



AGENDA

COUNCIL MEETING

Tuesday, January 18, 2022

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 21, 2021 MINUTES

6. Reports:

- a. City Secretary Report

- b. City Clerk Report

- c. Financial Report

- d. Mayor Pro Tem report

- e. Mayor's Report/Status

★ Designed by TownMapsUSA.com

7. Business Session:

- a. Discuss/Take Action: Impact Fees Committee. Appoint applicants to be sworn in.
- b. Discuss/Take Action: P&Z Committee. Appoint applicants to be sworn in.
- c. Discuss/Take Action: Revitalization of Caldwell Park.
- d. Discuss/Take Action: Fire Chief Thad Anderson with NVFD would like to address the Council with recent changes within the Fire Department.
- e. Discuss/Take Action: Preliminary Plat Boat / RV Storage.
- f. Discuss/Take Action: Elevon Development - SPA with City of Nevada - City Attorney to review SPA with council.
- g. Discuss/Take Action: New City Maps - Chris Donnan.

8. 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.

9. Executive Session - Time: _____

- Government Code section 551.074 to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee - City Secretary and City Clerk.
- Government Code section 551.071 Consultation with City Attorney regarding personnel legal requirements.

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

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

12. Adjournment / Closing - Time: _____

I, Judy Hill, City Secretary, certify that the Agenda of the City of Nevada Council Regular Meeting to be held on **January 18, 2022**, was posted at City Hall on **January 14, 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.



Nevada

TX

★ Designed by TownMapsUSA.com

**E. PRELIMINARY PLAT
BOAT/RV STORAGE**

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

January 12, 2022

RE: Ratzman/King Addition (Safe Storage) Preliminary Plat
HEI Job Number 385001-86Z

Dear Mayor Ponce,

Hayter Engineering has reviewed The Ratzman/King Addition Preliminary Plat. Our review was for general conformance with the City's Subdivision Ordinance and shall not relieve the developer or the developer's surveyor or design engineer of full responsibility for the adequacy and integrity of the survey and design, or for conformance to Local, State, and Federal codes.

Assuming all necessary fees have been paid to the City, it is our recommendation that the Preliminary Plat be approved with the following conditions:

1. The preliminary and final plat should only show zoning classifications for Lots 1 and 2. All other lines and labels for zoning (onsite or offsite) should be removed.
2. A closure report should be included with the final plat.
3. Prior to the start of construction, approvals from the gas company and TxDOT should be provided to the City.
4. Prior to the start of construction, civil construction plans should be approved by the City.
5. The final plat should show easements dedicated for the proposed detention ponds.

If you have any questions regarding the above listed conditions, please do not hesitate to call (903.785.0303) or email (cdonnan@haytereng.com).

Sincerely,

HAYTER ENGINEERING, INC.

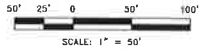


Christopher M. Donnan, P.E., CFM
Project Manager





VICINITY MAP
NOT TO SCALE



DONOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Whereas John S. Ratzman, Yaneak M. Ratzman, and Robb Shaun King are the sole owners of a tract of land situated in the John McInnis Survey, Abstract No. 354, City of Nevada, Collin County, Texas, and being a tract of land conveyed to John S. Ratzman, Yaneak M. Ratzman, and Robb Shaun King A/R/A Robb Shaun King, a single person by Marjorie David with Vendor's Lien recorded in Instrument No. 2019011000047880, Official Public Records, Collin County, Texas, and being more particularly described by map and source as follows:

BEING that a 1/2 inch iron rod found with red cap stamped "Star" for corner, said corner being the Southeast corner of a tract of land conveyed to Bobbe J. Wilson, by deed recorded in Instrument Number 2011220000027470, Official Public Records, Collin County, Texas, same being along the West right of way line of N. FM 1135 (a public right-of-way).

THENCE South 00 degrees 17 minutes 08 seconds West, along the West right of way line of said N. FM 1135, a distance of 150.00 feet to 3/2 inch iron rod found with top stamped "321" for corner, said corner being along the West right of way line of said N. FM 1135, same being along the West right of way line of N. FM 1135 (a public right-of-way).

THENCE North 85 degrees 10 minutes 05 seconds West, along the North line of said Wilbur Trust tract, a distance of 1293.43 feet to 5/8 inch iron rod found, for corner, said corner being the Northwest corner of a tract of land conveyed to Renee Ferguson, by deed recorded in Instrument Number 20111220000199160, Official Public Records, Collin County, Texas, same being along the East line of a tract of land conveyed to Robert S. Cage and Ronald A. Cage, by deed recorded in Volume 2355, Page 151, said Records, Collin County, Texas.

THENCE North 00 degrees 19 minutes 38 seconds East, along the East line of said Cage tract, a distance of 388.00 feet to a point for corner, said corner being along the East line of said Cage tract, same being the Southwest corner of a tract of land conveyed to Carol Renee Sims, a single woman, by deed recorded in Document Number 97-00009400, Deed Records, Collin County, Texas, from which a 5/8 inch iron rod found bore North 80 degrees 23 minutes 30 seconds West, a distance of 118 feet for witness.

THENCE South 06 degrees 10 minutes 05 seconds East, along the South line of said Sims tract, a distance of 1293.17 feet to the POINT OF BEGINNING and containing 453,554.07 square feet and or 10.407 acre of land.

DONOR'S DECLARATION

HOW HEREON, AND AS WITNES BY THESE PRESENTS:

WHEREAS, Robb Shaun King, John S. Ratzman and Yaneak M. Ratzman do hereby adopt this Minor Preliminary Plat, designating the herein described property as RATZMAN/KING ADDITION, on addition to the City of Nevada, Collin County, Texas, and do hereby dedicate, to the public use forever any streets, alleys and public use areas shown hereon, the easements, or other, for public use and accommodation of the City of Nevada and all public utilities desiring to use or using same, as to any public utility and the City of Nevada shall have the right to restore and have removed or to any of any buildings, fences, streets, alleys, trees or other improvements or growth, which in any way interfere with the construction, maintenance or efficiency of its respective systems on said easements, and the City of Nevada and all public utilities desiring, reestablishing, suspending, adjusting, maintaining or adding to or removing off or parts of its respective systems, without the necessity, or expense, of preparing the petition of corpus. This plat is subject to all zoning ordinances, rules, regulations and resolutions of the City of Nevada, Texas.

WITNESS, my hand at Nevada, Texas, this the _____ day of _____, 2021.

BY: _____ Date _____
John S. Ratzman, Owner

STATE OF TEXAS
COUNTY OF COLLIN
BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears John S. Ratzman, 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 for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2021.

Notary Public in and for the State of Texas.

WITNESS, my hand at Nevada, Texas, this the _____ day of _____, 2021.

BY: _____ Date _____
Yaneak M. Ratzman, Owner

STATE OF TEXAS
COUNTY OF COLLIN
BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Yaneak M. Ratzman, 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 for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2021.

Notary Public in and for the State of Texas.

WITNESS, my hand at Nevada, Texas, this the _____ day of _____, 2021.

BY: _____ Date _____
Robb Shaun King, Owner

STATE OF TEXAS
COUNTY OF COLLIN
BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Robb Shaun King, 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 for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2021.

Notary Public in and for the State of Texas.

SURVEYOR'S STATEMENT:

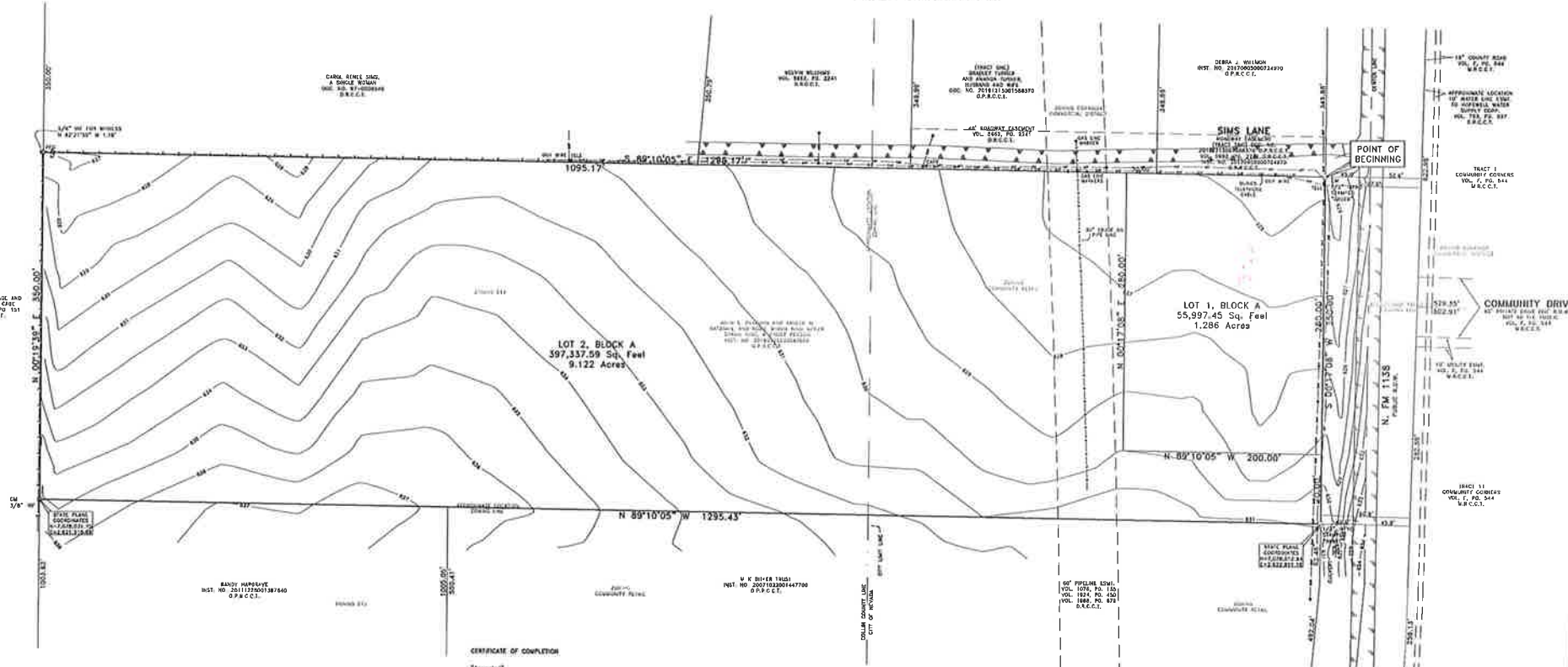
I, Bryan Connelly, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the street monuments whose location were either found or properly placed under my supervision, in accordance with the Trademark for Regulators of the City of McKinney, Collin County, Texas.

RELEASED FOR REVIEW 12/21/2021. PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR REPLIED UPON AS A FINAL SURVEY DOCUMENT.

STATE OF TEXAS
COUNTY OF COLLIN
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connelly 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 therein expressed and under oath stated that the statement in the foregoing certificate was true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of Texas.



- GENERAL NOTES**
- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4201, NORTH AMERICAN DATUM OF 1983 (NAD83).
 - 2) LOT TO BE LSH BARRIAGE WALL WILL BE ASSIGNED WITHOUT ENGINEERING SECTION APPROVAL.
 - 3) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
 - 4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - 5) ACCORDING TO THE FIRM MAP NO. 480604553, THIS PROPERTY DOES NOT LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
 - 6) PROPERTY SUBJECT TO TEXAS CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 1752, PG. 431, VOL. 342, PG. 271, VOL. 387, PG. 205, VOL. 144, PG. 154, VOL. 835, PG. 433.
 - 7) PURPOSE FOR THIS PLAT IS TO CREATE 2 LOTS.

- LEGEND**
- D.P.D.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
 - M.R.D.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
 - O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 - INSTR. NO. = INSTRUMENT NUMBER
 - DOC. NO. = DOCUMENT NUMBER
 - VOL. = VOLUME
 - P.D. = PAGE
 - CW = CONTROLLING MONUMENT
 - R.O.W. = RIGHT-OF-WAY
 - 3/8" IRF = 3/8 INCH IRON PIPE FOUND
 - 1/2" IRF = 1/2 INCH IRON ROD FOUND
 - 1/2" IRFRC = 1/2 INCH IRON ROD SET WITH RED PLASTIC CAP
 - 1/2" IRFRC = 1/2 INCH IRON ROD SET WITH RED PLASTIC CAP

CERTIFICATE OF COMPLETION

"Accepted"

Weyon, City of Nevada, Texas Date _____

The undersigned, the City Secretary of the City of Nevada, Texas, hereby certifies that the foregoing plat of RATZMAN/KING ADDITION to the City of Nevada was submitted to the City Council on the _____ day of _____, 2021, and submitted to the voters, men and women then or when and set forth in and upon said plat and said Council further authorized the Mayor to make the occurrence thereof by signing his name on heretofore subscribed.

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

City Secretary
City of Nevada, Texas

OWNER: ROBIE SHAUN KING
2180 COUNTY LINE ROAD
NEVADA, TEXAS 75091

OWNER: JOHN S. RATZMAN
& YANEAK M. RATZMAN
11347 FROSTER DRIVE
FRISCO, TEXAS 75033



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Firm No. 10168800
www.cbgsurveying.com

MINOR PRELIMINARY PLAT
RATZMAN/KING ADDITION
LOTS 1 AND 2, BLOCK A
453,554.04 SQ. FT. / 10.407 ACRES
JOHN MCINNIS SURVEY, ABSTRACT NO. 354
CITY OF NEVADA, COLLIN COUNTY, TEXAS