



AGENDA

COUNCIL MEETING

Tuesday, December 21, 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. December 7, 2021 MINUTES

6. Reports:

a. City Secretary Report - Pothole Repairs at South St. & Eve St.

b. City Clerk Report

c. Financial Report

d. Mayor Pro Tem report

e. Mayor's Report/Status

7. Business Session:

- f. Discuss/Take Action: 202 FM 6 - Cleveland Project, inspection report from SafeBuilt.
- g. Discuss: Upcoming May Election 2022.
- h. Discuss/Take Action: Council Place 5, replacement procedure/process.
- i. Discuss/Take Action: Lexington Heights, Street sign standards.
- j. Discuss/Take Action: TxDOT FM 6 realignment update.

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 21, 2021, was posted at City Hall on December 17, 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.



FINANCIAL REPORT

City of Nevada - General Fund
2021-2022 Actual Vs. Budget Financial Report
For the two months ended November 30, 2021

	B	C	D	E	Z	A	AD	A	AF	A	AH	AI	B	BD	B	BH	B	BJ	B	BL	B
2				Current Period Revenue and Expenses						Prior Period Revenue and Expenses											
				% of Budget						% of Budget											
				Nov 2021	Current YTD				FY 2021-2022		Nov 2020	Prior YTD				Prior YTD	% of Budget		FY 2020-2021		
3				Actuals	Actuals				YTD	Budget	Actuals	Actuals				Actuals	Prior YTD	Budget	Budget	Budget	
4																					
5	Revenue																				
6		City Sales Taxes		\$ 10,451	\$ 17,780				19%	\$ 95,000		8,155	\$ 14,646			16%		\$ 90,000			
7		Franchise Fees							0%	-									-		
8		Electric Franchise Fee			-				0%	66,000			-			0%		60,000			
9		Gas Franchise Fee			-				0%	4,000			-			0%		4,000			
10		Telephone Franchise Fee			13				1%	1,000		257	266			27%		1,000			
11		Trash Service Franchise Fee			543				14%	4,000		543	1,086			27%		4,000			
12		Franchise Fees - Other			-					-			-								
13		Total Franchise Fees		-	556				1%	75,000		800	1,352			2%		69,000			
14		Other Revenue																			
15		Interest Income		10	10				0%	-			16			0%		-			
16		Miscellaneous Income			-				0%	70			-			0%		-			
17		Total Other Revenue		10	10					70											
18		Property Taxes																			
19		General Property Taxes		20,286	24,426				7%	361,206		11,343	15,365			7%		214,038			
20		Total Property Taxes		20,286	24,426				7%	361,206		11,343	15,365			7%		214,038			
21		Total Revenue from Administration		30,747	42,772				12%	531,276		20,298	31,379			8%		373,038			
22																					
23		Permit Fees																			
24		Building Permit Fees			1,750				5%	33,000		2,954	4,204			13%		33,000			
25		Health/Food Permit Fees			150				30%	500			-			0%		500			
26		Subdivision/Development Fees			1,040				2%	55,000			13,684			456%		3,000			
27		Septic Permit Fees			920				13%	7,000			-			0%		6,200			
28		Permit Fees - Other			-				0%	2,500			-			0%		2,500			
29		Total Permit Fees		-	3,860				4%	98,000		2,954	17,888			40%		45,200			
30																					
31		Code and Traffic Enforcement																			
32		Property Code Enforcement			-				0%	-			-			0%		-			
33		Traffic Violations			-				0%	-			-			0%		-			
34		Total Code and Traffic Enforcement			-				0%	-			-			0%					
35																					

City of Nevada - General Fund
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For the two months ended November 30, 2021

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2				Current Period Revenue and Expenses										Prior Period Revenue and Expenses							
				% of Budget										% of Budget							
3				Nov 2021 Actuals	Current YTD Actuals				% of Budget Current YTD	FY 2021-2022 Budget			Nov 2020 Actuals	Prior YTD Actuals				% of Budget Prior YTD	FY 2020-2021 Budget		
36	Total Revenue from City Services			-	3,860			4%	98,000				2,954	17,888				0%	45,200		
37								- %													
38	Total Revenue			30,747	46,632			7%	629,276				23,251	49,266				12%	418,238		
39																					
40	Expenses																				
41	City Administration Expenses																				
42	City Council Expenses																				
43	Consultant Fees				-									-				0%	-		
44	Council Meeting Supplies				-									-				0%	-		
45	Dues and Memberships				-			0%	600					-				0%	600		
46	Election Fees and Supplies				-			0%	2,500					-				0%	6,000		
47	Legal Services				-									-				0%	-		
48	Training/Seminars				-									-				0%	-		
49	Total City Council Expenses			-	-			0%	3,100				-	-				0%	6,600		
50																					
51	City Government Expenses																				
52	Accounting Services			3,193	4,693			23%	20,000					275				0%	-		
53	Advertising & Notices				-			0%	-					-				0%	500		
54	Animal Control			781	781			0%	4,000					-					4,000		
55	Bond(s)				-			0%	-					-				0%	-		
56	Central Appraisal Dist budget				-			0%	1,600				1,455	1,455				97%	1,500		
57	City Property Maintenance			185	740			10%	7,500				370	740				15%	5,000		
58	Contingency				-			0%	1,225					-				0%	1,225		
59	Contracted Services			2,750	2,750			138%	2,000					-				0%	2,000		
60	Dues and Subscriptions				-			0%	-					-				0%	3,000		
61	Electricity			1,592	1,943			19%	10,000				713	1,590				16%	10,000		
62	Equipment and Furniture				71			9%	750				71	142				19%	750		
63	Financial Audit				-			0%	15,000					1,607				21%	7,500		
64	Insurance				2,068			83%	2,500					-				0%	3,500		
65	Internet				384			0%	-					-				0%	800		
66	Legal Fees				-			0%	36,000					3,562				12%	30,000		

City of Nevada - General Fund
2021-2022 Actual Vs. Budget Financial Report
For the two months ended November 30, 2021

	B	C	D	E	Z	A	AD	A	AF	A	AH	A B	BD	B	BH	B	BJ	B	BL	B
2				Current Period Revenue and Expenses										Prior Period Revenue and Expenses						
				% of Budget										% of Budget						
3				Nov 2021	Current YTD	Current	FY 2021-2022				Nov 2020	Prior YTD	Prior YTD	Nov 2020	Prior YTD	Prior YTD	FY 2020-2021			
				Actuals	Actuals	YTD	Budget				Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Budget			
67			Legal Notices		-	0%	1,750					1,493	149%				1,000			
68			Miscellaneous Expense	1	110	110%	-					-	0%				-			
69			Mileage		-	0%	-					-	0%				-			
70			NSF Return Check		-	0%	100					-	0%				-			
71			Office Supplies	132	401	40%	1,000				(1)	29	2%				1,500			
72			Postage	36	54	22%	250					-	0%				500			
73			Property Tax Collection Fees	614	614	61%	1,000				555	555	37%				1,500			
74			Software/Cloud Services	37	110	2%	5,000				2,200	2,200	44%				5,000			
75			Technical/Legal Books		-	0%	750					-	0%				1,500			
76			Telephone	113	235	16%	1,500				121	299	15%				2,000			
77			Training/Seminars		-	0%	1,000					-	0%				-			
78			Travel & Lodging Expenses		-	0%	-					-	0%				-			
79			Water	32	64	18%	350					63	18%				350			
80			Website		-	0%	-					-	0%				500			
81			Total City Government Expenses	9,466	15,016	13%	113,275				5,484	14,010	17%				83,625			
83			Payroll Expenses																	
84			Salaries	6,608	18,253	19%	95,760				7,955	19,909	21%				95,760			
85			Payroll Taxes	469	1,305	16%	8,000				590	1,476	18%				8,000			
86			Unemployment Taxes		-	0%	800					-	0%				800			
87			Employee Health Insurance	(480)	3,531	23%	15,600				707	1,273	6%				20,000			
88			Payroll Processing Fees	213	342	23%	1,500				115	301	30%				1,000			
89			Total Payroll Expenses	6,810	23,429	19%	121,660				9,367	22,959	18%				125,560			
91			Public Safety																	
92			Ambulance Service		-	0%	18,000					-	0%				12,000			
93			Fire Department Service		-	0%	32,000					30,000	100%				30,000			
94			Police Services		-	0%	-					31,250	21%				150,000			
95			Total Public Safety	-	-	0%	50,000				-	61,250	32%				192,000			
97			Streets and Roads																	
98			Ditch and culvert upkeep		-	0%	2,500					-	0%				5,000			

City of Nevada - General Fund
 2021-2022 Actual Vs. Budget Financial Report
 For the two months ended November 30, 2021

	B	C	D	E	Z	A	AD	A	AF	A	AH	A B	BD	B	BH	B	BJ	B	BL	B
2				Current Period Revenue and Expenses										Prior Period Revenue and Expenses						
				<div> <div></div> <div>% of Budget</div> <div>Current YTD</div> <div>FY 2021-2022</div> </div>										<div> <div></div> <div>% of Budget</div> <div>Prior YTD</div> <div>FY 2020-2021</div> </div>						
3				Nov 2021	Current YTD	Current								Nov 2020	Prior YTD	Prior				
				Actuals	Actuals	YTD								Actuals	Actuals	YTD				
99			Signs		-	0%	2,000								-	- %		4,000		
100			Street Repairs		-	0%	226,291							37,006	44,770	0%		60,000		
101			Trim bushes/trees		-	0%	-								-			12,500		
102			Total Streets and Roads	-	-	0%	230,791							37,006	44,770	55%		81,500		
104			Inspections and P&D Expenses																	
105			Buidling Inspections		14,717	65%	22,500								77	1%		10,000		
106			Septic Inspections		2,000															
107			Health/Food Inspections		-	0%	450								-	0%		2,000		
108			Planning and Development		8,067	27%	30,000								-	0%		20,000		
109			Engineering Fees	4,940	13,001	43%	30,000							5,084	5,329	21%		25,000		
110			Other Inspections		-	0%	10,000								4,247	85%		5,000		
111			Total Inspections/P&D Expenses	4,940	37,785	41%	92,950							5,084	9,653	16%		62,000		
113			Municipal Court & Code Enforcement																	
114			Clean up of Properties		-	0%	2,000								-	0%		3,000		
115			Code Enforcement - Other		211	8%	2,500								-	0%		2,500		
116			Judge Fees		-	0%	1,000								-	0%		3,000		
117			Contract Fees		-	0%	1,000								-	0%		1,000		
118			Deputy/Police Services		-	0%	3,000							473	473	16%		3,000		
119			City Attorney Fees		-	0%	8,000								-	0%		8,000		
120			Mileage Reimbursement		-	0%	-								-	0%		515		
121			Total Municipal Court Code Enf Exp	-	211	1%	17,500							473	473	2%		21,015		
123			Total City Expenses	21,215	76,442	12%	629,276							57,414	153,115	27%		572,300		
125			Surplus / (Deficit)	9,531	(29,810)		-							(34,162)	(103,848)	67%		(154,062)		

City of Nevada - Economic Development Corporation
 2021-2022 Actual vs. Budget Financial Report
 For the two months ended November 30, 2021

	B	C	D	Y	Z	AA	AD	A	AF	A	AH	AI	B	BD	B	BH	B	BJ	B	BL
2				Current Period Revenue & Expenditures										Prior Period Revenue & Expenditures						
3									% of Budget Current YTD									% of Budget Prior YTD		
				Nov 2021 Actuals		Current YTD Actuals				FY 2021-2022 Budget			Nov 2020 Actuals		Prior YTD Actuals					FY 2020-2021 Budget
5	Revenue																			
6																				
7	City Sales Taxes			\$	5,225	\$	8,890			\$	-		\$	4,077	\$	7,322			\$	-
8	Other Revenue						-				-					-				
9	Interest Income						-				-					7				
10	Total Revenue				5,225		8,890				-			4,077		7,329				
11							-									-				
12	Expenses				-		-				-			-		-				
13																				
14	Surplus / (Deficit)				5,225		8,890			\$	-			4,077		7,329			\$	-

**City of Nevada - ARPA Special Fund
2021-2022 Actual vs Budget Financial Report
For the month ended November 30, 2021**

[illegible]

City of Nevada
Bank Balance Report
As of November 30, 2021

	A	B	C	D	E	F	G	H	I	J
1										
2										
3		Bank Account Balances		General Fund		EDC Fund		Road Dev Account		ARPA Special Fund
4										
5		Bank Account Balance as of 11/30/2021		\$891,138		\$278,860		\$2,852		\$0
6		Undeposited Funds		\$0		\$0		\$0		\$0
7		Pending Sales Tax Transfer - FY 2022		-\$8,890		\$8,890				
8		Pending Transfer of ARPA Funds - FY 2021		-\$155,733						\$155,733
9		Working Balance		\$726,515		\$287,750		\$2,852		\$155,733

202 FM 6- CLEVELAND PROJECT
INSPECTION REPORT



Ben Ponce
Mayor City of Nevada

December 16, 2021

Re: Inspection 202 FM 6

Dear Mayor Ponce,

I was directed by the city to perform an inspection of 202 FM 6. This old building built in the 1930's had work done without the required building permits. A commercial kitchen was built and a storage container was installed along the exterior of the building. The commercial kitchen has hand washing stations, three compartment sinks, coolers, commercial oven, and fryers. A type 1 kitchen hood has been installed above the grease producing oven and fryer. The hood has a fire suppression Ansul system. The shipping container has a pizza oven installed along the rear wall. I noted that the pizza oven does not appear to be part of a UL listed assembly. The building does not appear to have a grease interceptor. All sinks and floor drains from the kitchen and food prep areas are required to drain into a grease interceptor. I also noted while walking thru the building in areas where the ceiling tiles were removed open wire splices and electrical junction boxes in the above ceiling area. The tankless water heater needs an electrical outlet installed near the unit for power supply. Currently an extension cord is being used to supply power to the tankless water heater. The thresholds from the gym area into the kitchen and prep rooms is a hazard and needs to be addressed to meet the code required rise and run for steps. The restrooms do not meet accessible code requirements.

The owner would like to have a restaurant where people order at the window and eat outdoors at tables. He mentioned that there would be no indoor dining. He would like to have a horseshoe throwing area and some other gaming stations. The concrete covered walkways noted some spalling of the concrete and exposed rebar. These areas would need to be addressed to prevent loose concrete from falling on patrons. Any additional covered areas for dining the cover system would need to be permitted and inspected. The framework and roofing material would need to be designed to withstand 115 mph winds.

Summary:

The city issued a stop work order on 10-16-2020 and the building has been occupied without authorization or a certificate of occupancy since then. All this work was done without the required building permit and inspections. The commercial kitchen sinks and equipment appear to be in general compliance with the city adopted building code. The walls are covered with RFP and the sinks drain by indirect waste to floor sinks with strainers. The type I hood system along with the Ansul system would need further inspection to ensure the duct is wrapped in the required 2 hour fire wrap and the Ansul system would need to be inspected and tested by a State licensed fire inspector. The natural gas system for the gas fired kitchen appliances would need to pass an air test of 15 psi



for 30 minutes to ensure the integrity of the piping system. I noted that the egress corridors are equipped with emergency lighting hardwired with 90 minute battery backup. The ones I tested did not illuminate and this would need to be addressed.

The tankless water heater needs a dedicated outlet so that extension cords are not used for power for the unit. A grease trap would need to be installed to receive all the waste from the kitchen sink drain and floor drains. The pizza oven would need further evaluation to ensure the oven is listed and was installed per the manufacturer specifications. The spalling loose concrete from the covered walkways would need to be repaired to prevent injury. Panic hardware would need to be installed on all egress doors. A site plan showing all exterior covered dining areas and game stations would also need to be submitted for review. The improvements appear to be in general compliance with the city adopted building codes.

The two story building is around 8,000 sf and per City Ordinance 903.2.11.9 shall be equipped with an automatic sprinkler system. City ordinance requires buildings 6,000 sf or greater be equipped with the automatic sprinkler system. The city has the authority to waive this requirement if they so desire.

Conclusion:

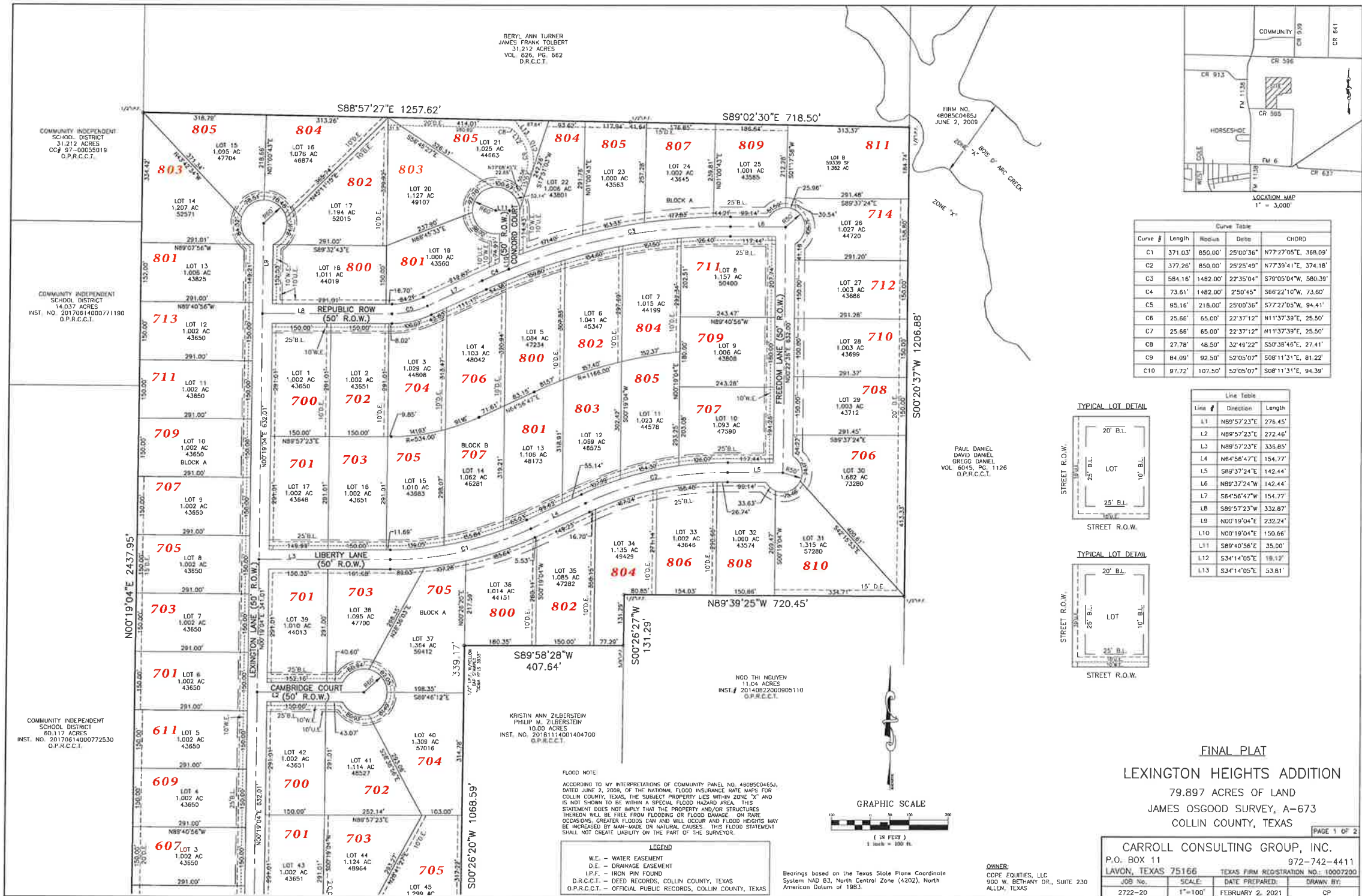
The city has the authority to waive the automatic fire sprinkler requirement. The owner did state that there would be no indoor dining and that would greatly limit the risk to any patrons of the business but would be difficult to enforce. The parking is also an issue the parking lot is flex base gravel and does not have enough space to accommodate the required parking based off business type and occupant load. Designated handicapped parking would also be required.

I will be available to work with the owner and help get the building into compliance.

Sincerely,

*Lee Swain
Combination Inspector
SAFEbuilt
214-471-7675
TSBPE2592*

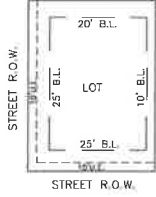
LEXINGTON HEIGHTS
STREET SIGN STANDARDS



Curve Table				
Curve #	Length	Radius	Delta	CHORD
C1	371.03'	850.00'	25°00'36"	N77°27'05"E, 368.09'
C2	377.26'	850.00'	25°25'48"	N77°39'41"E, 374.18'
C3	584.16'	1482.00'	22°35'04"	S79°05'04"W, 580.39'
C4	73.61'	1482.00'	2°50'45"	S66°22'10"W, 73.60'
C5	95.16'	218.00'	25°00'36"	S77°27'05"W, 94.41'
C6	25.66'	65.00'	22°37'12"	N11°37'39"E, 25.50'
C7	25.66'	65.00'	22°37'12"	M11°37'39"E, 25.50'
C8	27.78'	48.50'	32°49'22"	S50°38'46"E, 27.41'
C9	84.09'	92.50'	52°05'07"	S08°11'31"E, 81.22'
C10	97.72'	107.50'	52°05'07"	S08°11'31"E, 94.39'

Line Table		
Line #	Direction	Length
L1	N89°57'23"E	276.45'
L2	N89°57'23"E	272.46'
L3	N89°57'23"E	336.85'
L4	N64°56'47"E	154.77'
L5	S89°37'24"E	142.44'
L6	N89°37'24"W	142.44'
L7	S64°56'47"W	154.77'
L8	S89°57'23"W	332.87'
L9	N00°19'04"E	232.24'
L10	N00°19'04"E	150.66'
L11	S89°40'56"E	35.00'
L12	S34°14'05"E	19.12'
L13	S34°14'05"E	53.81'

TYPICAL LOT DETAIL



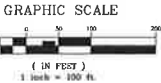
STREET R.O.W.

TYPICAL LOT DETAIL



STREET R.O.W.

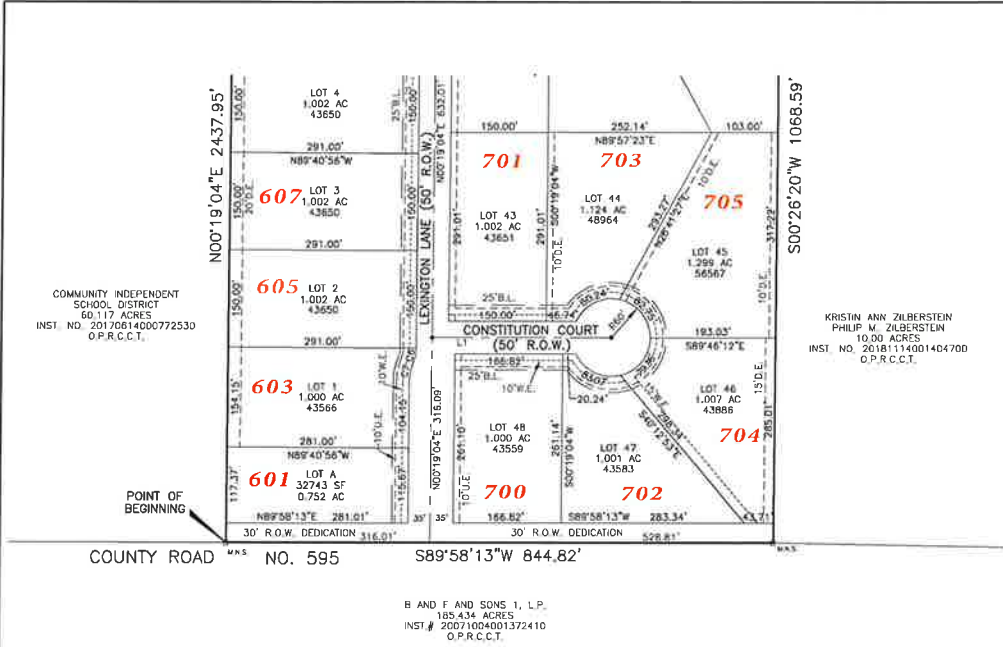
PAUL DANIEL
DAVID DANIEL
GREGG DANIEL
VOL. 8045, PG. 1126
O.P.R.C.C.T.



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

OWNER:
COPE EQUITIES, LLC
900 W. BETHANY DR., SUITE 230
ALLEN, TEXAS

CARROLL CONSULTING GROUP, INC.
P.O. BOX 11 972-742-4411
LAVON, TEXAS 75166 TEXAS FIRM REGISTRATION NO.: 10007200
JOB No. SCALE: DATE PREPARED: DRAWN BY:
2722-20 1"=100' FEBRUARY 2, 2021 CP



CERTIFICATE OF COMPLETION

"Accepted"

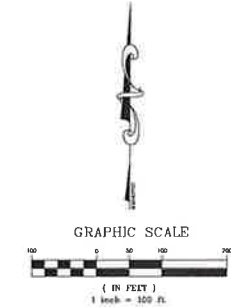
Mayor, City of Nevada, Texas

Date

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

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

City Secretary
City of Nevada, Texas



NOTES:

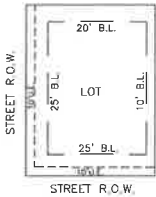
- Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
- The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by individual owners of the lot or lots that are traversed by or adjacent to the drainage course along or across said lots.
- Collin County and City of Nevada will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion in said drainage ways.
- Collin County and City of Nevada will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- City of Nevada permits are required for building construction, on-site sewage facilities and driveway culverts.
- All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
- All surface drainage easements shall be kept clear of fences, buildings, foundations and plantings; and other obstructions to the operation and maintenance of the drainage facility.
- All lots must utilize alternative type On-Site Sewage Facilities.
- Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/streams/ponds/etc. (Per State regulations).
- Lots adjacent to the lots containing ponds will be subject to setback from OSSF components to the ponds.

- There were no permitted/approved existing structures or OSSFs on the property at the time of approval. Any existing structures or OSSFs must be reviewed and permitted by Collin County Development Services prior to any use. Any existing OSSF components still on the property must be legally abandoned prior to development of the lot(s) on which they exist. Contact Collin County Development Services for an inspection of the abandonment.
- Tree removal and/or grading for OSSF may be required on individual lots.
- There are no water wells noted in this subdivision and no water wells are allowed without prior approval from City of Nevada and Collin County Development Services.
- Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.
- Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County and City of Nevada for each lot prior to construction of any OSSF system.
- Mail boxes shall meet USPS specifications.
- Collin County will only maintain street signs and poles with current county materials.
- The finish floor elevations of all house pads will be at least 18" above the highest elevation of the surrounding ground around the house after final grading.
- Collin County and City of Nevada do not, and will not accept, special rights for maintenance or operation.
- Deterioration Ponds shall be maintained by the individual lot owners.

Curve Table				
Curve #	Length	Radius	Delta	CHORD
C1	371.03'	850.00'	25°00'36"	N77°27'05"E, 368.06'
C2	377.26'	850.00'	25°25'49"	N77°39'41"E, 374.18'
C3	584.16'	1482.00'	22°35'04"	S79°05'04"W, 580.39'
C4	73.61'	1482.00'	2°50'45"	S66°22'10"W, 73.60'
C5	95.16'	218.00'	25°00'36"	S77°27'05"W, 94.41'
C6	25.66'	65.00'	22°37'12"	N11°37'39"E, 25.50'
C7	25.66'	65.00'	22°37'12"	N11°37'39"E, 25.50'
C8	27.78'	48.50'	32°40'22"	S50°38'46"E, 27.41'
C9	84.09'	92.50'	52°05'07"	S08°11'31"E, 81.22'
C10	97.72'	107.50'	52°05'07"	S08°11'31"E, 94.39'

Line Table		
Line #	Direction	Length
L1	N89°57'23"E	276.45'
L2	N89°57'23"E	272.46'
L3	N89°57'23"E	336.85'
L4	N64°56'47"E	154.77'
L5	S89°37'24"E	142.44'
L6	N89°37'24"W	142.44'
L7	S64°56'47"W	154.77'
L8	S89°57'23"W	332.87'
L9	N00°19'04"E	232.24'
L10	N00°19'04"E	150.66'
L11	S89°40'56"E	35.00'
L12	S34°14'05"E	18.12'
L13	S34°14'05"E	53.81'

TYPICAL LOT DETAIL



TYPICAL LOT DETAIL



Health Department Certificate:

I hereby certify that the on-site sewage facilities described on this plat conform to applicable health laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the areas in which on-site sewage facilities are planned to be used.

Registered Sanitarian/Designated Representative
Collin County Development Services

Date

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, James Bart Carroll, do hereby certify that I have prepared this plat from an actual on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

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

James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James Bart Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

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

Notary Public in and for the State of Texas
My commission expires: _____

Setting is portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

OWNER'S CERTIFICATE

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 as described in deed to G. Glen Cox and Bobby R. Varner, Jr. by deed recorded in Volume 4868, Page 2693, Deed Records, Collin County, Texas and the same called 19.988 acre tract of land as described in deed to Robert R. Varner, Jr. and Michael T. Broden and wife, Susan Broden by deed recorded in Volume 5271, Page 5337, 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 for the southwest corner of said 59.899 acre tract, the southeast corner of a 60.117 acre tract of land conveyed to Community Independent School District by deed recorded in Instrument No. 20170614000772530, Official Public Records, Collin County, Texas and the east line of the north line of 185.434 acre tract of land conveyed to B and F and Sons I, L.P. by deed recorded in Instrument No. 20071004001372410, Official Public Records, Collin County, Texas;

Thence, North 00°19'04" 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. 20170614000772530, 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. 97-00055019, Official Public Records, Collin County, Texas, a distance of 2437.95 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 Talbert by deed recorded in Volume 826, Page 662, 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 northwest corner of said 19.988 acre tract;

Thence, South 89°02'30" East, along the north line of said 19.988 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 19.988 acre tract, the southeast corner of said 31.212 acre tract and on the west line of a tract of land conveyed to Paul Daniel, David Daniel and Gregg Daniel by deed recorded in Volume 6045, Page 1126, Official Public Records, Collin County, Texas;

Thence, South 00°20'37" West, along the east line of said 19.988 acre tract and the west line of said Daniel tract, a distance of 1206.88 feet to a 1/2" iron pin found for the southeast corner of said 19.988 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. 20140822000305110, Official Public Records, Collin County, Texas;

Thence, North 89°39'25" West, along the south line of said 19.988 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 east line of said 59.899 acre tract and for the southwest corner of said 19.988 acre tract and the northwest corner of said 11.04 acre tract;

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 most easterly southeast corner of said 59.899 acre tract and the northeast corner of a 10.00 acre tract of land conveyed to Kristen Ann Zilberstein and Philip M. Zilberstein by deed recorded in Instrument No. 20181114001404700, 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 407.64 feet to a 1/2" iron pin found with yellow cap stamped "DCA& RPLS 3935" for the re-entrant corner of said 59.899 acre tract and the northwest corner of said 10.00 acre tract;

Thence, South 00°26'20" West, along the east 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 southeast 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 3,456,341 square feet or 79.897 acres of land.

NOW, THEREFOR KNOW ALL MEN BY THESE PRESENTS:

That, Cope Equities, LLC, does hereby adopt this plat as LEXINGTON HEIGHTS ADDITION, an Addition to Collin County, Texas and does hereby dedicate to the public use forever the roads and easements shown herein (if any) for the mutual use and accommodation of any public utility desiring to use or using some for the purpose of construction, maintaining, adding to or removing any or all of their respective systems and traffic control signs located therein.

WITNESS my hand this the ____ day of _____, 2021.

COPE EQUITIES, LLC, Owner
By: Mark Cope, Managing Member

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Mark Cope, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purpose and considerations therein expressed.

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

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

FINAL PLAT

LEXINGTON HEIGHTS ADDITION

79.897 ACRES OF LAND

JAMES OSGOOD SURVEY, A-673
COLLIN COUNTY, TEXAS

PAGE 2 OF 2

CARROLL CONSULTING GROUP, INC.			
P.O. BOX 11	972-742-4411		
LAVON, TEXAS 75166	TEXAS FIRM REGISTRATION NO.: 10007200		
JOB NO.	SCALE:	DATE PREPARED:	DRAWN BY:
2722-20	1"=100'	FEBRUARY 2, 2021	CP

OWNED:
COPE EQUITIES, LLC
600 W. BETHANY DR., SUITE 230
ALLEN, TEXAS

TxDOT FM 6 REALIGNMENT
UPDATE

	ALTERNATIVES						F
		A	B	C	D	E	
# of Acres in City of Nevada		18.7	8.0	11.0	7.8	18.7	8.3
Cost for Additional ROW minus base same limits		\$1,221,858.00	\$522,720.00	\$718,740.00	\$509,652.00	\$1,221,858.00	\$542,322.00
City of Nevada cost = 10%	10%	\$122,185.80	\$52,272.00	\$71,874.00	\$50,965.20	\$122,185.80	\$54,232.20

Utility adjustments-fuel line impacted		0	0	0	0	0	1
cost for adjustments	\$250,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250,000.00
misc adjustments		\$150,000.00	\$150,000.00	\$100,000.00	\$200,000.00	\$250,000.00	\$150,000.00
Total costs		\$150,000.00	\$150,000.00	\$100,000.00	\$200,000.00	\$250,000.00	\$400,000.00
City of Nevada cost = 10%	10%	\$15,000.00	\$15,000.00	\$10,000.00	\$20,000.00	\$25,000.00	\$40,000.00

Nevada to maintain (Mile)	annual cost estimate*	2.70	2.07	1.33	1.35	1.61	3.50
cost/ mile to maintain/ year	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total costs City of Nevada		\$137,185.80	\$67,272.00	\$81,874.00	\$70,965.20	\$147,185.80	\$94,232.20
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*= place annual cost estimate in to cell D18, calculation will be provided based on miles for each alternative