AGENDA

CITY OF NEVADA

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

AGENDA

CITY COUNCIL MEETING

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

Mayor – Donald Deering

Council Member Place 1 – Mike Laye
Council Member Place 2 – Paul Baker
Council Member Place 3 – Amanda Wilson
Council Member Place 4 – Clayton Laughter
Council Member Place 5 – Derrick Little

REGULAR MEETING

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.

   Pledge of Allegiance to the Texas Flag -
   Honor the Texas flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible.

4. **Public Comment -**

   Citizens are invited to address the City Council with public comments. Comments regarding items for which notice has not been given will be limited to three minutes, prior to discussion of agenda items, and Council responses shall be in accordance with Sec. 551.042 of the Texas Government Code. Comments regarding an item on the agenda may be given before or during discussion of that item. An intentional act intended to disrupt a government meeting is prohibited.

REPORTS

5. **Reports -**

   a. City Secretary Report
   b. City Attorney Report
   c. Code Enforcement Report
   d. P&Z Report
   e. EDC Report
   f. Financial Report
   g. Mayor Pro Tem Report
   h. Mayor's Report/Status
   i. NVFD Report

CONSENT AGENDA: ACTION

6. **Approval of Previous Meeting Minutes -**

   - September 2, 2025

REGULAR AGENDA

7. **Deliberation and take any appropriate action regarding the proposal for Eugene Lane Reconstruction, County Road 593, from FM 6 North to just North of the Nevada Lakes Subdivision entrance.**
   Summary: Chris Donnan, Hayter Engineering, has provided a proposal for the Eugene Lane Reconstruction project. Chris Donnan will present the proposal to the City Council and address any questions or concerns related to the project.

8. **Deliberation and take any appropriate action regarding the proposal for the street repairs on South Street and CR 589.**
   Summary: NTS Contractors has submitted a proposal for cement-treated base repair and asphalt overlay on South Street, including repairs between West Street and FM 1138. The City Council will review the proposal and determine whether to approve the project.

9. **Deliberation and take any appropriate action on approving the Preliminary Plat for South Meadow Estates, 150 Residential Lots located in the John W. Foote Survey, Abstract No. 312, City of Nevada, Collin County, Texas.**
   Summary: City Engineer Chris Donnan, Hayter Engineering, recommends approval of the South Meadow Estates Preliminary Plat, subject to the conditions outlined in the Letter of Recommendation. Chris Donnan will present the item to the City Council and address any questions or concerns regarding the Preliminary Plat.

   Recess of City Council Meeting & Opening of Zoning Board of Adjustment

At this time, the City Council will recess the regular City Council Meeting and convene as the Zoning Board of Adjustment.

Time:

Item 1: Variance Request

- Applicant: Phillip Hooks
- Location: 322 Kerens Street, Nevada, Texas 75173
- Request: Consideration and possible action regarding a variance request for the property located at 322 Kerens Street.

10. **Deliberation and take any appropriate action regarding a Variance Requests for a tract of land situated in the William Barker Survey, Abstract No. 50, City of Nevada, Collin County, Texas, and being all of lots 3, 4, and 5, Block 5 of the original Town of Nevada, Collin County, Texas, according to the map thereof recorded in Volume 1, Page 12, Mape Records, Collin County, Texas, commonly known as 322 Kerens Street, Nevada, Collin County, Texas.**

    Phillip Hooks, Legacy Community Home Builders, LLC, has submitted a request for variances from the City of Nevada's Comprehensive Zoning Ordinance. The request seeks approval to develop two (2) single-family residences with each lot measuring 0.239 acres with a lot width of 75 feet. This request does not meet the ordinance's minimum requirements of a 1/4-acre lot size and a 100-foot lot width.

    The Zoning Board of Adjustment Meeting is Adjourned:

    Time:

    The City Council Meeting will now reconvene the remaining items on the agenda.

11. **Deliberate and take any appropriate action to confirm compliance with new Texas Statute regarding zoning changes allowing manufactured housing in one or more zoning districts and marking the city zoning map as required by the statute.**

    The Planning and Zoning Commission reviewed the recently enacted Texas statute requiring municipalities to allow manufactured housing within city limits. The Commission identified the Light Industrial District located at 881 N. FM 1138, Nevada, Texas 75173, as the appropriate zoning district to allow manufactured housing. The Planning and Zoning Chairman prepared a Letter of Recommendation for submission to the City Council.

12. **Deliberation and take any appropriate action regarding the sale of city-owned property specifically located at 307 Kerens Street, Nevada, Texas 75173 and 407 Collin Street, Nevada, Texas 75173.**

    Summary: The City Council will review and discuss the potential sales of the city-owned properties located at 307 Kerens Street and 407 Collin Street in Nevada, Texas 75173, and determine whether to proceed with taking the necessary steps to sell the properties.

13. **Deliberation and take any appropriate action on the Official Ballot for the Texas Municipal League (TML) Regional 13 Director Election.**
    Summary: Each TML member city is entitled to one vote, which must be cast by a majority vote of the city's governing body. The City Council will review and discuss the official ballot for the TML Regional 13 Director Election and determine the city's vote in accordance with TML guidelines.

14. **Deliberation and take any appropriate action on approving a Resolution casting the City of Nevada's vote in the Election of Collin County Central Appraisal District Board of Directors for candidate Jerry Tartaglino.**
    Summary: A Resolution of the City of Nevada, Collin County, Texas, nominating Jerry Tartaglino for a candidate for election to the Collin Central Appraisal District Board of Directors.

15. **Deliberation and take any appropriate action regarding the City of Nevada's support of the Collin County Outer Loop – Southeast development.**
    Summary: The City Council will consider approval of a Letter of Support for the Collin County Outer Loop – Southeast development.

FUTURE AGENDA ITEMS

16. **Future Agenda Item -**

    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 council shall have prior consent from the mayor 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.

17. **Executive Session –**
    Time:

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

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

20. **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 Council 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] 551.087 [deliberation regarding economic development negotiations].

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 Ext: 101 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 City Council of the City of Nevada, Texas, was posted on the bulletin board at City Hall, in Nevada, Texas, **Wednesday, October 1, 2025, by 5:00pm** pursuant to Chapter 551 of the Texas Government Code.

CITY OF NEVADA TEXAS

Heather Schell

Heather Schell, City Secretary

CITY SECRETARY REPORT

City Secretary Report

- Court was held on October 1, 2025, at 5:30 PM. The next court date has not yet been scheduled. The Court Clerk will advise once the next Municipal Court date is set.
- The Land Use Assumptions & Capital Projects Committee application has been created and uploaded to the city website. As of today, no applications have been submitted; therefore, this item is not included on tonight's agenda. I did receive interest from a few prospects; however, after confirming with Jim, the requirements are that the committee must consist of a minimum of five (5) members, all members must reside within the city limits, and no current governing body members may serve on the committee.
- The city has posted the Nevada Volunteer Fire Department Annual Raffle on all social media platforms. A live drawing will take place each night from December 1st through December 25th. To purchase tickets, please contact any member of the NVFD or email Chief Wilson.
- The city has posted the quarterly Newsletter on all social media platforms for the community to view. A copy has also been provided in the agenda packet and provided
  to each Council Member.
- The Nevada Special Utility District has notified the City and residents of a Notice of Water Rate Change effective October 1, 2025**.** The new rates will apply to bills due on November 15, 2025**.** A copy of the notice has been attached for the Council to review.
- I spoke with Wanda from CWD regarding the brush pile on Collin Street. She stated that CWD would send out a brush truck to remove the brush pile from the homeowner's property. This could be done as a one-time courtesy with the City's approval. The mayor spoke to Mr. Gracy and confirmed approval. CWD has been notified to remove the brush pile. I requested an update when the brush pile has been removed.
- The city is planning for a small Christmas event this year! While details are still being finalized, we are considering having a hot cocoa and apple cider bar, cookies, pictures with Santa, and possibly even an Angel Tree for the community. With that said, if anyone has Christmas decorations they would like to donate to the city, it would be greatly appreciated.
- The City of Nevada is preparing for the Fall X-treme Green Event.
  The event is scheduled for Saturday, November 22, 2025, from 8:00 AM to 12:00 PM at the Braves Stadium. We expect to have official notices sent out by the last week of October.

- I would like to inform the Council that Lana Carroll was officially hired as the Assistant City Secretary on September 29, 2025. Over the past year, she has shown great dedication to the city, always striving for what is best for our community. She has played an important role in helping implement processes to ensure the city is run more efficiently and has been a strong advocate for community involvement. I believe she is an excellent fit for this position, and I want to congratulate her on her employment with the City of Nevada.

Board & Committee Application

PLEASE NOTE: This application is considered to be public record.

I am interested in being considered for appointment to the following Boards & Committees:

☐ **Planning & Zoning Committee** ☐ **Economic Development Committee** ☐ **Land Use Committee**

Name of Nominee: _____

Home Address: _____

City: _____ State: _____ Zipcode: _____

E-mail: _____

Number of years as a Nevada Resident: _____

Nominated by (if not nominated by self): _____

Occupation: _____

Business/Company Name: _____

Work Address: _____

City: _____ State: _____ Zipcode: _____

Work Phone: _____ Cell Phone: _____

Degree(s) Earned and School Attended *(i.e. Bachelor of Science from UTA)*

_____

_____

_____

Professional experience: *(include professional memberships and previous employment)*

_____

_____

_____

Community activities: *(include civic clubs, volunteer activities, service organizations, etc.)*

_____

_____

_____

Comments/Special qualifications:

_____

_____

_____

Nevada Volunteer Fire Department - Annual Raffle

Dec 1 - Ruger RXM 9mm
Dec 2 - Smith & Wesson Bodyguard 2.0 - .380
Dec 3 - Ruger 10/22 Magpul
Dec 4 - Tisas PX 5.7
Dec 5 - Smith & Wesson MP 15-22 .22LR
Dec 6 - Taurus TX-22 - .22LR
Dec 7 - Glock 43X
Dec 8 - Winchester SXP Waterfowl Hunter
Dec 9 - Glock 19 MOS
Dec 10 - Savage AX15 6.5 Creedmoor w/ Scope
Dec 11 - Rock Island 2011 1911 - Double Stack
Dec 12 - Smith & Wesson Shield Plus
Dec 13 - Charles Daly 20GA Over/Under Engraved
Dec 14 - Sig Sauer P365
Dec 15 - Anderson AR 15 - 16in - 5.56 M10K
Dec 16 - Canik Rival - S - Chrome
Dec 17 - Ruger American .308 w/ Vortex Scope
Dec 18 - Beretta A300 Ultima Patrol 12GA
Dec 19 - Rock Island 1911 .45 w/ Wood Grips
Dec 20 - Smith & Wesson FPC 9mm - Folding Carbine
Dec 21 - Browning A5 12GA
Dec 22 - Glock 19X MOX
Dec 23 - Henry Golden Boy .22LR
Dec 24 - Colt Gold Cup 1911 ACP - Stainless Steel
Dec 25 - Springfield - Saint Victor - w/ LTS-103 Red Dot

Live Drawing Every Night Dec 1st - 25th

FIREARMS PROVIDED BY:

RFI FIREARMS - 2771 CAPITAL STREET WYLIE, TX 75098

(469)-441-6673

https://wyliegunstore.com

25 CHANCES TO WIN
(IF YOU WIN YOUR TICKET GOES BACK IN)

TICKETS ARE $100.00 EACH

CASH, CHECK,

CREDIT/DEBIT CARD

ACCEPTED

CONTACT ANY MEMBER OF NVFD FOR YOUR TICKETS TODAY!
OR

CALL/TEXT:

(972) - 977 - 5241

EMAIL:

CHIEF@NEVADAVFD.ORG

MUST BE 18 YEARS OLD TO PURCHASE TICKET, IF YOU ARE UNABLE TO LEGALLY OWN FIREARMS THAT FIREARM WILL BE REDRAWN

Social Media Links
Scan Here

Nevada Volunteer Fire Dept.

P.O. BOX 306 Nevada, TX 75173

Nevada Quarterly Newsletter

It's Fall Yall!

Pumpkin Spice Lattes aren't the only symbol of fall. The "ber" months in Texas conjure Big Tex & Fletcher's Corny Dogs, the smell of brisket wafting in the air, football under Friday night lights & you got it, outrageously large homecoming mums! That's right, September 8th- September 13th is Homecoming week for Community ISD and everything truly is bigger in Texas!

Celebrations began Monday with the annual parade followed by a pep rally at Braves Stadium & will wrap up Saturday with a Homecoming dance at Community High School.

This year's theme is "Operation Excellence - Mission Accepted, Victory Expected!".

Throughout the week students will participate in several patriotic "dress up" days including Enlist in Spirit, Troop Tuesday, Camo vs. Couture-G.I. Joe vs. Barbie, & Home of the Braves. Kudos to the committee that chose this convenient theme as there is no shortage of patriotism or camo in this town. (Proof was seen just last week lining the fields for Dove Season.)



















Happy Homecoming week to all Community Braves Alumni & a special good luck to all students competing & performing this week in the marching band, Drill Team, Color guard, volleyball, football, cross country, golf, tennis, drill & dance teams!

We know you'll make us proud, Go Braves!

Photo Credit: CISD

City of Nevada Committee & Council Updates

City Council

Objective:

- Serves as the legislative body for our municipality
- Makes decisions on behalf of the community, setting policies & managing the city's budget
- Represents the interests of our citizens & establishes the legal framework for local governance

Meetings:

- 1st Tuesday every month, 7 p.m.
- City of Nevada City Hall, 424 E FM 6

Economic Development Corporation

Objective:

- Drives economic initiatives that benefit local businesses & residents
- Collaborates with community leaders to attract new investments.
- Supports programs that enhance the quality of life in the City of Nevada.

Meetings:

- TBD

Updates:

- The Nevada EDC welcomes their newest member Amanda Saucedo.

Planning & Zoning Committee

Objective:

- Reviews & decides cases where a relaxation of the ordinance is sought or where there is an alleged error in a zoning decision
- Assists in drafting of zoning ordinances as well as amendments to ordinances
- Reviews conditional use applications & landowner & municipal curative amendments

Meetings:

- 3rd Tuesday every month, 7 p.m.
- City of Nevada City Hall, 424 E FM 6

Updates:

- Taking Applications:
  https://cityofnevadatx.org/government/planning_and_zoning_committee.php

Land Use Assumptions & Capital Projects Committee

Objective:

- Assists in developing land use assumptions and capital improvement plans: These assumptions are essential for assessing impact fees and determining the need for transportation improvements.
- Involved in projecting changes in land uses, densities, intensities and population.

Meetings:

- TBD
- City of Nevada City Hall, 424 E FM 6

Updates:

- Taking Applications:
  https://cityofnevadatx.org/government/land_use_assumptions___capital_projects_committee.php

SEPTEMBER IS NATIONAL SUICIDE PREVENTION MONTH

NATIONAL SUICIDE PREVENTION MONTH

Adult Suicide Warning Signs

- Talking about or making plans for suicide.
- Acting anxious, agitated, or behaving recklessly.
- Talking about being a burden to others.
- Talking about feeling trapped or in unbearable pain.
- Increasing the use of alcohol or drugs.
- Talking about feeling hopeless or having no reason to live.
- Sleeping too little or too much.
- Withdrawing or feeling isolated.
- Showing rage or talking about seeking revenge.
- Displaying extreme mood swings.
- Chronic illness or serious physical health conditions.

Youth Suicide Warning Signs

- Expressing hopelessness about the future.
- Displaying severe or overwhelming emotional pain or distress.
- Increased physical symptoms—such as fatigue, headaches, and stomachaches—commonly associated with emotional distress.
- Changing or withdrawing from social connections or situations.
- Changes in sleep (increased or decreased).
- Anger or hostility that seems out of character or out of context.
- Recent increased agitation or irritability.

Photo Credit: www.mycg.uscg.mil Source: sdgresources.relx.com

IT'S OKAY TO ASK FOR HELP:

Scan the QR code for Resources or visit sprc.org/resources

Little Free Library

The Nevada EDC has installed a Little Free Library at City Hall. Please feel free to grab a book & leave a book at your convenience. Thank you EDC! For more information about the "Little Free Library" organization visit: https://littlefreelibrary.org/





Photo Credit: Lana Carroll

City Improvements Update



- The Nevada Downtown drainage project is underway in the J.W. Evans Addition. This project will improve drainage in the downtown Nevada area.
- The West Street Culvert Reconstruction project is complete.

FOLLOW US!
Facebook & Instagram

Photo Credit: Google Maps



Nevada Volunteer Fire Department - Annual Raffle

Dec 1 - Ruger RXM 9mm
Dec 2 - Smith & Wesson Bodyguard 2.0 - .380
Dec 3 - Ruger 10/22 Magpul
Dec 4 - Tisas PX 5.7
Dec 5 - Smith & Wesson MP 15-22 .22LR
Dec 6 - Taurus TX-22 - .22LR
Dec 7 - Glock 43X
Dec 8 - Winchester SXP Waterfowl Hunter
Dec 9 - Glock 19 MOS
Dec 10 - Savage AX15 6.5 Creedmoor w/ Scope
Dec 11 - Rock Island 2011 1911 - Double Stack
Dec 12 - Smith & Wesson Shield Plus
Dec 13 - Charles Daly 20GA Over/Under Engraved
Dec 14 - Sig Sauer P365
Dec 15 - Anderson AR 15 - 16in - 5.56 M10K
Dec 16 - Canik Rival - S - Chrome
Dec 17 - Ruger American .308 w/ Vortex Scope
Dec 18 - Beretta A300 Ultima Patrol 12GA
Dec 19 - Rock Island 1911 .45 w/ Wood Grips
Dec 20 - Smith & Wesson FPC 9mm - Folding Carbine
Dec 21 - Browning A5 12GA
Dec 22 - Glock 19X MOX
Dec 23 - Henry Golden Boy .22LR
Dec 24 - Colt Gold Cup 1911 ACP - Stainless Steel
Dec 25 - Springfield - Saint Victor - w/ LTS-103 Red Dot

Live Drawing Every Night
Dec 1st - 25th

FIREARMS PROVIDED BY:
RFI FIREARMS - 2771 CAPITAL STREET WYLIE, TX 75098
(469)-441-6673
https://wyliegunstore.com

25 CHANCES TO WIN
(IF YOU WIN YOUR TICKET GOES BACK IN)

TICKETS ARE $100.00 EACH

CASH, CHECK,

CREDIT/DEBIT CARD

ACCEPTED

CONTACT ANY MEMBER OF NVFD FOR YOUR TICKETS TODAY!
OR
CALL/TEXT:
(972) - 977 - 5241
EMAIL:
CHIEF@NEVADAVFD.ORG

MUST BE 18 YEARS OLD TO PURCHASE TICKET, IF YOU ARE UNABLE TO LEGALLY OWN FIREARMS THAT FIREARM WILL BE REDRAWN

Social Media Links
Scan Here

Nevada Volunteer Fire Dept.
P.O. BOX 306 Nevada, TX 75173

HOPE FOR THE CITIES RESOURCE GUIDE

Food Pantries
Wylie Community Christian Care Center
1310 W. Brown St, Wylie
(972) 442-4341
Amazing Grace Food Pantry
1711 Parker Rd, Wylie
(972) 292-7241
5 Loaves Food Pantry
4401 Williford Rd, Sachse
(469) 767-8061

Housing
Housing Assistance Hotline
900 E 18th St, Plano
(214) 531-1111
Samaritan Inn
1710 McDonald St, McKinney
(972) 542-5302
Family Promise of Collin County
(972) 442-6966
Family Gateway
19373 Preston Rd, Dallas
(214) 823-4500

Household Items
Bed Start
www.bedstart.org

Hygiene
Wylie Community Christian Care Center
1310 W. Brown St, Wylie
(972) 442-4341
5 Loaves Food Pantry
4401 Williford Rd, Sachse
(469) 767-8061

Clothing
Wylie Community Christian Care Center
1310 W. Brown St, Wylie
(972) 442-4341
5 Loaves Food Pantry
4401 Williford Rd, Sachse
(469) 767-8061

Transportation
Ride Awake Wylie
www.wylietexas.gov

Email
assistance@hopeforthecities.com
Website
www.hopeforthecities.com

Address: 200 N. Ballard Avenue
Wylie, TX 75098
Phone: (972) 442-2261

Health
CityBridge Urgent Care
910 w. Parker Rd, #102, Plano
(972) 972-8930
Common Good Clinic
103 E Lamar St, McKinney
(469) 712-4226
Wylie Children's Medical Clinic
303 S. Hwy 78, #106, Wylie
(972) 801-9689

Mental Health
LifePath Systems
24/7 Crisis line: 1-877-422-5939
(972) 562-0190
www.lifepathsystems.org

Community Resources
Hope for the Cities
200 N Ballard Ave, Wylie
(972) 442-2261
Wylie Community Christian Care Center
1310 W. Brown St, Wylie
(972) 442-4341
Hope Restored Missions
1947 Ave. K, #A300, Plano
(214) 501-2181
Assistance Center of Collin County
900 18th St., Plano
(972) 422-1850

Date: September 2, 2025

To: Customers of Nevada Special Utility District

From: Board of Directors

Subject: Notice of Water Rate Change

Nevada Special Utility District received notification from North Texas Municipal Water District that they would be increasing the wholesale water rates beginning October 1, 2025. Nevada SUD did not increase rates for two (2) consecutive years but has absorbed the increased rates. Due to the amount of NTMWD increase, NSUD cannot absorb this cost but will have to pass the new increment onto our customers. The new rates will take effect with the bills due November 15, 2025.

Existing Rates

Base Rate - $34.00 for standard meter, $68.75 for 1-inch meter, $68.75 for construction meter, $220.00 for 2-inch meter, $1000.00 for 6-inch meter.

0 - 10,000 gallons	$7.91 per 1,000 gallons
10,001 - 15,000 gallons	$8.46 per 1,000 gallons
15.001 - 20,000 gallons	$8.96 per 1,000 gallons
20,001 - 25,000 gallons	$9.51 per 1,000 gallons
Over 25,000 gallons	$10.01 per 1,000 gallons

New Rates

Base Rate - $34.00 for standard meter, $68.75 for 1-inch meter, $68.75 for construction meter, $220.00 for 2-inch meter, $1000.00 for 6-inch meter.

0 – 10,000 gallons	$9.02 per 1,000 gallons
10,001 - 15,000 gallons	$9.64 per 1,000 gallons
15,001 – 20,000 gallons	$10.21 per 1,000 gallons
20,001 – 25,000 gallons	$10.84 per 1,000 gallons
Over 25,000 gallons	$11.41 per 1,000 gallons

Please be assured the Board of Directors and the employees of Nevada Special Utility District are committed to providing all our customers with a safe and dependable water service at the most reasonable rate possible.

If you have any questions, please feel free to contact our office at (972) 843-2608.

Office Hours are Monday – Friday 8:00 am to 5:00 pm
Emergency phone number is (972) 415-6356

108 N Warren Street • Nevada, TX 75173
Phone (972) 843-2608 or (972) 843-2610 • Fax (972) 843-2609
Email: nevadawater@nevadawater.org • Website: nevadawater.org

Before leaving home, please stack items in your vehicle trunk/bed so that CWD personnel can remove them safely and efficiently as you drive through the event site.

CWD
Community Waste Disposal.com
Since 1984

2010 California Crossing Road
Dallas, TX 75220-2310
phone 972.392.9300
fax 972.392.9301
website www.CWD.to

Nevada

The City of Nevada
424 E. FM 6
Nevada TX 75173
phone 972.853.0027
website www.cityofnevadatx.org



City of Nevada X-treme Green Event

X-treme CWD green event

Saturday
November 22, 2025
8:00 am - Noon

Braves Stadium
Home Parking Lot
600 N FM 1138
Nevada, TX 75173

IMPORTANT

This event is explicitly for Nevada residents with active CWD services. Your CWD invoice must be provided for entry into the event.

CWD
Community Waste Disposal.com
Since 1984

City of Nevada X-treme Green Event

Saturday, November 22, 2025 ▪ 8:00 am - Noon

Braves Stadium - Home Parking Lot, 600 N FM 1138, Nevada TX 75173

Used Electronics

By bringing your electronics to be recycled, you are helping to reduce pollution, energy waste, and our reliance on new resources.

We accept computers, monitors (cathode ray tubes), televisions, printers, scanners, copiers, radios, CD players, VCRs, telephones (cellular, cordless and wireless).



PLEASE NOTE DISPOSAL FEE OF $25 PER CRT. CREDIT CARDS ONLY, PLEASE.

Bulky Waste & Brush

Extra trash, household appliances, furniture, mattresses, and other large household items will be accepted for disposal. Individual items should weigh no more than 150 lbs.

HHW

Household Hazardous Waste (HHW) includes any household products containing substances that require special care when being disposed of.

Common HHW products include gasoline, pesticides, fertilizers, motor oil, antifreeze, and automotive and household batteries. Drop off your leftover household paint cans in quantities up to 10.

Household Appliances

Accepted at this event are water heaters, washers, dryers, refrigerators and freezers (must be tagged certifying removal of refrigerants), and small metal scrap (screws, utensils, hinges, pipes, bolts, etc.).

Tires

Eligible items are tires from standard passenger vehicles, SUVs, lawn mowers, tractors, and 4-wheelers.

NO RIMS WILL BE ACCEPTED!

Document Shredding

Shredding paper is a safe and effective way of ensuring your valuable information doesn't end up in the wrong hands. Items such as confidential documents, bank statements, old bills, and magazines can be safely shredded during this event.



Please remove staples, paper clips, rubberbands, etc. before shredding.

UP TO FIVE BOXES WILL BE ACCEPTED.





CITY ATTORNEY REPORT

CODE ENFORCEMENT REPORT

Code Enforcement Report - Officer

Working Code Enforcement Report for Code Enforcement Officer

Date Started from Cases feed: 09/18/2024 - 09/18/2025

DATE STARTED	CASE NUMBER	CASE ADDRESS	TEMPLATE NAME	CASE DESCRIPTION	COORDINATES	STATUS	ACTIVE STEPS	OBSERVATIONS
08/27/2025 at 12:42 PM	25-000016	0 Maple Circle	Roadway Visibility Obstructions	Not related to this exact address, but the entrance of the neighborhood Per Dennis with Code Enforcement Roadway visibility is obstructed by Brick "Oak Bend" sign when exiting the neighborhood.	-96.380645, 33.039158	active		
08/25/2025 at 12:58 PM	25-000014	1064 Atlanta	Septic Issues	SEWAGE COMING OUT BY FENCE	-96.405045261, 33.047691069	active		
06/09/2025 at 12:50 PM	25-000007	202 S Fm 1138	Junk & Trash	"mattress un yard that people are literally sleeping on every night, trash all over yard, tires and junk everywhere, grass overgrown and house falling apart, fence falling apart, and animals out of yard everyday." reported via Leea White	-96.374704058, 33.038669185	active	Inspect After Citation Order - Nuisance	
09/11/2025 at 10:57 AM	25-000022	323 Cedar Elm Ln	OTHER: Property Maintenance Code Violation	There is a fence being constructed on the property at 323 Cedar Elm Lane, Nevada, TX 75173 that appears to be encroaching on the property located next door, 319 Cedar Elm Lane. The fence design does not adhere to the guidelines set forth in the Declaration of Covenants, Conditions, and Restrictions, page 49, paragraph 5, vi., as filed and recorded with the Collin County Clerk 11/19/2021, which states in part, "Acceptable fencing are attached as the following Exhibits: Exhibit Attachment 1.2.3.2 for wrought Iron Fencing, Exhibit Attachment 1.2.1.1 for Cedar plank fencing with metal posts, and Exhibit Attachment 1.2.4.3 for pipe with heavy gauge wire fencing." The fence being installed does not meet any of these designs.	-96.410534842, 33.048954919	active		
06/06/2025 at 1:11 PM	25-000019	425 S Fm 1138	Junk Vehicle	"several unregistered junk cars in yard" reported via Leea White	-96.374269755, 33.034167454	active		
08/29/2025 at 2:58 PM	25-000021	435 Kerens St	Septic Issues	POSSIBLE SEPTIC DRAINING INTO DITCH. REPORTED BY THE CONTRACTORS COMPLETING WORK ON THE DOWNTOWN DRAINAGE PROJECT.	-96.367206887, 33.039072282	active		

DATE STARTED	CASE NUMBER	CASE ADDRESS	TEMPLATE NAME	CASE DESCRIPTION	COORDINATES	STATUS	ACTIVE STEPS	OBSERVATIONS
09/16/2025 at 8:31 AM	25-000024	609 Lexington Ln	OTHER: Property Nuisance Code Violation	Boat stored on city street at all times.	-96.359688717, 33.056017307	active	Inspect Initial - Nuisance	
09/16/2025 at 8:37 AM	25-000027	700 Republic Row	Septic Issues	Septic system not per city or TCEQ code compliance. Aerobic sprinkler sprays onto Lexington Lane and neighborhood mail boxes. Public health and safety concern.	-96.358730111, 33.058483135	active	Inspect Initial - Nuisance	
09/16/2025 at 8:33 AM	25-000025	703 Lexington Ln	OTHER: Property Nuisance Code Violation	Commercial Oncor vehicle (more than 2 axle vehicle) parked on street at all times. Driveway or improved surface other than street required for parking.	-96.359663339, 33.056841622	active	Inspect Initial - Nuisance	
09/16/2025 at 5:53 AM	25-000023	803 Republic Row	OTHER: Property Nuisance Code Violation	too many cars parking on street can't drive down streets, people are storing boats and trailers on streets	-96.35657456, 33.059802799	active	Inspect Initial - Nuisance	
09/16/2025 at 8:36 AM	25-000026	808 Liberty Ln	Septic Issues	Septic system not properly maintained.	-96.355014493, 33.057297499	active	Inspect Initial - Nuisance	

TOTAL

11

Code Enforcement Report - Officer

Working Code Enforcement Report for Code Enforcement Officer

Date Started from Cases feed: 09/25/2024 - 09/25/2025

DATE STARTED	CASE NUMBER	CASE ADDRESS	TEMPLATE NAME	CASE DESCRIPTION	COORDINATES	STATUS	ACTIVE STEPS	OBSERVATIONS
06/09/2025 at 12:50 PM	25-000007	202 S Fm 1138	Junk & Trash	"mattress un yard that people are literally sleeping on every night, trash all over yard, tires and junk everywhere, grass overgrown and house falling apart, fence falling apart, and animals out of yard everyday." reported via Leea White	-96.374704058, 33.038669185	active	Inspect After Notice of Violation - Nuisance | Inspect After Citation Order - Nuisance	
09/11/2025 at 10:57 AM	25-000022	323 Cedar Elm Ln	OTHER: Property Maintenance Code Violation	Fence not permitted	-96.410534842, 33.048954919	active	Inspect After Verbal - Nuisance	
08/29/2025 at 2:58 PM	25-000021	435 Kerens St	Septic Issues	POSSIBLE SEPTIC DRAINING INTO DITCH. REPORTED BY THE CONTRACTORS COMPLETING WORK ON THE DOWNTOWN DRAINAGE PROJECT.	-96.367206887, 33.039072282	active	Inspect After Verbal - Nuisance | Print Notice of Violation Letter	
09/18/2025 at 3:19 PM	25-000029	435 Kerens St	High Grass/Landscaping	HIGH GRASS PER CASE OFFICER	-96.367206887, 33.039072282	active	Inspect Initial - Nuisance	
09/18/2025 at 3:22 PM	25-000030	435 Kerens St	Abandoned/Junked Vehicle	2 JMV on property per code enforcement officer	-96.367206887, 33.039072282	active	Inspect Initial - Nuisance	
09/16/2025 at 8:37 AM	25-000027	700 Republic Row	Septic Issues	Septic system not per city or TCEQ code compliance. Aerobic sprinkler sprays onto Lexington Lane and neighborhood mail boxes. Public health and safety concern.	-96.358730111, 33.058483135	active		
09/18/2025 at 9:30 AM	25-000031	804 Lexington Ln	OTHER: Property Maintenance Code Violation		-96.358638353, 33.060088267	active		

DATE STARTED	CASE NUMBER	CASE ADDRESS	TEMPLATE NAME	CASE DESCRIPTION	COORDINATES	STATUS	ACTIVE STEPS	OBSERVATIONS
09/16/2025 at 8:36 AM	25-000026	808 Liberty Ln	Septic Issues	Septic system not properly maintained.	-96.355014493, 33.057297499	active		
09/18/2025 at 1:39 PM	25-000033	Cedar Elm Ln	OTHER: Property Nuisance Code Violation	Destruction to City Property	-96.410535404, 33.043316953	active	Office Review	

TOTAL

9



P&Z REPORT



EDC REPORT

FINANCIAL REPORT

Monthly Report

August 2025

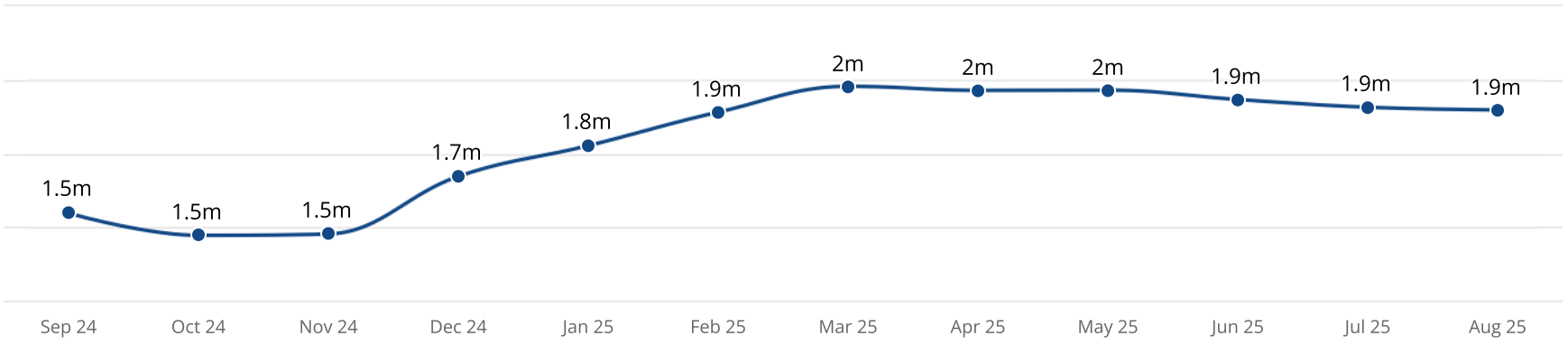
City of Nevada, TX



Financial Metrics

August 2025 | City of Nevada, TX

General Fund Cash Reserves



Monthly Financial Report - General Fund

August 2025

City of Nevada, TX

	Aug 25	Current YTD Actuals	Fiscal 2025 Adopted Budget	% Budget	Fiscal 2025 Budget Variance	Aug 24	Prior YTD Actuals	Fiscal 2024 Actuals	YTD % of Total	Fiscal 2024 Amended Budget
Revenue										
40100 Sales Tax Revenue	$25,673	$254,292	$245,000	104%	-$9,292	$17,384	$172,955	$195,789	88%	$183,500
41000 Franchise Fees										
41001 Electric Franchise Fee	-	69,886	70,000	100%	114	-	62,812	62,812	100%	62,800
41002 Gas Franchise Fee	-	4,915	6,000	82%	1,085	-	4,685	4,685	100%	4,700
41003 Telephone Franchise Fee	283	1,088	2,000	54%	912	259	980	980	100%	950
41004 Trash Service Franchise Fee	13	14,062	20,000	70%	5,938	4,079	21,200	25,305	84%	17,670
Total 41000 Franchise Fees	**296**	**89,951**	**98,000**	**92%**	**8,049**	**4,337**	**89,677**	**93,782**	**96%**	**86,120**
41500 Property Taxes	5,350	486,064	474,500	102%	-11,564	635	430,373	430,412	100%	430,373
42000 Permit, Inspection and Development Fees	23,935	195,483	120,000	163%	-75,483	12,905	126,785	129,149		112,700
42070 Planning and Development Fees	1,025	5,752	17,000	34%	11,248	510	16,958	16,958	98%	15,500
43000 Other Revenue	-	-	-		-	-	-	-	100%	-
43001 Interest Income	5,800	61,983	75,000	83%	13,017	5,930	65,891	71,303		74,850
43002 Credit Card Fee Revenue	-14	633	2,000	32%	1,367	201	1,631	1,675	92%	1,800
43003 Donations	-	-	-		-	-	-	-	97%	-
43004 ARPA Grant Revenue	102,089	157,677	311,776	51%	154,099	-	-	-		-
43005 City Fines	-	-	200	-	200	-	-	-		100
43006 Miscellaneous	-	85	-		-85	-	-	-		-
Total 43000 Other Revenue	**107,875**	**220,378**	**388,976**	**57%**	**168,598**	**6,131**	**67,522**	**72,978**		**76,750**
Billable Expense Income	-	-	-		-	-	-	-	93%	-
Total Revenue	**164,154**	**1,251,921**	**1,343,476**	**93%**	**91,555**	**41,903**	**904,270**	**939,067**		**904,943**
Expenditures										
50100 Administrative Expenses	-	-	-		-	-	-	-	93%	-

Monthly Financial Report - General Fund

August 2025

City of Nevada, TX

	Aug 25	Current YTD Actuals	Fiscal 2025 Adopted Budget	% Budget	Fiscal 2025 Budget Variance	Aug 24	Prior YTD Actuals	Fiscal 2024 Actuals	YTD % of Total	Fiscal 2024 Amended Budget
50101 Accounting Services	3,984	27,776	28,900	96%	1,124	2,423	24,351	26,873		27,000
50102 Animal Control	-	3,125	3,125	100%	-	-	3,125	3,125	91%	3,125
50103 Annex Office Space	2,000	22,000	24,000	92%	2,000	2,000	16,000	18,000	100%	18,000
50104 Bad Debt	-	13,914	-		-13,914	-	-	-	89%	-
50105 Bank Service Fee	26	256	200	128%	-56	5	68	72		100
50106 QuickBooks Payments Fees	3	575	1,125	51%	550	146	4,017	4,371	94%	4,450
50107 Bond(s)	-	-	-		-	-	-	-	92%	-
50108 Central Appraisal Dist budget	820	3,278	3,600	91%	322	1,088	4,353	4,353		3,300
50109 City Property Maintenance	626	6,273	251,697	2%	245,424	623	7,357	7,627	100%	4,875
50110 Contingency	-	-	-		-	-	-	-	96%	-
50111 Contracted Services	6,000	30,813	-		-30,813	-	-	-		-
50115 Electricity	750	10,312	14,100	73%	3,788	1,080	10,179	11,074		13,100
50116 Equipment and Furniture	-	-	31,000	-	31,000	439	4,842	5,492	92%	4,300
50117 Financial Audit	-	7,750	8,100	96%	350	-	7,550	7,550	88%	7,550
50118 Software License	78	27,964	23,653	118%	-4,311	-	4,867	4,867	100%	4,900
50119 Insurance	-	5,907	4,700	126%	-1,207	-	4,274	4,274	100%	4,300
50120 Internet	-	980	500	196%	-480	252	638	761	100%	390
50121 Legal & Professional Fees	3,750	41,367	51,400	80%	10,033	3,750	42,193	45,943	84%	48,000
50122 Legal Notices	621	3,608	2,100	172%	-1,508	-	1,540	4,639	92%	1,200
50123 Miscellaneous Expense	-	-	200	-	200	-	106	106	33%	150
50124 NSF Return Check	-	-	-		-	-	-	-	100%	-
50125 Office Supplies	466	4,545	11,800	39%	7,255	630	12,247	12,550		11,000
50126 Postage	-	703	1,100	64%	397	21	1,002	1,440	98%	1,000
50127 Property Tax Collection Fees	-	-	800	-	800	-	-	-	70%	700
50128 Software	-	-	-		-	52	1,203	1,330		1,300
50129 Storage Rent	107	1,177	1,300	91%	123	107	1,070	1,177	90%	1,200

Monthly Financial Report - General Fund

August 2025

City of Nevada, TX

	Aug 25	Current YTD Actuals	Fiscal 2025 Adopted Budget	% Budget	Fiscal 2025 Budget Variance	Aug 24	Prior YTD Actuals	Fiscal 2024 Actuals	YTD % of Total	Fiscal 2024 Amended Budget
50130 Technical/Legal Books	-	-	400	-	400	-	-	-	91%	300
50131 Telephone	127	1,560	3,200	49%	1,640	234	2,610	2,844		2,900
50132 Training/Seminars	-	860	4,280	20%	3,420	80	2,280	3,210	92%	2,600
50133 Travel, Meals and Lodging	425	2,241	6,790	33%	4,549	714	2,596	2,777	71%	1,500
50134 Water	35	383	500	77%	117	71	438	439	93%	450
50135 Website	560	13,788	3,000	460%	-10,788	-	-	-	100%	2,750
Total 50100 Administrative Expenses	**20,377**	**231,155**	**481,570**	**48%**	**250,415**	**13,714**	**158,904**	**174,893**		**170,440**
51000 City Council Expenses	-	-	-		-	-	-	-	91%	-
51001 Council Meeting Supplies	43	106	1,500	7%	1,394	-	1,064	1,064		1,490
51002 Dues and Memberships	-	776	1,000	78%	224	-	946	946	100%	950
51003 Election Fees and Supplies	-	75	4,200	2%	4,125	-	4,125	4,125	100%	4,125
51004 Training/Seminars	-	-	3,000	-	3,000	-	-	-	100%	-
Total 51000 City Council Expenses	**43**	**957**	**9,700**	**10%**	**8,743**	**-**	**6,135**	**6,135**		**6,565**
51500 Employee Costs	-	-	-		-	-	-	-	100%	-
51510 Salaries and Wages	8,077	70,099	158,800	44%	88,701	14,192	101,417	110,879		111,000
51520 Employee Benefits	-	-	-		-	-	-	-	91%	-
51521 Employee Health Insurance	869	8,547	18,000	47%	9,453	1,240	17,064	18,675		19,750
51522 Employee Life Insurance	52	181	-		-181	105	248	248	91%	-
51523 OPEB Expense	-	-	-		-	-	-	87	100%	-
51524 Retirement	450	4,871	11,900	41%	7,029	1,409	10,071	9,140	-	11,100
Total 51520 Employee Benefits	**1,371**	**13,599**	**29,900**	**45%**	**16,301**	**2,754**	**27,382**	**28,149**	**110%**	**30,850**
51530 Payroll Taxes	-	-	-		-	-	-	-	97%	-

Monthly Financial Report - General Fund

August 2025

City of Nevada, TX

	Aug 25	Current YTD Actuals	Fiscal 2025 Adopted Budget	% Budget	Fiscal 2025 Budget Variance	Aug 24	Prior YTD Actuals	Fiscal 2024 Actuals	YTD % of Total	Fiscal 2024 Amended Budget
51531 FICA	618	5,306	8,800	60%	3,494	1,000	7,303	7,970		8,000
51532 State Unemployment Taxes	-	63	750	8%	687	-	236	236	92%	475
51533 Federal Unemployment Tax	-	-	-		-	-	-	-	100%	-
Total 51530 Payroll Taxes	**618**	**5,369**	**9,550**	**56%**	**4,181**	**1,000**	**7,539**	**8,206**		**8,475**
51540 Payroll Processing Fees	-	-	-		-	-	-	-	92%	-
Total 51500 Employee Costs	**10,066**	**89,067**	**198,250**	**45%**	**109,183**	**17,947**	**136,338**	**147,234**		**150,325**
52000 Public Safety	-	-	-		-	-	-	-	93%	-
52001 Ambulance Service	2,714	10,858	12,900	84%	2,042	2,892	11,567	11,567		12,000
52002 City of Nevada Radios	-	-	-		-	-	-	-	100%	-
52003 Fire Department Service	-	75,000	75,000	100%	-	-	42,000	42,000		42,000
52004 Police Services	-	-	190,000	-	190,000	-	-	-	100%	-
Total 52000 Public Safety	**2,714**	**85,858**	**277,900**	**31%**	**192,042**	**2,892**	**53,567**	**53,567**		**54,000**
52500 Streets and Roads	-	-	-		-	-	-	-	100%	-
52501 Ditch and culvert upkeep	-	94,132	53,200	177%	-40,932	-	-	-		-
52502 Eugene/city share with county	-	-	75,000	-	75,000	-	-	-		-
52503 Signs	-	4,852	10,000	49%	5,148	1,621	8,829	9,883		10,000
52504 Street Repairs	102,089	157,677	300,000	53%	142,323	5,138	98,080	104,709	89%	88,300
52505 Trim bushes/trees	-	-	900	-	900	-	300	300	94%	750
Total 52500 Streets and Roads	**102,089**	**256,661**	**439,100**	**58%**	**182,439**	**6,759**	**107,209**	**114,892**	**100%**	**99,050**
53000 Inspections and P&D Expense	-	-	-		-	-	-	-	93%	-
53001 Building Inspections	12,801	38,674	44,000	88%	5,326	4,589	39,679	43,931		40,000

Monthly Financial Report - General Fund

August 2025

City of Nevada, TX

	Aug 25	Current YTD Actuals	Fiscal 2025 Adopted Budget	% Budget	Fiscal 2025 Budget Variance	Aug 24	Prior YTD Actuals	Fiscal 2024 Actuals	YTD % of Total	Fiscal 2024 Amended Budget
53002 Health/Food Inspections	-	-	2,500	-	2,500	-	2,550	2,550	90%	2,250
53003 Septic Inspections	3,000	7,600	10,700	71%	3,100	-	11,170	12,770	100%	10,000
53004 Septic Reporting to TCEQ	-	-	1,500	-	1,500	-	-	-	87%	1,400
53006 Other Inspections	-	60	900	7%	840	-	1,800	1,840		800
53010 Planning and Development	-	-	-		-	-	-	-	98%	-
53011 Development Consultant	5,472	14,022	8,600	163%	-5,422	-	-	-		8,000
53012 Engineering Fees	7,007	102,623	66,400	155%	-36,223	13,856	70,738	72,898		62,000
Total 53010 Planning and Development	**12,479**	**116,645**	**75,000**	**156%**	**-41,645**	**13,856**	**70,738**	**72,898**	**97%**	**70,000**
Total 53000 Inspections and P&D Expense	**28,280**	**162,979**	**134,600**	**121%**	**-28,379**	**18,445**	**125,937**	**133,989**	**97%**	**124,450**
53500 Municipal Court	-	-	-		-	-	-	-	94%	-
53501 Court Clerk Fees	400	4,400	4,800	92%	400	-	-	-		-
53502 Deputy Services	-	-	-		-	-	210	210		-
53503 Judge Fees	-	-	1,000	-	1,000	-	-	-	100%	-
53504 Mileage Reimbursemen	-	211	-		-211	-	865	1,307		-
Total 53500 Municipal Court	**400**	**4,611**	**5,800**	**79%**	**1,189**	**-**	**1,075**	**1,517**	**66%**	**-**
54000 Code Enforcement	-	-	-		-	-	-	-	71%	-
54001 Clean up of Properties	-	-	3,500	-	3,500	-	3,200	3,200		3,200
54002 Code Enforcement Services	2,360	24,859	43,900	57%	19,041	981	38,736	42,096	100%	41,000
54003 Legal Services	-	590	3,600	16%	3,010	-	2,187	2,187	92%	3,300
54004 Mileage Reimbursement	-	-	1,000	-	1,000	-	-	-	100%	875

Monthly Financial Report - General Fund

August 2025

City of Nevada, TX

	Aug 25	Current YTD Actuals	Fiscal 2025 Adopted Budget	% Budget	Fiscal 2025 Budget Variance	Aug 24	Prior YTD Actuals	Fiscal 2024 Actuals	YTD % of Total	Fiscal 2024 Amended Budget
Total 54000 Code Enforcement	**2,360**	**25,449**	**52,000**	**49%**	**26,551**	**981**	**44,123**	**47,483**		**48,375**
PayBill	-	-	-		-	-	-	-	93%	-
Total Expenditures	**166,330**	**856,737**	**1,598,920**	**54%**	**742,183**	**60,738**	**633,288**	**679,709**		**653,205**
Net Operating Income	-2,176	395,184	-255,444	-155%	-650,628	-18,835	270,982	259,359	93%	251,738
Other Income										
900000 Transfer from Prior Year Surplus	-	-	255,444	-	255,444	-	-	-		-
Total Other Income	**-**	**-**	**255,444**	**-**	**255,444**	**-**	**-**	**-**		**-**
Other Expense										
80001 Depreciation Exp	-	-	-		-	-	-	20,097		-
Total Other Expense	**-**	**-**	**-**		**-**	**-**	**-**	**20,097**		**-**
Surplus (Deficit)	-$2,176	$395,184	$-		-$395,184	-$18,835	$270,982	$239,262	-	$251,738

Monthly Financial Report - Economic Development Corporation

August 2025

City of Nevada, TX

	Aug 25	Current YTD Actuals	Fiscal 2025 Adopted Budget	% Budget	Fiscal 2025 Budget Variance	Aug 24	Prior YTD Actuals	FIscal 2024 Actuals	YTD % of Total	Fiscal 2024 Amended Budget
Revenue										
40100 Sales Tax Revenue	$12,837	$127,152	$95,000	134%	-$32,152	$8,692	$86,478	$97,895	88%	$65,000
43000 Other Revenue										
43001 Interest Income	1,811	18,950	13,660	139%	-5,290	1,737	11,460	13,160		410
43002 Credit Card Fee Revenue									87%	
Total 43000 Other Revenue	**1,811**	**18,950**	**13,660**	**139%**	**-5,290**	**1,737**	**11,460**	**13,160**		**410**
Billable Expense Income									87%	
Total Revenue	**14,648**	**146,102**	**108,660**	**134%**	**-37,442**	**10,429**	**97,939**	**111,055**		**65,410**
Expenditures										
50100 Administrative Expenses									95%	
50101 Accounting Services						113	3,298	3,473		15,000
50102 Animal Control									95%	
50105 Bank Service Fee										100
50112 Director Certifications		775	12,000	6%	11,225		1,600	1,600		12,152
50113 Dues and Memberships		1,400	1,000	140%	-400				100%	
50114 Economic Development	-1,100						-7,500	-7,500		
50115 Electricity									100%	
50116 Equipment and Furniture			2,100		2,100		-774	-774		3,650
50117 Financial Audit									100%	
50120 Internet		63			-63					
50121 Legal & Professional Fees		2,763	25,000	11%	22,237					
50123 Miscellaneous Expense		495	400	124%	-95					
50125 Office Supplies		558	1,500	37%	942		907	907		1,800
50126 Postage							15	15	100%	

Monthly Financial Report - Economic Development Corporation

August 2025

City of Nevada, TX

	Aug 25	Current YTD Actuals	Fiscal 2025 Adopted Budget	% Budget	Fiscal 2025 Budget Variance	Aug 24	Prior YTD Actuals	FIscal 2024 Actuals	YTD % of Total	Fiscal 2024 Amended Budget
50127 Property Tax Collection Fees									100%	
50128 Software										1,368
50132 Training/Seminars	170	1,245	6,000	21%	4,755					
50133 Travel, Meals and Lodging		170			-170		1,979	1,979		
50134 Water									100%	
50135 Website		2,550	2,500	102%	-50		4,143	4,143		5,000
Total 50100 Administrative Expenses	**-930**	**10,020**	**50,500**	**20%**	**40,480**	**113**	**3,667**	**3,842**	**100%**	**39,070**
51000 City Council Expenses									95%	
Total Expenditures	**-930**	**10,020**	**50,500**	**20%**	**40,480**	**113**	**3,667**	**3,842**		**39,070**
Net Operating Income	15,578	136,082	58,160	234%	-77,922	10,317	94,271	107,213	95%	26,340
Other Income										
900000 Transfer from Prior Year Surplus			141,840		141,840					73,660
Total Other Income			**141,840**		**141,840**					**73,660**
Other Expense										
70000 Capital Expenditures			200,000		200,000					100,000
Total Other Expense			**200,000**		**200,000**					**100,000**
Surplus (Deficit)	$15,578	$136,082			-$136,082	$10,317	$94,271	$107,213		

MAYOR PRO TEM'S REPORT

MAYOR'S REPORT

NVFD REPORT

AGENDA ITEM #6

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

MINUTES

CITY COUNCIL MEETING

Tuesday, September 2, 2025
7:00PM at City Hall

Mayor – Donald Deering

Council Member Place 1 – Mike Laye
Council Member Place 2 – Paul Baker
Council Member Place 3 – Amanda Wilson
Council Member Place 4 – Clayton Laughter
Council Member Place 5 – Derrick Little

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

Citizens:
Bruce Mathews, Russell Newton, James Gracy, Chavez Wilson, Diane Tracey, W.C. Willaby

REGULAR MEETING

1. **Call to Order and Declaration of Quorum –**

   Time: 7:03PM

   Council Member Paul Baker was not present.

2. **Invocation –**

   Mayor Donald Deering asked EDC President Bruce Mathews to lead the 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.

   Pledge of Allegiance to the Texas Flag –
   Honor the Texas flag, I pledge allegiance to thee, Texas, and one state under God, one and indivisible.
   Those in attendance pledged their allegiance to the American Flag & Texas Flag.

4. **Public Comment –**

No Public Commentary.

REPORTS

5. **Reports –**

   a. **City Secretary Report –**
   Heather Schell, City Secretary, provided the following updates:

   - The next Municipal Court Date is scheduled for Wednesday, September 3, 2025, at 5:30 PM**.** At this time, no future court dates have been set. The Court Clerk will coordinate and schedule the next court date as needed.
   - Jeff Ariola, Local Manager Frontier Communications, completed the repairs on the communications lines along FM 6.
   - I completed the TMCA Legislative Update Training **on** August 21–22, 2025**.** There were many updates covered, but one in particular that I want to bring to Council's attention is House Bill 1522 – Notice of Meetings**.** This new legislation requires that the Notice of a Meeting of a governmental body must be posted at least three business days before the scheduled meeting date. As you know, the previous requirement was 72 hours, including weekends**.** The agendas were previously posted on Friday for a Tuesday meeting. Effective September 1, 2025, agendas will now need to be posted by Wednesday to meet the new three-business-day requirement.
   - The Downtown Drainage Improvements Project on Kerens Street has been underway for the last few weeks. Chris Donnan with Hayter Engineering was onsite last week for observation and confirmed that overall progress looks satisfactory. While there were a few items he addressed with the contractor, the project is moving forward and is in good condition overall.
   - I have been in communication with Wanda Smith, CWD, regarding the bulk pick up on Collin Street. At the last council meeting, Mr. Gracy brought to the Council's attention that he had a large pile of brush from a previous windstorm a few months back. I have confirmed that CWD will remove the pile, but I am still waiting for a response from Wanda to confirm whether this will be categorized as a regular bulk pick up or if it will result in a separate charge to either the city or the homeowner for additional services.
   - We are still waiting for Wopac to complete the scheduled repairs on South Street and CR 589. I contacted James with Wopac on September 1, 2025, for an update and I am still awaiting a response. The last time I spoke with Adam, he stated they were experiencing equipment issues and were behind schedule.

   b. **City Attorney Report –**
   Jim Shepherd, City Attorney, provided the following updates:

   - Legislative updates were provided to the City Council regarding manufactured housing, sexually oriented businesses, property taxes, impact fee credits, MUD districts, certificates of obligation, and several other updates. Jim addressed and answered any questions from the Council.

c. Code Enforcement Report –
City Council requested a monthly report from Code Enforcement.

d. P&Z Report -
Russell Newton, P&Z Chairman, provided the following updates:

- The Planning and Zoning Commission is in the process of amending the fence ordinance. Jim, City Attorney, is currently in the process of creating a draft document for P&Z to review at the next meeting. P&Z is going through the document and updating where necessary amending height of fences, fence placement, materials, and a variety of fence types. The documents will be put together for the City Councils final review.

e. EDC Report –
Bruce Mathews, EDC President, provided the following updates:

- The EDC telephone in City Hall is up and running.
- We hope to have the EDC Website up by this weekend. We should soon have emails for each EDC Board Member.
- EDC has decided to produce and conduct a workshop for the EDC Board Members as well as the City Council and anyone else we want to invite. It's a Public Meeting so anyone in the public can come. It's a workshop discussing the purposes and procedures of EDC and how they work. We have hired professional EDC Developers to come and conduct the workshop. It will be an interactive workshop so we can ask questions and get real answers from real economic developers. I think it is probably going to be the 4th Tuesday in September.

f. Financial Report –
The City Council reviewed the July 2025 Financial Report. No Comments.

g. Mayor Pro Tem Report -
N/A

h. Mayor's Report/Status -
Donald Deering, Mayor, provided the following updates:

- I have been in contact with the county maintenance people about road projects for the next fiscal year on CR 592 & Eugene.
- There have been some questions about city owned property downtown. The mayor's opinion is making the city an offer, and we will consider it as a council.
- Provided updates from TxDot regarding traffic lights.
  FM 6 & Eugene – Should be completed by end of year.
  FM 1138/CR 541/CR 590 – Looking to add left turn lanes (3-5 months).

i. NVFD Report –
Chavez Wilson, NVFD Fire Chief, provided the following updates:

- 40 Additional calls from last month 10 MVA (6 within city limits), 2 Structure fires (Not in city limits), 4 Grass fires, and the remaining were med calls.
- 4 New Members

- We were awarded a $10,000 grant from State Farm. The grant will be used for equipment, radios, accountability equipment and hopefully more rescue equipment.
- Chief Wilson thanked the city for posting our application online.
- Our gun raffle is up again, and we are selling tickets electronically.
- We had challenge coins made up for our department. Chief provided City Council and City Secretary with a challenge coin for recognition.
- Our sign is going down to be repaired. The powder coating was starting to mess up, so the company took it back to fix the powder coating issue.
- Next year is our 50th anniversary so we will have our banquet just like last year at the same place.

CONSENT AGENDA

6. **Approval of Previous Meeting Minutes –**
Council Member Derrick Little made a motion to approve the previous meeting minutes on August 5, 2025, as written. Mayor Pro Tem Amanda Wilson seconded the motion to approve the minutes. Motion carried unanimously.

7. **Deliberation and take any appropriate action to approve the following Ordinances.**

A.) Ordinance approving Planned Development Zoning for the property located at 551 E. FM 6 Nevada, Texas 75173.
Council Member Mike Laye made a motion that we approve Ordinance A for the property located at 551 E. FM 6 Nevada, Texas 75173. Council Member Derrick Little seconded the motion. Motion carried unanimously.

B.) Ordinance approving Single Family District (SF ½ 20) Zoning for South Meadow Estates.
Council Member Mike Laye made a motion that we approve Ordinance B for South Meadow Estates. Council Member Derrick Little seconded the motion. Motion carried unanimously.

C.) Ordinance approving Commercial Corridor Zoning for the property located at 332 East Street Nevada, Texas 75173.
Council Member Mike Laye made a motion that we approve Ordinance C for the property located at 332 East Street Nevada, Texas 75173. Council Member Derrick Little seconded the motion. Motion carried unanimously.

REGULAR AGENDA

8. **Public Hearing – A Public Hearing will be held by and before the City Council of the City of Nevada, Texas on the 2nd day of September 2025 at 7:00 o'clock PM in the City Council Chambers of the Nevada City Hall at 424 E. FM 6 Nevada, Texas 75173, related to the City's proposed general fund budget for fiscal year 2025-2026.**
Mayor Donald Deering Opened Public Hearing.

Mayor Donald Deering Closed Public Hearing.
No Public Commentary.

9. **Deliberation and take appropriate action approving Ordinance No. O090225A adopting a budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026.**
   Council Member Mike Laye made a motion to approve Ordinance No. O090225A adopting a budget for fiscal year starting October 1, 2025, and ending September 30, 2026. This budget will raise more total property taxes than last year's budget by $39,880 or 8.21%, and of that amount, $8,847 is tax revenue to be raised from new property added to the tax roll this year. Mayor Pro Tem Amanda Wilson seconded the motion. Motion carried unanimously.

10. **Public Hearing – A Public Hearing will be held by and before the City Council of the City of Nevada, Texas on the 2nd day of September 2025 at 7:00 o'clock PM in the City Council Chambers of the Nevada City Hall at 424 E. FM 6 Nevada, Texas 75173, related to the City's proposed Tax Rate. A Tax Rate of $0.221460 per $100 valuation has been proposed by the governing body of City of Nevada.**
    Mayor Donald Deering Opened Public Hearing.
    Mayor Donald Deering Closed Public Hearing.
    No Public Commentary.

11. **Deliberation and take appropriate action approving Ordinance No. O090225B adopting a Tax Rate for the fiscal year beginning October 1, 2025, and ending September 30, 2026.**
    Council Member Mike Laye made a motion to approve Ordinance No. O090225B adopting a Tax Rate for fiscal year starting October 1, 2025, and ending September 30, 2026. I move that the property tax rate be increased by the adoption of a tax rate of 0.221460, which is effectively a 7.07 percent increase in tax rate. Council Member Derrick Little seconded the motion. Motion carried unanimously.

12. **Deliberation and take any appropriate action on applying for specific grants for the City of Nevada and determining whether the city should prepare and submit grants in-house or pursue professional grant writing services.**
    Mayor Donald Deering Tabled Agenda Item 12, until further information is provided.

FUTURE AGENDA ITEMS

13. **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 council shall have prior consent from the mayor to add an agenda item for a future meeting.

1. Tornado Siren
2. Appoint Land Use Assumptions & Capital Projects Committee
3. Schedule of Fees
4. CISD FFA Acknowledgment
5. Sale of City Property
6. Eugene Lane Reconstruction Proposal
7. South Street/CR 589 Proposal for Street Repairs

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.

14. **Executive Session –**

    Time: 8:35PM

15. **Regular Session: Reconvene from Executive Session –**

    Time: 8:49PM

16. **If required, act on items reviewed in Executive Session –**
    No action is required.

17. **Adjournment/Closing –**

    Time: 8:49PM

_____
Donald Deering, Mayor

Attest:

_____
Heather Schell, City Secretary

AGENDA ITEM #7

HAYTER®
ENGINEERING

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

August 28, 2025

RE: City of Nevada – Eugene Lane Reconstruction

Dear Mayor Deering:

Thank you for giving Hayter Engineering the opportunity to provide a proposal to the City of Nevada regarding the City's plans to reconstruct Eugene Lane (CR 593). It is my understanding that the City of Nevada has selected Hayter Engineering based upon our ability and experience, as required by the Texas Engineering Practice Act.

The City of Nevada desires to reconstruct Eugene Lane (CR 593) from FM 6 north to just north of the Nevada Lakes subdivision entrance (~3,500 linear feet). This segment of Eugene Lane is in poor condition (e.g. potholes, rutting, edge failures) and narrow (~24-feet wide). Eugene Lane currently experiences a high volume of daily traffic. This daily traffic includes an above average number of heavy construction vehicles (e.g. concrete trucks, loaded trailers). In addition to the existing traffic volumes, development is occurring in this area, with additional development expected. The poor condition of the road combined with the high traffic volume and anticipated development has led the City to pursue the reconstruction and widening of Eugene Lane to adequately support existing and anticipated traffic volumes. As such, the City has requested that Hayter Engineering prepare a proposal for the necessary civil engineering and survey services as they pertain to this proposed project.

We look forward to the opportunity to work with the City on this project. Please review our attached Agreement for Professional Services to ensure it meets your approval. We will work closely with you to enhance the overall quality of this project. If you have any questions, please do not hesitate to email cdonnan@haytereng.com or call 903-785-0303.

Sincerely,

HAYTER ENGINEERING, INC.

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

Enclosures: Agreement for Professional Services, Exhibit A, and Exhibit B

AGREEMENT FOR PROFESSIONAL SERVICES

This AGREEMENT is entered into by the CITY OF NEVADA, a municipal corporation, acting herein through its Mayor, duly authorized to act by the City Council, hereinafter called "OWNER," and HAYTER ENGINEERING, INC., a Texas corporation, acting herein through a duly authorized officer, herein called "ENGINEER," because OWNER desires ENGINEER'S services in connection for reconstruction of Eugene Lane (CR 593) from its intersection with FM 6 to approximately 3,500 linear feet north.

W I T N E S S E T H:

For the mutual promises and benefits herein described, the parties agree as follows:

1. Term of AGREEMENT: This AGREEMENT shall become effective on the day it is executed and shall continue in effect thereafter until the services provided for herein have been performed, or until terminated as provided herein. This agreement may be executed in multiple counter parts with the date of the last signature to be the effective date.

2. Services to be Performed by ENGINEER: Professional services are detailed in Exhibit B – Scope of Services hereto.

   OWNER may request additional services of any type normally rendered by ENGINEER. These will be called "additional services," and compensation shall be determined as per Section 3(b) hereof. Any "additional services" must be in writing and signed by both parties.

   Professional services during the construction period, if any such services are included in this AGREEMENT, are understood to be for the time of completion initially specified in the corresponding construction contract, and services beyond that time, including services as expert witness or assisting in litigation, or services due to failure of the CONTRACTOR to complete on time under any circumstance, will be deemed additional services.

   Professional services provided are limited to those set forth in this agreement. The ENGINEER shall have no other obligations or responsibilities beyond those listed herein.

3. Compensation of ENGINEER: Owner shall pay ENGINEER as follows:

   (a) Professional Services:

Survey Phase Services	$ 8,150.00
Design Phase Services	$64,155.00
Bid Phase Services	$ 8,700.00
Construction Review Phase Services	$37,850.00

   (b) OWNER shall pay ENGINEER for additional services as outlined in Exhibit B and as authorized in writing by OWNER at the per diem rates in Exhibit A hereto, plus reimbursable expenses. At this time, there are no known additional services to be

required.

(c) ENGINEER may submit monthly statements for professional and additional services. These will be based upon ENGINEER'S estimate of services completed at the time, and OWNER shall make prompt payments. If OWNER fails to pay ENGINEER within sixty (60) calendar days of the receipt of ENGINEER'S statement, the amounts due ENGINEER shall increase at the rate of five percent (5%) a month. ENGINEER may, after giving written notice to OWNER, suspend services until paid or the ENGINEER decides to resume in its sole discretion.

(d) In the event of termination by OWNER, ENGINEER shall be entitled to payment for services rendered through receipt of termination notice. ENGINEER will also be entitled to payment for all reasonable termination expenses as determined by it.

(e) "Termination expenses" means reimbursable expenses, salaries, and overhead costs due to termination, including, but not limited to, transferring job records to OWNER, termination negotiations, materials purchased but not accepted by OWNER and reassignment of personnel.

"Reimbursable expenses" include, but are not limited to, long distance telephone, postage, equipment, expendables, mileage, subcontractors or special consultants, freight, testing fees, copies, blueprints, Or any other expenses the ENGINEER deems appropriate. Where special consultants or subcontractors are used as additional services, the ENGINEER'S reimbursement shall include a service charge equal to 5% of the subcontractor's invoice amount.

4. Services to be Performed by OWNER: OWNER shall: (i) designate a specific person as OWNER's representative, which must be approved by ENGINEER; (ii) provide ENGINEER with any previous studies, reports, data, final site layouts, budget constraints, special OWNER requirements, or other pertinent information known to OWNER; no charge will be made to ENGINEER for such information, and OWNER and its agencies will cooperate with ENGINEER to provide said information, in every way possible to facilitate the performance of the project;(iii) ensure access for the ENGINEER to properties necessary for performance of the ENGINEER'S work; (iv) provide legal, accounting, or insurance consultants, financial advisors or other similar specialists as required for the project; (v) make prompt payments in response to ENGINEER'S statements; and (vi) respond in a timely fashion to requests from the ENGINEER. ENGINEER is entitled to rely upon and use, without independent verification and without liability, all information and services provided by OWNER or OWNER's appointees, agent's or with respect to buried utilities, the utility providing service in the project area.

5. Termination: The obligation to provide further services under this AGREEMENT may be terminated by either party upon ten (10) calendar days written notice, with Owner paying Engineer all money owned, in the event of substantial failure by the other party to perform in accordance with the terms hereof.

6. Reuse of Documents: All documents prepared by ENGINEER are instruments of service for the specific project contemplated under this AGREEMENT. They are not intended for reuse on extensions of that project, or on any other project. Any reuse without written verification or adaptation by ENGINEER for the specific purpose intended will be at OWNER's sole risk and without liability to ENGINEER.

7. Ownership of Documents: All documents prepared by ENGINEER are instruments of service for the specific project contemplated under this AGREEMENT. The ENGINEER shall retain ownership of all reports, drawings, plans, specifications, electronic files, field data, notes and other documents and instruments prepared by the ENGINEER as instruments of service. The ENGINEER shall retain all common law, statutory and other reserved rights, including, without limitation, all copyrights thereto.

8. Notices: Any notices to be given hereunder by either party to the other may be affected either by personal delivery, in writing, by email, or by registered or certified mail.

9. Sole Parties and Entire AGREEMENT: This AGREEMENT shall not create any rights or benefits to anyone except the OWNER and ENGINEER and contains the entire agreement between the parties. Oral modifications to this agreement shall have no force or effect.

10. Venue and Applicable Law; Successors; Construction: This AGREEMENT shall be construed under and in accordance with the laws of the State of Texas. It shall be binding upon, and inure to the benefit of, the parties hereto and their representatives, successors, and assigns. The Venue for any type of dispute under this agreement shall by in Lamar County, Texas.

11. Insurance: ENGINEER and any CONSULTANT the ENGINEER might hire shall provide, pay for, and maintain in force at all times during the performance of the Services insurance in compliance with the insurance requirements of this Contract. In the event this Contract does not contain any insurance requirements, or to the extent such insurance requirements contained in this Contract are less than the following insurance requirements, ENGINEER and CONSULTANT shall provide, pay for, and maintain the following minimum insurance:

    i. Workers' Compensation Insurance as may be required by all state and federal workers' compensation acts, the Federal Longshoremen's and Harbor Workers' Compensation Act and such other acts as may be applicable to the Services, however, such coverage shall not be limited by any limitation on the amount or type of damages, compensation, or benefits payable by or for CONSULTANT under any Workers' Compensation Acts, Disability Benefit Acts, or other such statutory employee benefit acts. As a minimum with amounts required by law or $1,000,000 whichever is greater.
    ii. Employers' Liability Insurance with amounts required by law or $1,000,000 whichever is greater.
    iii. Commercial General Liability Insurance covering liabilities for death and personal injury and liabilities for loss of or damage to property with combined

single limit of $1,000,000 per occurrence, $300,000 damages to rented facilities, $5,000 medical expenses, $100,000 for personal injury, and $2,000,000 in the aggregate.

iv. Commercial Automobile Liability Insurance with a minimum $1,000,000 per occurrence coverage for both bodily injury and property damage.

v. ENGINEER'S Professional Liability Insurance with limits of liability not less than $2,000,000 per claim and in the aggregate. ENGINEER'S CONSULTANT Professional Liability Insurance with limits of liability not less than $1,000,000 per claim and in the aggregate.

vi. If the ENGINEER'S CONSULTANTS Services are to be performed within 50 feet from any railroad, ENGINEER'S CONSULTANT shall obtain and present to ENGINEER before the commencement of the Services a CG 2417 endorsement for its Commercial General Liability coverage. Such endorsement shall list ENGINEER and the Client as additional insureds.

12. Other Provisions: The parties hereto further agree as follows:

(a) Limitation of Liability. In recognition of the relative risks and benefits of the project to both the OWNER and the ENGINEER, the risks have been allocated such that the OWNER agrees, to the fullest extent permitted by law, to limit the liability of the ENGINEER and his subcontractors on the project for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, so that the total aggregate liability of the ENGINEER and his or her sub-consultants to all those named shall not exceed $100,000 or the ENGINEER'S total fee, paid by Owner, for services rendered on this project, whichever is greater. Such claims and causes include, but are not limited to, negligence, professional errors or omissions, strict liability, and breach of contract.

(b) The ENGINEER shall not be responsible for delays caused by factors beyond the ENGINEER's reasonable control, including but not limited to delays because of strikes, lockouts, work slowdowns or stoppages, or other labor disputes; supply chain delays; government ordered industry shutdowns; power or server outages; widespread infectious disease outbreaks (including, but not limited to epidemics and pandemics) or other natural disasters, fires, riots, war or other emergencies; failure of any governmental or other regulatory authority to act in a timely manner, failure of the OWNER to furnish timely information or approve or disapprove of the ENGINEER's services or work product, or delays caused by faulty performance by the OWNER's or by contractors of any level or discovery of any hazardous substances or differing site conditions. When such delays beyond the ENGINEER's reasonable control occur, the OWNER agrees that the ENGINEER shall not be responsible for damages (monetary or otherwise), nor shall the ENGINEER be deemed in default of this Agreement.

(c) Causes of action between the parties to this Agreement pertaining to acts or failures to act shall be deemed to have accrued and the applicable statute of limitations shall commence to run not later than either the date of Substantial Completion for acts

or failures to act occurring prior to Substantial Completion or the date of issuance of the final Certificate for Payment for acts or failures to act occurring after Substantial Completion. In no event shall such statute of limitations commence to run any later than the date when the ENGINEER'S services are substantially completed, which is determined by the ENGINEER.

(d) Any opinion of the probable construction cost prepared by the ENGINEER represents only his judgment as a design professional and is supplied for the general guidance of the OWNER. Since the ENGINEER has no control over the cost of labor and material, or many other factors, the ENGINEER does not imply nor guarantee the accuracy of such opinions. If the OWNER elects to redesign or rebid the project to reduce costs, ENGINEER'S services for such rebidding or redesign shall be additional services.

(e) The ENGINEER has not been retained or compensated to provide design and construction review services relating to any construction contractor's safety precautions or to means, methods, techniques, sequences, or procedures required for the contractor to perform his work, but not relating to the final or completed structure. The ENGINEER does not in any manner guarantee the performance of the construction contractors.

(f) ENGINEER will strive to perform services hereunder in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, express or implied, and no warranty or guarantee is included or intended in this AGREEMENT, or in any report, opinion, document, or otherwise.

(g) ENGINEER is not responsible for any damages, including those to third parties, resulting from modifications made to the ENGINEER'S design or technical specifications by a construction manager, value engineer, or other party to the project selected or approved by the OWNER and will Indemnify and Hold Harmless ENGINEER it from any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes under this section

(h) When the ENGINEER is providing an assessment or survey of property being considered for purchase by the OWNER, the OWNER shall secure an agreement from the property owner to protect the OWNER and ENGINEER in the event said assessment or survey finds a condition that could potentially reduce the value of the property.

(i) Consequential damages. Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither the OWNER nor the ENGINEER, their respective officers, directors, partners, employees, contractors or subconsultants shall be liable to the other or shall make any claim for any incidental, indirect or consequential damages arising out of or connected in any way to the

Project or to this Agreement. This mutual waiver of consequential damages shall include, but is not limited to, loss of use; loss of profit; loss of business; loss of goodwill; loss of income; cost of substitute facilities, goods, or services; cost of capital; loss or reputation or any other consequential damages that either party may have incurred from any cause of action including negligence, strict liability, breach of contract and breach of strict or implied warranty. Both the OWNER and ENGINEER shall require similar waivers of consequential damages protecting all the entities or persons named herein in all contracts and subcontracts with others involved in this project.

(j) Reference communications. The ENGINEER may be required to render opinions about the performance or qualifications of others engaged or being considered for engagement by the OWNER. Those about whom opinions are rendered may, consequently, initiate claims against the ENGINEER. To help create an atmosphere in which the ENGINEER may freely report or express such opinions candidly in the interest of the OWNER, the OWNER agrees to indemnify and hold harmless the ENGINEER against all damages, liabilities, or costs, including reasonable attorneys' fees arising from the rendering of such confidential opinions and reports by the ENGINEER to the OWNER.

(k) Delivery of Electronic Files – In accepting and utilizing any drawings, reports, and data on any form of electronic media from the ENGINEER, Owner agrees that such files are instruments of service of the ENGINEER, solely for this Project. The Owner agrees not to reuse these electronic files for any purpose other than of the Project.

Electronic files furnished by either party shall be subject to an acceptance period of sixty (60) days. After the acceptance period, the electronic files shall be deemed to be accepted and neither party shall have any obligation to correct errors or maintain electronic files.

In the event of a conflict between the hard-copy construction documents and record drawings prepared by the ENGINEER and the electronic files, the signed and sealed hard-copy construction documents shall govern.

In addition, the OWNER agrees, to the fullest extent permitted by law, to indemnify and hold harmless the ENGINEER, its officers, directors, employees and sub-consultants against all damages, liabilities, or costs, including reasonable attorneys' fees and defense costs, arising from any changes made by anyone other than the ENGINEER or from any reuse of the electronic files.

(l) Mediation – In an effort to resolve any conflicts that arise during the design and construction of the Project or following the completion of the Project, the OWNER and the ENGINEER agree that all disputes between them arising out of or relating to this Agreement or the Project shall be submitted to nonbinding mediation.

13. This AGREEMENT is subject to the provisions of Exhibit A and B.

14. Amendments to this contract shall be in writing and be signed by the appropriate authorized parties for both OWNER and ENGINEER.

15. Legal Construction: If any one or more of the provisions contained in this Agreement shall for any reasons be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

16. The OWNER shall provide prompt written notice to the ENGINEER if the OWNER becomes aware of any fault or defect in the Project, including any errors, omissions, or inconsistencies in the ENGINEER'S Instruments of Service.

IN WITNESS WHEREOF, the parties, having read and understood this AGREEMENT, have executed such in duplicate copies, each of which shall have full dignity and force as an original, on the 28th day of August 2025.

Engineer: HAYTER ENGINEERING, INC.	Owner: CITY OF NEVADA, TEXAS
By: Michael N. Tibbets	By:
Michael N. Tibbets, P.E./President	Donald Deering, Mayor
Attest:	Attest:

EXHIBIT A
Schedule of Per Diem Rates
January 2, 2024

Personnel	**Hourly Rates**
Principal	225.00
Project Manager	190.00
Project Engineer	170.00
Design Engineer II	160.00
Design Engineer I	150.00
Senior CAD/Survey Technician	110.00
CAD Technician II	85.00
CAD Technician I	75.00
Engineering Technician	65.00
Office Manager	110.00
Senior Administrative Assistant	100.00
Administrative Assistant	85.00
On-Site Observer	110.00
Surveyor	165.00
Survey Technician II	85.00
Survey Technician I	75.00
Survey Crew - 2 Man Party	160.00
Survey Crew - 3 Man Party	210.00
Survey Crew – 1 Man GPS	115.00

The schedule of per diem rates may be changed by the ENGINEER at his sole discretion. Time billed for per diem rate services shall be in minimum increments of ¼ hour.

HAYTER®
ENGINEERING

Eugene Lane Reconstruction
Nevada, Texas
Exhibit B – Scope of Services
August 28, 2025

Project Understanding

The City of Nevada desires to reconstruct Eugene Lane (CR 593) from FM 6 north to just north of the Nevada Lakes subdivision entrance (~3,500 linear feet). This segment of Eugene Lane is in poor condition (e.g. potholes, rutting, edge failures) and narrow (~24-feet wide). Eugene Lane currently experiences a high volume of daily traffic. This daily traffic includes an above average number of heavy construction vehicles (e.g. concrete trucks, loaded trailers). In addition to the existing traffic volumes, development is occurring in this area, with additional development expected. The poor condition of the road combined with the high traffic volume and anticipated development has led the City to pursue the reconstruction and widening of Eugene Lane to adequately support existing and anticipated traffic volumes. As such, the City has requested that Hayter Engineering prepare a proposal for the necessary civil engineering and survey services as it pertains to the design, bid and award, and construction review of this segment of Eugene Lane.

The services and fees described herein pertain to the required engineering services for stated desired improvements. This scope of services is provided as a supplemental to the Professional Services Agreement. The provisions in this scope of services shall supplement those noted in the Professional Services Agreement.

Scope

A. Survey Phase Services

Hayter Engineering will provide topographical surveying services necessary for the analysis of existing conditions and design of the proposed roadway improvements for Eugene Lane from FM 6 north to just north of the Nevada Lakes subdivision entrance (~3,500 linear feet). The topographic survey of the site is necessary to obtain detailed data on existing conditions so that proposed improvements can be designed to function properly while considering such restrictions as property boundaries, easements, existing features, roadway elevations, and existing utilities. The design survey services will include the following:

1. Making subsurface utility locate requests to Texas 811 and tracking the responses of the utilities that are located along with those who fail to locate.
2. Establishing a project control network consisting of up to two control points with X, Y, & Z (Northing, Easting, & Elevation) data. The horizontal datum for these points will be NAD 83, Texas State Plane Coordinate System Zone 4202 and Elevation Data will be NAVD 88 Geoid 12B as established by on-site GPs observations in conjunction with conventional traverse and level loops.

3. Establishing two (2) project benchmarks with elevation data. The vertical datum for the benchmarks will be NAVD 88 Geoid 12B as established by on-site GPS observations in conjunction with conventional traverse and level loops.
4. Field survey to gather location information on existing features within the project site including any subsurface utilities that are marked by Texas 811. This shall include planimetric locations, elevations, ditch and roadway cross sections, and similar topographic information. This field survey will be conducted using a combination of survey grade GPS equipment along with conventional total stations and conventional levels.
5. Review of field data by a Registered Professional Land Surveyor (RPLS) to ensure accuracy and adequate coverage.
6. In-office drafting of the field data by a CAD Technician to create a working drawing from which the proposed improvements can be designed.

B. Design Phase Services

1. Data Collection
    a. Hayter Engineering will coordinate with the Nevada SUD, Collin County, and TxDOT to identify any known public utilities (e.g. water and sewer) within the project area.
2. Site Visit
    a. After the design survey has been completed, make one (1) site visit to collect site details for the design.
3. Franchise Utility Coordination
    a. Based on ground markings provided by Texas 811, the horizontal alignment of underground franchise utilities will be established.
    b. Hayter Engineering will identify any potential conflicts with the proposed roadway improvement project and coordinate with each identified franchise utility to discuss such conflicts.
        i. This scope of work does not include the design of any necessary franchise utility relocations. The individual franchise utility will be responsible for the design and/or relocation of their utilities.
4. Collin County Coordination
    a. Hayter Engineering will coordinate with representatives from Collin County to make them aware of the improvement project and to answer any questions they may have.
5. TxDOT Coordination
    a. Eugene Lane ties into FM 6, a TxDOT maintained road. Furthermore, this design will widen Eugene Lane (40-feet wide) and provide a left turn lane at the intersection of FM 6. As such, Hayter Engineering will coordinate with TxDOT to ensure any necessary permits are obtained.
        i. This coordination does not include any hydrologic or hydraulic analysis of TxDOT ditches or storm sewer systems.
6. Geotechnical Services

a. Conduct a field investigation comprised of four (4) soil borings (five-feet deep) will be conducted at appropriate locations along Eugene Lane.
b. Prepare a report documenting the site soil conditions and roadway design recommendations.
c. Geotechnical report review and coordination.

7. Development of the design of the proposed project, including plans and technical specifications up to a 90% completion level. The 90% design shall include:
    a. Roadway and roadside ditch (plan and profile) design, details, and technical specifications.
        i. Beginning at the intersection with FM 6, the first 100 linear feet of Eugene Lane will be 40-foot wide HMAC wearing/travel surface, including a left turn lane and roadside ditches.
        ii. The remaining approximately3,400 linear feet of Eugene Lane will be 28-foot wide HMAC wearing/travel surface, including roadside ditches.
        iii. The roadway cross section (HMAC, subgrade, and base) will be developed based on the recommendations provided in the geotechnical report.
        iv. This section of Eugene Lane has several culvert crossings. This scope of services does NOT include the analysis and/or design of replacement culverts. This scope of services assumes the existing culverts will remain in place.
    b. Striping plan, details and specifications.
    c. Erosion control plan, details and specifications.
    d. Develop an opinion of probable construction cost (OPCC).
    e. Hayter Engineering QA/QC review.
    f. City review and comment (one round).
8. Development of final (100%) plans and technical specifications for the proposed project.
    a. Incorporate all 90% design comments into final plans and technical specifications.
    b. Prepare final drawings to show general scope, extent, and character of the work.
    c. Submit 100% construction plans, contract documents and final OPCC to the City.
        i. Hayter Engineering will provide two (2) hard copy sets and one (1) digital (PDF) copy to the City.
9. Prepare for review and approval by the City, its legal counsel and other advisors, contract agreement forms, general conditions, and supplementary conditions, and bid forms, invitations to bid and instructions to bidders, and assist in the preparation of other related documents.

C. Bid Phase Services

1. Assist OWNER in advertising for bids once for a single prime contract for the Work.

2. Prepare addenda (max four) as appropriate to interpret, clarify or expand the Bidding Documents.
3. ENGINEER will print and distribute all sets of drawings and addendums required; maintain a list of prospective bidders; distribute any addenda required; and provide drawings and specifications to contractor plan rooms.
4. Attend the bid opening (max one), prepare bid tabulation sheets, and recommend an award if deemed appropriate.
5. ENGINEER will prepare the necessary sets of documents for contract execution; work with CONTRACTOR and OWNER to execute same; submit executed documents for approval to City Attorney and any funding agencies requiring document review; and distribute executed documents.

D. Construction Review Phase Services

Construction Review Phase Services will be performed as detailed below. This scope includes ten (10) construction site visits, in addition to the pre-final and final inspections, review and approval of fourt (4) monthly payment applications, up to eight (8) contractor RFI's, and up to four (4) changer orders. Additional site visits, payment applications, RFI's, and change orders will be considered additional services covered in Section E "Additional Services".

1. ENGINEER shall consult, advise, and act as OWNER'S representative as provided in the construction contract. All of OWNER'S instructions to CONTRACTOR will be issued through ENGINEER who will have authority to act on behalf of OWNER to the extent provided in said construction contract.
2. In connection with observations of the work of CONTRACTOR while it is in progress:
    a. ENGINEER shall make monthly visits to the site in order to observe the progress and quality of the CONTRACTOR'S work. Based on information obtained during such visits and on such observations, ENGINEER shall endeavor to determine in general, if such work is proceeding in accordance with the contract documents.
    b. ENGINEER'S visits to, and representation by the on-site observer at the site, will enable ENGINEER to better carry out the duties and responsibilities assigned to ENGINEER during the Construction Phase, and, by exercise of ENGINEER'S efforts as an experienced and qualified design professional, provide OWNER a greater degree of confidence that the completed work of CONTRACTOR will conform generally to the contract documents. ENGINEER shall not, however, during such visits or as a result of such observations, supervise, direct or have control over CONTRACTOR'S work, nor shall ENGINEER have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by CONTRACTOR or for safety precautions and programs incident to the work, or for any failure of CONTRACTOR to comply with laws, regulations, codes or orders applicable to CONTRACTOR'S work. Accordingly, ENGINEER can neither guarantee the performance of the construction contracts by

CONTRACTOR, nor assume responsibility for CONTRACTOR'S failure to furnish and perform their work in accordance with the contract documents.

3. Interpretations and Clarifications:
    a. ENGINEER shall issue necessary interpretations and clarifications of the contract documents and in connection therewith prepare work directive changes and change orders, as required.
4. Shop Drawings and Substitutes:
    a. The ENGINEER shall review and approve or take other appropriate action on the CONTRACTOR submittals, such as shop drawings, product data, samples, and other data, which the CONTRACTOR is required to submit, but only for the limited purpose of checking for conformance with the design concept and the information shown in the Construction Documents. This review shall not include review of the accuracy or completeness of details, such as quantities, dimensions, weights or gauges, fabrication processes, construction means or methods, coordination of the work with other trades or construction safety precautions, all of which are the sole responsibility of the CONTRACTOR. The ENGINEER'S review shall be conducted with reasonable promptness while allowing sufficient time in the ENGINEER'S judgment to permit adequate review. Review of a specific item shall not indicate that the ENGINEER has reviewed the entire assembly of which the item is a component. The ENGINEER shall not be responsible for any deviations from the Construction Documents not brought to the attention of the ENGINEER in writing by the CONTRACTOR. The ENGINEER shall not be required to review partial submissions or those for which submissions of correlated items have not been received.
5. Inspections and Test:
    a. ENGINEER shall have authority, as OWNER'S representative, to require special inspection or testing of the work, and shall receive and review all certificates of inspections, testing and approvals required by laws, regulations, codes, orders or the contract documents, to determine generally that their content complies with the requirements of, and the results certified indicate compliance with, the contract documents.
6. Disputes between OWNER and CONTRACTOR:
    a. ENGINEER shall act as initial interpreter of the contract documents and judge of the acceptability of the work and make decisions on all claims of OWNER and CONTRACTOR relating to the acceptability of the work or the interpretation of the requirements of the contract documents. ENGINEER shall not be liable for the results of any such interpretations or decisions rendered in good faith.
7. Applications for Payment:
    a. Based on ENGINEER'S observations as an experienced and qualified design professional, on information provided by the on-site observer and

on review of applications for payment and the accompanying data and schedules; ENGINEER shall determine the amount owed to CONTRACTOR and recommend in writing payments to CONTRACTOR. This recommendation will constitute a representation to OWNER that the work has progressed to the point indicated, and that, to the best of ENGINEER'S knowledge, information and belief, the quality of such work is generally in accordance with the contract documents. However, ENGINEER will not thereby be deemed to have made exhaustive, continuous or detailed reviews or examinations to check the quality or quantity of CONTRACTOR'S work as it is furnished, beyond the responsibilities specifically assigned to ENGINEER in this Agreement and the contract documents. ENGINEER'S review of CONTRACTOR'S work for the purpose of recommending payments will also not impose responsibility on ENGINEER to make any examination to ascertain how or for what purposes CONTRACTOR has used the monies paid on account of the contract price, or to determine that title to any of the work, materials or equipment has passed to OWNER free and clear of any lien, claims, security interests or encumbrances, or that there may not be other matters at issue between OWNER and CONTRACTOR that might affect the amount that should be paid.

8. Inspections:
    a. ENGINEER shall conduct a pre-final inspection to determine if the work is substantially complete, and a final inspection to determine if the completed work is acceptable, so that ENGINEER may recommend final payment to CONTRACTOR. Any such recommendation is subject to the limitations expressed earlier herein.
9. Limitation of Responsibilities:
    a. **ENGINEER shall not be responsible for the acts or omissions of any CONTRACTOR, or its subcontractor, supplier, or any of the CONTRACTOR'S or subcontractor's suppliers, agents or employees, or any other persons (except ENGINEER'S own employees and agents) at the site or otherwise furnishing or performing any of the CONTRACTOR'S work; however, nothing contained in this section shall release ENGINEER from liability for failure to properly perform duties and responsibilities assumed by ENGINEER in the contract documents.**
10. Record Drawings:
    a. Hayter Engineering will compile a set of record drawings showing data furnished to the Engineer by the Contractor and provide two sets of prints and a PDF.
11. Construction Material Testing:
    a. The Contractor will hire a testing lab approved by the City.
    b. Hayter Engineering will coordinate appropriate testing with the contractor during construction. We will also monitor test results for compliance with the technical specifications.

c. The cost of this testing will be included as part of the contractor's bid in the contract documents.

12. 12-Month Warranty Review
    a. Hayter Engineering will assist the City in notifying Contractor of contractual deficiencies regarding workmanship and material that become apparent during the warranty period. This includes conducting one (1) warranty inspection at the end of the 12-month warranty period, preparing a deficiency punch list, and verifying completion of punch list items.

E. Project Management and Coordination

These activities shall include the time required for task leadership and direction, telephone and written communication, project status updates, personnel and data management, general project management activities and administrative services.

F. Additional Services

Services in addition to those defined above are not included; however, can be performed with approval. These additional services will be performed based upon a negotiated fee or on a reimbursable, time and materials basis. Additional services include, but are not limited to:

1. Additional services other than those listed above.
2. Additional meetings, site visits, or coordination not specified above.
3. Hydrologic and/or hydraulic analysis of roadside ditches or culvert crossings.
4. Storm sewer analysis and design.
5. Sidewalk design.
6. Development of a Traffic Control Plan.
7. Public outreach such as meetings with concerned citizens/property owners.
8. Coordination with adjacent property owners.
9. Construction staking.
10. Filing fees associated with permits, submittal fees, impact fees, etc.
11. On-site observation.
12. Environmental services.
13. Archeological services.
14. Stormwater Pollution Protection Plan.
15. Easement, property boundary, and right-of-way research and/or acquisition.

G. Limitations and Exclusions

1. Services not set forth above in Exhibit B of this Agreement are specifically excluded from the scope of Hayter Engineering's services. Hayter Engineering assumes no responsibility to perform any services not specifically listed in Exhibit B.

2. Hayter Engineering shall not be held responsible for delays in the project schedule or additional costs associated with changes to the final site layout or the City's review and approval process.

H. Schedule

The schedule presented below is based on beginning work no later than 30-days after receipt of the signed agreement. Please note that this is an anticipated schedule based on our current workload and workload projections. The anticipated schedule shown below is no longer valid if a signed contract is not received by the end of October 2025.

Task	Anticipated Completion
Survey Phase Services	1.0 Months+
Design Phase Services	4.0 Months#
Bid Phase Services	3.0 Months*
Construction Review Phase Services	4.0 Months**

+Will begin no later than 30 days after receipt of signed agreement.
#Will begin upon completion of Survey Phase Services.
*Will begin upon completion of Design Phase Services.
**Will begin upon completion of Bid Phase Services.

I. Compensation

Hayter Engineering's fee will include the following tasks:

Task	Fee
Survey Phase Services	$ 8,150
Design Phase Services	$ 64,155
Bid Phase Services	$ 8,700
Construction Review Phase Services	$ 37,850
Total Fee	$ 118,855

The fee for the above-described services shall be on a **LUMP SUM** basis. Monthly invoicing will be based on the percent completed for each task that month.

AGENDA ITEM #8

Proposal 10932

09 / 26 / 2025

CUSTOMER

Heather Schell
City of Nevada, TX
asst.citysecretary@cityofnevadatx.org
469/788-7473

PROJECT ADDRESS

Cement Treated Base Repair and Asphalt Overlay
South Street
(Repairs between West St and FM 1138)
Nevada, TX
dp/gr

SCOPE OF WORK	PRICE
Cement Treated Base Repairs and Asphalt Overlay: 2800SF; 6 Areas	$16,800.00

- Cement Treated Base Repairs:
  - Mill Existing Asphalt Paving and Subgrade to a depth of 9” from top of pavement
  - Grade to 2” below top of existing asphalt pavement
  - Spread Portland Cement over repair at a rate of 30 Pounds per Square Yard
  - Re-Mill to blend Portland Cement into subgrade, creating Cement Treated Base (CTB)
  - Hydrate Mixed CTB for proper Moisture Content
  - Grade and Compact using Steel Single Drum Roller
- Asphalt Overlay (Overlay on top of Cement Treated Base)
  - Apply Asphalt Tack to edges of repair to facilitate bond with new asphalt
  - Overlay Repair with Type D Asphalt, Compact to 2” with Steel Wheeled, Double Drum Rollers
- Barricade off areas of repair as needed during construction

Mobilization Charge	$2,250.00

- Deliver and Stage Bomag Reclaimer and Associated Compaction Equipment to Site
- Remove from site upon completion of Scope of Work

Subtotal	**$19,050.00**
Tax	**$1,571.63**
Total	**$20,621.63**

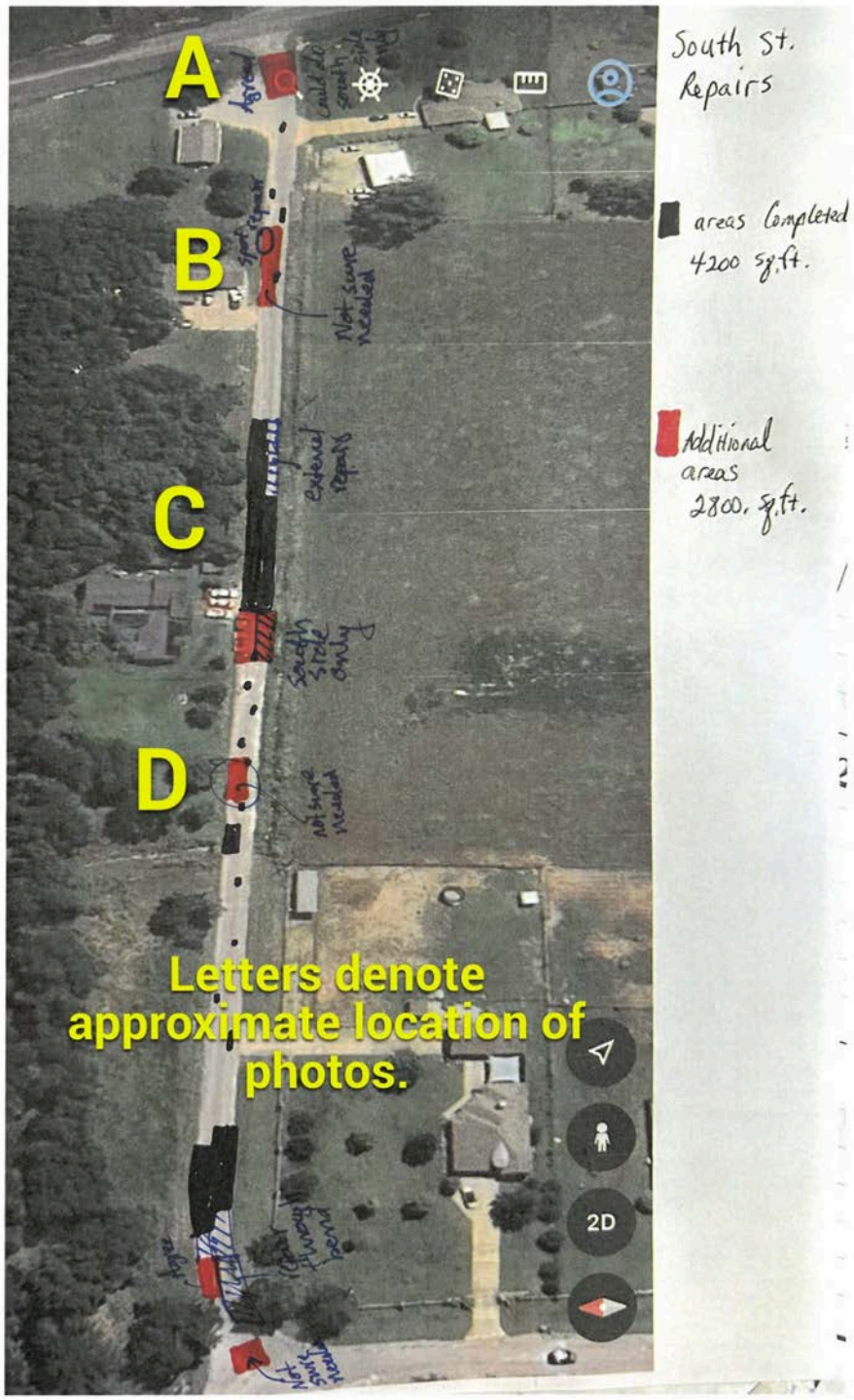
Terms and Conditions

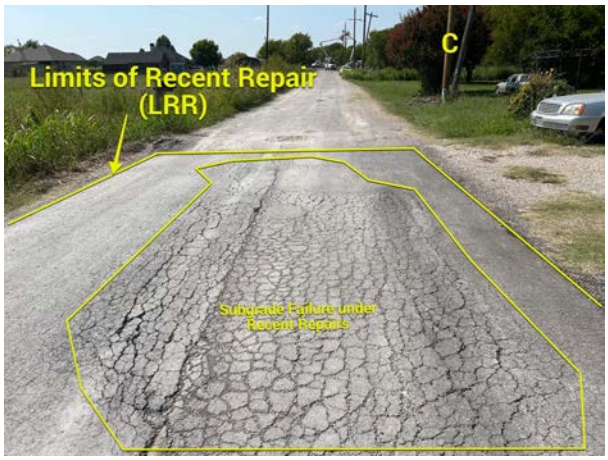
- Proposal good for 30 days.
- If asphalt is thicker than what is called out above owner will be notified and a change order will be necessary
- Proposal is based on regular work hours M-F 7am -5pm
- Proposal based on six repairs, along roughly 1/4 mile section of West St; 8' minimum width of repairs.
- Will require Site Visit prior to Mobilization to confirm and mark exact locations of six repair areas.
- All areas available at one time; Work will disrupt traffic through area while crew is on site.
- NOTE: Mobilization Charge will be reduced by 50% if 5,000SF of repairs is available at one time; will be eliminated completely if 10,000SF or more available at one time.
- Adjustments to this scope of work will require re-bid and may impact the final unit cost for repairs. Minimum mobilization for repairs will apply. Future work will have to be inspected, verified, and re-bid on a per repair basis.
- All repairs, labor and materials are warranted for one year after completion of work.
- This is a unit price based on quantities. If quantity discrepancies are noted, unit price is to be used.
- Proposal based on one mobilization unless otherwise stated.
- Payment Terms: Net 30

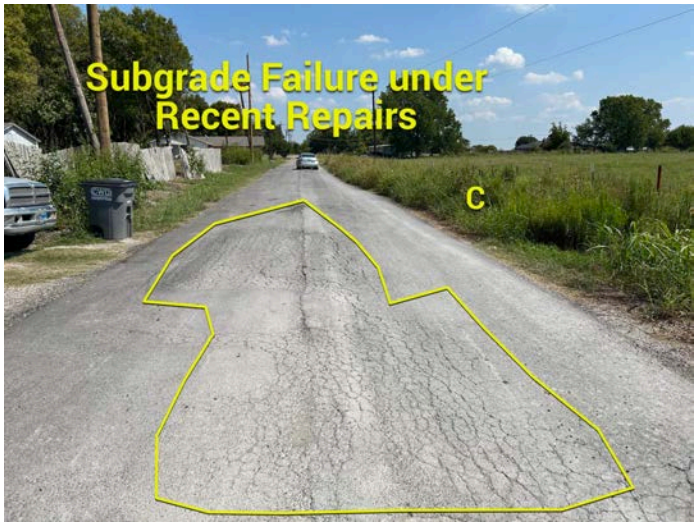
The following items are specifically excluded from our proposal.

- Permits, bonds, and inspection fees
- Repair of unmarked underground utilities damaged during our work.
- Sleeves or conduits of any type
- After Hours Work
- Testing of materials and subgrades
- Traffic Control Plan
- Rock excavation, drill through sandstone/limestone seams and layers, requiring carbide-tipped Rock-drilling auger, which cannot be penetrated by a conventional earth or rock auger, is not included in this proposal. No rock coring is included in this quote.

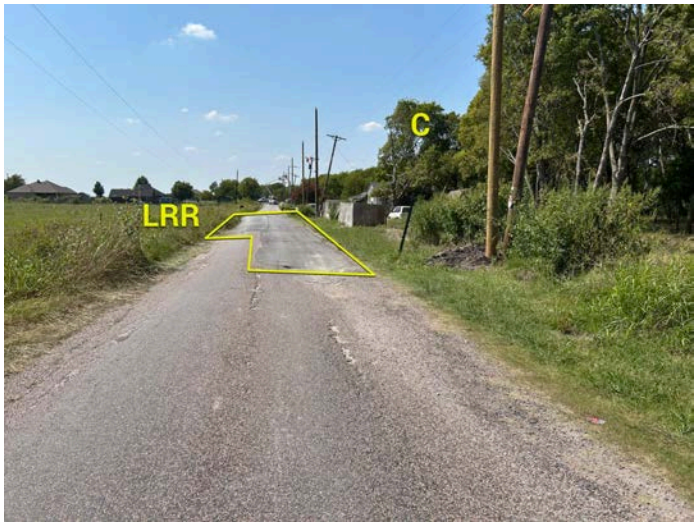
Signature _____ Date _____


A
B
C
D
South St.
Repairs
areas Completed
4200 sq.ft.
Additional
areas
2800. sq.ft.
Letters denote
approximate location of
photos.
2D









Site Photos:
Recent Repairs with
Subgrade Failures









Representative Photos of Existing Conditions

AGENDA ITEM #9

HAYTER®
ENGINEERING

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

September 12, 2025

RE: South Meadow Estates – Preliminary Plat
HEI Job Number 385001-86.59

Dear Mayor Deering,

Hayter Engineering has reviewed the South Meadow Estates 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 South Meadow Estates Preliminary Plat be approved with the following conditions:

1. This plat denotes three distinct phases to this development. With that in mind, the title of this plat should be changed to "Master Plat" (which will suffice as the preliminary plat for all three phases) and individual final plats should be submitted for each of the three phases at an appropriate time. This approach will allow Phase 1 lots to be sold and homes built without having to construct the Phase 2 and Phase 3 public infrastructure (e.g. roads, storm sewer) (Subdivision Ordinance 17).
2. Please show the city limit boundary on this plat (Subdivision Ordinance 17 (1) (b)).
3. Please show any existing water lines on or adjacent to the site (Subdivision Ordinance Section 17 (1)(c)).
4. Please denote the acreage of each phase next to the listed number of lots for that phase (Subdivision Ordinance 17 (2) (b)).
5. Please provide a closure report (Subdivision Ordinance 17).
6. Please submit engineering plans for review and approval prior to the preparation and the final plat (Subdivision Ordinance Section 17 (3)).
7. This plat calls for two Common Lots; however, both are labeled Lot B. Please correct this labeling issue (Subdivision Ordinance 17 (2) (e)).
8. It is Hayter Engineering's understanding that the two Common Lots will be used for detention ponds. As such, please place these lots inside a drainage easement (Subdivision Ordinance 17 (2) (f)).
9. Please show and label all drainage easements (Subdivision Ordinance 17 (2) (f)).
10. Please show and label the existing drainage swales that cut across the site. The drainage swale on the southwestern portion of the site is actually the upper end of FEMA designated channel "Pond Branch". Please show and label as such (Subdivision Ordinance 17 (1) (a)).
11. The detail showing building lines and easements calls for a 15' utility easement as well as a 15' side yard setback for corner lots. This could potentially result in a building being constructed along the edge of the

easement. If possible, a scenario such as this should be avoided (Subdivision Ordinance 17 (2) (f)).

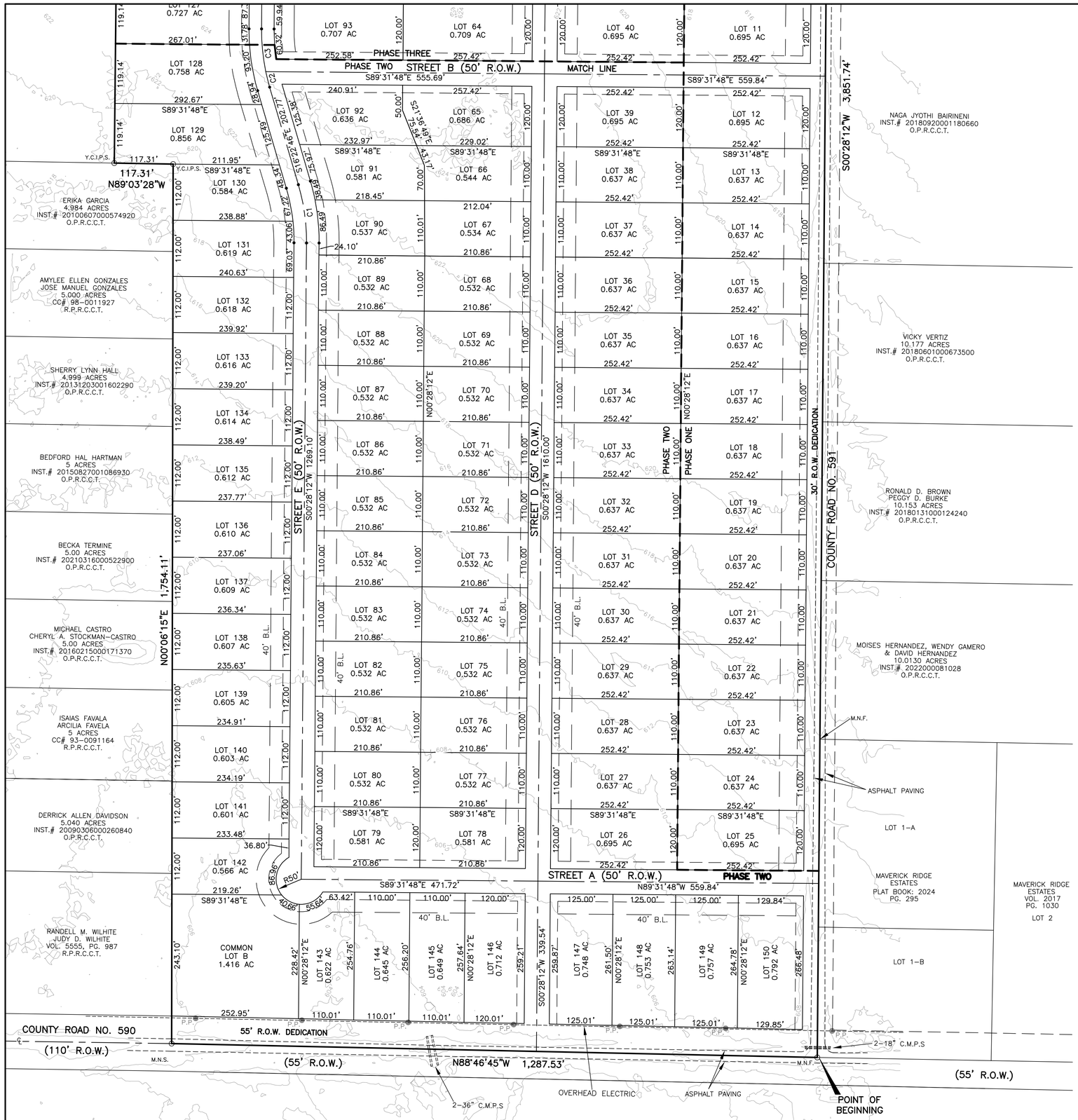
12. CR 590 (~25' wide) and CR 591 (~23' wide) are substandard streets. Per the City's Subdivision Ordinance (Section 23), CR 590 should have a pavement width of 44' and CR 591 should have a pavement width of 36'. Furthermore, Section 23 says the following about a subdivision bordering a substandard street: ***If the proposed subdivision or addition is located along only one side of a substandard street or a proposed street in the major thoroughfare plan, the owner shall be required to improve his side of the substandard street or proposed street, including sidewalks, so that it will be a standard street. The owner may, however, petition the City council to construct the improvements herein required, subject, upon approval, to the City's escrow policies.***

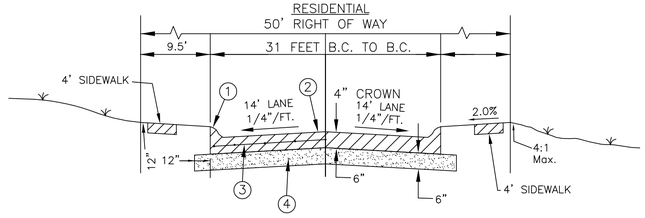
If you have any questions regarding this replat, please do not hesitate to call (903.785.0303) or email (cdonnan@haytereng.com).

HAYTER ENGINEERING, INC.

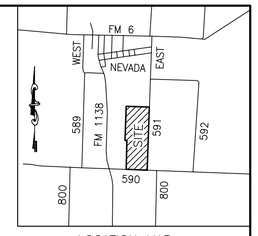


Christopher M. Donnan, P.E., CFM
Principal/Project Manager

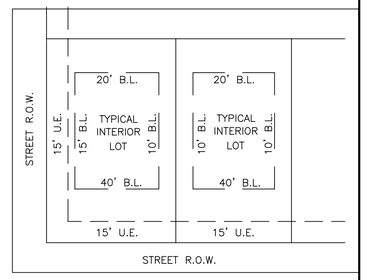




1. Rollover Curb
2. 3,500 psi concrete @ 28 days
3. No. 4 Bars on 24" ctrs. Both Ways
4. 6" hydrated lime stabilized subgrade



LOCATION MAP
(N.T.S.)



LEGEND

M.N.F.	– MAG NAIL FOUND
I.P.F.	– IRON PIN FOUND
D.R.C.C.T.	– DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	– OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
R.P.R.C.C.T.	– REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS
Y.C.I.P.S.	– YELLOW CAPPED IRON PIN SET STAMPED "CCG INC RPLS 5129"

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

ZONE: PD

BUILDING SETBACKS:
FRONT YARD = 50' (ALONG COUNTY ROAD)
FRONT YARD = 40' (INTERIOR LOTS)
SIDE YARD = 10'
SIDE YARD CORNER LOT = 15'
REAR YARD = 20'

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 and contours based on the Texas State Plane Coordinate System NAD 83, North Central Zone (4202), North American Datum of 1983 and OPUS observations.

3. All lots must utilize alternative type On-Site Sewage Facilities.

4. According to my interpretations of Community Panel No. 48085C0465J, 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.

5. Common Lots A and B to be owned and maintained by the HOA.

LANDSCAPING REQUIREMENTS ARE AS FOLLOWS:

1. Two (2) trees will be planted in the front yard of each home.
2. Front and side yards will be established by sod or hydro-mulch
3. At least five (5) shrubs will be planted in the front yard of every home.

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

PHASE 1 = 25 LOTS
PHASE 2 = 65 LOTS
PHASE 3 = 60 LOTS

OWNER:
SHEPHERD PLACE HOMES, INC.
10527 CHURCH RD, SUITE 201
DALLAS, TEXAS 75238
(972) 475-1100

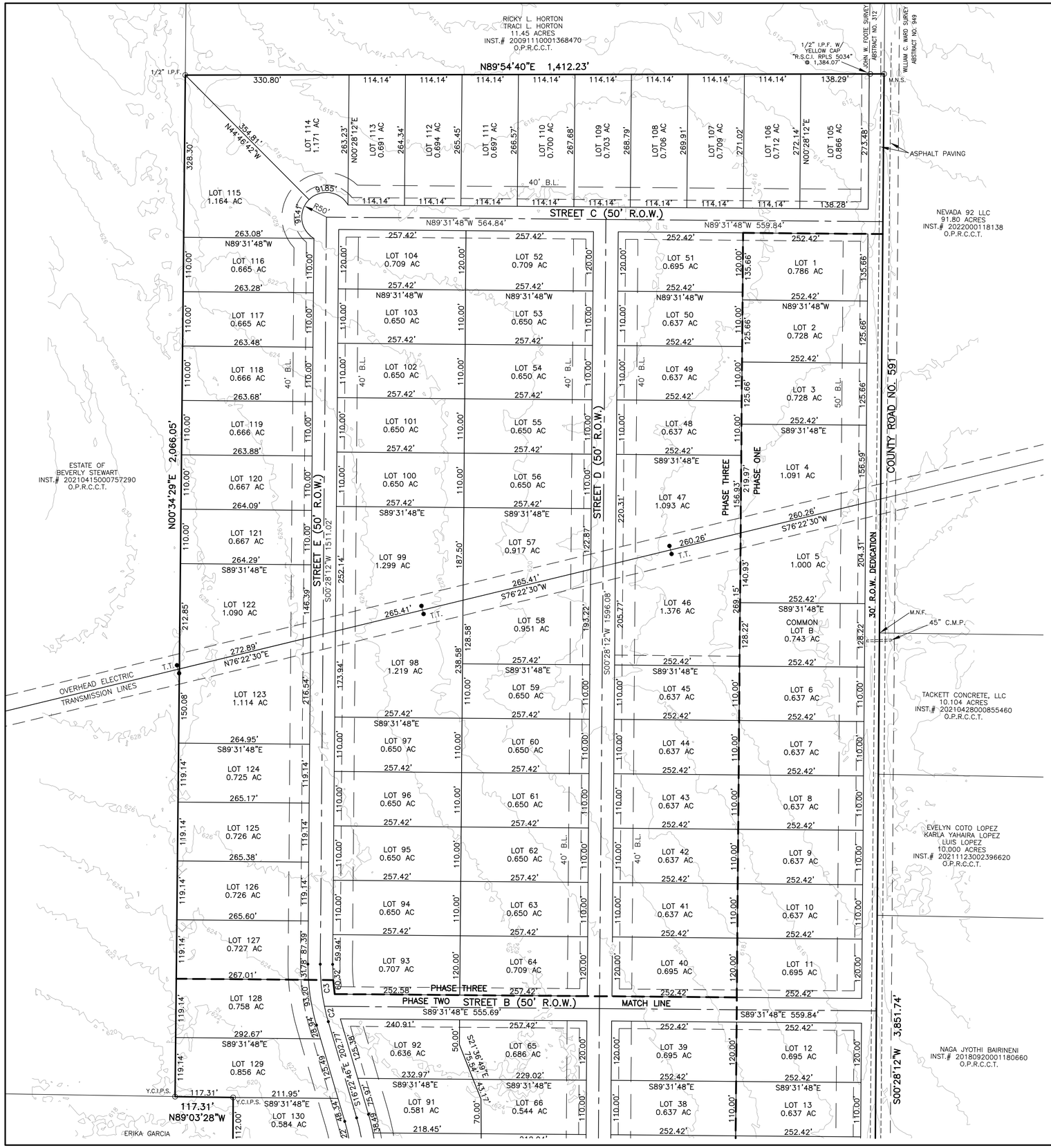
PRELIMINARY PLAT

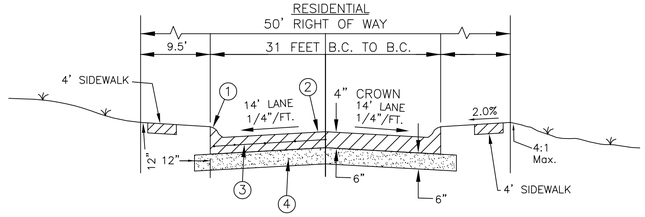
SOUTH MEADOW ESTATES

150 Residential lots
119.638 acres of land
John W. Foote Survey, Abstract No. 312
City of Nevada, Collin County, Texas

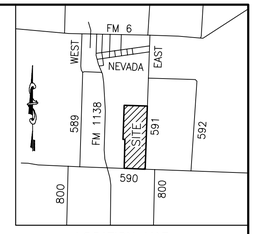
CARROLL CONSULTING GROUP, INC.
PHONE: (972) 840-1506
203 W. FM 6
NEVADA, TEXAS 75173
TBPELS REGISTRATION NO.: F-21608
TEXAS FIRM REGISTRATION NO.: 10007200

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
3450-24	1"=100'	SEPTEMBER 5, 2025	CP

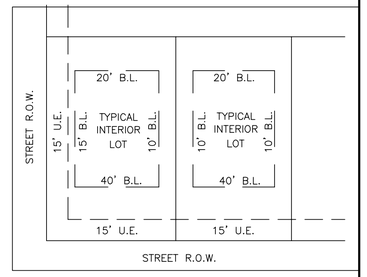




1. Rollover Curb
2. 3,500 psi concrete @ 28 days
3. No. 4 Bars on 24" ctrs. Both Ways
4. 6" hydrated lime stabilized subgrade



LOCATION MAP
(N.T.S.)



LEGEND

M.N.F.	– MAG NAIL FOUND
I.P.F.	– IRON PIN FOUND
D.R.C.C.T.	– DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	– OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
R.P.R.C.C.T.	– REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS
Y.C.I.P.S.	– YELLOW CAPPED IRON PIN SET STAMPED "CCG INC RPLS 5129"

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

ZONE: PD

BUILDING SETBACKS:
FRONT YARD = 50' (ALONG COUNTY ROAD)
FRONT YARD = 40' (INTERIOR LOTS)
SIDE YARD = 10'
SIDE YARD CORNER LOT = 15'
REAR YARD = 20'

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 and contours based on the Texas State Plane Coordinate System NAD 83, North Central Zone (4202), North American Datum of 1983 and OPUS observations.

3. All lots must utilize alternative type On-Site Sewage Facilities.

4. According to my interpretations of Community Panel No. 48085C0465J, 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.

5. Common Lots A and B to be owned and maintained by the HOA.

LANDSCAPING REQUIREMENTS ARE AS FOLLOWS:

1. Two (2) trees will be planted in the front yard of each home.
2. Front and side yards will be established by sod or hydro-mulch
3. At least five (5) shrubs will be planted in the front yard of every home.

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

PHASE 1 = 25 LOTS
PHASE 2 = 65 LOTS
PHASE 3 = 60 LOTS

OWNER:
SHEPHERD PLACE HOMES, INC.
10527 CHURCH RD, SUITE 201
DALLAS, TEXAS 75238
(972) 475-1100

PRELIMINARY PLAT

SOUTH MEADOW ESTATES

150 Residential lots
119.638 acres of land
John W. Foote Survey, Abstract No. 312
City of Nevada, Collin County, Texas

CARROLL CONSULTING GROUP, INC.
PHONE: (972) 840-1506
203 W. FM 6 TBPELS REGISTRATION NO.: F-21608
NEVADA, TEXAS 75173 TEXAS FIRM REGISTRATION NO.: 10007200

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
3450-24	1"=100'	SEPTEMBER 5, 2025	CP

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Whereas, Shepherd Place Homes, Inc. is the owner of a tract of land situated in the John W. Foote Survey, Abstract No. 312, Collin County, Texas, and being the same 119.638 acre tract of land conveyed to Shepherd Place Homes, Inc. by deed recorded in Instrument No. 2025000062861, Official Public Records, Collin County, Texas, and being more particularly described as follows:

Beginning at a mag nail found at the centerline intersection of County Road No. 590 and County Road No. 591 and for the southeast corner of said 119.638 acre tract and the southwest corner of Maverick Ridge Estates, an addition to Collin County, Texas, according to the plat thereof recorded in Plat Book 2024, Page 295, Plat Records, Collin County, Texas;

Thence, North 88°46'45" West, along the south line of said 119.638 acre tract and the center of County Road No. 590, a distance of 1287.53 feet to a mag nail set for the southwest corner of said 119.638 acre tract;

Thence, North 00°06'15" East, along the west line of said 119.638 acre tract, the east line of a tract of land conveyed to Randell M. Wilhite and Judy D. Wilhite by deed recorded in Volume, 5555, Page 987, Real Property Records, Collin County, Texas, the east line of a 5.040 acre tract of land conveyed to Derrick Allen Davidson by deed recorded in Instrument No. 20090306000260840, Official Public Records, Collin County, Texas, the east line of a 5 acre tract of land conveyed to Isaias Favala and Arcilia Favela by deed recorded under County Clerk's File No. 93–0091164, Real Property Records, Collin County, Texas, the east line of a 5.00 acre tract of land conveyed to Michael Castro and Cheryl A. Stockman–Castro by deed recorded in Instrument No. 20160215000171370, Official Public Records, Collin County, Texas, the east line of a 5.00 acre tract of land conveyed to Becka Termine by deed recorded in Instrument No. 20210316000522900, Official Public Records, Collin County, Texas, the east line of a 5 acre tract of land conveyed to Bedford Hal Hartman by deed recorded in Instrument No. 20150827001086930, Official Public Records, Collin County, Texas, the east line a fa 4.999 acre tract of land conveyed to Sherry Lynn Hall by deed recorded in Instrument No. 20131203001602290, Official Public Records, Collin County, Texas, the east line of a 5.000 acre tract of land conveyed to Amylee Ellen Gonzales and Jose Manuel Gonzales by deed recorded under County Clerk's File No. 98–0011927, Real Property Records, Collin County, Texas, and the east line of a 4.984 acre tract of land conveyed to Erika Garcia by deed recorded in Instrument No. 20100607000574920, Official Public Records, Collin County, Texas, a distance of 1754.11 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for a re–entrant corner of said 119.638 acre tract and the northeast corner of said Garcia tract;

Thence, North 89°03'28" West, along a south line of said 119.638 acre tract and the north line of said Garcia tract, a distance of 117.31 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for a southwest corner of said 119.638 acre tract and the southeast corner of a tract of land as conveyed to the Estate of Beverly Stewart as recorded in Instrument No. 20210415000757290, Official Public Records, Collin County, Texas;

Thence, North 00°34'29" East, along the west line of said 119.638 acre tract and the east line of said Estate of Beverly Stewart, a distance of 2066.05 feet to a 1/2" iron pin found for the northwest corner of said 119.638 acre tract and the southwest corner of an 11.45 acre tract of land conveyed to Ricky L. Horton and Traci L. Horton by deed recorded in Instrument No. 20091110001368470, Official Public Records, Collin County, Texas;

Thence, North 89°54'40" East, along the north line of said 119.638 acre tract and the south line of said 11.45 acre tract, passing at a distance of 1384.07 feet a 1/2" iron pin found with yellow cap stamped "R.S.C.I. RPLS 5034" for reference and for a total distance of 1412.23 feet to a mag nail set for the northeast corner of said 119.638 acre tract, the southeast corner of said 11.45 acre tract and being near the center of County Road No. 591;

Thence, South 00°28'12" West, along the east line of said 119.638 acre tract, the east line of said 51.99 acre tract and the approximate center of County Road No. 591, a distance of 3851.74 feet to the Point of Beginning and containing 5,211,447 square feet or 119.638 acres of land.

NOW, THEREFOR KNOW ALL MEN BY THESE PRESENTS:

That, Shepherd Place Homes, Inc, does hereby adopt this plat as SOUTH MEADOW ESTATES, 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 _____, 2025.

Shepherd Place Homes, Inc., Owner

_____
By: Robbie Lee Hale, President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Robbie Lee Hale, 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 _____, 2025.

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

"Not Approved"

_____ _____
Chairman, Planning and Zoning Commission — Date
City of Nevada, Texas

"Recommended for Approval"

_____ _____
Chairman, Planning and Zoning Commission — Date
City of Nevada, Texas

"Approved for Preparation of Final Plat"

_____ _____
Mayor, City of Nevada, Texas — Date

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, James Bart Carroll, do hereby certify that I have prepared this plat from an actual on–the–ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

_____
James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James Bart 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 in the capacity therein stated.

Given under my hand and seal of office, this ___ day of _____, 2025.

_____
Notary Public in and for the State of Texas
My commission expires: _____

PRELIMINARY PLAT

SOUTH MEADOW ESTATES

150 Residential lots
119.638 acres of land
John W. Foote Survey, Abstract No. 312
City of Nevada, Collin County, Texas

OWNER:
SHEPHERD PLACE HOMES, INC.
10527 CHURCH RD, SUITE 201
DALLAS, TEXAS 75238
(972) 475–1100

CARROLL CONSULTING GROUP, INC.
PHONE: (972) 840–1506
203 W. FM 6
NEVADA, TEXAS 75173
TBPELS REGISTRATION NO.: F–21608
TEXAS FIRM REGISTRATION NO.: 10007200

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
3450–24	1"=200'	SEPTEMBER 5, 2025	CP

CITY OF NEVADA

424 E FM 6 NEVADA, TX 75173 | 972-853-0027 | CITYSECRETARY@CITYOFNEVADATX.ORG

September 16, 2025

Honorable Mayor & City Council
City of Nevada
424 E. FM 6
Nevada, Texas 75173

RE: South Meadow Estates Preliminary Plat Approval

To Whom It May Concern,

This letter it to formally notify you that the Planning and Zoning Commission of the City of Nevada met on September 16, 2025, and approved the South Meadow Estates Preliminary Plat. The approval was granted with the conditions as recommended by Hayter Engineering.

Respectfully submitted,

Russell Newton, Chairman
Planning and Zoning Commission
City of Nevada, Texas

★Designed by TownMapsUSA.com

AGENDA ITEM #10

NOTICE OF PUBLIC MEETING

City of Nevada, Texas

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS, THAT:

Type of Hearings: Variance Request

Applicant: Phillip Hooks

Owner: Legacy Community Home Builders, LLC

Property: Tract of land situated in the William Barker Survey, Abstract No. 50, City of Nevada, Collin County, Texas, and being all of lots 3, 4, and 5, Block 5 of the original Town of Nevada, Collin County, Texas, according to the map thereof recorded in Volume 1, Page 12, Map Records, Collin County, Texas, commonly known as 322 Kerens Street, Nevada, Collin County, Texas

Variance Request: The applicant is requesting a variance from the City of Nevada's Comprehensive Zoning Ordinance to allow for the development of two (2) single-family residences on a 0.239-acre lot. The subject property has a lot width of 75 feet wide, which does not meet the minimum required lot width of 100 feet as outlined in the ordinance.

Times and place of public hearing: 7:00 PM; City Council Chamber, City Hall 424 E. FM 6, Nevada, Tx. 75173

Zoning Board of Adjustments Hearing: October 7, 2025

At said time and place all persons shall have the right to appear and be heard regarding the variance request. Written comments may be mailed to the City Secretary at City Hall.

A complete description of the property is available at the City Hall Annex Building located at 201 W. FM 6 Nevada, Texas 75173.

I, the undersigned authority, do hereby certify that the above notice of the meeting of the Zoning Board of Adjustments 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 September 23, 2025, by 5:00PM and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

CITY OF NEVADA TEXAS

Heather Schell

Heather Schell, City Secretary
City of Nevada

Create New Project

- HOME
- PROJECTS
  - All 93
  - Active 33
  - Requested 0
  - Expired 0
  - Expiring 0
  - Payments 7
  - Pending Docs 2
  - Pending Archive 1
  - Archived 54
  - Suspended 0
  - On Hold 6
  - Manager Load
- REVIEWS
- INSPECTIONS
- INVOICES
- TOOLS

Started: 07/17/2025 at 11:49 AM Elapsed time: 2 months 16 days 20 hours 54 mins

#25-000073 - Variance Request Application (D) In Review

Project Type: Variance Request Applicatio… **Department:** Building Department

Applicant: Legacy Community Home Builders LLC Michel or Phill **Project Manager:** Lana Carroll

Overview | Reviews | Inspections | EPR | Payments | Documents | Updates | Con

ADDRESS
322 Kerens St, Nevada, TX USA 75173
Prop ID: 2822732

DESCRIPTION
Overview: The development of two single family residences on 0.5 acres located at Lots 3,4,5 Kerens St., Nevada, TX 75173. Goal To seek variance approval by Nevada City Council to build two single family residences on the lot specified. City Ordinance District for detached houses on individual lots require a minimum lot size of 1/4th acre. According to article 3, section 3.1, part C, a minimum of 100 feet width is required. The width of this Kerens St. lot is 155 feet wide. Request to the Council Requesting a variance to subdivide into 2 lots with each individual lot measuring 0.239 acres and a lot width of 75 feet. Previous developments at 401 and 405 Kerens were approved at 75 feet wide and 117 & 119 Eve St approved at 55 feet wide.

Project Steps | Information Fields | Fees | Credentials 0 | Correction Items 0 | Terms

Type: All Steps | All | On | Off | Active | Done | Search

STEP 00	Contractor Registration Application Request	Terry Williams	Standard	✓Accepted
STEP 01	*Office Review	Heather Schell	Review EPR	✓Approved
STEP 02	Payment Due	Lana Carroll	Payment	✓Paid
STEP 03	City Council Review	Heather Schell	Review	In Review
STEP 04	Archive	MyGov Setup	Standard	

Kerens Lots Proposal



Presented by Legacy Community Home Builders, LLC

AGENDA

- Overview
- Goals
- Request to Council
- Project Details
- Questions

Overview and Goal

Overview

The development of **two single family residences** on 0.48 acres located at Lots 3,4,5 Kerens ST, Nevada, TX 75173.

Goal

To seek variance approval by Nevada City Council to build two single family residences on the lot specified.

Overview and Goal

City Ordinance

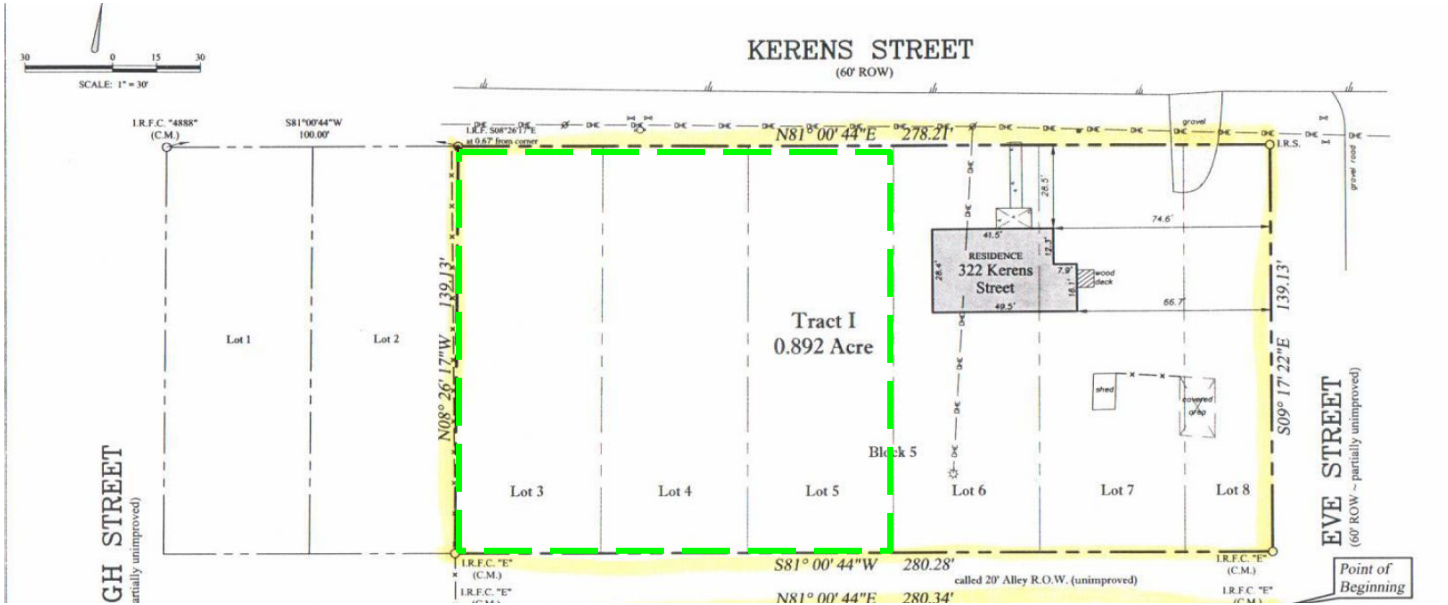
- District for detached houses on individual lots require a minimum lot size of **1/4th acre**
- According to article 3, section 3.1, part C, a minimum of **100 feet width is required**
- The width on this Kerens St lot is **150 feet wide**

Request to the Council

- Request a variance to subdivide into 2 lots
- Each individual lot would measure **75 feet wide and 0.239 acres**
- Previous developments at 401 and 405 Kerens approved at 75 feet wide and 117 & 119 Eve St approved at **55 feet wide**

Project Details

Lot 3,4,5 Kerens ST, Nevada, TX 75173 (*Lot Size 0.5 Acres)



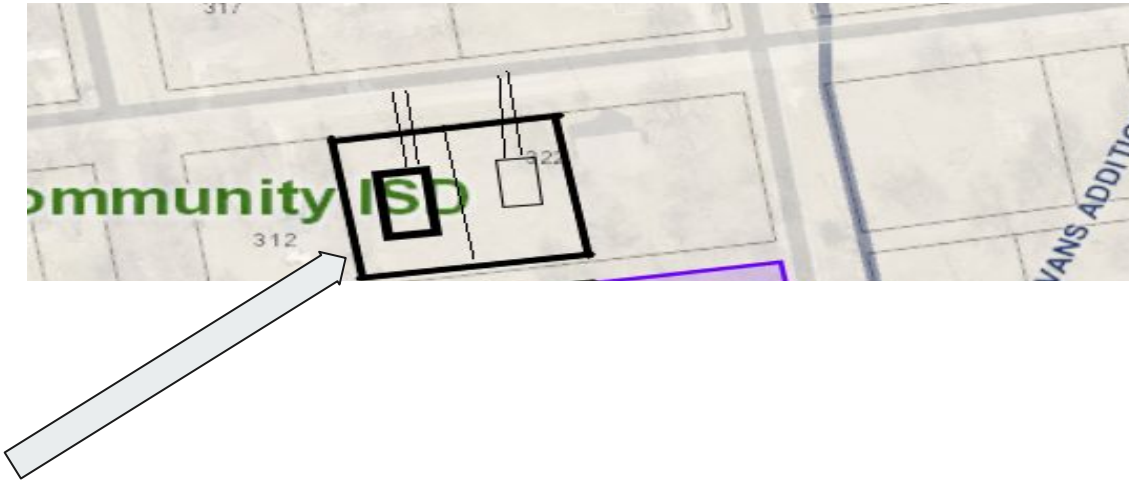
Project Details

Lot 3, 4, 5 Kerens ST, Nevada, TX 75173 (*Lot Size 0.5 Acres)



Project Details

2 Single Family Residences w/driveway facing Kerens ST



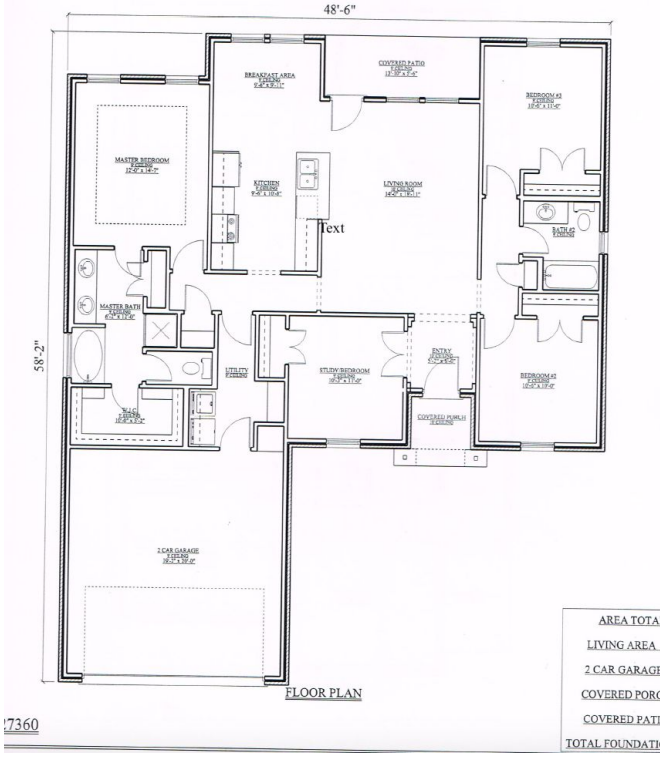
Project Details

Lot #1 w/driveway facing Kerens ST



Project Details

Lot #1 w/driveway facing Kerens ST



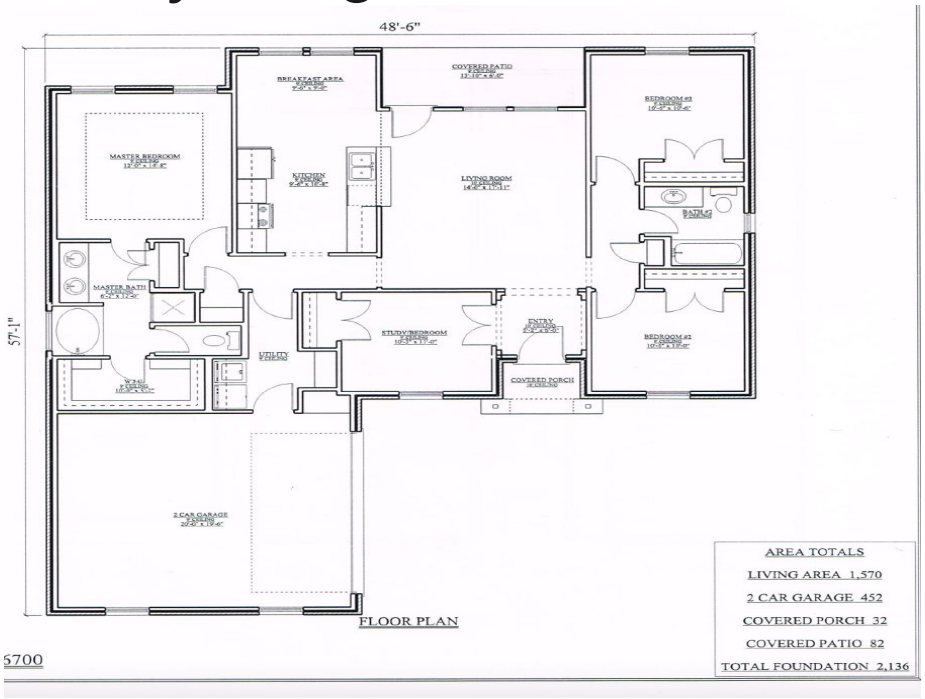
Project Details

Lot #2 w/driveway facing Kerens ST



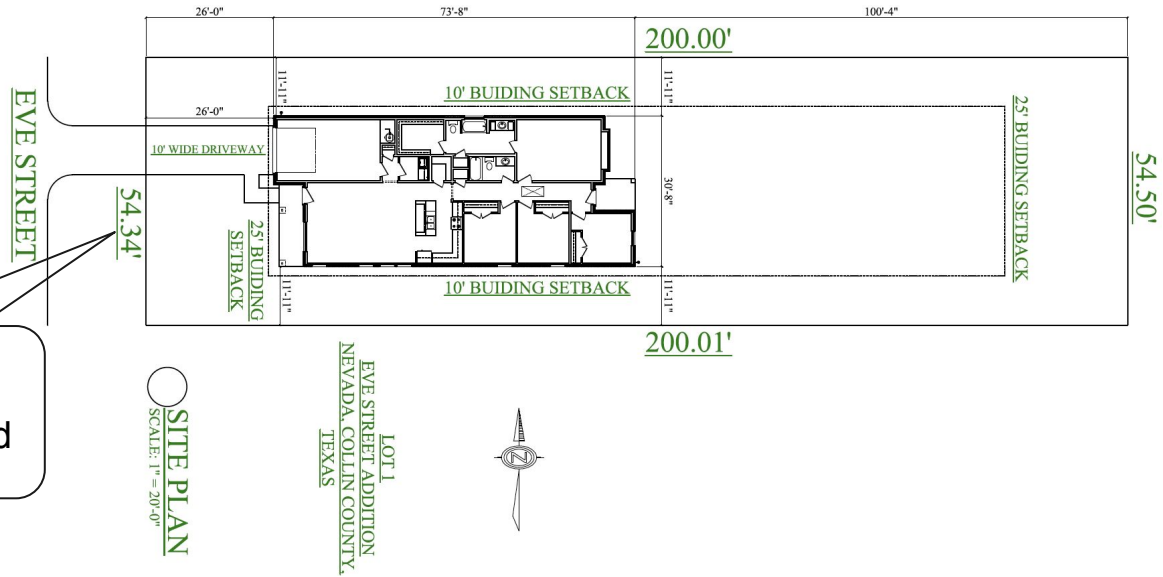
Project Details

Lot #2 w/driveway facing Kerens ST



Previously Approved Project 117 & 119 Eve ST

Site Plan



Eve St showing
54.34’ feet approved

Projects Built - 139 Center ST



Projects built - 117 and 119 Eve St



Projects built - 117 and 119 Eve St



Interior Images of 117 and 119 Eve St





Design Recommendations

Job Name/Homeowner:
Address: Block 5 Lot 3R
City, State, Zip:
Permit Agency:
Installer Name:
Designed By: LARRY HOWARD
Date: 11/17/2020

System Data Input	
Gallons Per Day	300
Soil Loading Rate (GPD Per Sq. Ft.)	0.1
Select emitter flow rate (GPH)	0.62
Select Dripper Spacing (inches)	24
Desired Dose Time (min.)	12
Dose time suggested to be between:	10
and	12
# of Zones	1
Flush Velocity	2

Assumptions	
Pump Flow Rating (gpm):	20
Spacing between dripperlines (ft.):	2
Hours per day to use for dosing:	24

500g TRASL
500g AEROBIC
500g pump
100MIC FILTER

Calculation Output	
Square feet of Application Area	3,000
Total Linear Length of Tubing (ft.)	1,500
Linear Length of Tubing Per Zone (ft.)	1,500
Number of Zones	1
Gallons Per Minute Per Zone	7.8
Half the flow rate of the pump is a good guideline for zone sizing. That flow would be:	*10.0*
Total Run Time per Day (minutes)	39
Minutes Per Day Per Zone	39
Total Number of Dosing Events	3
Daily Dosing Events per Zone	3
Time Between Doses in Hours	8.0
Maximum Connections to Manifold per Zone	8
Dosing volume per emitter (Gallons)	0.12
generally this volume should be between .1 and .25 gallons	
Inches per Week of Dosing:	1.12

Larry Howard RS

STATE OF TEXAS
LARRY HOWARD
3255
LICENSED
SANITARIAN

4-1-2021

TEXAS NATURAL RESOURCES CONSERVATION COMMISSION
OSSF SOIL/SITE EVALUATION FORM

Requirements:

At least two soil evaluations must be performed on the site, at opposite ends of the proposed disposal area. Please show the results of each soil evaluation on a separate table. Locations of soil evaluations must be shown on the site drawing.

Proposed Excavation Depth: N/A

For subsurface disposal, soil evaluations must be preformed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

Soil Boring Number: Lot # A hole 1 Block 5 Lot 3R

Depth (feet)	Texture Class	Structure (if applicable)	Drainage Mottles / Water Tables	Restrictive Horizon	Comments
0 1 2 3 4 5 6 7	(Clay) ☒ (Silty Clay) ☐ (Sandy Clay) ☐ (Clay Loam) ☐ (Silty Clay Loam) ☐ (Sandy Clay Loam) ☐ (Sandy Clay) ☐ (Silty Loam) ☐ (Loam) ☐ (Sandy) ☐ (Loam) ☐ (Loamy Sand) ☐ (Sand) ☐	MASSIVE ☒ BLOCKY ☐ PLATY ☐ GRANULAR ☐ COLUMNAR ☐ PRISMATIC ☐	YES ☐ NO ☐ N/A ☒	YES ☒ NO ☐ N/A ☐	I RECOMMEND THAT A PROPRITARY SYSTEM BE INSTALLED AT THIS LOCATION

Soil Boring Number: Lot # hole 2

Depth (feet)	Texture Class	Structure (if applicable)	Drainage Mottles / Water Tables	Restrictive Horizon	Comments
0 1 2 3 4 5 6 7	(Clay) ☒ (Silty Clay) ☐ (Sandy Clay) ☐ (Clay Loam) ☐ (Silty Clay Loam) ☐ (Sandy Clay Loam) ☐ (Sandy Clay) ☐ (Silty Loam) ☐ (Loam) ☐ (Sandy) ☐ (Loam) ☐ (Loamy Sand) ☐ (Sand) ☐	MASSIVE ☒ BLOCKY ☐ PLATY ☐ GRANULAR ☐ COLUMNAR ☐ PRISMATIC ☐	YES ☐ NO ☐ N/A ☒	YES ☒ NO ☐ N/A ☐	SEE ATTACHED

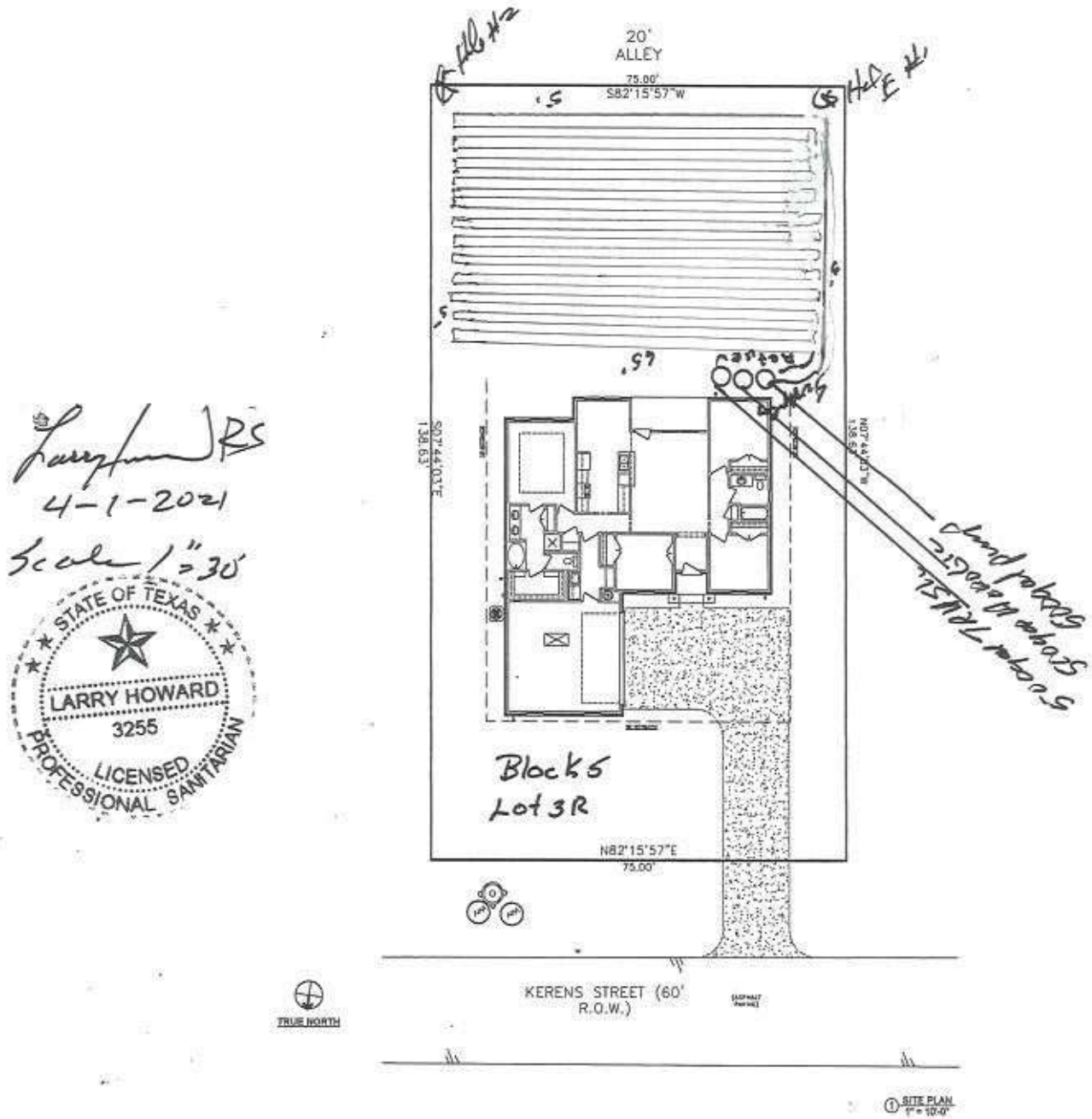
STATE OF TEXAS ★ LARRY HOWARD 3255 LICENSED PROFESSIONAL SANITARIAN

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

Larry Howard LPS
Signature of Site Evaluator

972 – 782 – 7380 OS# 0012103
Phone Number

(2)



① SITE PLAN
1" = 10'-0"

Larry Howard RS
4-1-2021
Scale 1" = 30'

STATE OF TEXAS
LARRY HOWARD
3255
LICENSED
PROFESSIONAL SANITARIAN

NOTES
1. These plans are intended to provide the basic construction information necessary to satisfactorily complete this structure. These plans must be verified and checked completely by the builder. Any discrepancy, error, and/or omission found is to be brought to the attention of the designer before any construction work or purchases have been made.
2. These plans are designed to be in substantial compliance with the 2015 International Residential Code. The construction shall conform to all national, state, and local building codes and ordinances. These codes shall take precedence over anything noted in these drawings.
3. Contractor must verify all dimensions and scale drawings.
4. All walls are dimensioned 4" nominal, brick 8", and this walls 2" nominal.
5. Provide 1/2" water line to refrigerator.
6. All water heaters are to be 18" A.F.F.
7. Air conditioner condenser shall be 3" above grade.
8. In absence of nailing schedule prepared by building official, use Table R602.3 in the International Residential Code.
9. Refer to engineer drawings for all foundations.

Design Recommendations

Job Name/Homeowner:	
Address:	Lot # R Block 5
City, State, Zip:	
Permit Agency:	
Installer Name:	
Designed By:	LARRY HOWARD
Date:	11/17/2020

System Data Input	
Gallons Per Day	300
Soil Loading Rate (GPD Per Sq. Ft.)	0.1
Select emitter flow rate (GPH)	0.62
Select Dripper Spacing (inches)	24
Desired Dose Time (min.)	12
Dose time suggested to be between:	10
and	12
# of Zones	1
Flush Velocity	2

Assumptions	
Pump Flow Rating (gpm):	20
Spacing between dripperlines (ft.):	2
Hours per day to use for dosing:	24

500gal TRHSL
500gal AEROBIC
500gal pump
100 MC Filter

Calculation Output	
Square feet of Application Area	3,000
Total Linear Length of Tubing (ft.)	1,500
Linear Length of Tubing Per Zone (ft.)	1,500
Number of Zones	1
Gallons Per Minute Per Zone	7.8
Half the flow rate of the pump is a good guideline for zone sizing. That flow would be:	*10.0*
Total Run Time per Day (minutes)	39
Minutes Per Day Per Zone	39
Total Number of Dosing Events	3
Daily Dosing Events per Zone	3
Time Between Doses in Hours	8.0
Maximum Connections to Manifold per Zone	8
Dosing volume per emitter (Gallons)	0.12
generally this volume should be between .1 and .25 gallons	
Inches per Week of Dosing:	1.12

4-1-2021

STATE OF TEXAS
LARRY HOWARD
3255
LICENSED
PROFESSIONAL SANITARIAN

Larry Howard RS

TEXAS NATURAL RESOURCES CONSERVATION COMMISSION
OSSF SOIL/SITE EVALUATION FORM

Requirements:

At least two soil evaluations must be performed on the site, at opposite ends of the proposed disposal area. Please show the results of each soil evaluation on a separate table. Locations of soil evaluations must be shown on the site drawing.

Proposed Excavation Depth: N/A

For subsurface disposal, soil evaluations must be preformed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

Soil Boring Number: Lot # A hole 1 Block 5 lot 4R

Depth (feet)	Texture Class	Structure (if applicable)	Drainage Mottles / Water Tables	Restrictive Horizon	Comments
0 1 2 3 4 5 6 7	☒ (Clay) ☐ (Silty Clay) ☐ (Sandy Clay) ☐ (Clay Loam) ☐ (Silty Clay Loam) ☐ (Sandy Clay Loam) ☐ (Sandy Clay) ☐ (Silty Loam) ☐ (Loam) ☐ (Sandy) ☐ (Loam) ☐ (Loamy Sand) ☐ (Sand)	☒ MASSIVE ☐ BLOCKY ☐ PLATY ☐ GRANDULAR ☐ COLUMNAR ☐ PRISMATIC	YES ☐ NO ☐ N/A ☒	YES ☒ NO ☐ N/A ☐	I RECOMMEND THAT A PROPRITARY SYSTEM BE INSTALLED AT THIS LOCATION

Soil Boring Number: Lot # hole 2 Block 5 Lot 4R

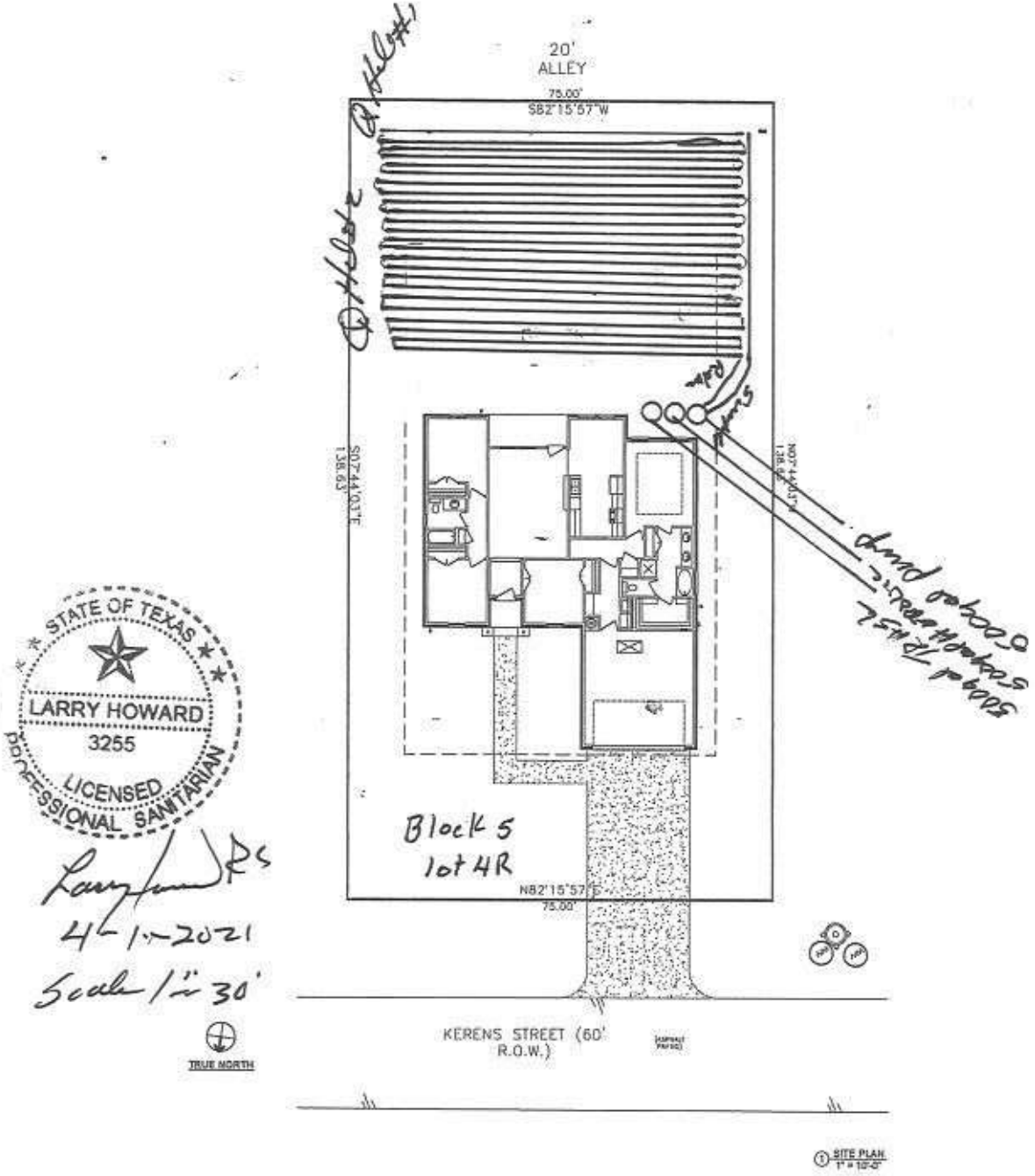
Depth (feet)	Texture Class	Structure (if applicable)	Drainage Mottles / Water Tables	Restrictive Horizon	Comments
0 1 2 3 4 5 6 7	☒ (Clay) ☐ (Silty Clay) ☐ (Sandy Clay) ☐ (Clay Loam) ☐ (Silty Clay Loam) ☐ (Sandy Clay Loam) ☐ (Sandy Clay) ☐ (Silty Loam) ☐ (Loam) ☐ (Sandy) ☐ (Loam) ☐ (Loamy Sand) ☐ (Sand)	☒ MASSIVE ☐ BLOCKY ☐ PLATY ☐ GRANDULAR ☐ COLUMNAR ☐ PRISMATIC	YES ☐ NO ☐ N/A ☒	YES ☒ NO ☐ N/A ☐	SEE ATTACHED

STATE OF TEXAS
LARRY HOWARD
3255
LICENSED
PROFESSIONAL SANITARIAN

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

Larry Howard RS
Signature of Site Evaluator

972 – 782 – 7380 OS# 0012103
Phone Number



DC TEXAS DESIGNS

PANARICAN PROPERTY INVESTMENTS
(214) 469-6767

Kerens St. (Lot 4R),
Nevada, TX 75173

PRELIM REVIEW
March 31, 2021

REVISIONS

DATE	ISSUE	DELTA

Title
SITE PLAN

Sheet
A-001

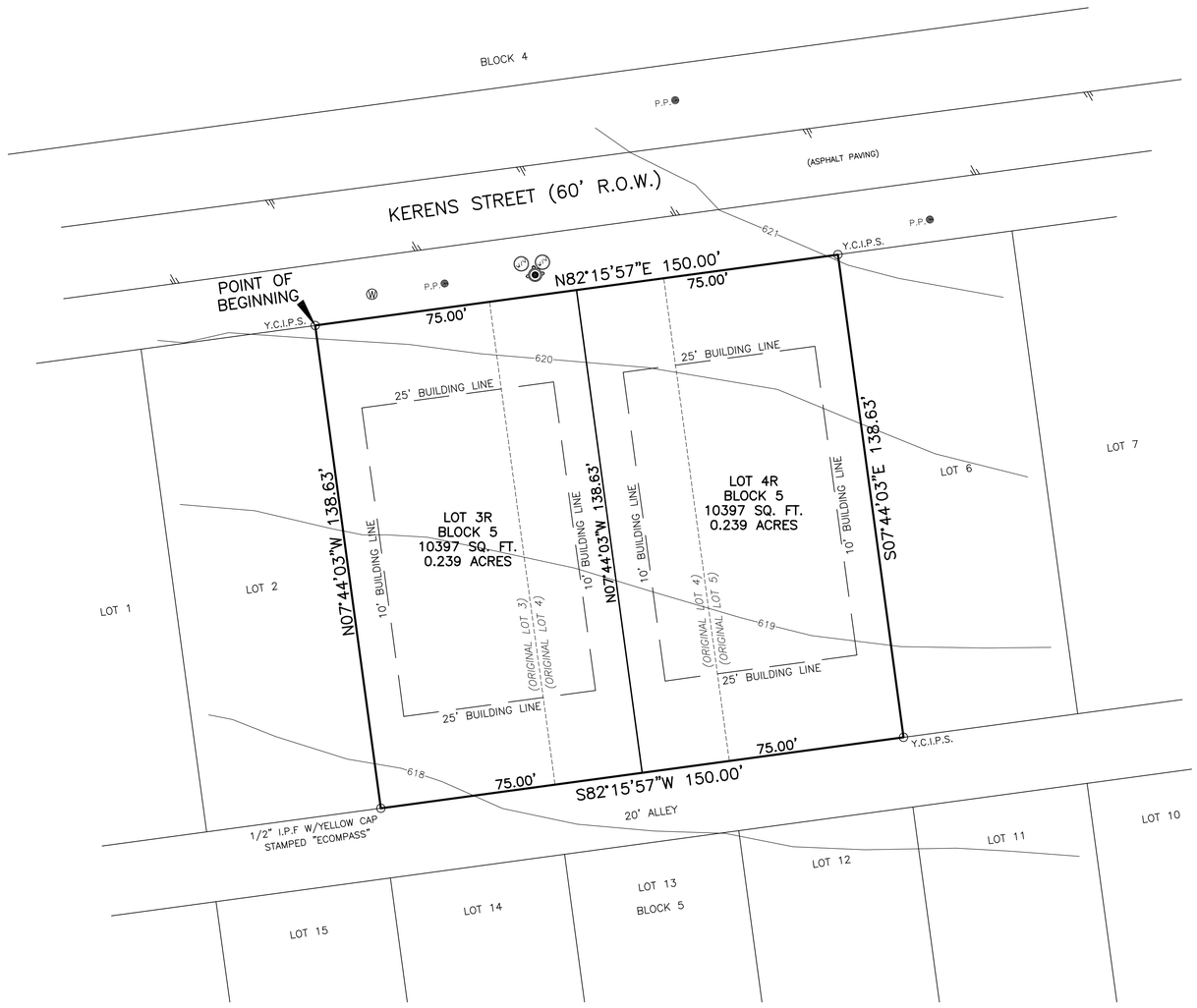
Copyright © 2021
DC TEXAS DESIGNS, LLC.

LEGEND

I.P.F.	– IRON PIN FOUND
M.N.F.	– MAG NAIL FOUND
C.M.P.	– CORRUGATED METAL PIPE
D.R.C.C.T.	– DEED RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T.	– MAP RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	– OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
Y.C.I.P.S.	– 1/2" IRON PIN SET W/YELLOW CAP STAMPED "CCG INC RPLS 5129"

ZONED: SF 1/4th/12

BUILDING SETBACKS:
FRONT YARD = 25'
SIDE YARD = 10'
SIDE YARD CORNER LOT = 20'
REAR YARD = 25'



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.

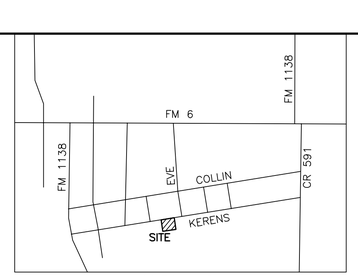
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF _____, 2020.

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

NOTES:

1. Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

2. Bearings based on the Texas State Plane Coordinate System NAD 83, North Central Zone (4202), North American Datum of 1983.



LOCATION MAP
(SCALE: 1"=1,000')



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

CERTIFICATE OF COMPLETION

"Accepted"

_____ _____
Mayor, City of Nevada, Texas Date

The undersigned, the City Secretary of the City of Nevada, Texas, hereby certifies that the foregoing replat of NEVADA ORIGINAL DONATION LOTS 3R & 4R to the City of Nevada 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

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Whereas, Legacy Community Home Builders LLC, is the owner of a tract of land situated in the William Barker Survey, Abstract No. 50, City of Nevada, Collin County, Texas, and being all of Lots 3, 4 and 5, Block 5 of the Original Town of Nevada, Collin County, Texas, according to the map thereof recorded in Volume 1, Page 12, Map Records, Collin County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" on the south right-of-way line of Kerens Street (60' R.O.W.) for the northwest corner of said Lot 3 and the northeast corner of Lot 2 of said Block 5;

Thence, North 82°15'57" East, along the south right-of-way line of Kerens Street (60' R.O.W.) and the north lines of said Lots 3, 4 and 5, a distance of 150.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the northeast corner of said Lot 5 and the northwest corner of Lot 6 of said Lot 6;

Thence, South 07°44'03" East, along the east line of said Lot 5 and the west line of said Lot 6, a distance of 138.63 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" on the north line of a 20' Alley for the southeast corner of said Lot 5 and the southwest corner of said Lot 6;

Thence, South 82°15'57" West, along the north line of said 20' Alley and the south lines of said Lots 3, 4 and 5, a distance of 150.00 feet to a 1/2" iron pin found with yellow cap stamped "ENCOMPASS" for the southwest corner of said Lot 3 and the southeast corner of said Lot 2;

Thence, North 07°44'03" West, along the west line of said Lot 3 and the east line of said Lot 2, a distance of 138.63 feet to the Point of Beginning and containing 20,794 square feet or 0.478 acres of land.

NOW, THEREFOR KNOW ALL MEN BY THESE PRESENTS:

That, Legacy Community Home Builders LLC, does hereby adopt this replat as NEVADA ORIGINAL DONATION LOTS 3R & 4R, 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 _____, 2021.

_____
LEGACY COMMUNITY HOME BUILDERS LLC, Owner
By: _____

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 _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021.

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

REPLAT

NEVADA ORIGINAL DONATION

LOTS 3R & 4R

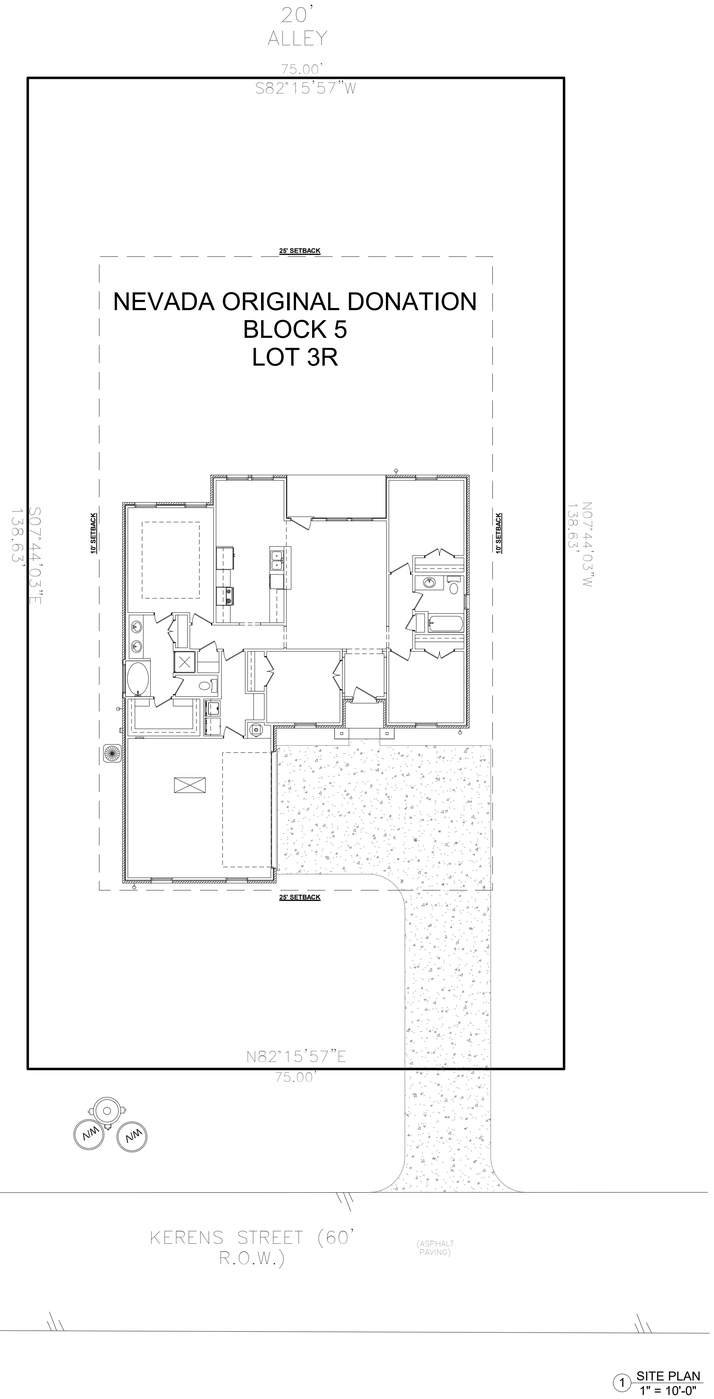
0.478 ACRES OF LAND
BEING A REPLAT OF LOTS 3, 4 & 5, BLOCK 5
OF THE NEVADA ORIGINAL DONATION
CITY OF NEVADA, COLLIN COUNTY, TEXAS

OWNER:
LEGACY COMMUNITY HOME BUILDERS LLC
1515 NORTH TOWNEAST BLVD #138-427
MESQUITE, TEXAS 75150

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

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2777-21	1"=20'	MARCH 19, 2021	CP

0 1/2 1" 2"



TRUE NORTH

1 SITE PLAN
1" = 10'-0"

NOTES
1. These plans are inteneded to provide the basic construction information necessary to substantially complete this structure. These plans must be verified and checked completely by the builder. Any discrepancy, error, and/or omission found is to be brought to the attention of the designer before any construction work or purchases have been made.
2. These plans are designed to be in substantial compliance with the 2015 International Residential Code. The construction shall conform to all national, state, and local building codes and ordinances. These codes shall take precedence over anything noted in these drawings.
3. Contractor must verify all dimensions and scale drawings.
4. All walls are dimensioned 4" nominal, brick 5", and thin walls 2" nominal.
5. Provide 3/8" water line to refrigerator.
6. All water heaters are to be 18" A.F.F.
7. Air conditioner condenser must be 3" above grade.
8. In absence of nailing schedule prepared by building official, use Table R602.3 in the International Residential Code.
9. Refer to engineer drawings for all foundations.
10. Lot drainage to comply with the International Residential Code.
11. Building area to be cleared of all humus, roots, and vegetation. Cut stumps a minimum of 8" below grade and 4" below beams.
12. Check plans for level changes, floor outlets, and plumbing fixture locations.

DC TEXAS DESIGNS
ARCHITECTURE · INTERIORS · PLANNING · PROJECT MANAGEMENT
115 Park Place Blvd., Suite 500
Waxahachie, TX 75165
t 214.609.7063
www.dctexasdesigns.com

PANARICAN PROPERTY INVESTMENTS
(214) 469-6767

Kerens St. (Lot 3R),
Nevada, TX 75173

PRELIM REVIEW
March 31, 2021

REVISIONS

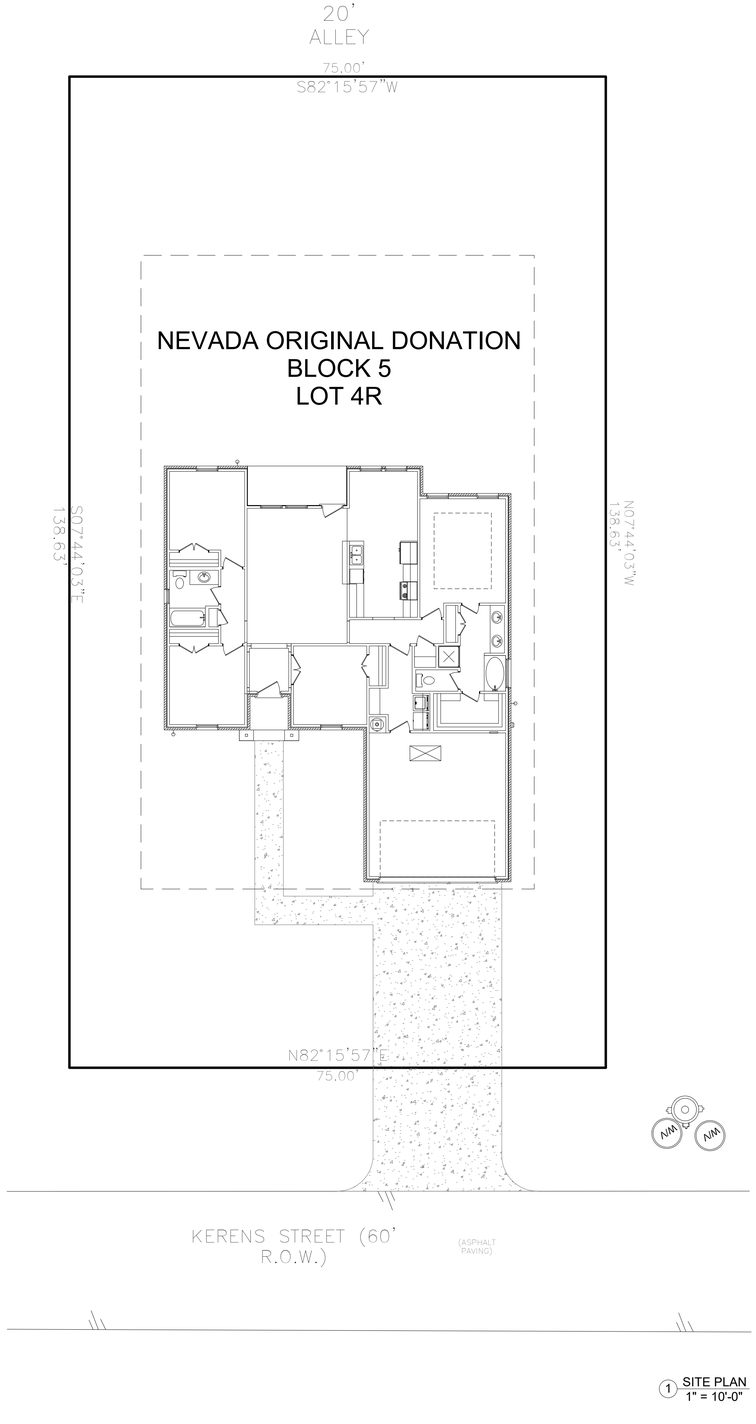
DATE	ISSUE	DELTA

Title
SITE PLAN

Sheet
A-001

Copyright © 2021
DC TEXAS DESIGNS, LLC.

0 1/2 1" 2"



TRUE NORTH

1 SITE PLAN
1" = 10'-0"

NOTES
1. These plans are inteneded to provide the basic construction information ncessary to substantially complete this structure. These plans must be verified and checked completely by the builder. Any discrepancy, error, and/or omission found is to be brought to the attention of the designer before any construction work or purchases have been made.
2. These plans are designed to be in substantial compliance with the 2015 International Residential Code. The construction shall conform to all national, state, and local building codes and ordinances. These codes shall take precedence over anything noted in these drawings.
3. Contractor must verify all dimensions and scale drawings.
4. All walls are dimensioned 4" nominal, brick 5", and thin walls 2" nominal.
5. Provide 3/8" water line to refrigerator.
6. All water heaters are to be 18" A.F.F.
7. Air conditioner condenser must be 3" above grade.
8. In absence of nailing schedule prepared by building official, use Table R602.3 in the International Residential Code.
9. Refer to engineer drawings for all foundations.
10. Lot drainage to compy with the International Residential Code.
11. Building area to be cleared of all humus, roots, and vegetation. Cut stumps a minimum of 8" below grade and 4" below beams.
12. Check plans for level changes, floor outlets, and plumbing fixture locations.

DC TEXAS
DESIGNS
ARCHITECTURE · INTERIORS · PLANNING · PROJECT MANAGEMENT
115 Park Place Blvd., Suite 500
Waxahachie, TX 75165
t 214.609.7063
www.dctexasdesigns.com

PANARICAN PROPERTY INVESTMENTS
(214) 469-6767

Kerens St. (Lot 4R),
Nevada, TX 75173

PRELIM REVIEW
March 31, 2021

REVISIONS

DATE	ISSUE	DELTA

Title
SITE PLAN

Sheet
A-001

Copyright © 2021
DC TEXAS DESIGNS, LLC.

AGENDA ITEM #11

CITY OF NEVADA
424 E FM 6 NEVADA, TX 75173 | 972-853-0027 | CITYSECRETARY@CITYOFNEVADATX.ORG

September 24, 2025

Honorable Mayor and City Council
City of Nevada
424 E. FM 6
Nevada, Texas 75173

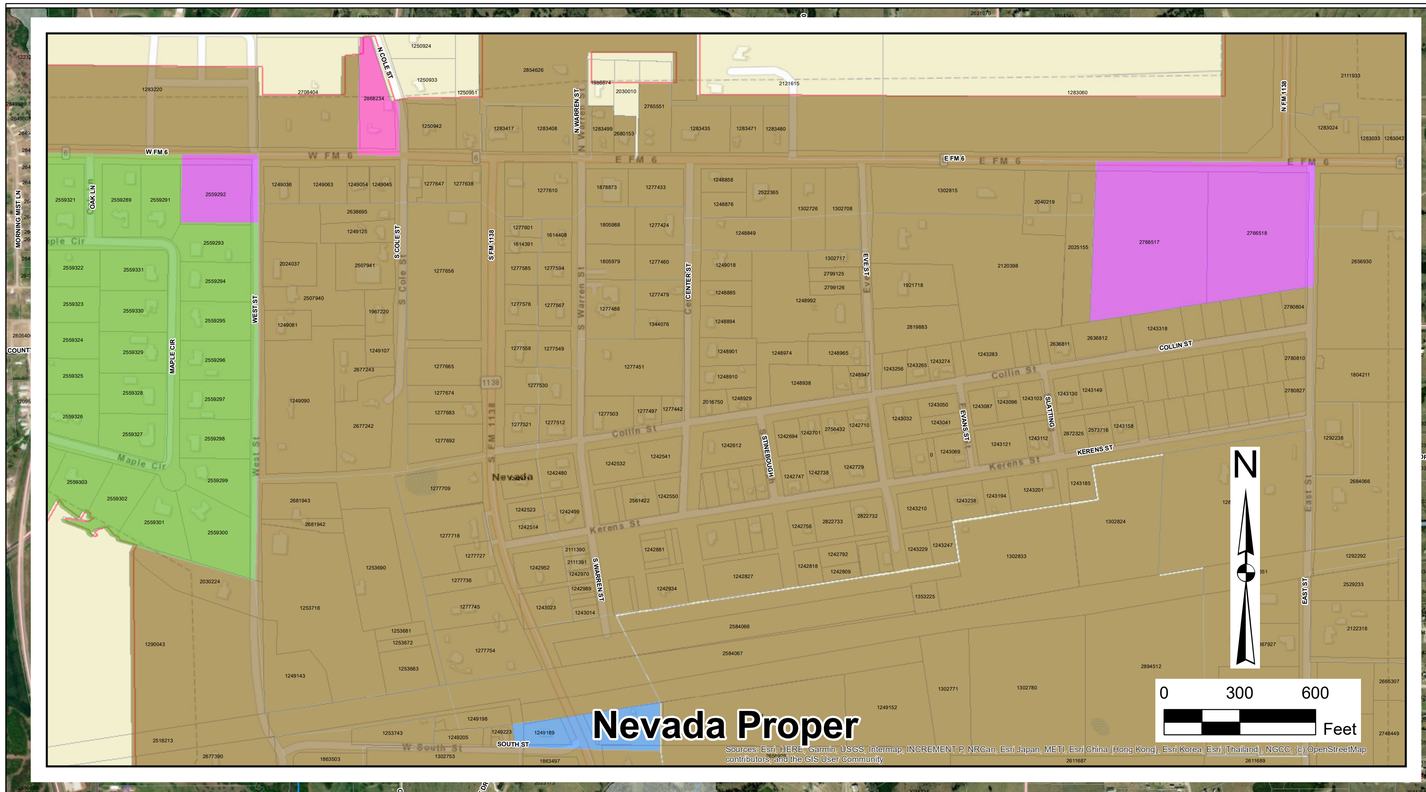
RE: Planning and Zoning Commission Recommendation – Designation of Manufactured Housing Zoning District

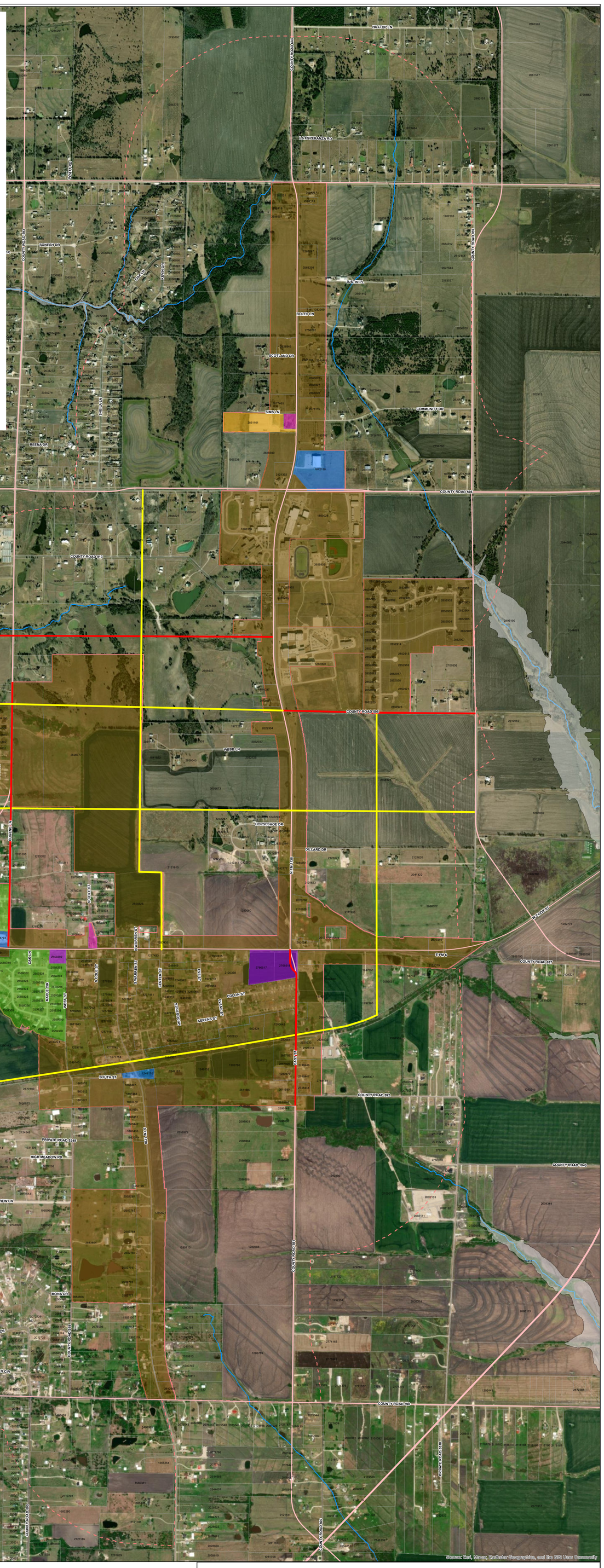
Dear Mayor and Council Members,

The Planning and Zoning Commission for the City of Nevada has reviewed the recently enacted Texas statute requiring municipalities to allow manufactured housing within city limits. After deliberation, the Commission recommends designating the property located at 881 N. FM 1138, Nevada, Texas 75173, which is currently zoned Light Industrial, as the appropriate zoning district to allow manufactured housing.

Respectfully submitted,

Russell Newton, Chairman
Planning & Zoning Commission
City of Nevada, Texas





Legend

Zoning Districts

- No Zoning Established
- Single Family (1 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

0 750 1,500

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

April 2024 | PROJECT NO.:385006 | EXHIBIT 2

AGENDA ITEM #12

Collin CAD Property Search

2025 Certified Values are now live!

Property Details

Account		
Property ID:	1242658	**Geographic ID:** R-0946-003-0090-1
Type:	R	
Property Use:		**Condo:**
Location		
Situs Address:	307 KERENS ST NEVADA, TX 75173	
Map ID:	123.J	
Legal Description:	NEVADA ORIGINAL DONATION (CNV), BLOCK 3, LOT 9, ACRES 0.1600	
Abstract/Subdivision:	S0946	
Neighborhood:	(EXEMPT) TOTAL EXEMPT	
Owner		
Owner ID:	320226	
Name:	NEVADA CITY OF	
Agent:		
Mailing Address:	424 E FM 6 NEVADA, TX 75173-8296	
% Ownership:	100.0%	
Exemptions:	EX-XV - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$40,000 (+)
Land Non-Homesite Value:	$0 (+)
Agricultural Market Valuation:	$0 (+)
Value Method:	
Market Value:	$4

Privacy - Terms

Agricultural Value Loss:	$0 (-)
Appraised Value:	$40,000 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$10,000 (-)
Assessed Value:	$30,000
Ag Use Value:	$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents.

Taxing Entities

For more information regarding proposed tax rates, adopted tax rates, and tax estimates visit: CollinTaxes.org

Entity	Description	Market Value	Taxable Value	Freeze Ceiling
CNV	NEVADA CITY	$40,000	$0	N/A
GCN	COLLIN COUNTY	$40,000	$0	N/A
JCN	COLLIN COLLEGE	$40,000	$0	N/A
SCO	COMMUNITY ISD	$40,000	$0	N/A

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
C1	Residential Single Family	0.16	6,970.00			$40,000	$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	$0	$40,000	$0	$40,000	$0	$30,000
2024	$0	$25,000	$0	$25,000	$0	$25,000
2023	$0	$22,500	$0	$22,500	$0	$22,500
2022	$0	$22,500	$0	$22,500	$0	$22,500
2021	$0	$12,500	$0	$12,500	$0	$12,500
2020	$0	$12,500	$0	$12,500	$0	$12,500
2019	$0	$10,000	$0	$10,000	$0	$10,000
2018	$0	$10,000	$0	$10,000	$0	$10,000
2017	$0	$10,000	$0	$10,000	$0	$10,000

Property Deed History

For copies of deed documents, please see the **Collin County Clerk's Office Records Search (https://collin.tx.publicsearch.us/)**

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
5/6/2014	DNL	Deed / No Letter	NEVADA CITY OF & COLLIN COUNTY & ETAL	NEVADA CITY OF			20150924001211630
8/28/2012	DNL	Deed / No Letter	GREEN TREE SERVICING LLC	NEVADA CITY OF & COLLIN COUNTY & ETAL			20120919001178810
6/7/2007	STD	Substitute Trustees Deed	KELLER RICHARD D & DORIS L	GREEN TREE SERVICING LLC			20070611000787970

TAX DEED
(Private Re-Sale)

20150924001211630 09/24/2015 10:47:30 AM D1 1/2

STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS**
COUNTY OF COLLIN §

THAT WHEREAS, the below described Properties were bid off and sold at public sale to the City of Nevada, et al, Trustees (hereinafter the "Grantors"), pursuant to judgments and orders of sale in delinquent tax suits described herein below; and,

WHEREAS The City of Nevada (hereinafter "Grantee") has offered to purchase the Property by private sale for $4.00; and,

WHEREAS all of the taxing units entitled to receive the proceeds of the sale of the Property under the judgment have consented to the private sale, as required by Section 34.05(j) of the Texas Property Tax Code, to wit: The City of Nevada, acting by and through its City Council on December 3, 2013; Collin County, acting by and through its Commissioners Court on February 3, 2014 (Court Order No. 2014-067-02-03), Community Independent School District, acting by and through its Board of Trustees on November 18, 2013; and Collin County Community College District, acting by and through Ralph Hall, its District Vice President of Administration, written notice received on April 17, 2014.

THEREFORE, the Property is hereby sold and struck off, for the sum of $4.00, to the Grantee:

City of Nevada
424 FM 6
Nevada, TX 75173

NOW, THEREFORE, in consideration of the premises aforesaid, and of the payment of the aforesaid sum, the receipt of which is hereby acknowledged, I, Joe Poovey, as Mayor of the City of Nevada, acting on behalf of the Grantors, have Granted, Sold, and Conveyed, and by these presents do Grant, Sell, and Convey unto the said grantee(s) all of the estate, right, title, and interest to said property being located in Collin County, and described as follows:

PROPERTY DESCRIPTION

Tract 1. That tract of real property described as Nevada-Original Donation, an addition to the City of Nevada, Blk 3, Lot 9, ~0.16 Acres, [Tax Account No. R-0946-003-0090-1], per the records of the Collin Central Appraisal District, and the plat records of Collin County, Texas, bid off to the taxing units at public sale on June 5, 2012 pursuant to the judgment and order of sale in Cause No. 401-02068-2009, City of Nevada v. Green Tree Servicing, and conveyed to the City of Nevada, Trustee in Instrument No. 20120919001178810, Collin County, Texas Deed Records, recorded on September 19, 2013.

Tract 2. That tract of real property described as Nevada-Original Donation, an addition to the City of Nevada, Blk 3, Lot 10, ~0.16 Acres, [Tax Account No. R-0946-003-0100-1], per the records of the Collin Central Appraisal District and the plat records of Collin County, Texas, bid off to the taxing units at public sale on June 5, 2012 pursuant to the judgment and order of sale in Cause No. 401-02068-2009, City of Nevada v. Green Tree Servicing, and conveyed to the City of Nevada, Trustee in Instrument No. 20120919001178810, Collin County, Texas Deed Records, recorded on September 19, 2013.

Tract 3. That tract of real property described as Nevada-Original Donation, an addition to the City of Nevada, Blk 3, Lot 11, ~0.16 Acres, [Tax Account No. R-0946-003-0110-1] per the

Unofficial

records of the Collin Central Appraisal District and the plat records of Collin County, Texas, bid off to the taxing units at public sale on April 5, 2011 pursuant to the judgment and order of sale in Cause No. 416-02704-2009, City of Nevada v. J. I. Page, and conveyed to the City of Nevada, Trustee in Instrument No. 20110711000714880, Collin County, Texas Deed Records, recorded on July 11, 2011.

Tract 4. That tract of real property described as Nevada-original Donation, an addition to the City of Nevada, Blk 3, Lot 12, ~0.16 Acres, [Tax Account No. R-0946-003-0120-1], per the records of the Collin Central Appraisal District and the plat records of Collin County, Texas, bid off to the taxing units at public sale on April 5, 2011 pursuant to the judgment and order of sale in Cause No. 416-02704-2009, City of Nevada v. J. I. Page, and conveyed to the City of Nevada, Trustee in Instrument No. 20110711000714880, Collin County, Texas Deed Records, recorded on July 11, 2011.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), his heirs and assigns forever, the aforesaid premises or appurtenances, or any part thereof, as fully and absolute as I, Joe Poovey, as Mayor of the City of Nevada aforesaid, can convey;

SUBJECT HOWEVER to the following covenant(s), condition(s) and restriction(s): NONE.

Conveyance of the property herein is made "as is" and Grantors make no warranty or representation as to the title, condition, suitability for any use, or location of the property.

This conveyance is made expressly subject to any existing right of redemption remaining in the former owner(s) of the property under the provisions of law and also subject to any recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale.

IN TESTIMONY WHEREOF, and executed this 6th day of May, 2014.

By: _____
Joe Poovey
Mayor, City of Nevada, Trustee

STATE OF TEXAS §
COLLIN COUNTY §

BEFORE ME the undersigned authority, on this day personally appeared Joe Poovey, as Mayor of the City of Nevada, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes, consideration, and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 6th DAY OF May, 2014.

ELIZABETH RAIN POUNDERS
MY COMMISSION EXPIRES
May 23, 2015

Elizabeth Pounders
Notary Public
Commission Expires:

After recording return to:

CITY OF NEVADA
c/o The Pounders Law Firm PLC
Knox Central Place Suite 200
4627 N. Central Expy.
Dallas TX 75205

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
09/24/2015 10:47:30 AM
$26.00 SCAPELA
20150924001211630

Stacey Kemp

Unofficial

Collin CAD Property Search

2025 Certified Values are now live!

Property Details

Account		
Property ID:	1243265	**Geographic ID:** R-0947-017-0020-1
Type:	R	
Property Use:		**Condo:**
Location		
Situs Address:	407 COLLIN ST NEVADA, TX 75173	
Map ID:	123.E	
Legal Description:	J W EVANS ADDITION (CNV), BLK 17, LOT 2	
Abstract/Subdivision:	S0947	
Neighborhood:	(EXEMPT) TOTAL EXEMPT	
Owner		
Owner ID:	320226	
Name:	NEVADA CITY OF	
Agent:		
Mailing Address:	424 E FM 6 NEVADA, TX 75173-8296	
% Ownership:	100.0%	
Exemptions:	EX-XV - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$80,000 (+)
Land Non-Homesite Value:	$0 (+)
Agricultural Market Valuation:	$0 (+)
Value Method:	
Market Value:	$8

Privacy - Terms

Agricultural Value Loss:	$0 (-)
Appraised Value:	$80,000 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$80,000
Ag Use Value:	$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents.

Taxing Entities

For more information regarding proposed tax rates, adopted tax rates, and tax estimates visit: CollinTaxes.org

Entity	Description	Market Value	Taxable Value	Freeze Ceiling
CNV	NEVADA CITY	$80,000	$0	N/A
GCN	COLLIN COUNTY	$80,000	$0	N/A
JCN	COLLIN COLLEGE	$80,000	$0	N/A
SCO	COMMUNITY ISD	$80,000	$0	N/A

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
C1	Residential Single Family	0.32	13,939.00			$80,000	$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	$0	$80,000	$0	$80,000	$0	$80,000
2024	$0	$80,000	$0	$80,000	$0	$80,000
2023	$0	$80,000	$0	$80,000	$0	$80,000
2022	$0	$45,000	$0	$45,000	$0	$45,000
2021	$0	$25,000	$0	$25,000	$0	$25,000
2020	$0	$25,000	$0	$25,000	$0	$25,000
2019	$0	$20,000	$0	$20,000	$0	$20,000
2018	$24,619	$20,000	$0	$44,619	$0	$44,619
2017	$25,343	$20,000	$0	$45,343	$0	$45,343

Property Deed History

For copies of deed documents, please see the **Collin County Clerk's Office Records Search (https://collin.tx.publicsearch.us/)**

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/12/2016	OT	Other	COLLIN COUNTY & ETAL	NEVADA CITY OF			20160120000067620
8/29/2012	DNL	Deed / No Letter	VILLAGOMEZ RICARDO	COLLIN COUNTY & ETAL			20121119001475730
8/28/2012	DNL	Deed / No Letter	VILLAGOMEZ RICARDO	COLLIN COUNTY & ETAL			20120919001178730

20160120000067620 01/20/2016 12:58:59 PM D1 1/2

TAX DEED
(Private Re-Sale)

STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS**
COUNTY OF COLLIN §

THAT WHEREAS, the below described Properties were bid off and sold at public sale to the City of Nevada, et al, Trustees (hereinafter the "Grantors"), pursuant to judgments and orders of sale in delinquent tax suits described herein below; and,

WHEREAS The City of Nevada (hereinafter "Grantee") has offered to purchase the Property by private sale for $1.00; and,

WHEREAS all of the taxing units entitled to receive the proceeds of the sale of the Property under the judgment have consented to the private sale, as required by Section 34.05(i) of the Texas Property Tax Code, to wit: The City of Nevada, acting by and through its City Council on January 12, 2016 (Agenda Item No. C.6); Collin County, acting by and through its Commissioners Court on November 9, 2015 (Court Order No. 2015-829-11-09), Community Independent School District, acting by and through its Board of Trustees on November 16, 2015 (Agenda Item No. 7.A.5); and Collin County Community College District on November 17, 2015 (Agenda Item No. 2015-11-6).

THEREFORE, the Property is hereby sold and struck off, for the sum of $1.00, to the Grantee:

City of Nevada
424 FM 6
Nevada, TX 75173

NOW, THEREFORE, in consideration of the premises aforesaid, and of the payment of the aforesaid sum, the receipt of which is hereby acknowledged, I, Mayor of the City of Nevada or the City Council's designee, acting on behalf of the Grantors, have Granted, Sold, and Conveyed, and by these presents do Grant, Sell, and Convey unto the said grantee(s) all of the estate, right, title, and interest to said property being located in Collin County, and described as follows:

PROPERTY DESCRIPTION: Evans (CNV), Blk 17, Lot 2, .32 Acres" [Collin CAD No. R-0947-017-0020-1], as conveyed to the taxing units in that deed filed with the Collin County Clerk, Instrument No. 20121119001475730, on November 19, 2012.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), his heirs and assigns forever, the aforesaid premises or appurtenances, or any part thereof, as fully and absolute as I may legally convey;

Unofficial

SUBJECT HOWEVER to the following covenant(s), condition(s) and restriction(s): NONE.

Conveyance of the property herein is made "as is" and Grantors make no warranty or representation as to the title, condition, suitability for any use, or location of the property.

This conveyance is made expressly subject to any existing right of redemption remaining in the former owner(s) of the property under the provisions of law and also subject to any recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale.

IN TESTIMONY WHEREOF, and executed this 12 day of Jan, 20 16.

By: _____

Printed Name/Title: Mayor
For the City of Nevada, Trustee

STATE OF TEXAS §
COLLIN COUNTY §

BEFORE ME the undersigned authority, on this day personally appeared Johnny Stevenson, on behalf of the City of Nevada, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes, consideration, and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 12 DAY OF Jan, 2016

TRICIA STEVENSON
Notary Public, State of Texas
My Commission Expires
April 22, 2016

_____
Notary Public
Commission Expires:

After recording return to:

CITY OF NEVADA
c/o The Pounders Law Firm PLC
Knox Central Place Suite 200
4627 N. Central Expy.
Dallas TX 75205

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
01/20/2016 12:58:59 PM
$30.00 DFOSTER
20160120000067620

Stacey Kemp

Unofficial

AGENDA ITEM #13

TEXAS MUNICIPAL LEAGUE
Empowering Texas cities to serve their citizens

President **Allison Heyward**, Councilmember, Schertz
Executive Director **Bennett Sandlin**

September 8, 2025

To: Primary Contacts in TML Region 13

From: Bennett Sandlin, Executive Director, Texas Municipal League

Subject: Region 13 Director Ballot

Attached are the official ballot and candidate biographies for the TML Region 13 Director of the TML Board of Directors. Previously, elections for region directors were held a region meetings. After changes to the TML Constitution were approved in 2023, these elections are now administered by TML centrally.

TML has 15 regions, and each has a seat on the Board. During even-numbered years, the even-numbered regions are up for election. Terms are two years, and new terms will begin on October 31, 2025, upon adjournment of the TML Annual Conference and end on October 15, 2027, upon adjournment of the TML Annual Conference.

The attached ballot includes instructions for filling it out. If you have any questions, please contact Rachael Pitts at rpitts@tml.org or 512-231-7472.

Thank you in advance for your city's participation in the election.

OFFICIAL BALLOT

Texas Municipal League (TML) Region 13 Director Election

This is the official ballot for the election of the Region 13 director of the TML Board of Directors. You received this ballot because you are the city's primary contact person with TML. Each TML member city is entitled to one vote, which vote must be cast by a majority vote of the city's governing body. Please record your city's choice by placing an "X" in the square beside the candidate's name or writing in the name of an eligible person in the space provided. You can only vote for one candidate.

The officials listed on this ballot have been nominated to serve a one-year term on the TML Board of Directors. A brief biography for each candidate is included after the ballot.

Ballots must reach the TML office by 5:00 p.m. Central Time on October 23, 2025. Ballots received after this date cannot be counted. **The ballot must be properly signed and mailed to: Rachael Pitts, Texas Municipal League, 1821 Rutherford Lane, Suite 400, Austin, TX 78754, or scanned and emailed to rpitts@tml.org. If the ballot is not signed, it will not be counted.**

Region 13 Director (select one)

☐ **Crystal Chism, Mayor Pro Tem, DeSoto**

☐ **Stanley Jaglowski, Councilmember, Lancaster (Incumbent)**

☐ **Wes Mays, Mayor, Coppell**

Certificate

I certify that the vote cast above has been cast in accordance with the will of the majority of the governing body of the city named below.

Witness my hand, this _____ day of _____, 2025.

_____ _____

Signature of Authorized Official Title

_____ _____

Printed Name of Authorized Official Printed Name of City

Region 13 Director Candidate Biographies Page 1 of 2



Crystal Chism, Mayor Pro Tem, DeSoto

Crystal Chism proudly serves the City of DeSoto as mayor pro tem and councilmember for Place 6, currently in her second term. A native of Dallas, Texas, she is a graduate of Dallas ISD's Skyline High School, class of 2001. Following graduation, she dedicated the next ten years to military service, both active duty and reserve, and is a proud combat veteran. She went on to earn an Associate of Arts degree from Mountain View Community College and a Bachelor of Business Administration in Management from the University of Texas at Arlington. On the DeSoto City Council, Chism serves as liaison to the Citizens Police Advisory Committee, Veterans Affairs Committee, DeSoto Rotary, and the North Texas Council of Governments Emergency Preparedness Planning Council. Her leadership extends beyond DeSoto through service on statewide and national boards and committees, including: Texas Municipal League Budget and Audit Committee member, Texas Association of Black City Council Members treasurer, Texas Municipal League Legislative Policy Summit delegate (2022, 2024), National League of Cities Federal Advocacy Community and Economic Development Committee member, National League of Cities REAL (Race, Equity, and Leadership) Council member, and Leadership Southwest Board of Directors member. Chism's dedication has been recognized with numerous honors, including the 2023 Community Service Award from TLOD, Inc. Trinity West Chapter, the 2024 Woman of the Year Award from Zeta Phi Beta Sorority, Inc., and the prestigious Texas Municipal League Certified Municipal Official (CMO) designation.



Stanley Jaglowski, Councilmember, Lancaster (Incumbent)

Councilmember Stanley Jaglowski has been proudly serving his community on the Lancaster City Council since 2011. His focus and committed involvement has led to many recognized and notable successes for himself and the City. Jaglowski continues to work on his Certified Municipal Officer (CMO) designation from TML since 2015. This designation, held by less than one hundred other Texas elected officials, is awarded to officials who commit time on enhancing their knowledge of governance roles and city government through a variety of educational opportunities. In both 2019 and 2025, Jaglowski earned the Texas Municipal League's prestigious "Award of Excellence" for maintaining five consecutive years of Certified Municipal Official (CMO) status—an achievement that brought statewide recognition to the City. He has served in various capacities across several boards and committees over the years, including Lancaster's Tax Increment Financing Reinvestment Zone (TIRZ) Board of Directors, the Nominating Committee for the Texas Association of Mayors, Councilmembers and Commissioners, the TML Resolutions Committee, the TML Municipal Policy Summit, the Lancaster Comprehensive Planning Committee, the Institutional Animal Care and Use Committee for Dallas College, the ERCOT Advisory Board, and the TML Broadband Advisory Committee. He was elected secretary of TML Region 13 in September 2019 and rose to vice president in February 2021. Today, he proudly serves as president and TML board director of TML Region 13, continuing his commitment to regional leadership and municipal excellence. Jaglowski is a dedicated public servant committed to a healthy, safe, and engaged community.



Wes Mays, Mayor, Coppell

Mayor Wes Mays was first elected to the Coppell City Council in 2012, was elected mayor in 2021, and is the 2025-2026 president of the Metroplex Mayors Association. His regional leadership extends to the executive board of the Circle 10 Council of Scouting America and the board of the DFW Airport. He served as president of both the Arbor Manors and Westbury Manor Homeowners Associations, is a graduate of Leadership North Texas, and participated in Coppell's Citizen Summit. Throughout his tenure, he has provided vital liaison services connecting the City to key partners, including Coppell ISD, North Central Council of Governments, Carrollton/Farmers Branch ISD, Lewisville ISD, and Metrocrest Community Clinic. Mays brings extensive technical and leadership expertise to his role. He holds a Bachelor of Science in Electrical Engineering from Texas A&M University and serves as an executive engineering manager specializing in advanced electronic design and strategic development. As a registered Professional Engineer, he holds multiple patents spanning Radio-Frequency Identification (RFID), radio frequency design, and communication systems. Mayor Mays is an Eagle Scout who has earned the prestigious Silver Beaver Award and District Award of Merit. As an Extra Class amateur radio operator (N5HK), he maintains active involvement in emergency communications. He shares his musical talents as a saxophonist with both the First United Methodist Church wind ensemble and the Coppell Community Orchestra. He is also a member of the General Society of Mayflower Descendants. Mayor Mays and his wife, Linda, have been married since 1984 and are proud parents of two Coppell High School graduates. Their son, Chris, works as a project engineer in Irving, while their daughter, Allison, works as a commercial real estate appraiser residing in Coppell. They also have one granddaughter. The Mays family are active members of First United Methodist Church in Coppell.

THE · CITY · OF
COPPELL
TEXAS · 1890

September 11, 2025

Dear Mayor Deering,

As a fellow mayor, I know firsthand the challenges you face every day – balancing growth, navigating state legislation, and ensuring our residents' voices are heard. That's why I'm asking for your support in the upcoming Texas Municipal League (TML) Region 13 Director election.

Why I'm Running

Since joining Coppell's City Council in 2012 and serving as mayor since 2021, I've learned how important it is for local leaders to think regionally. As your 2025-2026 Metroplex Mayors Association president, I work with mayors across North Texas daily to address shared challenges, whether in growth management, transportation, or legislative advocacy.

I have a unique understanding of our region's needs – both in large cities and rural communities. I grew up in Smithville, a town that had a population of just 2,973. I understand small-town challenges because I lived them, not just because I read about them; I face the large city challenges every day.

What I Bring to Region 13

- **Regional Perspective:** As a member of the DFW Airport Board of Directors and a member of Circle Ten Scouting America executive board, I help guide decisions that shape our entire region's economic future, from cities the size of Dallas to small towns in our rural counties.
- **Technical Expertise:** With more than 40 years as a Professional Engineer, I bring hands-on experience in infrastructure planning and growth management.
- **Advocacy in Austin:** My role as president of the Metroplex Mayors Association and my participation on regional boards have strengthened my ability to represent municipal needs in Austin by building coalitions that amplify our collective voice. I have established relationships with our state legislators and their staff, increasing the effectiveness of advocacy efforts.
- **Collaboration:** I've made it a priority to connect cities, Independent School Districts, and community organizations across boundaries to achieve results together.

Your Voice in Region 13
I'm committed to using my extensive regional board experience to represent the diverse needs of communities across our region and to ensure we have a strong, unified voice at TML. Colleagues across North Texas have encouraged my candidacy because they know I value collaboration and get results.

Voting Information
An official TML ballot and return envelope are enclosed to make it as simple as possible for you to submit your vote. The ballot must be signed by an authorized official and returned to TML by 5 p.m. on October 23, 2025.

I welcome the opportunity to learn more about your community's priorities and how I can serve you as the Region 13 Director. Please feel free to call me at (214) 724-9008 or email me at wmays@coppelltx.gov.

Thank you for your consideration and for your service to your community.

Sincerely,

Wes Mays, Mayor
City of Coppell
2025-2026 President, Metroplex Mayors Association
(214) 724-9008
wmays@coppelltx.gov

P.S. I'll be calling you personally in the coming days to discuss your priorities for Region 13 and answer any questions you might have.

ENDORSEMENTS:

Steve Babick, Mayor
City of Carrollton

John Muns, Mayor
City of Plano

Rick Stopfer, Mayor
City of Irving

Terry Lynne, Mayor
City of Farmers Branch

Jeff Bickerstaff, Mayor
City of Sachse

Bruce Arfsten, Mayor
Town of Addison

Amir Omar, Mayor
City of Richardson

T J Gilmore, Mayor
City of Lewisville

AGENDA ITEM #14

RESOLUTION NO.

(Nomination of candidate for Collin County Appraisal Board)

A RESOLUTION OF THE CITY OF NEVADA, COLLIN COUNTY, TEXAS, NOMINATING JERRY TARTAGLINO AS A CANDIDATE FOR ELECTION TO THE COLLIN COUNTY APPRAISAL BOARD

WHEREAS, the City Council of Nevada has determined that it is authorized to nominate a candidate for election to the Collin County Appraisal Board for a term of four years commencing January 1, 2025, and

WHEREAS, the City Council has reviewed the qualifications of Jerry Tartaglino, an incumbent member of the board; and finds his performance as a member of the board justifies his nomination for re-election to the board; Jerry is a former Mayor of Parker, Texas, and resides at 4103 Pecan Orchard Drive, Parker, TX 75002. The Tartaglino home is in the Plano Independent School District.

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

SECTION 1. The Nevada City Council does nominate Jerry Tartaglino as a candidate for the upcoming election for re-election to the Collin County Appraisal Board.

SECTION 2. This Resolution shall be effective upon its passage.

APPROVED AND ADOPTED this 7th day of October 2025.

APPROVED:

_____

Donald Deering, Mayor

ATTEST:

_____

Heather Schell, City Secretary

APPROVED AS TO FORM:

_____

James E. Shepherd, City Attorney

AGENDA ITEM #15

CITY OF NEVADA

424 E FM 6 NEVADA, TX 75173 | 972-853-0027 | CITYSECRETARY@CITYOFNEVADATX.ORG

September 26, 2025

Burns & McDonnell
13737 Noel Rd.
Dallas, Texas 75240

Re: **Support for Collin County Outer Loop – Southeast Alignment**

To Whom It May Concern,

On behalf of the City of Nevada, I am writing to express our full support for the Collin County Outer Loop – Southeast Alignment.

The Southeast Alignment will provide significant benefits to the City of Nevada by improving connectivity, promoting economic growth, and strengthening our ability to accommodate the area's rapid development.

The City of Nevada is committed to working collaboratively with Collin County, Burns & McDonnell, and other regional partners to advance this project and support the planning and development process.

Thank you for your continued efforts on this regional project. Please know that the City of Nevada stands in support of the Collin County Outer Loop – Southeast Alignment.

Sincerely,

Donald Deering
Mayor
City of Nevada, Texas

★ Designed by TownMapsUSA.com

FUTURE AGENDA ITEMS

EXECUTIVE SESSION