



AGENDA

WORK SESSION & SPECIAL COUNCIL MEETING

Monday, October 4, 2021

7:00PM at City Hall

1. Call to Order and Declaration of Quorum

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.

a. September 9, 2021 Minutes

b. September 21, 2021 Minutes

★ Designed by TownMapsUSA.com

8. Reports:

a. City Secretary Report

b. City Clerk Report

c. Council Representative to Community ISD

d. Mayor Pro Tem report

e. Mayor's Report/Status: American Rescue Plan Act – Coronavirus Local Fiscal Recovery Fund application

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: Frontier Fiber Optics.
- b. Review: Variances added to RV/Boat Storage Zoning Ordinance 21-06, Mayor to re-sign.
- c. Review: Municipal Court operations, Justice of the Peace Jurisdiction, and related matters.

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: Frontier Fiber Optics.
- b. Discuss/Take action: Variances added to RV/Boat Storage Zoning Ordinance 21-06, Mayor to re-sign.
- c. Discuss/Take Action: Municipal Court operations, Justice of the Peace Jurisdiction, and related matters.

TX

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.

★ Designed by TownMapsUSA.com

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:

Govt. Code 552.074 Personnel-to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

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 October 4, 2021, was posted at City Hall on October 1, 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.

★ Designed by TownMapsUSA.com

ITEM 9 & 10 a.
FRONTIER FIBER
OPTICS

Frontier[®] FiberOptic. Bringing Fiber to more homes



Frontier Communications

Nevada, Texas

The logo graphic for Frontier Communications, featuring the word "Frontier" in a large, white, sans-serif font. Above the letters "i", "e", "r", and "t" are four small white dots arranged in a slight arc. Below "Frontier" is the word "COMMUNICATIONS" in a smaller, white, all-caps sans-serif font. At the bottom is the tagline "don't go it alone" in a small, white, lowercase sans-serif font. A thick blue horizontal bar is positioned behind the text, extending from the left edge of the page to the right edge of the logo.

Frontier
COMMUNICATIONS
don't go it alone

Haven't you heard?

Frontier[®] FiberOptic
is here!



Frontier Fiber Optic Project



Upgrades through fiber-to-the-home expansion



Frontier® FiberOptic / 50 Mbps up to 1 Gbps service



Fiber can provide additional future services

How does Broadband Impact Communities?



The fiber network is 100% fiber from our central office to a customer's home



Households can easily connect to multiple devices at one time



Fiber broadband increases rental & property value *



High-speed internet: Frontier® FiberOptic offers speeds up to 1 Gig



Revitalizing rural communities



Entrepreneurs have the speed they need for business development



Students can learn anywhere & compete on a level playing field

** A Fiber Broadband Association study shows home values increase with access to fiber*

Why Frontier FiberOptic Targeted Expansion Makes Sense



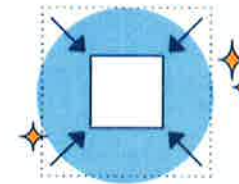
Super Fast Speeds



Better Reliability
(Voice, Data, IPTV)



No Bottle-Necking



**Smaller & Discreet
Equipment**



**Better Network
Elements to Support Future
Growth**



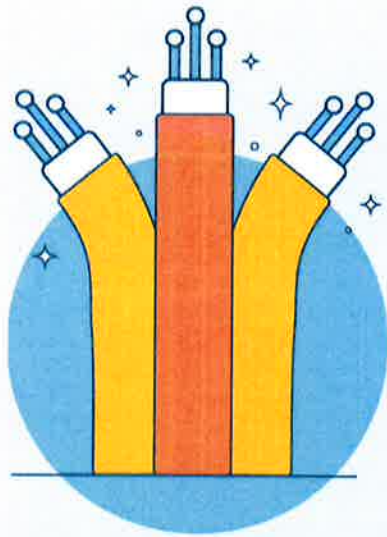
Less Chance for Degradation



**Less Expensive &
More Cost-Effective
to Deploy**



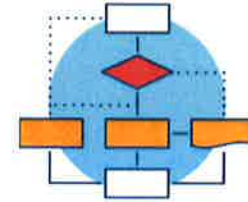
**Doesn't Experience
Interference**



Partnering with Our Communities



Frontier employees live in your community too!



We have processes in place for your questions, concerns, & escalations

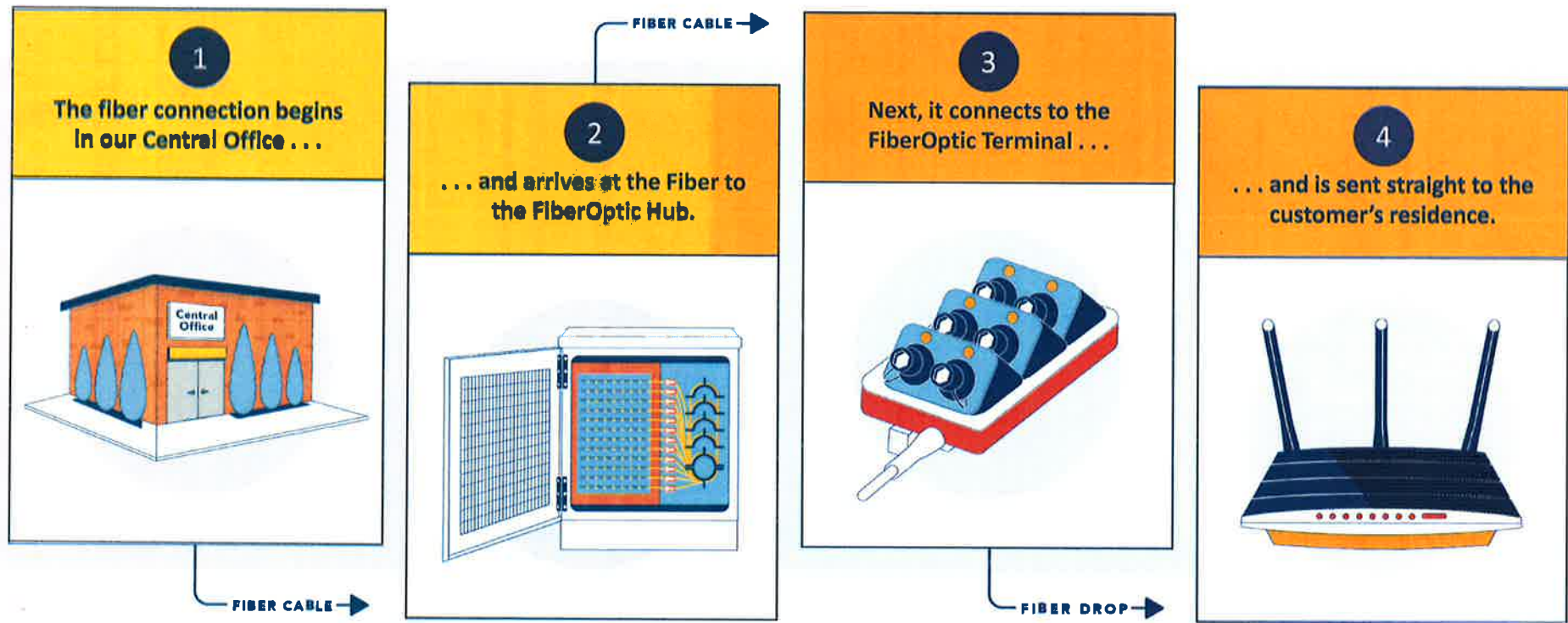


Your long-term success = our long-term success



We want to see you grow & succeed!

How Frontier FiberOptic Reaches You



FiberOptic Hub



Pull Box



Bore Pits



Aerial Splice



© Frontier Communications. This document contains proprietary and/or confidential information.
This document is intended only for the party to whom it is presented and copying and re-distribution are strictly prohibited.

Aerial Terminal



© Frontier Communications' This document contains proprietary and/or confidential information.

This document is intended only for the party to whom it is presented and copying and re-distribution are strictly prohibited.

ONT (Optical Network Terminal)





• **Thank you!**

Frontier
COMMUNICATIONS
don't go it alone

CITY OF NEVADA, TX
424 E. FM 6, Nevada, TX 75173
972-853-0027

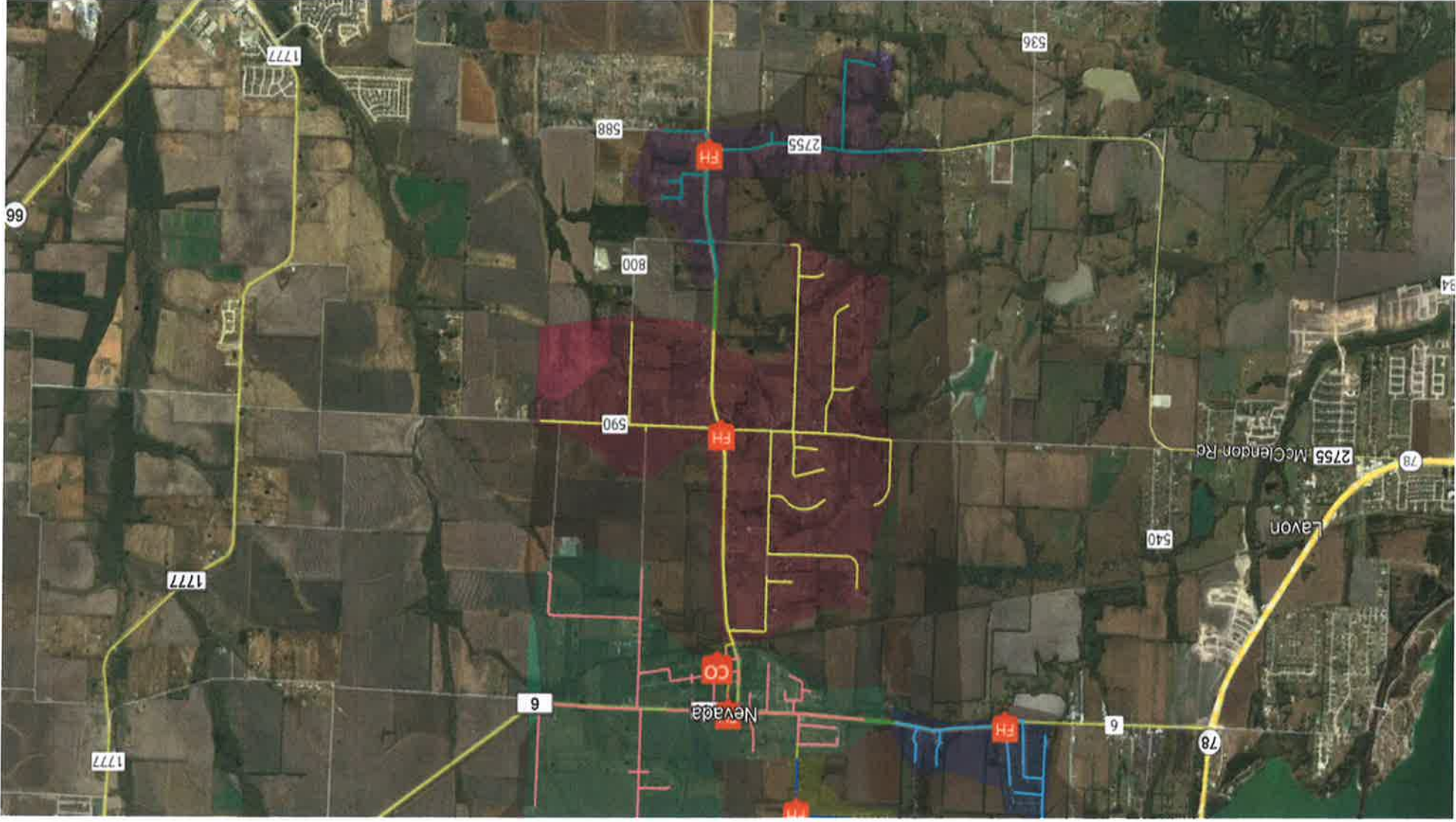
Δ OTHER
(DESCRIBE)

FH - Fiber Hub
CO - Central Office

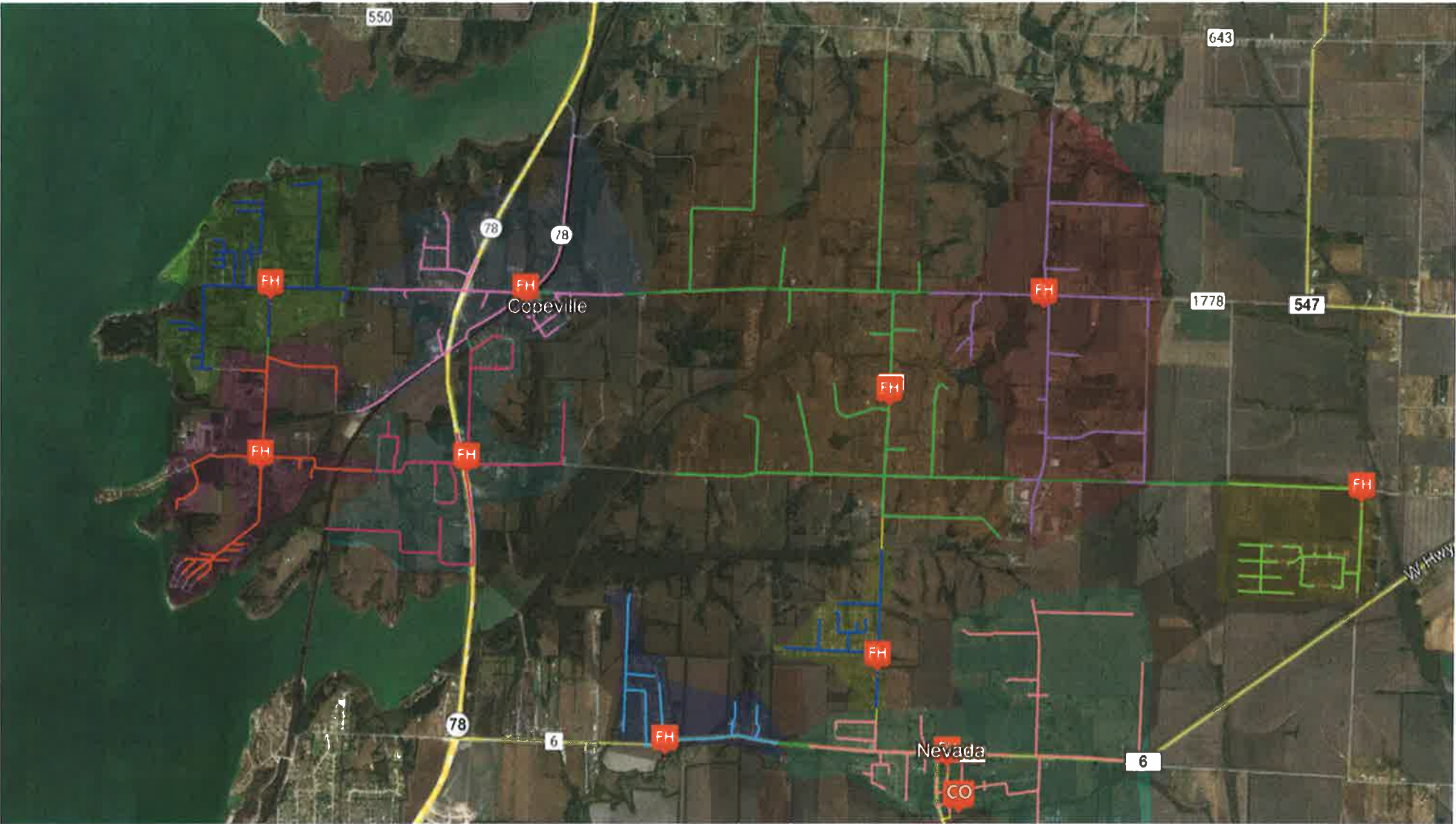
Shaded area's are streets
that will feed to Fiber Hub

Bret Plaskey
Director of Engineering

South



North



ITEM 9 & 10 b.
VARIANCES ADDED TO
RV/BOAT ZONING
ORDINANCE 21-06

ORDINANCE NO. 21-06

Zoning

King and Ratzman

9.12 acre tract - Light industrial-RV storage and

1.29 acre tract - Community retail

AN ORDINANCE OF THE CITY OF NEVADA, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF NEVADA AS HERETOFORE AMENDED, BY AMENDING THE ZONING OF TWO CONTIGUOUS PARCELS OF APPROXIMATELY 9.12 ACRES AND 1.29 ACRES OF LAND RESPECTIVELY, IN THE JOHN MCMINN SURVEY, Abstract No. 554 Collin County, Texas, SAID PARCELS OF LAND BEING ZONED AGRICULTURAL (AG) PRIOR TO THE PASSAGE OF THIS ORDINANCE, AND 9.12 OF THE TOTAL ACRES BEING ZONED LIGHT INDUSTRIAL BY THIS ORDINANCE, AND THE 1.29 ACRES BEING ZONED COMMUNITY RETAIL BY THIS ORDINANCE, PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF \$2,000.00 FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the governing body of the City of Nevada, in compliance with the laws of the State of Texas and the ordinances of the City of Nevada, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, and in the exercise of its legislative discretion have concluded that the Comprehensive Zoning Ordinance of the City of Nevada should be amended to zone the land described herein;

WHEREAS, *Shaun King, and Scott Ratzman* (“OWNERS”) have requested zoning of this property as set forth in this Ordinance; and

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

SECTION 1. ZONING The Comprehensive Zoning Ordinance of the City of Nevada, Texas, Ordinance 17-09, as heretofore amended, be, and the same is hereby amended by changing the zoning the apx. 9.12 acre tract (the “The RV Storage”) from Agricultural to Light Industrial zoning, with the variance of limiting the use to RV storage, as reviewed and approved by council as submitted by the Owners. The RV Storage tract is as shown in the attached Exhibit A, a survey with attached legal description of the 9.12 acres.

The Community Retail tract is as shown in the attached Exhibit B, a survey with attached legal description of the 1.29 acres.

ORDINANCE NO.: _____

ZONING RV Storage, King/Ratzman 9.12&1.285 acre

SECTION 6. That all provisions of the ordinances of the City of Nevada in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Nevada not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 7. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Nevada, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of \$2,000.00 for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 8. In accordance with Section 52.011 of the Local Government Code, the caption of this Ordinance shall be published either (a) in every issue of the official newspaper of the City of Nevada for two days, or (b) one issue of the newspaper if the official newspaper is a weekly paper. An affidavit by the printer or the publisher of the official newspaper verifying the publication shall be filed in the office of the City Secretary.

ADOPTED this _____ day of _____, 2021, by the Nevada City Council.

APPROVED:

Ben Ponce, Mayor

ATTEST:

Judy Hill, City Secretary

APPROVED AS TO FORM:

James E. Shepherd, City Attorney

Attachments:

- Exhibit A. RV Storage tract --- Survey and Legal Description
- Exhibit B. Community Retail Tract --- Survey and Legal description
- Exhibit C. Concept plan presented by Owners as part of Zoning application

ORDINANCE NO.: _____

ZONING RV Storage, King/Ratzman 9.12&1.285 acre

Page 3

May 21,2021

HONARABLE MAYOR AND CITY COUNCIL, NEVADA TEXAS

424 E. FM 6
NEVADA, TEXAS 75171

Shaun and I would like to thank everyone at the City of Nevada and all the council members for their time at this week's meeting to discuss the Safe Storage boat and RV project on FM1138. We appreciate the opportunity to answer questions and discuss in detail what we are proposing. We are excited to work with the city and look forward to building a long-term relationship in the community.

During this week's meeting we verbally agreed to a framework of how the facility would be designed and the materials that would be used in the construction, this is critical to move to the next steps. The civil engineering and mechanical engineering for the construction phase cannot be completed without an agreement on the variances. I have attempted to capture all the zoning and variances request discussed below so you can formally respond to our requests.

- Zoning will be "Light Industrial" with "Special Use Permit" for Boat and RV Storage
- FM1138 Road Frontage will be maintained for "Community Retail"
- Storage Facility Parking and Internal Drives will be Crushed Asphalt/Gravel Engineered to support Fire Equipment, Buses and Large RVs
- Storage Buildings Structure will Serve as Property barriers, gaps in any will be filled with Wrought Iron and Stone barriers.
- Fencing in Front (FM1138) Wrought Iron with Stone on Corners, Landscaping on FM 1138 Frontage
- No Septic System Required for Boat and RV Storage Facility
- Engineered to County Fire Code
- Designed to TXDOT requirements for Water Containment/Runoff

The civil and mechanical engineering for the site is based on a full build out of the 10.4-acre site, both storage and retail. We will build the facility in phases which will either be two or three over a 36-month timeframe. We will build front to back as to not disrupt our customer's during the expansion process.

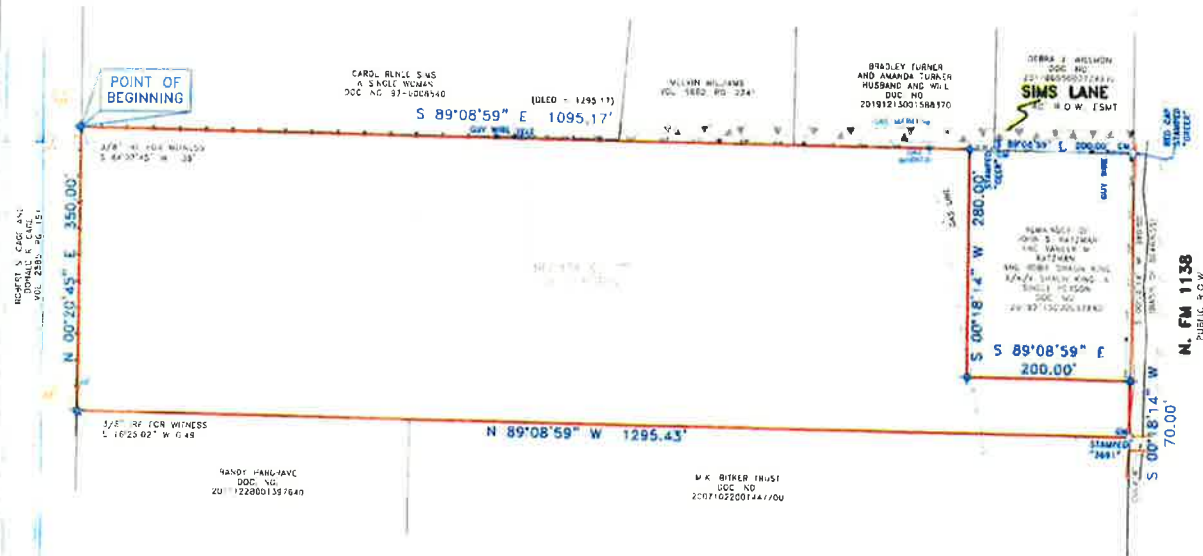
Regarding the business and potential revenue all I can share is our plan is to build structures to support up to 350 customers with an average monthly rental rate of \$150 each over the next 3-5 years.

We look forward to your response so we can move this project forward quickly.

SINCERELY,

SCOTT RATZMAN
SHAUN KING

SAFE STORAGE LLC
11347 FRONTIER DR
FRISCO, TEXAS 75033
214-862-8266



Being a tract of land situated in the John McMinn Survey, Abstract No. 554, Collin County, Texas, same being a portion of that tract of land conveyed to John S. Yasek, M. Ratman, and Robb Shaun King a/k/a Shaun King, a single recorded in Document No. 20190115000947880, Official Public Records, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING of a point for corner, said corner being the Southwest corner of that tract of land conveyed to Carol Renee Sims, a single woman, by deed recorded in Document No. 97-0008540, Official Public Records of Collin County, Texas, and lying along the East line of that tract of land conveyed to Robert S. Coge and Donora R. Coge, by deed recorded in Volume 2585, Page 151, Deed Records of Collin County, Texas, from which a 3/8 inch iron rod found bears South 84 degrees 07 minutes 45 seconds West, a distance of 1.39 feet for witness;

THENCE South 89 degrees 08 minutes 59 seconds East, along the South line of said Sims tract, a distance of 1095.17 feet to a point for corner, said corner lying along the South line of that tract of land conveyed to Bradley Turner and Amanda Turner, husband and wife, by deed recorded in Document No. 20191213001588370, Official Public Records of Collin County, Texas, and being the Northwest corner of the remainder of aforementioned Ratzman/King tract;

THENCE South 00 degrees 18 minutes 14 seconds West, along the West line of said remainder of aforementioned Ratzman/King Tract, a distance of 280.00 feet to a point for corner;

THENCE South 89 degrees 08 minutes 59 seconds East, along the South line of said remainder of aforementioned Ratzman/King tract, a distance of 200.00 feet to a point for corner, said corner being the Southeast corner of said remainder tract, and lying along the West line of N. FM 1138 (public right-of-way);


THENCE South 00 degrees 18 minutes 14 seconds West, along said West line of N. FM 1138, a distance of 70.00 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to M.K. Wilker Trust, by deed recorded in Document No. 20071022001447700, Official Public Records of Collin County, Texas;

THENCE North 89 degrees 08 minutes 59 seconds West, along the North line of said M.K. Biker Trust tract, a distance of 1299.43 feet to a point for corner, said corner being the Northwest corner of that tract of land conveyed to Randy Hargrave, by deed recorded in Document No. 20111228001397640, Official Public Records of Collin County, Texas, and lying along the aforementioned East line of Cage tract;

THENCE North 00 degree 20 minutes 45 seconds East, along said East line of Cage tract, a distance of 350.00 feet to the POINT OF BEGINNING and containing 397,336 square feet or 9.12 acres of land.

The undersigned Registered Professional Land Surveyor (bold face) hereby certifies to the Client, (a) this survey and the property description set forth herein were prepared from an actual on-the-ground survey; (b) such survey was conducted by the surveyor or under his direction; (c) all monuments shown herein actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plot is not a correct or accurate representation of the property lines and dimensions are as indicated; location and size of any easements and easement areas are as shown; oil improvements are located within the boundaries the distance indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 20th day of July, 2021


Todd Fincher
Registered Professional Land Surveyor No. 5633



NOTES:

1) BEARINGS SHOWN ARE BASED ON HAD 83 TCEAS NORTH CENTRAL ZONE

2) THE DIVISION OF THIS PROPERTY MAY VIOLATE STATE AND/OR LOCAL GOVERNMENT CODE SECTION 407 AND MAY BE SUBJECT TO THE REQUIREMENTS IF IS THE RESPONSIBILITY OF THE CLIENT TO CONTACT THE LOCAL GOVERNING BODY TO DETERMINE THE SPECIFIC REQUIREMENTS FOR THIS PROPERTY. THE EXISTING CLAIMS OR RESPONSIBILITIES OR LIABILITIES IN THE DETERMINATION OF THIS REQUIREMENT

3) THIS SURVEY IS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. CBO SURVEYING TCEAS, LLC HAS NOT RESEARCHED THE LAND TITLE RECORDS FOR THE EXISTENCE OF EASEMENTS, RESTRICTIVE COVENANTS OR OTHER INTERESTS.

NOTE: According to the FIRM in Map No. 40095C0455, this property does lie in Zone X.

ACCEPTED BY: _____

[illegible][illegible]

419 Century Plaza Dr., Ste 100
Houston, TX 77073
P 281.443.9288
F 281.443.9224
Firm No. 10194280

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 100'	07/28/10	1033536-01	N/A	10/20/10

9.12 ACRES

JOHN MCMINN SURVEY, ABSTRACT NO. 554

COLLIN COUNTY, TEXAS

N. FM 1138

Being a tract of land situated in the John McMinn Survey, Abstract No. 554, Collin County, Texas, same being a portion of that tract of land conveyed to John S. Ratzman and Yaneek M. Ratzman, and Robie Shaun Kin a/k/a Shaun King, a single person, by deed recorded in Document No. 20190115000047880, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the Southwest corner of that tract of land conveyed to Carol Renee Sims, a single woman, by deed recorded in Document No. 97-0008540, Official Public Records of Collin County, Texas, and lying along the East line of that tract of land conveyed to Robert S. Cage and Donald R. Cage, by deed recorded in Volume 2585, Page 151, Deed Records of Collin County, Texas, from which a 3/8 inch iron rod found bears South 84 degrees 07 minutes 45 seconds West, a distance of 1.39 feet for witness;

THENCE South 89 degrees 08 minutes 59 seconds East, along the South line of said Sims tract, a distance of 1095.17 feet to a point for corner, said corner lying along the South line of that tract of land conveyed to Bradley Turner and Amanda Turner, husband and wife, by deed recorded in Document No. 20191213001588370, Official Public Records of Collin County, Texas, and being the Northwest corner of the remainder of aforementioned Ratzman/King tract;

THENCE South 00 degrees 18 minutes 14 seconds West, along the West line of said remainder of aforementioned Ratzman/King tract, a distance of 280.00 feet to a point for corner;

THENCE South 89 degrees 08 minutes 59 seconds East, along the South line of said remainder of aforementioned Ratzman/King tract, a distance of 200.00 feet to a point for corner, said corner being the Southeast corner of said remainder tract, and lying along the West line of N. FM 1138 (public right-of-way);

THENCE South 00 degrees 18 minutes 14 seconds West, along said West line of N. FM 1138, a distance of 70.00 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to M.K. Bitker Trust, by deed recorded in Document No. 20071022001447700, Official Public Records of Collin County, Texas;

THENCE North 89 degrees 08 minutes 59 seconds West, along the North line of said M.K. Bitker Trust tract, a distance of 1295.43 feet to a point for corner, said corner being the Northwest corner of that tract of land conveyed to Randy Hargrave, by deed recorded in Document No. 20111228001397640, Official Public Records of Collin County, Texas, and lying along the aforementioned East line of Cage tract;

THENCE North 00 degrees 20 minutes 45 seconds East, along said East line of Cage tract, a distance of 350.00 feet to the POINT OF BEGINNING and containing 397,338 square feet or 9.12 acres of land.



LEGEND	
○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT
⊗ "X" PIPE FOUND	AC AIR CONDITIONER
⊕ POINT FOR CORNER	PE POOL EQUIPMENT
⊗ 5/8" ROD FOUND	● POWER POLE
T TRANSFORMER PAD	△ OVERHEAD ELECTRIC
■ COLUMN	— U — IRON FENCE
▲ UNDERGROUND ELECTRIC	— X — BARBED WIRE
— OHP — OVERHEAD ELECTRIC POWER	— — — EDGE OF ASPHALT
— OES — OVERHEAD ELECTRIC SERVICE	— — — EDGE OF GRAVEL
— CHAIN — LINK	— — — STONE
— WOOD FENCE — 0.5' WIDE TYPICAL	— — — CONCRETE
— — — DOUBLE SIDED WOOD FENCE	— — — COVERED AREA
	— — — BRICK

EXCEPTIONS:

BRADLEY TURNER
AND AMANDA TURNER,
HUSBAND AND WIFE
DOC. NO. 20191213001588370

DEBRA J. WILLMON
DOC. NO. 20170605000724970

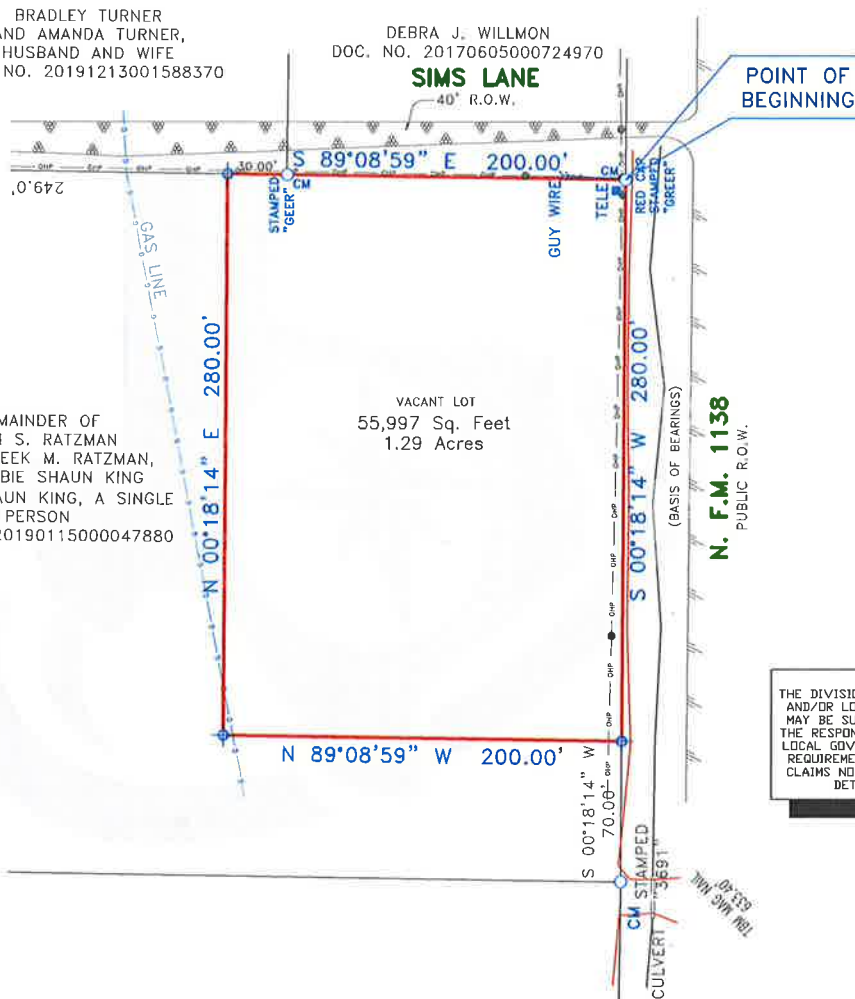
SIMS LANE

40' R.O.W.

POINT OF BEGINNING

REMAINDER OF
JOHN S. RATZMAN
AND YANEEK M. RATZMAN,
AND ROBIE SHAUN KING
A/K/A SHAUN KING, A SINGLE
PERSON
DOC. NO. 20190115000047880

VACANT LOT
55,997 Sq. Feet
1.29 Acres



N. F.M. 1138

Being a tract of land situated in the John McMin Survey, Abstract No. 554, Collin County, Texas, same being a portion of that tract of land conveyed to John S. Ratzman and Yanee M. Ratzman, and Robie Shaun King a/k/a Shaun King, a single person, by deed recorded in Document No. 20190115000047880, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being Southeast corner of that tract of land conveyed to Debra J. Willmon, by deed recorded in Document No. 20170605000724970, Official Public Records, Collin County, Texas, same being along the South line of Sims Lane (40 foot right-of-way), same being along the West line of N. F.M. 1138 (public right-of-way);

THENCE South 00 degrees 18 minutes 14 seconds West, along said West line of aforementioned N. F.M. 1138, a distance of 280.00 feet to a point for corner, said corner being a Northeast corner of the remainder of aforementioned Ratzman/King tract;

THENCE North 89 degrees 08 minutes 59 seconds West, along said North line of aforementioned remainder tract, a distance of 200.00 feet to a point for corner;

THENCE North 00 degrees 18 minutes 14 seconds East, along an East line of aforementioned remainder tract, a distance of 280.00 feet to a point for corner, said corner being a Northeast corner of aforementioned remainder tract, same being along the South line of that tract of land conveyed to Bradley Turner and Amanda Turner, husband and wife, by deed recorded in Document No. 20191213001588370, Official Public Records, Collin County, Texas;

THENCE South 89 degrees 08 minutes 59 seconds East, along said South line of aforementioned Turner tract, passing at a distance of 30.00 feet to a 1/2 inch iron rod found on-line for reference, said rod being the Southeast corner of aforementioned Turner tract, same being the Southwest corner of aforementioned Willmon tract, continuing a total distance of 200.00 feet to a POINT OF BEGINNING and containing 55,997 square feet or 1.29 acres of land.

NOTE
THE DIVISION OF THIS PROPERTY MAY VIOLATE STATE AND/OR LOCAL GOVERNMENT CODE SECTION 232 AND MAY BE SUBJECT TO PLATTING REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CLIENT TO CONTACT THE LOCAL GOVERNING BODY TO DETERMINE THE SPECIFIC REQUIREMENTS FOR THIS PROPERTY. CBG SURVEYING CLAIMS NO RESPONSIBILITIES OR LIABILITIES IN THE DETERMINATION OF THIS REQUIREMENT.



NOTES:

- 1) BEARINGS ARE BASED ON DOC. NO. 20190115000047880.
- 2) EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48085C0465J, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

This survey is made in conjunction with the information provided by the client. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plot hereon is a correct and accurate representation of the property lines and dimensions as are indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: _____
Date: _____
Purchaser
Purchaser

Drawn By: JA

Scale: 1" = 60'

Date: 7/3/2021

GF NO.: GFN

Job No. 1825535-02



12025 Shiloh Road, Ste. 240
Dallas, TX 75228
P 214.349.9465
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

FOR REVIEW
ONLY

Being a tract of land situated in the John McMinn Survey, Abstract No. 554, Collin County, Texas, same being a portion of that tract of land conveyed to John S. Ratzman and Yaneek M. Ratzman, and Robie Shaun Kin a/k/a Shaun King, a single person, by deed recorded in Document No. 20190115000047880, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being Southeast corner of that tract of land conveyed to Debra J. Willmon, by deed recorded in Document No. 20170605000724970, Official Public Records, Collin County, Texas, same being along the South line of Sims Lane (40 foot right-of-way), same being along the West line of N. F.M. 1138 (public right-of-way);

THENCE South 00 degrees 18 minutes 14 seconds West, along said West line of aforementioned N. F.M. 1138, a distance of 280.00 feet to a point for corner, said corner being a Northeast corner of the remainder of aforementioned Ratzman/King tract;

THENCE North 89 degrees 08 minutes 59 seconds West, along said North line of aforementioned remainder tract, a distance of 200.00 feet to a point for corner;

THENCE North 00 degrees 18 minutes 14 seconds East, along an East line of aforementioned remainder tract, a distance of 280.00 feet to a point for corner, said corner being a Northeast corner of aforementioned remainder tract, same being along the South line of that tract of land conveyed to Bradley Turner and Amanda Turner, husband and wife, by deed recorded in Document No. 20191213001588370, Official Public Records, Collin County, Texas;

THENCE South 89 degrees 08 minutes 59 seconds East, along said South line of aforementioned Turner tract, passing at a distance of 30.00 feet to a 1/2 inch iron rod found on-line for reference, said rod being the Southeast corner of aforementioned Turner tract, same being the Southwest corner of aforementioned Willmon tract, continuing a total distance of 200.00 feet to a POINT OF BEGINNING and containing 55,997 square feet or 1.29 acres of land.

SAFE STORAGE

PHASE 1 NEW UNITS:
102
1 OFFICE

22-12'X24" ENCLOSED
20-12'X30" ENCLOSED
20-12'X42" COVERED
20-12'X36" COVERED
20-12'X28" COVERED

SAFE STORAGE

PHASE 2 NEW UNITS:
150

30-12'X34" ENCLOSED
30-12'X30" ENCLOSED
30-12'X42" COVERED
30-12'X36" COVERED
30-12'X28" COVERED

FUTURE
COMMUNITY RETAIL

FUTURE PHASE 3

PHASE 2

1299'-4"

SAFE STORAGE-NEVADA, TX

SHEET S.01
SITE PLAN