AGENDA

CITY OF NEVADA

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

AGENDA

CITY COUNCIL SPECIAL MEETING

Tuesday, March 10, 2026
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

SPECIAL 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.

SPECIAL AGENDA

5. **Deliberate and take any appropriate action regarding the contract for the purchase of a first lien real estate note for the property located at 120 S. Warren Street, Nevada, Texas 75173.**
   Summary: The City Council to discuss and take possible action on the contract to purchase a first lien real estate note for the property at 120 S. Warren Street, Nevada, Texas 75173, including review of the terms, costs, and authorization for execution of the agreement.

6. **Deliberate and take any appropriate action regarding the Developers Agreement for Legacy Park Addition.**
   Summary: The City Council to discuss and take possible action regarding the Developer's Agreement for Legacy Park Addition.

7. **Deliberate and take any appropriate action on approving the Preliminary Plat for Greenwood MUD District No. 1 of Collin County being 148.67 acres out of the James Osgood Survey, Abstract No. 673, Collin County, Texas.**
   Summary: City Engineer Chris Donnan, Hayter Engineering, recommends approval of the Greenwood MUD District No. 1 Preliminary Plat, subject to the conditions outlined in the Letter of Recommendation.

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

8. **Executive Session –**
   Time:

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

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

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

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting, the 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, March 4, 2026, by 5:00pm** pursuant to Chapter 551 of the Texas Government Code.

Heather Schell

Heather Schell, City Secretary

CITY OF NEVADA
TEXAS

AGENDA ITEM #5

CONTRACT FOR PURCHASE OF FIRST LIEN REAL ESTATE NOTE

1. PARTIES: The parties to this contract (this "Contract") are Faith Family Church of Nevada, Inc., a Texas nonprofit corporation ("Seller") and City of Nevada, Texas ("Buyer"). Seller agrees to sell and convey to Buyer and Buyer agrees to buy from Seller the real estate lien note, as modified, secured by the a deed of trust and vendor's lien on the Property (defined below). Copies of the Note, Loan Modification Agreement, Warranty Deed with Vendor's Lien, and Deed of Trust are attached hereto as Exhibits B, C, D, and E. Exhibit F. is the Transfer of Lien and Note

2. PROPERTY: The land, improvements and accessories are collectively referred to as the "Property", and the Property is the collateral for the Note and Deed of Trust to be purchased by the Buyer, subject to the terms and conditions of this Contract.

A. LAND: See Exhibit A for legal description, known as 120 S Warren St , Nevada TX 75173.

B. IMPROVEMENTS: The three buildings and all other fixtures and improvements attached to the above-described real property, including without limitation, the following **permanently installed and built-in items**, if any: all equipment and appliances, valances, screens, shutters, awnings, wall-to-wall carpeting, mirrors, ceiling fans, attic fans, mail boxes, television antennas, mounts and brackets for televisions and speakers, heating and air-conditioning units, security and fire detection equipment, wiring, plumbing and lighting fixtures, chandeliers, water softener system, kitchen equipment, garage door openers, cleaning equipment, shrubbery, landscaping, outdoor cooking equipment, and all other property attached to the above described real property.

C. ACCESSORIES: The following described related accessories, if any: window air conditioning units, stove, fireplace screens, curtains and rods, blinds, window shades, draperies and rods, door keys, mailbox keys, above ground pool, swimming pool equipment and maintenance accessories, artificial fireplace logs, and controls for: (i) garage doors, (ii) entry gates, and (iii) other improvements and accessories.

D. PURCHASE OF REAL ESTATE LIEN NOTE: THIS CONTRACT IS FOR THE BUYER'S PROPOSED PURCHASE OF THE EXISTING FIRST LIEN NOTE, AS MODIFIED, HELD BY SELLERS, THE FAITH FAMILY CHURCH OF NEVADA, INC. F/K/A LANDMARK BAPTIST CHURCH OF ROYCE CITY TEXAS, INC., HEREIN REFERRED TO AS THE "NOTE". THE NOTE IS SECURED BY A DEED OF TRUST ON THE REAL ESTATE AND IMPROVEMENTS OF THE PROPERTY DESCRIBED IN EXHIBIT A ATTACHED TO THIS CONTRACT. THIS CONTRACT INCLUDES THE DUE DILIGENCE RIGHTS OF THE BUYER TO DETERMINE IF THE PURCHASE OF THE EXISTING NOTE HELD BY SELLER SHOULD BE APPROVED BY THE BUYER, WITH THE UNDERSTANDNG THAT THE LOAN IS IN DEFUALT AND THAT FORECLOSURE OF THE NOTE BY AND THROUGH THE DEED OF TRUST LIEN OR VENDOR'S LIEN UPON THE PROPERTY MAY BE NECESSARY. SELLER AGREES BY THIS CONTRACT TO NOT TO INTERFERE WITH BUYER'S PERFORMANCE OF THE DUE DILIGENCE INSPECTIONS AND TESTS ON THE

PROPERTY AND THE IMPROVEMENTS, AS MAY BE PERMITTED BY THE OWNER THEREOF. THE DECISION TO PROCEED TO CLOSING ON THE PURCHASE OF THE NOTE IS IN LARGE PART THE RESULT OF THE DUE DILIGENCE INSPECTIONS AND TESTS OF THE PROPERTY. THE DECISION TO PROCEED TO CLOSING IS SOLELY BUYERS.

3. SALES PRICE:

A. Cash portion of Sales Price payable by Buyer at closing: $411,000.00

B. Sum of all financing described in the attached addenda: $0.00

C. Total Sales Price (Sum of A and B): $411,000.00

D. The total sales price may be amended by mutual agreement of the Parties as a result of facts not known prior to the due diligence and inspections of the Property, including:

1. The current amounts of all liens against the property, including that of the Seller, the tax entities, and any other liens, such as the lien of Chase Bank Suggested by the county tax authorities
2. The costs of bringing the buildings securing the Seller's note to code compliance for Public buildings, and modifications needed to bring the buildings into compliance for Buyer's intended uses of the buildings.

4. EARNEST MONEY AND TERMINATION OPTION:

A. TERMINATION OPTION: For nominal consideration of $100.00, the receipt of which Seller acknowledges, and Buyer's agreement to pay the Option Fee within the time required, Seller grants Buyer the unrestricted right to terminate this contract by giving notice of termination to Seller within 91 days after the Effective Date of this contract (the "Option Period"). The Option Fee is to be credited against the purchase price of the Note at closing. The termination option payment is $ 100.00.

B. FAILURE TO TIMELY DELIVER OPTION FEE: If Buyer fails to deliver the Option Fee within the time required, Buyer shall not have the unrestricted right to terminate this contract under this paragraph 4.

5. SURVEY

A. SURVEY: Within 3 days after the Effective Date of this Contract, Seller shall furnish to Buyer and Title Company Seller's existing survey of the Property Buyer shall obtain a new survey at Seller's expense no later than 3 days prior to Closing Date if Seller fails to furnish within the time prescribed both the: (i) existing survey; and (ii) affidavit or declaration. If the Title Company or Buyer's lender does not accept the existing survey, or the affidavit or declaration, Buyer shall obtain a new survey at Seller's expense no later than 3 days prior to Closing Date.

B. Notwithstanding A. above, the Seller has provided a legal description and survey of the Property, which Buyer will review before making a request for a new survey, if needed.

C. TITLE Research:: Buyer will order and obtain, at Buyer's sole cost and expense (if any), a title report on the Property issued by _CRRG,Inc 817-561-9100 (the "Title Research Company") during the Option Period for Buyer's review and objections, if any.

D.OBJECTIONS: Buyer may object in writing to defects, exceptions, or encumbrances to title disclosed on the title commitment / title report, and/or disclosed on the survey. Buyer must object not later than ten (10) days prior to the expiration of the Option Period. Buyer's failure to object within the time allowed will constitute a waiver of Buyer's right to object; except that the requirements in Schedule C of the Commitment are not waived by Buyer. If Buyer is unsatisfied with the title commitment or survey, or the proposed curative efforts of the Title Company, Buyer's sole remedy will be termination of this Contract prior to the expiration of the Option Period. Buyer acknowledges that Seller is not the owner of the Property and has no power or right to effect any title curative measures, but Buyer is welcome to pursue title curative measures during the Option Period with the Title Company and the fee simple owner of the Property.

6. PROPERTY CONDITION: Subject to its agreement(s) with the owner of the Property, Buyer intends to inspect the Property to determine the present condition of the Property, and will determine if the condition will require more cost to either bring the Property up to the requirements of any applicable city codes, or require other modifications or improvements for Buyer's proposed use(s).

7. CLOSING:

A. The closing of the sale will be on or before 30 days following the expiration of the Option Period. If either party fails to close the sale by the Closing Date, the non-defaulting party may exercise the remedies contained in Paragraph 14.

B. At closing:

(1) Seller shall execute and deliver:

a. TO THE Buyer FOR RECORDING, A TRANSFER OF LIEN IN THE FORM ATTACHED HERETO AS EXHIBIT F.

B. TO BUYER, (i) THE ORIGINAL NOTE, ENDORSED TO BUYER WITHOUT RECOURSE, (ii) THE ORIGINAL LOAN MODIFICATION AGREEMENT, (iii) THE ORIGINAL DEED OF TRUST, AND (iv) THE ORIGINAL LOAN TITLE POLICY INSURING THE PURCHASED LIEN.

(2) Buyer shall pay the Sales Price in good funds acceptable to the Escrow Agent.

(3) Seller and Buyer shall execute and deliver any notices, statements, certificates, affidavits, releases, loan documents, transfer of warranties, and other documents reasonably required for the closing of the sale.

8. SPECIAL PROVISIONS: SELLER AGREES NOT TO INTERFERE WITH BUYER IN ACCESS TO PROPERTY FOR THE PROPERTY INSPECTIONS, SOIL TESTS, AND ALL OTHER INSPECTIONS AND TESTS OF THE PROPERTY.

9. SETTLEMENT AND OTHER EXPENSES:

Buyer will pay all (i) costs related to its due diligence and investigation of the Property, and (ii) attorney's fees if Buyer's counsel, if any. Seller will pay (i) recording costs of the Transfer of Lien, and (ii) attorney's fees if Seller's counsel.

10. CASUALTY LOSS: If any part of the Property is damaged or destroyed by fire or other casualty after the Effective Date of this Contract and prior to Closing and funding, Buyer may (a) terminate this Contract by notice to Seller, or (b) accept the Property in its damaged condition.

11. DEFAULT: If Buyer fails to comply with this Contract, Buyer will be in default, and Seller may (a) enforce specific performance, or (b) terminate this Contract, thereby releasing both parties from this contract. If Seller fails to comply with this Contract, Seller will be in default and Buyer may (a) enforce specific performance, or (b) terminate this Contract, thereby releasing both parties from this contract.

12. MEDIATION: It is the policy of the State of Texas to encourage resolution of disputes through alternative dispute resolution procedures such as mediation. Any dispute between Seller and Buyer related to this contract which is not resolved through informal discussion will be submitted to a mutually acceptable mediation service or provider. The parties to the mediation shall bear the mediation costs equally. This paragraph does not preclude a party from seeking equitable relief from a court of competent jurisdiction.

13. ATTORNEY'S FEES: A Buyer or Seller which prevails in any legal proceeding related to this Contract is entitled to recover reasonable attorney's fees and all costs of such proceeding.

14. ESCROW:

A. ESCROW: The Escrow Agent, if any, is not a party to this Contract and does not have liability for the performance or nonperformance of any party to this Contract.

15. NOTICES: All notices from one party to the other must be in writing and are effective when mailed to, hand-delivered at, or transmitted by fax or electronic transmission as follows:

To Seller:

Faith Family Church of Nevada, Inc.,
Attn: Helen Miller
PO Box 399, Nevada TX 75173
Phone: 214-707-6959
Email: helenmil2013@gmail.com

To Buyer:

Donald Deering, Mayor
City of Nevada
At: 424 E FM 6 Nevada TX 75173
Phone: 214-557-8081
Email: Don.Deering@cityofnevadatx.org
With a copy to Buyer's Attorney. Address below.

16. AGREEMENT OF PARTIES: This contract contains the entire agreement of the parties and cannot be changed except by their written agreement.

Buyer's Attorney
James E. Shepherd
Shepherd Law Firm
1901 N. Central Expy. Suite 430
Richardson, TX 75080
Phone: (972) 234-3117
Email: Jim@JShepherdLaw.com

Seller's Attorney
Charles Kramer
Hunter & Kramer, P.C.
2301 W. Plano Pkwy., Suite 106
Plano TX 75075
Phone: 214.387.491
Email: chkramer@hklegal.net

EXECUTED the ____ day of _____, 2026 (EFFECTIVE DATE).

Faith Family Church of Nevada, Inc,

BY: _____
Title_____

BY:_____
Title_____

City of Nevada, Texas,

_____
BY: Don Deering, Mayor

OPTION FEE RECEIPT

Receipt of $100.00 in the form of a check, is acknowledged. The Option Termination fee is $100.00, if and when paid.

_____

Date: _____

_____, the "Seller"

By: _____

(Signature)

Printed name: _____

Address: _____

Email Address: _____

Phone: _____

EXHIBIT "A"

BEING a tract of land situated in the W. M. Warrens 1st Addition, an addition to the Town of Nevada, as recorded in Volume 35, Page 205 of the Map Records of Collin County, Texas, in the William Baker Survey, Abstract No. 50, being a tract of land conveyed to Landmark Baptist Church of Royce City, Inc., as recorded in Instrument File No. 20170613000763730 of the Official Public Records of Collin County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch yellow-capped iron rod for corner on the south right-of-way line of E FM 6, being the northwest corner of a lot conveyed to David Honzell, as recorded in Instrument File No. 20160803001006530 of the Official Public Records of Collin County, Texas, being the northeast corner of said Landmark Baptist Church of Royce City, Inc.;

THENCE leaving said right-of-way, South 00 degrees 11 minutes 36 seconds West, a distance of 149.00 feet to a found 1/2-inch yellow-capped iron rod for corner, being the southwesternmost corner of said Honzell lot;

THENCE East, a distance of 25.54 feet to a found 1/2-inch yellow-capped iron rod for corner, being the northwest corner of a lot conveyed to Brandle Morris, as recorded in Instrument File No. 20160809001038600 of the Official Public Records of Collin County, Texas;

THENCE South 00 degrees 11minutes 36 seconds West, passing a 1/2-inch yellow-capped iron rod at a distance of 159.58 feet, and continuing a total distance of 525.40 feet to a found 1/2-inch iron rod for corner, being the southwest corner of a lot conveyed to Drew Rice, as recorded in Instrument File No. 20130401000419700 of the Official Public Records of Collin County, Texas, and being on the north line of a tract of land called The Estate of Timothy Scoggins;

THENCE along the north line of said Scoggins Estate, West a distance of 193.38 feet to a found 1/2-inch yellow-capped iron rod for corner, being on the east right-of-way line of N. Warren Street;

THENCE along said N. Warren Street right-of-way, North 00 degrees 11 minutes, 36 seconds East, a distance of 674.16 feet to a found 1/2-inch yellow-capped iron rod for corner, being the southeast intersecting corner of said N. Warren Street and E FM 6;

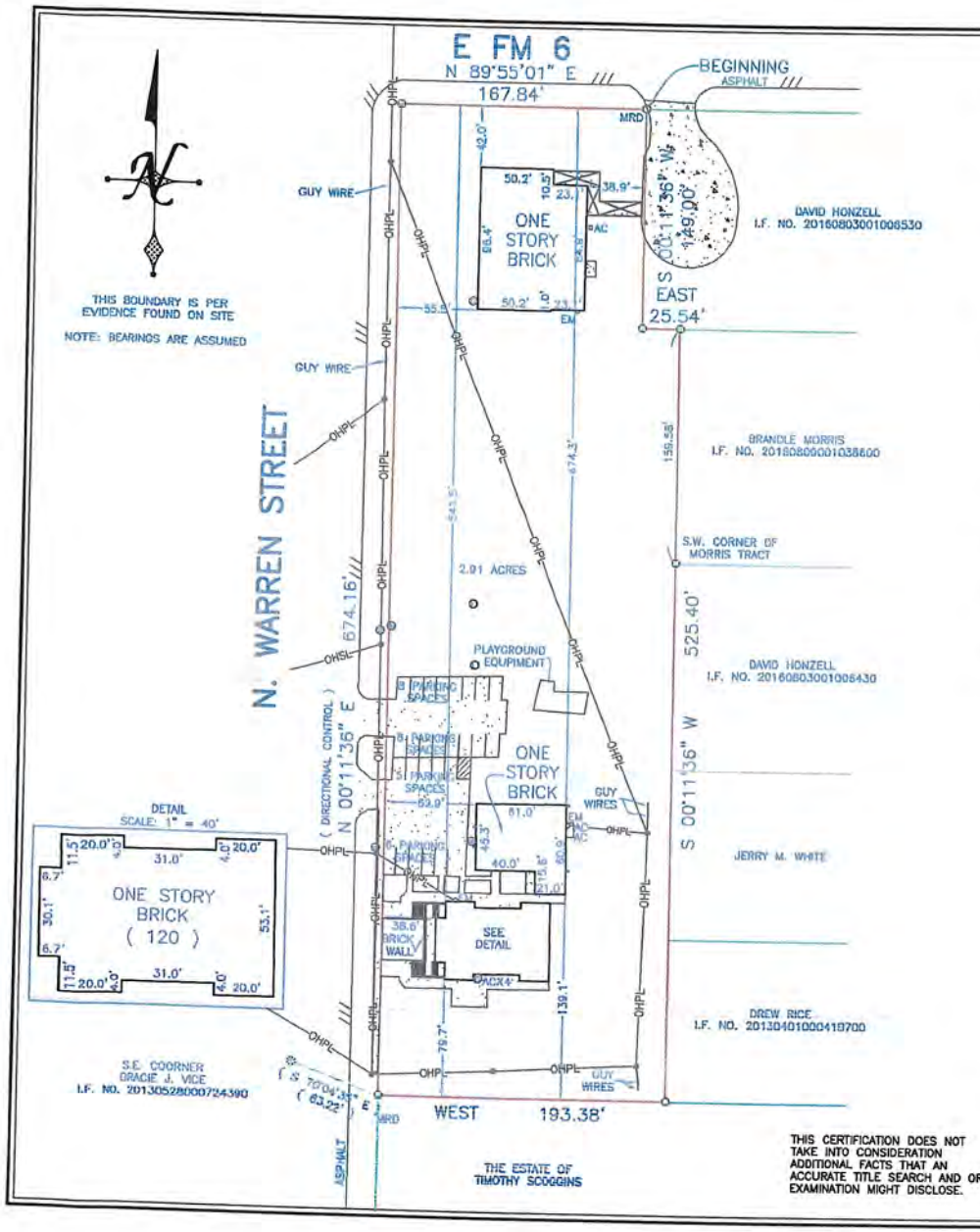
THENCE along said E FM 6 right-of-way, North 89 degrees 55 minutes 01 seconds East, a distance of 167.84 feet to a PLACE OF BEGINNING and containing 2.91 acres of land.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

UNOFFICIAL

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
10/18/2018 03:43:21 PM
$50.00 NELLIOTT
20181018001302700

A202



THIS BOUNDARY IS PER EVIDENCE FOUND ON SITE

NOTE: BEARINGS ARE ASSUMED

THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

1529 E. I-30, STE. 106
GARLAND, TX 75043

FIRM REGISTRATION NO. 10194052

SURVEY PLAT

RHODES Surveying ©
WWW.RHODESSURVEYING.COM

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 120 N. WARREN STREET, in the city of NEVADA Texas.

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING a tract of land situated in the W. M. Warrens 1st Addition, an addition to the Town of Nevada, as recorded in Volume 35, Page 205 of the Map Records of Collin County, Texas, in the William Baker Survey, Abstract No. 50, being a tract of land conveyed to Landmark Baptist Church of Royce City, Inc., as recorded in Instrument File No. 20117061300076373O of the Official Public Records of Collin County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch yellow-capped iron rod for corner on the south right-of-way line of E FM 6, being the northwest corner of a lot conveyed to David Honzell, as recorded in Instrument File No. 20160803001006530 of the Official Public Records of Collin County, Texas, being the northeast corner of said Landmark Baptist Church of Royce City, Inc.;

THENCE leaving said right-of-way, South 00 degrees 11 minutes 36 seconds West, a distance of 149.00 feet to a found 1/2-inch yellow-capped iron rod for corner, being the southwesternmost corner of said Honzell lot;

THENCE East, a distance of 25.54 feet to a found 1/2-inch yellow-capped iron rod for corner, being the northwest corner of a lot conveyed to Brandle Morris, as recorded in Instrument File No. 20160809001038600 of the Official Public Records of Collin County, Texas;

THENCE South 00 degrees 11 minutes 36 seconds West, passing a 1/2-inch yellow-capped iron rod at a distance of 159.58 feet, and continuing a total distance of 525.40 feet to a found 1/2-inch iron rod for corner, being the southwest corner of a lot conveyed to Drew Rice, as recorded in Instrument File No. 20130401000419700 of the Official Public Records of Collin County, Texas, and being on the north line of a tract of land called The Estate of Timothy Scoggins;

THENCE along the north line of said Scoggins Estate, West, a distance of 193.38 feet to a found 1/2-inch yellow-capped iron rod for corner, being on the east right-of-way line of N. Warren Street;

THENCE along said N. Warren Street right-of-way, North 00 degrees 11 minutes, 36 seconds East, a distance of 674.16 feet to a found 1/2-inch yellow-capped iron rod for corner, being the southeast intersecting corner of said N. Warren Street and E FM 6;

THENCE along said E FM 6 right-of-way, North 89 degrees 55 minutes 01 seconds East, a distance of 167.84 feet to a PLACE OF BEGINNING and containing 2.91 acres of land.





The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.
TITLE AND ABSTRACTING WORK FURNISHED BY LANDMARK BAPTIST CHURCH
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 80'
Date: 05/17/2018
G. F. No.:
Job no.: 100785
Drawn by: JB

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR LANDMARK BAPTIST CHURCH

LEGEND
WOOD FENCE
CHAIN LINK
IRON FENCE
WIRE FENCE
RESIDENCE/BUILDING
1/2" IRON ROD FOUND
1/2" YELLOW-CAPPED IRON ROD FOUND
SET "X"
FOUND "X"
5/8" IRON ROD FOUND
5/8" IRON ROD FOUND
GUY WIRE
CLEAN OUT
GAS METER
FIRE HYDRANT
LIGHT POLE
MANHOLE
ELECTRIC
POOL EQUIP.
POWER POLE
TELEPHONE
WATER METER
WATER VALVE
UNLESS OTHERWISE NOTED

STATE OF TEXAS
REGISTERED
BRIAN S. RHODES
5962
PROFESSIONAL
LAND SURVEYOR

GF# 1002-262232-RTT meb

REAL ESTATE LIEN NOTE

Date: October 16, 2018

Borrower: **JOSIAH BRUCE CLEVELAND**

Borrower's Mailing Address (including county):

5843 Royal Crest Drive
Dallas, Dallas County, Texas 75230

Lender: **LANDMARK BAPTIST CHURCH OF ROYCE CITY, TEXAS, INC., a Texas non-profit corporation**

Place for Payment (including county):

P.O. Box 399
Nevada, Collin County, Texas 75173

Principal Amount: $344,000.00

Annual Interest Rate: Six and zero one-hundredths percent (6.00%)

Maturity Date: October 16, 2024

Annual Interest Rate on Matured, Unpaid Amounts:

18% per annum or the highest lawful rate, whichever is less

Terms of Payment (principal and interest):

Principal and interest are payable in monthly installments of TWO THOUSAND FIVE HUNDRED and NO/100 DOLLARS ($2,500.00) each, on the 16th day of every month, beginning November 16, 2018, and being due and payable on the same day of each succeeding month until October 16, 2024, at which time all remaining principal and accrued interest shall become fully due and payable. Interest will be calculated on the unpaid principal to the date of each payment. Payments will be credited first to the accrued interest and then to reduction of principal.

Borrower may extend monthly payments for an additional two (2) years by paying a consideration fee of $6,000.00 for each year. The consideration fee shall not be credited to the principal of the loan. The consideration fee shall be paid one (1) month prior to the end of the year.

BALLOON PAYMENT NOTICE: This loan is payable in full at the "Maturity Date" stated in the Note. Borrower must repay the entire principal balance of the loan and unpaid interest then due. Lender is under no obligation to refinance the loan at that time. Borrower will, therefore, be required to make payment out of other assets that Borrower may own, or Borrower will have to find a lender, which may be the lender that borrower has this loan with, willing to lend the money. If Borrower refinances this loan at maturity, Borrower may have to pay some or all of the closing costs normally associated with a new loan even if borrower obtains refinancing from the same Lender.

Security for Payment:

This note is secured by a vendor's lien and superior title retained in a deed from **LANDMARK BAPTIST CHURCH OF ROYCE CITY, INC.,** to Borrower dated October 16, 2018, and by a deed of trust of even date from **JOSIAH BRUCE CLEVELAND** to **PETER GRAF**, trustee, both of which cover the following real property:

Property located in Collin County, Texas, being more fully described by metes and bounds on EXHIBIT "A" attached hereto and incorporated herein for all purposes.

Borrower promises to pay to the order of Lender the Principal Amount plus interest at the Annual Interest Rate. This note is payable at the Place for Payment and according to the Terms of Payment. All unpaid amounts are due by the Maturity Date. After maturity, Borrower promises to pay any unpaid principal balance plus interest at the Annual Interest Rate on Matured, Unpaid Amounts.

If Borrower defaults in the payment of this note or in the performance of any obligation in any instrument securing or collateral to this note, Lender may declare the unpaid principal balance, earned interest, and any other amounts owed on the note immediately due. Borrower and each surety, endorser, and guarantor waive all demand for payment, presentation for payment, notice of intention to accelerate maturity, notice of acceleration of maturity, protest, and notice of protest, to the extent permitted by law.

Borrower also promises to pay reasonable attorney's fees and court and other costs if this note is placed in the hands of an attorney to collect or enforce the note. These expenses will bear interest from the date of advance at the Annual Interest Rate on Matured, Unpaid Amounts.

Borrower will pay Lender these expenses and interest on demand at the Place for Payment. These expenses and interest will become part of the debt evidenced by the note and will be secured by any security for payment.

Interest on the debt evidenced by this note will not exceed the maximum rate or amount of non-usurious interest that may be contracted for, taken, reserved, charged, or received under law. Any interest in excess of that maximum amount will be credited on the Principal Amount or, if the Principal Amount has been paid, refunded. On any acceleration or required or permitted prepayment, any excess interest will be canceled automatically as of the acceleration or prepayment or, if the excess interest has already been paid, credited on the Principal Amount or, if the Principal Amount has been paid, refunded. This provision overrides any conflicting provisions in this note and all other instruments concerning the debt.

This Note may be prepaid in whole or in part at any time without penalty. Any prepayments are to be applied to the installments of principal last maturing and interest shall immediately cease on the prepaid principal.

If any payments on the Note are not made when due, Lender may, at Lender's option, impose a late fee on any payment which is more than ten (10) days past due in an amount not to exceed five (5%) percent of the past due amount, but in any event not to exceed the maximum amount allowed by law. A late charge may be imposed only once on each past due payment.

Borrower shall deposit in escrow with the Lender additional monthly amounts equal to one-twelfth (1/12) of the total annual costs of ad valorem taxes, casualty insurance premiums, property owners' association dues, and other assessments on the Property, if any.

Each Borrower is responsible for all obligations represented by this note.

When the context requires, singular nouns and pronouns include the plural.

JOSIAH BRUCE CLEVELAND

LOAN MODIFICATION AGREEMENT

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

THIS LOAN MODIFICATION AGREEMENT ("**Agreement**") is made as of the 20th day of ~~May~~ June, 2023, by and between **JOE CLEVELAND** ("**Borrower**") and **FAITH FAMILY CHURCH OF NEVADA TX, INC., a Texas nonprofit corporation** ("**Lender**").

WITNESSETH:

WHEREAS Lender, as its predecessor entity, Landmark Baptist Church of Royce City, Texas, Inc., a Texas nonprofit corporation ("**Original Lender**"), made a loan ("**Loan**") to Borrower on October 16, 2018, in the principal amount of THREE HUNDRED FORTY-FOUR THOUSAND AND NO/100 DOLLARS ($344,000.00); and

WHEREAS, Borrower executed and delivered to Lender that certain Real Estate Lien Note (as renewed, extended or modified, including, without limitation, any renewal, extension or modification hereinafter referenced, the "**Note**"), dated October 16, 2018, payable to the order of Original Lender in the amount of and evidencing the Loan; and

WHEREAS, Borrower executed and delivered that certain Deed of Trust (as renewed, extended or modified, including, without limitation, any renewal, extension or modification hereinafter referenced, the "**Deed of Trust**"), of even date with the Note, to PETER GRAF, as trustee (together with any successor or substitute thereof, the "**Trustee**"), for the benefit of Lender, recorded October 18, 2018 under cc# 20181018001302700, Real Property Records of Collin County, Texas, covering the real property described in **Exhibit "A"** attached hereto and incorporated herein for all purposes, together with all improvements, appurtenances, other properties (whether real or personal), rights and interests described in and encumbered by the Deed of Trust (collectively, the "**Property**"), to secure the payment of the Note and performance by Borrower of the other obligations set forth in the Loan Documents (as hereinafter defined); and

WHEREAS, Original Lender changed its name to that of Lender, and Lender is now the owner and holder of the Loan and Loan Documents (defined below);

WHEREAS, Lender, and Borrower now propose to modify certain of the terms and provisions of the Note, the Deed of Trust and the other related documents pertaining to, evidencing, governing or securing the Loan (collectively, the "**Loan Documents**");

NOW THEREFORE, for an in consideration of the premises and the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Borrower and Lender hereby agree as follows:

1. Loan Amount. The Original Principal Amount of the Note is agreed to be **$365,531.09**, which sum includes advances made by Lender for property taxes and a delinquent property tax lawsuit. Accrued interest since the date of Borrower's last payment, through the date of May 16, 2023, is agreed to be **$19,740.29.**

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2. Maturity Date. The Maturity Date of the Note is extended to May 16, 2043.

3. Payment Terms. Beginning **June 16, 2023**, Borrower shall pay monthly installments of principal and interest in the amount of **$2760.20**, and shall pay same amount on the 16th day of each successive month, until the Maturity Date, at which time all unpaid principal and accrued but unpaid interest shall be fully due and payable.

4. Property Taxes. Borrower agrees not to authorize a taxing entity to transfer its tax lien on the Property to anyone other than Lender, and not request a deferral of the collection of taxes pursuant to section 33.06 of the Texas Tax Code.

Borrower shall furnish to Lender annually, before the taxes become delinquent, copies of tax receipts showing that all taxes on the Property have been paid. Borrower shall also furnish to Lender annually evidence of current paid-up insurance naming Lender as an insured.

5. Acknowledgment by Borrower. Except as otherwise specified herein, the terms and provisions hereof shall in no manner impair, limit, restrict or otherwise affect the obligations of Borrower or any third party to Lender, as evidenced by the Loan Documents. Borrower hereby acknowledges, agrees and represents that (a) Borrower is indebted to Lender pursuant to the terms of the Note, as modified hereby; (b) the liens, security interests and assignments created and evidenced by the Loan Documents are, respectively, valid and subsisting liens, security interests and assignments of the respective dignity and priority recited in the Loan Documents; (c) the lien of the Deed of Trust is hereby renewed and extended so as to secure the payment of the Note, as modified hereby; (d) there are no claims or offsets against, or defenses or counterclaims to, the terms or provisions of the Loan Documents and the obligations created or evidenced by the Loan Documents; (e) Borrower has no claims, offsets, defenses or counterclaims arising from any Lender's or Trustee's acts or omissions with respect to the Property, the Loan Documents or the Lender's or Trustee's performance under the Loan Documents with respect to the Property; (f) the representations and warranties contained in the Loan Documents are true and correct representations and warranties of Borrower and third parties, as of the date hereof; and (g) Lender is not in default and no event has occurred which, with the passage of time, giving of notice, or both, would constitute a default by Lender of Lender's obligations under the terms and provisions of the Loan Documents. To the extent Borrower now has, or in the future possesses, any claims, offsets, defenses or counterclaims against Lender or Trustee or the repayment of all or a portion of the Loan, whether known or unknown, fixed or contingent, same are hereby forever irrevocably waived and released in their entirety. For purposes of this Paragraph, "Lender" and "Trustee" shall include the Lender's and Trustee's respective predecessors, successors, assigns, agents, present and former officers, directors, employees and representatives.

6. No Waiver of Remedies. Except as may be expressly set forth herein, nothing contained in this Agreement shall prejudice, act as, or be deemed to be a waiver of any right or remedy available to Lender by reason of the occurrence or existence of any fact, circumstance or event constituting a default under the Note or the other Loan Documents.

7. Consent of Guarantor. Not applicable.

8. Interest Limitation. The Loan Documents have been executed under, and shall be construed and enforced in accordance with, the laws of the State of Texas, except as such laws are

preempted by federal law. The Loan Documents are intended to be performed in accordance with, and only to the extent permitted by, all applicable usury laws. If any provision hereof or of any of the Loan Documents or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, neither the application of such provision to any other person or circumstance nor the remainder of the instrument in which such provision is contained shall be affected thereby and shall be enforced to the greatest extent permitted by law. It is expressly stipulated and agreed to be the intent of Borrower and Lender to at all times comply with the usury and other applicable laws now or thereafter governing the interest payable on the Loan. If the applicable law is ever revised, repealed or judicially interpreted so as to render usurious any amount called for under the Note or under any of the other Loan Documents, or contracted for, charged, taken, reserved or received with respect to the Loan, or if Lender's exercise of the option to accelerate the maturity of the Loan, or if any prepayment of the Loan results in the payment of any interest in excess of that permitted by law, then it is the express intent of Borrower and Lender that all excess amounts theretofore collected by Lender be credited on the principal balance of the Note (or, if the Note and all of such other indebtedness due under the Loan have been paid in full, refunded), and the provisions of the Note and other Loan Documents immediately be deemed reformed and the amounts thereafter collectable hereunder and thereunder reduced, without the necessity of the execution of any new document, so as to comply with the then applicable law, but so as to permit the recovery of the fullest amount otherwise called for hereunder or thereunder. All sums paid, or agreed to be paid, for the use, forbearance, detention, taking, charging, receiving or reserving on the Loan shall, to the extent permitted by applicable law, be amortized, prorated, allocated and spread throughout the full term of such Loan until payment in full so that the rate or amount of interest on account of such indebtedness does not exceed the usury ceiling from time to time in effect and applicable thereto for so long as debt is outstanding under the Loan. To the extent that Lender is relying on Chapter 303 of the Texas Finance Code to determine the Maximum Rate, Lender will utilize the "weekly rate ceiling" from time to time in effect as provided in such Chapter 303. To the extend federal law permits Lender to contract for, charge or receive a greater amount of interest, Lender will rely on federal law instead of the Texas Finance Code, as supplemented by Texas Credit Title for the purpose of determining the Maximum Rate. Additionally, to the extent permitted by applicable law now or hereafter in effect, Lender may, at its option and from time to time, implement any other method of computing the Maximum Rate under the Texas Finance Code, as supplemented by Texas Credit Title or under other applicable law by giving notice, if required, to Borrower as provided by applicable law now or hereafter in effect. In no event shall the provisions of Chapter 346 of the Texas Finance Code (which regulates certain revolving credit loan accounts and revolving tri-party accounts) apply to the Loan. Notwithstanding anything to the contrary contained herein or in any of the Loan Documents, it is not the intention of Lender to accelerate the maturity of any interest that has not accrued at the time of such acceleration or to collect unearned interest at the time of such acceleration.

9. Governing Law. THE TERMS AND CONDITIONS HEREOF SHALL BE GOVERNED BY CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE APPLICABLE FEDERAL LAW.

10. Cost and Expenses. Intentionally deleted.

11. Effectiveness of the Loan Documents. Except as expressly modified by the terms and provisions hereof or provided herein to the contrary, each and every term and provision of the Loan Documents are hereby ratified and shall remain in full force and effect and Borrower covenants to observe, comply with an perform each of the terms and provisions of the Loan Documents, as modified hereby; provided, however, that any reference in any of the Loan Documents to the Loan, the amount

constituting the Loan, any defined terms, or to any of the other Loan Documents shall be deemed, from and after the date hereof, to refer to the Loan, the amount constituting the Loan, the defined terms and to such other Loan Documents, as modified hereby. The parties hereto agree that the modification as provided herein shall in no manner vitiate, impair or affect the liens and security interest created and evidenced by the Deed of Trust and the other Loan Documents (except as expressly modified, amended, renewed and extended herein) and that such liens and security interests shall not be and are not in any manner released or waived; the purpose of this instrument being simply to modify the indebtedness evidenced by the Note and to modify the Deed of Trust and other Loan Documents as expressly set forth herein and to carry forward the liens and security interests securing the same.

12. Binding Agreement. This Agreement shall be binding upon the successors and assigns of the parties hereto; provided, however, the foregoing shall not be deemed or construed to (a) permit, sanction, authorize or condone the assignment of all or any part of the Property or any of Borrower's rights, titles or interests in and to the Property, except as expressly authorized in the Loan Documents, or (b) confer any right, title, benefit, cause of action or remedy upon any person or entity not a party hereto, which such party would not or did not otherwise possess.

13. Additional Documentation. From time to time, Borrower shall execute or procure and deliver to Lender such other and further documents and instruments evidencing, securing or pertaining to the Loan or the Loan Documents as shall be reasonably requested by Lender and to take and cause to be taken, all such actions, as the Lender shall deem necessary or appropriate in connection with, or related to, this Agreement and the transactions contemplated hereby, including, but not limited to, such actions as shall be necessary (a) to record this Agreement and any related instrument, document or agreement, (b) to cause Title Company or an insurer satisfactory to Lender, as the case may be, to issue a mortgagee policy of title insurance with respect to the lien of the Deed of Trust, or, at Lender's sole option, and endorsement to any existing mortgagee policy of title insurance, such policy or endorsement to be in form and substance satisfactory to Lender, and (c) to satisfy appraisal and other legal requirements under applicable law and/or in accordance with Lender's policies and procedures. Upon Lender's request, substance and rendering attorney opining to (x) the validity and enforceability of this Agreement and the terms and provisions hereof, and any other agreement executed in connection with the transaction contemplated hereby, (y) the authority of Borrower, and any constituents of Borrower, to execute, deliver and perform its or their respective obligations under the Loan Documents, as hereby modified, and (z) such other matters as reasonably requested by Lender.

14. Headings. The section headings hereof are inserted for convenience of reference only and shall in no way alter, amend, define or be used in construction or interpretation of the text of such section.

15. Construction. Whenever the context hereof so requires, reference to the singular shall include the plural and likewise, the plural shall include the singular; words denoting gender shall be construed to mean the masculine, feminine or neuter, as appropriate; and specific enumeration shall not exclude the general, but shall be construed as cumulative of the general recitation.

16. Severability. If any clause or provision of this Agreement is or should ever be held to be illegal, invalid or unenforceable under any present or future law applicable to the terms hereof, then and in that event, it is the intention of the parties hereto that the remainder of this Agreement shall not be affected hereby, and that in lieu of such clause or provision of this Agreement that is illegal, invalid or

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unenforceable, such clause or provision shall be judicially construed and interpreted to be as similar in substance and content to such illegal, invalid or unenforceable clause or provision, as the context thereof would reasonably suggest, so as to thereafter be legal, valid and enforceable.

17. Counterparts. To facilitate execution, this Agreement may be executed in as many counterparts as may be convenient or required. It shall not be necessary that the signature and acknowledgment of, or on behalf of, each part, or that the signature and acknowledgment of all persons required to bind any party, appear on each counterpart. All counterparts hall collectively constitute a single instrument. It shall not be necessary in making proof of this Agreement to produce or account for more than a single counterpart containing the respective signatures and acknowledgment of, or on behalf of, each of the parties hereto. Any signature and acknowledgment page to any counterpart may be detached from such counterpart without impairing the legal effect of the signatures and acknowledgments thereon and thereafter attached to another counterpart identical thereto except having attached to it additional signature and acknowledgment pages.

18. Notices: All notices or other communications required or permitted under this Agreement or the Loan Documents shall be provided in accordance with the requirements therefor, if any, as set forth in the Loan Documents.

19. Time. Time is of the essence in the performance of the covenants contained herein and in the Loan Documents.

20. Final Agreement. **THIS WRITTEN LOAN AGREEMENT REPRESENTS THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.**

EXECUTED AS OF THE DATE FIRST ABOVE WRITTEN.

[Signatures and acknowledgements follow on subsequent page.
The remainder of this page is intentionally blank.]

Unofficial

BORROWER:

JOE CLEVELAND

LENDER:

FAITH FAMILY CHURCH OF NEVADA TX, INC.
a Texas nonprofit corporation

by:
Name:
Title:

by:
Name:
Title:

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF §

THIS INSTRUMENT ACKNOWLEDGED before me, the undersigned authority, on this 21st day of June, 2023, by JOE CLEVELAND.

CHARLES KHAMER
Notary Public, State of Texas
Comm. Expires 04-17-2025
Notary ID 128275

Notary Public, State of Texas
Printed name:
Commission expires:

Unofficial

BORROWER:

JOE CLEVELAND

LENDER:

FAITH FAMILY CHURCH OF NEVADA TX, INC.,
a Texas nonprofit corporation

by:
Name: Mikell S. Gajdica
Title: Trustee

by:
Name: Carey B. Gajdica
Title: Trustee

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF §

THIS INSTRUMENT ACKNOWLEDGED before me, the undersigned authority, on this ___ day of _____, 20___, by JOE CLEVELAND.

Notary Public, State of Texas
Printed name:
Commission expires:

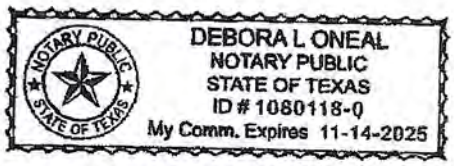
Unofficial

C

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

THIS INSTRUMENT ACKNOWLEDGED before me, the undersigned authority, on this 28th day of May, 2023, by Mikell S Smith, Trustee (title) of FAITH FAMILY CHURCH OF NEVADA TX, INC., a Texas nonprofit corporation.

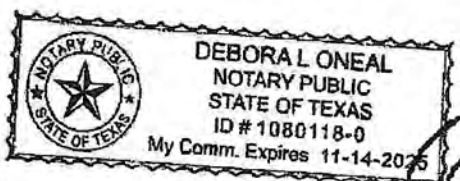


Debora L. ONeal
Notary Public, State of Texas
Printed name: Debora L. ONeal
Commission expires: 11-14-2025

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

THIS INSTRUMENT ACKNOWLEDGED before me, the undersigned authority, on this 28th day of May, 2023 by Carey B Caldwell, Trustee (title) of FAITH FAMILY CHURCH OF NEVADA TX, INC., a Texas nonprofit corporation.



Debora L ONeal
Notary Public, State of Texas
Printed name: Debora L. ONeal
Commission expires: 11-14-2025

AFTER RECORDING RETURN TO:
FAITH FAMILY CHURCH OF NEVADA TX, INC.
Attn: Helen Miller
PO Box 399
Nevada TX 75173

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EXHIBIT "A"

(The Property)

BEING a tract of land situated in the W. M. Warrens 1st Addition, an addition to the Town of Nevada, as recorded in Volume 35, Page 205 of the Map Records of Collin County, Texas, in the William Baker Survey, Abstract No. 50, being a tract of land conveyed to Landmark Baptist Church of Royce City, Inc., as recorded in Instrument File No. 20170613000763730 of the Official Public Records of Collin County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch yellow-capped iron rod for corner on the south right-of-way line of E FM 6, being the northwest corner of a lot conveyed to David Honzell, as recorded in Instrument File No. 20160803001006530 of the Official Public Records of Collin County, Texas, being the northeast corner of said Landmark Baptist Church of Royce City, Inc.;

THENCE leaving said right-of-way, South 00 degrees 11 minutes 36 seconds West, a distance of 149.00 feet to a found 1/2-inch yellow-capped iron rod for corner, being the southwestern most corner of said Honzell lot;

THENCE East, a distance of 25.54 feet to a found 1/2-inch yellow-capped iron rod for corner, being the northwest corner of a lot conveyed to Brandle Morris, as recorded in Instrument File No. 20160809001038600 of the Official Public Records of Collin County, Texas;

THENCE South 00 degrees 11 minutes 36 seconds West, passing a 1/2-inch yellow-capped iron rod at a distance of 159.58 feet, and continuing a total distance of 525.40 feet to a found 1/2-inch iron rod for corner, being the southwest corner of a lot conveyed to Drew Rice, as recorded in Instrument File No. 20130401000419700 of the Official Public Records of Collin County, Texas, and being on the north line of a tract of land called The Estate of Timothy Scoggins;

THENCE along the north line of said Scoggins Estate, West, a distance of 193.38 feet to a found 1/2-inch yellow-capped iron rod for corner, being on the east right-of-way line of N. Warren Street;

THENCE along said N. Warren Street right-of-way, North 00 degrees 11 minutes, 36 seconds East, a distance of 674.16 feet to a found 1/2-inch yellow-capped iron rod for corner, being the southeast intersecting corner of said N. Warren Street and E FM 6;

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THENCE along said E FM 6 right-of-way, North 89 degrees 55 minutes 01 seconds East, a distance of 167.84 feet to a PLACE OF BEGINNING and containing 2.91 acres of land.

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Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2023000068939

eRecording - Real Property

MODIFICATION

Recorded On: June 21, 2023 03:38 PM

Number of Pages: 11

" Examined and Charged as Follows: "

Total Recording: $62.00

********** THIS PAGE IS PART OF THE INSTRUMENT **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2023000068939
Receipt Number: 20230621000353
Recorded Date/Time: June 21, 2023 03:38 PM
User: Jennifer W
Station: Station 3

Record and Return To:

Simplifile

STATE OF TEXAS
COUNTY OF COLLIN

I hereby certify that this Instrument was FILED **In the File Number sequence on the date/time printed hereon, and was duly** RECORDED **in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX

Stacey Kemp

Unofficial

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GF# 1002-262232-RTT meb

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

(Vendor's Lien - Grantor)

LANDMARK BAPTIST CHURCH OF ROYCE CITY, INC.
a/k/a LANDMARK BAPTIST CHURCH OF ROYCE CITY, TEXAS, INC.,
a Texas non-profit corporation

(hereinafter called "Grantor," whether one or more, masculine, feminine or neuter) for and in consideration of the sum of TEN AND NO/100 DOLLARS and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, and the further consideration of the execution and delivery by

JOSIAH BRUCE CLEVELAND

(hereinafter called "Grantee," whether one or more, masculine, feminine or neuter) of one certain note of even date herewith in the principal sum of **THREE HUNDRED FORTY FOUR THOUSAND and NO/100 DOLLARS ($344,000.00)**, payable to the order of Grantor as therein provided, which note is secured by a vendor's lien retained herein for the benefit of the holder(s) thereof and is additionally secured by a deed of trust of even date herewith to **PETER GRAF**, Trustee(s), upon the property conveyed hereby, and by these presents does Grant, Sell and Convey, unto the said Grantee, all that certain property described as follows:

Property located in Collin County, Texas, being more fully described by metes and bounds on EXHIBIT "A" attached hereto and incorporated herein for all purposes;

together with all improvements thereon, if any, and all rights, privileges, tenements, hereditaments, rights of way, easements, appendages and appurtenances, in anyway appertaining thereto, and all right, title and interest of Grantor in and to any streets, ways, alleys, strips or gores of land adjoining the above-described property or any part thereof (hereinafter the "Property").

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This deed is executed and delivered subject to property taxes for the current year and subsequent years, the payment of which Grantee assumes, and those permitted exceptions listed on **EXHIBIT "B"** attached hereto and made a part hereof for all purposes (hereinafter the "Permitted Exceptions").

Notwithstanding anything in this instrument to the contrary, the above-referenced Permitted Exceptions shall only affect the Property to the extent that such Permitted Exceptions are valid and effective as of the date of this instrument and the mere reference to such Permitted Exceptions in this instrument shall not be deemed to impose or reinstate such Permitted Exceptions if such Permitted Exceptions are not valid and effective as of the date of this instrument.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, his, her or its successors, heirs and assigns, as the case may be, forever; and Grantor does hereby bind Grantor and Grantor's successors, heirs, executors and administrators, as the case may be, to Warrant and Forever Defend all and singular the said Property, subject to the Permitted Exceptions, unto the said Grantee and Grantee's successors, heirs and assigns, as the case may be, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

But it is expressly agreed and stipulated that the aforesaid Vendor's Lien is retained and reserved against the above-described Property, premises and improvements until the above-described note and all interest thereon are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

Grantee accepts the Property "as-is, where-is, with all faults."

EXECUTED THE 16TH DAY OF OCTOBER, 2018.

LANDMARK BAPTIST CHURCH OF ROYCE CITY, INC. a/k/a LANDMARK BAPTIST CHURCH OF ROYCE CITY, TEXAS, INC., a Texas non-profit corporation

By: _____
Mikell S. Smith, Trustee

By: _____
Joe L. Weaver, Trustee

Unofficial

D

ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Mikell S. Smith, ☐ known to me or ☑ proved to me through Texas DL (description of identity card) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that said person executed the same for the purposes and consideration therein expressed, in his/her capacity as Authorized Signatory of **LANDMARK BAPTIST CHURCH OF ROYCE CITY, INC. a/k/a LANDMARK BAPTIST CHURCH OF ROYCE CITY, TEXAS, INC., a Texas non-profit corporation.**

Given under my hand and seal of office this 16th day of October, 2018.

RICHARD M. HUDICEK
Notary Public
State of Texas
ID # 128347877
Comm. Expires 05/31/2020

Notary Public, State of Texas

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Joe L. Weaver, ☐ known to me or ☑ proved to me through Texas DL (description of identity card) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that said person executed the same for the purposes and consideration therein expressed, in his/her capacity as Authorized Signatory of **LANDMARK BAPTIST CHURCH OF ROYCE CITY, INC. a/k/a LANDMARK BAPTIST CHURCH OF ROYCE CITY, TEXAS, INC., a Texas non-profit corporation.**

Given under my hand and seal of office this 16th day of October, 2018.

RICHARD M. HUDICEK
Notary Public
State of Texas
ID # 128347877
Comm. Expires 05/31/2020

Notary Public, State of Texas

Unofficial

ACKNOWLEDGED AND AGREED TO:

JOSIAH BRUCE CLEVELAND

ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared **JOSIAH BRUCE CLEVELAND**, ☐ known to me or ☑ proved to me through Texas DL (description of identity card) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that said person executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 16th day of October, 2018.

RICHARD M. HUDICEK
Notary Public
State of Texas
ID # 128347877
Comm. Expires 05/31/2020

Notary Public, State of Texas

Unofficial

Grantee's address:

JOSIAH BRUCE CLEVELAND
5843 Royal Crest Drive
Dallas, Texas 75230

EXHIBIT "A"

BEING a tract of land situated in the W. M. Warrens 1st Addition, an addition to the Town of Nevada, as recorded in Volume 35, Page 205 of the Map Records of Collin County, Texas, in the William Baker Survey, Abstract No. 50, being a tract of land conveyed to Landmark Baptist Church of Royce City, Inc., as recorded in Instrument File No. 20170613000763730 of the Official Public Records of Collin County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch yellow-capped iron rod for corner on the south right-of-way line of E FM 6, being the northwest corner of a lot conveyed to David Honzell, as recorded in Instrument File No. 20160803001006530 of the Official Public Records of Collin County, Texas, being the northeast corner of said Landmark Baptist Church of Royce City, Inc.;

THENCE leaving said right-of-way, South 00 degrees 11 minutes 36 seconds West, a distance of 149.00 feet to a found 1/2-inch yellow-capped iron rod for corner, being the southwesternmost corner of said Honzell lot;

THENCE East, a distance of 25.54 feet to a found 1/2-inch yellow-capped iron rod for corner, being the northwest corner of a lot conveyed to Brandle Morris, as recorded in Instrument File No. 20160809001038600 of the Official Public Records of Collin County, Texas;

THENCE South 00 degrees 11minutes 36 seconds West, passing a 1/2-inch yellow-capped iron rod at a distance of 159.58 feet, and continuing a total distance of 525.40 feet to a found 1/2-inch iron rod for corner, being the southwest corner of a lot conveyed to Drew Rice, as recorded in Instrument File No. 20130401000419700 of the Official Public Records of Collin County, Texas, and being on the north line of a tract of land called The Estate of Timothy Scoggins;

THENCE along the north line of said Scoggins Estate, West a distance of 193.38 feet to a found 1/2-inch yellow-capped iron rod for corner, being on the east right-of-way line of N. Warren Street;

THENCE along said N. Warren Street right-of-way, North 00 degrees 11 minutes, 36 seconds East, a distance of 674.16 feet to a found 1/2-inch yellow-capped iron rod for corner, being the southeast intersecting corner of said N. Warren Street and E FM 6;

THENCE along said E FM 6 right-of-way, North 89 degrees 55 minutes 01 seconds East, a distance of 167.84 feet to a PLACE OF BEGINNING and containing 2.91 acres of land.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

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Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
10/18/2018 03:43:21 PM
$50.00 NELLIOTT
20181018001302700

EXHIBIT B

File Number: 1002-262232-RTT

Subject to the following:

a. Easement granted by Raymond B. Cooper to Wylie Northeast Water Supply, filed 12/28/1984, recorded in Volume 2040, Page 926, Real Property Records, Collin County, Texas.

b. Overhead electric lines and guy wires, as shown on survey of Brian S. Rhodes, R.P.L.S. #5962, dated 05/17/2018.

Notwithstanding anything in this instrument to the contrary, the above-referenced Permitted Exceptions shall only affect the Property to the extent that such Permitted Exceptions are valid and effective as of the date of this instrument and the mere reference to such Permitted Exceptions in this instrument shall not be deemed to impose, reimpose, or reinstate such Permitted Exceptions if such Permitted Exceptions are not valid and effective as of the date of this instrument.

Unofficial

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
10/18/2018 03:43:21 PM
$46.00 NELLIOTT
20181018001302690

D. 6

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GF# 1002-262232-RTT meb

DEED OF TRUST

Date: October 16, 2018

Grantor: **JOSIAH BRUCE CLEVELAND**

Grantor's Mailing Address (including county):

5843 Royal Crest Drive
Dallas, Dallas County, Texas 75230

Trustee: **PETER GRAF**

Trustee's Mailing Address (including county):

2626 Howell Street, 10th Floor
Dallas, Dallas County, Texas 75204

Lender: **LANDMARK BAPTIST CHURCH OF ROYCE CITY, TEXAS, INC., a Texas non-profit corporation**

Lender's Mailing Address (including county):

PO Box 399
Nevada, Collin County, Texas 75173

Obligation ("Note")

Date: October 16, 2018
Original Principal Amount: $344,000.00
Borrower: JOSIAH BRUCE CLEVELAND
Lender: LANDMARK BAPTIST CHURCH OF ROYCE CITY, TEXAS, INC.
Maturity Date: As stated therein.

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Property (including any improvements:

Property located in Collin County, Texas, being more fully described by metes and bounds on EXHIBIT "A" attached hereto and incorporated herein for all purposes.

Prior Lien(s) (including recording information):

None.

Other Exceptions to Conveyance and Warranty:

All easements, reservations, conditions, covenants and restrictive covenants as the same appear of record in the office of the County Clerk of the county in which the Property is located, and property taxes for the current year and subsequent years

For value received and to secure payment of the Obligation, Grantor conveys the Property to Trustee in trust. Grantor warrants and agrees to defend the title to the Property, subject to the Other Exceptions to Conveyance and Warranty. On payment of the Obligation and all other amounts secured by this deed of trust, this deed of trust will have no further effect, and Lender will release it at Grantor's expense.

Clauses and Covenants

A. Grantor's Obligations

Grantor agrees to—

1. keep the Property in good repair and condition;
2. pay all taxes and assessments on the Property before delinquency;
3. defend title to the Property subject to the Other Exceptions to Conveyance and Warranty and preserve the lien's priority as it is established in this deed of trust;
4. maintain all insurance coverages with respect to the Property, revenues generated by the Property, and operations on the Property that Lender reasonably requires ("Required Insurance Coverages"), issued by insurers and written on policy forms acceptable to Lender, and deliver evidence of the Required Insurance Coverages in a form acceptable to Lender at least ten days before the expiration of the Required Insurance Coverages;
5. obey all laws, ordinances, and restrictive covenants applicable to the Property;
6. keep any buildings occupied as required by the Required Insurance Coverages;
7. if the lien of this deed of trust is not a first lien, pay or cause to be paid all prior lien notes and abide by or cause to be abided by all prior lien instruments; and
8. notify Lender of any change of address.

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B. Lender's Rights

1. Lender or Lender's mortgage servicer may appoint in writing a substitute trustee, succeeding to all rights and responsibilities of Trustee.

2. If the proceeds of the Obligation are used to pay any debt secured by prior liens, Lender is subrogated to all the rights and liens of the holders of any debt so paid.

3. Lender may apply any proceeds received under the property insurance policies covering the Property either to reduce the Obligation or to repair or replace damaged or destroyed improvements covered by the policy. If the Property is Grantor's primary residence and Lender reasonably determines that repairs to the improvements are economically feasible, Lender will make the property insurance proceeds available to Grantor for repairs.

4. Notwithstanding the terms of the Note to the contrary, and unless applicable law prohibits, all payments received by Lender from Grantor with respect to the Obligation or this deed of trust may, at Lender's discretion, be applied first to amounts payable under this deed of trust and then to amounts due and payable to Lender with respect to the Obligation, to be applied to late charges, principal, or interest in the order Lender in its discretion determines.

5. If Grantor fails to perform any of Grantor's obligations, Lender may perform those obligations and be reimbursed by Grantor on demand for any amounts so paid, including attorney's fees, plus interest on those amounts from the dates of payment at the rate stated in the Note for matured, unpaid amounts. The amount to be reimbursed will be secured by this deed of trust.

6. If there is a default on the Obligation or if Grantor fails to perform any of Grantor's obligations and the default continues after any required notice of the default and the time allowed to cure, Lender may—

   a. declare the unpaid principal balance and earned interest on the Obligation immediately due;

   b. direct Trustee to foreclose this lien, in which case Lender or Lender's agent will cause notice of the foreclosure sale to be given as provided by the Texas Property Code as then in effect; and

   c. purchase the Property at any foreclosure sale by offering the highest bid and then have the bid credited on the Obligation.

7. Lender may remedy any default without waiving it and may waive any default without waiving any prior or subsequent default.

C. Trustee's Rights and Duties

If directed by Lender to foreclose this lien, Trustee will—

1. either personally or by agent give notice of the foreclosure sale as required by the Texas Property Code as then in effect;

2. sell and convey all or part of the Property "AS IS" to the highest bidder for cash with a general warranty binding Grantor, subject to the Prior Lien and to the Other Exceptions to Conveyance and Warranty and without representation or warranty, express or implied, by Trustee;

3. from the proceeds of the sale, pay, in this order—

   a. expenses of foreclosure, including a reasonable commission to Trustee;

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b. to Lender, the full amount of principal, interest, attorney's fees, and other charges due and unpaid;

c. any amounts required by law to be paid before payment to Grantor; and

d. to Grantor, any balance; and

4. be indemnified, held harmless, and defended by Lender against all costs, expenses, and liabilities incurred by Trustee for acting in the execution or enforcement of the trust created by this deed of trust, which includes all court and other costs, including attorney's fees, incurred by Trustee in defense of any action or proceeding taken against Trustee in that capacity.

D. General Provisions

1. If any of the Property is sold under this deed of trust, Grantor must immediately surrender possession to the purchaser. If Grantor fails to do so, Grantor will become a tenant at sufferance of the purchaser, subject to an action for forcible detainer.

2. Recitals in any trustee's deed conveying the Property will be presumed to be true.

3. Proceeding under this deed of trust, filing suit for foreclosure, or pursuing any other remedy will not constitute an election of remedies.

4. This lien will remain superior to liens later created even if the time of payment of all or part of the Obligation is extended or part of the Property is released.

5. If any portion of the Obligation cannot be lawfully secured by this deed of trust, payments will be applied first to discharge that portion.

6. Grantor assigns to Lender all amounts payable to or received by Grantor from condemnation of all or part of the Property, from private sale in lieu of condemnation, and from damages caused by public works or construction on or near the Property. After deducting any expenses incurred, including attorney's fees and court and other costs, Lender will either release any remaining amounts to Grantor or apply such amounts to reduce the Obligation. Lender will not be liable for failure to collect or to exercise diligence in collecting any such amounts. Grantor will immediately give Lender notice of any actual or threatened proceedings for condemnation of all or part of the Property.

7. Grantor assigns to Lender absolutely, not only as collateral, all present and future rent and other income and receipts from the Property. Grantor warrants the validity and enforceability of the assignment. Grantor may as Lender's licensee collect rent and other income and receipts as long as Grantor is not in default with respect to the Obligation or this deed of trust. Grantor will apply all rent and other income and receipts to payment of the Obligation and performance of this deed of trust, but if the rent and other income and receipts exceed the amount due with respect to the Obligation and the deed of trust, Grantor may retain the excess. If Grantor defaults in payment of the Obligation or performance of this deed of trust, Lender may terminate Grantor's license to collect rent and other income and then as Grantor's agent may rent the Property and collect all rent and other income and receipts. Lender neither has nor assumes any obligations as lessor or landlord with respect to any occupant of the Property. Lender may exercise Lender's rights and remedies under this paragraph without taking possession of the Property. Lender will apply all rent and other income and receipts collected under this paragraph first to expenses incurred in exercising Lender's rights and remedies and then to Grantor's obligations with respect to the Obligation and this deed of trust in the order determined by Lender. Lender is not required to act under this paragraph, and acting under this

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paragraph does not waive any of Lender's other rights or remedies. If Grantor becomes a voluntary or involuntary debtor in bankruptcy, Lender's filing a proof of claim in bankruptcy will be deemed equivalent to the appointment of a receiver under Texas law.

8. Interest on the debt secured by this deed of trust will not exceed the maximum amount of non-usurious interest that may be contracted for, taken, reserved, charged, or received under law. Any interest in excess of that maximum amount will be credited on the principal of the debt or, if that has been paid, refunded. On any acceleration or required or permitted prepayment, any such excess will be canceled automatically as of the acceleration or prepayment or, if already paid, credited on the principal of the debt or, if the principal of the debt has been paid, refunded. This provision overrides any conflicting provisions in this and all other instruments concerning the debt.

9. In no event may this deed of trust secure payment of any debt that may not lawfully be secured by a lien on real estate or create a lien otherwise prohibited by law.

10. If Grantor transfers any part of the Property without Lender's prior written consent, Lender may declare the Obligation immediately payable and invoke any remedies provided in this deed of trust for default. If the Property is residential real property containing fewer than five dwelling units or a residential manufactured home, this provision does not apply to (a) a subordinate lien or encumbrance that does not transfer rights of occupancy of the Property; (b) creation of a purchase-money security interest for household appliances; (c) transfer by devise, descent, or operation of law on the death of a co-Grantor; (d) grant of a leasehold interest of three years or less without an option to purchase; (e) transfer to a spouse or children of Grantor or between co-Grantors; (f) transfer to a relative of Grantor on Grantor's death; (g) a transfer resulting from a decree of a dissolution of marriage, a legal separation agreement, or an incidental property settlement agreement by which the spouse of Grantor becomes an owner of the Property; or (h) transfer to an inter vivos trust in which Grantor is and remains a beneficiary and occupant of the Property.

11. When the context requires, singular nouns and pronouns include the plural.

12. The term *Note* includes all extensions, modifications, and renewals of the Note and all amounts secured by this deed of trust.

13. This deed of trust binds, benefits, and may be enforced by the successors in interest of all parties.

14. If Grantor and Borrower are not the same person, the term *Grantor* includes Borrower.

15. Grantor and each surety, endorser, and guarantor of the Obligation waive all demand for payment, presentation for payment, notice of intention to accelerate maturity, notice of acceleration of maturity, protest, and notice of protest, to the extent permitted by law.

16. Grantor agrees to pay reasonable attorney's fees, trustee's fees, and court and other costs of enforcing Lender's rights under this deed of trust if this deed of trust is placed in the hands of an attorney [who is not an employee of Lender] for enforcement.

17. If any provision of this deed of trust is determined to be invalid or unenforceable, the validity or enforceability of any other provision will not be affected.

18. The term *Lender* includes any mortgage servicer for Lender.

19. Grantor represents that this deed of trust and the Note are given for the following purposes: The debt evidenced by the Note is in part payment of the purchase price of the property; the debt is secured both by this deed of trust and by a vendor's lien on the property, which is expressly retained in a deed to Grantor of even date herewith. This deed of trust does not waive

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the vendor's lien, and the two liens and the rights created by this instrument shall be cumulative. Lender may elect to foreclose under either of the liens without waiving the other or may foreclose under both. The deed is incorporated into this deed of trust.

20. Grantor shall deposit in escrow with the Lender additional monthly amounts equal to one-twelfth (1/12) of the total annual costs of ad valorem taxes, casualty insurance premiums, property owners' association dues, and other assessments on the Property, if any.

THIS DEED OF TRUST REPRESENTS THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.

JOSIAH BRUCE CLEVELAND

ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared **JOSIAH BRUCE CLEVELAND,** ☐ known to me or ☑ proved to me through Texas ID (description of identity card) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that said person executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 16th day of October, 2018.

RICHARD M. HUDICEK
Notary Public
State of Texas
ID# 128347877
Comm. Expires 05/31/2020

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

LANDMARK BAPTIST CHURCH OF ROYCE CITY, INC.
P.O. Box 399
Nevada, Texas 75173

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EXHIBIT "A"

BEING a tract of land situated in the W. M. Warrens 1st Addition, an addition to the Town of Nevada, as recorded in Volume 35, Page 205 of the Map Records of Collin County, Texas, in the William Baker Survey, Abstract No. 50, being a tract of land conveyed to Landmark Baptist Church of Royce City, Inc., as recorded in Instrument File No. 20170613000763730 of the Official Public Records of Collin County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch yellow-capped iron rod for corner on the south right-of-way line of E FM 6, being the northwest corner of a lot conveyed to David Honzell, as recorded in Instrument File No. 20160803001006530 of the Official Public Records of Collin County, Texas, being the northeast corner of said Landmark Baptist Church of Royce City, Inc.;

THENCE leaving said right-of-way, South 00 degrees 11 minutes 36 seconds West, a distance of 149.00 feet to a found 1/2-inch yellow-capped iron rod for corner, being the southwesternmost corner of said Honzell lot;

THENCE East, a distance of 25.54 feet to a found 1/2-inch yellow-capped iron rod for corner, being the northwest corner of a lot conveyed to Brandle Morris, as recorded in Instrument File No. 20160809001038600 of the Official Public Records of Collin County, Texas;

THENCE South 00 degrees 11minutes 36 seconds West, passing a 1/2-inch yellow-capped iron rod at a distance of 159.58 feet, and continuing a total distance of 525.40 feet to a found 1/2-inch iron rod for corner, being the southwest corner of a lot conveyed to Drew Rice, as recorded in Instrument File No. 20130401000419700 of the Official Public Records of Collin County, Texas, and being on the north line of a tract of land called The Estate of Timothy Scoggins;

THENCE along the north line of said Scoggins Estate, West, a distance of 193.38 feet to a found 1/2-inch yellow-capped iron rod for corner, being on the east right-of-way line of N. Warren Street;

THENCE along said N. Warren Street right-of-way, North 00 degrees 11 minutes, 36 seconds East, a distance of 674.16 feet to a found 1/2-inch yellow-capped iron rod for corner, being the southeast intersecting corner of said N. Warren Street and E FM 6;

THENCE along said E FM 6 right-of-way, North 89 degrees 55 minutes 01 seconds East, a distance of 167.84 feet to a PLACE OF BEGINNING and containing 2.91 acres of land.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

Unofficial

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
10/18/2018 03:43:21 PM
$50.00 NELLIOTT
20181018001302700

E7

NOTICE OF CONFIDENTIALITY RIGHTS: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

TRANSFER OF LIEN

DATE: October 29, 2025

ASSIGNOR:

Faith Family Church of Nevada, Inc,
Doni Darren O'Neal, Registered Agent
5618 CR 547
Nevada, Texas 75173

TRANSFEREE:

City of Nevada, Texas,
424 E FM 6
Nevada, Texas 75173

PROPERTY (legal description):

See Exhibit A for legal description

TRANSFERRED NOTE AND LIENS:

A promissory note in the original principal amount of $$365,531.09, dated June 20,2023, executed by Joe Cleveland, payable to Faith Family Church of Nevada, Inc, and secured by a deed of trust recorded in 2018018001302700 of the real property records of Collin County, Texas.

PRIOR LIENS:

The June 20,2023 note described above is a Loan Modification Agreement which amended the original Real Estate Lien Note dated October 16, 2018, which was in the original principal amount of $344,000.00.

CONSIDERATION:
Good and valuable consideration, receipt of which is hereby acknowledged.

For the Consideration, Assignor hereby transfers and assigns the above-described Note and Liens to Transferee.

Assignor expressly WARRANTS to Transferee that the Liens are valid and enforceable against the property, that there are no prior superior liens against the property other than stated above, and that the remaining unpaid balance of principal and interest on the Note is $_____.

Faith Family Church of Nevada, Inc,

_____

BY: Doni Darren O'Neal, _____

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on _____, by Doni Darren O'Neal, _____ of Faith Family Church of Nevada, Inc,, a Texas corporation, on behalf of said corporation.

_____

Notary Public, State of Texas

PREPARED BY:

Shepherd Law Firm
James E. Shepherd
Shepherd Law Firm
1901 N. Central Expressway
Suite 430
Richardson, Texas 75080
JIM@JSHEPHERDLAW.COM
Phone Number: 972-234-3117

AFTER RECORDING RETURN TO:

James E. Shepherd
Shepherd Law Firm
1901 N Central Expy Ste 430
Richardson, TX 75080

AGENDA ITEM #6



NO DOCUMENTS

AGENDA ITEM #7

PROJECT OVERVIEW

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

Address

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

Legal

No legal information

Description

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

PROPERTY DETAILS

No data for Property Details.

PROPERTY ADDITIONAL INFORMATION

No data for Property Additional Information.

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

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

INFORMATION FIELDS

Plat Type
Preliminary Plat

Legal Description of Property

Lot Number
N/A

Block Number
N/A

Subdivision
N/A

Property Address
N/A

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

Proposed Acreage
148.67

Proposed # of Lots
459

Land/Home Owner Information

Owner / Preferred Contact Name
Sreedhar Aaloori

Phone Number
832-978-4268

Email
aaloori@gmail.com

Mailing Address
5815 Aramburo Ln

Address (City,State)
Sugarland, Texas

Address (Zip Code)
77479

Person Approving Plat
Taylor Holmes, P.E.

Firm Information

Name
Taylor Holmes, P.E.

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

Phone
(214) 420-5611

Email
taylor.holmes@kimley-horn.com

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

Present Zoning of Subject Property
N/A

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

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

Receipts

25-000120

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

CREDENTIALS

No data for Credentials.

OCCUPANCY TYPE	CONSTRUCTION TYPE	SQUARE FEET	VALUATION

No data for Occupancy Type.

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

INSPECTIONS	DATE & TIME	STATUS	HISTORY

No data for Inspections.

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

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

EPR DOCUMENTS	ASSOCIATED STEPS	STATUS	LAST REVIEW BY

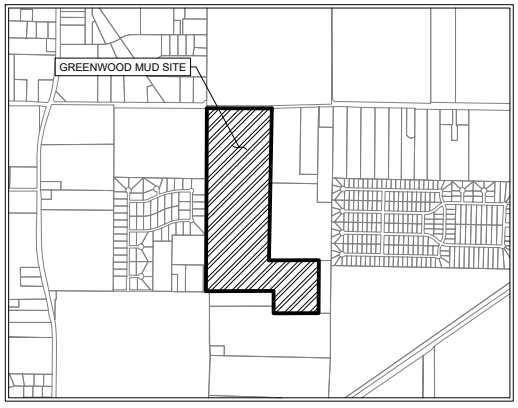
No data for EPR Documents.

GENERAL COMMENTS

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

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

1 - GREENWOOD MUD - PRELIMINARY PLAT PACKAGE



LOCATION MAP

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

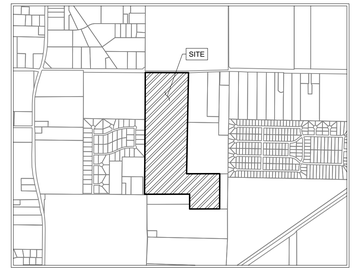
PLOTTED BY HOLMES, TAYLOR 11/2/2025 3:20 PM
DWG NAME K:\DAL_CIVIL\NO_PROJ\PSJ_2023\202323 - NEVADA 195\CAD\PRELIMINARY\PLANSHEETS\P-1_PRELIMINARY PLAT.DWG [PRELIMINARY PLAT (1)]
LAST SAVED 11/2/2025 12:12 PM

N
E
S
W

0 60' 120'
GRAPHIC SCALE 60'

GENERAL NOTES

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY AND BUILDING PERMITS.
2. ALL OPEN SPACE NON-RESIDENTIAL LOTS SHALL BE MAINTAINED BY THE HOA.
3. ALL PROPOSED INFRASTRUCTURE TO BE MAINTAINED BY THE MUNICIPAL UTILITY DISTRICT BOARD OF DIRECTORS.
4. WATER IMPROVEMENTS WILL BE OPERATED AND MAINTAINED BY THE NEVADA SUD.

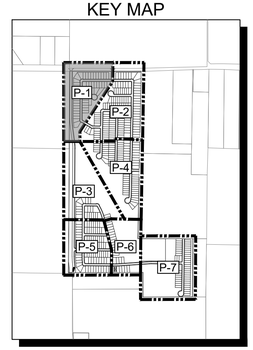


LOCATION MAP

LEGEND

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

KEY MAP



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

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

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

COUNTY ROAD 596

S89°46'40"E 1194.45'

BLOCK B
43-X
130.03'

STREET A

BLOCK A
18-X

BLOCK C
67-X

STREET B
50.0' ROW

STREET K
50.0' ROW

STREET J
50.0' ROW

BLOCK F
141-X

PROPOSED ARTERIAL ROAD

MATCH LINE SEE SHEET P-2

MATCH LINE SEE SHEET P-3

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

LOT 7B

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

FUTURE ARTERIAL CENTERLINE

APPROXIMATE LIMITS OF 100-YR FLOODPLAIN FEMA ZONE A

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY PLAT
FOR
GREENWOOD MUD

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

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

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

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

PLOTTED BY HOLMES, TAYLOR 11/21/2025 3:20 PM
DWG NAME K:\DAL_CIVIL\NO_PROJ\DSE_2023\2023023 - NEVADA 155\CAD\PRELIMINARY PLANS\SHEETS\P-1_PRELIMINARY PLAT.DWG [PRELIMINARY PLAT (2)]
LAST SAVED 11/21/2025 1:14 PM



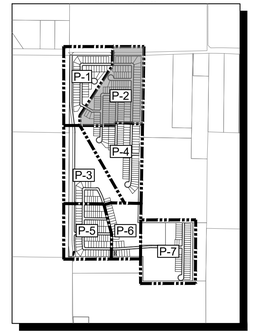
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4. WATER IMPROVEMENTS WILL BE OPERATED AND MAINTAINED BY THE NEVADA SUD.

LEGEND

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

KEY MAP



PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY PLAT
FOR
GREENWOOD MUD

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

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

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

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

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

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

N
E
S
W

0 60' 120'
GRAPHIC SCALE 60'

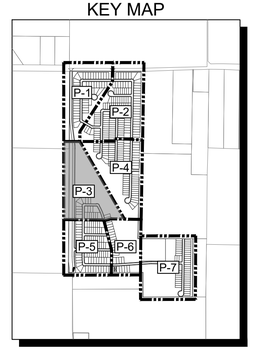
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LEGEND

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

KEY MAP



MATCH LINE SEE SHEET P-4

MATCH LINE SEE SHEET P-1

MATCH LINE SEE SHEET P-5

STREET U

STREET P

STREET M

50.0' ROW

BLOCK F
141-X

BLOCK G

BLOCK F

APPROXIMATE LIMITS
OF 100-YR FLOODPLAIN
FEMA ZONE A

FUTURE ARTERIAL
CENTERLINE

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

BLOCK A
LOT 26

LOT 27

LOT 28

LOT 29

LOT 30

LOT 31

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

N0°19'12"E 1206.88'

N0°20'37"E 2086.24'

N0°20'37"E 290.00'

1334.09'

S0°39'23"W 121.0'

S22°29'39"E 190.0'

S62°21'32"E 10.0'

N60°38'09"E 120.0'

S89°20'37"E 275.74'

S89°20'37"E 111.0'

N0°20'37"E 110.0'

S86°14'59"E 116.17'

N17°24'49"E 121.0'

C18 206.49'

C19 116.94'

C17 425.38'

C30

C38

L45

L46

L47

L48

L49

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY PLAT
FOR
GREENWOOD MUD

451 RESIDENTIAL LOTS / 8 OPEN SPACES
BEING 148.67 ACRES
OUT OF THE
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IN THE
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Contact: Sreedhar Aaloori

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

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

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LAST SAVED 11/21/2025 1:14 PM

N
E
S
W

0 60' 120'
GRAPHIC SCALE 60'

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

S1°04'44"W 3248.48'

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

STREET C
STREET F
STREET G
STREET H
STREET I

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

50.0' ROW

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

APPROXIMATE LIMITS
OF 100-YR FLOODPLAIN
FEMA ZONE A

25' UTILITY
EASEMENT

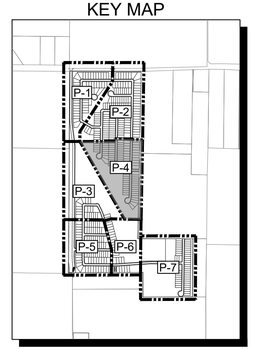
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LEGEND

	PROPERTY LINE
	LOT BOUNDARY LINE
Ⓢ	EXISTING MANHOLE
S.W.E.	SIDEWALK EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
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KEY MAP



PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY PLAT
FOR
GREENWOOD MUD

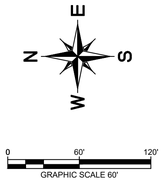
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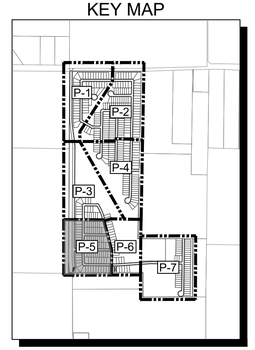
GENERAL NOTES

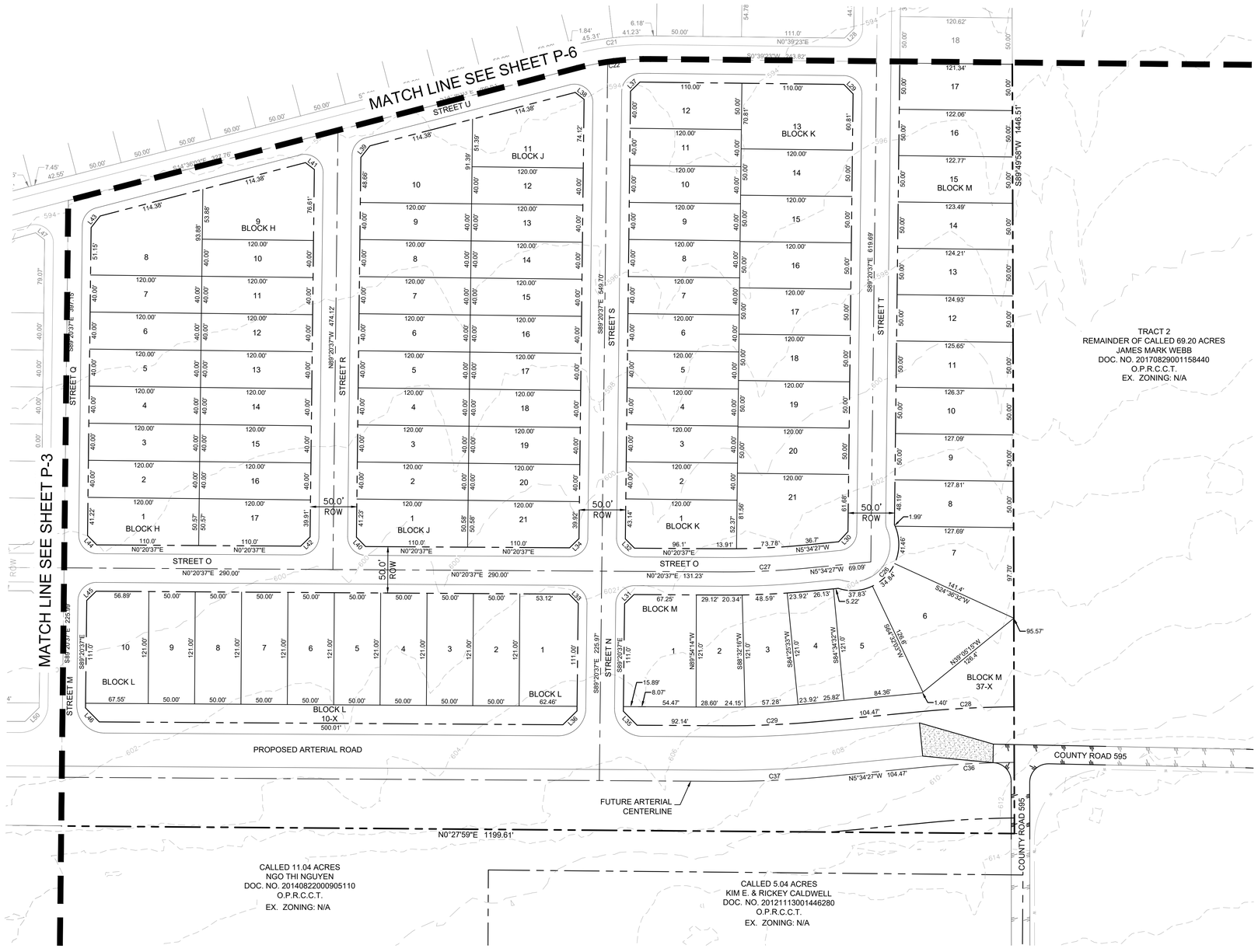
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LAST SAVED 11/21/2025 1:12 PM



0 60' 120'
GRAPHIC SCALE 60'

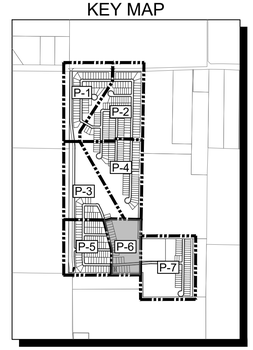
GENERAL NOTES

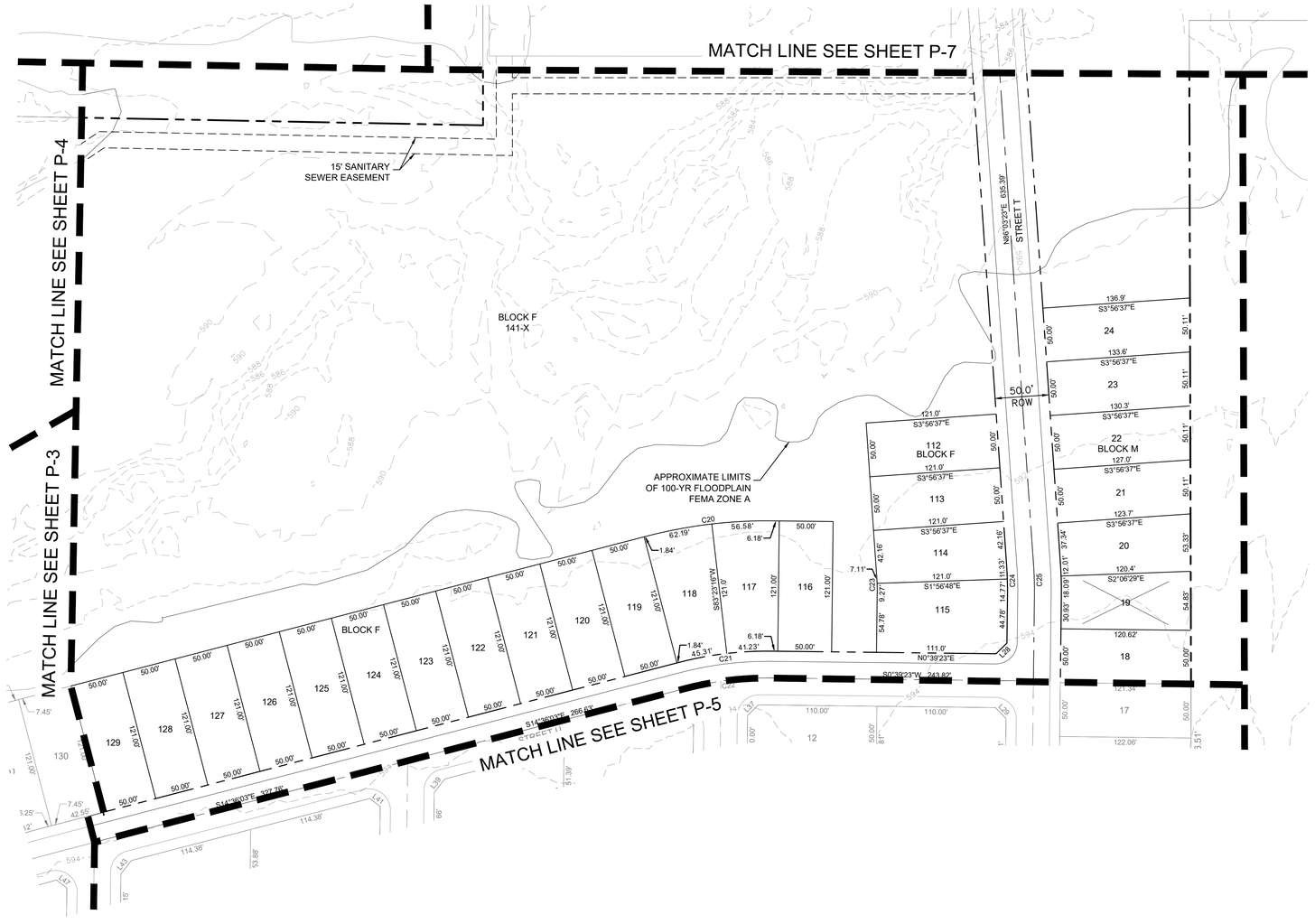
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———	LOT BOUNDARY LINE
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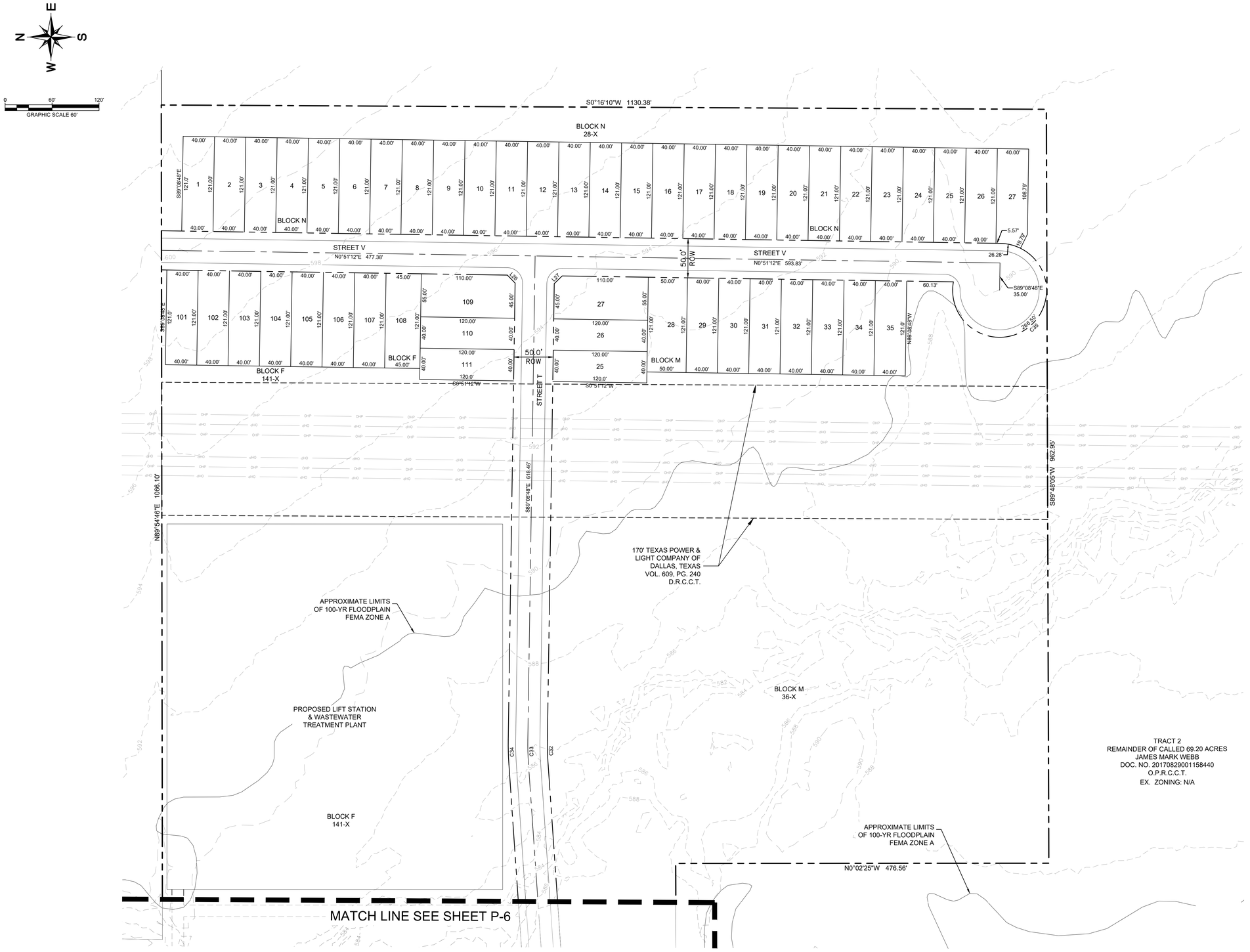
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LAST SAVED 11/21/2025 3:12 PM



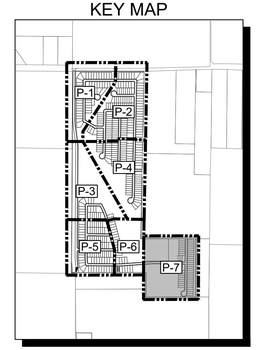
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LOT AREA TABLE		
BLOCK - LOT	AREA (SF)	ACRE (AC)
_G-ByLayer-kha : 82	321,796.54	7.39
_G-ByLayer-kha : 83	556,112.43	12.77
BLOCK A - LOT 1	6,250.00	0.14
BLOCK A - LOT 2	6,250.00	0.14
BLOCK A - LOT 3	6,250.00	0.14
BLOCK A - LOT 4	6,250.00	0.14
BLOCK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

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

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

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

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

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

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

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

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

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

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

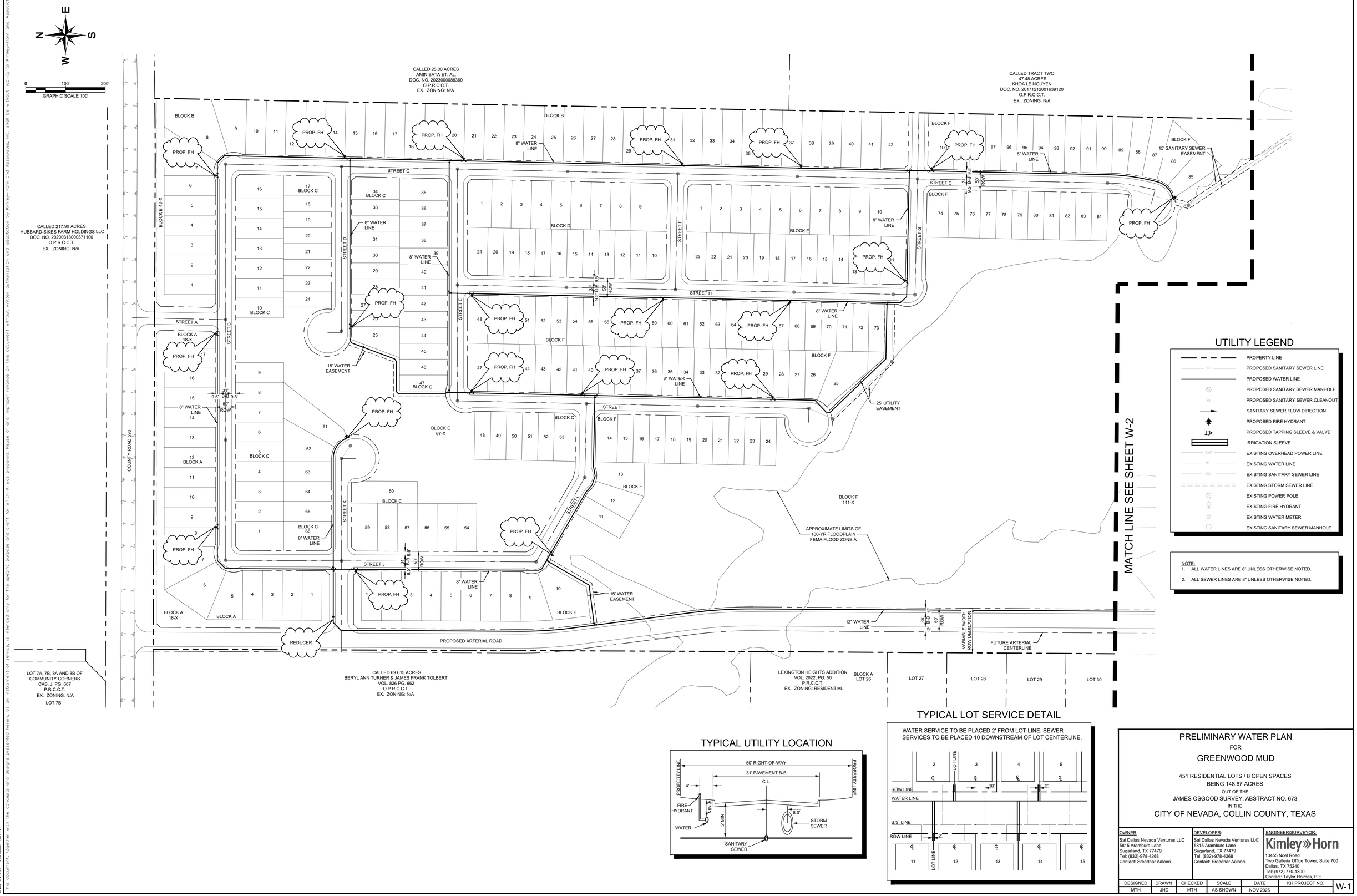
LOT AREA TABLE		
BLOCK - LOT	AREA (SF)	ACRE (AC)
BLOCK G - LOT 6	4,800.00	0.11
BLOCK G - LOT 7	4,800.00	0.11
BLOCK G - LOT 8	4,800.00	0.11
BLOCK G - LOT 9	4,800.00	0.11
BLOCK G - LOT 10	4,800.00	0.11
BLOCK G - LOT 11	5,977.60	0.14
BLOCK H - LOT 1	6,057.47	0.14
BLOCK H - LOT 2	4,800.00	0.11
BLOCK H -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

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

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

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



UTILITY LEGEND

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

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

TYPICAL UTILITY LOCATION

TYPICAL LOT SERVICE DETAIL

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

PRELIMINARY WATER PLAN

FOR

GREENWOOD MUD

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

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

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

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

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

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PLOTTED BY: HOLMES, TAYLOR 11/7/2025 5:21 PM
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LAST SAVED: 11/7/2025 5:20 PM

N
W E
S

0 100' 200'
GRAPHIC SCALE 100'

MATCH LINE SEE SHEET W-1

LOT 30

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

LOT 31

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

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

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

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

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

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

31' B-B
9.5'
50' ROW

8" WATER LINE
12" WATER LINE
PROP. FH

COUNTY ROAD 595
COUNTY ROAD 595

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

APPROXIMATE LIMITS OF 100-YR FLOODPLAIN FEMA FLOOD ZONE A

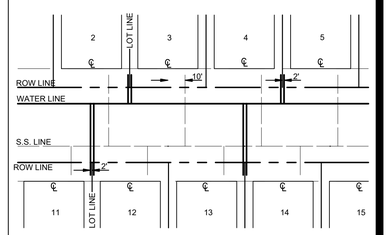
15' SANITARY SEWER EASEMENT

PROPOSED LIFT STATION & WASTEWATER TREATMENT PLANT

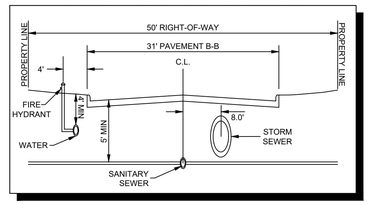
170' TEXAS POWER & LIGHT COMPANY OF DALLAS, TEXAS
VOL. 609, PG. 240
D.R.C.C.T.

TYPICAL LOT SERVICE DETAIL

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



TYPICAL UTILITY LOCATION



UTILITY LEGEND

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- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- SANITARY SEWER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- PROPOSED TAPPING SLEEVE & VALVE
- IRRIGATION SLEEVE
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
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NOTE:
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2. ALL SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.

PRELIMINARY WATER PLAN

FOR

GREENWOOD MUD

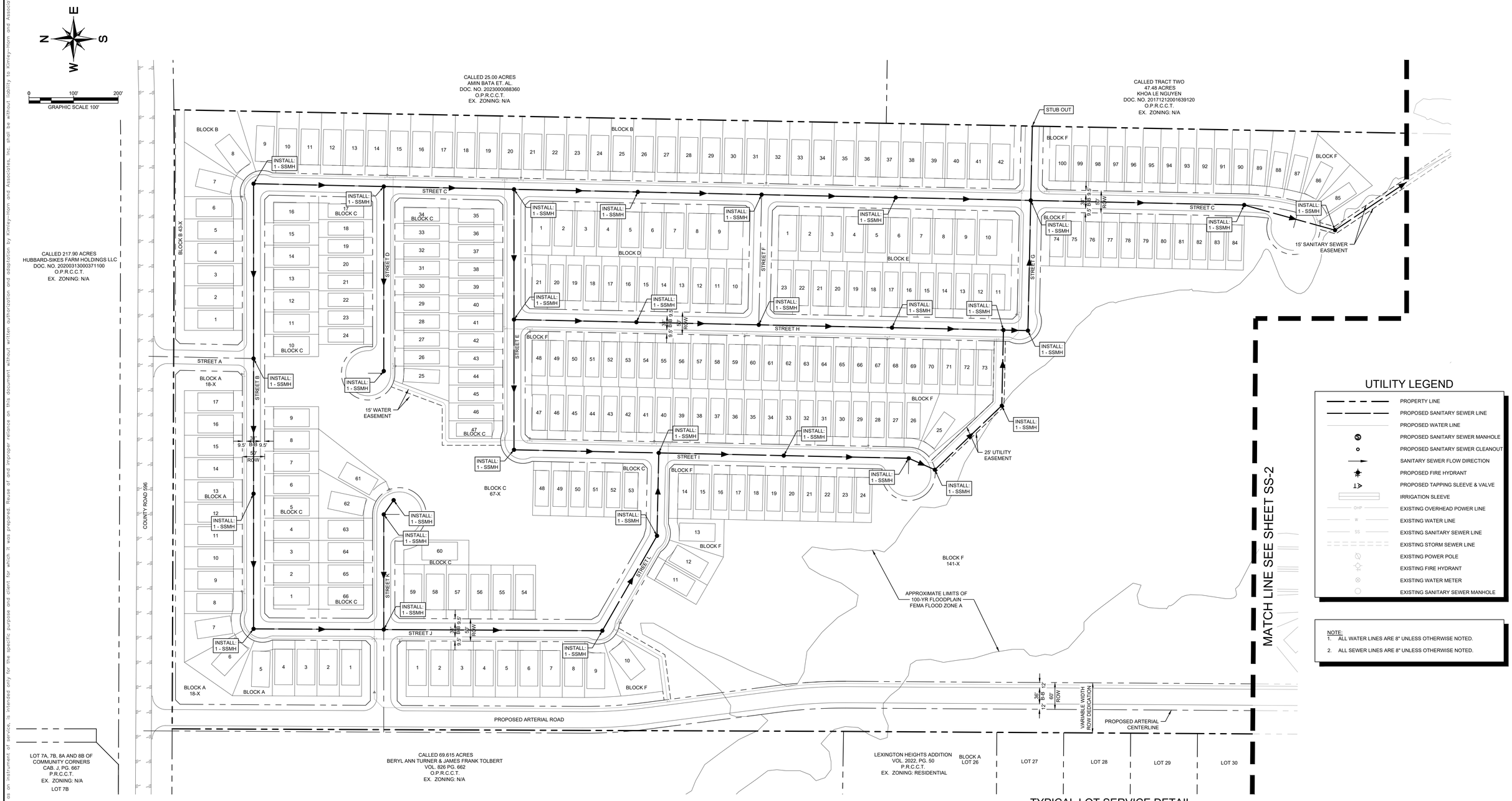
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BEING 148.67 ACRES
OUT OF THE
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IN THE
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Contact: Sreedhar Aaloori

DEVELOPER:
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ENGINEER/SURVEYOR:
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Contact: Taylor Holmes, P.E.

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

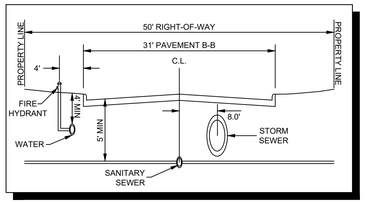


UTILITY LEGEND

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- PROPOSED SANITARY SEWER CLEANOUT
- SANITARY SEWER FLOW DIRECTION
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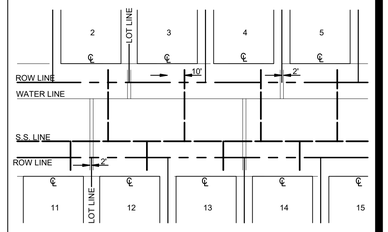
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TYPICAL UTILITY LOCATION



TYPICAL LOT SERVICE DETAIL

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PRELIMINARY SANITARY SEWER PLAN
FOR
GREENWOOD MUD

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BEING 148.67 ACRES
OUT OF THE
JAMES OSGOOD SURVEY, ABSTRACT NO. 673
IN THE
CITY OF NEVADA, COLLIN COUNTY, TEXAS

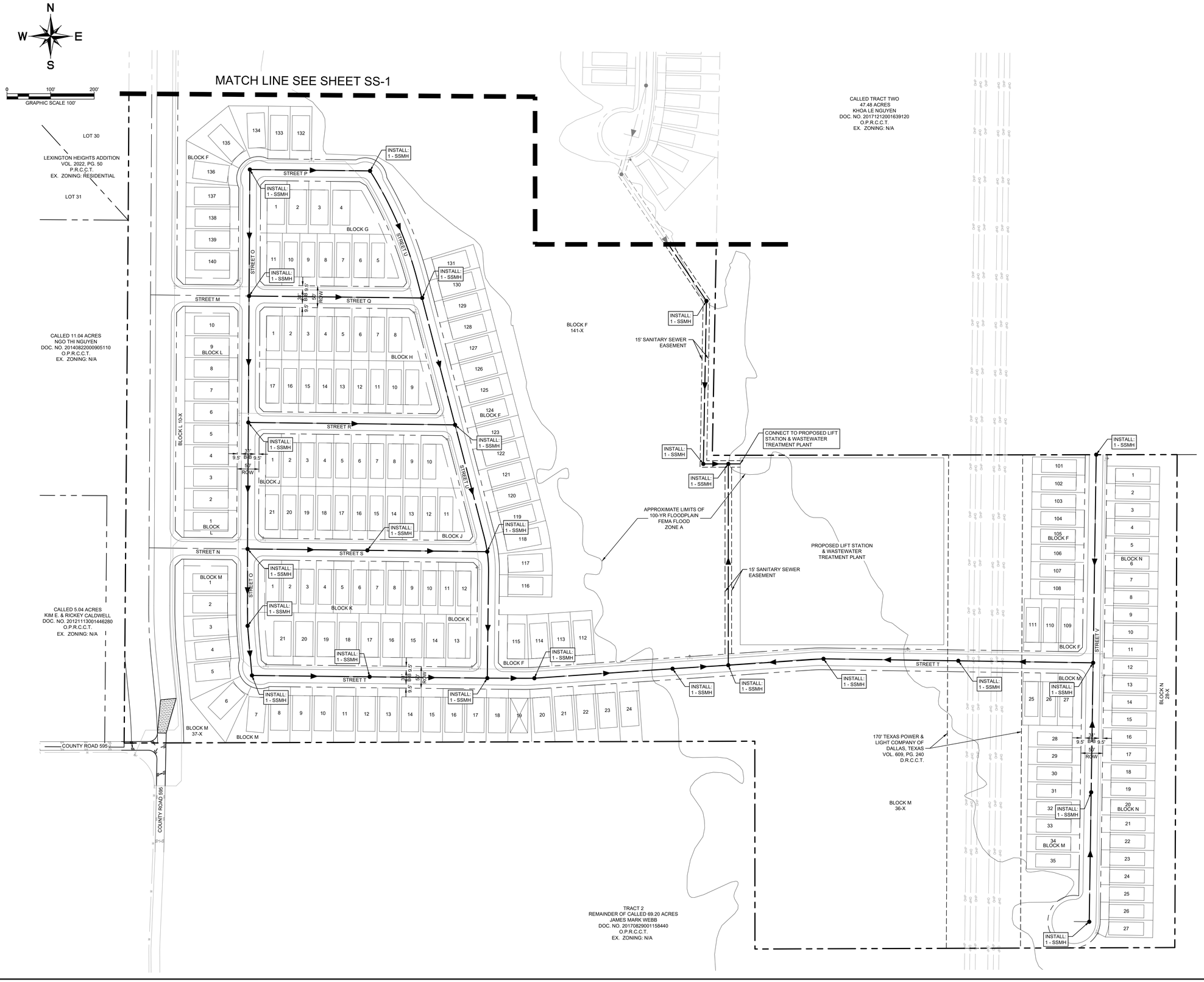
OWNER:	DEVELOPER:	ENGINEER/SURVEYOR:
Sai Dallas Nevada Ventures LLC 5815 Aramburo Lane Sugarland, TX 77479 Tel: (832)-978-4268 Contact: Sreedhar Aaloori	Sai Dallas Nevada Ventures LLC 5815 Aramburo Lane Sugarland, TX 77479 Tel: (832)-978-4268 Contact: Sreedhar Aaloori	Kimley»Horn 13455 Noel Road Two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

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

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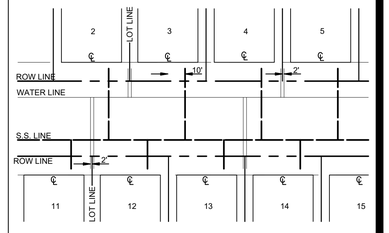
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LAST SAVED 11/21/2025 3:20 PM

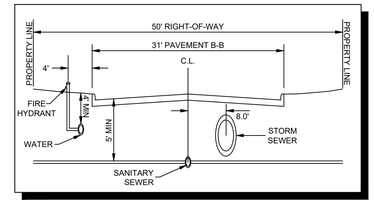


TYPICAL LOT SERVICE DETAIL

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TYPICAL UTILITY LOCATION



UTILITY LEGEND

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- SANITARY SEWER FLOW DIRECTION
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- IRRIGATION SLEEVE
- OHP — EXISTING OVERHEAD POWER LINE
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
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- EXISTING WATER METER
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PRELIMINARY SANITARY SEWER PLAN

FOR

GREENWOOD MUD

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

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

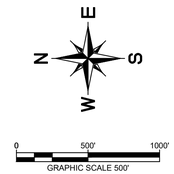
DEVELOPER:
Sai Dallas Nevada Ventures LLC
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Tel: (832)-978-4268
Contact: Sreedhar Aaloori

ENGINEER/SURVEYOR:
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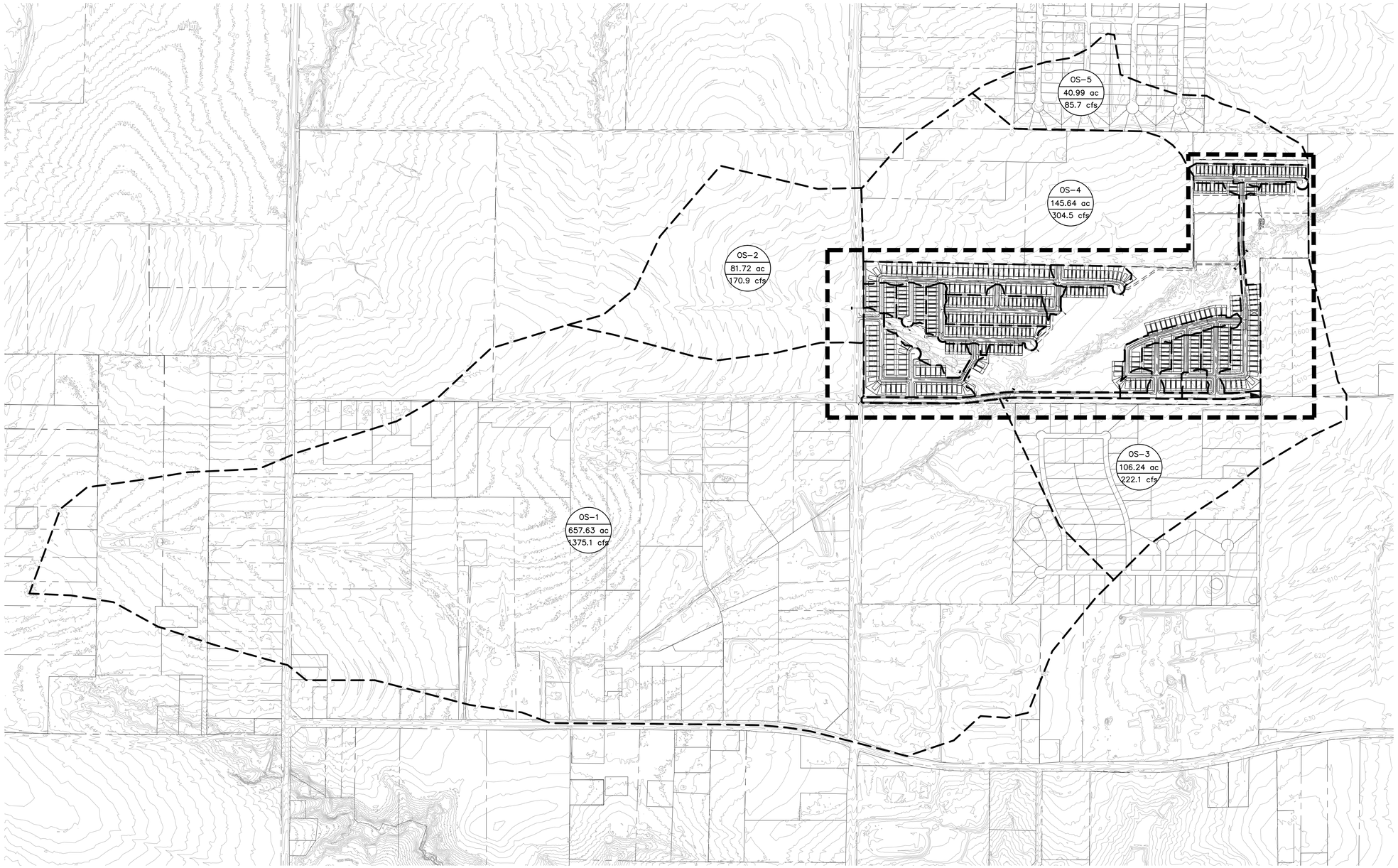
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MTH	JHD	MTH	AS SHOWN	NOV 2025		SS-2

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



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



OVERALL PRELIMINARY DRAINAGE PLAN

FOR

GREENWOOD MUD

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MTH	XMD	MTH	AS SHOWN	NOV 2025		D-1

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

GRAPHIC SCALE 100'
0 100' 200'

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

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

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

SD-B
2.07 ac
10.9 cfs

SD-C
12.04 ac
63.4 cfs

SD-D
2.59 ac
13.6 cfs

SD-E
6.93 ac
36.5 cfs

SD-F
12.11 ac
63.7 cfs

SD-G
3.73 ac
19.6 cfs

SD-H
6.57 ac
34.6 cfs

SD-J
1.29 ac
6.8 cfs

SD-K
2.22 ac
11.7 cfs

OPEN-1
4.89 ac
25.7 cfs

OS-4
145.64 ac
304.5 cfs

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

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

31' B-B 9.5' 50' ROW

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

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

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

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

MATCH LINE SEE SHEET D-3

LEGEND

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

DRAINAGE DESIGN CRITERIA

Q100 = C*I*A

Q = FLOW IN CUBIC FEET PER SECOND (CFS)

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

I = INTENSITY (TIME OF CONCENTRATION = Tc)

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

A = DRAINAGE AREA IN ACRES

DRAINAGE GENERAL NOTES

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

PRELIMINARY DRAINAGE PLAN

FOR

GREENWOOD MUD

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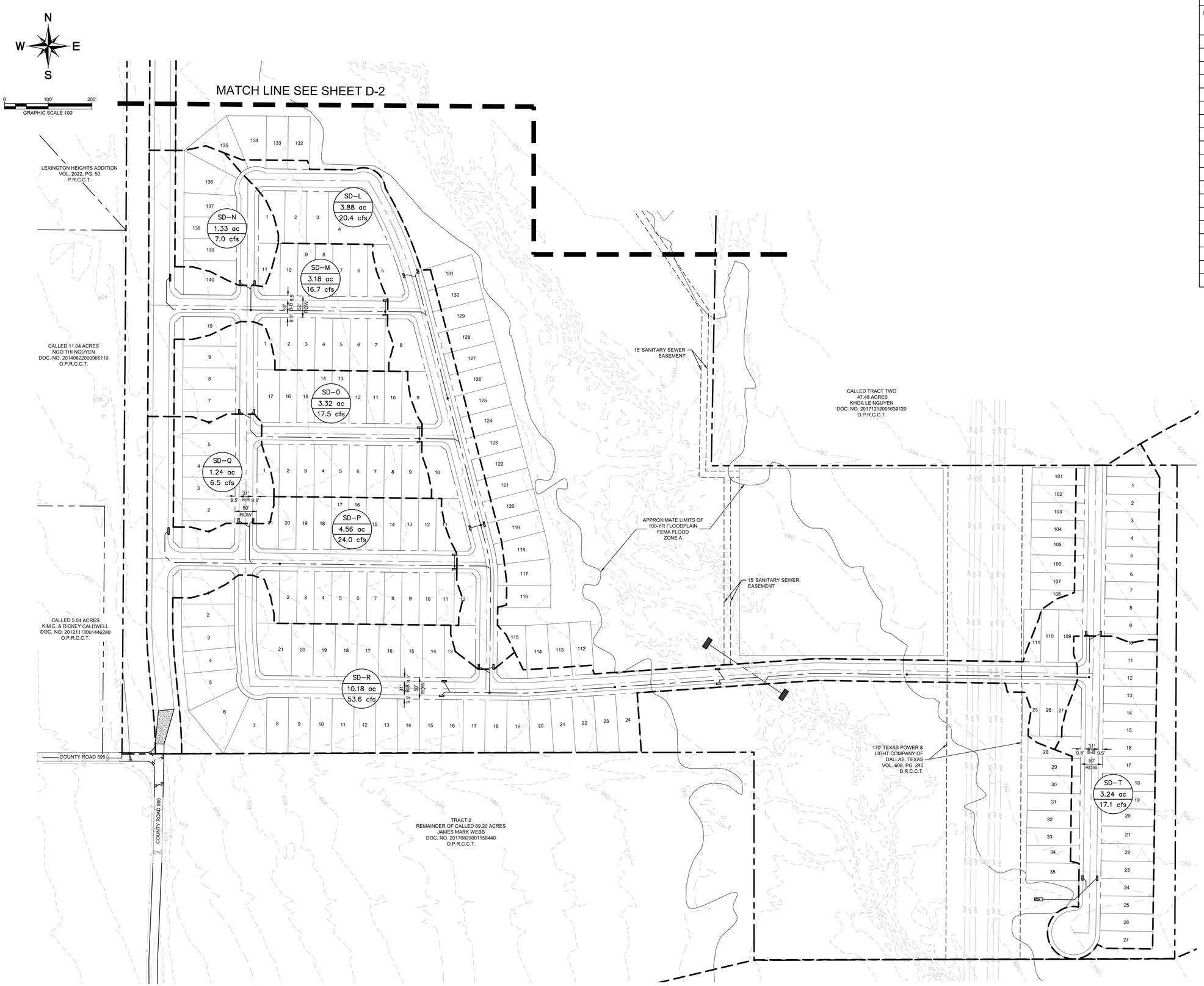
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LAST SAVED: 11/18/2025 3:58 PM



DRAINAGE AREA TABLE

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

LEGEND

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

DRAINAGE DESIGN CRITERIA

Q100 = C*I*A

Q = FLOW IN CUBIC FEET PER SECOND (CFS)

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

I = INTENSITY (TIME OF CONCENTRATION = Tc)

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

A = DRAINAGE AREA IN ACRES

DRAINAGE GENERAL NOTES

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

PRELIMINARY DRAINAGE PLAN
FOR
GREENWOOD MUD

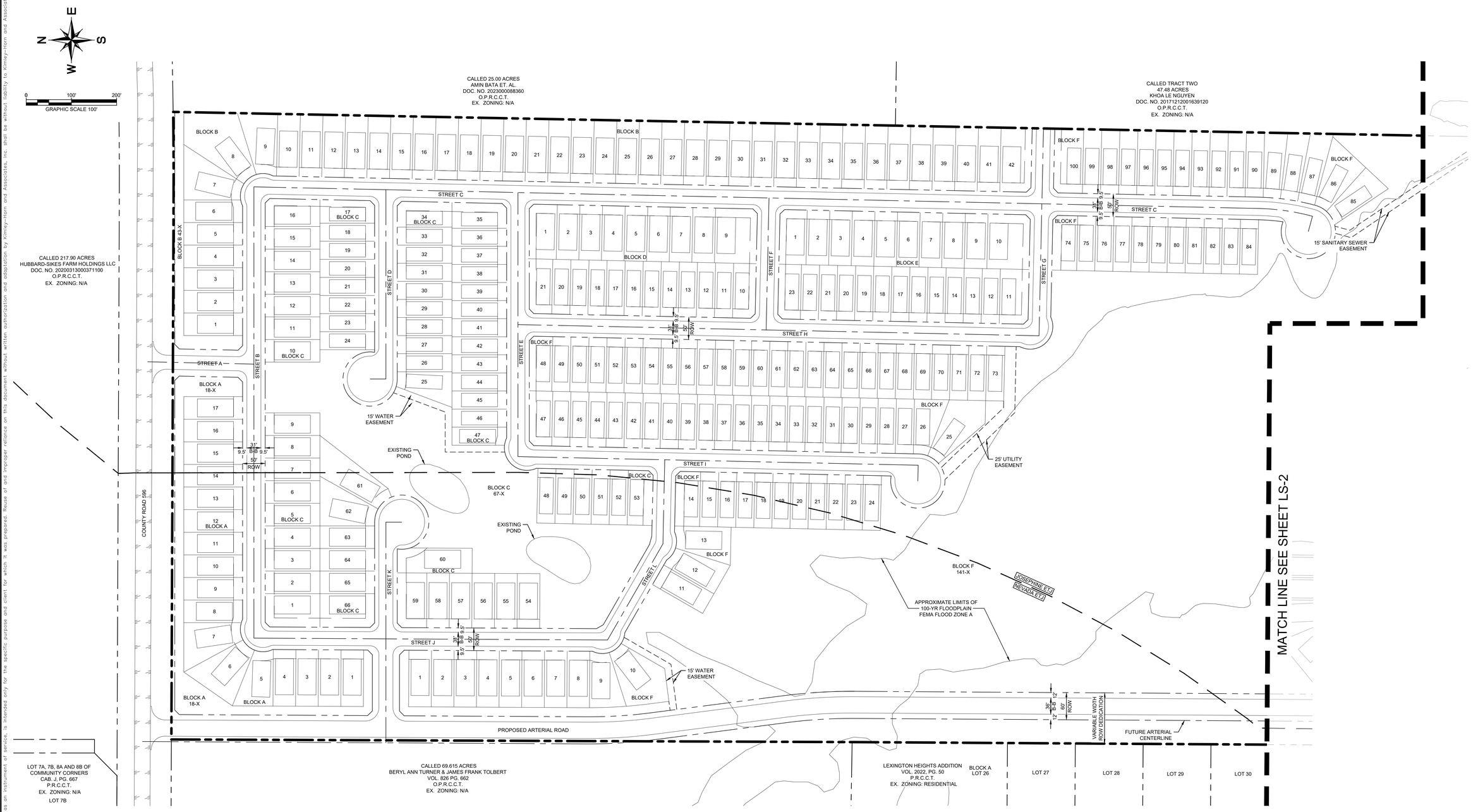
451 RESIDENTIAL LOTS / 8 OPEN SPACES
BEING 148.67 ACRES
OUT OF THE
JAMES OSGOOD SURVEY, ABSTRACT NO. 673
IN THE
CITY OF NEVADA, COLLIN COUNTY, TEXAS

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

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

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

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



TYPICAL LOT DATA TABLE

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

SITE DATA TABLE

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

LAND STUDY

FOR

GREENWOOD MUD

451 RESIDENTIAL LOTS / 8 OPEN SPACES

BEING 148.67 ACRES

OUT OF THE

JAMES OSGOOD SURVEY, ABSTRACT NO. 673

IN THE

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Two Galleria Office Tower, Suite 700
Dallas, TX 75240
Tel: (972) 770-1300
Contact: Taylor Holmes, P.E.

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

PLOTTED BY: HOLMES, TAYLOR 11/21/2025 3:22 PM
DWG NAME: K:\DAL_CIVIL\NO_PROJDST_2023\202023- NEVADA,185\CAD\PRELIM\NARVPLAN\SHEETS\LS-1_LAND STUDY.DWG [LAND STUDY]
LAST SAVED: 11/21/2025 2:17 PM
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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

N
W E
S

0 100' 200'
GRAPHIC SCALE 100'

MATCH LINE SEE SHEET LS-1

LOT 30

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

LOT 31

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

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

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

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

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

15' SANITARY SEWER EASEMENT

APPROXIMATE LIMITS OF 100-YR FLOODPLAIN FEMA FLOOD ZONE A

PROPOSED LIFT STATION & WASTEWATER TREATMENT PLANT

15' SANITARY SEWER EASEMENT

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

COUNTY ROAD 595

ASPHALT TRANSITION

PROPOSED COUNTY ROAD INTERSECTION PAVEMENT

DEMO APPROXIMATELY 144 LF OF EXISTING CR 595

APPROXIMATE LOCATION OF EXISTING 12" WATERLINE

COUNTY ROAD 595

JOSEPHINE ET NEVADA ET

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

TYPICAL LOT DATA TABLE

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TOTAL LOTS	451	148.6700	3.0336

LAND STUDY
FOR
GREENWOOD MUD

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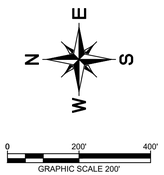
OWNER:
Sai Dallas Nevada Ventures LLC
5815 Aramburo Lane
Sugarland, TX 77479
Tel: (832)-978-4268
Contact: Sreedhar Aaloori

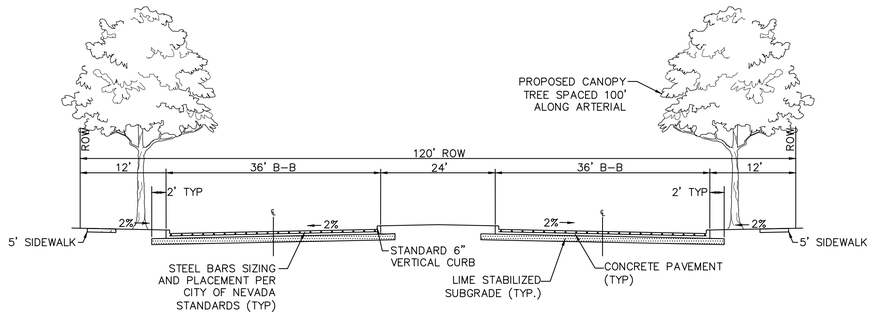
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Contact: Sreedhar Aaloori

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Contact: Taylor Holmes, P.E.

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

PLOTTED BY: HOLMES, TAYLOR 11/21/2025 3:23 PM
DWG NAME: K:\DAL_CIVIL\NO_PROJECT_2025\32923 - NEVADA 155\CAD\PRELIMINARY PLANSHEETS\T-1_TREE PRESERVATION PLAN.DWG [TREE PRESERVATION PLAN]
LAST SAVED: 11/19/2025 7:04 AM
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PROPOSED ARTERIAL
SECTION A–A

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

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

TREE CANOPY TO BE REMOVED

TREE CANOPY TO REMAIN

TREE CANOPY TO BE REMOVED

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

TREE CANOPY TO REMAIN

TREE CANOPY TO REMAIN

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

TREE CANOPY TO BE REMOVED

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

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

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

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

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

TREE PRESERVATION PLAN

FOR

GREENWOOD MUD

451 RESIDENTIAL LOTS / 8 OPEN SPACES
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
MTH	JHD	MTH	AS SHOWN	NOV 2025		T-1

Designation of Agent Form

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

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

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

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

HAYTER®
ENGINEERING

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

January 19, 2026

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

Dear Mayor Deering,

Hayter Engineering has reviewed the Greenwood MUD Preliminary Plat. Our review was for general conformance and shall not relieve the developer or the developer's surveyor or design engineer of full responsibility for the adequacy and integrity of the survey and design, or for conformance to Local, State, and Federal codes.

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

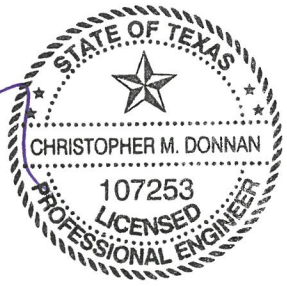
1. Please provide a copy of the boundary traverse calculations and closure report (Subdivision Ordinance 17).
2. Please denote locations where the property boundary bearing changes. Without this information, it is difficult to determine if the associated distances are correct (Subdivision Ordinance 17(1)(a)).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

12. The entire 120-foot right-of-way needs to be contained on Greenwood MUD's property when the proposed arterial is east of existing subdivision Lexington Heights. It is not feasible for any right-of-way to be dedicated within Lexington Heights (Subdivision Ordinance 17(2)(f)).
13. Please denote any utility easements along the front, side, and/or rear of lots (Subdivision Ordinance 17(2)(f)).
14. The existing channel shall be placed within a drainage and maintenance easement (Subdivision Ordinance 17(2)(f) & 25).
    a. This easement shall be dedicated to and maintained by the HOA.
15. Please note that any proposed detention ponds shall be within a drainage easement (Subdivision Ordinance 17(2)(f) & 25).
    a. This easement shall be dedicated to and maintained by the HOA.
16. Block M, Lot 19 has and "X" through it. Please clarify. (Subdivision Ordinance 17(2)(g)).
17. Please include building setback lines (front, rear, and side) (Subdivision Ordinance 17(2)(g)).
18. Please confirm that it is Greenwood MUD's intent to construct the eastern lane of the proposed arterial as part of this development (Subdivision Ordinance 17(2)(f)).
19. Please provide confirmation from Nevada SUD that they have reviewed and approved the preliminary water plans (Subdivision Ordinance 17(3)).
    a. Specifically, the proposed tie-in locations do not truly create a looped system. In addition, are the proposed dead-end lines throughout the subdivision acceptable?
20. Please update the existing drainage area time of concentrations. The listed 20 minutes appears to be a minimum TC rather than an actual TC. If the maximum TC (per iSWM) is exceeded, the called maximum can be used. (Subdivision Ordinance 17(3)).
21. Please include the correct approval block on P-8 (Subdivision Ordinance 17(6)).
22. Please submit engineering plans for review and approval prior to the preparation and submission of the final plat (Subdivision Ordinance Section 17 (3)).
23. Please note that where a subdivision borders a substandard street the applicant is required to improve said substandard street. This would apply to CR 596 and CR 595. (Subdivision Ordinance 23).
24. *Per LGC 212.010 (d), A municipal authority responsible for approving plats may not refuse to review a plat or to approve a plat for recordation for failure to identify a corridor, as defined by Section 201.619, Transportation Code,* ***unless the corridor is part of an agreement between the Texas Department of Transportation and a county in which the municipality is located under that section.*** On April 23, 2013, Collin County and TxDOT entered into a Cooperative Planning Agreement and on April 24, 2024, Collin County and TxDOT entered into a County Corridor Agreement. Both agreements are meant to identify future transportation corridors within Collin County based on existing transportation plans adopted by Collin County. Furthermore, the Collin County Outer Loop, which conflicts with Greenwood MUD's development plans, is included in said agreements. As such, a resolution to this conflict will be an approval condition of the submitted preliminary plat.

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



AGENDA ITEM #8

EXECUTIVE SESSION



NO DOCUMENTS

AGENDA ITEM #9



NO DOCUMENTS

AGENDA ITEM #10



NO DOCUMENTS

AGENDA ITEM #11