

VICINITY MAP NOT TO SCALE ANNA ELEMENTARY NO. 3 C.C.# 2018-253 P.R.C.C.T.

Table with 4 columns: LINE, BEARING, DISTANCE, and another LINE, BEARING, DISTANCE. It lists survey data for various lots and blocks, including bearings like N89°29'43"W and distances like 127.78'.

ANNA ELEMENTARY NO. 3 C.C.# 2018-253 P.R.C.C.T.

2.89 ACRES RICHARD A. MCMINNIE AND WIFE, CATHERINE F. MCMINNIE C.C.# 20070205000169410 O.P.R.C.C.T.

16.376 ACRES TEX PROPERTIES GROUP, LLC C.C.# 20190816000999330 O.P.R.C.C.T.

- LEGEND: IRON ROD FOUND, O.P.R.C.C.T., R.F.C.C.T., P.R.C.C.T., HOA, BUILDING LINE, UTILITY EASEMENT, SANITARY SEWER EASEMENT, SVAM, 25' SIDEWALK, VISIBILITY, ACCESS, & MAINTENANCE EASEMENT, SF, AC.

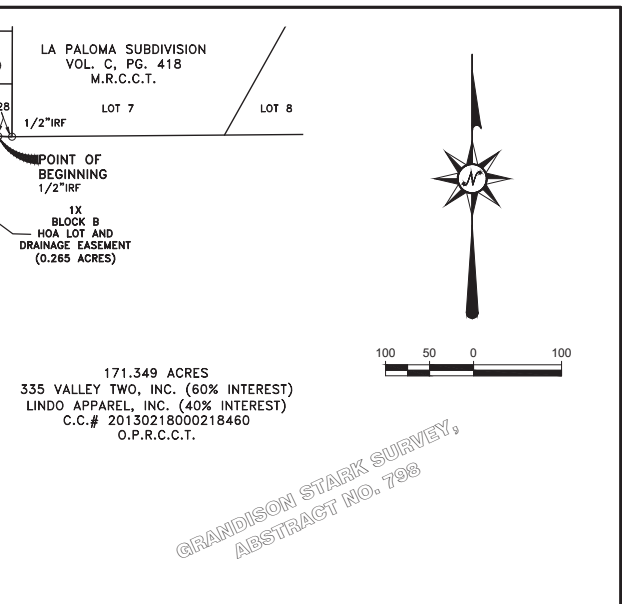
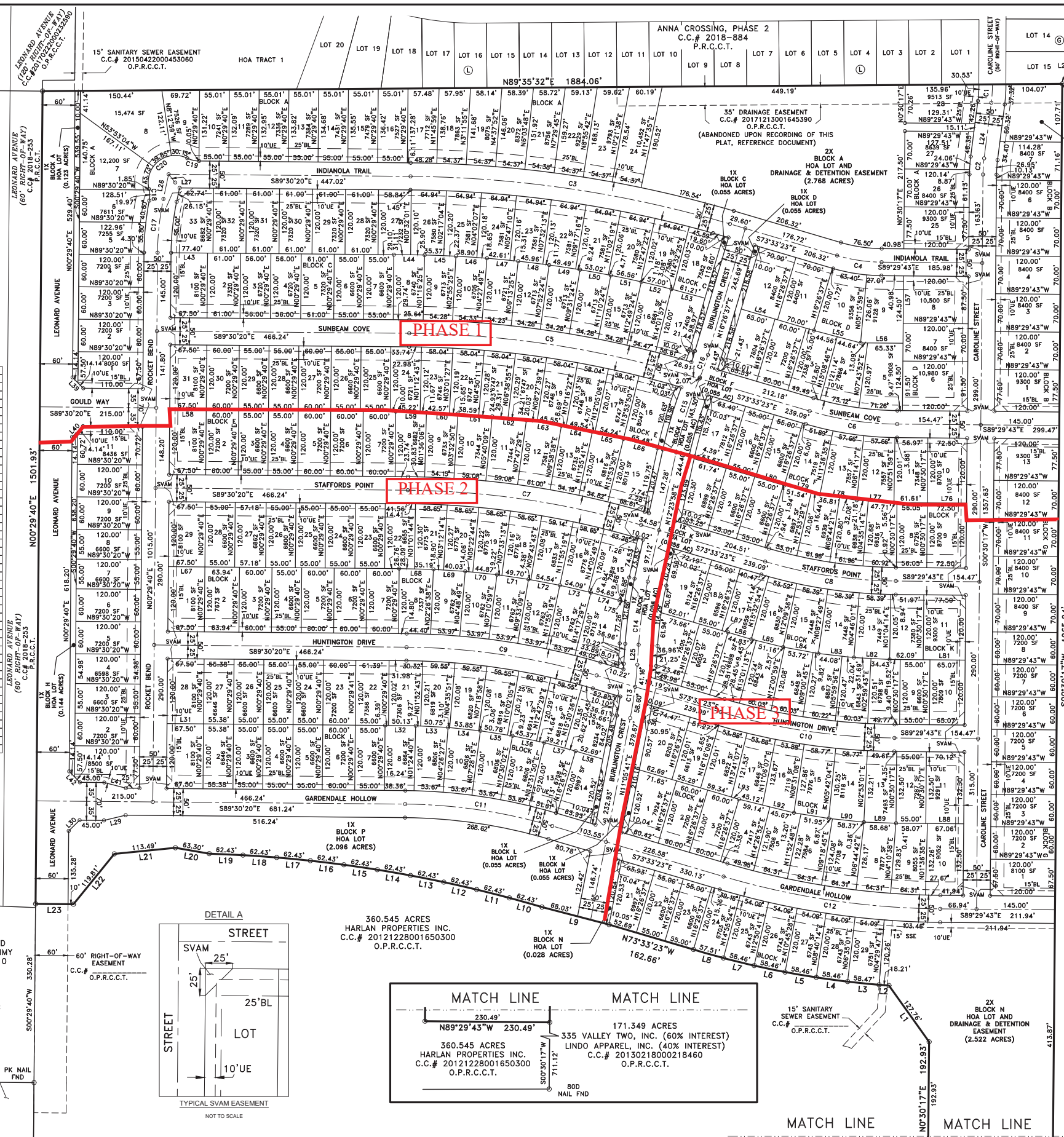


Table with 6 columns: CURVE, CENTRAL ANGLE, RADIUS, CHORD BEARING, CHORD LENGTH, and ARC LENGTH. It lists curve data for various points in the survey, such as C1 with a central angle of 7°48'29" and a radius of 250.00'.

- NOTES: 1. BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES... 2. ALL CORNERS ARE 5/8 INCH IRON RODS WITH YELLOW PLASTIC CAP STAMPED 'LJA SURVEYING' SET UNLESS OTHERWISE NOTED.

A FINAL PLAT OF ANNA RANCH PHASE 1 OF

LOTS 1-28, 1X & 2X, BLOCK A LOTS 1-7 & 1X, BLOCK B; LOTS 1-33 & 1X, BLOCK C LOTS 1-12 & 1X, BLOCK D; LOTS 1-31 & 1X, BLOCK E LOTS 1-17 & 1X, BLOCK F; LOTS 1-13, BLOCK G LOTS 1-29 & 1X, BLOCK J; LOTS 1-19 & 1X, BLOCK K LOTS 1-28 & 1X, BLOCK L; LOTS 1-20 & 1X, BLOCK M LOTS 21-29, 1X & 2X, BLOCK N, AND LOT 1X, BLOCK P SITUATED IN

THE GRANDISON STARK SURVEY, ABSTRACT NO. 798 CITY OF ANNA, COLLIN COUNTY, TEXAS 68.004 ACRES/ 257 RESIDENTIAL LOTS & 15 PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACES ZONED PD ORDINANCE 323-2007

OWNER/DEVELOPER: HARLAN PROPERTIES, INC. 2404 TEXAS DRIVE, SUITE 103, IRVING, TEXAS 75062 PHONE: (972) 659-0655

ENGINEER/SURVEYOR: LJA Surveying, Inc. 6060 North Central Expressway Suite 440 Dallas, Texas 75206 Phone 469.621.0710 T.B.P.L.S. Firm No. 10194465

OWNER'S CERTIFICATE
STATE OF TEXAS COUNTY OF COLLIN
WHEREAS HARLAN PROPERTIES, INC. IS THE SOLE OWNER OF A 68.004 ACRE TRACT OF LAND SITUATED IN THE GRANDISON STARK SURVEY, ABSTRACT NO. 788, IN THE CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING A PART OF A 360.545 ACRE TRACT OF LAND, CONVEYED TO HARLAN PROPERTIES, INC., AS RECORDED IN COUNTY CLERK'S FILE NO. 20122200232590, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID 68.004 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 COORS ARP (PD-DP8982), AND DENTON COORS ARP (PD-DF8986), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 360.545 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A 171.349 ACRE TRACT OF LAND CONVEYED TO 335 VALLEY TWO, INC. (A 60% INTEREST) AND LINDO APPAREL, INC. (A 40% INTEREST), AS RECORDED IN COUNTY CLERK'S FILE NO. 2013021800218460, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING ON THE SOUTH LINE OF LOT 15, BLOCK G OF ANNA CROSSING, PHASE 2, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN COUNTY CLERK'S FILE NO. 2018-884, PLAT RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 15, BLOCK G AND THE COMMON SOUTHWEST CORNER OF LOT 7 OF LA PALOMA SUBDIVISION, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN VOLUME C, PAGE #18, MAP RECORDS, COLLIN COUNTY, TEXAS, SAID POINT ALSO BEING ON THE NORTH LINE OF SAID 171.349 ACRE TRACT, BEARS SOUTH 88 DEGREES 28 MINUTES 45 SECONDS EAST, A DISTANCE OF 15.71 FEET;
THENCE, SOUTH 00 DEGREES 30 MINUTES 17 SECONDS WEST, ALONG THE EAST LINE OF SAID 360.545 ACRE TRACT AND THE COMMON WEST LINE OF SAID 171.349 ACRE TRACT, A DISTANCE OF 1965.24 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON SAID COMMON LINE, FROM WHICH AN 8/0" NAIL FOUND FOR AN EXTERIOR ELL CORNER OF SAID 360.545 ACRE TRACT AND A COMMON INTERIOR ELL CORNER OF SAID 171.349 ACRE TRACT BEARS SOUTH 00 DEGREES 30 MINUTES 17 SECONDS WEST, A DISTANCE OF 711.12 FEET;
THENCE, OVER AND ACROSS SAID 360.545 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:
NORTH 89 DEGREES 29 MINUTES 43 SECONDS WEST, A DISTANCE OF 230.49 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 00 DEGREES 30 MINUTES 17 SECONDS EAST, A DISTANCE OF 192.93 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 35 DEGREES 27 MINUTES 23 SECONDS WEST, A DISTANCE OF 127.76 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 85 DEGREES 49 MINUTES 43 SECONDS WEST, A DISTANCE OF 18.21 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 84 DEGREES 12 MINUTES 16 SECONDS WEST, A DISTANCE OF 58.47 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 82 DEGREES 22 MINUTES 22 SECONDS WEST, A DISTANCE OF 58.46 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 80 DEGREES 17 MINUTES 09 SECONDS WEST, A DISTANCE OF 58.46 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 78 DEGREES 11 MINUTES 56 SECONDS WEST, A DISTANCE OF 58.46 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 76 DEGREES 06 MINUTES 42 SECONDS WEST, A DISTANCE OF 58.46 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 74 DEGREES 06 MINUTES 47 SECONDS WEST, A DISTANCE OF 57.51 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 73 DEGREES 33 MINUTES 23 SECONDS WEST, A DISTANCE OF 162.66 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 75 DEGREES 21 MINUTES 13 SECONDS WEST, A DISTANCE OF 128.19 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 74 DEGREES 17 MINUTES 22 SECONDS WEST, A DISTANCE OF 62.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 75 DEGREES 45 MINUTES 19 SECONDS WEST, A DISTANCE OF 62.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 77 DEGREES 13 MINUTES 17 SECONDS WEST, A DISTANCE OF 62.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 78 DEGREES 41 MINUTES 14 SECONDS WEST, A DISTANCE OF 62.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 80 DEGREES 09 MINUTES 12 SECONDS WEST, A DISTANCE OF 62.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 81 DEGREES 37 MINUTES 10 SECONDS WEST, A DISTANCE OF 62.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 83 DEGREES 05 MINUTES 07 SECONDS WEST, A DISTANCE OF 62.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 84 DEGREES 33 MINUTES 05 SECONDS WEST, A DISTANCE OF 62.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 86 DEGREES 01 MINUTES 02 SECONDS WEST, A DISTANCE OF 62.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 87 DEGREES 29 MINUTES 00 SECONDS WEST, A DISTANCE OF 62.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 80 DEGREES 07 MINUTES 02 SECONDS WEST, A DISTANCE OF 62.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
SOUTH 84 DEGREES 18 MINUTES 25 SECONDS WEST, A DISTANCE OF 113.49 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
SOUTH 39 DEGREES 05 MINUTES 24 SECONDS WEST, A DISTANCE OF 119.81 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 89 DEGREES 30 MINUTES 20 SECONDS WEST, A DISTANCE OF 70.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE WEST LINE OF SAID 360.545 ACRE TRACT AND THE COMMON EAST RIGHT-OF-WAY LINE OF LEONARD AVENUE (A 60' RIGHT-OF-WAY), OF ANNA ELEMENTARY NO. 3, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN COUNTY CLERK'S FILE NO. 2018-253, PLAT RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A PK NAIL FOUND FOR AN ANGLE POINT ON SAID WEST LINE, AND BEING THE SOUTHEAST CORNER OF A 2.89 ACRE TRACT OF LAND CONVEYED TO RICHARD A. McMINNY AND WIFE, CATHERINE F. McMINNY, AS RECORDED IN COUNTY CLERK'S FILE NO. 2007020500169410, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND THE COMMON NORTHEAST CORNER OF A 16.376 ACRE TRACT OF LAND CONVEYED TO TEX PROPERTIES GROUP, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20190816000999330, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, BEARS SOUTH 00 DEGREES 29 MINUTES 40 SECONDS WEST, A DISTANCE OF 330.28 FEET;
THENCE, NORTH 00 DEGREES 29 MINUTES 40 SECONDS EAST, ALONG THE WEST LINE OF SAID 360.545 ACRE TRACT AND ALONG SAID COMMON EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1501.93 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE WEST LINE OF SAID 360.545 ACRE TRACT, THE COMMON NORTHEAST CORNER OF SAID LEONARD AVENUE, OF SAID ANNA ELEMENTARY NO. 3, THE COMMON SOUTHWEST CORNER OF HOA TRACT NO. 1 OF AFRICAN ANNA CROSSING, PHASE 2, AND A COMMON SOUTHWEST CORNER OF LEONARD AVENUE (A 120' RIGHT-OF-WAY), AS RECORDED IN COUNTY CLERK'S FILE NO. 2017022200232590, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;
THENCE, NORTH 89 DEGREES 35 MINUTES 32 SECONDS EAST, ALONG THE NORTH LINE OF SAID 360.545 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID ANNA CROSSING, PHASE 2, A DISTANCE OF 1884.06 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 68.004 ACRES OF LAND.

OWNERS CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, HARLAN PROPERTIES, INC., ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HERENAFOVE DESCRIBED PROPERTY AS ANNA RANCH, PHASE 1, 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 PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

THIS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE CITY OF ANNA, TEXAS, WITNESS MY HAND THIS THE ___ DAY OF ___, A.D. 2020.

HARLAN PROPERTIES, INC. BY: TITLE: STATE OF TEXAS COUNTY OF BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF ___, A.D. 2020.

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

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

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.

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



STATE OF TEXAS COUNTY OF BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MICHAEL J. BAITUP KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF ___, A.D. 2020.

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

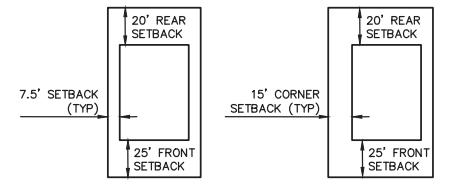
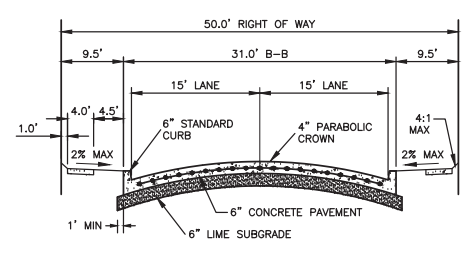
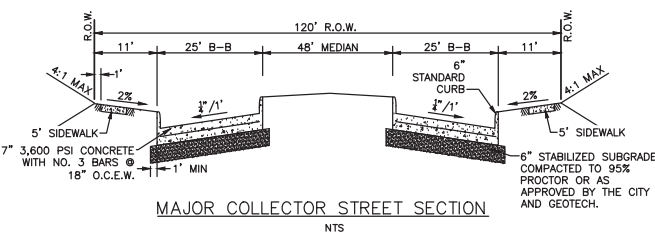
STATE OF TEXAS COUNTY OF COLLIN I, _____, MAYOR, CITY OF ANNA, COLLIN COUNTY, TEXAS DO HEREBY CERTIFY THAT THE ABOVE PLAT AND DEDICATION WAS APPROVED BY THE CITY OF ANNA, TEXAS, FOR FILING IN THE MAP OR DEED RECORDS OF COLLIN COUNTY, TEXAS ON THE ___ DAY OF ___, A.D. 2020.

MAYOR CITY OF ANNA, TEXAS ATTEST: CITY SECRETARY CITY OF ANNA, TEXAS

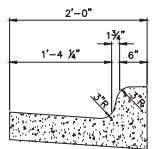
DRAINAGE AND DETENTION EASEMENT

THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF ANNA (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEEES AND SUCCESSORS: THE PORTION OF BLOCK A, LOT 2X AND BLOCK N, LOT 2X, AS SHOWN ON THE PLAT IS CALLED "DRAINAGE AND DETENTION EASEMENT"; THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT AS HERENAFOVE DEFINED, UNLESS APPROVED BY THE CITY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO ERECT OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE, OR STRUCTURES, WITHIN THE EASEMENT.

SF-A	ADOPTED "PD" CONDITIONS	CURRENT "SF-60" STANDARDS
Minimum Lot Size	6,050 Square Feet	6,000 Square Feet
Minimum Width	55 Feet	50 Feet
Minimum Depth	110 Feet	120 Feet
Minimum Front Yard Setback	25 Feet; however porches and bay windows may encroach up to 5 Feet in Front of the Building Line	25 Feet
Minimum Rear Yard Setback	20 Feet	25 Feet
Side Yard Setback	7.5 Feet	10 Feet
Side Yard Corner	15 Feet	15 Feet
Masonry Percentage	60% Brick or Rock Veneer, Front 100%	60% Brick or Rock Veneer, Front 100%
Building Size	1,400 Square Feet	1,600 Square Feet



TYPICAL LOT SETBACKS NTS



STANDARD CURB AND GUTTER NTS

A FINAL PLAT OF ANNA RANCH PHASE 1 OF LOTS 1-28, 1X & 2X, BLOCK A LOTS 1-7 & 1X, BLOCK B; LOTS 1-33 & 1X, BLOCK C LOTS 1-12 & 1X, BLOCK D; LOTS 1-31 & 1X, BLOCK E LOTS 1-17 & 1X, BLOCK F; LOTS 1-13, BLOCK G LOTS 1-29 & 1X, BLOCK J; LOTS 1-19 & 1X, BLOCK K LOTS 1-28 & 1X, BLOCK L; LOTS 1-20 & 1X, BLOCK M LOTS 21-29, 1X & 2X, BLOCK N, AND LOT 1X, BLOCK P SITUATED IN THE GRANDISON STARK SURVEY, ABSTRACT NO. 798 CITY OF ANNA, COLLIN COUNTY, TEXAS 68.004 ACRES/ 257 RESIDENTIAL LOTS & 15 PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACES ZONED PD ORDINANCE 323-2007

OWNER/DEVELOPER: HARLAN PROPERTIES, INC. 2404 TEXAS DRIVE, SUITE 103 IRVING, TEXAS 75062 PHONE: (972) 659-0655

ENGINEER/SURVEYOR: LJA Surveying, Inc. 6060 North Central Expressway Suite 440 Dallas, Texas 75206 Phone 469.621.0710 T.B.P.L.S. Firm No. 10194465

