



AGENDA

COUNCIL MEETING

Tuesday, December 7, 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. 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. An intentional act intended to disrupt a Government meeting is prohibited.

5. Approval of previous meeting's minutes, or notes.

- a. November 16, 2021 Minutes

6. 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: 202 FM 6 Project, TXDOT Realignment.

7. Business Session

a. Public Hearing

Time in: _____

Time Out of Hearing: _____

Annexation of land owned by Community Independent School District generally described as the land on which the CISD High School on FM 1138 is located, and more particularly described as follows:

BEING, a tract of land situated in the James Osgood Survey, Abstract No. 673, Collin County, Texas and being part of a called 60.117-acre tract conveyed to Community Independent School District as recorded in Document No. 20170614000772530 of the Land Records of Collin County, Texas, and being approx. 22.665 Acres of Land. (a complete metes and bounds description and a survey is attached to this agenda as Exhibit A.)

- b. Discuss/Take Action: Any appropriate action on the ordinance to annex the Community Independent School District property (described in agenda item a.) and the service plan for the property, attached as Exhibit B.

c. Public Hearing

Time in: _____

Time out of Hearing: _____

Annexation of approx. 80 acres of land owned by Cope Homes LLC generally described as two tracts of undeveloped land contiguous to and east of the CISD land described in Exhibit A, and more particularly described as follows:

1. Tract 1

Being a tract of land situated in the James Osgood Survey, Abstract No. 673, Collin County, Texas and being the same called 59.899acre tract of land conveyed to G. Glen Cox and Bobby R. Varner, Jr. by deed recorded in Volume 4868, Page 2693, Deed Records, Collin County, and containing 2,609,267 square feet or 59.900 acres of land.

2. Tract 2

*Being a tract of land situated in the James Osgood Survey, Abstract No. 673, Collin County, Texas and being the same called 19.988-acre tract of land conveyed to Robert R. Varner, Jr. and Michael T. Braden and wife, Susan Braden by deed recorded in Volume 5271, Page 5337, Deed Records, Collin County, Texas and being more particularly described as follows: and containing 871,074 square feet or 19.997 acres of land.
(A complete mete and bounds description and survey of the two tracts is attached to this agenda as Exhibit C)*

d. Discuss/Take Action: Any appropriate action on the ordinance to annex the Cope Homes, LLC property described in Exhibit C. and the service plan for the property, attached as Exhibit D.

e. Discuss/Take Action: Deliberation and any appropriate action on an agreement to allow the Abston Hills M.U.D.; located primarily in the ETJ and/or city of Lavon, south of FM 6, to annex property in Nevada's ETJ, south of FM 6, contiguous with the Elevon development land in the MUD territory; into and be a part of the Elevon development and MUD district. Nevada has the ability to annex the property under the terms of the agreement into the city of Nevada. The property in question is a total of 22.585 acres, currently owned as follows:

18.278 acres – D.R. Horton – Texas, LTD, a Texas limited partnership 74 lots 4.307 acres – MA Lavon 292, LLC, a Texas limited liability corporation 18 lots.

1. Attached are the preliminary plats for each tract.

f. Discuss/Take Action: Councilman Gary Killian (Place 5) - Resignation Letter

9. 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.

10. 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:

City legal requirements on Code Enforcement cases for new and remodeled properties, legal obligations, and liability for enforcement of local, state, and international codes.

Includes the property at 202 FM 6 Nevada TX. 75173

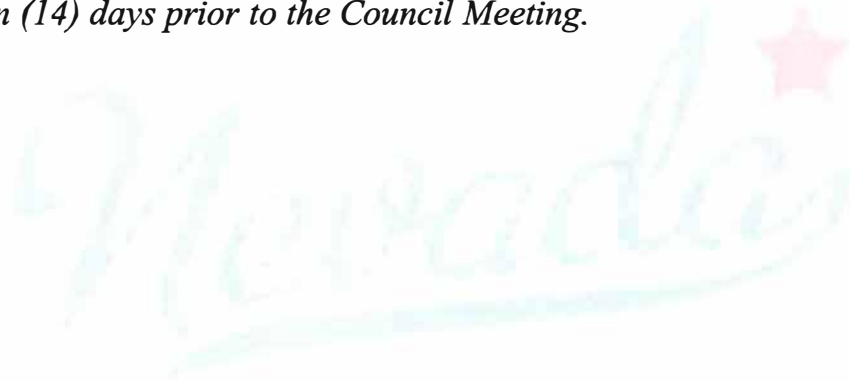
11. Regular Session: Reconvene from Executive Session - Time: _____

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

13. Adjournment / Closing Time: _____

I, Judy Hill, City Secretary, certify that the Agenda of the City of Nevada Council Regular Meeting to be held on December 7, 2021, was posted at City Hall on December 3, 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.



Request for annexation of a portion of
Community ISD in the ETJ of the City of
Nevada.

Agreement regarding Community ISD / High School Annexation by City of Nevada

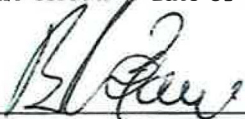
Below are the terms agreed to between Community ISD ("CISD") and the City of Nevada ("City") regarding the annexation of certain CISD real property (the "Agreement"). The purpose of these requirements is to ensure that consenting to annexation is in CISD's best interest. These terms are conditioned upon approval by the CISD Board of Trustees. These terms are also conditioned on the approval of the Nevada City Council.

There is a developing subdivision known as Lexington east of and contiguous to the High School location. The purpose of the City entering to this agreement is to allow the voluntary annexation of the Lexington Subdivision into Nevada at the request of the developers of the Lexington Subdivision. In addition to the Lexington Subdivision, the annexation shall include a varying width strip along FM 1138 that includes property owned by CISD, as approximately shown on the attached request for annexation.


In the event Lexington is not annexed into the City within one year of the effective date of this Agreement, either party may terminate this Agreement by notifying the other party in writing. In the event this Agreement is terminated, the property owned by CISD annexed pursuant to this Agreement will be disannexed. However, in consideration for CISD consenting to this proposed annexation, Sections 2, 3, and 4 below shall survive any termination of this Agreement.

1. CISD has the exclusive right to propose the name of the city road FM 1138 from HW 6 north to CR 543/596. CISD's proposed street name will be approved by the City of Nevada unless a majority of the city council votes in opposition. These naming rights expire a year after the effective date of this Agreement.
2. City will agree to pay reasonable and necessary fees related to the annexation, with prior notice from CISD, and prior approval of Nevada. City shall pay the costs for any surveys or other new information needed for annexation. CISD will provide Nevada at no charge existing surveys, legal descriptions, or other existing information in CISD's possession. This will assist in the prompt and economical preparation of the legal description needed for legal annexation of CISD property contiguous to the Lexington subdivision. Any information provided by CISD will be returned to CISD after annexation.
3. CISD is exempt from all impact fees on the annexed property (if any).
4. City and CISD will mutually agree upon an inspection company to perform all inspections necessary to complete construction of any project on the property CISD consents to annex, or CISD's remainder tract. CISD agrees to pay any required inspection fees directly to inspection company, without markup to City, on the annexed property as well as the remainder tract.

The effective date of this Agreement is the date this Agreement is last signed by the two parties below.



Ben Ponce, Mayor
City of Nevada, TX
Date: 10/25/2021



Randy McCuiston, President
Community ISD Board of Trustees
Date: 10/25/2021

1 and 2 

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS, THAT:

The City of Nevada, Texas proposes to institute annexation proceedings to enlarge and extend the boundary limits of said city to include the following described territory, owned by Community Independent School District, to-wit:

BEING, a tract of land situated in the James Osgood Survey, Abstract No. 673, Collin County, Texas and being part of a called 60.117 acre tract conveyed to Community Independent School District as recorded in Document No. 20170614000772530 of the Land Records of Collin County, Texas, and being apx. 22.665 Acres of Land.

A complete description by metes and bounds is available at City Hall.

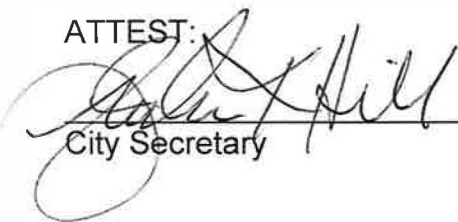
A public hearing will be held by and before the City Council of the City of Nevada, Texas on the 7th day of December, 2021 at 7:00 o'clock PM in the City Council Chamber of the City Hall of the City of Nevada, Texas, for all persons interested in the above proposed annexation. At said time and place all such persons shall have the right to appear and be heard. Of all said matters and things, all persons interested in the things and matters herein mentioned, will take notice.

By order of the City Council of the City of Nevada, Texas this the 16th day of November, 2021.



Mayor

ATTEST:



City Secretary

RESOLUTION NO. 2021 - 02

RESOLUTION SETTING A PUBLIC HEARING ON A PROPOSED ANNEXATION-
CISD
CITY OF NEVADA

A RESOLUTION SETTING A DATE, TIME, AND PLACE FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF CERTAIN PROPERTY BY THE CITY OF NEVADA, TEXAS, AND AUTHORIZING AND DIRECTING THE MAYOR TO PUBLISH NOTICE OF SUCH PUBLIC HEARING.

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

SECTION 1. On the 7th day of December, 2021, at 7 pm o'clock in the City Council Chamber of the City Hall of the City of NEVADA, Texas, the City Council will hold a public hearing giving all interested persons the right to appear and be heard on the proposed annexation by the City of NEVADA, Texas of the following described property, to-wit:

BEING, a tract of land situated in the James Osgood Survey, Abstract No. 673, Collin County, Texas and being part of a called 60.117 acre tract conveyed to Community Independent School District as recorded in Document No. 20170614000772530 of the Land Records of Collin County, Texas, and being apx.22.665 Acres of Land.

A complete description by metes and bounds is available at City Hall.

SECTION 2. The Mayor of the City of NEVADA, is hereby authorized and directed to cause notice of such public hearing to be published once in a newspaper having general circulation in the city and in the above described territory not more than twenty days nor less than ten days prior to the date of such public hearing, in accordance with the Municipal Annexation Act.

PASSED AND APPROVED this the 16th day of ~~November~~, 2021.



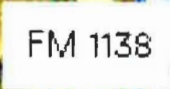
Mayor

ATTEST:



City Secretary

NORTH BOUNDARY APPROXIMATELY
168' NORTH OF HIGH SCHOOL
DRIVEWAY



FM 1138

PETITION REQUESTING ANNEXATION BY AREA LANDOWNER

TO THE MAYOR OF THE GOVERNING BODY OF NEVADA, TEXAS:

The undersigned owner(s) of the hereinafter described tract of land, which is property of the COMMUNITY INDEPENDENT SCHOOL DISTRICT and without residents, hereby waive any requirement to be offered a development agreement pursuant to Section 43.016, and petition your honorable Body to extend the present Town limits so as to include as part of the City of Nevada, Texas, the following described territory, to wit:

Attached as Exhibit A is the territory covered by the petition by an agreed concept plan, to be supplemented by a metes and bounds description, all pursuant to a written agreement between the CISD and the City of Nevada dated October 25, 2021.

We certify that the above-described tract of land is contiguous and adjacent to the City of Nevada, Texas, is not more than one-half mile in width [only limited by Local Government Code Section], and that this petition is signed and duly acknowledged by an authorized official of the Community Independent School District.

Community Independent School District

By: _____

Name: Randy McCuiston

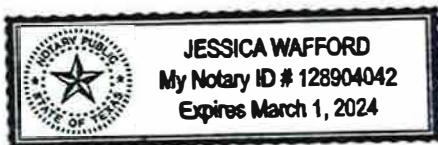
Title: CISD Board of Trustees President

THE STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared Randy McCuiston, an authorized official of the Community Independent School District, 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 consideration therein expressed.

Given under my hand and seal of office, this 14th day of November 2021.



Notary Public

EXHIBIT A

NEVADA
MUNICIPAL SERVICE PLAN¹

FIRE

Existing Services: None

Services to be Provided: Fire suppression will be available to the area upon annexation. Primary fire response will be provided by the Nevada Volunteer Fire Department located on HW 6 in Nevada TX, with additional mutual aid services as available. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Marshall's office as needed.

POLICE

Existing Services: Collin County Sheriff's Office

Services to be Provided: Currently, the area is under the jurisdiction of the Collin County Sheriff's Office and will continue to be upon annexation. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

BUILDING INSPECTION

Existing Services: None

Services to be Provided: The Building Inspection services contacted by the City will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulated building construction within the City of Nevada.

PLANNING AND ZONING

Existing Services: None

Services to be Provided: The City Council's responsibility for regulating development and land use through the administration of the City of Nevada's Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Nevada's Subdivision Ordinance. These services can be provided within the department's current budget. A capital improvements plan and comprehensive zoning plan are being reviewed and revised by the City Council.

HEALTH DEPARTMENT- HEALTH CODE ENFORCEMENT SERVICE

Existing Services: None

Services to be Provided: The Collin County Health Department may at their option implement the enforcement of the City of Nevada's health ordinances and regulations on the effective date of the annexation.

STREET

Existing Services: County Street Maintenance of County roadways

Services to be Provided: Maintenance to the street facilities will be provided by the City upon the effective date of the annexation.

STORM WATER MANAGEMENT

Existing Services: None

Services to be Provided: Developers will provide storm water drainage at their own expense and will be inspected by the City Engineers at time of completions. The City will then maintain the drainage in public drainage easements upon approval.

STREET LIGHTING

Existing Services: None

Services to be Provided: None

TRAFFIC ENGINEERING

Existing Services: None

Services to be Provided: The Traffic Engineering Department will be able to provide, after the effective date of annexation, any additional traffic control devices required by state law for the City to provide.

WATER SERVICE

Existing Services: None

Services to be Provided: Water service to the area will be provided by Nevada SUD in compliance with their regulations. The City of Nevada does not provide water or sanitary sewer services.

SANITARY SEWER SERVICE

Existing Services: None

Services to be Provided: Sanitary sewer service is not provided by the City of Nevada.

SOLID WASTE SERVICES

Existing Services: None

Services to be Provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures.

MISCELLANEOUS

All other applicable existing municipal services will be provided to the area in accordance with the City of Nevada's policies governing extension of municipal services to newly annexed areas.

COMMUNITY ISD ANNEXATION EXHIBIT "A"

LEGAL DESCRIPTION

BEING, a tract of land situated in the James Osgood Survey, Abstract No. 673, Collin County, Texas and being part of a called 60.117 acre tract conveyed to Community Independent School District as recorded in Document No. 20170614000772530 of the Land Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the east line of said 60.117 acre tract, said point being N 00°18'31" E a distance of 1068.46' from a mag nail found (controlling monument) for the southeast corner of said 60.117 acre tract;

THENCE N 89°45'21" W a distance of 538.79' to a point;

THENCE S 09°10'44" E a distance of 260.66' to a point;

THENCE N 89°45'21" W a distance of 1038.47' to a point in the east Right Of Way line of F.M. No. 1138, said point being in a curve to the right;

THENCE along said non-Tangent curve to the right following the east ROW line of said F.M. No. 1138 through a central angle of 05°16'14", with a radius of 3770.81', arc length of 346.86', with a chord bearing of N 02°23'18" W, and a chord length of 346.74' to a point;

THENCE N 00°14'49" E following the east ROW line of said F.M. No. 1138 a distance of 377.31' to a point;

THENCE S 89°45'21" E a distance of 1551.01' to to a point in the east line of said 60.117 acre tract;

THENCE S 00°18'31" W following the east line of said 60.117 acre tract a distance of 466.53' to the POINT OF BEGINNING and containing 987,293 Square Feet or 22.665 Acres of land.



DATE: NOVEMBER 16, 2021

NOTE:

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

BASIS OF BEARINGS

The bearing shown on the east line of the called 60.117 acre tract is the controlling directional line.

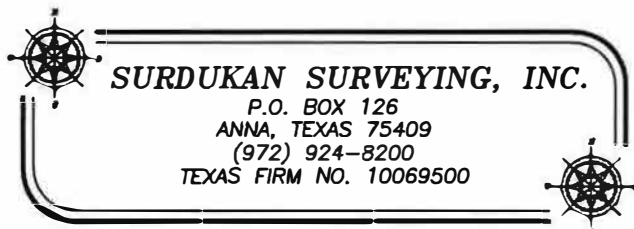




EXHIBIT "A"
COMMUNITY ISD ANNEXATION
22.665 ACRES OUT OF THE
JAMES OSGOOD SURVEY
ABSTRACT NO. 673
CITY OF NEVADA ETJ
COLLIN COUNTY, TEXAS

NOTE:



SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200
TEXAS FIRM NO. 10069500



JOB NO. 2017-55

LEGAL DESCRIPTION

BEING, a tract of land situated in the James Osgood Survey, Abstract No. 673, Collin County, Texas and being part of a called 60.117 acre tract conveyed to Community Independent School District as recorded in Document No. 20170614000772530 of the Land Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

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THENCE S 89°45'21" E a distance of 1551.01' to a point in the east line of said 60.117 acre tract;

THENCE S 00°18'31" W following the east line of said 60.117 acre tract a distance of 466.53' to the POINT OF BEGINNING and containing 987,293 Square Feet or 22.665 Acres of land.

Ord. Number 21-09

ORDINANCE ANNEXING TERRITORY
(Community Independent School District)

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF NEVADA, COLLIN COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING A SERVICE PLAN.

WHEREAS, Section 43.0671 of the Texas Local Government Code authorizes the annexation of territory, subject to the laws of this state by the City of Nevada, Texas, an incorporated city,

WHEREAS, an offer of a development agreement pursuant to §43.035 of the Texas Local Government Code has been made and was waived.

WHEREAS, the procedures prescribed by the (Texas Local Government Code and/or Charter) of the City of Nevada, Texas, and the laws of this state have been duly followed with respect to the following described territory, to wit:

See the legal description of the property attached hereto as Exhibit A.

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

1. That the heretofore described property is hereby annexed to the City of Nevada, Collin County, Texas, and that the boundary limits of the City of Nevada be and the same are hereby extended to include the above described territory within the city limits of the City of Nevada, and the same shall hereafter be included within the territorial limits of said city, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the city of Nevada and they shall be bound by the acts, ordinances, resolutions, and regulations of said city.
2. A service plan for the area is hereby adopted and attached as exhibit B.

The City Secretary is hereby directed to file with the County Clerk of Collin County, Texas, a certified copy of this ordinance.

PASSED by an affirmative vote of the members of the City Council, this the _____
day of _____, 20____.

APPROVED:

Mayor

ATTEST:

City Secretary

Approved as to Form:

James E. Shepherd
City Attorney

Request for annexation of Cope
Equities properties, Lexington
Heights Subdivision located in the
ETJ, of the City of Nevada.

NOTICE OF PUBLIC HEARING
Cope Homes LLC--Lexington

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS, THAT:

The City of Nevada, Texas proposes to institute annexation proceedings to enlarge and extend the boundary limits of said city to include the following described territory, owned by Cope Homes, LLC, to-wit:

TRACT 1--

Being a tract of land situated in the James Osgood Survey, Abstract No. 673, Collin County, Texas and being the same called 59.899 acre tract of land conveyed to G. Glen Cox and Bobby R. Varner, Jr. by deed recorded in Volume 4868, Page 2693, Deed Records, Collin County, and containing 2,609,267 square feet or 59.900 acres of land.

Tract 2—

Being a tract of land situated in the James Osgood Survey, Abstract No. 673, Collin County, Texas and being the same called 19.988-acre tract of land conveyed to Robert R. Varner, Jr. and Michael T. Braden and wife, Susan Braden by deed recorded in Volume 5271, Page 5337, Deed Records, Collin County, Texas and being more particularly described as follows: and containing 871,074 square feet or 19.997 acres of land.

A complete description by metes and bounds of each tract is available at City Hall.


A public hearing will be held by and before the City Council of the City of Nevada, Texas on the 7th day of December, 2021 at 7:15 o'clock PM in the City Council Chamber of the City Hall of the City of Nevada, Texas, for all persons interested in the above proposed annexation. At said time and place all such persons shall have the right to appear and be heard. Of all said matters and things, all persons interested in the things and matters herein mentioned, will take notice.

By order of the City Council of the City of Nevada, Texas this the 16th day of November, 2021.



Mayor

ATTEST:



City Secretary

RESOLUTION NO. 2021-03

RESOLUTION SETTING A PUBLIC HEARING ON A PROPOSED ANNEXATION-
COPE HOMES, LLC--LEXINGTON
CITY OF NEVADA

A RESOLUTION SETTING A DATE, TIME, AND PLACE FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF CERTAIN PROPERTY BY THE CITY OF NEVADA, TEXAS, AND AUTHORIZING AND DIRECTING THE MAYOR TO PUBLISH NOTICE OF SUCH PUBLIC HEARING.

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

SECTION 1. On the 7th day of December, 2021, at 7:15 pm o'clock in the City Council Chamber of the City Hall of the City of NEVADA, Texas, the City Council will hold a public hearing giving all interested persons the right to appear and be heard on the proposed annexation by the City of NEVADA, Texas of the following described property, to-wit:

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Being a tract of land situated in the James Osgood Survey, Abstract No. 673, Collin County, Texas and being the same called 59.899 acre tract of land conveyed to G. Glen Cox and Bobby R. Varner, Jr. by deed recorded in Volume 4868, Page 2693, Deed Records, Collin County, and containing 2,609,267 square feet or 59.900 acres of land.

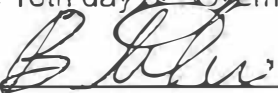
Tract 2—

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A complete description by metes and bounds of each tract is available at City Hall.

SECTION 2. The Mayor of the City of NEVADA, is hereby authorized and directed to cause notice of such public hearing to be published once in a newspaper having general circulation in the city and in the above described territory not more than twenty days nor less than ten days prior to the date of such public hearing, in accordance with the Municipal Annexation Act.

PASSED AND APPROVED this the 16th day of November, 2021.

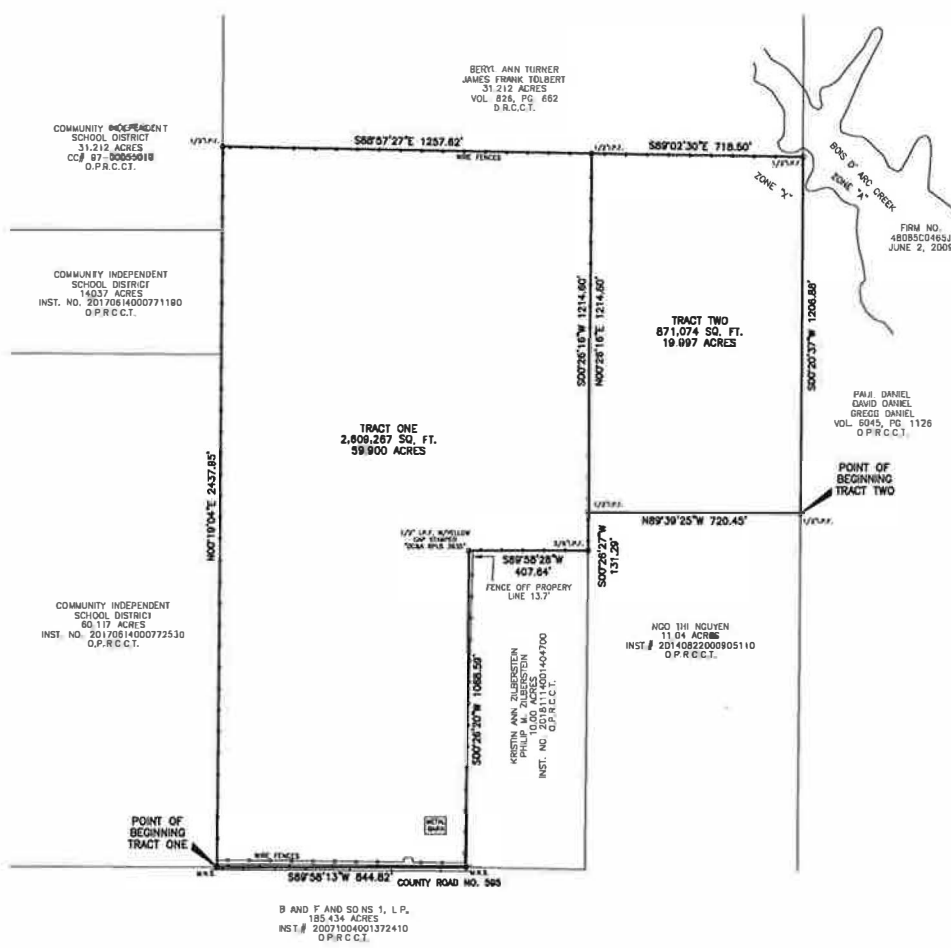
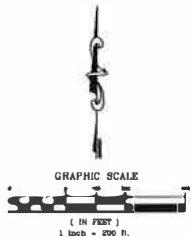


Mayor

ATTEST:



City Secretary



TITLE RESOURCES GUARANTEE COMPANY
OF NO. 820219800
ISSUED: SEPTEMBER 10, 2020

PROPERTY IS NOT SUBJECT TO THE FOLLOWING:

- B - Texas Power & Light Company easmt - Vol. 310, Pg. 165, D.R.C.C.T.
- C - Texas Power & Light Company easmt - Vol. 310, Pg. 167, D.R.C.C.T.
- D - Texas Power & Light Company easmt - Vol. 508, Pg. 240, D.R.C.C.T.
- E - Hopewell Water Supply Corporation easmt - Vol. 753, Pg. 540, D.R.C.C.T.
- F - Hopewell Water Supply Corporation easmt - Vol. 753, Pg. 539, D.R.C.C.T.
- G - Hopewell Water Supply Corporation easmt - Vol. 758, Pg. 255, D.R.C.C.T.
- H - Access easmt - Vol. 981, Pg. 25, D.R.C.C.T.
- I - Molok Pipeline Company easmt - Vol. 321, Pg. 977, D.R.C.C.T.
- J - Texas Utilities Electric Company easmt - Vol. 1191, Pg. 56, D.R.C.C.T.
- K - Boundary Line Agreement - Vol. 4732, Pg. 2331, D.R.C.C.T.

Bearings based on the Texas State Plane Coordinate System NAD 83, North Central Zone (4202), North American Datum of 1983.

FLOOD NOTE:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 48085C046S1, DATED JUNE 2, 2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, DROUGHT FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

I, James Barton Carroll, do hereby certify to Cope Equities, LLC, Title Resources and Ranger Title, that this survey was made on the ground and shows the boundary lines with dimensions of the land indicated herein, shows the location of all structures and other noticeable improvements and visible items on the subject property, shows the location of all ditches, streets, easements, and other matters of record of which I have been advised affecting subject property.

JAMES BARTON CARROLL
ISSUED: SEP 10, 2020

N.P.L.S. NO. 5129



JOB # 2722-20
SEPTEMBER 22, 2020

LEGEND	
ASPHALT SURFACE	
IRON PIN FOUND	
NAD N/A SET	

BOUNDARY SURVEY

TRACT ONE - 59,900 ACRES
TRACT TWO - 19,997 ACRES
JAMES OSGOOD SURVEY, A-673
COLLIN COUNTY, TEXAS

CARROLL CONSULTING GROUP, INC.

P.O. BOX 11 LAVON, TEXAS 75165
PHONE (972) 742-4411
TAXAS FIRM REGISTRATION NO.: 10007200

LEGAL DESCRIPTION
TRACT ONE

STATE OF TEXAS
COUNTY OF COLLIN

Being a tract of land situated in the James Osgood Survey, Abstract No. 673, Collin County, Texas and being the same called 59,899 acre tract of land conveyed to G. Glen Cox and Bobby R. Varner, Jr. by deed recorded in Volume 4858, Page 2693, Deed Records, Collin County, Texas and being more particularly described as follows:

Beginning at a mag nail set in the center of County Road No. 595 to the southwest corner of said 59,899 acre tract, the southwest corner of a 60,117 acre tract of land conveyed to Community Independent School District by deed recorded in Instrument No. 20170814000771180, Official Public Records, Collin County, Texas, and being on the north line of a 183,434 acre tract of land conveyed to B and F and Sons L.P. by deed recorded in Instrument No. 20071004001372410, Official Public Records, Collin County, Texas;

Thence, North 00°10'04" East, along the west line of said 59,899 acre tract, the east line of said 60,117 acre tract, the east line of a 14,037 acre tract of land conveyed to Community Independent School District by deed recorded in Instrument No. 20170814000771180, Official Public Records, Collin County, Texas and the east line of a 31,212 acre tract of land conveyed to Community Independent School District by deed recorded in County Clerk's File No. 87-00055019, Official Public Records, Collin County, Texas, a distance of 243,795 feet to a 1/2" iron pin found for the northwest corner of said 59,899 acre tract and being the southwest corner of a 31,212 acre tract of land conveyed to Beryl Ann Turner and James Frank Tolbert by deed recorded in Volume 826, Page 682, Deed Records, Collin County, Texas;

Thence, South 88°57'27" East, along the north line of said 59,899 acre tract and the south line of said 31,212 acre tract, a distance of 1257.62 feet to a 1/2" iron pin found for the northeast corner of said 59,899 acre tract and the northeast corner of a 18,888 acre tract of land conveyed to Robert R. Varner, Jr. and Michael T. Broden and wife, Susan Broden by deed recorded in Volume 5271, Page 5307, Deed Records, Collin County, Texas;

Thence, South 00°28'16" West, along the south line of said 59,899 acre tract and the west line of said 18,888 acre tract, a distance of 1214.60 feet to a 1/2" iron pin found for the southwest corner of said 18,888 acre tract and the northeast corner of an 11,04 acre tract of land conveyed to Ngo Thi Nguyen by deed recorded in Instrument No. 2014082700090110, Official Public Records, Collin County, Texas;

Thence, South 00°26'27" West, along the east line of said 59,899 acre tract and the west line of said 11,04 acre tract, a distance of 131.29 feet to a 5/8" iron pin found for the west line of said 59,899 acre tract and the northeast corner of a 10,00 acre tract of land conveyed to 6506A Ave. Intersecting and Philip W. Intersecting by deed recorded in Instrument No. 20181114001604700, Official Public Records, Collin County, Texas;

Thence, South 89°58'28" West, along a south line of said 59,899 acre tract and the north line of said 10,00 acre tract, a distance of 407.84 feet to a 1/2" iron pin found with yellow cap stamped "DC&A NPLS 3935" for the re-entrant corner of said 59,899 acre tract and the northeast corner of said 10,00 acre tract;

Thence, South 00°26'20" West, along the west line of said 59,899 acre tract and the west line of said 10,00 acre tract, a distance of 1068.59 feet to a mag nail set in the center of County Road No. 595 for the southwest corner of said 59,899 acre tract, the southwest corner of said 10 acre tract and on the north line of said 185,434 acre tract;

Thence, South 89°58'13" West, along the center of County Road 595, the south line of said 59,899 acre tract and the north line of said 185,434 acre tract, a distance of 844.82 feet to the Point of Beginning and containing 2,809,267 square feet or 59,900 acres of land.

TRACT TWO

STATE OF TEXAS
COUNTY OF COLLIN

Being a tract of land situated in the James Osgood Survey, Abstract No. 673, Collin County, Texas and being the same called 19,998 acre tract of land conveyed to Robert R. Varner, Jr. and Michael T. Broden and wife, Susan Broden by deed recorded in Volume 5271, Page 5307, Deed Records, Collin County, Texas and being more particularly described as follows:

Beginning at a 1/2" iron pin found on the west line of a tract of land conveyed to Paul Daniel, David Daniel and Craig Osgood by deed recorded in Volume 5045, Page 1136, Official Public Records, Collin County, Texas and for the southwest corner of said 19,998 acre tract and the northeast corner of an 11,04 acre tract of land conveyed to Ngo Thi Nguyen by deed recorded in Instrument No. 2014082700090110, Official Public Records, Collin County, Texas;

Thence, North 89°39'25" West, along the south line of said 19,998 acre tract and the north line of said 11,04 acre tract, a distance of 720.45 feet to a 1/2" iron pin found on the west line of a 59,899 acre tract of land conveyed to G. Glen Cox and Bobby R. Varner, Jr. by deed recorded in Volume 4858, Page 2693, Deed Records, Collin County, Texas and for the southwest corner of said 19,998 acre tract and the northeast corner of said 11,04 acre tract;

Thence, North 00°26'16" East, along the west line of said 19,998 acre tract and the east line of said 59,899 acre tract, a distance of 1214.60 feet to a 1/2" iron pin found on the south line of a 31,212 acre tract of land conveyed to Beryl Ann Turner and James Frank Tolbert by deed recorded in Volume 826, Page 682, Deed Records, Collin County, Texas and for the northeast corner of said 19,998 acre tract and the northeast corner of said 59,899 acre tract;

Thence, South 89°02'30" East, along the north line of said 19,998 acre tract and the south line of said 31,212 acre tract, a distance of 718.50 feet to a 1/2" iron pin found for the northeast corner of said 19,998 acre tract, the southwest corner of said 31,212 acre tract and on the west line of said Daniel tract;

Thence, South 00°20'37" West, along the east line of said 19,998 acre tract and the west line of said Daniel tract, a distance of 1208.88 feet to the Point of Beginning and containing 871,074 square feet or 19,997 acres of land.

PETITION REQUESTING ANNEXATION BY AREA LANDOWNER

TO THE MAYOR OF THE GOVERNING BODY OF NEVADA, TEXAS:

The undersigned owner(s) of the hereinafter described tract of land, which is property of the Cope Homes, LLC. and is without residents, hereby waive any requirement to be offered a development agreement pursuant to Section 43.035, and petition your honorable Body to extend the present Town limits so as to include as part of the City of Nevada, Texas, the following described territory, to wit:

Attached as Exhibit A is the territory covered by the petition by a metes and bounds description and an approved plat.

The above described tract of land will be contiguous and adjacent to the City of Nevada, Texas prior to the passage of an Annexation Ordinance by the City of Nevada; is not more than one-half mile in width [only limited by Local Government Code Section 43.028], and that this petition is signed and duly acknowledged by an authorized official of the Owner.

Owner:

Cope Homes, LLC

By: _____

Name: STEPHEN C. COPE

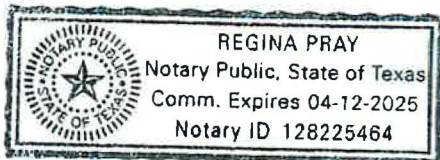
Title: CEO / CHAIRMAN

THE STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared Stephen Cope, an authorized official of Cope Homes, LLC 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 consideration therein expressed.

Given under my hand and seal of office, this 15th day of November, 2021.



Notary Public in and for
Collin County, Texas.

NEVADA
MUNICIPAL SERVICE PLAN¹

FIRE

Existing Services: None

Services to be Provided: Fire suppression will be available to the area upon annexation. Primary fire response will be provided by the Nevada Volunteer Fire Department located on HW 6 in Nevada TX, with additional mutual aid services as available. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Marshall's office as needed.

POLICE

Existing Services: Collin County Sheriff's Office

Services to be Provided: Currently, the area is under the jurisdiction of the Collin County Sheriff's Office and will continue to be upon annexation. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

BUILDING INSPECTION

Existing Services: None

Services to be Provided: The Building Inspection services contacted by the City will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulated building construction within the City of Nevada.

PLANNING AND ZONING

Existing Services: None

Services to be Provided: The City Council's responsibility for regulating development and land use through the administration of the City of Nevada's Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Nevada's Subdivision Ordinance. These services can be provided within the department's current budget. A capital improvements plan and comprehensive zoning plan are being reviewed and revised by the City Council.

HEALTH DEPARTMENT- HEALTH CODE ENFORCEMENT SERVICE

Existing Services: None

Services to be Provided: The Collin County Health Department may at their option implement the enforcement of the City of Nevada's health ordinances and regulations on the effective date of the annexation.

STREET

Existing Services: County Street Maintenance of County roadways

Services to be Provided: Maintenance to the street facilities will be provided by the City upon the effective date of the annexation.

STORM WATER MANAGEMENT

Existing Services: None

Services to be Provided: Developers will provide storm water drainage at their own expense and will be inspected by the City Engineers at time of completions. The City will then maintain the drainage in public drainage easements upon approval.

STREET LIGHTING

Existing Services: None

Services to be Provided: None

TRAFFIC ENGINEERING

Existing Services: None

Services to be Provided: The Traffic Engineering Department will be able to provide, after the effective date of annexation, any additional traffic control devices required by state law for the City to provide.

WATER SERVICE

Existing Services: None

Services to be Provided: Water service to the area will be provided by Nevada SUD in compliance with their regulations. The City of Nevada does not provide water or sanitary sewer services.

SANITARY SEWER SERVICE

Existing Services: None

Services to be Provided: Sanitary sewer service is not provided by the City of Nevada.

SOLID WASTE SERVICES

Existing Services: None

Services to be Provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures.

MISCELLANEOUS

All other applicable existing municipal services will be provided to the area in accordance with the City of Nevada's policies governing extension of municipal services to newly annexed areas.

Ord. Number 21-10

ORDINANCE ANNEXING TERRITORY
(Cope Homes, LLC . Lexington subdivision)

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF NEVADA, COLLIN COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING A SERVICE PLAN.

WHEREAS, Section 43.0671 of the Texas Local Government Code authorizes the annexation of territory, subject to the laws of this state by the City of Nevada, Texas, an incorporated city,

WHEREAS, an offer of a development agreement pursuant to §43.035 of the Texas Local Government Code has been made and was waived.

WHEREAS, the procedures prescribed by the (Texas Local Government Code and/or Charter) of the City of Nevada, Texas, and the laws of this state have been duly followed with respect to the following described territory, to wit:

See the legal description of the property attached hereto as Exhibit A.

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

1. That the heretofore described property is hereby annexed to the City of Nevada, Collin County, Texas, and that the boundary limits of the City of Nevada be and the same are hereby extended to include the above described territory within the city limits of the City of Nevada, and the same shall hereafter be included within the territorial limits of said city, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the city of Nevada and they shall be bound by the acts, ordinances, resolutions, and regulations of said city.

2. A service plan for the area is hereby adopted and attached as exhibit B.

The City Secretary is hereby directed to file with the County Clerk of Collin County, Texas, a certified copy of this ordinance.

PASSED by an affirmative vote of the members of the City Council, this the _____
day of _____, 20____.

APPROVED:

Mayor

ATTEST:

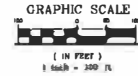
City Secretary

Approved as to Form:

James E. Shepherd
City Attorney

Abston Hills M.U.D.; located primarily in the ETJ and/or city of Lavon, south of FM 6, to annex property in Nevada's ETJ, south of FM 6, contiguous with the Elevon development land in the MUD territory; into and be a part of the Elevon development and MUD district

EXHIBIT "A"
Legal Description and Map of the Property



LEGEND

P.O.B. POINT OF BEGINNING
 IRF IRON ROD FOUND
 CRF CAPPED IRON ROD FOUND
 CM CONTROL MONUMENT
 ROW RIGHT-OF-WAY
 BL BUILDING LINE
 SSWR SANITARY SEWER
 ESMT ESMT
 UE UTILITY EASEMENT
 SVE SIGHT VISIBILITY EASEMENT
 SFC STREET NAME CHANGE
 100 YR POST-FULLY DEVELOPED
 APPROXIMATE CITY LIMITS

LINE TABLE	
NO.	BEARING
1.1	N 89° 27' 30" W 52.00'
1.2	S 89° 27' 30" E 6.00'
1.3	S 89° 27' 30" W 21.50'
1.4	S 89° 27' 30" E 12.87'

CURVE TABLE					
NO.	LINE	CH. LA.	STATION	CHORD BEARING	CHORD
C1	1.1-1.2	0° 00' 00" W	52.00'	S 89° 27' 30" E	52.17'
C2	1.2-1.3	0° 00' 00" E	6.00'	S 89° 27' 30" W	21.86'
C3	1.3-1.4	0° 00' 00" W	21.50'	S 89° 27' 30" E	21.86'

LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES
A-1	8,782	0.142
A-2	8,788	0.134
A-3	8,808	0.127
A-4	8,831	0.120
A-5	8,859	0.119
A-6	8,884	0.111
A-7	8,908	0.111
A-8	8,934	0.133
A-9	8,958	0.141
A-10	10,170	0.323
A-11	10,837	0.336
B-1	8,813	0.137
B-2	8,800	0.110
B-3	8,800	0.110
B-4	8,800	0.110
B-5	8,800	0.110
B-6	8,800	0.110
B-7	8,800	0.110
B-8	8,400	0.124
C-1	3,940	0.090

NOTES:

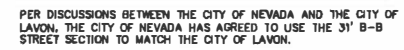
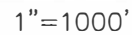
- 1.) FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 68085C0145, DATED JUNE 2, 2009 BY THE FISCAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, SUBJECT TRACT LIES WITHIN UNSHADED ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD- 500-YEAR FLOOD).
- 2.) THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83).
- 3.) ALL CORNERS ARE ONE-HALF INCH IRON ROD WITH YELLOW CAP STAMPED "AB" SET UNLESS OTHERWISE NOTED.
- 4.) THE SUBJECT TRACT HAS FRONTAGE TO FARM-TO-MARKET ROAD NO. 8.
- 5.) SURVEY ASTRALINE SHOWN HEREON ARE APPROXIMATE.
- 6.) THE WATER SYSTEM IS OWNED AND OPERATED BY BEAR CREEK SPECIAL UTILITY DISTRICT (BCSD).

**PRELIMINARY PLAT
ELEVON PHASE 2A**

18 RESIDENTIAL LOTS
 2 COMMON AREAS
 20 TOTAL

BEING 4.307 ACRES OUT OF
 THE SAMUEL M. RANIER SURVEY, ABSTRACT NO. 740,
 CITY OF NEVADA ET AL,
 COLLIN COUNTY, TEXAS

MA LAVON 292, LLC **CURRENT OWNER**
 15443 Knoll Trail, Suite 130 (972) 715-6449
 Dallas, Texas 75248
 Contact: John Morin
JBI PARTNERS, INC. **SURVEYOR/ENGINEER**
 2121 Midway Road, Suite 300 (972) 248-7671
 Carrollton, Texas 75006
 Contact: Chris Woll, P.E.
 REG. NO. F-438 EXP. 12/31/2020



December 30, 2020 Sheet 2 of 3
PRELIMINARY PLAN FOR REVIEW PURPOSES ONLY

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF COLLIN

WHEREAS MA LAVON 292, LLC is the owner of a parcel of land located in Collin County, Texas, a part of the Samuel M. Ranier Survey, Abstract Number 740, and being a part of that called 291.068 acre tract of land described in deed to MA LAVON 292, LLC as recorded in Document Number 20201221002291470, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a five-eighths inch iron rod found at the northeast corner of said 291.068 acre tract, said point being the northwest corner of that called 4.00 acre tract of land described in deed to T.S. Miller as recorded in Volume 6835, Page 742, Official Public Records of Collin County, Texas, said point also being in the south right-of-way line of Farm-to-Market Road Number 6 (a variable width right-of-way);

THENCE South 02 degrees 26 minutes 34 seconds East, 124.56 feet along the common line of said 291.068 acre tract and said 4.00 acre tract to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 53 degrees 55 minutes 28 seconds West, 142.17 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE Southeasterly, 81.52 feet along a curve to the right having a central angle of 70 degrees 30 minutes 06 seconds, a radius of 80.00 feet, a tangent of 33.34 feet and whose chord bears South 00 degrees 49 minutes 27 seconds, 57.72 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 02 degrees 26 minutes 34 seconds East, 81.94 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 87 degrees 33 minutes 28 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 02 degrees 26 minutes 34 seconds East, 8.06 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 87 degrees 33 minutes 28 seconds West, 390.91 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 02 degrees 26 minutes 36 seconds West, 391.97 feet to a five-eighths inch iron rod found for corner in the north line of said 291.06 acre tract, said point being the northeast corner of said 3.473 acre tract, said point also being in the south right-of-way line of Farm-to-Market Road Number 6;

THENCE North 88 degrees 17 minutes 03 seconds East, 561.89 feet along the north line of said 291.068 acre tract and along the south right-of-way line of Farm-to-Market Road Number 6 to the POINT OF BEGINNING and containing 187,833 square feet or 4.307 acres of land.

BASES OF BEARING:
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MA LAVON 292, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat dedicating the herein above described property to ELEVON PHASE 2A, an addition to the City of Nevada ETJ, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use thereof, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on this plat for the purposes indicated to the public use thereof, and dedications being done and done at all times and circumstances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat, utility easements may also be used for the mutual use and convenience of all public utilities desiring to use or using the same unless the easement shows the use to a particular utility or utilities, and use by public utilities being easements to the public's and City of Nevada ETJ use thereof. The City of Nevada ETJ and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growth which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Nevada ETJ or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, painting, maintaining, and acting to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

MA LAVON 292, LLC, does hereby bind itself, its successors and assigns to forever warrant and defend, at and singular, the above-described streets, alleys, easements and rights unto the public, against every person whosoever lawfully claiming or to claim the same or any part thereof.

This plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of Nevada ETJ.

WITNESS MY HAND THIS ____ DAY OF _____, 2021.

BY: _____
John Morin
an Authorized Agent for MA LAVON 292, LLC

STATE OF TEXAS

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared John Morin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/they executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this ____ day of _____, 2021.

Notary Signature

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Mark W. Harp, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that this corner monument shown thereon as set, were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Nevada ETJ.

Dated this the ____ day of _____, 2021.

"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."

Mark W. Harp, RPLS No. 8425

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark W. Harp, Land Surveyor, 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 ____ day of _____, 2021.

Notary Public in and for the State of Texas



"PRELIMINARY PLAN FOR REVIEW PURPOSES ONLY"

"Not Approved"

Chairman, Planning and Zoning Commission Date
City of Nevada,
Collin County, Texas

"Recommended For Approval"

Chairman, Planning and Zoning Commission Date
City of Nevada,
Collin County, Texas

"Approved For Preparation of Final Plat"

Mayor Date
City of Nevada,
Collin County, Texas

PRELIMINARY PLAT
ELEVON PHASE 2A

18 RESIDENTIAL LOTS
2 COMMON AREAS
20 TOTAL

BEING 4.307 ACRES OUT OF
THE SAMUEL M. RANIER SURVEY, ABSTRACT NO. 740,

CITY OF NEVADA ETJ,
COLLIN COUNTY, TEXAS

MA LAVON 292, LLC CURRENT OWNER

15443 Knoll Trail, Suite 130 (972) 715-8448
Dallas, Texas 75248
Contact: John Morin

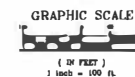
JBI PARTNERS, INC. SURVEYOR/ENGINEER

2121 Midway Road, Suite 300 (872) 248-7878
Carrollton, Texas 75006

Contact: Chris Wall, P.E.
TSP# No. P-638 TSP# No. 10078000



LOCATION MAP (N.T.B.)



LEGEND

P.O.C. POINT OF COMMENCING
P.O.B. POINT OF BEGINNING
BY IRON PIPE FOUND
CIRF CAPPED IRON ROD FOUND
CIRF CAPPED IRON ROD SET
CM CONTROL MONUMENT
R.O.W. RIGHT-OF-WAY
CA COMMON AREA
BL BUILDING LINE
UE UTILITY EASEMENT
S.F. SQUARE FEET
UGL UNDERGROUND LINE
FOC FIBER OPTIC CABLE
PED PEDESTAL
TELE TELECOMMUNICATIONS
BLDG BUILDING
WV WATER VALVE
WM WATER MEASUREMENT
FH FIRE HYDRANT
PP POWER POLES
RCH REINFORCED CONCRETE PIPE
UTL UTILITY
OIE OVERHEAD ELECTRIC
CIE CITY LIMITS LINE

NO.	BEARING	LENGTH
11	S89°03'39"E	186.17
12	S77°02'22"E	63.97
13	S77°02'22"E	63.97
14	S77°02'22"E	63.97
15	S77°02'22"E	63.97
16	S77°02'22"E	63.97
17	S77°02'22"E	63.97
18	S77°02'22"E	63.97
19	S77°02'22"E	63.97
20	S77°02'22"E	63.97
21	S77°02'22"E	63.97
22	S77°02'22"E	63.97
23	S77°02'22"E	63.97
24	S77°02'22"E	63.97
25	S77°02'22"E	63.97
26	S77°02'22"E	63.97
27	S77°02'22"E	63.97
28	S77°02'22"E	63.97
29	S77°02'22"E	63.97
30	S77°02'22"E	63.97

NO.	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
11	S89°03'39"E	186.17	S89°03'39"E	186.17
12	S77°02'22"E	63.97	S77°02'22"E	63.97
13	S77°02'22"E	63.97	S77°02'22"E	63.97
14	S77°02'22"E	63.97	S77°02'22"E	63.97
15	S77°02'22"E	63.97	S77°02'22"E	63.97
16	S77°02'22"E	63.97	S77°02'22"E	63.97
17	S77°02'22"E	63.97	S77°02'22"E	63.97
18	S77°02'22"E	63.97	S77°02'22"E	63.97
19	S77°02'22"E	63.97	S77°02'22"E	63.97
20	S77°02'22"E	63.97	S77°02'22"E	63.97
21	S77°02'22"E	63.97	S77°02'22"E	63.97
22	S77°02'22"E	63.97	S77°02'22"E	63.97
23	S77°02'22"E	63.97	S77°02'22"E	63.97
24	S77°02'22"E	63.97	S77°02'22"E	63.97
25	S77°02'22"E	63.97	S77°02'22"E	63.97
26	S77°02'22"E	63.97	S77°02'22"E	63.97
27	S77°02'22"E	63.97	S77°02'22"E	63.97
28	S77°02'22"E	63.97	S77°02'22"E	63.97
29	S77°02'22"E	63.97	S77°02'22"E	63.97
30	S77°02'22"E	63.97	S77°02'22"E	63.97

PRELIMINARY PLAT

ABSTON HILLS

74 RESIDENTIAL LOTS
4 COMMON AREAS
78 TOTAL

BEING 18.278 ACRES OUT OF
THE SAMUEL M. RANIER SURVEY, ABSTRACT NO. 740,

CITY OF NEVADA ETJ,
COLLIN COUNTY, TEXAS

MA PARTNERS, LLC

15443 Knoll Trail, Suite 130
Dallas, Texas 75248
Contact: John Martin

DEVELOPER

(972) 715-8449

PETRO HUNT, LLC

2101 Cedar Springs Rd, Suite 800
Dallas, Texas 75201
Contact: Alan Bala

CURRENT OWNER

(214) 880-8595

JBI PARTNERS, INC.

2121 Midway Road, Suite 300
Carrollton, Texas 75006
Contact: Chris Wall, P.E.
TREC No. 4-438

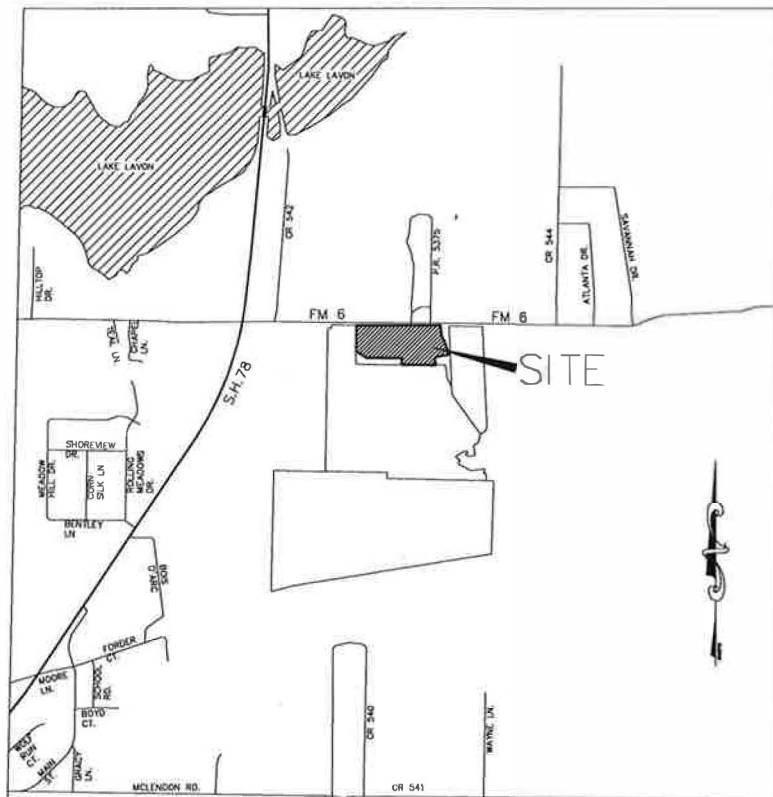
SURVEYOR/ENGINEER

(972) 248-7871

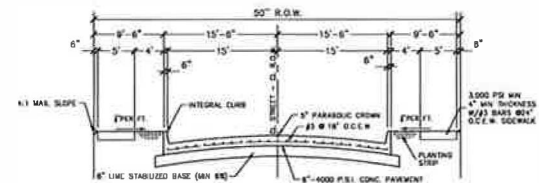
1972 No. 1-438

July 18, 2020

Sheet 1 of 3

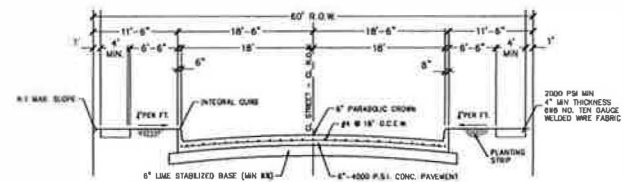


LOCATION MAP

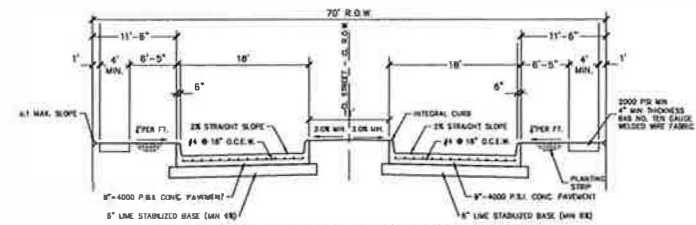
$$1'' = 1000'$$


TYPICAL SECTION - LOCAL 31' STREET (50' ROW) - RESIDENTIAL

PER DISCUSSIONS BETWEEN THE CITY OF NEVADA AND THE CITY OF LAVON, THE CITY OF NEVADA HAS AGREED TO USE THE 31' B-B STREET SECTION TO MATCH THE CITY OF LAVON.



TYPICAL SECTION - LOCAL 37' STREET (80' ROW) - RESIDENTIAL



TYPICAL SECTION - 18' DIVIDED STREET (70' ROW) - RESIDENTIAL

PRELIMINARY PLAT

ABSTON HILLS

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4 COMMON AREAS
78 TOTAL

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CITY OF NEVADA ETJ,
COLLIN COUNTY, TEXAS

MA PARTNERS, LLC	DEVELOPER
15443 Knoll Trek, Suite 130 Dallas, Texas 75248 Contact: John Marlin	(972) 715-8449
PETRO HUNT, LLC	CURRENT OWNER
2101 Cadiz Springs Rd, Suite 800 Dallas, Texas 75201 Contact: Alan Boh	(214) 980-8585
JB PARTNERS, INC.	SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 Carrollton, Texas 75006 Contact: Chris Wall, P.E. Tel: F-438 TMBL Inc. (1009000)	(972)468-7878

LEGAL DESCRIPTION

FARM-TO MARKET NO. 6, STREET X

Being a portion of land located in the City of Nevada ETJ, Collin County, Texas, a part of the Samuel M. Ranier Survey, Abstract Number 740, and being a part of that called 58.737 acre tract of land described in deed to Petra Hunt, L.L.C., as recorded in Government Number 20070200000193240, Official Public Records of Collin County, Texas, and being all of that called 1.00 acre tract of land described in deed to Petra Hunt, L.L.C., as recorded in Government Number 20070200000193250, Official Public Records of Collin County, Texas, and being further described as follows:

COMMENCE at a 4 inch bronze disk stamped "2286" found in the north line of said 58.737 acre tract, said point being the northeast corner of that called Parcel 4 - 0.0850 acre tract of land described in deed to the State of Texas as recorded in Document Number 2012002000019370, Official Public Records of Collin County, Texas, said point also being in the south right-of-way line of Farm-to-Market Road Number 6 (a variable width right-of-way);

THENCE along the south right-of-way line of Farm-to-Market Road Number 6 as follows:
South 89 degrees 03 minutes 38 seconds East, 133.75 feet to the POINT OF BEGINNING;
South 89 degrees 03 minutes 39 seconds East, 564.39 feet to a three-quarter inch iron pipe found at the northeast corner of said 58.737 acre tract, said point also being the northeast corner of said 1.00 acre tract;
South 89 degrees 01 minutes 27 seconds East, 104.13 feet to a one-half inch iron rod with cap stamped "JSA INC" found at the northeast corner of said 1.00 acre tract, said point also being the northwest corner of said 91.270 acre tract;
South 89 degrees 37 minutes 00 seconds East, 899.78 feet to a point far corner in a creek, said point being in the north line of said 91.270 acre tract, said point also being the northeast corner of that called 3.473 acre tract of land described in deed to Abijah (chubvute as recorded in Document Number 2010060000319100;

THENCE along the common line of said 91.270 acre tract and said 3.473 acre tract and along the approximate centerline of the creek as follows:
South 09 degrees 49 minutes 51 seconds East, 705.18 feet to a point far corner;
South 31 degrees 53 minutes 26 seconds East, 102.38 feet to a point far corner;
South 18 degrees 08 minutes 00 seconds East, 191.20 feet to a point far corner;
South 18 degrees 03 minutes 42 seconds East, 8.20 feet to a point far corner;

THENCE South 23 degrees 37 minutes 00 seconds West, 185.29 feet to a one-half inch iron rod with yellow cap stamped "JB" set far corner;

THENCE South 72 degrees 53 minutes 50 seconds West, 30.17 feet to a one-half inch iron rod with yellow cap stamped "JB" set far corner;

THENCE South 12 degrees 23 minutes 00 seconds East, 130.01 feet to a one-half inch iron rod with yellow cap stamped "JB" set far corner;

THENCE North 88 degrees 37 minutes 02 seconds, 539.55 feet to a one-half inch iron rod with yellow cap stamped "JB" set far corner;

THENCE North 01 degrees 26 minutes 26 seconds East, 120.02 feet to a one-half inch iron rod with yellow cap stamped "JB" set far corner;

THENCE North 88 degrees 37 minutes 02 seconds West, 188.78 feet to a one-half inch iron rod with yellow cap stamped "JB" set far corner;

THENCE North 89 degrees 03 minutes 39 seconds West, 371.87 feet to a one-half inch iron rod with yellow cap stamped "JB" set far corner;

THENCE North 58 degrees 28 minutes 13 seconds West, 83.74 feet to a one-half inch iron rod with yellow cap stamped "JB" set far corner;

THENCE North 59 degrees 53 minutes 50 seconds West, 133.48 feet to a one-half inch iron rod with yellow cap stamped "JB" set far corner;

THENCE North 00 degrees 47 minutes 54 seconds East, 440.59 feet to the POINT OF BEGINNING and containing 788.175 square feet or 18.278 acres of land.

BASIS OF BEARING:
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83).

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That PETRO HUNT, LLC, acting herein by and through its duly-authorized officers, does hereby adopt this plat designating the herein above described property as ABSTON HILLS, an addition to the City of Nevada ETJ, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, ways, and public use areas shown hereon, and does hereby dedicate the easements shown on this plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may only be used for the public use and accommodation of all public utilities desiring to use or using the same within the easement limits the use is a particular utility or utilities, said use or using activities being subordinate to the public use and City of Nevada ETJ use thereof. The City of Nevada ETJ and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or structures which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Nevada ETJ or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, painting, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

PETRO HUNT, LLC, does hereby bind itself, its successors and assigns to forever maintain and defend, all and singular, the above-described streets, ways, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This plat approved subject to all planning ordinances, rules, regulations and resolutions of the City of Nevada ETJ.

WITNESS MY HAND THIS ____ DAY OF _____, 2020.

By: _____
Alan Bohn, Vice-President
an Authorized Agent for PETRO HUNT, LLC

STATE OF TEXAS

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Alan Bohn, whom to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed thereof stated.

Given under my hand and seal of office, this ____ day of _____, 2020.

Notary Signature

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Mark W. Harp, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Nevada's ETJ.

Dated this the ____ day of _____, 2020.

"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."

Mark W. Harp, RPLS No. 8425

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark W. Harp, Land Surveyor, 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 ____ day of _____, 2020.

Notary Public in and for the State of Texas



"PRELIMINARY PLAN FOR REVIEW PURPOSES ONLY"

"Not Approved"

Chairman, Planning and Zoning Commission
City of Nevada,
Collin County, Texas

"Recommended For Approval"

Chairman, Planning and Zoning Commission
City of Nevada,
Collin County, Texas

"Approved For Preparation of Final Plat"

Mayor
City of Nevada,
Collin County, Texas

PRELIMINARY PLAT

ABSTON HILLS

74 RESIDENTIAL LOTS
4 COMMON AREAS

BEING 18.278 ACRES OUT OF
THE SAMUEL M. RANIER SURVEY, ABSTRACT NO. 740,

CITY OF NEVADA ETJ,
COLLIN COUNTY, TEXAS

MA PARTNERS, LLC	DEVELOPER
18443 Knoll Trail, Suite 130 Dallas, Texas 75248 Contact: John Marlin	(972) 715-8448
PETRO HUNT, LLC	CURRENT OWNER
2101 Cedar Springs Rd, Suite 600 Dallas, Texas 75201 Contact: Alan Bohn	(214) 680-8505
JBI PARTNERS, INC.	SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 Coppell, Texas 75018 Contact: Chris Wolf, P.E. TPE No. F-430 TPLS No. 10079000	(972) 248-7878