



Work Session & Regular Council Meeting

July 13, 2021

7:00PM City Hall

1. Call to Order and Declaration of Quorum

a. Time: _____

2. Invocation

3. Pledge of Allegiance to the United States of America

4. Greeting of Visitors

5. Items of Community Interest

6. Public comment

Citizens are invited to address the City Council with public comments. Comments regarding items for which notice has not been given will be limited to three minutes, prior to discussion of agenda items, and Council responses shall be in accordance with Sec. 551.042 of the Texas Government Code. Comments regarding an item on the agenda may be given before or during discussion of that item. Comments that incite a breach of the peace are prohibited.

7. Approval of previous meeting's minutes, or notes – June 15, 2021 Minutes

8. Reports:

- a. City Secretary Report – Potholes will be done end of July
- b. City Clerk Report
- c. Council Representative to Community ISD
- d. City Code Inspector
- e. Mayor's Report

9. Work Session - No vote

Review and discuss agenda items.

Input from staff or counsel; only as requested by Mayor / Council or if asked to be recognized for points of order.

- a. Review - Skyview Plat - Preliminary Plat Review
- b. Review - 939 LG homes Plat - Preliminary Plat review
- c. Review - Re-sale Tax Foreclosure of 3 properties & Resolution 2021-01
- d. Review - Cares Act - American Rescue Plan Act Coronavirus Local Fiscal Recovery
Funds Summary: Funds available through the CLFRF
- e. Review - RFPs for waste management services
- f. Review - Panarican Properties
Summary: Development of threes lots on Kerens St.
- g. Review - Fundview - Accounting module
Summary: Fundview software including accounting module
- h. Review - 311 Eve St. John Radkowski has purchased this property and would like to extend Eve St. with flex base. He will be bringing a sample to show the council.

10. Business Session

Agenda documents and supporting material from the preceding Work Session agenda

Input from staff or counsel; only as requested by Mayor / Council or if asked to be recognized for points of order.

- a. Discuss/Take Action: Skyview Plat - Preliminary Plat Review
- b. Discuss/Take Action: 939 LG homes Plat - Preliminary Plat review
- c. Discuss/Take Action: Re-sale Tax Foreclosure of 3 properties & Resolution 2021- 01
- d. Discuss/Take Action: - American Rescue Plan Act Coronavirus Local Fiscal
Recovery Funds Summary: Funds available through the CLFRF
- e. Discuss/Take Action: RFPs for waste management services
- f. Discuss/Take action: Panarican Properties
Summary: Development of threes lots on Kerens St.
- g. Discuss/Take Action: Fundview - Accounting module
Summary: Fundview software including accounting module
- h. Review - 311 Eve St. John Radkowski has purchased this property and would like to extend Eve St. with flex base. He will be bringing a sample to show the council.

11. Future Agenda Items

Future agenda items shall be designated by the Mayor. In addition, a motion and a second from any two Councilpersons shall be sufficient to add an agenda item for a future meeting. Staff and counsel shall have prior consent of the Mayor to add an agenda item for a future meeting.

12. Executive Session: Time _____

Pursuant to the provisions of Chapter 551, Texas Government Code, Vernon's Texas Codes Annotated, the Town Council may hold a closed meeting. Government code 551.071-Confidential legal advice regarding any of the agenda items on the open session agenda, and as follows:

- a. Legal issues regarding Interlocal agreement with CISD and annexation.*
- b. Legal issues regarding legal requirements for on-site septic systems plans, review, inspection and approval.*

13. Regular Session: Reconvene from Executive Session: Time _____

14. If required, act on items reviewed in Executive Session.

15. Adjournment / Closing: Time _____

I, Judy Hill, City Secretary, certify that the Agenda of the City of Nevada Council Regular Meeting to be held on July 13, 2021 was posted at City Hall on July 9, 2021

NOTE: The City of Nevada, Texas, City Council meets regularly on the first and third Tuesday of each month at 7:00 P.M. The Council adheres to the printed Agenda for official action. Any individuals desiring official action on a matter, should submit a request for the item to be considered for inclusion on a future Agenda to the office of the City Secretary not later than fourteen (14) days prior to the Council Meeting.

TX



Ben Ponce, Mayor
City of Nevada
424 FM 6
Nevada, TX 75173

June 15, 2021

RE: Skyview Meadows Replat
HEI Job Number 385001-86.07

Dear Mayor Ponce,

Hayter Engineering, Inc. (HEI) has reviewed the Skyview Meadows Lots 20A and 20B Replat. Our review was for general conformance and shall not relieve the developer or the developer's surveyor or design engineer of full responsibility for the adequacy and integrity of the survey and design, or for conformance to Local, State, and Federal codes.

Construction plans and specifications were not submitted and as such HEI's review was of the final plat only. Typically, construction plans, and specifications shall be submitted, reviewed, and approved prior to any construction activities.

Below is a list of items that need to be addressed and/or clarified prior to the acceptance of this submittal. If you have any questions, please do not hesitate to call (903.785.0303) or email (cdonnan@haytereng.com).

Final Plat Requirements

1. Per the City's Subdivision Ordinance Section 18(a), the final plat shall bear all the information specified for preliminary plats:
 - a. Per the City's Subdivision Ordinance Section 17(1)c, show existing sewer mains, water mains, drainage culverts, or other underground structures and utilities within the tract and immediately adjacent thereto with pipe size, grades and locations indicated.
 - i. If no such features exist, please provide an email stating as much.
 - b. Per the City's Subdivision Ordinance Section 17(1)d, show contours with intervals of two feet or less, referred to mean sea level datum by actual field survey.
 - c. Per the City's Subdivision Ordinance Section 17(2)g, show the setback lines of the proposed lots.

While not a requirement for approval of this Replat, it should be noted that the portion of Lot 20B immediately north of Lot 20A, could become land-locked if subdivided further without also including an access easement to this area.

Sincerely,

HAYTER ENGINEERING, INC.


Christopher M. Donnan, P.E., CFM
Project Manager



Practical Infrastructure Solutions

4445 SE Loop 286 | Paris, TX 75460 | haytereng.com
TxEng F-315 | TxSurv F-10028600 | OSBPE/LS #603 | ASBPE #2521 | LA #EF6529



Ben Ponce, Mayor
City of Nevada
424 FM 6
Nevada, TX 75173

July 1, 2021

RE: Community Corners Tract 6 Replat
HEI Job Number 385001-86.11

Dear Mayor Ponce,

Hayter Engineering has reviewed the Community Corners Tract 6 Replat. Our review was for general conformance and shall not relieve the developer or the developer's surveyor or design engineer of full responsibility for the adequacy and integrity of the survey and design, or for conformance to Local, State, and Federal codes.

Construction plans and specifications were not submitted and as such Hayter Engineering's review was of the replat only. Typically, construction plans, and specifications shall be submitted, reviewed, and approved prior to any construction activities.

Below is a list of items that need to be addressed and/or clarified prior to the acceptance of this submittal. If you have any questions, please do not hesitate to call (903.785.0303) or email (cdonnan@haytereng.com).

Final Plat Requirements

1. Per the City's Subdivision Ordinance Section 18(a), the final plat shall bear all the information specified for preliminary plats:
 - a. Per the City's Subdivision Ordinance Section 17(1)(b), show the location of...and other important features".
 - i. Please show the large pond on this replat.
 - b. Per the City's Subdivision Ordinance Section 17(1)c, show existing sewer mains, water mains, drainage culverts, or other underground structures and utilities within the tract and immediately adjacent thereto with pipe size and locations indicated.
 - i. If no such features exist, please provide an email stating as much.
 - c. Per the City's Subdivision Ordinance Section 17(1)d, show contours with intervals of two feet or less, referred to mean sea level datum by actual field survey.
 - d. Per the City's Subdivision Ordinance Section 17(3), provide a plan of the proposed water mains, sanitary sewer mains, and proposed drainage facilities, including drainage areas, location of inlets, culverts, bridges, provisions for discharging onto and crossing adjacent properties, and calculated runoff and points of concentration.

Practical Infrastructure Solutions

4445 SE Loop 286 | Paris, TX 75460 | haytereng.com
TxEng F-315 | TxSurv F-10028600 | OSBPE/LS #603 | ASBPE #2521 | LA #EF6529



- i. Please ensure the drainage plan includes what will become of the large pond on the west side of the site.
2. Per the City's Subdivision Ordinance Section 18(a), ...and the construction plans prepared by a registered professional civil engineer... The final plat and construction plans will be considered as one proposal... Plats will include, at a minimum, construction of roads, drainage, retainage, and detention ponds as required, water and sewer lines as required, and all other public utilities and easement provide for.
 - a. It is recommended that improvements to Community Drive be made to bring it up to City standards.
 - b. It is recommended that a drainage plan be provided to the City.
3. Per the City's Subdivision Ordinance Section 18(5)g, "Recommended for Approval" signature block shall be required.

Sincerely,

HAYTER ENGINEERING, INC.



Christopher M. Donnan, P.E., CFM
Project Manager





LEGEND

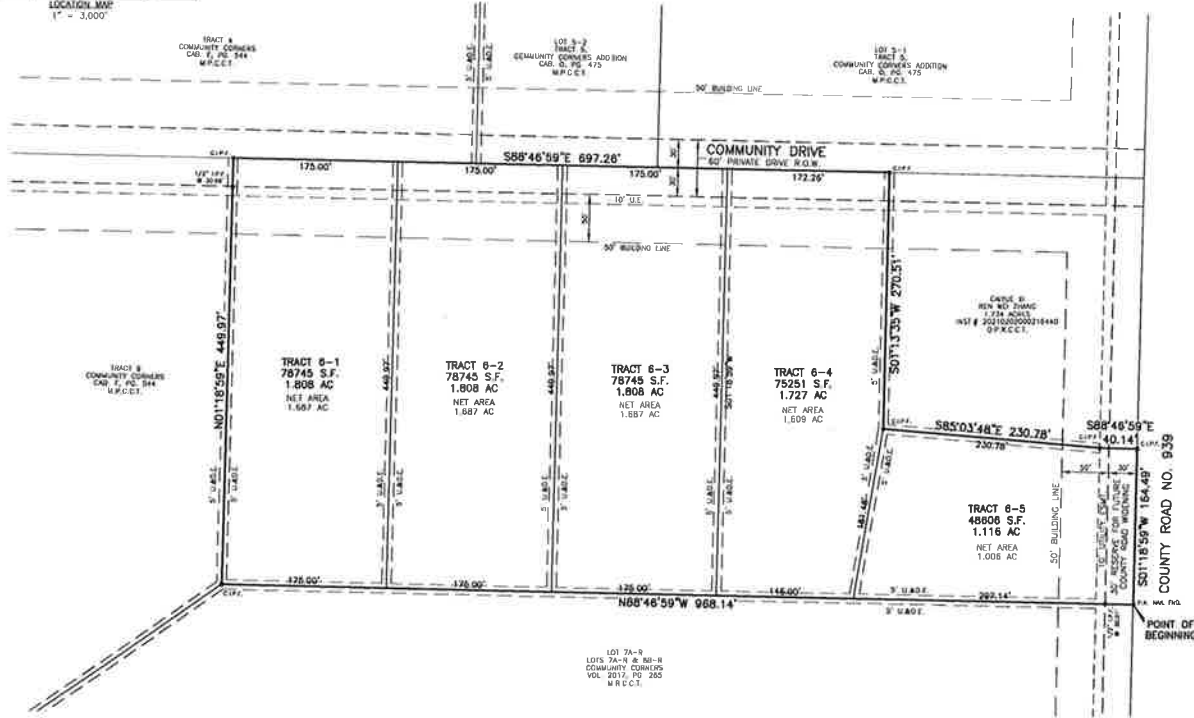
UAD.E. - UTILITY & DRAINAGE EASEMENT
I.P.F. - IRON PIN FOUND
M.R.C.C.T. - MAP RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
C.I.P.F. - 1/2" IRON PIN FOUND WITH CAP STAMPED "PREMIER SURVEYING"

ALL CORNERS ARE 1/2" IRON PIN SET W/YELLOW CAP STAMPED "CGG INC RPLS 5129" UNLESS OTHERWISE NOTED.

NOTES:

1. 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.

2. Bearings based on Skyview Meadows recorded in Cabinet G, Page 576, Map Records, Collin County, Texas.



SURVEYOR'S CERTIFICATE

I, James Barton Carroll, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Nevada, Texas.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

James Barton Carroll
Texas Registered Professional Land Surveyor No. 15129

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared James Barton Carroll, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2021.

Notary Public for the State of Texas
My Commission expires: _____

CERTIFICATE OF COMPLETION

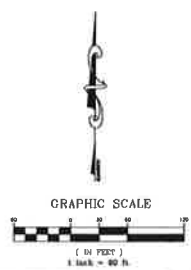
"Accepted"

Mayor, City of Nevada, Texas _____
Clerk _____

The undersigned, the City Secretary of the City of Nevada, Texas, hereby certifies that the foregoing replat of COMMUNITY CORNERS TRACT 6 on addition to Collin County, Texas was submitted to the City Council on the ____ day of _____, 20____ and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinbefore subscribed.

Witness my hand this ____ day of _____, A.D., 20____.

City Secretary
City of Nevada, Texas _____



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Whereas, LJ Homes, LLC, is the owner of a tract of land situated in the J. McInnis Survey, Abstract No. 544, Collin County, Texas, and being part of Tract 6, of Community Corners, an addition to Collin County, Texas, according to the plat thereof recorded in Cabinet F, Page 544, Map Records, Collin County, Texas, and as conveyed to LJ Homes, LLC by deed recorded in Instrument No. 2021050400009355, Official Public Records, Collin County, Texas, and being more particularly described as follows:

Beginning at a p.k. nail found in the center of County Road No. 939 and for the southeast corner of said Tract 6 and the northeast corner of Lot 7A-R of Lots 7A-R & 8B-R of Community Corners, an addition to Collin County, Texas, according to the plat thereof recorded in Volume 2017, Page 265, Map Records, Collin County, Texas;

North 88°46'59" West, along the south line of said Tract 6 and the north line of said Lot 7A-R, at a distance of 30.01 feet passing a 1/2" iron pin found for reference and for a total distance of 958.14 feet to a 1/2" iron pin found with cap stamped "PREMIER SURVEYING" for the southeast corner of said Tract 6, the most northerly northeast corner of said Lot 7A-R and the southeast corner of Tract 9 of said Community Corners;

Thence, North 01°18'59" East, along the west line of said Tract 6 and the west line of said Tract 9, at a distance of 419.28 feet passing a 1/2" iron pin found for reference and for a total distance of 448.97 feet to a 1/2" iron pin found with cap stamped "PREMIER SURVEYING" in the center of Community Drive and for the northwest corner of said Tract 6 and the northeast corner of said Tract 9 and being on the south line of Tract 5 of said Community Corners;

Thence, South 88°46'59" East, along the north line of said Tract 6, the south line of said Tract 4 and the south line of Lots 5-1 and 5-2 of Tract 5, Community Corners Addition, an addition to Collin County, Texas, according to the plat thereof recorded in Cabinet D, Page 475, Map Records, Collin County, Texas and the center of Community Drive, a distance of 697.26 feet to a 1/2" iron pin found with cap stamped "PREMIER SURVEYING" for the northeast corner of said LJ Homes, LLC tract and the northeast corner of a 1,734-acre tract of land conveyed to Ren Wei Zhang by deed recorded in Instrument No. 20210202000216440, Official Public Records, Collin County, Texas;

Thence, South 01°13'35" West, along the east line of said LJ Homes, LLC tract and the west line of said 1,734-acre tract, a distance of 270.51 feet to a 1/2" iron pin found with cap stamped "PREMIER SURVEYING" for the southwest corner of said 1,734-acre tract;

Thence, South 85°03'48" East, along a north line of said LJ Homes, LLC tract and the south line of said 1,734-acre tract, a distance of 230.78 feet to a 1/2" iron pin found with cap stamped "PREMIER SURVEYING" for corner;

Thence, South 88°46'59" East, along a north line of said LJ Homes, LLC tract and the south line of said 1,734-acre tract, a distance of 40.14 feet to a north line of said LJ Homes, LLC tract and the south line of said 1,734-acre tract, a distance of 40.14 feet to a 1/2" iron pin found with cap stamped "PREMIER SURVEYING" for corner on the east line of said Tract 6 and in the centerline of said County Road No. 939;

Thence, South 01°18'59" West, along the east line of said Tract 6 and the centerline of said County Road No. 939, a distance of 164.49 feet to the Point of Beginning and containing 350.092 square feet or 8.267 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, LJ Homes, LLC, does hereby adopt this replat as COMMUNITY CORNERS TRACT 6, an Addition to Collin County, Texas and does hereby dedicate to the public use forever the roads and easements shown hereon (if any) for the mutual use and accommodation of any public utility desiring to use or using same for the purpose of construction, maintaining, adding to or removing any of all of their respective systems located therein.

WITNESS my hand this ____ day of _____, 2021.

LJ Homes, LLC, Owner
By: _____

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2021.

Notary Public for the State of Texas
My Commission expires: _____

REPLAT
COMMUNITY CORNERS
TRACT 6
8.267 ACRES OF LAND AND
BEING PART OF TRACT 6 OF
COMMUNITY CORNERS
CAB. F, PG. 544
CITY OF NEVADA E.T.J.
COLLIN COUNTY, TEXAS

CARROLL CONSULTING GROUP, INC.			
P.O. BOX 11		972-742-4411	
LAVON, TEXAS 75166		TEXAS FIRM REGISTRATION NO.: 10007200	
JOB No.	SCALE	DATE PREPARED	DRAWN BY
5848-21	1"=60'	JUNE 14, 2021	CP



ABERNATHY ROEDER
BOYD HULLETT

EST. 1876

1700 Redbud Boulevard, Suite 300 | McKinney, Texas 75069

June 28, 2021

Judy Hill
City Secretary
City of Nevada
424 E. FM 6
Nevada TX 75173
Via eMail: citysecretary@cityofnevadatx.org

RE: Consent to Private Re-Sale of Tax Foreclosed Properties

Dear Ms. Hill,

In our role as your delinquent tax collection lawyer we have received offers to purchase three properties (the "Resale Properties"); these properties, identified as Tracts 1, 2 and 13, were previously bid-off to the taxing units at tax foreclosure sales. These offers are the highest and best received. Texas Property Tax Code Sec. 34.05(i) authorizes the private re-sale of properties previously bid-off to the taxing units with the consent of all taxing units entitled to receive proceeds from the sale. The Collin County Commissioners Court approved the sale of these three properties on June 21, 2021, but because the City of Nevada is entitled to receive proceeds from the sale of the Resale Properties, its consent is also required. We are asking for the City Council to consider these offers, and to formally give its consent to the sales should it wish to accept them.

Attached is information relating to each offer. This information includes:

- The tract number for each property
- The identity of the taxing units in the foreclosure suit (the Grantors)
- The identity of the buyer (the Grantees)
- The property description (including the style and number of the tax foreclosure suit)
- The sales price offered
- The judgment amount in the tax foreclosure suit
- The adjudged value of the property
- The date the property was bid off to the taxing units
- The anticipated distribution of proceeds of sale
- Notes relating to the property
- The location of the property on a map (per the online interactive maps of the Collin Central Appraisal District)

The proceeds of each sale will be distributed in the priorities set forth in the Texas Property Tax Code. These priorities and the amount of an offer may result in no proceeds being available for distribution to the taxing units on the sale of Tracts 2. But in all cases the sale of these properties will benefit the City of Nevada by clearing the judgment year delinquencies from the tax accounts and getting the properties back on the paying tax roll.

Attached is a sample resolution approving the re-sales for your review and use. If the City Council consents to the private resales please have the attached approval forms executed (signed and notarized). These pages will be attached to the tax resale deeds once all taxing units have consented to the sales and payment has been collected in full.

Thank you for your help with this matter. If you have any questions please feel free to call me at (469) 438-2454, or email me at TPounders@Abernathy-Law.com. It is an honor to serve the City of Nevada.

Respectfully yours,

A handwritten signature in blue ink, appearing to read "T A Pounders", with a stylized flourish at the end.

Mr. Tracy A. Pounders
Attorney and Counselor at Law
Director, Delinquent Tax Collections

EXHIBIT "A"

TRACT: 1

GRANTOR(S): Collin County, Collin County Community College District, Community Independent School District, City of Nevada

GRANTEE: Precious Real Estate Holdings, c/o Marinus Ngu 1915 Legendary Reef Way, St. Paul TX 75098

PROPERTY DESCRIPTION: "NEVADA OUTLOTS (CNV) LOT 65C" [Collin CAD Geo No. R0951000065C1] as described by the Collin Central Appraisal District and the tax maps of Collin County, Texas, and foreclosed upon pursuant to the judgment and orders in Cause No. 471-02784-2018 – Community Independent School District v James White, for judgment years 1998-2018

SALES PRICE: \$5,525.00

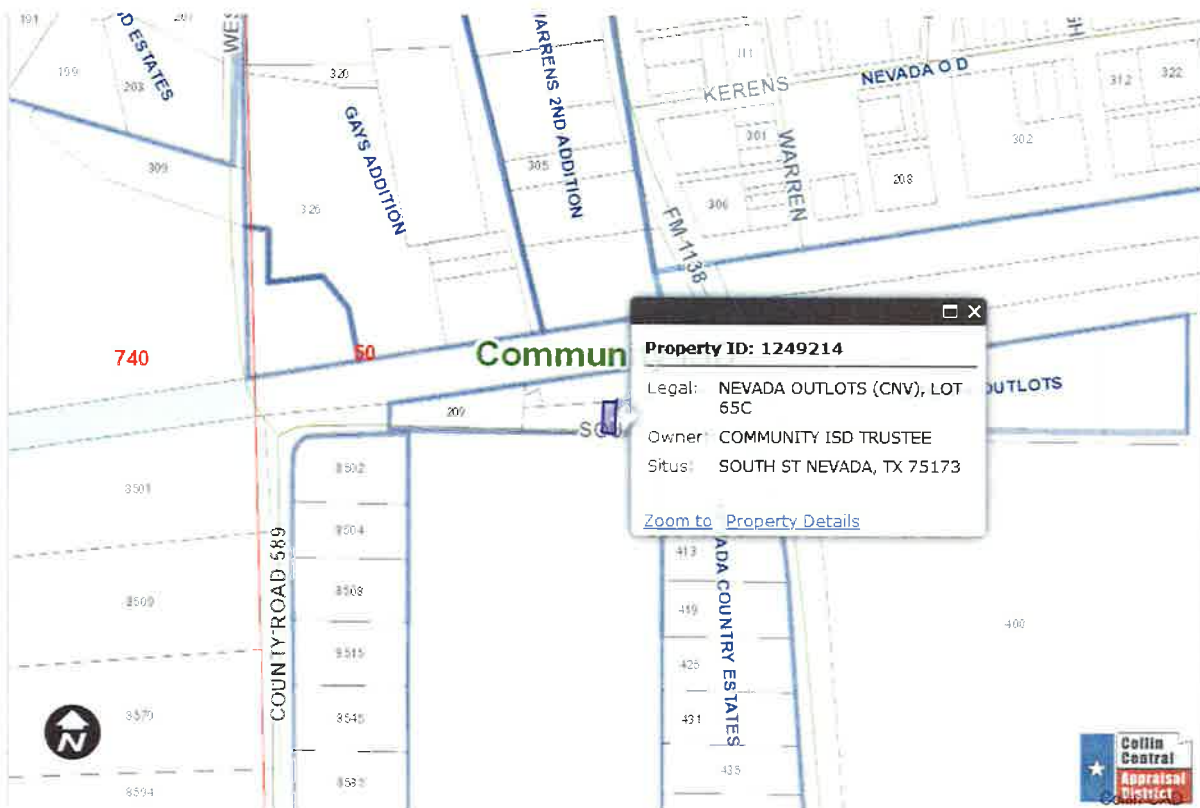
JUDGMENT AMOUNT: \$12,440.91

ADJUDGED VALUE: \$20,000.00

DATE BID OFF TO TAXING UNITS: March 3, 2020

ANTICIPATED DISTRIBUTION OF PROCEEDS (as required by the Texas Property Tax Code): Collin County: \$624.93; Collin College: \$229.52; Community Ind.. School Dist.: \$4,121.07; City of Nevada: \$415.48; Court Costs: \$134.00

NOTES: Small lot - 0.11 acres; surrounded on three sides by church property; church appears to be vacant - multiple attempts to contact church in the past have been unsuccessful



TRACT: 2

GRANTOR(S): Collin County, Collin County Community College District, Community Independent School District, City of Nevada

GRANTEE: Andrew Pepper, 5801 Manchester Dr, Richardson TX 75082

PROPERTY DESCRIPTION: "NEVADA OUTLOTS (CNV) LOT 65E" [Collin CAD Geo No. R0951000065E1] as described by the Collin Central Appraisal District and the tax maps of Collin County, Texas, and foreclosed upon pursuant to the judgment and orders in Cause No. 429-05010-2014 – Community Independent School District v Nevada Deep Well Co, for judgment years 1995-2015

SALES PRICE: \$201.00

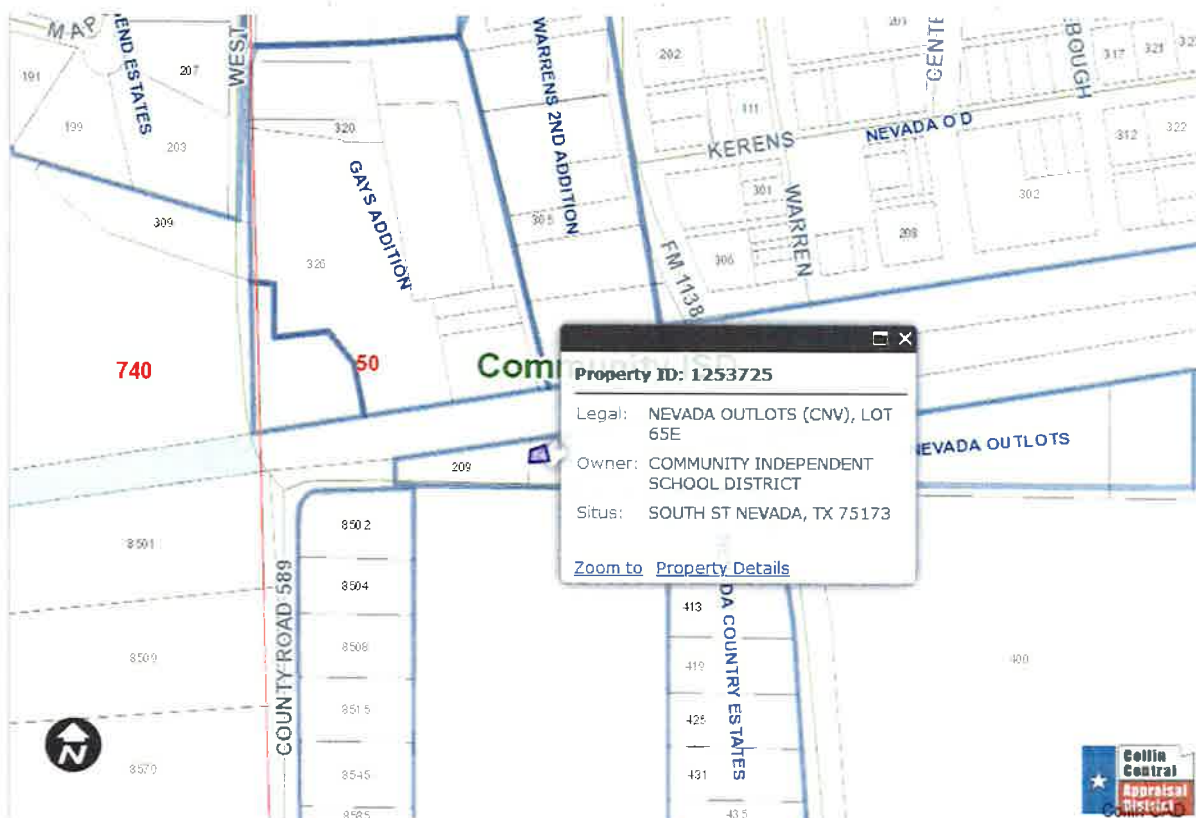
JUDGMENT AMOUNT: \$10,934.24

ADJUDGED VALUE: \$12,000.00

DATE BID OFF TO TAXING UNITS: February 7, 2017

ANTICIPATED DISTRIBUTION OF PROCEEDS (as required by the Texas Property Tax Code): Collin County: \$0.00; Collin College: \$0.00; Community Ind.. School Dist.: \$0.00; City of Nevada: \$0.00; Court Costs: \$201.00

NOTES: May be smaller than the reported .37 acres; land locked - no street access; may have a water well of unknown status in it; has been off of the tax rolls since 2017



TRACT: 13

GRANTOR(S): Collin County, Collin County Community College District, Community Independent School District, City of Nevada

GRANTEE: Uriel Villegas, 5749 Alexander St, Sachse TX 75048

PROPERTY DESCRIPTION: "NEVADA ORIGINAL DONATION (CNV) BLOCK 7 LOT 6B ACRES 0.0800" [Collin CAD Geo No. R0946007006B1] as described by the Collin Central Appraisal District and the tax maps of Collin County, Texas, and foreclosed upon pursuant to the judgment and orders in Cause No. 4010172304 – City of Nevada v Hickey, for judgment years 1994-2004

SALES PRICE: \$6,325.00

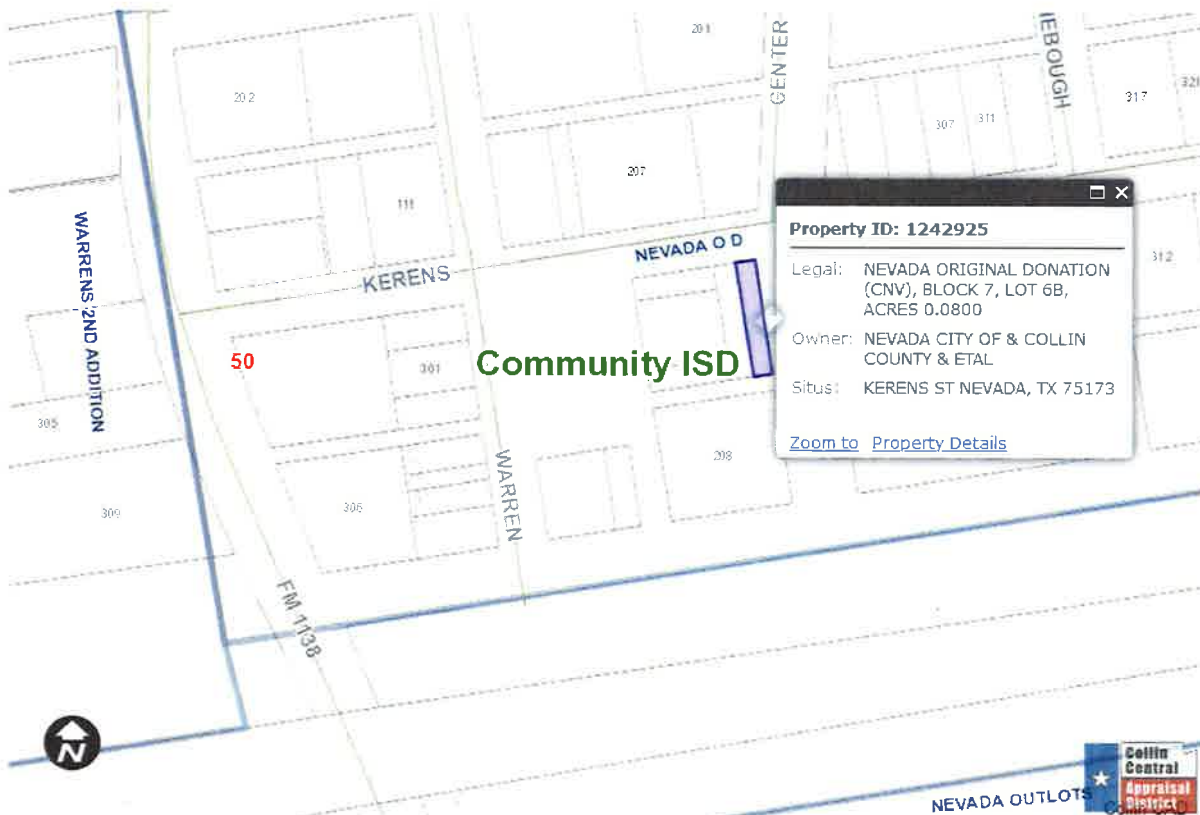
JUDGMENT AMOUNT: \$2,143.54

ADJUDGED VALUE: \$6,000.00

DATE BID OFF TO TAXING UNITS: February 2, 2006

ANTICIPATED DISTRIBUTION OF PROCEEDS (as required by the Texas Property Tax Code): Collin County: \$730.34; Collin College: \$224.81; Community Ind.. School Dist.: \$3,949.65; City of Nevada: \$348.70; Court Costs: \$1,071.50

NOTES: Has been off of tax roll since 2006



RESOLUTION NO. 2021-01

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEVADA, TEXAS,
CONSENTING TO THE PRIVATE RE-SALE OF THREE TRACTS OF REAL
PROPERTY PREVIOUSLY BID-OFF TO THE TAXING UNITS**

WHEREAS, Texas Property Tax Code Sec. 34.05(i) authorizes the private re-sale of properties previously bid-off to the taxing units with the consent of all taxing units entitled to receive proceeds from the sale of the properties and,

WHEREAS, the City of Nevada is entitled to receive proceeds from the private re-sale of six tracts of real property, identified by the Collin County Tax Office with account numbers R0951000065C1, R0951000065E1 and R0946007006B1 (the "Resale Properties) and,

WHEREAS, Offers to purchase the Resale Properties have been made, with the following being the highest and best received:

Tract	Account	Buyer	Amount
1	R0951000065C1	Precious Real Estate Holdings	\$5,525.00
2	R0951000065E1	Andrew Pepper	\$201.00
13	R0946007006B1	Uriel Villegas	\$6,325.00

WHEREAS, these offers were accepted and approved by the Collin County Commissioners Court on June 21, 2021.

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

Section 1. The City Council of the City of Nevada, Texas hereby accepts the offers to purchase the Resale Properties, and consents to the sale of each.

Section 2. This Resolution shall take effect immediately from and after the date of passage and is so ordered.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF NEVADA, TEXAS
ON THE 13th DAY OF July, 2021.

CITY OF NEVADA, TEXAS

BEN PONCE, Mayor

ATTEST:

JUDY HILL
City Secretary

Approval of Private Tax Sale Per Texas Property Tax Code Sec. 34.05(i)

Property Description: That tract of real property located in Collin County, Texas described by the Collin County Tax Office and the tax maps of Collin County, Texas as 'NEVADA OUTLOTS (CNV) LOT 65C', Collin CAD (Geo) No. R0951000065C1; described further in the judgment and orders in Cause No. 471-02784-2018 – Community Independent School District v James White.

Grantor(s): Collin County, Collin County Community College District, Community Independent School District, City of Nevada

Grantee(s): Precious Real Estate Holdings

Sales Price \$5,525.00

Approved this _____ day of _____, 202__.

For CITY OF NEVADA (Taxing Unit)

By _____

Printed Name: _____

Printed Title: _____

ACKNOWLEDGMENT

**THE STATE OF TEXAS
COUNTY OF COLLIN**

This instrument was acknowledged before me on the _____ day of _____, 202__ by _____, as the act and deed of the taxing unit so represented above.

Notary Public, State of Texas

NOTES: Tract 1 [1]

Approval of Private Tax Sale Per Texas Property Tax Code Sec. 34.05(i)

Property Description That tract of real property located in Collin County, Texas described by the Collin County Tax Office and the tax maps of Collin County, Texas as 'NEVADA OUTLOTS (CNV) LOT 65E', Collin CAD (Geo) No. R0951000065E1; described further in the judgment and orders in Cause No. 429-05010-2014 – Community Independent School District v Nevada Deep Well Co.

Grantor(s): Collin County, Collin County Community College District, Community Independent School District, City of Nevada

Grantee(s): Andrew Pepper

Sales Price \$201.00

Approved this _____ day of _____, 202____.

For CITY OF NEVADA (Taxing Unit)

By _____

Printed Name: _____

Printed Title: _____

ACKNOWLEDGMENT

**THE STATE OF TEXAS
COUNTY OF COLLIN**

This instrument was acknowledged before me on the _____ day of _____, 202____ by _____, as the act and deed of the taxing unit so represented above.

Notary Public, State of Texas

NOTES: Tract 2 [2]

Approval of Private Tax Sale Per Texas Property Tax Code Sec. 34.05(i)

Property Description: That tract of real property located in Collin County, Texas described by the Collin County Tax Office and the tax maps of Collin County, Texas as 'NEVADA ORIGINAL DONATION (CNV) BLOCK 7 LOT 6B ACRES 0.0800', Collin CAD (Geo) No. R0946007006B1; described further in the judgment and orders in Cause No. 4010172304 – City of Nevada v Hickey.

Grantor(s): Collin County, Collin County Community College District, Community Independent School District, City of Nevada

Grantee(s): Uriel Villegas

Sales Price \$6,325.00

Approved this _____ day of _____, 202__.

For CITY OF NEVADA (Taxing Unit)

By _____

Printed Name: _____

Printed Title: _____

ACKNOWLEDGMENT

**THE STATE OF TEXAS
COUNTY OF COLLIN**

This instrument was acknowledged before me on the _____ day of _____, 202__ by _____, as the act and deed of the taxing unit so represented above.

Notary Public, State of Texas

NOTES: Tract 13 [19]