CITY OF NEVADA

424 E FM 6 NEVADA, TX 75173 | 972-853-0027



AGENDA

COUNCIL MEETING

Tuesday, August 2, 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

I pledge Allegiance to the flag, of the United States of America, and to the Republic for which it stands, one nation under God, indivisible, with Liberty and Justice for all.

- 4. Pledge of Allegiance to the Texas Flag

 Honor the Texas flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible.
- 5. 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.

- 6. Approval of previous meeting's minutes, or notes.
 - a. July 19, 2022 MINUTES
- 7. Reports:
 - a. City Clerk Report
 - b. Code Enforcement Report (2nd Council Meeting)/Inspections Activity Report.
 - c. Financial Report (2nd Council Meeting)
 - d. Mayor Pro Tem Report
 - e. Mayor's Report/Status TxDot Traffic Study.
 - f. NVFD Report (2nd Council Meeting)

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- a. Discuss/Take Action: ETJ Replat Community Corners FM 1138 (Tract 1B), Nevada, TX 75173.
- b. Discuss/Take Action: ETJ Replat Tract 2A & 2B Community Corners, Nevada, TX 75173.
- c. Discuss/Take Action: 2022-2023 Working Budget.

9.	Future	Agenda	Items
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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: _____

As authorized by Section 551.071 (2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

Texas Government Code 551.071 of the Texas Government Code legal advice from the City Attorney, regarding legal process requirements for code enforcement, building permits, inspections, and municipal court appointment and process.

- 11. Regular Session: Reconvene from Executive Session Time: _____
- 12. If required, act on items reviewed in Executive Session.
- 13. Adjournment / Closing Time: _____
- I, *Misty Hooker*, City Clerk, certify that the Agenda of the City of Nevada Council Regular Meeting to be held on <u>August 2, 2022</u>, was posted at City Hall on <u>July 29, 2022</u>.

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.

Item 8. Business Session a. ETJ Replat - Tract 1B Community Corners



July 27, 2022

Ben Ponce, Mayor Planning & Zoning Commission Chair City of Nevada 424 FM 6 Nevada, TX 75173

RE:

Community Corners Tract 1B Replat HEI Job Number 385001-86.11

Dear Mayor Ponce,

Hayter Engineering has reviewed the Community Corners Tract 1B Replat. Our review was for general conformance 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.

Construction plans and specifications were not submitted and as such Hayter Engineering's review was of the replat only. After review, Hayter Engineering has determined that this replat meets the City's Subdivision Ordinance Requirements. Assuming all necessary fees have been paid to the City, it is our recommendation that the City of Nevada approve the Community Corners Tract 1B Replat.

If you have any questions, please do not hesitate to give me a call (903.785.0303) or send an email (cdonnan@haytereng.com).

Sincerely,

HAYTER ENGINEERING, INC.

Christopher M. Donnan, P.E., CFM

Principal/Project Manager

LOCATION MAP

1" = 3,000'

D.&U.E. - DRAINAGE & UTILITY EASEMENT The undersigned, the City Secretary of the City of Nevada, Texas, hereby certifies that the foregoing replat of TRACT 1B of COMMUNITY CORNERS, an I.P.F. - IRON PIN FOUND P.R.C.C.T. - PLAT RECORDS, COLLIN COUNTY, TEXAS O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

LEGEND

"CCG INC RPLS 5129"

Council on the ____ day of _____, 20___, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public placed, 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.

addition to the City of Nevada, Collin County, TX was submitted to the City

Witness my hand this ____, A.D., 20____,

City Secretary City of Nevada, Texas DEBORAH D. FRANKS 8.000 AC INST# 20050616000800410 O.P.R.C.C.T. 3" WATER LINE PER CADDO BASIN SUD 1/2" I.P.I S88'46'59"E 529.35' Y.C.I.P.S. 5' D.&U.E. 5' D.&U.E. TRACT 1B-3 65,338 SQ. FT. 1.500 AC .o.w.) 529.35 TRACT 1B-2 65,338 SQ. FT. 1.500 AC 529.35'\ TRACT 1B-1 87,120 SQ. FT. 5 2.000 AC TRACT 2

5' D.&U.E.

⁻N88°46'59"W 529.35'-

TRACT 1A

REPLAT TRACT 1 COMMUNITY CORNERS CAB. K, PG. 288 P.R.C.C.T.

SURVEYOR'S CERTIFICATE

1/2" I.F

ان ان

POINT OF

BEGINNING

3" WATER LINE

PER CADDO BASIN SUD

I, James Barton Carroll, 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, in accordance with the subdivision regulations of the City of Nevada, Texas.

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 Barton Carroll

Texas Registered Professional Land Surveyor No. 5129

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 James Barton Carroll, 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 _____, 2022.

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

5'D.&U.E.

1. Selling a 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.

2. Bearings based on Community Corners recorded in Cabinet F, Page 544, Map Records, Collin County, Texas.

CERTIFICATE OF COMPLETION

"Accepted"

Mayor, City of Nevada, Texas

\COMMUNITY CORNERS

CAB. F, PG. 544 P.R.C.CT.

STATE OF TEXAS COUNTY OF COLLIN

> Whereas, Fernando Platas and Maria O. Platas, are the owners of a tract of land situated in the J. McMinn Survey, Abstract No. 544, Collin County, Texas, and being all of Tract 1B, of Replat of Tract 1 Community Corners, an addition to Collin County, Texas, according to the plat thereof recorded in Cabinet K, Page 288, Plat Records, Collin County, Texas, and as conveyed to Fernando Platas and Maria O. Platas in Instrument No. 20150521000597840, Official Public Records, Collin County, Texas, and being more particularly described as follows:

OWNER'S CERTIFICATE

Beginning at a 1/2" iron pin found on the east right-of-way line of Farm to Market No. 1138 (100' R.O.W.), being the southwest corner of said Tract 1B and the northwest corner of Tract 1A of said addition:

Thence North 01°23'00" East along the east right of way line of Farm to Market No. 1138 (100' R.O.W.) and the west line of said Tract 1B. a distance of 411.44 feet to a 1/2" iron pin found, being the northwest corner of said Tract 1B and the southwest corner of a 8.000 acre tract of land conveyed to Kirk A. Franks and Deborah D. Franks, by deed recorded in Instrument No. 20050616000800410, Official Public Records, Collin County, Texas:

Thence South 88:46'59" East along the north line of said Tract 1B and the south line of said 8.000 acre tract, a distance of 529.35 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" being the northeast corner of said Tract 1B and the northwest corner of Tract 2 of Community Corners, an addition to Collin County, Texas according to the plat thereof recorded in Cabinet F, Page 544, Plat Records, Collin County, Texas;

Thence South 01.23.00" West along the east line of said Tract 1B and the west line of said Tract 2, a distance of 411.44 feet to a 1/2" iron pin found for the southeast corner of said Tract 1B and the northeast corner of said Tract 1A:

Thence North 88'46'59" West along the south line of said Tract 1B and the north line of said Tract 1A, a distance of 529.35 feet to the Point of Beginning and containing 217,796 square feet or 5.000 acres of land.

NOW, THEREFOR KNOW ALL MEN BY THESE PRESENTS:

That, Fernando Platas and Maria O. Platas, does hereby adopt this replat as TRACT 1B of COMMUNITY CORNERS, an Addition to Collin County. Texas and does hereby dedicate to the public use forever the roads and easements shown hereon (if any) for the mutual use and accommodation of any public utility desiring to use or using same for the purpose of construction, maintaining, adding to or removing any or all of their respective systems located therein.

WITNESS my hand this the _____ day of ______, 2022.

_____ Fernando Platas, Owner Maria O. Platas

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 Fernando Platas, 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 _____, 2022

Notary Public for the State of Texas My Commission expires _____

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 Maria O. Platas 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 _____, 2022

Notary Public for the State of Texas My Commission expires _____



GRAPHIC SCALE

(IN FEET)

1 inch = 50 ft.

<u>OWNER:</u>

3173-22

Fernando Platas Maria O. Platas P.O. Box 521 Wylie, TX 75098 214-622-3001

5.000 ACRES OF LAND ALL OF TRACT 1B OF COMMUNITY CORNERS CAB. K, PG. 288 CITY OF NEVADA COLLIN COUNTY, TEXAS

1"=50'

CARROLL CONSULTING GROUP, INC. P.O. BOX 11 LAVON, TEXAS 75166

<u>REPLAT</u>

TRACT 1B

COMMUNITY CORNERS

TBPELS REGISTRATION NO.: F-21608 Phone (972) 742-4411 TEXAS FIRM REGISTRATION NO.: 10007200 COPYRIGHT © CARROLL CONSULTING GROUP JOB No. SCALE: DATE PREPARED: DRAWN BY:

JULY 5, 2022

Item 8. Business Session
b. ETJ Re-plat - Tract 2A 2B
Community Corners



July 27, 2022

Ben Ponce, Mayor Planning & Zoning Commission Chair City of Nevada 424 FM 6 Nevada, TX 75173

RE:

Community Corners Tract 2A and 2B Replat

HEI Job Number 385001-86.11

Dear Mayor Ponce,

Hayter Engineering has reviewed the Community Corners Tract 2A and 2B Replat. Our review was for general conformance 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.

Construction plans and specifications were not submitted and as such Hayter Engineering's review was of the replat only. After review, Hayter Engineering has determined that this replat meets the City's Subdivision Ordinance Requirements. Assuming all necessary fees have been paid to the City, it is our recommendation that the City of Nevada approve the Community Corners Tract 2A and 2B Replat.

If you have any questions, please do not hesitate to give me a call (903.785.0303) or send an email (cdonnan@haytereng.com).

Sincerely,

HAYTER ENGINEERING, INC.

Christopher M. Donnan, P.E., CFM

Principal/Project Manager

LEGEND D.&U.E. - DRAINAGE & UTILITY EASEMENT CERTIFICATE OF COMPLETION The undersigned, the City Secretary of the City of Nevada, Texas, hereby certifies that the foregoing replat of TRACT 2A & 2B of COMMUNITY I.P.F. - IRON PIN FOUND CORNERS, an addition to Collin County, Texas was submitted to the City "Accepted" P.R.C.C.T. - PLAT RECORDS, COLLIN COUNTY, TEXAS Council on the ____, day of _____, 20___, and the Council, O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS by formal action, then and there accepted the dedication of streets, alleys, Y.C.I.P.S. - 1/2" IRON PIN SET W/YELLOW CAP STAMPED parks, easements, public placed, and water and sewer lines as shown and COMMUNITY set forth in and upon said plat and said Council further authorized the "CCG INC RPLS 5129" Mayor to note the acceptance thereof by signing his name as hereinabove subscribed. ALL CORNERS TO BE 1/2" IRON PIN SET WITH YELLOW CAP CR 596 STAMPED "CCG INC RPLS 5129" UNLESS OTHERWISE NOTED. Witness my hand this ____, A.D., 20____, CR 913 City Secretary City of Nevada, Texas CR 595 HORSESHOE LOCATION MAP 1" = 3,000'KIRK A. FRANKS DEBORAH D. FRANKS ∼ 8.000 AC INST# 20050616000800410 S88'46'59"E 270.65' O.P.R.C.C.T. -150.45' 5' D.&U.E POND TRACT 1B \ REPLAT TRACT 1 COMMUNITY CORNERS CAB. K. PG. 288 P.R.C.C.T. TRACT 3 1/2" I.P.F. @ 411.54" TRACT 2A \
217,841 SQ. FT.\ 5.001 AC POLE BARN TRACT 2B 217,800 SQ. FT. 5.000 AC TRACT 1A REPLAT TRACT 1 COMMUNITY CORNERS CAB. K, PG. 288 POND P.R.C.C.T. METAL RESIDENCE TRACT 9 50' BUILDING LINE _____ <u>5'</u> D.&U.E POINT OF __15"_CMP____ **BEGINNING** <u>15"_CMP</u> 60' PRIVATE DRIVE R=733.80 CAB. F, PG. 544 N88'46'59"W 335.07" -D=34.49.25" CHD=\$73.48'19"W COMMUNITY DRIVE TRACT 10-B REPLAT OF TRACT 10-A & TRACT 10-B **COMMUNITY CORNERS** VOL. 2017, PG. 233 TRACT 10-A P.R.C.C.T. REPLAT OF TRACT 10-A & TRACT 10-B COMMUNITY CORNERS VOL. 2017, PG. 233 P.R.C.C.T.

. Selling a 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.

2. Bearings based on Community Corners recorded in Cabinet F, Page 544, Map Records, Collin County, Texas.

Mayor, City of Nevada, Texas

STATE OF TEXAS COUNTY OF COLLIN

> Whereas, Bruce Dorff, is the owner of a tract of land situated in the J. McMinn Survey, Abstract No. 544, Collin County, Texas, and being all of Tract 2, of Community Corners, an addition to Collin County, Texas, according to the plat thereof recorded in Cabinet F. Page 544. Map Records, Collin County, Texas, and as conveyed to Bruce Dorff in Volume 5495, Page 4588, Official Public Records, Collin County,

> Beginning at a 60D nail found in the centerline of Community Drive and being the southwest corner of said Tract 2, the southeast corner of Tract 1B of Replat Tract 1 of Community Corners, an addition to Collin County, Texas according to the plat thereof recorded in Cabinet K. Page 288. Plat Records, Collin County, Texas and on the north line of Tract 11 of said addition:

> Thence North 01°23'00" East along the west line of said Tract 2 and the east line of said Tract 1A, passing a 1/2" iron pin found at a distance of 411.54 feet, being the northeast corner of said Tract 1A and the southeast corner of Tract 1B of said replat, and continuing along the east line of said Tract 1B for an overall distance of 822.98 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS" 5129" for the northwest corner of said Tract 2, the northeast corner of said Tract 1B and on the south line of an 8.000 acre tract of land conveyed to Kirk A. Franks and Deborah D. Franks by deed recorded in Instrument No. 20050616000800410, Official Public Records, Collin County, Texas;

Thence South 88:46'59" East along the north line of said Tract 2 and the south line of said 8.000 acre tract, a distance of 270.65 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" being the northeast corner of said Tract 2 and the northwest corner of Tract 3 of said addition;

Thence South 33'36'23" East along the east line of said Tract 2 and the west line of said Tract 3, a distance of 842.43 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" being the southeast corner of said Tract 2, the southwest corner of said Tract 3. the northwest corner of Tract 9 of said addition and the northeast corner of Tract 10B of Replat Lot 10-A & Lot 10-B. Community Corners, an addition to the City of Nevada, Collin County, Texas according to the plat thereof recorded in Volume 2017, Page 233, Plat Records, Collin County, Texas, and the beginning of a curve to the right having a central angle of 34.49.25, a radius of 733.80 feet, a chord bearing of South 73'48'19" West and a chord distance of 439.16 feet;

Thence southwesterly along said curve, the south line of said Tract 2 and the north line of said Tract 10-B and 10-A of aforementioned replat, an arc distance of 445.99 feet to a 1/2" iron pin found in the centerline of Community Drive for the end of said curve to the

Thence North 88'46'59" West along the centerline of Community Drive, the south line of said Tract 2, the north line of said Tract 10-A, and the north line of said Tract 11, a distance of 335.07 feet to the Point of Beginning and containing 435,642 square feet or 10.001 acres of land.

NOW. THEREFOR KNOW ALL MEN BY THESE PRESENTS:

Texas, and being more particularly described as follows:

That, Bruce Dorff, does hereby adopt this replat as TRACT 2A & 2B of COMMUNITY CORNERS, an Addition to Collin County, Texas and does hereby dedicate to the public use forever the roads and easements shown hereon (if any) for the mutual use and accommodation of any public utility desiring to use or using same for the purpose of construction, maintaining, adding to or removing any or all of their respective systems located therein.

WITNESS my hand this the ____ day of ____, 2022.

Bruce Dorff, Owner

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 Bruce Dorff, 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 _____, 2022

Notary Public for the State of Texas

My Commission expires _____ SURVEYOR'S CERTIFICATE

I, James Barton Carroll, 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, in accordance with the subdivision regulations of the City of Nevada, Texas.

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 Barton Carroll Texas Registered Professional Land Surveyor No. 5129

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 James Barton Carroll, 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: _____

<u>REPLAT</u>

TRACT 2A & 2B COMMUNITY CORNERS

10.001 ACRES OF LAND AND ALL OF TRACT 2 OF COMMUNITY CORNERS CAB. F, PG. 544 CITY OF NEVADA E.T.J. COLLIN COUNTY, TEXAS

GRAPHIC SCALE (IN FEET)

1 inch = 60 ft.

OWNER: BRUCE DORFF 18969 COMMUNITY DRIVE NEVADA, TEXAS 75173

CARROLL CONSULTING GROUP, INC. P.O. BOX 11 LAVON, TEXAS 75166 TBPELS REGISTRATION NO.: F-21608 Phone (972) 742-4411

TEXAS FIRM REGISTRATION NO.: 10007200 COPYRIGHT © CARROLL CONSULTING GROUP JOB No. SCALE: DATE PREPARED: DRAWN BY: 3172-22 1"=60' JULY 5, 2022