AGENDA

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

AGENDA

PLANNING & ZONING COMMISSION

Tuesday, December 16, 2025

7:00PM at City Hall

Chairman – Russell Newton

Commissioner – Judy Hudson	Commissioner – VACANT
Commissioner – Rex Adams	Commissioner (Alternate)
Commissioner – Travis Wilson	Commissioner (Alternate)

REGULAR MEETING

1. Call to Order and Declaration of Quorum for the Planning and Zoning (P&Z) Commission.
   Time:

2. Public comment-
   Citizens are invited to address the meeting with public comments. Comments regarding items for which notice has not been given will be limited to three minutes. 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 when recognized by the Chair. An intentional act intended to disrupt a Government meeting is a violation of law.

CONSENT AGENDA: ACTION

3. Approval of Previous Meeting's Minutes – October 21, 2025

REGULAR AGENDA

4. **Public Hearing – A Public Hearing will be held by and before the Planning and Zoning Commission of the City of Nevada, Texas on the 16th day of December 2025 at 7:00 o'clock PM at Nevada City Hall, 424 E. FM 6 Nevada, Texas 75173, to consider matters related to the new Texas statue requiring all municipalities to allow manufactured housing within at least one residential zoning district of the city.**
   Summary: Planning and Zoning Commission to consider the Single Family (SF-1/4 /12) District to allow manufactured housing, in addition to the existing housing permitted by that zoning.

5. **Deliberate and take any appropriate action recommending amendments to the City's Comprehensive Zoning Ordinance to comply with the new Texas statute requiring all municipalities to allow manufactured housing within at least one residential zoning district.**
   Summary: The Planning and Zoning Commission provides a recommendation to the City Council amending the city's Comprehensive Zoning Ordinance so that it updates its regulations for manufactured housing to comply with the new Texas statute that requires all municipalities to allow manufactured homes in at least one residential zoning district of the city.

6. **Deliberate and take any appropriate action on approving the Preliminary Plat for Greenwood MUD District No. 1 of Collin County being 148.67 Acres out of the James Osgood Survey, Abstract No. 673, Collin County, Texas.**
   Summary: City Engineer Chris Donnan, Hayter Engineering, recommends approval of the Greenwood MUD District No. 1 Preliminary Plat, subject to the conditions outlined in the Letter of Recommendation. Chris Donnan will present the item to the Planning and Zoning Commission and address any questions or concerns regarding the Preliminary Plat.

FUTURE AGENDA ITEMS

7. *Future agenda items shall be designated by the Planning & Zoning Chairman. In addition, a motion and a second from any two P&Z Commissioners shall be sufficient to add an agenda item for a future meeting. Staff and counsel shall have prior consent of the Chairman to add an agenda item for a future meeting.*

   1.
   2.
   3.
   4.
   5.

   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.

8. **Executive Session –**
   Time:

9. **Regular Session: Reconvene from Executive Session –**
   Time:

10. **If required, take any action deemed necessary as the result of any executive session deliberations.**

11. **Adjournment/Closing –**
    Time:

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting, the Planning & Zoning Commission reserves the right to adjourn into executive session on any of the above-posted agenda items in accordance with the sections 551.071 [litigation and certain consultation with attorney], 551.072 [acquisition of an interest in real property], 551.073 [contract for gift to City], 551.074 [certain personnel deliberations] or 551.076 [deployment/ implementation of security personnel or devices]. The City of Nevada is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. **Please call the City Secretary at (469) 788-7473 for information.**

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the other boards, commissions and/or committees shall not deliberate or decide any matters relating to items listed on this agenda and no minutes shall be prepared.

A member or member of the government body holding this meeting may attend via videoconference pursuant to the provisions of Tex. Gov't Code 551.127. In the event that a member or members of the government body holding this meeting attends via videoconference, a quorum of the government body holding this meeting will be physically present at the location identified above.

I certify that the above agenda for this meeting of the Planning and Zoning Commission of the City of Nevada, Texas, was posted on the bulletin board at City Hall, in Nevada, Texas, **Wednesday, December 10, 2025**, by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Heather Schell

Heather Schell, City Secretary

AGENDA ITEM #3

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

MINUTES

PLANNING & ZONING COMMISSION

Tuesday, October 21, 2025
7:00PM at City Hall

Planning & Zoning Chairman – Russell Newton

Commissioner – Judy Hudson
Commissioner – Rex Adams
Commissioner – Travis Wilson
Commissioner – VACANT
Commissioner (Alternate)
Commissioner (Alternate)

City Staff:
Heather Schell, City Secretary
Jim Shepherd, City Attorney

Citizens:
Bruce Mathews

REGULAR MEETING

1. **Call to Order and Declaration of Quorum-**
   Time: 7:14PM

2. **Public Comment –**
   Citizens are invited to address the meeting with public comments. Comments regarding items for which notice has not been given will be limited to three minutes. 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 when recognized by the Chair. An intentional act intended to disrupt a government meeting is a violation of law.

   No Public Commentary.

CONSENT AGENDA: ACTION

3. **Approval of Previous Meeting Minutes – September 16, 2025**
   Commissioner Rex Adams made a motion to approve the meeting minutes as written. Commissioner Travis Wilson seconded the motion. Motion carried unanimously.

REGULAR AGENDA

4. **Deliberation and take any appropriate action on approving the Preliminary Plat for Keep Safe Storage Addition located at 551 E. FM 6, a 1.457-acre tract in the James Osgood Survey, Abstract No. 673, City of Nevada, Collin County, Texas.**
   Commissioner Travis Wilson made a motion to approve the Keep Safe Storage Addition with the following conditions being resolved. Commissioner Rex Adams seconded the motion. Motion carried unanimously.

5. **Deliberate and take any appropriate action to confirm compliance with new Texas statute regarding zoning changes allowing manufactured housing in one or more residential zoning districts and mark the city zoning map as required by the statute.**
   Commissioner Rex Adams made a motion that manufactured housing can be constructed in Single Family ¼ Acre Residential Zoning within the city. Commissioner Travis Wilson seconded the motion. Motion carried unanimously.

6. **Deliberation and take any appropriate action to approve the new Fence Ordinance for the City of Nevada.**
   Section 3. Regulations of Electrical Fences
   No electrical charge fences except in Agricultural Zoning District. Approved in front, side and rear yard.
   No permit shall be required.
   Remove for the erection, and maintenance of such single strand wires.

   Section 6. Height Regulations; Approving Fences
   Exhibit A – Attach photos for accepted materials and construction.

   Section 8. Fence Materials
   Cattle Panel with galvanized steel and wood treatment on post and wood on top panel moved to first paragraph.
   Create one paragraph of fence materials allowed.
   Create one paragraph of fence materials prohibited.

   Section 12. Maintenance
   (b) Any fence leaning more than 20% is considered in need of repair or replacement.

   Commissioner Travis Wilson made a motion that we hand this off to the council with the changes that we recommended tonight. Commissioner Judy Hudson seconded the motion. Motion carried unanimously.

FUTURE AGENDA ITEMS

7. *Future agenda items shall be designated by the Planning & Zoning Chairman. In addition, a motion and a second from any two P&Z Commissioners shall be sufficient to add an agenda item for a future meeting. Staff and counsel shall have prior consent of the Chairman to add an agenda item for a future meeting.*

   1.
   2.
   3.
   4.
   5.

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.

8. **Executive Session -**
   Time: N/A

9. **Regular Session: Reconvene from Executive Session -**
   Time: N/A

10. **If required, take any action deemed necessary as the result of any executive session deliberations.**
    N/A

11. **Adjournment/Closing –**
    Time: 8:44PM

_____

Russell Newton, Chairman

Attest:

_____

Heather Schell, City Secretary

AGENDA ITEM #4

CITY OF NEVADA
Notice of Public Hearing

Notice is hereby given that the Planning and Zoning Commission will hold a public hearing on December 16, 2025, at 7:00PM, at Nevada City Hall, 424 E. FM 6 Nevada, Texas 75173.

Further notice is given that the City Council will hold a public hearing on January 6, 2026, at 7:00PM, at Nevada City Hall, 424 E. FM 6 Nevada, Texas 75173.

At such times and place, the Commission and the City Council will receive public testimony and consider matters related to the new Texas statute requiring all municipalities to allow manufactured housing within at least one residential zoning district of the city.

The proposed response to this new law is for the Planning and Zoning Commission to consider the Single Family (SF-1/4 /12) District to allow manufactured housing, in addition to the existing housing permitted by that zoning.

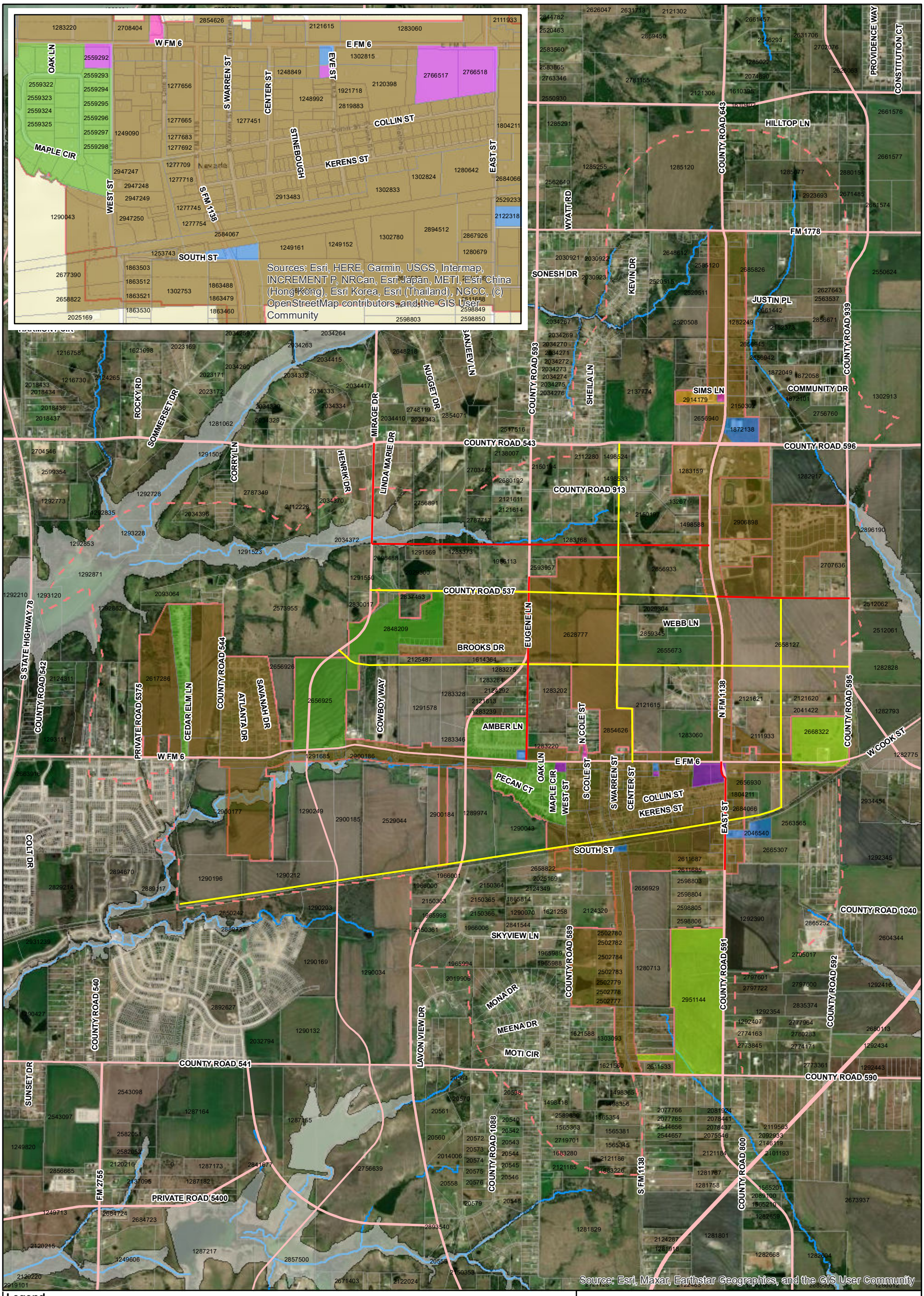
I, the undersigned authority, do hereby certify that the above notice of the meetings of the Planning and Zoning Commission and the governing body of the City of Nevada is a true and correct copy of the notice that I posted on the bulletin board at City Hall of the City of Nevada, Texas, a place convenient and readily accessible to the general public at all times and the notice was posted November 25, 2025 by 5:00PM and remained posted continuously for at least 15 days preceding the scheduled time of the meeting.

Heather Schell

Heather Schell, City Secretary

In compliance with the Americans with Disabilities Act, the City of Nevada will provide for reasonable accommodations for persons attending City Council meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact City Hall at 469-788-7473.

CITY OF NEVADA TEXAS



Legend

Zoning Districts
- No Zoning Established
- Single Family (1 ac)
- Single Family (1/2 ac)
- Commercial Corridor
- Community Retail
- Neighborhood Service
- Light Industrial

Nevada Thoroughfare Plan
- Arterial
- Collector

Collin County Thoroughfare Plan
- Freeway
- Major Arterial
- Principal Arterial

- Nevada City Limits
- Nevada ETJ
- Parcels
- FEMA Zone AE
- FEMA Zone A
- FEMA Stream

N

0 2,400 4,800 Feet

Zoning Map

Nevada, Texas

HAYTER ENGINEERING
Practical Infrastructure Solutions

Hayter Engineering, Inc.
4445 SE Loop 286
Paris, TX 75460
www.haytereng.com
TxEng F-315 TxSurv F-10028600

September 2025	PROJECT NO.: 385006	EXHIBIT 2

AGENDA ITEM #5

Chapter 1181

S.B. No. 785

AN ACT

relating to the regulation of new HUD-code manufactured housing.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Section 1201.008, Occupations Code, is amended by amending Subsections (b) and (d) and adding Subsections (d-1), (g), and (h) to read as follows:

(b) Subject to Subsection (g), on [~~On~~] application, the municipality shall permit the installation of a HUD-code manufactured home for use as a dwelling in any area determined appropriate by the municipality, including a subdivision, planned unit development, single lot, and rental community or park. An application to install a new HUD-code manufactured home for use as a dwelling is considered to be granted unless the municipality in writing denies the application and states the reason for the denial not later than the 45th day after the date the application is received.

(d) Except as approved by the department and subject to Subsection (d-1), a local governmental unit may not require a permit, a fee, a bond, or insurance for the transportation and installation of manufactured housing by a licensed retailer or installer. This subsection does not prohibit the collection of actual costs incurred by a local governmental unit that result from the transportation of a manufactured home.

(d-1) A municipality may not require a specific use permit or

other permit that serves a similar purpose to a specific use permit for a new HUD-code manufactured home if:

(1) the home has been constructed in accordance with federal law and this chapter; and

(2) the municipality does not require a specific use permit for other residential property in the same zoning classification.

(g) Except as provided by Subsection (h), a municipality with zoning regulations or zoning district boundaries:

(1) shall permit the installation, by right, of a new HUD-code manufactured home for use as a dwelling within the municipality's boundaries under at least one:

(A) residential zoning classification;

(B) type of residential zoning district; or

(C) dedicated zoning classification for residential HUD-code manufactured homes;

(2) shall ensure at least one of the residential zoning classifications or districts described by Subdivision (1) has been adopted and applies to an area of land within the municipality's boundaries; and

(3) if the municipality has a comprehensive zoning classification map, shall indicate on the map the areas within the municipality's boundaries that comply with Subdivision (2).

(h) Subsection (g) does not:

(1) limit the authority of a municipality to adopt or enforce an ordinance, rule, or other measure to protect historic landmarks or include properties within the boundaries of a local

historic district;

(2) affect deed restrictions established before January 2, 2025; or

(3) apply to a municipality:

(A) in which all areas zoned for residential use have deed restrictions on September 1, 2025, prohibiting the placement of manufactured homes; or

(B) that does not have any areas or districts zoned for business or industrial use.

SECTION 2. This Act takes effect September 1, 2026.

President of the Senate

Speaker of the House

I hereby certify that S.B. No. 785 passed the Senate on April 10, 2025, by the following vote: Yeas 28, Nays 2; and that the Senate concurred in House amendment on May 30, 2025, by the following vote: Yeas 30, Nays 1.

Secretary of the Senate

I hereby certify that S.B. No. 785 passed the House, with amendment, on May 27, 2025, by the following vote: Yeas 96, Nays 41, two present not voting.

Chief Clerk of the House

Approved:

6-17-25

Date

Governor

FILED IN THE OFFICE OF THE
TEXAS SECRETARY OF STATE
10:00 pm O'CLOCK

JUN 22 2025

Secretary of State

AGENDA ITEM #6

PROJECT OVERVIEW

Project Type: Application for Plat | **Project Title:** Application for Plat
ID # 25-000125 | **Started** 11/21/2025 at 4:06 PM
Status: In Review

Address

Property ID No. 2896190 Sai Dallas Nevada Ventures, LLC
Nevada, TX USA

Legal

No legal information

Description

Preliminary Plat and Land Study for Greenwood MUD No. 1 of Collin County.

PROPERTY DETAILS

No data for Property Details.

PROPERTY ADDITIONAL INFORMATION

No data for Property Additional Information.

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Taylor Holmes	taylor.holmes@kimley-horn.com 4699148046	13455, Noel Rd, Two Galleria Office Tower Noel Rd, Two Galleria Office Tower Dallas, TX 75240	-	APPLICANT

PROJECT STEPS	DATE & TIME	RESULT	USER
Contractor Registration Application Request	11/21/2025 at 4:07 PM	Accept	-
*Office Review	11/25/2025 at 3:35 PM	Review	Heather Schell
Payment Due	11/25/2025 at 4:34 PM	Pay Balance	Heather Schell
Engineering Review (C)	-	-	-
Meeting P&Z Board	-	-	-
City Council Review	-	-	-
Archive	-	-	-

INFORMATION FIELDS

Plat Type
Preliminary Plat

Legal Description of Property

Lot Number
N/A

Block Number
N/A

Subdivision
N/A

Property Address
N/A

General Location
approximately 3,500 feet east from the intersection of FM 1138 and CR 595 on the north side of CR 595

Proposed Acreage
148.67

Proposed # of Lots
459

Land/Home Owner Information

Owner / Preferred Contact Name
Sreedhar Aaloori

Phone Number
832-978-4268

Email
aaloori@gmail.com

Mailing Address
5815 Aramburo Ln

Address (City,State)
Sugarland, Texas

Address (Zip Code)
77479

Person Approving Plat
Taylor Holmes, P.E.

Firm Information

Name
Taylor Holmes, P.E.

Address
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240

Phone
(214) 420-5611

Email
taylor.holmes@kimley-horn.com

Designation of Agent Form
3 - Greenwood Mud - Signed Designation of Agent Form.pdf, 2 - Greenwood MUD - Land Study Package.pdf

Present Zoning of Subject Property
N/A

INVOICES	DUE DATE	CONTACT	TOTAL	PAID	DUE
25-000150	11/30/2025	Taylor Holmes	$ 2,795.00	$ 2,795.00	$ 0.00

Fees	Account No	Total	Paid	Due
Replat/Amended Plat Fee	-	$ 2,795.00	$ 2,795.00	$ 0.00

Receipts

25-000120

TOTALS	$ 2,795.00	$ 2,795.00	**$ 0.00**

CREDENTIALS

No data for Credentials.

OCCUPANCY TYPE	CONSTRUCTION TYPE	SQUARE FEET	VALUATION

No data for Occupancy Type.

REVIEWS	DATE & TIME	STATUS	HISTORY
*Office Review	11/25/2025 at 3:35 PM	Approved	Review
Engineering Review (C)	11/25/2025 at 4:34 PM	In Review	-

INSPECTIONS	DATE & TIME	STATUS	HISTORY

No data for Inspections.

GENERATED DOCUMENTS	PRINTED ON	PRINTED BY	ISSUED TO
Project Overview	12/10/2025 at 8:36 AM	Heather Schell	-
Project Overview	12/10/2025 at 8:35 AM	Heather Schell	-

ATTACHED DOCUMENTS	UPLOADED ON	UPLOADED BY
3 - Greenwood Mud - Signed Designation of Agent Form.pdf	11/21/2025 at 4:06 PM	Taylor Holmes
2 - Greenwood MUD - Land Study Package.pdf	11/21/2025 at 4:06 PM	Taylor Holmes

EPR DOCUMENTS	ASSOCIATED STEPS	STATUS	LAST REVIEW BY

No data for EPR Documents.

GENERAL COMMENTS

Heather Schell, *Nov 25, 2025 at 4:42 PM*

SENT TO CITY ENGINEER FOR REVIEW 11/25/25.

HAYTER®
ENGINEERING

Don Deering, Mayor
City of Nevada
424 FM 6
Nevada, TX 75173

December 10, 2025

RE: Greenwood MUD – Preliminary Plat
HEI Job Number 385001-86.67

Dear Mayor Deering,

Hayter Engineering has reviewed the Greenwood MUD Preliminary 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.

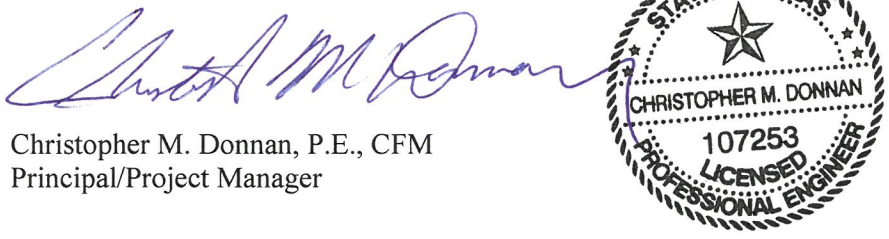
Construction plans and specifications were not submitted and as such Hayter Engineering's review was of the preliminary plat only. After review, Hayter Engineering recommends that the Greenwood MUD Preliminary Plat be approved with the following conditions:

1. Please provide a copy of the boundary traverse calculations and closure report (Subdivision Ordinance 17).
2. Please denote locations where the property boundary bearing changes. Without this information, it is difficult to determine if the associated distances are correct (Subdivision Ordinance 17(1)(a)).
3. On P-2, there is no bearing or distance listed along the northern and eastern property boundaries (Subdivision Ordinance 17(1)(a)).
4. On P-6, there is no bearing or distance listed along the southern property boundary (Subdivision Ordinance 17(1)(a)).
5. Please show the ETJ boundary on this plat (Subdivision Ordinance 17(1)(b)).
6. Provide pavement and right-of-way width for existing adjacent roads (e.g. CR 596 and CR 595) (Subdivision Ordinance 17(1)(b)).
7. On the drainage plan, please show the existing CR 596 culverts (Subdivision Ordinance 17(1)(c)).
8. Please provide the source of the 2-foot contours (Subdivision Ordinance 17(1)(d)).
9. Please include adjoiner information for the adjacent properties on P-6 (Subdivision Ordinance 17(1)(e)).
10. Call out right-of-way width for the proposed arterial road (Subdivision Ordinance 17(2)(f)).
    a. In addition, denote the right-of-way that will be dedicated by Greenwood MUD. This width appears variable.
11. On P-1, the centerline of the proposed arterial road is west (outside) of the western property boundary line. If the intent is for the adjacent, undeveloped, property to split the right-of-way dedication, this centerline should be located on the western property boundary (Subdivision Ordinance 17(2)(f)).

12. The entire 120-foot right-of-way needs to be contained on Greenwood MUD's property when the proposed arterial is east of existing subdivision Lexington Heights. It is not feasible for any right-of-way to be dedicated within Lexington Heights (Subdivision Ordinance 17(2)(f)).
13. Please denote any utility easements along the front, side, and/or rear of lots (Subdivision Ordinance 17(2)(f)).
14. The existing channel shall be placed within a drainage and maintenance easement (Subdivision Ordinance 17(2)(f) & 25).
    a. This easement shall be dedicated to and maintained by the HOA.
15. Please note that any proposed detention ponds shall be within a drainage easement (Subdivision Ordinance 17(2)(f) & 25).
    a. This easement shall be dedicated to and maintained by the HOA.
16. Block M, Lot 19 has and "X" through it. Please clarify. (Subdivision Ordinance 17(2)(g)).
17. Please include building setback lines (front, rear, and side) (Subdivision Ordinance 17(2)(g)).
18. Please confirm that it is Greenwood MUD's intent to construct the eastern lane of the proposed arterial as part of this development (Subdivision Ordinance 17(2)(f)).
19. Please provide confirmation from Nevada SUD that they have reviewed and approved the preliminary water plans (Subdivision Ordinance 17(3)).
    a. Specifically, the proposed tie-in locations do not truly create a looped system. In addition, are the proposed dead-end lines throughout the subdivision acceptable?
20. Please update the existing drainage area time of concentrations. The listed 20 minutes appears to be a minimum TC rather than an actual TC. If the maximum TC (per iSWM) is exceeded, the called maximum can be used. (Subdivision Ordinance 17(3)).
21. Please include the correct approval block on P-8 (Subdivision Ordinance 17(6)).
22. Please submit engineering plans for review and approval prior to the preparation and submission of the final plat (Subdivision Ordinance Section 17 (3)).
23. Please note that where a subdivision borders a substandard street the applicant is required to improve said substandard street. This would apply to CR 596 and CR 595. (Subdivision Ordinance 23).
24. Please note that Collin County's proposed Outer Loop is in conflict with this proposed development. Coordination and negotiant between the MUD and County will be necessary (Subdivision Ordinance 17(2)(f)).

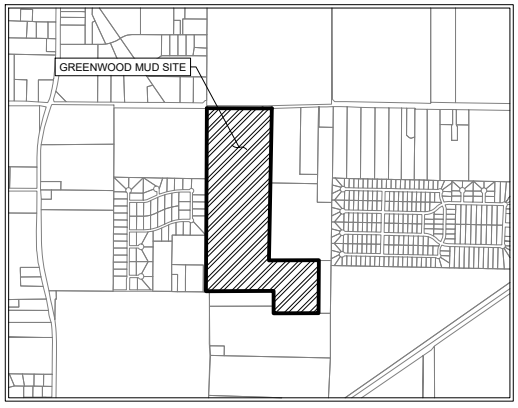
If you have any questions regarding this replat, please do not hesitate to call (903.785.0303) or email (cdonnan@haytereng.com).

HAYTER ENGINEERING, INC.



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

1 - GREENWOOD MUD - PRELIMINARY PLAT PACKAGE



LOCATION MAP

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

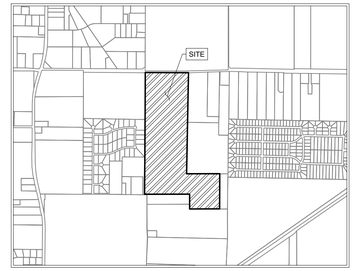
PLOTTED BY HOLMES, TAYLOR 11/2/2025 3:20 PM
DWG NAME K:\DAL_CIVIL\NO_PROJ\PSJ_2023\202323 - NEVADA 195\CAD\PRELIMINARY\PLANSHEETS\P-1_PRELIMINARY PLAT.DWG [PRELIMINARY PLAT (1)]
LAST SAVED 11/2/2025 12:12 PM

N
E
S
W

0 60' 120'
GRAPHIC SCALE 60'

GENERAL 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 UTILITY AND BUILDING PERMITS.
2. ALL OPEN SPACE NON-RESIDENTIAL LOTS SHALL BE MAINTAINED BY THE HOA.
3. ALL PROPOSED INFRASTRUCTURE TO BE MAINTAINED BY THE MUNICIPAL UTILITY DISTRICT BOARD OF DIRECTORS.
4. WATER IMPROVEMENTS WILL BE OPERATED AND MAINTAINED BY THE NEVADA SUD.

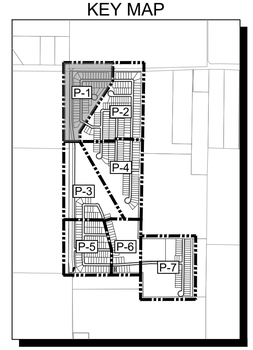


LOCATION MAP

LEGEND

— — — —	PROPERTY LINE
————	LOT BOUNDARY LINE
Ⓢ	EXISTING MANHOLE
S.W.E.	SIDEWALK EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
HOA	HOMEOWNERS ASSOCIATION
B.L.	BUILDING LINE
W.E.	WATER EASEMENT

KEY MAP



CALLED 217.90 ACRES
HUBBARD-SIKES FARM HOLDINGS LLC
DOC. NO. 20200313000371100
O.P.R.C.C.T.
EX. ZONING: N/A

CALLED 3.810 ACRES
COLLIN COUNTY VOL. 2852,
PG. 786 D.R.C.C.T.

CALLED 1.915 ACRES
COLLIN COUNTY
VOL. 2852, PG. 797
D.R.C.C.T.

COUNTY ROAD 596

S89°46'40"E 1194.45'

BLOCK B
43-X
130.03'

STREET A

BLOCK A
18-X

BLOCK C
67-X

STREET B
50.0' ROW

STREET K
50.0' ROW

STREET J
50.0' ROW

BLOCK F
141-X

PROPOSED ARTERIAL ROAD

MATCH LINE SEE SHEET P-2

MATCH LINE SEE SHEET P-3

LOT 7A, 7B, 8A AND 8B OF
COMMUNITY CORNERS
CAB. J, PG. 667
P.R.C.C.T.

LOT 7B

CALLED 69.615 ACRES
BERYL ANN TURNER & JAMES FRANK TOLBERT
VOL. 826 PG. 662
O.P.R.C.C.T.
EX. ZONING: N/A

FUTURE ARTERIAL CENTERLINE

APPROXIMATE LIMITS OF 100-YR FLOODPLAIN FEMA ZONE A

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY PLAT
FOR
GREENWOOD MUD

451 RESIDENTIAL LOTS / 8 OPEN SPACES
BEING 148.67 ACRES
OUT OF THE
JAMES OSGOOD SURVEY, ABSTRACT NO. 673
IN THE
CITY OF NEVADA, COLLIN COUNTY, TEXAS

OWNER:	DEVELOPER:	ENGINEER/SURVEYOR:
Sai Dallas Nevada Ventures LLC 5815 Aramburo Lane Sugarland, TX 77479 Tel: (832)-978-4268 Contact: Sreedhar Aaloori	Sai Dallas Nevada Ventures LLC 5815 Aramburo Lane Sugarland, TX 77479 Tel: (832)-978-4268 Contact: Sreedhar Aaloori	Kimley»Horn 13455 Noel Road Two Galleria Office Tower, Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Taylor Holmes, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
MTH	JHD	MTH	AS SHOWN	NOV 2025		P-1

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PLOTTED BY HOLMES, TAYLOR 11/21/2025 3:20 PM
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LAST SAVED 11/21/2025 1:14 PM



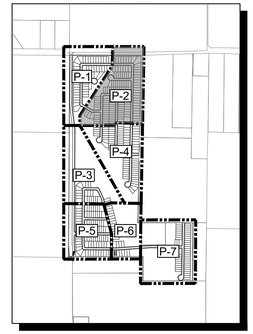
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4. WATER IMPROVEMENTS WILL BE OPERATED AND MAINTAINED BY THE NEVADA SUD.

LEGEND

	PROPERTY LINE
	LOT BOUNDARY LINE
Ⓢ	EXISTING MANHOLE
S.W.E.	SIDEWALK EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
HOA	HOMEOWNERS ASSOCIATION
B.L.	BUILDING LINE
W.E.	WATER EASEMENT

KEY MAP



PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY PLAT
FOR
GREENWOOD MUD

451 RESIDENTIAL LOTS / 8 OPEN SPACES
BEING 148.67 ACRES
OUT OF THE
JAMES OSGOOD SURVEY, ABSTRACT NO. 673
IN THE
CITY OF NEVADA, COLLIN COUNTY, TEXAS

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Contact: Sreedhar Aaloori

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Tel: (832)-978-4268
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Tel: (972) 770-1300
Contact: Taylor Holmes, P.E.

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LAST SAVED: 11/21/2025 1:42 PM

N
E
S
W

0 60' 120'
GRAPHIC SCALE 60'

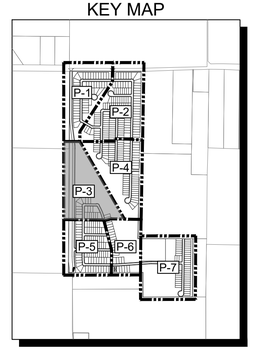
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LEGEND

— — —	PROPERTY LINE
———	LOT BOUNDARY LINE
Ⓢ	EXISTING MANHOLE
S.W.E.	SIDEWALK EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
HOA	HOMEOWNERS ASSOCIATION
B.L.	BUILDING LINE
W.E.	WATER EASEMENT

KEY MAP



MATCH LINE SEE SHEET P-4

MATCH LINE SEE SHEET P-1

MATCH LINE SEE SHEET P-5

STREET U

STREET P

STREET M

50.0' ROW

BLOCK F
141-X

BLOCK G

BLOCK F

APPROXIMATE LIMITS
OF 100-YR FLOODPLAIN
FEMA ZONE A

FUTURE ARTERIAL
CENTERLINE

LEXINGTON HEIGHTS ADDITION
VOL. 2022, PG. 50
P.R.C.C.T.
EX. ZONING: RESIDENTIAL

BLOCK A
LOT 26

LOT 27

LOT 28

LOT 29

LOT 30

LOT 31

CALLED 11.04 ACRES
NGO THI NGUYEN
DOC. NO. 20140822000905110
O.P.R.C.C.T.
EX. ZONING: N/A

N0°19'12"E 1206.88'

N0°20'37"E 2086.24'

N0°20'37"E 290.00'

1334.09'

S0°39'23"W 121.0'

S22°29'39"E 190.0'

S62°21'32"E 10.0'

N60°38'09"E 120.0'

S89°20'37"E 275.74'

S89°20'37"E 111.0'

N0°20'37"E 110.0'

S86°14'59"E 116.17'

N17°24'49"E 121.0'

C18 206.49'

C19 116.94'

C17 425.38'

C30

C38

L45

L46

L47

L48

L49

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PRELIMINARY PLAT
FOR
GREENWOOD MUD

451 RESIDENTIAL LOTS / 8 OPEN SPACES
BEING 148.67 ACRES
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OWNER:
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Contact: Sreedhar Aaloori

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ENGINEER/SURVEYOR:
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Tel: (972) 770-1300
Contact: Taylor Holmes, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
MTH	JHD	MTH	AS SHOWN	NOV 2025		P-3

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LAST SAVED 11/21/2025 1:14 PM

N
E
S
W

0 60' 120'
GRAPHIC SCALE 60'

CALLED TRACT TWO
47.48 ACRES
KHOA LE NGUYEN
DOC. NO. 20171212001639120
O.P.R.C.C.T.
EX. ZONING: N/A

S1°04'44"W 3248.48'

BLOCK B
BLOCK F
BLOCK E
BLOCK F
BLOCK F
BLOCK F
BLOCK F
141-X

STREET C
STREET F
STREET G
STREET H
STREET I

S1°13'23"W 514.00'
S1°13'23"W 478.78'
N1°13'23"E 603.62'
N1°13'23"E 560.58'

50.0' ROW

MATCH LINE SEE SHEET P-2
MATCH LINE SEE SHEET P-6
MATCH LINE SEE SHEET P-3

APPROXIMATE LIMITS
OF 100-YR FLOODPLAIN
FEMA ZONE A

25' UTILITY
EASEMENT

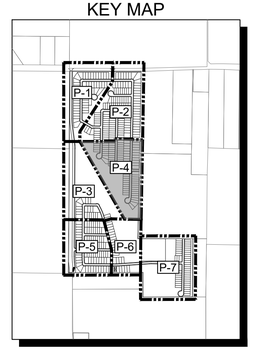
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LEGEND

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	LOT BOUNDARY LINE
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KEY MAP



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PRELIMINARY PLAT
FOR
GREENWOOD MUD

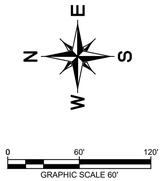
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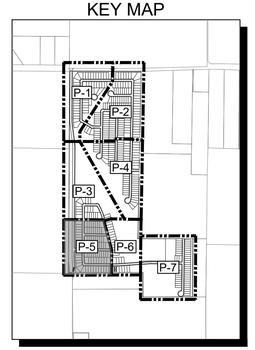
GENERAL NOTES

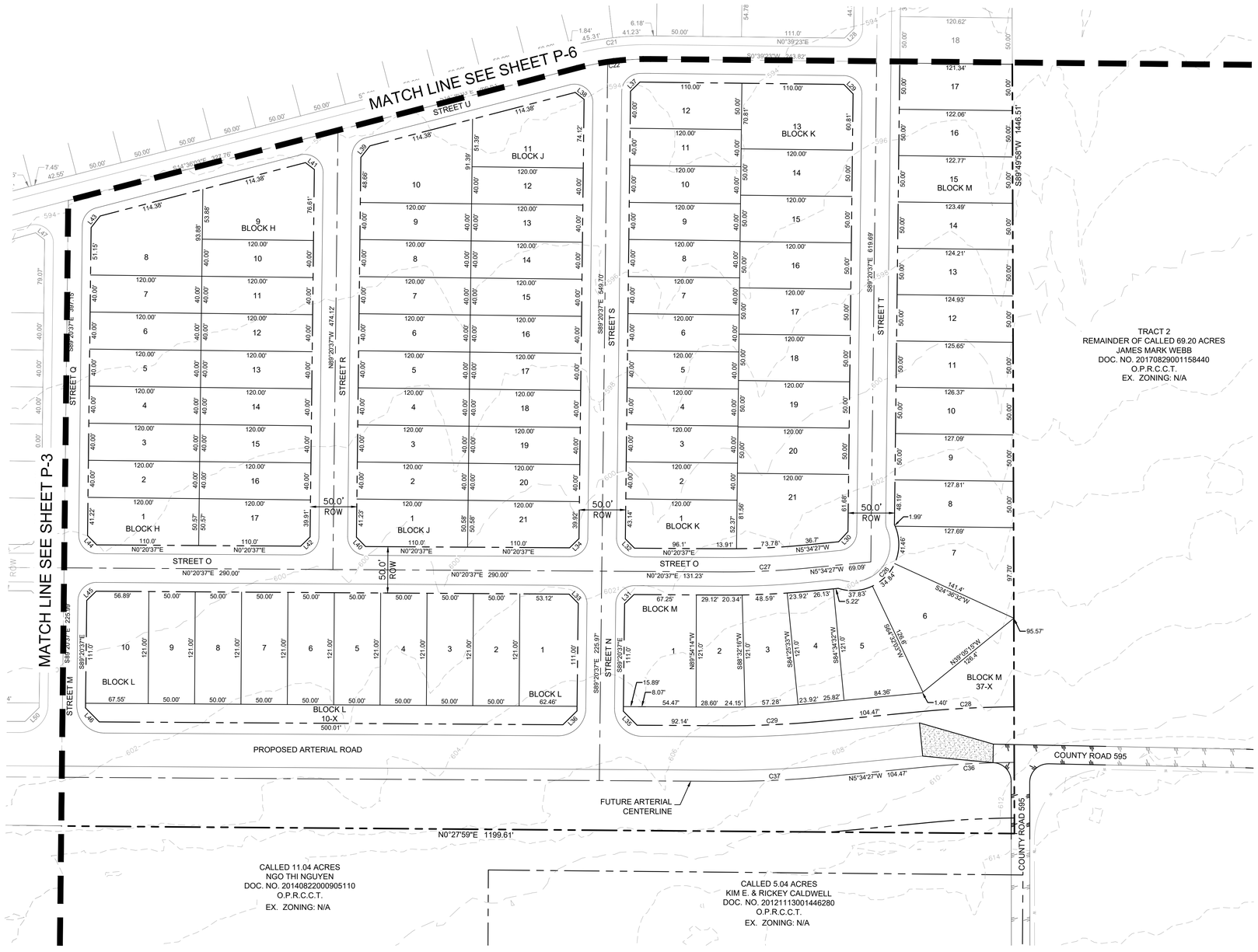
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LAST SAVED 11/21/2025 1:12 PM



0 60' 120'
GRAPHIC SCALE 60'

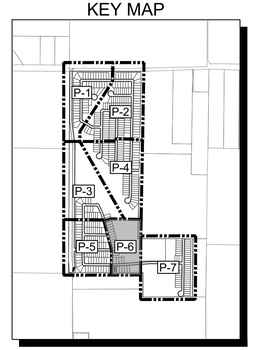
GENERAL NOTES

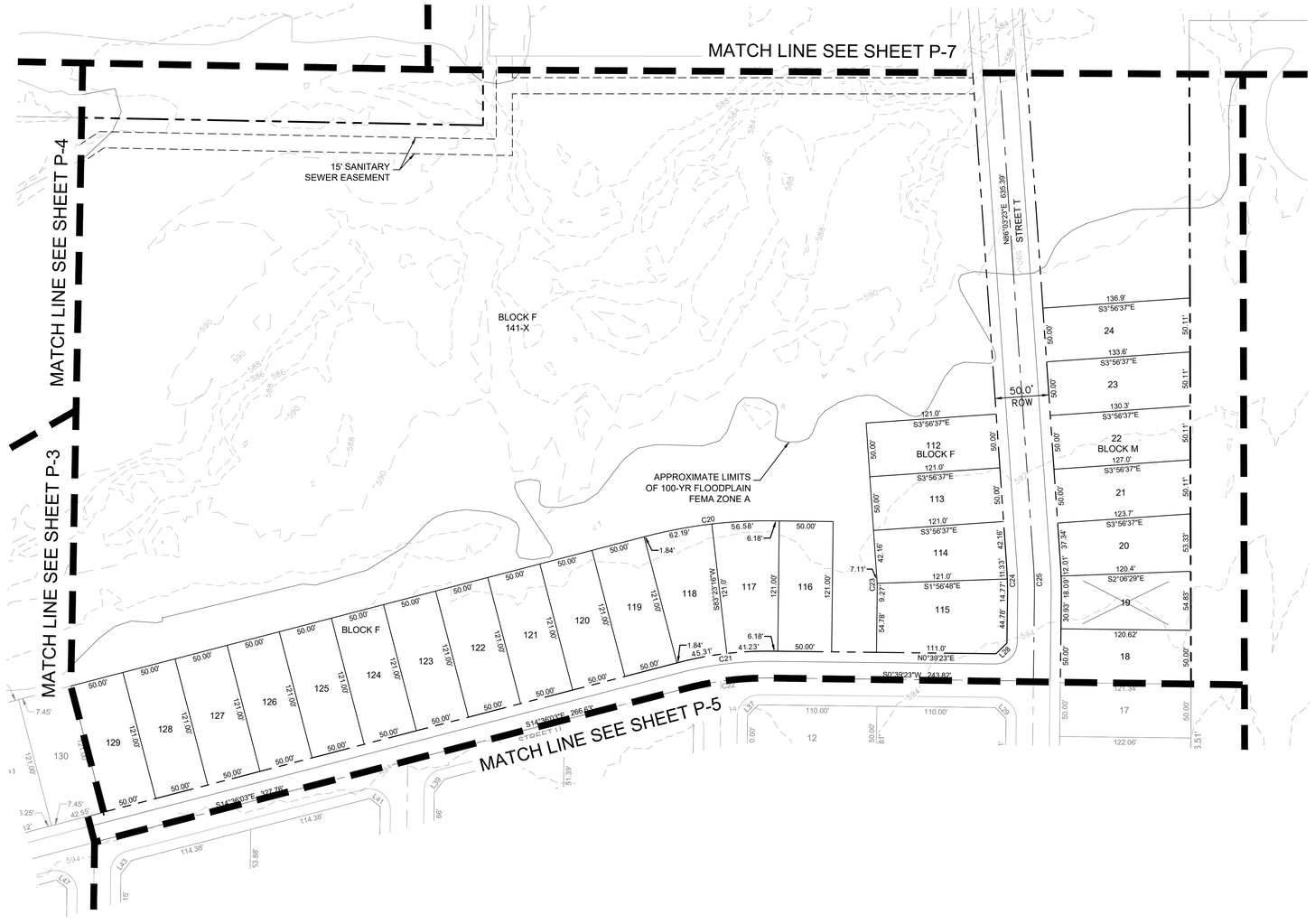
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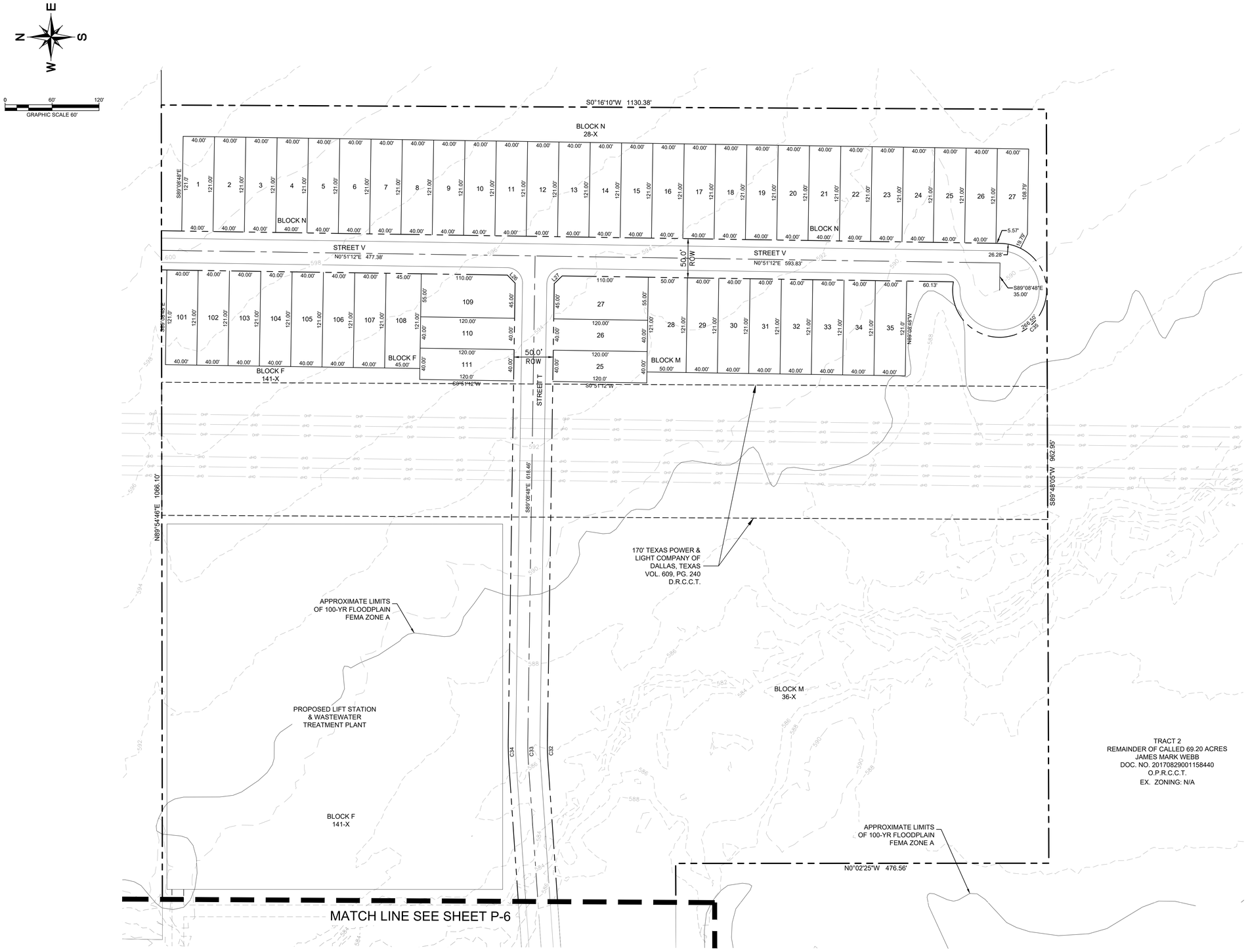
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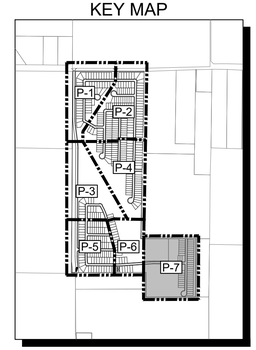
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LOT AREA TABLE		
BLOCK - LOT	AREA (SF)	ACRE (AC)
_G-ByLayer-kha : 82	321,796.54	7.39
_G-ByLayer-kha : 83	556,112.43	12.77
BLOCK A - LOT 1	6,250.00	0.14
BLOCK A - LOT 2	6,250.00	0.14
BLOCK A - LOT 3	6,250.00	0.14
BLOCK A - LOT 4	6,250.00	0.14
BLOCK A - LOT 5	8,020.72	0.18
BLOCK A - LOT 6	10,763.09	0.25
BLOCK A - LOT 7	9,484.92	0.22
BLOCK A - LOT 8	6,488.25	0.15
BLOCK A - LOT 9	6,500.00	0.15
BLOCK A - LOT 10	6,500.00	0.15
BLOCK A - LOT 11	6,500.00	0.15
BLOCK A - LOT 12	6,500.00	0.15
BLOCK A - LOT 13	6,500.00	0.15
BLOCK A - LOT 14	6,500.00	0.15
BLOCK A - LOT 15	6,500.00	0.15
BLOCK A - LOT 16	6,500.00	0.15
BLOCK A - LOT 17	6,500.00	0.15
BLOCK A - LOT 18-X	35,176.72	0.81
BLOCK B - LOT 1	6,500.00	0.15
BLOCK B - LOT 2	6,500.00	0.15
BLOCK B - LOT 3	6,500.00	0.15
BLOCK B - LOT 4	6,500.00	0.15
BLOCK B - LOT 5	6,500.00	0.15
BLOCK B - LOT 6	6,466.95	0.15
BLOCK B - LOT 7	10,317.99	0.24
BLOCK B - LOT 8	16,206.85	0.37
BLOCK B - LOT 9	9,022.61	0.21
BLOCK B - LOT 10	6,876.48	0.16
BLOCK B - LOT 11	6,882.77	0.16
BLOCK B - LOT 12	6,889.06	0.16
BLOCK B - LOT 13	6,895.34	0.16
BLOCK B - LOT 14	6,901.63	0.16
BLOCK B - LOT 15	6,907.92	0.16
BLOCK B - LOT 16	6,914.20	0.16
BLOCK B - LOT 17	6,920.49	0.16
BLOCK B - LOT 18	6,926.78	0.16
BLOCK B - LOT 19	6,933.07	0.16
BLOCK B - LOT 20	6,939.35	0.16

LOT AREA TABLE		
BLOCK - LOT	AREA (SF)	ACRE (AC)
BLOCK B - LOT 21	6,945.64	0.16
BLOCK B - LOT 22	6,951.93	0.16
BLOCK B - LOT 23	6,958.21	0.16
BLOCK B - LOT 24	6,964.50	0.16
BLOCK B - LOT 25	6,970.79	0.16
BLOCK B - LOT 26	6,977.07	0.16
BLOCK B - LOT 27	6,983.36	0.16
BLOCK B - LOT 28	6,989.65	0.16
BLOCK B - LOT 29	6,995.93	0.16
BLOCK B - LOT 30	7,002.22	0.16
BLOCK B - LOT 31	7,008.51	0.16
BLOCK B - LOT 32	7,014.80	0.16
BLOCK B - LOT 33	7,021.08	0.16
BLOCK B - LOT 34	7,027.37	0.16
BLOCK B - LOT 35	7,033.66	0.16
BLOCK B - LOT 36	7,039.94	0.16
BLOCK B - LOT 37	7,046.23	0.16
BLOCK B - LOT 38	7,052.52	0.16
BLOCK B - LOT 39	7,058.80	0.16
BLOCK B - LOT 40	7,065.09	0.16
BLOCK B - LOT 41	7,071.38	0.16
BLOCK B - LOT 42	9,678.83	0.22
BLOCK B - LOT 43-X	14,437.47	0.33
BLOCK C - LOT 1	8,876.05	0.20
BLOCK C - LOT 2	6,050.00	0.14
BLOCK C - LOT 3	6,050.00	0.14
BLOCK C - LOT 4	6,050.00	0.14
BLOCK C - LOT 5	6,050.00	0.14
BLOCK C - LOT 6	6,050.00	0.14
BLOCK C - LOT 7	6,050.00	0.14
BLOCK C - LOT 8	6,050.00	0.14
BLOCK C - LOT 9	6,050.00	0.14
BLOCK C - LOT 10	6,050.00	0.14
BLOCK C - LOT 11	6,050.00	0.14
BLOCK C - LOT 12	6,050.00	0.14
BLOCK C - LOT 13	6,050.00	0.14
BLOCK C - LOT 14	6,050.00	0.14
BLOCK C - LOT 15	6,050.00	0.14
BLOCK C - LOT 16	7,313.27	0.17
BLOCK C - LOT 17	6,105.87	0.14

LOT AREA TABLE		
BLOCK - LOT	AREA (SF)	ACRE (AC)
BLOCK C - LOT 18	4,840.00	0.11
BLOCK C - LOT 19	4,840.00	0.11
BLOCK C - LOT 20	4,840.00	0.11
BLOCK C - LOT 21	4,840.00	0.11
BLOCK C - LOT 22	4,840.00	0.11
BLOCK C - LOT 23	4,840.00	0.11
BLOCK C - LOT 24	4,840.00	0.11
BLOCK C - LOT 25	6,800.90	0.16
BLOCK C - LOT 26	4,840.00	0.11
BLOCK C - LOT 27	4,840.00	0.11
BLOCK C - LOT 28	4,840.00	0.11
BLOCK C - LOT 29	4,840.00	0.11
BLOCK C - LOT 30	4,840.00	0.11
BLOCK C - LOT 31	4,840.00	0.11
BLOCK C - LOT 32	4,840.00	0.11
BLOCK C - LOT 33	4,840.00	0.11
BLOCK C - LOT 34	6,708.41	0.15
BLOCK C - LOT 35	6,711.01	0.15
BLOCK C - LOT 36	4,840.00	0.11
BLOCK C - LOT 37	4,840.00	0.11
BLOCK C - LOT 38	4,840.00	0.11
BLOCK C - LOT 39	4,840.00	0.11
BLOCK C - LOT 40	4,840.00	0.11
BLOCK C - LOT 41	4,840.00	0.11
BLOCK C - LOT 42	4,840.00	0.11
BLOCK C - LOT 43	4,840.00	0.11
BLOCK C - LOT 44	4,840.00	0.11
BLOCK C - LOT 45	4,840.00	0.11
BLOCK C - LOT 46	4,840.00	0.11
BLOCK C - LOT 47	4,793.62	0.11
BLOCK C - LOT 48	4,840.00	0.11
BLOCK C - LOT 49	4,840.00	0.11
BLOCK C - LOT 50	4,840.00	0.11
BLOCK C - LOT 51	4,840.00	0.11
BLOCK C - LOT 52	4,840.00	0.11
BLOCK C - LOT 53	6,605.00	0.15
BLOCK C - LOT 54	6,050.00	0.14
BLOCK C - LOT 55	6,050.00	0.14
BLOCK C - LOT 56	6,050.00	0.14
BLOCK C - LOT 57	6,050.00	0.14

LOT AREA TABLE		
BLOCK - LOT	AREA (SF)	ACRE (AC)
BLOCK C - LOT 58	6,050.00	0.14
BLOCK C - LOT 59	7,840.98	0.18
BLOCK C - LOT 60	9,113.82	0.21
BLOCK C - LOT 61	10,782.07	0.25
BLOCK C - LOT 62	9,270.74	0.21
BLOCK C - LOT 63	6,050.00	0.14
BLOCK C - LOT 64	6,050.00	0.14
BLOCK C - LOT 65	6,050.00	0.14
BLOCK C - LOT 66	8,953.56	0.21
BLOCK C - LOT 67-X	173,097.13	3.97
BLOCK D - LOT 1	7,313.27	0.17
BLOCK D - LOT 2	6,050.00	0.14
BLOCK D - LOT 3	6,050.00	0.14
BLOCK D - LOT 4	6,050.00	0.14
BLOCK D - LOT 5	6,050.00	0.14
BLOCK D - LOT 6	6,050.00	0.14
BLOCK D - LOT 7	6,050.00	0.14
BLOCK D - LOT 8	6,050.00	0.14
BLOCK D - LOT 9	11,157.62	0.26
BLOCK D - LOT 10	6,000.00	0.14
BLOCK D - LOT 11	4,840.00	0.11
BLOCK D - LOT 12	4,840.00	0.11
BLOCK D - LOT 13	4,840.00	0.11
BLOCK D - LOT 14	4,840.00	0.11
BLOCK D - LOT 15	4,840.00	0.11
BLOCK D - LOT 16	4,840.00	0.11
BLOCK D - LOT 17	4,840.00	0.11
BLOCK D - LOT 18	4,840.00	0.11
BLOCK D - LOT 19	4,840.00	0.11
BLOCK D - LOT 20	4,840.00	0.11
BLOCK D - LOT 21	6,105.87	0.14
BLOCK E - LOT 1	7,210.00	0.17
BLOCK E - LOT 2	6,050.00	0.14
BLOCK E - LOT 3	6,050.00	0.14
BLOCK E - LOT 4	6,050.00	0.14
BLOCK E - LOT 5	6,050.00	0.14
BLOCK E - LOT 6	6,050.00	0.14
BLOCK E - LOT 7	6,050.00	0.14
BLOCK E - LOT 8	6,050.00	0.14
BLOCK E - LOT 9	6,050.00	0.14

LOT AREA TABLE		
BLOCK - LOT	AREA (SF)	ACRE (AC)
BLOCK E - LOT 10	11,278.38	0.26
BLOCK E - LOT 11	7,648.38	0.18
BLOCK E - LOT 12	4,840.00	0.11
BLOCK E - LOT 13	4,840.00	0.11
BLOCK E - LOT 14	4,840.00	0.11
BLOCK E - LOT 15	4,840.00	0.11
BLOCK E - LOT 16	4,840.00	0.11
BLOCK E - LOT 17	4,840.00	0.11
BLOCK E - LOT 18	4,840.00	0.11
BLOCK E - LOT 19	4,840.00	0.11
BLOCK E - LOT 20	4,840.00	0.11
BLOCK E - LOT 21	4,840.00	0.11
BLOCK E - LOT 22	4,840.00	0.11
BLOCK E - LOT 23	6,000.00	0.14
BLOCK F - LOT 1	6,250.00	0.14
BLOCK F - LOT 2	6,250.00	0.14
BLOCK F - LOT 3	6,250.00	0.14
BLOCK F - LOT 4	6,250.00	0.14
BLOCK F - LOT 5	6,250.00	0.14
BLOCK F - LOT 6	6,250.00	0.14
BLOCK F - LOT 7	6,250.00	0.14
BLOCK F - LOT 8	6,250.00	0.14
BLOCK F - LOT 9	7,563.81	0.17
BLOCK F - LOT 10	11,754.55	0.27
BLOCK F - LOT 11	6,396.79	0.15
BLOCK F - LOT 12	7,374.69	0.17
BLOCK F - LOT 13	8,136.10	0.19
BLOCK F - LOT 14	6,605.00	0.15
BLOCK F - LOT 15	4,840.00	0.11
BLOCK F - LOT 16	4,840.00	0.11
BLOCK F - LOT 17	4,840.00	0.11
BLOCK F - LOT 18	4,840.00	0.11
BLOCK F - LOT 19	4,840.00	0.11
BLOCK F - LOT 20	4,840.00	0.11
BLOCK F - LOT 21	4,840.00	0.11
BLOCK F - LOT 22	4,840.00	0.11
BLOCK F - LOT 23	4,840.00	0.11
BLOCK F - LOT 24	4,840.00	0.11
BLOCK F - LOT 25	10,078.23	0.23
BLOCK F - LOT 26	6,684.78	0.15

LOT AREA TABLE		
BLOCK - LOT	AREA (SF)	ACRE (AC)
BLOCK F - LOT 27	4,840.00	0.11
BLOCK F - LOT 28	4,840.00	0.11
BLOCK F - LOT 29	4,840.00	0.11
BLOCK F - LOT 30	4,840.00	0.11
BLOCK F - LOT 31	4,840.00	0.11
BLOCK F - LOT 32	4,840.00	0.11
BLOCK F - LOT 33	4,840.00	0.11
BLOCK F - LOT 34	4,840.00	0.11
BLOCK F - LOT 35	4,840.00	0.11
BLOCK F - LOT 36	4,840.00	0.11
BLOCK F - LOT 37	4,840.00	0.11
BLOCK F - LOT 38	4,840.00	0.11
BLOCK F - LOT 39	4,840.00	0.11
BLOCK F - LOT 40	4,840.00	0.11
BLOCK F - LOT 41	4,840.00	0.11
BLOCK F - LOT 42	4,840.00	0.11
BLOCK F - LOT 43	4,840.00	0.11
BLOCK F - LOT 44	4,840.00	0.11
BLOCK F - LOT 45	4,840.00	0.11
BLOCK F - LOT 46	4,840.00	0.11
BLOCK F - LOT 47	6,105.87	0.14
BLOCK F - LOT 48	6,103.27	0.14
BLOCK F - LOT 49	4,840.00	0.11
BLOCK F - LOT 50	4,840.00	0.11
BLOCK F - LOT 51	4,840.00	0.11
BLOCK F - LOT 52	4,840.00	0.11
BLOCK F - LOT 53	4,840.00	0.11
BLOCK F - LOT 54	4,840.00	0.11
BLOCK F - LOT 55	4,840.00	0.11
BLOCK F - LOT 56	4,840.00	0.11
BLOCK F - LOT 57	4,840.00	0.11
BLOCK F - LOT 58	4,840.00	0.11
BLOCK F - LOT 59	4,840.00	0.11
BLOCK F - LOT 60	4,840.00	0.11
BLOCK F - LOT 61	4,840.00	0.11
BLOCK F - LOT 62	4,840.00	0.11
BLOCK F - LOT 63	4,840.00	0.11
BLOCK F - LOT 64	4,840.00	0.11
BLOCK F - LOT 65	4,840.00	0.11
BLOCK F - LOT 66	4,840.00	0.11

LINE TABLE		
NO.	BEARING	LENGTH
L1	S45°08'32"W	14.18'
L2	N44°23'36"W	13.99'
L3	S45°36'24"W	14.29'
L4	S45°36'24"W	14.29'
L5	S44°23'36"E	13.99'
L6	N44°23'36"W	13.99'
L7	N45°36'24"E	14.29'
L8	S44°23'36"E	13.99'
L9	S45°36'24"W	14.29'
L10	S44°23'36"E	13.99'
L11	N45°36'24"E	14.29'
L12	N44°23'36"W	13.99'
L13	N45°36'24"E	14.29'
L14	N46°13'23"E	14.14'
L15	S74°25'31"E	19.38'
L16	S43°46'37"E	14.14'
L17	N43°46'37"W	14.14'
L18	N46°13'23"E	14.14'
L19	S46°13'23"W	14.14'
L20	S43°46'37"E	14.14'
L21	S43°46'37"E	14.14'
L22	N46°13'23"E	14.14'
L23	N43°46'37"W	14.14'
L24	N46°13'23"E	14.14'
L25	S43°46'37"E	14.14'
L26	S45°51'12"W	14.14'
L27	S44°08'48"E	14.14'
L28	S44°20'37"E	14.14'
L29	N45°39'23"E	14.14'
L30	S47°27'32"E	14.89'

LINE TABLE		
NO.	BEARING	LENGTH
L31	S44°30'00"E	14.18'
L32	N45°30'00"E	14.10'
L33	S45°30'00"W	14.10'
L34	N44°30'00"W	14.18'
L35	N45°30'00"E	21.16'
L36	N44°30'00"W	21.27'
L37	N44°20'37"W	14.14'
L38	S38°01'40"W	12.14'
L39	S51°58'20"E	15.89'
L40	N45°30'00"E	14.10'
L41	S38°01'40"W	12.14'
L42	N44°30'00"W	14.18'
L43	S51°58'20"E	15.89'
L44	N45°30'00"E	14.10'
L45	S44°30'00"E	14.18'
L46	N45°30'00"E	21.16'
L47	S38°07'48"W	12.17'
L48	S44°30'00"E	14.18'
L49	N45°30'00"E	14.10'
L50	N44°30'00"W	21.27'
L51	N60°07'52"W	17.46'
L52	S45°30'00"W	14.10'
L53	N29°53'23"W	17.29'
L54	S45°08'32"W	14.18'
L55	N45°01'09"W	14.68'
L56	S44°58'51"W	14.72'
L57	N44°23'36"W	14.78'
L58	S45°36'24"W	14.73'
L59	N44°51'28"W	14.10'
L60	S45°08'32"W	14.18'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	141°22'50"	50.00'	123.38'	S45°08'32"W	94.37'
C2	279°35'39"	60.00'	292.79'	S49°47'15"W	77.46'
C3	112°03'04"	50.00'	97.78'	S29°53'23"E	82.93'
C4	0°00'29"	317547.86'	44.08'	S07°22'22"E	44.08'
C5	7°24'57"	1022.12'	132.29'	S03°39'39"E	132.20'
C6	39°46'02"	50.00'	34.70'	S37°02'15"E	34.01'
C7	279°35'40"	60.00'	292.79'	S49°47'14"W	77.46'
C8	140°27'05"	50.00'	122.57'	S45°36'24"W	94.10'
C9	80°23'15"	50.00'	70.15'	S74°25'31"E	64.54'
C10	279°35'39"	60.00'	292.79'	S38°58'48"E	77.46'
C11	141°41'02"	50.00'	123.64'	S43°46'37"E	94.46'
C12	6°32'06"	475.00'	54.18'	S04°38'16"W	54.15'
C13	13°53'59"	525.00'	127.36'	S08°10'22"W	127.05'
C14	275°57'54"	60.00'	288.99'	S26°53'39"E	80.32'
C15	13°53'59"	500.00'	121.30'	N08°10'22"E	121.00'
C16	141°59'48"	50.00'	123.92'	S45°30'00"W	94.55'
C17	110°18'04"	50.00'	96.26'	S60°02'06"E	82.07'
C18	15°26'32"	925.00'	249.30'	S22°19'19"E	248.55'
C19	17°32'01"	900.00'	275.42'	N23°22'03"W	274.34'
C20	15°15'26"	446.00'	118.76'	S06°58'20"E	118.41'
C21	15°15'26"	325.00'	86.54'	S06°58'20"E	86.29'
C22	15°15'26"	300.00'	79.89'	N06°58'20"W	79.65'
C23	4°36'01"	204.00'	16.38'	N88°21'23"E	16.37'
C24	4°36'01"	325.00'	26.09'	N88°21'23"E	26.09'
C25	4°36'01"	350.00'	28.10'	N88°21'23"E	28.09'
C26	133°04'03"	50.00'	116.12'	S48°39'06"E	91.73'
C27	5°55'04"	874.00'	90.27'	S02°36'55"E	90.23'
C28	5°05'14"	1160.00'	103.00'	S03°01'49"E	102.96'
C29	5°55'04"	1040.00'	107.41'	S02°36'55"E	107.37'
C30	7°42'59"	1160.00'	156.23'	N03°30'53"W	156.11'
C31	7°40'00"	1040.00'	139.16'	S03°32'22"E	139.06'
C32	4°47'50"	325.00'	27.21'	S88°27'17"W	27.20'
C33	4°47'50"	350.00'	29.30'	S88°27'17"W	29.30'
C34	4°47'50"	375.00'	31.40'	S88°27'17"W	31.39'
C35	280°02'01"	60.00'	293.24'	S39°34'21"E	77.11'
C36	5°04'12"	1100.00'	97.34'	N03°02'21"W	97.31'
C37	5°55'04"	1100.00'	113.61'	S02°36'55"E	113.56'
C38	7°42'59"	1100.00'	148.14'	N03°30'53"W	148.03'
C39	7°40'00"	1100.00'	147.19'	S03°32'22"E	147.08'

LOT AREA TABLE		
BLOCK - LOT	AREA (SF)	ACRE (AC)
BLOCK F - LOT 67	4,840.00	0.11
BLOCK F - LOT 68	4,840.00	0.11
BLOCK F - LOT 69	4,840.00	0.11
BLOCK F - LOT 70	4,840.00	0.11
BLOCK F - LOT 71	4,840.00	0.11
BLOCK F - LOT 72	4,840.00	0.11
BLOCK F - LOT 73	4,840.00	0.11
BLOCK F - LOT 74	6,605.00	0.15
BLOCK F - LOT 75	4,840.00	0.11
BLOCK F - LOT 76	4,840.00	0.11
BLOCK F - LOT 77	4,840.00	0.11
BLOCK F - LOT 78	4,840.00	0.11
BLOCK F - LOT 79	4,840.00	0.11
BLOCK F - LOT 80	4,840.00	0.11
BLOCK F - LOT 81	4,840.00	0.11
BLOCK F - LOT 82	4,840.00	0.11
BLOCK F - LOT 83	4,840.00	0.11
BLOCK F - LOT 84	4,840.00	0.11
BLOCK F - LOT 85	6,852.61	0.16
BLOCK F - LOT 86	8,737.67	0.20
BLOCK F - LOT 87	6,969.41	0.16
BLOCK F - LOT 88	6,548.70	0.15
BLOCK F - LOT 89	6,455.74	0.15
BLOCK F - LOT 90	5,716.56	0.13
BLOCK F - LOT 91	5,712.20	0.13
BLOCK F - LOT 92	5,708.17	0.13
BLOCK F - LOT 93	5,704.15	0.13
BLOCK F - LOT 94	5,700.13	0.13
BLOCK F - LOT 95	5,696.10	0.13
BLOCK F - LOT 96	5,692.08	0.13
BLOCK F - LOT 97	5,688.05	0.13
BLOCK F - LOT 98	5,684.03	0.13
BLOCK F - LOT 99	5,680.01	0.13
BLOCK F - LOT 100	9,030.60	0.21
BLOCK F - LOT 101	4,840.00	0.11
BLOCK F - LOT 102	4,840.00	0.11
BLOCK F - LOT 103	4,840.00	0.11
BLOCK F - LOT 104	4,840.00	0.11
BLOCK F - LOT 105	4,840.00	0.11
BLOCK F - LOT 106	4,840.00	0.11

LOT AREA TABLE		
BLOCK - LOT	AREA (SF)	ACRE (AC)
BLOCK F - LOT 107	4,840.00	0.11
BLOCK F - LOT 108	5,445.00	0.12
BLOCK F - LOT 109	6,550.00	0.15
BLOCK F - LOT 110	4,800.00	0.11
BLOCK F - LOT 111	4,800.00	0.11
BLOCK F - LOT 112	6,050.00	0.14
BLOCK F - LOT 113	6,050.00	0.14
BLOCK F - LOT 114	6,216.62	0.14
BLOCK F - LOT 115	8,032.17	0.18
BLOCK F - LOT 116	6,050.00	0.14
BLOCK F - LOT 117	6,665.52	0.15
BLOCK F - LOT 118	6,726.21	0.15
BLOCK F - LOT 119	6,050.00	0.14
BLOCK F - LOT 120	6,050.00	0.14
BLOCK F - LOT 121	6,050.00	0.14
BLOCK F - LOT 122	6,050.00	0.14
BLOCK F - LOT 123	6,050.00	0.14
BLOCK F - LOT 124	6,050.00	0.14
BLOCK F - LOT 125	6,050.00	0.14
BLOCK F - LOT 126	6,050.00	0.14
BLOCK F - LOT 127	6,050.00	0.14
BLOCK F - LOT 128	6,050.00	0.14
BLOCK F - LOT 129	6,050.00	0.14
BLOCK F - LOT 130	6,050.00	0.14
BLOCK F - LOT 131	6,276.02	0.14
BLOCK F - LOT 132	6,050.00	0.14
BLOCK F - LOT 133	6,049.84	0.14
BLOCK F - LOT 134	7,827.95	0.18
BLOCK F - LOT 135	9,895.81	0.23
BLOCK F - LOT 136	8,164.32	0.19
BLOCK F - LOT 137	6,286.31	0.14
BLOCK F - LOT 138	6,050.00	0.14
BLOCK F - LOT 139	6,050.00	0.14
BLOCK F - LOT 140	9,445.06	0.22
BLOCK F - LOT 141-X	1,835,873.91	42.15
BLOCK G - LOT 1	7,176.29	0.16
BLOCK G - LOT 2	6,000.00	0.14
BLOCK G - LOT 3	6,000.00	0.14
BLOCK G - LOT 4	13,092.78	0.30
BLOCK G - LOT 5	8,371.52	0.19

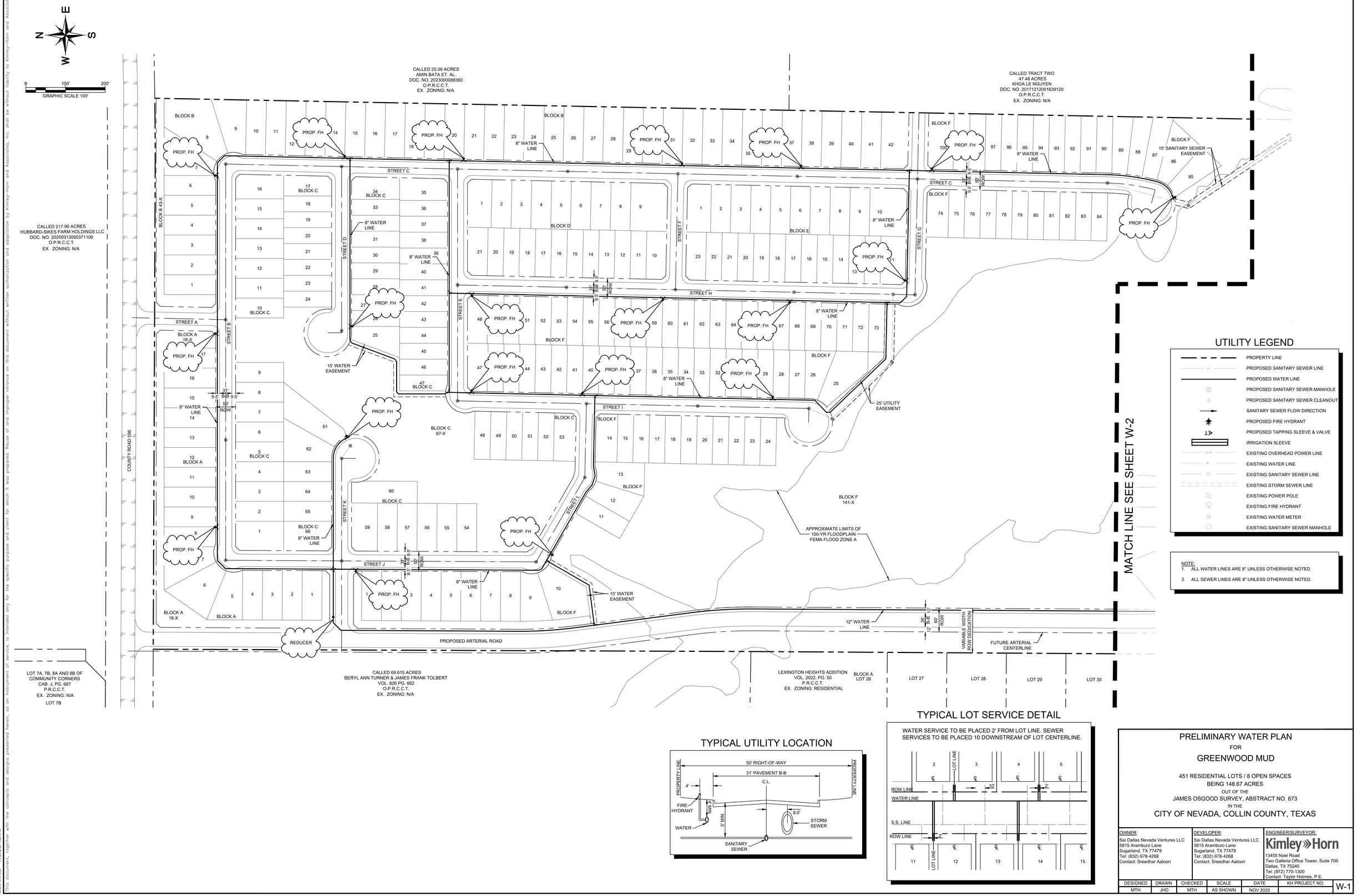
LOT AREA TABLE		
BLOCK - LOT	AREA (SF)	ACRE (AC)
BLOCK G - LOT 6	4,800.00	0.11
BLOCK G - LOT 7	4,800.00	0.11
BLOCK G - LOT 8	4,800.00	0.11
BLOCK G - LOT 9	4,800.00	0.11
BLOCK G - LOT 10	4,800.00	0.11
BLOCK G - LOT 11	5,977.60	0.14
BLOCK H - LOT 1	6,057.47	0.14
BLOCK H - LOT 2	4,800.00	0.11
BLOCK H - LOT 3	4,800.00	0.11
BLOCK H - LOT 4	4,800.00	0.11
BLOCK H - LOT 5	4,800.00	0.11
BLOCK H - LOT 6	4,800.00	0.11
BLOCK H - LOT 7	4,800.00	0.11
BLOCK H - LOT 8	9,253.57	0.21
BLOCK H - LOT 9	8,381.41	0.19
BLOCK H - LOT 10	4,800.00	0.11
BLOCK H - LOT 11	4,800.00	0.11
BLOCK H - LOT 12	4,800.00	0.11
BLOCK H - LOT 13	4,800.00	0.11
BLOCK H - LOT 14	4,800.00	0.11
BLOCK H - LOT 15	4,800.00	0.11
BLOCK H - LOT 16	4,800.00	0.11
BLOCK H - LOT 17	5,978.85	0.14
BLOCK J - LOT 1	6,058.78	0.14
BLOCK J - LOT 2	4,800.00	0.11
BLOCK J - LOT 3	4,800.00	0.11
BLOCK J - LOT 4	4,800.00	0.11
BLOCK J - LOT 5	4,800.00	0.11
BLOCK J - LOT 6	4,800.00	0.11
BLOCK J - LOT 7	4,800.00	0.11
BLOCK J - LOT 8	4,800.00	0.11
BLOCK J - LOT 9	4,800.00	0.11
BLOCK J - LOT 10	8,954.56	0.21
BLOCK J - LOT 11	8,082.40	0.19
BLOCK J - LOT 12	4,800.00	0.11
BLOCK J - LOT 13	4,800.00	0.11
BLOCK J - LOT 14	4,800.00	0.11
BLOCK J - LOT 15	4,800.00	0.11
BLOCK J - LOT 16	4,800.00	0.11
BLOCK J - LOT 17	4,800.00	0.11

LOT AREA TABLE		
BLOCK - LOT	AREA (SF)	ACRE (AC)
BLOCK J - LOT 18	4,800.00	0.11
BLOCK J - LOT 19	4,800.00	0.11
BLOCK J - LOT 20	4,800.00	0.11
BLOCK J - LOT 21	5,980.16	0.14
BLOCK K	119,943.59	2.75
BLOCK K - LOT 1	6,287.11	0.14
BLOCK K - LOT 2	4,800.00	0.11
BLOCK K - LOT 3	4,800.00	0.11
BLOCK K - LOT 4	4,800.00	0.11
BLOCK K - LOT 5	4,800.00	0.11
BLOCK K - LOT 6	4,800.00	0.11
BLOCK K - LOT 7	4,800.00	0.11
BLOCK K - LOT 8	4,800.00	0.11
BLOCK K - LOT 9	4,800.00	0.11
BLOCK K - LOT 10	4,800.00	0.11
BLOCK K - LOT 11	4,800.00	0.11
BLOCK K - LOT 12	5,950.00	0.14
BLOCK K - LOT 13	8,447.62	0.19
BLOCK K - LOT 14	6,000.00	0.14
BLOCK K - LOT 15	6,000.00	0.14
BLOCK K - LOT 16	6,000.00	0.14
BLOCK K - LOT 17	6,000.00	0.14
BLOCK K - LOT 18	6,000.00	0.14
BLOCK K - LOT 19	6,000.00	0.14
BLOCK K - LOT 20	6,000.00	0.14
BLOCK K - LOT 21	9,258.86	0.21
BLOCK L - LOT 1	7,547.16	0.17
BLOCK L - LOT 2	6,050.00	0.14
BLOCK L - LOT 3	6,050.00	0.14
BLOCK L - LOT 4	6,050.00	0.14
BLOCK L - LOT 5	6,050.00	0.14
BLOCK L - LOT 6	6,050.00	0.14
BLOCK L - LOT 7	6,050.00	0.14
BLOCK L - LOT 8	6,050.00	0.14
BLOCK L - LOT 9	6,050.00	0.14
BLOCK L - LOT 10	8,083.79	0.19
BLOCK L - LOT 11-X	10,375.16	0.24
BLOCK M - LOT 1	9,369.07	0.22
BLOCK M - LOT 2	6,183.40	0.14
BLOCK M - LOT 3	6,405.18	0.15

LOT AREA TABLE		
BLOCK - LOT	AREA (SF)	ACRE (AC)
BLOCK M - LOT 4	6,037.25	0.14
BLOCK M - LOT 5	7,606.42	0.17
BLOCK M - LOT 6	9,982.62	0.23
BLOCK M - LOT 7	8,729.44	0.20
BLOCK M - LOT 8	6,407.14	0.15
BLOCK M - LOT 9	6,371.97	0.15
BLOCK M - LOT 10	6,336.03	0.15
BLOCK M - LOT 11	6,300.09	0.14
BLOCK M - LOT 12	6,264.15	0.14
BLOCK M - LOT 13	6,228.21	0.14
BLOCK M - LOT 14	6,192.27	0.14
BLOCK M - LOT 15	6,156.33	0.14
BLOCK M - LOT 16	6,120.39	0.14
BLOCK M - LOT 17	6,084.44

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PLOTTED BY HOLMES, TAYLOR 11/21/2025 1:21 PM
DWG NAME K:\DAL_CIVIL\NO_PROJ\SE_2023\2023023 - NEVADA 155\CAD\PRELIMINARY PLANS\SHEETS\W-1_WATER PLAN.DWG [WATER PLAN]
LAST SAVED 11/21/2025 1:20 PM



UTILITY LEGEND

- PROPERTY LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- SANITARY SEWER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- PROPOSED TAPPING SLEEVE & VALVE
- IRRIGATION SLEEVE
- OHP — EXISTING OVERHEAD POWER LINE
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING SANITARY SEWER MANHOLE

NOTE:
1. ALL WATER LINES ARE 8" UNLESS OTHERWISE NOTED.
2. ALL SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.

TYPICAL UTILITY LOCATION

TYPICAL LOT SERVICE DETAIL

WATER SERVICE TO BE PLACED 2' FROM LOT LINE. SEWER SERVICES TO BE PLACED 10 DOWNSTREAM OF LOT CENTERLINE.

PRELIMINARY WATER PLAN

FOR

GREENWOOD MUD

451 RESIDENTIAL LOTS / 8 OPEN SPACES
BEING 148.67 ACRES
OUT OF THE
JAMES OSGOOD SURVEY, ABSTRACT NO. 673
IN THE
CITY OF NEVADA, COLLIN COUNTY, TEXAS

OWNER:
Sai Dallas Nevada Ventures LLC
5815 Aramburo Lane
Sugarland, TX 77479
Tel: (832)-978-4268
Contact: Sreedhar Aaloori

DEVELOPER:
Sai Dallas Nevada Ventures LLC
5815 Aramburo Lane
Sugarland, TX 77479
Tel: (832)-978-4268
Contact: Sreedhar Aaloori

ENGINEER/SURVEYOR:
Kimley»Horn
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, TX 75240
Tel: (972) 770-1300
Contact: Taylor Holmes, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
MTH	JHD	MTH	AS SHOWN	NOV 2025		W-1

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PLOTTED BY: HOLMES, TAYLOR 11/7/2025 5:21 PM
DWG NAME: K:\DAL_CIVIL\NO_PROJ\SE_2023\2023023 - NEVADA 155\CAD\PRELIMINARY PLANS\SHEETS\W-1_WATER PLAN.DWG [WATER PLAN (2)]
LAST SAVED: 11/7/2025 5:20 PM

N
W E
S

0 100' 200'
GRAPHIC SCALE 100'

MATCH LINE SEE SHEET W-1

LOT 30

LEXINGTON HEIGHTS ADDITION
VOL. 2022, PG. 50
P.R.C.C.T.
EX. ZONING: RESIDENTIAL

LOT 31

CALLED 11.04 ACRES
NGO THI NGUYEN
DOC. NO. 20140822000905110
O.P.R.C.C.T.
EX. ZONING: N/A

CALLED 5.04 ACRES
KIM E. & RICKEY CALDWELL
DOC. NO. 20121113001446280
O.P.R.C.C.T.
EX. ZONING: N/A

CALLED TRACT TWO
47.48 ACRES
KHOA LE NGUYEN
DOC. NO. 20171212001639120
O.P.R.C.C.T.
EX. ZONING: N/A

TRACT 2
REMAINDER OF CALLED 69.20 ACRES
JAMES MARK WEBB
DOC. NO. 20170829001158440
O.P.R.C.C.T.
EX. ZONING: N/A

BLOCK F
BLOCK G
BLOCK H
BLOCK J
BLOCK K
BLOCK L
BLOCK M
BLOCK L 10-X
BLOCK M 37-X
BLOCK F 141-X
BLOCK M 36-X
BLOCK N 28-X
BLOCK N
BLOCK F
BLOCK M

STREET M
STREET N
STREET O
STREET P
STREET Q
STREET R
STREET S
STREET T
STREET U
STREET V

31' B-B
9.5'
50' ROW

8" WATER LINE
12" WATER LINE
PROP. FH

COUNTY ROAD 595
COUNTY ROAD 595

12" X 12" TEE CONNECT TO EXISTING 12" WATER LINE
12" X 12" TEE CONNECT TO EXISTING 12" WATER LINE

APPROXIMATE LIMITS OF 100-YR FLOODPLAIN FEMA FLOOD ZONE A

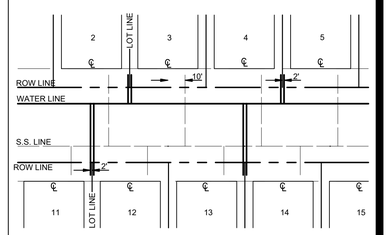
15' SANITARY SEWER EASEMENT

PROPOSED LIFT STATION & WASTEWATER TREATMENT PLANT

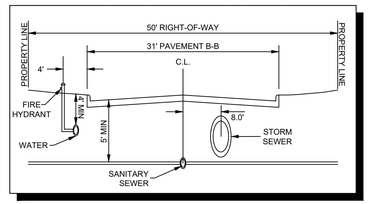
170' TEXAS POWER & LIGHT COMPANY OF DALLAS, TEXAS
VOL. 609, PG. 240
D.R.C.C.T.

TYPICAL LOT SERVICE DETAIL

WATER SERVICE TO BE PLACED 2' FROM LOT LINE. SEWER SERVICES TO BE PLACED 10 DOWNSTREAM OF LOT CENTERLINE.



TYPICAL UTILITY LOCATION



UTILITY LEGEND

- PROPERTY LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- SANITARY SEWER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- PROPOSED TAPPING SLEEVE & VALVE
- IRRIGATION SLEEVE
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
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- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING SANITARY SEWER MANHOLE

NOTE:
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2. ALL SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.

PRELIMINARY WATER PLAN

FOR

GREENWOOD MUD

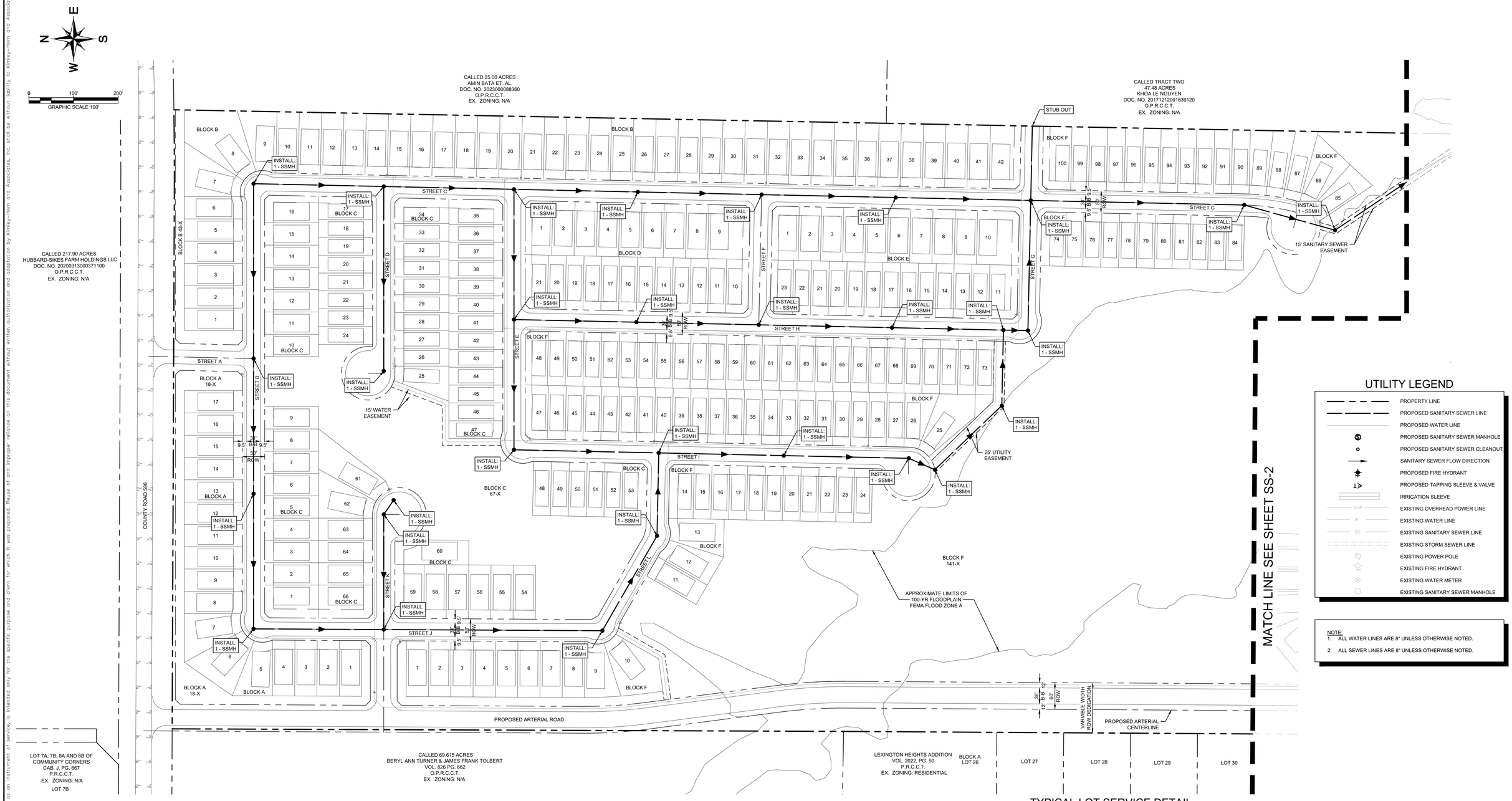
451 RESIDENTIAL LOTS / 8 OPEN SPACES
BEING 148.67 ACRES
OUT OF THE
JAMES OSGOOD SURVEY, ABSTRACT NO. 673
IN THE
CITY OF NEVADA, COLLIN COUNTY, TEXAS

OWNER:
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Contact: Sreedhar Aaloori

DEVELOPER:
Sai Dallas Nevada Ventures LLC
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Sugarland, TX 77479
Tel: (832)-978-4268
Contact: Sreedhar Aaloori

ENGINEER/SURVEYOR:
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Tel: (972) 770-1300
Contact: Taylor Holmes, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
MTH	JHD	MTH	AS SHOWN	NOV 2025		W-2

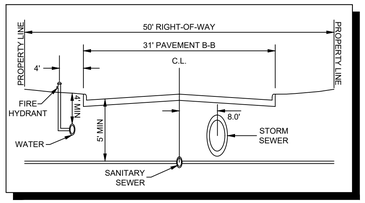


UTILITY LEGEND

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- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- SANITARY SEWER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
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- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING SANITARY SEWER MANHOLE

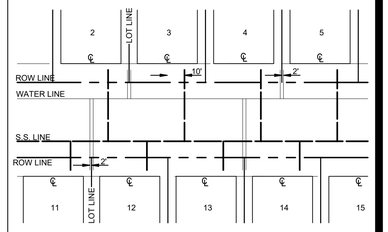
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2. ALL SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.

TYPICAL UTILITY LOCATION



TYPICAL LOT SERVICE DETAIL

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PRELIMINARY SANITARY SEWER PLAN
FOR
GREENWOOD MUD

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BEING 148.67 ACRES
OUT OF THE
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IN THE
CITY OF NEVADA, COLLIN COUNTY, TEXAS

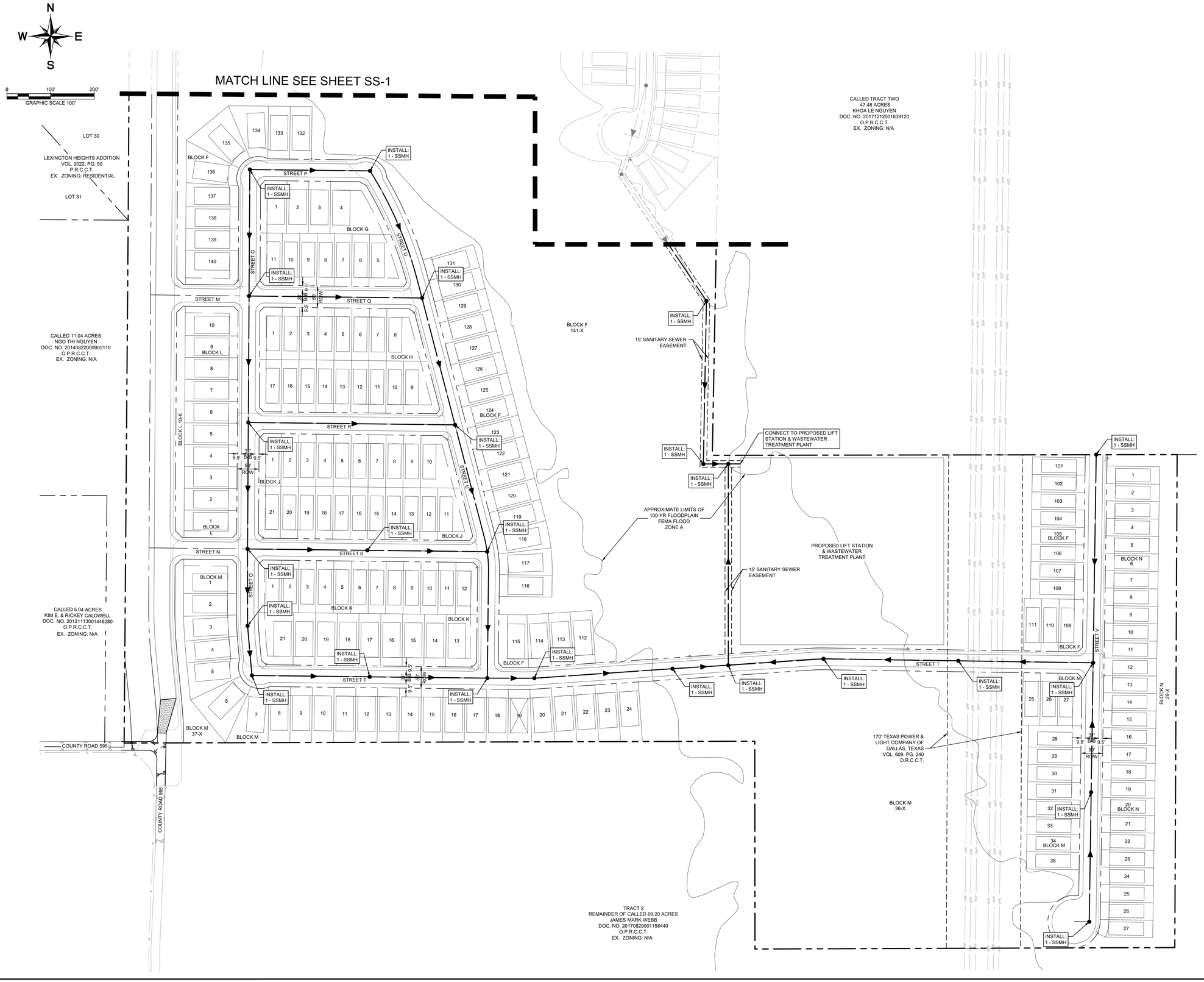
OWNER:	DEVELOPER:	ENGINEER/SURVEYOR:
Sai Dallas Nevada Ventures LLC 5815 Aramburo Lane Sugarland, TX 77479 Tel: (832)-978-4268 Contact: Sreedhar Aaloori	Sai Dallas Nevada Ventures LLC 5815 Aramburo Lane Sugarland, TX 77479 Tel: (832)-978-4268 Contact: Sreedhar Aaloori	Kimley»Horn 13455 Noel Road Two Galleria Office Tower, Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Taylor Holmes, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
MTH	KHD	MTH	AS SHOWN	NOV 2025		SS-1

PLOTTED BY: HOLMES, TAYLOR 11/7/2025 5:23 PM
DWG NAME: K:\DAL_CIVIL\NO_PROJ\SP_2025\202323 - NEVADA 155\CAD\PRELIMINARY\PLANSHEETS\SS1_SANITARY SEWER PLAN.DWG [SANITARY SEWER]
LAST SAVED: 11/7/2025 5:20 PM
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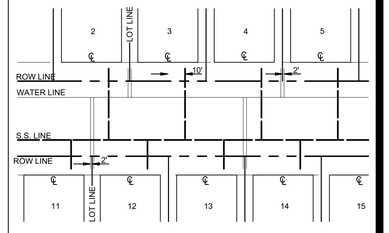
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LAST SAVED 11/21/2025 3:20 PM

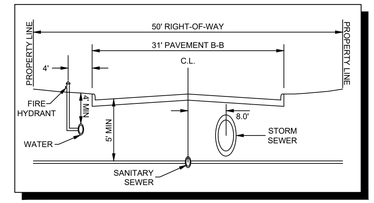


TYPICAL LOT SERVICE DETAIL

WATER SERVICE TO BE PLACED 2' FROM LOT LINE. SEWER SERVICES TO BE PLACED 10 DOWNSTREAM OF LOT CENTERLINE.



TYPICAL UTILITY LOCATION



UTILITY LEGEND

- PROPERTY LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- SANITARY SEWER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- PROPOSED TAPPING SLEEVE & VALVE
- IRRIGATION SLEEVE
- OHP — EXISTING OVERHEAD POWER LINE
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING SANITARY SEWER MANHOLE

NOTE:
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2. ALL SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.

PRELIMINARY SANITARY SEWER PLAN

FOR

GREENWOOD MUD

451 RESIDENTIAL LOTS / 8 OPEN SPACES
BEING 148.67 ACRES
OUT OF THE
JAMES OSGOOD SURVEY, ABSTRACT NO. 673
IN THE
CITY OF NEVADA, COLLIN COUNTY, TEXAS

OWNER:
Sai Dallas Nevada Ventures LLC
5815 Aramburo Lane
Sugarland, TX 77479
Tel: (832)-978-4268
Contact: Sreedhar Aaloori

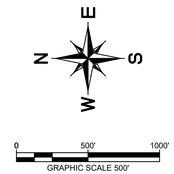
DEVELOPER:
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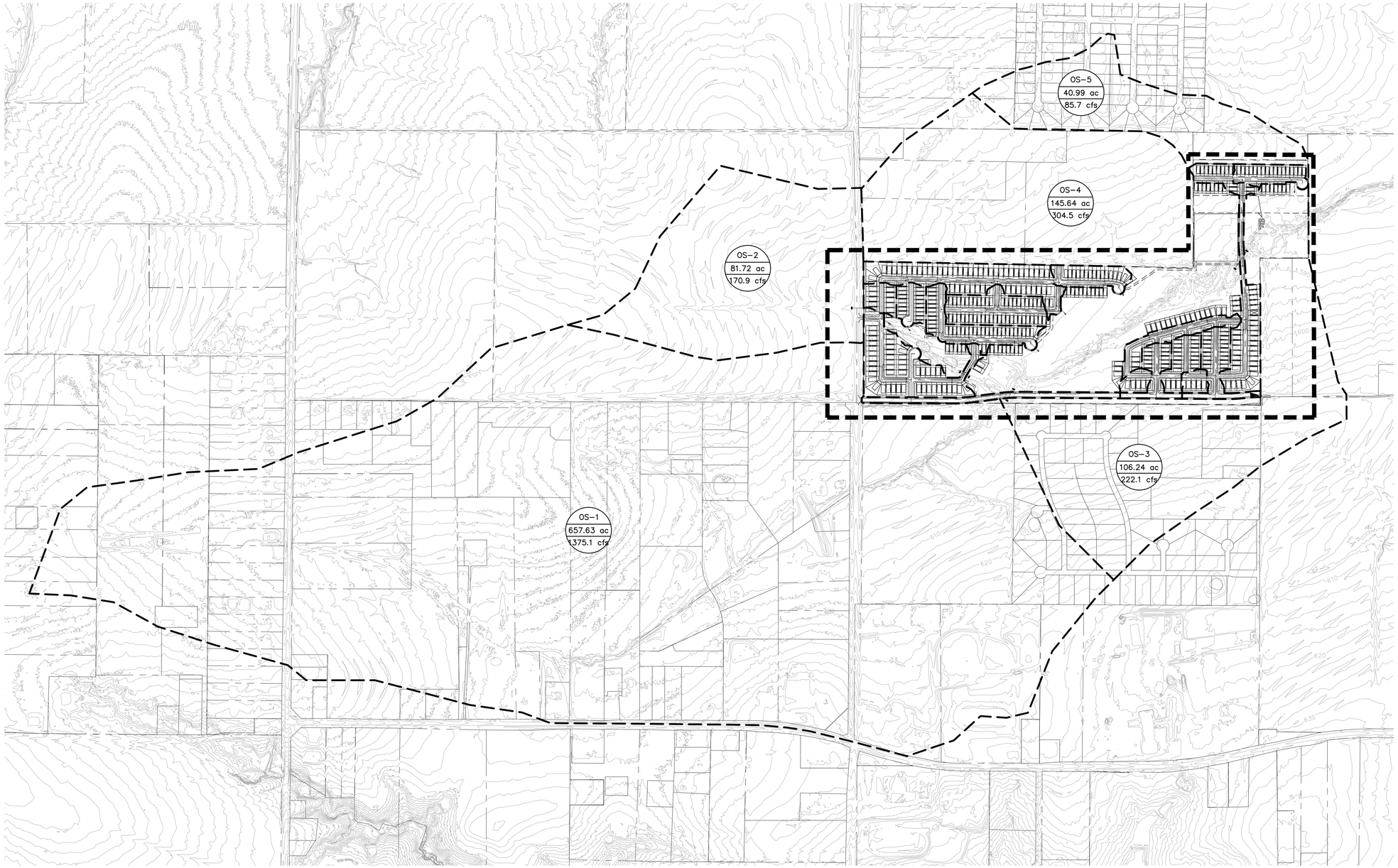
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MTH	JHD	MTH	AS SHOWN	NOV 2025		SS-2

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DWG NAME K:\DAL_CIVIL\NG_PROJ\DSF_2023\2023023 - NEVADA 155\CAD\PRELIMINARY PLANS\SHEETS\1_DRAINAGE PLAN-OVERALL.DWG [Overall Drainage Plan]
LAST SAVED 11/21/2025 1:21 PM



DRAINAGE AREA TABLE					
DRAINAGE AREA NO.	AREA (ac)	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
OS-1	657.63	0.30	20	6.97	1375.1
OS-2	81.72	0.30	20	6.97	170.9
OS-3	106.24	0.30	20	6.97	222.1
OS-4	145.64	0.30	20	6.97	304.5
OS-5	40.99	0.30	20	6.97	85.7



OVERALL PRELIMINARY DRAINAGE PLAN

FOR

GREENWOOD MUD

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BEING 148.67 ACRES
OUT OF THE
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MTH	XMD	MTH	AS SHOWN	NOV 2025		D-1

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DWG NAME K:\DAL_CIVIL\NO_PROJ\SF_2023\2023 - NEVADA 155\CAD\PRELIMINARY PLANS\SHEETS\D-1_DRAINAGE PLAN.DWG [PRELIMINARY DRAINAGE PLAN]
LAST SAVED 11/18/2025 3:58 PM

GRAPHIC SCALE 100'
0 100' 200'

CALLED 25.00 ACRES
AMIN BATA ET. AL.
DOC. NO. 2023000088360
O.P.R.C.C.T.

CALLED TRACT TWO
47.48 ACRES
KHOA LE NGUYEN
DOC. NO. 20171212001639120
O.P.R.C.C.T.

CALLED 217.90 ACRES
HUBBARD-SIKES FARM HOLDINGS LLC
DOC. NO. 20200313000371100
O.P.R.C.C.T.

SD-B
2.07 ac
10.9 cfs

SD-C
12.04 ac
63.4 cfs

SD-D
2.59 ac
13.6 cfs

SD-E
6.93 ac
36.5 cfs

SD-F
12.11 ac
63.7 cfs

SD-G
3.73 ac
19.6 cfs

SD-H
6.57 ac
34.6 cfs

SD-J
1.29 ac
6.8 cfs

SD-K
2.22 ac
11.7 cfs

OPEN-1
4.89 ac
25.7 cfs

OS-4
145.64 ac
304.5 cfs

BLOCK A
BLOCK A 18-X
BLOCK B
BLOCK B 43-X
BLOCK C
BLOCK C 67-X
BLOCK D
BLOCK E
BLOCK F
BLOCK F 141-X

STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
STREET G
STREET H
STREET I
STREET J
STREET K

31' B-B 9.5' 50' ROW

15' WATER EASEMENT
15' SANITARY SEWER EASEMENT
25' UTILITY EASEMENT
APPROXIMATE LIMITS OF 100-YR FLOODPLAIN — FEMA FLOOD ZONE A
PROPOSED ARTERIAL ROAD
35' B-B 60' ROW
VARIABLE WIDTH ROW DEDICATION
FUTURE ARTERIAL CENTERLINE

LOT 7A, 7B, 8A AND 8B OF
COMMUNITY CORNERS
CAB. J, PG. 667
P.R.C.C.T.

CALLED 69.615 ACRES
BERYL ANN TURNER & JAMES FRANK TOLBERT
VOL. 826 PG. 662
O.P.R.C.C.T.

LEXINGTON HEIGHTS ADDITION
VOL. 2022, PG. 50
P.R.C.C.T.

MATCH LINE SEE SHEET D-3

LEGEND

X-1 / X.X ac / X.X cfs	AREA DESIGNATOR, AREA IN ACRES, Q100 FLOW IN CFS
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
555	EXISTING CONTOUR

DRAINAGE DESIGN CRITERIA

Q100 = C*I*A

Q = FLOW IN CUBIC FEET PER SECOND (CFS)

C = RUNOFF COEFFICIENT = 0.65 (SINGLE FAMILY)
0.30 (UNDEVELOPED)

I = INTENSITY (TIME OF CONCENTRATION = Tc)

Tc OF 15 MINUTES (ALL RESIDENTIAL) = 7.52 IN/HR
Tc OF 20 MINUTES (ALL UNDEVELOPED) = 6.97 IN/HR

A = DRAINAGE AREA IN ACRES

DRAINAGE GENERAL NOTES

1. SYSTEM SHOWN IS PRELIMINARY AND SUBJECT TO REVISION AT THE TIME OF DESIGN AND FINAL PLAT.
2. STORM DRAIN SIZING TO BE DETERMINED AT THE TIME OF FINAL DESIGN.
3. SEE PRELIMINARY WATER PLAN AND PRELIMINARY SANITARY SEWER PLAN FOR ADDITIONAL PROJECT INFORMATION.
4. A DOWNSTREAM ASSESSMENT WILL BE PREFORMED AT THE TIME OF FINAL DESIGN. DETENTION PONDS WILL BE SIZED BASED ON THIS ASSESSMENT.

PRELIMINARY DRAINAGE PLAN

FOR

GREENWOOD MUD

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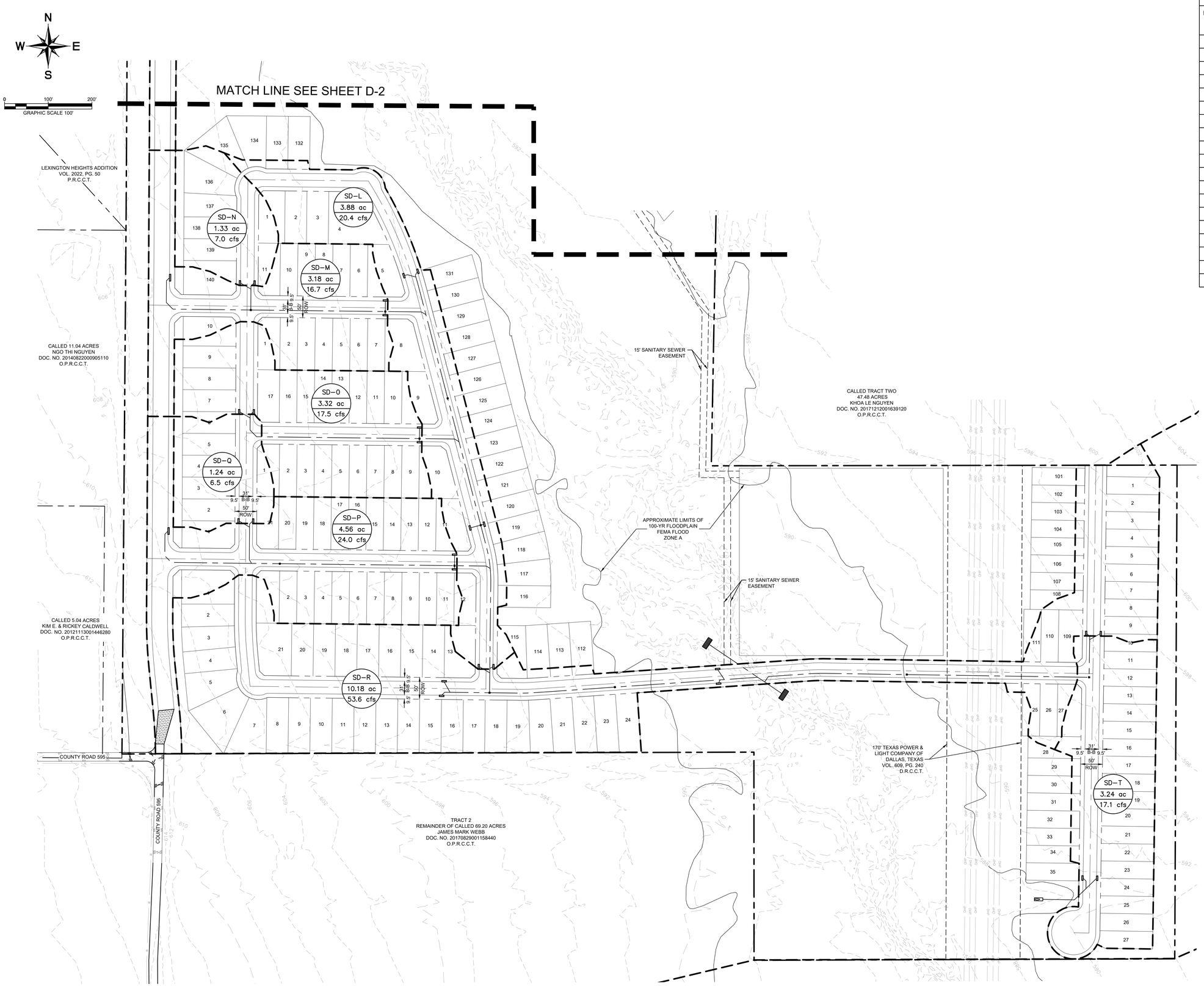
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Dallas, TX 75240
Tel: (972) 770-1300
Contact: Taylor Holmes, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
MTH	JHD	MTH	AS SHOWN	NOV 2025		D-2

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PLOTTED BY: HOLMES, TAYLOR 11/21/2025 5:22 PM
DWG NAME: K:\DAL_CIVIL\NO_PROJ\SI[2023\2023023 - NEVADA 195\CAD\PRELIMINARY PLANS\SHEETS\D-3 DRAINAGE PLAN.DWG [PRELIMINARY DRAINAGE PLAN (2)]
LAST SAVED: 11/18/2025 3:58 PM



DRAINAGE AREA TABLE

DRAINAGE AREA NO.	AREA (ac)	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
OPEN-1	4.89	0.70	15	7.52	25.7
OS-4	145.64	0.30	20	6.97	304.5
SD-0	3.32	0.70	15	7.52	17.5
SD-B	2.07	0.70	15	7.52	10.9
SD-C	12.04	0.70	15	7.52	63.4
SD-D	2.59	0.70	15	7.52	13.6
SD-E	6.93	0.70	15	7.52	36.5
SD-F	12.11	0.70	15	7.52	63.7
SD-G	3.73	0.70	15	7.52	19.6
SD-H	6.57	0.70	15	7.52	34.6
SD-J	1.29	0.70	15	7.52	6.8
SD-K	2.22	0.70	15	7.52	11.7
SD-L	3.88	0.70	15	7.52	20.4
SD-M	3.18	0.70	15	7.52	16.7
SD-N	1.33	0.70	15	7.52	7.0
SD-P	4.56	0.70	15	7.52	24.0
SD-Q	1.24	0.70	15	7.52	6.5
SD-R	10.18	0.70	15	7.52	53.6
SD-T	3.24	0.70	15	7.52	17.1

LEGEND

- X-1 / X.X ac / X.X cfs — AREA DESIGNATOR, AREA IN ACRES, Q100 FLOW IN CFS
- PROPERTY LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED DRAINAGE DIVIDE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN HEADWALL
- PROPOSED FLOW DIRECTION
- EXISTING CONTOUR

DRAINAGE DESIGN CRITERIA

Q100 = C*I*A

Q = FLOW IN CUBIC FEET PER SECOND (CFS)

C = RUNOFF COEFFICIENT = 0.65 (SINGLE FAMILY)
0.30 (UNDEVELOPED)

I = INTENSITY (TIME OF CONCENTRATION = Tc)

Tc OF 15 MINUTES (ALL RESIDENTIAL) = 7.52 IN/HR
Tc OF 20 MINUTES (ALL UNDEVELOPED) = 6.97 IN/HR

A = DRAINAGE AREA IN ACRES

DRAINAGE GENERAL NOTES

1. SYSTEM SHOWN IS PRELIMINARY AND SUBJECT TO REVISION AT THE TIME OF DESIGN AND FINAL PLAT.
2. STORM DRAIN SIZING TO BE DETERMINED AT THE TIME OF FINAL DESIGN.
3. SEE PRELIMINARY WATER PLAN AND PRELIMINARY SANITARY SEWER PLAN FOR ADDITIONAL PROJECT INFORMATION.
4. A DOWNSTREAM ASSESSMENT WILL BE PREFORMED AT THE TIME OF FINAL DESIGN. DETENTION PONDS WILL BE SIZED BASED ON THIS ASSESSMENT.

PRELIMINARY DRAINAGE PLAN
FOR
GREENWOOD MUD

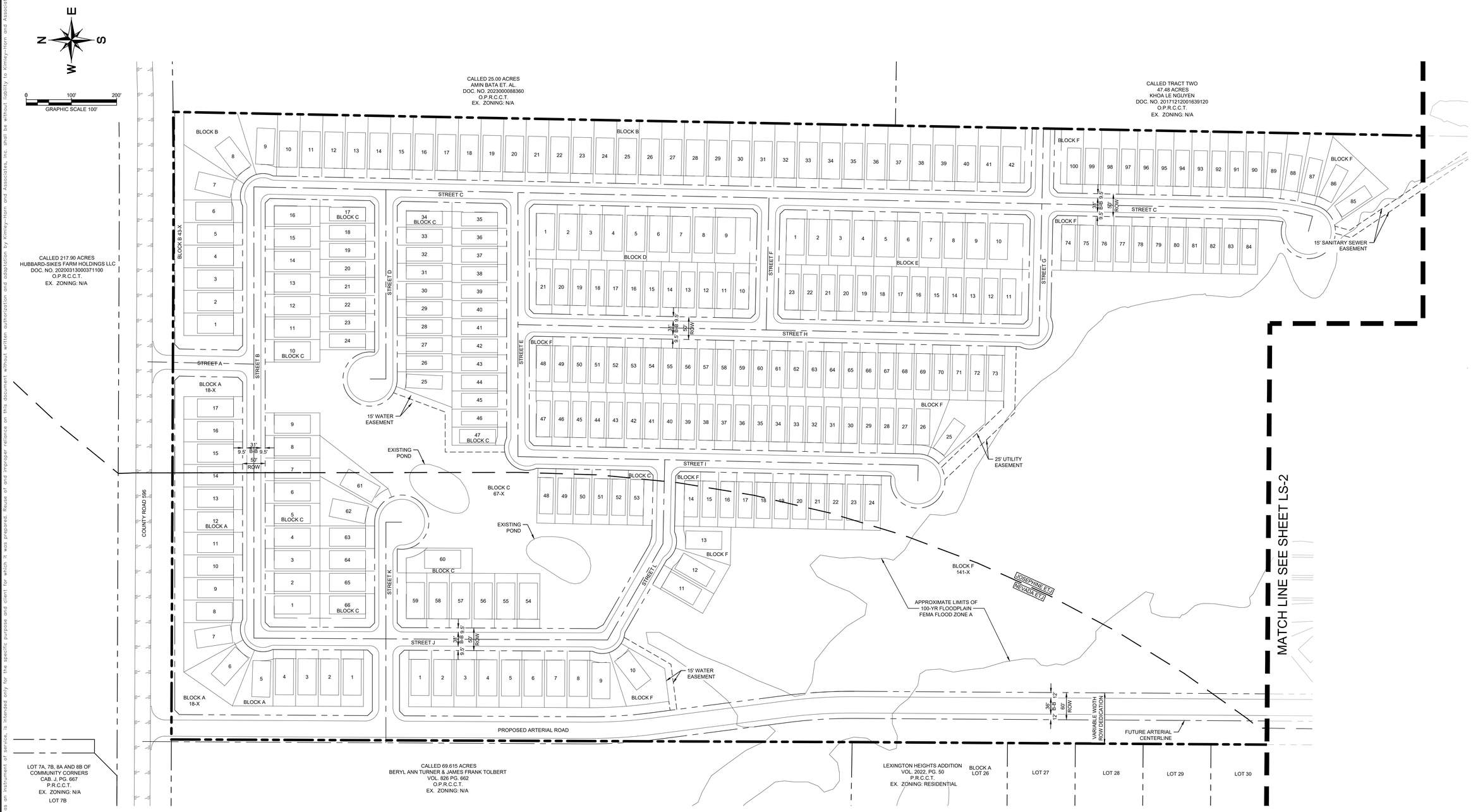
451 RESIDENTIAL LOTS / 8 OPEN SPACES
BEING 148.67 ACRES
OUT OF THE
JAMES OSGOOD SURVEY, ABSTRACT NO. 673
IN THE
CITY OF NEVADA, COLLIN COUNTY, TEXAS

OWNER:
Sai Dallas Nevada Ventures LLC
5815 Aramburo Lane
Sugarland, TX 77479
Tel: (832)-978-4268
Contact: Sreedhar Aaloori

DEVELOPER:
Sai Dallas Nevada Ventures LLC
5815 Aramburo Lane
Sugarland, TX 77479
Tel: (832)-978-4268
Contact: Sreedhar Aaloori

ENGINEER/SURVEYOR:
Kimley»Horn
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, TX 75240
Tel: (972) 770-1300
Contact: Taylor Holmes, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
MTH	JHD	MTH	AS SHOWN	NOV 2025		D-3



TYPICAL LOT DATA TABLE

LOT SIZE	NUMBER OF LOTS	FRONT YARD SETBACK	REAR YARD SETBACK	PAD WIDTH	PAD DEPTH	LOT DEPTH	SIDE YARD WIDTH
40'-0"	255	20' MIN.	21' MIN.	30'-0"	80'-0"	121'-0"	5'-0"
50'-0"	196	20' MIN.	21' MIN.	40'-0"	80'-0"	121'-0"	5'-0"

SITE DATA TABLE

RESIDENTIAL DENSITY	UNITS	ACRES	UNITS/ACRES
TOTAL LOTS	451	148.6700	3.0336

LAND STUDY

FOR

GREENWOOD MUD

451 RESIDENTIAL LOTS / 8 OPEN SPACES

BEING 148.67 ACRES

OUT OF THE

JAMES OSGOOD SURVEY, ABSTRACT NO. 673

IN THE

CITY OF NEVADA, COLLIN COUNTY, TEXAS

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5815 Aramburo Lane
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ENGINEER/SURVEYOR:
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Dallas, TX 75240
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Contact: Taylor Holmes, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
MTH	JHD	MTH	AS SHOWN	NOV 2025		LS-1

PLOTTED BY: HOLMES, TAYLOR 11/21/2025 3:22 PM
DWG NAME: K:\DAL_CIVIL\NO_PROJDST_2023\202023- NEVADA,185\CAD\PRELIM\NARVPLAN\SHEETS\LS-1_LAND STUDY.DWG [LAND STUDY]
LAST SAVED: 11/21/2025 2:17 PM
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PLOTTED BY HOLMES, TAYLOR 11/21/2025 5:23 PM
DWG NAME K:\DAL_CIVIL\NO_PROJDSF_2023\202323 - NEVADA 155\CAD\PRELIMINARY PLANS\SHEETS\LS-1_LAND STUDY.DWG [LAND STUDY (2)]
LAST SAVED 11/21/2025 5:17 PM

N
W E
S

0 100' 200'
GRAPHIC SCALE 100'

MATCH LINE SEE SHEET LS-1

LOT 30

LEXINGTON HEIGHTS ADDITION
VOL. 2022, PG. 50
P.R.C.C.T.
EX. ZONING: RESIDENTIAL

LOT 31

CALLED 11.04 ACRES
NGO THI NGUYEN
DOC. NO. 20140822000905110
O.P.R.C.C.T.
EX. ZONING: N/A

CALLED 5.04 ACRES
KIM E. & RICKEY CALDWELL
DOC. NO. 20121113001446280
O.P.R.C.C.T.
EX. ZONING: N/A

CALLED TRACT TWO
47.48 ACRES
KHOA LE NGUYEN
DOC. NO. 20171212001639120
O.P.R.C.C.T.
EX. ZONING: N/A

BLOCK F
STREET P
STREET U
STREET O
BLOCK G
STREET M
STREET Q
BLOCK L
BLOCK H
BLOCK L 10-X
STREET R
BLOCK J
STREET N
STREET S
BLOCK M
BLOCK K
STREET T
BLOCK M 37-X
BLOCK M
BLOCK F 141-X
BLOCK F 124
BLOCK F
BLOCK M 36-X
STREET V
BLOCK N 28-X
BLOCK N 6
BLOCK N 20
BLOCK F 105
BLOCK F
BLOCK M 34

31' B-B 9.5' 9.5' 50' ROW

15' SANITARY SEWER EASEMENT

APPROXIMATE LIMITS OF 100-YR FLOODPLAIN FEMA FLOOD ZONE A

PROPOSED LIFT STATION & WASTEWATER TREATMENT PLANT

15' SANITARY SEWER EASEMENT

170' TEXAS POWER & LIGHT COMPANY OF DALLAS, TEXAS
VOL. 609, PG. 240
D.R.C.C.T.

COUNTY ROAD 595

ASPHALT TRANSITION

PROPOSED COUNTY ROAD INTERSECTION PAVEMENT

DEMO APPROXIMATELY 144 LF OF EXISTING CR 595

APPROXIMATE LOCATION OF EXISTING 12" WATERLINE

COUNTY ROAD 595

JOSEPHINE ET NEVADA ET

TRACT 2
REMAINDER OF CALLED 69.20 ACRES
JAMES MARK WEBB
DOC. NO. 20170829001158440
O.P.R.C.C.T.
EX. ZONING: N/A

TYPICAL LOT DATA TABLE

LOT SIZE	NUMBER OF LOTS	FRONT YARD SETBACK	REAR YARD SETBACK	PAD WIDTH	PAD DEPTH	LOT DEPTH	SIDE YARD WIDTH
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TOTAL LOTS	451	148.6700	3.0336

LAND STUDY
FOR
GREENWOOD MUD

451 RESIDENTIAL LOTS / 8 OPEN SPACES
BEING 148.67 ACRES
OUT OF THE
JAMES OSGOOD SURVEY, ABSTRACT NO. 673
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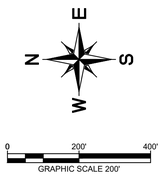
OWNER:
Sai Dallas Nevada Ventures LLC
5815 Aramburo Lane
Sugarland, TX 77479
Tel: (832)-978-4268
Contact: Sreedhar Aaloori

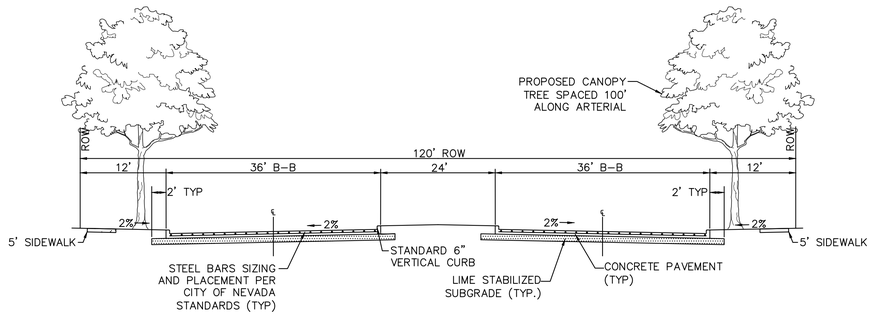
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
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PLOTTED BY: HOLMES, TAYLOR 11/21/2025 3:23 PM
DWG NAME: K:\DAL_CIVIL\NO_PROJECT_2025\32923 - NEVADA 155\CAD\PRELIMINARY PLANSHEETS\T-1_TREE PRESERVATION PLAN.DWG [TREE PRESERVATION PLAN]
LAST SAVED: 11/19/2025 7:04 AM
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PROPOSED ARTERIAL
SECTION A–A

CALLED 25.00 ACRES
AMIN BATA ET. AL.
DOC. NO. 2023000088360
O.P.R.C.C.T.

CALLED TRACT TWO
47.48 ACRES
KHOA LE NGUYEN
DOC. NO. 20171212001639120
O.P.R.C.C.T.

TREE CANOPY TO BE REMOVED

TREE CANOPY TO REMAIN

TREE CANOPY TO BE REMOVED

CALLED 217.90 ACRES
HUBBARD-SIKES FARM HOLDINGS LLC
DOC. NO. 20200313000371100
O.P.R.C.C.T.

TREE CANOPY TO REMAIN

TREE CANOPY TO REMAIN

TRACT 2
REMAINDER OF CALLED 69.20 ACRES
JAMES M. MCCREE
DOC. NO. 20170626000159440
O.P.R.C.C.T.

TREE CANOPY TO BE REMOVED

LOT 7A, 7B, 8A AND 8B OF
COMMUNITY CORNERS
CAB. J, PG. 667
P.R.C.C.T.

CALLED 69.615 ACRES
BERYL ANN TURNER & JAMES FRANK TOLBERT
VOL. 826 PG. 662
O.P.R.C.C.T.

BLOCK A
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LEXINGTON HEIGHTS ADDITION
VOL. 2022, PG. 50
P.R.C.C.T.

CALLED 11.04 ACRES
NGO THI NGUYEN
DOC. NO. 20140822000905110
O.P.R.C.C.T.

CALLED 5.04 ACRES
KIM E. & RICKEY CALDWELL
DOC. NO. 20121113001446280
O.P.R.C.C.T.

TREE PRESERVATION PLAN

FOR

GREENWOOD MUD

451 RESIDENTIAL LOTS / 8 OPEN SPACES
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OUT OF THE
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MTH	JHD	MTH	AS SHOWN	NOV 2025		T-1

Designation of Agent Form

I hereby authorize the person designated below, to act in the capacity as my agent for the application, processing and representation of this request. The designated agent shall be the principal contact person with the city (and vice versa) in processing and responding to requirements, information requests or other issues relative to this request.

	Jaya Prakash Mudhireddy	11/19/2025
Signature of Owner	Printed Name	Date
Signature of Applicant (if different from designated agent)	Printed Name	Date
	Taylor Holmes, P.E.	11/18/2025
Signature of Agent	Printed Name	Date

Address of Agent: 13455 Noel Rd, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240

Phone: 214-420-5611
Fax:
Cell Phone: 214-420-5611

AGENDA ITEM #7

FUTURE AGENDA ITEMS

AGENDA ITEM #8

EXECUTIVE SESSION