

**SPECIAL AGENDA
PLANNING AND ZONING COMMISSION
April 8, 2019**

The Planning and Zoning Commission of the City of Anna will hold a special meeting at 7:00 p.m. on April 8, 2019, at the Anna City Hall Administration Building located, 111 North Powell Parkway, to consider the following items.

1. Call to Order and Establishment of Quorum
2. Invocation and Pledge of Allegiance

Location Map
3. Consider/Discuss/Action on recommendation regarding the PPRM Concrete Recycling Development Plat.
4. Consider/Discuss/Action on recommendation regarding the Gonzalez Development Plat.
5. Consider/Discuss/Action on recommendation regarding the Robertson Estates Minor Plat.
6. Consider/Discuss/Action on recommendation regarding the West Crossing Phase 8, 10, & 12 Preliminary Plat.
7. Consider/Discuss/Action on recommendation regarding the One Anna Two Addition Final Plat.
8. Consider action to approve minutes of the March 4, 2019 Planning and Zoning meeting.
9. Adjorn

This is to certify that I, Maurice Schwanke, Director of Planning and Development, verify that this agenda was posted at a place readily accessible to the public at the Anna City Hall and on the City Hall bulletin board at or before 7:00 p.m. April 5, 2019.



Maurice Schwanke
Director of Planning and Development

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.

Planning Commission
Agenda
Staff Report

Meeting Date: 4/1/2019

Staff Contact: Maurice
Schwanke

AGENDA ITEM:

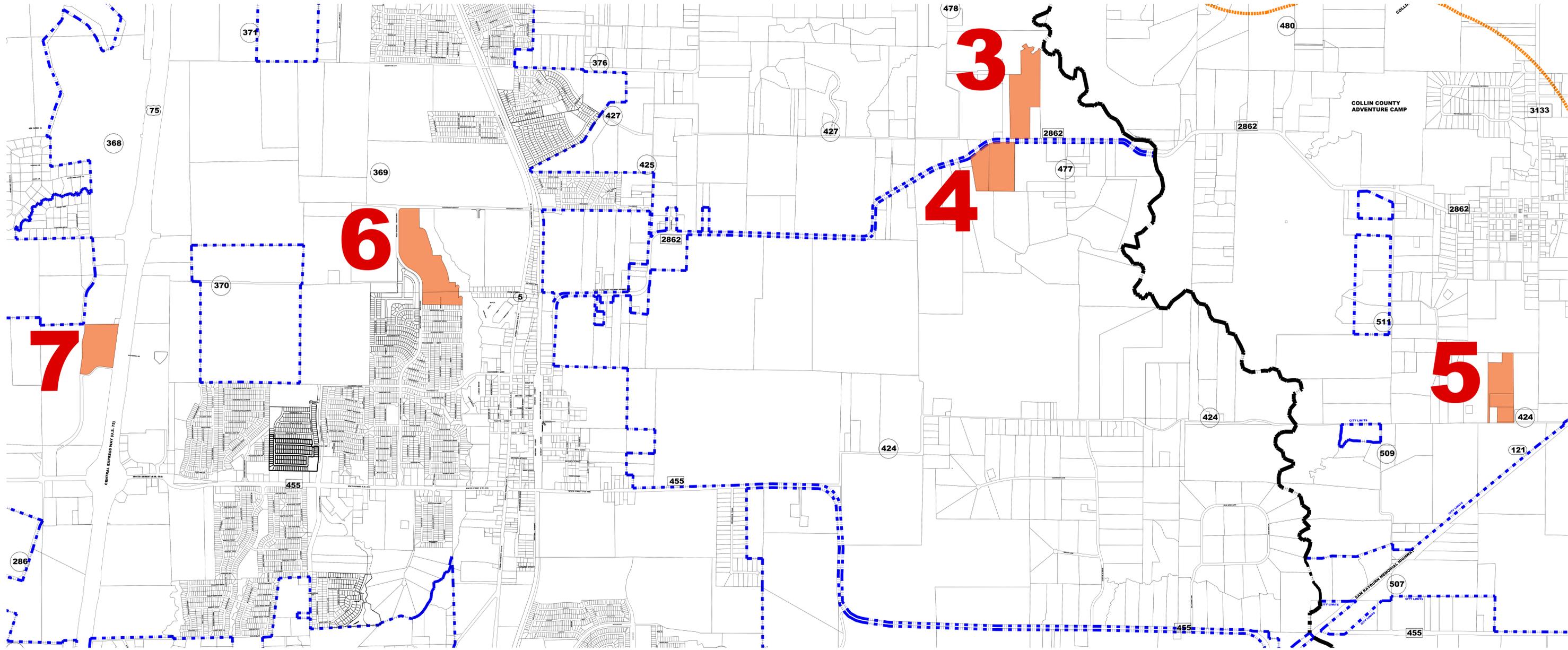
Location Map

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Description	Upload Date	Type
Location Map	3/28/2019	Exhibit





Item No. 3.

Planning Commission
Agenda
Staff Report

Meeting Date: 4/1/2019

Staff Contact: Maurice
Schwanke

AGENDA ITEM:

Consider/Discuss/Action on recommendation regarding the PPRM Concrete Recycling Development Plat.

SUMMARY:

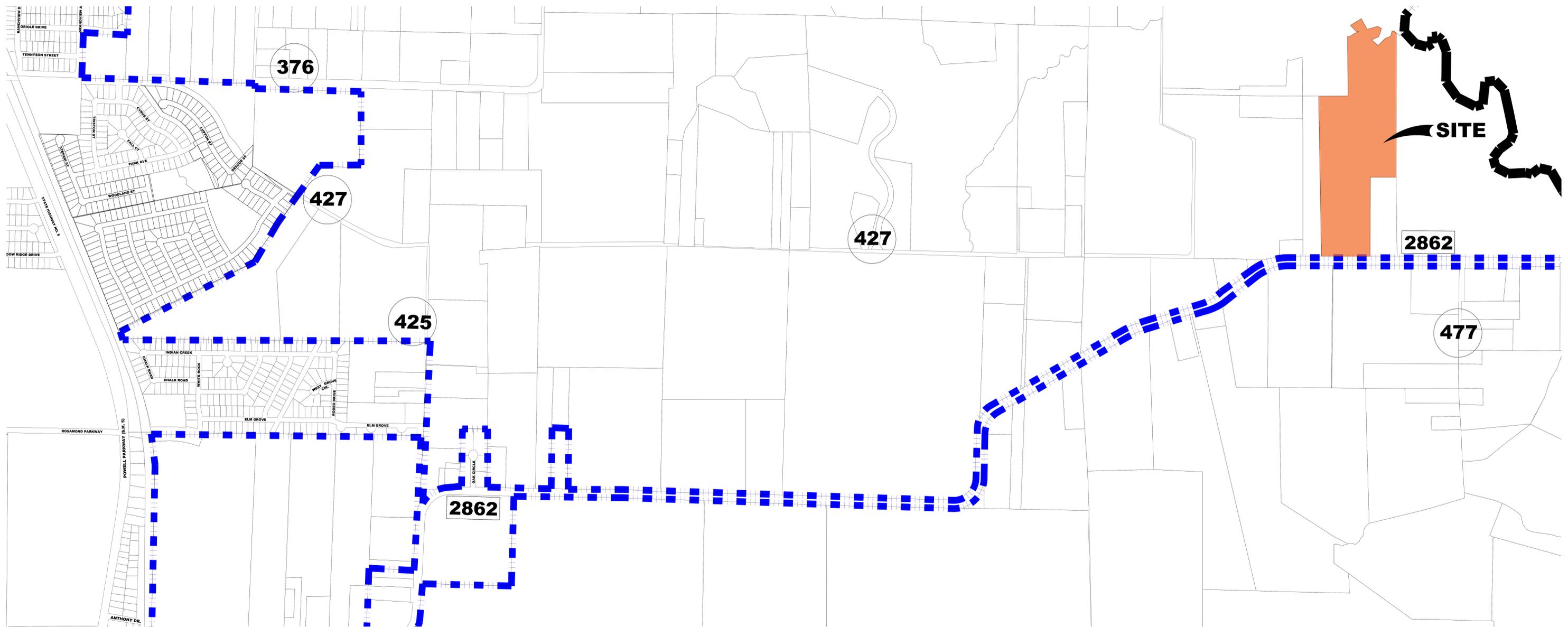
The development plat for your review is located within Anna's extra territorial jurisdiction and is generally known as 4745 FM 2862. The tract is in the Mark Roberts Survey, Abstract No. 742 and contains 34.485 acres of land. The owner is proposing to build a Concrete Recycling facility that will include an office, parking, maintenance and repair shop, and a trailer for an additional office. We do not have any land use control in the ETJ, however we want to point out that the proposed buildings are being built within the floodplain-Zone A. Regardless, the submittal meets the City of Anna development plat requirements.

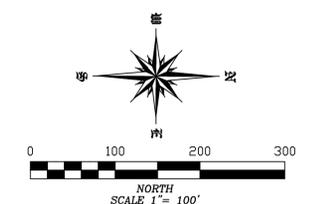
STAFF RECOMMENDATION:

Approval of the PPRM Concrete Recycling Development Plat.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	3/19/2019	Exhibit
Development Plat	3/18/2019	Exhibit

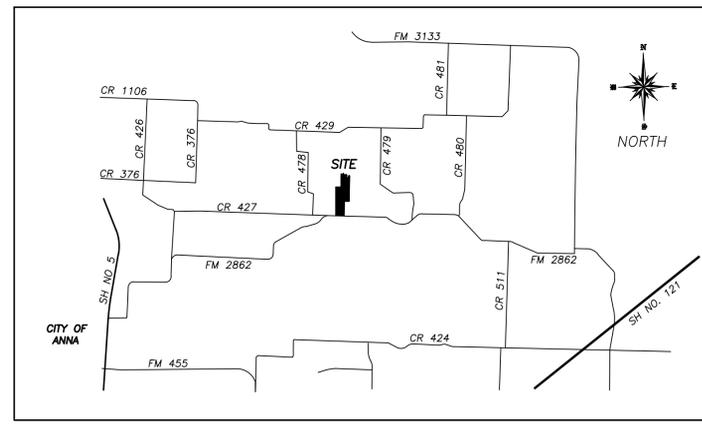
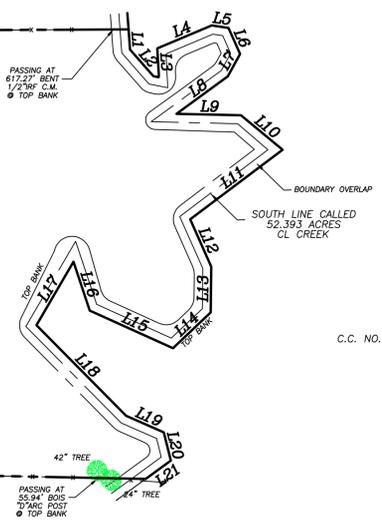
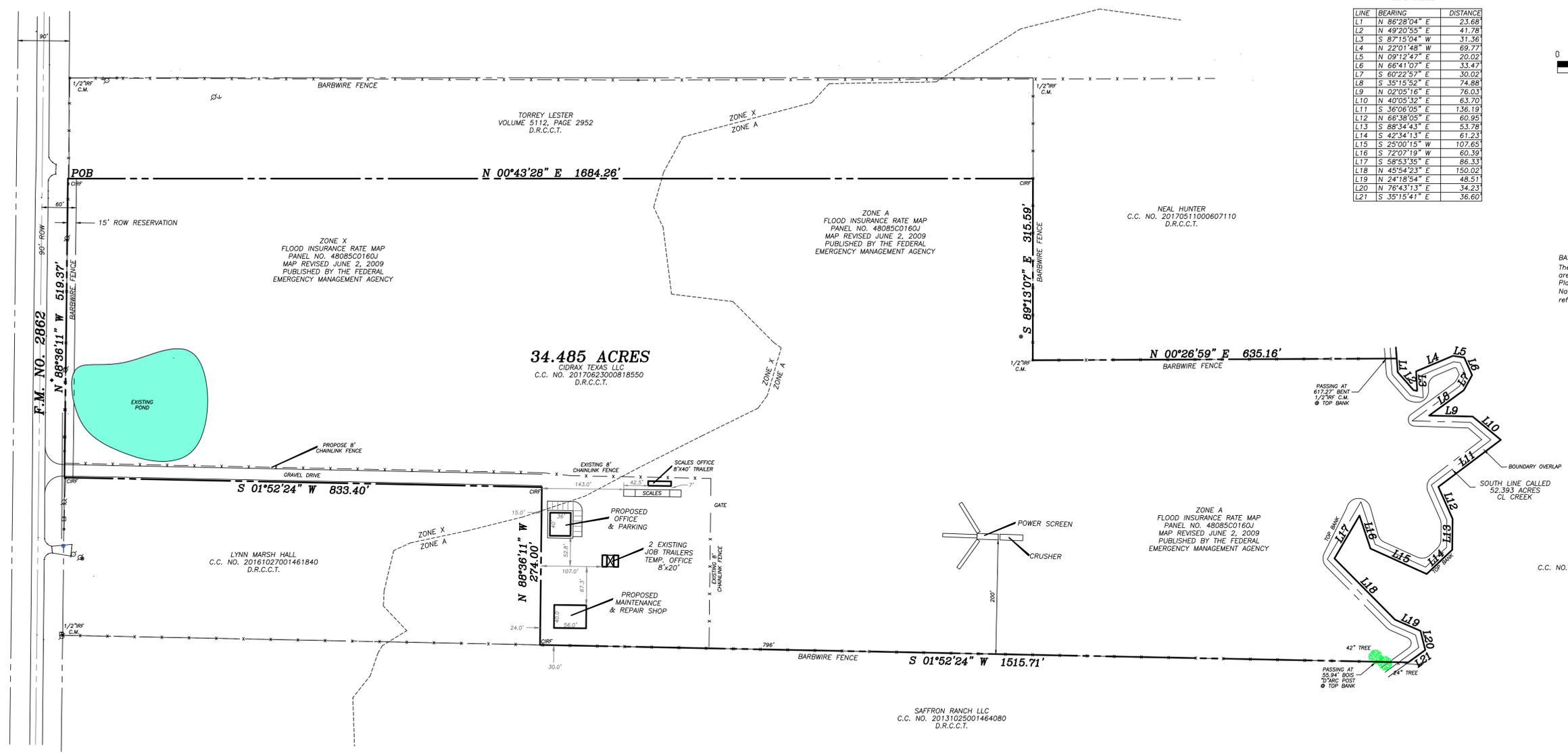




LINE	BEARING	DISTANCE
L1	N 86°28'04" E	23.68
L2	N 49°20'55" E	41.78
L3	S 87°15'04" W	31.36
L4	N 22°01'48" W	69.77
L5	N 09°12'47" E	20.02
L6	N 66°41'07" E	33.47
L7	S 60°22'57" E	30.02
L8	S 35°15'52" E	74.88
L9	N 02°05'16" E	76.03
L10	N 40°05'32" E	63.70
L11	S 36°06'05" E	136.19
L12	N 66°38'05" E	60.95
L13	S 88°34'43" E	53.78
L14	S 42°34'13" E	61.23
L15	S 25°00'15" W	107.65
L16	S 72°07'19" W	60.39
L17	S 58°53'35" E	86.33
L18	N 45°54'23" E	150.02
L19	N 24°18'54" E	48.51
L20	N 76°43'13" E	34.23
L21	S 35°15'41" E	36.60

- LEGEND**
- C.M. = CONTROLLING MONUMENT
 - CRF = CAPPED 1/2" IRON ROD FOUND STAMPED (4613)
 - IRF = IRON ROD FOUND
 - GF = POWER POLE
 - = SIGN
 - = TELEPHONE BOX
 - ⊥ = GUY WIRE
 - = WATER METER
 - = WELL
 - = LP TANK

BASIS OF BEARING
 The basis of bearings, horizontal and vertical position are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, NAD83, North Central Zone, Nod 83 (GORS96) Epoch 2002.0. Vertical position are referenced to NAVD88 using (GEIOD03).



LEGAL DESCRIPTION

BEING a tract of land situated in the Mark Roberts Survey, Abstract No. 742, Collin County, Texas and being all of a tract conveyed to Cidrax Texas LLC as recorded in County Clerks No. 20170623000818550, Land Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a capped 1/2" iron rod found for corner in the north ROW of F.M. No. 2862 and also being in the west line of said Tract 1;

THENCE N 00°43'28" E a distance of 1684.26' to a 12" tree found at the corner;

THENCE S 89°13'07" E a distance of 315.59' to a 1/2" iron rod found for corner;

THENCE N 00°26'59" E a distance of 635.16' to the north top of bank of a branch;

THENCE following the north top of bank of said branch the following calls:

N 86°28'04" E a distance of 23.68';
 N 49°20'55" E a distance of 41.78';
 N 11°47'11" E a distance of 6.32';
 N 85°29'10" W a distance of 2.59';
 S 87°15'04" W a distance of 31.36';
 N 22°01'48" W a distance of 69.77';
 N 09°12'47" E a distance of 20.02';

N 66°41'07" E a distance of 33.47';
 S 60°22'57" E a distance of 30.02';
 S 35°15'52" E a distance of 74.88';
 N 02°05'16" E a distance of 76.03';
 N 40°05'32" E a distance of 63.70';
 S 36°06'05" E a distance of 33.40';
 S 36°06'05" E a distance of 64.08';
 S 36°06'05" E a distance of 38.71';
 N 66°38'05" E a distance of 60.95';
 S 88°34'43" E a distance of 53.78';
 S 42°34'13" E a distance of 61.23';
 S 25°00'15" W a distance of 107.65';
 S 72°07'19" W a distance of 60.39';
 S 58°53'35" E a distance of 86.33';
 N 45°54'23" E a distance of 150.02';
 N 24°18'54" E a distance of 48.51';
 N 76°43'13" E a distance of 34.23';
 S 35°15'41" E a distance of 36.60';
 S 01°52'24" W a distance of 1515.71' to a capped 1/2" iron rod found for corner;

THENCE N 88°36'11" W a distance of 274.00' to a capped 1/2" iron rod found for corner;

THENCE S 01°52'24" W a distance of 833.40' to a capped 1/2" iron rod found for corner in the north ROW line of F.M. No. 2862;

THENCE N 88°36'11" W following the north ROW line of F.M. No. 2862 a distance of 519.37' to the POINT OF BEGINNING and containing 1,502,146 square feet or 34.485 acres of land.

PPROM CONCRETE RECYCLING DEVELOPMENT PLAT
34.485 ACRES
MARK ROBERTS SURVEY
ABSTRACT NO. 742
COLLIN COUNTY, TEXAS

OWNER
CIDRAX TEXAS, LLC
 P.O. BOX 1296
 ANNA, TEXAS 75409
 (817) 510-3004

SURVEYOR
SURDUKAN SURVEYING, INC.
 P.O. BOX 126
 ANNA, TEXAS 75409
 (972) 924-8200



Item No. 4.

Planning Commission
Agenda
Staff Report

Meeting Date: 4/1/2019

Staff Contact: Maurice
Schwanke

AGENDA ITEM:

Consider/Discuss/Action on recommendation regarding the Gonzalez Development Plat.

SUMMARY:

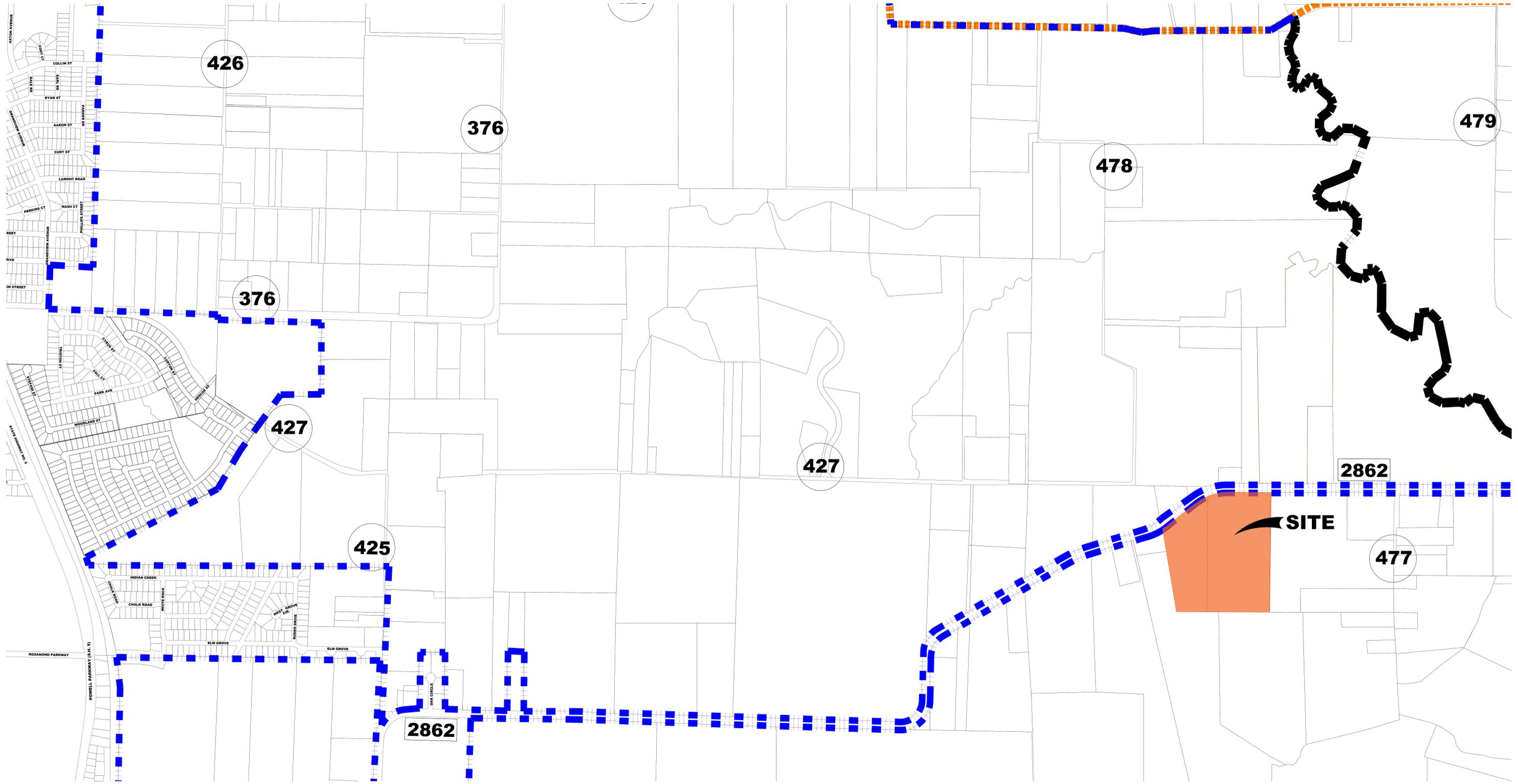
The development plat for your review is located within Anna's extra territorial jurisdiction and is located on the South side of FM 2862. The tract is in the James Fisher Survey, Abstract No. 305 and contains 30.649 acres of land. The owner is proposing to put a new home on the property. The submittal meets the City of Anna development plat requirements.

STAFF RECOMMENDATION:

Approval of the Gonzalez Development Plat.

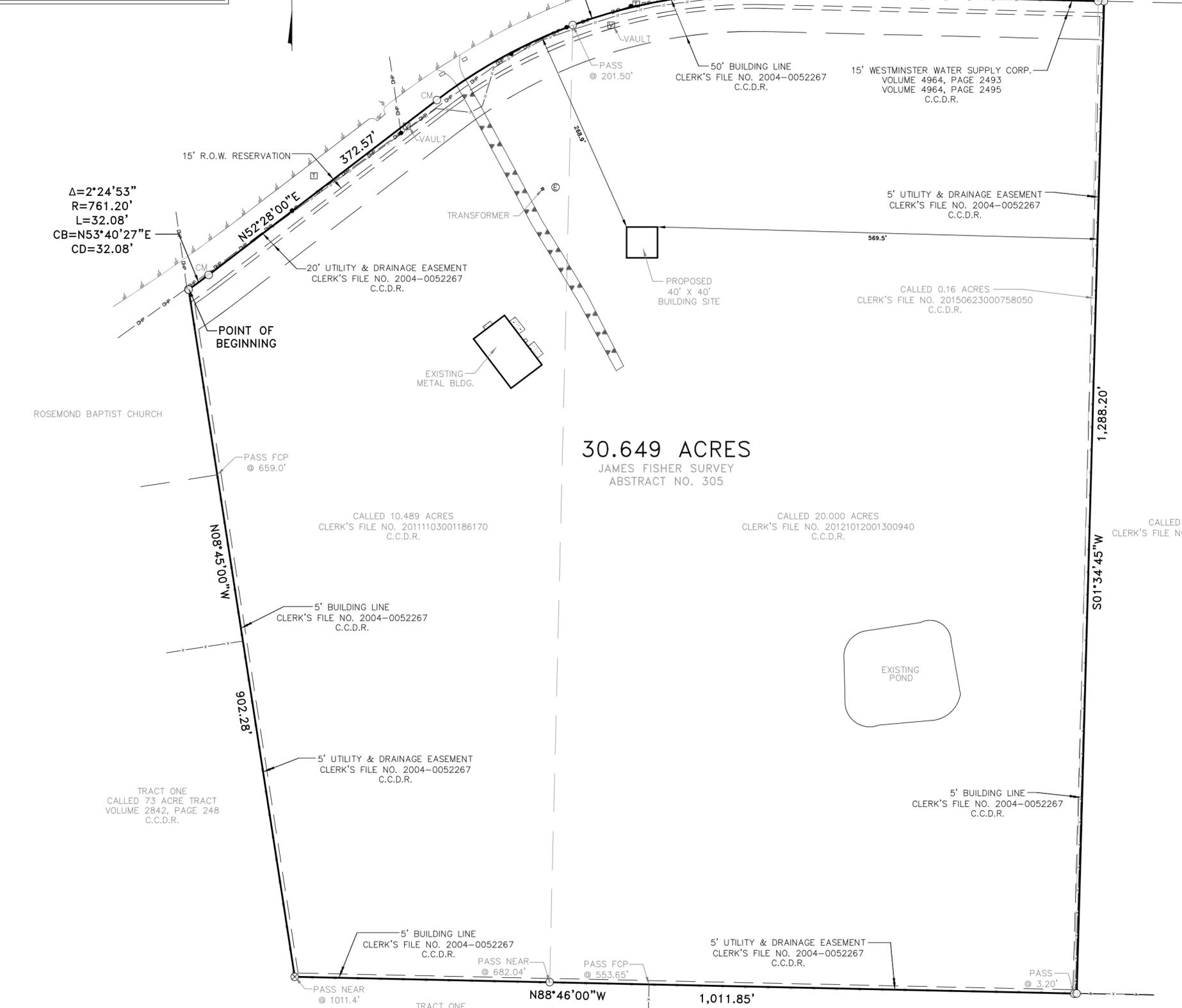
ATTACHMENTS:

Description	Upload Date	Type
Location Map	3/22/2019	Exhibit
Development Plat	3/22/2019	Exhibit



LEGEND

CM CONTROLLING MONUMENT	CONCRETE	WOOD
5/8" IRON ROD FOUND (5256)	COVERED CARPORT, PORCH, DECK, ETC.	
5/8" IRON ROD SET (5256)	OHT - OVERHEAD TELEPHONE	
POINT FOR CORNER	OHP - OVERHEAD ELECTRIC	
1/2" IRON PIPE FOUND	PIPE FENCE	
POWER POLE	METAL FENCE	
A/C AIR CONDITIONING	WOOD FENCE	
WATER METER	BARBED WIRE FENCE	
CONCRETE R.O.W. MON	CHAINLINK FENCE	
1200 NAIL FOUND	OVERHEAD ELECTRIC	
"x" FOUND IN CONCRETE	ELECTRIC PEDESTAL	
UNDERGROUND ELECTRIC	TELEPHONE/FIBER OPTIC PED.	
FH FIRE HYDRANT	CLEANOUT (S) SEPTIC TANK	
GAS METER	ASPHALT PAVING GRAVEL/ROCK	
WATER VALVE	ROAD OR DRIVE	



PROPERTY DESCRIPTION

BEING all of that certain 30.649 acre tract of land situated in Collin County, Texas, in the James Fisher Survey, Abstract No. 305, and being a re-survey of a called 10.489 acre tract of land described in a Special Warranty Deed With Vendor's Lien recorded at County Clerk File No. 2011103001186170 in the Collin County Deed Records, a called 20,000 acre tract of land described in a General Warranty Deed recorded at County Clerk File No. 2012102001300940 in said deed records and a called 0.16 acre tract of land described in a Warranty Deed recorded at County Clerk File No. 20150623000758050 in said deed records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found capped "5256" on the west side of a 5 inch diameter pipe fence corner post at the northwest corner of said 10.489 acre tract, being in the east line of the Rosemond Baptist Church property and the south line of F.M. Highway No. 2862 (90' right-of-way) and being the beginning of a curve to the left having a central angle of 2 deg. 24 min. 53 sec., a radius of 761.20 feet and a chord bearing North 53 deg. 40 min. 27 sec. East, 32.08 feet, said found capped iron rod being the northwest corner hereof;

THENCE in a northeasterly direction along said curve to the left on the southeasterly line of F.M. Highway No. 2862 and the northwesterly line of said 10.489 acre tract an arc distance of 32.08 feet to a 5/8 inch iron rod found capped "5256" at the end of said curve for a northerly corner hereof;

THENCE North 52 deg. 28 min. 00 sec. East along the southeasterly line of F.M. Highway No. 2862 and the northwesterly line of said 10.489 acre tract a distance of 372.57 feet to a 5/8 inch iron rod found capped "5256" at the beginning of a curve to the right having a central angle of 38 deg. 55 min. 00 sec., a radius of 671.20 feet and a chord bearing North 71 deg. 55 min. 30 sec. East, 447.18 feet, said found capped iron rod being a northerly corner hereof;

THENCE in a northeasterly direction along said curve to the right on the southeasterly line of F.M. Highway No. 2862 and the northwesterly line of said 10.489 acre tract, at 201.50 feet pass a 5/8 inch iron rod found capped "5256" at a pipe post at the northeast corner of said 10.489 acre tract, being the northwest corner of said 20,000 acre tract, and continuing along the southeasterly line of F.M. Highway No. 2862 and the northwesterly line of said 20,000 acre tract a total arc distance of 455.90 feet to a 120d nail found at the end of said curve for a northerly corner hereof;

THENCE South 88 deg. 37 min. 00 sec. East along the south line of F.M. Highway No. 2862 and the north line of said 20,000 acre tract, at 430.49 feet pass a 5/8 inch iron rod found capped "5256" at the northeast corner thereof, being the northwest corner of said 0.16 acre tract and continuing along the south line of F.M. Highway No. 2862 and the north line of said 0.16 acre tract for a total distance of 438.09 feet to a 5/8 inch iron rod found capped "5256" at the northeast corner thereof, being 1.10 foot east and 1.0 foot south of a pipe fence corner post, said found capped iron rod being the northwest corner of a called 27.840 acre tract of land described in a Warranty Deed With Vendor's Lien recorded at County Clerk File No. 20150518000577840 in said deed records and said found capped iron rod being the northeast corner hereof;

South 01 deg. 34 min. 45 sec. West along the east line of said 0.16 acre tract and the west line of said 27.840 acre tract, generally east of a barbed wire fence, a distance of 1288.20 feet to a 5/8 inch iron rod found capped "5256" at the common south corner thereof, being 1.40 feet east of a pipe fence corner post and being in the north line of a called 30 acre tract of land described in a Warranty Deed recorded in Volume 655, Page 133 of said deed records, said found capped iron rod being the southeast corner hereof;

THENCE North 88 deg. 46 min. 00 sec. West generally along a newer fence on the south line of said 0.16 acre tract and the north line of said 30 acre tract, at 3.20 feet pass over a 5/8 inch iron rod found capped "5256" at the southwest corner thereof, being the southeast corner of said 20,000 acre tract, and continuing along the south line of said 20,000 acre tract and the north line of said 30 acre tract, at 553.65 feet pass a fence corner post at the northwest corner thereof, being the most easterly northeast corner of a called 73 acre tract of land described as Tract One in a deed recorded in Volume 2842, Page 248 of said deed records, and continuing generally along a barbed wire fence on a north line of said 73 acre tract and the south line of said 20,000 acre tract at 682.04 feet pass near a 5/8 inch iron rod found capped "5256" at a pipe fence post at the southwest corner of said 20,000 acre tract, being the southeast corner of said 10.489 acre tract, and continuing generally along said fence on a north line of said 73 acre tract and the south line of said 10.489 acre tract, at 1011.4 feet pass near a 5/8 inch iron rod (displaced by fence construction) found capped "5256" and continuing for a total distance of 1011.85 feet to a 5/8 inch iron rod set capped "5256" at the original southwest corner of said 10.489 acre tract, said set capped iron rod being the southwest corner hereof;

THENCE North 08 deg. 45 min. 00 sec. West generally along or near a fence on the west line of said 10.489 acre tract and an east line of said 73 acre tract, at 659.0 feet pass over a pipe fence corner post near a northeast corner thereof, being near the southeast corner of said Rosemond Baptist Church property, and continuing along or near said fence along the east line of said Rosemond Baptist Church property and the west line of said 10.489 acre tract a total distance of 902.28 feet to the place of beginning and being calculated to contain 30.649 acres of land.

CERTIFICATION

I, Jeff B. Durham, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the plat and field notes shown hereon were prepared from a survey made on the ground on March 7, 2019. The corner monuments were found or set as shown and there were no encroachments, overlapping of improvements or conflicts found at the time of this survey, except as shown.

Jeff B. Durham, R.P.L.S. No. 5256

30.649 ACRES

JAMES FISHER SURVEY
ABSTRACT NO. 305

Vicinity Map (Not to Scale)



Gonzalez Development Plat
30.649 Acre Tract
James Fisher Survey, A-305
Collin County, Texas

Boundary Image Land Surveying
1322 Lochness Drive, Allen, Texas 75013
(214) 878-8811
boundaryimage@yahoo.com
March 7, 2019
Firm No. 10044800

Flood Statement
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Panel No. 48055C0180L, effective June 2, 2009, no portion of this property lies within a special flood hazard area (Zone A) inundated by 100-year flood.

Bearing Basis
North line of 70.489 acre tract described in a Special Warranty Deed With Vendor's Lien recorded in Volume 5192, Page 3170 C.C.D.R. - Corresponding with Texas Department of Transportation ROW Strip Map.

Control Monuments
5/8 inch iron rods found capped "5256" along the northwesterly line of said 70.489 acre tract at P.T. Sta. 177+10.37 and P.C. Sta. 180+82.94

Notes
The 5 foot, 50 foot and 80 foot Building Setback Lines, and the 5 foot and 20 foot Utility and Drainage Easements shown on this plat are located as described in the Declaration of Protective Covenants (Article I, Section A, Item 8.) recorded at County Clerk File No. 2004 - 0052267 C.C.D.R.

The easement granted to Southwestern Bell Telephone Company recorded in Volume 385, Page 453 C.C.D.R. may affect this tract but cannot be located as described.

This Development Plat was prepared in conjunction with a survey of the property completed on March 7, 2019. Some of the improvements are proposed and are depicted for the purpose of this plat as required by the City of Anna.



Item No. 5.

Planning Commission
Agenda
Staff Report

Meeting Date: 4/1/2019

Staff Contact: Maurice
Schwanke

AGENDA ITEM:

Consider/Discuss/Action on recommendation regarding the Robertson Estates Minor Plat.

SUMMARY:

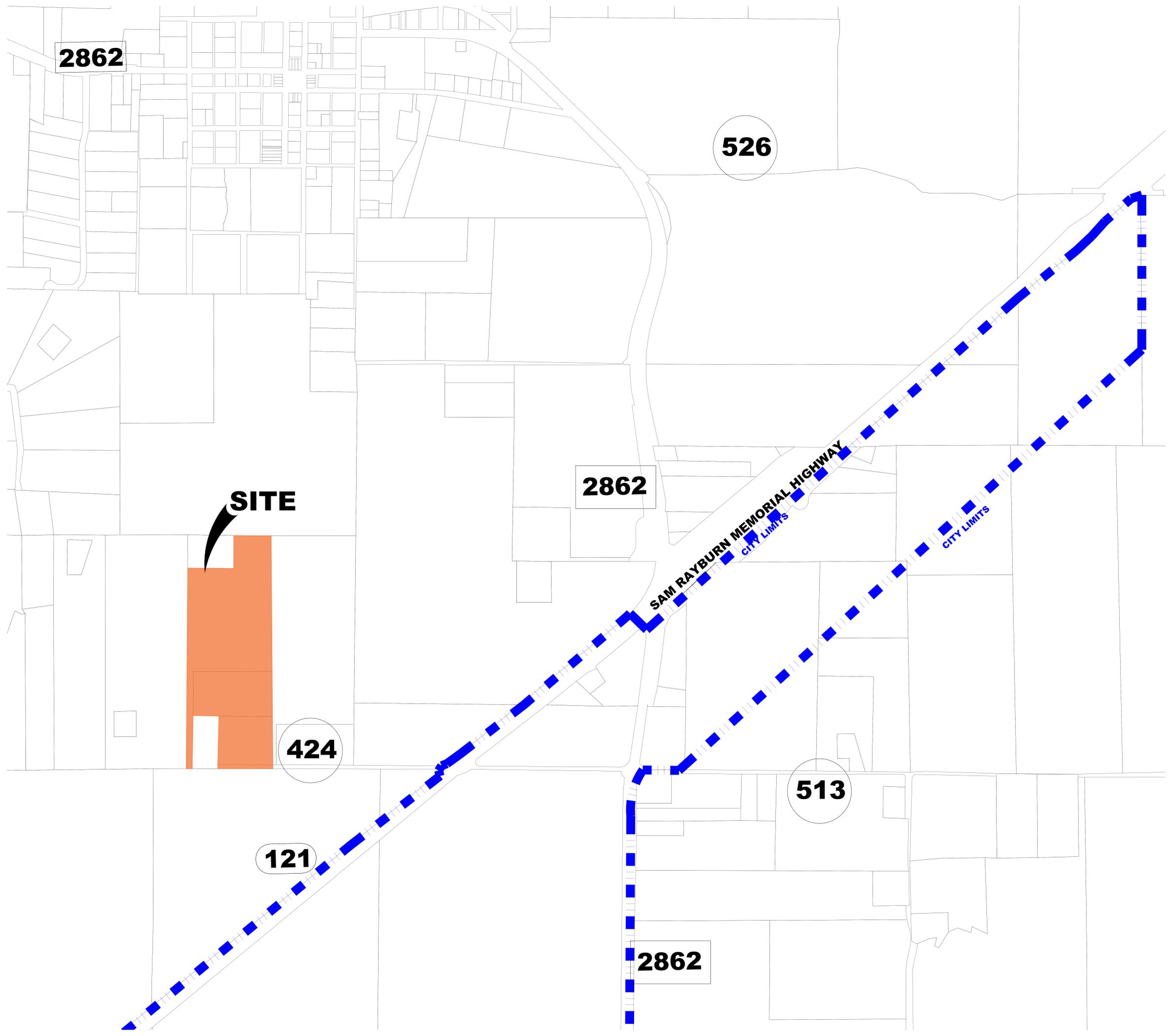
The minor plat for your review is located within Anna's extra territorial jurisdiction and is located off of the North side of County Road 424. One of the proposed lots within the plat has an address of 6959 County Road 424. The tract is in the John Rowland Survey, Abstract No. 784 and contains 24.166 acres in total. The son of one of the owners of the property, Cody Robertson, has submitted a Minor Plat to create 4 lots on the property instead of 3 and to transfer some land between the owners for an access easement. This submittal meets the City of Anna requirements.

STAFF RECOMMENDATION:

Approval of the Robertson Estates Minor Plat.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	3/22/2019	Exhibit
Minor Plat	3/22/2019	Exhibit



2862

526

SITE

2862

SAM RAYBURN MEMORIAL HIGHWAY

CITY LIMITS

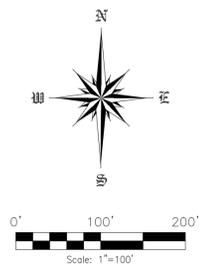
CITY LIMITS

424

513

121

2862



Approximate location of the limits of Flood Zone A as scaled from F.E.M.A. Panel No. 48085C 0180J dated June 2, 2009.

Miller Living Trust (called 28.166 Acres) Tract 1 Vol. 2138, Pg. 82, CCLR Zoning: Not Zoned

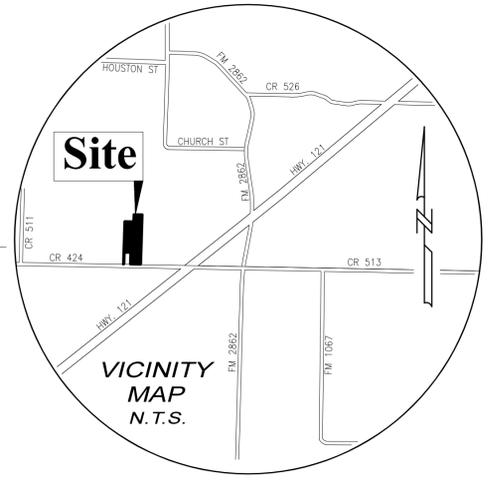
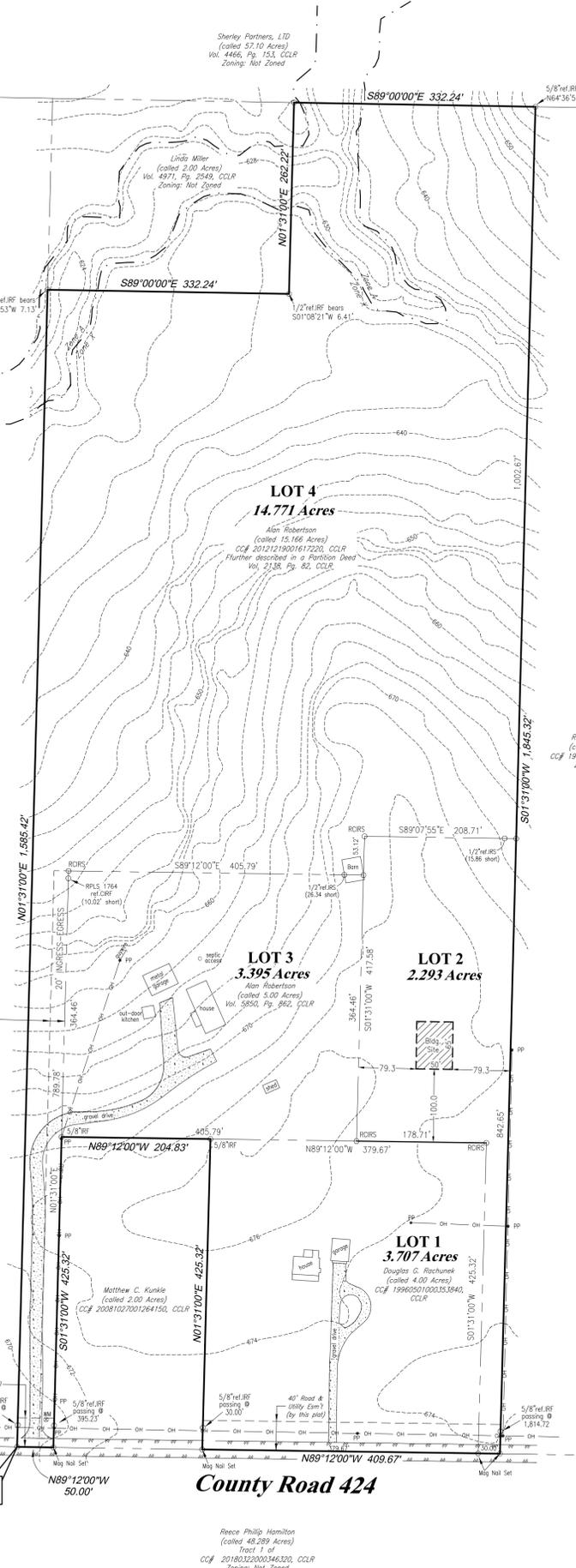
Robert A. Gardner III (called 23.166 Acres) CCF# 19950313000170098, CCLR Zoning: Not Zoned

Legend

- IRF Iron Rod Found
- RCIRS Roome Capped Iron Rod Set
- CCMR Collin County Map Records
- CCLR Collin County Land Records
- CM Controlling Monument
- WM Water Meter
- Guywire
- Power Pole
- OH Overhead Lines

John Rowland Survey, A-784
JC Neil Survey, A-659

Notes: 1) Bearings based on partition deed recorded in Volume 2138, Page 82 of the Collin County Land Records; (2) A portion of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48085C0180J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas & Incorporated Area dated June 2, 2009. (Zone X); 3) This survey was performed without the benefit of Title Commitment. And is subject to any all easements of record.



OWNER'S CERTIFICATION AND DEDICATION

WHEREAS Alan Robertson is the owner of a 5.00 acre tract and a 15.166 acre tract, and Douglas G. Rachunek is the owner of a 4.00 acre tract situated in the State of Texas, County of Collin, being part of the John Rowland Survey, Abstract No. 784, being all of said 15.166 acre tract of land as recorded under County Clerk No. 20121219001617220 and being further described in a partition deed recorded in Volume 2138, Page 82 of the Collin County Land Records, all of said 5.00 acre tract of land as recorded in Volume 5850, Page 862, and being all of said 4.00 acre tract of land as described under County Clerk No. 199605001000353840 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a Mag Nail set in the approximate centerline of County Road 424, being in the north line of a called 48.289 acre tract being described as Tract 1 under County Clerk No. 20180322000346320 of the Collin County Land Records, marking the southeast corner of a called 28.166 acre tract as recorded in Volume 2138, Page 82 of the Collin County Land Records, the southwest corner of said 15.166 acre tract, and the southwest corner of said premises;

THENCE with the east line of said 28.166 acre tract, the west line of said 15.166 acre tract and said premises, North 01°31'00" East, passing at 30.01 feet a 5/8" iron rod found for reference, continuing for a total distance of 1,585.42 feet to a point for corner marking the most westerly northwest corner of said 15.166 acre tract, said premises, and the southeast corner of a called 2.00 acre tract as in Volume 4971, Page 2549 of the Collin County Land Records, from which a 1/2" iron rod found bears South 06°48'53" West, 7.13 feet;

THENCE with the north line of said 15.166 acre tract, said premises, and the south line of said 2.00 acre tract, South 89°00'00" East 332.24 feet to a point marking an ell corner on the north line of said 15.166 acre tract, said premises, and the southeast corner of said 2.00 acre tract, from which a 1/2" iron rod found bears South 01°08'21" West, 6.41 feet;

THENCE continuing with the north line of said 15.166 acre tract, said premises, and the east line of said 2.00 acre tract, North 01°31'00" East, 262.22 feet to a point being in the south line of a called 57.10 acre tract as described in Volume 4466, Page 153 of the Collin County Land Records, marking an ell corner on the north line of said 15.166 acre tract, said premises, and the northeast corner of said 2.00 acre tract;

THENCE continuing with the north line of said 15.166 acre tract, said premises, and the south line of said 57.10 acre tract, South 89°00'00" East, 332.24 feet to a point marking the northeast corner of said 15.166 acre tract, said premises, and the northwest corner of a called 23.166 acre tract as described under County Clerk No. 19950313000170090 of the Collin County Land Records, from which a 5/8" iron rod found bears North 64°36'52" East, 1.66 feet;

THENCE with the west line of said 23.166 acre tract, the east line of said 15.166 acre tract, the east lines of the aforementioned 5.00 acre tract and a 4.00 acre tract, and being the east line of said premises, South 01°31'00" West, passing at 1,814.72 feet a 5/8" iron rod found for reference, continuing for a total distance of 1,845.32 feet to a Mag Nail set in the approximate centerline of County Road 424, the north line of the aforementioned 48.289 acre tract, marking the southwest corner of said 23.166 acre tract, and the southeast corner of said 4.00 acre tract;

THENCE with the approximate centerline of County Road 424, the north line of said 48.289 acre tract, the south line of said 4.00 acre tract, and said premises, North 89°12'00" West, 409.67 feet to a Mag Nail set marking the southwest corner of said 4.00 acre tract and the southeast corner of a called 2.00 acre tract as recorded under County Clerk No. 20081027001264150 of the Collin County Land Records;

THENCE with the interior line of said premises, the west line of said 4.00 acre tract, and the east line of said 2.00 acre tract, North 01°31'00" East, passing at 30.00 feet a 5/8" iron rod found for reference, continuing for a total distance of 425.32 feet to a 5/8" iron rod found in the south line of the aforementioned 5.00 acre tract, marking the northwest corner of said 4.00 acre tract, and the northeast corner of said 2.00 acre tract;

THENCE with the interior line of said premises, the south line of said 5.00 acre tract, and the north line of said 2.00 acre tract, North 89°12'00" West, 204.83 feet to a 5/8" iron rod being in the east line of the aforementioned 15.166 acre tract, marking the southwest corner of said 5.00 acre tract, and the northwest corner of said 2.00 acre tract;

THENCE with the interior line of said premises, the east line of said 15.166 acre tract, and the west line of said 2.00 acre tract, South 01°31'00" West, passing at 395.23 feet a 5/8" iron rod found for reference, continuing for a total distance of 425.32 feet to a Mag Nail set in the approximate centerline of County Road 424, also being in the north line of said 48.289 acre tract, marking the most southerly southeast corner of said 15.166 acre tract, and the southwest corner of said 2.00 acre tract;

THENCE with the approximate centerline of County Road 424, the north line of said 48.289 acre tract, the south line of said 15.166 acre tract and said premises, North 89°12'00" West, 50.00 feet to the point of beginning and containing 24.166 acres of land.

Certificate of Approval

Approved this _____ day of _____, 2019,
by the City Council of the City of Anna, Texas.

Mayor, City of Anna, Texas

City Secretary

NOW, THEREFORE, KNOW ALL MEAN BY THESE PRESENTS:

THAT, Alan Robertson and Douglas G. Rachunek acting herein by and through it's duly authorized officers, do hereby adopt this plat designation the hereinabove described property as **Lots 1-4, Robertson Estates**, an addition to the E.T.J. of the City of Anna, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicate on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Anna and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and emergency use, in, along, upon, and across said premises, with the right and privilege at all times of the City of Anna, its agents employees, workmen, and representatives having ingress, egress and regress in, along, upon, and across said premises.

EXECUTED this _____ day of _____, 2019.

Alan Robertson

Douglas G. Rachunek

**STATE OF TEXAS
COUNTY OF COLLIN**

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Public for the
State of Texas

**STATE OF TEXAS
COUNTY OF COLLIN**

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Douglas G. Rachunek**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Public for the
State of Texas

SURVEYOR'S CERTIFICATE

THAT I, F. E. Bemenderfer Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Anna, Texas.

Dated this 25th day of February, 2019.



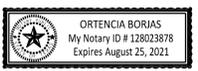
F. E. Bemenderfer Jr.
Registered Professional Land Surveyor
No. 4051

**STATE OF TEXAS
COUNTY OF COLLIN**

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **F. E. Bemenderfer Jr.**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day of April, 2019.

Notary Public for the
State of Texas



Minor Plat
Lots 1-4 of Robertson Estates
24.166 Acres
John Rowland Survey, Abstract No. 784
E.T.J of the City of Anna
Collin County, Texas
February 2019

Revised: 03.14.19 P:\AC\201804\ACB48947.dwg

Surveyor:
Roome Land Surveying
2000 Ave G, Suite 810
Plano, TX 75074
(972) 423-4372
Attn: Fred Bemenderfer
email:fred@roomeinc.com

Owner- Lot 1
Douglas G. Rachunek
5 Chestnut St. Suite 1
Lufkin, Texas 75901-5704
(0) 936-676-8313
email:

Owner- Lots 2, 3 & 4
Alan Robertson
6959 County Road 424
Anna, Texas 75409
(M) 903-821-4241
email:ar2101@aol.net

Roome Land Surveying
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100



Item No. 6.

Planning Commission
Agenda
Staff Report

Meeting Date: 4/1/2019

Staff Contact: Maurice
Schwanke

AGENDA ITEM:

Consider/Discuss/Action on recommendation regarding the West Crossing Phase 8, 10, & 12 Preliminary Plat.

SUMMARY:

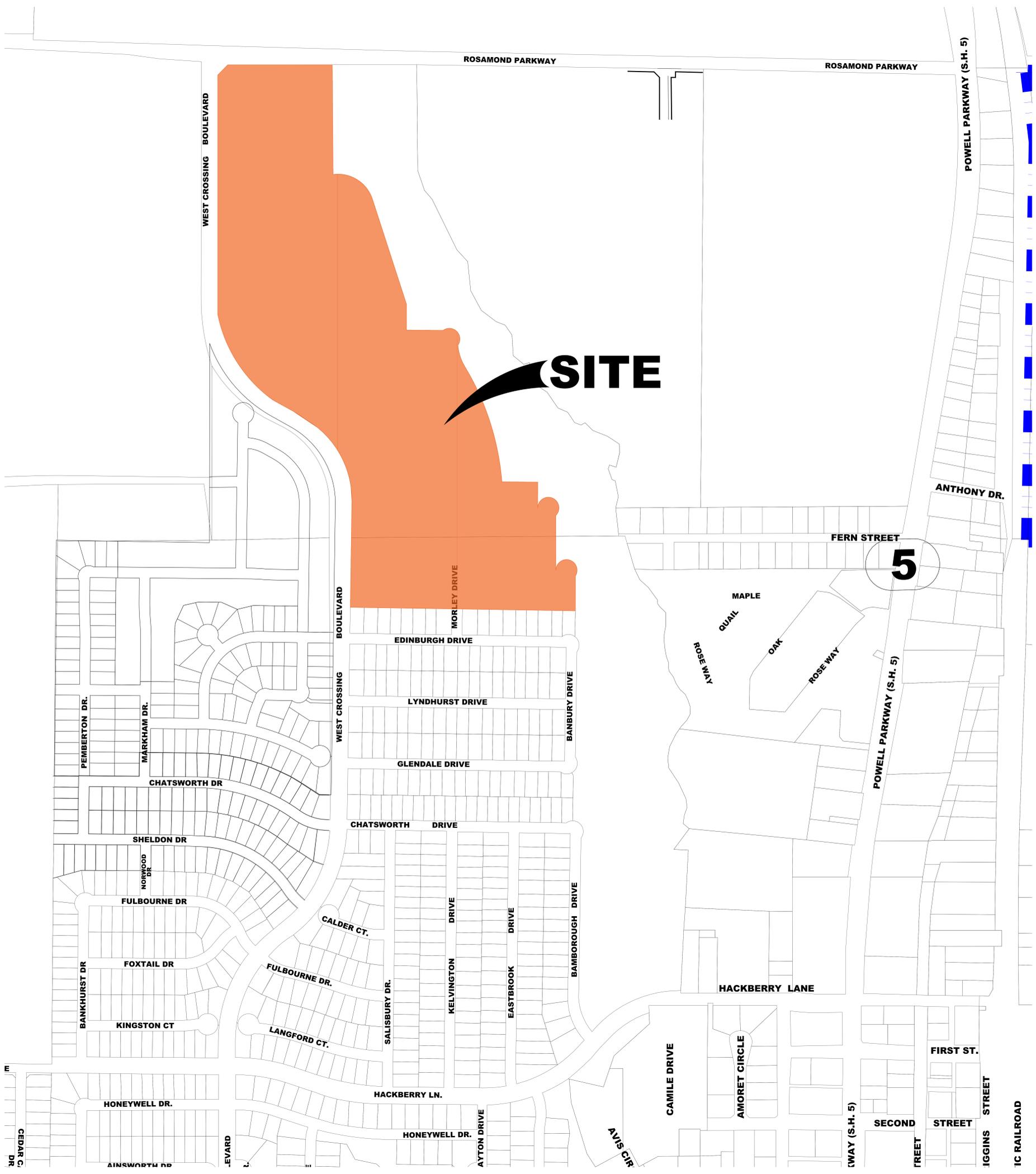
The West Crossing Phase 8, 10, & 12 preliminary plat contains 49.916 acres located in the Henry Brantly Survey, Abstract No. 71 and the G. Morrison Survey, Abstract No. 559. This tract is located on the Southeast corner of Rosamond Pkwy and West Crossing Blvd, just North of West Crossing Phase 6. The preliminary plat is for 222 residential lots and 3 HOA lots. The tract of land is zoned as a Planned Development allowing for Single Family Residential Homes with a minimum lot size of 6,000 SF and 7,200 SF.

STAFF RECOMMENDATION:

Approval of the West Crossing Phase 8, 10, & 12 Preliminary Plat.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	3/19/2019	Exhibit
Preliminary Plat	3/28/2019	Exhibit



SITE

5

ROSAMOND PARKWAY

ROSAMOND PARKWAY

WEST CROSSING BOULEVARD

POWELL PARKWAY (S.H. 5)

ANTHONY DR.

FERN STREET

WEST CROSSING BOULEVARD

MORLEY DRIVE

EDINBURGH DRIVE

LYNDHURST DRIVE

GLENDALE DRIVE

PEMBERTON DR.

MARKHAM DR.

CHATSWORTH DR

SHELDON DR

FULBOURNE DR

BANKHURST DR

FOXTAIL DR

KINGSTON CT

HONEYWELL DR.

CHATSWORTH DRIVE

CALDER CT.

FULBOURNE DR.

LANGFORD CT.

HACKBERRY LN.

HONEYWELL DR.

AYTON DRIVE

KELVINGTON DRIVE

EASTBROOK DRIVE

BAMBOROUGH DRIVE

BANBURY DRIVE

MAPLE

ROSE WAY

QUAIL

OAK

ROSE WAY

POWELL PARKWAY (S.H. 5)

HACKBERRY LANE

CAMILE DRIVE

AMORET CIRCLE

WAY (S.H. 5)

SECOND STREET

FREET

FIRST ST.

IGGINS STREET

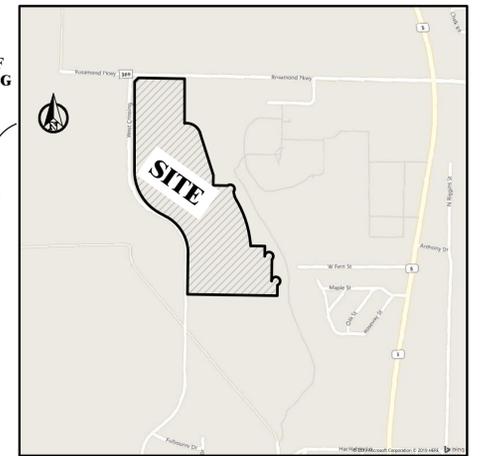
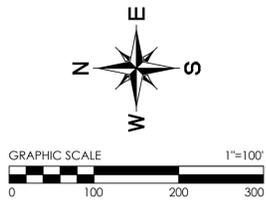
IC RAILROAD

CEDEAR C. DR.

AINSWORTH DR.

LEVARD

AVIS CIR.

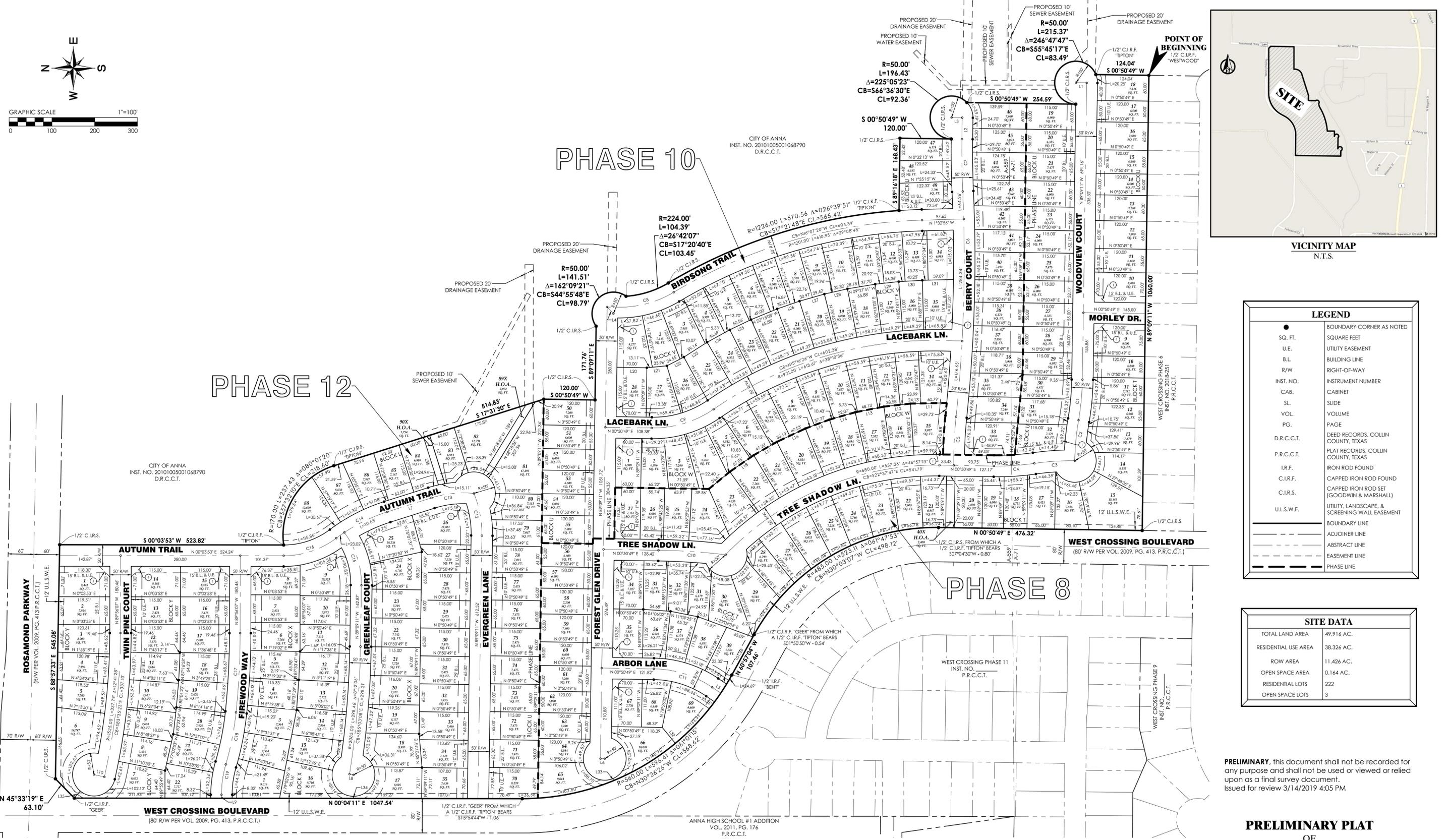


VICINITY MAP
N.T.S.

PHASE 10

PHASE 12

PHASE 8



LEGEND	
●	BOUNDARY CORNER AS NOTED
SQ. FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT-OF-WAY
INST. NO.	INSTRUMENT NUMBER
CAB.	CABINET
SL.	SLIDE
VOL.	VOLUME
PG.	PAGE
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND (GOODWIN & MARSHALL)
C.I.R.S.	CAPPED IRON ROD SET (GOODWIN & MARSHALL)
U.L.S.W.E.	UTILITY, LANDSCAPE, & SCREENING WALL EASEMENT
---	BOUNDARY LINE
---	ADJOINER LINE
---	ABSTRACT LINE
---	EASEMENT LINE
---	PHASE LINE

SITE DATA	
TOTAL LAND AREA	49.916 AC.
RESIDENTIAL USE AREA	38.326 AC.
ROW AREA	11.426 AC.
OPEN SPACE AREA	0.164 AC.
RESIDENTIAL LOTS	222
OPEN SPACE LOTS	3

PRELIMINARY. This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 3/14/2019 4:05 PM

PRELIMINARY PLAT OF WEST CROSSING PHASE 8, 10, & 12

BEING 49.916 ACRES SITUATED IN THE HENRY BRANTLY SURVEY, ABSTRACT No. 71 G. MORRISON SURVEY, ABSTRACT No. 559 CITY OF ANNA, COLLIN COUNTY, TEXAS
222 RESIDENTIAL LOTS, 3 NON-RESIDENTIAL LOTS
Date: March 2019

PHASE 8 & 10 LOT CRITERIA SUMMARY TABLE	
TYPICAL LOT DIMENSIONS	50' X 110'
SIDE YARD	5'
FRONT YARD	20'
REAR YARD	20'
CORNER SIDE YARD	15'
LOT AREA	6000'

PHASE 12 LOT CRITERIA SUMMARY TABLE	
TYPICAL LOT DIMENSIONS	65' X 110'
SIDE YARD	6'
FRONT YARD	25'
REAR YARD	20'
CORNER SIDE YARD	15'
LOT AREA	7200'

THIS DOCUMENT IS FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR BIDDING, CONSTRUCTION, OR PERMIT PURPOSES.
EDWARD W. ECKART
TEXAS P.E. NO. 88471

SEE SHEET 2 FOR LINE & CURVE TABLE

OWNER:
BLOOMFIELD HOMES
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
(817) 416-1572

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

PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329-4373
TBPB REGISTRATION # F-2944
TSPS # 10021700

LEGAL DESCRIPTION:

All that certain lot, tract, or parcel of land, situated in a portion of the Henry Brantly Survey, Abstract No. 71, the Guyn. Morrison Survey, Abstract No. 559, City of Anna, Collin County, Texas, being part of that certain called 85.196 acre tract described as Tract B in a deed to Bloomfield Homes, LP recorded in Instrument No. 20131227001685590 of the Deed Records of Collin County, Texas (DRCCCT), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" capped iron rod found stamped "WESTWOOD" in the East line of said 85.196 acre tract and being the Northeast corner of West Crossing Phase 6 recorded in Instrument No. 2018-251 of the Plat Records of Collin County, Texas (PRCCT);

THENCE North 89 deg. 9 min. 11 sec. West departing said East line and continue along the North line of said West Crossing Phase 6, a distance of 1,060.00 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL", hereinafter referred to as 1/2" capped iron rod set for the Northwest corner of same, being in the West line of said 85.196 acre tract and the East right-of-way line of West Crossing Boulevard (80' right-of-way width) per Volume 2009, Page 413 (PRCCT);

THENCE North 0 deg. 50 min. 49 sec. East along the West line of said 85.196 acre tract and said East right-of-way line, a distance of 476.32 feet to a 1/2" capped iron rod set, from which a 1/2" capped iron rod found stamped "TIPTON" bears South 7 deg. 4 min. 30 sec. West - 0.80 feet, said point being a Point of Curvature of a circular curve to the left, having a radius of 485.00 feet, a central angle of 61 deg. 47 min. 53 sec., and being subtended by a chord which bears North 30 deg. 3 min. 7 sec. West - 498.12 feet;

THENCE in a Northwesterly direction along said curve to the left, the West line of said 85.196 acre tract, and said East right-of-way line, a distance of 523.11 feet to a 1/2" capped iron rod set, from which a 1/2" capped iron rod found stamped "TIPTON" bears South 1 deg. 50 min. 50 sec. West - 0.54 feet;

THENCE North 60 deg. 57 min. 4 sec. West tangent to said curve and continue along said West line and East right-of-way line, a distance of 107.46 feet to a 1/2" iron rod found "bent" for a Point of Curvature of a circular curve to the right, having a radius of 560.00 feet, a central angle of 61 deg. 01 min. 15 sec., and being subtended by a chord which bears North 30 deg. 26 min. 26 sec. West - 568.62 feet;

THENCE in a Northwesterly direction along said curve to the right, the West line of said 85.196 acre tract, and said East right-of-way line, a distance of 596.41 feet to a 1/2" capped iron rod found stamped "GEER", from which a 1/2" capped iron rod found stamped "TIPTON" bears South 15 deg. 54 min. 44 sec. West - 1.06 feet;

THENCE North 0 deg. 4 min. 11 sec. East tangent to said curve and continue along the West line of said 85.196 acre tract, and said East right-of-way line, a distance of 1,047.54 feet to a 1/2" capped iron rod found stamped "GEER" at the beginning of a corner clip at the intersection of the East right-of-way line of said West Crossing Boulevard and the South right-of-way line of Rosamond Parkway;

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

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

THENCE South 0 deg. 3 min. 53 sec. West departing said South right-of-way line and continue along the East line of said 85.196 acre tract, a distance of 523.82 feet to a 1/2" capped iron rod found stamped "TIPTON" for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 170.00 feet, a central angle of 80 deg. 01 min. 20 sec., and being subtended by a chord which bears South 57 deg. 32 min. 10 sec. East - 218.60 feet;

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

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

THENCE South 0 deg. 50 min. 49 sec. West along said East line, a distance of 120.00 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 9 min. 11 sec. East along said East line, a distance of 171.76 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 50.00 feet, a central angle of 162 deg. 9 min. 21 sec., and being subtended by a chord which bears South 44 deg. 55 min. 48 sec. East - 98.79 feet;

THENCE in a Southeasterly direction along said curve to the right and said East line, a distance of 141.51 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 224.00 feet, a central angle of 26 deg. 42 min. 7 sec., and being subtended by a chord which bears South 17 deg. 20 min. 40 sec. East - 103.45 feet;

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

THENCE in a Southerly direction along said curve to the right and said East line, a distance of 570.56 feet to a 1/2" capped iron rod found stamped "TIPTON";

THENCE South 89 deg. 16 min. 18 sec. East along said East line, a distance of 168.43 feet to a 1/2" capped iron rod set;

THENCE South 0 deg. 50 min. 49 sec. West along said East line, a distance of 120.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 50.00 feet, a central angle of 225 deg. 5 min. 23 sec., and being subtended by a chord which bears South 66 deg. 36 min. 30 sec. East - 92.36 feet;

THENCE in a Southeasterly direction along said curve to the right and said East line, a distance of 196.43 feet to a 1/2" capped iron rod set;

THENCE South 0 deg. 50 min. 49 sec. West along said East line, a distance of 254.59 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 50.00 feet, a central angle of 246 deg. 47 min. 47 sec., and being subtended by a chord which bears South 55 deg. 45 min. 17 sec. East - 83.49 feet;

THENCE in a Southeasterly direction along said curve to the right and said East line, a distance of 215.37 feet to a 1/2" capped iron rod found stamped "TIPTON";

THENCE South 0 deg. 50 min. 49 sec. West along said East line, a distance of 124.04 feet to a 1/2" capped iron rod set to the **POINT OF BEGINNING**, containing 2,174,348 square feet or 49.916 acres of land, more or less.

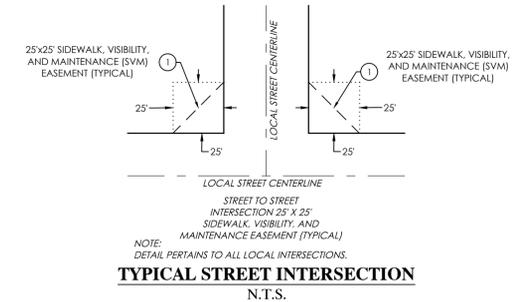
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S00°50'49"W	25.00
L2	N89°09'11"W	50.00
L3	S00°50'49"W	25.00
L4	N45°50'47"E	21.22
L5	S34°08'01"W	23.91
L6	S00°50'49"W	10.00
L7	N17°31'30"W	108.30
L8	N09°02'55"E	9.42
L9	N89°55'49"W	8.32
L10	S12°45'21"W	25.00
L11	N01°10'05"W	84.93
L12	N06°27'07"W	62.57
L13	N11°08'12"W	68.22
L14	N15°49'08"W	62.50
L15	N20°12'19"W	59.97
L16	N24°59'38"W	73.72
L17	N29°52'00"W	62.31
L18	N34°31'49"W	67.88
L20	S00°50'49"W	70.00
L21	S05°29'17"E	47.07

LINE TABLE		
LINE #	BEARING	DISTANCE
L22	S27°05'19"E	44.62
L23	S32°26'50"E	64.47
L24	S28°38'51"E	60.39
L25	S25°31'26"E	55.28
L26	S18°58'50"E	55.28
L27	S15°51'25"E	60.39
L28	S12°44'00"E	55.28
L29	S06°11'23"E	55.28
L30	S03°12'15"E	55.28
L31	S01°34'00"E	72.82
L32	N50°20'24"E	48.11
L33	S67°37'34"W	5.00
L34	N89°55'49"W	5.00
L35	N49°52'24"W	21.60
L36	S72°28'30"W	116.13
L37	N72°28'30"E	117.91

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	600.00	94.97	9°04'07"	S84°37'07"E	94.87
C2	600.00	94.97	9°04'07"	S84°37'07"E	94.87
C3	600.00	94.97	9°04'07"	S03°41'15"E	94.87
C4	600.00	94.97	9°04'07"	S03°41'15"E	94.87
C5	1000.00	113.63	6°30'39"	N87°15'27"W	113.57
C6	3500.00	525.26	8°35'55"	N88°18'05"W	524.77
C7	2025.00	121.85	3°26'52"	S89°07'23"W	121.84
C8	249.00	137.08	31°32'32"	N14°55'27"W	135.35
C9	250.00	153.63	35°12'33"	N16°45'28"W	151.22
C10	1500.00	157.54	6°01'04"	S03°51'21"W	157.47
C11	250.00	145.24	33°17'12"	S17°29'25"W	143.21
C12	250.00	100.68	23°04'26"	N79°18'36"E	100.00
C13	250.00	100.68	23°04'26"	N05°59'17"W	100.00
C14	400.00	134.66	19°17'20"	N27°10'10"W	134.03
C15	200.00	131.63	37°42'37"	N71°59'30"E	129.27
C16	205.00	131.95	36°52'43"	N18°22'28"W	129.68
C17	1805.00	184.90	5°52'09"	N87°00'02"W	184.82
C18	675.00	123.72	10°30'05"	N78°48'55"W	123.54
C19	250.00	71.41	16°21'56"	N81°44'51"W	71.17

NOTES

- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation. The combined scale factor for this is 0.99985652. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to State Plane grid.
- All property corners are set with 1/2" iron rods with yellow plastic caps stamped "Goodwin & Marshall", unless otherwise noted.
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
- ROW owned by City, Landscape Improvements, Owned and Maintained By Owner, HOA or the Owners of Individual Lots Contained within this Plat, As Applicable.
- According to the Flood Insurance Rate Map (FIRM) panel 48085C0160J, effective June 2, 2009, This survey is located in Flood Insurance Zone (X) (non-shaded), being defined as areas outside the 0.2% annual chance floodplain.
- Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, and sidewalks may be required at time of building permit issuance via a parkway permit.
- Lots 89X, 90X, BLOCK U, and 40X, Block T are private H.O.A./Developer owned and maintained open space lots.
- Ownership information shown hereon was obtained from the Collin County Central Appraisal District's website and may be inaccurate or out-of-date.
- The person responsible for preparing this plat is John Nicholas Rogers, R.P.L.S., # 6372 Goodwin & Marshall, Inc. 2405 Mustang Drive Grapevine, TX 76051 (817) 329-4373



THIS DOCUMENT IS FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR BIDDING, CONSTRUCTION, OR PERMIT PURPOSES.

EDWARD W. ECKART
TEXAS P.E. NO. 88471

OWNER:

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

DEVELOPER:

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

PREPARED BY:

GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TBPCE REGISTRATION # F-2944
TBPES # 10021700

PRELIMINARY PLAT OF WEST CROSSING PHASE 8, 10, & 12

BEING 49.916 ACRES SITUATED IN THE HENRY BRANTLY SURVEY, ABSTRACT No. 71 G. MORRISON SURVEY, ABSTRACT No. 559 CITY OF ANNA, COLLIN COUNTY, TEXAS
222 RESIDENTIAL LOTS, 3 NON-RESIDENTIAL LOTS
Date: March 2019



Item No. 7.

Planning Commission
Agenda
Staff Report

Meeting Date: 4/1/2019

Staff Contact: Maurice
Schwanke

AGENDA ITEM:

Consider/Discuss/Action on recommendation regarding the One Anna Two Addition Final Plat.

SUMMARY:

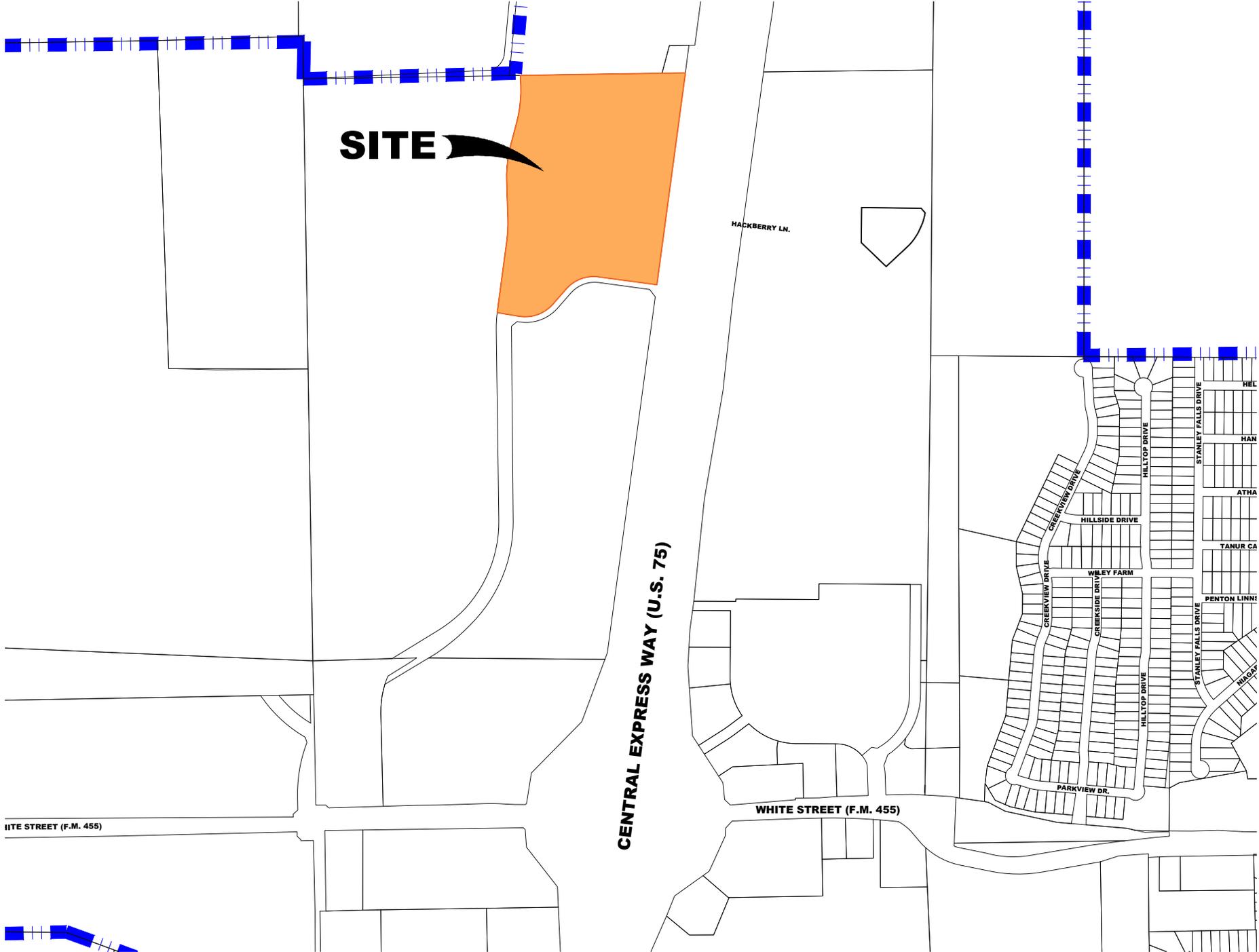
The One Anna Two Addition Final Plat is located in the W. S. Rattan Survey, Abstract No. 752 and Thomas Rattan Survey, Abstract No. 782. The plat contains approximately 23.914 acres covering a section of land West of Highway 75 and North of the future Suzie Lane that will consist of 3 lots. A drainage letter is attached.

STAFF RECOMMENDATION:

Approval of the One Anna Two Addition Final Plat.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	3/22/2019	Exhibit
Final Plat	3/22/2019	Exhibit
Drainage Letter	3/22/2019	Exhibit



SITE

HACKBERRY LN.

CENTRAL EXPRESS WAY (U.S. 75)

WHITE STREET (F.M. 455)

HITE STREET (F.M. 455)

HEL

HAN

ATHA

TANUR CA

PENTON LINNE

WAGON

HILLSIDE DRIVE

WILEY FARM

CREEKSIDE DRIVE

HILLTOP DRIVE

STANLEY FALLS DRIVE

PARKVIEW DR.

CREEKVIEW DRIVE

CREEKVIEW DRIVE

HILLTOP DRIVE

STANLEY FALLS DRIVE

STANLEY FALLS DRIVE

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF COLLIN

WHEREAS ONE ANNA TWO, LTD. is the owner of a 23,914 acre tract of land situated in the W. S. Rattan Survey, Abstract No. 752 and located in the City of Anna, Texas, some being a portion of that tract of land conveyed to One Anna Two, Ltd. by deeds recorded in Document Nos. 20070201000151600 and 20070201000151610, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at an aluminum monument found for the northeast corner of the remainder of said One Anna Two, Ltd. tract and southeast corner of the remainder of that tract of land, called Tract Four, conveyed to Jan Sherley Miller by deed recorded in Volume 2667, Page 671, Deed Records, Collin County, Texas, said corner lying in the west right of way line of U.S. Highway No. 75;

THENCE along said west right of way line and the east line of said One Anna Two, Ltd. tract, S08°29'00"W, for a distance of 1168.74 feet to a 5/8-inch steel rebar with yellow cap stamped "BDD" set for corner;

THENCE departing said west right of way line and said east line of the One Anna Two, Ltd. tract, and running over and across said One Anna Two, Ltd. tract, the following five (5) courses and distances:

N81°31'00"W, for a distance of 311.75 feet to a 5/8-inch steel rebar with yellow cap stamped "BDD" set for corner at the beginning of a curve to the left having a central angle of 56°06'46", a radius of 200.00 feet and a chord which bears S70°25'37"W, for a distance of 188.14 feet;

Along said curve to the left, for an arc distance of 195.87 feet to a 5/8-inch steel rebar with yellow cap stamped "BDD" set for corner;

S42°22'14"W, for a distance of 110.79 feet to a 5/8-inch steel rebar with yellow cap stamped "BDD" set for corner at the beginning of a curve to the right having a central angle of 57°41'07", a radius of 200.00 feet and a chord which bears S71°12'47"W, for a distance of 192.96 feet;

Along said curve to the right, for an arc distance of 201.36 feet to a 5/8-inch steel rebar with yellow cap stamped "BDD" set for corner;

N79°56'39"W, for a distance of 125.16 feet to a 5/8-inch steel rebar with yellow cap stamped "BDD" set for corner in the common west line of said One Anna Two, Ltd. tract and the East line of that tract of land conveyed to CADG Hurricane Creek, LLC by deed recorded in Document No. 20150529000631020, Deed Records, Collin County, Texas, said corner lying at the beginning of a non-tangent curve to the right having a central angle of 00°39'28", a radius of 700.03 feet and a chord which bears N08°05'23"E, for a distance of 8.04 feet;

THENCE along said common line between the One Anna Two, Ltd. and CADG Hurricane Creek, LLC tracts, the following seven (7) courses and distances:

Along said curve to the right, for an arc distance of 8.04 feet to a 1/2-inch capped iron rod found for corner;

N08°30'51"E, for a distance of 394.11 feet (Record: N08°25'09"E, 393.86') to a 1/2-inch iron rod found for corner at the beginning of a curve to the left having a central angle of 09°31'48", a radius of 699.99 feet and a long chord which bears N03°39'15"E, for a distance of 116.30 feet;

Along said curve to the left, for an arc distance of 116.43 feet to a 1/2-inch iron rod found for corner;

N01°06'39"W, for a distance of 201.55 feet to a 1/2-inch iron rod found for corner at the beginning of a curve to the right having a central angle of 16°48'41", a radius of 700.00 feet and a long chord which bears N07°17'42"E, for a distance of 204.65 feet;

Along said curve to the right, for an arc distance of 205.39 feet to a 1/2-inch iron rod found for corner;

N15°42'02"E, for a distance of 121.60 feet to a 1/2-inch capped iron rod found for corner at the beginning of a curve to the left having a central angle of 16°48'41", a radius of 700.00 feet and a long chord which bears N07°17'42"E, for a distance of 204.65 feet;

Along said curve to the left, for an arc distance of 205.39 feet to a 5/8-inch steel rebar with yellow cap stamped "BDD" set for corner;

N01°06'39"W, for a distance of 55.81 feet (Record: 55.96') to a 1/2-inch iron rod found for corner in the common north line of said One Anna Two, Ltd. tract and the South line of said Jan Sherley Miller tract;

THENCE along said common line between the One Anna Two, Ltd. and Jan Sherley Miller tracts, N89°56'12"E, for a distance of 891.82 feet (Record: 892.51') to the POINT OF BEGINNING and containing 1,041,713 square feet or 23,914 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

WITNESS, my hand this the ___ day of _____ 2019.

ANNA INVESTMENTS, LLC, a limited liability company

By: ONE ANNA TWO, LTD., a Texas limited partnership, By: ONE ANNA TWO, GP, a Texas corporation, its General Partner

Name: Andrew Bossen Title: Manager

STATE OF TEXAS

COUNTY OF

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Andrew Bossen, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____ 2019.

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

SURVEYOR'S STATEMENT

That I, Siang W. Lim, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

Dated this the ___ day of _____ 2019

Siang W. Lim, RPLS 5322

STATE OF TEXAS

COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____ 2019.

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

CITY OF ANNA SIGNATURE BLOCK

Mayor _____

City Secretary _____

FINAL PLAT

ONE ANNA TWO ADDITION LOTS 13, BLOCK A

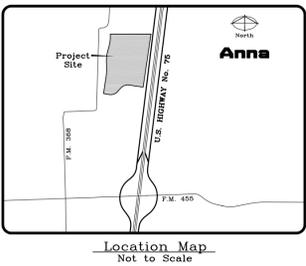
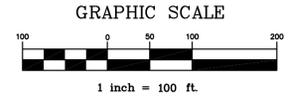
A BEING PORTION OF THAT TRACT OF LAND INSTRUMENT NUMBER 20070201000151600, O.P.R.C.C.T. AND INSTRUMENT NUMBER 20070201000151610, O.P.R.C.C.T.

SITATED IN THE W. S. RATTAN SURVEY, ABSTRACT NO. 752 AND THOMAS RATTAN SURVEY, ABSTRACT NO. 782 CITY OF ANNA, COLLIN COUNTY, TEXAS 3 LOTS

FEBRUARY, 2019

OWNER: ANNA INVESTMENTS, LLC c/o RGB EYE ASSOCIATES 1625 N. HWY 75 SHERMAN, TX 75090

SURVEYORS: LIM & ASSOCIATES, INC. Engineering & Surveying Consultants TBPE Reg. F-3232, TBPFS Reg. 101236-00 1112 N. Zang Boulevard, Suite 200 Dallas, Texas 75203 (214) 942-1888, fax (214) 942-9881

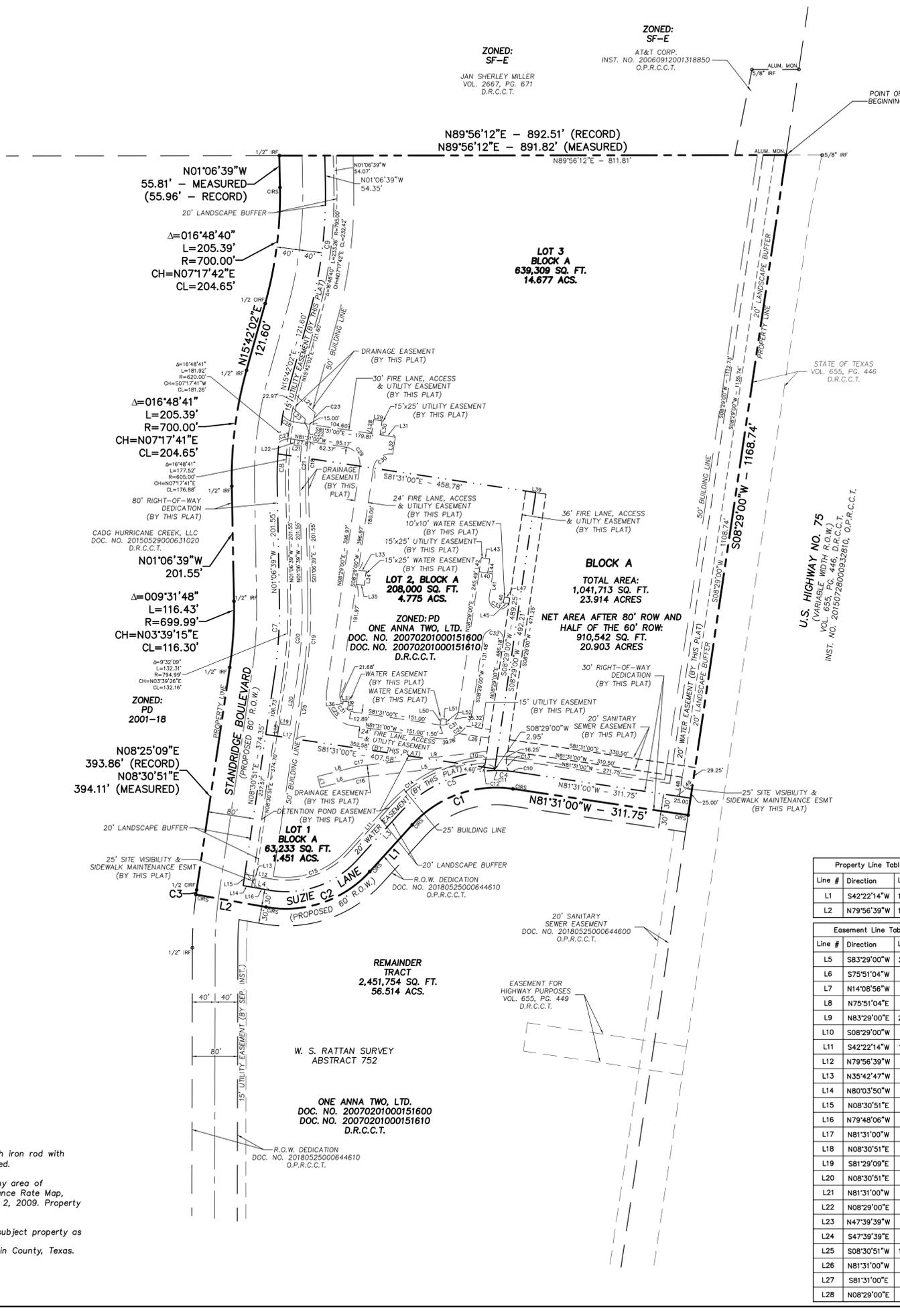


LEGEND table with symbols for various features like capped iron rod, iron rod found, aluminum monument, right of way, volume, page, document number, deed records, official public records, O.P.R.C.C.T.

LOT TABLE with columns for LOT and AREA. Lot 1: 1.451 AC. Lot 2: 4.775 AC. Lot 3: 14.677 AC.

NOTES: All corners set are monumented with a 5/8 inch iron rod with yellow cap stamped "BDD", unless otherwise noted. No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map, Community-Panel No. 48085C0155J, dated June 2, 2009. Property is in Zone X (unshaded). Bearings are based upon the north line of the subject property as described in the deed recorded in Document No. 20070201000151600, Official Public Records, Collin County, Texas.

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Property Line Table with columns: Line #, Direction, Length. Includes lines L1 through L2.

Lot Line Table with columns: Line #, Direction, Length. Includes lines L3 through L4.

Easement Line Table with columns: Line #, Direction, Length. Includes lines L5 through L28.

Easement Curve Table with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Includes curves C1 through C3.

Property Curve Table with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Includes curves C1 through C3.

Lot Curve Table with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Includes curves C4 through C9.

Easement Curve Table (continued) with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Includes curves C10 through C33.



November 30, 2018

Mr. Joseph Johnson
Director of Public Works
City of Anna
3223 North Powell Parkway
Anna, TX 75409

Re: Anna Medical Office Building
Anna, Texas
BDD Project No. C18038

Dear Mr. Johnson:

When designing the storm sewer system, which includes the underground piping and detention area, we utilized the following:

Predeveloped Drainage Criteria:

$T_c = 15 \text{ min}$
 $I_{100} = 7.52 \text{ in/hr}$
 $C = 0.40$

We have used the following Drainage Criteria for Developed Conditions:

$T_c = 10 \text{ min}$
 $I_{100} = 8.74 \text{ in/hr}$
 $C = 0.90$

We have provided detention for the project so the post design runoff will not be greater than the predeveloped runoff. Please note the offsite drainage area to the north of the site will have to provide their own detention. The proposed underground system is not sized for post developed runoff. If the system (piping and detention pond) is constructed and maintained, the proposed development will not cause damage to downstream properties.

If you have any questions or need additional information, please contact me at (214) 824-3647 or jriley@bddeng.com.

Sincerely,

BROCKETTE/DAVIS/DRAKE, INC.
Texas Registered Engineering Firm F-841

James A. Riley, P.E.
Project Manager

JAR/dh



Item No. 8.

Planning Commission
Agenda
Staff Report

Meeting Date: 4/1/2019

Staff Contact: Maurice
Schwanke

AGENDA ITEM:

Consider action to approve minutes of the March 4, 2019 Planning and Zoning Meeting.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Description	Upload Date	Type
Meeting Minutes	3/22/2019	Exhibit

**MINUTES
PLANNING AND ZONING COMMISSION
March 4, 2019**

The Planning and Zoning Commission of the City of Anna held a meeting at 7:00 p.m. on March 4, 2019, at the Anna City Hall Administration Building located, 111 North Powell Parkway, to consider the following items.

1. Call to Order and Establishment of Quorum

The meeting was called to order at 7:01 pm. Members present were Sandy Setliff, Don Callaham, Wayne Barton, Janine Johnson, Donald Henke, Leslie Voss, and Danny Ussery with none absent. Staff present was Maurice Schwanke and Alexis Vanderslice.

2. Invocation and Pledge of Allegiance

Mr. Schwanke gave the invocation and led the Pledge of Allegiance.

3. Consider/Discuss/Action on recommendation regarding the Bridges Addition Development Plat.

Mr. Schwanke gave a brief presentation and answered questions from the Commission. The development plat is located within Anna's extra territorial jurisdiction and is located off of the Southwestern side of County Road 477 and FM 2862. The tract is in the James Fisher Survey, Abstract No. 305 and contains 2.0 acres of land. The owner is proposing to put a new home, garage, and shop.

A motion was made by Commissioner Callaham, seconded by Commissioner Ussery to recommend approval of the development plat. The vote was unanimous.

4. Consider/Discuss/Action on recommendation regarding the Camden Parc Phase 4 Final Plat.

Mr. Schwanke gave a brief presentation and answered questions from the Commission. The final plat is located in the J.C. Brantley Survey, Abstract No. 114. The plat contains approximately 47.99 acres covering a section of land East of Highway 5 and to the South of Phase 1 and 2 of Camden Parc that will consist of 165 lots.

A motion was made by Commissioner Henke, seconded by Commissioner Setliff to recommend approval of the final plat. The vote was unanimous.

5. A) Conduct a public hearing to consider public comments regarding a request by Donn Collins, the representative for Kyle and Wendy Rollins, the owners of the property. The property is currently zoned Agriculture (AG). The applicant requests to replace the existing zoning to a proposed Planned Development for Multi-Family. The property is located at 1220 S Powell Pkwy.

The public hearing opened at 7:11 pm.

Mr. Schwanke gave a brief presentation of the history of the property, about the floodplain that goes through the property, and about how the proposed Planned Development compares to the other apartments in the city. He also answered questions from the committee.

Don Collins, the applicant, also gave a presentation and discussed the possible net acres that would be available for development for the project due to the floodplain and why commercial at the front would not be feasible. He answered multiple questions from the Commission.

The public hearing closed at 7:32 pm.

B) Consider/Discuss/Action on a recommendation regarding the request by the applicant and owners of the property to replace the existing zoning with a new Planned Development zoning.

A motion was made by Commissioner Barton, seconded by Commissioner Henke, to recommend approval of the proposed planned development with an amendment to cap the maximum number of units at 300. The vote was unanimous. Don Collins and Mr. Schwanke agreed to the amendment as well.

6. Consider action to approve minutes of the February 4, 2019 Planning and Zoning meeting.

A motion was made by Commissioner Ussery, seconded by Commissioner Setliff to approve the February meeting minutes. Commissioner Callaham abstained from the vote and it passed with a vote of 6 yes, 0 no, and 1 abstained.

7. Adjourn

A motion was made by Commissioner Johnson, seconded by Commissioner Callaham to adjourn the meeting. The vote was unanimous. The meeting adjourned at 8:15 pm.

Maurice Schwanke
Director of Planning and Development

ATTEST:
