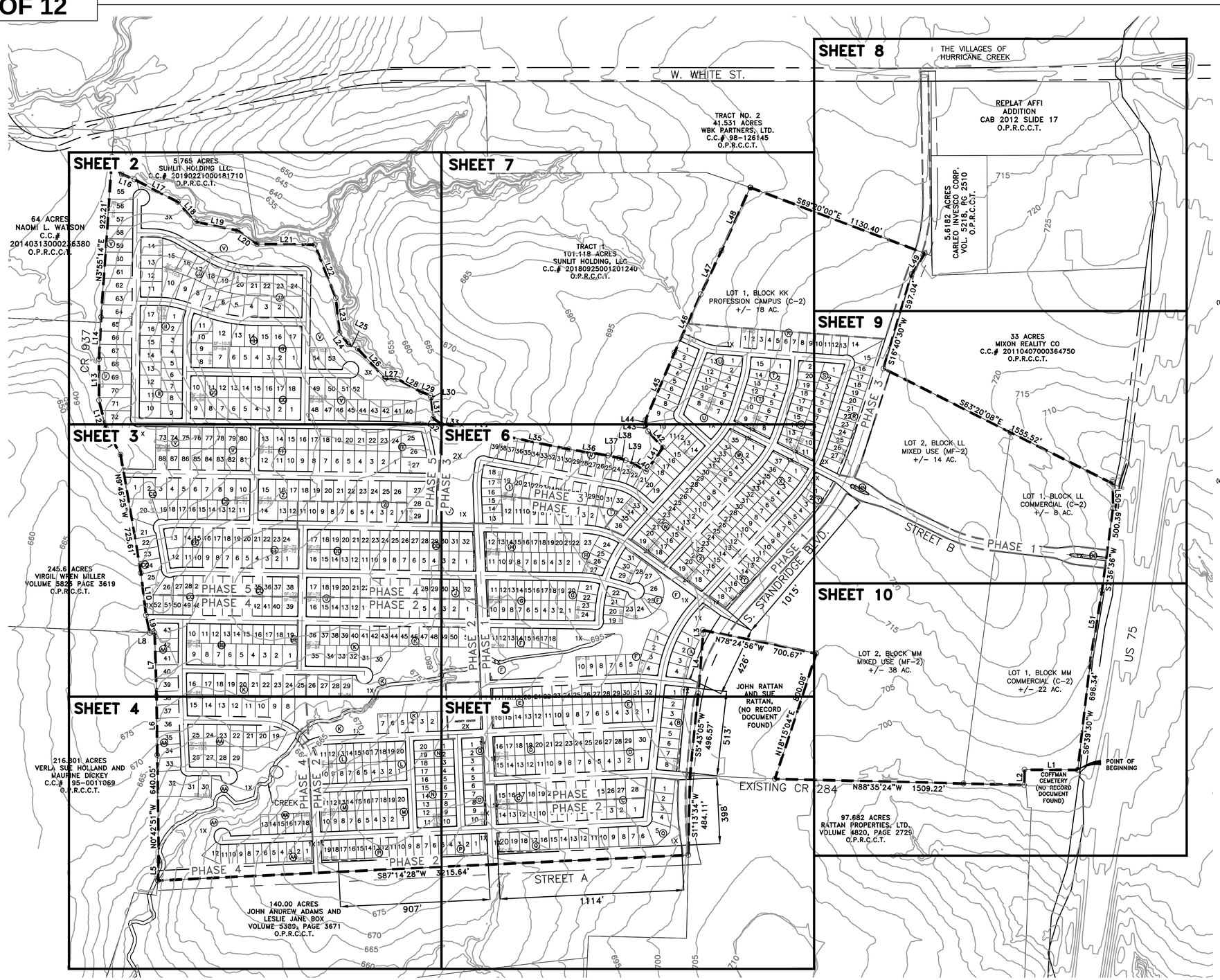
ATTEST: APPROVED:

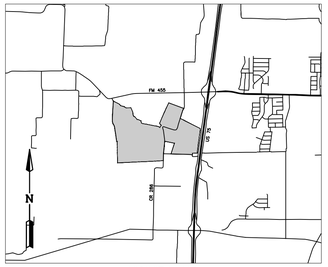
_____ _____

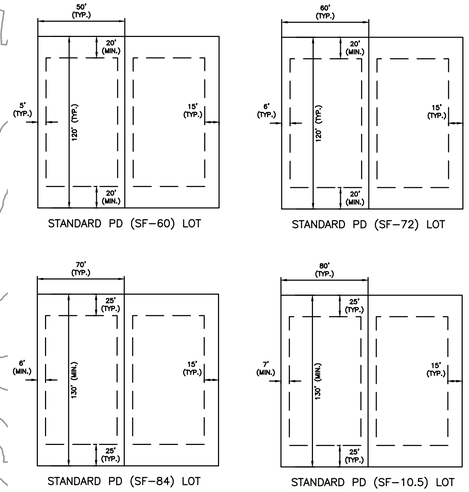
City Secretary, Carrie L. Land Mayor, Nate Pike

EXHIBIT A - 1 OF 12

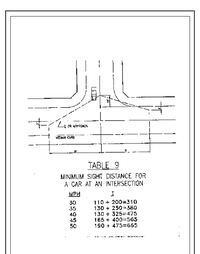
NTX080-0186 CRYSTAL PARK CONCEPT PLAN







LINE	BEARING	DISTANCE
L1	N89°48'27"W	322.00'
L2	S1°32'33"W	93.00'
L3	S2°45'42"E	22.19'
L4	S4°42'42"W	362.07'
L5	N2°16'14"E	119.99'
L6	N0°45'11"W	357.30'
L7	N1°39'21"W	381.16'
L8	N87°21'39"W	29.55'
L9	N12°06'31"W	109.36'
L10	N6°52'41"W	258.10'
L11	N28°35'06"W	186.41'
L12	N14°05'23"W	170.86'
L13	N0°03'33"E	250.08'
L14	N2°44'20"E	254.07'
L15	S48°26'03"E	82.66'
L16	S67°30'05"E	84.40'
L17	S62°35'14"E	296.45'
L18	S41°10'03"E	157.79'
L19	S78°06'15"E	262.41'
L20	S55°39'45"E	144.29'
L21	S89°18'28"E	348.05'
L22	S21°37'21"E	346.53'
L23	S6°07'23"E	211.96'
L24	S37°30'06"E	88.02'
L25	S64°23'44"E	62.59'
L26	S42°35'09"E	246.54'
L27	S88°51'58"E	72.92'
L28	S61°26'55"E	164.75'
L29	S69°36'03"E	58.91'
L30	S17°13'17"E	15.78'
L31	S6°10'57"E	125.36'
L32	S53°17'57"E	61.31'
L33	S78°59'39"E	125.01'
L34	S80°01'26"E	234.63'
L35	S78°24'21"E	426.09'
L36	S80°54'25"E	239.90'
L37	S77°43'11"E	68.50'
L38	S71°14'49"E	42.49'
L39	S66°21'02"E	67.58'
L40	S55°56'20"E	73.51'
L41	N35°12'23"E	177.76'
L42	N42°44'06"W	131.40'
L43	N19°54'38"W	41.83'
L44	N3°33'44"W	30.38'
L45	N23°14'16"E	444.46'
L46	N24°17'36"E	387.15'
L47	N25°22'03"E	293.24'
L48	N24°23'10"E	419.41'
L49	S32°23'30"W	148.50'
L50	S0°10'25"E	150.17'
L51	S9°37'12"W	400.10'



TYPICAL VAM EASEMENT

NOT TO SCALE

NOTE: DETAIL TO BE USED FOR ROW GREATER THAN OR EQUAL TO 60'.

	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	35	35
Min. Side Yard, Interior (feet)	7	6	(c)	(c)
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
Min. Rear Yard (feet)	25	25	20	20
Min. Front Yard (feet)	25	25	20	20
Min. Lot Area (sq. feet)	10,500	8,400	7,200	6,000
Min. Lot Width (feet)	80	70	60	50
Min. Lot Depth (feet)	130	130	120	120
Max. Lot Coverage (%)	50%	50%	55%	55%
Building Size (sq. feet)	2,200	2,200	1,800	1,800
Min. Masonry (%)	80%	80%	80%	80%

(c) 5 feet or 10% of the lot width, whichever is greater.

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	SF-E
PROPOSED ZONING	SF-10.5, SF-84, SF-72, SF-60, C-2, MF-2
CURRENT LAND USE	SINGLE FAMILY - LARGE LOT
PROPOSED LAND USE	SINGLE FAMILY COMMUNITY
GROSS SITE AREA	390.452 ACRES

PRELIMINARY LOT COUNT TABLE						
RESIDENTIAL TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
SF-60 (50' x 120')	84	89	228	18	-	*419*
SF-72 (60' x 120')	98	73	-	83	49	*303*
SF-84 (70' x 130')	-	10	-	19	121	*150*
SF-10.5 (80' x 130')	-	-	-	33	62	*95*
TOTAL	*182*	*172*	*228*	*153*	*232*	***967***

NOTE: LOT LAYOUT, LOT TYPE LOCATIONS, STREET PATTERNS, AND OPEN SPACES ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF THE FINAL PLAT. LOT TYPE MINIMUMS AND MAXIMUMS SHALL COMPLY WITH THE APPROVED DEVELOPMENT STANDARDS FOR CRYSTAL PARK. THE LIMITS OF THE RIGHT OF WAY FOR CR 284 WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.

LJA ENGINEERING

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER:

DOUGLAS PROPERTIES
2309 K AVENUE, SUITE 100
PLANO, TX 75074
PHONE: (972)-422-1658

OWNER:

BLOOMFIELD HOMES, LP
1050 E. SH. 114, SUITE 210
SOUTHLAKE, TX 76092
PHONE: (817)-416-1572

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CONCEPT PLAN
FOR
CRYSTAL PARK

SCALE: 1" = 300' FOR CONCEPT PURPOSES ONLY

REFERENCE NO:

PROJECT NO. 0186

SHEET 1 OF 12

DateTime: Thu, 24 Feb 2022 - 6:03pm
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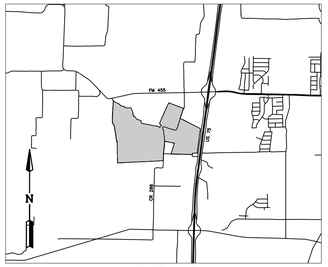
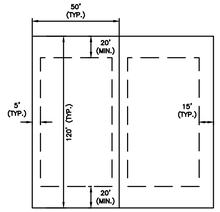
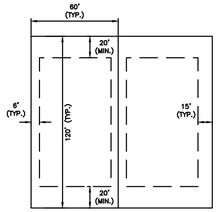
NTX080-0186 CRYSTAL PARK CONCEPT PLAN



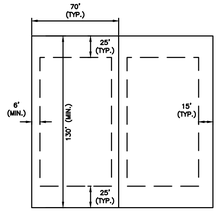
VICINITY MAP
1" = 5000'



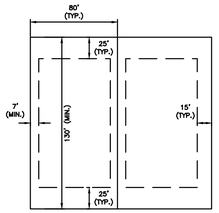
STANDARD PD (SF-60) LOT



STANDARD PD (SF-72) LOT



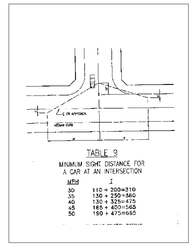
STANDARD PD (SF-84) LOT



STANDARD PD (SF-10.5) LOT

	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	35	35
Min. Side Yard, Interior (feet)	7	6	(c)	(c)
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
Min. Rear Yard (feet)	25	25	20	20
Min. Front Yard (feet)	25	25	20	20
Min. Lot Area (sq. feet)	10,500	8,400	7,200	6,000
Min. Lot Width (feet)	80	70	60	50
Min. Lot Depth (feet)	130	130	120	120
Max. Lot Coverage (%)	50%	50%	55%	55%
Building Size (sq. feet)	2,200	2,200	1,800	1,800
Min. Masonry (%)	80%	80%	80%	80%

(c) 5 feet or 10% of the lot width, whichever is greater.



TYPICAL VAM EASEMENT

NOT TO SCALE

NOTE: DETAIL TO BE USED FOR ROW GREATER THAN OR EQUAL TO 60'.

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	SF-E
PROPOSED ZONING	SF-10.5, SF-84, SF-72, SF-60, C-2, MF-2
CURRENT LAND USE	SINGLE FAMILY - LARGE LOT
PROPOSED LAND USE	SINGLE FAMILY COMMUNITY
GROSS SITE AREA	390.452 ACRES

PRELIMINARY LOT COUNT TABLE						
RESIDENTIAL TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
SF-60 (50' x 120')	84	89	228	18	-	*419*
SF-72 (60' x 120')	98	73	-	83	49	*303*
SF-84 (70' x 130')	-	10	-	19	121	*150*
SF-10.5 (80' x 130')	-	-	-	33	62	*95*
TOTAL	*182*	*172*	*228*	*153*	*232*	**967**

NOTE: LOT LAYOUT, LOT TYPE LOCATIONS, STREET PATTERNS, AND OPEN SPACES ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF THE FINAL PLAT. LOT TYPE MINIMUMS AND MAXIMUMS SHALL COMPLY WITH THE APPROVED DEVELOPMENT STANDARDS FOR CRYSTAL PARK. THE LIMITS OF THE RIGHT OF WAY FOR CR 284 WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.

LJA ENGINEERING

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER:

DOUGLAS PROPERTIES
2309 K AVENUE, SUITE 100
PLANO, TX 75074
PHONE: (972)-422-1658

OWNER:

BLOOMFIELD HOMES, LP
1050 E. SH. 114, SUITE 210
SOUTHLAKE, TX 76092
PHONE: (817)-416-1572

	SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1	02/09/22	1ST SUBMITTAL	--
2	02/24/22	2ND SUBMITTAL	--
3	02/25/22	3RD SUBMITTAL	--
4			
5			
6			
7			

390.452 ACRES

OUT OF THE

J. COFFMAN SURVEY, ABSTRACT NO. 197, THE R. JOHNSON SURVEY, ABSTRACT NO. 479,
THE W. KITCHINGS SURVEY, ABSTRACT NO. 504 AND THE T. RATTAN SURVEY ABSTRACT NO. 782,

CITY OF ANNA,
COLLIN COUNTY, TEXAS

LOTS 1-4, 1X, BLOCK A; LOTS 1-8, LOT 1X, BLOCK B; LOTS 1-28, 1X, BLOCK C; LOTS 1-30, 1X, BLOCK D; LOTS 1-32, 1X, BLOCK E; LOTS 1-31, 1X, BLOCK F; LOTS 1-24, 1X, BLOCK G; LOTS 1-27, 1X, BLOCK H; LOTS 1-36, BLOCK I; LOTS 1-32, BLOCK J; LOTS 1-51, 1X, 2X, BLOCK K; LOTS 1-20, 1X, BLOCK L; LOTS 1-20, 1X, BLOCK M; LOTS 1-20, BLOCK N; LOTS 1-10, 1X, BLOCK O; LOTS 1-19, 1X, BLOCK P; LOTS 1-20, 1X, BLOCK Q; LOTS 1-27, 1X, 2X, BLOCK R; LOTS 1-21, 1X, BLOCK S; LOTS 1-15, 1X, BLOCK T; LOTS 1-13, 1X, BLOCK U; LOTS 1-88, 1X-4X, BLOCK V; LOTS 1-35, 1X, 2X, BLOCK W; LOTS 1-37, 1X, 2X, BLOCK X; LOTS 1-18, 1X, BLOCK Y; LOTS 1-29, BLOCK Z; LOTS 1-43, 1X, BLOCK AA; LOTS 1-19, BLOCK BB; LOTS 1-52, BLOCK CC; LOTS 1-32, 1X, BLOCK DD; LOTS 1-24, BLOCK EE; LOTS 1-27, BLOCK FF; LOTS 1-21, 1X, BLOCK S; LOTS 1-18, BLOCK GG; LOTS 1-17, BLOCK HH; LOTS 1-17, BLOCK II; LOTS 1-24, BLOCK JJ; LOT 1X, BLOCK KK; LOT 1, 2, BLOCK LL; LOT 1, 2, BLOCK MM; LOT 1X, BLOCK NN; LOT 1X, BLOCK OO

CONCEPT PLAN
FOR
CRYSTAL PARK

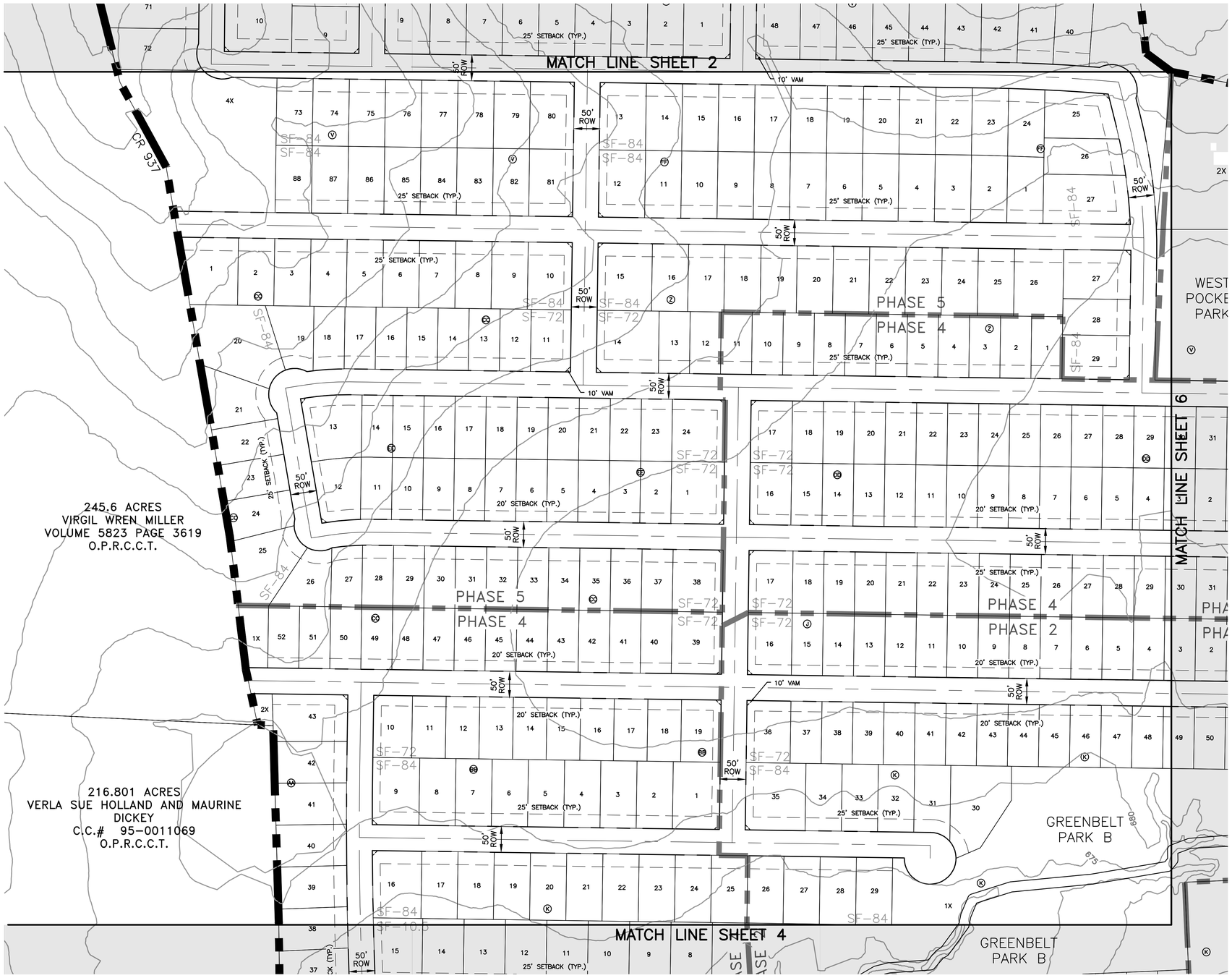
SCALE: 1" = 100' | FOR CONCEPT PURPOSES ONLY

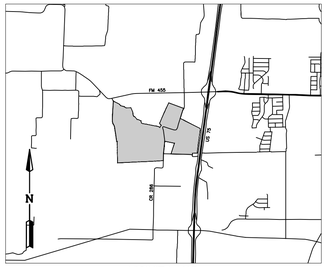
REFERENCE NO:

PROJECT NO. 0186

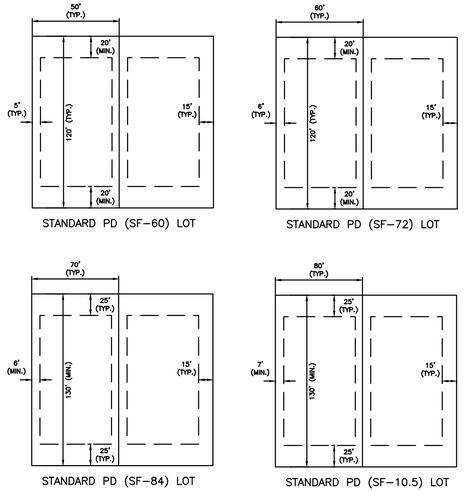
Date/Time: Thu, 24 Feb 2022 - 6:04pm
Path/Name: S:\NTX-LAND\0186\400\LAND\410 Concept Plan\0186CPLCP02.dwg

EXHIBIT A - 3 OF 12





VICINITY MAP
1" = 5000'



STANDARD PD (SF-60) LOT

STANDARD PD (SF-72) LOT

STANDARD PD (SF-84) LOT

STANDARD PD (SF-10.5) LOT

	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	35	35
Min. Side Yard, Interior (feet)	7	6	(c)	(c)
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
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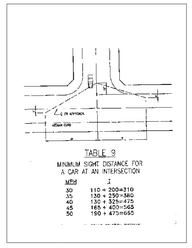

TYPICAL VAM EASEMENT

NOT TO SCALE

NOTE: DETAIL TO BE USED FOR ROW GREATER THAN OR EQUAL TO 60'.

SITE DATA SUMMARY TABLE	
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GROSS SITE AREA	390.452 ACRES

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SF-72 (60' x 120')	98	73	-	83	49	*303*
SF-84 (70' x 130')	-	10	-	19	121	*150*
SF-10.5 (80' x 130')	-	-	-	33	62	*95*
TOTAL	*182*	*172*	*228*	*153*	*232*	**967**

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LJA ENGINEERING

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
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TEXAS REGISTRATION F-1386

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390.452 ACRES

OUT OF THE

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CONCEPT PLAN
FOR
CRYSTAL PARK

SCALE: 1" = 100' FOR CONCEPT PURPOSES ONLY

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NTX080-0186 CRYSTAL PARK CONCEPT PLAN

SHEET 3 OF 12

PROJECT NO. 0186

Date\Time: Thu, 24 Feb 2022 - 6:04pm
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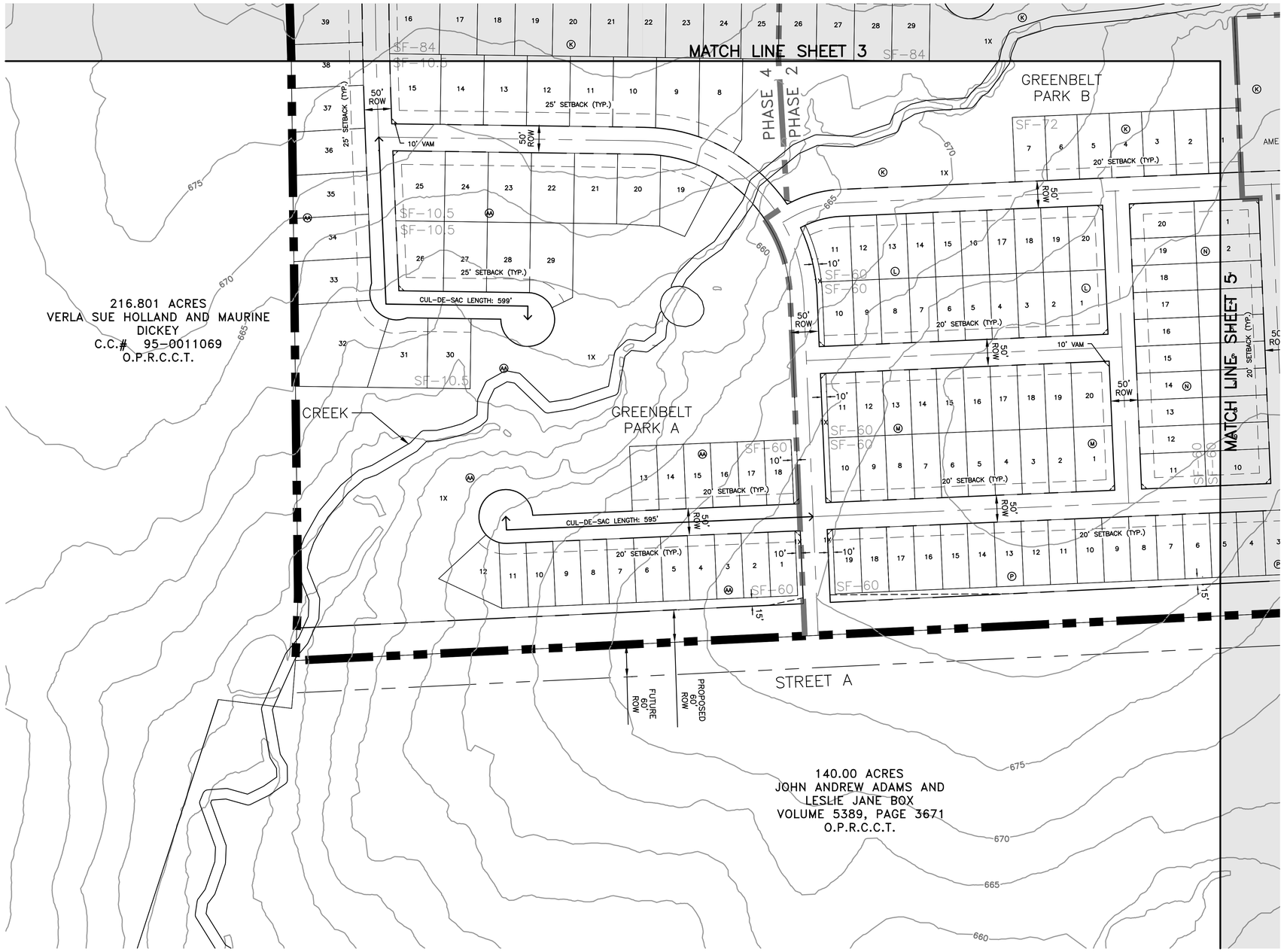

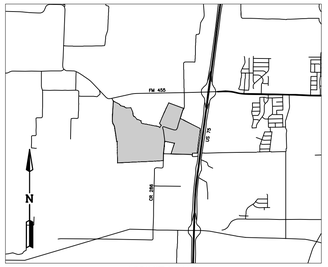

VICINITY MAP
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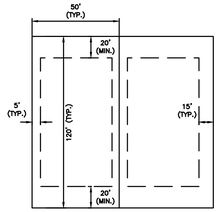

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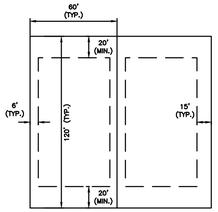

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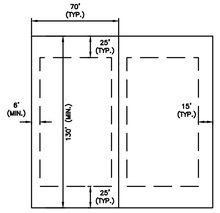

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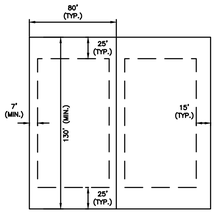

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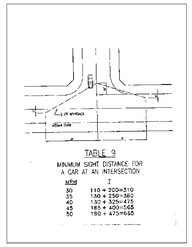

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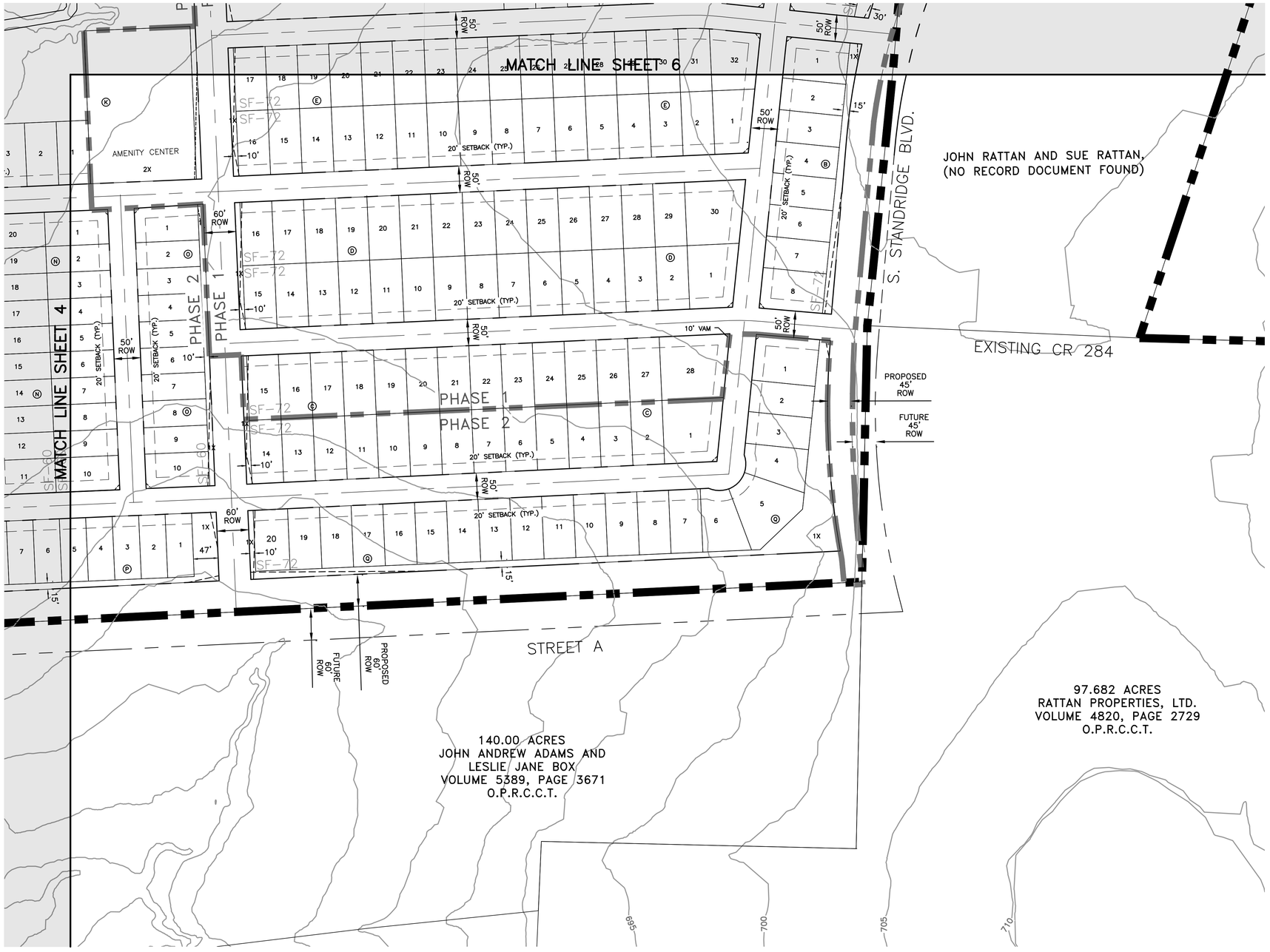
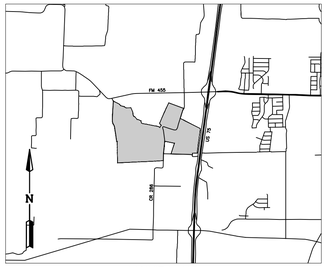
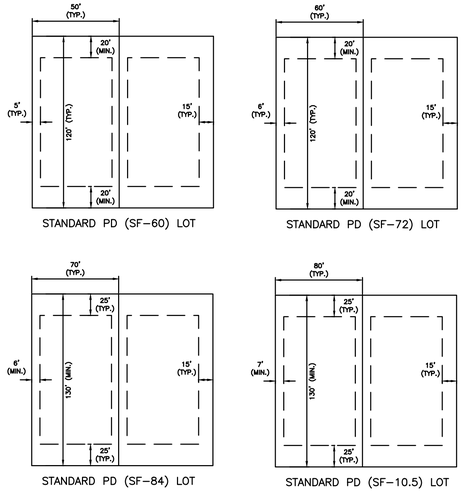


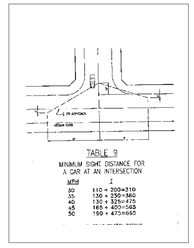


VICINITY MAP
N.T.S



	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	35	35
Min. Side Yard, Interior (feet)	7	6	(c)	(c)
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
Min. Rear Yard (feet)	25	25	20	20
Min. Front Yard (feet)	25	25	20	20
Min. Lot Area (sq. feet)	10,500	8,400	7,200	6,000
Min. Lot Width (feet)	80	70	60	50
Min. Lot Depth (feet)	130	130	120	120
Max. Lot Coverage (%)	50%	50%	55%	55%
Building Size (sq. feet)	2,200	2,200	1,800	1,800
Min. Masonry (%)	80%	80%	80%	80%

(c) 5 feet or 10% of the lot width, whichever is greater.



TYPICAL VAM EASEMENT

NOT TO SCALE

NOTE: DETAIL TO BE USED FOR ROW GREATER THAN OR EQUAL TO 60'.

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	SF-E
PROPOSED ZONING	SF-10.5, SF-84, SF-72, SF-60, C-2, MF-2
CURRENT LAND USE	SINGLE FAMILY - LARGE LOT
PROPOSED LAND USE	SINGLE FAMILY COMMUNITY
GROSS SITE AREA	390.452 ACRES

PRELIMINARY LOT COUNT TABLE						
RESIDENTIAL TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
SF-60 (50' x 120')	84	89	228	18	-	*419*
SF-72 (60' x 120')	98	73	-	83	49	*303*
SF-84 (70' x 130')	-	10	-	19	121	*150*
SF-10.5 (80' x 130')	-	-	-	33	62	*95*
TOTAL	*182*	*172*	*228*	*153*	*232*	**967**

NOTE: LOT LAYOUT, LOT TYPE LOCATIONS, STREET PATTERNS, AND OPEN SPACES ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF THE FINAL PLAT. LOT TYPE MINIMUMS AND MAXIMUMS SHALL COMPLY WITH THE APPROVED DEVELOPMENT STANDARDS FOR CRYSTAL PARK. THE LIMITS OF THE RIGHT OF WAY FOR CR 284 WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.

LJA ENGINEERING

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER:

DOUGLAS PROPERTIES
2309 K AVENUE, SUITE 100
PLANO, TX 75074
PHONE: (972)-422-1658

OWNER:

BLOOMFIELD HOMES, LP
1050 E. SH. 114, SUITE 210
SOUTHLAKE, TX 76092
PHONE: (817)-416-1572

	SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1	02/09/22	1ST SUBMITTAL	--
2	02/24/22	2ND SUBMITTAL	--
3	02/25/22	3RD SUBMITTAL	--
4			
5			
6			
7			

390.452 ACRES
OUT OF THE
J. COFFMAN SURVEY, ABSTRACT NO. 197, THE R. JOHNSON SURVEY, ABSTRACT NO. 479,
THE W. KITCHINGS SURVEY, ABSTRACT NO. 504 AND THE T. RATTAN SURVEY ABSTRACT NO. 782,

CITY OF ANNA,
COLLIN COUNTY, TEXAS

LOTS 1-4, 1X, BLOCK A; LOTS 1-8, LOT 1X, BLOCK B; LOTS 1-28, 1X, BLOCK C; LOTS 1-30, 1X, BLOCK D; LOTS 1-32, 1X, BLOCK E; LOTS 1-31, 1X, BLOCK F; LOTS 1-24, 1X, BLOCK G; LOTS 1-27, 1X, BLOCK H; LOTS 1-36, BLOCK I; LOTS 1-32, BLOCK J; LOTS 1-51, 1X, 2X, BLOCK K; LOTS 1-20, 1X, BLOCK L; LOTS 1-20, 1X, BLOCK M; LOTS 1-20, BLOCK N; LOTS 1-10, 1X, BLOCK O; LOTS 1-19, 1X, BLOCK P; LOTS 1-20, 1X, BLOCK Q; LOTS 1-27, 1X, 2X, BLOCK R; LOTS 1-21, 1X, BLOCK S; LOTS 1-15, 1X, BLOCK T; LOTS 1-13, 1X, BLOCK U; LOTS 1-88, 1X-4X, BLOCK V; LOTS 1-35, 1X, 2X, BLOCK W; LOTS 1-37, 1X, 2X, BLOCK X; LOTS 1-18, 1X, BLOCK Y; LOTS 1-29, BLOCK Z; LOTS 1-43, 1X, BLOCK AA; LOTS 1-19, BLOCK BB; LOTS 1-52, BLOCK CC; LOTS 1-32, 1X, BLOCK DD; LOTS 1-24, BLOCK EE; LOTS 1-27, BLOCK FF; LOTS 1-21, 1X, BLOCK S; LOTS 1-18, BLOCK GG; LOTS 1-17, BLOCK HH; LOTS 1-17, BLOCK II; LOTS 1-24, BLOCK JJ; LOT 1X, BLOCK KK; LOT 1, 2, BLOCK LL; LOT 1, 2, BLOCK MM; LOT 1X, BLOCK NN; LOT 1X, BLOCK OO

CONCEPT PLAN
FOR
CRYSTAL PARK

SCALE: 1" = 100' | FOR CONCEPT PURPOSES ONLY

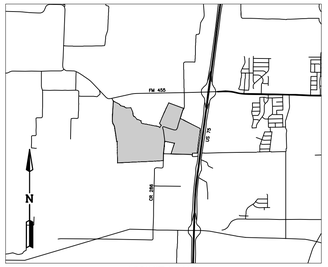
REFERENCE NO:

PROJECT NO. 0186

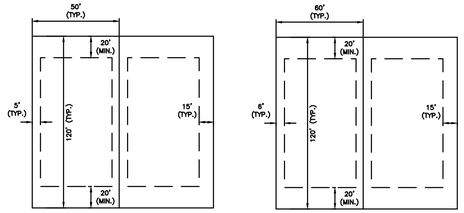
SHEET 5 OF 12

Date\Time: Thu, 24 Feb 2022 - 6:04pm
PathName: S:\NTX-LAND\0186\400LAND\410 Concept Plan\0186CPLCP02.dwg

NTX080-0186 CRYSTAL PARK CONCEPT PLAN



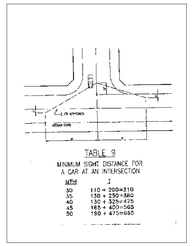
VICINITY MAP
1" = 5000'



STANDARD PD (SF-60) LOT
STANDARD PD (SF-72) LOT
STANDARD PD (SF-84) LOT
STANDARD PD (SF-10.5) LOT

	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	35	35
Min. Side Yard, Interior (feet)	7	6	(c)	(c)
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
Min. Rear Yard (feet)	25	25	20	20
Min. Front Yard (feet)	25	25	20	20
Min. Lot Area (sq. feet)	10,500	8,400	7,200	6,000
Min. Lot Width (feet)	80	70	60	50
Min. Lot Depth (feet)	130	130	120	120
Max. Lot Coverage (%)	50%	50%	55%	55%
Building Size (sq. feet)	2,200	2,200	1,800	1,800
Min. Masonry (%)	80%	80%	80%	80%

(c) 5 feet or 10% of the lot width, whichever is greater.



TYPICAL VAM EASEMENT

NOT TO SCALE

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SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
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GROSS SITE AREA	390.452 ACRES

PRELIMINARY LOT COUNT TABLE						
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SF-72 (60' x 120')	98	73	-	83	49	*303*
SF-84 (70' x 130')	-	10	-	19	121	*150*
SF-10.5 (80' x 130')	-	-	-	33	62	*95*
TOTAL	*182*	*172*	*228*	*153*	*232*	**967**

NOTE: LOT LAYOUT, LOT TYPE LOCATIONS, STREET PATTERNS, AND OPEN SPACES ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF THE FINAL PLAT. LOT TYPE MINIMUMS AND MAXIMUMS SHALL COMPLY WITH THE APPROVED DEVELOPMENT STANDARDS FOR CRYSTAL PARK. THE LIMITS OF THE RIGHT OF WAY FOR CR 284 WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.

LJA ENGINEERING

ENGINEER:
LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER:
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PHONE: (972)-422-1658

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BLOOMFIELD HOMES, LP
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	SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1	02/09/22	1ST SUBMITTAL	--
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390.452 ACRES
OUT OF THE
J. COFFMAN SURVEY, ABSTRACT NO. 197, THE R. JOHNSON SURVEY, ABSTRACT NO. 479,
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CITY OF ANNA,
COLLIN COUNTY, TEXAS

LOTS 1-4, 1X, BLOCK A; LOTS 1-8, LOT 1X, BLOCK B; LOTS 1-28, 1X, BLOCK C; LOTS 1-30, 1X, BLOCK D; LOTS 1-32, 1X, BLOCK E; LOTS 1-31, 1X, BLOCK F; LOTS 1-24, 1X, BLOCK G; LOTS 1-27, 1X, BLOCK H; LOTS 1-36, BLOCK I; LOTS 1-32, BLOCK J; LOTS 1-51, 1X, 2X, BLOCK K; LOTS 1-20, 1X, BLOCK L; LOTS 1-20, 1X, BLOCK M; LOTS 1-20, BLOCK N; LOTS 1-10, 1X, BLOCK O; LOTS 1-19, 1X, BLOCK P; LOTS 1-20, 1X, BLOCK Q; LOTS 1-27, 1X, 2X, BLOCK R; LOTS 1-21, 1X, BLOCK S; LOTS 1-15, 1X, BLOCK T; LOTS 1-13, 1X, BLOCK U; LOTS 1-88, 1X-4X, BLOCK V; LOTS 1-35, 1X, 2X, BLOCK W; LOTS 1-37, 1X, 2X, BLOCK X; LOTS 1-18, 1X, BLOCK Y; LOTS 1-29, BLOCK Z; LOTS 1-43, 1X, BLOCK AA; LOTS 1-19, BLOCK BB; LOTS 1-52, BLOCK CC; LOTS 1-32, 1X, BLOCK DD; LOTS 1-24, BLOCK EE; LOTS 1-27, BLOCK FF; LOTS 1-21, 1X, BLOCK S; LOTS 1-18, BLOCK GG; LOTS 1-17, BLOCK HH; LOTS 1-17, BLOCK II; LOTS 1-24, BLOCK JJ; LOT 1X, BLOCK KK; LOT 1, 2, BLOCK LL; LOT 1, 2, BLOCK MM; LOT 1X, BLOCK NN; LOT 1X, BLOCK OO

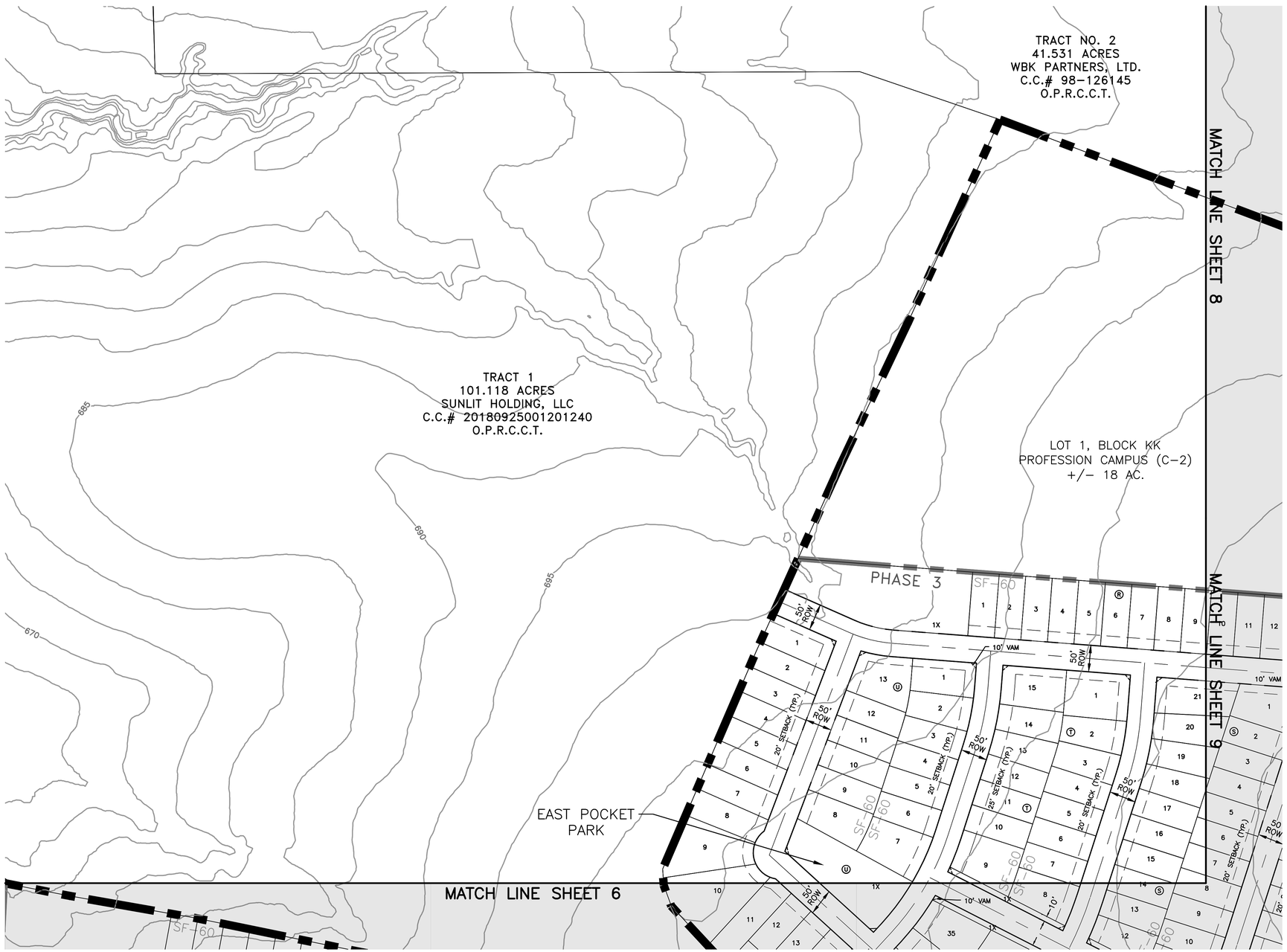
CONCEPT PLAN
FOR
CRYSTAL PARK

SCALE: 1" = 100' FOR CONCEPT PURPOSES ONLY
REFERENCE NO:

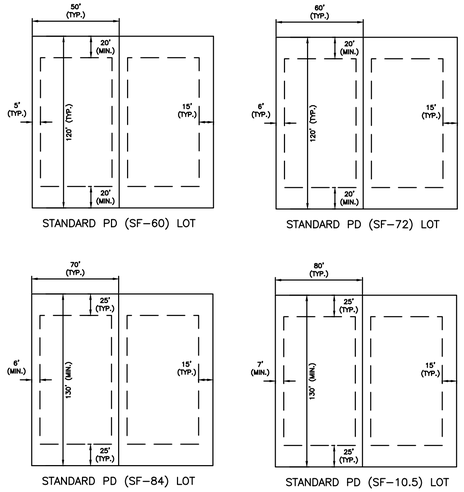
PROJECT NO. 0186

Date/Time : Thu, 24 Feb 2022 - 6:04pm
Path/Name : S:\NTX-LAND\0186\400\LAND\410 Concept Plan\0186CPLCP02.dwg

EXHIBIT A - 7 OF 12



VICINITY MAP
1" = 5000'



STANDARD PD (SF-60) LOT

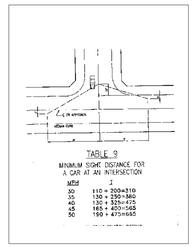
STANDARD PD (SF-72) LOT

STANDARD PD (SF-84) LOT

STANDARD PD (SF-10.5) LOT

	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	35	35
Min. Side Yard, Interior (feet)	7	6	(c)	(c)
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
Min. Rear Yard (feet)	25	25	20	20
Min. Front Yard (feet)	25	25	20	20
Min. Lot Area (sq. feet)	10,500	8,400	7,200	6,000
Min. Lot Width (feet)	80	70	60	50
Min. Lot Depth (feet)	130	130	120	120
Max. Lot Coverage (%)	50%	50%	55%	55%
Building Size (sq. feet)	2,200	2,200	1,800	1,800
Min. Masonry (%)	80%	80%	80%	80%

(c) 5 feet or 10% of the lot width, whichever is greater.



TYPICAL VAM EASEMENT

NOT TO SCALE

NOTE: DETAIL TO BE USED FOR ROW GREATER THAN OR EQUAL TO 60'.

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
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CURRENT LAND USE	SINGLE FAMILY - LARGE LOT
PROPOSED LAND USE	SINGLE FAMILY COMMUNITY
GROSS SITE AREA	390.452 ACRES

PRELIMINARY LOT COUNT TABLE						
RESIDENTIAL TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
SF-60 (50' x 120')	84	89	228	18	-	*419*
SF-72 (60' x 120')	98	73	-	83	49	*303*
SF-84 (70' x 130')	-	10	-	19	121	*150*
SF-10.5 (80' x 130')	-	-	-	33	62	*95*
TOTAL	*182*	*172*	*228*	*153*	*232*	**967**

NOTE: LOT LAYOUT, LOT TYPE LOCATIONS, STREET PATTERNS, AND OPEN SPACES ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF THE FINAL PLAT. LOT TYPE MINIMUMS AND MAXIMUMS SHALL COMPLY WITH THE APPROVED DEVELOPMENT STANDARDS FOR CRYSTAL PARK. THE LIMITS OF THE RIGHT OF WAY FOR CR 284 WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.

LJA ENGINEERING

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER:

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	SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1	02/09/22	1ST SUBMITTAL	--
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4			
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390.452 ACRES

OUT OF THE

J. COFFMAN SURVEY, ABSTRACT NO. 197, THE R. JOHNSON SURVEY, ABSTRACT NO. 479,
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CITY OF ANNA,
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LOTS 1-4, 1X, BLOCK A; LOTS 1-8, LOT 1X, BLOCK B; LOTS 1-28, 1X, BLOCK C; LOTS 1-30, 1X, BLOCK D; LOTS 1-32, 1X, BLOCK E; LOTS 1-31, 1X, BLOCK F; LOTS 1-24, 1X, BLOCK G; LOTS 1-27, 1X, BLOCK H; LOTS 1-36, BLOCK I; LOTS 1-32, BLOCK J; LOTS 1-51, 1X, 2X, BLOCK K; LOTS 1-20, 1X, BLOCK L; LOTS 1-20, 1X, BLOCK M; LOTS 1-20, BLOCK N; LOTS 1-10, 1X, BLOCK O; LOTS 1-19, 1X, BLOCK P; LOTS 1-20, 1X, BLOCK Q; LOTS 1-27, 1X, 2X, BLOCK R; LOTS 1-21, 1X, BLOCK S; LOTS 1-15, 1X, BLOCK T; LOTS 1-13, 1X, BLOCK U; LOTS 1-88, 1X-4X, BLOCK V; LOTS 1-35, 1X, 2X, BLOCK W; LOTS 1-37, 1X, 2X, BLOCK X; LOTS 1-18, 1X, BLOCK Y; LOTS 1-29, BLOCK Z; LOTS 1-43, 1X, BLOCK AA; LOTS 1-19, BLOCK BB; LOTS 1-52, BLOCK CC; LOTS 1-32, 1X, BLOCK DD; LOTS 1-24, BLOCK EE; LOTS 1-27, BLOCK FF; LOTS 1-21, 1X, BLOCK S; LOTS 1-18, BLOCK GG; LOTS 1-17, BLOCK HH; LOTS 1-17, BLOCK II; LOTS 1-24, BLOCK JJ; LOT 1X, BLOCK KK; LOT 1, 2, BLOCK LL; LOT 1, 2, BLOCK MM; LOT 1X, BLOCK NN; LOT 1X, BLOCK OO

CONCEPT PLAN
FOR
CRYSTAL PARK

SCALE: 1" = 100' | FOR CONCEPT PURPOSES ONLY

REFERENCE NO:

PROJECT NO. 0186

NTX080-0186 CRYSTAL PARK CONCEPT PLAN

SHEET 7 OF 12

Date/Time : Thu, 24 Feb 2022 - 6:05pm
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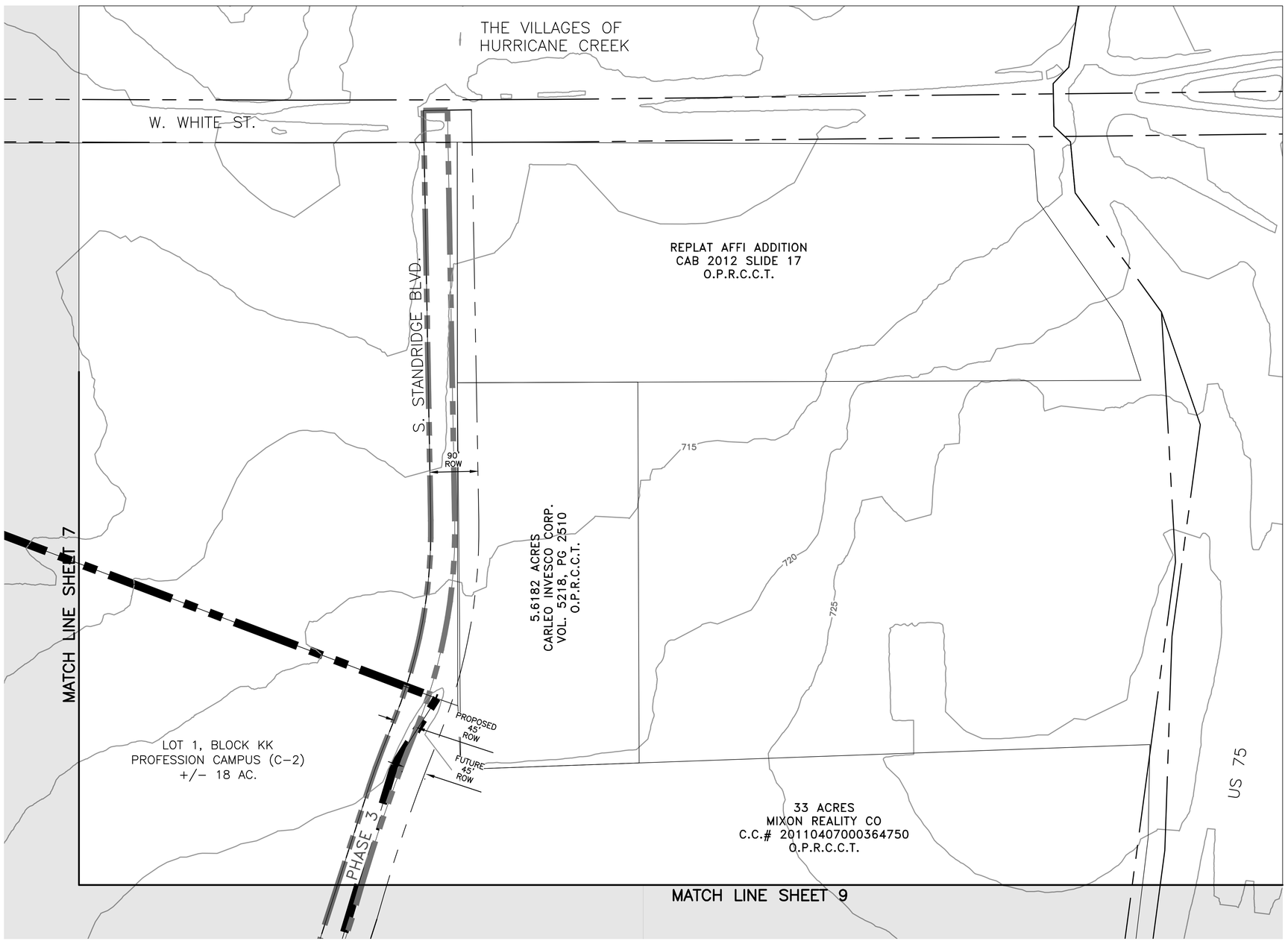
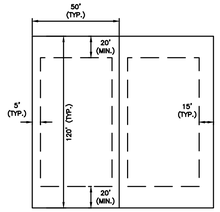
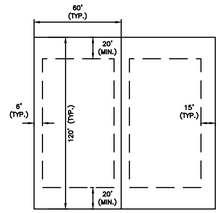
NTX080-0186 CRYSTAL PARK CONCEPT PLAN



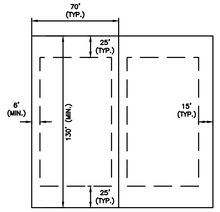
VICINITY MAP
1" = 5000'



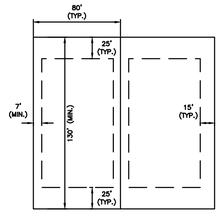
STANDARD PD (SF-60) LOT



STANDARD PD (SF-72) LOT



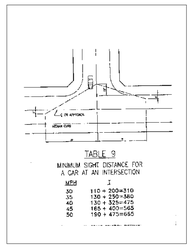
STANDARD PD (SF-84) LOT



STANDARD PD (SF-10.5) LOT

	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	35	35
Min. Side Yard, Interior (feet)	7	6	(c)	(c)
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
Min. Rear Yard (feet)	25	25	20	20
Min. Front Yard (feet)	25	25	20	20
Min. Lot Area (sq. feet)	10,500	8,400	7,200	6,000
Min. Lot Width (feet)	80	70	60	50
Min. Lot Depth (feet)	130	130	120	120
Max. Lot Coverage (%)	50%	50%	55%	55%
Building Size (sq. feet)	2,200	2,200	1,800	1,800
Min. Masonry (%)	80%	80%	80%	80%

(c) 5 feet or 10% of the lot width, whichever is greater.



TYPICAL VAM EASEMENT

NOT TO SCALE

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SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	SF-E
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CURRENT LAND USE	SINGLE FAMILY - LARGE LOT
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GROSS SITE AREA	390.452 ACRES

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RESIDENTIAL TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
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TOTAL	*182*	*172*	*228*	*153*	*232*	***967***

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LJA ENGINEERING

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
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PHONE: (469) 621-0710
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DEVELOPER:

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1050 E. SH. 114, SUITE 210
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1	02/09/22	1ST SUBMITTAL	--
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4			
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7			

390.452 ACRES
OUT OF THE
J. COFFMAN SURVEY, ABSTRACT NO. 197, THE R. JOHNSON SURVEY, ABSTRACT NO. 479,
THE W. KITCHINGS SURVEY, ABSTRACT NO. 504 AND THE T. RATTAN SURVEY ABSTRACT NO. 782,
CITY OF ANNA,
COLLIN COUNTY, TEXAS

LOTS 1-4, 1X, BLOCK A; LOTS 1-8, LOT 1X, BLOCK B; LOTS 1-28, 1X, BLOCK C; LOTS 1-30, 1X, BLOCK D; LOTS 1-32, 1X, BLOCK E; LOTS 1-31, 1X, BLOCK F; LOTS 1-24, 1X, BLOCK G; LOTS 1-27, 1X, BLOCK H; LOTS 1-36, BLOCK I; LOTS 1-32, BLOCK J; LOTS 1-51, 1X, 2X, BLOCK K; LOTS 1-20, 1X, BLOCK L; LOTS 1-20, 1X, BLOCK M; LOTS 1-20, BLOCK N; LOTS 1-10, 1X, BLOCK O; LOTS 1-19, 1X, BLOCK P; LOTS 1-20, 1X, BLOCK Q; LOTS 1-27, 1X, 2X, BLOCK R; LOTS 1-21, 1X, BLOCK S; LOTS 1-15, 1X, BLOCK T; LOTS 1-13, 1X, BLOCK U; LOTS 1-88, 1X-4X, BLOCK V; LOTS 1-35, 1X, 2X, BLOCK W; LOTS 1-37, 1X, 2X, BLOCK X; LOTS 1-18, 1X, BLOCK Y; LOTS 1-29, BLOCK Z; LOTS 1-43, 1X, BLOCK AA; LOTS 1-19, BLOCK BB; LOTS 1-52, BLOCK CC; LOTS 1-32, 1X, BLOCK DD; LOTS 1-24, BLOCK EE; LOTS 1-27, BLOCK FF; LOTS 1-21, 1X, BLOCK S; LOTS 1-18, BLOCK GG; LOTS 1-17, BLOCK HH; LOTS 1-17, BLOCK II; LOTS 1-24, BLOCK JJ; LOT 1X, BLOCK KK; LOT 1, 2, BLOCK LL; LOT 1, 2, BLOCK MM; LOT 1X, BLOCK NN; LOT 1X, BLOCK OO

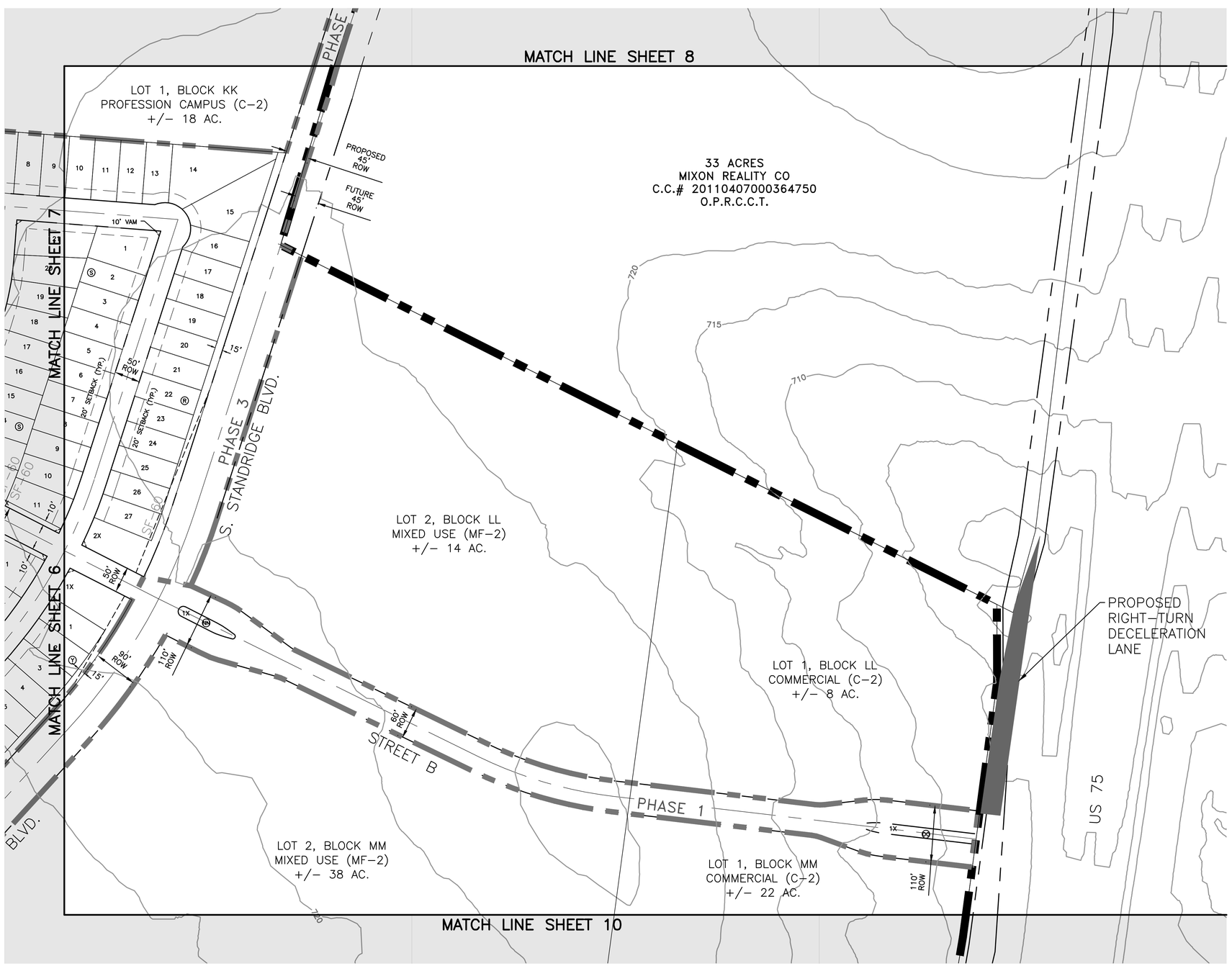
CONCEPT PLAN
FOR
CRYSTAL PARK

SCALE: 1" = 100' | FOR CONCEPT PURPOSES ONLY

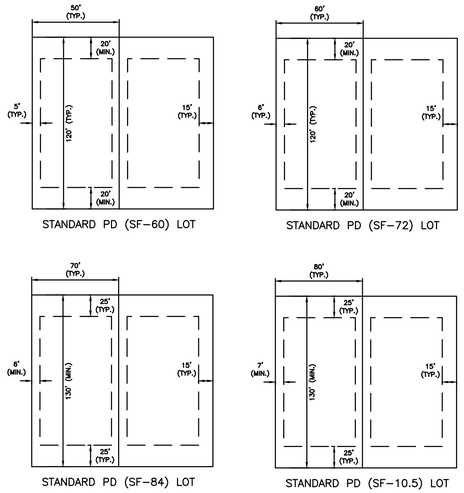
REFERENCE NO:

PROJECT NO. 0186

Date/Time : Thu, 24 Feb 2022 - 6:05pm
Path/Name : S:\NTX-LAND\0186\400LAND\410 Concept Plan\0186CPLCP02.dwg



VICINITY MAP
1" = 5000'



STANDARD PD (SF-60) LOT

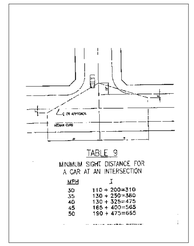
STANDARD PD (SF-72) LOT

STANDARD PD (SF-84) LOT

STANDARD PD (SF-10.5) LOT

	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	35	35
Min. Side Yard, Interior (feet)	7	6	(c)	(c)
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
Min. Rear Yard (feet)	25	25	20	20
Min. Front Yard (feet)	25	25	20	20
Min. Lot Area (sq. feet)	10,500	8,400	7,200	6,000
Min. Lot Width (feet)	80	70	60	50
Min. Lot Depth (feet)	130	130	120	120
Max. Lot Coverage (%)	50%	50%	55%	55%
Building Size (sq. feet)	2,200	2,200	1,800	1,800
Min. Masonry (%)	80%	80%	80%	80%

(c) 5 feet or 10% of the lot width, whichever is greater.



TYPICAL VAM EASEMENT

NOT TO SCALE

NOTE: DETAIL TO BE USED FOR ROW GREATER THAN OR EQUAL TO 80'.

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	SF-E
PROPOSED ZONING	SF-10.5, SF-84, SF-72, SF-60, C-2, MF-2
CURRENT LAND USE	SINGLE FAMILY - LARGE LOT
PROPOSED LAND USE	SINGLE FAMILY COMMUNITY
GROSS SITE AREA	390.452 ACRES

PRELIMINARY LOT COUNT TABLE						
RESIDENTIAL TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
SF-60 (50' x 120')	84	89	228	18	-	*419*
SF-72 (60' x 120')	98	73	-	83	49	*303*
SF-84 (70' x 130')	-	10	-	19	121	*150*
SF-10.5 (80' x 130')	-	-	-	33	62	*95*
TOTAL	*182*	*172*	*228*	*153*	*232*	**967**

NOTE: LOT LAYOUT, LOT TYPE LOCATIONS, STREET PATTERNS, AND OPEN SPACES ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF THE FINAL PLAT. LOT TYPE MINIMUMS AND MAXIMUMS SHALL COMPLY WITH THE APPROVED DEVELOPMENT STANDARDS FOR CRYSTAL PARK. THE LIMITS OF THE RIGHT OF WAY FOR CR 284 WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.

LJA ENGINEERING

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER:

DOUGLAS PROPERTIES
2309 K AVENUE, SUITE 100
PLANO, TX 75074
PHONE: (972)-422-1658

OWNER:

BLOOMFIELD HOMES, LP
1050 E. SH. 114, SUITE 210
SOUTHLAKE, TX 76092
PHONE: (817)-416-1572

SUBMITTAL DATE		DESCRIPTION	APPROVAL DATE
1	02/09/22	1ST SUBMITTAL	--
2	02/24/22	2ND SUBMITTAL	--
3	02/25/22	3RD SUBMITTAL	--
4			
5			
6			
7			

390.452 ACRES

OUT OF THE

J. COFFMAN SURVEY, ABSTRACT NO. 197, THE R. JOHNSON SURVEY, ABSTRACT NO. 479,
THE W. KITCHINGS SURVEY, ABSTRACT NO. 504 AND THE T. RATTAN SURVEY ABSTRACT NO. 782,

CITY OF ANNA,
COLLIN COUNTY, TEXAS

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CONCEPT PLAN
FOR
CRYSTAL PARK

SCALE: 1" = 100' | FOR CONCEPT PURPOSES ONLY

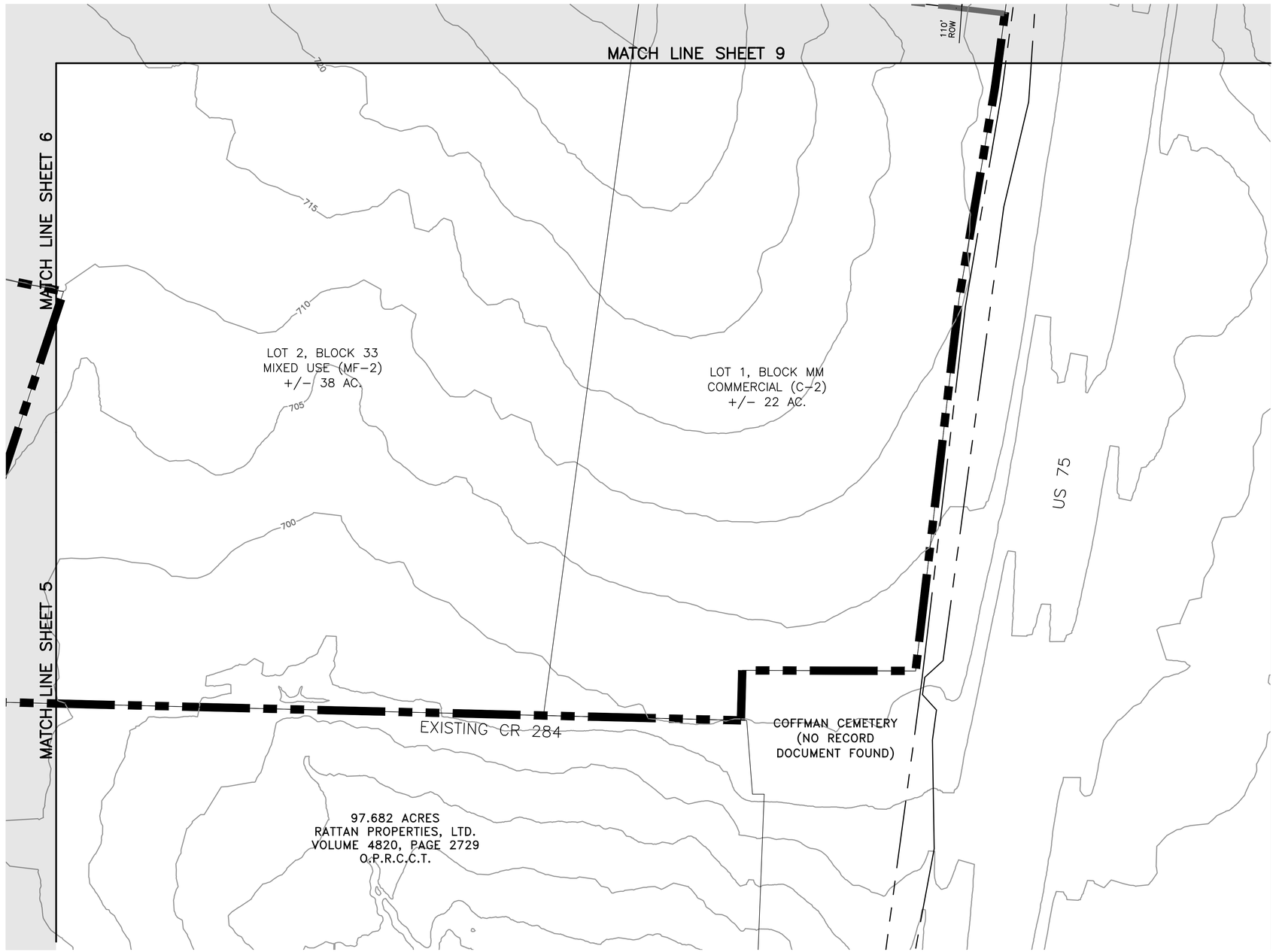
REFERENCE NO:

PROJECT NO. 0186

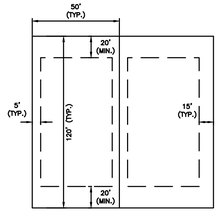
NTX080-0186 CRYSTAL PARK CONCEPT PLAN

Date/Time : Thu, 24 Feb 2022 - 6:05pm
Path/Name : S:\NTX-LAND\0186\400LAND\410 Concept Plan\0186CPLCP02.dwg

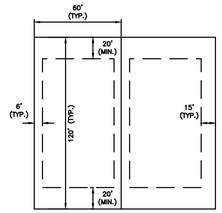
NTX080-0186 CRYSTAL PARK CONCEPT PLAN



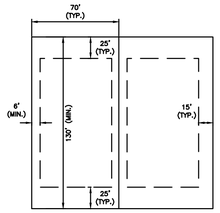
VICINITY MAP
1" = 5000'



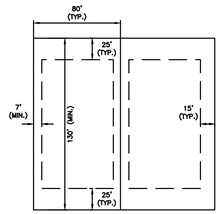
STANDARD PD (SF-60) LOT



STANDARD PD (SF-72) LOT



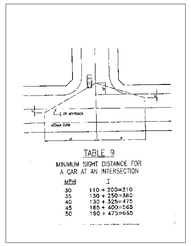
STANDARD PD (SF-84) LOT



STANDARD PD (SF-10.5) LOT

	SF-10.5	SF-84	SF-72	SF-60
Maximum Height (feet)	35	35	35	35
Min. Side Yard, Interior (feet)	7	6	(c)	(c)
Min. Side Yard, Corner Lot, Street Side (feet)	15	15	15	15
Min. Rear Yard (feet)	25	25	20	20
Min. Front Yard (feet)	25	25	20	20
Min. Lot Area (sq. feet)	10,500	8,400	7,200	6,000
Min. Lot Width (feet)	80	70	60	50
Min. Lot Depth (feet)	130	130	120	120
Max. Lot Coverage (%)	50%	50%	55%	55%
Building Size (sq. feet)	2,200	2,200	1,800	1,800
Min. Masonry (%)	80%	80%	80%	80%

(c) 5 feet or 10% of the lot width, whichever is greater.



TYPICAL VAM EASEMENT

NOT TO SCALE

NOTE: DETAIL TO BE USED FOR ROW GREATER THAN OR EQUAL TO 60'.

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT ZONING	SF-E
PROPOSED ZONING	SF-10.5, SF-84, SF-72, SF-60, C-2, MF-2
CURRENT LAND USE	SINGLE FAMILY - LARGE LOT
PROPOSED LAND USE	SINGLE FAMILY COMMUNITY
GROSS SITE AREA	390.452 ACRES

PRELIMINARY LOT COUNT TABLE						
RESIDENTIAL TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
SF-60 (50' x 120')	84	89	228	18	-	*419*
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SF-84 (70' x 130')	-	10	-	19	121	*150*
SF-10.5 (80' x 130')	-	-	-	33	62	*95*
TOTAL	*182*	*172*	*228*	*153*	*232*	**967**

NOTE: LOT LAYOUT, LOT TYPE LOCATIONS, STREET PATTERNS, AND OPEN SPACES ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF THE FINAL PLAT. LOT TYPE MINIMUMS AND MAXIMUMS SHALL COMPLY WITH THE APPROVED DEVELOPMENT STANDARDS FOR CRYSTAL PARK. THE LIMITS OF THE RIGHT OF WAY FOR CR 284 WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.

LJA ENGINEERING

ENGINEER:
LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER:
DOUGLAS PROPERTIES
2309 K AVENUE, SUITE 100
PLANO, TX 75074
PHONE: (972)-422-1658

OWNER:
BLOOMFIELD HOMES, LP
1050 E. SH. 114, SUITE 210
SOUTHLAKE, TX 76092
PHONE: (817)-416-1572

	SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1	02/09/22	1ST SUBMITTAL	--
2	02/24/22	2ND SUBMITTAL	--
3	02/25/22	3RD SUBMITTAL	--
4			
5			
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CONCEPT PLAN
FOR
CRYSTAL PARK

SCALE: 1" = 100' | FOR CONCEPT PURPOSES ONLY
REFERENCE NO:

PROJECT NO. 0186

DateTime: Thu, 24 Feb 2022 - 6:05pm
PathName: S:\NTX-LAND\0186\400LAND\410 Concept Plan\0186CPLCP02.dwg

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK A LOT 1	7,849 SF	0.18 ACRE
BLOCK A LOT 2	7,948 SF	0.18 ACRE
BLOCK A LOT 3	7,962 SF	0.18 ACRE
BLOCK A LOT 4	9,854 SF	0.23 ACRE
BLOCK AA LOT 1	6,000 SF	0.14 ACRE
BLOCK AA LOT 2	6,000 SF	0.14 ACRE
BLOCK AA LOT 3	6,000 SF	0.14 ACRE
BLOCK AA LOT 4	6,000 SF	0.14 ACRE
BLOCK AA LOT 5	6,000 SF	0.14 ACRE
BLOCK AA LOT 6	6,000 SF	0.14 ACRE
BLOCK AA LOT 7	6,001 SF	0.14 ACRE
BLOCK AA LOT 8	6,001 SF	0.14 ACRE
BLOCK AA LOT 9	6,001 SF	0.14 ACRE
BLOCK AA LOT 10	6,001 SF	0.14 ACRE
BLOCK AA LOT 11	6,012 SF	0.14 ACRE
BLOCK AA LOT 12	8,579 SF	0.20 ACRE
BLOCK AA LOT 13	6,000 SF	0.14 ACRE
BLOCK AA LOT 14	6,000 SF	0.14 ACRE
BLOCK AA LOT 15	6,000 SF	0.14 ACRE
BLOCK AA LOT 16	6,000 SF	0.14 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK C LOT 7	7,200 SF	0.17 ACRE
BLOCK C LOT 8	7,200 SF	0.17 ACRE
BLOCK C LOT 9	7,200 SF	0.17 ACRE
BLOCK C LOT 10	7,200 SF	0.17 ACRE
BLOCK C LOT 11	7,200 SF	0.17 ACRE
BLOCK C LOT 12	7,200 SF	0.17 ACRE
BLOCK C LOT 13	7,200 SF	0.17 ACRE
BLOCK C LOT 14	7,200 SF	0.17 ACRE
BLOCK C LOT 15	7,333 SF	0.17 ACRE
BLOCK C LOT 16	7,322 SF	0.17 ACRE
BLOCK C LOT 17	7,313 SF	0.17 ACRE
BLOCK C LOT 18	7,303 SF	0.17 ACRE
BLOCK C LOT 19	7,292 SF	0.17 ACRE
BLOCK C LOT 20	7,282 SF	0.17 ACRE
BLOCK C LOT 21	7,271 SF	0.17 ACRE
BLOCK C LOT 22	7,261 SF	0.17 ACRE
BLOCK C LOT 23	7,251 SF	0.17 ACRE
BLOCK C LOT 24	7,241 SF	0.17 ACRE
BLOCK C LOT 25	7,230 SF	0.17 ACRE
BLOCK C LOT 26	7,220 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK D LOT 7	7,200 SF	0.17 ACRE
BLOCK D LOT 8	7,200 SF	0.17 ACRE
BLOCK D LOT 9	7,200 SF	0.17 ACRE
BLOCK D LOT 10	7,200 SF	0.17 ACRE
BLOCK D LOT 11	7,200 SF	0.17 ACRE
BLOCK D LOT 12	7,200 SF	0.17 ACRE
BLOCK D LOT 13	7,200 SF	0.17 ACRE
BLOCK D LOT 14	7,200 SF	0.17 ACRE
BLOCK D LOT 15	7,200 SF	0.17 ACRE
BLOCK D LOT 16	7,200 SF	0.17 ACRE
BLOCK D LOT 17	7,200 SF	0.17 ACRE
BLOCK D LOT 18	7,200 SF	0.17 ACRE
BLOCK D LOT 19	7,200 SF	0.17 ACRE
BLOCK D LOT 20	7,200 SF	0.17 ACRE
BLOCK D LOT 21	7,200 SF	0.17 ACRE
BLOCK D LOT 22	7,200 SF	0.17 ACRE
BLOCK D LOT 23	7,200 SF	0.17 ACRE
BLOCK D LOT 24	7,200 SF	0.17 ACRE
BLOCK D LOT 25	7,200 SF	0.17 ACRE
BLOCK D LOT 26	7,200 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK E LOT 25	7,200 SF	0.17 ACRE
BLOCK E LOT 26	7,200 SF	0.17 ACRE
BLOCK E LOT 27	7,200 SF	0.17 ACRE
BLOCK E LOT 28	7,200 SF	0.17 ACRE
BLOCK E LOT 29	7,200 SF	0.17 ACRE
BLOCK E LOT 30	7,200 SF	0.17 ACRE
BLOCK E LOT 31	7,131 SF	0.16 ACRE
BLOCK E LOT 32	9,830 SF	0.23 ACRE
BLOCK EE LOT 1	12,241 SF	0.28 ACRE
BLOCK EE LOT 2	7,200 SF	0.17 ACRE
BLOCK EE LOT 3	7,200 SF	0.17 ACRE
BLOCK EE LOT 4	7,200 SF	0.17 ACRE
BLOCK EE LOT 5	7,200 SF	0.17 ACRE
BLOCK EE LOT 6	7,200 SF	0.17 ACRE
BLOCK EE LOT 7	7,200 SF	0.17 ACRE
BLOCK EE LOT 8	7,200 SF	0.17 ACRE
BLOCK EE LOT 9	7,200 SF	0.17 ACRE
BLOCK EE LOT 10	7,200 SF	0.17 ACRE
BLOCK EE LOT 11	7,201 SF	0.17 ACRE
BLOCK EE LOT 12	10,323 SF	0.24 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK FF LOT 18	9,100 SF	0.21 ACRE
BLOCK FF LOT 19	9,100 SF	0.21 ACRE
BLOCK FF LOT 20	9,100 SF	0.21 ACRE
BLOCK FF LOT 21	9,100 SF	0.21 ACRE
BLOCK FF LOT 22	9,108 SF	0.21 ACRE
BLOCK FF LOT 23	9,117 SF	0.21 ACRE
BLOCK FF LOT 24	9,165 SF	0.21 ACRE
BLOCK FF LOT 25	12,048 SF	0.28 ACRE
BLOCK FF LOT 26	10,660 SF	0.24 ACRE
BLOCK FF LOT 27	15,627 SF	0.36 ACRE
BLOCK G LOT 1	7,246 SF	0.17 ACRE
BLOCK G LOT 2	6,000 SF	0.14 ACRE
BLOCK G LOT 3	6,000 SF	0.14 ACRE
BLOCK G LOT 4	6,000 SF	0.14 ACRE
BLOCK G LOT 5	6,000 SF	0.14 ACRE
BLOCK G LOT 6	6,000 SF	0.14 ACRE
BLOCK G LOT 7	6,000 SF	0.14 ACRE
BLOCK G LOT 8	6,000 SF	0.14 ACRE
BLOCK G LOT 9	6,000 SF	0.14 ACRE
BLOCK G LOT 10	7,610 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK HH LOT 2	9,100 SF	0.21 ACRE
BLOCK HH LOT 3	9,100 SF	0.21 ACRE
BLOCK HH LOT 4	9,100 SF	0.21 ACRE
BLOCK HH LOT 5	9,100 SF	0.21 ACRE
BLOCK HH LOT 6	9,100 SF	0.21 ACRE
BLOCK HH LOT 7	12,154 SF	0.28 ACRE
BLOCK HH LOT 8	10,402 SF	0.24 ACRE
BLOCK HH LOT 9	9,098 SF	0.21 ACRE
BLOCK HH LOT 10	9,100 SF	0.21 ACRE
BLOCK HH LOT 11	11,895 SF	0.27 ACRE
BLOCK HH LOT 12	17,225 SF	0.40 ACRE
BLOCK HH LOT 13	10,822 SF	0.25 ACRE
BLOCK HH LOT 14	10,431 SF	0.24 ACRE
BLOCK HH LOT 15	10,400 SF	0.24 ACRE
BLOCK HH LOT 16	10,400 SF	0.24 ACRE
BLOCK HH LOT 17	13,650 SF	0.31 ACRE
BLOCK I LOT 1	10,713 SF	0.25 ACRE
BLOCK I LOT 2	6,416 SF	0.15 ACRE
BLOCK I LOT 3	6,410 SF	0.15 ACRE
BLOCK I LOT 4	6,322 SF	0.15 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK J LOT 12	7,200 SF	0.17 ACRE
BLOCK J LOT 13	7,200 SF	0.17 ACRE
BLOCK J LOT 14	7,200 SF	0.17 ACRE
BLOCK J LOT 15	7,200 SF	0.17 ACRE
BLOCK J LOT 16	10,200 SF	0.23 ACRE
BLOCK J LOT 17	10,200 SF	0.23 ACRE
BLOCK J LOT 18	7,200 SF	0.17 ACRE
BLOCK J LOT 19	7,200 SF	0.17 ACRE
BLOCK J LOT 20	7,200 SF	0.17 ACRE
BLOCK J LOT 21	7,200 SF	0.17 ACRE
BLOCK J LOT 22	7,200 SF	0.17 ACRE
BLOCK J LOT 23	7,200 SF	0.17 ACRE
BLOCK J LOT 24	7,200 SF	0.17 ACRE
BLOCK J LOT 25	7,200 SF	0.17 ACRE
BLOCK J LOT 26	7,200 SF	0.17 ACRE
BLOCK J LOT 27	7,200 SF	0.17 ACRE
BLOCK J LOT 28	7,200 SF	0.17 ACRE
BLOCK J LOT 29	7,200 SF	0.17 ACRE
BLOCK J LOT 30	7,200 SF	0.17 ACRE
BLOCK J LOT 31	7,200 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK K LOT 36	10,200 SF	0.23 ACRE
BLOCK K LOT 37	7,200 SF	0.17 ACRE
BLOCK K LOT 38	7,200 SF	0.17 ACRE
BLOCK K LOT 39	7,200 SF	0.17 ACRE
BLOCK K LOT 40	7,200 SF	0.17 ACRE
BLOCK K LOT 41	7,200 SF	0.17 ACRE
BLOCK K LOT 42	7,200 SF	0.17 ACRE
BLOCK K LOT 43	7,200 SF	0.17 ACRE
BLOCK K LOT 44	7,200 SF	0.17 ACRE
BLOCK K LOT 45	7,200 SF	0.17 ACRE
BLOCK K LOT 46	7,200 SF	0.17 ACRE
BLOCK K LOT 47	7,200 SF	0.17 ACRE
BLOCK K LOT 48	7,200 SF	0.17 ACRE
BLOCK K LOT 49	7,200 SF	0.17 ACRE
BLOCK K LOT 50	7,200 SF	0.17 ACRE
BLOCK K LOT 51	13,269 SF	0.30 ACRE
BLOCK L LOT 1	7,800 SF	0.18 ACRE
BLOCK L LOT 2	6,000 SF	0.14 ACRE
BLOCK L LOT 3	6,000 SF	0.14 ACRE
BLOCK L LOT 4	6,000 SF	0.14 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK AA LOT 17	6,000 SF	0.14 ACRE
BLOCK AA LOT 18	6,000 SF	0.14 ACRE
BLOCK AA LOT 19	10,604 SF	0.24 ACRE
BLOCK AA LOT 20	10,508 SF	0.24 ACRE
BLOCK AA LOT 21	10,400 SF	0.24 ACRE
BLOCK AA LOT 22	10,400 SF	0.24 ACRE
BLOCK AA LOT 23	10,400 SF	0.24 ACRE
BLOCK AA LOT 24	10,400 SF	0.24 ACRE
BLOCK AA LOT 25	12,181 SF	0.28 ACRE
BLOCK AA LOT 26	11,219 SF	0.26 ACRE
BLOCK AA LOT 27	10,400 SF	0.24 ACRE
BLOCK AA LOT 28	10,400 SF	0.24 ACRE
BLOCK AA LOT 29	11,421 SF	0.26 ACRE
BLOCK AA LOT 30	10,400 SF	0.24 ACRE
BLOCK AA LOT 31	11,798 SF	0.27 ACRE
BLOCK AA LOT 32	24,136 SF	0.55 ACRE
BLOCK AA LOT 33	11,388 SF	0.26 ACRE
BLOCK AA LOT 34	11,290 SF	0.26 ACRE
BLOCK AA LOT 35	11,099 SF	0.25 ACRE
BLOCK AA LOT 36	10,934 SF	0.25 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK C LOT 27	7,210 SF	0.17 ACRE
BLOCK C LOT 28	14,971 SF	0.34 ACRE
BLOCK CC LOT 1	13,562 SF	0.31 ACRE
BLOCK CC LOT 2	9,100 SF	0.21 ACRE
BLOCK CC LOT 3	9,100 SF	0.21 ACRE
BLOCK CC LOT 4	9,100 SF	0.21 ACRE
BLOCK CC LOT 5	9,100 SF	0.21 ACRE
BLOCK CC LOT 6	9,100 SF	0.21 ACRE
BLOCK CC LOT 7	9,100 SF	0.21 ACRE
BLOCK CC LOT 8	9,100 SF	0.21 ACRE
BLOCK CC LOT 9	9,100 SF	0.21 ACRE
BLOCK CC LOT 10	11,050 SF	0.25 ACRE
BLOCK CC LOT 11	9,290 SF	0.21 ACRE
BLOCK CC LOT 12	7,200 SF	0.17 ACRE
BLOCK CC LOT 13	7,200 SF	0.17 ACRE
BLOCK CC LOT 14	7,200 SF	0.17 ACRE
BLOCK CC LOT 15	7,200 SF	0.17 ACRE
BLOCK CC LOT 16	7,200 SF	0.17 ACRE
BLOCK CC LOT 17	7,200 SF	0.17 ACRE
BLOCK CC LOT 18	7,290 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK D LOT 27	7,200 SF	0.17 ACRE
BLOCK D LOT 28	7,200 SF	0.17 ACRE
BLOCK D LOT 29	7,200 SF	0.17 ACRE
BLOCK D LOT 30	12,841 SF	0.29 ACRE
BLOCK DD LOT 1	10,725 SF	0.25 ACRE
BLOCK DD LOT 2	7,200 SF	0.17 ACRE
BLOCK DD LOT 3	7,200 SF	0.17 ACRE
BLOCK DD LOT 4	7,200 SF	0.17 ACRE
BLOCK DD LOT 5	7,200 SF	0.17 ACRE
BLOCK DD LOT 6	7,200 SF	0.17 ACRE
BLOCK DD LOT 7	7,200 SF	0.17 ACRE
BLOCK DD LOT 8	7,200 SF	0.17 ACRE
BLOCK DD LOT 9	7,200 SF	0.17 ACRE
BLOCK DD LOT 10	7,200 SF	0.17 ACRE
BLOCK DD LOT 11	7,200 SF	0.17 ACRE
BLOCK DD LOT 12	7,200 SF	0.17 ACRE
BLOCK DD LOT 13	7,200 SF	0.17 ACRE
BLOCK DD LOT 14	7,200 SF	0.17 ACRE
BLOCK DD LOT 15	7,200 SF	0.17 ACRE
BLOCK DD LOT 16	9,600 SF	0.22 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK EE LOT 13	13,291 SF	0.31 ACRE
BLOCK EE LOT 14	7,203 SF	0.17 ACRE
BLOCK EE LOT 15	7,200 SF	0.17 ACRE
BLOCK EE LOT 16	7,200 SF	0.17 ACRE
BLOCK EE LOT 17	7,200 SF	0.17 ACRE
BLOCK EE LOT 18	7,200 SF	0.17 ACRE
BLOCK EE LOT 19	7,200 SF	0.17 ACRE
BLOCK EE LOT 20	7,200 SF	0.17 ACRE
BLOCK EE LOT 21	7,200 SF	0.17 ACRE
BLOCK EE LOT 22	7,200 SF	0.17 ACRE
BLOCK EE LOT 23	7,200 SF	0.17 ACRE
BLOCK EE LOT 24	12,241 SF	0.28 ACRE
BLOCK F LOT 1	7,524 SF	0.17 ACRE
BLOCK F LOT 2	7,499 SF	0.17 ACRE
BLOCK F LOT 3	7,524 SF	0.17 ACRE
BLOCK F LOT 4	9,474 SF	0.22 ACRE
BLOCK F LOT 5	9,808 SF	0.23 ACRE
BLOCK F LOT 6	7,200 SF	0.17 ACRE
BLOCK F LOT 7	7,200 SF	0.17 ACRE
BLOCK F LOT 8	7,200 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK G LOT 11	8,430 SF	0.19 ACRE
BLOCK G LOT 12	6,000 SF	0.14 ACRE
BLOCK G LOT 13	6,000 SF	0.14 ACRE
BLOCK G LOT 14	6,000 SF	0.14 ACRE
BLOCK G LOT 15	6,000 SF	0.14 ACRE
BLOCK G LOT 16	6,000 SF	0.14 ACRE
BLOCK G LOT 17	6,000 SF	0.14 ACRE
BLOCK G LOT 18	6,000 SF	0.14 ACRE
BLOCK G LOT 19	6,000 SF	0.14 ACRE
BLOCK G LOT 20	8,904 SF	0.20 ACRE
BLOCK G LOT 21	8,457 SF	0.19 ACRE
BLOCK G LOT 22	6,276 SF	0.14 ACRE
BLOCK G LOT 23	6,276 SF	0.14 ACRE
BLOCK G LOT 24	7,465 SF	0.17 ACRE
BLOCK GG LOT 1	11,760 SF	0.27 ACRE
BLOCK GG LOT 2	9,100 SF	0.21 ACRE
BLOCK GG LOT 3	9,100 SF	0.21 ACRE
BLOCK GG LOT 4	9,100 SF	0.21 ACRE
BLOCK GG LOT 5	9,100 SF	0.21 ACRE
BLOCK GG LOT 6	9,100 SF	0.21 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK I LOT 5	6,560 SF	0.15 ACRE
BLOCK I LOT 6	6,798 SF	0.16 ACRE
BLOCK I LOT 7	7,037 SF	0.16 ACRE
BLOCK I LOT 8	7,275 SF	0.17 ACRE
BLOCK I LOT 9	7,513 SF	0.17 ACRE
BLOCK I LOT 10	7,752 SF	0.18 ACRE
BLOCK I LOT 11	7,990 SF	0.18 ACRE
BLOCK I LOT 12	11,555 SF	0.27 ACRE
BLOCK I LOT 13	7,938 SF	0.18 ACRE
BLOCK I LOT 14	6,000 SF	0.14 ACRE
BLOCK I LOT 15	6,000 SF	0.14 ACRE
BLOCK I LOT 16	6,044 SF	0.14 ACRE
BLOCK I LOT 17	6,822 SF	0.16 ACRE
BLOCK I LOT 18	8,864 SF	0.20 ACRE
BLOCK I LOT 19	13,156 SF	0.30 ACRE
BLOCK I LOT 20	7,942 SF	0.18 ACRE
BLOCK I LOT 21	7,756 SF	0.18 ACRE
BLOCK I LOT 22	7,571 SF	0.17 ACRE
BLOCK I LOT 23	7,385 SF	0.17 ACRE
BLOCK I LOT 24	7,199 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK J LOT 32	11,287 SF	0.26 ACRE
BLOCK JJ LOT 1	13,960 SF	0.32 ACRE
BLOCK JJ LOT 2	10,400 SF	0.24 ACRE
BLOCK JJ LOT 3	10,400 SF	0.24 ACRE
BLOCK JJ LOT 4	11,017 SF	0.25 ACRE
BLOCK JJ LOT 5	11,169 SF	0.26 ACRE
BLOCK JJ LOT 6	11,181 SF	0.26 ACRE
BLOCK JJ LOT 7	10,478 SF	0.24 ACRE
BLOCK JJ LOT 8	11,191 SF	0.26 ACRE
BLOCK JJ LOT 9	11,939 SF	0.27 ACRE
BLOCK JJ LOT 10	17,750 SF	0.41 ACRE
BLOCK JJ LOT 11	12,368 SF	0.28 ACRE
BLOCK JJ LOT 12	10,440 SF	0.24 ACRE
BLOCK JJ LOT 13	10,463 SF	0.24 ACRE
BLOCK JJ LOT 14	14,172 SF	0.33 ACRE
BLOCK JJ LOT 15	19,288 SF	0.44 ACRE
BLOCK JJ LOT 16	11,566 SF	0.27 ACRE
BLOCK JJ LOT 17	10,984 SF	0.25 ACRE
BLOCK JJ LOT 18	11,527 SF	0.26 ACRE
BLOCK JJ LOT 19	11,527 SF	0.26 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK L LOT 5	6,000 SF	0.14 ACRE
BLOCK L LOT 6	6,000 SF	0.14 ACRE
BLOCK L LOT 7	6,000 SF	0.14 ACRE
BLOCK L LOT 8	6,600 SF	0.15 ACRE
BLOCK L LOT 9	6,000 SF	0.14 ACRE
BLOCK L LOT 10	6,790 SF	0.16 ACRE
BLOCK L LOT 11	7,950 SF	0.18 ACRE
BLOCK L LOT 12	6,000 SF	0.14 ACRE
BLOCK L LOT 13	6,600 SF	0.15 ACRE
BLOCK L LOT 14	6,000 SF	0.14 ACRE
BLOCK L LOT 15	6,000 SF	0.14 ACRE
BLOCK L LOT 16	6,000 SF	0.14 ACRE
BLOCK L LOT 17	6,000 SF	0.14 ACRE
BLOCK L LOT 18	6,000 SF	0.14 ACRE
BLOCK L LOT 19	6,000 SF	0.14 ACRE
BLOCK L LOT 20	7,800 SF	0.18 ACRE
BLOCK M LOT 1	8,584 SF	0.20 ACRE
BLOCK M LOT 2	6,000 SF	0.14 ACRE
BLOCK M LOT 3	6,000 SF	0.14 ACRE
BLOCK M LOT 4	6,000 SF	0.14 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK AA LOT 37	10,805 SF	0.25 ACRE
BLOCK AA LOT 38	10,704 SF	0.25 ACRE
BLOCK AA LOT 39	10,743 SF	0.25 ACRE
BLOCK AA LOT 40	10,872 SF	0.25 ACRE
BLOCK AA LOT 41	11,066 SF	0.25 ACRE
BLOCK AA LOT 42	11,280 SF	0.26 ACRE
BLOCK AA LOT 43	13,158 SF	0.30 ACRE
BLOCK B LOT 1	9,406 SF	0.22 ACRE
BLOCK B LOT 2	7,185 SF	0.16 ACRE
BLOCK B LOT 3	7,187 SF	0.17 ACRE
BLOCK B LOT 4	7,190 SF	0.17 ACRE
BLOCK B LOT 5	7,192 SF	0.17 ACRE
BLOCK B LOT 6	7,194 SF	0.17 ACRE
BLOCK B LOT 7	7,196 SF	0.17 ACRE
BLOCK B LOT 8	9,127 SF	0.21 ACRE
BLOCK BB LOT 1	11,814 SF	0.27 ACRE
BLOCK BB LOT 2	9,100 SF	0.21 ACRE
BLOCK BB LOT 3	9,100 SF	0.21 ACRE
BLOCK BB LOT 4	9,100 SF	0.21 ACRE
BLOCK BB LOT 5	9,100 SF	0.21 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK CC LOT 19	9,106 SF	0.21 ACRE
BLOCK CC LOT 20	21,395 SF	0.49 ACRE
BLOCK CC LOT 21	11,626 SF	0.27 ACRE
BLOCK CC LOT 22	9,081 SF	0.21 ACRE
BLOCK CC LOT 23	9,077 SF	0.21 ACRE
BLOCK CC LOT 24	9,564 SF	0.22 ACRE
BLOCK CC LOT 25	15,224 SF	0.35 ACRE
BLOCK CC LOT 26	9,289 SF	0.21 ACRE
BLOCK CC LOT 27	7,013 SF	0.16 ACRE
BLOCK CC LOT 28	7,198 SF	0.17 ACRE
BLOCK CC LOT 29	7,200 SF	0.17 ACRE
BLOCK CC LOT 30	7,200 SF	0.17 ACRE
BLOCK CC LOT 31	7,200 SF	0.17 ACRE
BLOCK CC LOT 32	7,200 SF	0.17 ACRE
BLOCK CC LOT 33	7,200 SF	0.17 ACRE
BLOCK CC LOT 34	7,200 SF	0.17 ACRE
BLOCK CC LOT 35	7,200 SF	0.17 ACRE
BLOCK CC LOT 36	7,200 SF	0.17 ACRE
BLOCK CC LOT 37	7,200 SF	0.17 ACRE
BLOCK CC LOT 38	11,637 SF	0.27 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK DD LOT 17	9,600 SF	0.22 ACRE
BLOCK DD LOT 18	7,200 SF	0.17 ACRE
BLOCK DD LOT 19	7,200 SF	0.17 ACRE
BLOCK DD LOT 20	7,200 SF	0.17 ACRE
BLOCK DD LOT 21	7,200 SF	0.17 ACRE
BLOCK DD LOT 22	7,200 SF	0.17 ACRE
BLOCK DD LOT 23	7,200 SF	0.17 ACRE
BLOCK DD LOT 24	7,200 SF	0.17 ACRE
BLOCK DD LOT 25	7,200 SF	0.17 ACRE
BLOCK DD LOT 26	7,200 SF	0.17 ACRE
BLOCK DD LOT 27	7,200 SF	0.17 ACRE
BLOCK DD LOT 28	7,200 SF	0.17 ACRE
BLOCK DD LOT 29	7,200 SF	0.17 ACRE
BLOCK DD LOT 30	7,200 SF	0.17 ACRE
BLOCK DD LOT 31	7,200 SF	0.17 ACRE
BLOCK DD LOT 32	9,905 SF	0.23 ACRE
BLOCK E LOT 1	8,621 SF	0.20 ACRE
BLOCK E LOT 2	7,201 SF	0.17 ACRE
BLOCK E LOT 3	7,218 SF	0.17 ACRE
BLOCK E LOT 4	7,228 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK F LOT 9	7,200 SF	0.17 ACRE
BLOCK F LOT 10	7,200 SF	0.17 ACRE
BLOCK F LOT 11	6,000 SF	0.14 ACRE
BLOCK F LOT 12	6,000 SF	0.14 ACRE
BLOCK F LOT 13	6,000 SF	0.14 ACRE
BLOCK F LOT 14	6,000 SF	0.14 ACRE
BLOCK F LOT 15	6,000 SF	0.14 ACRE
BLOCK F LOT 16	6,000 SF	0.14 ACRE
BLOCK F LOT 17	6,000 SF	0.14 ACRE
BLOCK F LOT 18	6,000 SF	0.14 ACRE
BLOCK F LOT 19	6,167 SF	0.14 ACRE
BLOCK F LOT 20	6,436 SF	0.15 ACRE
BLOCK F LOT 21	6,436 SF	0.15 ACRE
BLOCK F LOT 22	6,693 SF	0.15 ACRE
BLOCK F LOT 23	8,874 SF	0.20 ACRE
BLOCK F LOT 24	8,608 SF	0.20 ACRE
BLOCK F LOT 25	9,641 SF	0.22 ACRE
BLOCK F LOT 26	9,739 SF	0.22 ACRE
BLOCK F LOT 27	9,053 SF	0.21 ACRE
BLOCK F LOT 28	7,375 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK GG LOT 7	9,100 SF	0.21 ACRE
BLOCK GG LOT 8	9,100 SF	0.21 ACRE
BLOCK GG LOT 9	11,311 SF	0.26 ACRE
BLOCK GG LOT 10	11,381 SF	0.26 ACRE
BLOCK GG LOT 11	9,100 SF	0.21 ACRE
BLOCK GG LOT 12	9,100 SF	0.21 ACRE
BLOCK GG LOT 13	9,100 SF	0.21 ACRE
BLOCK GG LOT 14	9,100 SF	0.21 ACRE
BLOCK GG LOT 15	9,100 SF	0.21 ACRE
BLOCK GG LOT 16	9,100 SF	0.21 ACRE
BLOCK GG LOT 17	9,100 SF	0.21 ACRE
BLOCK GG LOT 18	11,747 SF	0.27 ACRE
BLOCK H LOT 1	9,842 SF	0.23 ACRE
BLOCK H LOT 2	6,000 SF	0.14 ACRE
BLOCK H LOT 3	6,000 SF	0.14 ACRE
BLOCK H LOT 4	6,000 SF	0.14 ACRE
BLOCK H LOT 5	6,000 SF	0.14 ACRE
BLOCK H LOT 6	6,000 SF	0.14 ACRE
BLOCK H LOT 7	6,000 SF	0.14 ACRE
BLOCK H LOT 8	6,000 SF	0.14 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK I LOT 25	7,013 SF	0.16 ACRE
BLOCK I LOT 26	6,827 SF	0.16 ACRE
BLOCK I LOT 27	6,641 SF	0.15 ACRE
BLOCK I LOT 28	6,456 SF	0.15 ACRE
BLOCK I LOT 29	6,270 SF	0.14 ACRE
BLOCK I LOT 30	6,237 SF	0.14 ACRE
BLOCK I LOT 31	6,972 SF	0.16 ACRE
BLOCK I LOT 32	9,472 SF	0.22 ACRE
BLOCK I LOT 33	6,491 SF	0.15 ACRE
BLOCK I LOT 34	6,000 SF	0.14 ACRE
BLOCK I LOT 35	6,064 SF	0.14 ACRE
BLOCK I LOT 36	9,716 SF	0.22 ACRE
BLOCK II LOT 1	12,784 SF	0.29 ACRE
BLOCK II LOT 2	9,100 SF	0.21 ACRE
BLOCK II LOT 3	9,100 SF	0.21 ACRE
BLOCK II LOT 4	9,100 SF	0.21 ACRE
BLOCK II LOT 5	9,100 SF	0.21 ACRE
BLOCK II LOT 6	9,100 SF	0.21 ACRE
BLOCK II LOT 7	9,100 SF	0.21 ACRE
BLOCK II LOT 8	9,100 SF	0.21 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK JJ LOT 20	11,527 SF	0.26 ACRE
BLOCK JJ LOT 21	10,823 SF	0.25 ACRE
BLOCK JJ LOT 22	10,400 SF	0.24 ACRE
BLOCK JJ LOT 23	10,400 SF	0.24 ACRE
BLOCK JJ LOT 24	12,350 SF	0.28 ACRE
BLOCK K LOT 1	7,200 SF	0.17 ACRE
BLOCK K LOT 2	7,200 SF	0.17 ACRE
BLOCK K LOT 3	7,200 SF	0.17 ACRE
BLOCK K LOT 4	7,200 SF	0.17 ACRE
BLOCK K LOT 5	7,200 SF	0.17 ACRE
BLOCK K LOT 6	7,200 SF	0.17 ACRE
BLOCK K LOT 7	7,200 SF	0.17 ACRE
BLOCK K LOT 8	12,789 SF	0.29 ACRE
BLOCK K LOT 9	10,925 SF	0.25 ACRE
BLOCK K LOT 10	10,402 SF	0.24 ACRE
BLOCK K LOT 11	10,400 SF	0.24 ACRE
BLOCK K LOT 12	10,400 SF	0.24 ACRE
BLOCK K LOT 13	10,400 SF	0.24 ACRE
BLOCK K LOT 14	10,400 SF	0.24 ACRE
BLOCK K LOT 15	12,095 SF	0.28 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK M LOT 5	6,000 SF	0.14 ACRE
BLOCK M LOT 6	6,000 SF	0.14 ACRE
BLOCK M LOT 7	6,000 SF	0.14 ACRE
BLOCK M LOT 8	6,000 SF	0.14 ACRE
BLOCK M LOT 9	6,000 SF	0.14 ACRE
BLOCK M LOT 10	6,600 SF	0.15 ACRE
BLOCK M LOT 11	6,600 SF	0.15 ACRE
BLOCK M LOT 12	6,000 SF	0.14 ACRE
BLOCK M LOT 13	6,000 SF	0.14 ACRE
BLOCK M LOT 14	6,000 SF	0.14 ACRE
BLOCK M LOT 15	6,000 SF	0.14 ACRE
BLOCK M LOT 16	6,000 SF	0.14 ACRE
BLOCK M LOT 17	6,000 SF	0.14 ACRE
BLOCK M LOT 18	6,000 SF	0.14 ACRE
BLOCK M LOT 19	6,000 SF	0.14 ACRE
BLOCK M LOT 20	8,584 SF	0.20 ACRE
BLOCK N LOT 1	7,800 SF	0.18 ACRE
BLOCK N LOT 2	6,000 SF	0.14 ACRE
BLOCK N LOT 3	6,000 SF	0.14 ACRE
BLOCK N LOT 4	6,000 SF	0.14 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK BB LOT 6	9,100 SF	0.21 ACRE
BLOCK BB LOT 7	9,100 SF	0.21 ACRE
BLOCK BB LOT 8	9,100 SF	0.21 ACRE
BLOCK BB LOT 9	11,765 SF	0.27 ACRE
BLOCK BB LOT 10	9,000 SF	0.21 ACRE
BLOCK BB LOT 11	7,800 SF	0.18 ACRE
BLOCK BB LOT 12	7,800 SF	0.18 ACRE
BLOCK BB LOT 13	7,800 SF	0.18 ACRE
BLOCK BB LOT 14	7,800 SF	0.18 ACRE
BLOCK BB LOT 15	7,800 SF	0.18 ACRE
BLOCK BB LOT 16	7,800 SF	0.18 ACRE
BLOCK BB LOT 17	7,800 SF	0.18 ACRE
BLOCK BB LOT 18	7,800 SF	0.18 ACRE
BLOCK BB LOT 19	9,181 SF	0.21 ACRE
BLOCK C LOT 1	12,891 SF	0.30 ACRE
BLOCK C LOT 2	7,200 SF	0.17 ACRE
BLOCK C LOT 3	7,200 SF	0.17 ACRE
BLOCK C LOT 4	7,200 SF	0.17 ACRE
BLOCK C LOT 5	7,200 SF	0.17 ACRE
BLOCK C LOT 6	7,200 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK CC LOT 39	11,649 SF	0.27 ACRE
BLOCK CC LOT 40	7,200 SF	0.17 ACRE
BLOCK CC LOT 41	7,200 SF	0.17 ACRE
BLOCK CC LOT 42	7,200 SF	0.17 ACRE
BLOCK CC LOT 43	7,200 SF	0.17 ACRE
BLOCK CC LOT 44	7,200 SF	0.17 ACRE
BLOCK CC LOT 45	7,200 SF	0.17 ACRE
BLOCK CC LOT 46	7,200 SF	0.17 ACRE
BLOCK CC LOT 47	7,200 SF	0.17 ACRE
BLOCK CC LOT 48	7,200 SF	0.17 ACRE
BLOCK CC LOT 49	7,200 SF	0.17 ACRE
BLOCK CC LOT 50	7,200 SF	0.17 ACRE
BLOCK CC LOT 51	7,200 SF	0.17 ACRE
BLOCK CC LOT 52	7,200 SF	0.17 ACRE
BLOCK D LOT 1	10,747 SF	0.25 ACRE
BLOCK D LOT 2	7,200 SF	0.17 ACRE
BLOCK D LOT 3	7,200 SF	0.17 ACRE
BLOCK D LOT 4	7,200 SF	0.17 ACRE
BLOCK D LOT 5	7,200 SF	0.17 ACRE
BLOCK D LOT 6	7,200 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK E LOT 5	7,238 SF	0.17 ACRE
BLOCK E LOT 6	7,247 SF	0.17 ACRE
BLOCK E LOT 7	7,257 SF	0.17 ACRE
BLOCK E LOT 8	7,267 SF	0.17 ACRE
BLOCK E LOT 9	7,276 SF	0.17 ACRE
BLOCK E LOT 10	7,286 SF	0.17 ACRE
BLOCK E LOT 11	7,295 SF	0.17 ACRE
BLOCK E LOT 12	7,305 SF	0.17 ACRE
BLOCK E LOT 13	7,315 SF	0.17 ACRE
BLOCK E LOT 14	7,324 SF	0.17 ACRE
BLOCK E LOT 15	7,334 SF	0.17 ACRE
BLOCK E LOT 16	7,344 SF	0.17 ACRE
BLOCK E LOT 17	7,200 SF	0.17 ACRE
BLOCK E LOT 18	7,200 SF	0.17 ACRE
BLOCK E LOT 19	7,200 SF	0.17 ACRE
BLOCK E LOT 20	7,200 SF	0.17 ACRE
BLOCK E LOT 21	7,200 SF	0.17 ACRE
BLOCK E LOT 22	7,200 SF	0.17 ACRE
BLOCK E LOT 23	7,200 SF	0.17 ACRE
BLOCK E LOT 24	7,200 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK F LOT 29	8,505 SF	0.20 ACRE
BLOCK F LOT 30	6,435 SF	0.15 ACRE
BLOCK F LOT 31	6,773 SF	0.16 ACRE
BLOCK FF LOT 1	8,965 SF	0.21 ACRE
BLOCK FF LOT 2	9,079 SF	0.21 ACRE
BLOCK FF LOT 3	9,110 SF	0.21 ACRE
BLOCK FF LOT 4	9,100 SF	0.21 ACRE
BLOCK FF LOT 5	9,118 SF	0.21 ACRE
BLOCK FF LOT 6	9,100 SF	0.21 ACRE
BLOCK FF LOT 7	9,082 SF	0.21 ACRE
BLOCK FF LOT 8	9,100 SF	0.21 ACRE
BLOCK FF LOT 9	9,100 SF	0.21 ACRE
BLOCK FF LOT 10	9,100 SF	0.21 ACRE
BLOCK FF LOT 11	9,100 SF	0.21 ACRE
BLOCK FF LOT 12	11,619 SF	0.27 ACRE
BLOCK FF LOT 13	11,601 SF	0.27 ACRE
BLOCK FF LOT 14	9,100 SF	0.21 ACRE
BLOCK FF LOT 15	9,100 SF	0.21 ACRE
BLOCK FF LOT 16	9,100 SF	0.21 ACRE
BLOCK FF LOT 17	9,100 SF	0.21 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK H LOT 9	6,000 SF	0.14 ACRE
BLOCK H LOT 10	6,000 SF	0.14 ACRE
BLOCK H LOT 11	8,210 SF	0.19 ACRE
BLOCK H LOT 12	8,210 SF	0.19 ACRE
BLOCK H LOT 13	6,000 SF	0.14 ACRE
BLOCK H LOT 14	6,000 SF	0.14 ACRE
BLOCK H LOT 15	6,000 SF	0.14 ACRE
BLOCK H LOT 16	6,000 SF	0.14 ACRE
BLOCK H LOT 17	6,000 SF	0.14 ACRE
BLOCK H LOT 18	6,000 SF	0.14 ACRE
BLOCK H LOT 19	6,000 SF	0.14 ACRE
BLOCK H LOT 20	6,000 SF	0.14 ACRE
BLOCK H LOT 21	6,000 SF	0.14 ACRE
BLOCK H LOT 22	6,000 SF	0.14 ACRE
BLOCK H LOT 23	10,810 SF	0.25 ACRE
BLOCK H LOT 24	9,161 SF	0.21 ACRE
BLOCK H LOT 25	6,276 SF	0.14 ACRE
BLOCK H LOT 26	6,276 SF	0.14 ACRE
BLOCK H LOT 27	6,829 SF	0.16 ACRE
BLOCK HH LOT 1	12,350 SF	0.28 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK II LOT 9	11,694 SF	0.27 ACRE
BLOCK II LOT 10	13,000 SF	0.30 ACRE
BLOCK II LOT 11	10,400 SF	0.24 ACRE
BLOCK II LOT 12	10,400 SF	0.24 ACRE
BLOCK II LOT 13	10,400 SF	0.24 ACRE
BLOCK II LOT 14	10,400 SF	0.24 ACRE
BLOCK II LOT 15	10,400 SF	0.24 ACRE
BLOCK II LOT 16	10,400 SF	0.24 ACRE
BLOCK II LOT 17	13,319 SF	0.31 ACRE
BLOCK J LOT 1	12,107 SF	0.28 ACRE
BLOCK J LOT 2	7,200 SF	0.17 ACRE
BLOCK J LOT 3	7,200 SF	0.17 ACRE
BLOCK J LOT 4	7,200 SF	0.17 ACRE
BLOCK J LOT 5	7,200 SF	0.17 ACRE
BLOCK J LOT 6	7,200 SF	0.17 ACRE
BLOCK J LOT 7	7,200 SF	0.17 ACRE
BLOCK J LOT 8	7,200 SF	0.17 ACRE
BLOCK J LOT 9	7,200 SF	0.17 ACRE
BLOCK J LOT 10	7,200 SF	0.17 ACRE
BLOCK J LOT 11	7,200 SF	0.17 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK K LOT 16	12,228 SF	0.28 ACRE
BLOCK K LOT 17	9,100 SF	0.21 ACRE
BLOCK K LOT 18	9,100 SF	0.21 ACRE
BLOCK K LOT 19	9,100 SF	0.21 ACRE
BLOCK K LOT 20	9,100 SF	0.21 ACRE
BLOCK K LOT 21	9,100 SF	0.21 ACRE
BLOCK K LOT 22	9,100 SF	0.21 ACRE
BLOCK K LOT 23	9,100 SF	0.21 ACRE
BLOCK K LOT 24	9,100 SF	0.21 ACRE
BLOCK K LOT 25	9,100 SF	0.21 ACRE
BLOCK K LOT 26	9,100 SF	0.21 ACRE
BLOCK K LOT 27	9,100 SF	0.21 ACRE
BLOCK K LOT 28	9,100 SF	0.21 ACRE
BLOCK K LOT 29	9,100 SF	0.21 ACRE
BLOCK K LOT 30	16,408 SF	0.38 ACRE
BLOCK K LOT 31	9,295 SF	0.21 ACRE
BLOCK K LOT 32	9,100 SF	0.21 ACRE
BLOCK K LOT 33	9,100 SF	0.21 ACRE
BLOCK K LOT 34	9,100 SF	0.21 ACRE
BLOCK K LOT 35	15,041 SF	0.35 ACRE

SINGLE-FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK N LOT 5	6,000 SF	0.14 ACRE
BLOCK N LOT 6	6,000 SF	0.14 ACRE
BLOCK N LOT 7	6,000 SF	0.14 ACRE
BLOCK N LOT 8	6,000 SF	0.14 ACRE
BLOCK N LOT 9	6,000 SF	0.14 ACRE
BLOCK N LOT 10	7,800 SF	0.18 ACRE
BLOCK N LOT 11	7,800 SF	0.18 ACRE
BLOCK N LOT 12	6,000 SF	0.14 ACRE
BLOCK N LOT 13	6,000 SF	0.14 ACRE
BLOCK N LOT 14	6,000 SF	0.14 ACRE
BLOCK N LOT 15	6,000 SF	0.14 ACRE
BLOCK N LOT 16	6,000 SF	0.14 ACRE
BLOCK N LOT 17	6,000 SF	0.14 ACRE
BLOCK N LOT 18	6,000 SF	0.14 ACRE
BLOCK N LOT 19	6,000 SF	0.14 ACRE
BLOCK N LOT 20	7,800 SF	0.18 ACRE
BLOCK O LOT 1	7,930 SF	0.18 ACRE
BLOCK O LOT 2	6,000 SF	0.14 ACRE
BLOCK O LOT 3	6,000 SF	0.14 ACRE
BLOCK O LOT 4	6,000 SF	0.14 ACRE

NOTE: LOT LAYOUT, LOT TYPE LOCATIONS, STREET PATTERNS, AND OPEN SPACES ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF THE FINAL PLAT. LOT TYPE MINIMUMS AND MAXIMUMS SHALL COMPLY WITH THE APPROVED DEVELOPMENT STANDARDS FOR CRYSTAL PARK. THE LIMITS OF THE RIGHT OF WAY FOR CR 284 WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.

LJA ENGINEERING

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER:

DOUGLAS PROPERTIES
2309 K AVENUE, SUITE 100
PLANO, TX 75074
PHONE: (972)-422-1658

OWNER:

BLOOMFIELD HOMES, LP
1050 E. SH. 114, SUITE 210
SOUTHLAKE, TX 76092
PHONE: (817)-416-1572

	SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1	02/09/22	1ST SUBMITTAL	--
2	02/24/22	2ND SUBMITTAL	--
3	02/25/22	3RD SUBMITTAL	--
4			
5			
6			
7			

390.452 ACRES
OUT OF THE
J. COFFMAN SURVEY, ABSTRACT NO. 197, THE R. JOHNSON SURVEY, ABSTRACT NO. 479,
THE W. KITCHINGS SURVEY, ABSTRACT NO. 504 AND THE T. RATTAN SURVEY ABSTRACT NO. 782,

CITY OF ANNA,
COLLIN COUNTY, TEXAS

LOTS 1-4, 1X, BLOCK A; LOTS 1-8, LOT 1X, BLOCK B; LOTS 1-28, 1X, BLOCK C; LOTS 1-30, 1X, BLOCK D; LOTS 1-32, 1X, BLOCK E; LOTS 1-31, 1X, BLOCK F; LOTS 1-24, 1X, BLOCK G; LOTS 1-27, 1X, BLOCK H; LOTS 1-36, BLOCK I; LOTS 1-32, BLOCK J; LOTS 1-51, 1X, 2X, BLOCK K; LOTS 1-20, 1X, BLOCK L; LOTS 1-20, 1X, BLOCK M; LOTS 1-20, BLOCK N; LOTS 1-10, 1X, BLOCK O; LOTS 1-19, 1X, BLOCK P; LOTS 1-20, 1X, BLOCK Q; LOTS 1-27, 1X, 2X, BLOCK R; LOTS 1-21, 1X, BLOCK S; LOTS 1-15, 1X, BLOCK T; LOTS 1-13, 1X, BLOCK U; LOTS 1-88, 1X-4X, BLOCK V; LOTS 1-35, 1X, 2X, BLOCK W; LOTS 1-37, 1X, 2X, BLOCK X; LOTS 1-18, 1X, BLOCK Y; LOTS 1-29, BLOCK Z; LOTS 1-43, 1X, BLOCK AA; LOTS 1-19, BLOCK BB; LOTS 1-52, BLOCK CC; LOTS 1-32, 1X, BLOCK DD; LOTS 1-24, BLOCK EE; LOTS 1-27, BLOCK FF; LOTS 1-21, 1X, BLOCK S; LOTS 1-18, BLOCK GG; LOTS 1-17, BLOCK HH; LOTS 1-17, BLOCK II; LOTS 1-24, BLOCK JJ; LOT 1X, BLOCK KK; LOT 1, 2, BLOCK LL; LOT 1, 2, BLOCK MM; LOT 1X, BLOCK NN; LOT 1X, BLOCK OO

CONCEPT PLAN
FOR
CRYSTAL PARK

SCALE: N/A | FOR CONCEPT PURPOSES ONLY

REFERENCE NO:

Date\Time : Thu, 24 Feb 2022 - 6:05pm
Path\Name : S:\NTX-LAND\0186\400LAND\410 Concept Plan\0186CPLCP02.dwg

EXHIBIT A - 12 OF 12

SINGLE–FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK O LOT 5	6,000 SF	0.14 ACRE
BLOCK O LOT 6	6,000 SF	0.14 ACRE
BLOCK O LOT 7	6,000 SF	0.14 ACRE
BLOCK O LOT 8	6,000 SF	0.14 ACRE
BLOCK O LOT 9	6,000 SF	0.14 ACRE
BLOCK O LOT 10	7,800 SF	0.18 ACRE
BLOCK P LOT 1	6,000 SF	0.14 ACRE
BLOCK P LOT 2	6,000 SF	0.14 ACRE
BLOCK P LOT 3	6,000 SF	0.14 ACRE
BLOCK P LOT 4	6,000 SF	0.14 ACRE
BLOCK P LOT 5	6,000 SF	0.14 ACRE
BLOCK P LOT 6	6,000 SF	0.14 ACRE
BLOCK P LOT 7	6,000 SF	0.14 ACRE
BLOCK P LOT 8	6,000 SF	0.14 ACRE
BLOCK P LOT 9	6,000 SF	0.14 ACRE
BLOCK P LOT 10	6,000 SF	0.14 ACRE
BLOCK P LOT 11	6,000 SF	0.14 ACRE
BLOCK P LOT 12	6,000 SF	0.14 ACRE
BLOCK P LOT 13	6,000 SF	0.14 ACRE
BLOCK P LOT 14	6,000 SF	0.14 ACRE

SINGLE–FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK P LOT 15	6,000 SF	0.14 ACRE
BLOCK P LOT 16	6,000 SF	0.14 ACRE
BLOCK P LOT 17	6,000 SF	0.14 ACRE
BLOCK P LOT 18	6,000 SF	0.14 ACRE
BLOCK P LOT 19	6,000 SF	0.14 ACRE
BLOCK Q LOT 1	10,525 SF	0.24 ACRE
BLOCK Q LOT 2	7,200 SF	0.17 ACRE
BLOCK Q LOT 3	7,200 SF	0.17 ACRE
BLOCK Q LOT 4	8,062 SF	0.19 ACRE
BLOCK Q LOT 5	12,186 SF	0.28 ACRE
BLOCK Q LOT 6	8,546 SF	0.20 ACRE
BLOCK Q LOT 7	7,185 SF	0.16 ACRE
BLOCK Q LOT 8	7,165 SF	0.16 ACRE
BLOCK Q LOT 9	7,145 SF	0.16 ACRE
BLOCK Q LOT 10	7,124 SF	0.16 ACRE
BLOCK Q LOT 11	7,104 SF	0.16 ACRE
BLOCK Q LOT 12	7,084 SF	0.16 ACRE
BLOCK Q LOT 13	7,064 SF	0.16 ACRE
BLOCK Q LOT 14	7,044 SF	0.16 ACRE
BLOCK Q LOT 15	7,024 SF	0.16 ACRE

SINGLE–FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK Q LOT 16	7,004 SF	0.16 ACRE
BLOCK Q LOT 17	6,984 SF	0.16 ACRE
BLOCK Q LOT 18	6,964 SF	0.16 ACRE
BLOCK Q LOT 19	6,944 SF	0.16 ACRE
BLOCK Q LOT 20	7,500 SF	0.17 ACRE
BLOCK R LOT 1	6,000 SF	0.14 ACRE
BLOCK R LOT 2	6,000 SF	0.14 ACRE
BLOCK R LOT 3	6,000 SF	0.14 ACRE
BLOCK R LOT 4	6,000 SF	0.14 ACRE
BLOCK R LOT 5	6,000 SF	0.14 ACRE
BLOCK R LOT 6	6,000 SF	0.14 ACRE
BLOCK R LOT 7	6,000 SF	0.14 ACRE
BLOCK R LOT 8	6,000 SF	0.14 ACRE
BLOCK R LOT 9	6,000 SF	0.14 ACRE
BLOCK R LOT 10	6,000 SF	0.14 ACRE
BLOCK R LOT 11	6,000 SF	0.14 ACRE
BLOCK R LOT 12	6,000 SF	0.14 ACRE
BLOCK R LOT 13	6,013 SF	0.14 ACRE
BLOCK R LOT 14	15,264 SF	0.35 ACRE
BLOCK R LOT 15	13,494 SF	0.31 ACRE

SINGLE–FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK R LOT 16	6,000 SF	0.14 ACRE
BLOCK R LOT 17	6,000 SF	0.14 ACRE
BLOCK R LOT 18	6,000 SF	0.14 ACRE
BLOCK R LOT 19	6,000 SF	0.14 ACRE
BLOCK R LOT 20	6,000 SF	0.14 ACRE
BLOCK R LOT 21	6,000 SF	0.14 ACRE
BLOCK R LOT 22	6,000 SF	0.14 ACRE
BLOCK R LOT 23	6,000 SF	0.14 ACRE
BLOCK R LOT 24	6,000 SF	0.14 ACRE
BLOCK R LOT 25	6,000 SF	0.14 ACRE
BLOCK R LOT 26	6,116 SF	0.14 ACRE
BLOCK R LOT 27	6,244 SF	0.14 ACRE
BLOCK S LOT 1	9,293 SF	0.21 ACRE
BLOCK S LOT 2	6,000 SF	0.14 ACRE
BLOCK S LOT 3	6,000 SF	0.14 ACRE
BLOCK S LOT 4	6,000 SF	0.14 ACRE
BLOCK S LOT 5	6,000 SF	0.14 ACRE
BLOCK S LOT 6	6,000 SF	0.14 ACRE
BLOCK S LOT 7	6,000 SF	0.14 ACRE
BLOCK S LOT 8	6,000 SF	0.14 ACRE

SINGLE–FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK S LOT 9	6,000 SF	0.14 ACRE
BLOCK S LOT 10	6,334 SF	0.15 ACRE
BLOCK S LOT 11	6,678 SF	0.15 ACRE
BLOCK S LOT 12	6,620 SF	0.15 ACRE
BLOCK S LOT 13	6,157 SF	0.14 ACRE
BLOCK S LOT 14	6,000 SF	0.14 ACRE
BLOCK S LOT 15	6,000 SF	0.14 ACRE
BLOCK S LOT 16	6,000 SF	0.14 ACRE
BLOCK S LOT 17	6,000 SF	0.14 ACRE
BLOCK S LOT 18	6,407 SF	0.15 ACRE
BLOCK S LOT 19	6,729 SF	0.15 ACRE
BLOCK S LOT 20	7,333 SF	0.17 ACRE
BLOCK S LOT 21	9,769 SF	0.22 ACRE
BLOCK T LOT 1	10,343 SF	0.24 ACRE
BLOCK T LOT 2	6,822 SF	0.16 ACRE
BLOCK T LOT 3	6,463 SF	0.15 ACRE
BLOCK T LOT 4	6,000 SF	0.14 ACRE
BLOCK T LOT 5	6,000 SF	0.14 ACRE
BLOCK T LOT 6	6,000 SF	0.14 ACRE
BLOCK T LOT 7	6,000 SF	0.14 ACRE

SINGLE–FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK T LOT 8	8,268 SF	0.19 ACRE
BLOCK T LOT 9	10,194 SF	0.23 ACRE
BLOCK T LOT 10	6,000 SF	0.14 ACRE
BLOCK T LOT 11	6,000 SF	0.14 ACRE
BLOCK T LOT 12	6,000 SF	0.14 ACRE
BLOCK T LOT 13	6,457 SF	0.15 ACRE
BLOCK T LOT 15	6,544 SF	0.15 ACRE
BLOCK T LOT 16	9,169 SF	0.21 ACRE
BLOCK U LOT 1	7,599 SF	0.17 ACRE
BLOCK U LOT 2	6,690 SF	0.15 ACRE
BLOCK U LOT 3	6,316 SF	0.15 ACRE
BLOCK U LOT 4	6,000 SF	0.14 ACRE
BLOCK U LOT 5	6,000 SF	0.14 ACRE
BLOCK U LOT 6	6,181 SF	0.14 ACRE
BLOCK U LOT 7	9,861 SF	0.23 ACRE
BLOCK U LOT 8	8,720 SF	0.20 ACRE
BLOCK U LOT 9	6,496 SF	0.15 ACRE
BLOCK U LOT 10	6,368 SF	0.15 ACRE
BLOCK U LOT 11	6,240 SF	0.14 ACRE
BLOCK U LOT 12	6,106 SF	0.14 ACRE

SINGLE–FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK U LOT 13	9,777 SF	0.22 ACRE
BLOCK V LOT 1	7,738 SF	0.18 ACRE
BLOCK V LOT 2	6,694 SF	0.15 ACRE
BLOCK V LOT 3	6,806 SF	0.16 ACRE
BLOCK V LOT 4	6,914 SF	0.16 ACRE
BLOCK V LOT 5	7,021 SF	0.16 ACRE
BLOCK V LOT 6	7,129 SF	0.16 ACRE
BLOCK V LOT 7	7,237 SF	0.17 ACRE
BLOCK V LOT 8	7,453 SF	0.17 ACRE
BLOCK V LOT 9	12,557 SF	0.29 ACRE
BLOCK V LOT 10	16,593 SF	0.38 ACRE
BLOCK V LOT 11	8,924 SF	0.20 ACRE
BLOCK V LOT 12	6,000 SF	0.14 ACRE
BLOCK V LOT 13	6,000 SF	0.14 ACRE
BLOCK V LOT 14	7,599 SF	0.17 ACRE
BLOCK V LOT 15	9,871 SF	0.23 ACRE
BLOCK V LOT 16	8,895 SF	0.20 ACRE
BLOCK V LOT 17	8,669 SF	0.20 ACRE
BLOCK V LOT 18	8,353 SF	0.19 ACRE
BLOCK V LOT 19	8,384 SF	0.19 ACRE

SINGLE–FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK V LOT 20	7,722 SF	0.18 ACRE
BLOCK V LOT 21	7,700 SF	0.18 ACRE
BLOCK V LOT 22	7,040 SF	0.16 ACRE
BLOCK V LOT 23	7,449 SF	0.17 ACRE
BLOCK V LOT 24	7,287 SF	0.17 ACRE
BLOCK V LOT 25	7,056 SF	0.16 ACRE
BLOCK V LOT 26	7,046 SF	0.16 ACRE
BLOCK V LOT 27	6,984 SF	0.16 ACRE
BLOCK V LOT 28	6,923 SF	0.16 ACRE
BLOCK V LOT 29	6,862 SF	0.16 ACRE
BLOCK V LOT 30	6,808 SF	0.16 ACRE
BLOCK V LOT 31	6,833 SF	0.16 ACRE
BLOCK V LOT 32	6,880 SF	0.16 ACRE
BLOCK V LOT 33	6,928 SF	0.16 ACRE
BLOCK V LOT 34	6,976 SF	0.16 ACRE
BLOCK V LOT 35	7,024 SF	0.16 ACRE
BLOCK V LOT 36	7,072 SF	0.16 ACRE
BLOCK V LOT 37	7,120 SF	0.16 ACRE
BLOCK V LOT 38	7,168 SF	0.16 ACRE
BLOCK V LOT 39	7,192 SF	0.17 ACRE

SINGLE–FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK V LOT 40	9,277 SF	0.21 ACRE
BLOCK V LOT 41	9,222 SF	0.21 ACRE
BLOCK V LOT 42	9,194 SF	0.21 ACRE
BLOCK V LOT 43	9,100 SF	0.21 ACRE
BLOCK V LOT 44	9,100 SF	0.21 ACRE
BLOCK V LOT 45	9,100 SF	0.21 ACRE
BLOCK V LOT 46	9,100 SF	0.21 ACRE
BLOCK V LOT 47	9,100 SF	0.21 ACRE
BLOCK V LOT 48	11,050 SF	0.25 ACRE
BLOCK V LOT 49	12,350 SF	0.28 ACRE
BLOCK V LOT 50	9,750 SF	0.22 ACRE
BLOCK V LOT 51	10,400 SF	0.24 ACRE
BLOCK V LOT 52	11,237 SF	0.26 ACRE
BLOCK V LOT 53	12,658 SF	0.29 ACRE
BLOCK V LOT 54	12,350 SF	0.28 ACRE
BLOCK V LOT 55	24,257 SF	0.56 ACRE
BLOCK V LOT 56	11,820 SF	0.27 ACRE
BLOCK V LOT 57	12,193 SF	0.28 ACRE
BLOCK V LOT 58	12,565 SF	0.29 ACRE
BLOCK V LOT 59	12,938 SF	0.30 ACRE

SINGLE–FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK V LOT 60	13,310 SF	0.31 ACRE
BLOCK V LOT 61	13,683 SF	0.31 ACRE
BLOCK V LOT 62	14,055 SF	0.32 ACRE
BLOCK V LOT 63	14,344 SF	0.33 ACRE
BLOCK V LOT 64	14,797 SF	0.34 ACRE
BLOCK V LOT 65	15,097 SF	0.35 ACRE
BLOCK V LOT 66	15,337 SF	0.35 ACRE
BLOCK V LOT 67	15,577 SF	0.36 ACRE
BLOCK V LOT 68	15,702 SF	0.36 ACRE
BLOCK V LOT 69	15,645 SF	0.36 ACRE
BLOCK V LOT 70	15,586 SF	0.36 ACRE
BLOCK V LOT 71	15,070 SF	0.35 ACRE
BLOCK V LOT 72	13,396 SF	0.31 ACRE
BLOCK V LOT 73	9,100 SF	0.21 ACRE
BLOCK V LOT 74	9,100 SF	0.21 ACRE
BLOCK V LOT 75	9,100 SF	0.21 ACRE
BLOCK V LOT 76	9,100 SF	0.21 ACRE
BLOCK V LOT 77	9,100 SF	0.21 ACRE
BLOCK V LOT 78	9,100 SF	0.21 ACRE
BLOCK V LOT 79	9,100 SF	0.21 ACRE

SINGLE–FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK V LOT 80	11,041 SF	0.25 ACRE
BLOCK V LOT 81	11,023 SF	0.25 ACRE
BLOCK V LOT 82	9,100 SF	0.21 ACRE
BLOCK V LOT 83	9,100 SF	0.21 ACRE
BLOCK V LOT 84	9,100 SF	0.21 ACRE
BLOCK V LOT 85	9,100 SF	0.21 ACRE
BLOCK V LOT 86	9,100 SF	0.21 ACRE
BLOCK V LOT 87	9,100 SF	0.21 ACRE
BLOCK V LOT 88	9,118 SF	0.21 ACRE
BLOCK W LOT 1	7,010 SF	0.16 ACRE
BLOCK W LOT 2	6,583 SF	0.15 ACRE
BLOCK W LOT 3	6,028 SF	0.14 ACRE
BLOCK W LOT 4	6,000 SF	0.14 ACRE
BLOCK W LOT 5	6,000 SF	0.14 ACRE
BLOCK W LOT 6	6,000 SF	0.14 ACRE
BLOCK W LOT 7	6,000 SF	0.14 ACRE
BLOCK W LOT 8	6,000 SF	0.14 ACRE
BLOCK W LOT 9	6,000 SF	0.14 ACRE
BLOCK W LOT 10	6,000 SF	0.14 ACRE
BLOCK W LOT 11	6,000 SF	0.14 ACRE

SINGLE–FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK W LOT 12	6,000 SF	0.14 ACRE
BLOCK W LOT 13	6,000 SF	0.14 ACRE
BLOCK W LOT 14	6,000 SF	0.14 ACRE
BLOCK W LOT 15	6,000 SF	0.14 ACRE
BLOCK W LOT 16	6,000 SF	0.14 ACRE
BLOCK W LOT 17	6,000 SF	0.14 ACRE
BLOCK W LOT 18	6,205 SF	0.14 ACRE
BLOCK W LOT 19	8,030 SF	0.18 ACRE
BLOCK W LOT 20	6,000 SF	0.14 ACRE
BLOCK W LOT 21	6,000 SF	0.14 ACRE
BLOCK W LOT 22	6,000 SF	0.14 ACRE
BLOCK W LOT 23	6,000 SF	0.14 ACRE
BLOCK W LOT 24	6,000 SF	0.14 ACRE
BLOCK W LOT 25	6,000 SF	0.14 ACRE
BLOCK W LOT 26	6,000 SF	0.14 ACRE
BLOCK W LOT 27	6,000 SF	0.14 ACRE
BLOCK W LOT 28	6,000 SF	0.14 ACRE
BLOCK W LOT 29	6,000 SF	0.14 ACRE
BLOCK W LOT 30	6,000 SF	0.14 ACRE
BLOCK W LOT 31	6,000 SF	0.14 ACRE

SINGLE–FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK W LOT 32	6,000 SF	0.14 ACRE
BLOCK W LOT 33	6,000 SF	0.14 ACRE
BLOCK W LOT 34	6,324 SF	0.15 ACRE
BLOCK W LOT 35	9,381 SF	0.22 ACRE
BLOCK X LOT 1	9,224 SF	0.21 ACRE
BLOCK X LOT 2	6,373 SF	0.15 ACRE
BLOCK X LOT 3	6,373 SF	0.15 ACRE
BLOCK X LOT 4	6,072 SF	0.14 ACRE
BLOCK X LOT 5	6,000 SF	0.14 ACRE
BLOCK X LOT 6	6,000 SF	0.14 ACRE
BLOCK X LOT 7	6,000 SF	0.14 ACRE
BLOCK X LOT 8	6,000 SF	0.14 ACRE
BLOCK X LOT 9	6,000 SF	0.14 ACRE
BLOCK X LOT 10	6,000 SF	0.14 ACRE
BLOCK X LOT 11	6,000 SF	0.14 ACRE
BLOCK X LOT 12	6,000 SF	0.14 ACRE
BLOCK X LOT 13	6,000 SF	0.14 ACRE
BLOCK X LOT 14	6,000 SF	0.14 ACRE
BLOCK X LOT 15	6,000 SF	0.14 ACRE
BLOCK X LOT 16	6,000 SF	0.14 ACRE

SINGLE–FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK X LOT 17	6,000 SF	0.14 ACRE
BLOCK X LOT 18	9,156 SF	0.21 ACRE
BLOCK X LOT 19	8,104 SF	0.19 ACRE
BLOCK X LOT 20	6,000 SF	0.14 ACRE
BLOCK X LOT 21	6,000 SF	0.14 ACRE
BLOCK X LOT 22	6,000 SF	0.14 ACRE
BLOCK X LOT 23	6,000 SF	0.14 ACRE
BLOCK X LOT 24	6,000 SF	0.14 ACRE
BLOCK X LOT 25	6,000 SF	0.14 ACRE
BLOCK X LOT 26	6,000 SF	0.14 ACRE
BLOCK X LOT 27	6,000 SF	0.14 ACRE
BLOCK X LOT 28	6,000 SF	0.14 ACRE
BLOCK X LOT 29	6,000 SF	0.14 ACRE
BLOCK X LOT 30	6,000 SF	0.14 ACRE
BLOCK X LOT 31	6,000 SF	0.14 ACRE
BLOCK X LOT 32	6,000 SF	0.14 ACRE
BLOCK X LOT 33	6,000 SF	0.14 ACRE
BLOCK X LOT 34	6,258 SF	0.14 ACRE
BLOCK X LOT 35	6,345 SF	0.15 ACRE
BLOCK X LOT 36	8,267 SF	0.19 ACRE

SINGLE–FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK Y LOT 1	6,244 SF	0.14 ACRE
BLOCK Y LOT 2	6,244 SF	0.14 ACRE
BLOCK Y LOT 3	6,244 SF	0.14 ACRE
BLOCK Y LOT 4	6,099 SF	0.14 ACRE
BLOCK Y LOT 5	6,000 SF	0.14 ACRE
BLOCK Y LOT 6	6,000 SF	0.14 ACRE
BLOCK Y LOT 7	6,000 SF	0.14 ACRE
BLOCK Y LOT 8	6,000 SF	0.14 ACRE
BLOCK Y LOT 9	6,000 SF	0.14 ACRE
BLOCK Y LOT 10	6,000 SF	0.14 ACRE
BLOCK Y LOT 11	6,000 SF	0.14 ACRE
BLOCK Y LOT 12	6,000 SF	0.14 ACRE
BLOCK Y LOT 13	6,000 SF	0.14 ACRE
BLOCK Y LOT 14	6,000 SF	0.14 ACRE
BLOCK Y LOT 15	6,000 SF	0.14 ACRE
BLOCK Y LOT 16	6,000 SF	0.14 ACRE
BLOCK Y LOT 17	6,000 SF	0.14 ACRE
BLOCK Y LOT 18	8,139 SF	0.19 ACRE
BLOCK Z LOT 1	7,201 SF	0.17 ACRE
BLOCK Z LOT 2	7,200 SF	0.17 ACRE

SINGLE–FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK Z LOT 3	7,200 SF	0.17 ACRE
BLOCK Z LOT 4	7,200 SF	0.17 ACRE
BLOCK Z LOT 5	7,200 SF	0.17 ACRE
BLOCK Z LOT 6	7,200 SF	0.17 ACRE
BLOCK Z LOT 7	7,200 SF	0.17 ACRE
BLOCK Z LOT 8	7,200 SF	0.17 ACRE
BLOCK Z LOT 9	7,200 SF	0.17 ACRE
BLOCK Z LOT 10	7,200 SF	0.17 ACRE
BLOCK Z LOT 11	7,200 SF	0.17 ACRE
BLOCK Z LOT 12	7,200 SF	0.17 ACRE
BLOCK Z LOT 13	7,200 SF	0.17 ACRE
BLOCK Z LOT 14	14,399 SF	0.33 ACRE
BLOCK Z LOT 15	13,650 SF	0.31 ACRE
BLOCK Z LOT 16	9,100 SF	0.21 ACRE
BLOCK Z LOT 17	9,100 SF	0.21 ACRE
BLOCK Z LOT 18	9,100 SF	0.21 ACRE
BLOCK Z LOT 19	9,100 SF	0.21 ACRE
BLOCK Z LOT 20	9,100 SF	0.21 ACRE
BLOCK Z LOT 21	9,100 SF	0.21 ACRE
BLOCK Z LOT 22	9,100 SF	0.21 ACRE

SINGLE–FAMILY		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK Z LOT 23	9,100 SF	0.21 ACRE
BLOCK Z LOT 24	9,100 SF	0.21 ACRE
BLOCK Z LOT 25	9,100 SF	0.21 ACRE
BLOCK Z LOT 26	12,350 SF	0.28 ACRE
BLOCK Z LOT 27	12,348 SF	0.28 ACRE
BLOCK Z LOT 28	9,100 SF	0.21 ACRE
BLOCK Z LOT 29	11,050 SF	0.25 ACRE

PARKS		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK AA LOT 1X (GREENBELT PARK A)	400,491 SF	9.2 ACRES
BLOCK B LOT 1X (GREENBELT PARK B)	338,086 SF	7.8 ACRES
BLOCK F LOT 1X (GREENBELT PARK C)	247,832 SF	5.7 ACRES
BLOCK U LOT 1X (EAST POCKET PARK)	21,803 SF	0.5 ACRES
BLOCK V LOT 1X (WEST POCKET PARK)	65,594 SF	1.5 ACRES
BLOCK V LOT 3X (NORTH GREENBELT PARK)	349,035 SF	8.0 ACRES

COMMON AREA LOTS		
BLOCK & LOT NUMBERS	AREA (SF)	AREA (AC)
BLOCK A LOT 1X	37,774 SF	0.87 ACRES
BLOCK AA LOT 2X	2,139 SF	0.05 ACRES
BLOCK B LOT 1X	7,563 SF	0.17 ACRES
BLOCK C LOT 1X	2,419 SF	0.06 ACRES
BLOCK CC LOT 1X	6,091 SF	0.14 ACRES
BLOCK D LOT 1X	2,400 SF	0.06 ACRES
BLOCK DD LOT 1X	2,404 SF	0.06 ACRES
BLOCK E LOT 1X	2,422 SF	0.06 ACRES
BLOCK G LOT 1X	2,404 SF	0.06 ACRES
BLOCK H LOT 1X	2,404 SF	0.06 ACRES
BLOCK J LOT 1X	2,402 SF	0.06 ACRES
BLOCK K LOT 2X	57,866 SF	1.33 ACRES
BLOCK L LOT 1X	2,277 SF	0.05 ACRES
BLOCK M LOT 1X	2,400 SF	0.06 ACRES
BLOCK O LOT 1X	5,323 SF	0.12 ACRES
BLOCK P LOT 1X	19,765 SF	0.45 ACRES
BLOCK Q LOT 1X	33,047 SF	0.76 ACRES
BLOCK R LOT 1X	36,106 SF	0.83 ACRES
BLOCK R LOT 2X	20,666 SF	0.47 ACRES
BLOCK S LOT 1X	2,402 SF	0.06 ACRES
BLOCK T LOT 1X	2,428 SF	0.06 ACRES
BLOCK V LOT 2X	76,696 SF	1.76 ACRES
BLOCK V LOT 4X	65,077 SF	1.49 ACRES
BLOCK W LOT 1X	2,437 SF	0.06 ACRES
BLOCK W LOT 2X	2,394 SF	0.05 ACRES
BLOCK X LOT 1X	2,402 SF	0.06 ACRES
BLOCK X LOT 2X	2,415 SF	0.06 ACRES
BLOCK Y LOT 1X	25,134 SF	0.58 ACRES

NOTE: LOT LAYOUT, LOT TYPE LOCATIONS, STREET PATTERNS, AND OPEN SPACES ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF THE FINAL PLAT. LOT TYPE MINIMUMS AND MAXIMUMS SHALL COMPLY WITH THE APPROVED DEVELOPMENT STANDARDS FOR CRYSTAL PARK. THE LIMITS OF THE RIGHT OF WAY FOR CR 284 WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.

LJA ENGINEERING

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386

DEVELOPER:

DOUGLAS PROPERTIES
2309 K AVENUE, SUITE 100
PLANO, TX 75074
PHONE: (972)-422-1658

OWNER:

BLOOMFIELD HOMES, LP
1050 E. SH. 114, SUITE 210
SOUTHLAKE, TX 76092
PHONE: (817)-416-1572

	SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE
1	02/09/22	1ST SUBMITTAL	--
2	02/24/22	2ND SUBMITTAL	--
3	02/25/22	3RD SUBMITTAL	--
4			
5			
6			
7			

390.452 ACRES

OUT OF THE

J. COFFMAN SURVEY, ABSTRACT NO. 197, THE R. JOHNSON SURVEY, ABSTRACT NO. 479,
THE W. KITCHINGS SURVEY, ABSTRACT NO. 504 AND THE T. RATTAN SURVEY ABSTRACT NO. 782,

CITY OF ANNA,
COLLIN COUNTY, TEXAS

LOTS 1-4, 1X, BLOCK A; LOTS 1-8, LOT 1X, BLOCK B; LOTS 1-28, 1X, BLOCK C; LOTS 1-30, 1X, BLOCK D; LOTS 1-32, 1X, BLOCK E; LOTS 1-31, 1X, BLOCK F; LOTS 1-24, 1X, BLOCK G; LOTS 1-27, 1X, BLOCK H; LOTS 1-36, BLOCK I; LOTS 1-32, BLOCK J; LOTS 1-51, 1X, 2X, BLOCK K; LOTS 1-20, 1X, BLOCK L; LOTS 1-20, 1X, BLOCK M; LOTS 1-20, BLOCK N; LOTS 1-10, 1X, BLOCK O; LOTS 1-19, 1X, BLOCK P; LOTS 1-20, 1X, BLOCK Q; LOTS 1-27, 1X, 2X, BLOCK R; LOTS 1-21, 1X, BLOCK S; LOTS 1-15, 1X, BLOCK T; LOTS 1-13, 1X, BLOCK U; LOTS 1-88, 1X-4X, BLOCK V; LOTS 1-35, 1X, 2X, BLOCK W; LOTS 1-37, 1X, 2X, BLOCK X; LOTS 1-18, 1X, BLOCK Y; LOTS 1-29, BLOCK Z; LOTS 1-43, 1X, BLOCK AA; LOTS 1-19, BLOCK BB; LOTS 1-52, BLOCK CC; LOTS 1-32, 1X, BLOCK DD; LOTS 1-24, BLOCK EE; LOTS 1-27, BLOCK FF; LOTS 1-21, 1X, BLOCK S; LOTS 1-18, BLOCK GG; LOTS 1-17, BLOCK HH; LOTS 1-17, BLOCK II; LOTS 1-24, BLOCK JJ; LOT 1X, BLOCK KK; LOT 1, 2, BLOCK LL; LOT 1, 2, BLOCK MM; LOT 1X, BLOCK NN; LOT 1X, BLOCK OO

CONCEPT PLAN
FOR
CRYSTAL PARK

SCALE: N/A | FOR CONCEPT PURPOSES ONLY

REFERENCE NO:

NTX080-0186 CRYSTAL PARK CONCEPT PLAN

SHEET 12 OF 12

PROJECT NO. 0186

Date\Time: Thu, 24 Feb 2022 - 6:05pm
Path\Name: S:\NTX-LAND\0186\400\LAND\410 Concept Plan\0186CPLCP02.dwg

THE CITY OF
Anna

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.

Maurine Dickey
Name (Please Print)

Maurine Dickey
Signature

3401 Lee Parkway #1401
Address

3/4/22
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

Item No. 7.d.

City Council Agenda
Staff Report

Meeting Date: 3/22/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:
Zoning - Anna Retail Addition, Block A, Lot 6 (Director of Development Services Ross Altobelli)

Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to rezone 15.4± acres located on the east and west sides of Throckmorton Boulevard, 370± feet south of W White Street (FM 455) from C-2 General Commercial to Planned Development-MF-2 Multiple-Family Residential – High Density.

Consider/Discuss/Action on a Resolution regarding the Anna Retail Addition, Block A, Lots 3R, 6, 7, 8, 9 and Block B, Lot 1, Concept Plan.

SUMMARY:
The applicant is proposing multiple-family zoning and design standards that would allow for a development layout that would support three- and four-story buildings with, one-, two-, and three-bedroom units.

A Planned Development (PD) district is intended to provide for combining and mixing of uses allowed in various districts with appropriate regulations and to permit flexibility in the use and design of land and buildings in situations where modification of specific provisions of this article is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the community. A PD district may be used to permit new and innovative concepts in land utilization. While great flexibility is given to provide special restrictions which will allow development not otherwise permitted, procedures are established herein to insure against misuse of the increased flexibility.

A concept plan (Exhibit A), Anna Retail, Block A, Lots 6R, 7, 8, 9 and Block B, Lot 1, accompanies this request.

Surrounding Land Uses and Zoning

North - Retail and restaurant lot and vacant land zoned C-2 General Commercial
East - Common area lot zoned C-2 General Commercial
South - Vacant land zoned Planned Development-C-1 Restricted Commercial
West - Restaurant and vacant land zoned C-2 General Commercial

Proposed Planned Development Stipulations

The requested zoning is PD-MF-2. This Planned Development is to allow for a high-density, multiple-family residence.

Maximum height - The MF-2 base zoning only allows for two-story apartments with a maximum height of 45 feet.

- The applicant is proposing both 3 and 4-story building designs that will have a maximum height of 60 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 the required parking for studio and one-bedroom units from two (2) spaces per unit to one and a half (1.5) spaces per unit.

- The applicant is requesting to reduce the required covered parking 75% 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 and landscaping.

- The applicant is proposing to allow the required screening within the front yard setback along Throckmorton Boulevard and to set back the screening and fencing from the northern property line to create a walkable environment along the access easement.

Open Space – The applicant is requesting to count regional detention towards overall open space provided. The regional detention lot (Anna Retail, Block B, Lot 1) is identified as a location for a Hike/Bike trail on the Parks Master Plan.

Refuse Facilities - The applicant is proposing to utilize a trash compactor and trash chute for buildings exceeding 24 units. The buildings with 24 or less units will be serviced by refuse facilities per the Zoning Ordinance.

Future Land Use Plan

The Future Land Use Plan designates this property as Community Commercial (CC). 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.

SUMMARY:

The applicant has submitted a rezoning request to allow multiple-family residences with modified development standards.

The Planning and Zoning Commission recommended approval of the zoning request.

FINANCIAL IMPACT:
N/A

STRATEGIC CONNECTIONS:
This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 2: Sustainable Anna Community Through Planned Managed Growth

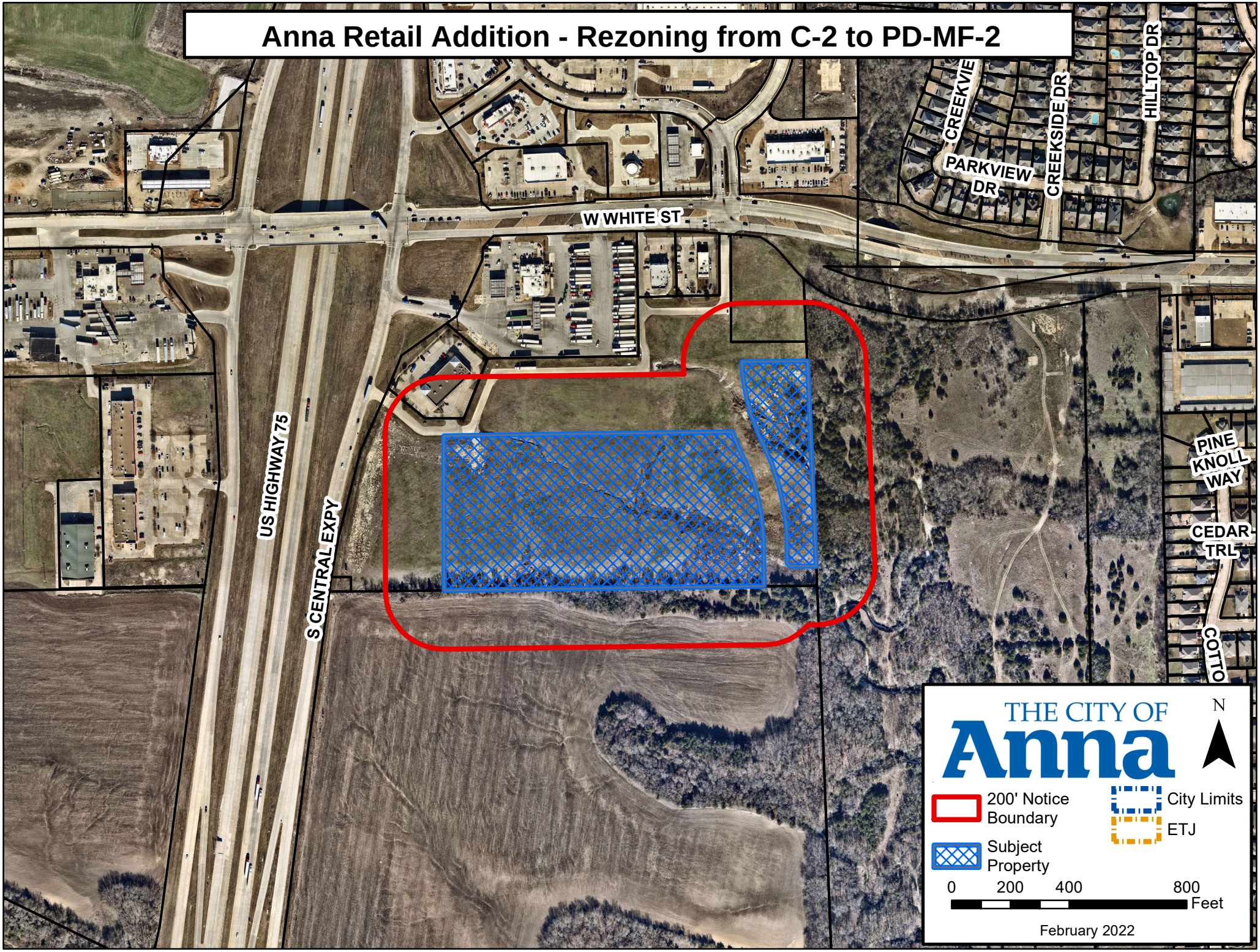
STAFF RECOMMENDATION:
N/A

ATTACHMENTS:
1. Anna Retail Addition Location Map
2. Ordinance - Anna Retail Addn (multi-family)
3. Exhibit 1 (Metes & Bounds) Anna Retail BL A Lts 3R, 6, 7, 8, 9 and BL B Lt 1
4. Exhibit 2 (CP) Anna Retail BL A Lts 3R, 6, 7, 8, 9 and BL B Lt 1
5. RESOLUTION (CP) Anna Retail Addn BL A Lt 3R 6 7 8 9 BL B Lt 1
6. Exhibit A (CP) Anna Retail BL A Lts 3R, 6, 7, 8, 9 and BL B Lt 1

APPROVALS:

Lauren Mecke, Planning Manager	Created/Initiated - 3/16/2022
Ross Altobelli, Director of Development Services	Approved - 3/18/2022
Jim Proce, City Manager	Final Approval - 3/18/2022

Anna Retail Addition - Rezoning from C-2 to PD-MF-2



L:\Planning & Development\Project Review\Anacapri Zoning (Megatel)\Locator\Notification Location Map.mxd

CITY OF ANNA, TEXAS
(Property zoned under this ordinance is generally located on the east and west sides of Throckmorton Boulevard, 370± feet south side of West White Street (FM 455).

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ANNA, TEXAS AMENDING THE CITY'S COMPREHENSIVE PLAN, ZONING MAP, AND ZONING ORDINANCE AND CHANGING THE ZONING OF CERTAIN PROPERTY AS DESCRIBED HEREIN; PROVIDING FOR SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR A PENALTY CLAUSE NOT TO EXCEED $2,000 OR THE HIGHEST PENALTY AMOUNT ALLOWED BY LAW, WHICHEVER IS LESS; AND, PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City of Anna, Texas ("City") has previously adopted ordinances, rules and regulations governing the zoning in the City; and

WHEREAS, the City has received a requested zoning amendment from Anna 31 Retail LP on Property described in Exhibit 1 ("Property") attached hereto and incorporated herein for all purposes as if set forth in full; and

WHEREAS, said Property generally located at the northeast corner of E Foster Crossing and Vail Lane is rezoned from C-2 to Planned Development – Multiple-Family Residential – High Density (PD-MF-2); and

WHEREAS, the Planning and Zoning Commission of the City and the City Council of the City of Anna ("City Council") have given the requisite notices by publication and otherwise and have held the public hearings as required by law and afforded a full and fair hearing to all property owners and generally to all persons interested in and situated in the affected area and in the vicinity thereof, the City Council has concluded that the Zoning Ordinance of the City should be amended as set forth below.

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

Section 1. **Recitals Incorporated**

The above recitals are incorporated herein by reference for all purposes.

Section 2. **Zoning Change**

The Anna City Code of Ordinances (the "Anna Code") are hereby amended by amending the zoning of the Property described in Exhibit 1 and as depicted in the Concept Plan on the attached Exhibit 2.

1. **Purpose.**

The purpose of this Planned Development District is to facilitate the development of high-quality Multiple-Family Residential - High Density.

2. **Definitions.**

Except as otherwise provided herein, the definitions in Appendix 3 of the City's Zoning Ordinance shall apply.

3. **Development Standards.**

A. 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.

i. Maximum height (feet): 60 feet (4-story).

ii. Parking: A minimum of 597 off-street parking spaces shall be provided unit, plus 0.25 per dwelling unit for visitor parking.

iii. Covered Parking: 50% of the required parking must be covered.

iv. Usable Open Space: The regional detention area (Anna Retail Addition, Lot 1, Block B) shall be allowed to be counted toward minimum open space requirements as defined in Section 9.04.004 of the City of Anna Zoning Ordinance.

v. Screening Fence:

a. Boarder fencing on any perimeter not abutting a public right-of-way shall consist of;

i. a minimum ten (10) foot wide landscape buffer and six (6) foot tall ornamental metal fence, such as wrought iron or tubular steel, with masonry columns at no more than forty (40) foot intervals. The ten (10) foot-wide landscape buffer shall consist of a vegetative screen comprised of minimum 3" caliber trees planted staggered at twenty-five (25) foot centers; and/or

ii. Border fencing of masonry construction of not less than eight feet in height.

b. Border screening and fencing along the northeast property line, shall consist of a six (6) foot tall ornamental metal fence, such as wrought iron or tubular steel along with masonry columns at no more than forty (40) foot intervals.

ii. Refuse facilities: Refuse facilities shall comply with MF-2 zoning to serve the three-story buildings with a maximum of 24 units. For buildings over 24 units, refused shall be served by an integral trash compactor and multi story trash chute sized and designed by the refuse management provider.

B. Plats and/or site plans submitted for the development of the PD shall conform to the data presented and approved on the Conceptual Development plan. Non-substantial changes of detail on the final development plan(s) that differ from the Conceptual Development plan may be authorized by the City Council with the approval of the final development plan(s) and without public hearing.

C. The Conceptual Development Plan will expire after two (2) years of approval.

Section 3. **Official Zoning Map**

The official Zoning Map of the City shall be corrected to reflect the change in zoning described herein.

Section 4. **Savings, Repealing and Severability Clauses**

It is hereby declared to be the intention of the City Council that the words, sentences, paragraphs, subdivisions, clauses, phrases, and provisions of this ordinance are severable and, if any phrase, sentence, paragraph, subdivision, clause, or provision of this ordinance shall be declared unconstitutional or otherwise invalid or inapplicable by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality, invalidity or inapplicability shall not affect any of the remaining words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional, invalid or inapplicable words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions. Further, all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are consistent and do not conflict with the terms and provisions of this ordinance are hereby ratified to the extent of such consistency and lack of conflict, and all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are inconsistent or in conflict with the terms and provisions contained in this ordinance are hereby repealed only to the extent of any such conflict. Notwithstanding any provision of this ordinance or the Anna Code, it is intended that this ordinance fully comply with Chapter 3000 of the Texas Government Code ("Chapter 3000") and this ordinance shall and the City Code shall be interpreted in a manner to comply with Chapter 3000. For the purposes of this ordinance, any provision of the City Code that does not comply with Chapter 3000 shall be deemed to have been excluded and not a part of this ordinance.

Section 5. **Penalty**

Any violation of any of the terms of this ordinance, whether denominated in this ordinance as unlawful or not, shall be deemed a misdemeanor. Any person convicted of any such violation shall be fined in an amount not to exceed $2,000 for each incidence of violation. Each day a violation exists is considered a separate offense and will be punished separately.

Section 6. **Publication of the Caption and Effective Date**

This ordinance shall be effective upon its passage by the City Council, approval by the Mayor, and posting and/or publication, if required by law, of its caption. The City Secretary is hereby authorized and directed to implement such posting and/or publication.

PASSED by the City Council of the City of Anna, Texas this 22nd day of March 2022.

ATTESTED:	APPROVED:
_____	_____
Carrie L. Land, City Secretary	Nate Pike, Mayor

PROPERTY DESCRIPTION

Being a 12.87 acre tract of land located in the Thomas Rattan Survey, Abstract Number 782, Collin County, Texas, being a part of Lot 3, Block A of the Anna Retail Addition, recorded in Instrument Number 20220310010000970 of the Official Public Records of Collin County, Texas, (OPRCCT), said 12.87 acre tract as determined from a survey by Kenneth Yazel, RPLS 6182 on February 28, 2022 (ground distances are expressed in US survey feet using a projected combined scale factor of 1.000152710) and being more particularly described as follows:

COMMMENCING at a found 5/8" iron rod having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone (4202) Grid Coordinates of Northing 7176569.4 and Easting 2552835.6, on the east right-of-way line of U.S. Highway 75 (Variable Width Right-of-Way) and at the southwest corner of said Lot 3;

THENCE North 88 degrees 57 minutes 21 seconds East (Grid Bearings based on said Texas Coordinate System), with the south line of said said Lot 3, a distance of 369.85 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE North 01 degrees 02 minutes 37 seconds West, across said Lot 3, a distance of 508.22 feet to a set 1/2" iron rod with a cap stamped "ypassociates.com";

THENCE North 88 degrees 57 minutes 22 seconds East, continuing across said Lot 3, a distance of 69.28 feet to a point for corner;

THENCE North 01 degrees 03 minutes 24 seconds West, continuing across said Lot 3, a distance of 24.87 feet to a point for corner from which a found 1/2" iron rod with a cap stamped "ypassociates.com" at an angle point on the north line of said Lot 3 bears North 01 degrees 03 minutes 24 seconds West, a distance of 26.13 feet;

THENCE North 88 degrees 52 minutes 55 seconds East, continuing across said Lot 3, a distance of 900.32 feet to a point for corner in a curve to the left having a radius of 740.00 feet and whose chord bears South 23 degrees 38 minutes 38 seconds East, a distance of 114.66 feet;

THENCE Southeasterly, continuing across said Lot 3 with said curve to the left through a central angle of 08 degrees 53 minutes 12 seconds an arc length of 114.77 feet to a point for corner at the beginning of a curve to the right having a radius of 660.00 feet and whose chord bears South 14 degrees 35 minutes 12 seconds East, a distance of 308.16 feet;

THENCE Southeasterly, continuing across said Lot 3 with said curve to the left through a central angle of 27 degrees 00 minutes 03 seconds an arc length of 311.03 feet to a point for corner;

THENCE South 01 degrees 05 minutes 11 seconds East, continuing across said Lot 3, a distance of 128.81 feet to a point of corner from which a found 5/8" iron rod at the southeast corner of said Lot 3 bears North 88 degrees 57 minutes 21 seconds East, a distance of 180.20 feet;

THENCE South 88 degrees 57 minutes 21 seconds West, with the south line of said Lot 3, a distance of 1085.91 feet to the **POINT OF BEGINNING** and containing 12.87 acres, or 560,585 square feet of land, more or less.

PROPERTY DESCRIPTION

Being a 2.52 acre tract of land located in the Thomas Rattan Survey, Abstract Number 782, Collin County, Texas, being a part of Lot 3, Block A of the Anna Retail Addition, recorded in Instrument Number 20220310010000970 of the Official Public Records of Collin County, Texas, (OPRCCT), said 2.52 acre tract as determined from a survey by Kenneth Yazel, RPLS 6182 on February 28, 2022 (ground distances are expressed in US survey feet using a projected combined scale factor of 1.000152710) and being more particularly described as follows:

COMMENCING at a found 5/8" iron rod having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone (4202) Grid Coordinates of Northing 7176569.4 and Easting 2552835.6, on the east right-of-way line of U.S. Highway 75 (Variable Width Right-of-Way) and at the southwest corner of said Lot 3;

THENCE North 88 degrees 57 minutes 21 seconds East (Grid Bearings based on said Texas Coordinate System), with the south line of said Lot 3, a distance of 1635.97 feet to a found 5/8" iron rod at the southeast corner of said Lot 3;

THENCE North 02 degrees 45 minutes 07 seconds West, with the east line of said Lot 3, a distance of 59.39 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE South 88 degrees 57 minutes 21 seconds West, across said Lot 3, a distance of 88.00 feet to a point for corner;

THENCE North 45 degrees 32 minutes 35 seconds West, continuing across said Lot 3, a distance of 14.97 feet to a point for corner;

THENCE North 01 degrees 05 minutes 11 seconds West, continuing across said Lot 3, a distance of 58.82 feet to a point for corner in a curve to the left having a radius of 740.00 feet and whose chord bears North 14 degrees 35 minutes 12 seconds West, a distance of 345.51 feet;

THENCE Northwesterly, continuing across said Lot 3 with said curve to the left through a central angle of 27 degrees 00 minutes 03 seconds an arc length of 348.73 feet to a point for corner at the beginning of a curve to the right having a radius of 656.66 feet and whose chord bears North 14 degrees 34 minutes 09 seconds West, a distance of 308.55 feet;

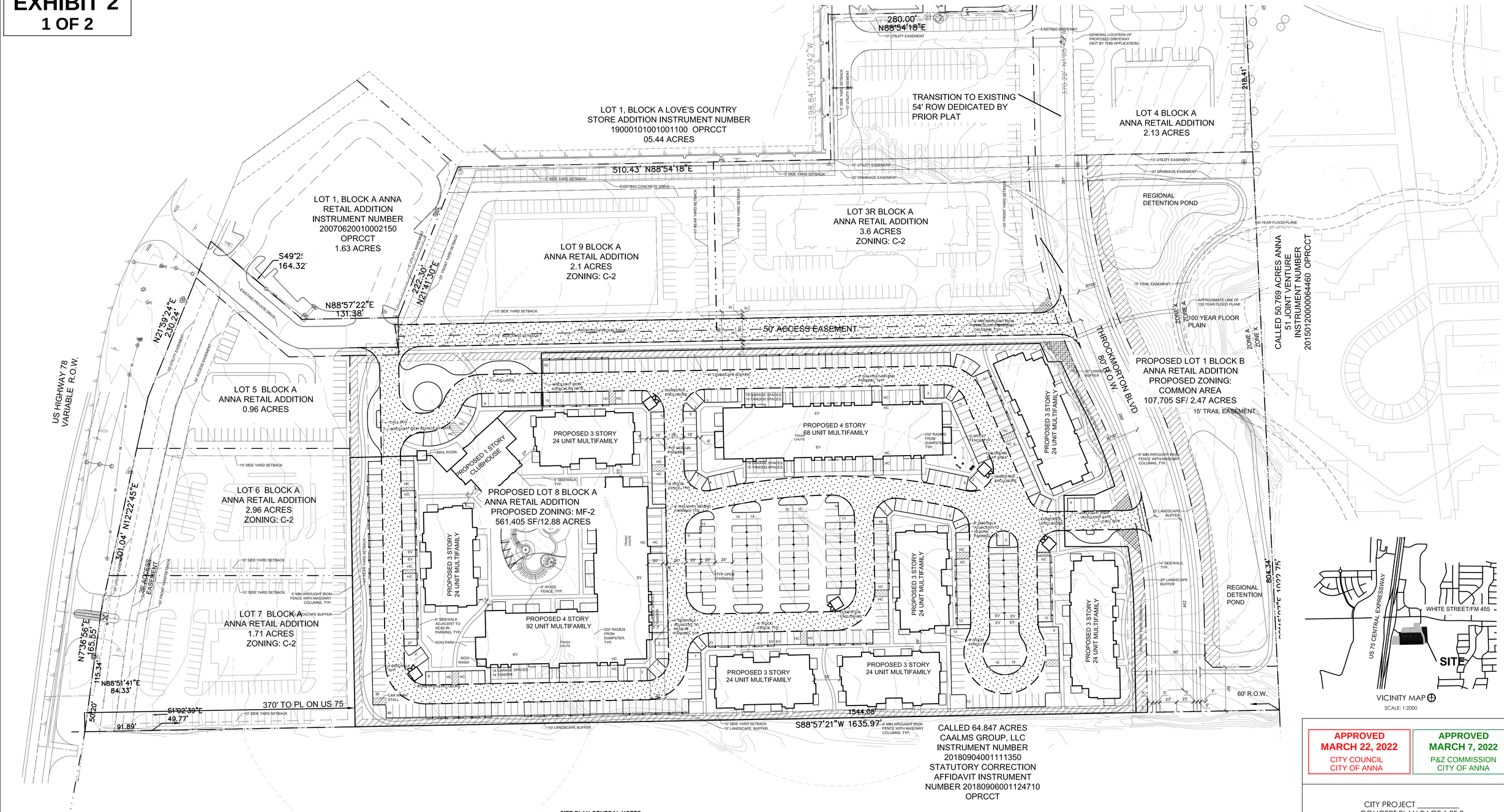
THENCE Northwesterly, continuing across said Lot 3 with said curve to the left through a central angle of 27 degrees 10 minutes 34 seconds an arc length of 311.46 feet to a point for corner on the north line of said Lot 3, from which a found 1/2" iron rod with cap stamped "ypassociates.com" bears South 88 degrees 54 minutes 49 seconds West, a distance of 12.72 feet;

THENCE North 88 degrees 54 minutes 49 seconds East, with the north line of said Lot 3, a distance of 230.56 feet to a found 1/2" iron rod with cap stamped "ypassociates.com" at the northeast corner of said Lot 3;

THENCE South 02 degrees 45 minutes 07 seconds East, with the east line of said Lot 3, a distance of 705.88 feet to the **POINT OF BEGINNING** and containing 2.52 acres, or 109,799 square feet of land, more or less.

STATE OF TEXAS
REGISTERED
KENNETH H. YAZEL JR.
6182
PROFESSIONAL
LAND SURVEYOR

EXHIBIT 2
1 OF 2



APPROVED MARCH 22, 2022 CITY COUNCIL CITY OF ANNA	APPROVED MARCH 7, 2022 P&Z COMMISSION CITY OF ANNA

CITY PROJECT _____
CONCEPT PLAN PAGE 1 0F 2

ANNA RETAIL ADDITION

Lots 3R, 6,7,8,9 Block A
Lot 1 Block B

25.66 Acres

City of Anna, Collin County, Texas

Thomas Rattan Survey Abstract 782

Prepared:February 28, 2022

SITE PLAN LEGEND

- CAR PORT (10 PARKING SPACES U.N.O.)
- DUMPSTER ENCLOSURE (50' APPROACH SHOWN)
- 26' FIRE LANE
- LANDSCAPE BUFFER
- VISIBILITY ACCESS MAINTENANCE EASEMENTS
- INTERNAL LANDSCAPE
- EV — ELECTRIC VEHICLE CHARGING
- HC — ACCESSIBLE PARKING SPACE

SITE PLAN GENERAL NOTES

1. Buildings 6,000 square feet or greater shall be 100% fire sprinkled.
2. Fire lanes shall be designed and constructed per city standards.
3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code.
4. FIVE-foot wide sidewalks shall be provided per the City design Manual in the public Right of Way, unless a sidewalk easement is provided for a meandering sidewalk or an alternative design is approved by the city.
5. Barrier-free ramps, per city standards, shall be provided on sidewalks at all curb crossings.
6. Mechanical units, dumpsters, and trash compactors shall be screened in accordance with the Zoning Ordinance.
7. All signage contingent upon approval by Building Inspections Department.
8. Approval of the site plan is not final until all engineering plans are approved.
9. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
10. Outdoor lighting shall comply with illumination standards within city ordinance. Please contact the Building Inspections Department to determine the type of construction and occupancy group.
11. All private electrical transmission, distribution, and service lines must be underground.
12. Uses shall conform in operation, location, and construction to the following performance standards in the Zoning Ordinance: noise, smoke and particulate matter, odorous matter, fire or explosive hazard material, toxic and noxious matter, vibration, and/or other performance standards.

0 60' 120'
Scale: 1:60
prepared by:

GREENLIGHT
STUDIO, LLC
www.greenlight.company

100 N. Cottonwood Drive Suite 104
Richardson, Texas 75080
214.810.4535
Drawn by/Checked By:
Tyler Adams, Registered Architect 21898

Owner:
Anna 31 Retail LP
8400 Westchester Dr. Suite 300
Dallas, Texas 75225
Contact: David Claassen - 214.361.8300

EXHIBIT 2
2 OF 2

Lot 3R Block A: Site Data Summary Table	
General Site Data	
Zoning	Existing: C-2 / Proposed: Unchanged
Concept Use	Hotel
Lot Area	157,718
Lot Area Combined (Acreage)	3.62
Building Footprint Area (Approximate)	14,000
Area Covered by Canopy	1,500
Total Building Area	28,000
Building Height (# Stories)	2
Building Height (Feet)	34
Lot Coverage	9%
Floor Area Ratio	11/62

Lot 6 Block A: Site Data Summary Table	
General Site Data	
Zoning	Existing: C-2 / Proposed: Unchanged
Concept Use	Restaurant
Lot Area	54,392
Lot Area Combined (Acrage)	1.25
Building Footprint Area (Approximate)	3,500
Area Covered by Canopy	200
Total Building Area	3,500
Building Height (# Stories)	1
Building Height (Feet)	16
Lot Coverage	6%
Floor Area Ratio	2/31

Lot 7 Block A: Site Data Summary Table	
General Site Data	
Zoning	Existing: C-2 / Proposed: Unchanged
Concept Use	Restaurant
Lot Area	74,308
Lot Area Combined (Acrage)	1.71
Building Footprint Area (Approximate)	7,000
Area Covered by Canopy	200
Total Building Area	7,000
Building Height (# Stories)	1
Building Height (Feet)	16
Lot Coverage	9%
Floor Area Ratio	8/85

Lot 8 Block A: Site Data Summary Table	
General Site Data	
Zoning	Existing: C-2 / Proposed: PD: MF-2
Proposed Land Use	Multifamily
Lot Area Combined (SF)	669,632
Lot Area Combined (Acrage)	15.37
Building Footprint Area (Approximate)	96,513
Area Covered by Canopy	46,800
Multifamily Units	
Studio/Min 550 SF	44
One Bedroom/Min 660 SF	74
Two Bedroom/Min 1025 SF	177
Three Bedroom/Min 1300 SF	33
Total Unit Count	328
Unit Density Per Acre	21.3
Total Building Area	521,945
Building Height (# Stories)	4
Building Height (Feet)	58' to ridge
Lot Coverage	14%
Floor Area Ratio	7/9
Parking	
Parking Ratio (From Zoning Ordinance)	
Studio/One Bedroom - 1.5 Spaces per Unit	177
Two Bedroom - 2 Spaces per Unit	354
Three Bedroom - 2 Spaces Per Unit	66
Guest Parking (1/4 per Unit)	82
Parking Required	679
Resident Covered Parking Required (50%)	299
Parking Provided	
Uncovered Surface Spaces	293
Car Port Spaces	260
Garage Spaces	64
Tandem Spaces	64
Total Parking Provided	681
Accessible Parking Required	29
Accessible Parking Provided	29
Parking in Excess of 110% required parking	None
Landscaping Area	
Open Space Required	
1 Bedroom = 600SF Open Space (328)	196800
Each Additional Bedroom Over 1 Bedroom= 300 SF (243)	72900
Total Open Space Required	269700
Open Space Provided	
Landscape Edge Area (SF)	49,196
Detention Pond and Site Amenity Area	108,289
Within 10' of poolPool Area (x3 SF)	22,302
Dog Park (x3sf)	16,971
Interior Open Space	76,072
Total Open Space Provided	272,830
Other Landscape area within the lot	65,533
Total Landscape Area	338,363
Permeable Areas	
Permeable Pavement	0
Other Permeanble Area	0
Total permeable Area	0
Impervious Area	
Building Area	96,513
Sidewalks, Pavement, and other Impervious Flatwork	224,905
Other Impervious Area	9,851
Total Impervious Area	331,269
Total Landscape Area, Impervious Area, Permeable Area	669,632
Total Area for Outdoor Storage	None

Lot 9 Block A: Site Data Summary Table	
General Site Data	
Zoning	Existing: C-2 / Proposed: Unchanged
Concept Use	Office
Lot Area	91,521
Lot Area (Acreage)	2.10
Building Footprint Area (Approximate)	19,000
Area Covered by Canopy	250
Total Building Area	38,000
Building Height (# Stories)	2
Building Height (Feet)	35
Lot Coverage	21%
Floor Area Ratio	22/53

GREENLIGHT
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www.greenlight.company

100 N. Cottonwood Drive Suite 104
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214.810.4535
Drawn by/Checked By:
Tyler Adams, Registered Architect 21898

Owner:
Anna 31 Retail LP
8400 Westchester Dr, Suite 300
Dallas, Texas 75225
Contact: David Claassen - 214.361.8300

APPROVED
MARCH 22, 2022
CITY COUNCIL
CITY OF ANNA

APPROVED
MARCH 7, 2022
P&Z COMMISSION
CITY OF ANNA

CITY PROJECT _____
CONCEPT PLAN PAGE 2 0F 2

ANNA RETAIL ADDITION

Lots 3R, 6,7,8,9 Block A
Lot 1 Block B

25.66 Acres

City of Anna, Collin County, Texas

Thomas Rattan Survey Abstract 782

Prepared:February 28, 2022

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A CONCEPT PLAN FOR THE GRAND AT ANNA RETAIL ADDITION, BLOCK A, LOTS 3R, 6, 7, 8, 9 AND BLOCK B, LOT 1.

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

WHEREAS, Anna 31 Retail, LP, has submitted an application for the approval of the Concept Plan for Anna Retail Addition, Block A, Lots 3R, 6, 7, 8, 9 and Block B, Lot 1; and

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

Section 1. Recitals Incorporated.

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

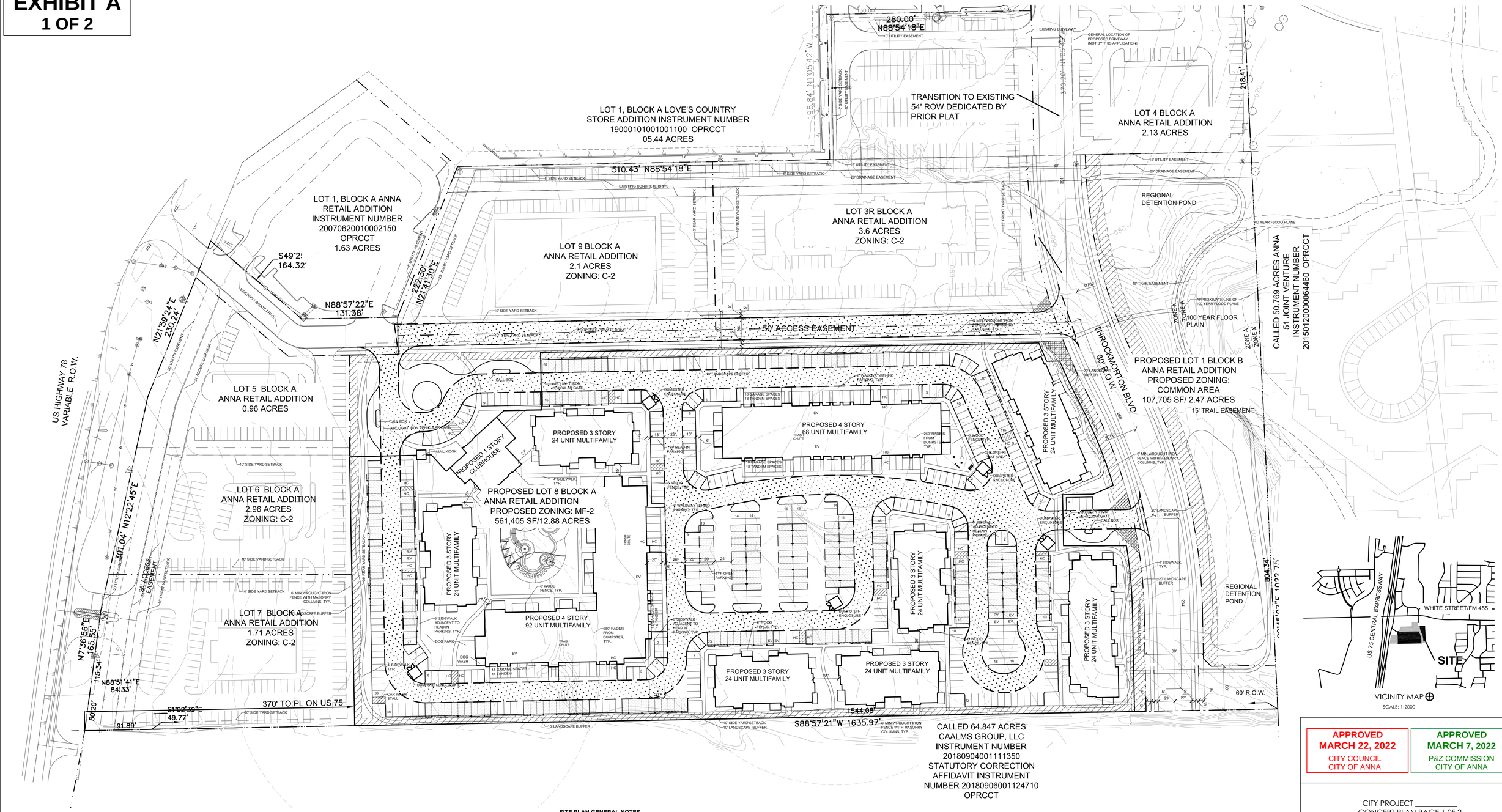
Section 2. Approval of Revised Concept Plan

The City Council hereby approves the Concept Plan for Anna Retail Addition, Block A, Lots 3R, 6, 7, 8, 9 and Block B, Lot 1 attached hereto as Exhibit A.

PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 22nd day of March 2022.

ATTEST:	APPROVED:
_____	_____
City Secretary, Carrie L. Land	Mayor, Nate Pike

EXHIBIT A
1 OF 2



APPROVED MARCH 22, 2022 CITY COUNCIL CITY OF ANNA	APPROVED MARCH 7, 2022 P&Z COMMISSION CITY OF ANNA

CITY PROJECT _____
CONCEPT PLAN PAGE 1 0F 2

ANNA RETAIL ADDITION

Lots 3R, 6,7,8,9 Block A
Lot 1 Block B

25.66 Acres

City of Anna, Collin County, Texas

Thomas Rattan Survey Abstract 782

Prepared:February 28, 2022

SITE PLAN LEGEND

- CAR PORT (10 PARKING SPACES U.N.O.)
- DUMPSTER ENCLOSURE (50' APPROACH SHOWN)
- 26' FIRE LANE
- LANDSCAPE BUFFER
- VISIBILITY ACCESS MAINTENANCE EASEMENTS
- INTERNAL LANDSCAPE
- EV — ELECTRIC VEHICLE CHARGING
- HC — ACCESSIBLE PARKING SPACE

SITE PLAN GENERAL NOTES

1. Buildings 6,000 square feet or greater shall be 100% fire sprinkled.
2. Fire lanes shall be designed and constructed per city standards.
3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code.
4. FIVE-foot wide sidewalks shall be provided per the City design Manual in the public Right of Way, unless a sidewalk easement is provided for a meandering sidewalk or an alternative design is approved by the city.
5. Barrier-free ramps, per city standards, shall be provided on sidewalks at all curb crossings.
6. Mechanical units, dumpsters, and trash compactors shall be screened in accordance with the Zoning Ordinance.
7. All signage contingent upon approval by Building Inspections Department.
8. Approval of the site plan is not final until all engineering plans are approved.
9. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
10. Outdoor lighting shall comply with illumination standards within city ordinance. Please contact the Building Inspections Department to determine the type of construction and occupancy group.
11. All private electrical transmission, distribution, and service lines must be underground.
12. Uses shall conform in operation, location, and construction to the following performance standards in the Zoning Ordinance: noise, smoke and particulate matter, odorous matter, fire or explosive hazard material, toxic and noxious matter, vibration, and/or other performance standards.

0 60' 120'
Scale: 1:60
prepared by:

GREENLIGHT
STUDIO, LLC
www.greenlight.company

100 N. Cottonwood Drive Suite 104
Richardson, Texas 75080
214.810.4535
Drawn by/Checked By:
Tyler Adams, Registered Architect 21898

Owner:
Anna 31 Retail LP
8400 Westchester Dr. Suite 300
Dallas, Texas 75225
Contact: David Claassen - 214.361.8300

EXHIBIT A
2 OF 2

Lot 3R Block A: Site Data Summary Table	
General Site Data	
Zoning	Existing: C-2 / Proposed: Unchanged
Concept Use	Hotel
Lot Area	157,718
Lot Area Combined (Acreage)	3.62
Building Footprint Area (Approximate)	14,000
Area Covered by Canopy	1,500
Total Building Area	28,000
Building Height (# Stories)	2
Building Height (Feet)	34
Lot Coverage	9%
Floor Area Ratio	11/62

Lot 6 Block A: Site Data Summary Table	
General Site Data	
Zoning	Existing: C-2 / Proposed: Unchanged
Concept Use	Restaurant
Lot Area	54,392
Lot Area Combined (Acrage)	1.25
Building Footprint Area (Approximate)	3,500
Area Covered by Canopy	200
Total Building Area	3,500
Building Height (# Stories)	1
Building Height (Feet)	16
Lot Coverage	6%
Floor Area Ratio	2/31

Lot 7 Block A: Site Data Summary Table	
General Site Data	
Zoning	Existing: C-2 / Proposed: Unchanged
Concept Use	Restaurant
Lot Area	74,308
Lot Area Combined (Acrage)	1.71
Building Footprint Area (Approximate)	7,000
Area Covered by Canopy	200
Total Building Area	7,000
Building Height (# Stories)	1
Building Height (Feet)	16
Lot Coverage	9%
Floor Area Ratio	8/85

Lot 8 Block A: Site Data Summary Table	
General Site Data	
Zoning	Existing: C-2 / Proposed: PD: MF-2
Proposed Land Use	Multifamily
Lot Area Combined (SF)	669,632
Lot Area Combined (Acrage)	15.37
Building Footprint Area (Approximate)	96,513
Area Covered by Canopy	46,800
Multifamily Units	
Studio/Min 550 SF	44
One Bedroom/Min 660 SF	74
Two Bedroom/Min 1025 SF	177
Three Bedroom/Min 1300 SF	33
Total Unit Count	328
Unit Density Per Acre	21.3
Total Building Area	521,945
Building Height (# Stories)	4
Building Height (Feet)	58' to ridge
Lot Coverage	14%
Floor Area Ratio	7/9
Parking	
Parking Ratio (From Zoning Ordinance)	
Studio/One Bedroom - 1.5 Spaces per Unit	177
Two Bedroom - 2 Spaces per Unit	354
Three Bedroom - 2 Spaces Per Unit	66
Guest Parking (1/4 per Unit)	82
Parking Required	679
Resident Covered Parking Required (50%)	299
Parking Provided	
Uncovered Surface Spaces	293
Car Port Spaces	260
Garage Spaces	64
Tandem Spaces	64
Total Parking Provided	681
Accessible Parking Required	29
Accessible Parking Provided	29
Parking in Excess of 110% required parking	None
Landscaping Area	
Open Space Required	
1 Bedroom = 600SF Open Space (328)	196800
Each Additional Bedroom Over 1 Bedroom= 300 SF (243)	72900
Total Open Space Required	269700
Open Space Provided	
Landscape Edge Area (SF)	49,196
Detention Pond and Site Amenity Area	108,289
Within 10' of poolPool Area (x3 SF)	22,302
Dog Park (x3sf)	16,971
Interior Open Space	76,072
Total Open Space Provided	272,830
Other Landscape area within the lot	65,533
Total Landscape Area	338,363
Permeable Areas	
Permeable Pavement	0
Other Permeanble Area	0
Total permeable Area	0
Impervious Area	
Building Area	96,513
Sidewalks, Pavement, and other Impervious Flatwork	224,905
Other Impervious Area	9,851
Total Impervious Area	331,269
Total Landscape Area, Impervious Area, Permeable Area	669,632
Total Area for Outdoor Storage	None

Lot 9 Block A: Site Data Summary Table	
General Site Data	
Zoning	Existing: C-2 / Proposed: Unchanged
Concept Use	Office
Lot Area	91,521
Lot Area (Acreage)	2.10
Building Footprint Area (Approximate)	19,000
Area Covered by Canopy	250
Total Building Area	38,000
Building Height (# Stories)	2
Building Height (Feet)	35
Lot Coverage	21%
Floor Area Ratio	22/53

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APPROVED
MARCH 22, 2022
CITY COUNCIL
CITY OF ANNA

APPROVED
MARCH 7, 2022
P&Z COMMISSION
CITY OF ANNA

CITY PROJECT _____
CONCEPT PLAN PAGE 2 0F 2

ANNA RETAIL ADDITION

Lots 3R, 6,7,8,9 Block A
Lot 1 Block B

25.66 Acres

City of Anna, Collin County, Texas

Thomas Rattan Survey Abstract 782

Prepared:February 28, 2022

Item No. 7.e.

City Council Agenda
Staff Report

Meeting Date: 3/22/2022
Staff Contact: Ross Altobelli

AGENDA ITEM:
Consider/Discuss/Action regarding approval of a Resolution authorizing a professional services agreement for professional services with Freese and Nichols, Inc., for the updating of the City of Anna Planning and Development Regulations. (Director of Development Services Ross Altobelli).

SUMMARY:
Within the newly adopted Anna 2050 Comprehensive Plan one of the recommended steps to achieve the land use vision desired by Anna neighbors was to rewrite the City's development-related ordinances to align them with the vision expressed within the Comprehensive Plan and to accommodate the Future Land Use Plan. Additionally, the Plan called to establish policies to guide the appropriate mix, intensity, and design of mixed-use projects to help City staff evaluate the implications of these types of development proposals, as well as to create standards and regulations for Downtown to ensure high-quality development.

This effort will align codes with the goals and recommendations of newly adopted Comprehensive Plans, modernize and simplify regulations, provide greater clarity, address possible deficiencies, improve staff efficiency, and be more user-friendly.

On September 1, 2021, the City of Anna issued a Request for Proposal to be submitted by September 30, 2021. Staff received a total of 2 responses. The City's Review Committee was made up by the City Manager, Assistant City Manager, Director of Development Services, and Planning staff, Director of Economic Development, Director of Neighborhood Services, and the City Engineer.

Upon completing the interviews, the Review Committee unanimously recommended moving forward with Freese and Nichols based on their response and body of work.

General Timeline of project – Freese and Nichols has developed an eleven-month schedule with the adoption process of the Anna Development Regulations update which is expected to begin in early April of 2022. For a detailed timeline, please review Exhibit A within the proposed Professional Services Agreement.

The cost estimate of each plan is: $239,500.

- *Zoning, Landscape, Signage & Subdivision regulations - $189,500*
- *Downtown and Mixed-Use Zoning Districts and standards - $50,000*

FINANCIAL IMPACT:
N/A

STRATEGIC CONNECTIONS:
This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 1: Growing Anna Economy

Goal 2: Sustainable Anna Community Through Planned Managed Growth

Goal 3: Anna – Great Place to Live

Goal 4: High Performing, Professional City

STAFF RECOMMENDATION:
Recommended for approval

ATTACHMENTS:
1. Resolution - Professional Services Agreement - Freese & Nichols
2. DRAFT Freese & Nichols PSA 2-26-2022

APPROVALS:

Ross Altobelli, Director of Development Services	Created/Initiated - 3/17/2022
Jim Proce, City Manager	Final Approval - 3/17/2022

CITY OF ANNA, TEXAS

RESOLUTION NO.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH FREESE AND NICHOLS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME

WHEREAS, the City Council of the City of Anna, Texas (the "City Council") has adopted a strategic goal for a Comprehensive Development Ordinance update; and

WHEREAS, in September 2021, Staff issued a Request for Proposals (RFP) for professional services to assist the City in reviewing and amending articles of Chapter 9 (Planning and Development Regulations) within the City of Anna Code of Ordinance; and

WHEREAS, two (2) firms responded and after review of the responses, Staff is recommending the selection of Freese and Nichols, Inc., to provide the professional services outlined in the RFP for Planning Consulting Services; and

WHEREAS, the City Council has determined that approval of a Professional Services Agreement with Freese and Nichols, Inc., to provide professional services in reviewing and updating Planning and Development Regulations and other related projects will benefit the residents of the City of Anna, Texas;

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

Section 1. Recitals Incorporated.

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

Section 2. Approval of Professional Services Agreement

The City Council hereby approves the Professional Services Agreement attached hereto as Exhibit 1, and ratifies and approves the City Manager's execution of the same. The City Manager is hereby authorized to execute all documents and to take all other actions necessary to act under and enforce the Agreement.

PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 22nd day of March, 2022.

ATTEST:	APPROVED:
_____	_____
Carrie L. Land, City Secretary	Mayor, Nathan Pike

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Rev. 4/19

PROFESSIONAL SERVICES AGREEMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

This Agreement is entered into by City of Anna, TX, hereinafter called "Client" and Freese and Nichols, Inc., hereinafter called "FNI." In consideration of the Agreements herein, the parties agree as follows:

I. EMPLOYMENT OF FNI: In accordance with the terms of this Agreement, Client agrees to employ and compensate FNI to perform professional services in connection with the Project. The Project is described as Anna Planning and Development Regulations.

II. SCOPE OF SERVICES: FNI shall render professional services in connection with Project as set forth in Attachment SC – Scope of Services and Responsibilities of Client which is attached to and made a part of this Agreement.

III. COMPENSATION: Client agrees to pay FNI for all professional services rendered under this Agreement. FNI shall perform professional services as outlined in the "Scope of Services" for a fee-not-to-exceed of Two Hundred Thirty-Nine Thousand Five Hundred Dollars, $239,500.00. For a detailed cost estimate associated for each phase and related to the creation of a downtown zoning district and a mixed-use zoning district, please refer to EXHIBIT A.

If FNI's services are delayed or suspended by Client, or if FNI's services are extended for more than 60 days through no fault of FNI, FNI shall be entitled to equitable adjustment of rates and amounts of compensation to reflect reasonable costs incurred by FNI in connection with such delay or suspension and reactivation and the fact that the time for performance under this Agreement has been revised.

IV. TERMS AND CONDITIONS OF AGREEMENT: The Terms and Conditions of Agreement as set forth as Attachment TC – Terms and Conditions of Agreement shall govern the relationship between the Client and FNI.

Nothing under this Agreement shall be construed to give any rights or benefits in this Agreement to anyone other than Client and FNI, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of Client and FNI and not for the benefit of any other party.

This Agreement constitutes the entire Agreement between Client and FNI and supersedes all prior written or oral understandings.

This contract is executed in two counterparts. IN TESTIMONY HEREOF, Agreement executed:

Freese and Nichols, Inc.

By: DocuSigned by: Wendy Shabay 32200FB34BC24B4...

Wendy Shabay

Print Name and Title

Date: 2/25/2022

ATTEST: DocuSigned by: LaToya Goodwin 3038E3C09B4D48B...

City of Anna, TX

By: _____

Print Name and Title

Date: _____

ATTEST: _____

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ATTACHMENT SC

SCOPE OF SERVICES AND RESPONSIBILITIES OF CITY

ARTICLE I

BASIC SERVICES: FNI shall render the following professional services in connection with the development of the Project:

Introduction

The purpose of this Scope of Services is to develop updates to the City's existing Article 9.02 Subdivision Regulations, Article 9.04 Zoning Ordinance, Article 9.05 Signs, and Article 9.07 Landscaping Regulations (Planning and Development Regulations). The scope of the update will be based on City Staff and City stakeholder input on the existing regulations and the creation of a downtown zoning district and mixed-use zoning district.

FNI understands the City's desire to accommodate continued growth and development while verifying proper development review and appropriate development controls. The City of Anna is not alone in this endeavor. Many cities cope daily with outdated and/or unresponsive development ordinances. The City has taken a positive step toward achieving its vision through the development and adoption of the new comprehensive plan. The principal objective of updating the Planning and Development Regulations is to implement the recently adopted plan and to create a set of development standards and procedures that preserves the character and quality of the community while contributing to economic development and overall well-being.

FNI proposes a work program structured in the following five phases.

> Phase 1 will include a diagnostic analysis and report of the City's existing Planning and Development Regulations. This diagnostic evaluation will result in the definition of problems and issues arising out of the City's current regulations and practices against the backdrop of community-approved goals and objectives.
>
> Phase 2, Phase 3, and Phase 4 will be the actual preparation of Planning and Development Regulations to implement the City's comprehensive planning objectives and the needs as identified by staff, Commissioners, Councilmembers, developers, and citizens. The consensus achieved during Phase 1 of the project should facilitate and accelerate the drafting process.
>
> Phase 5 will include one joint workshop and one joint public hearing to refine the final draft document and verify that the final products are reflective of the community's needs and desires.

Phase 1: Diagnostic Evaluation

A diagnostic analysis of the City's existing regulations and approval processes will lay the foundation for writing the Planning and Development Regulations. This diagnostic evaluation will define problems and issues arising out of the City's current codes and practices against the backdrop of community-approved goals and objectives. After a consensus is reached between City Staff, the Planning & Zoning Commission, City Council, and FNI regarding the direction of the updated of the Planning and Development Regulations, then FNI will begin the rewrite process.

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The report will incorporate an outline of the proposed recommendations on how the City's procedures and regulations can be made more user-friendly, as well as opportunities the City can pursue to enhance its public image and to proactively encourage cooperation and high-quality products from the development community. This report will include a thorough review of the new comprehensive plan. Work Plan for Developing the Diagnostic Report:

1) (Meeting #1 - Virtual) Meet with City Staff and Stakeholders to identify and investigate issues arising from the use of current zoning and subdivision regulations
2) Prepare a draft diagnostic report
    - Review background documents and recent developments as provided by City Staff
    - Findings will be documented in an existing conditions summary within the diagnostic report.
3) (Meeting #2 - Virtual) Conference call with City Staff for feedback on the draft diagnostic report
4) Revise the final diagnostic report based on feedback from City Staff.
5) (Meeting #3 – In-Person) Present the diagnostic report at a joint Planning & Zoning Commission and City Council meeting.

Phase 2, Phase 3, and Phase 4: Planning and Development Regulations Preparation

FNI will create a downtown zoning district, mixed-use zoning district and update the development regulations to include:

- User-friendly document design with hyperlinks
- Illustrations whenever possible to clearly depict intent of regulations
- Flexibility to allow for higher quality, creative developments
- Innovative subdivision/lot design to create dynamic and desirable neighborhoods
- Low-impact and environmentally-conscious design
- Sense of place and customized design standards, both City-wide and in specific areas

The process for creating the Planning and Development Regulations will be divided into Phase 2, Phase 3, and Phase 4. The rationale for dividing the Planning and Development Regulations review into segments is to allow for focused and topical discussion between City Staff and FNI. Additionally, the review of the Planning and Development Regulations is more efficient if divided into manageable parts rather than attempting to review the entire code at one time. Experience has proven that dividing the code into parts allows for more in-depth discussion, review, and understanding of the material.

Work Plan for Developing the Planning and Development Regulations:

1) Phase 2 (Article 9.04: Zoning Regulations and Article 9.06: Landscape Regulations).
    - Scope Context and Clarification:
        - City staff has identified that only two new districts need to be created.
        - The existing zoning district and associated district standards (Part 2.1.a, below) will only need minor revisions if related updates occur elsewhere in the zoning. Therefore, minimal effort shall be allocated for existing zoning district standards Part 2.1.a, below).
    - Part 2.1: Zoning districts, zoning district standards, and land use regulations

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        - 2.1. a: Update existing zoning districts, district standards, and land use regulations
        - 2.1.b: Create two new zoning districts, a downtown district and a mixed-use-district, and establish zoning district standards and land use regulations
    - Part 2.2: Zoning development regulations, procedures, and landscaping regulations
        - 2.2. a. Update existing regulations and procedures
        - 2.2.b Create development regulations for the downtown district and mixed-use-district
2) Phase 3 (Article: 9.05: Sign Regulations)
    - Part 3.1: Update sign regulations based on the diagnostic report.
    - Part 3.2: Update sign graphics to incorporate revisions.
3) Phase 4 (Article 9.02: Subdivision Regulations)
    - Scope Context and Clarification:
        - City Staff has identified that minimal effort will be required to update the subdivisions regulations.
        - City Staff has provided written subdivision revisions and comments during the scoping process and requested the update effort focus on incorporating City Staff's comments with minimal effort dedicated to this phase.
    - Part 3.1: Update subdivision platting procedures
    - Part 3.2: Update subdivision standards

Work Plan for Developing the Planning and Development Regulations: Phase 2

1) FNI develops and submits draft zoning districts and land use regulations (Art. 9.04) to City Staff
2) (Meeting #5 - Virtual) Feedback meeting with City Staff to review districts and land uses
3) FNI revises and submits districts and land uses for City Staff review
4) FNI revises and submits pre-final districts and land uses to City Staff
5) FNI develops and submits draft zoning development regulations and procedures (Art. 9.04 & 9.06) to City Staff
6) (Meeting #6 - Virtual) Feedback meeting with City Staff to review development regulations and procedures
7) FNI revises and submits zoning development regulations and procedures for City Staff review
8) FNI revises and submits pre-final zoning development regulations and procedures s to City Staff

Work Plan for Developing the Planning and Development Regulations: Phase 3

1) FNI develops and submits draft zoning sign regulations (Art. 9.05) to City Staff
2) (Meeting #7 - Virtual) Feedback meeting with City Staff to review sign regulations
3) FNI revises and submits sign regulations for City Staff review
4) FNI revises and submits pre-final sign regulations to City Staff

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Work Plan for Developing the Planning and Development Regulations: Phase 4

1) FNI develops and submits draft subdivision regulations (Art. 9.02) to City Staff
2) (Meeting #8 - Virtual) Feedback meeting with City Staff to review the subdivision regulations
3) FNI revises and submits the subdivision regulations for City Staff review
4) FNI revises and submits pre-final subdivision regulations to City Staff

Phase 5: Planning and Development Regulations Review and Adoption

Based on City Staff comments, FNI will prepare any necessary revisions to the Planning and Development Regulations. As approved by the City Staff, a draft document will be delivered to the Planning & Zoning Commission and City Council for public review.

FNI has extensive experience in presenting at and facilitating public meetings. We propose joint public meetings to allow for all elected/appointed officials to work together and hear the same feedback from the community. FNI recommends one joint public workshop with the Planning & Zoning Commission and City Council to review the updated Planning and Development Regulations. After the joint public meeting, the Planning & Zoning Commission and City Council are anticipated to hold joint public hearings for the possible adoption of the updated Planning and Development Regulations.

Work Plan for Adoption of the Planning and Development Regulations

1) Draft regulations will be sent to the City Council and P&Z
2) (Meeting #9 – In-Person) Joint Council and P&Z Workshop
3) FNI to incorporate any revisions and submit a final draft for public hearings for adoption
4) (Meeting #10 – In-Person) Joint Council and P&Z Public Hearing
5) FNI to submit final project deliverables

Engineering and Similar Technical Standards

It is anticipated that the City's construction and technical standards are currently adequate and will not need revisions at this time. Any revisions to the City's current construction and technical standards shall be performed by the City's Engineering Department (or by other engineering professionals, as may be desired by the City) and at the City's direction and shall not be included within the scope of this contract.

Zoning Map

At the request of City Staff, no zoning map amendments, edits, or modifications are included in this scope. Additionally, no GIS mapping services are included in this scope. Any revisions to the City's zoning map, any zoning exhibits, or GIS services shall be performed or created by City Staff.

Meetings

This project scope includes nine (9) meetings as outlined above and within Exhibit A: Schedule. The meetings have been programmed to be either virtual or in-person, and this scope includes six (6) virtual meetings (e.g., Microsoft Teams) and three (3) in-person meetings.

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Illustrative Images

Illustrative digital files (PNG, JPEG, TIFF, etc.) created by FNI for use in the final deliverable shall not display the FNI logo or any FNI identifiers. Examples of illustrative digital files shall include parking lot diagrams, building graphics, or similar images. Said illustrative digital files will be owned by the City of Anna, with FNI retaining the rights to use the illustrative digital files for marketing and proposal purposes.

Deliverables

FNI will provide electronic files necessary to edit and reproduce the document (i.e., Microsoft Word .docx and Adobe .pdf). FNI will provide ten (10) hard copies of the final Planning and Development Regulations.

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ARTICLE II

ADDITIONAL SERVICES: Additional Services to be performed by FNI, if authorized by CITY, which are not included in the above described basic services, are described as follows:

A. Providing renderings, model, and mock-ups requested by the CITY.

B. Making revisions to drawings or other report documents when such revisions are 1) not consistent with approvals or instructions previously given by CITY or 2) due to other causes not solely within the control of FNI.

C. Providing services to investigate existing conditions or facilities, or to make measured drawings thereof, or to verify the accuracy of drawings or other information furnished by CITY.

D. Meeting or trips in excess of the number of meetings included in Article I for site visits, coordination meetings, or other activities.

E. Preparing applications and supporting documents for government grants, loans, or planning advances and providing data for detailed applications.

F. Preparing data and reports for assistance to CITY in preparation for hearings before regulatory agencies, courts, arbitration panels or any mediator, giving testimony, personally or by deposition, and preparations therefore before any regulatory agency, court, arbitration panel or mediator.

G. Design, contract modifications, studies or analysis required to comply with local, State, Federal or other regulatory agencies that become effective after the date of this agreement.

H. Providing basic or additional services on an accelerated time schedule. The scope of this service include cost for overtime wages of employees and consultants, inefficiencies in work sequence and plotting or reproduction costs directly attributable to an accelerated time schedule directed by the CITY.

I. Preparing statements for invoicing or other documentation for billing other than for the standard invoice for services attached to this professional services agreement.

J. Providing document revisions in excess of those outlined in Article I.

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ARTICLE III

TIME OF COMPLETION: FNI is authorized to commence work on the Project upon execution of this AGREEMENT and agrees to complete the above scope of services in agreement with the items shown on EXHIBIT A: SCHEDULE.

If FNI's services are delayed through no fault of FNI, FNI shall be entitled to adjust contract schedule consistent with the number of days of delay. These delays may include but are not limited to delays in CITY or regulatory reviews, delays on the flow of information to be provided to FNI, governmental approvals, etc. These delays may result in an adjustment to compensation as outlined on the face of this AGREEMENT and in Attachment CO.

ARTICLE IV

RESPONSIBILITIES OF CITY: CITY shall perform the following in a timely manner so as not to delay the services of FNI:

A. Provide meeting space and coordinate equipment needs, room set up, and logistics for meetings outlined in Article I.

B. Contact meeting invitees for stakeholder and public meeting. This includes email, mail, newsletter or other forms of notification.

C. Designate in writing a person to act as CITY's representative with respect to the services to be rendered under this AGREEMENT. Such person shall have contract authority to transmit instructions, receive information, interpret and define CITY's policies and decisions with respect to FNI's services for the Project.

D. Arrange for access to and make all provisions for FNI to enter upon public and private property as required for FNI to perform services under this AGREEMENT.

E. Examine and provide prompt feedback on all submittals, draft reports, sketches, drawings, and other documents presented by FNI within a reasonable time so as not to delay the services of FNI.

F. Furnish, or direct FNI to provide, Additional Services as stipulated in Attachment SC, Article II of this AGREEMENT or other services as required.

G. Bear all costs incident to compliance with the requirements of this Article IV.

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EXHIBIT A: SCHEDULE WITH DETAILED FEE ESTIMATE

Schedule: Anna Development Regulations Update

Task	Item #	Sub-Item #	Item or Meeting Objective	Fee Estimate	Month 1	2	3	4	5	6	7	8	9	10	11
			Phase 1: Diagnostic Evaluation	**$38,800**											
Task 1	1		**Meeting #1 (Virtual): Stakeholder Interviews**	**$6,000**											
	2		FNI to develop draft diagnostic report and submit to City Staff												
		2a	*Effort Related to non-Downtown Zoning District and Mixed-Use Zoning District Items*	$18,000											
		2b	*Effort Related to the Creation of the Downtown Zoning District and Mixed-Use Zoning District*	$2,000											
	3		**Meeting #2 (Virtual): Staff Review Meeting**	**$2,300**											
	4		FNI to prepare the final diagnostic report and submit to City Staff												
		4a	*Effort Related to non-Downtown Zoning District and Mixed-Use Zoning District Items*	$4,000											
		4b	*Effort Related to the Creation of the Downtown Zoning District and Mixed-Use Zoning District*	$1,000											
	5		**Meeting #3 (In-Person): Joint workshop with P&Z and Council to reach Consensus on Diagnostic Report**	**$5,500**											
			Phase 2: Develop Update Zoning Ordinance (Article 9.04) and Landscape Regulations (Article 9.06)	**$86,600**											
Task 2A	6		FNI develops & submits draft zoning districts & land use regulations (Art. 9.04) to City Staff												
		6a	*Effort Related to Updates for Existing Zoning Districts*	$12,500											
		6b	*Effort Related to Creation of the Downtown Zoning District and Mixed-Use Zoning District*	$17,500											
	7		**Meeting #4 (Virtual): Feedback meeting with City Staff to review districts and land uses**												
		7a	***Effort Related to Updates for Existing Zoning Districts***	**$1,150**											
		7b	***Effort Related to Creation of the Downtown Zoning District and Mixed-Use Zoning District***	**$1,150**											
	8		FNI revises and submits districts and land uses for City Staff review												
		8a	*Effort Related to Updates for Existing Zoning Districts*	$4,250											
		8b	*Effort Related to Creation of the Downtown Zoning District and Mixed-Use Zoning District*	$4,250											
	9		FNI revises and submits pre-final districts and land uses to City Staff												
		9a	*Effort Related to Updates for Existing Zoning Districts*	$1,250											
		9b	*Effort Related to Creation of the Downtown Zoning District and Mixed-Use Zoning District*	$1,250											
Task 2B	10		FNI develops and submits draft zoning development regs & procedures (Art. 9.04 & 9.06) to City Staff												
		10a	*Effort Related to Updates for Existing Zoning Districts*	$10,000											
		10b	*Effort Related to Creation of the Downtown Zoning District and Mixed-Use Zoning District*	$20,000											
	11		**Meeting #5 (Virtual): Feedback meeting with City Staff to review development regs and procedures**												
		11a	***Effort Related to Updates for Existing Zoning Districts***	**$1,150**											
		11b	***Effort Related to Creation of the Downtown Zoning District and Mixed-Use Zoning District***	**$1,150**											
	12		FNI revises and submits zoning development regulations and procedures for final City Staff review												
		12a	*Effort Related to Updates for Existing Zoning Districts*	$4,250											
		12b	*Effort Related to Creation of the Downtown Zoning District and Mixed-Use Zoning District*	$4,250											
	13		FNI revises and submits pre-final zoning development regulations and procedures s to City Staff												
		13a	*Effort Related to Updates for Existing Zoning Districts*	$1,250											
		13b	*Effort Related to Creation of the Downtown Zoning District and Mixed-Use Zoning District*	$1,250											
			Phase 3: Develop Updated Sign Regulations (Article 9.05)	**$49,800**											
Task 3	14		FNI develops & submits draft zoning sign regulations (Art. 9.05) to City Staff	$35,000											
	15		**Meeting #6 (Virtual): Feedback meeting with City Staff to review sign regulations**	**$2,300**											
	16		FNI revises and submits sign regulations for final City Staff review	$10,000											
	17		FNI revises and submits pre-final sign regulations to City Staff	$2,500											
			Phase 4: Develop Update Subdivision Regulations (Article 9.02)	**$37,800**											
Task 4	18		FNI develops and submits draft subdivision regulations (Art. 9.02) to City Staff	$21,500											
	19		**Meeting #7 (Virtual): Feedback meeting with City Staff to review subdivision regulations**	**$2,300**											
	20		FNI revises and submits subdivision regulations for final City Staff review	$10,500											
	21		FNI revises and submits pre-final subdivision regulations to City Staff	$3,500											
			Phase 5: Adoption	**$26,500**											
Task 5	22		Draft regulations will be sent to the City Council and P&Z	$7,500											
	23		**Meeting #8 (In-Person): Joint Council and P&Z Workshop**	**$5,500**											
	24		FNI to incorporate any revisions and submit final draft for public hearings for adoption	$4,500											
	25		**Meeting #9 (In-Person): Joint Council and P&Z Public Hearing**	**$5,500**											
	26		FNI to submit final project deliverables	$3,500											
			Total Project Fee	**$239,500**											

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COMPENSATION

Compensation to FNI for Basic Services in Attachment SC shall be computed on the basis of the following Schedule of Charges, but shall not exceed Two Hundred Thirty Nine Thousand Five Hundred Dollars ($239,500).

If FNI sees the Scope of Services changing so that Additional Services are needed, including but not limited to those services described as Additional Services in Attachment SC, FNI will notify CLIENT for CLIENT's approval before proceeding. Additional Services shall be computed based on the following Schedule of Charges.

	Hourly Rate	
Position	Min	Max
Professional 1	73	136
Professional 2	91	144
Professional 3	112	208
Professional 4	139	223
Professional 5	170	320
Professional 6	180	364
Construction Manager 1	81	161
Construction Manager 2	99	174
Construction Manager 3	153	205
Construction Manager 4	187	264
CAD Technician/Designer 1	65	135
CAD Technician/Designer 2	95	145
CAD Technician/Designer 3	122	190
Corporate Project Support 1	48	115
Corporate Project Support 2	67	160
Corporate Project Support 3	96	244
Intern / Coop	39	98

Rates for In-House Services and Equipment

Mileage

Standard IRS Rates

Technology Charge

$8.50 per hour

Bulk Printing and Reproduction	B&W	Color
Small Format (per copy)	$0.10	$0.25
Large Format (per sq. ft.)		
Bond	$0.25	$0.75
Glossy / Mylar	$0.75	$1.25
Vinyl / Adhesive	$1.50	$2.00
Mounting (per sq. ft.)	$2.00	
Binding (per binding)	$0.25	

Equipment		
Valve Crew Vehicle (hour)		$75
Pressure Data Logger (each)		$200
Water Quality Meter (per day)		$100
Microscope (each)		$150
Pressure Recorder (per day)		$100
Ultrasonic Thickness Guage (per day)		$275
Coating Inspection Kit (per day)		$275
Flushing / Cfactor (each)		$500
Backpack Electrofisher (each)		$1,000
	Survey Grade	Standard
Drone (per day)	$200	$100
GPS (per day)	$150	$50

OTHER DIRECT EXPENSES:

Other direct expenses are reimbursed at actual cost times a multiplier of 1.15. They include outside printing and reproduction expense, communication expense, travel, transportation and subsistence away from the FNI office. For other miscellaneous expenses directly related to the work, including costs of laboratory analysis, test, and other work required to be done by independent persons other than staff members, these services will be billed at a cost times a multipler of 1.10. For Resident Representative services performed by non-FNI employees and CAD services performed In-house by non-FNI employees where FNI provides workspace and equipment to perform such services, these services will be billed at cost times a multiplier of 2.0. This markup approximates the cost to FNI if an FNI employee was performing the same or similar services.

These ranges and/or rates will be adjusted annually in February. Last updated 2021.

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TERMS AND CONDITIONS OF AGREEMENT

1. DEFINITIONS: The term Client as used herein refers to the City of Anna, TX. The term FNI as used herein refers to Freese and Nichols, Inc., its employees and agents, and its subcontractors and their employees and agents. As used herein, Services refers to the professional services performed by FNI pursuant to the Agreement.

2. CHANGES: Client, without invalidating the Agreement, may order changes within the general scope of the work required by the Agreement by altering, adding to and/or deducting from the work to be performed. If any change under this clause causes an increase or decrease in FNI's cost of, or the time required for, the performance of any part of the Services, an equitable adjustment will be made by mutual agreement and the Agreement modified in writing accordingly.

3. TERMINATION: The obligation to provide Services under this Agreement may be terminated by either party upon 10 days' written notice. In the event of termination, FNI will be paid for all Services rendered and reimbursable expenses incurred to the date of termination and, in addition, all reimbursable expenses directly attributable to termination.

4. CONSEQUENTIAL DAMAGES: In no event shall FNI or its subcontractors be liable in contract, tort, strict liability, warranty, or otherwise for any special, indirect, incidental or consequential damages, such as loss of product, loss of use of the equipment or system, loss of anticipated profits or revenue, non-operation or increased expense of operation or other equipment or systems.

5. INFORMATION FURNISHED BY CLIENT: Client will assist FNI by placing at FNI's disposal all available information pertinent to the Project including previous reports and any other data relative to design or construction of the Project. FNI shall have no liability for defects or negligence in the Services attributable to FNI's reliance upon or use of data, design criteria, drawings, specifications or other information furnished by Client and Client agrees to indemnify and hold FNI harmless from any and all claims and judgments, and all losses, costs and expenses arising therefrom. FNI shall disclose to Client, prior to use thereof, defects or omissions in the data, design criteria, drawings, specifications or other information furnished by Client to FNI that FNI may reasonably discover in its review and inspection thereof.

6. INSURANCE: FNI shall provide Client with certificates of insurance with the following minimum coverage:

Commercial General Liability		Workers' Compensation
General Aggregate	$2,000,000	As required by Statute
Automobile Liability (Any Auto)		Professional Liability
CSL	$1,000,000	$3,000,000 Annual Aggregate

7. SUBCONTRACTS: If, for any reason and at any time during the progress of providing Services, Client determines that any subcontractor for FNI is incompetent or undesirable, Client will notify FNI accordingly and FNI shall take immediate steps for cancellation of such subcontract. Subletting by subcontractors shall be subject to the same regulations. Nothing contained in the Agreement shall create any contractual relation between any subcontractor and Client.

8. OWNERSHIP OF DOCUMENTS: All drawings, reports, data and other project information developed in the execution of the Services provided under this Agreement shall be the property of Client upon payment of FNI's fees for Services. FNI may retain copies for record purposes. Client agrees such documents are not intended or represented to be suitable for reuse by Client or others. Any reuse by Client or by those who obtained said documents from Client without written verification or adaptation by FNI, will be at Client's sole risk and without liability or legal exposure to FNI, or to FNI's independent associates or consultants, and Client shall indemnify and hold harmless FNI and FNI's independent associates and consultants from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting therefrom. Any such verification or adaptation will entitle FNI to further reasonable compensation. FNI may reuse all drawings, report data and other project information in the execution of the Services provided under this Agreement in FNI's other activities. Any reuse by FNI will be at FNI's sole risk and without liability or legal exposure to Client, and FNI shall indemnify and hold harmless Client from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting therefrom.

9. POLLUTANTS AND HAZARDOUS WASTES: It is understood and agreed that FNI has neither created nor contributed to the creation or existence of any hazardous, radioactive, toxic, irritant, pollutant, or otherwise dangerous substance or condition at the site, if any, and its compensation hereunder is in no way commensurate with the potential risk of injury or loss that may be caused by exposures to such substances or conditions. The parties agree that in performing the Services required by this Agreement, FNI does not take possession or control of the subject site, but acts as an invitee in performing the Services, and is not therefore responsible for the existence of any pollutant present on or migrating from

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the site. Further, FNI shall have no responsibility for any pollutant during clean-up, transportation, storage or disposal activities.

10. OPINION OF PROBABLE COSTS: FNI will furnish an opinion of probable project development cost based on present day cost, but does not guarantee the accuracy of such estimates. Opinions of probable cost, financial evaluations, feasibility studies, economic analyses of alternate solutions and utilitarian considerations of operations and maintenance costs prepared by FNI hereunder will be made on the basis of FNI's experience and qualifications and represent FNI's judgment as an experienced and qualified design professional. It is recognized, however, that FNI does not have control over the cost of labor, material, equipment or services furnished by others or over market conditions or contractors' methods of determining their prices.

11. CONSTRUCTION REPRESENTATION: If required by the Agreement, FNI will furnish construction representation according to the defined scope for these services. FNI will observe the progress and the quality of work to determine in general if the work is proceeding in accordance with the Contract Documents. In performing these services, FNI will report any observed deficiencies to Client, however, it is understood that FNI does not guarantee the Contractor's performance, nor is FNI responsible for the supervision of the Contractor's operation and employees. FNI shall not be responsible for the means, methods, techniques, sequences or procedures of construction selected by the Contractor, or the safety precautions and programs incident to the work of the Contractor. FNI shall not be responsible for the acts or omissions of any person (except its own employees or agents) at the Project site or otherwise performing any of the work of the Project. If Client designates a Resident Project Representative that is not an employee or agent of FNI, the duties, responsibilities and limitations of authority of such Resident Project Representative will be set forth in writing and made a part of this Agreement before the Construction Phase of the Project begins.

12. GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT: Client agrees to include provisions in the General Conditions of the Construction Contract that require Contractor to include FNI: (1) as an additional insured and in any waiver of subrogation rights with respect to such liability insurance purchased and maintained by Contractor for the Project (except workers' compensation and professional liability policies); and (2) as an indemnified party in the Contractor's indemnification provisions where the Owner is named as an indemnified party.

13. PAYMENT: Progress payments may be requested by FNI based on the amount of Services completed. Payment for the Services of FNI shall be due and payable upon submission of a statement for Services to CLIENT and in acceptance of the Services as satisfactory by the Client. Statements for Services shall not be submitted more frequently than monthly. Any applicable new taxes imposed upon Services, expenses and charges by any governmental body after the execution of this Agreement will be added to FNI's compensation.

    If Client fails to make any payment due FNI for services and expenses within 30 days after receipt of FNI's statement for services therefore, the amounts due FNI will be increased at the rate of 1 percent per month from said 30th day, and, in addition, FNI may, after giving 7 days' written notice to Client, suspend services under this Agreement until FNI has been paid in full, all amounts due for services, expenses and charges.

14. ARBITRATION: No arbitration, arising out of or relating to this Agreement, involving one party to this Agreement may include the other party to this Agreement without their approval.

15. SUCCESSORS AND ASSIGNMENTS: Client and FNI each are hereby bound and the partners, successors, executors, administrators and legal representatives of Client and FNI are hereby bound to the other party to this Agreement and to the partners, successors, executors, administrators and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements and obligations of this Agreement.

    Neither Client nor FNI shall assign, sublet or transfer any rights under or interest in (including, but without limitation, moneys that may become due or moneys that are due) this Agreement without the written consent of the other, except to the extent that any assignment, subletting or transfer is mandated by law or the effect of this limitation may be restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement. Nothing contained in this paragraph shall prevent FNI from employing such independent associates and consultants as FNI may deem appropriate to assist in the performance of Services hereunder.

16. PURCHASE ORDERS: If a Purchase Order is used to authorize FNI's Services, only the terms, conditions/instructions typed on the face of the Purchase Order shall apply to this Agreement. Should there be any conflict between the Purchase Order and the terms of this Agreement, then this Agreement shall prevail and shall be determinative of the conflict.

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CLIENT _____

Item No. 7.f.

City Council Agenda
Staff Report

Meeting Date: 3/22/2022
Staff Contact: Carrie Land

AGENDA ITEM:
Consider/Discuss/Action approving a Resolution appointing a Greater Texoma Utility Authority (GTUA) Board Member to Place 8. (City Secretary Carrie Land)

SUMMARY:
The Greater Texoma Utility Authority (the "Authority" or "GTUA") operates under the provisions of Chapter 49 of the Texas Water Code. The Authority has no taxing power but may incur debt by the issuance of bonds supported by revenues from the operations it finances. The Authority may enter into contracts to provide services for member cities and others when requested. The Authority provides its member cities with assistance in financing and construction of water and wastewater facilities. The Authority may also be requested to provide operations services for water and wastewater facilities by member cities and others.

GTUA is governed by a Board of Directors appointed by its member cities. Place 8 is appointed by the City Council of the City of Anna. Currently, the position is vacant due to the resignation of Director Anthony Richardson. The City Council may make an appointment to the Board of Directors, filling the vacant term set to expire December 31, 2022. Meetings are held monthly in Denison at 5100 Airport Drive, Denison, TX, 75020.

FINANCIAL IMPACT:
N/A

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

STAFF RECOMMENDATION:

ATTACHMENTS:
1. GTUA_Board_Resolution 2022

APPROVALS:

Carrie Land, City Secretary	Created/Initiated - 3/15/2022
Jim Proce, City Manager	Final Approval - 3/17/2022

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS MAKING AN APPOINTMENT TO THE GREATER TEXOMA UTILITY AUTHORITY BOARD OF DIRECTORS

WHEREAS, the City of Anna, Texas (the "City") is a member of the Greater Texoma Utility Authority ("GTUA" or the "Authority"); and,

WHEREAS, GTUA is a special-law district organized under Article XVI, Section 59, of the Texas constitution and operates under Chapter 49 of the Texas Water Code; and,

WHERAS, GTUA is governed by a Board of Directors appointed by its member cities; and,

WHEREAS, Place 8 on the GTUA Board is appointed by the City Council of the City of Anna, Texas (the "City Council"); and,

WHEREAS, the term of current GTUA Board member serving in Place 8 expires at the end of 2022.

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

Section 1. Recitals Incorporated.

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

Section 2. Appointment to the GTUA Board of Directors.

The City Council hereby appoints _____to serve a two-year term in Place 8 on the GTUA Board of Directors.

PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this _____ day of _____ 2022.

ATTEST:

_____
City Secretary Carrie L. Land

APPROVED:

_____
Mayor Nate Pike

Item No. 7.g.

City Council Agenda
Staff Report

Meeting Date: 3/22/2022
Staff Contact: Carrie Land

AGENDA ITEM:
Consider/Discuss/Action on revising the appointments to the 2022 Boards and Commissions Interview Committee. (City Secretary Carrie Land)

SUMMARY:
The Interview Committee consists of three Council Members to review Boards and Commissions appointments. They are to review applications, conduct interviews, and bring appointment recommendations to the City Council.

The deadline for submitting applications is April 1, 2022, by 5:00 P.M. Applications are available on the City website and in the City Secretary's Office.

Interviews will be conducted on Saturday and Sunday, April 9 and 10, 2022, beginning at 8:30 A.M.

At the January 25, 2022, City Council meeting, the City Council appointed Mayor Pike, Council Member Toten, and Council Member Carver to serve as the 2022 Boards and Commissions Interview Committee.

If it is the City Council's desire, they may change the Committee Members at this time.

FINANCIAL IMPACT:
N/A

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

STAFF RECOMMENDATION:

ATTACHMENTS:

APPROVALS:

Carrie Land, City Secretary	Created/Initiated - 3/17/2022
Jim Proce, City Manager	Final Approval - 3/17/2022

Item No. 7.h.

City Council Agenda
Staff Report

Meeting Date: 3/22/2022
Staff Contact: Gregory Peters

AGENDA ITEM:

Consider/Discuss/Action on approval of a Resolution authorizing the City Manager to execute a contract with Blue Star Utilities, LLC, for the construction of the Hurricane Creek Line "B" Sanitary Sewer project. (Director of Public Works Greg Peters, P.E.)

SUMMARY:

In 2018, the City of Anna began work on plans for providing sanitary sewer service on the west side of US 75. A sanitary sewer collection system west of US 75 is required for the development and growth of the community on this large area, where multiple masterplanned developments are planned to be constructed.

This project, known as the Hurricane Creek Line "B" trunk sewer, will provide gravity sewer from FM 455 all the way to the proposed wastewater treatment plant located at the southwest edge of Anna's ETJ. The project is critical to providing gravity sewer to the Hurricane Creek masterplanned development, along with multiple large tracts of land which are already planned for development. A map showing the approximate project limits is attached as Exhibit "A."

The design engineer, Birkhoff, Hendricks, and Carter, LLC, completed the engineering design and bid the project earlier this year. Bids were opened at 2:00pm on Thursday, March 10th. Seven bids were received. The lowest qualified bid was received from Blue Star Utilities, LLC.

A copy of the recommendation letter from BHC is attached as Exhibit "B."

Staff is recommending approval of the resolution authorizing the City to execute contracts with Blue Star Utilities, LLC, to construct the project. Once contracts are executed, staff will work with the contractor to prepare a detailed project schedule which will be made available on the City of Anna website.

FINANCIAL IMPACT:

The total estimated cost is $5,286,622.00. The low bid was received from Blue Star Utilities in the amount of $4,806,020.00. A 10% contingency is being recommended by City staff and the design engineer, which totals $480,602.00. The funds for the project will come from Wastewater Impact Fees.

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 2: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:
Staff recommends approval.

ATTACHMENTS:
1. Resolution and Quote - Award Hurricane Creek Line B CIP Project
2. Engineers Recommendation Letter and Bid Results
3. Hurricane Creek Line B Project Location Map

APPROVALS:

Gregory Peters, Director of Public Works	Created/Initiated - 3/18/2022
Jim Proce, City Manager	Final Approval - 3/18/2022

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS AWARDING THE HURRICANE CREEK LINE B SANITARY SEWER PROJECT TO BLUE STAR UTILITIES, A TEXAS LIMITED LIABILITY CORPORATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Hurricane Creek Line B Sanitary Sewer Project is identified as a capital sanitary sewer project in the City of Anna, Texas; and,

WHEREAS, the Hurricane Creek Line B Sanitary Sewer Project is required in order to expand the City of Anna gravity sewer collection system west of US 75; and,

WHEREAS, the City of Anna publicly advertised the project for bid and publicly opened the bids on March 10, 2022 in accordance with State Law and City of Anna Ordinances; and,

WHEREAS, Blue Star Utilities, LLC submitted the lowest qualified bid for the project; and,

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

Section 1. **Recitals Incorporated**

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

Section 2. **Authorization of Payment and Funding.**

That the City Council of the City of Anna hereby awards the Hurricane Creek Line B Sanitary Sewer Project to Blue Star Utilities, LLC.

That funding for the project shall come from the Wastewater Impact Fee Fund, including the base bid of $4,806,020 and a 10% contingency, in the total amount of $5,286,622.00.

PASSED AND APPROVED by the City Council of the City of Anna, Texas on this ___ day of March 2022.

ATTEST:

_____

City Secretary, Carrie Land

APPROVED:

_____

Mayor, Nate Pike

Exhibit A

(following pages)

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS

11910 Greenville Ave., Suite 600 Dallas, Texas 75243 Phone (214) 361-7900 www.bhcllp.com

JOHN W. BIRKHOFF, P.E.
GARY C. HENDRICKS, P.E., R.P.L.S.
JOE R. CARTER, P.E.
MATT HICKEY, P.E.
ANDREW MATA, JR., P.E.

DEREK B. CHANEY, P.E., R.P.L.S.
CRAIG M. KERKHOFF, P.E.
JUSTIN R. IVY, P.E.
JULIAN T. LE, P.E.
COOPER E. REINBOLD, P.E.

TRANSMITTED VIA EMAIL

March 16, 2022

Mr. Greg Peters, P.E.
Director of Public Works
City of Anna
P.O. Box 776
Anna, Texas 75409-0776

Re: Hurricane Creek Regional Sanitary Sewer (Line B)
Award Recommendation

Dear Mr. Peters,

We have checked the bids received at 2:00 p.m., Thursday, March 10, 2022, for the Hurricane Creek Regional Sanitary Sewer (Line B) project. We are enclosing the Bid Summary and Itemized Bid Tabulation.

We have reviewed their statement of qualifications and references provided and find that Blue Star Utilities, LLC has a record of satisfactorily completing similar projects. Accordingly, based on the information we have available to us, we recommend that the City accept the bid from Blue Star Utilities, LLC. In discussions with the City staff, we recommend the 10% contingency for this project.

Sincerely,

Craig M. Kerkhoff, P.E., CFM

Enclosures

TABULATION OF BIDS

Project: CITY OF ANNA, TEXAS
Hurricane Creek Regional Sanitary Sewer (Line-B)

Date: March 11, 2022

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
Dallas, Texas

Item No.	Approximate Quantities	Unit	Description	BID OF Blue Star Utilities, LLC, 2600 Chamber Street, Venus, Texas 76089, Jonathan Haney, 817-539-4950, NOTE #1		BID OF Excel Aircraft dba Excel Trenching, 2228 SE Loop 59, Carthage, Texas 75633, Derrick Gage, 903-693-7511		BID OF Maya Underground Contractors, LLC, P.O. Box 39, Weston, Texas 75097, Osa Gaisen, 469-343-9597, NOTE #2		BID OF Western Municipal Construction of Texas , LLC, 402 Gulf Avenue, Justin, Texas 76247, Jock Clause, 970-648-0020	
				Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension
BASE BID											
1	3,276	L.F.	Furnish & Install 30-Inch San. Sew. w/ Class A-1 Embedment by Open Cut	$422.00	$1,382,472.00	$410.00	$1,343,160.00	$454.75	$1,489,761.00	$630.00	$2,063,880.00
2	6,216	L.F.	Furnish & Install 30-Inch San. Sew. w/ Class H Embedment by Open Cut	$240.00	$1,491,840.00	$343.70	$2,136,439.20	$333.70	$2,074,279.20	$450.00	$2,797,200.00
3	258	L.F.	Furnish & Install 30-Inch San. Sew. w/ Class G Embedment by Open Cut	$369.00	$95,202.00	$452.00	$116,616.00	$446.00	$115,068.00	$550.00	$141,900.00
4	20	L.F.	Furnish & Install 36-Inch San. Sew. w/ Class A-1 Embedment by Open Cut	$537.00	$10,740.00	$500.00	$10,000.00	$530.25	$10,605.00	$675.00	$13,500.00
5	2,185	L.F.	Furnish & Install 36-Inch San. Sew. w/ Class H Embedment by Open Cut	$366.00	$799,710.00	$430.00	$939,550.00	$415.50	$907,867.50	$600.00	$1,311,000.00
7	21	Ea.	Furnish & Install 6-Foot Diameter Conshield Concrete Type S Sanitary Sewer Manhole	$21,690.00	$455,490.00	$12,600.00	$264,600.00	$22,239.00	$467,019.00	$29,000.00	$609,000.00
8	7	Ea.	Furnish & Install 6-Foot Diameter Conshield Concrete Type S Sanitary Sewer Manhole with Vent	$34,811.00	$243,677.00	$16,500.00	$115,500.00	$30,639.00	$214,473.00	$35,000.00	$245,000.00
9	462	V.F.	Conshield Concrete Sanitary Sewer Manhole Beyond 10-Foot Depth	$459.00	$212,058.00	$620.00	$286,440.00	$963.00	$444,906.00	$750.00	$346,500.00
10	1	Ea.	Connect to Existing Manhole	$6,008.00	$6,008.00	$16,000.00	$16,000.00	$14,904.00	$14,904.00	$13,000.00	$13,000.00
11	41,905	S.Y.	Furnish & Install Hydro Mulch	$1.00	$41,905.00	$0.28	$11,733.40	$1.40	$58,667.00	$1.30	$54,476.50
12	34	S.Y.	Remove & Replace Gravel Pavement	$110.00	$3,740.00	$25.00	$850.00	$94.00	$3,196.00	$60.00	$2,040.00
13	432	L.F.	Remove & Replace Barbed Wire Fence	$29.00	$12,528.00	$9.00	$3,888.00	$6.25	$2,700.00	$80.00	$34,560.00
14	1	L.S.	Furnish & Install Trench Safety Plan	$1,650.00	$1,650.00	$35,823.40	$35,823.40	$2,874.00	$2,874.00	$4,000.00	$4,000.00
15	1	L.S.	Furnish, Install, Implement & Remove Trench Safety Measures	$1,650.00	$1,650.00	$54,000.00	$54,000.00	$57,479.00	$57,479.00	$1.00	$1.00
16	1	L.S.	Furnish Erosion Control Plan	$3,850.00	$3,850.00	$57,900.00	$57,900.00	$5,564.00	$5,564.00	$5,000.00	$5,000.00
17	1	L.S.	Furnish, Install, Maintain & Remove Erosion Control Measures	$43,500.00	$43,500.00	$82,500.00	$82,500.00	$226,121.00	$226,121.00	$59,000.00	$59,000.00
			BASE BID TOTAL (ITEMS 1-17):		**$4,806,020.00**		**$5,475,000.00**		**$6,095,483.70**		**$7,700,057.50**

TABULATION OF BIDS

Date: March 11, 2022

Project: CITY OF ANNA, TEXAS
Hurricane Creek Regional Sanitary Sewer (Line-B)

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
Dallas, Texas

Item No.	Approximate Quantities	Unit	Description	BID OF Blue Star Utilities, LLC, 2600 Chamber Street, Venus, Texas 76089, Jonathan Haney, 817-539-4950, NOTE #1		BID OF Excel Aircraft dba Excel Trenching, 2228 SE Loop 59, Carthage, Texas 75633, Derrick Gage, 903-693-7511		BID OF Maya Underground Contractors, LLC, P.O. Box 39, Weston, Texas 75097, Osa Gaison, 469-343-9597, NOTE #2		BID OF Western Municipal Construction of Texas , LLC, 402 Gulf Avenue, Justin, Texas 76247, Jock Clause, 970-648-0020	
				Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension
ALTERNATE BID											
A-1	3,276	L.F.	Furnish & Install 30-Inch Fiberglass Reinforced Pipe (FRP) San. Sew. w/ Class A-1 Embedment by Open Cut	$421.00	$1,379,196.00	$418.00	$1,369,368.00	$473.00	$1,549,548.00	$510.00	$1,670,760.00
A-2	6,216	L.F.	Furnish & Install 30-Inch Fiberglass Reinforced Pipe (FRP) San. Sew. w/ Class H Embedment by Open Cut	$269.00	$1,672,104.00	$351.60	$2,185,545.60	$352.00	$2,188,032.00	$400.00	$2,486,400.00
A-3	258	L.F.	Furnish & Install 30-Inch Fiberglass Reinforced Pipe (FRP) San. Sew. w/ Class G Embedment by Open Cut	$344.00	$88,752.00	$460.00	$118,680.00	$511.00	$131,838.00	$495.00	$127,710.00
A-4	20	L.F.	Furnish & Install 36-Inch Fiberglass Reinforced Pipe (FRP) San. Sew. w/ Class A-1 Embedment by Open Cut	$391.00	$7,820.00	$480.00	$9,600.00	$670.00	$13,400.00	$515.00	$10,300.00
A-5	2,185	L.F.	Furnish & Install 36-Inch Fiberglass Reinforced Pipe (FRP) San. Sew. w/ Class H Embedment by Open Cut	$306.00	$668,610.00	$407.60	$890,606.00	$406.00	$887,110.00	$440.00	$961,400.00
7	21	Ea.	Furnish & Install 6-Foot Diameter Conshield Concrete Type S Sanitary Sewer Manhole	$21,690.00	$455,490.00	$12,600.00	$264,600.00	$22,239.00	$467,019.00	$29,000.00	$609,000.00
8	7	Ea.	Furnish & Install 6-Foot Diameter Conshield Concrete Type S Sanitary Sewer Manhole with Vent	$34,811.00	$243,677.00	$16,500.00	$115,500.00	$30,639.00	$214,473.00	$35,000.00	$245,000.00
9	462	V.F.	Conshield Concrete Sanitary Sewer Manhole Beyond 10-Foot Depth	$459.00	$212,058.00	$620.00	$286,440.00	$963.00	$444,906.00	$750.00	$346,500.00
10	1	Ea.	Connect to Existing Manhole	$6,008.00	$6,008.00	$16,000.00	$16,000.00	$14,904.00	$14,904.00	$13,000.00	$13,000.00
11	41,905	S.Y.	Furnish & Install Hydro Mulch	$1.00	$41,905.00	$0.28	$11,733.40	$1.40	$58,667.00	$1.30	$54,476.50
12	34	S.Y.	Remove & Replace Gravel Pavement	$110.00	$3,740.00	$25.00	$850.00	$94.00	$3,196.00	$60.00	$2,040.00
13	432	L.F.	Remove & Replace Barbed Wire Fence	$29.00	$12,528.00	$9.00	$3,888.00	$6.25	$2,700.00	$80.00	$34,560.00
14	1	L.S.	Furnish & Install Trench Safety Plan	$1,650.00	$1,650.00	$35,823.40	$35,823.40	$2,874.00	$2,874.00	$4,000.00	$4,000.00
15	1	L.S.	Furnish, Install, Implement & Remove Trench Safety Measures	$1,650.00	$1,650.00	$54,000.00	$54,000.00	$57,479.00	$57,479.00	$1.00	$1.00
16	1	L.S.	Furnish Erosion Control Plan	$3,850.00	$3,850.00	$57,900.00	$57,900.00	$5,564.00	$5,564.00	$5,000.00	$5,000.00
17	1	L.S.	Furnish, Install, Maintain & Remove Erosion Control Measures	$43,500.00	$43,500.00	$82,500.00	$82,500.00	$226,121.00	$226,121.00	$59,000.00	$59,000.00
			ALTERNATE BID TOTAL (Items A-1-A-5 and Items 7-17):		**$4,842,538.00**		**$4,573,799.60**		**$6,267,831.00**		**$6,629,147.50**
			TOTAL AMOUNT BID (Items 1-17) or (Items A-1--5 and Items 7-17):		**$4,842,538.00**		**$5,503,034.40**		**$6,267,831.00**		**$6,629,147.50**

NOTE #1: Blue Star Utilities, LLC did not fill out the Unit Prices in words on their Bid Form

NOTE #2: Maya Underground Contractors, LLC did not fill out the Unit Prices in words on their Alternate Bid Form

TABULATION OF BIDS

Project: CITY OF ANNA, TEXAS
Hurricane Creek Regional Sanitary Sewer (Line-B)

Date: March 11, 2022

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
Dallas, Texas

Item No.	Approximate Quantities	Unit	Description	BID OF S.J. Louis Construction of Texas, Ltd. 520 South 6th Avenue Mansfield, Texas 76063 Adam Lunsford 817-477-0320		BID OF Mountain Cascade of Texas, LLC 5340 East US Highway 67 Alvarado, Texas 76009 Andrew McCulloch 817-783-3094		BID OF Belt Construction of Texas, LLC P.O. Box 867 Texarkana, Texas 75504 Kyle Buss 903-824-6692		BID OF Dowager Utility Construction, LTD 2464 Manana Drive Dallas, Texas 75220 Madison Smartt 972-931-1263		BID OF Atkins Bros. Equipment Co., Inc. P.O. Box 990 Midlothian, Texas 76065 972-775-7955 atkins@ectisp.net	
				Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension
BASE BID													
1	3,276	L.F.	Furnish & Install 30-Inch San. Sew. w/ Class A-1 Embedment by Open Cut	$574.00	$1,880,424.00	$674.00	$2,208,024.00	$688.00	$2,253,888.00	$720.00	$2,358,720.00	$950.00	$3,112,200.00
2	6,216	L.F.	Furnish & Install 30-Inch San. Sew. w/ Class H Embedment by Open Cut	$534.00	$3,319,344.00	$450.00	$2,797,200.00	$642.00	$3,990,672.00	$600.00	$3,729,600.00	$900.00	$5,594,400.00
3	258	L.F.	Furnish & Install 30-Inch San. Sew. w/ Class G Embedment by Open Cut	$599.00	$154,542.00	$634.00	$163,572.00	$686.00	$176,988.00	$920.00	$237,360.00	$1,470.00	$379,260.00
4	20	L.F.	Furnish & Install 36-Inch San. Sew. w/ Class A-1 Embedment by Open Cut	$662.00	$13,240.00	$760.00	$15,200.00	$904.00	$18,080.00	$1,100.00	$22,000.00	$1,500.00	$30,000.00
5	2,185	L.F.	Furnish & Install 36-Inch San. Sew. w/ Class H Embedment by Open Cut	$612.00	$1,337,220.00	$451.00	$985,435.00	$726.00	$1,586,310.00	$840.00	$1,835,400.00	$800.00	$1,748,000.00
7	21	Ea.	Furnish & Install 6-Foot Diameter Conshield Concrete Type S Sanitary Sewer Manhole	$19,000.00	$399,000.00	$40,000.00	$840,000.00	$34,566.00	$725,886.00	$18,000.00	$378,000.00	$75,000.00	$1,575,000.00
8	7	Ea.	Furnish & Install 6-Foot Diameter Conshield Concrete Type S Sanitary Sewer Manhole with Vent	$25,600.00	$179,200.00	$50,000.00	$350,000.00	$43,083.00	$301,581.00	$20,000.00	$140,000.00	$125,000.00	$875,000.00
9	462	V.F.	Conshield Concrete Sanitary Sewer Manhole Beyond 10-Foot Depth	$824.00	$380,688.00	$1,270.00	$586,740.00	$288.00	$133,056.00	$1,000.00	$462,000.00	$470.00	$217,140.00
10	1	Ea.	Connect to Existing Manhole	$11,000.00	$11,000.00	$24,000.00	$24,000.00	$31,706.00	$31,706.00	$40,000.00	$40,000.00	$2,500.00	$2,500.00
11	41,905	S.Y.	Furnish & Install Hydro Mulch	$0.60	$25,143.00	$1.20	$50,286.00	$7.00	$293,335.00	$2.00	$83,810.00	$1.00	$41,905.00
12	34	S.Y.	Remove & Replace Gravel Pavement	$20.00	$680.00	$140.00	$4,760.00	$115.00	$3,910.00	$80.00	$2,720.00	$50.00	$1,700.00
13	432	L.F.	Remove & Replace Barbed Wire Fence	$20.00	$8,640.00	$25.00	$10,800.00	$60.00	$25,920.00	$30.00	$12,960.00	$75.00	$32,400.00
14	1	L.S.	Furnish & Install Trench Safety Plan	$3,000.00	$3,000.00	$1,900.00	$1,900.00	$4,600.00	$4,600.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00
15	1	L.S.	Furnish, Install, Implement & Remove Trench Safety Measures	$1.00	$1.00	$1,300.00	$1,300.00	$253,107.00	$253,107.00	$120,000.00	$120,000.00	$2,000.00	$2,000.00
16	1	L.S.	Furnish Erosion Control Plan	$500.00	$500.00	$1,900.00	$1,900.00	$6,900.00	$6,900.00	$10,000.00	$10,000.00	$3,500.00	$3,500.00
17	1	L.S.	Furnish, Install, Maintain & Remove Erosion Control Measures	$50,000.00	$50,000.00	$35,000.00	$35,000.00	$81,670.00	$81,670.00	$40,000.00	$40,000.00	$1,000.00	$1,000.00
			BASE BID TOTAL (ITEMS 1-17):		**$7,762,622.00**		**$8,076,117.00**		**$9,887,609.00**		**$9,482,570.00**		**$13,626,005.00**

TABULATION OF BIDS

Project: CITY OF ANNA, TEXAS
Hurricane Creek Regional Sanitary Sewer (Line-B)

Date: March 11, 2022

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
Dallas, Texas

Item No.	Approximate Quantities	Unit	Description	BID OF S.J. Louis Construction of Texas, Ltd. 520 South 6th Avenue Mansfield, Texas 76063 Adam Lunsford 817-477-0320		BID OF Mountain Cascade of Texas, LLC 5340 East US Highway 67 Alvarado, Texas 76009 Andrew McCulloch 817-783-3094		BID OF Belt Construction of Texas, LLC P.O. Box 867 Texarkana, Texas 75504 Kyle Bass 903-824-6692		BID OF Dowager Utility Construction, LTD 2464 Manana Drive Dallas, Texas 75220 Madison Smartt 972-931-1263		BID OF Atkins Bros. Equipment Co., Inc. P.O. Box 990 Midlothian, Texas 76065 972-775-7955 atkins@swbell.net	
				Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension
ALTERNATE BID													
A-1	3,276	L.F.	Furnish & Install 30-Inch Fiberglass Reinforced Pipe (FRP) San. Sew. w/ Class A-1 Embedment by Open Cut	$535.00	$1,752,660.00			$653.00	$2,139,228.00	$800.00	$2,620,800.00	$950.00	$3,112,200.00
A-2	6,216	L.F.	Furnish & Install 30-Inch Fiberglass Reinforced Pipe (FRP) San. Sew. w/ Class H Embedment by Open Cut	$495.00	$3,076,920.00			$640.00	$3,978,240.00	$680.00	$4,226,880.00	$1,000.00	$6,216,000.00
A-3	258	L.F.	Furnish & Install 30-Inch Fiberglass Reinforced Pipe (FRP) San. Sew. w/ Class G Embedment by Open Cut	$595.00	$153,510.00			$651.00	$167,958.00	$1,000.00	$258,000.00	$1,470.00	$379,260.00
A-4	20	L.F.	Furnish & Install 36-Inch Fiberglass Reinforced Pipe (FRP) San. Sew. w/ Class A-1 Embedment by Open Cut	$640.00	$12,800.00			$745.00	$14,900.00	$1,200.00	$24,000.00	$1,500.00	$30,000.00
A-5	2,185	L.F.	Furnish & Install 36-Inch Fiberglass Reinforced Pipe (FRP) San. Sew. w/ Class H Embedment by Open Cut	$590.00	$1,289,150.00			$664.00	$1,450,840.00	$940.00	$2,053,900.00	$800.00	$1,748,000.00
7	21	Ea.	Furnish & Install 6-Foot Diameter Conshield Concrete Type S Sanitary Sewer Manhole	$19,000.00	$399,000.00			$34,566.00	$725,886.00	$18,000.00	$378,000.00	$75,000.00	$1,575,000.00
8	7	Ea.	Furnish & Install 6-Foot Diameter Conshield Concrete Type S Sanitary Sewer Manhole with Vent	$25,600.00	$179,200.00			$43,083.00	$301,581.00	$20,000.00	$140,000.00	$125,000.00	$875,000.00
9	462	V.F.	Conshield Concrete Sanitary Sewer Manhole Beyond 10-Foot Depth	$824.00	$380,688.00			$288.00	$133,056.00	$1,000.00	$462,000.00	$470.00	$217,140.00
10	1	Ea.	Connect to Existing Manhole	$11,000.00	$11,000.00			$31,706.00	$31,706.00	$40,000.00	$40,000.00	$2,500.00	$2,500.00
11	41,905	S.Y.	Furnish & Install Hydro Mulch	$0.60	$25,143.00			$7.00	$293,335.00	$2.00	$83,810.00	$1.00	$41,905.00
12	34	S.Y.	Remove & Replace Gravel Pavement	$20.00	$680.00			$115.00	$3,910.00	$80.00	$2,720.00	$50.00	$1,700.00
13	432	L.F.	Remove & Replace Barbed Wire Fence	$20.00	$8,640.00			$60.00	$25,920.00	$30.00	$12,960.00	$75.00	$32,400.00
14	1	L.S.	Furnish & Install Trench Safety Plan	$3,000.00	$3,000.00			$4,600.00	$4,600.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00
15	1	L.S.	Furnish, Install, Implement & Remove Trench Safety Measures	$1.00	$1.00			$253,107.00	$253,107.00	$120,000.00	$120,000.00	$2,000.00	$2,000.00
16	1	L.S.	Furnish Erosion Control Plan	$500.00	$500.00			$6,900.00	$6,900.00	$10,000.00	$10,000.00	$3,500.00	$3,500.00
17	1	L.S.	Furnish, Install, Maintain & Remove Erosion Control Measures	$50,000.00	$50,000.00			$81,670.00	$81,670.00	$40,000.00	$40,000.00	$1,000.00	$1,000.00
			ALTERNATE BID TOTAL (Items A-1-A-5 and Items 7-17):		**$7,342,892.00**				**$9,612,837.00**		**$10,483,070.00**		**$14,247,605.00**
			TOTAL AMOUNT BID (Items 1-17) or (Items A-1--5 and Items 7-17):		**$7,342,892.00**		**$8,076,117.00**		**$9,612,837.00**		**$10,483,070.00**		**$14,247,605.00**

NOTE #1: Blue Star Utilities, LLC did not fill out the Unit Prices in words on their Bid Form

NOTE #2: Maya Underground Contractors, LLC did not fill out the Unit Prices in words on their A

CITY OF ANNA, TEXAS
Hurricane Creek Regional Sanitary Sewer (Line-B)

BID SUMMARY
Bids Received at 2:00 p.m., Thursday, March 10, 2022

	Contractor	BASE BID (Items 1 -17)	Alternate "A" (Items A-1 Through A-5) (Items 7 Through 17)
1.	Blue Star Utilities, LLC 2600 Chamber Street Venus, Texas 76089 Jonathan Haney 817-539-4950	$ 4,806,020.00	$ 4,842,538.00
2.	Excel Aircraft dba Excel Trenching 2228 SE Loop 59 Carthage, Texas 75633 Derrick Gage 903-693-7511	$ 5,475,000.00	$ 4,573,799.60
3.	Maya Underground Contractors, LLC P.O. Box 39 Weston, Texas 75097 Osa Gaisoa 469-343-9597	$ 6,095,483.70	$ 6,267,831.00
4.	Western Municipal Construction of Texas , LLC 402 Gulf Avenue Justin, Texas 76247 Jock Clause 970-648-0020	$ 7,700,057.50	$ 6,629,147.50
5.	S.J. Louis Construction of Texas, Ltd. 520 South 6th Avenue Mansfield, Texas 76063 Adam Lunsford 817-477-0320	$ 7,762,622.00	$ 7,342,892.00
6.	Mountain Cascade of Texas, LLC 5340 East US Highway 67 Alvarado, Texas 76009 Andrew McCulloch 817-783-3094	$ 8,076,117.00	$ -
7.	Belt Construction of Texas, LLC P.O. Box 867 Texarkana, Texas 75504 Kyle Bass 903-824-6692	$ 9,887,609.00	$ 9,612,837.00
8.	Dowager Utility Construction, LTD 2464 Manana Drive Dallas, Texas 75220 Madison Smartt 972-931-1263	$ 9,482,570.00	$ 10,483,070.00
9.	Atkins Bros. Equipment Co., Inc. P.O. Box 990 Midlothian, Texas 76065 972-775-7955	$ 13,626,005.00	$ 14,247,605.00

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS

11910 Greenville Ave., Suite 600 Dallas, Texas 75243 Phone (214) 361-7900 www.bhcllp.com

JOHN W. BIRKHOFF, P.E.
GARY C. HENDRICKS, P.E., R.P.L.S.
JOE R. CARTER, P.E.
MATT HICKEY, P.E.
ANDREW MATA, JR., P.E.

DEREK B. CHANEY, P.E., R.P.L.S.
CRAIG M. KERKHOFF, P.E.
JUSTIN R. IVY, P.E.
JULIAN T. LE, P.E.
COOPER E. REINBOLD, P.E.

TRANSMITTED VIA EMAIL

March 16, 2022

Mr. Greg Peters, P.E.
Director of Public Works
City of Anna
P.O. Box 776
Anna, Texas 75409-0776

Re: Hurricane Creek Regional Sanitary Sewer (Line B)
Award Recommendation

Dear Mr. Peters,

We have checked the bids received at 2:00 p.m., Thursday, March 10, 2022, for the Hurricane Creek Regional Sanitary Sewer (Line B) project. We are enclosing the Bid Summary and Itemized Bid Tabulation.

We have reviewed their statement of qualifications and references provided and find that Blue Star Utilities, LLC has a record of satisfactorily completing similar projects. Accordingly, based on the information we have available to us, we recommend that the City accept the bid from Blue Star Utilities, LLC. In discussions with the City staff, we recommend the 10% contingency for this project.

Sincerely,

Craig M. Kerkhoff, P.E., CFM

Enclosures

TABULATION OF BIDS

Date: March 11, 2022

Project: CITY OF ANNA, TEXAS
Hurricane Creek Regional Sanitary Sewer (Line-B)

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
Dallas, Texas

Item No.	Approximate Quantities	Unit	Description	BID OF Blue Star Utilities, LLC 2600 Chamber Street Venus, Texas 76089 Jonathan Haney 817-539-4950 NOTE #1		BID OF Excel Aircraft dba Excel Trenching 2228 SE Loop 59 Carthage, Texas 75633 Derrick Gage 903-693-7511		BID OF Maya Underground Contractors, LLC P.O. Box 39 Weston, Texas 75097 Osa Gaisoa 469-343-9597 NOTE #2		BID OF Western Municipal Construction of Texas , LLC 402 Gulf Avenue Justin, Texas 76247 Jock Clause 970-648-0020	
				Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension
BASE BID											
1	3,276	L.F.	Furnish & Install 30-Inch San. Sew. w/ Class A-1 Embedment by Open Cut	$422.00	$1,382,472.00	$410.00	$1,343,160.00	$454.75	$1,489,761.00	$630.00	$2,063,880.00
2	6,216	L.F.	Furnish & Install 30-Inch San. Sew. w/ Class H Embedment by Open Cut	$240.00	$1,491,840.00	$343.70	$2,136,439.20	$333.70	$2,074,279.20	$450.00	$2,797,200.00
3	258	L.F.	Furnish & Install 30-Inch San. Sew. w/ Class G Embedment by Open Cut	$369.00	$95,202.00	$452.00	$116,616.00	$446.00	$115,068.00	$550.00	$141,900.00
4	20	L.F.	Furnish & Install 36-Inch San. Sew. w/ Class A-1 Embedment by Open Cut	$537.00	$10,740.00	$500.00	$10,000.00	$530.25	$10,605.00	$675.00	$13,500.00
5	2,185	L.F.	Furnish & Install 36-Inch San. Sew. w/ Class H Embedment by Open Cut	$366.00	$799,710.00	$430.00	$939,550.00	$415.50	$907,867.50	$600.00	$1,311,000.00
7	21	Ea.	Furnish & Install 6-Foot Diameter Conshield Concrete Type S Sanitary Sewer Manhole	$21,690.00	$455,490.00	$12,600.00	$264,600.00	$22,239.00	$467,019.00	$29,000.00	$609,000.00
8	7	Ea.	Furnish & Install 6-Foot Diameter Conshield Concrete Type S Sanitary Sewer Manhole with Vent	$34,811.00	$243,677.00	$16,500.00	$115,500.00	$30,639.00	$214,473.00	$35,000.00	$245,000.00
9	462	V.F.	Conshield Concrete Sanitary Sewer Manhole Beyond 10-Foot Depth	$459.00	$212,058.00	$620.00	$286,440.00	$963.00	$444,906.00	$750.00	$346,500.00
10	1	Ea.	Connect to Existing Manhole	$6,008.00	$6,008.00	$16,000.00	$16,000.00	$14,904.00	$14,904.00	$13,000.00	$13,000.00
11	41,905	S.Y.	Furnish & Install Hydro Mulch	$1.00	$41,905.00	$0.28	$11,733.40	$1.40	$58,667.00	$1.30	$54,476.50
12	34	S.Y.	Remove & Replace Gravel Pavement	$110.00	$3,740.00	$25.00	$850.00	$94.00	$3,196.00	$60.00	$2,040.00
13	432	L.F.	Remove & Replace Barbed Wire Fence	$29.00	$12,528.00	$9.00	$3,888.00	$6.25	$2,700.00	$80.00	$34,560.00
14	1	L.S.	Furnish & Install Trench Safety Plan	$1,650.00	$1,650.00	$35,823.40	$35,823.40	$2,874.00	$2,874.00	$4,000.00	$4,000.00
15	1	L.S.	Furnish, Install, Implement & Remove Trench Safety Measures	$1,650.00	$1,650.00	$54,000.00	$54,000.00	$57,479.00	$57,479.00	$1.00	$1.00
16	1	L.S.	Furnish Erosion Control Plan	$3,850.00	$3,850.00	$57,900.00	$57,900.00	$5,564.00	$5,564.00	$5,000.00	$5,000.00
17	1	L.S.	Furnish, Install, Maintain & Remove Erosion Control Measures	$43,500.00	$43,500.00	$82,500.00	$82,500.00	$226,121.00	$226,121.00	$59,000.00	$59,000.00
			BASE BID TOTAL (ITEMS 1-17):		**$4,806,020.00**		**$5,475,000.00**		**$6,095,483.70**		**$7,700,057.50**

TABULATION OF BIDS

Date: March 11, 2022

Project: CITY OF ANNA, TEXAS
Hurricane Creek Regional Sanitary Sewer (Line-B)

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
Dallas, Texas

	BID OF	**BID OF**	**BID OF**	**BID OF**
	Blue Star Utilities, LLC 2600 Chamber Street Venus, Texas 76089 Jonathan Haney 817-539-4950 **NOTE #1**	Excel Aircraft dba Excel Trenching 2228 SE Loop 59 Carthage, Texas 75633 Derrick Gage 903-693-7511	Maya Underground Contractors, LLC P.O. Box 39 Weston, Texas 75097 Osa Gaisoa 469-343-9597 **NOTE #2**	Western Municipal Construction of Texas , LLC 402 Gulf Avenue Justin, Texas 76247 Jock Clause 970-648-0020

Item No.	Approximate Quantities	Unit	Description	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension
ALTERNATE BID											
A-1	3,276	L.F.	Furnish & Install 30-Inch Fiberglass Reinforced Pipe (FRP) San. Sew. w/ Class A-1 Embedment by Open Cut	$421.00	$1,379,196.00	$418.00	$1,369,368.00	$473.00	$1,549,548.00	$510.00	$1,670,760.00
A-2	6,216	L.F.	Furnish & Install 30-Inch Fiberglass Reinforced Pipe (FRP) San. Sew. w/ Class H Embedment by Open Cut	$269.00	$1,672,104.00	$351.60	$2,185,545.60	$352.00	$2,188,032.00	$400.00	$2,486,400.00
A-3	258	L.F.	Furnish & Install 30-Inch Fiberglass Reinforced Pipe (FRP) San. Sew. w/ Class G Embedment by Open Cut	$344.00	$88,752.00	$460.00	$118,680.00	$511.00	$131,838.00	$495.00	$127,710.00
A-4	20	L.F.	Furnish & Install 36-Inch Fiberglass Reinforced Pipe (FRP) San. Sew. w/ Class A-1 Embedment by Open Cut	$391.00	$7,820.00	$480.00	$9,600.00	$670.00	$13,400.00	$515.00	$10,300.00
A-5	2,185	L.F.	Furnish & Install 36-Inch Fiberglass Reinforced Pipe (FRP) San. Sew. w/ Class H Embedment by Open Cut	$306.00	$668,610.00	$407.60	$890,606.00	$406.00	$887,110.00	$440.00	$961,400.00
7	21	Ea.	Furnish & Install 6-Foot Diameter Conshield Concrete Type S Sanitary Sewer Manhole	$21,690.00	$455,490.00	$12,600.00	$264,600.00	$22,239.00	$467,019.00	$29,000.00	$609,000.00
8	7	Ea.	Furnish & Install 6-Foot Diameter Conshield Concrete Type S Sanitary Sewer Manhole with Vent	$34,811.00	$243,677.00	$16,500.00	$115,500.00	$30,639.00	$214,473.00	$35,000.00	$245,000.00
9	462	V.F.	Conshield Concrete Sanitary Sewer Manhole Beyond 10-Foot Depth	$459.00	$212,058.00	$620.00	$286,440.00	$963.00	$444,906.00	$750.00	$346,500.00
10	1	Ea.	Connect to Existing Manhole	$6,008.00	$6,008.00	$16,000.00	$16,000.00	$14,904.00	$14,904.00	$13,000.00	$13,000.00
11	41,905	S.Y.	Furnish & Install Hydro Mulch	$1.00	$41,905.00	$0.28	$11,733.40	$1.40	$58,667.00	$1.30	$54,476.50
12	34	S.Y.	Remove & Replace Gravel Pavement	$110.00	$3,740.00	$25.00	$850.00	$94.00	$3,196.00	$60.00	$2,040.00
13	432	L.F.	Remove & Replace Barbed Wire Fence	$29.00	$12,528.00	$9.00	$3,888.00	$6.25	$2,700.00	$80.00	$34,560.00
14	1	L.S.	Furnish & Install Trench Safety Plan	$1,650.00	$1,650.00	$35,823.40	$35,823.40	$2,874.00	$2,874.00	$4,000.00	$4,000.00
15	1	L.S.	Furnish, Install, Implement & Remove Trench Safety Measures	$1,650.00	$1,650.00	$54,000.00	$54,000.00	$57,479.00	$57,479.00	$1.00	$1.00
16	1	L.S.	Furnish Erosion Control Plan	$3,850.00	$3,850.00	$57,900.00	$57,900.00	$5,564.00	$5,564.00	$5,000.00	$5,000.00
17	1	L.S.	Furnish, Install, Maintain & Remove Erosion Control Measures	$43,500.00	$43,500.00	$82,500.00	$82,500.00	$226,121.00	$226,121.00	$59,000.00	$59,000.00
			ALTERNATE BID TOTAL (Items A-1-A-5 and Items 7-17):		**$4,842,538.00**		**$4,573,799.60**		**$6,267,831.00**		**$6,629,147.50**
			TOTAL AMOUNT BID (Items 1-17) or (Items A-1--5 and Items 7-17):		**$4,842,538.00**		**$5,503,034.40**		**$6,267,831.00**		**$6,629,147.50**

NOTE #1: Blue Star Utilities, LLC did not fill out the Unit Prices in words on their Bid Form

NOTE #2: Maya Underground Contractors, LLC did not fill out the Unit Prices in words on their Alternate Bid Form

TABULATION OF BIDS

Date: March 11, 2022

Project: CITY OF ANNA, TEXAS
Hurricane Creek Regional Sanitary Sewer (Line-B)

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
Dallas, Texas

Item No.	Approximate Quantities	Unit	Description	BID OF S.J. Louis Construction of Texas, Ltd. 520 South 6th Avenue Mansfield, Texas 76063 Adam Lunsford 817-477-0320		BID OF Mountain Cascade of Texas, LLC 5340 East US Highway 67 Alvarado, Texas 76009 Andrew McCulloch 817-783-3094		BID OF Belt Construction of Texas, LLC P.O. Box 867 Texarkana, Texas 75504 Kyle Bass 903-824-6692		BID OF Dowager Utility Construction, LTD 2464 Manana Drive Dallas, Texas 75220 Madison Smartt 972-931-1263		BID OF Atkins Bros. Equipment Co., Inc. P.O. Box 990 Midlothian, Texas 76065 972-775-7955 satkins@ectisp.net	
				Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension
BASE BID													
1	3,276	L.F.	Furnish & Install 30-Inch San. Sew. w/ Class A-1 Embedment by Open Cut	$574.00	$1,880,424.00	$674.00	$2,208,024.00	$688.00	$2,253,888.00	$720.00	$2,358,720.00	$950.00	$3,112,200.00
2	6,216	L.F.	Furnish & Install 30-Inch San. Sew. w/ Class H Embedment by Open Cut	$534.00	$3,319,344.00	$450.00	$2,797,200.00	$642.00	$3,990,672.00	$600.00	$3,729,600.00	$900.00	$5,594,400.00
3	258	L.F.	Furnish & Install 30-Inch San. Sew. w/ Class G Embedment by Open Cut	$599.00	$154,542.00	$634.00	$163,572.00	$686.00	$176,988.00	$920.00	$237,360.00	$1,470.00	$379,260.00
4	20	L.F.	Furnish & Install 36-Inch San. Sew. w/ Class A-1 Embedment by Open Cut	$662.00	$13,240.00	$760.00	$15,200.00	$904.00	$18,080.00	$1,100.00	$22,000.00	$1,500.00	$30,000.00
5	2,185	L.F.	Furnish & Install 36-Inch San. Sew. w/ Class H Embedment by Open Cut	$612.00	$1,337,220.00	$451.00	$985,435.00	$726.00	$1,586,310.00	$840.00	$1,835,400.00	$800.00	$1,748,000.00
7	21	Ea.	Furnish & Install 6-Foot Diameter Conshield Concrete Type S Sanitary Sewer Manhole	$19,000.00	$399,000.00	$40,000.00	$840,000.00	$34,566.00	$725,886.00	$18,000.00	$378,000.00	$75,000.00	$1,575,000.00
8	7	Ea.	Furnish & Install 6-Foot Diameter Conshield Concrete Type S Sanitary Sewer Manhole with Vent	$25,600.00	$179,200.00	$50,000.00	$350,000.00	$43,083.00	$301,581.00	$20,000.00	$140,000.00	$125,000.00	$875,000.00
9	462	V.F.	Conshield Concrete Sanitary Sewer Manhole Beyond 10-Foot Depth	$824.00	$380,688.00	$1,270.00	$586,740.00	$288.00	$133,056.00	$1,000.00	$462,000.00	$470.00	$217,140.00
10	1	Ea.	Connect to Existing Manhole	$11,000.00	$11,000.00	$24,000.00	$24,000.00	$31,706.00	$31,706.00	$40,000.00	$40,000.00	$2,500.00	$2,500.00
11	41,905	S.Y.	Furnish & Install Hydro Mulch	$0.60	$25,143.00	$1.20	$50,286.00	$7.00	$293,335.00	$2.00	$83,810.00	$1.00	$41,905.00
12	34	S.Y.	Remove & Replace Gravel Pavement	$20.00	$680.00	$140.00	$4,760.00	$115.00	$3,910.00	$80.00	$2,720.00	$50.00	$1,700.00
13	432	L.F.	Remove & Replace Barbed Wire Fence	$20.00	$8,640.00	$25.00	$10,800.00	$60.00	$25,920.00	$30.00	$12,960.00	$75.00	$32,400.00
14	1	L.S.	Furnish & Install Trench Safety Plan	$3,000.00	$3,000.00	$1,900.00	$1,900.00	$4,600.00	$4,600.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00
15	1	L.S.	Furnish, Install, Implement & Remove Trench Safety Measures	$1.00	$1.00	$1,300.00	$1,300.00	$253,107.00	$253,107.00	$120,000.00	$120,000.00	$2,000.00	$2,000.00
16	1	L.S.	Furnish Erosion Control Plan	$500.00	$500.00	$1,900.00	$1,900.00	$6,900.00	$6,900.00	$10,000.00	$10,000.00	$3,500.00	$3,500.00
17	1	L.S.	Furnish, Install, Maintain & Remove Erosion Control Measures	$50,000.00	$50,000.00	$35,000.00	$35,000.00	$81,670.00	$81,670.00	$40,000.00	$40,000.00	$1,000.00	$1,000.00
			BASE BID TOTAL (ITEMS 1-17):		**$7,762,622.00**		**$8,076,117.00**		**$9,887,609.00**		**$9,482,570.00**		**$13,626,005.00**

TABULATION OF BIDS

Date: March 11, 2022

Project: CITY OF ANNA, TEXAS
Hurricane Creek Regional Sanitary Sewer (Line-B)

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
Dallas, Texas

Item No.	Approximate Quantities	Unit	Description	BID OF S.J. Louis Construction of Texas, Ltd. 520 South 6th Avenue Mansfield, Texas 76063 Adam Lunsford 817-477-0320		BID OF Mountain Cascade of Texas, LLC 5340 East US Highway 67 Alvarado, Texas 76009 Andrew McCulloch 817-783-3094		BID OF Belt Construction of Texas, LLC P.O. Box 867 Texarkana, Texas 75504 Kyle Bass 903-824-6692		BID OF Dowager Utility Construction, LTD 2464 Manana Drive Dallas, Texas 75220 Madison Smartt 972-931-1263		BID OF Atkins Bros. Equipment Co., Inc. P.O. Box 990 Midlothian, Texas 76065 972-775-7955 satkins@ectisp.net	
				Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension
ALTERNATE BID													
A-1	3,276	L.F.	Furnish & Install 30-Inch Fiberglass Reinforced Pipe (FRP) San. Sew. w/ Class A-1 Embedment by Open Cut	$535.00	$1,752,660.00			$653.00	$2,139,228.00	$800.00	$2,620,800.00	$950.00	$3,112,200.00
A-2	6,216	L.F.	Furnish & Install 30-Inch Fiberglass Reinforced Pipe (FRP) San. Sew. w/ Class H Embedment by Open Cut	$495.00	$3,076,920.00			$640.00	$3,978,240.00	$680.00	$4,226,880.00	$1,000.00	$6,216,000.00
A-3	258	L.F.	Furnish & Install 30-Inch Fiberglass Reinforced Pipe (FRP) San. Sew. w/ Class G Embedment by Open Cut	$595.00	$153,510.00			$651.00	$167,958.00	$1,000.00	$258,000.00	$1,470.00	$379,260.00
A-4	20	L.F.	Furnish & Install 36-Inch Fiberglass Reinforced Pipe (FRP) San. Sew. w/ Class A-1 Embedment by Open Cut	$640.00	$12,800.00			$745.00	$14,900.00	$1,200.00	$24,000.00	$1,500.00	$30,000.00
A-5	2,185	L.F.	Furnish & Install 36-Inch Fiberglass Reinforced Pipe (FRP) San. Sew. w/ Class H Embedment by Open Cut	$590.00	$1,289,150.00			$664.00	$1,450,840.00	$940.00	$2,053,900.00	$800.00	$1,748,000.00
7	21	Ea.	Furnish & Install 6-Foot Diameter Conshield Concrete Type S Sanitary Sewer Manhole	$19,000.00	$399,000.00			$34,566.00	$725,886.00	$18,000.00	$378,000.00	$75,000.00	$1,575,000.00
8	7	Ea.	Furnish & Install 6-Foot Diameter Conshield Concrete Type S Sanitary Sewer Manhole with Vent	$25,600.00	$179,200.00			$43,083.00	$301,581.00	$20,000.00	$140,000.00	$125,000.00	$875,000.00
9	462	V.F.	Conshield Concrete Sanitary Sewer Manhole Beyond 10-Foot Depth	$824.00	$380,688.00			$288.00	$133,056.00	$1,000.00	$462,000.00	$470.00	$217,140.00
10	1	Ea.	Connect to Existing Manhole	$11,000.00	$11,000.00			$31,706.00	$31,706.00	$40,000.00	$40,000.00	$2,500.00	$2,500.00
11	41,905	S.Y.	Furnish & Install Hydro Mulch	$0.60	$25,143.00			$7.00	$293,335.00	$2.00	$83,810.00	$1.00	$41,905.00
12	34	S.Y.	Remove & Replace Gravel Pavement	$20.00	$680.00			$115.00	$3,910.00	$80.00	$2,720.00	$50.00	$1,700.00
13	432	L.F.	Remove & Replace Barbed Wire Fence	$20.00	$8,640.00			$60.00	$25,920.00	$30.00	$12,960.00	$75.00	$32,400.00
14	1	L.S.	Furnish & Install Trench Safety Plan	$3,000.00	$3,000.00			$4,600.00	$4,600.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00
15	1	L.S.	Furnish, Install, Implement & Remove Trench Safety Measures	$1.00	$1.00			$253,107.00	$253,107.00	$120,000.00	$120,000.00	$2,000.00	$2,000.00
16	1	L.S.	Furnish Erosion Control Plan	$500.00	$500.00			$6,900.00	$6,900.00	$10,000.00	$10,000.00	$3,500.00	$3,500.00
17	1	L.S.	Furnish, Install, Maintain & Remove Erosion Control Measures	$50,000.00	$50,000.00			$81,670.00	$81,670.00	$40,000.00	$40,000.00	$1,000.00	$1,000.00
			ALTERNATE BID TOTAL (Items A-1-A-5 and Items 7-17):		**$7,342,892.00**				**$9,612,837.00**		**$10,483,070.00**		**$14,247,605.00**
			TOTAL AMOUNT BID (Items 1-17) or (Items A-1--5 and Items 7-17):		**$7,342,892.00**		**$8,076,117.00**		**$9,612,837.00**		**$10,483,070.00**		**$14,247,605.00**

NOTE #1: Blue Star Utilities, LLC did not fill out the Unit Prices in words on their Bid Form

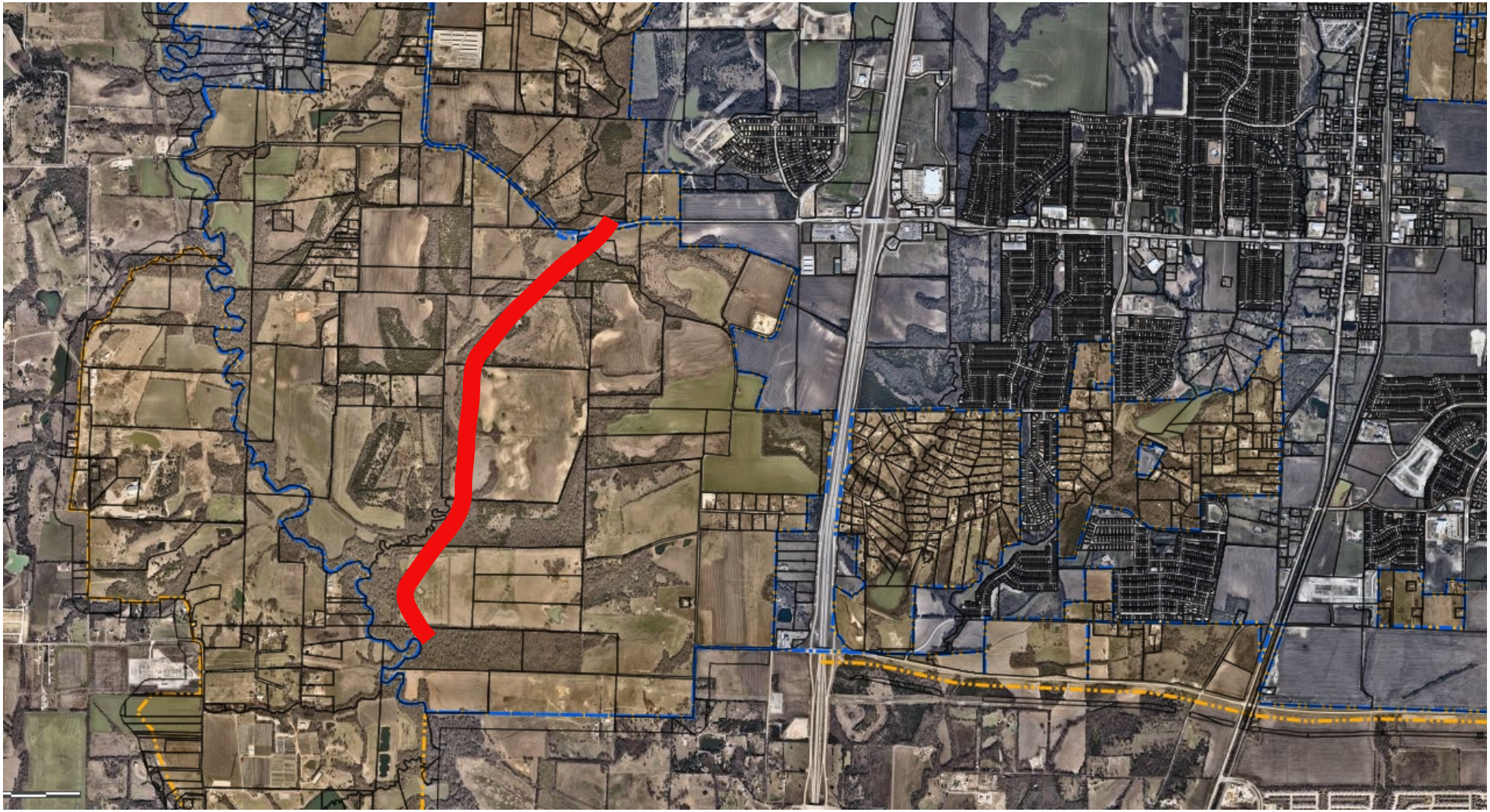
NOTE #2: Maya Underground Contractors, LLC did not fill out the Unit Prices in words on their A

CITY OF ANNA, TEXAS
Hurricane Creek Regional Sanitary Sewer (Line-B)

BID SUMMARY
Bids Received at 2:00 p.m., Thursday, March 10, 2022

	Contractor	BASE BID (Items 1 -17)	Alternate "A" (Items A-1 Through A-5) (Items 7 Through 17)
1.	Blue Star Utilities, LLC 2600 Chamber Street Venus, Texas 76089 Jonathan Haney 817-539-4950	$ 4,806,020.00	$ 4,842,538.00
2.	Excel Aircraft dba Excel Trenching 2228 SE Loop 59 Carthage, Texas 75633 Derrick Gage 903-693-7511	$ 5,475,000.00	$ 4,573,799.60
3.	Maya Underground Contractors, LLC P.O. Box 39 Weston, Texas 75097 Osa Gaisoa 469-343-9597	$ 6,095,483.70	$ 6,267,831.00
4.	Western Municipal Construction of Texas , LLC 402 Gulf Avenue Justin, Texas 76247 Jock Clause 970-648-0020	$ 7,700,057.50	$ 6,629,147.50
5.	S.J. Louis Construction of Texas, Ltd. 520 South 6th Avenue Mansfield, Texas 76063 Adam Lunsford 817-477-0320	$ 7,762,622.00	$ 7,342,892.00
6.	Mountain Cascade of Texas, LLC 5340 East US Highway 67 Alvarado, Texas 76009 Andrew McCulloch 817-783-3094	$ 8,076,117.00	$ -
7.	Belt Construction of Texas, LLC P.O. Box 867 Texarkana, Texas 75504 Kyle Bass 903-824-6692	$ 9,887,609.00	$ 9,612,837.00
8.	Dowager Utility Construction, LTD 2464 Manana Drive Dallas, Texas 75220 Madison Smartt 972-931-1263	$ 9,482,570.00	$ 10,483,070.00
9.	Atkins Bros. Equipment Co., Inc. P.O. Box 990 Midlothian, Texas 76065 972-775-7955	$ 13,626,005.00	$ 14,247,605.00

Hurricane Creek Line B – Project Location Map



Item No. 7.i.

City Council Agenda
Staff Report

Meeting Date: 3/22/2022
Staff Contact: Gregory Peters

AGENDA ITEM:

Consider approval of a Resolution authorizing the City Manager to execute a Purchase Order to Wopac Construction, Incorporated, for the rehabilitation of North James Street in the City of Anna, Texas. (Director of Public Works Greg Peters, P.E.)

SUMMARY:

North James Street from 5th Street to Hackberry Lane is identified as a capital roadway maintenance project in the City of Anna, Texas. The existing street is comprised of an asphalt pavement in poor condition, and thus requires full depth rehabilitation.

North James Street will be re-constructed using Street Maintenance Tax Funds. Since this street was originally constructed as an asphalt road, staff is recommending that the rehabilitation be done with full depth asphalt replacement, including improvements to the road base to address failures in the subgrade. A map showing the location of the project is attached as Exhibit "A."

The City is seeking to utilize the unit price agreement in the contract Collin County currently has with Wopac Construction, Incorporated, as it represents the best value for the City. If approved, the project will be completed in late spring/early summer of this year.

FINANCIAL IMPACT:

The total budget is estimated at $150,000, which includes the base quote of $133,347.54 and $16,652.46 in contingency funds. Funding for the project will come from Street Maintenance Tax Funds.

STRATEGIC CONNECTIONS:

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

Goal 3: Anna – Great Place to Live

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

1. Resolution and Quote - N James Street Maintenance
2. Exhibit A - James Street Location Map

APPROVALS:

Gregory Peters, Director of Public Works	Created/Initiated - 3/17/2022
Terri Doby, Budget Manager	Approved - 3/17/2022
Jim Proce, City Manager	Final Approval - 3/17/2022

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER FOR THE REHABILITATION OF NORTH JAMES STREET TO WOPAC CONSTRUCTION, INCORPORATED IN THE AMOUNT NOT TO EXCEED ONE HUNDRED FIFTY THOUSAND DOLLARS ($150,000.00); AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, North James Street is identified as a capital roadway maintenance project in the City of Anna, Texas; and,

WHEREAS, the street has been identified as being in poor condition and the City of Anna is seeking to complete major rehabilitation of the street; and,

WHEREAS, Wopac Construction, Incorporated has a current contract with Collin County for road paving improvements; and,

WHEREAS, the City of Anna is utilizing the Collin County contract with Wopac Construction, Incorporated in accordance with the Collin County Purchasing Program; and,

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

Section 1. **Recitals Incorporated**

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

Section 2. **Authorization of Payment and Funding.**

That the City Council of the City of Anna hereby authorizes the City Manager to execute purchase orders in an amount not to exceed $150,000.00 to Wopac Construction, Incorporated for the rehabilitation of North James Street.

That funding for the project shall come from the Street Maintenance Sales Tax Fund.

That the funding distribution shall be $150,000.00 in Street Maintenance Tax Funds, which includes contingency funding.

PASSED AND APPROVED by the City Council of the City of Anna, Texas on this ___ day of March 2022.

ATTEST:

_____

City Secretary, Carrie Land

APPROVED:

_____

Mayor, Nate Pike

Exhibit A

WOPAC Const. Inc.
P.O. Box 819
Prosper, TX. 75078
972-562-8316 O
903-433-2123 F
469-525-0827 M

adamleachwopac@aol.com
www.wopacconst.com

Estimate

Estimate No: 2132
Date: 2/21/2022

WOPAC CONSTRUCTION INC.

QuoteTo:
City of Anna
111 N. Powell Pkwy
Anna, TX. 75409

WOPAC Contstruction, Inc. hereinafter called the company, offers to furnish all labor, materials and equipment required for the performance of the following described work.

Job and Location: Reconstruct W. 5th St., N. James, Riggins and Interurban St.

Item	Description	Quantity	Unit	Rate	Amount
1	W. 5th Street - (From Hwy 5 West to N. James St.) - Reclaim and Cement Stabilize at a depth of 8" using 40lbs cement per SY. Prime Subgrade and install 3" of Type C asphalt compacted in place at 18' width.	5694	SF	$4.59	$26,135.46
2	W. 5th Street - Traffic Control and Barricades.	1	LS	$1,500.00	$1,500.00
3	N. James St. - (From W. 5th St. to Hackberry Ln.) - Reclaim and Cement Stabilize at a depth of 8" using 40lbs cement per SY. Prime subgrade and Install 3" of Type C asphalt compacted in place at 18' width.	28006	SF	$4.59	$128,547.54
4	N. James St. - Install asphalt driveway tie ins.	11	Ea	$300.00	$3,300.00
5	N. James St - Traffic Control and Barricades.	1	LS	$1,500.00	$1,500.00
6	S. Riggins St. - (From 5th St. to 4th St. and From 7th St. to White St.) - Reclaim and Cement Stabilize at a depth of 8" using 40lbs cement per SY. Prime subgrade and install 3" of Type C asphalt compacted in place at 22' width.	23261	SF	$4.59	$106,767.99
7	S. Riggins St. - Install asphalt driveway tie ins.	11	Ea	$300.00	$3,300.00
8	S. Riggins St. - Traffic Control and Barricades.	1	LS	$1,500.00	$1,500.00
9	Interurban St. - (From W. 5th St. to 4th St.) - Reclaim and Cement Stabilize at a depth of 8" using 40lbs cement per SY. Prime subgrade and install 3" of Type C asphalt compacted in place.	8522	SF	$4.59	$39,115.98

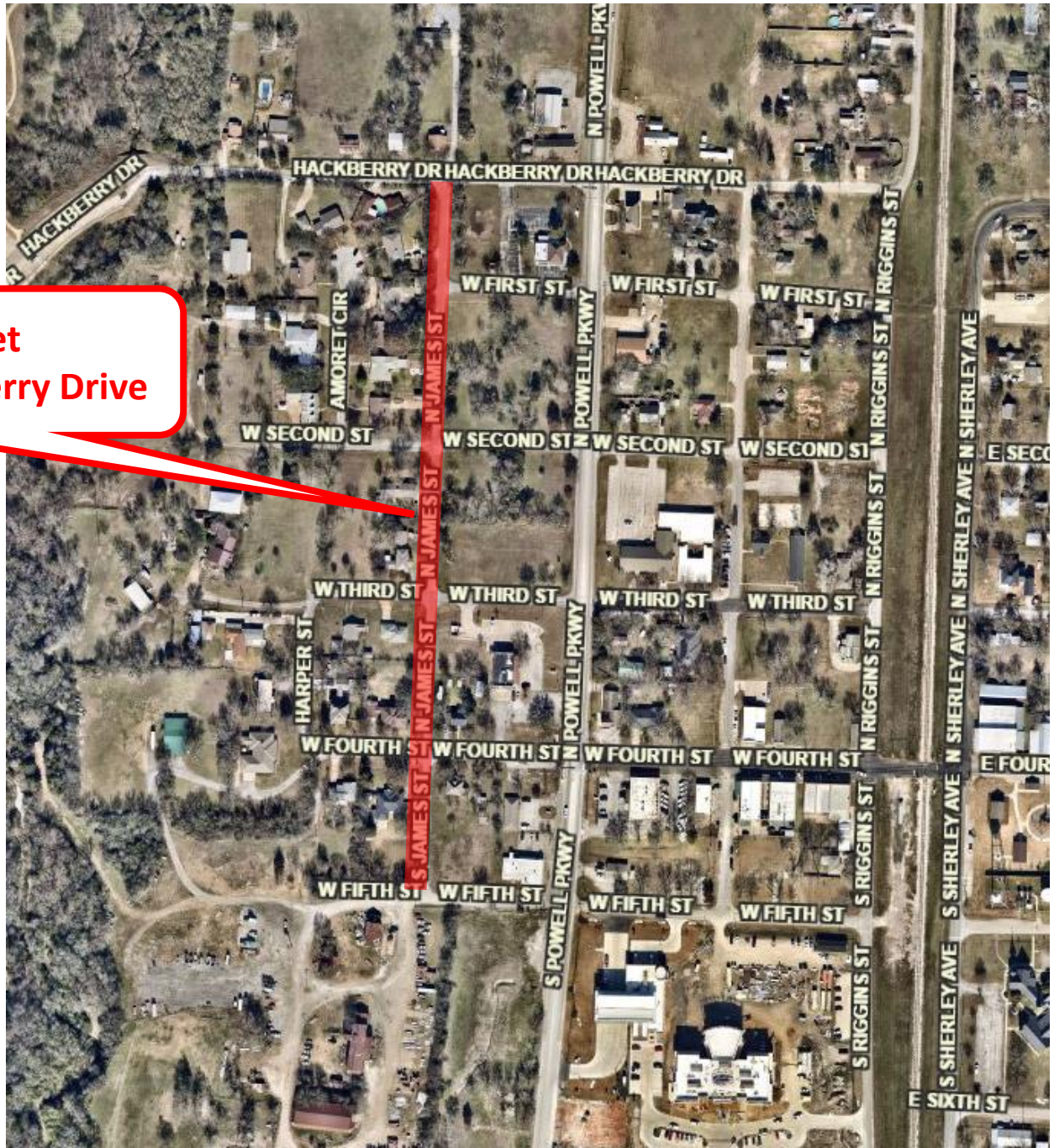
James Street Quote: 133,347.54
Contingency : 16,652.46

Total Budget: $150,000.00

By:_____
Day:_____

By:_____
Wopac Const. Inc.

Exhibit A – Project Location Map



North James Street
From 5th Street to Hackberry Drive

Item No. 8.

City Council Agenda
Staff Report

Meeting Date: 3/22/2022
Staff Contact:

AGENDA ITEM:
Closed Session (Exceptions).

SUMMARY:

FINANCIAL IMPACT:

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

STAFF RECOMMENDATION:

ATTACHMENTS:

APPROVALS:

Carrie Land, City Secretary	Created/Initiated - 3/17/2022
Jim Proce, City Manager	Final Approval - 3/17/2022