



AGENDA

SPECIAL COUNCIL MEETING

Tuesday, October 11, 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. September 20, 2022 MINUTES

7. Reports:

a. City Clerk Report

b. Code Enforcement Report (2nd Council Meeting)

c. Financial Report (2nd Council Meeting)

d. Mayor Pro Tem Report

e. Mayor's Report/Status: FM 6 Expansion Public Meeting Information.

f. NVFD Report (2nd Council Meeting)

★ Designed by TownMapsUSA.com

8. Business Session:

- a. Discuss/Take Action: CRBR Ranch Minor Plat 10.852 acres of land in the William Barker Survey, Abstract No. 50 John W. Foote, Abstract No. 312 City of Nevada, Collin County, Texas.
- b. Discuss/Take Action: Carroll Office Addition - Replat 1.108 gross acres of lands being part of Lots 3, 5, 6 & all of Lot 4 of the Green's Manor Park Estates No. 1 James Osgood Survey, Abstract No 673 City of Nevada, Collin County, Texas.

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 Govt. 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.

Texas Govt. Code 551.074 Personnel. Review qualifications and/or interview person or persons applying for position of City Secretary.

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 Special Council Meeting to be held on October 11, 2022, was posted at City Hall on October 4, 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 6. Approval of September 20, 2022 MINUTES

Item 7. Reports

e. Mayor's Report - FM 6 Expansion Update



Notice of Public Meeting
FARM-TO-MARKET (FM) 6
From State Highway (SH) 78 to Hunt County Line
CSJ: 0619-01-027
COLLIN County, Texas

The Texas Department of Transportation (TxDOT) is proposing to improve Farm-to-Market (FM) 6 from State Highway (SH) 78 to the Hunt County line, a total of approximately 7.88 miles, in Collin County, Texas. This notice advises the public that TxDOT will be conducting an in-person and online virtual public meeting on the proposed project. The virtual meeting will consist of a pre-recorded video presentation and will include both audio and visual components. The materials can be viewed at your convenience. To log onto the virtual public meeting, go to the project website any time during the dates and times indicated below. If you do not have internet access, you may call (214) 320-6244 between the hours of 8 a.m. and 5 p.m., Monday through Friday, to ask questions and access project materials during the project development process. Additionally, TxDOT is providing an in-person option for individuals who would like to participate in person. In-person attendees will be able to view the same presentation delivered in the online public meeting which will be playing on a screen, review project materials, ask questions of TxDOT staff and/or consultants, and leave written comments.

In-Person Meeting

Thursday, October 20, 2022
5:30 p.m. to 7:30 p.m.
Community High School Cafeteria
440 N FM 1138, Nevada, TX 75173

Virtual Meeting*

Thursday, October 20, 2022, at 5:30 p.m.
through Friday, November 4, 2022, at 11:59
www.KeepItMovingDallas.com/FM6
*Not a live event

The proposed project involves the reconstruction of the existing two-lane rural roadway to a four (ultimate six) lane divided highway. A continuous 10-foot shared use path would be constructed on the east and west sides of the proposed roadway alignment. The proposed project consists generally of four (ultimate six) lanes with curb and gutter, plus a raised median. The roadway passes through the cities of Nevada and Josephine. The existing FM 6 right-of-way (ROW) width ranges from 60-feet to 100-feet wide throughout the length of the project. The proposed ROW width is 140 feet.

The proposed project would, subject to final design consideration, require approximately 45 acres of additional ROW and potentially displace structures on commercial and/or residential properties. Relocation assistance is available for displaced persons and businesses. Information about the TxDOT Relocation Assistance Program and services and benefits for those displaced and other affected property owners, as well as information about the tentative schedule for ROW acquisition and construction, can be obtained from the TxDOT Dallas District office by calling (214) 320-6675 or online at the project website.

Any environmental documentation or studies, any maps and drawings showing the project location and design, tentative construction schedules, and other information regarding the proposed project are on file and available for inspection Monday through Friday between the hours of 8 a.m. and 5 p.m. at the TxDOT Dallas District office at 4777 East Highway 80 Mesquite, Texas 75150. Project materials will also be available online at www.KeepItMovingDallas.com/FM6 or in hard copy form for review at the in-person meeting.

The public meeting will be conducted in English. If you need an interpreter or document translator because English is not your primary language or you have difficulty communicating effectively in English, one will be provided to you. If you have a disability and need assistance, special arrangements can be made to

accommodate most needs. If you need interpretation or translation services or you are a person with a disability who requires an accommodation to attend and participate in the public meeting, please contact the Dallas District Public Information Office at (214) 320-4480 no later than 4 p.m., Wednesday, October 12, 2022. Please be aware that advance notice is required as some services and accommodations may require time for TxDOT to arrange.

Comments from the public regarding the proposed project are requested and may be submitted by mail to the TxDOT Dallas District Office, Attn: Kibru Andargie, P.E., 4777 East Highway 80 Mesquite, Texas 75150 or by email to Kibru.Andargie@txdot.gov. Verbal comments may be submitted by leaving a voicemail by calling (833) 933-0437. **All comments must be received on or before Friday, November 4, 2022.** Responses to comments received will be available online at the website shown above once they have been prepared.

If you have any general questions or concerns regarding the proposed project or the meeting, please contact the TxDOT project manager, Kibru Andargie, P.E., by phone at (214) 320-6244, or by email at Kibru.Andargie@TxDOT.gov.

The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried-out by TxDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated December 9, 2019, and executed by FHWA and TxDOT.

YOU'RE INVITED!

Farm-to-Market (FM) 6 **From State Highway (SH 78) to Hunt County Line** **CSJ: 0619-01-027**

In-Person Public Meeting (Open House)
Thursday, October 20, 2022
5:30 PM to 7:30 PM

Community High School Cafeteria: 440 N FM 1138, Nevada, TX 75173

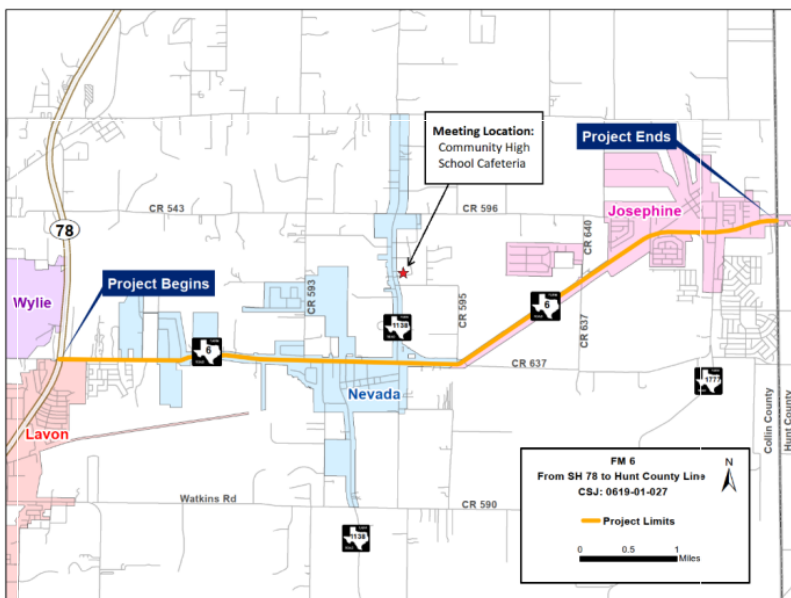
VIRTUAL PUBLIC MEETING

The Virtual Public Meeting can be viewed at any time beginning on Thursday, October 20 at 5:30 p.m. through Friday, November 4, 2022 at 11:59 p.m. You can access the Virtual Public Meeting by scanning the QR code on this page using a phone or a tablet or visiting: www.keepitmovingdallas.com/FM6

DIRECTIONS TO THE IN-PERSON PUBLIC MEETING


Directions from South: Head North on FM 1138 from FM 6 and Community H.S. will be on your right.


Directions from North: Head South on FM 1138 from CR 596 and Community H.S. will be on your left.



TxDOT.gov | Keyword(s): "FM 6"

Questions or Comments

 Kibru Andargie, P.E.

 214.320.6244

 Kibru.Andargie@TxDOT.gov



 **SCAN ME**



Avisio de Reunión Pública
FARM-TO-MARKET (FM) 6
De State Highway (SH) 78 hasta a la línea del condado de Hunt
CSJ: 0619-01-027
Condado de COLLIN, Texas

El Departamento de Transporte de Texas (TxDOT) está proponiendo mejorar Farm-to-Market (FM) 6 de State Highway (SH) 78 hasta la línea del Condado de Hunt, un total de aproximadamente 7.88 millas, en el Condado de Collin, Texas. Este aviso informa al público que TxDOT llevará a cabo una reunión pública virtual en persona y en línea sobre el proyecto propuesto. La reunión virtual consistirá en una presentación de video pregrabada e incluirá componentes audiovisuales y de audio. Los materiales se pueden ver a su conveniencia. Para iniciar sesión en la reunión pública virtual, vaya al sitio web del proyecto en cualquier momento durante las fechas y horas que se indican a continuación. Si no tiene acceso a Internet, puede llamar al (214) 320-6244 entre las 8 a.m. y las 5 p.m., de lunes a viernes, para hacer preguntas y acceder a los materiales del proyecto durante el proceso de desarrollo del proyecto. Además, TxDOT ofrece una opción en persona para las personas que deseen participar en persona. Los asistentes en persona podrán ver la misma presentación entregada en la reunión pública en línea que se reproducirá en una pantalla, revisar los materiales del proyecto, hacer preguntas al personal y / o consultores de TxDOT y dejar comentarios por escrito.

Reunión en persona

Jueves, 20 de octubre de 2022
5:30 p.m. a 7:30 p.m.
En la cafetería de Community High School
440 N FM 1138, Nevada, TX 75173

Reunión virtual*

Jueves 20 de octubre de 2022, a las 5:30 p.m.
hasta el viernes 4 de noviembre de 2022, a las
www.keepitmovingdallas.com/FM6
*No es un evento en vivo

El proyecto propuesto implica la reconstrucción de la carretera rural existente de dos carriles a una carretera dividida de cuatro (último seis) carriles. Se construiría un camino continuo de uso compartido de 10 pies en los lados este y oeste de la alineación de la carretera propuesta. El proyecto propuesto consiste generalmente en cuatro (seis últimos) carriles con bordillo y canaleta, más una mediana elevada. La carretera pasa por las ciudades de Nevada y Josephine. El ancho de derecho de vía (ROW) FM 6 existente varía de 60 pies a 100 pies de ancho a lo largo del proyecto. El ancho ROW propuesto es de 140 pies.

El proyecto propuesto, sujeto a la consideración final del diseño, requeriría aproximadamente 45 acres de ROW adicional y potencialmente desplazaría estructuras en propiedades comerciales y / o residenciales. La asistencia para la reubicación está disponible para las personas desplazadas y las empresas. La información sobre el Programa de Asistencia de Reubicación de TxDOT y los servicios y beneficios para los desplazados y otros propietarios afectados, así como información sobre el cronograma tentativo para la adquisición y construcción de ROW, se puede obtener en la oficina del Distrito de TxDOT Dallas llamando al (214) 320-6675 o en línea en el sitio web del proyecto.

Cualquier documentación o estudio ambiental, cualquier mapa y dibujo que muestre la ubicación y el diseño del proyecto, los cronogramas tentativos de construcción y otra información sobre el proyecto propuesto están archivados y disponibles para inspección de lunes a viernes entre las 8 a.m. y las 5 p.m. en la oficina del Distrito de TxDOT Dallas en 4777 East Highway 80 Mesquite, Texas 75150. Los materiales del proyecto también estarán disponibles en línea en www.keepitmovingdallas.com/FM6 o en forma impresa para su revisión en la reunión en persona.

La reunión pública se llevará a cabo en inglés. Si necesita un intérprete o traductor de documentos porque el inglés no es su idioma principal o tiene dificultades para comunicarse de manera efectiva en inglés, se le proporcionará uno. Si tiene una discapacidad y necesita asistencia, se pueden hacer arreglos especiales para satisfacer la mayoría de las necesidades. Si necesita servicios de interpretación o traducción o si es una persona con una discapacidad que requiere una adaptación para asistir y participar en la reunión pública, comuníquese con la Oficina de Información Pública del Distrito de Dallas al (214) 320-4480 a más tardar a las 4 p.m., el miércoles 12 de octubre de 2022. Tenga en cuenta que se requiere un aviso previo, ya que algunos servicios y adaptaciones pueden requerir tiempo para que TxDOT lo organice.

Se solicitan comentarios del público con respecto al proyecto propuesto y pueden enviarse por correo a la Oficina del Distrito de TxDOT Dallas, Attn: Kibru Andargie, P.E., 4777 East Highway 80 Mesquite, Texas 75150 o por correo electrónico a Kibru.Andargie@txdot.gov. Los comentarios verbales se pueden enviar dejando un correo de voz llamando al (833) 933-0437. **Todos los comentarios deben recibirse el viernes 4 de noviembre de 2022 o antes.** Las respuestas a los comentarios recibidos estarán disponibles en el sitio web que se muestra arriba una vez que hayan sido preparadas.

Si tiene alguna pregunta o inquietud general con respecto al proyecto propuesto o la reunión, comuníquese con el gerente de proyecto de TxDOT, Kibru Andargie, P.E., por teléfono al (214) 320-6244, o por correo electrónico a Kibru.Andargie@TxDOT.gov.

La revisión ambiental, la consulta y otras acciones requeridas por las leyes ambientales federales aplicables para este proyecto están siendo, o han sido, llevadas a cabo por TxDOT de conformidad con 23 U.S.C. 327 y un Memorando de Entendimiento de fecha 9 de diciembre de 2019, y ejecutadas por FHWA y TxDOT.

¡ESTÁS INVITADO!

Farm-to-Market (FM) 6 **De State Highway (SH 78) hasta la línea del condado de Hunt** **CSJ: 0619-01-027**

Reunión pública en persona (Casa abierta)

Jueves, octubre 20, 2022

5:30 PM hasta 7:30 PM

En la cafetería de Community High School: 440 N FM 1138, Nevada, TX 75173

REUNIÓN PÚBLICA VIRTUAL

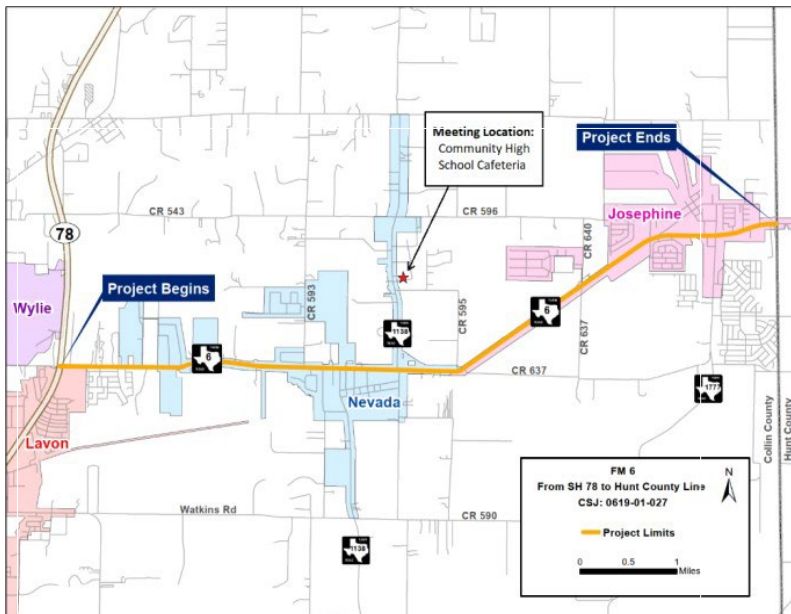
La reunión pública virtual se puede ver en cualquier momento a partir del jueves 20 de octubre a las 5:30 p.m. hasta el viernes 4 de noviembre de 2022 a las 11:59 p.m. Puede acceder a la Reunión Pública Virtual escaneando el código QR en esta página usando un teléfono o una tableta o visitando:

www.keepitmovingdallas.com/FM6

INSTRUCCIONES PARA LA REUNIÓN PÚBLICA EN PERSONA


Cómo llegar desde el sur: Dirígete hacia el norte por FM 1138 desde FM 6 y Community H.S. estará a tu derecha.


Cómo llegar desde el norte: Dirígete hacia el sur por FM 1138 desde CR 596 y Community H.S. estará a su izquierda.



TxDOT.gov | Palabra clave(s): "FM 6"

Preguntas o comentarios

 Kibru Andargie, P.E.

 214.320.6244

 Kibru.Andargie@TxDOT.gov



 **SCAN ME**

Item 8. Business Session
a. CRBR Ranch Minor Plat



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

October 4, 2022

RE: CRBR Ranch Minor Plat
HEI Job Number 385001-86.22

Dear Mayor Ponce,

Hayter Engineering has reviewed the CRBR Ranch Minor Plat. 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 minor plat only. After review, Hayter Engineering has determined that the Minor Plat 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 CRBR Ranch Minor Plat

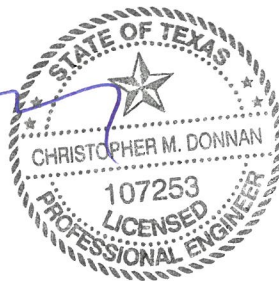
If you have any questions regarding the comments for this Minor Plat, please do not hesitate to call (903.785.0303) or email (cdonnan@haytereng.com).

Sincerely,

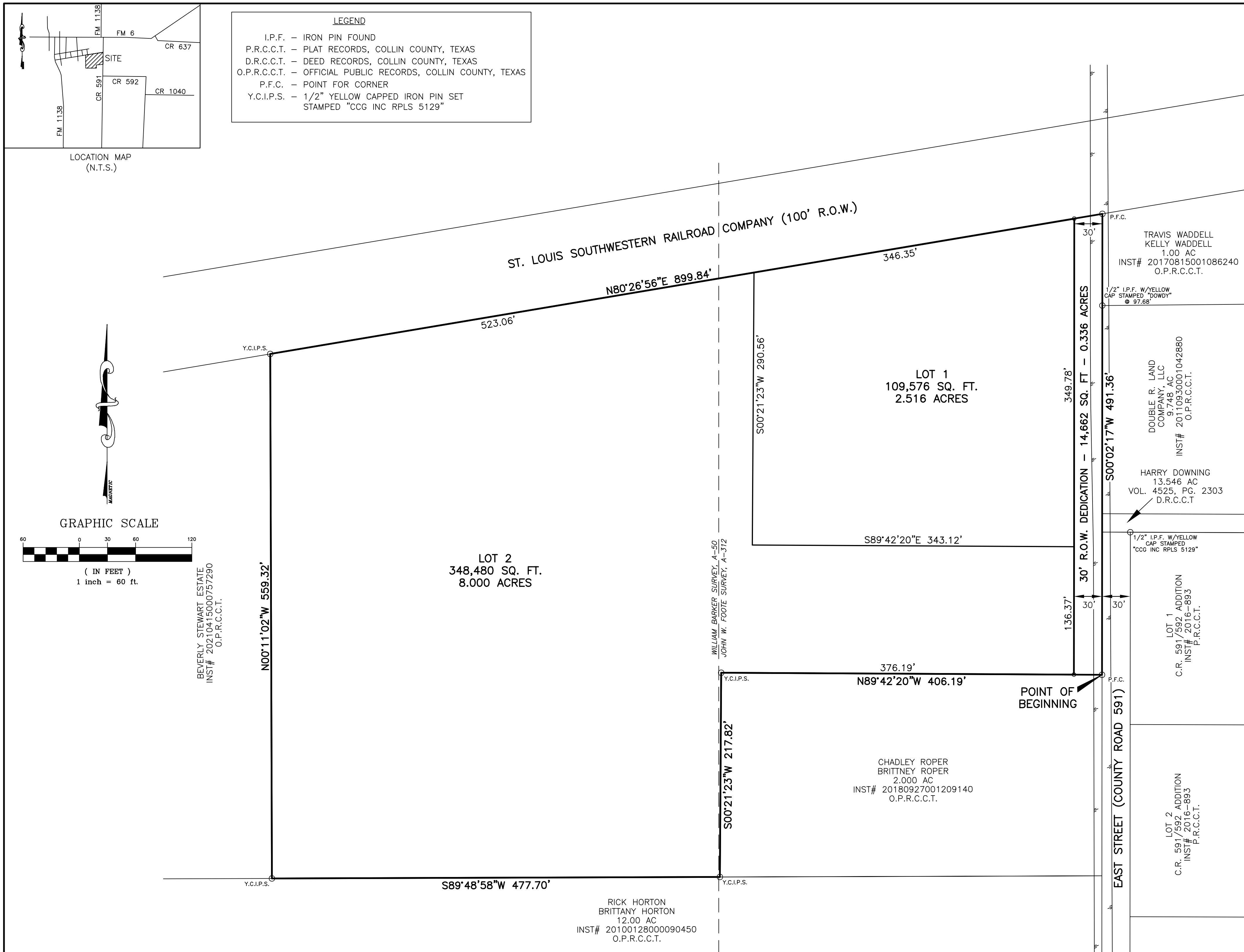
HAYTER ENGINEERING, INC.

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

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



Practical Infrastructure **Solutions**



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Whereas, Chadley Clifton Roper and Brittney Nichole Roper are the owners of a tract of land situated in the William Barker Survey, Abstract No. 50, and the John W. Foote Survey, Abstract No. 312, City of Nevada, Collin County, Texas also being part of a called 13.28 acre tract of land described in deed conveyed to Hannah Cooks by Collin County Texas and being more particularly described as follows:

Beginning at a point for corner in the centerline of County Road 591, on the east line of said 13.28 acre tract and being the northeast corner of a 2.000 acre tract of land conveyed to Chadley Roper and Brittney Roper by deed recorded in Instrument No. 20180927001209140, Official Public Records, Collin County, Texas;

Thence North 89°42'20" West along the north line of said Roper tract, a distance of 406.19 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the northwest corner of said Roper tract;

Thence South 00°21'23" West, along the west line of said Roper Tract, a distance of 217.82 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" on the south line of said 13.28 acre tract, on the north line of a 12.00 acre tract of land conveyed to Rick Horton and Brittany Horton by deed recorded in Instrument No. 20180927001209140, Official Public Records, Collin County, Texas and being the southwest corner of said Roper tract;

Thence South 89°48'58" West, along the south line of said 13.28 acre tract and the north line of said Horton tract, a distance of 477.70 feet to a 1/2" iron pin set with yellow cap stamped "CGC INC RPLS 5129", being the southwest corner of said 13.28 acre tract and a southeast corner of a tract of land conveyed to Beverly Stewart Estate by deed recorded in Instrument No. 20210415000757290, Official Public Records, Collin County, Texas;

Thence North 00°11'02" West, along the west line of said 13.28 acre tract and the east line of said Stewart tract, a distance of 559.32 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129", being the northwest corner of said 13.28 acre tract, a northeast corner of said Stewart tract and on the southeast right-of-way line of St. Louis Southwestern Railroad Company (100' R.O.W.);

Thence North 80°26'56" E., along the north line of said 13.28 acre tract and the southeast right-of-way line of St. Louis Southwestern Railroad Company (100' R.O.W.), a distance of 899.84 feet to point for corner in the centerline of County Road 591, for the northeast corner of said 13.28 acre tract and being the northwest corner of a 1.00 acre tract of land conveyed to Travis and Kelly Waddell in Instrument No. 20170815001086240, Official Public Records, Collin County, Texas;

Thence South 00°02'17" West, along the centerline of County Road 591, the east line of said 13.28 acre tract, the west line of said Waddell tract passing a 1/2" iron pin found with yellow cap stamped "DOWDY", being the northwest corner of a 9.748 acre tract of land conveyed to Double R. Land Company, LLC by deed recorded in Instrument No. 20110930001042880, Official Public Records, Collin County, Texas, at a distance of 97.68 feet and continuing along the west line of said 9.748 acre tract, the west line of a 13.546 acre tract of land conveyed to Harry Downing by deed recorded in Volume 4525, Page 2303, Deed Records, Collin County, Texas for an overall distance of 491.36 feet to the Point of Beginning an containing 472.718 square feet or 10.852 acres of land.

NOW, THEREFOR KNOW ALL MEN BY THESE PRESENTS:

That, Chadley Clifton Roper and Britney Nichole Roper, do hereby adopt this amending minor plat as CRBR RANCH, an Addition to the City of Nevada, Collin County, Texas and do 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.

Chadley Clifton Roper, Owner
Brittney Nichole Roper, 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 Chadley Clifton Roper, 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 10 day personally appeared Brittney Nichole Roper, 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 _____

AMENDING
MINOR PLAT

CRBR RANCH

10.852 ACRES OF LAND

WILLIAM BARKER SURVEY, ABSTRACT NO. 50

JOHN W. FOOTE, ABSTRACT NO. 312

CITY OF NEVADA, COLLIN COUNTY, TEXAS

CARROLL CONSULTING GROUP, INC.

P.O. BOX 11 972-742-4411
LAVON, TEXAS 75166 TEXAS FIRM REGISTRATION NO.: 10007200

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
3081-22	1"=60'	MARCH 17, 2022	CP

OWNERS:
CHADLEY CLIFTON ROPER
BRITTNEY NICHOLE ROPER
343 EAST STREET
NEVADA, TEXAS 75173

The undersigned, the City Secretary of the City of Nevada, Texas, hereby certifies that the foregoing amending minor plat of CRBR RANCH an addition to the City of Nevada, Collin County, Texas was submitted to the City Council on the _____ day of _____, 20____, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, playgrounds, public places, and water and sewerage 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.

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

City Secretary
City of Nevada, Texas

CERTIFICATE OF COMPLETION

"Accepted"

Mayor, City of Nevada, Texas Date

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 the west line of the C.R. 591/592 Addition according to Instrument No. 2016-893, Plat Records, Collin County, Texas (S00°02'17"W)
3. Survey performed without the benefit of a title commitment and no abstract of title was provided. Property may be subject to easements, covenants or restrictions.
4. Lot 1 is an existing homestead, the intended use for Lot 2 is agricultural.
5. All lot corners shall be 1/2" iron pins set with yellow cap stamped "CCG INC RPLS 51529" unless otherwise noted.
6. The purpose of this Amending Minor Plat is to amend the bearing, distances and acreages as shown on the Minor Plat of CRBR Ranch recorded in Book 2022, Page 293, Plat Records, Collin County, Texas.

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.

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: _____

Item 8. Business Session
b. Carroll Office Addition Replat



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

October 4, 2022

RE: Carroll Office Addition Replat
HEI Job Number 385001-86.34

Dear Mayor Ponce,

Hayter Engineering has reviewed the Carroll Office Addition 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 minor plat only. After review, Hayter Engineering recommends that the Carroll Office Addition Replat be approved with the following conditions:

1. Please show existing water mains (Ord. No. 17-14, Article IV, Sec. 17.c).
2. Please include the correct signature blocks (Ord. No. 17-14, Article IV, Sec. 18.(e)(g)).

While not a platting requirement, please note that TxDOT has future plans to widen FM 6. These plans will directly impact this property. Ultimately it will be left up to the owner how they choose to address the future widening of FM 6 at this point in time.

If you have any questions regarding the comments for this Minor Plat, please do not hesitate to call (903.785.0303) or email (cdonnan@haytereng.com).

Sincerely,

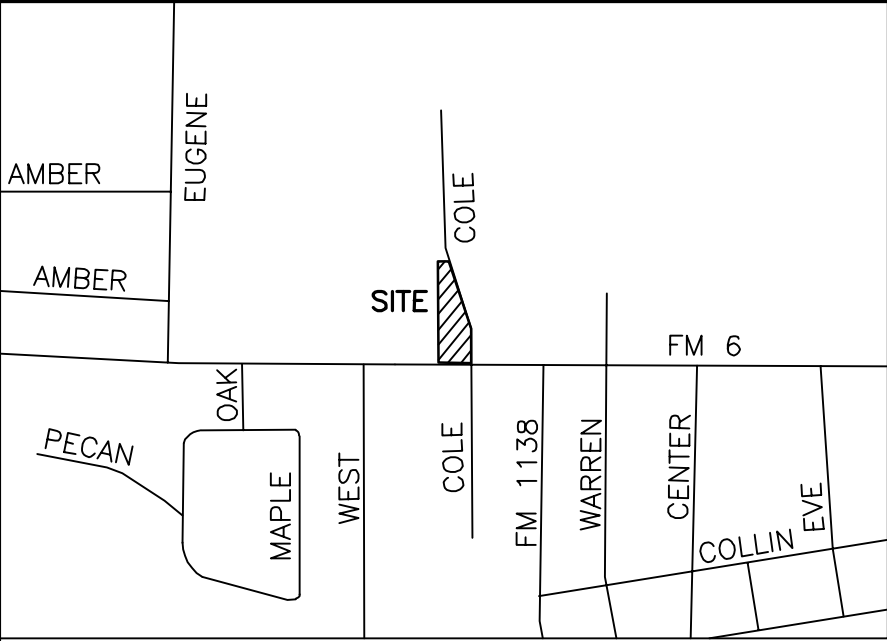
HAYTER ENGINEERING, INC.

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

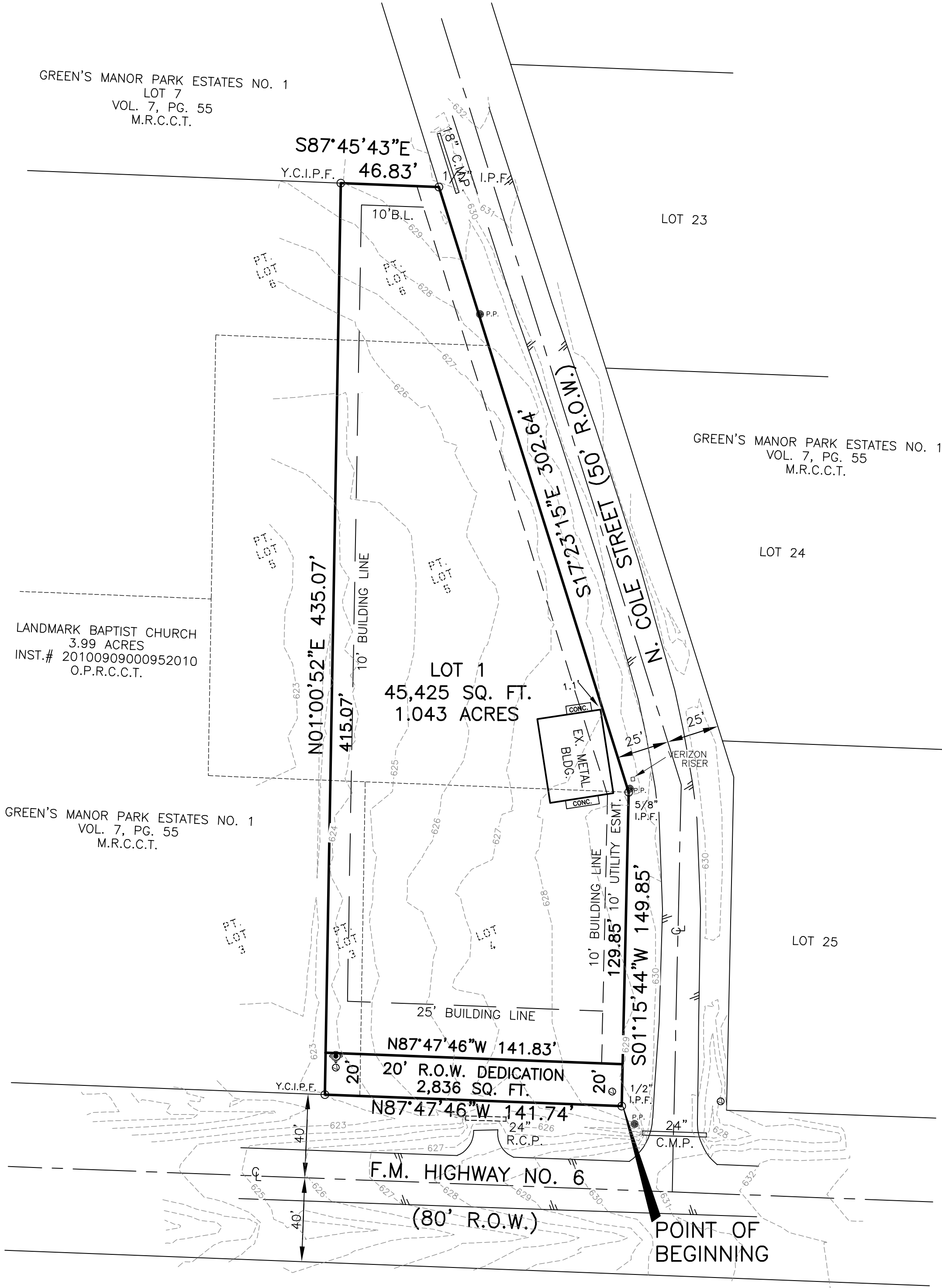


Practical Infrastructure **Solutions**



LEGEND	
B.L. -	BUILDING LINE
I.P.F. -	IRON PIN FOUND
Y.C.I.P.F. -	1/2" IRON PIN FOUND W/YELLOW CAP STAMPED "RPLS 5034"
⦿ -	FIRE HYDRANT
⊙ -	WATER VALVE
⦿ -	P.P. - POWER POLE

ZONED: COMMUNITY RETAIL
BUILDING SETBACKS:
FRONT YARD = 25'
SIDE YARD = 10'
REAR YARD = 10'



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.

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: _____

The undersigned, the City Secretary of the City of Nevada, Texas, hereby certifies that the foregoing CARROLL OFFICE ADDITION, an addition to the City of Nevada, Collin County, Texas was submitted to the City 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.

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

City Secretary
City of Nevada, Texas

CERTIFICATE OF COMPLETION

"Accepted"

Mayor, City of Nevada, Texas Date _____

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Whereas, Carroll Consulting Group, Inc. is the owner of a tract of land situated in the James Osgood Survey, Abstract No. 673, City of Nevada, Collin County, Texas, and being all of Lot 4 and part of Lots 3, 5 and 6, of Green's Manor Park Estates No. 1, an addition to Collin County, Texas, according to the plat thereof recorded in Volume 7, Page 55, Map Records, Collin County, Texas, and being the same 1.108 acre tract of land as conveyed to Carroll Consulting Group, Inc. by deed recorded in Instrument No. 20160622000784930, Official Public Records, Collin County, Texas and being more particularly described as follows:

Beginning at a 1/2" iron pin found at the intersection of the north right-of-way line of F.M. Highway No. 6 (80' R.O.W.) and the west right-of-way line of N. Cole Street (50' R.O.W.) and for the southeast corner of said Lot 4;

Thence, North 87°47'46" West, along the north right-of-way line of F.M. Highway No. 6 (80' R.O.W.) and the south line of said Lots 3 and 4, a distance of 141.74 feet to a 1/2" iron pin found with yellow cap stamped "RPLS 5034" for the southwest corner of said 1.108 acre tract and the southeast corner of a 3.99 acre tract of land conveyed to Landmark Baptist Church by deed recorded in Instrument No. 20100909000952010, Official Public Records, Collin County, Texas;

Thence, North 01°00'52" East, along the west line of said 1.108 acre tract and the east line of said 3.99 acre tract, a distance of 435.07 feet to a 1/2" iron pin found with yellow cap stamped "RPLS 5034" on the north line of said Lot 6 and on the south line of Lot 7 of said Green's Manor Park Estates No. 1 and for the northwest corner of said 1.108 acre tract and the northeast corner of said 3.99 acre tract;

Thence, South 87°45'43" East, along the north line of said Lot 6 and said 1.108 acre tract and the south line of said Lot 7, a distance of 46.83 feet to a 1/2" iron pin found on the west right-of-way line of N. Cole Street (50' R.O.W.) for the northeast corner of said Lot 6 and the southeast corner of said Lot 7;

Thence, South 17°23'15" East, along the west right-of-way line of N. Cole Street (50' R.O.W.) and the east lines of said Lots 5 and 6 and the east line of said 1.108 acre tract, a distance of 302.64 feet to a 5/8" iron pin found for the southeast corner of said Lot 5 and the northeast corner of said Lot 4;

Thence, South 01°15'44" West, along the west right-of-way line of N. Cole Street (50' R.O.W.), the east line of said Lot 4 and the east line of said 1.108 acre tract, a distance of 149.85 feet to the Point of Beginning and containing 48,261 square feet or 1.108 acres of land.

NOW, THEREFOR KNOW ALL MEN BY THESE PRESENTS:

That, Carroll Consulting Group, Inc., does hereby adopt this plat as CARROLL OFFICE ADDITION, an Addition to the City of Nevada, 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 _____, 20____.

Carroll Consulting Group, Inc., Owner
By: James Barton Carroll, President

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 _____, 20____.

Notary Public for the State of Texas
My Commission expires _____

REPLAT
CARROLL OFFICE ADDITION

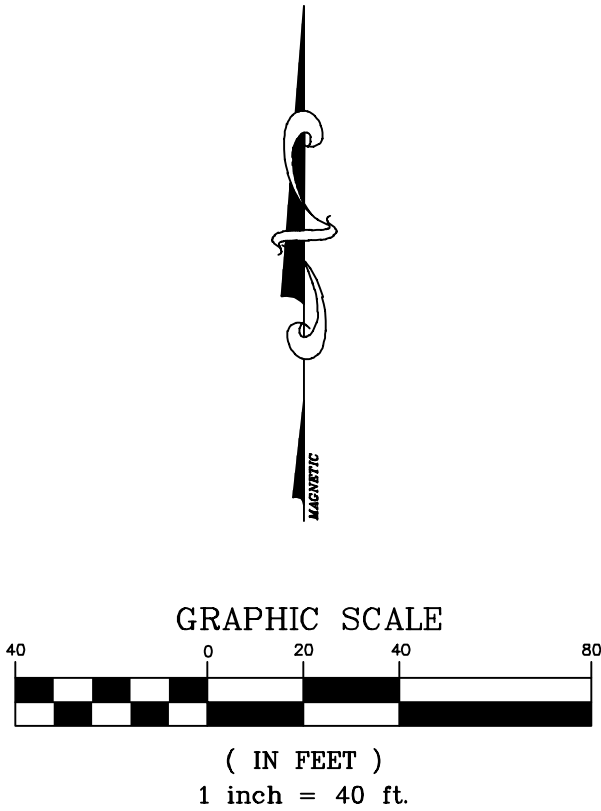
1.108 GROSS ACRES OF LAND
Being part of Lots 3, 5, 6 & all of Lot 4
of the Green's Manor Park Estates No. 1
James Osgood Survey, Abstract No. 673
City of Nevada, Collin County, Texas

CARROLL CONSULTING GROUP, INC.

P.O. BOX 11 PHONE: (972) 742-4411 TBPELS REG NO. F-21608
LAVON, TEXAS 75166 TEXAS FIRM REGISTRATION NO.: 10007200

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
CARROLL OFFICE	1"=40'	SEPTEMBER 26, 2022	CP

OWNER:
CARROLL CONSULTING GROUP, INC.
P.O. BOX 11
LAVON, TEXAS 75166
(972) 742-4411



NOTES:

- 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.
- Bearings based on the northeast line of deed recorded in Instrument No. 20131016001424850, Official Public Records, Collin County, Texas. (S17°23'15"E)
- The purpose of this plat is to combine the deeded portions of existing lots into one lot.

FLOOD NOTE:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 48085C0445J, DATED JUNE 2, 2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.