



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)

★ Designed by TownMapsUSA.com

8. Business Session:

- 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

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 August 2, 2022, was posted at City Hall on July 29, 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.

Item 8. Business Session

- a. ETJ Replat - Tract 1 B Community Corners**



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

July 27, 2022

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.

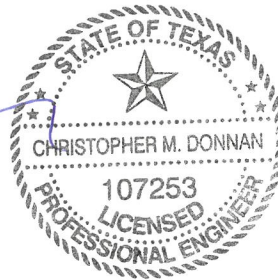
If you have any questions, please do not hesitate to give me a call (903.785.0303) or send an email (cdonnan@haytereng.com).

Sincerely,

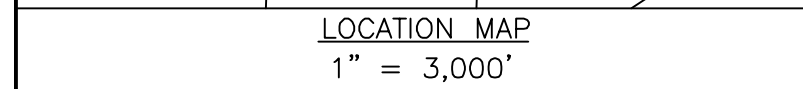
HAYTER ENGINEERING, INC.

A handwritten signature in blue ink, appearing to read "Chris M. Donnan", is written over a faint, larger signature.

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



Practical Infrastructure **Solutions**



D.&U.E. = DRAINAGE & UTILITY EASEMENT
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
Y.C.I.P.S. = 1/2" IRON PIN SET W/YELLOW CAP STAMPED
"CCG INC RPLS 5129"

ALL CORNERS TO BE 1/2" IRON PIN SET WITH YELLOW CAP
STAMPED "CCG INC RPLS 5129" UNLESS OTHERWISE NOTED.

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

"Accepted"

Mayor, City of Nevada, Texas Date

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. McMin 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:

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 Corors, 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 Plasas and Maria D. Plasas, 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 _____

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.

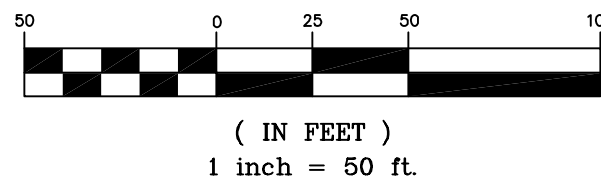
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2022.

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

NOTES:

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.

GRAPHIC SCALE



OWNER:

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

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

CARROLL CONSULTING GROUP, INC.

P.O. BOX 11 LAVON, TEXAS 75166
Phone (972) 742-4411
COPYRIGHT © CARROLL CONSULTING GROUP

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
3173-22	1"=50'	JULY 5, 2022	SC

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



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

July 27, 2022

RE: Community Corners Tract 2A and 2B Replat
HEI Job Number 385001-86.11

Dear Mayor Ponce,

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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.

A handwritten signature in blue ink, appearing to read "Chris M. Donnan", is written over a horizontal line.

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



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