AGENDA
NOVEMBER 17, 2026
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
REGULAR MEETING
6:30 PM

1. **PRESIDING OFFICER TO CALL THE MEETING TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT**
2. **PLEDGE OF ALLEGIANCE AND INVOCATION**
3. **ITEMS OF INTEREST/COMMUNICATIONS**
   Members may identify community events, functions, and other activities.
4. **RECOGNITION**

   2026 Texas Municipal League Award Recognition

   Recognition of Lindsey Hedge for her dedicated service to the City of Lavon

   Recognition of Travis Jacob for his dedicated service to the City of Lavon

   Recognition of Mike Shepard for his dedicated service to the City of Lavon

   Recognition of Dr. Tonya Knowlton, PhD for her service to Community ISD and the residents of Lavon
5. **CANVASS OF ELECTION**

   Discussion and action regarding Resolution No. **2026-11-05** canvassing the returns, including the returns of early voting ballots cast in connection therewith, and declaring the results of the General and Special Elections of the City of Lavon held on November 3, 2026, and providing an effective date.
6. **ISSUANCE OF OATH OF OFFICE TO THE NEWLY ELECTED CITY COUNCIL MEMBERS**
7. **CITIZENS COMMENTS**
   Citizens may provide comments (3-minute time limit/person). The response regarding items that are not on the agenda may be to request items be placed on a future agenda or referred to city staff.
8. **CONSENT AGENDA**
   Consent agenda items are considered routine or non-controversial and will be voted on in one motion unless a separate discussion is requested by a member.

   A. Approve the minutes of the November 3, 2026 meeting.

   B. Approve the second and final reading of Ordinance No. **2026-11-03** imposing a temporary ninety-day moratorium on applications and plans for development for permits, plats, verifications, rezonings, site plans, and new or revised certificates of occupancy for any development that includes data centers as a principal use or as an accessory use within the corporate city limits of the City of Lavon; adopting written findings justifying the moratorium; providing for waivers and limited exceptions to the moratorium; providing a severability clause; establishing an expiration date; and providing an effective date.

   C. Approve the acceptance of the Lavon Trail Parkway Improvements (CIP-40) Construction Project.
9. **ITEMS FOR CONSIDERATION**

   A. Public hearing, discussion, and action regarding the voluntary annexation of property consisting of 268.769 acres identified as Elevon North and more specifically described as 186.342 acres, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 132.70 acre tract of land described in deed to Lavon 78 Development LLC, and being all of that called 41.79 acre tract of land and all of that called 46.66 acre tract of land described in deed to Bank Site Acquisition Corporation, and being a part of that called 162.075 acre tract of land described in deed to Milford

Founders, LTD and any right-of-way adjacent to said property generally located north of NETEX Railway, east of CR 976, south of West FM 6, and west of West St. situated wholly within the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas.

1) Presentation of the proposed voluntary annexation.
2) **PUBLIC HEARING** to receive comments regarding the proposed voluntary annexation.
3) Discussion and action regarding the proposed annexation and Ordinance No. **2026-11-04**.

B. Public hearing, discussion, and action to consider testimony and act on an ordinance designating a noncontiguous geographic area, being approximately 268.769 acres of land generally located north of NETEX Railway, east of County Road 976, south of West FM 6, and west of West Street, being wholly located in the extraterritorial jurisdiction of the City of Lavon, Texas, as a reinvestment zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Tax Increment Reinvestment Zone Number Three [TIRZ No. 3], City of Lavon; describing the boundaries of the zone; creating a board of directors for the zone; establishing a Tax Increment Fund for the zone; containing findings related to the creation of the zone; providing a date for the termination of the zone; providing that the zone take effect immediately upon passage of the ordinance; providing a severability clause; and providing an effective date.

1) Presentation of the proposal.
2) **PUBLIC HEARING** to receive comments regarding the proposal.
3) Discussion and action regarding the proposal and Ordinance No. **2026-11-05**.

C. Discussion and action regarding Resolution No. **2026-11-06** approving and authorizing execution of a professional services agreement with Bluebonnet Sanitarian Pros, LLC for environmental health inspection services; and providing for an effective date.

D. Discussion and action to nominate and appoint a Mayor Pro-Tempore for a term that expires in November 2027.

10. DEPARTMENT REPORTS

Members may receive and discuss the reports.

A. Police Services – Service, activity, programs, and administration report

B. Fire Services – Service, activity, programs, and administration report

C. Public Works Services – Utilities, capital projects, public works, and street maintenance report

D. Wastewater Services – Service, operations, and capital projects

E. Administration Services – Building Permits; CWD Service; Collin County Tax Collection; Sales Tax; Finance and CIP report; and administration and staff reports

11. EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council may recess into Executive Session (closed meeting) pursuant to Section 551.071 (2) Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act regarding the development of Elevon North; and Section 551.087 (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1) regarding the retail/restaurant project Rise & Shine adjacent to N. SH 78 in the vicinity of Elevon Parkway.

12. RECONVENE FROM EXECUTIVE SESSION

Consider and take any action necessary as a result of each item listed in executive session

13. SET FUTURE MEETINGS AND AGENDA

Requests may be made for items to be placed on a future agenda or for a special meeting.

- December 1, 2026 – Regular Meeting

14. PRESIDING OFFICER TO ADJOURN THE MEETING

This is to certify that this Agenda was duly posted on the City's website at www.cityoflavon.com and at City Hall on or before 6:00 PM on November 10, 2026.

/ Rae Norton /

_____

Rae Norton, City Secretary

1. Notice is hereby given that members of the City Council, Economic Development Corporation Board, Planning and Zoning Commission, and Parks and Recreation Board may attend the meeting.
2. The body reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City); §551.072 (discussing purchase, exchange, lease or value of real property); §551.074 (discussing personnel or to hear complaints against personnel); and §551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

Lavon City Hall will provide reasonable accommodations for persons attending meetings. Please contact the City Secretary at 972-843-4220 no later than 48 hours prior to a meeting if you require special assistance | WiFi: Select Guest Portal

CITY OF LAVON
Agenda Brief

MEETING: November 17, 2026 **ITEM: 5**

Item:

CANVASS OF ELECTION

Discussion and action regarding Resolution No. **2026-11-05** canvassing the returns, including the returns of early voting ballots cast in connection therewith, and declaring the results of the General and Special Elections of the City of Lavon held on November 3, 2026, and providing an effective date.

Background:

Pursuant to the Texas Election Code, Chapter 67, the governing body is required to canvass the precinct election returns for the election not earlier than the 7th nor later than the 14th day after the November 3, 2026 election. The Election Code further specifies that two members of the authority constitute a quorum for purposes of canvassing an election.

The certified results of the November 3, 2026, general and special elections are to be provided to the City Secretary by the Collin County Elections Office on or before November 17, 2026.

The outcomes of the general election results are as follows:

Office	Name
City Council Member Place 1	Sean Harrison
City Council Member Place 3	James Wallington
City Council Member Place 5	Sheila Jolivette

The outcome of the special election for sales tax for creation of a municipal development district is as follows:

Proposition A to create the Lavon Municipal Development District and the imposition of a sales and use tax at the rate of one-half of one percent (0.50%) for the purpose of financing development projects beneficial to the district.

For:	5 (41.67%)
Against:	7 (58.33%)

The proposition failed by two (2) votes.

The unofficial election results that were provided on November 4, 2026 after the polls closed were produced directly from the Collin County Elections Office tabulation system. The Collin County Elections Administrator will provide a certified full, true, and correct tabulation, audit, and count of the votes cast.

***Staff Notes*:**

Approval is recommended.

Attachment: Proposed Resolution and Election report

CITY OF LAVON, TEXAS

RESOLUTION NO. 2026-11-05

Canvass 2026 General and Special Elections Results

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS, CANVASSING THE RETURNS, INCLUDING THE RETURNS OF EARLY VOTING BALLOTS CAST IN CONNECTION THEREWITH, AND DECLARING THE RESULTS OF THE GENERAL AND SPECIAL ELECTIONS OF THE CITY OF LAVON HELD ON NOVEMBER 3, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is hereby found and determined that notice of the elections was duly given in the form, manner and time required by law, and said elections were in all respects legally held and conducted in accordance with applicable laws of the State of Texas and the proceedings calling and governing the holding of such elections; and,

WHEREAS, it is imperative to consider the returns of the elections held on November 3, 2026, for the purpose of electing the hereinafter named officials; and for the purpose of submitting to the qualified electors of the proposed Municipal Development District, ("District") the proposition hereinafter set forth: and

WHEREAS, the returns of said general election, attached hereto as **Exhibit A**, have been duly and legally made and submitted to the City Council for canvassing, and a tabulation of the returns for the polling place and for early voting, as canvassed and tabulated by this governing body as follows:

CANDIDATE	EARLY VOTES CAST	BALLOTS BY MAIL	REGULAR VOTES CAST	PROVIS-IONAL BALLOTS	TOTAL VOTES CAST
COUNCIL MEMBER PLACE 1					
SEAN HARRISON	1,301	26	316		1,643
MIKE SHEPARD	1,010	17	250		1,277
COUNCIL MEMBER PLACE 3					
CLINTON MCLURE	808	14	209		1,031
JAMES WALLINGTON	1,411	29	325		1,765
COUNCIL MEMBER PLACE 5					
SHEILA JOLIVETTE	1,318	31	318		1,667
LINDSEY HEDGE	984	12	234		1,230

WHEREAS, the returns of said special election, attached hereto as **Exhibit A**, have been duly and legally made and submitted to the City Council for canvassing, and a tabulation of the returns for the polling place and for early voting, as canvassed and tabulated by this governing body as follows:

PROPOSITION A

THE CREATION OF THE LAVON MUNICIPAL DEVELOPMENT DISTRICT AND THE IMPOSITION OF A SALES AND USE TAX AT THE RATE OF ONE-HALF OF ONE PERCENT (0.50%) FOR THE PURPOSE OF FINANCING DEVELOPMENT PROJECTS BENEFICIAL TO THE DISTRICT.

_5_ VOTES FOR

_7_ VOTES AGAINST

The number of votes by which the proposition failed was: **_2_**

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

SECTION 1. Said general election was duly called, that notice of said election was given in accordance with law, and that said election was held in accordance with law, and that Sean Harrison was duly elected Councilmember Place No. 1, and James Wallington was duly elected Councilmember Place No. 3, and Sheila Jolivette was duly elected Councilmember Place No. 5. The above named parties are hereby declared duly elected Councilmembers for Place No. 1, Place No. 3 and Place No. 5, respectively, subject to the taking of the oath-of-office as provided by the laws of the State of Texas.

SECTION 2. Said special election was duly called, that notice of said election was given in accordance with law, and that said election was held in accordance with law, and that the City Council finds and determines that the Municipal Development District proposition failed at the election, and that the City Council will not create the Lavon Municipal Development District and the imposition of a sales and use tax at the rate of one-half of one percent (0.50%) for the purpose of financing development projects beneficial to the District.

SECTION 3. It is further found and determined that in accordance with the order of this governing body, the City Secretary posted written notice of the date, place and subject of this meeting on the bulletin board located in the City Hall, a place convenient and readily accessible to the general public and said notice having been so posted in accordance with State Law.

SECTION 4. This resolution shall become effective immediately from and after its passage.

DULY PASSED and APPROVED by the City Council of the City of Lavon, Texas, on the 17th day of November 2026.

_____
Vicki Sanson, Mayor

ATTEST:

_____
Rae Norton, City Secretary

CITY OF LAVON, TEXAS
RESOLUTION NO. 2026-11-05

EXHIBIT "A"

CANVASS OF CITY OF LAVON, TEXAS

NOVEMBER 3, 2026 GENERAL AND SPECIAL ELECTIONS

SUMMARY OF PRECINCT RETURNS

CITY OF LAVON
Agenda Brief

MEETING: November 17, 2026 **ITEM: 6**

Item:

ISSUANCE OF OATH OF OFFICE TO THE NEWLY ELECTED CITY COUNCIL MEMBERS

Background:

The certified results of the November 3, 2026, election are to be provided to the City Secretary by the Collin County Elections Office on or before November 17, 2026 and the City Council is scheduled to canvass the election results on November 17, 2026.

The outcome of the election results are as follows:

Office	Name
City Council Member Place 1	Sean Harrison
City Council Member Place 3	James Wallington
City Council Member Place 5	Sheila Jolivette

State law provides that the candidate(s) may be sworn in and assume the duties of the position once the election results have been canvassed.

Code Excerpts:

TEXAS ELECTION CODE

§ 1.016. OATHS BY ELECTION OFFICERS. (a) An oath or statement required by the Texas Constitution or this code prior to an election officer entering service may be administered and a certificate of the fact given by: … (4) a city secretary;

(b) An oath, statement, or certificate described under Subsection (a) is valid for the duration of the election officer's term of office and shall be filed with election records for the election in which the election officer is serving.

(c) The secretary of state may prescribe a form of oath, statement, or certificate that incorporates any oaths or statements required by the Texas Constitution or this code for an election officer into a single oath or statement.

MINUTES
NOVEMBER 3 2026
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
MEETING

ATTENDING: VICKI SANSON, MAYOR
MIKE SHEPARD, PLACE 1, MAYOR PRO TEM
MIKE COOK, PLACE 2
TRAVIS JACOB, PLACE 3
RACHEL DUMAS, PLACE 4
LINDSEY HEDGE, PLACE 5

1. **MAYOR SANSON CALLED THE MEETING TO ORDER AT 6:30 P.M. AND ANNOUNCED A QUORUM PRESENT.**
2. **MAYOR SANSON LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND DELIVERED THE INVOCATION**.
3. **ITEMS OF INTEREST/COMMUNICATIONS**
   - Education Foundation Bags for Braves will be held on March 25,2027 at Boyd Farm
   - Grease Roundup November 16, 2026, and ends mid-January.
   - Christmas Tree Lighting, December 4, 2026, 5:30pm-8pm
   - Mayor Sanson announced that 169 lbs. of peanut butter were collected at the Fall Festival and donated to the North Texas Food Bank which will help serve 140.85 meals to local families and others in the community who may suffer food insecurity.
4. **PROCLAMATIONS**

   The Mayor and Council presented a proclamation honoring Lavon's Veterans and designating November 11, 2026, as a day to Remember and Thank our Veterans.
5. **CITIZENS COMMENTS**

   Citizens Comments were deferred until after the polls closed at 7:00 p.m.
6. **CONSENT AGENDA**
   - **A. Approve the minutes of the October 20, 2026, meeting.**
   - **B. Approve the second of two readings of a Resolution authorizing the Lavon Economic Development Corporation to expend funds for projects to assist in the promotion of new and expanded business, for a grocery retail store and fueling station on approximately 17.05 acres of land on Elevon Parkway in the Elevon Southeast Commercial Addition, out of the S.M. Rainer Survey, Abstract 740, Sheet 1, Tract 149, southeast of the intersection of N. SH 78 and Elevon Parkway consisting of $500,000 at start of construction and future sales tax not to exceed $250,000 over ten years; and providing an effective date.**
   - **C. Approve the second of two readings of a Resolution authorizing the Lavon Economic Development Corporation to expend funds for projects to promote local economic development, secure the extension of public infrastructure and stimulate business and commercial activity in the City relating to the Heritage Square development on 110.1 acres of land located southeast of the intersection of SH 205 and SH 78 in the City of Lavon, in an estimated amount of $2,700,000 of future sales tax over fifteen years; and providing an effective date.**
   - **D. Approve Resolution No. 2026-11-03 approving and authorizing execution of Change Order No. 2 to the construction contract with VLEX Construction, LLC for the City of Lavon - Lavon**

Trail Parkway Improvements (CIP-40) Construction Project in an amount not to exceed $3,284.00 for items associated with curb and sidewalk construction, storm sewer and water utility modifications, and boring; and providing an effective date.

E. Approve acceptance of the public infrastructure for the Lot 3, 4, and 5, Block B, Elevon West Commercial, Phase 3 Addition, subject to receipt of the Maintenance Bond.

F. Approve Resolution No. 2026-11-04 calling a public hearing on November 17, 2026 for a petition for the voluntary annexation of property consisting of 286.769 acres identified as Elevon, North and more specifically described as 186.342 acres, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 132.70 acre tract of land described in deed to Lavon 78 Development LLC, and being all of that called 41.79 acre tract of land and all of that called 46.66 acre tract of land described in deed to Bank Site Acquisition Corporation, and being a part of that called 162.075 acre tract of land described in deed to Milford Founders, LTD and any right-of-way adjacent to said property generally located north of NETEX Railway, east of CR 976, south of West FM 6, and west of West St. situated in Collin County wholly within the extraterritorial jurisdiction of the City of Lavon, Texas.

G. Approve the final plat of the Elevon, Section 3A, Phase 3A-2 Addition consisting of 54 residential lots and 4 common areas on 20.837 acres out of the Samuel M. Rainer Survey, Abstract No. 740, situated east of Elevon, Section 2, Phase 2F on Four Seasons Blvd. in the City of Lavon, Collin County, Texas, (CCAD Property ID 2961759), subject to approval of thoroughfare alignment and approval of the city planner and city engineer.

H. Approve the final plat of the Elevon Southeast Commercial Phase 1 Addition consisting of 9 commercial lots and 1 common area lot on 21.029 acres being a replat of CA1, Block B, Elevon East Commercial Addition, Phase 1, situated southeast of the intersection of and adjacent to N. SH 78 and Elevon Parkway, east of Business 78, and north of Forder Ct., City of Lavon, Collin County, Texas, (CCAD Property ID 2542829).

I. Approve the final plat of the Nicholson Ranch Ph 2B Addition consisting of 134 residential lots and 2 common area lots on 23.256 acres out of the Drury Anglin Survey, Abstract No. 2, a part of Collin County MUD No. 6 west of FM 2755 on Nicholson Ranch Trail in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Parcel 2919101), subject to the final approval of the city engineer and planner.

J. Approve the final plat of the Heritage Square Addition consisting of 16 lots and 2 common area lots on 110.118 acres out of the W.A.S. Bohannan Survey, Abstract No. 121 and the Drury Anglin Survey, Abstract No. 2 situated southeast of the intersection of SH 205 and SH 78, bound by SH 205, SH 78, Geren Dr., and Traditions Dr., City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476), subject to the city engineer, fire marshal, and planner final approval.

Mayor Sanson invited citizen comments regarding the consent agenda items, and there were none.

MOTION: APPROVE THE CONSENT AGENDA AS PRESENTED.
MOTION MADE: SHEPARD
SECONDED: COOK
APPROVED: UNANIMOUS

7. ITEMS FOR CONSIDERATION

A. Public hearing, discussion and action regarding an application for a conditional use permit as specified in the Lake Breeze Planned Development regulations for an automobile service establishment at 921 N. SH 78 on 1.2 acres on Lot 24C-R-1, Block E, Lake Breeze Estates, located southwest of the intersection of N. SH 78 and Gage Rd., City of Lavon, Collin County Texas (CCAD Property ID 2938580).

Presentation of proposed application.

City Manager Kim Dobbs provided location information regarding the proposed application. Victor Castro, Lavon 678 Development, LLC., detailed the 7700 sq. ft. tire service center including minor repair and oil change services.

Ms. Dobbs stated that members of the Planning and Zoning (P&Z) Commission expressed concern for noise, vibration and disruption to the Lake Breeze neighborhood. Ms. Dobbs noted that following the P&Z Commission Meeting, the applicant submitted updated information regarding noise and vibration mitigation plans including electric tool uses when possible and no outside storage of tires or vehicles, and extra landscape on the sides and near the rear of the property.

PUBLIC HEARING to receive comments regarding the proposed application.

At 6:56 p.m. Mayor Sanson opened the public hearing and invited comments for or against the application. There being no comments, Mayor Sanson closed the public hearing at 6:57 p.m.

Discussion and action regarding the proposed application and accompanying Ordinance.

Ms. Dobbs noted that requisite notice had been published and posted online, a sign placed, and that thirteen (13) neighbor notices were mailed to residents within 200 feet of the subject property with two (2) returned in favor and none against the application. Mr. Cook expressed concern that the P&Z Commission recommendation of keeping the bay doors closed during business hours could make the business look closed and may hurt business and Ms. Dumas agreed and also noted the heat in the summer months could be unhealthy with closed doors.

MOTION: APPROVE THE APPLICATION FOR A CONDITIONAL USE PERMIT AS SPECIFIED IN THE LAKE BREEZE PLANNED DEVELOPMENT REGULATIONS FOR AN AUTOMOBILE SERVICE ESTABLISHMENT AT 921 N. SH 78 ON 1.2 ACRES ON LOT 24C-R-1, BLOCK E, LAKE BREEZE ESTATES, LOCATED SOUTHWEST OF THE INTERSECTION OF N. SH 78 AND GAGE RD., CITY OF LAVON, COLLIN COUNTY TEXAS AS PRESENTED INCLUDING CONDITIONS THAT: 1) AN APPROVED SITE PLAN, LANDSCAPE PLAN, BUILDING ELEVATIONS, PHOTOMETRIC PLAN, AND REPLAT SHALL BE REQUIRED PRIOR TO OBTAINING A BUILDING PERMIT; 2) ENHANCED LANDSCAPING WILL BE INSTALLED ON THE SIDES OF THE PROPERTY TO SCREEN BAY DOORS AND ALONG THE REAR OF THE PROPERTY; 3) NO TRANSMISSION WORK OR ENGINE WORK WILL BE CONDUCTED; 4) LONG-TERM OR INOPERABLE VEHICLE STORAGE IS PROHIBITED; 5) OUTDOOR STORAGE OF AUTOMOTIVE PARTS, EQUIPMENT, TIRES, OR REPAIR MATERIALS IS PROHIBITED; 6) ALL REPAIR ACTIVITIES SHALL OCCUR WITHIN THE BUILDING; 7) RELATED AUTOMOTIVE REPAIR EQUIPMENT SHALL NOT EXCEED 55 DECIBELS (DBA) AS MEASURED AT THE NEAREST RESIDENTIAL PROPERTY LINE, (THE CITY MAY REQUIRE FIELD TESTING AFTER OPENING TO ENSURE COMPLIANCE); 8) AIR COMPRESSORS WILL KEPT INDOORS WITH EXTRA SOUND PROOFING, AND VIBRATION MITIGATION EFFORTS WILL BE MADE FOR ANY RELATED EQUIPMENT; AND 9) NO OPERATION OF A TOWING BUSINESS IS PERMITTED.

MOTION MADE: COOK
SECONDED: SHEPARD
DENY: UNANIMOUS

5. CITIZEN COMMENTS (*deferred to begin after voting polls closed*)

Resident James Wallington suggested that the City Council should consider shall/should language specified in Chapter 12 of the Home Rule Charter for the recall submittal. Resident Mary Chastain thanked the City Council for protecting residents, for work on the Bear Creek Wastewater Treatment Plant, and for the city website be updated to include current registered sex offenders in the City. Resident Erika Jones stated concern regarding specific council members' online comments and behavior and her disappointment in perceived inaction by the members of the City Council.

B. Public hearing, discussion and action regarding an application for a Conditional Use Permit (CUP) to permit "Alcohol: wine and malt beverage package store (on- and/or off-premises consumption)" and "Alcohol: mixed beverage package store (on- and/or off-premises consumption)" uses at 955 N. SH 78 on Lot 25C-R, Block E of Lake Breeze Estates, located southwest of the intersection of N. SH 78 and Gage Rd./FM 6, City of Lavon, Texas, (CCAD Property ID 2923353).

Presentation of proposed application.

Ms. Dobbs provided information regarding the proposed application for a Conditional Use Permit (CUP) and the P&Z Commission's recommendation to approve the portion of the CUP request for beer and wine at a convenience store and deny the portion of the CUP request for mixed beverages at a liquor store. The applicant's representative Robert Nunez provided application details and introduced the applicant's determination that he made subsequent to the P&Z Commission meeting to withdraw the portion of the application for a CUP for "Alcohol: mixed beverage package store (on- and/or off-premises consumption)" in a liquor store.

PUBLIC HEARING, continued from October 6, 2026, to receive comments regarding the proposed application.

At 7:17 p.m. Mayor Sanson continued the public hearing and invited comments for or against the application. Lavon ETJ resident Rick Mann requested clarification of the proximity to the proposed Tire Store. Lavon residents James Wallington noted the proximity of liquor stores in Lavon and Colleen Martin asked if this would have an EV charging station. Ms. Dobbs noted the property is adjacent to the proposed tire store; Mr. Nunez confirmed there is no on-premise consumption of alcohol proposed or permitted, and that there are plans for an EV Charging Station on site. There being no further comments, Mayor Sanson closed the public hearing at 7:20 p.m.

Discussion and action regarding the proposed application.

Ms. Dobbs noted that requisite notice had been published and posted online, signs placed, and that six (6) neighbor notices were sent to property owners within 200 feet of the proposed site and one (1) notice was returned in favor of and none were returned in opposition to the proposed application.

MOTION: APPROVE THE APPLICATION FOR A CONDITIONAL USE PERMIT (CUP) TO PERMIT "ALCOHOL: WINE AND MALT BEVERAGE PACKAGE STORE (ON- AND/OR OFF-PREMISES CONSUMPTION)" AT A CONVENIENCE STORE ONLY AND DENY "ALCOHOL: MIXED BEVERAGE PACKAGE STORE (ON- AND/OR OFF-PREMISES CONSUMPTION)" USES AT 955 N. SH 78 ON LOT 25C-R, BLOCK E OF LAKE BREEZE ESTATES, LOCATED SOUTHWEST OF THE INTERSECTION OF N. SH 78 AND GAGE RD./FM 6, CITY OF LAVON, TEXAS.
MOTION MADE: COOK
SECONDED: JACOB
APPROVE: UNANIMOUS

C. Public hearing, discussion and action regarding an application to change the zoning from Single-Family 2 (SF-2) District to Planned Development (PD) with base zoning of Main Street (M) District, generally to edit the permitted uses and place restrictions on site design, on 1.22 acres of property at 320 Main St. (Bus. 78) on Lot 2, Block A of the Bordeaux Addition, generally located south of the intersection of Main St. and Gracy St., City of Lavon, Collin County, Texas (CCAD Property ID 2790105).

Ms. Dobbs provided information regarding the proposed application, and the property owner and applicant Giridhar Veeramaneni presented the request.

PUBLIC HEARING to receive comments regarding the proposed application.

At 7:33 p.m. Mayor Sanson opened the public hearing and invited comments for or against the application. Residents Vicki Morrow and Ruby Sears spoke in opposition to the proposed application noting previous denials, traffic concerns, incomplete business plan, preservation of single-family neighborhood and concerns if the business closes there being no guarantees on what will come next. Residents Mary Chastain and Colleen Martin spoke in favor of the application. Mr. Veeramaneni spoke in favor of the application. There being no further comments, Mayor Sanson closed the public hearing at 7:45 p.m.

Discussion and action regarding the proposed application and accompanying Ordinance.

Council Members Cook, Shepard, Jacob and Dumas each noted residents should come first and the application hasn't changed from the last time it was presented and denied.

Ms. Dobbs noted that requisite notice was published and posted online, signs placed and that seventeen (17) notices were mailed to owners of property within 200 feet of the subject site. Ms. Dobbs noted that from owners of property immediately adjoining the site within the 200' buffer area, five (5) notices were returned in favor (including the applicant) and five (5) notices were returned in opposition and that written opposition constituted 32.3 % greater than 20% of the area triggering a State law requirement for a three-fourths vote of the City Council to approve the application. Ms. Dobbs added that seventeen (17) additional forms (2 duplicates from addresses already responding and 15 from addresses not within the notice area) were returned in favor of the application.

MOTION: DENY THE PROPOSED APPLICATION TO CHANGE THE ZONING FROM SINGLE-FAMILY 2 (SF-2) DISTRICT TO PLANNED DEVELOPMENT (PD) WITH BASE ZONING OF MAIN STREET (M) DISTRICT ON 1.22 ACRES OF PROPERTY AT 320 MAIN ST. (BUS. 78) ON LOT 2, BLOCK A OF THE BORDEAUX ADDITION, GENERALLY LOCATED SOUTH OF THE INTERSECTION OF MAIN ST. AND GRACY ST., CITY OF LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: SHEPARD
SECONDED: DUMAS
DENIED: UNANIMOUS

D. Discussion and action regarding a petitioners' committee request under Section 12.04(B) of the City Charter for the Lavon City Council to review the City Attorney's determination and certification under Section 12.02(D) that six proposed recall affidavits or petitions are legally insufficient for failing to state any specific or adequate grounds for recall under section 12.02(A).

City Attorney Fritz Quast presented information regarding the proposed submittal and the attorney's determination and certification that the petitioners' committee's six proposed recall affidavits or petitions are legally insufficient. The consensus of the City Council was to speak to the city attorney in executive session regarding the matter.

8. EXECUTIVE SESSION

At 7:59 p.m. in accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council recessed into Executive Session (closed meeting) pursuant to Section 551.071 (2) Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act regarding posted agenda item 7-D.

9. RECONVENE FROM EXECUTIVE SESSION

In accordance with the Texas Government Code, Section 551.001, et seq., Mayor Sanson reconvened the regular meeting at 8:20 p.m. and stated that no action was taken in the executive session.

7D. MOTION: APPROVE THE CITY ATTORNEY'S OCTOBER 22, 2026 DETERMINATION AND CERTIFICATION UNDER SECTION 12.02(D) THAT SIX PROPOSED RECALL

AFFIDAVITS OR PETITIONS ARE LEGALLY INSUFFICIENT FOR FAILING TO STATE ANY SPECIFIC OR ADEQUATE GROUNDS FOR RECALL UNDER SECTION 12.02(A).
MOTION MADE: JACOB
SECONDED: SHEPARD
APPROVED: UNANIMOUS

10. SET FUTURE MEETINGS AND AGENDA

November 17, 2026 – Regular Meeting and Oath's of Office
2nd reading – Ordinance for Temporary Data Center Development Moratorium

11. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 8:22 P.M.

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 17th day of November 2026.

_____
Vicki Sanson, Mayor

ATTEST:

_____
Rae Norton, City Secretary

CITY OF LAVON
Agenda Brief

MEETING: October 20, 2026 **ITEM: 8 - B**

Item:

CONSENT AGENDA

Approve the second and final reading of Ordinance No. **2026-11-03** imposing a temporary ninety-day moratorium on applications and plans for development for permits, plats, verifications, rezonings, site plans, and new or revised certificates of occupancy for any development that includes data centers as a principal use or as an accessory use within the corporate city limits of the City of Lavon; adopting written findings justifying the moratorium; providing for waivers and limited exceptions to the moratorium; providing a severability clause; establishing an expiration date; and providing an effective date.

Background:

On August 6, 2026, the City Council received a presentation regarding the temporary moratorium and provided direction to pursue the implementation of a temporary moratorium on potential data center development in the city limits to provide time to research and develop possible regulations to address the anticipated impacts of potential data center development. The state law strictly regulates the process and more specifically, the timeline.

On September 15, 2026, the consensus expressed by City Council was in favor of moving forward with the most aggressive streamlined approach to enact the temporary moratorium and the first public hearing was conducted. On October 20, 2026, the second public hearing was conducted and the first reading of the Ordinance enacting the temporary moratorium was unanimously approved by the City Council.

It has been noted that a pause could provide an important bridge to expanded regulations anticipated to be addressed by the state legislature when it convenes for the 90th Legislative Session. Several newly elected state officials have indicated agendas pertaining to the regulation of data centers. Pre-filing for state bills begins in early November 2026.

State-level activity since September 1, 2026 includes:

- The Governor issued a whole-of-government directive halting all new data center environmental and grid interconnection permits.

- The Texas Commission on Environmental Quality (TCEQ) was blocked from issuing new air, water, or wastewater permits until exhaustive statewide audits are finished; overseen by the Public Utility Commission of Texas (PUCT), Electric Reliability Council of Texas (ERCOT), and

the Texas Water Development Board (TWDB), the audits require data centers to fully disclose their water consumption metrics, ownership structure, and exact power grid demands.

- The Governor mandated statewide electric grid and economic standards including that data centers must cover 100% of their electrical infrastructure costs so the financial burden is not passed down to local residential ratepayers and moving to eliminate taxpayer-funded financial and tax incentives used by the state to attract development

- Additional state and environmental initiatives include scrutiny of water disclosures and air quality permits issued by TCEQ to manage particulate and greenhouse emissions related to heavy diesel backup generator use.

RECAP OF CURRENT STATUS

No data centers currently exist or are operating in the City of Lavon.

No preliminary or final plat applications, site plan applications, or building permit applications relating to data center development have been received, accepted, authorized, or approved by the City of Lavon.

No Executive Sessions (closed meetings) have been held regarding data center development.

No agreements have been made regarding data center development.

No economic development incentives or tax incentives have been requested of, offered by, or granted by the City of Lavon for any data center development projects.

No nondisclosure agreements (NDAs) exist relating to data center development.

LAND USE DEVELOPMENT PROCESS

Commercial development typically consists of four required components: zoning, platting, site plan, and building permit. These four items are considered the key components of a “Development Project”.

Zoning provides for legal uses (permitted, prohibited, and conditional) and area requirements. When site plan, plat, or building permit applications are submitted, specific project details are provided. Until site plan, plat, or building permit applications are submitted, there is not a project for which there are site specific project details to share, review, study, or analyze.

The existing City of Lavon Code of Ordinances provides platting and commercial site plan regulations for projects that require the submittal of lot layouts, architectural elevations, signage plans, photometric (lighting) plans, traffic impact studies, site circulation details, parking and loading details, public safety access plans, electric, gas and telecommunication utility facilities and easements, the locations of existing landscaping features including, but not limited to existing trees greater than six inches (6"), planned landscaping, creeks, wetlands, floodplains or ponds existing on the site and within fifty (50) feet of the site, and full civil engineering plans including water, sanitary sewer, and stormwater facilities and drainage plans.

REGULATORY DETAILS BEYOND LAND USE

In the City of Lavon, water utility usage and planning are not within the City’s jurisdiction or authority. Local special utility districts (SUD) like Bear Creek SUD and Nevada SUD regulate the water utilities and permitting.

Gas utilities like Atmos Energy and electric utilities like Oncor and Farmers Electric Cooperative (FEC) regulate permitting and planning for local facilities in the City.

State and federal authorities, such as ERCOT, PUCT, the United States Environmental Protection Agency (EPA), the Federal Emergency Management Agency (FEMA), and TCEQ broadly regulate power resources, usage, and planning; and health and environmental regulations including but not limited to sanitary sewer discharge standards and air emissions standards.

TEMPORARY MORATORIUM

The moratorium would prevent new data center development from being permitted or built during the specified time period. State law prohibits cities from using a moratorium to halt current construction on already approved projects.

Authority and direction for the temporary commercial development moratorium process is provided in Sections 212.1352 and 212.134 of the Texas Local Government Code.

Code Excerpt:

TEXAS LOCAL GOVERNMENT CODE
CHAPTER 212

Sec. 212.1352 JUSTIFICATION FOR COMMERCIAL MORATORIUM IN CERTAIN CIRCUMSTANCES; WRITTEN FINDINGS REQUIRED.

(a) If a municipality adopts a moratorium on commercial property development that is not based on a demonstrated shortage of essential public facilities, the municipality must issue written findings based on reasonably available information that the moratorium is justified by demonstrating that applying existing commercial development ordinances or regulations and other applicable laws is inadequate to prevent the new development from being detrimental to the public health, safety, or welfare of the residents of the municipality.

(b) The written findings must include a summary of:

(1) evidence demonstrating the need to adopt new ordinances or regulations or to amend existing ordinances, including identification of the harm to the public health, safety, or welfare that will occur if a moratorium is not adopted;

(2) the geographical boundaries in which the moratorium will apply;

(3) the specific types of commercial property to which the moratorium will apply; and

(4) the objectives or goals to be achieved by adopting new ordinances or regulations or amending existing ordinances or regulations during the period the moratorium is in effect.

Sec. 212.134. NOTICE AND PUBLIC HEARING REQUIREMENTS.

(a) Before a moratorium on property development may be imposed, a municipality must conduct public hearings as provided by this section.

(b) A public hearing must provide municipal residents and affected parties an opportunity to be heard. The municipality shall, not later than the 30th day before the date of a hearing:

(1) publish notice of the time and place of the hearing in a newspaper of general circulation in the municipality; and

(2) send notice of the hearing by certified mail to any person who has given written notice by certified or registered mail to the municipal secretary requesting notice of the hearing within two years preceding the date of adoption of the ordinance or resolution setting the public hearing.

(c) The governing body of a municipality shall hold two public hearings on a moratorium on property development proposed to be adopted under this subchapter. The governing body may not hold the second public hearing before the 30th day after the date of the first public hearing.

(d) Repealed by Acts 2025, 89th Leg., R.S., Ch. 414 (H.B. 2559), Sec. 3(1), eff. September 1, 2025.

(e) Repealed by Acts 2025, 89th Leg., R.S., Ch. 414 (H.B. 2559), Sec. 3(1), eff. September 1, 2025.

(f) Not later than the 12th day after the date of the second public hearing, the governing body of the municipality shall begin a final determination on the imposition of a moratorium by giving the ordinance imposing the moratorium at least two readings that are not less than 28 days apart. The ordinance must receive the affirmative vote of at least three-fourths of all members of the governing body on final reading in order to take effect. If the governing body fails to adopt an ordinance imposing a moratorium within the period prescribed by this subsection, the municipality may not adopt the ordinance.

All notice requirements have been satisfied.

In Texas, state law provides that a municipality cannot adopt a commercial property moratorium that exceeds an aggregate maximum of 180 days, and subsequent moratoriums on the same property type or area cannot be re-enacted until two years (2 years) have passed since the expiration of the previous moratorium.

FINDINGS

Upon receipt of public comments, written findings were prepared that include a summary of: (1) evidence demonstrating the need to adopt new ordinances or regulations or to amend existing ordinances, including identification of the harm to the public health, safety, or welfare that will occur if a moratorium is not adopted; (2) the geographical boundaries in which the moratorium will apply will be the incorporated City limits; (3) the specific types of commercial property to which the moratorium will apply will be any planned developments where data center use may be permitted; and (4) the objectives or goals to be achieved by adopting new ordinances or regulations or amending existing ordinances or regulations during the period the moratorium is in effect.

TIMELINE

IMPLEMENTATION SCHEDULE
Pursuant to Texas Local Government Code Sec. 212.1352

August 6, 2026	City Council received a report and consider action
August 13, 2026	Notice of Public Hearings were published and mailed
September 15, 2026	Conducted First Public Hearing
October 20, 2026	Conduct Second and Final Public Hearing Consider written Findings and First Reading of an Ordinance
November 17, 2026	Consider Second Reading of an Ordinance

Staff Notes:

Approval of the findings and the second reading of the proposed Ordinance are recommended.

Attachments: 1) Presentation Recap
2) Proposed Ordinance

TEMPORARY MORATORIUM DATA CENTER DEVELOPMENT

2nd READING

1

Specific planned development (PD) zoning approved in 2013, 2019, and 2022 permits data center uses in certain areas

2

The PDs are the only areas zoned to allow data center and/or business park type uses

3

Data center use is not otherwise permitted in the Zoning Ordinance

4

There are presently
NO
data centers in the City of Lavon

5

In 2025, an increase in the scope and scale of AI brought opposition to data centers to forefront

6

There have been

NO

Executive Sessions or agreements regarding data center development

7

There are

NO

nondisclosure agreements (NDA's) relating to data center development

8

NO

economic development or tax incentives for a data center have been offered or approved

9

The temporary moratorium is proposed to cover the entire area of the City, estimated 5.26 sq. miles

10

City of Lavon - City Limits

August 2026

AREA: 5.26 sq miles

East-West: 4 miles

North-South: 3.4 miles



11

The City of Lavon Code of Ordinances currently provides platting and commercial site plan regulations that require the submittal of:

- Lot Layouts
- Signage Plans
- Traffic Impact Studies
- Parking and Loading Details
- Architectural Elevations
- Photometric (Lighting) Plans
- Site Circulation Details
- Public Safety Access Plans
- Electric, Gas, and Telecommunication Utility Facilities and Easements
- Locations of Existing Landscaping Features and Planned Landscaping
- Creeks, Wetlands, Floodplains or Ponds on the Site and w/in 50'
- Full Civil Engineering Plans including:
  Water, Sanitary Sewer, and Stormwater Facilities and Drainage Plans

12

SAFEGUARDS in DEVELOPMENT

Staff began working in June on a reasonable, enforceable regulatory framework to mitigate impacts:

- **Update to noise regulations**
- **Pre/post sound attenuation and acoustical engineering studies**
- **Closed Loop Recycled Cooling System**
- **Mandatory acoustic barriers**
- **Environmental Impact Study**
- **Carbon footprint calculations**
- **Meet EPA Tier 4 Emissions Requirements**
- **Provisions for decommissioning (note – no state/federal law provision exists for city authority yet)** ***continued***

13

SAFEGUARDS in DEVELOPMENT

continued

- **Proof of compliance with all state regulations, audit, and reporting requirements**
- **Proof of grid interconnection approval from PUC/ERCOT**
- **Detailed information requirements regarding water and electricity use**
- **Enhanced lighting plan with strict compatibility requirements**
- **2-hour fire rated wall construction where appropriate**
- **Use of purple pipe**
- **Staggered timing of back-up generator test to avoid concentration of noise**
- **…**

14

STATUTORY SCHEDULE

Pursuant to Texas Local Government Code Sec. 212.1352

August 6, 2026	City Council received a report and voted unanimously to take steps to enact a temporary moratorium
August 13, 2026	Publication and mailing of the Notice of Public Hearings
September 15, 2026	Conduct First Public Hearing
October 20, 2026	Conduct Second –Final - Public Hearing Consider written Findings and First Reading of an Ordinance
November 17, 2026	Consider Second Reading of an Ordinance

15

CITY OF LAVON, TEXAS

ORDINANCE NO. 2026-11-03

Imposing a Temporary 90-Day Moratorium on Data Center Development

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, IMPOSING A TEMPORARY NINETY-DAY MORATORIUM ON APPLICATIONS AND PLANS FOR DEVELOPMENT FOR PERMITS, PLATS, VERIFICATIONS, REZONINGS, SITE PLANS, AND NEW OR REVISED CERTIFICATES OF OCCUPANCY FOR ANY DEVELOPMENT THAT INCLUDES DATA CENTERS AS A PRINCIPAL USE OR AS AN ACCESSORY USE WITHIN THE CORPORATE CITY LIMITS OF LAVON; ADOPTING WRITTEN FINDINGS JUSTIFYING THE MORATORIUM; PROVIDING FOR WAIVERS AND LIMITED EXCEPTIONS TO THE MORATORIUM; PROVIDING A SEVERABILITY CLAUSE; ESTABLISHING AN EXPIRATION DATE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lavon (the "City") is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, Chapter 212, Subchapter E, Texas Local Government Code, authorizes the City to adopt and impose a moratorium on the property development of commercial property when applying the existing commercial development ordinances and regulations and other applicable laws would be inadequate to prevent new development from being detrimental to the public health, safety or welfare of the residents of the City; and

WHEREAS, Section 212.1352 of the Texas Local Government Code requires written findings based on reasonably available information to justify a moratorium not based on a shortage of essential public facilities; and

WHEREAS, while no specific data center development is currently planned or being considered by the City, the City Council recognizes the potential for data center development applications, which may present unique challenges to public health and safety, including high electrical demand, substantial water consumption, and noise; and

WHEREAS, the City Council also finds that existing City regulations may be inadequate to mitigate or address these impacts, that alternative regulatory methods are currently unsatisfactory, and that the City has established a clear working plan and timeline to study and adopt updated controls, necessitating a temporary moratorium on data center permits and applications;

WHEREAS, Section 212.1352 of the Texas Local Government Code requires written findings based on reasonably available information to justify a moratorium not based on a shortage of essential public facilities; and

WHEREAS, the City Council finds that the current regulations governing data center development may be inadequate to address the unique impacts of such facilities, and that alternative regulatory methods are currently unsatisfactory to protect the community; and

WHEREAS, the City Council determines that a 90-day moratorium on the acceptance, processing, and approval of permits and applications for any and all data center development in the City is necessary to prevent immediate, irreversible harm to the community while updated regulations are formulated and considered; and

WHEREAS, the City has established a clear working plan and time schedule to study, draft, and potentially adopt updated regulatory controls for data centers, which may be fully executed within this 90-day period.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS:

SECTION 1. INCORPORATION OF PREMISES. The above and foregoing premises are: (i) true and correct and are incorporated herein and made a part of this Ordinance for all purposes; and (ii) legislative findings of the City Council.

SECTION 2. FINDINGS. The City Council, after conducting a public hearing and having heard evidence and testimony, has determined that the facts and recitations contained in the preamble of this ordinance are hereby found to be true and correct and are incorporated into this Ordinance by reference and serve as the written findings of the City Council demonstrating the potential need to adopt new ordinances or regulations or to amend existing ordinances of the City relating to commercial property development of data centers, including the identification of the harm to the public health, safety or welfare that will occur if a moratorium is not adopted.

SECTION 3. TEMPORARY MORATORIUM IMPOSED. That a moratorium is hereby adopted and imposed on property development, expansion, modification, or improvement of any commercial property for data centers within the corporate city limits of the City, and such property development or expansion or improvement shall include but not be limited to the submittal, review, consideration and approval of applications and plans for development for permits, plats, verifications, rezonings, site plans, and new or revised certificates of occupancy. This moratorium is to allow the Planning and Zoning Commission and the City Council to review the Comprehensive Plan, the Zoning Ordinance, the Code of Ordinances and other ordinances and regulations of the City to consider appropriate amendments, if any, to the existing regulations for commercial property development of data centers, and whether to adopt any new ordinances or regulations to regulate such uses. No new, expanded or modified commercial business as data center, or use, expansion or modification of a use that includes data centers as a principal use or as an accessory use, are to be allowed within the corporate city limits of the City until said review is completed and the ordinances of the City are amended as necessary, or until this moratorium, including extensions, if any, shall have expired, whichever occurs first.

SECTION 4. PROHIBITION ON ACCEPTANCE FOR FILING. Except as otherwise provided in this Ordinance, after the effective date of this Ordinance, and extending for the duration of the moratorium (and any extensions), no employee, officer, official, agency,

department, board or commission of the City shall accept for filing any application or plan for development for permits, plats, verifications, rezonings, site plans, or new or revised certificates of occupancy for new, expanded, or modified commercial development of a data center and other development that includes a data center as a principal use or as an accessory use within the corporate limits of the City. Any City employee, officer, official, agency, department, board or commission in receipt of any such application or plan for development shall forward the same to the City Manager, who shall review the application or plan for development to determine whether the application or plan for development is subject to this moratorium. Receipt of an application or plan for development for the limited purpose of such review shall not constitute filing or acceptance of the application or plan for development. In the event the City Manager determines that an application or plan for development is subject to the moratorium, the City Manager shall take no further action on the application or plan for development and shall reject the same, and shall return the application or plan for development to the person or entity attempting to file the same.

SECTION 5. WAIVER PROCEDURES REQUIRED BY STATE LAW. An applicant for development of commercial property for any data center or data center-related use as described in this Ordinance may apply for a waiver to this moratorium by submitting a written request for waiver to the City Council, which shall be voted on by the City Council within twenty-one (21) days after receipt of the request, or within ten (10) days after receipt if the request for waiver is based on reasons provided in Section 212.137 of the Texas Local Government Code. The request shall be in writing and submitted to the City Secretary, who shall forward the request to the City Manager for processing and recommendation to the City Council. The City Council may authorize or deny the requested waiver, and if authorized, direct the applicable City official to accept a completed application and process the application subject to conditions necessary to ensure that the proposed development would not cause adverse effects to the surrounding property or the City's infrastructure and to carry out the spirit and purpose of this Ordinance. The City Council should not release the applicant from the requirements of this Ordinance unless the applicant first presents credible evidence from which the City Council can reasonably conclude that: (1) the application of this ordinance to the applicant would be likely to deprive the applicant of rights protected by law; or (2) the proposed development is compatible with the land use in proximity to the proposed development and permitting the development to proceed would not cause adverse effects to surrounding property or the City infrastructure or be contrary to the spirit and purpose of this Ordinance.

SECTION 6. DURATION. This Ordinance shall expire upon ninety (90) days after its adoption unless extended as allowed by applicable law.

SECTION 7. DEFINITIONS. For purposes of the moratorium, the terms set forth in this Ordinance shall have the same meanings assigned by Chapter 212, Subchapter E, of the Texas Local Government Code, the and the Code of Ordinances of the City, except as otherwise provided in this Ordinance. "Permit" shall include a license, certificate, approval, registration, consent, permit or other form of authorization required by law, rule, regulation, order or ordinance that a person must obtain to perform an action or initiate, continue, or complete a project for which the permit is sought, including a verification, contract or agreement for construction related to, or provision of, service from a water or wastewater utility owned, operated or controlled by a regulatory agency. The term "data center" shall mean a dedicated physical facility or building that

houses a centralized group of networked computer servers, data storage systems, and telecommunications infrastructure used to store, process, and manage substantial amounts of digital information.

SECTION 8. SAVINGS/REPEALING CLAUSE. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 9. SEVERABILITY. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or invalid.

SECTION 10. EFFECTIVE DATE. This Ordinance shall become effective immediately upon its adoption.

SECTION 11. OPEN MEETING. That it is hereby found and determined that the meeting at which this Ordinance was passed was open to the public as required by law and that public notice of the time, place, and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

DULY PASSED and APPROVED on first reading by the City Council of the City of Lavon, Texas, on the 20th day of October 2026.

DULY PASSED and APPROVED on second reading by the City Council of the City of Lavon, Texas, on the 17th day of November 2026.

_____
Vicki Sanson
Mayor

ATTEST:

_____
Rae Norton
City Secretary

CITY OF LAVON
Agenda Brief

MEETING: November 17, 2026 **ITEM: 8 - C**

Item:

CONSENT AGENDA

Approve the acceptance of the Lavon Trail Parkway Improvements (CIP-40) Construction Project.

Background:

The City of Lavon recently completed the Lavon Trail Parkway Improvements (CIP-40) Construction Project construction project. The Code of Ordinances provides that the City Council will accept the dedication or completion of the public infrastructure.

Code Excerpt
City of Lavon Code of Ordinances
Article 9.02 Subdivision Ordinance
Section 9.02.006 Record Drawings (as-built plans)

> Prior to the acceptance of the subdivision and within thirty (30) days of the completion of the subdivision, the engineer for the developer shall submit to the City a complete set of reproducible construction drawings twenty-four by thirty-six inches (24" x 36") of the paving, drainage, water and sanitary sewer improvements with all changes made in the plans during construction and containing on each sheet and [an] "As Built" stamp bearing the signature of the engineer and the date.
>
> Within ten (10) days of the receipt of the "record drawings," the City Engineer shall make a recommendation for acceptance or non-acceptance of the subdivision to the City Council and a determination of review cost and the receipt of the required maintenance bond.
>
> No final acceptance of the subdivision will be made by the City Council until these requirements have been made to the satisfaction of the City.

The City Engineer has inspected and recommended acceptance of the subdivision infrastructure.

Staff Notes:

Acceptance of the dedication of infrastructure is recommended per the City Engineer's letter.

Attachments: 1) City Engineer Letter

FREEMAN-MILLICAN, INC.
ENGINEERS - ARCHITECTS - PLANNERS

November 10, 2026

Ms. Kim Dobbs
City Manager
City of Lavon
120 School Rd
Lavon, TX 75166

Re: Recommendation of Final Acceptance
Lavon Trail Parkway Paving [CIP-40]

Dear Ms. Dobbs:

The above-referenced project is recommended for final acceptance by City Council upon receipt of the Affidavit of Bills Paid, Surety Release, and final pay application.

All punch list items have been completed. Attached are the record drawings.

The 2-year warranty period will start upon project acceptance.

Please contact us if you have any questions or comments regarding this recommendation.

Sincerely,
FREEMAN - MILLICAN, INC.



Courtney L. Wheeler, P.E.
Project Engineer

Attachment

F:\23036 - LAVON Lavon Trail Pkwy Paving\6 - Construction\Closeout\LTP [CIP-40] - Final Acceptance.docx

CITY OF LAVON
Agenda Brief

MEETING: November 17, 2026 **ITEM: 9 – A**

Item:

Public hearing, discussion, and action regarding the voluntary annexation of property consisting of 268.769 acres identified as Elevon North and more specifically described as 186.342 acres, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 132.70 acre tract of land described in deed to Lavon 78 Development LLC, and being all of that called 41.79 acre tract of land and all of that called 46.66 acre tract of land described in deed to Bank Site Acquisition Corporation, and being a part of that called 162.075 acre tract of land described in deed to Milford Founders, LTD and any right-of-way adjacent to said property generally located north of NETEX Railway, east of CR 976, south of West FM 6, and west of West St. situated in Collin County wholly within the extraterritorial jurisdiction of the City of Lavon, Texas.

1) Presentation of the proposed voluntary annexation.
2) **PUBLIC HEARING** to receive comments regarding the proposed voluntary annexation.
3) Discussion and action regarding the proposed annexation and Ordinance No. **2026-11-04.**

Background:

Within the Development Agreement, the landowners of approximately 268.769 acres identified as the Elevon North project submitted a petition for the voluntary annexation of the property into the City. The property is in the extraterritorial jurisdiction (ETJ) of the City of Lavon.

On November 3, 2026, the City Council considered the petition and called a public hearing to receive input regarding the proposed voluntary annexation.

The state law provides that a city may annex property on the request of the owner, the provisions of which are set out in the Texas Local Government Code.

***Code Excerpt*:**

TEXAS LOCAL GOVERNMENT CODE
SUBCHAPTER C-3. ANNEXATION OF AREA ON REQUEST OF OWNERS

Sec. 43.0671. AUTHORITY TO ANNEX AREA ON REQUEST OF OWNERS. Notwithstanding Subchapter C-4 or C-5, a municipality may annex an area if each owner of land in the area requests the annexation.

Sec. 43.0672. WRITTEN AGREEMENT REGARDING SERVICES. (a) The governing body of the municipality that elects to annex an area under this subchapter must first negotiate and enter

into a written agreement with the owners of land in the area for the provision of services in the area.
(b) The agreement must include:
(1) a list of each service the municipality will provide on the effective date of the annexation; and
(2) a schedule that includes the period within which the municipality will provide each service that is not provided on the effective date of the annexation.
(c) The municipality is not required to provide a service that is not included in the agreement.

Sec. 43.0673. PUBLIC HEARING. (a) Before a municipality may adopt an ordinance annexing an area under this subchapter section, the governing body of the municipality must conduct one public hearing.

Notice of the public hearing was published and posted in accordance with state law. Requisite written notice was provided pursuant to state law.

Financial Implications:

Municipal services may be provided within existing budgeted levels.

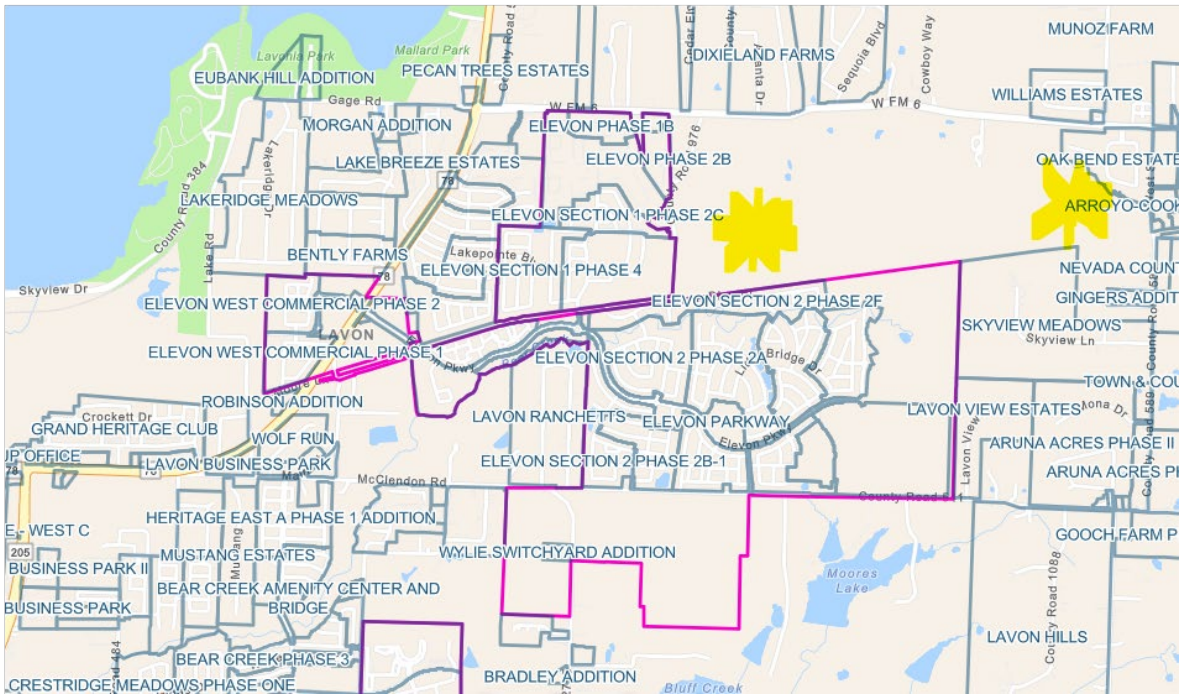
Staff Notes:

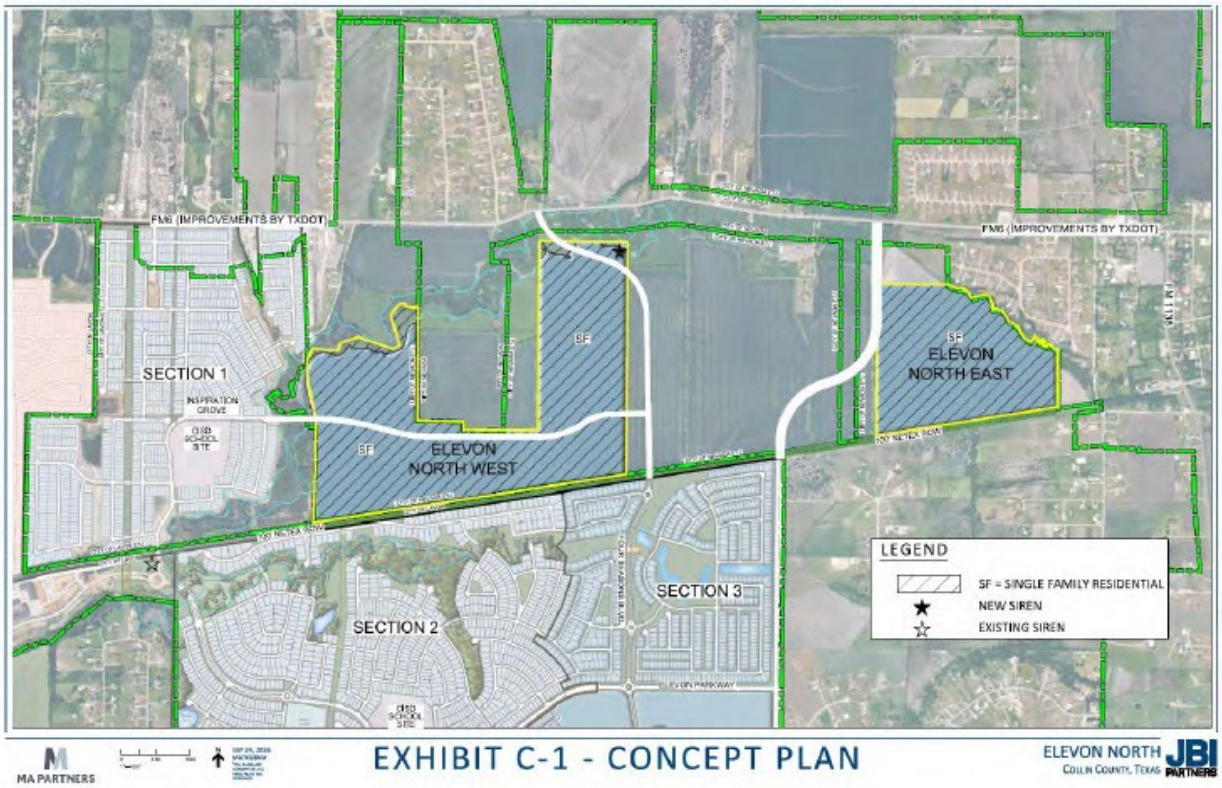
Approval is recommended.

Attachments: 1. Location Exhibit
2. Proposed Ordinance

PROPOSED ANNEXATION – ELEVON NORTH

LOCATION EXHIBIT





CITY OF LAVON

ORDINANCE NO. 2026-11-04

Voluntary Annexation – 268.769 acres, Elevon North

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, ANNEXING PROPERTY IN THE SAMUEL M. RAINER, ABSTRACT NO. 740 CONSISTING OF 268.769 ACRES IDENTIFIED AS ELEVON, NORTH GENERALLY LOCATED NORTH OF NETEX RAILWAY, EAST OF CR 976, SOUTH OF WEST FM 6, AND WEST OF WEST ST. SITUATED WHOLLY WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AND GRAPHICALLY DEPICTED IN EXHIBIT "A", INTO THE CORPORATE LIMITS OF THE CITY OF LAVON, AND ANNEXING ANY AND ALL STATE OF TEXAS AND COUNTY ROAD RIGHTS-OF-WAY ADJACENT THERETO, EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY WITHIN THE CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF THE PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING THE INHABITANTS BY ALL OF THE ORDINANCES, RESOLUTIONS, ACTS AND REGULATIONS OF THE CITY;; FINDING AND DETERMINING THAT ALL REQUIREMENTS FOR ANNEXATION INCLUDING A PUBLIC HEARING, NOTICES AND OPEN MEETINGS HAVE BEEN MET ACCORDING TO LAW; PROVIDING INSTRUCTIONS FOR FILING THIS ORDINANCE AND FOR AMENDING THE OFFICIAL MAP AND BOUNDARIES OF SAID CITY; PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lavon, Texas ("City") is authorized, pursuant to Chapter 43 of the Texas Local Government Code to annex territory and extend the corporate limits of the City, subject to state law; and

WHEREAS, the property owners of approximately 268.769 acres identified as Elevon, North generally located north of NETEX Railway, east of CR 976, south of FM 6, and west of West St. situated wholly within the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, and being more particularly described in **Exhibit "A"** and graphically depicted **Exhibit "B"** (the "Property") have requested by petition to voluntarily annex and the City desires to annex certain territory described herein; and

WHEREAS, all of the Property described herein is within the exclusive extraterritorial jurisdiction of the City; and

WHEREAS, all required notices, public hearings, and all requirements for such annexation have been provided, held, and met in accordance with applicable law; and

WHEREAS, in accordance with Section 43.1056 of the Texas Local Government Code, the City will annex the right-of-way of any streets contiguous to the Property; and

WHEREAS, the City Council of the City (the "City Council") finds and determines that annexation of the Property hereinafter described is in the best interests of the citizens of the City and the owners and residents of the area.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS:

SECTION 1. Findings. It is hereby officially determined that the findings and recitations contained above in the preamble of this ordinance are true and correct and are incorporated herein by reference.

SECTION 2. Annexation. That the following described territory, to wit:

Approximately 268.769 acres identified as Elevon, North generally located generally located north of NETEX Railway, east of CR 976, south of FM 6, and west of West St., and being more particularly described in Exhibit "A" and graphically depicted Exhibit "B" and any and all road rights-of-way adjacent thereto, attached hereto and made a part hereof

be and the same is hereby annexed into the City, and that the boundary limits of the City, be and the same are hereby extended to include the above-described territory within the city limits of the City, and that same shall hereafter be included within the territorial limits of said City and said land and the inhabitants thereof shall be hereafter entitled to all rights and privileges of all other citizens of the City, and shall be bound by the ordinances, resolutions, acts and regulations of the City.

SECTION 3. Official Map. The official map and boundaries of the City, previously adopted, are amended to include the Property and all adjacent rights-of-way as part of the City. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the annexed Property as required by applicable law.

SECTION 4. Severability Clause. It is hereby declared by the City Council that if any of the sections, paragraphs, sentences, clauses, phrases, words, or provisions of this ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words, or provisions of this ordinance. If the annexation of any tract, parcel, portion, or piece of land included in the property described above is held to be invalid or void, such invalidity shall not affect the annexation of any other tract, parcel, portion, or piece of land sought to be annexed by this Ordinance, and it is the express declaration of the City Council that it would have adopted the remainder of the property annexed by this Ordinance regardless of any such invalidity.

SECTION 5. Cumulative Clause. This ordinance shall be cumulative of all provisions of ordinances of the City except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 6. Public Meeting. It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law.

SECTION 7. Filing Instructions. The City Secretary is hereby directed to file a certified copy of this ordinance with the County Clerk of Collin County, Texas, and with other appropriate officials and agencies as required by state and federal law.

SECTION 8. Effective Date. This ordinance shall be in full force and effect immediately upon its passage and approval by the City Council.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas, this 17th day of November 2026.

_____
Vicki Sanson, Mayor

ATTEST:

_____
Rae Norton, City Secretary

EXHIBIT "A"

LEGAL DESCRIPTION OF LANDS TO BE ANNEXED INTO THE CITY

LEGAL DESCRIPTION
(82.427 ACRES-MMD EAST)

BEING a parcel of land located in Collin County, Texas, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 46.17 acre tract of land described in deed to Louise B. Akin as recorded in Document Number 20201112002008460, Official Public Records of Collin County, Texas, and being a part of that called 1.648 acre tract of land described in deed to Joe Akin & Louise Akin as recorded in Volume 4070, Page 2740, Official Public Records of Collin County, Texas, and being a part of that called 54.28 acre tract of land described in deed to Maurice Williams, Kimberly Williams Barnett, and Kristi Williams Neyes as recorded in Document Number 20110207000130110, Official Public Records of Collin County, Texas, and being further described as follows:

COMMENCINING at a PK nail found at the northeast corner said 1.648 acre tract, said point being in the approximate centerline of West Street, from which point bears North 73 degrees 13 minutes 16 seconds West, 26.06 feet a one-half inch iron rod with cap stamped "OWENS RPLS 5387" found at the southeast corner of Lot 11, Oak Bend Estates, an addition to Collin County as recorded in Cabinet Q, Page 479, Official Public Records of Collin County, Texas;

THENCE South 00 degrees 22 minutes 10 seconds West, 524.64 feet to a one-half inch iron rod with yellow cap stamped "JBI" set at the southeast corner of said 46.17 acre tract, said point also being in the north right-of-way line of that tract of land described in deed to Northeast Texas Rural Rail Transportation District as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas;

THENCE South 81 degrees 07 minutes 34 seconds West, 494.55 feet along the north right-of-way line of said Northeast Texas Rural Rail Transportation District to a point for corner in the west City Limit Line of Nevada, Texas, said point also being the POINT OF BEGINNING of this tract of land;

THENCE continuing along the north right-of-way line of said Northeast Texas Rural Rail Transportation District as follows:

South 81 degrees 07 minutes 34 seconds West, 1,090.55 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the south line of said 46.17 acre tract;

South 81 degrees 07 minutes 37 seconds West, 1,294.77 feet to a point for corner, said point being the southwest corner of said 54.28 acre tract;

THENCE North 00 degrees 28 minutes 58 seconds East, 1,964.79 feet along the west line of said 54.28 acre tract to a point for corner;

THENCE South 89 degrees 31 minutes 02 seconds East, 918.59 feet to a point for corner in the east line of said 54.28 acre tract, said point being the northwest corner of said 46.17 acre tract, said point being the southwest corner of Lot 22, said Oak Bend Estates, said point also being in the approximate centerline of a creek;

THENCE along the approximate centerline of said creek and the south line of said Oak Bend Estates as follows:

South 65 degrees 58 minutes 18 seconds East, 129.92 feet to a point for corner;
North 88 degrees 17 minutes 55 seconds East, 78.35 feet to a point for corner;
South 52 degrees 30 minutes 07 seconds East, 115.55 feet to a point for corner;
South 06 degrees 43 minutes 25 seconds West, 46.22 feet to a point for corner;
South 75 degrees 20 minutes 36 seconds East, 33.82 feet to a point for corner;
North 62 degrees 09 minutes 14 seconds East, 22.07 feet to a point for corner;
North 76 degrees 15 minutes 14 seconds East, 162.65 feet to a point for corner;
South 55 degrees 19 minutes 49 seconds East, 52.39 feet to a point for corner;
South 23 degrees 55 minutes 38 seconds East, 112.46 feet to a point for corner;
South 01 degrees 51 minutes 17 seconds West, 21.12 feet to a point for corner;
South 70 degrees 49 minutes 38 seconds West, 17.63 feet to a point for corner;
South 21 degrees 36 minutes 22 seconds East, 33.54 feet to a point for corner;
North 84 degrees 42 minutes 21 seconds East, 35.97 feet to a point for corner;
South 83 degrees 05 minutes 59 seconds East, 18.61 feet to a point for corner;
South 61 degrees 44 minutes 19 seconds East, 45.75 feet to a point for corner;
North 85 degrees 13 minutes 47 seconds East, 31.12 feet to a point for corner;
South 32 degrees 11 minutes 41 seconds East, 176.50 feet to a point for corner;
South 59 degrees 38 minutes 18 seconds East, 144.80 feet to a point for corner;
South 08 degrees 40 minutes 22 seconds East, 27.77 feet to a point for corner;
South 25 degrees 30 minutes 30 seconds East, 54.78 feet to a point for corner;
South 34 degrees 50 minutes 24 seconds East, 89.38 feet to a point for corner;
South 66 degrees 39 minutes 00 seconds East, 87.46 feet to a point for corner;
North 30 degrees 00 minutes 36 seconds East, 93.34 feet to a point for corner;
South 36 degrees 42 minutes 18 seconds East, 31.03 feet to a point for corner;
South 52 degrees 08 minutes 17 seconds East, 82.80 feet to a point for corner;
North 31 degrees 38 minutes 12 seconds East, 38.07 feet to a point for corner;
South 60 degrees 22 minutes 31 seconds East, 20.91 feet to a point for corner;
South 03 degrees 03 minutes 34 seconds West, 14.38 feet to a point for corner;
South 63 degrees 18 minutes 54 seconds East, 14.61 feet to a point for corner;
South 58 degrees 23 minutes 07 seconds West, 22.11 feet to a point for corner;
North 82 degrees 54 minutes 49 seconds West, 94.20 feet to a point for corner;
South 26 degrees 53 minutes 26 seconds East, 12.34 feet to a point for corner;

South 69 degrees 21 minutes 29 seconds East, 96.32 feet to a point for corner;
South 21 degrees 29 minutes 33 seconds East, 20.57 feet to a point for corner;
South 55 degrees 08 minutes 41 seconds East, 15.23 feet to a point for corner;
North 58 degrees 09 minutes 37 seconds East, 15.35 feet to a point for corner;
North 52 degrees 27 minutes 23 seconds West, 16.12 feet to a point for corner;
North 57 degrees 57 minutes 01 seconds East, 20.78 feet to a point for corner;
North 71 degrees 15 minutes 45 seconds East, 34.77 feet to a point for corner;
South 38 degrees 23 minutes 26 seconds East, 43.92 feet to a point for corner;
South 73 degrees 24 minutes 35 seconds East, 19.62 feet to a point for corner;
South 15 degrees 28 minutes 15 seconds East, 16.61 feet to a point for corner;
South 80 degrees 23 minutes 39 seconds East, 13.64 feet to a point for corner;
South 73 degrees 13 minutes 16 seconds East, 57.22 feet to a point for corner in the north line of said 1.648 acre tract, said point also being in the west City Limit Line of Nevada, Texas;

THENCE along the west City Limit Line of Nevada, Texas as follows:
South 30 degrees 19 minutes 56 seconds West, 37.01 feet to a point for corner;
South 00 degrees 26 minutes 14 seconds East, 713.35 feet to the POINT OF BEGINNING and containing 3,590,501 square feet or 82.427 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

EXHIBIT "A"

LEGAL DESCRIPTION OF LANDS TO BE INCLUDED IN THE EXTRATERRITORIAL JURISDICTION

LEGAL DESCRIPTION
(186.342 ACRES-MMD WEST)

BEING a parcel of land located in Collin County, Texas, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 132.70 acre tract of land described in deed to Lavon 78 Development LLC as recorded in Document Number 2022000088387, Official Public Records of Collin County, Texas, and being all of that called 41.79 acre tract of land and all of that called 46.66 acre tract of land described in deed to Bank Site Acquisition Corporation as recorded in Document Number 20060221000229620, Official Public Records of Collin County, Texas, and being a part of that called 162.075 acre tract of land described in deed to Milford Founders, LTD as recorded in Volume 5549, Page 4476, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod found at the southwest corner of said 41.79 acre tract of land, said point being the southeast corner of CA-31X, Block O, Elevon Section 1, Phase 3, an addition to Collin County as recorded in Document Number 2025-305, Official Public Records of Collin County, Texas, said point also being in the north right-of-way line of that tract of land described in deed to Northeast Texas Rural Rail Transportation District as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas;

THENCE North 01 degrees 36 minutes 17 seconds East, 1,233.43 feet to a one-half inch iron rod found for corner, said point being the northwest corner of said 41.79 acre tract, said point being the most westerly southwest corner of said 46.66 acre tract, said point being the northeast corner of said CA-31X, said point also being the southeast of that called 5.4259 acre tract of land described in deed to Amber L. Huck as recorded in Document Number 20061010001464130, Official Public Records of Collin County, Texas;

THENCE North 00 degrees 30 minutes 10 seconds East, 111.77 feet along the east line of said 5.4259 acre tract to a one-half inch iron rod with cap stamped "TOPOGRAPHIC" found at the most northerly northwest corner of said 46.66 tract, said point also being the southwest corner of said 132.70 acre tract;

THENCE along the west line of said 132.70 acre tract as follows:

North 12 degrees 30 minutes 25 seconds West, 457.95 feet to a one-half inch iron rod with cap stamped "TOPOGRAPHIC" found for corner;

North 02 degrees 05 minutes 30 seconds West, 313.63 feet to a one-half inch iron rod with cap stamped "TOPOGRAPHIC" found for corner;

North 22 degrees 38 minutes 17 seconds East, 165.23 feet to a one-half inch iron rod with cap stamped "TOPOGRAPHIC" found for corner;

THENCE South 84 degrees 56 minutes 29 seconds East, 232.74 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner within the floodplain limits;

THENCE South 88 degrees 38 minutes 24 seconds East, 100.00 feet to a point for corner within the floodplain limits;

THENCE North 19 degrees 56 minutes 12 seconds East, 100.00 feet to a point for corner within the floodplain limits and in close proximity of a creek;

THENCE along and in close proximity of a creek and within the floodplain limits as follows;

North 71 degrees 47 minutes 19 seconds East, 240.00 feet to a point for corner;
South 71 degrees 48 minutes 55 seconds East, 475.00 feet to a point for corner;
North 61 degrees 51 minutes 24 seconds East, 100.00 feet to a point for corner;
North 17 degrees 11 minutes 01 seconds West, 400.00 feet to a point for corner;
North 32 degrees 42 minutes 19 seconds East, 100.00 feet to a point for corner;
North 49 degrees 26 minutes 15 seconds East, 100.00 feet to a point for corner;
North 78 degrees 45 minutes 46 seconds East, 56.00 feet to a point for corner;
South 06 degrees 18 minutes 10 seconds East, 45.00 feet to a point for corner;
South 83 degrees 04 minutes 11 seconds East, 100.00 feet to a point for corner;
North 79 degrees 04 minutes 45 seconds East, 70.70 feet to a point for corner in the west City Limit Line of Nevada, Texas;

THENCE South 00 degrees 27 minutes 29 seconds West, 1,475.90 feet along the west City Limit Line of Nevada, Texas to a point for corner in the south line of said 132.70 acre tract, said point also being in the north line of said 46.66 acre tract of land;

THENCE along the common line of said 132.70 acre tract and said 46.66 acre tract as follows:

South 89 degrees 11 minutes 18 seconds East, 596.15 feet to a to a point for corner;
South 00 degrees 40 minutes 20 seconds West, 111.48 feet to a point for corner;
South 89 degrees 38 minutes 24 seconds East, 571.01 feet to a point for corner, said point being the southeast corner of said 132.70 acre tract;

THENCE South 89 degrees 42 minutes 31 seconds East, 392.04 feet to a point for corner in the north line of said 46.66 acre tract, said point also being the west line of said 162.075 acre tract;

THENCE North 00 degrees 29 minutes 36 seconds East, 2,448.21 feet to along the west line of said 162.075 acre tract to a point for corner;

THENCE South 89 degrees 30 minutes 24 seconds East, 1,142.38 feet to a point for corner in the east line of said 162.075 acre tract;

THENCE South 00 degrees 30 minutes 08 seconds West, 350.43 feet along the east line of said 162.075 acre tract to a point for corner;

THENCE South 00 degrees 24 minutes 19 seconds West, 2,659.40 feet to the southeast corner of said 46.66 acre tract;

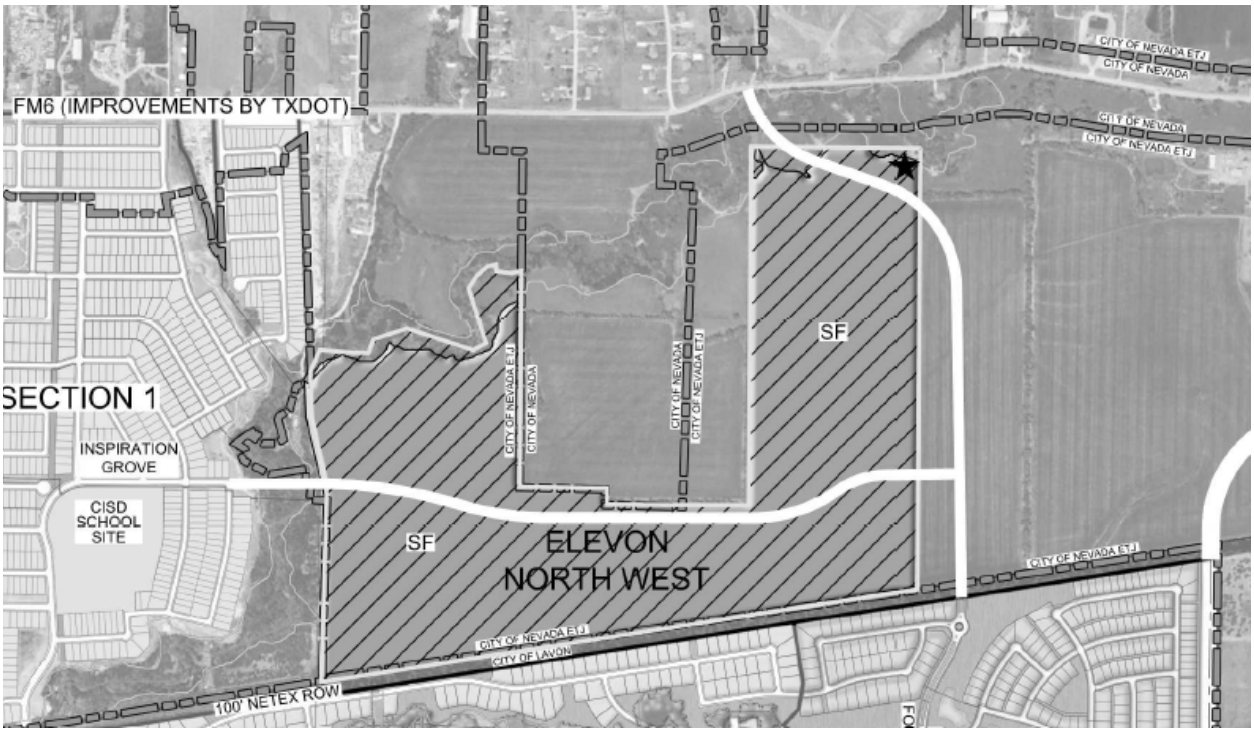
THENCE South 81 degrees 10 minutes 29 seconds West, 4,098.31 feet along the north line of said Northeast Texas Rural Rail Transportation District Tract to the POINT OF BEGINNING and containing 8,117,066 square feet or 186.342 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

EXHIBIT B
Depiction of the Property





CITY OF LAVON
Agenda Brief

MEETING: November 17, 2026 **ITEM: 9 – B**

Item:

Public hearing, discussion, and action to consider testimony and act on an ordinance designating a noncontiguous geographic area, being approximately 268.769 acres of land generally located north of NETEX Railway, east of County Road 976, south of West FM 6, and west of West Street, being wholly located in the extraterritorial jurisdiction of the City of Lavon, Texas, as a reinvestment zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number Three [TIRZ No. 3], City of Lavon; describing the boundaries of the zone; creating a board of directors for the zone; establishing a Tax Increment Fund for the zone; containing findings related to the creation of the zone; providing a date for the termination of the zone; providing that the zone take effect immediately upon passage of the ordinance; providing a severability clause; and providing an effective date.

1) Presentation of the proposal.
2) **PUBLIC HEARING** to receive comments regarding the proposal.
3) Discussion and action regarding the proposal and Ordinance No. **2026-11-05**.

Background:

In the development agreement between the City and the owner and developer of Elevon, the parties agreed that a tax reinvestment zone (TIRZ) would be created over the subject property, including roads and rights of way in and adjacent to the zone. The TIRZ will allow the City to annex the Land and receive property taxes and sales taxes that it would not normally receive if the land stayed in the ETJ; the TIRZ funds will be used to supplemental finance public improvements in the zone, with the primary source of funding being the MMD. Additionally, the City will have the ability to control and enforce zoning and possibly subdivision regulations that would may be allowed in the City's ETJ.

The following conditions and criteria have been found to be true for the Elevon property and development project:

1. That creation of the proposed reinvestment zone will result in benefits to the City, its residents and property owners, in general, and to the property, residents and property owners in the reinvestment zone.

2. That the proposed reinvestment zone meets the state law criteria in that: a) the property is located within the extraterritorial jurisdiction (ETJ); and b) the property is predominately open, undeveloped, and the lack of necessary public improvements impairs sound growth of the City.

3. That less than 30 percent of the property in the proposed reinvestment zone, excluding property dedicated to public use, is currently used for residential purposes.

4. That the total aggregate appraised value of taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City does not exceed 50 percent of the current total appraised value of taxable real property in the City.

5. That the improvements in the proposed reinvestment zone will significantly enhance the value of all taxable real property in the proposed reinvestment zone and will be of general benefit to the City.

6. That the development of the Property in the proposed reinvestment zone will not occur solely through private investment in the reasonably foreseeable future.

7. The prepared Preliminary Project and Finance Plan is feasible.

Staff Notes:

The city attorney and consulting team have reviewed and participated in the development of the development agreement, ordinance and preliminary project and finance plan.

Approval is recommended.

Attachments: Proposed Ordinance and Preliminary Project and Finance Plan

CITY OF LAVON, TEXAS

ORDINANCE NO. 2026-11-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, DESIGNATING A NONCONTIGUOUS GEOGRAPHIC AREA WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS REINVESTMENT ZONE NUMBER THREE, CITY OF LAVON; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lavon, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the corporate limits or extraterritorial jurisdiction of the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a contiguous or noncontiguous geographic area that is in the corporate limits of the municipality, in the extraterritorial jurisdiction of the municipality, or in both to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the City Council of the City (the "City Council") desires for the City to consider the creation of a tax increment reinvestment zone containing approximately 268.769 acres of land, consisting of two noncontiguous tracts of approximately 186.342 acres and 82.427 acres, generally located north of the NETEX Railway, east of County Road 976, south of West FM 6, and west of West Street, and being wholly located within the extraterritorial jurisdiction of the City, as more particularly described in ***Exhibit A***, attached hereto, and generally depicted in ***Exhibit B***, attached hereto (the "Zone"); and

WHEREAS, on October 20, 2026, the City Council adopted Resolution No. 2026-10-08 calling a public hearing on November 17, 2026 regarding the creation of the Zone, authorizing the publication of notice of such hearing, and directing the preparation of a preliminary reinvestment zone financing plan; and

WHEREAS, pursuant to and as required by the Act, the City has prepared a *Reinvestment Zone Number Three, City of Lavon, Texas Preliminary Project and Finance Plan*, dated November 17, 2026, attached as ***Exhibit C*** (hereinafter referred to as the "Preliminary Project and Finance Plan") for the proposed Zone; and

WHEREAS, notice of the public hearing on the creation of the proposed Zone was published in a newspaper of general circulation in the City on or before November 10, 2026, which date is not later than the seventh (7th) day before the public hearing held on November 17, 2026; and

WHEREAS, on November 17, 2026, the City Council opened a public hearing in accordance with Section 311.003(c) of the Act and interested persons were allowed to speak for or against the creation of the Zone, the boundaries of the Zone, and the concept of tax increment financing, and owners of property in the proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on November 17, 2026; and

WHEREAS, the public hearing was held in full accordance with Section 311.003(c) of the Act; and

WHEREAS, the City has taken all actions required to create the Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Act, the Texas Open Meetings Act (defined herein), and all other laws applicable to the creation of the Zone; and

WHEREAS, thirty percent (30%) or less of the property in the proposed Zone, excluding property that is publicly owned, is used for residential purposes.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, THAT:

SECTION 1. RECITALS INCORPORATED.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are incorporated and adopted as part of this Ordinance for all purposes.

SECTION 2. FINDINGS.

That the City Council, after conducting the above described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

(a) That the public hearing on the creation of the proposed reinvestment zone has been properly called, held and conducted and that notice of such hearing has been published as required by applicable law, including the Act; and

(b) That creation of the proposed reinvestment zone with boundaries as described and depicted in ***Exhibits A*** and ***B*** will result in benefits to the City, its residents and property owners, in

general, and to the property, residents and property owners in the reinvestment zone; and

(c) That the proposed reinvestment zone, as described and depicted in ***Exhibit A*** and ***Exhibit B***, meets the criteria for the creation of a reinvestment zone set forth in the Act in that:

1. It is a geographic area located wholly within the extraterritorial jurisdiction of the City; and

2. The area is predominantly open, undeveloped, or underdeveloped and, because of the lack of necessary public infrastructure and other factors, substantially impairs or arrests the sound growth of the City; and

(d) That 30 percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is currently used for residential purposes; and

(e) That the total appraised value of taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 50 percent of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and

(f) That the improvements in the proposed reinvestment zone will significantly enhance the value of all taxable real property in the proposed reinvestment zone and will be of general benefit to the City; and

(g) That the development or redevelopment of the Property in the proposed reinvestment zone will not occur solely through private investment in the reasonably foreseeable future; and

(h) The City Council has prepared the Preliminary Project and Finance Plan prior to the adoption of this Ordinance; and

(i) The City Council finds that the Preliminary Project and Finance Plan is feasible.

SECTION 3. DESIGNATION AND NAME OF THE ZONE.

Pursuant to the authority of, and in accordance with the requirements of the Act, the City Council hereby designates the area described and depicted in ***Exhibit A*** and ***Exhibit B*** hereto as a tax increment reinvestment zone. The name assigned to the zone for identification is **Reinvestment Zone Number Three, City of Lavon** (hereinafter referred to as the "Zone").

SECTION 4. BOARD OF DIRECTORS.

(a) The City Council hereby creates a board of directors for the Zone (hereinafter referred to as the "Board") consisting of six (6) members all appointed by the City Council. Council Members may serve as Board members.

(b) To be eligible for appointment to the Board, a person must be at least 18 years of age and must be (i) a resident of the county in which the Zone is located or a county adjacent to that county, or (ii) an owner of real property in the Zone or an employee or agent of a person that owns real property in the Zone.

(c) The Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone. The Board shall prepare or cause to be prepared and adopt a project plan and a reinvestment zone financing plan for the Zone (hereinafter referred to as the "Project and Finance Plan") as required by the Act, and shall submit the Project and Finance Plan to the City Council for approval. The Board shall consider amendments to the Project and Finance Plan on its own initiative or upon submission by the City Council, but amendments considered by Board shall not take effect unless and until adopted by City Council.

(d) Directors shall not receive any salary or other compensation for their services as directors.

(e) Members of the Board shall be appointed for terms of two years. The terms of the Board members may be staggered. The City Council may remove and replace Board members at any time during a term.

(f) The initial Board shall be six members and the following shall be members:

1. Mayor
2. City Councilmember, Place 1
3. City Councilmember, Place 2
4. City Councilmember, Place 3
5. City Councilmember, Place 4
6. City Councilmember, Place 5

The City Council hereby appoints Mayor to serve as chairman of the Board during the time the initial Board is serving. Each year the City shall appoint one member of the Board to serve as chairman for a term of one year that begins on January 1 of the year. If City Council does not appoint a chairman during that period, the Mayor is automatically appointed to serve as chairperson for the term that begins on January 1 of the following year. The Board may elect a vice-chairman to preside in the absence of the chairman or when there is a vacancy in the office of chairman. The Board may elect other officers as it considers appropriate.

SECTION 5. DURATION OF THE ZONE.

That the Zone shall take effect immediately upon the passage and approval of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and termination of the Zone shall occur upon any of the following: (i) on December 31, 2071; or (ii) at such time that all project costs, tax increment bonds, notes and other obligations of the Zone, if any, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act; or (iii) at a time designated by subsequent ordinance.

SECTION 6. TAX INCREMENT BASE AND TAX INCREMENT.

Pursuant to Section 311.012(c) of the Act, the tax increment base of the City, or any other taxing unit participating in the Zone, is the total taxable value, as of January 1, 2026, of all real property taxable by the City or other taxing unit participating in the Zone, and located in the Zone for the year in which the Zone was designated as a reinvestment zone (the "Tax Increment Base"). That consistent with Section 311.012(a) of the Act, the amount of the tax increment for a year is forty-five percent (45%) of real property taxes levied and collected by the City and all or a portion of property taxes of other taxing units participating in the Zone and located in the Zone (as set forth in an agreement to participate in the Zone) for that year on the Captured Appraised Value (defined below) of real property taxable by the City or other taxing unit participating in the Zone and located in the Zone (the "Tax Increment"). Consistent with Section 311.012(b) of the Act, the Captured Appraised Value of real property taxable by the City or other taxing unit participating in the Zone for a year is the total appraised value of all real property taxable by the City or other taxing unit and located in the Zone for that year less the Tax Increment Base (the "Captured Appraised Value").

SECTION 7. TAX INCREMENT FUND.

There is hereby created and established a "Reinvestment Zone Number Three Tax Increment Fund" (the "TIRZ No. 3 Fund") for the Zone that may be divided into subaccounts as authorized by subsequent ordinances, into which the Tax Increment of the City, as such increments are described in the Project and Finance Plan and includes administration costs, less any of the amounts not required to be paid into the TIRZ No. 3 Fund pursuant to the Act, are to be deposited. The TIRZ No. 3 Fund and any subaccounts shall be maintained at the affiliated depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. In addition, all revenues to be dedicated to and used in the Zone shall be deposited into the TIRZ No. 3 Fund from which money will be disbursed to pay project costs, plus interest, for the Zone.

SECTION 8. SEVERABILITY CLAUSE.

Should any provision, section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City of Lavon hereby declares that it would have passed this Ordinance, and each provision, section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more provisions, sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 9. OPEN MEETINGS.

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the

City for the time required by law preceding its meeting, as required by the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 10. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its adoption in accordance with and as provided by law and the City Charter.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, THIS THE 17TH DAY OF NOVEMBER, 2026.

_____
Vicki Sanson, Mayor

ATTEST:

_____
Rae Norton, City Secretary

Exhibit A
LEGAL DESCRIPTION
(186.342 ACRES-MMD WEST)

BEING a parcel of land located in Collin County, Texas, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 132.70 acre tract of land described in deed to Lavon 78 Development LLC as recorded in Document Number 2022000088387, Official Public Records of Collin County, Texas, and being all of that called 41.79 acre tract of land and all of that called 46.66 acre tract of land described in deed to Bank Site Acquisition Corporation as recorded in Document Number 20060221000229620, Official Public Records of Collin County, Texas, and being a part of that called 162.075 acre tract of land described in deed to Milford Founders, LTD as recorded in Volume 5549, Page 4476, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod found at the southwest corner of said 41.79 acre tract of land, said point being the southeast corner of CA-31X, Block O, Elevon Section 1, Phase 3, an addition to Collin County as recorded in Document Number 2025-305, Official Public Records of Collin County, Texas, said point also being in the north right-of-way line of that tract of land described in deed to Northeast Texas Rural Rail Transportation District as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas;

THENCE North 01 degrees 36 minutes 17 seconds East, 1,233.43 feet to a one-half inch iron rod found for corner, said point being the northwest corner of said 41.79 acre tract, said point being the most westerly southwest corner of said 46.66 acre tract, said point being the northeast corner of said CA-31X, said point also being the southeast of that called 5.4259 acre tract of land described in deed to Amber L. Huck as recorded in Document Number 20061010001464130, Official Public Records of Collin County, Texas;

THENCE North 00 degrees 30 minutes 10 seconds East, 111.77 feet along the east line of said 5.4259 acre tract to a one-half inch iron rod with cap stamped “TOPOGRAPHIC” found at the most northerly northwest corner of said 46.66 tract, said point also being the southwest corner of said 132.70 acre tract;

THENCE along the west line of said 132.70 acre tract as follows:

North 12 degrees 30 minutes 25 seconds West, 457.95 feet to a one-half inch iron rod with cap stamped “TOPOGRAPHIC” found for corner;

North 02 degrees 05 minutes 30 seconds West, 313.63 feet to a one-half inch iron rod with cap stamped “TOPOGRAPHIC” found for corner;

North 22 degrees 38 minutes 17 seconds East, 165.23 feet to a one-half inch iron rod with cap stamped “TOPOGRAPHIC” found for corner;

THENCE South 84 degrees 56 minutes 29 seconds East, 232.74 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner within the floodplain limits;

THENCE South 88 degrees 38 minutes 24 seconds East, 100.00 feet to a point for corner within the floodplain limits;

THENCE North 19 degrees 56 minutes 12 seconds East, 100.00 feet to a point for corner within the floodplain limits and in close proximity of a creek;

THENCE along and in close proximity of a creek and within the floodplain limits as follows;

North 71 degrees 47 minutes 19 seconds East, 240.00 feet to a point for corner;

South 71 degrees 48 minutes 55 seconds East, 475.00 feet to a point for corner;
North 61 degrees 51 minutes 24 seconds East, 100.00 feet to a point for corner;
North 17 degrees 11 minutes 01 seconds West, 400.00 feet to a point for corner;
North 32 degrees 42 minutes 19 seconds East, 100.00 feet to a point for corner;
North 49 degrees 26 minutes 15 seconds East, 100.00 feet to a point for corner;
North 78 degrees 45 minutes 46 seconds East, 56.00 feet to a point for corner;
South 06 degrees 18 minutes 10 seconds East, 45.00 feet to a point for corner;
South 83 degrees 04 minutes 11 seconds East, 100.00 feet to a point for corner;
North 79 degrees 04 minutes 45 seconds East, 70.70 feet to a point for corner in the west City Limit Line of Nevada, Texas;

THENCE South 00 degrees 27 minutes 29 seconds West, 1,475.90 feet along the west City Limit Line of Nevada, Texas to a point for corner in the south line of said 132.70 acre tract, said point also being in the north line of said 46.66 acre tract of land;

THENCE along the common line of said 132.70 acre tract and said 46.66 acre tract as follows:
South 89 degrees 11 minutes 18 seconds East, 596.15 feet to a to a point for corner;
South 00 degrees 40 minutes 20 seconds West, 111.48 feet to a point for corner;
South 89 degrees 38 minutes 24 seconds East, 571.01 feet to a point for corner, said point being the southeast corner of said 132.70 acre tract;

THENCE South 89 degrees 42 minutes 31 seconds East, 392.04 feet to a point for corner in the north line of said 46.66 acre tract, said point also being the west line of said 162.075 acre tract;

THENCE North 00 degrees 29 minutes 36 seconds East, 2,448.21 feet to along the west line of said 162.075 acre tract to a point for corner;

THENCE South 89 degrees 30 minutes 24 seconds East, 1,142.38 feet to a point for corner in the east line of said 162.075 acre tract;

THENCE South 00 degrees 30 minutes 08 seconds West, 350.43 feet along the east line of said 162.075 acre tract to a point for corner;

THENCE South 00 degrees 24 minutes 19 seconds West, 2,659.40 feet to the southeast corner of said 46.66 acre tract;

THENCE South 81 degrees 10 minutes 29 seconds West, 4,098.31 feet along the north line of said Northeast Texas Rural Rail Transportation District Tract to the POINT OF BEGINNING and containing 8,117,066 square feet or 186.342 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

LEGAL DESCRIPTION
(82.427 ACRES-MMD EAST)

BEING a parcel of land located in Collin County, Texas, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 46.17 acre tract of land described in deed to Louise B. Akin as recorded in Document Number 20201112002008460, Official Public Records of Collin County, Texas, and being a part of that called 1.648 acre tract of land described in deed to Joe Akin & Louise Akin as recorded in Volume 4070, Page 2740, Official Public Records of Collin County, Texas, and being a part of that called 54.28 acre tract of land described in deed to Maurice Williams, Kimberly Williams Barnett, and Kristi Williams Neyes as recorded in Document Number 20110207000130110, Official Public Records of Collin County, Texas, and being further described as follows:

COMMENCINING at a PK nail found at the northeast corner said 1.648 acre tract, said point being in the approximate centerline of West Street, from which point bears North 73 degrees 13 minutes 16 seconds West, 26.06 feet a one-half inch iron rod with cap stamped "OWENS RPLS 5387" found at the southeast corner of Lot 11, Oak Bend Estates, an addition to Collin County as recorded in Cabinet Q, Page 479, Official Public Records of Collin County, Texas;

THENCE South 00 degrees 22 minutes 10 seconds West, 524.64 feet to a one-half inch iron rod with yellow cap stamped "JBI" set at the southeast corner of said 46.17 acre tract, said point also being in the north right-of-way line of that tract of land described in deed to Northeast Texas Rural Rail Transportation District as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas;

THENCE South 81 degrees 07 minutes 34 seconds West, 494.55 feet along the north right-of-way line of said Northeast Texas Rural Rail Transportation District to a point for corner in the west City Limit Line of Nevada, Texas, said point also being the POINT OF BEGINNING of this tract of land;

THENCE continuing along the north right-of-way line of said Northeast Texas Rural Rail Transportation District as follows:

South 81 degrees 07 minutes 34 seconds West, 1,090.55 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the south line of said 46.17 acre tract;
South 81 degrees 07 minutes 37 seconds West, 1,294.77 feet to a point for corner, said point being the southwest corner of said 54.28 acre tract;

THENCE North 00 degrees 28 minutes 58 seconds East, 1,964.79 feet along the west line of said 54.28 acre tract to a point for corner;

THENCE South 89 degrees 31 minutes 02 seconds East, 918.59 feet to a point for corner in the east line of said 54.28 acre tract, said point being the northwest corner of said 46.17 acre tract, said point being the southwest corner of Lot 22, said Oak Bend Estates, said point also being in the approximate centerline of a creek;

THENCE along the approximate centerline of said creek and the south line of said Oak Bend Estates as follows:

South 65 degrees 58 minutes 18 seconds East, 129.92 feet to a point for corner;
North 88 degrees 17 minutes 55 seconds East, 78.35 feet to a point for corner;
South 52 degrees 30 minutes 07 seconds East, 115.55 feet to a point for corner;
South 06 degrees 43 minutes 25 seconds West, 46.22 feet to a point for corner;
South 75 degrees 20 minutes 36 seconds East, 33.82 feet to a point for corner;

North 62 degrees 09 minutes 14 seconds East, 22.07 feet to a point for corner;
North 76 degrees 15 minutes 14 seconds East, 162.65 feet to a point for corner;
South 55 degrees 19 minutes 49 seconds East, 52.39 feet to a point for corner;
South 23 degrees 55 minutes 38 seconds East, 112.46 feet to a point for corner;
South 01 degrees 51 minutes 17 seconds West, 21.12 feet to a point for corner;
South 70 degrees 49 minutes 38 seconds West, 17.63 feet to a point for corner;
South 21 degrees 36 minutes 22 seconds East, 33.54 feet to a point for corner;
North 84 degrees 42 minutes 21 seconds East, 35.97 feet to a point for corner;
South 83 degrees 05 minutes 59 seconds East, 18.61 feet to a point for corner;
South 61 degrees 44 minutes 19 seconds East, 45.75 feet to a point for corner;
North 85 degrees 13 minutes 47 seconds East, 31.12 feet to a point for corner;
South 32 degrees 11 minutes 41 seconds East, 176.50 feet to a point for corner;
South 59 degrees 38 minutes 18 seconds East, 144.80 feet to a point for corner;
South 08 degrees 40 minutes 22 seconds East, 27.77 feet to a point for corner;
South 25 degrees 30 minutes 30 seconds East, 54.78 feet to a point for corner;
South 34 degrees 50 minutes 24 seconds East, 89.38 feet to a point for corner;
South 66 degrees 39 minutes 00 seconds East, 87.46 feet to a point for corner;
North 30 degrees 00 minutes 36 seconds East, 93.34 feet to a point for corner;
South 36 degrees 42 minutes 18 seconds East, 31.03 feet to a point for corner;
South 52 degrees 08 minutes 17 seconds East, 82.80 feet to a point for corner;
North 31 degrees 38 minutes 12 seconds East, 38.07 feet to a point for corner;
South 60 degrees 22 minutes 31 seconds East, 20.91 feet to a point for corner;
South 03 degrees 03 minutes 34 seconds West, 14.38 feet to a point for corner;
South 63 degrees 18 minutes 54 seconds East, 14.61 feet to a point for corner;
South 58 degrees 23 minutes 07 seconds West, 22.11 feet to a point for corner;
North 82 degrees 54 minutes 49 seconds West, 94.20 feet to a point for corner;
South 26 degrees 53 minutes 26 seconds East, 12.34 feet to a point for corner;
South 69 degrees 21 minutes 29 seconds East, 96.32 feet to a point for corner;
South 21 degrees 29 minutes 33 seconds East, 20.57 feet to a point for corner;
South 55 degrees 08 minutes 41 seconds East, 15.23 feet to a point for corner;
North 58 degrees 09 minutes 37 seconds East, 15.35 feet to a point for corner;
North 52 degrees 27 minutes 23 seconds West, 16.12 feet to a point for corner;
North 57 degrees 57 minutes 01 seconds East, 20.78 feet to a point for corner;
North 71 degrees 15 minutes 45 seconds East, 34.77 feet to a point for corner;
South 38 degrees 23 minutes 26 seconds East, 43.92 feet to a point for corner;
South 73 degrees 24 minutes 35 seconds East, 19.62 feet to a point for corner;
South 15 degrees 28 minutes 15 seconds East, 16.61 feet to a point for corner;
South 80 degrees 23 minutes 39 seconds East, 13.64 feet to a point for corner;
South 73 degrees 13 minutes 16 seconds East, 57.22 feet to a point for corner in the north line of said 1.648 acre tract, said point also being in the west City Limit Line of Nevada, Texas;

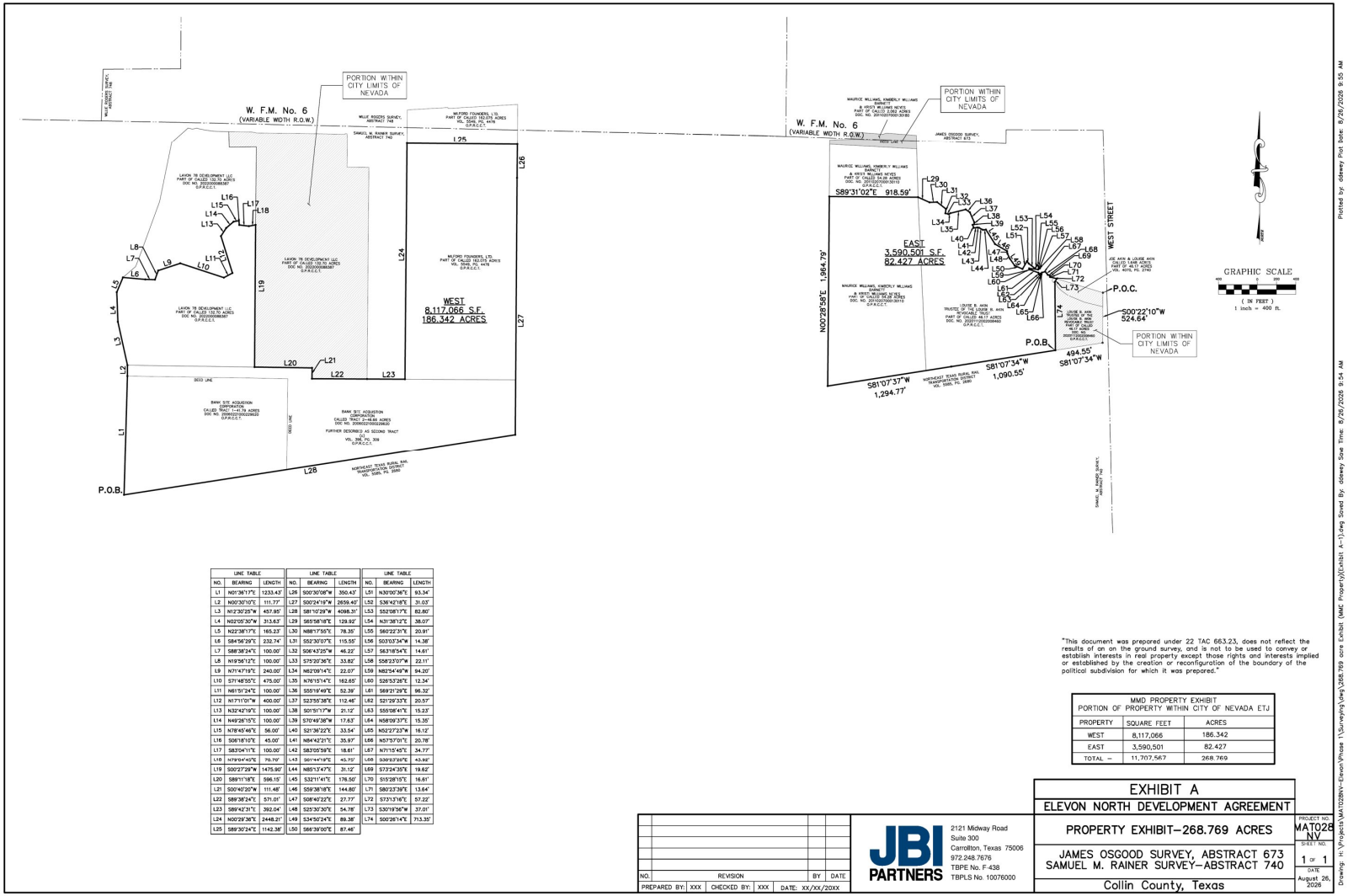
THENCE along the west City Limit Line of Nevada, Texas as follows:
South 30 degrees 19 minutes 56 seconds West, 37.01 feet to a point for corner;
South 00 degrees 26 minutes 14 seconds East, 713.35 feet to the POINT OF BEGINNING and containing 3,590,501 square feet or 82.427 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey,

and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Exhibit B
Depiction of Zone



LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N01°36'17"E	1233.43'	L26	S00°30'08"W	350.43'	L51	N30°00'36"E	93.34'
L2	N00°30'10"E	111.77'	L27	S00°24'19"W	2659.40'	L52	S36°42'18"E	31.03'
L3	N12°30'25"W	457.95'	L28	S81°10'29"W	4098.31'	L53	S52°08'17"E	82.80'
L4	N02°05'30"W	313.63'	L29	S65°58'18"E	129.92'	L54	N31°38'12"E	38.07'
L5	N22°38'17"E	165.23'	L30	N88°17'55"E	78.35'	L55	S80°22'31"E	20.91'
L6	S84°56'29"E	232.74'	L31	S52°30'07"E	115.55'	L56	S03°03'34"W	14.38'
L7	S88°38'24"E	100.00'	L32	S06°43'25"W	46.22'	L57	S63°16'54"E	14.61'
L8	N19°56'12"E	100.00'	L33	S75°20'36"E	33.82'	L58	S58°23'07"W	22.11'
L9	N71°47'19"E	240.00'	L34	N62°09'14"E	22.07'	L59	N82°54'49"W	94.20'
L10	S71°46'55"E	475.00'	L35	N76°15'14"E	162.65'	L60	S26°53'28"E	12.34'
L11	N61°51'24"E	100.00'	L36	S55°19'49"E	52.39'	L61	S69°21'29"E	86.32'
L12	N17°11'01"W	400.00'	L37	S23°55'38"E	112.46'	L62	S21°29'33"E	20.57'
L13	N32°42'19"E	100.00'	L38	S01°51'17"W	21.12'	L63	S55°08'41"E	15.23'
L14	N49°26'15"E	100.00'	L39	S70°49'38"W	17.63'	L64	N58°09'37"E	15.35'
L15	N78°45'46"E	56.00'	L40	S21°36'22"E	33.54'	L65	N52°27'23"W	16.12'
L16	S06°16'10"E	45.00'	L41	N84°42'21"E	35.97'	L66	N57°57'01"E	20.78'
L17	S83°04'11"E	100.00'	L42	S83°05'59"E	18.61'	L67	N71°15'45"E	34.77'
L18	N79°04'45"E	70.70'	L43	S61°44'19"E	45.75'	L68	S30°53'30"E	43.86'
L19	S00°27'29"W	1475.90'	L44	N85°13'47"E	31.12'	L69	S73°24'35"E	19.62'
L20	S89°11'18"E	596.15'	L45	S32°11'41"E	176.50'	L70	S15°28'15"E	16.61'
L21	S00°40'20"W	111.48'	L46	S59°38'18"E	144.80'	L71	S80°23'39"E	13.64'
L22	S89°38'24"E	571.01'	L47	S08°40'22"E	27.77'	L72	S73°13'16"E	57.22'
L23	S89°42'31"E	392.04'	L48	S25°30'30"E	54.78'	L73	S30°19'56"W	37.01'
L24	N00°29'36"E	2448.21'	L49	S34°50'24"E	89.38'	L74	S00°26'14"E	713.35'
L25	S89°30'24"E	1142.38'	L50	S66°39'00"E	87.46'			

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

MMD PROPERTY EXHIBIT
PORTION OF PROPERTY WITHIN CITY OF NEVADA ETJ

PROPERTY	SQUARE FEET	ACRES
WEST	8,117,066	186.342
EAST	3,590,501	82.427
TOTAL –	11,707,567	268.769

NO.	REVISION	BY	DATE
PREPARED BY: XXX	CHECKED BY: XXX	DATE: XX/XX/20XX	

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

EXHIBIT A
ELEVON NORTH DEVELOPMENT AGREEMENT
PROPERTY EXHIBIT–268.769 ACRES
JAMES OSGOOD SURVEY, ABSTRACT 673
SAMUEL M. RAINER SURVEY–ABSTRACT 740
Collin County, Texas

PROJECT NO. MAT028 NV
SHEET NO. 1 OF 1
DATE August 26, 2026

Plotted by: ddewey Plot Date: 8/26/2026 9:55 AM
Drawing: H:\Projects\MAT028NV-Elevon\Phase 1\Surveying\Dwg\268.769 acre Exhibit (MMC Property)(Exhibit A-1).dwg Saved By: ddewey Save Time: 8/26/2026 9:54 AM

Exhibit C
Preliminary Project and Finance Plan

[Remainder of the page left intentionally blank]

REINVESTMENT ZONE NUMBER THREE, CITY OF LAVON, TEXAS PRELIMINARY PROJECT AND FINANCE PLAN

NOVEMBER 17, 2026

TABLE OF CONTENTS

Table of Contents 1
Section 1: Definitions 2
Section 2: Introduction 5
Section 3: Description and Maps 7
Section 4: Proposed Changes to Ordinances, Plans, Codes, Rules, and Regulations 7
Section 5: Relocation of Displaced Persons 8
Section 6: Estimated Non-Project Costs 8
Section 7: Proposed Public Improvements 8
Section 8: Estimated Project Costs 8
Section 9: Feasibility Study 9
Section 10: Estimated Bonded Indebtedness 9
Section 11: Appraised Value 9
Section 12: Method of Financing 10
Section 13: Duration of the Zone, Termination 10
List of Exhibits 12
Exhibit A – Map of the Zone 13
Exhibit B – Non-Project Costs 14
Exhibit C – Project Costs 15
Exhibit D – Estimated Timeline of Incurred Project Costs 16
Exhibit E – Feasibility Study 17
Exhibit F – Proposed Uses of the Property 18
Exhibit G – Map of the Public Improvements 19
Exhibit H – Legal Description 20

SECTION 1: DEFINITIONS

Capitalized terms used in this Preliminary Plan shall have the meanings given to them in **Section I** below unless otherwise defined in this Preliminary Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a "Section," or an "Exhibit," shall be a reference to a Section of this Preliminary Plan or an Exhibit attached to and made a part of this Preliminary Plan for all purposes.

"**Act**" means Chapter 311, Texas Tax Code, Tax Increment Financing Act, as amended.

"**Administrative Costs**" means the actual, direct costs paid or incurred by or on behalf of the City to administer the Zone, including reasonable charges for the time spent by employees of the City in connection with the implementation of the Final Plan, planning, engineering, legal services, organizational costs, publicizing costs, costs of operating the Zone and project facilities paid by or on behalf of the City that are directly related to the administration of the Zone, as well as payments made at the discretion of the City Council that it finds necessary or convenient to the creation of the Zone or to the implementation of the Final Plan for the Zone.

"**Appraisal District**" means the Collin Central Appraisal District.

"**Board**" means the Board of Directors for the Zone.

"**Captured Appraised Value**" means for each year during the term of the Zone, the total taxable value of all real property in the Zone taxable by the City, as shown on the certified appraisal roll provided by the Appraisal District, as supplemented, less the Tax Increment Base, as calculated in accordance with Section 311.012(b) of the Act.

"**City**" means the City of Lavon, Texas.

"**City Council**" means the governing body of the City.

"**City TIRZ Increment**" means the portion of the City's ad valorem tax increment equal to forty-five percent (45%) of the ad valorem real property taxes collected and received by the City on the Captured Appraised Value in the Zone, as further described in **Section 12.**

"**County**" means Collin County, Texas.

"**Creation Ordinance**" means Ordinance No. _____ adopted by the City on November 17, 2026 creating and designating the Zone.

"Developer" means one or more entities that are expected to enter into one or more TIRZ Reimbursement Agreements, to be reimbursed for the costs to construct or for the costs to acquire Public Improvements.

"Development Agreement" means the Elevon North Development Agreement entered into between the City and the Developer on October 6, 2026.

"**Feasibility Study**" means the economic feasibility study as prepared at the time of this Preliminary Plan and updated when the Final Plan is approved, which focuses only on direct financial benefits, as further described in **Section 9** and shown on **Exhibit E**.

"**Final Plan**" means the future *Reinvestment Zone Number Three, City of Lavon, Texas Final Project and Finance Plan*.

"Non-Project Costs" means those certain costs that will be spent to develop in the Zone, but will not be financed by the Zone, and will be financed by private funds, as described in **Section 6**, and shown on **Exhibit B**.

"Other Funding Sources" means any source of payment or reimbursement for the Public Improvements other than the TIRZ No. 3 Fund, including the proceeds of Assessments and MMD bonds as defined in the Development Agreement.

"**Preliminary Plan**" means this *Reinvestment Zone Number Three, City of Lavon, Texas Preliminary Project and Finance Plan*, approved by the Creation Ordinance.

"**Project Costs**" means the total costs for projects in the Zone, including the cost of the Public Improvements and Administrative Costs.

"**Property**" means 268.769 acres of land as depicted on **Exhibit A** and identified on **Exhibit H**.

"**Public Improvements**" means the proposed public improvements to be financed by the Zone, which include paving, water, sewer, storm drainage, right-of-way acquisition, and soft costs, as depicted on **Exhibit G** and detailed on **Exhibit C**.

"**Tax Increment Base**" means the total City taxable value of real property in the Zone at the time of creation of the Zone, and certified by the Appraisal District.

"**TIRZ No. 3 Fund**" means the tax increment fund created by the City and segregated from all other funds of the City.

"TIRZ Reimbursement Agreement(s)" means any current or future reimbursement agreement entered into between the City, the Board, and a Developer.

"**Zone**" means Reinvestment Zone Number Three, City of Lavon, Texas, as depicted on **Exhibit A** and identified on **Exhibit H**.

SECTION 2: INTRODUCTION

2.1 Authority and Purpose

The City has the authority under the Act to designate a contiguous or noncontiguous geographic area within the corporate limits or extraterritorial jurisdiction of the City as a tax increment reinvestment zone to promote development or redevelopment of the area because the City Council determined that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future, that the Zone is economically feasible, and that creation of the Zone is in the best interest of the City and the property in the Zone. The purpose of the Zone is to facilitate such development or redevelopment by financing the costs of public works, public improvements, programs, and other projects benefiting the Zone, plus other costs incidental to those expenditures, all of which costs are authorized by the Act.

2.2 Eligibility Requirements

An area is eligible under the Act to be designated as a tax increment reinvestment zone if the area:

1) substantially arrests or impairs the sound growth of the municipality designating the Zone, retard the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition; or
2) is predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City; or
3) is in a federally assisted new community located in the City or in an area immediately adjacent to a federally assisted new community; or
4) is in an area described in a petition requesting that the area be designated as a reinvestment zone, if the petition is submitted to the governing body of the City by the owners of property constituting at least fifty percent (50%) of the appraised value of the property in the area according to the most recent certified appraisal roll for the County in which the area is located.

The City cannot, however, designate a zone if more than thirty percent (30%) of the property in the proposed zone, excluding property that is publicly owned, is used for residential purposes, or if the total appraised value of taxable real property in the proposed zone and in existing reinvestment zones exceeds fifty percent (50%) of the total appraised value of taxable real property in the City and in industrial districts created by the City.

2.3 Proposed Zone

The Property within the proposed Zone is currently located within the extraterritorial jurisdiction of the City. The Property is primarily open, undeveloped, or underdeveloped, and substantially impairs and arrests the sound growth of the City. Due to its size, location, and physical characteristics development would not occur solely through private investment in the foreseeable future. The Property lacks public infrastructure and requires economic incentive to attract development for the purpose of providing long-term economic benefits including, but not limited to, increased real property tax base for all taxing units in the Zone. If the Public Improvements are financed as contemplated by this Preliminary Plan, the City envisions that the Property will be developed to take full advantage of the opportunity to bring the City a quality development.

2.4 Preliminary Plan and Hearing

Before the City Council adopts the Creation Ordinance, the City Council must prepare a preliminary reinvestment zone financing plan in accordance with the Act and must hold a public hearing on the creation of the Zone and its benefits to the City and to the Property, at which public hearing interested persons shall be given the opportunity to speak for and against the creation of the Zone, the boundaries of the Zone and the concept of tax increment financing, and at which hearing the owners of the Property shall be given a reasonable opportunity to protest the inclusion of their Property in the Zone. The requirement of the Act for a preliminary reinvestment zone financing plan was satisfied by this Preliminary Plan, the purpose of which was to describe, in general terms, the Public Improvements that will be undertaken and financed by the Zone. A description of how such Public Improvements will be undertaken and financed shall be determined by the Final Plan, which requires approval by the Board and City Council.

2.5 Creation of the Zone

Upon the closing of the above referenced public hearing, the City Council shall consider the Creation Ordinance and the following findings:

1) that development or redevelopment of the Property would not occur solely through private investment in the reasonably foreseeable future, and
2) that the Zone is feasible, and
3) that improvements in the Zone will significantly enhance the value of all the taxable real property in the Zone and will be of general benefit to the City, and
4) that the Zone meets the eligibility requirements of the Act.

Among other provisions required by the Act, the Creation Ordinance shall appoint the Board.

2.6 Board Recommendations

After the creation of the Zone, the Board shall review the Final Plan and recommend its approval to the City Council pursuant to which the City shall contribute the City TIRZ Increment into the TIRZ No. 3 Fund, in accordance with the Final Plan, to pay a portion of the Project Costs benefiting the Zone.

SECTION 3: DESCRIPTION AND MAPS

3.1 Existing Uses and Conditions

The Property is currently located in the City's extraterritorial jurisdiction and shall be zoned upon annexation in accordance with the City's zoning ordinance and the Development Agreement. The Property is primarily undeveloped or underdeveloped, and there is limited and inadequate public infrastructure to support development. Development requires extensive public infrastructure that: (1) the City could not provide, and (2) would not be provided solely through private investment in the foreseeable future.

3.2 Proposed Uses

The proposed uses of the Property after annexation into the City are primarily single-family residential, as shown on **Exhibit F**.

3.3 Legal Description

The metes and bounds identified on **Exhibit H** provide sufficient detail to identify with ordinary and reasonable certainty the territory included in the Zone.

SECTION 4: PROPOSED CHANGES TO ORDINANCES, PLANS, CODES, RULES, AND REGULATIONS

The Property is wholly located in the extraterritorial jurisdiction of the City and shall be subject to the City's zoning regulation upon annexation. The City shall have exclusive jurisdiction over the subdivision and platting of the Property within the City limits as well as the design, construction, installation, and inspection of water, sewer, drainage, roadway, and other public infrastructure. Nevada Special Utility District will own, operate, and maintain the water infrastructure. No proposed changes to zoning ordinances, comprehensive plan, building codes, subdivision rules, or other municipal ordinances are planned.

SECTION 5: RELOCATION OF DISPLACED PERSONS

No persons shall be displaced and in need of relocation due to the creation of the Zone or due to the implementation of the Final Plan.

SECTION 6: ESTIMATED NON-PROJECT COSTS

Non-Project Costs are costs that will be spent to develop the Zone but will not be financed by the Zone and will be financed by other funds. The list of Non-Project Costs is shown on **Exhibit B** and are estimated to be approximately $279,080,000.

SECTION 7: PROPOSED PUBLIC IMPROVEMENTS

7.1 Categories of Public Improvements

All Public Improvements shall be designed and constructed in accordance with all applicable City standards and shall otherwise be inspected, approved, and accepted by the City. At the City's option, the Public Improvements may be expanded to include any other category of improvements authorized by the Act, including Texas Local Government Code Chapter 380.

7.2 Location of Public Improvements

The estimated locations of the proposed Public Improvements are depicted on **Exhibit G**. These locations may be revised, with the approval of the City, from time to time without amending the Final Plan.

SECTION 8: ESTIMATED PROJECT COSTS

8.1 Project Costs

The total Project Costs for projects in the Zone, which includes the cost of the Public Improvements and the Administrative Costs, are estimated to be approximately $177,297,151, as shown on **Exhibit C**. Only the portion of those Project Costs not paid from Other Funding Sources shall be eligible for payment or reimbursement from the TIRZ No. 3 Fund.

8.2 Estimated Costs of Public Improvements

The estimated cost of Public Improvements within the Zone is approximately $176,578,224, as shown on **Exhibit C**.

8.3 Estimated Administrative Costs

The Administrative Costs are estimated to be $10,000 annually escalating at two percent (2%) thereafter and shall be paid each year from the TIRZ No. 3 Fund before the costs of Public Improvements are paid.

8.4 Estimated Timeline of Incurred Costs

The Administrative Costs will be incurred annually beginning at the time the Zone is created and through the duration of the Zone. It is estimated the costs of the Public Improvements will be incurred between calendar years 2028 and 2035, as shown on **Exhibit D**.

SECTION 9: FEASIBILITY STUDY

The Feasibility Study, as shown on **Exhibit E**, focuses on only direct financial benefits (i.e., ad valorem tax revenues from the development of Public Improvements in the Zone). Based on the Feasibility Study, during the term of the Zone, new development which would not have occurred but for the Zone will generate approximately $94,575,205 in total new real property tax revenue, and the City will retain $52,016,363.

The Feasibility Study shows the cumulative City TIRZ Increment is estimated to be $42,558,842, which will be available to pay a portion of the Project Costs, until the term of the Zone expires or the Zone is otherwise terminated. The remainder of the new City real property tax revenue generated within the Zone and retained by the City is estimated to be $52,016,363 over the remaining term.

One hundred percent (100%) of all tax revenues generated for other taxing entities by the new development within the Zone will be retained by the respective taxing entities, unless the taxing entity participates in the Zone. Based on the foregoing, the feasibility of the Zone has been demonstrated.

SECTION 10: ESTIMATED BONDED INDEBTEDNESS

No tax increment reinvestment zone bonds or public indebtedness by the City secured by the tax increments pursuant to the Act are contemplated.

SECTION 11: APPRAISED VALUE

11.1 Tax Increment Base

The Property is currently located in the extraterritorial jurisdiction of the City, therefore the Tax Increment Base is $0 and shall be confirmed by the Appraisal District.

11.2 Estimated Captured Appraised Value

It is estimated that upon expiration of the term of the Zone, the total Captured Appraised Value of taxable real property in the Zone will be approximately $750,533,351, as shown on **Exhibit E**. The actual Captured Appraised Value will be used to calculate the City TIRZ Increment each year.

SECTION 12: METHOD OF FINANCING

12.1 TIRZ No. 3 Fund Contributions

The Final Plan shall obligate the City to deposit the City TIRZ Increment into the TIRZ No. 3 Fund beginning in 2027. For example, in Tax Year 2026, the City's ad valorem tax rate was $0.433807 per $100 of taxable value, therefore the City would contribute $0.195213 per $100 of the Captured Appraised Value in the Zone levied and collected, to the TIRZ No. 3 Fund.

12.2 Funding Mechanisms

TIRZ No. 3 revenues may be used to fund the Project Costs, excluding any costs paid or reimbursed from Other Funding Sources as described in Section 3.07(c)(ii) of the Development Agreement, pursuant to a future TIRZ Reimbursement Agreement. Deposits into the TIRZ No. 3 Fund shall be used in the following order of priority:

1. First, to pay Administrative Costs; then
2. Second, to pay or reimburse Project Costs in accordance with one or more future TIRZ Reimbursement Agreements, excluding any costs paid or reimbursed from Other Funding Sources; then
3. Third, to pay any other Project Costs identified in the Final Plan and eligible under the Act.

All payments of Project Costs shall be made solely from the TIRZ No. 3 Fund and from no other funds of the City unless otherwise approved by the City Council, and the TIRZ No. 3 Fund shall only be used to pay the Project Costs in accordance with the Final Plan.

SECTION 13: DURATION OF THE ZONE, TERMINATION

13.1 Duration

The stated term of the Zone shall commence upon the adoption of the Creation Ordinance and shall continue until December 31, 2071, with the last payment being due by January 31, 2072, unless otherwise terminated in accordance with the Creation Ordinance and **Section 13.2** below.

13.2 Termination

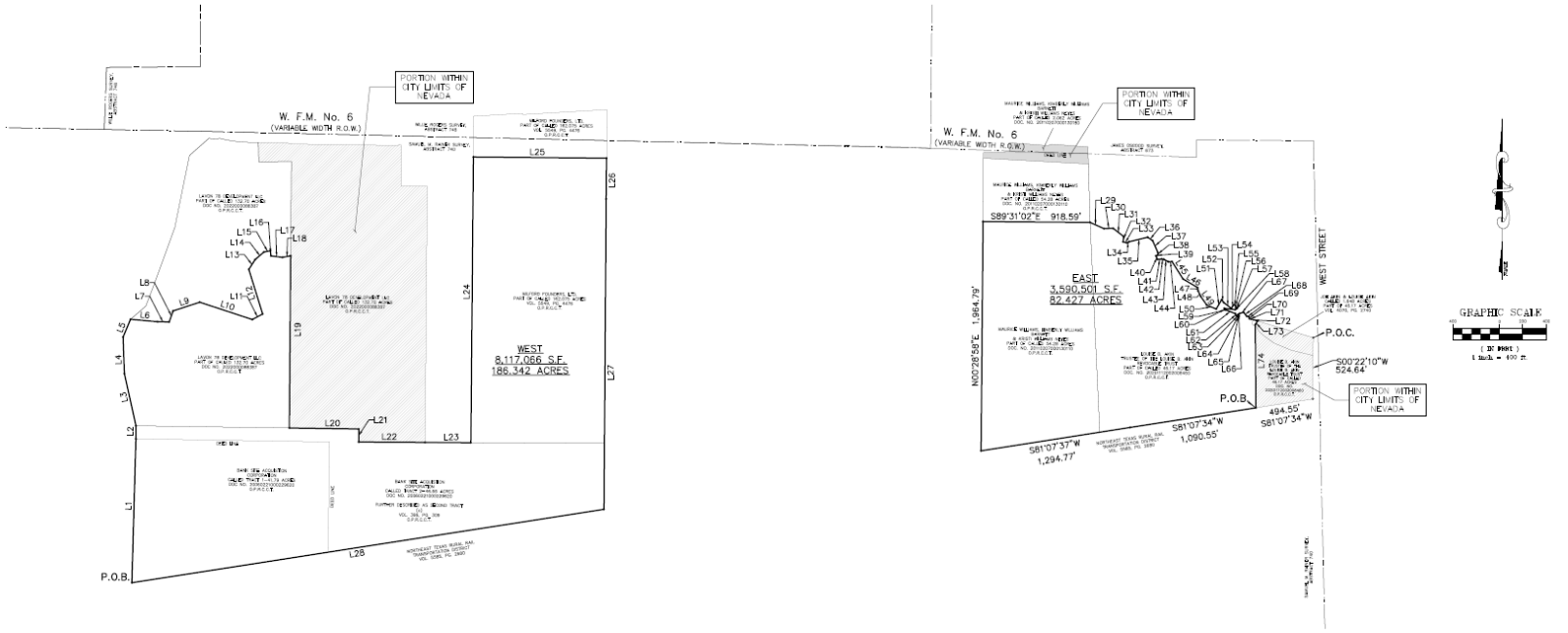
The Zone shall terminate on the earlier of (i) December 31, 2071 or (ii) at such time that the Project Costs have been paid in full. If upon expiration of the stated term of the Zone, the obligations of the Zone have not been fully funded by the TIRZ No. 3 Fund, the City shall have no obligation to pay the shortfall and the term shall not be extended. Nothing in this section is intended to prevent the City from extending the term of the Zone in accordance with the Act.

LIST OF EXHIBITS

Unless otherwise stated, all references to "Exhibits" contained in this Preliminary Plan shall mean and refer to the following exhibits, all of which are attached to and made a part of this Preliminary Plan for all purposes.

Exhibit A	Map of the Zone
Exhibit B	Non-Project Costs
Exhibit C	Project Costs
Exhibit D	Estimated Timeline of Incurred Project Costs
Exhibit E	Feasibility Study
Exhibit F	Proposed Uses of the Property
Exhibit G	Map of the Public Improvements
Exhibit H	Legal Description

EXHIBIT A – MAP OF THE ZONE



LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N01°36'17"E	1233.43'	L26	S00°30'08"W	350.43'	L51	N30°00'36"E	83.34'
L2	N00°30'10"E	111.77'	L27	S00°24'19"W	2659.40'	L52	S36°42'18"E	31.03'
L3	N12°30'25"W	457.95'	L28	S81°10'29"W	4098.31'	L53	S52°08'17"E	62.80'
L4	N02°05'30"W	313.63'	L29	S65°58'18"E	129.93'	L54	N31°38'12"E	36.07'
L5	N22°38'17"E	165.23'	L30	N88°17'59"E	76.35'	L55	S80°22'31"E	20.91'
L6	S84°56'28"E	232.74'	L31	S52°30'07"E	115.55'	L56	S03°37'34"W	14.38'
L7	S86°36'24"E	100.00'	L32	S06°47'25"W	46.22'	L57	S63°18'54"E	14.61'
L8	N19°56'12"E	100.00'	L33	S75°20'36"E	33.80'	L58	S58°23'07"W	22.11'
L9	N71°47'18"E	240.00'	L34	N62°09'14"E	22.07'	L59	N82°54'49"W	94.20'
L10	S71°48'55"E	475.00'	L35	N76°10'14"E	162.60'	L60	S26°53'26"E	12.34'
L11	N61°51'24"E	100.00'	L36	S55°19'49"E	52.39'	L61	S69°21'39"E	86.32'
L12	N17°11'01"W	400.00'	L37	S23°55'38"E	112.46'	L62	S21°29'33"E	20.57'
L13	N32°42'19"E	100.00'	L38	S01°51'17"W	21.12'	L63	S55°06'47"E	15.23'
L14	N49°26'15"E	100.00'	L39	S70°46'36"W	17.63'	L64	N06°06'37"E	15.35'
L15	N78°45'46"E	56.00'	L40	S21°36'22"E	33.94'	L65	N62°27'23"W	19.12'
L16	S06°18'10"E	45.00'	L41	N84°42'21"E	35.97'	L66	N53°57'01"E	20.78'
L17	S83°04'11"E	100.00'	L42	S83°05'59"E	18.61'	L67	N71°15'45"E	34.77'
L18	N79°04'45"E	79.76'	L43	S81°44'19"E	45.75'	L68	S36°23'26"E	43.92'
L19	S00°27'28"W	1475.90'	L44	N85°13'47"E	31.12'	L69	S72°24'35"E	19.62'
L20	S89°11'18"E	599.15'	L45	S32°11'41"E	176.50'	L70	S15°28'15"E	16.61'
L21	S00°40'20"W	111.48'	L46	S59°36'18"E	144.80'	L71	S80°23'39"E	13.64'
L22	S89°36'24"E	571.01'	L47	S08°46'32"E	27.77'	L72	S73°17'16"E	57.22'
L23	S89°42'31"E	392.04'	L48	S25°30'39"E	54.78'	L73	S30°19'56"W	37.07'
L24	N00°29'36"E	2448.21'	L49	S34°50'24"E	86.38'	L74	S00°26'14"E	713.35'
L25	S89°30'24"E	1142.38'	L50	S66°39'00"E	87.46'			

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implie or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

MMD PROPERTY EXHIBIT PORTION OF PROPERTY WITHIN CITY OF NEVADA ETJ		
PROPERTY	SQUARE FEET	ACRES
WEST	8,117,066	186.342
EAST	3,590,501	82.427
TOTAL =	11,707,567	268.769

NO.	REVISION	BY	DATE

PREPARED BY: XXX | CHECKED BY: XXX | DATE: XX/XX/20XX

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

EXHIBIT A
ELEVON NORTH DEVELOPMENT AGREEMENT
PROPERTY EXHIBIT–268.769 ACRES
JAMES OSGOOD SURVEY, ABSTRACT 673
SAMUEL M. RAINER SURVEY–ABSTRACT 740
Collin County, Texas

PROJ. NO. MAT N
SHEET 1 of
DATE August 20

EXHIBIT B – NON-PROJECT COSTS

Reinvestment Zone Number Three, City of Lavon
Non-Project Costs

Lot Type	Unit[a]	Finished Lot Value[a]		Buildout Value[a]		Non-Project Costs[b]
		Per Unit	Total	Per Unit	Total	
50'	308	$ 106,000	$ 32,648,000	$ 400,000	$ 123,200,000	$ 90,552,000
60'	318	$ 122,000	$ 38,796,000	$ 490,000	$ 155,820,000	$ 117,024,000
70'	164	$ 149,000	$ 24,436,000	$ 585,000	$ 95,940,000	$ 71,504,000
Total	**790**		**$ 95,880,000**		**$ 374,960,000**	**$ 279,080,000**

Footnotes

[a] Per information provided by the Developer.
[b] Provided for illustrative purposes only, and subject to change.

EXHIBIT C – PROJECT COSTS

Reinvestment Zone Number Three, City of Lavon, Texas
Project Costs

Public Improvements		Cost[a],[b]
Paving	$	59,960,938
Water	$	24,377,375
Storm Drainage	$	15,318,750
Sewer	$	20,396,875
ROW Acquisition	$	4,510,000
Soft Costs	$	52,014,286
Public Improvements Subtotal	**$**	**176,578,224**
Administrative Costs	**$**	**718,927**
Total Project Costs	**$**	**177,297,151**

Footnotes
[a] Project costs per Engineer's Report dated 08/26/2026.
[b] Provided for illustrative purposes only, and subject to change.

EXHIBIT D – ESTIMATED TIMELINE OF INCURRED PROJECT COSTS

Reinvestment Zone Number Three, City of Lavon, Texas
Timeline to Incur Project Costs

Calendar Year[a]	Total Project Costs[b]	
	Annual	Cumulative
2027	$ -	$ -
2028	$ 11,402,382	$ 11,402,382
2029	$ 23,231,683	$ 34,634,065
2030	$ 25,046,990	$ 59,681,055
2031	$ 28,359,347	$ 88,040,402
2032	$ 29,672,026	$ 117,712,427
2033	$ 27,877,366	$ 145,589,793
2034	$ 22,713,239	$ 168,303,032
2035	$ 8,275,192	$ 176,578,224
2036	$ -	$ 176,578,224
Total	**$ 176,578,224**	

Footnotes

[a] Timeline shown for illustrative purposes only, and is subject to change.
[b] Does not include Administrative Costs, which shall be incurred annually for the duration of the Zone.

EXHIBIT E – FEASIBILITY STUDY

Reinvestment Zone Number Three, City of Lavon, Texas
Feasibility Study

Zone Year	Calendar Year	Growth/ Year[a]	Added Development Value[b]	New Taxable Value	Incremental Value	City					Total TIRZ Contribution	
						TIRZ Increment			Retained New Revenue			
						%	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative
Base	*2026*			$ -								
1	2027	2%	$ -	$ -	$ -	45%	$ -	$ -	$ -	$ -	$ -	$ -
2	2028	2%	$ 25,910,000	$ 25,910,000	$ 25,910,000	45%	$ -	$ -	$ -	$ -	$ -	$ -
3	2029	2%	$ 52,790,100	$ 79,218,300	$ 79,218,300	45%	$ 50,580	$ 50,580	$ 61,820	$ 61,820	$ 50,580	$ 50,580
4	2030	2%	$ 56,915,082	$ 137,717,748	$ 137,717,748	45%	$ 154,645	$ 205,224	$ 189,010	$ 250,830	$ 154,645	$ 205,224
5	2031	2%	$ 64,441,856	$ 204,913,959	$ 204,913,959	45%	$ 268,843	$ 474,067	$ 328,586	$ 579,416	$ 268,843	$ 474,067
6	2032	2%	$ 67,424,699	$ 276,436,937	$ 276,436,937	45%	$ 400,019	$ 874,086	$ 488,912	$ 1,068,328	$ 400,019	$ 874,086
7	2033	2%	$ 63,346,636	$ 345,312,312	$ 345,312,312	45%	$ 539,641	$ 1,413,728	$ 659,562	$ 1,727,889	$ 539,641	$ 1,413,728
8	2034	2%	$ 51,612,024	$ 403,830,582	$ 403,830,582	45%	$ 674,095	$ 2,087,823	$ 823,894	$ 2,551,783	$ 674,095	$ 2,087,823
9	2035	0.0%	$ 18,803,984	$ 422,634,566	$ 422,634,566	45%	$ 788,330	$ 2,876,153	$ 963,515	$ 3,515,298	$ 788,330	$ 2,876,153
10	2036	0.0%	$ -	$ 422,634,566	$ 422,634,566	45%	$ 825,038	$ 3,701,191	$ 1,008,380	$ 4,523,678	$ 825,038	$ 3,701,191
11	2037	2%	$ -	$ 431,087,258	$ 431,087,258	45%	$ 825,038	$ 4,526,230	$ 1,008,380	$ 5,532,058	$ 825,038	$ 4,526,230
12	2038	2%	$ -	$ 439,709,003	$ 439,709,003	45%	$ 841,539	$ 5,367,769	$ 1,028,548	$ 6,560,606	$ 841,539	$ 5,367,769
13	2039	2%	$ -	$ 448,503,183	$ 448,503,183	45%	$ 858,370	$ 6,226,138	$ 1,049,119	$ 7,609,725	$ 858,370	$ 6,226,138
14	2040	2%	$ -	$ 457,473,246	$ 457,473,246	45%	$ 875,537	$ 7,101,676	$ 1,070,101	$ 8,679,826	$ 875,537	$ 7,101,676
15	2041	2%	$ -	$ 466,622,711	$ 466,622,711	45%	$ 893,048	$ 7,994,724	$ 1,091,503	$ 9,771,329	$ 893,048	$ 7,994,724
16	2042	2%	$ -	$ 475,955,166	$ 475,955,166	45%	$ 910,909	$ 8,905,632	$ 1,113,333	$ 10,884,662	$ 910,909	$ 8,905,632
17	2043	2%	$ -	$ 485,474,269	$ 485,474,269	45%	$ 929,127	$ 9,834,760	$ 1,135,600	$ 12,020,262	$ 929,127	$ 9,834,760
18	2044	2%	$ -	$ 495,183,754	$ 495,183,754	45%	$ 947,710	$ 10,782,469	$ 1,158,312	$ 13,178,573	$ 947,710	$ 10,782,469
19	2045	0.0%	$ -	$ 495,183,754	$ 495,183,754	45%	$ 966,664	$ 11,749,133	$ 1,181,478	$ 14,360,051	$ 966,664	$ 11,749,133
20	2046	0.0%	$ -	$ 495,183,754	$ 495,183,754	45%	$ 966,664	$ 12,715,797	$ 1,181,478	$ 15,541,529	$ 966,664	$ 12,715,797
21	2047	2%	$ -	$ 505,087,429	$ 505,087,429	45%	$ 966,664	$ 13,682,461	$ 1,181,478	$ 16,723,007	$ 966,664	$ 13,682,461
22	2048	2%	$ -	$ 515,189,178	$ 515,189,178	45%	$ 985,997	$ 14,668,458	$ 1,205,108	$ 17,928,115	$ 985,997	$ 14,668,458
23	2049	2%	$ -	$ 525,492,962	$ 525,492,962	45%	$ 1,005,717	$ 15,674,175	$ 1,229,210	$ 19,157,325	$ 1,005,717	$ 15,674,175
24	2050	2%	$ -	$ 536,002,821	$ 536,002,821	45%	$ 1,025,831	$ 16,700,006	$ 1,253,794	$ 20,411,118	$ 1,025,831	$ 16,700,006
25	2051	2%	$ -	$ 546,722,877	$ 546,722,877	45%	$ 1,046,348	$ 17,746,354	$ 1,278,870	$ 21,689,988	$ 1,046,348	$ 17,746,354
26	2052	2%	$ -	$ 557,657,335	$ 557,657,335	45%	$ 1,067,275	$ 18,813,629	$ 1,304,447	$ 22,994,435	$ 1,067,275	$ 18,813,629
27	2053	2%	$ -	$ 568,810,481	$ 568,810,481	45%	$ 1,088,620	$ 19,902,249	$ 1,330,536	$ 24,324,971	$ 1,088,620	$ 19,902,249
28	2054	2%	$ -	$ 580,186,691	$ 580,186,691	45%	$ 1,110,393	$ 21,012,642	$ 1,357,147	$ 25,682,118	$ 1,110,393	$ 21,012,642
29	2055	0.0%	$ -	$ 580,186,691	$ 580,186,691	45%	$ 1,132,601	$ 22,145,243	$ 1,384,290	$ 27,066,408	$ 1,132,601	$ 22,145,243
30	2056	0.0%	$ -	$ 580,186,691	$ 580,186,691	45%	$ 1,132,601	$ 23,277,844	$ 1,384,290	$ 28,450,698	$ 1,132,601	$ 23,277,844
31	2057	2%	$ -	$ 591,790,425	$ 591,790,425	45%	$ 1,132,601	$ 24,410,444	$ 1,384,290	$ 29,834,988	$ 1,132,601	$ 24,410,444
32	2058	2%	$ -	$ 603,626,233	$ 603,626,233	45%	$ 1,155,253	$ 25,565,697	$ 1,411,976	$ 31,246,963	$ 1,155,253	$ 25,565,697
33	2059	2%	$ -	$ 615,698,758	$ 615,698,758	45%	$ 1,178,358	$ 26,744,055	$ 1,440,215	$ 32,687,178	$ 1,178,358	$ 26,744,055
34	2060	2%	$ -	$ 628,012,733	$ 628,012,733	45%	$ 1,201,925	$ 27,945,980	$ 1,469,019	$ 34,156,198	$ 1,201,925	$ 27,945,980
35	2061	2%	$ -	$ 640,572,988	$ 640,572,988	45%	$ 1,225,963	$ 29,171,943	$ 1,498,400	$ 35,654,597	$ 1,225,963	$ 29,171,943
36	2062	2%	$ -	$ 653,384,448	$ 653,384,448	45%	$ 1,250,483	$ 30,422,426	$ 1,528,368	$ 37,182,965	$ 1,250,483	$ 30,422,426
37	2063	2%	$ -	$ 666,452,137	$ 666,452,137	45%	$ 1,275,492	$ 31,697,918	$ 1,558,935	$ 38,741,900	$ 1,275,492	$ 31,697,918
38	2064	2%	$ -	$ 679,781,179	$ 679,781,179	45%	$ 1,301,002	$ 32,998,921	$ 1,590,114	$ 40,332,014	$ 1,301,002	$ 32,998,921
39	2065	0.0%	$ -	$ 679,781,179	$ 679,781,179	45%	$ 1,327,022	$ 34,325,943	$ 1,621,916	$ 41,953,930	$ 1,327,022	$ 34,325,943
40	2066	0.0%	$ -	$ 679,781,179	$ 679,781,179	45%	$ 1,327,022	$ 35,652,965	$ 1,621,916	$ 43,575,846	$ 1,327,022	$ 35,652,965
41	2067	2%	$ -	$ 693,376,803	$ 693,376,803	45%	$ 1,327,022	$ 36,979,987	$ 1,621,916	$ 45,197,762	$ 1,327,022	$ 36,979,987
42	2068	2%	$ -	$ 707,244,339	$ 707,244,339	45%	$ 1,353,563	$ 38,333,550	$ 1,654,354	$ 46,852,117	$ 1,353,563	$ 38,333,550
43	2069	2%	$ -	$ 721,389,226	$ 721,389,226	45%	$ 1,380,634	$ 39,714,184	$ 1,687,441	$ 48,539,558	$ 1,380,634	$ 39,714,184
44	2070	2%	$ -	$ 735,817,010	$ 735,817,010	45%	$ 1,408,247	$ 41,122,431	$ 1,721,190	$ 50,260,749	$ 1,408,247	$ 41,122,431
45	2071	2%	$ -	$ 750,533,351	$ 750,533,351	45%	$ 1,436,412	$ 42,558,842	$ 1,755,614	$ 52,016,363	$ 1,436,412	$ 42,558,842
	Total		**$ 401,244,381**				**$ 42,558,842**		**$ 52,016,363**		**$ 42,558,842**	

Assumptions	
Tax Increment Base	$ -
City AV Rate[c]	0.433807

Footnotes

[a] Values increased at 2% annually with two years of no growth each decade to simulate an economic downturn.
[b] Added Development Value based on information provided by the Developer.
[c] Rates as of Tax Year 2026

EXHIBIT F – PROPOSED USES OF THE PROPERTY

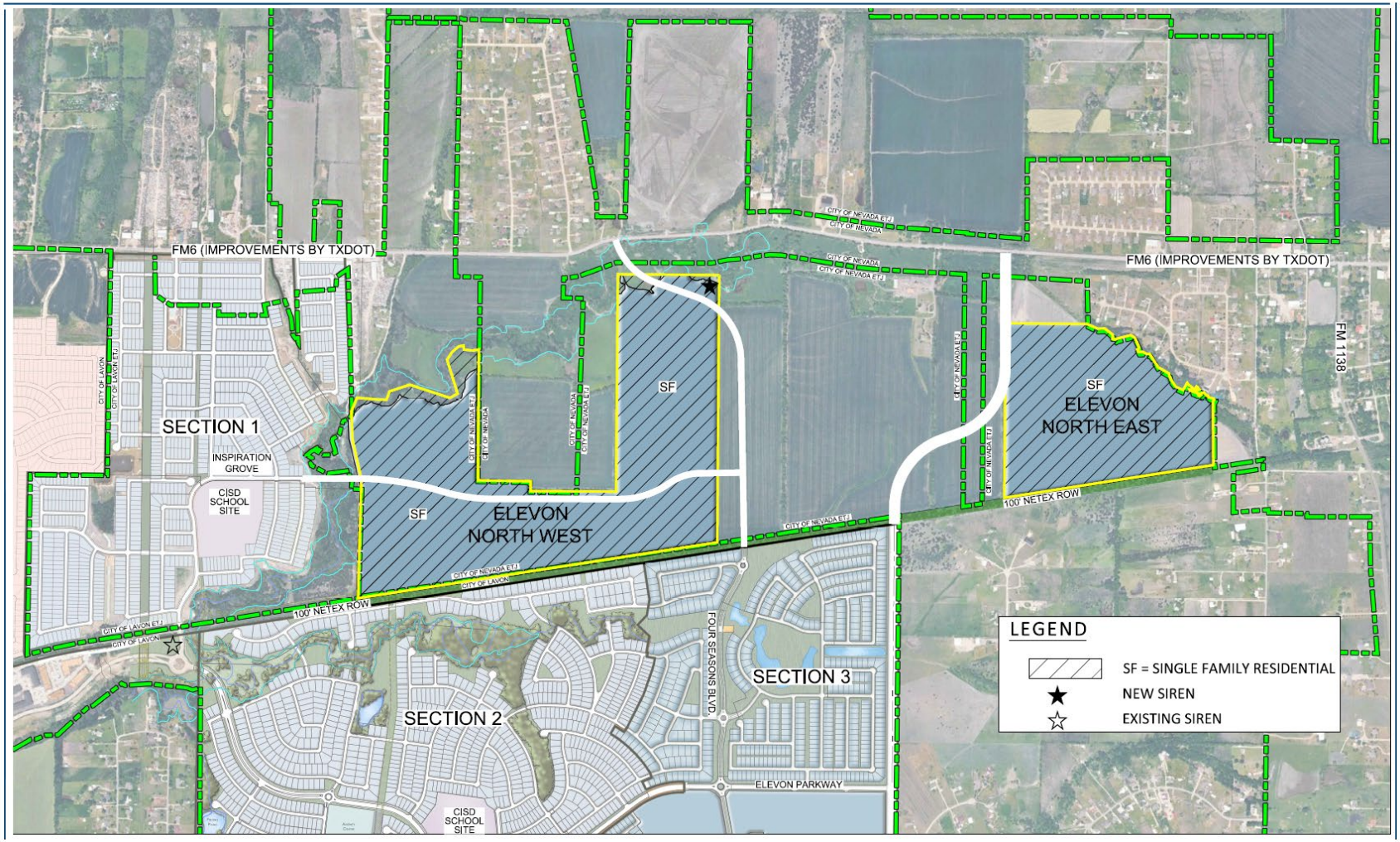
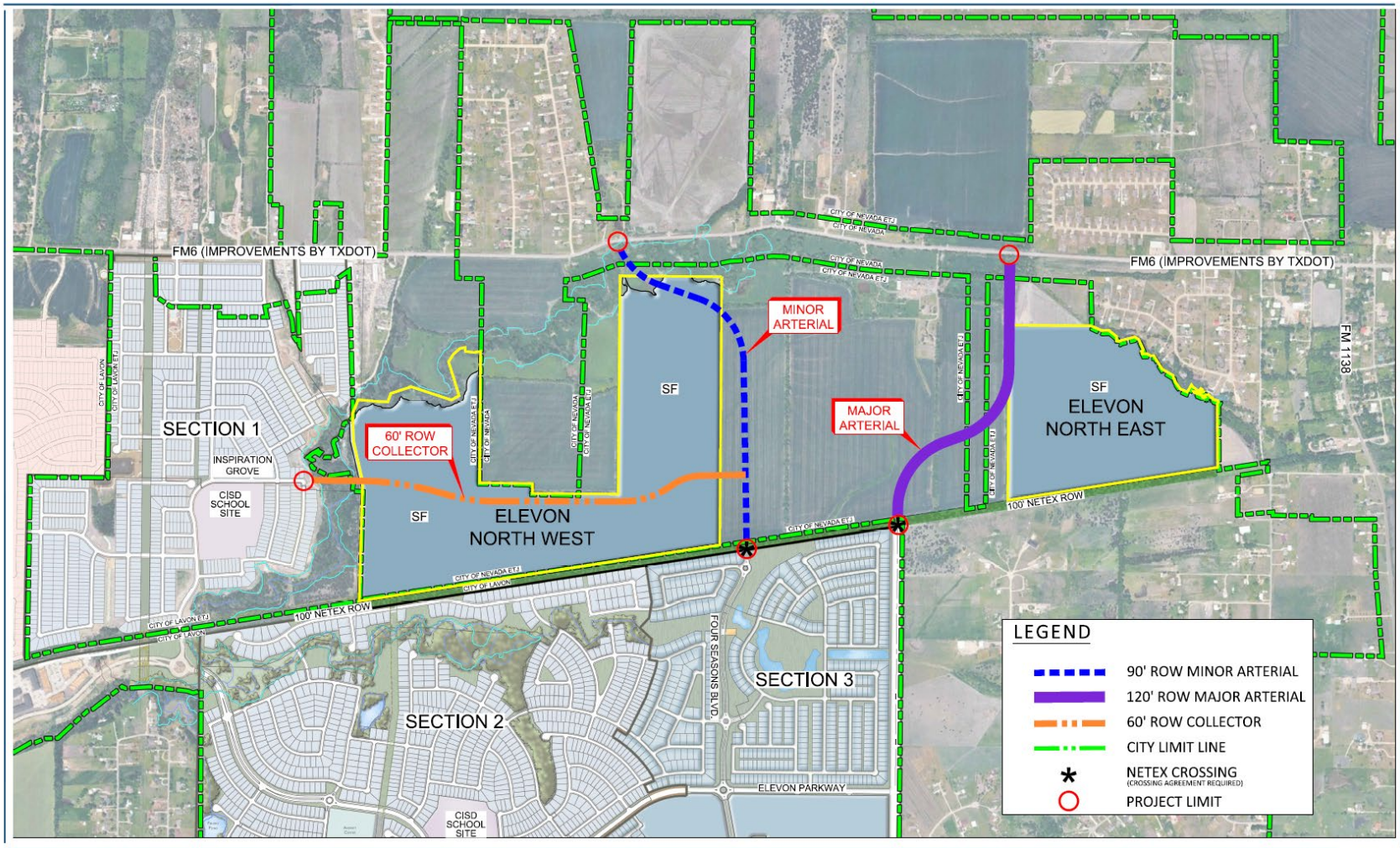


EXHIBIT G – MAP OF THE PUBLIC IMPROVEMENTS



MA PARTNERS

0 450 900
1"=450'

N

SEP 24, 2026
MAT028INV

EXHIBIT C-2 - ROAD PLAN

ELEVON NORTH
COLLIN COUNTY, TEXAS
JBI PARTNERS

EXHIBIT H – LEGAL DESCRIPTION

(186.342 ACRES-MMD WEST)

BEING a parcel of land located in Collin County, Texas, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 132.70 acre tract of land described in deed to Lavon 78 Development LLC as recorded in Document Number 2022000088387, Official Public Records of Collin County, Texas, and being all of that called 41.79 acre tract of land and all of that called 46.66 acre tract of land described in deed to Bank Site Acquisition Corporation as recorded in Document Number 20060221000229620, Official Public Records of Collin County, Texas, and being a part of that called 162.075 acre tract of land described in deed to Milford Founders, LTD as recorded in Volume 5549, Page 4476, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod found at the southwest corner of said 41.79 acre tract of land, said point being the southeast corner of CA-31X, Block O, Elevon Section 1, Phase 3, an addition to Collin County as recorded in Document Number 2025-305, Official Public Records of Collin County, Texas, said point also being in the north right-of-way line of that tract of land described in deed to Northeast Texas Rural Rail Transportation District as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas;

THENCE North 01 degrees 36 minutes 17 seconds East, 1,233.43 feet to a one-half inch iron rod found for corner, said point being the northwest corner of said 41.79 acre tract, said point being the most westerly southwest corner of said 46.66 acre tract, said point being the northeast corner of said CA-31X, said point also being the southeast of that called 5.4259 acre tract of land described in deed to Amber L. Huck as recorded in Document Number 20061010001464130, Official Public Records of Collin County, Texas;

THENCE North 00 degrees 30 minutes 10 seconds East, 111.77 feet along the east line of said 5.4259 acre tract to a one-half inch iron rod with cap stamped “TOPOGRAPHIC” found at the most northerly northwest corner of said 46.66 tract, said point also being the southwest corner of said 132.70 acre tract;

THENCE along the west line of said 132.70 acre tract as follows:

North 12 degrees 30 minutes 25 seconds West, 457.95 feet to a one-half inch iron rod with cap stamped “TOPOGRAPHIC” found for corner;

North 02 degrees 05 minutes 30 seconds West, 313.63 feet to a one-half inch iron rod with cap stamped “TOPOGRAPHIC” found for corner;

North 22 degrees 38 minutes 17 seconds East, 165.23 feet to a one-half inch iron rod with cap stamped “TOPOGRAPHIC” found for corner;

THENCE South 84 degrees 56 minutes 29 seconds East, 232.74 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner within the floodplain limits;

THENCE South 88 degrees 38 minutes 24 seconds East, 100.00 feet to a point for corner within the floodplain limits;

THENCE North 19 degrees 56 minutes 12 seconds East, 100.00 feet to a point for corner within the floodplain limits and in close proximity of a creek;

THENCE along and in close proximity of a creek and within the floodplain limits as follows;
North 71 degrees 47 minutes 19 seconds East, 240.00 feet to a point for corner;
South 71 degrees 48 minutes 55 seconds East, 475.00 feet to a point for corner;
North 61 degrees 51 minutes 24 seconds East, 100.00 feet to a point for corner;
North 17 degrees 11 minutes 01 seconds West, 400.00 feet to a point for corner;
North 32 degrees 42 minutes 19 seconds East, 100.00 feet to a point for corner;
North 49 degrees 26 minutes 15 seconds East, 100.00 feet to a point for corner;
North 78 degrees 45 minutes 46 seconds East, 56.00 feet to a point for corner;
South 06 degrees 18 minutes 10 seconds East, 45.00 feet to a point for corner;
South 83 degrees 04 minutes 11 seconds East, 100.00 feet to a point for corner;
North 79 degrees 04 minutes 45 seconds East, 70.70 feet to a point for corner in the west City Limit Line of Nevada, Texas;

THENCE South 00 degrees 27 minutes 29 seconds West, 1,475.90 feet along the west City Limit Line of Nevada, Texas to a point for corner in the south line of said 132.70 acre tract, said point also being in the north line of said 46.66 acre tract of land;

THENCE along the common line of said 132.70 acre tract and said 46.66 acre tract as follows:
South 89 degrees 11 minutes 18 seconds East, 596.15 feet to a to a point for corner;
South 00 degrees 40 minutes 20 seconds West, 111.48 feet to a point for corner;
South 89 degrees 38 minutes 24 seconds East, 571.01 feet to a point for corner, said point being the southeast corner of said 132.70 acre tract;

THENCE South 89 degrees 42 minutes 31 seconds East, 392.04 feet to a point for corner in the north line of said 46.66 acre tract, said point also being the west line of said 162.075 acre tract;

THENCE North 00 degrees 29 minutes 36 seconds East, 2,448.21 feet to along the west line of said 162.075 acre tract to a point for corner;

THENCE South 89 degrees 30 minutes 24 seconds East, 1,142.38 feet to a point for corner in the east line of said 162.075 acre tract;

THENCE South 00 degrees 30 minutes 08 seconds West, 350.43 feet along the east line of said 162.075 acre tract to a point for corner;

THENCE South 00 degrees 24 minutes 19 seconds West, 2,659.40 feet to the southeast corner of said 46.66 acre tract;

THENCE South 81 degrees 10 minutes 29 seconds West, 4,098.31 feet along the north line of said Northeast Texas Rural Rail Transportation District Tract to the POINT OF BEGINNING and containing 8,117,066 square feet or 186.342 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

LEGAL DESCRIPTION
(82.427 ACRES-MMD EAST)

BEING a parcel of land located in Collin County, Texas, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 46.17 acre tract of land described in deed to Louise B. Akin as recorded in Document Number 20201112002008460, Official Public Records of Collin County, Texas, and being a part of that called 1.648 acre tract of land described in deed to Joe Akin & Louise Akin as recorded in Volume 4070, Page 2740, Official Public Records of Collin County, Texas, and being a part of that called 54.28 acre tract of land described in deed to Maurice Williams, Kimberly Williams Barnett, and Kristi Williams Neyes as recorded in Document Number 20110207000130110, Official Public Records of Collin County, Texas, and being further described as follows:

COMMENCINING at a PK nail found at the northeast corner said 1.648 acre tract, said point being in the approximate centerline of West Street, from which point bears North 73 degrees 13 minutes 16 seconds West, 26.06 feet a one-half inch iron rod with cap stamped “OWENS RPLS 5387” found at the southeast corner of Lot 11, Oak Bend Estates, an addition to Collin County as recorded in Cabinet Q, Page 479, Official Public Records of Collin County, Texas;

THENCE South 00 degrees 22 minutes 10 seconds West, 524.64 feet to a one-half inch iron rod with yellow cap stamped “JBI” set at the southeast corner of said 46.17 acre tract, said point also being in the north right-of-way line of that tract of land described in deed to Northeast Texas

Rural Rail Transportation District as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas;

THENCE South 81 degrees 07 minutes 34 seconds West, 494.55 feet along the north right-of-way line of said Northeast Texas Rural Rail Transportation District to a point for corner in the west City Limit Line of Nevada, Texas, said point also being the POINT OF BEGINNING of this tract of land;

THENCE continuing along the north right-of-way line of said Northeast Texas Rural Rail Transportation District as follows:

South 81 degrees 07 minutes 34 seconds West, 1,090.55 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the south line of said 46.17 acre tract;

South 81 degrees 07 minutes 37 seconds West, 1,294.77 feet to a point for corner, said point being the southwest corner of said 54.28 acre tract;

THENCE North 00 degrees 28 minutes 58 seconds East, 1,964.79 feet along the west line of said 54.28 acre tract to a point for corner;

THENCE South 89 degrees 31 minutes 02 seconds East, 918.59 feet to a point for corner in the east line of said 54.28 acre tract, said point being the northwest corner of said 46.17 acre tract, said point being the southwest corner of Lot 22, said Oak Bend Estates, said point also being in the approximate centerline of a creek;

THENCE along the approximate centerline of said creek and the south line of said Oak Bend Estates as follows:

South 65 degrees 58 minutes 18 seconds East, 129.92 feet to a point for corner;
North 88 degrees 17 minutes 55 seconds East, 78.35 feet to a point for corner;
South 52 degrees 30 minutes 07 seconds East, 115.55 feet to a point for corner;
South 06 degrees 43 minutes 25 seconds West, 46.22 feet to a point for corner;
South 75 degrees 20 minutes 36 seconds East, 33.82 feet to a point for corner;
North 62 degrees 09 minutes 14 seconds East, 22.07 feet to a point for corner;
North 76 degrees 15 minutes 14 seconds East, 162.65 feet to a point for corner;
South 55 degrees 19 minutes 49 seconds East, 52.39 feet to a point for corner;
South 23 degrees 55 minutes 38 seconds East, 112.46 feet to a point for corner;
South 01 degrees 51 minutes 17 seconds West, 21.12 feet to a point for corner;
South 70 degrees 49 minutes 38 seconds West, 17.63 feet to a point for corner;
South 21 degrees 36 minutes 22 seconds East, 33.54 feet to a point for corner;
North 84 degrees 42 minutes 21 seconds East, 35.97 feet to a point for corner;
South 83 degrees 05 minutes 59 seconds East, 18.61 feet to a point for corner;
South 61 degrees 44 minutes 19 seconds East, 45.75 feet to a point for corner;
North 85 degrees 13 minutes 47 seconds East, 31.12 feet to a point for corner;
South 32 degrees 11 minutes 41 seconds East, 176.50 feet to a point for corner;

South 59 degrees 38 minutes 18 seconds East, 144.80 feet to a point for corner;
South 08 degrees 40 minutes 22 seconds East, 27.77 feet to a point for corner;
South 25 degrees 30 minutes 30 seconds East, 54.78 feet to a point for corner;
South 34 degrees 50 minutes 24 seconds East, 89.38 feet to a point for corner;
South 66 degrees 39 minutes 00 seconds East, 87.46 feet to a point for corner;
North 30 degrees 00 minutes 36 seconds East, 93.34 feet to a point for corner;
South 36 degrees 42 minutes 18 seconds East, 31.03 feet to a point for corner;
South 52 degrees 08 minutes 17 seconds East, 82.80 feet to a point for corner;
North 31 degrees 38 minutes 12 seconds East, 38.07 feet to a point for corner;
South 60 degrees 22 minutes 31 seconds East, 20.91 feet to a point for corner;
South 03 degrees 03 minutes 34 seconds West, 14.38 feet to a point for corner;
South 63 degrees 18 minutes 54 seconds East, 14.61 feet to a point for corner;
South 58 degrees 23 minutes 07 seconds West, 22.11 feet to a point for corner;
North 82 degrees 54 minutes 49 seconds West, 94.20 feet to a point for corner;
South 26 degrees 53 minutes 26 seconds East, 12.34 feet to a point for corner;
South 69 degrees 21 minutes 29 seconds East, 96.32 feet to a point for corner;
South 21 degrees 29 minutes 33 seconds East, 20.57 feet to a point for corner;
South 55 degrees 08 minutes 41 seconds East, 15.23 feet to a point for corner;
North 58 degrees 09 minutes 37 seconds East, 15.35 feet to a point for corner;
North 52 degrees 27 minutes 23 seconds West, 16.12 feet to a point for corner;
North 57 degrees 57 minutes 01 seconds East, 20.78 feet to a point for corner;
North 71 degrees 15 minutes 45 seconds East, 34.77 feet to a point for corner;
South 38 degrees 23 minutes 26 seconds East, 43.92 feet to a point for corner;
South 73 degrees 24 minutes 35 seconds East, 19.62 feet to a point for corner;
South 15 degrees 28 minutes 15 seconds East, 16.61 feet to a point for corner;
South 80 degrees 23 minutes 39 seconds East, 13.64 feet to a point for corner;
South 73 degrees 13 minutes 16 seconds East, 57.22 feet to a point for corner in the north line of said 1.648 acre tract, said point also being in the west City Limit Line of Nevada, Texas;

THENCE along the west City Limit Line of Nevada, Texas as follows:
South 30 degrees 19 minutes 56 seconds West, 37.01 feet to a point for corner;
South 00 degrees 26 minutes 14 seconds East, 713.35 feet to the POINT OF BEGINNING and containing 3,590,501 square feet or 82.427 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

CITY OF LAVON
Agenda Brief

MEETING: November 17, 2026 **ITEM: 9 – C**

Item:

Discussion and action regarding Resolution No. **2026-11-06** approving and authorizing execution of a professional services agreement with Bluebonnet Sanitarian Pros, LLC for environmental health inspection services; and providing for an effective date.

Background:

The Code of Ordinances provides for the City Council to contract for health and food service sanitation inspection services. This contract provides for restaurant and mobile food establishment inspections as well as related services.

The services are currently being provided without a contract by the proposed contract inspector, who is affiliated with the City's previous inspector.

Financial Implication:

Funding for the services is allocated in the annual budget in the general fund. Permit and inspection fees offset some but not all of the costs of the services.

Staff Notes:

Approval, subject to the City Attorney's approval, is recommended.

Attachments: Proposed Resolution and Agreement

CITY OF LAVON, TEXAS

RESOLUTION NO. 2026-11-06

Professional Services – Health Inspection

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS APPROVING AND AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH BLUEBONNET SANITARIAN PROS, LLC FOR ENVIRONMENTAL HEALTH INSPECTION SERVICES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Code of Ordinances provides for the establishment of a Health and Food Sanitation Inspector; and

WHEREAS, the City Council has considered and determined that it is in the best interests of the citizens of the City of Lavon to engage Bluebonnet Sanitarian Pros, LLC to provide such services.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS:

SECTION 1. The City Council does, subject to city attorney approval, hereby approve and authorize the execution of a Professional Services Agreement with Bluebonnet Sanitarian Pros, LLC for environmental health inspection services, such agreement being attached hereto and incorporated herein as "Exhibit A".

SECTION 2. This resolution shall take effect from and after the date of its passage.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the 17th day of November 2026.

_____
Vicki Sanson
Mayor

ATTEST:

_____
Rae Norton
City Secretary

RESOLUTION NO. 2026-11-06

EXHIBIT A

PROFESSIONAL SERVICES AGREEMENT

STATE OF TEXAS

COUNTY OF ROCKWALL

CITY OF LAVON

ENVIRONMENTAL HEALTH SPECIALIST

INDEPENDENT CONTRACTOR'S AGREEMENT

This Agreement is entered into this _____ day of ___, 2026 by and between the CITY OF LAVON, TEXAS (hereinafter referred to as the "City"), and Bluebonnet Sanitarian Pros, LLC. (hereinafter referred to as "Contractor").

Pursuant to the City's Code of Ordinances, the City is empowered to enter into an agreement with an Environmental Health Specialist who is authorized to act on behalf of the City to conduct health inspection services, and to issue permits, licenses and/or certificates. Contractor is certified to perform such inspections pursuant to the requirements provided by the Texas Department of State Health Services.

The parties agree as follows:

1. Purpose. The purpose of this Agreement is to set forth the terms and conditions under which Contractor will act as Health Inspector of the City.

2. Scope of Services. Contractor agrees to perform professional health inspection services as set forth in the Code of Ordinances of the City, pursuant to the rules promulgated and adopted by the Texas Department of State Health Services, as amended.

3. Commencement. This Agreement shall commence on the date above written. The term of the agreement shall be one year from the effective date; the agreement shall automatically renew at least 60 days prior to the expiration of the current term that such party does not wish to renew the contract.

4. Compensation. Cost for such services will be in detail as described in Exhibit A and billed at rates provided in Exhibit A. Contractor is not authorized to perform any work beyond the services described in Exhibit A without authorized written approval by City. City shall pay Contractor its fees based on the presentation by Contractor to City of a correct monthly statement for all the amounts earned under the Contract together with reasonable supporting documentation verifying the accuracy of the fees and expenses. City shall then pay Contractor its fee within thirty (30) days after presentation of the accurate monthly statement by Contractor to City.

5. Standard of Care. Contractor represents that it has the capability, experience, available personnel, and means required to perform the services contemplated by this Agreement. Services will be performed using personnel qualified and/or suitable to perform the tasks described in Exhibit A. City retains the right to report to Contractor any unsatisfactory performance of Contractor's personnel for appropriate corrective action. Contractor shall comply with applicable federal, state, and local laws in connection with any duties performed under this Agreement.

7. Ownership of Documents. As part of the total compensation which City has agreed to pay Contractor for the health inspection services to be rendered under this Contract, Contractor agrees that hard copies of all finished and unfinished documents, reports, data, studies, surveys, field notes, photographs, will remain the property of the City. Contractor will furnish City electronic copies to the extent they are available, of all of the foregoing to facilitate coordination.

8. Entire Agreement. This Contract and its Exhibits and any future Contract Amendments constitute the entire agreement and supersede all prior agreements and understandings between the parties concerning the subject matter of this Contract.

9. Governing Law and Venue. This Agreement shall be governed by and construed under the laws of the State of Texas and shall be performable in LAVON, Texas. This Contract is subject to all applicable federal and state laws, statutes, codes, and any applicable permits, ordinances, rules, orders and regulations of any local, state or federal government authority having or asserting jurisdiction, but nothing contained herein shall be construed as a waiver of any right to question or contest any such law, ordinance, order, rule or regulation in any forum having jurisdiction.

10. Termination. If any party fails to perform any of its obligations under the Agreement, such failure shall constitute a default. The non-defaulting party shall give the defaulting party written notice of the default. The defaulting party shall have ten (10) business days after the receipt of such notice in which to cure the default. Failure to cure the default shall constitute a breach of this Agreement. In the event of a breach, the non-breaching party may terminate this Agreement and may obtain any reasonable remedy provided by law. Upon the termination or expiration of this Agreement, Independent Contractor shall transfer, assign and make available to City, or City's representative, all documents, records, reports, studies, and information, and all ideas and concepts, (whether kept electronically, in writing, or otherwise) prepared by or for Independent Contractor under or in connection with this Agreement. The same shall be promptly delivered to City, and all of City's property and materials in Independent Contractor's possession or control belonging to City. The obligations in this subsection shall survive the expiration or termination of this Agreement.

11. Entire Agreement. This Agreement and its Exhibits constitute the entire agreement and supersede all prior agreements and understandings between the parties concerning the subject matter of this Agreement. Any subsequent amendments shall be executed by both parties in writing.

12. Severability. The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement.

Signed: Date:

_____ _____

By: _____

Signed: Date:

_____ _____

By: _____

EXHIBIT A

Contractor is certified to perform such inspections pursuant to the requirements provided by the Texas Department of State Health Services. Compensation: As compensation for all services rendered by Contractor as Health Inspector, Contractor shall be paid as follows:

Fee Schedule:

Service	Fee
Food Safety Routine Inspections/Audits	$75 per insp
CO Construction Inspections for Restaurants	$75 per insp
Pool Routine Inspections	$75 per insp
Pool Pre and Post Build Inspections	$75 per insp
All Required Follow-ups to Above Inspections	$75 per insp
Facility Investigation/Complaint/Fire Assist	$75 per site
Emergency Calls Requiring Facility Visit After Business Hours	$75 per hour/2 hour minimum
Special Events for non-Mobile Food Vendors (2 minimum charge)	$50 per vendor
Any required Follow-ups 1st is free, 2nd half amount	$25 per vendor
Plan review for new proposed facilities	$75 per plan
Consultation hours	$50 per hour
OSSF Plan Review	$75 per plan
OSSF Inspection pre and post installation	$75 per insp
OSSF Followup Inspection if required to meet Code	$75 per insp
OSSF Complaint/initial visit	$150 per insp
OSSF Complaint Followup	$75 per insp
OSSF Consultation/billed per half hour increments	$75/per hour
OSSF Emergency Inspection after hours (after 5pm and/or weekends)	$150 per insp

Notification of Special Events to be 96 hours in advance otherwise double charged.
For same day requested inspection (such as a CO inspection, minimum 2 inspection fee OR can be delayed to work in to into schedule to align with other inspections in the city).

Additional services not listed above may be charged separately, subject to prior agreement. All fees are payable upon submittal of invoice or as otherwise negotiated.

CITY OF LAVON
Agenda Brief

MEETING: November 17, 2026 **ITEM: 9 - D**

Item:

Discussion and action to nominate and appoint a Mayor Pro-Tempore for a term that expires in November 2027.

Background:

The Mayor Pro Tempore (also referred to as Mayor Pro Tem) is elected annually by the City Council after the general election.

The general election was conducted on November 3, 2026 and the results of the election are scheduled to be canvassed on November 17, 2026.

Code Excerpt:

HOME RULE CHARTER EXCERPT

SECTION 3.02. MAYOR PRO TEM

The City Council shall elect one of its members as Mayor Pro Tem for a one (1) year term. The Mayor Pro Tem shall perform the duties of Mayor in the case of the absence or inability of the Mayor to perform the duties of such office, and shall, during that time, be vested with all the powers belonging to the Mayor. In the absence of the Mayor and the Mayor Pro Tem, the Council Member of greatest seniority shall preside over the meeting.

Although not a requirement, the role of Mayor Pro Tem frequently follows seniority on the City Council.

CITY OF LAVON
Agenda Brief

MEETING: November 17, 2026 **ITEM: 10**

Item:

DEPARTMENT REPORTS

Members may receive and discuss the reports.

- **A.** Police Services – Service, activity, programs, and administration report
- **B.** Fire Services – Service, activity, programs, and administration report
- **C.** Public Works Services – Utilities, capital projects, public works, and street maintenance report
- **D.** Wastewater Services – Service, operations, and capital projects
- **E.** Administration Services – Building Permits; CWD Service; Collin County Tax Collection; Sales Tax; Finance and CIP report; and administration and staff reports

CITY OF LAVON
BUILDING PERMITS
CALENDAR YEAR 2025-2026

PERMITS	October-2026	Calendar Year 2026	Permit Valuations	October-2025	Calendar Year 2025	Permit Valuations
	NUMBER	NUMBER	Permit Fee's	NUMBER	NUMBER	Permit Fee's
COMMERCIAL	15	145	$140,738.95	46	276	$358,952.45
SINGLE FAMILY	16	297	$1,137,464.83	34	505	$1,818,196.28
Multi-Family	0	92	$153,423.94	31	163	$185,000.00
POOLS	4	11	$4,400.00	1	10	$4,000.00
OTHERS	62	685	$100,362.88	123	1071	$106,389.78
* **Elevon Section 1 MUD Sewer**	10	78			120	
TOTAL	**107**	**1308**	**$1,536,390.60**	**235**	**2145**	**$2,472,538.51**
* **first month reporting/not comulative**						

October 22, 2026

City of Lavon
120 School Road
Lavon, TX 75166

RE: Trash Off Event Totals – October 17, 2026

To Whom it May Concern,

Congratulations! The CWD Trash Off Event was held in the City of Lavon on Saturday, October 17, 2026. We had great participation at the event, disposing of a total of 3,800 pounds of discarded items.

We, at CWD, look forward to partnering with the City of Lavon for the next Trash Off event!

Sincerely,



Jason Roemer
President
jroemer@cwd.to

Collin County Tax Office
Detail Collections Report Summary

Printed 11/10/2026 8:37 AM

Deposit Date from 10/1/2026 to 10/31/2026 and Tax Unit = {LAVON CITY} AND Exclude Overpay Refunds = True

Type	Gen Operating	Interest Sinking	Special 1	Total
18 - LAVON CITY				
Current				
Levy	15,518.45	8,003.28	0.00	23,521.73
Interest	0.00	0.00	0.00	0.00
Penalty	0.00	0.00	0.00	0.00
Collection Fees	0.00	0.00	0.00	0.00
Current Total:	**15,518.45**	**8,003.28**	**0.00**	**23,521.73**
Delinquent				
Levy	2,759.21	1,678.15	0.00	4,437.36
Interest	172.84	105.73	0.00	278.57
Penalty	244.20	147.68	0.00	391.88
Collection Fees	708.27	0.00	0.00	708.27
Rendition Penalty	19.81	0.00	0.00	19.81
Recalc Refund	(9,583.95)	(6,178.03)	0.00	(15,761.98)
Delinquent Total:	**(5,679.62)**	**(4,246.47)**	**0.00**	**(9,926.09)**
Grand Total:	**9,838.83**	**3,756.81**	**0.00**	**13,595.64**

YEAR-TO-DATE SUMMARY PART C

Tax Year = 2025 AND Year End Date = 10/01/2026 AND Month Range from 09/01/2026 to 09/30/2026 and Tax Units = {multiple}

18 - LAVON CITY

CURRENT YEAR INFORMATION

Start Value	Start Exemption	Start Taxable	Rate	Calc Start Levy	Actual Start Levy	Start Frozen Loss	Start + Frozen
1,704,617,281	205,929,236	1,498,688,045	0.420000	6,294,489.79	6,162,782.98	131,707.45	6,294,490.43

Adjusted Value	Adjusted Exemption	Adj Taxable	Rate	Calc Adj Levy	Actual Current Levy	Adj Frozen Loss	Act Levy + Act Frozen
1,702,889,592	215,222,127	1,487,667,465	0.420000	6,248,203.35	6,126,658.32	121,545.62	6,248,203.94

Start Value	Net Value Adj	Start Value + Net Value Adj	Actual Current Value
1,704,617,281	(1,727,689)	1,702,889,592	1,702,889,592

Start Exemption	Net Exmp Adj	Start Exemp + Net Exmp Adj	Actual Current Exemption
205,929,236	9,292,891	215,222,127	215,222,127

YEAR	NET START BALANCE	NET MTD ADJ	NET YTD ADJ	NET MTD PAID	NET YTD PAID	CALC BALANCE	REFUNDS DUE	COL %
2011	280.36	0.00	0.00	0.00	0.00	280.36	0.00	0.00
2012	2.92	0.00	0.00	0.00	0.00	2.92	0.00	0.00
2015	25.06	0.00	(25.06)	0.00	0.00	0.00	0.00	0.00
2016	25.06	0.00	0.00	0.00	0.00	25.06	0.00	0.00
2017	41.01	0.00	0.00	0.00	0.00	41.01	0.00	0.00
2018	134.69	0.00	0.00	0.00	0.00	134.69	0.00	0.00
2019	320.97	0.00	0.00	0.00	0.00	320.97	0.00	0.00
2020	65.23	0.00	0.00	0.00	0.00	65.23	0.00	0.00
2021	8,850.31	(2,660.29)	(2,720.17)	0.00	5,806.30	323.84	(2,660.29)	94.71
2022	12,341.23	(2,559.81)	(3,145.14)	0.00	5,088.12	4,107.97	(2,559.81)	55.32
2023	14,443.11	(2,604.05)	(6,413.82)	0.00	4,008.12	4,021.17	(2,604.10)	48.34
2024	14,493.87	(2,837.87)	(20,029.35)	195.23	(6,688.85)	1,153.37	(3,083.26)	0.00
2025	6,162,782.98	(3,427.39)	(36,124.66)	4,776.46	6,101,666.84	24,991.48	(3,750.44)	99.59
TOTAL	**6,213,806.80**	**(14,089.41)**	**(68,458.20)**	**4,971.69**	**6,109,880.53**	**35,468.07**	**(14,657.90)**	
DELQ TOTAL	**51,023.82**	**(10,662.02)**	**(32,333.54)**	**195.23**	**8,213.69**	**10,476.59**	**(10,907.46)**	

Collin County Tax Office

Deposit Date from 10/1/2026 to 10/31/2026 and Tax Units = {LAVON CITY}

Type	Gen Operating	Interest Sinking	Special 1	Total
18 - LAVON CITY				
Current				
Levy	15,518.45	8,003.28	0.00	23,521.73
Interest	0.00	0.00	0.00	0.00
Penalty	0.00	0.00	0.00	0.00
Current Grand Total	**15,518.45**	**8,003.28**	**0.00**	**23,521.73**
Delinquent				
Levy	2,759.21	1,678.15	0.00	4,437.36
Interest	172.84	105.73	0.00	278.57
Penalty	244.20	147.68	0.00	391.88
Rendition Penalty	19.81	0.00	0.00	19.81
Rendition Penalty Admin Fee	(0.99)	0.00	0.00	(0.99)
Recalc Refund	(9,583.95)	(6,178.03)	0.00	(15,761.98)
Delinquent Grand Total	**(6,388.88)**	**(4,246.47)**	**0.00**	**(10,635.35)**
Grand Total	**9,129.57**	**3,756.81**	**0.00**	**12,886.38**

City of Lavon
Monthly Financial Report
10/31/2026

	Budget	YTD	Remaining	% Budget
General Fund				
Revenue	11,470,830	240,339	11,230,491	2.10%
Expenses	14,332,851	1,027,120	13,291,617	7.17%
Utilities Fund				
Revenue	8,405,000	626,109	7,778,891	7.45%
Expenses	10,660,230	146,716	10,513,514	1.38%
Interest & Sinking Fund				
Revenue	2,286,230	3,518	2,569,382	0.15%
Expenses	2,136,100	-	2,136,100	0.00%
Economic Development Corp				
Revenue	902,700	68,303	834,397	7.57%
Expenses	2,427,552	56,961	2,370,591	2.35%
EDC Construction Fund				
Revenue	1,200	782	418	65.17%
Expenses	97,119	-	97,119	0.00%

	Budget	YTD	Remaining	% Budget
Series 2023 Construction Fund				
Revenue	110,000	-	110,000	0.00%
Expenses	5,212,893	-	5,212,893	0.00%
Street Repairs Fund - Sales Tax Funded				
Revenue	800,000	63,435	736,565	7.93%
Expenses	2,800,000	6,500	493,500	0.23%
Trails of Lavon Streets Fund				
Revenue	-	-	-	NA
Expenses	10,695	-	10,695	0.00%
Elevon Streets Fund				
Revenue	-	-	-	NA
Expenses	269,700	-	269,700	0.00%
Collin County Open Space (CCOS) Fund				
Revenue	806,174	-	806,174	0.00%
Expenses	806,174	-	806,174	0.00%
FEMA Grant Fund				
Revenue	307,107	33,244	273,863	10.82%
Expenses	233,232	-	233,232	0.00%

	Budget	YTD	Remaining	% Budget
Municipal Court Jury Fund				
Revenue	-	9	(9)	NA
Expenses	500	-	500	0.00%
Municipal Child Safety/Truancy Fund				
Revenue	-	465	(465)	NA
Expenses	26,000	-	26,000	0.00%
Municipal Court Judicial Enhancements Fund				
Revenue	-	-	-	NA
Expenses	1,500	-	1,500	0.00%
Municipal Court Building Security & Technology Fund				
Revenue	5,000	782	4,218	15.65%
Expenses	8,400	-	8,400	0.00%
Opioid Abatement Fund				
Revenue	-	-	-	NA
Expenses	5,577	-	5,577	0.00%
Law Enforcement Training Fund				
Revenue	3,300	-	3,300	NA
Expenses	3,400	-	3,400	0.00%
Forfeiture Fund				
Revenue	-	-	-	NA
Expenses	1,227	-	1,227	0.00%
Public Safety Fees Fund				
Revenue	150,000	5,000	145,000	3.33%
Expenses	-	-	-	NA

	Budget	YTD	Remaining	% Budget
Hotel Occupancy Tax (HOT) Fund				
Revenue	700	-	700	0.00%
Expenses	-	-	-	NA
Public Education Grant (PEG) Fund				
Revenue	3,500	-	3,500	0.00%
Expenses	-	-	-	NA
TIRZ 2 Fund				
Revenue	844,020	-	844,020	0.00%
Expenses	825,000	-	825,000	0.00%

City of Lavon

General Fund Summary

10/31/2026

	Budget	YTD	Remaining	% Budget
REVENUES				
Total Taxes	6,193,380	133,014	6,060,366	2%
Total Transfers	1,662,730	-	1,662,730	0%
Total Other General Government	551,000	25,521	525,479	5%
Administration	36,000	-	36,000	0%
Municipal Court	130,650	11,515	119,135	9%
Police	1,000	-	1,000	0%
Fire	236,500	-	236,500	0%
Parks & Rec	70	-	70	0%
Development Services	2,659,500	70,288	2,589,212	3%
Total Revenues	11,470,830	240,339	11,230,491	2%
EXPENDITURES				
OPERATIONS				
Administration	1,241,511	133,682	1,107,829	11%
Non-Departmental	2,290,500	100,051	2,190,449	4%
Municipal Court	116,236	6,071	110,165	5%
Police	3,831,795	311,586	3,520,209	8%
Fire	3,103,400	330,626	2,758,660	11%
Parks & Rec	15,000	1,445	13,555	10%
Development Services	1,696,735	59,082	1,637,653	3%
Public Works	1,168,445	84,578	1,083,868	7%
Total Operations Expenditures	13,463,621	1,027,120	12,422,387	8%
CAPITAL				
Administration Capital Outlay	30,000	-	30,000	0%
Non-Departmental Capital Outlay	74,820	-	74,820	0%
Police Capital Outlay	414,100	-	414,100	0%
Fire Capital Outlay	210,310	-	210,310	0%
Parks & Rec Capital Outlay	-	-	-	NA
Development Services Capital Outlay	-	-	-	NA
Public Works Capital Outlay	140,000	-	140,000	0%
Total Capital Outlay	869,230	-	869,230	0%
Total Expenditures	14,332,851	1,027,120	13,291,617	7%

GENERAL FUND		ADOPTED/ AMENDED 2026-27	YTD 10/2026	REMAINING BUDGET	% of BUDGET
ESTIMATED BEGINNING RESOURCES					
	Est. Beg. Resources - Unrestricted/Required Fu	2,732,071	2,732,071		
	Est. Beg. Resources - Assigned for Capital Expe	5,050,783	5,050,783		
REVENUES					
Taxes					
10-00-4001	Property Taxes	4,849,230	5,470	4,843,760	0.11%
10-00-4040	Sales & Use Tax	1,600,000	126,870	1,473,130	7.93%
10-00-4045	Mixed Beverage Sales Tax	20,000	673	19,328	3.36%
10-00-4060	Franchise Fees	280,000	2	279,998	0.00%
10-00-48xx	Transfer Property Taxes to TIRZ 2	(555,850)	-	(555,850)	0.00%
	Total Taxes	**6,193,380**	**133,014**	**6,060,366**	**2.15%**
Other General Government					
10-00-4500	Interest Income	550,000	25,521	524,479	4.64%
10-00-4799	Miscellaneous Revenue	1,000	-	1,000	0.00%
	Total Other General Government	**551,000**	**25,521**	**525,479**	**4.63%**
Transfers In					
10-00-4801	Transfer from Utility Fund - Sewer	773,815	-	773,815	0.00%
10-00-4802	Transfer from Utility Fund - Solid Waste	261,360	-	261,360	0.00%
10-00-4808	Transfer from Utility Fund - Sewer (Debt)	627,555	-	627,555	0.00%
	Total Transfers	**1,662,730**	**-**	**1,662,730**	**0.00%**
Administration					
10-10-4101	PID Administrative Services	33,000	-	33,000	0.00%
10-10-4602	Donations - City Programs	3,000	-	3,000	0.00%
	Total Administration	**36,000**	**-**	**36,000**	**0.00%**
Municipal Court					
10-25-4215	Court Fees	130,000	11,473	118,527	8.83%
10-25-4219	Court - Payment Plan Fees	500	30	470	6.01%
10-25-4220	Mun Court Omnibase Reimb	150	12	138	8.00%
	Total Municipal Court	**130,650**	**11,515**	**119,135**	**8.81%**
Police Department					
10-45-4195	Program Fees	1,000	-	1,000	0.00%
	Total Police Department	**1,000**	**-**	**1,000**	**0.00%**
Fire Department					
10-55-4160	MUD Service Contracts	200,000	-	200,000	0.00%
10-55-4161	Surefire Reimbursements	16,500	-	16,500	0.00%
10-55-4162	Collin County Service Contract	20,000	-	20,000	0.00%
	Total Fire Department	**236,500**	**-**	**236,500**	**0.00%**
Parks & Rec Department					
10-65-4130	Facility Rental	70	-	70	0.00%
	Total Parks & Rec Department	**70**	**-**	**70**	**0.00%**
Development Services					
10-75-4271	Residential Rental Property Registration	17,000	525	16,475	3.09%
10-75-4305	General Permits	500,000	(66,581)	566,581	-13.32%
10-75-4310	Land Use Application Fees	80,000	-	80,000	0.00%
10-75-4315	New Building Permits	1,600,000	32,647	1,567,353	2.04%
10-75-4325	Food Service Inspection Permits	12,500	-	12,500	0.00%
10-75-4355	Infrastructure Inspection Fees	450,000	103,698	346,302	23.04%
	Total Development Services	**2,659,500**	**70,288**	**2,589,212**	**2.64%**
Total General Fund Revenues		**11,470,830**	**240,339**	**11,230,491**	**2.10%**
Total Source of Funds		**19,253,684**	**8,023,193**	**11,230,491**	**41.67%**

GENERAL FUND		ADOPTED/ AMENDED 2026-27	YTD 10/2026	REMAINING BUDGET	% of BUDGET
EXPENDITURES					
Administration Services					
10-10-5000	Salaries & Wages	596,325	39,622	556,703	7%
10-10-5001	Part-time Wages	71,430	5,055	66,375	7%
10-10-5011	Overtime	1,000	163	837	16%
10-10-5025	Health Insurance	88,700	4,875	83,825	5%
10-10-5030	Payroll Taxes	51,165	3,286	47,879	6%
10-10-5035	Retirement	121,570	9,010	112,560	7%
10-10-5040	Texas Workforce Commission	1,371	21	1,350	2%
10-10-5045	Workers Comp	1,450	68,087	(66,637)	4696%
10-10-5100	Office Supplies	4,000	763	3,237	19%
10-10-5101	Council Supplies	2,000	48	1,952	2%
10-10-5107	Community Event Supplies	30,000	927	29,073	3%
10-10-5190	Furniture & Office Equipment	3,000	-	3,000	0%
10-10-5401	Attorney	60,000	-	60,000	0%
10-10-5410	Auditor	20,000	-	20,000	0%
10-10-5425	Tax Assessor/Collector	6,000	-	6,000	0%
10-10-5430	Central Appraisal District	42,000	-	42,000	0%
10-10-5440	Professional Services - Other	50,000	-	50,000	0%
10-10-5510	Advertising & Legal Notices	27,000	1,346	25,654	5%
10-10-5520	SAAS Contracts (software/app service)	7,000	-	7,000	0%
10-10-5545	Election Services	25,000	-	25,000	0%
10-10-5700	Membership Dues & Fees	10,000	360	9,640	4%
10-10-5720	Travel & Meals	5,000	29	4,971	1%
10-10-5725	Training & Licenses	5,000	45	4,955	1%
10-10-5730	Staff Development	5,000	-	5,000	0%
10-10-5735	Council Training & Travel	7,500	45	7,455	1%
	Total Administration Operations	**1,241,511**	**133,682**	**1,107,829**	**11%**
Admin Capital Outlay					
10-10-9103	Improvements	30,000	-	30,000	0%
	Total Admin Capital Outlay	**30,000**	**-**	**30,000**	**0%**
	Total Admin Services	**1,271,511**	**133,682**	**1,137,829**	**11%**

GENERAL FUND		ADOPTED/ AMENDED 2026-27	YTD 10/2026	REMAINING BUDGET	% of BUDGET
Non-Departmental					
10-15-5035	Retirement	2,000,000	-	2,000,000	0%
10-15-5100	Office Supplies	9,000	673	8,327	7%
10-15-5200	Phone, Internet	8,000	579	7,421	7%
10-15-5210	Electricity	8,500	1,261	7,239	15%
10-15-5220	Natural Gas	6,500	115	6,385	2%
10-15-5230	Water	1,000	63	937	6%
10-15-5305	Building Maintenance	20,000	1,603	18,397	8%
10-15-5310	Grounds Maintenance	2,000	-	2,000	0%
10-15-5440	Professional Services - Other	5,000	-	5,000	0%
10-15-5460	Insurance - Management Liability	9,500	4,517	4,983	48%
10-15-5470	Insurance - Facilities	43,000	41,269	1,731	96%
10-15-5475	Insurance - Vehicles & Equipment	45,000	40,065	4,935	89%
10-15-5520	SAAS Contracts (software/app service)	48,500	2,678	45,822	6%
10-15-5525	Technology Services Contract	70,000	5,904	64,096	8%
10-15-5540	Cleaning Service	7,500	650	6,850	9%
10-15-5601	Office/Equipment Leases	7,000	675	6,325	10%
	Total Non-Departmental Operations	**2,290,500**	**100,051**	**2,190,449**	**4%**
Non-Departmental Capital Outlay					
10-15-9103	Improvements	74,820	-	74,820	0%
	Total Non-Departmental Capital Outlay	**74,820**	**-**	**74,820**	**0%**
	Total Non-Departmental	**2,365,320**	**100,051**	**2,265,269**	**4%**
Municipal Court Services					
10-25-5000	Salaries & Wages	49,785	4,276	45,509	9%
10-25-5011	Overtime	3,000	153	2,847	5%
10-25-5025	Health Insurance	12,600	73	12,527	1%
10-25-5030	Payroll Taxes	4,045	335	3,710	8%
10-25-5035	Retirement	10,025	798	9,227	8%
10-25-5040	Texas Workforce Commission	171	11	160	6%
10-25-5045	Workers Comp	110	-	110	0%
10-25-5100	Office Supplies	1,000	-	1,000	0%
10-25-5190	Furniture & Office Equipment	500	-	500	0%
10-25-5402	Judge	12,000	375	11,625	3%
10-25-5403	Prosecutor	15,000	-	15,000	0%
10-25-5515	Credit Card Contract	6,500	-	6,500	0%
10-25-5546	Jury Service	250	-	250	0%
10-25-5720	Travel & Meals	250	-	250	0%
10-25-5725	Training & Licenses	1,000	50	950	5%
	Total Municipal Court	**116,236**	**6,071**	**110,165**	**5%**

GENERAL FUND		ADOPTED/ AMENDED 2026-27	YTD 10/2026	REMAINING BUDGET	% of BUDGET
Police Services					
10-45-5000	Salaries & Wages	2,059,878	147,644	1,912,234	7%
10-45-5011	Overtime	70,000	5,886	64,114	8%
10-45-5025	Health Insurance	312,585	22,409	290,176	7%
10-45-5030	Payroll Taxes	164,420	11,660	152,760	7%
10-45-5035	Retirement	408,495	31,643	376,852	8%
10-45-5040	Texas Workforce Commission	4,176	166	4,010	4%
10-45-5045	Workers Comp	49,341	-	49,341	0%
10-45-5100	Office Supplies	13,500	723	12,777	5%
10-45-5103	Community Policing Supplies	13,000	668	12,332	5%
10-45-5105	Child Abuse Interlocal - Supplies	1,500	1,500	-	100%
10-45-5125	Operating Supplies	15,000	-	15,000	0%
10-45-5155	Uniforms	28,000	3,163	24,837	11%
10-45-5160	Personal Protection Equipment	27,450	-	27,450	0%
10-45-5190	Furniture & Office Equipment	11,500	7,737	3,763	67%
10-45-5195	Tools & Equipment - not cap	34,500	150	34,350	0%
10-45-5200	Phone, Internet	45,650	754	44,896	2%
10-45-5210	Electricity	12,000	1,232	10,768	10%
10-45-5230	Water	1,000	62	938	6%
10-45-5240	Fuel	62,000	-	62,000	0%
10-45-5305	Building Maintenance	10,000	3,521	6,479	35%
10-45-5315	Vehicle Maintenance	47,000	1,439	45,561	3%
10-45-5325	Equipment Maintenance	7,150	156	6,994	2%
10-45-5465	Insurance - Law Enforcement Liability	20,000	16,483	3,517	82%
10-45-5520	SAAS Contracts (software/app service)	132,550	25,265	107,285	19%
10-45-5530	Medical Services	2,000	-	2,000	0%
10-45-5535	Lab Services	5,000	-	5,000	0%
10-45-5540	Cleaning Service	12,000	650	11,350	5%
10-45-5548	Dispatch Service	140,000	-	140,000	0%
10-45-5551	Inmate Boarding Contract	19,000	3,125	15,875	16%
10-45-5552	Animal Control Service	75,000	13,581	61,419	18%
10-45-5560	Contract Labor	1,000	11,924	(10,924)	1192%
10-45-5700	Membership Dues & Fees	1,500	-	1,500	0%
10-45-5720	Travel & Meals	7,000	-	7,000	0%
10-45-5725	Training & Licenses	18,600	45	18,555	0%
	Total Police Operations	**3,831,795**	**311,586**	**3,520,209**	**8%**
Police Capital Outlay					
10-45-9103	Improvements	9,100	-	9,100	0%
10-45-9220	Vehicle	405,000	-	405,000	0%
	Total Police Capital Outlay	**414,100**	**-**	**414,100**	**0%**
	Total Police Services	**4,245,895**	**311,586**	**3,934,309**	**7%**

GENERAL FUND		ADOPTED/ AMENDED 2026-27	YTD 10/2026	REMAINING BUDGET	% of BUDGET
Fire Services					
10-55-5000	Salaries & Wages	1,437,410	115,420	1,321,990	8%
10-55-5001	Part-time Wages	162,865	12,400	150,465	8%
10-55-5011	Overtime	60,000	10,775	49,225	18%
10-55-5025	Health Insurance	195,745	13,753	181,992	7%
10-55-5030	Payroll Taxes	127,015	10,422	116,593	8%
10-55-5035	Retirement	283,475	25,813	257,662	9%
10-55-5040	Texas Workforce Commission	5,010	191	4,819	4%
10-55-5045	Workers Comp	38,375	-	38,375	0%
10-55-5100	Office Supplies	5,000	-	5,000	0%
10-55-5125	Operating Supplies	2,500	-	2,500	0%
10-55-5107	Community Event Supplies	15,000	886		
10-55-5130	EMS Supplies	45,000	1,639	43,361	4%
10-55-5155	Uniforms	44,000	20,000	24,000	45%
10-55-5160	Personal Protection Equipment	71,000	450	70,550	1%
10-55-5190	Furniture & Office Equipment	15,000	-	15,000	0%
10-55-5195	Tools & Equipment	41,200	-	41,200	0%
10-55-5200	Phone, Internet	9,405	-	9,405	0%
10-55-5210	Electricity	10,300	1,067	9,233	10%
10-55-5220	Natural Gas	3,000	111	2,889	4%
10-55-5230	Water	2,500	144	2,356	6%
10-55-5240	Fuel	20,600	-	20,600	0%
10-55-5305	Building Maintenance	20,000	6,368	13,632	32%
10-55-5315	Vehicle Maintenance	15,000	425	14,575	3%
10-55-5316	Apparatus Maintenance	85,000	6,565	78,435	8%
10-55-5325	Equipment Maintenance	20,000	1,952	18,048	10%
10-55-5330	Storm Siren O&M	1,500	10	1,490	1%
10-55-5440	Professional Services - Other	2,000	-	2,000	0%
10-55-5520	SAAS Contracts (software/app service)	37,000	15,194	21,806	41%
10-55-5530	Medical Services	20,000	-	20,000	0%
10-55-5536	Ambulance Service	150,000	56,489	93,511	38%
10-55-5540	Cleaning Service	5,000	400	4,600	8%
10-55-5548	Dispatch Service	105,000	25,393	79,607	24%
10-55-5549	Fire Alarm Monitoring Service	1,000	-	1,000	0%
10-55-5560	Contract Labor	15,000	432	14,568	3%
10-55-5700	Membership Dues & Fees	5,000	581	4,419	12%
10-55-5720	Travel & Meals	7,500	853	6,647	11%
10-55-5725	Training & Licenses	20,000	2,895	17,105	14%
	Total Fire Operations	**3,103,400**	**330,626**	**2,758,660**	**11%**
Fire Capital Outlay					
10-55-9103	Improvements	10,310	-	10,310	0%
10-55-9221	Equipment	200,000	-	200,000	0%
	Total Fire Capital Outlay	**210,310**	**-**	**210,310**	**0%**
	Total Fire Services	**3,313,710**	**330,626**	**2,968,970**	**10%**

GENERAL FUND		ADOPTED/ AMENDED 2026-27	YTD 10/2026	REMAINING BUDGET	% of BUDGET
Parks & Rec Department					
10-65-5310	Grounds Maintenance	15,000	1,445	13,555	10%
	Total Parks & Rec Department	**15,000**	**1,445**	**13,555**	**10%**
Development Services					
10-75-5000	Salaries & Wages	180,275	5,957	174,318	3%
10-75-5001	Part-time Wages	14,185	-	14,185	0%
10-75-5011	Overtime	4,000	203	3,797	5%
10-75-5025	Health Insurance	25,500	1,043	24,457	4%
10-75-5030	Payroll Taxes	15,185	89	15,096	1%
10-75-5035	Retirement	34,885	1,270	33,615	4%
10-75-5040	Texas Workforce Commission	515	-	515	0%
10-75-5045	Workers Comp	690	-	690	0%
10-75-5155	Uniforms	1,000	150	850	15%
10-75-5190	Furniture & Office Equipment	2,000	-	2,000	0%
10-75-5240	Fuel	3,000	-	3,000	0%
10-75-5315	Vehicle Maintenance	3,000	-	3,000	0%
10-75-5415	Engineer	60,000	-	60,000	0%
10-75-5440	Professional Services - Other	250,000	367	249,633	0%
10-75-5520	SAAS Contracts (software/app service)	15,000	-	15,000	0%
10-75-5565	Code Enforcement Services	10,000	-	10,000	0%
10-75-5570	Inspection Services - Buildings	900,000	50,003	849,997	6%
10-75-5571	Inspection Services - Infrastructure	50,000	-	50,000	0%
10-75-5572	Inspection Services - Food Service	25,000	-	25,000	0%
10-75-5589	Sales Tax Incentive Rebate	100,000	-	100,000	0%
10-75-5720	Employee Travel	1,000	-	1,000	0%
10-75-5725	Employee Training	1,500	-	1,500	0%
	Total Development Services	**1,696,735**	**59,082**	**1,637,653**	**3%**

GENERAL FUND		ADOPTED/ AMENDED 2026-27	YTD 10/2026	REMAINING BUDGET	% of BUDGET
Public Works Services					
10-80-5000	Salaries & Wages	411,500	29,874	381,626	7%
10-80-5001	Part-time Wages	32,460	457	32,003	1%
10-80-5011	Overtime	5,000	1,606	3,394	32%
10-80-5025	Health Insurance	112,550	6,780	105,770	6%
10-80-5030	Payroll Taxes	34,348	2,686	31,662	8%
10-80-5035	Retirement	81,385	6,488	74,897	8%
10-80-5040	Texas Workforce Commission	1,661	9	1,652	1%
10-80-5045	Workers Comp	11,392	-	11,392	0%
10-80-5100	Office Supplies	1,000	-	1,000	0%
10-80-5102	MS-4 Educational Supplies	250	-	250	0%
10-80-5125	Operating Supplies	7,500	-	7,500	0%
10-80-5155	Uniforms	7,250	150	7,100	2%
10-80-5190	Furniture & Office Equipment	500	-	500	0%
10-80-5195	Tools & Equipment	12,000	-	12,000	0%
10-80-5200	Phone, Internet	6,500	-	6,500	0%
10-80-5210	Electricity	5,000	104	4,896	2%
10-80-5211	Electricity - Street Lights	200,000	17,945	182,055	9%
10-80-5230	Water	1,000	45	955	5%
10-80-5240	Fuel	18,000	-	18,000	0%
10-80-5305	Building Maintenance	5,000	-	5,000	0%
10-80-5310	Grounds Maintenance	22,000	6,652	15,348	30%
10-80-5315	Vehicle Maintenance	10,000	1,977	8,023	20%
10-80-5325	Equipment Maintenance	20,000	-	20,000	0%
10-80-5335	Street Maintenance	20,000	3,832	16,168	19%
10-80-5340	Sign Maintenance	10,000	-	10,000	0%
10-80-5355	Drainage Maintenance	100,000	2,138	97,862	2%
10-80-5385	Mosquito Control	22,000	3,435	18,565	16%
10-80-5530	Medical Services	500	-	500	0%
10-80-5700	Membership Dues & Fees	150	-	150	0%
10-80-5720	Travel & Meals	1,500	-	1,500	0%
10-80-5725	Training & Licenses	8,000	400	7,600	5%
	Total Public Works Operations	**1,168,445**	**84,578**	**1,083,868**	**7%**
Public Works Capital Outlay					
10-80-9220	Vehicle	100,000	-	100,000	0%
10-80-9221	Equipment	40,000	-	40,000	0%
	Total Capital Outlay	**140,000**	**-**	**140,000**	**0%**
	Total Public Works Services	**1,308,445**	**84,578**	**1,223,868**	**6%**
Total General Fund Expenditures		**14,332,851**	**1,027,120**	**13,291,617**	**7%**
Change in Financial Position		**(2,862,022)**	**(786,782)**		
ESTIMATED ENDING RESOURCES (Net)		**4,920,832**	**6,996,072**		

UTILITY FUND		ADOPTED/ AMENDED 2026-27	YTD 10/2026	REMAINING BUDGET	% OF BUDGET
ESTIMATED BEGINNING RESOURCES/TRANSFERS IN		20,564,920	9,366,585		
ESCROW FOR TRAILS OF LAVON WWTP (BEAR CREEK WW		1,930,000	1,930,000		
UTILITY FUND REVENUE					
Administration					
20-00-4520	Interest - IB Utility	250,000	35,186	214,814	14%
20-00-4521	Interest - IB Sewer Tap	400,000	4,940	395,060	1%
Total Administration		**650,000**	**40,126**	**609,874**	**6%**
Sanitary Sewer					
20-85-4110	Sewer Charges	3,200,000	289,404	2,910,596	9%
20-85-4202	Administration Fee	90,000	4,350	85,650	5%
20-85-4230	Sewer Tap Fee	3,000,000	170,000	2,830,000	6%
20-85-4232	Sewer Infrastructure Fees	30,000	3,584	26,416	12%
20-85-4299	Late Fees	60,000	4,070	55,930	7%
Total Sanitary Sewer		**6,380,000**	**471,409**	**5,908,591**	**7%**
Solid Waste					
20-86-4115	Solid Waste Income	1,375,000	114,575	1,260,425	8%
Total Solid Waste		**1,375,000**	**114,575**	**1,260,425**	**8%**
Total Revenue		**8,405,000**	**626,109**	**7,778,891**	**7%**

UTILITY FUND		ADOPTED/ AMENDED 2026-27	YTD 10/2026	REMAINING BUDGET	% OF BUDGET
ESTIMATED BEGINNING RESOURCES/TRANSFERS IN		20,564,920	9,366,585		
ESCROW FOR TRAILS OF LAVON WWTP (BEAR CREEK WW		1,930,000	1,930,000		
UTILITY FUND EXPENDITURES					
Sanitary Sewer					
20-85-5210	Electricity	160,000	10,139	149,861	6%
20-85-5260	Sludge Disposal	950,000	680	949,320	0%
20-85-5325	Equipment Maintenance	10,000	-	10,000	0%
20-85-5390	Sewer System Maintenance	50,000	-	50,000	0%
20-85-53xx	Inflow & Infiltration	200,000	-	200,000	0%
20-85-5440	Professional Services - Other	50,000	3,552	46,448	7%
20-85-5590	WWTP O&M Contract	1,300,000	20,580	1,279,420	2%
20-85-5xxx	Package Plant Lease	300,000	-	300,000	0%
20-85-5725	Training & Licenses	2,500	-	2,500	0%
20-85-5801	Transfer to General Fund (overhead)	773,815	-	773,815	0%
20-85-5808	Transfer to General Fund (debt)	627,555	-	627,555	0%
20-85-9412	CIP-21 Bear Creek WWTP Exp 4	2,000,000	-	2,000,000	0%
20-85-9419	CIP-38 Elevon/Lavon North WWTP	2,000,000	-	2,000,000	0%
20-85-9423	Sewer System Improvements	150,000	3,645	146,355	2%
20-85-9424	CIP-42 Lavon East WWTP	350,000	-	350,000	0%
Total Sanitary Sewer		**8,923,870**	**38,597**	**8,885,273**	**0%**
Solid Waste					
20-86-5100	Office Supplies	5,750	-	5,750	0%
20-86-5104	Billing Supplies	48,000	3,523	44,477	7%
20-86-5190	Office Furniture & Equipment	500	-	500	0%
20-86-5515	Credit Card Contract	5,000	-	5,000	0%
20-86-5520	SAAS Contracts	8,500	-	8,500	0%
20-86-5595	Solid Waste Contract	1,300,000	104,596	1,195,404	8%
20-86-5785	Sales Tax	107,250	-	107,250	0%
20-86-5802	Transfer to General Fund (overhead)	261,360	-	261,360	0%
Total Solid Waste		**1,736,360**	**108,119**	**1,628,241**	**6%**
Total Expenditure		**10,660,230**	**146,716**	**10,513,514**	**1%**
Change in Financial Position		**(2,255,230)**	**479,393**		
ESTIMATED ENDING RESOURCES (Net)		**20,239,690**	**11,775,978**		

DEBT SERVICE (I&S) FUND		ADOPTED/ AMENDED 2026-27	YTD 10/2026	REMAINING BUDGET	% OF BUDGET
ESTIMATED BEGINNING RESOURCES		559,588	559,588		
REVENUE					
50-00-4005	Property Taxes - I&S	2,500,900	1,899	2,499,001	0%
50-00-4517	Interest - IB I&S	72,000	1,619	70,381	2%
50-00-48xx	Transfer Property Taxes to TIRZ 2	(286,670)	-	(286,670)	0%
Total Revenues		**2,286,230**	**3,518**	**2,569,382**	**0%**
EXPENDITURES					
50-10-5790	Debt Administration	7,500	-	7,500	0%
50-10-5822	2020 CO Principal	615,000	-	615,000	0%
50-10-5823	2020 CO Interest	447,300	-	447,300	0%
50-10-5824	2023 CO Principal	320,000	-	320,000	0%
50-10-5825	2023 CO Interest	746,300	-	746,300	0%
Total Expenditures		**2,136,100**	**-**	**2,136,100**	**0%**
Change in Financial Position		**150,130**	**3,518**		
ESTIMATED ENDING RESOURCES (Net)		**709,718**	**563,106**		

ECONOMIC DEVELOPMENT CORPORATION		ADOPTED/ AMENDED 2026-27	YTD 10/2026	REMAINING BUDGET	% of BUDGET
ESTIMATED BEGINNING RESOURCES		1,524,852	1,594,722		
Economic Development Corp Revenues					
30-30-4040	Sales & Use Tax	800,700	63,435	737,265	7.92%
30-30-4500	Interest - South State Bank	4,000	422	3,578	10.54%
30-30-4519	Interest - LOGIC	36,000	2,820	33,180	7.83%
30-30-4522	Interest - TexStar	20,000	1,625	18,375	8.13%
30-30-4799	Miscellaneous Revenue	2,000	-	2,000	0.00%
30-30-xxxx	Transfer from EDC Loan	40,000	-	40,000	0.00%
30-30-4876	EDC Transfers to Investments	(50,000)	-	(50,000)	0.00%
30-30-4879	EDC Transfers from Bank	50,000	-	50,000	0.00%
Total Economic Development Corp Revenues		**902,700**	**68,303**	**834,397**	**7.57%**
Economic Development Corp Expenses					
Operations					
30-30-5100	Office Supplies	5,000	205	4,795	4.10%
30-30-5190	Furniture & Office Equipment	4,000	-	4,000	0.00%
30-30-5401	Attorney	20,000	-	20,000	0.00%
30-30-5416	Executive Director EDC	72,000	6,000	66,000	8.33%
30-30-5440	Professional Services - Other	20,000	-	20,000	0.00%
30-30-5510	Advertising (Legal)	1,500	-	1,500	NA
30-30-5520	Website & SAAS (software as a service)	20,000	-	20,000	0.00%
30-30-5525	IT Services	10,000	-	10,000	0.00%
30-30-5700	Dues & Fees	4,000	-	4,000	0.00%
30-30-5720	Travel	4,000	-	4,000	0.00%
30-30-5725	Training	4,000	-	4,000	0.00%
30-30-5799	Miscellaneous Expense	2,500	-	2,500	0.00%
Promotional Expenses					
30-30-5770	Promotional - General Expenses	30,000	-	30,000	0.00%
30-30-5771	Promotional - Advertising	25,000	8,075	16,925	32.30%
30-30-5772	Promotional - Aerial Maps	15,000	-	15,000	0.00%
30-30-5773	Promotional - Video Development	10,000	-	10,000	0.00%
30-30-5775	Promotional - Carryforward	41,441	-	41,441	0.00%
Capital Projects					
30-30-8900	Direct Business Incentives	750,000	-	750,000	0.00%
30-30-8901	Infrastructure Projects	403,600	-	403,600	0.00%
30-30-8902	Community Development	500,000	-	500,000	0.00%
30-30-8903	Project Main Street	247,500	7,030	240,470	2.84%
Debt Service					
30-30-5TBA	Debt Reserve payment	49,002	-	49,002	NA
30-30-5880	Main Street Debt - Principal	16,205	-	16,205	0.00%
30-30-5881	Main Street Debt - Interest	14,520	-	14,520	NA
30-30-5882	Government Capital - Principal	79,229	19,042	60,187	24.03%
30-30-5883	Government Capital - Interest	79,055	16,609	62,446	NA
Total Economic Development Corp Expenses		**2,427,552**	**56,961**	**2,370,591**	**2%**
Change in Financial Position		**(1,524,852)**	**11,341**		
ESTIMATED ENDING RESOURCES (Net)		**-**	**1,606,064**		

EDC CONSTRUCTION FUND		ADOPTED/ AMENDED 2026-27	YTD 10/2026	REMAINING BUDGET	% of BUDGET
ESTIMATED BEGINNING RESOURCES		172,583	172,583		
Economic Development Corp Revenues					
35-30-4500	Interest - South State Bank	1,200	782	418	NA
Total Economic Development Corp Revenues		**1,200**	**782**	**418**	NA
Economic Development Corp Expenses					
35-30-8903	Project Main Street	97,119	-	97,119	NA
Total Economic Development Corp Expenses		**97,119**	**-**	**97,119**	NA
Change in Financial Position		**(95,919)**	**782**		
ESTIMATED ENDING RESOURCES (Net)		**76,664**	**173,365**		