



AGENDA

COUNCIL MEETING

Tuesday, February 15, 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. February 1, 2022 MINUTES

6. Reports:

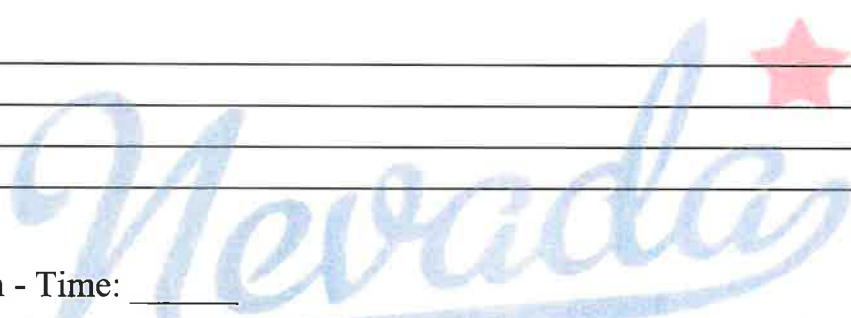
- a. City Secretary Report – Update on Avaya phones.
- b. City Clerk Report
- c. Financial Report
- d. Mayor Pro Tem report
- e. Mayor's Report/Status
- f. NVFD Report. (1st meeting of every month)

7. Business Session:

- a. Discuss/Take Action: Vendor Ordinance 22-02
- b. Discuss/Take Action: Resolution 22-02 Appointment of Committee Impact Fee.
- c. Discuss/Take Action: Boat RV Storage Final Plat approval.
- 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.

--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 15, 2022**, was posted at City Hall on **February 11, 2022**.

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.

d. Boat RV Storage Final Plat approval.

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

February 9, 2022

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

Dear Mayor Ponce,

Hayter Engineering has reviewed The Ratzman/King Addition Final Plat and Engineering Plans. 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.

Please note that the following items were not included in the City's review as these services will be provided and maintained by others.:

- The proposed water plans.
- The proposed Onsite Septic Facility (OSSF).
- The proposed electrical plans.

After review, Hayter Engineering has determined that the Final Plat and Engineering Plans meet the City's Subdivision Ordinance requirements and all previous comments have been addressed. Assuming all necessary fees have been paid to the City, it is our recommendation that the Final Plat and Engineering Plans be approved with the following condition:

1. The final plat shall not be filed until all public improvements have been constructed, inspected, and accepted by the City of Nevada.

Furthermore, it is Hayter Engineer's recommendation that this project is ready for construction. The next step is for the Developer and City to schedule a pre-construction meeting.

If you have any questions regarding the Final Plat and/or Engineering Plans, please do not hesitate to call (903.785.0303) or email (cdonnan@haytereng.com).

Sincerely,

HAYTER ENGINEERING, INC.



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



Practical Infrastructure Solutions

RESOLUTION NO. 22-02

(Appointment of Members of Capital Improvements Advisory Committee)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEVADA, COLLIN COUNTY, TEXAS, APPOINTING MEMBERS OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE OF THE CITY OF NEVADA; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALING CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to the Texas Local Government Code and the Comprehensive Zoning ordinance of the City of Nevada, a Planning and Zoning Commission is hereby formed to carry out the legal duties assigned by the City Council and authorized by the law.

WHEREAS, the Nevada City Council has considered the applicants to serve on the Capital Improvements Advisory Committee, (the "Committee") in keeping with the intent of the City to create impact fees pursuant to TX. Loc. Govt. Code Ch 395, and does by this Resolution appoint members to the Committee as set forth below; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NEVADA, COLLIN COUNTY, TEXAS, AS FOLLOWS:

SECTION 1. The Nevada City Council does specifically find and determine that the following citizens of Nevada and its ETJ shall be appointed as members of the Nevada the Capital Improvements Advisory Committee.

Those appointed are:

1. Bart Carroll Chairman
2. Russell Newton Vice-Chairman
3. Jeff Cook
4. Josiah Cleveland
5. Magan Vernon

The Commission is an advisory body. It's duty includes the review, analysis and recommendation to the city council in its duties as set forth in state law regarding impact fees, as stated in TX. Loc. Govt. Code Ch 395.

A committee member serves at the at the discretion and pleasure at the city council, regardless of the term appointed.

SECTION 2. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this resolution be adjudged or held to be held to be invalid, void or unconstitutional, the same shall not affect the validity of the remaining portions of said Resolution which shall remain in full force and effect.

SECTION 3. All provisions of this Resolution of the City of Nevada, Texas, in conflict with the provisions of this Resolution be, and the same are hereby repealed, and all other provisions not in conflict with the provisions of this Resolution shall remain in full force and effect

DULY RESOLVED by the City Council on this, the _____ day of _____, 2022.

CITY OF NEVADA

Ben Ponce, Mayor

ATTEST:

Judy Hill, City Secretary

APPROVED AS TO FORM:

James E. Shepherd, City Attorney

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Whereas John S. Ratzman, Yaneek M. Ratzman, and Robb Shaun King are the sole owners of a tract of land situated in the John Moline Survey, Abstract No. 554, City of Nevada, Collin County, Texas, and being a tract of land conveyed to John S. Ratzman, Yaneek M. Ratzman, and Robb Shaun King A/K/A Robb Shaun King, a single person by Warranty Deed with Vendor's Lien recorded in Instrument No. 2019015000047800, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with red cap stamped "Gree" for corner, said corner being the Southeast corner of a tract of land conveyed to Dabo J. Wilmes, by deed recorded in Instrument Number 2017030500074570, Official Public Records, Collin County, Texas, some being along the West right of way line of N. FM 1138 (to public right-of-way);

THENCE South 05 degrees 17 minutes 00 seconds West, along the West right of way line of sold N. FM 1138, a distance of 350.00 feet to 1/2 inch iron rod found with cap stamped "3691" for corner, said corner being along the West right-of-way line of sold N. FM 1138, same being the Northeast corner of a tract of land conveyed to M. K. Blier Trust, by deed recorded in Instrument Number 2007102300144700, Official Public Records, Collin County, Texas;

THENCE North 89 degrees 10 minutes 05 seconds West, along the North line of sold Blier Trust tract, a distance of 1295.43 feet to 3/8 inch iron rod found, for corner, said corner being the Northwest corner of a tract of land conveyed to Sandy Burgess, by deed recorded in Instrument Number 20111226001397640, Official Public Records, Collin County, Texas, some being along the East line of a tract of land conveyed to Robert S. Cope and Donald W. Cope, by deed recorded in Volume 2283, Page 151, Deed Records, Collin County, Texas;

THENCE North 00 degrees 19 minutes 39 seconds East, along the East line of said Cope tract, a distance of 330.00 feet to a point for corner, said corner being along the East line of said Cope tract, some being the Southwest corner of tract of land conveyed to Borel Renee Sims, a single Woman, by deed recorded in Document Number 97-0002940, Deed Records, Collin County, Texas, from which a 3/8 inch iron rod found bears North 82 degrees 21 minutes 30 seconds West, a distance of 118.8 feet for witness;

THENCE South 88 degrees 10 minutes 05 seconds East, along the South line of said Sims tract, a distance of 1295.17 feet to the POINT OF BEGINNING and containing 453,354.07 square feet and or 10.407 acre of land.

OWNER'S DEDICATION

HOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Robb Shaun King, John S. Ratzman, and Yaneek M. Ratzman have heretofore conveyed this certain Public Utility, designating the herein described property as RATZMAN/KING ADDITION, an 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, appurtenances, and appurtenances of the City of Nevada and of public utilities dealing in use or using same, as to any public utility and the City of Nevada shall have the right to remove and take removed all or parts of any buildings, fences, shrubs, trees or other improvements or growth, which in any way hinder or obstruct the construction, maintenance or efficiency of its respective systems, or said easements, appurtenances, and the City of Nevada and of public utilities controlling, maintaining, installing, repairing, substituting, reconstructing and adding to or removing all or parts of its respective systems, without the necessity, at anytime, of procuring the permission of anyone. This said agreement subject to all existing ordinances, rules, regulations and resolutions of the City of Nevada, Texas.

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

BY: John S. Ratzman, Owner Date

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: Yaneek M. Ratzman, Owner Date

STATE OF TEXAS
COUNTY OF COLLIN
BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Yaneek 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: Robb Shaun King, Owner Date

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, Brian Conroy, 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 same measurements thereon were either found or properly placed under my supervision, in accordance with the Satisfaction Requirements of the City of Nevada, Collin County, Texas.
Dated this _____ day of _____, 2021.

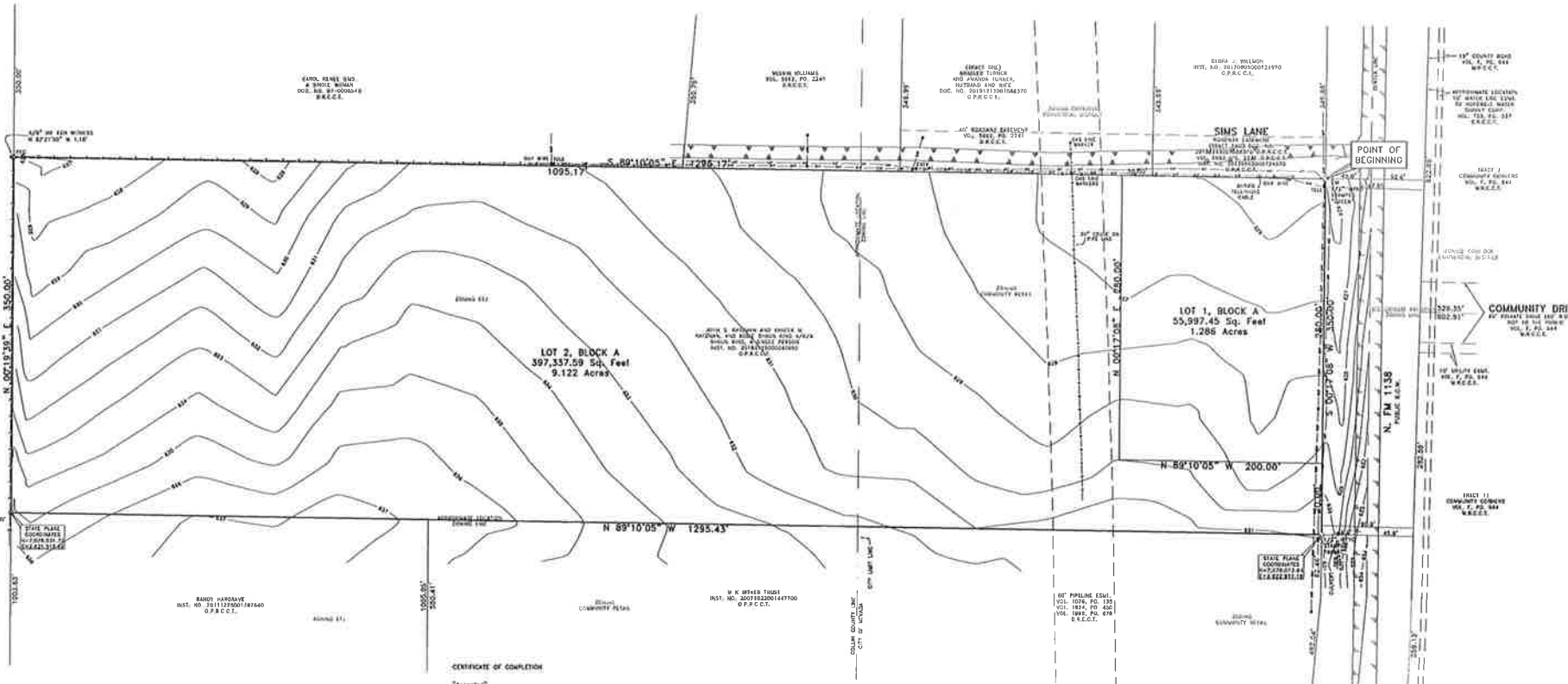
RELEASED FOR REVIEW 12/21/2021. PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
Brian Conroy
Texas Registered Professional Land Surveyor No. 6511

STATE OF TEXAS
COUNTY OF COLLIN
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Brian Conroy, 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 purpose herein expressed and under oath stated that the statements in the foregoing certificate are true.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of Texas.



VICINITY MAP
NOT TO SCALE



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 RATZMAN/KING ADDITION to the City of Nevada was submitted to the City Council on the _____ day of _____, 2021, and submitted to the action, then and there occupied 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 hereinafore recited.

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

City Secretary
City of Nevada, Texas

OWNER: ROBIE SHAUN KING
2160 COUNTY LANE ROAD
IRVING, TEXAS 75038
OWNER: JOHN S. RATZMAN
& YANEK M. RATZMAN
11247 FROBER DRIVE
IRVING, TEXAS 75038



PLANNING & SURVEYING
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.348.9485
F 214.349.2216
www.cbgroup.com
MINOR PRELIMINARY PLAT
RATZMAN/KING ADDITION
LOTS 1 AND 2, BLOCK A
453,354.04 SQ.FT. / 10.407 ACRES
JOHN MOLINE SURVEY, ABSTRACT NO. 554
CITY OF NEVADA, COLLIN COUNTY, TEXAS

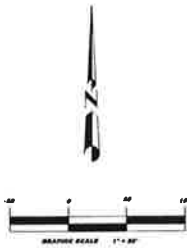
- GENERAL NOTES
- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4201, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) LOT TO LOT ORANGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 3) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 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 F.U.R.M. IN MAP NO. 408080655A, THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 6) PROPERTY SUBJECT TO TRENCH, CONDUITS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 1732, PG. 421, VOL. 142, PG. 279, VOL. 587, PG. 205, VOL. 444, PG. 134, VOL. 437, PG. 483.
- 7) PURPOSE FOR THIS PLAT IS TO CREATE 2 LOTS.

- LEGEND
- D.R.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
- PG. = PAGE
- C/W = 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" IRFC = 1/2 INCH IRON ROD SET WITH RED PLASTIC CAP
- 1/2" IRFVC = 1/2 INCH IRON ROD SET WITH RED PLASTIC CAP

SCALE: 1"=20' DATE: 12/21/2021 JOB NO: 182532-04 / DRAWN BY: JJA

d. 18448 and 18444 FM 543 ETJ Replat.

1725-1-3



WHEREAS JAMES CLINE AND JENIFER 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 JENIFER 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 plat 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 Leonardo Jimenez, et al to James and Jennifer Cline, and being more particularly described as follows:
BE COMPARED with a 1/2" scale map found for corner in the South right-of-way line of County Road 543, as dedicated in Collin County, Texas, by Deed recorded in Volume 435A, Page 2348 of the Official Public Records of Collin County, Texas, and being in the West line of said Lot 7, said point being S 61 deg 28 min 47 sec W, 51.87 feet from the Northwest corner of Lot 7.
THENCE S 01 deg 28 min 47 sec W, a distance of 547.23 feet to a 1/2" iron rod with yellow plastic cap stamped "H. D. C. 1015 5047" set for corner in the South line of said Lot 7.
THENCE in the angle of 211 min 12 sec 12 sec bearing East along the South line of said Lot 7, a distance of 401.78 feet to a 5/8" iron rod found for corner at the Southwest corner of Lot 7.
THENCE N 01 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, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That JAMES & JENIFER CLINE do hereby certify that the heretofore described premises are a REPLAT OF LAVON FARMS, PART OF LOT 7, a Subdivision in Collin County, Texas, and do hereby dedicate in the public use forever the streets and easements as shown thereon.

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

STATE OF TEXAS COUNTY OF COLLIN
Believe 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 in and for the State of Texas My Commission Expires 10-25-09

STATE OF TEXAS COUNTY OF COLLIN
Believe me, the undersigned authority, on this day personally appeared JENIFER CLINE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she 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 in and for the State of Texas My Commission Expires 10-25-09

SURVEYOR'S CERTIFICATE
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That I, Harold D. Petty, Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold D. Petty, Jr. Registered Professional Land Surveyor No. 5034

STATE OF TEXAS COUNTY OF COLLIN
Believe me, the undersigned authority, on this day personally appeared HAROLD D. PETTY, JR., 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.

Harold D. Petty, Jr. Notary Public in and 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 & JENIFER CLINE
1807 RIVER OAKS CIRCLE #833
WILCOX, TEXAS 76088
678-689-1646
R.S.C. LAND SURVEYING
808 S. HWY 80, SUITE 1000, TX 76060 817-753-8400 FAX 817-753-8400

ON-SITE SEWAGE FACILITIES NOTES
ALL LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES.
MUST MAINTAIN STATE MANDATED SETBACK OF ALL O.S.S.F. COMPONENTS FROM ANY ALL EASEMENTS AND CHANNELS AREAS, SWAMP BREAKS AND/OR CREEK RIVERS, PONDS, ETC. PER STATE REGULATIONS.
PLANTING 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 SYSTEMS.
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 conducted representing the area in which on-site sewage facilities are provided to be used.

APPROVAL OF FINAL PLAT
This plat is approved by the City of Nevada on this 5 day of JULY, 2007
Christie Schell Mayor of City of Nevada, Texas
Marilyn Butler City Secretary of City of Nevada, Texas

NOTES
1) According to F.E.M.A. Flood Insurance Rate Map, Community Plan No. 48095C-0113-D dated January 19, 1996, the property lies in Zone X. This property does not appear to be within a 100-year flood plain.
2) BEARING SOURCE: RECORDED PLAT
3) ALL 10" IBS ARE CAPPED WITH YELLOW PLASTIC CAPS W/ B.C.I. NPLS 5024"

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

SURVEY PLAT

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;

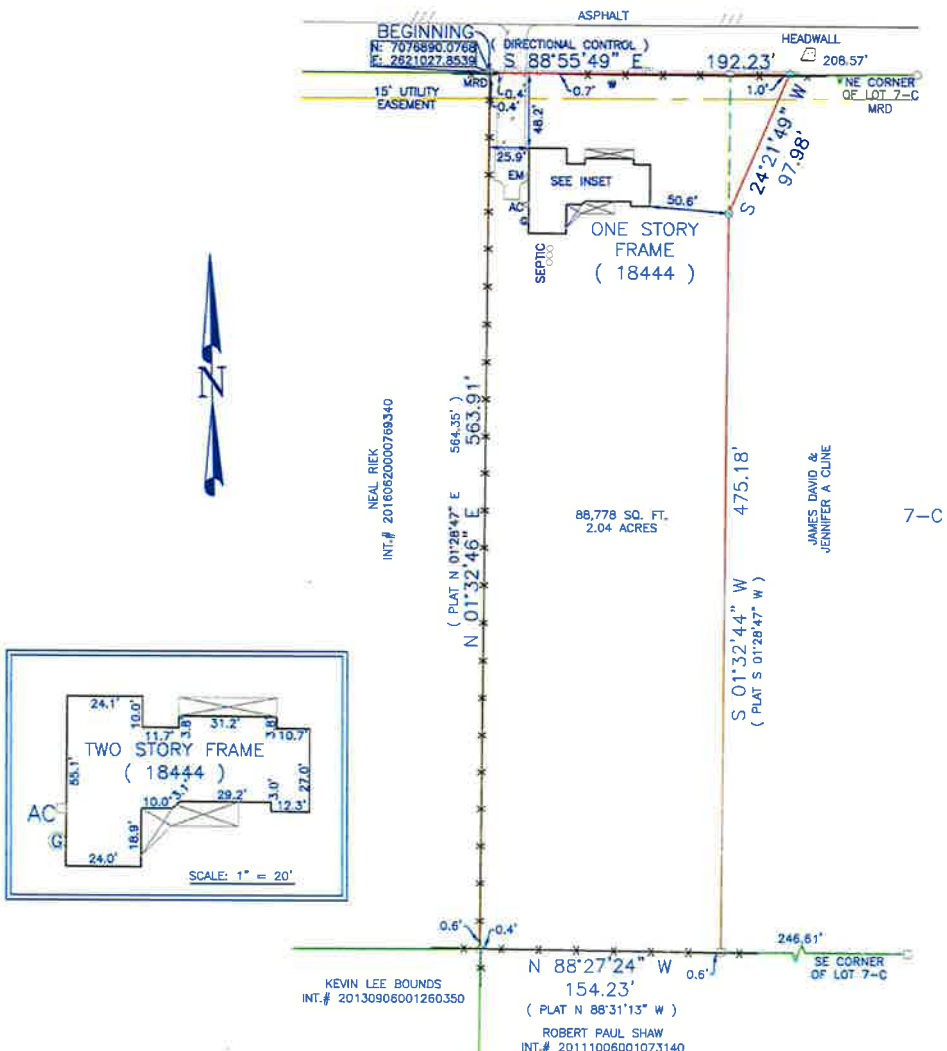
THENCE South 24 degrees 21 minutes 49 seconds West, a distance of 97.98 feet, to a 1/2 yellow-capped iron rod for corner;

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 ENCRUMPTIONS, 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 DENSITY	
1/2" IRON ROD FOUND	●
1/2" RED-CAPPED IRON ROD SET	●
1/2" YELLOW-CAPPED IRON ROD FOUND	●
5/8" YELLOW-CAPPED IRON ROD FOUND	●
IRON NAIL FOUND	●
CABLE	—
CLAW CLIP	●
245 METER	●
FIRE HYDRANT	●
LIGHT POLE	●
MANHOLE	●
CUT-WIRE	—
ELECTRIC	—
POWER POLE	●
TELEPHONE	—
WATER METER	●
WATER VALVE	●

(UNLESS OTHERWISE NOTED)

