



AGENDA

COUNCIL MEETING Tuesday, February 1, 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. January 18, 2022 MINUTES

6. Reports:

a. City Secretary Report – Update on Avaya phones, and deposit system.

b. City Clerk Report

c. Financial Report

d. Mayor Pro Tem report

e. Mayor's Report/Status

7. Business Session:

- a. Discuss/Take Action: Resolution 22-01 P&Z Committee Members approve as to form.
- b. Discuss/Take Action: Ordinance 22-01 Street Signs Regulations, and Exhibit A.
- c. Discuss/Take Action: Consent to Private Re-Sale of Three Tax Foreclosed Properties. Lot 35 E South St. Nevada TX. 75173. Lot 65C South St. Nevada TX. 75173. Block 7, Lot B Kerens St. Nevada TX. 75173.
- d. Discuss/Take Action: 18448 and 18444 FM 543 ETJ Replat.
- e. Discuss/Take Action: City Council Place 5.

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 **February 1, 2022**, was posted at City Hall on **January 28, 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 no later than fourteen (14) days prior to the Council Meeting.

Nevada

TX

**c. Consent to Private Re-Sale of Three Tax
Foreclosed Properties. Lot 35 E South St.
Nevada TX. 75173. Lot 65C Couth St.
Nevada TX. 75173. Block 7, Lot B Kerens St.
Nevada TX. 75173.**



January 18, 2022

Ben Ponce
Mayor
City of Nevada

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

Dear Mayor Ponce,

We have received offers to purchase three properties that were previously bid off to the taxing units (the "Resale Properties"), including the City of Nevada. These offers were the highest and best received for each property. Texas Property Tax Code Section 34.05(i) authorizes the private re-sale of tax foreclosed properties with the consent of the taxing units involved in the foreclosure lawsuits. The City of Nevada is a party to the lawsuits foreclosing the Resale Properties. We are asking for the City Council to consider these offers, and to formally give their consent to the resales if it desires to accept these offers.

Attached as Exhibit "A" is information relating to each offer. This information includes:

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

The proceeds of each resale will be distributed in the priority set forth in the Texas Property Tax Code. These priorities and the size of an offer may result in no proceeds being available for the taxing units in some instances. But in all cases these resales will benefit the taxing units by clearing the judgment year delinquencies from the tax accounts and getting the properties back on the paying tax roll.

If the Council consents to the private resales please have the attached approval forms executed (sign and notarize) and returned to me. These pages will be attached to the tax resale deeds once all taxing units have consented to the sales and payment has been collected in full.

Thank you for your help with this matter. Please let me know if you have any questions – my direct telephone number is (214) 544-4061. It is an honor to serve you and the City of Nevada.

Respectfully yours,

A handwritten signature in blue ink, appearing to read "T A Pounders", with a long horizontal flourish extending to the right.

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

TRACT: 2022-01-4

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

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

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

SALES PRICE: \$201.00

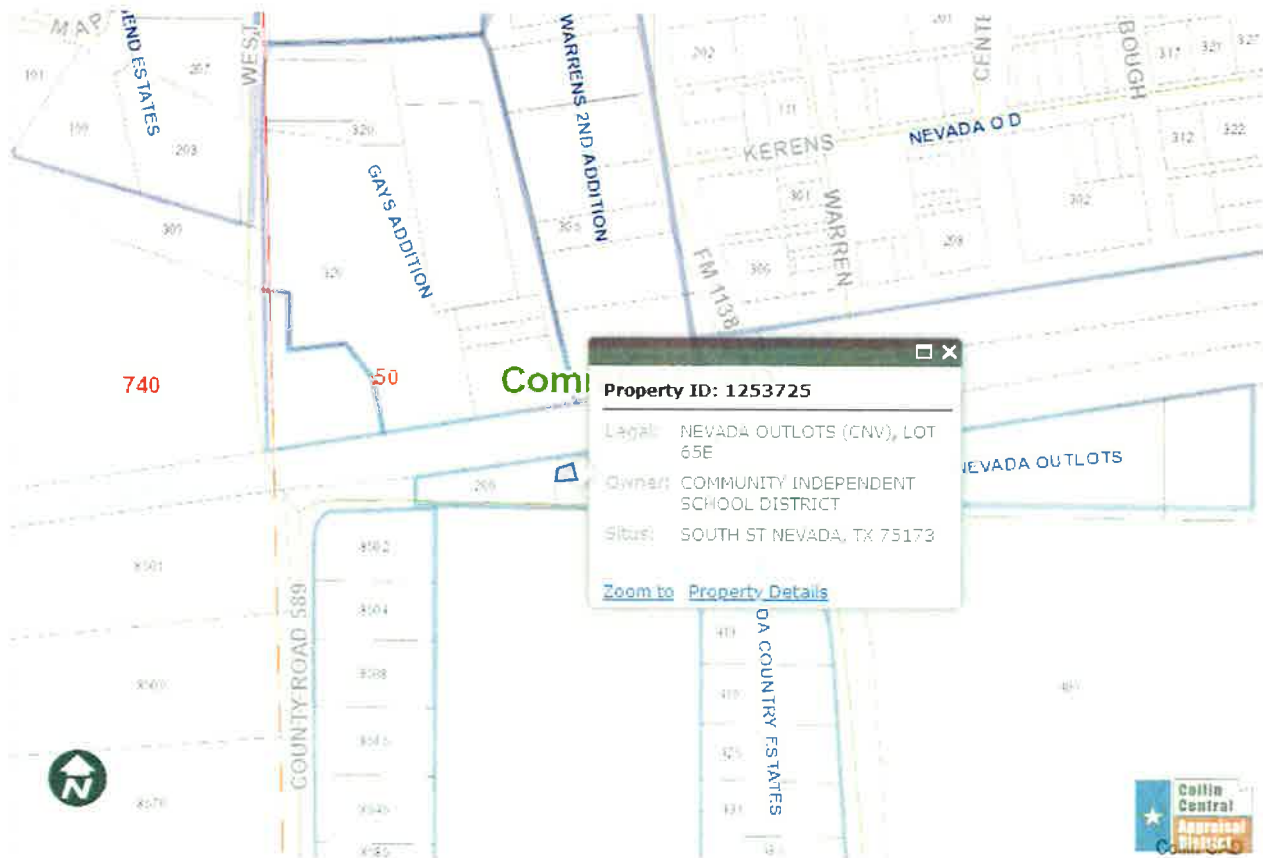
JUDGMENT AMOUNT: \$10,934.24

ADJUDGED VALUE: \$12,000.00

DATE BID OFF TO TAXING UNITS: February 7, 2017

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

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



TRACT: 2022-01-5

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

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

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

SALES PRICE: \$5,525.00

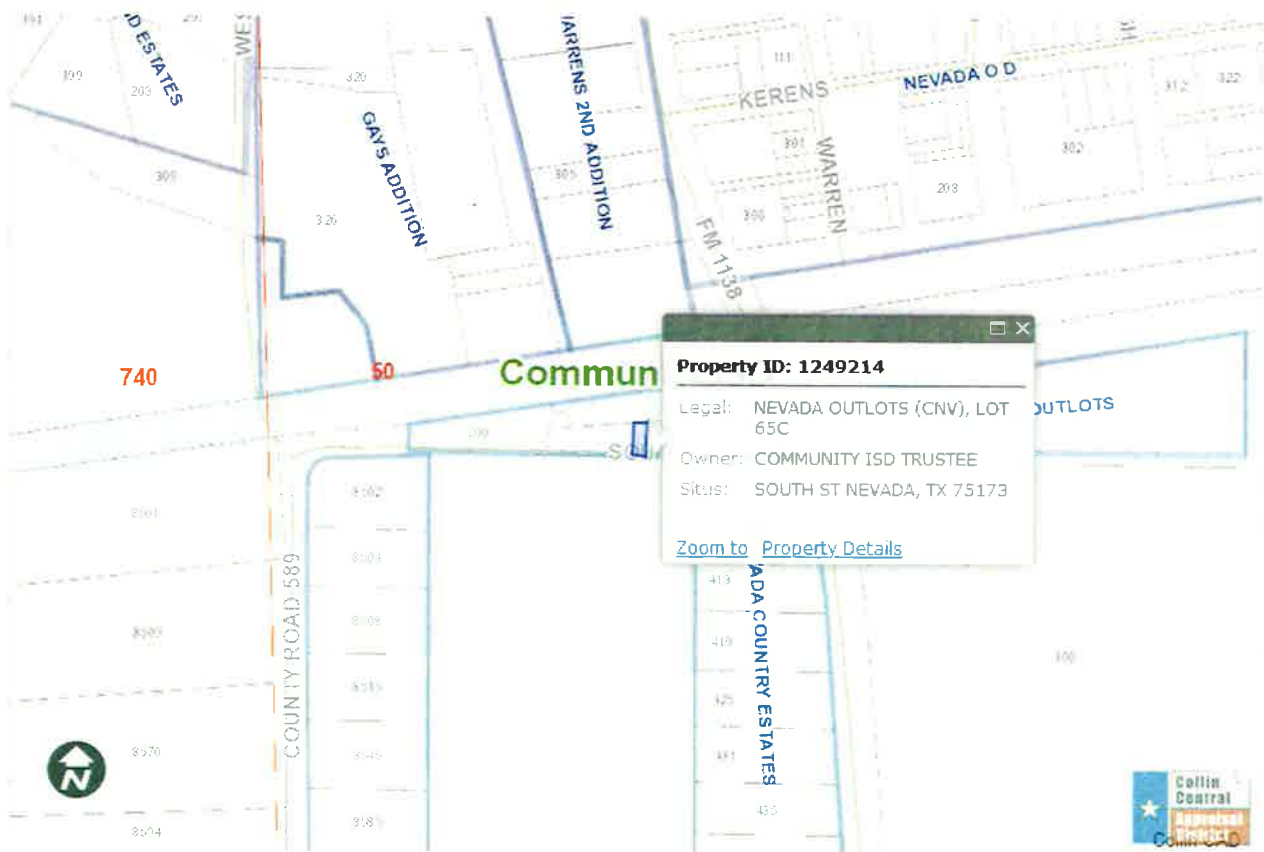
JUDGMENT AMOUNT: \$12,440.91

ADJUDGED VALUE: \$20,000.00

DATE BID OFF TO TAXING UNITS: March 3, 2020

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

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



TRACT: 2022-01-6

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

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

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

SALES PRICE: \$6,325.00

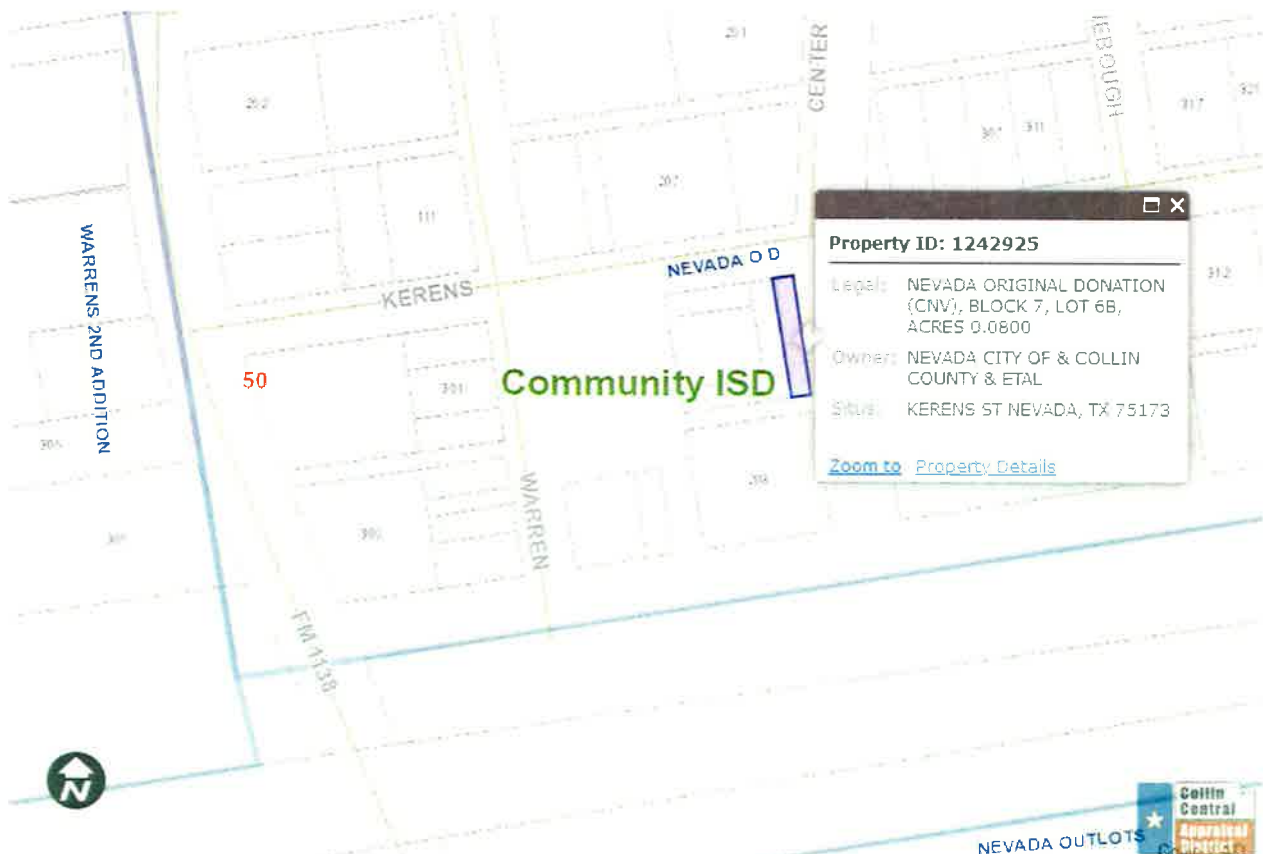
JUDGMENT AMOUNT: \$2,143.54

ADJUDGED VALUE: \$6,000.00

DATE BID OFF TO TAXING UNITS: February 2, 2006

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

NOTES: Has been off of tax roll since 2006



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

Property Description That tract of real property located in Collin County, Texas described by the Collin County Tax Office and the tax maps of Collin County, Texas as 'NEVADA OUTLOTS (CNV) LOT 65E', Collin CAD No. R0951000065E1; described further in the judgment and orders in Cause No. 429-05010-2014 – Community Independent School District v Nevada Deep Well Co, Judgment Amount: \$10,934.24 Adjudged Value: \$12,000.00, Judgment Years: 1995-2015.

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

Grantee(s):

Sales Price

Approved this _____ day of _____, 202__.

For the City of Nevada

By _____

Printed Name: _____

Printed Title: _____

ACKNOWLEDGMENT

**THE STATE OF TEXAS
COUNTY OF COLLIN**

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

Notary Public, State of Texas

NOTES: Tract 2022-01-4

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

Property Description That tract of real property located in Collin County, Texas described by the Collin County Tax Office and the tax maps of Collin County, Texas as 'NEVADA OUTLOTS (CNV) LOT 65C', Collin CAD No. R0951000065C1; described further in the judgment and orders in Cause No. 471-02784-2018 – Community Independent School District v James White, Judgment Amount: \$12,440.91 Adjudged Value: \$20,000.00, Judgment Years: 1998-2018.

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

Grantee(s): Anshu Bhandari

Sales Price \$13,000.00

Approved this _____ day of _____, 202__.

For the City of Nevada

By _____

Printed Name: _____

Printed Title: _____

ACKNOWLEDGMENT

**THE STATE OF TEXAS
COUNTY OF COLLIN**

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

Notary Public, State of Texas

NOTES: Tract 2022-01-5

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

Property Description: That tract of real property located in Collin County, Texas described by the Collin County Tax Office and the tax maps of Collin County, Texas as 'NEVADA ORIGINAL DONATION (CNV) BLOCK 7 LOT 6B ACRES 0.0800', Collin CAD No. R0946007006B1; described further in the judgment and orders in Cause No. 4010172304 – City of Nevada v Hickey, Judgment Amount: \$2,143.54 Adjudged Value: \$6,000.00, Judgment Years: 1994-2004.

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

Grantee(s): Uriel Villegas

Sales Price \$6,325.00

Approved this _____ day of _____, 202__.

For the City of Nevada

By _____

Printed Name: _____

Printed Title: _____

ACKNOWLEDGMENT

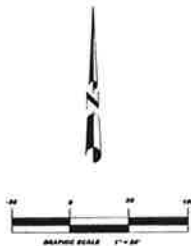
**THE STATE OF TEXAS
COUNTY OF COLLIN**

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

Notary Public, State of Texas

NOTES: Tract 2022-01-6

d. 18448 and 18444 FM 543 ETJ Replat.



LOT 7
5.21 ACRES

LOT 7-D
5.00 ACRES

LOT 7-C
5.21 ACRES

* WHEREAS JAMES CLINE AND JENNIFER CLINE, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE JAMES OSGOOD SURVEY, ABSTRACT NO. 673, IN THE CITY OF NEVADA, COLLIN COUNTY, TEXAS, BEING ALL OF LOT 7C AND LOT 7D OF LAVON FARMS, AS DESCRIBED IN VOLUME C, PAGE 373, IN THE MAP RECORDS OF COLLIN COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS JAMES CLINE AND JENNIFER CLINE are the owners of a tract of land described as follows:

* Being a part of Lot 7, of LAVON FARMS, an Addition in Collin County, Texas, according to the recorded in Volume B, Page 373 of the Map or Plat Records of Collin County, Texas, and being a 5.21 acre tract of land as described in a Warranty deed from Edwards Affleck, et al to James and Jennifer Cline, and being more particularly identified as follows:

BEGINNING at a 5/8" iron rod found for corner in the South right of way line of County Road 543, as designated in Collin County, Texas, by Deed recorded in Volume 4554, Page 2548 of the Official Public Records of Collin County, Texas, and being in the West line of said Lot 7, said point being 6.61 deg. 28 min. 47 sec. W. 41.87 feet from the Northwest corner of Lot 7;

THENCE S. 86 deg. 15 min. 43 sec. E. along the South line of said County Road 543, a distance of 401.13 feet to a 5/8" iron rod found for corner;

THENCE S. 61 deg. 28 min. 47 sec. W. a distance of 187.23 feet to a 1/2" iron rod with yellow plastic cap topped 14.18 C.I. R.P.S. 1/2" set for corner in the South line of said Lot 7;

THENCE N. 88 deg. 21 min. 13 sec. W. (Containing bearing along the South line of said Lot 7, a distance of 401.13 feet to a 5/8" iron rod found for corner at the Southwest corner of Lot 7;

THENCE N. 61 deg. 28 min. 47 sec. E. along the West line of Lot 7, a distance of 504.35 feet to the POINT OF BEGINNING and containing 5.21 acres of land.

NOW, THE RECORD, KNOWN ALL MEN BY THESE PRESENTS:

That JAMES & JENNIFER CLINE do hereby certify that the foregoing description described property as RE-PLAT OF LAVON FARMS, PART OF LOT 7, a Subdivision in Collin County, Texas, and do hereby dedicate to the public use forever the aforementioned and easements as shown thereon.

WITNESS our hands this 14th day of July, 2007.

JAMES CLINE

JENNIFER CLINE

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, on this day personally appeared JAMES CLINE, 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 stated.

GIVEN upon my hand and seal of office this 14th day of July, 2007.

Notary Public for the State of Texas My Commission Expires 10-25-09

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Notary Public for the State of Texas My Commission Expires 10-25-09

S1223
A REPLAT OF
LAVON FARMS
PART OF LOT 7

LOT 7-C & LOT 7-D
2 LOTS - 5.21 ACRES
CITY OF NEVADA
COLLIN COUNTY, TEXAS
SITUATED IN JAMES OSGOOD SURVEY
ABSTRACT NO. 673

OWNER:
JAMES CLINE & JENNIFER CLINE
1807 RIVER GATE CIRCLE #838
WYLIE, TEXAS 75080
972-420-1640

RSC

REGISTERED PROFESSIONAL LAND SURVEYOR

NO. 54121 - EXPIRATION DATE: 10-25-09

2008 - 2009

2008 - 2009

2008 - 2009

2008 - 2009

2008 - 2009

2008 - 2009

2008 - 2009

2008 - 2009

2008 - 2009

ON-SITE SEWAGE FACILITIES NOTES:

ALL LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES.

MUST MAINTAIN STATE MANDATED BACKLOG OF ALL O & P COMPONENTS FROM ANYWALL EXISTING AND DRAINAGE AREAS, CHAMP BREAKS AND/OR CREEK, RIVERS, PONDS, ETC. PER STATE REGULATIONS.

GRADING AND TREE REMOVAL MAY BE NECESSARY REQUIRED ON INDIVIDUAL LOTS FOR PROPER PLACEMENT AND OPERATION OF OSSF.

INDIVIDUAL SITE EVALUATIONS AND OSSF DESIGN PLANS MEETING ALL STATE AND COUNTY REQUIREMENTS MUST BE SUBMITTED TO AND APPROVED BY COLLIN COUNTY FOR EACH LOT PRIOR TO CONSTRUCTION OF ANY OSSF SYSTEM.

Health Department Certification

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

Notary Public for the State of Texas

Notary Public for the State of Texas

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APPROVAL OF FINAL PLAT

This plat is approved by the City of Nevada on this 5 day of JUNE, 2007.

Notary Public for the State of Texas

Notary Public for the State of Texas

Notary Public for the State of Texas

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- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Flood No. 4800C 0511 G dated January 25, 1995, the property lies in Zone A. This property does not appear to be within a 100-year flood plain.
 - 2) BEARING SOURCE: RECORDED PLAT
 - 3) ALL 1/2" IRB ARE CAPPED WITH YELLOW PLASTIC CAPS "R S C" RPLS 5034"

TRACT 1 CLOSURE

BEGINNING POINT: North: 7076919.5692' East: 2620756.4335'

Segment #1 : Line

Course: S00° 25' 22.08"W Length: 265.140'

North: 7076654.4364' East: 2620754.4770'

Segment #2 : Line

Course: S89° 57' 07.70"W Length: 246.590'

North: 7076654.2304' East: 2620507.8871'

Segment #3 : Line

Course: N00° 25' 40.68"E Length: 175.140'

North: 7076829.3655' East: 2620509.1953'

Segment #4 : Line

Course: N23° 14' 45.73"E Length: 97.984'

North: 7076919.3951' East: 2620547.8676'

Segment #5 : Line

Course: N89° 57' 07.70"E Length: 208.566'

North: 7076919.5693' East: 2620756.4335'

Perimeter: 993.419' Area: 63665.42 Sq. Ft.

Error Closure: 0.0001 Course: N21° 29' 57.34"E

Error North: 0.00008 East: 0.00003

Precision 1: 9934200.000

TRACT 1:

STATE OF TEXAS:

COUNTY OF COLLIN:

BEING a portion of lot 7-C, of Lavon Farms, an addition to the city of Nevada, Collin County, Texas, according to the replat thereof, as recorded in Instrument No. 20070807010002660, of the Plat Records of Collin County, Texas, and being a portion of a tract of land conveyed to James and Jennifer Cline, as recorded in Instrument No. 2021090700181600, of the Deed Records of Collin County, Texas, as shown on this survey and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch yellow-capped iron rod found for corner, being on the South right-of-way line County Road 543, being the Northeast corner of said lot 7-C, and the Northeast corner of said Cline tract;

THENCE South 01 degrees 32 minutes 25 seconds West, a distance of 265.14 feet to a 1/2 inch yellow-capped iron rod set for corner, being on the East line of said lot 7-C and Cline tract;

THENCE North 88 degrees 55 minutes 49 seconds West, a distance of 246.59 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE North 01 degrees 32 minutes 44 seconds East, a distance of 175.14 feet to a 1/2 inch yellow-capped iron rod found for corner, being on the West line of said lot 7-C and Cline tract;

THENCE North 24 degrees 21 minutes 49 seconds East, a distance of 97.98 feet to a 1/2 inch yellow-capped iron rod found for corner, being on the South right-of-way line of said County Road 543, and being South 88 degrees 55 minutes 49 seconds East, a distance of 192.23' from a 5/8 inch red-capped iron rod found for corner, said 5/8 inch rod being the Northwest corner of lot 7-D of said Lavon Farms addition;

THENCE South 88 degrees 55 minutes 49 seconds East, a distance of 208.57 feet to the PLACE OF BEGINNING and containing 1.462 acres of land.

TRACT 2:

STATE OF TEXAS:

COUNTY OF COLLIN:

BEING a portion of lot 7-C, of Lavon Farms, an addition to the city of Nevada, Collin County, Texas, according to the replat thereof, as recorded in Instrument No. 20070807010002660, of the Plat Records of Collin County, Texas, and being a portion a tract of land conveyed to James and Jennifer Cline, as recorded in Instrument No. 2021090700181600, of the Deed Records of Collin County, Texas, as shown on this survey and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch yellow-capped iron rod found for corner, being on the North line of lot 8 of Lavon Farms, an addition to the city of Nevada, Collin County, Texas, according to the plat thereof, as recorded in Cabinet C, Page 373, of the Plat Records of Collin County, Texas, being the Southeast corner of lot 7-D, of said Lavon Farms replat, and being the Southwest corner of said Cline tract, said beginning point being South 88 degrees 27 minutes 24 seconds East, a distance of 154.23 feet from 1/2 inch iron rod found for corner, said 1/2 inch rod being the Southwest corner of said lot 7-D;

THENCE North 01 degrees 32 minutes 44 seconds East, a distance of 300.04 feet to a 1/2 inch yellow-capped iron rod set for corner, being on the West line of said lot 7-C and Cline tract;

THENCE South 88 degrees 55 minutes 49 seconds East, a distance of 246.59 feet to a 1/2 inch yellow-capped iron rod set for corner, being on the East line of said lot 7-C;

THENCE South 01 degrees 32 minutes 25 seconds West, a distance of 302.08 feet to a 1/2 inch yellow-capped iron rod found for corner, being the Southeast corner of said lot 7-C and Cline tract;

THENCE North 88 degrees 27 minutes 24 seconds West, a distance of 249.61 feet to the PLACE OF BEGINNING and containing 1.704 acres of land.

TRACT 2 CLOSURE

BEGINNING POINT: North: 7076354.1974' East: 2620505.6463'

Segment #1 : Line

Course: N00° 25' 40.68"E Length: 300.042'

North: 7076654.2311' East: 2620507.8874'

Segment #2 : Line

Course: N89° 57' 07.70"E Length: 246.590'

North: 7076654.4371' East: 2620754.4773'

Segment #3 : Line

Course: S00° 25' 22.08"W Length: 302.080'

North: 7076352.3653' East: 2620752.2482'

Segment #4 : Line

Course: N89° 34' 27.02"W Length: 246.608'

North: 7076354.1981' East: 2620505.6470'

Perimeter: 1095.320' Area: 74240.06 Sq. Ft.

Error Closure: 0.0010 Course: N49° 19' 45.53"E

Error North: 0.00064 East: 0.00074

Precision 1: 1095320.000

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 18488 CR 543, in the city of NEVADA, COLLIN COUNTY Texas.

TRACT 1:

STATE OF TEXAS:

COUNTY OF COLLIN:

BEING a portion of lot 7-C, of Lavon Farms, an addition to the city of Nevada, Collin County, Texas, according to the replat thereof, as recorded in Instrument No. 20070807010002660, of the Plat Records of Collin County, Texas, and being a portion of a tract of land conveyed to James and Jennifer Cline, as recorded in Instrument No. 2021090700181600, of the Deed Records of Collin County, Texas, as shown on this survey and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch yellow-capped iron rod found for corner, being on the South right-of-way line County Road 543, being the Northeast corner of said lot 7-C, and the Northeast corner of said Cline tract;

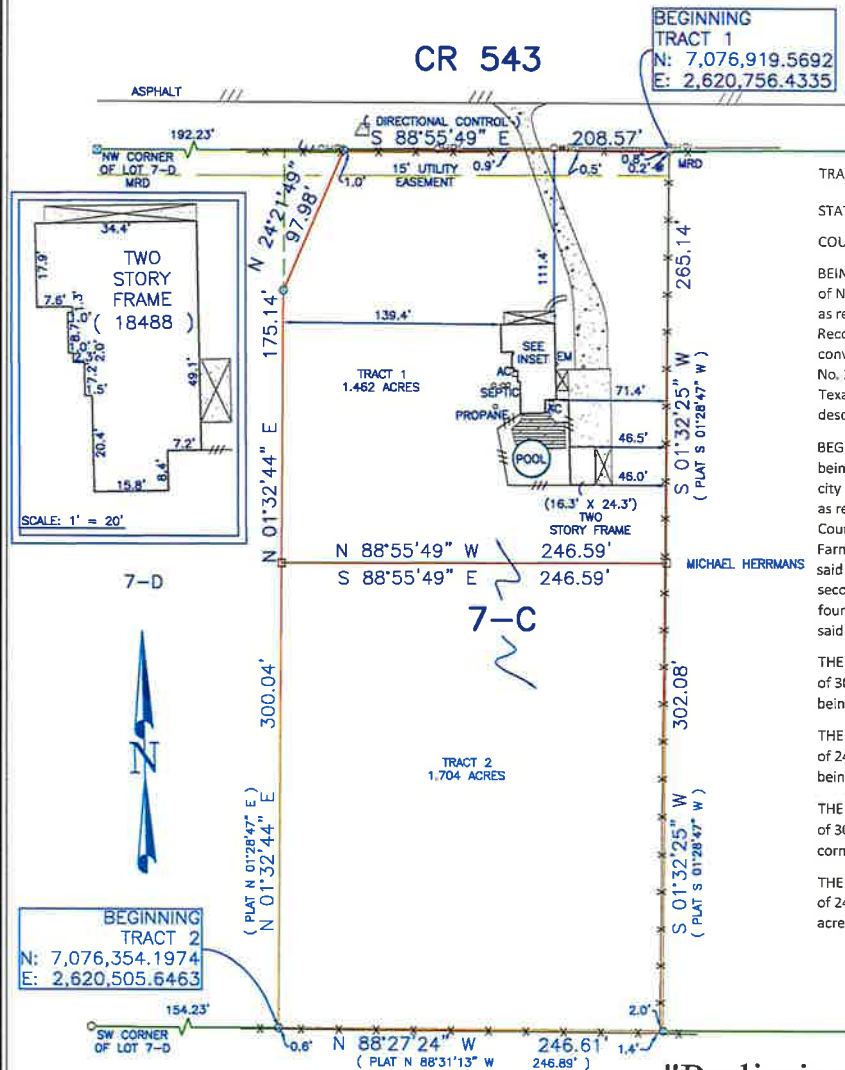
THENCE South 01 degrees 32 minutes 25 seconds West, a distance of 265.14 feet to a 1/2 inch yellow-capped iron rod set for corner, being on the East line of said lot 7-C and Cline tract;

THENCE North 88 degrees 55 minutes 49 seconds West, a distance of 246.59 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE North 01 degrees 32 minutes 44 seconds East, a distance of 175.14 feet to a 1/2 inch yellow-capped iron rod found for corner, being on the West line of said lot 7-C and Cline tract;

THENCE North 24 degrees 21 minutes 49 seconds East, a distance of 97.98 feet to a 1/2 inch yellow-capped iron rod found for corner, being on the South right-of-way line of said County Road 543, and being South 88 degrees 55 minutes 49 seconds East, a distance of 192.23' from a 5/8 inch red-capped iron rod found for corner, said 5/8 inch rod being the Northwest corner of lot 7-D of said Lavon Farms addition;

THENCE South 88 degrees 55 minutes 49 seconds East, a distance of 208.57 feet to the PLACE OF BEGINNING and containing 1.462 acres of land.



TRACT 2:

STATE OF TEXAS:

COUNTY OF COLLIN:

BEING a portion of lot 7-C, of Lavon Farms, an addition to the city of Nevada, Collin County, Texas, according to the replat thereof, as recorded in Instrument No. 20070807010002660, of the Plat Records of Collin County, Texas, and being a portion a tract of land conveyed to James and Jennifer Cline, as recorded in Instrument No. 2021090700181600, of the Deed Records of Collin County, Texas, as shown on this survey and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch yellow-capped iron rod found for corner, being on the North line of lot 8 of Lavon Farms, an addition to the city of Nevada, Collin County, Texas, according to the plat thereof, as recorded in Cabinet C, Page 373, of the Plat Records of Collin County, Texas, being the Southeast corner of lot 7-D, of said Lavon Farms replat, and being the Southwest corner of said Cline tract, said beginning point being South 88 degrees 27 minutes 24 seconds East, a distance of 154.23 feet from 1/2 inch iron rod found for corner, said 1/2 inch rod being the Southwest corner of said lot 7-D;

THENCE North 01 degrees 32 minutes 44 seconds East, a distance of 300.04 feet to a 1/2 inch yellow-capped iron rod set for corner, being on the West line of said lot 7-C and Cline tract;

THENCE South 88 degrees 55 minutes 49 seconds East, a distance of 246.59 feet to a 1/2 inch yellow-capped iron rod set for corner, being on the East line of said lot 7-C;

THENCE South 01 degrees 32 minutes 25 seconds West, a distance of 302.08 feet to a 1/2 inch yellow-capped iron rod found for corner, being the Southeast corner of said lot 7-C and Cline tract;

THENCE North 88 degrees 27 minutes 24 seconds West, a distance of 249.61 feet to the PLACE OF BEGINNING and containing 1.704 acres of land.

THIS CERTIFICATION DOES NOT
TAKE INTO CONSIDERATION
ADDITIONAL FACTS THAT AN
ACCURATE TITLE SEARCH AND OR
EXAMINATION MIGHT DISCLOSE.

THIS BOUNDARY IS PER
EVIDENCE FOUND ON SITE
THIS LOT PER PLAT DOES NOT
MATHEMATICALLY CLOSE

LOT 8, BLOCK,
LAVON FARMS
CAB. C, PG. 373

1529 E. I-30, STE. 106, GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052
The plat hereon is true, correct, and accurate representation of the property
as determined by survey, the lines and dimensions of said property being as
indicated by the plat; the size, location and type of building and improvements
are as shown, all improvements being within the boundaries of the property, set
back from property lines the distance indicated, or visible and apparent easements.
TITLE AND ABSTRACTING WORK FURNISHED BY TX PLANNING AND APPRAISAL GROUP

Scale: 1" = 80'

Date: 01/14/202

G. F. No.: _____

Job no.: 108468

Drawn by: TG

USE OF THIS SURVEY FOR ANY OTHER PURPOSE
OR OTHER PARTIES SHALL BE AT THEIR RISK AND
UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR
ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
TC PLANNING AND DESIGN GROUP

"Preliminary, this document shall not be recorded for any purpose."

PREVIOUS SURVEY DISCLAIMER:

The use of this survey and/or by signing the No Change form, the sellers/current parties are transferring the liability normally incurred by a Registered Professional Land Surveyor performing a land survey from the seller/current parties to the buyer. This liability includes, but is not limited to, encroachments, evidence of easements, or undisclosed boundary line issues that only a current updated land survey may reveal. This survey is to be signed by the seller/current parties, signed, dated, initialed, and sealed with a signature, block stamped seal, and colored boundary of surveyed parcel. This survey declaration is made on the date indicated, to the parties listed on face of survey. It is hereby transferred to additional institutions or subsequent owners.

LEGEND

WOOD FENCE	---X---	TEXT
CHAIN LINK	---X---	IMPROVEMENTS
IRON FENCE	---X---	BOUNDARY LINE
WIRE FENCE	---X---	SEWER
	---X---	RESIDENCE/PAVING

WFO - MONUMENTS OF RECORD DIGNITY

1/2"	IRON ROD FOUND
3/4"	YELLOW-DIPPED IRON ROD FOUND
5/8"	RED-DIPPED IRON ROD FOUND
1"	YELLOW-DIPPED IRON SET
1 1/2"	YELLOW-DIPPED IRON ROD FOUND

SPK - NAIL FOUND

---C---	CABLE
---G---	CLEAN OUT
---G---	GAS METER
---F---	FIRE HYDRANT
---L---	LIGHT POLE
---M---	MANHOLE
---G---W---	GUY-WIRE
---E---	ELECTRIC
---P---	POWER POLE
---T---	TELEPHONE
---W---	WATER METER
---W---	WATER VALVE

(UNLESS OTHERWISE NOTED

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 18444 C.R. 543 in the city of NEVADA, COLLIN COUNTY Texas.

STATE OF TEXAS:

COUNTY OF COLLIN:

BEING all of Lot 7-D, and a portion of Lot 7-C, of Lavon Farms, of Collin County, Texas, and being a tract of land conveyed to Kenny & Judy Howell, as recorded in Instrument No. 20070827001192760, of the Deed records of Collin County, Texas as shown on this survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch red-capped iron rod found for corner being the Northwest corner of said Howell tract, and being on the South right-of-way line of C.R. 543, and being the Northeast corner of Neal Riek, as recorded in Instrument No. 20160620000769340, of the Deed records of Collin County, Texas;

THENCE South 88 degrees 55 minutes 49 seconds East, a distance of 192.23 feet, to a 1/2 inch yellow-capped iron rod set for corner, being the Northeast corner of said Howell tract;

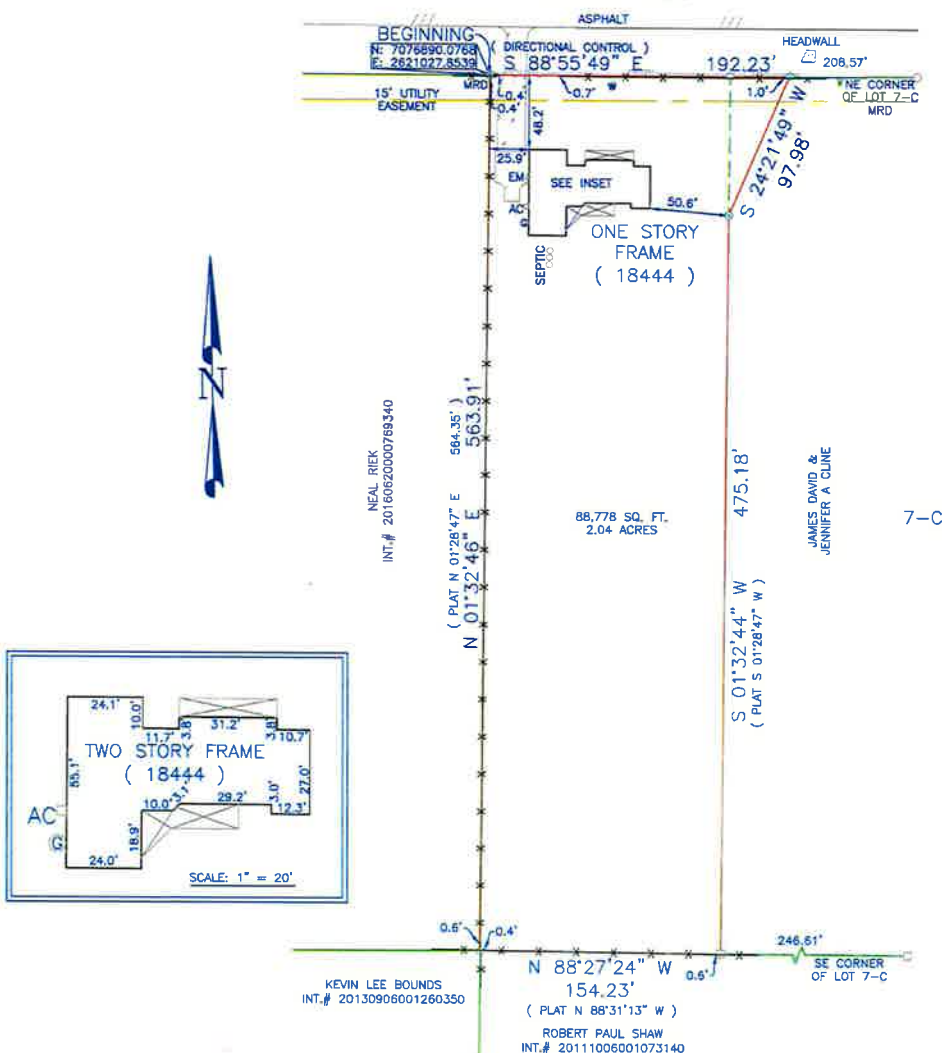
THENCE South 24 degrees 21 minutes 49 seconds West, a distance of 97.98 feet, to a 1/2 yellow-capped iron rod for corner;

THENCE South 01 degrees 32 minutes 44 seconds West, a distance of 475.18 feet, to a 1/2 inch yellow-capped iron rod found for corner being the Southeast corner of said Howell tract;

THENCE North 88 degrees 27 minutes 24 seconds West, a distance of 154.23 feet, to a 1/2 iron rod found for corner being the Southwest corner of said Howell tract;

THENCE North 01 degrees 32 minutes 46 seconds East, a distance of 563.91 feet, to the PLACE OF BEGINNING and containing 88,778 square feet, or 2.04 acres of land.

C.R. 543



THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

THIS BOUNDARY IS PER EVIDENCE FOUND ON SITE
THIS LOT PER PLAT DOES NOT MATHEMATICALLY CLOSE

1529 E. I-30, STE. 106, GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY TC PLANNING AND DESIGN GROUP
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 80'
Date: 08/04/2021
G. F. No.:
Job no.: 109558
Drawn by: TG

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR TC PLANNING AND DESIGN GROUP

LEGEND	
WOOD FENCE	--- X ---
CHAIN LINK	--- X ---
IRON FENCE	--- X ---
WIRE FENCE	--- X ---
MONUMENTS OF RECORD DIGNITY	
1/2" YELLOW-CAPPED IRON ROD SET	○
5/8" RED-CAPPED IRON ROD FOUND	●
1/2" YELLOW-CAPPED IRON ROD FOUND	○
5/8" YELLOW-CAPPED IRON ROD FOUND	●
THE FOLLOWING	
○	CABLE
○	CLAY OUT
○	245 METER
○	FIRE HYDRANT
○	LIGHT POLE
○	MANHOLE
○	CUT-WIRE
○	ELECTRIC
○	POWER POLE
○	TELEPHONE
○	WATER METER
○	WATER VALVE
(UNLESS OTHERWISE NOTED)	

