

# For Sale

**9.829 Acres – Southwest corner of US 75 and FM 455 in Anna, Texas**



## Location Overview

- 9.829 acres located on the west side of U.S. 75 approximately 450 feet of south of F.M. 455 in the City of Anna
- Located 45 miles north of downtown Dallas, 12 miles north of McKinney, and 25 miles south of Sherman

## Property Highlights

- Zoned Commercial-2 for commercial, retail, and office uses
- Beer, wine, and liquor sales are permitted
- Water, sewer, and gas service is available
- Access easements provide access to FM 455 and US 75 through adjacent properties



**LandPlan Development Corp.**

5400 Dallas Parkway, Frisco, Texas 75034  
(214) 618-3800  
www.landplan.net

For more information, please contact:

Mark R. Smith Co., Inc.  
214-346-0733  
mark@marksmithco.com



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9284

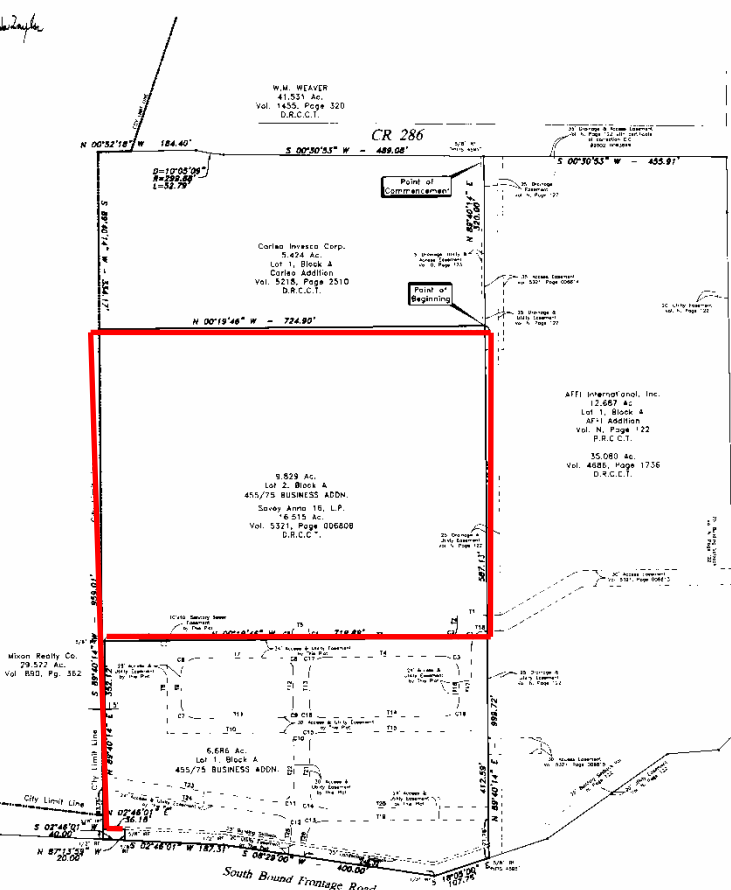
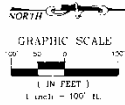


Table with 4 columns: NUMBER, BEARING, DISTANCE, and CHORD. Lists survey points and measurements.

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LEGAL DESCRIPTION
Being a tract of land situated in the Thomas Rattan Survey Abstract No. 782, Collin County, Texas and being a 16.515 acre tract of land conveyed to Navajo Arms 161 P, and Anna Eagle Pencil, L.P. according to the deed recorded in Volume 5211, Page 6808, and deed recorded in Collin County, Texas, same being a portion of a 35.08 acre tract of land according to the deed recorded in Volume 4686, Page 1736, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described as follows:

Commencing at a 5/8" iron rod with a yellow plastic cap stamped "PTTTS 4595" found, same being the southwest corner of Lot 1 Block A, AFFI Addition, as recorded in Volume N, Page 112, Plat Records, Collin County, Texas;
Thence along the south line of said Lot 1 Block A, AFFI Addition, North 89°40'14" East, a distance of 320.00 feet to a 5/8" iron rod found for corner and the Point of Beginning;
Thence commencing along the north line of said 16.515 acre tract, and along the south line of said Lot 1, Block A, AFFI Addition, North 89°40'14" East, a distance of 999.72 feet to a 5/8" iron rod with cap stamped "PTTTS 4595" found on the east property line of said 16.515 acre tract and being on the westerly right-of-way line of U.S. Highway No. 75 (a variable-width right-of-way);
Thence departing the north line of said 16.515 acre tract and the south line of said Lot 1, Block A, AFFI Addition, and along the said U.S. Highway No. 75, South 103°59'00" East, a distance of 107.75 to a 7/8" iron rod found for corner;
Thence continuing along said westerly right-of-way line of U.S. Highway No. 75 and the east line of said 16.515 acre tract, South 02°29'00" West, a distance of 106.00 feet to a 1/2" iron rod found for corner;
Thence continuing along said westerly right-of-way line of U.S. Highway No. 75 and the east line of said 16.515 acre tract, South 02°29'00" West, a distance of 227.31 feet to a 1/2" iron rod found for corner, same being the southeast corner of said 16.515 acre tract, and the northeast corner of a 0.022 acre tract of land as recorded in Volume 890, Page 362, Deed Records, Collin County, Texas;
Thence departing the said westerly right-of-way line of U.S. Highway No. 75, and along the north line of said 33.022 acre tract, and along the south line of said 16.515 acre tract, South 89°40'14" East, a distance of 959.01 feet to a 5/8" iron rod with cap stamped "PTTTS 4594" found for corner;
Thence departing the north line of said 33.022 acre tract and the south line of said 16.515 acre tract, North 00°19'46" West, a distance of 724.90 feet to the Point of Beginning and containing 719,411 square feet or 16,515 acres of land, more or less.

OWNERS DEDICATION
I, Anna Eagle Pencil, P.O. Box 9, Smith Co., Tex., Gen. Mailbox, and Navajo Arms, L.P., do hereby certify that I have dedicated the herein above described property as Lots 1 & 2, Block A, 455/75 Business Addition, in addition to the City of Anna, Texas, and do hereby dedicate in fee simple to the public to have the streets and ways shown hereon be streets and ways be dedicated for other purposes. The easements and other interests, as shown are described for the public use forever for the purposes indicated on this plat. My easements may only be used for the municipal use and maintenance of all public utilities desiring to use or along the same unless the easement, with the use for public utilities, shall be used for public utility purposes and the public and City of Anna's law. I hereby certify that the City of Anna and public utility services shall at all times have the full right of access and egress to, from, over, and under, the easements to the public of installing, reconstructing, repairing, maintaining, and repairing, and doing up or repairing all or parts of their respective systems.

CERTIFICATE OF APPROVAL
I, the undersigned do hereby certify that the plat above described may be used for any purpose of the general public for ingress and egress to other real property, and for the general public vehicular and pedestrian use and access, and for the department and emergency use in, along, over, and across said easements, with the right and privilege of all streets of the City of Anna, Texas, and I hereby certify that the representative, having authority, and express in, over, and across said premises.

Witness my hand and seal of office this 21st day of October, 2006.

MARK R. SMITH, Registered Professional Land Surveyor No. 2509, State of Texas, County of Collin.

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared MARK R. SMITH, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st day of October, 2006.

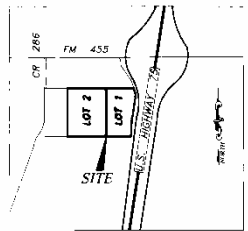
Witness my hand and seal of office this 21st day of October, 2006.

STAR OF TEXAS, COUNTY OF COLLIN.

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared JIM McLELLAN, do hereby certify that he is the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st day of October, 2006.

STAR OF TEXAS, COUNTY OF COLLIN.



VICINITY MAP N.T.S.

SURVEYOR'S STATEMENT
I, Mark R. Smith, do hereby certify that I prepared this plat and the facts noted herein were ascertained by actual and accurate survey of the land and that the corner monuments shown hereon were actually placed under my personal supervision in accordance with the Subdivision Requirements of the City of Anna, Texas.

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared MARK R. SMITH, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

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STAR OF TEXAS, COUNTY OF COLLIN.

OWNER/DEVELOPER: LOT 1 & 2 Mark R. Smith Company, Inc. 5100 ROAD 4700 SITE 730 PHONE (972) 346-0733 34145 LANE ROAD 7530 181 (972) 681-4029 CONTACT: MARK SMITH

LANE'S SOUTHWEST SURVEYING INC. 3717 WOODWAY PHONE (972) 685-4442 1450 WEST ROAD 7530 181 (972) 681-4029 CONTACT: JIM McLELLAN

S9284

FINAL PLAT OF LOTS 1 & 2 / BLOCK A 455 / 75 BUSINESS ADDITION 16.515 ACRES AS RECORDED IN VOLUME 5321, PAGE 6808 AND SITUATED IN THE THOMAS RATTAN SURVEY ABSTRACT NO. 782 IN THE CITY OF ANNA, COLLIN COUNTY, TEXAS July 21, 2006

VARIANCES REQUESTED: 1. Section 712 C of the Subdivision Ordinance

NOTE: 1. Setting a portion of this address by Metes and Bounds is a violation of City Ordinance and State law and is subject to fines and penalties of fines and penalties.

2. Bearing Source: The south line of Lot 1, Block A, AFFI Addition as recorded in Volume 1653, Page 538 of the Deed Records, Collin County, Texas.

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Vertical text on the left margin: City of Anna, Texas, Planning Department, 1001 W. 11th St., Anna, Texas 75302

